

**West Bountiful City
Planning Commission**

September 27, 2011

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 September 21, 2011 per state statutory requirement.

Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, September 27, 2011, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman James Ahlstrom; Terry Turner, Steve Schmidt ; Commissioners, and Alan Malan (Alternate) Commissioner.

MEMBERS/STAFF EXCUSED: Craig Howe; City Administrator, Heidi Voordeckers (City Recorder), Denis Hopkinson and Tori Boggess; Planning Commissioners.

STAFF PRESENT: Ben White; City Engineer, Bev Haslam, Cathy Brightwell and Debbie McKean (Secretary).

VISITORS: Lanette Larson and Trent Larson.

The Planning and Zoning Meeting was called to order at 7:30 p.m. by Chairman Ahlstrom. James Ahlstrom offered a thought.

Accept Agenda

Chairman Ahlstrom reviewed the agenda. Alan Malan moved to accept the agenda as posted. Terry Turner seconded the motion. Voting was unanimous in favor with those members present.

Business Discussed:

Conceptual Plan discussion for proposed Skiddy Subdivision (400 North 1100 West)

Chairman Ahlstrom noted that there is a request for a small lot subdivision. Approximately 3.4 acres in two separate parcels and would like the two parcels combined put with a small portion of it being a remnant. Ben pointed out in a memo that it would make sense to include all three in the request.

Mr. Ahlstrom pointed out that the process for the small lot subdivision is different than that of a regular subdivision. The only step they need to make is with the Planning Commission and then forwarded to the City Council final approval after Planning Commission holds a Public Hearing and sends to Council their final recommendation.

List three options being:

- For the applicant to suspend the subdivision application until a lot line adjustment is completed because the proposed parcel is less than three acres and can only be subdivided into two parcels.
- Make a proposal for a two lot subdivision with or without a plat in place having the two parcels be part of the entire 2.4 acres of land and delaying the lot line adjustment.
- Include the "combined Larson parcel" in the subdivision and create three parcels having each parcel being one (1) acre each in size.

Ben White addressed the commission in regards for a request for a subdivision to be built on the southwest corner of 1100 West and 400 North. The property is located in an A-1 zone which requires that parcels be a minimum of one acre. The proposed subdivision is less than 3 acres and under city code would only qualify to be subdivided into two lots.

Ben White informed the commission that there were two issues tonight. He noted that there will be new improvements to 1100 West on 4th North funded by UDOT. He pointed out that there is a value to consider putting curb, gutter and sidewalk on 400 North. Mr. White told the commission that it was up to the Planning Commission to decide and he felt it important that the property owner be present to hear any discussion regarding what the Planning Commission would suggest. There is a total of 458 feet on 4th north of would be involved concerning this subdivision. Staff recommended that 4th North be done in curb, gutter, and sidewalk but that 1100 West be left as is and put a deferment in place.

Ms. Larsen addressed the Planning Commission in regards to the request for the Skiddy Subdivision. Ms. Larsen commented that she felt the property was equestrian or city and would like to be represented as equestrian area since the property is in one acre. Mr. White commented that this road is different from 1200 North because 12th North is a dead end and 400 North is a major road in our street and will someday lead to the CDA. Mr. Ahlstrom expounded on the difference of the two streets. He noted that they will be an extension to what will be put in place next year. Mr. Ahlstrom noted that our ordinance does not read that 1 acre parcels are exempt from The question the city council will ask will be is it better for the community?

Trent Larsen noted that Millbridge Lane is exempt to the curb, gutter and sidewalk and is consistent with the rural feel. There was some discussion regarding the cost of what 500 feet which would be costly. There was some discussion regarding the need to curb and gutter, where to locate it and the needs of it in that area. Mr. Ahlstrom noted the purpose of the curb, gutter and sidewalk and the existing master plan that is in place for that area. He noted that the master plan has been put into place long before this evening.

Ms. Larsen spoke of the culvert and how Mr. White wanted 36 inch pipe and they were putting in 18 inch. Mr. White noted they were first told 36" but if it were just temporary he could use 24 inch pipe. Ms. Larsen felt there was some miscommunication. Mr. White noted that he told Rob that 36 inches was required for permanent pipe but 24 inches as a temporary access to the property.

Mr. Ahlstrom told the Larsen's that the city council will ultimately have the final decision of what will be required at all levels. He encouraged to meet together to get on the same page with all the planning. Mr. Ahstrom noted that the features will be

- Lot lines of Subdivision
- Curb, Gutter and Sidewalk
- The piping of ditch

The commission stated their thoughts regarding how they feel about the situation:

- Mr. Schmidt does not want curb, gutter and sidewalk now but noted that it could be required in the future and may have a delayed agreement put in place. He felt the ditch needed to have the required piping and make it ascetic and appealing. Larsen's would like to have some of the ditch enclosed and some of it left open.
- Mr. Malan asked how long is this portion in comparison to the whole street. Mr. White stated less than 20%. He would be in favor of piping the ditch in because of the problems in other areas of the city with keeping the ditch cleaned out and the road does not hold up next the ditch. Curb, gutter and sidewalk needs to have a delayed agreement in place or let the equestrian committee review having a trail put in place.
- Terry Turner felt that there should be a culvert. Because of the Master Plan he felt the sidewalk, curb and gutter should be put in upon development, but would entertain a delayed agreement.
- Mr. Ahlstrom noted that the Master Plan gets updated every 10 years per LUDMA and they would be welcome to give there input.

