

**Mayor**  
Kenneth Romney

**City Engineer/ Land  
Use Administrator**  
Kris Nilsen

**City Recorder/  
Community  
Development**  
Cathy Brightwell

## **WEST BOUNTIFUL PLANNING COMMISSION**

550 North 800 West  
West Bountiful, Utah 84087

Phone (801) 292-4486  
FAX (801) 292-6355  
www.WBCity.org

**Chairman**  
Alan Malan

**Commissioners**  
Mike Cottle  
Laura Mitchell  
Corey Sweat  
Dennis Vest

### **THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, MAY 24, 2022, AT THE CITY OFFICES, 550 N 800 WEST**

#### **AGENDA:**

1. Prayer/Thought - Commissioner Cottle.  
Pledge of Allegiance – Commissioner Vest.
2. Confirm Agenda.
3. Public Hearing for Onion Patch Securities/Manheim Project:
  - a. Application for Text Change to Create an Outdoor Vehicle Storage Overlay (OVSO) Zone
  - b. Application for Text Change to Amend WBMC 17.92.010 Outdoor Storage and Outdoor Merchandising.
  - c. Application for Rezone for a Portion of Onion Patch Securities Property to Commercial Highway (C-H) and OVSO.
4. Consider Applications for Text Change to Create an Outdoor Vehicle Storage Overlay Zone, Amend WBMC 17.92 Outdoor Storage, and Rezone Specific Property to C-H/OVSO, and Draft Development Agreement Between Onion Patch Securities, LLC. And Manheim Remarketing, Inc.
5. Consider Preliminary and Final Plat for Olsen Farms 8 Subdivision.
6. Consider Meeting Minutes from May 10, 2022.
7. Staff report.
8. Adjourn.

---

*This notice has been sent to the Davis Journal and was posted on the State Public Notice Website and the City website on May 20, 2022, by Cathy Brightwell, City Recorder.*

**West Bountiful City  
Planning Commission Meeting**

**May 24, 2022**

**Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on May 20, 2021, per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 24, 2021, at West Bountiful City Hall, Davis County, Utah.

***Those in Attendance:***

**MEMBERS ATTENDING:** Chairman Alan Malan, Mike Cottle, Dee Vest, Corey Sweat, Laura Mitchell, and Council member Kelly Enquist.

**STAFF ATTENDING:** Kris Nilsen (City Engineer), Cathy Brightwell (Recorder), and Debbie McKean (Secretary).

**VISITORS:** Todd Willey, Katherine Pasker, Chad Wilson

The Planning Commission meeting was called to order at 7:30 pm by Chairman Malan.

1. **Prayer and thought by Commissioner Cottle**
2. **Accept Agenda**

Chairman Malan reviewed the proposed agenda. Mike Cottle moved to approve the agenda as presented. Corey Sweat seconded the motion. Voting was unanimous in favor among all members present.

3. **Public Hearing for Onion Patch Securities/Manheim Project:**
  - a. **Application for Text Change to Create an Outdoor Vehicle Storage Overlay (OVSO) Zone**
  - b. **Application for Text Change to Amend WBMC 17.92.010 Outdoor Storage and Outdoor Merchandising.**
  - c. **Application for Rezone for a Portion of Onion Patch Securities Property to Commercial Highway (C-H) and OVSO.**

**Action Taken:**

***Corey Sweat moved to open the public hearing at 7:33 pm. Dennis Vest seconded the motion and voting was unanimous in favor.***

Cathy Brightwell summarized the information provided for the hearings this evening for public comment. At the last meeting, there was a proposal to change the rezone proposal from the B-U zone to C-H zone. Staff discussed with legal counsel and feels there is not a need to make the change; the new overlay zone can be created with the existing B-U zone. Changes are included in this draft.

Katherine Pasker, the attorney representing Manheim from Parr Brown & Assoc., is here to answer questions. She verified the clarifications made in the document.

**Public Comment:**

Chad Wilson, 1450 West resident, said he found out about the issue on Sunday as he was taking a walk and saw the public notice sign. He said he and his neighbors are interested in learning about the proposal - what will be visible, access/traffic issues, light pollution, and security. They are concerned about increased vehicle traffic through the neighborhood. Mr. Wilson added that he is aware that there have been auto thefts on the property and is concerned about security.

