

**West Bountiful City
Planning Commission**

October 9, 2012

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website and the West Bountiful City website, and sent to Clipper Publishing Company on October 5, 2012 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, October 9, 2012, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Vice Chairman Terry Turner, Mike Cottle, Alan Malan, and Steve Schmidt, Planning Commissioners and Laura Charchenko Alternate Commissioner.

MEMBERS/STAFF EXCUSED:

STAFF PRESENT: Ben White (City Engineer), Cathy Brightwell (Deputy Recorder) and Debbie McKean (Secretary).

VISITORS: John Phillips, James and Kathy Behunin, Sean Brock, Bev Haslam, and Rod Sexton.

The Planning Commission Meeting was called to order at 7:30 p.m. by Chairman Denis Hopkinson. Ben White offered a thought.

I. Accept Agenda

Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as posted. Alan Malan seconded the motion. Voting was unanimous in favor.

Business Discussed:

II. Public Hearing on subdivision proposal at approximately 1000 West Pages Lane, designated as "The Ranches at Lakeside".

Denis Hopkinson directed the commissioners to their packets which contained information regarding the proposed subdivision along with a plat plan.

The purpose of the Public Hearing tonight is to receive public input on a proposed subdivision "Ranches at Lakeside" located at approximately 935 West Pages Lane. The property owner is Frank Chase. Mr. Chase desires to subdivide the 9 acres of property into 15- ½ acre lots. The principle street will connect Willowbrook Farm Subdivision with the Pages Lane Meadow Subdivision at approximately 1490 North. Phillips Homes is purchasing the said property with Mr. Chase retaining ownership of .90 acres of the over 10 acres of property.

Ben White explained the reason for the public hearing and described the dynamics of the subdivision as listed below from the information given to the commission in their packets. He noted that the subdivision seems to conform to the criteria of the city code requirements. He explained that the developer has agreed to use the soils report from Pages Lane Meadows. He made notice of the temporary cul-de-sac to the west of the subdivision and the prior discussions that have taken place regarding this bubble area. Mr. White informed the commission that the affected homeowners would like to see the bubble remain as is and a draft agreement is being prepared by our city attorney.

The commissioner's packet included a memorandum dated October 2, 2012 from Ben White and Cathy Brightwell regarding information for the Ranches at Lakeside Subdivision. The memorandum explained the criteria for the subdivision which includes:

- 15 lots meeting the ½ acre minimum size requirement
- Minimum lot width 85'
- Minimum lot width at the front setback line 85'
- Corner setbacks 30' front and 20' side
- Cul-de-sac maximum length 400'
- Cul-de-sac turn around 100' diameter
- Minimum right of way width 50'
- Incorporating recommendations from the Pages Lane Meadows Subdivision soils report

Items still needing to be addressed from Municipal Code Sections 16.12 and 16.16 are:

- Show proposed drainage and utility easements on the plat
- Detailed grading and drainage plan with one foot contour intervals (rear lot drainage)
- Show existing irrigation line that traverses through the site
- Provide information regarding secondary water shares and possible water rights currently on the property.
- Street lighting plan. Staff recommends one street light at the four way intersection with the cul-de-sacs.
- "Will serve" letters from utility companies.
- Additional fire hydrant at the four way intersection (400' spacing)
- Show sidewalks.
- Construct ADA ramps at the west end on the sidewalk on 1490 North Street.

ACTION TAKEN:

Alan Malan moved to open the Public Hearing at 7:40 p.m. Steve Schmidt seconded the motion and voting was unanimous in favor.

PUBLIC COMMENT:

James Behunin- Thanked the commission for serving and expressed his appreciation for them as he had served on the Planning Commission for 9 years. He noted that on behalf of the neighborhood there is concern about if there should be another outlet to Pages Lane because of putting more traffic in the area. There is some concern about Frank Chase's old home that should be considered blighted and should be either made habitable or taken out. Drainage issues are a concern and should be looked at. The parameter of the property has a lot of half dead trees that are falling and may need to be removed. He stated his support of the project and hopes it gets approved but wanted to raise these issues.

ACTION TAKEN:

Alan Malan moved to close the Public Hearing for the Ranches at Lakeside subdivision at 7:50 p.m. Steve Schmidt seconded the motion and voting was unanimous in favor.

