

**West Bountiful City
Planning Commission**

May 25, 2010

Posting of Agenda -The agenda for this meeting was posted on the State of Utah and City of West Bountiful Web-Site and sent to Clipper Publishing Company on May 21, 2010 per state statutory requirement.

Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, May 25, 2010, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance: **MEMBERS PRESENT:** Chairman James Ahlstrom; Dave Tovey, Steve Schmidt, Stephen Fackrell; Commissioners and Alan Malan (Alternate) Commissioners.

MEMBERS/STAFF EXCUSED: Craig Howe; City Administrator, Ben White; City Engineer, Denis Hopkinson; Vice Chair.

STAFF PRESENT: Mike Eggett; (Planning), Heidi Voordeckers (City Recorder), and Debbie McKean (Secretary).

VISITORS: Valerie Shaw; WB City Council, Denise Montgomery, Brendon and Glen Montgomery, Robert Turville, Mayor Romney, Lynnette Larson, Barbara Benedict and Steven Klabenesh.

The Planning and Zoning Meeting was called to order at 7:00 p.m. by Chairman James Ahlstrom. Valerie Shaw offered an invocation.

Accept Agenda

Chairman James Ahlstrom reviewed the agenda as posted. Dave Tovey moved to accept the agenda moving the staff report and item #5 ahead of the staff report. Steven Fackrell seconded the motion. Voting was unanimous in favor among those present.

Business Discussed:

STAFF REPORT

- Mike Eggett reported that we qualified for funding for the Scenic Byway grant monies but we are 4th in line so the likelihood of getting any funding for restrooms along the trail is slim. The other alternative for restrooms is to use rental restrooms.
- Scott Karr will be opening Pizza Factory the second week in June.

Approval of Minutes dated April 27, 2010

Steven Fackrell moved to approve the minutes dated , 2010 as corrected. Steve Schmidt seconded the motion voting was unanimous in favor.

Chairman Ahlstrom asked that Mr. Turville and Mr. Eggett give a brief overview of what was being requested before the Public Hearing began.

Mr. Turville approached the commission and handed them a copy of the plot plan that he would like approved. He noted that Parcel 3 will be part of Parcel 2. Turville was not the property owner but he was the representative that provided the proper documentation authorizing them to act on their behalf. Mr. Turville desires to square the property of the Rapp's up so that there are not so many jogs in the property in the future.

Mike Eggett reported to the commission that Mr. Turville's existing lot structure consist of all three parcels together and he is requesting that Parcel One be one lot and parcel two and three be combined. He noted that in the future, they would clean up the property of all the jogs.

The request of Mr. Turville is that Parcel One will remain as is and sold and that Parcels 2 and 3 would be combined. He noted that the Rapp's are verbally agreeable to the plan to clean up the lot lines.

Commission asked the following questions:

- What type of plan do they have for curb, gutter and side walk. *Mr. Turnville noted that they want to keep the property agricultural for now.*
- Are there any wells? *On property two and that would stay with the property and not transferred by property, but by name only.*
- What are the plans for the Larson property (shaped like Utah) which is .90 acre. *It would be the property that would be cleaned up. So parcel 3 would become part of the Larson property to be squared off and a quick claim deed would be needed when that process was done.*
- It was clarified that they are dealing only with the non conforming property to blend lots Parcel two and three and leave parcel one as is.

Public Hearing to receive input from the public regarding the proposed Larson Corner small subdivision located at approximately 400 North 1100 West.

ACTION TAKEN:

Dave Tovey moved to open a public hearing to receive input from the public regarding the proposed Larson Corner small subdivision located at approximately 400 North 1100 West at 7:30 p.m.. Steve Fackrel seconded the motion and voting was unanimous in favor.

Steve Schmidt moved to close the Public Hearing at 7:32. Dave Tovey seconded the motion and voting was unanimous in favor.

Public Comment:

The public was invited to comment. No public comments were made.

Steve Schmidt moved to close the Public Hearing at 7:32. Dave Tovey seconded the motion and voting was unanimous in favor.

Consider Planning Commission recommendation to City Council for approval of proposed Larson Corner small subdivision located at approximately 400 North and 1100 West.

The commission reviewed the proposal for the recommendation of the Larson Corner small subdivision located at approximately 400 North and 1100 West. In addition, Mr. Eggett explained the fees associated with applying for the small lot subdivision.

Chairman Ahlstrom reviewed the concerns previously discussed by the commission and stated the request being made by Mr. Robert Turville. Mr. Eggett suggested that Parcel 2 and 3 be combined on the plat and shown as Parcel 2 before submitting to the City Council. Mr. Turville was very agreeable to that request, but would like to do that in the future by making a lot line adjustment before the City Council.

ACTION TAKEN:

Steve Fackrell moved to approve the small lot subdivision on the Larson Corner lot located at approximately 400 North and 1100 West subject to the following condition: The city receives a letter of authorization and approval from the sanitary sewer, title report is review and any issues resolved, boundary line issues are resolved and documents necessary are provided prior to the presentation to City Council. Steve Schmidt seconded the motion. Some discussion took place before voting. A Roll Call vote was taken:

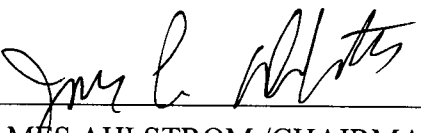
James Ahlstrom voted nay, Alan Malan voted nay, Dave Tovey voted nay, Steve Fackrell voted, yea, and Steve Schmidt yea. The motion failed. Discussion regarding the proposed motion occurred and a new motion was made:

ACTION TAKEN:

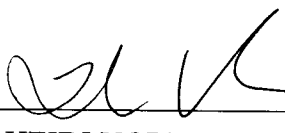
Dave Tovey moved to approve the small lot subdivision on the Larson Corner located at approximately 400 North and 1100 West upon the city receiving a letter from the Sanitary Sewer authority requirement as stated in #3 prior to presentation to the City Council and recommend that the City Council look at obtaining a title report and resolving the boundary issues. Alan Malan seconded the motion. Voting stood as follows: James Ahlstrom yea, Dave Tovey yea, Steve Schmidt yea, Steve Fackrell yea, and Alan Malan, yea. Voting was stated as unanimous in favor by Chairman Ahlstrom.

Adjournment

Steve Schmidt moved to adjourn the regular session of the Planning Commission Meeting. Alan Malan seconded the motion. Voting was unanimous in favor. The meeting adjourned at 7:55 p.m.



JAMES AHLSTROM /CHAIRMAN



HEIDI VORDECKERS/CITY RECORDER



DEBBIE MCKEAN /SECRETARY