Todd Willey, representing Onion Patch Securities, spoke to Mr. Wilson's concerns. There will be no impact to the neighborhood. The only access to the leased property will be from the south through Manheim. In addition, there will be a security fence around the area, and it will be lighted with downward directed lighting.

Katherine Pasker, representing Manheim, noted that security will be discussed in more detail in the development agreement.

Laura Mitchell stated that the property exchanged from Manheim to Highgate (Onion Patch) on 1450 West will remain residential and become part of the Highgate subdivision.

**Action Taken:**

***Laura Mitchell moved to close the public hearing at 7:47 pm. Corey Sweat seconded the motion and voting was unanimous in favor.***

4. **Consider Applications for Text Change to Create an Outdoor Vehicle Storage Overlay Zone, Amend WBMC 17.92 Outdoor Storage and Rezone Specific Property to C-H/OVSO, and Draft Development Agreement Between Onion Patch Securities, LLC and Manheim Remarketing, Inc.**

Discussion took place regarding creating a temporary overlay zone and amending the text for WBMC 17.91 Outdoor Storage to allow outdoor storage of motor vehicles. This will not change other existing allowances. It was decided to add the language "temporary" in the Purpose portion of the new zone to emphasize that it cannot be used for permanent changes. Some discussion took place regarding what is allowed in the temporary zone and a concern that the overlay could be extended beyond the agreed upon term. After review, it was decided that the zone could be reviewed and eliminated after the time has expired if it is no longer necessary. There was also discussion about the previous request to change the proposed underlying zone to Commercial Highway (C-H). It was determined there was no need for change. It was also discussed that the conditional use could be considered once the city council approves the new zone and text change.

Application to Rezone was reviewed as well as the draft Development Agreement. Cathy Brightwell noted the highlighted areas in the development agreement are from Steve Doxey and reviewed the changes made. The development agreement has a 10-year limit. Some language may need to be changed to accommodate the ground lease.

Cathy Brightwell said staff will run the changes made this evening by legal to make sure everything is in order. If approved by planning commission, this will go to Council for review and approval and then return back to the commission for conditional use approval.

**Action Taken:**

*Laura Mitchell moved to forward the Application for Text Change to Create an Outdoor Vehicle Storage Overlay (OVSO) Zone and Chapter 17.92 Amendment with a Positive Endorsement to City Council after the city attorney reviews and approves the language. Corey Sweat seconded the motion and voting was unanimous in favor.*

**5. Consider Preliminary and Final Plat for Olsen Farms 8 Subdivision**

Commissioner packet included a memorandum dated May 21, 2022, from Kris Nilsen, City Engineer regarding Olsen Farms 8 Subdivision - Final Plat (small subdivision) with an attached site plan.

Chree Martin submitted a subdivision application, formerly the Terry Olsen property, in February that was first reviewed by the Commission in March. It is a four (4) lot subdivision with frontage on Olsen Way to the east and to the north on Olsen Farm Drive (1850 N). The property is within the R-1-10 zone and consists of 1.77 acres. The lots each meet the required R-1-10 zoning requirements for size (10,000 sf) and frontage (85 ft.), as represented.

Staff has reviewed both the Preliminary and Final Plat requirements and provided the following list of outstanding issues from the subdivision checklists:

PRELIMINARY PLAT:

- 1. A storm water plan in accordance with 16.28.060 Hydrology Report.**
  - a. *Provide Erosion Control Plan and BMP's.*
  - b. *Provide SWPPP UPDES UTH # prior to start of construction.*
- 5. A copy of a preliminary title report evidencing satisfactory proof of ownership.**
  - a. *The following Notice of Interest in the title report needs to be addressed to allow for recording of the final plat; SCHEDULE B, PART II, Exception No. 12, Notice of Interest recorded October 20, 2021, as Entry No. 3428883 in Book 7869 at Page 2110 of Official Records, wherein it states the following, to-wit: Terence L. Olsen claims the interest of the real property.*
  - b. *Possible options to allow for recording the plat are below: i. Obtain a recorded release of the notice of interest from Terence L. Olsen. ii. Add Terence L. Olsen's name to the owner's dedication "as his interest may appear."*
- 6. Satisfactory evidence that all utilities and services will be available for the subdivision and that the utilities and easements have been reviewed by the utility companies.**
  - a. *Review and Approval by Weber Basin Water Conservancy District (WBWCD)*
    - i. *Provide "Will Serve Letter" from WBWCD.*
    - ii. *Proposed secondary water improvements are approved by WBWCD.*
  - b. *Provide approval letter or correspondence from the Natural Gas Easement Owner (Dominion Energy) for the following,*
    - i. *Service laterals proposed to cross the existing 40-foot-wide gas easement on lot 804.*
    - ii. *Driveway (hard surface) proposed crossing of the existing 40-foot-wide gas easement on lot 804.*
    - iii. *Proposed buildable area being near (or adjacent) to the existing 40-foot-wide gas easement on lot*

FINAL PLAT:

- 1. Payment of Final Plat fees.**

5. **Prior to recording, a current title report will be submitted for review by the city attorney to verify the owner's dedication has been revised or the title report issue has been resolved.**

#### CITY STAFF REVIEW COMMENTS

##### Utilities – Sheet V210

1. Add Note to sheet indicating, LOT 804 proposed Sewer lateral connection to the existing mainline shall be installed per South Davis Sewer District requirements and standards.
2. Add Note to sheet indicating, LOT 804 proposed culinary lateral shall be installed in accordance with all requirements of Utah Administrative Code, R309-550-7 (Separation of Water Mains and Transmission Lines from Sewers).
3. Add Note to sheet indicating, the existing water valve and meter to be removed on LOT 803 shall be terminated at the street connection.
4. Revise the detail for "adjacent road x-section", to have zero distance between ROW and property line. 5. Add Note to sheet indicating, all improvements and construction shall comply with City design standards and construction specifications.
6. Indicate proposed location of shared mailbox for review by city.

Staff recommends that an approval by the planning commission should be subject to the following conditions:

1. All highlighted checklist items shall be addressed.
2. City staff review comments shall be addressed.

#### **Action Taken:**

***Corey Sweat moved to approve and forward to city council, the Olsen Farms 8 Subdivision Preliminary and Final Plats and Grading Plans with the conditions that all highlighted items noted above will be addressed along with the City Staff review comments. Laura Mitchell seconded the motion and voting was unanimous in favor.***

6. **Consider Meeting Minutes from May 10, 2022.**

#### **Action Taken:**

***Laura Mitchell moved to approve of the minutes of the May 10, 2022, meeting as presented. Dennis Vest seconded the motion and voting was unanimous in favor.***

7. **Staff Report.**

#### **Kris Nilsen:**

- Doug Coon's subdivision application did not pass city council due to Weber Basin issues.
- 600 West road construction is moving forward quickly and running smoothly.
- 400 North well – meeting next week to get the fluoride pump issue resolved.
- New Public Works building construction is having difficulty getting concrete but should be resolved in about 3 weeks. We will be receiving smaller loads of dirt. Dennis Vest asked about the hauling of dirt from the good site to the bad site. Kris explained what was happening with all the hauling. He explained that we do not need any more fill at the new site, and they are taking it to the old site. Dennis noted that he was disgruntled about the location of the temporary power pole.

#### **Cathy Brightwell:**

- Ivory Homes brought in their preliminary plat plans for Belmont Farms earlier, but the full application was not received until yesterday. Staff will try to have a preliminary review ready for the next meeting.

- City Council has asked staff and planning commission to take another look at the draft landscaping ordinance to come up with something that encourages conservation but is not so strict. They also want the Commission to define quasi-public and re-review areas in the city where private schools could be placed.

**Commission Comments:**

- Corey Sweat reported the rear drainage culverts in Alice acres are not being maintained and homeowners have placed fences on the north side making it difficult to maintain by the property owners. Kris will follow up on this item.

**8. Adjourn.**

**Action Taken:**

*Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:42 pm. Mike Cottle seconded the motion. Voting was unanimous in favor.*

.....

*The foregoing was approved by the West Bountiful City Planning Commission on June 14, 2022, by unanimous vote of all members present.*

*Cathy Brightwell*

Cathy Brightwell - City Recorder