III. Discussion of Preliminary Plat proposal for the Ranches at Lakeside Subdivision.

John Phillips was invited to take the stand. Mr. Phillips is the developer of the Chase Property. Mr. Hopkinson asked if he was comfortable with the solution regarding the bubble area/cul-de-sac and that they would be responsible for constructing the handicapped ramps for the two sidewalks. Mr. Phillips understood the requirements and agreed.

Mr. Hopkinson referred to the things Mr. Behunin mentioned as concerns. Denis Hopkinson believes that traffic will impact the area. Mr. Malan noted that the total number of homes in the area needs to be considered for egress/ingress not just those in the new subdivision.

Mr. Phillips pointed out some of the concerns that they have addressed as a developer and the proposed changes to meet those concerns.

Mike Cottle noted that John has been very willing to make things work to push this development forward. He stated that he has a conflict of interest because he is Frank Chase's realtor.

Terry Turner noted that he has no problems with the development and asked if Mr. Phillips was okay with building the handicap ramps. Mr. Phillip answered to the affirmative.

Steve Schmidt asked if the project has been purchased yet. Mr. Phillips noted that it is currently under contract. Mr. Schmidt asked if he had run into any problems working with the City and Mr. Phillips indicated he had not. In answer to Mr. Schmidt's inquiry if he was building the homes, Mr. Phillips explained that buyers could use their own builder or use him.

Alan Malan is concerned about whether the number of homes that are to be serviced by the fire department is sufficient for their requirements. He feels we should check things out with the Fire Marshall. He noted that the blighted home is not part of the subdivision and he does not feel the city can request anything of Mr. Chase in that regard.

Mr. Cottle noted that Mr. Chase has done a lot of clean up in the past two weeks and he feels this development will greatly approve the appearance of this area.

Mr. Hopkinson charged the developer and Mr. White to find out the size and quantity of water rights for Weber water and the existing wells. Mike Cottle can provide a copy of that information for the Weber water rights.

ACTION TAKEN:

Alan Malan moved to grant preliminary approval of Ranches at Lakeside subdivision subject to the nine items listed on the memorandum plus fire Marshall approval, as follows:

- Show proposed drainage and utility easements on the plat
- Detailed grading and drainage plan with one foot contour intervals (rear lot drainage)
- Show existing irrigation line that traverses through the site
- Provide information regarding secondary water shares and possible water rights currently on the property.
- Street lighting plan. Staff recommends one street light at the four way intersection with the cul-de-sacs.
- "Will serve" letters from utility companies.
- Additional fire hydrant at the four way intersection (400' spacing)
- Show sidewalks.
- Construct ADA ramps on both sidewalks in the bubble on 1490 North Street.
- Fire Marshall to approve the ingress/egress situation of the development.

Terry Turner seconded the motion and a roll call vote was taken: Alan Malan- Aye, Steve Schmidt – Aye, Denis Hopkinson – Aye, Terry Turner – Aye. Mike Cottle abstained from the voting.

IV. Staff Report

- Cathy Brightwell put disclosure/conflict of interest forms in the Commissioner packets and would like those handy for them to fill out as needed.
- Cathy explained that City Council held a work session and discussed the proposed Planning Commission Bylaws. She pointed out the recommendations from the City Council. She informed them that Robert's Rules is a 800 plus page document and if we refer to it then we must provide copies of it to people who may request it. She is exploring other types of documents that we could use as a standard and noted the suggested changes in the Bylaws to cover that detailed item. She pointed out a few other minor changes suggested by the Council. In particular, she pointed out the fact that the Council wanted a minimum of three positive/contrary votes to pass or fail a motion and that the item will be tabled if there is not a sufficient amount of votes.

V. Approval of Minutes of September 11, 2012.

ACTION TAKEN:

Steve Schmidt moved to approve of the minutes dated September 11, 2012 as presented. Alan Malan seconded the motion and voting was unanimous in favor.

VI. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting. Steve Schmidt seconded the motion. Voting was unanimous in favor. The meeting adjourned at 8:20 p.m.



DENIS HOPKINSON-CHAIRMAN



HEIDI VOORDECKERS/CITY RECORDER



DEBBIE MCKEAN /SECRETARY