- Mr. Schmidt inquired about the possibility of federal money for the extension of the road on 400 West going West. Mr. White felt that this would be the only federal funding that will be given for a project of this kind. Mr. Ahlstrom explained how curb, gutter and sidewalk is figured into the cost of the lot for the property owner. He explained the special improvement districts.
- Mr. Ahlstrom shared his feelings that there should be something more than what is on 1200 North and a delay agreement should be in place as the mechanism to fulfill the desires of the Master Plan. He explained how the Master Plan is developed and appropriate processes to make changes. This process takes quite a long time.

Mr. White asked the Larsen's to come and meet with him and he will help them through the planning process of this development. Ben will give them a recommendation on pipes for the ditch as well.

ACTION TAKEN:

Terry Turner moved to set a Public Hearing to receive input on proposal for the Skiddy Subdivision on Tuesday, October 11, 2011 at 7:40 p.m. or as soon thereafter as time permits. Alan Malan seconded the motion and voting was unanimous in favor.

Discussion on proposed amendments to the Outdoor Storage Ordinance (Chapter 17.92)

Mr. White explained that this is before the commission for their review because of the C-H Zoning that will be put into place. He desires that this Ordinance reflect the new changes in the C-H zone and be made to correlate with the C-H ordinance and updated be made to the list of permitted and conditional uses. He would like clearer language in this ordinance.

Mr. Ahlstrom explained how the commission could make recommended changes for the city council to consider. Mr. White welcomed their comments and suggestions.

Alan Malan asked regarding the example of Computer/Sales and Service. It was explained by Mr. Ahlstrom how the ordinance determined who was eligible for outdoor storage and who was not. He noted the necessity of having this in place apposed to eliminating the information. Kathy suggested that those that would not be eligible for outdoor storage not be put into the Matrix.

ACTION TAKEN:

Steve Schmidt moved to set a Public Hearing to receive input on the proposed zone changes for the Outdoor Storage Ordinance (Chapter 17.92 on Tuesday, October 25, 2011 at 7:35 p.m. or as soon thereafter as time permits. Terry Turner seconded the motion and voting was unanimous in favor among the members present.

Discussion on proposed amendments to the Farm Animal Ordinance (17.24.080 - 17.20.080 and 17.16.080)

Mr. Ahlstrom explained the need for addressing the Farm Animal Ordinance and update it in regards to situations that are occurring in our city. He addressed an appeal situation that the City Council had to address. He suggested the need there maybe to clarify the language and review the existing language and its logistics. Mr. White has given the commission a memo and the process needed to complete this process along with the ordinance (and suggested changes to it) and other pertinent material. Mr. White noted that this ordinance be moved to Chapter 5 where the other types of animals are. Mr. Ahlstrom noted that may change it as far as being a land use item. Mr. White explained that it would be referenced in this Chapter and located in Chapter 6 and would remain a land use decision for planning commission to review.

It was determined that the commission would review this ordinance and send comments to Ben to incorporate into the existing ordinance. Mr. Ahlstrom suggested a written lease be part of the requirements if property is leased and animal rights are transferred. Mr. White noted that there needs to be an in-depth discussion in these regards. Some discussion took place regarding the

appeal that was taken to the City Council by Mr. Larsen and some of his objections. It could be recommended that the point system be reviewed and changed.

Cathy Brightwell noted that once the ordinance was opened that any changes can be made but after reviewing other city ordinances ours is easier to read. She also noted that if we were considering moving the Ordinance to Title 5 that would need to be noted in the Public Hearing. She informed the commission that the County is making changes to their animal ordinance and that will have to be included in our ordinance. She noted that those changes consist of no limit to the number of dogs a person can have and that cats will need to be licensed.

ACTION TAKEN:

Terry Turner moved to set a Public Hearing to receive input on the proposed changes to the Farm Animal Ordinance (17.24.080 - 17.20.080 and 17.16.080) on Tuesday, October 25, 2011 at 7:45 p.m. or as soon thereafter as time permits. Alan Malan seconded the motion and voting was unanimous in favor with a roll call vote among those members present.

Staff Report

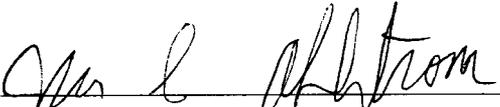
- **No report was given**

Approval of Minutes dated September 15, 2011

Alan Malan moved to approve the minutes dated September 15, 2011 as corrected. Steve Schmidt seconded the motion voting was unanimous in favor.

Adjournment

Steve Schmidt moved to adjourn the regular session of the Planning Commission meeting. Terry Turner seconded the motion. Voting was unanimous in favor. The meeting adjourned at 9:22 p.m.



 JAMES AHLSTROM /CHAIRMAN



 HEIDI VOORDECKERS/CITY RECORDER

 DEBBIE MCKEAN /SECRETARY

