

**West Bountiful City
Planning Commission**

November 13, 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 November 9, 2012 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, November 13, 2012, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

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

MEMBERS/STAFF EXCUSED: Steve Schmidt, Cathy Brightwell.

STAFF PRESENT: Ben White (City Engineer); Heidi Voordeckers (City Recorder) and Debbie McKean (Secretary).

VISITORS: Kelly Enquist, John Phillips

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

I. Accept Agenda

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

Business Discussed:

II. Consideration of final plat proposal for "The Ranches at Lakeside" property (Chase Property).

Included in the Commissioner's packet was a memorandum dated November 2, 2012 from Ben White/Cathy Brightwell regarding the final plat for Ranches at Lakeside Subdivision along with the site plan drawings. Information included in the memorandum was the following:

- Public hearing was held on October 9, 2012 and a conditional preliminary plat approval was granted with the final plat being presented this evening.
- General criteria for the subdivision in which the applicant is in compliance with include, ½ acre minimum size requirement, lots sizes and setbacks, road design, soil report, no below street level livable area.
- Conditions that were set at the Preliminary Plat approval.
- Final Plat Construction Drawing comment from staff.

Commission reviewed the memorandum and site plan presented from the staff and developer. Ben White addressed the commission pointing out the update of the 10 conditions that were discussed in the last meeting which were included in the memorandum.

Preliminary Plat approval was granted with the following ten conditions:

1. Show proposed drainage and utility easements on the plat. **Some easements are shown and some need to be added.**

2. Detailed grading and drainage plan with one foot contour intervals (rear lot drainage) Grading Plan provided. **A little more work on the plan is required.**
3. Show existing irrigation line that traverses through the site. **Done**
4. Provide information regarding secondary water shares and possible water rights currently on the property. **There are no water rights and 25.5 acre-feet of Weber Basin water.**
5. Street light plan. Staff recommends one street light at the four way intersection with the cul-de-sacs. Street lights are shown at the backs of cul-de-sac and the four way intersection. **Needs to be determined.**
6. "Will Serve" letters from utility companies. Letters from utility companies are still needed. **Plans have been delivered to the Sewer District and Weber Basin for their comment and approval.**
7. Additional fire hydrant at the four way intersection (400' spacing). **Done.**
8. Show sidewalks. **Sidewalks are shown.**
9. Construct ADA ramp at the west end of the sidewalk on 1249 North Street. **Needs to be added to drawings.**
10. Loop water line between the two north cul-de-sac. **Done.**

Minor drawing details have been discussed with the developer, example: typical roadway sections, moving valves and fire hydrant to other locations, providing curb openings on catch basins located at low points and detailing connections to existing infrastructure.

Lot line adjustment to create a parcel with the proposed subdivision boundary was approved by the City Council but has not yet been recorded by the property owner. Mr. White noted that there was no sense in obtaining a title report until the lot line adjustment was recorded.

John Phillips addressed the commission in regards to the development of the property. He stated that he concurs with all the things pointed out in the memorandum but he noted that he did not intend on putting street lights in the back of the subdivision in the cul-de-sacs. He stated that he was hoping to have a dimmer area maintaining the rural feel of the area. Some discussion took place regarding the street light placements. Ben White felt that it was important to have a street light at the intersections and noted that there is no code that requires the street lights at the back of the subdivision in the cul-de-sac area. Mr. Hopkinson pointed out the extra infrastructure that is needed to place those lights and can be somewhat problematic.

Mr. Hopkinson asked about the signature needed on the deed. Mr. Cottle reported that he could try to obtain that signature within the week.

- Alan Malan asked Mr. White if he obtained any information from the fire department or if he has the location of the mailboxes. Mr. White will call the post office to find out that information. He noted that he likes the street lights in the cul-de-sac.
- Laura Charchenko noted she like the way things look. In regards to the street lights she is okay with or without the placement of the lights in the cul-de-sac.
- Terry Turner personally prefers the street lights in the cul-de-sac area and wondered why someone would not want them. Mr. Phillips likes to minimize light pollution and feels people can enhance their own personal lighting and that would be sufficient for four houses.
- Mike Cottle – no comments.
- Mr. Hopkinson is a big proponent for preserving energy and not mandating things that are not a requirement. When random decisions are made it places a financial burden on the developer. He likes the larger lights on the four way area. He pointed out the dynamics of requiring the additional lights and did not feel it increase safety all that much. Some discussion took place regarding the additional street lights.
- Mr. Phillips asked for the opportunity to have marketing names on the street markers besides the numbered streets.
- Ben White is a proponent of the lights at the 4 way section, but not necessarily in the cul-de-sac. Cul-de-sacs are not too deep (approximately 200 feet).

Mr. Hopkinson reviewed the options the commission had to take action this evening.

ACTION TAKEN:

Alan Malan moved to approve the final plat for the Ranches at Lakeside Subdivision (Chase Property) with the conditions stated by Ben White in the memorandum dated November 2, 2011 regarding "Ranches at Lakeside Subdivision" with items that still need to be completed and obtain the fire marshal review and report of ingress/egress and that item #5 include the street light at the intersection only. Laura Charchenko seconded the motion, with an amendment that the title report is provided after the lot line adjustment has been recorded.

Roll Call vote was taken:

Alan Malan - Aye

Laura Charchenko - Aye

Denis Hopkinson – Aye

Terry Turner- Aye

Mike Cottle- abstained from voting.

III. Consideration of preliminary plat proposal for Mistletoe Farms subdivision (Equestrian Center). A public hearing has been scheduled for November 27, 2012.

Included in the Commissioner's packets was a memorandum dated November 9, 2012 from Ben White/Cathy Brightwell regarding Mistletoe Farms Subdivision Preliminary Plat Submittal with an attachment containing the site development construction plans. The memorandum included the following information:

- Plumb Holdings LLC is proposing a 32 lot (1 acre minimum) subdivision at the American Cowboy Equestrian Center property.
- Public Hearing is scheduled for November 27, 2012.
- General design could meet City's design standards.
- A few significant items to be resolved by developer which includes road access and design, wetlands issues, trails, storm drain, and water rights.

Representatives for this development did not show up to this meeting. Chairman Hopkinson chose to have a short discussion and review of the subdivision plan. Mr. Hopkinson pointed out some of the problems of this development.

- Misaligning of street from 400 North to the existing road.
- 400 North road extension is not proposed to be built to the western property line. An agreement would need to be made with the city before final approval could be granted.
- Road is below grade and would require a lot of dirt to lift it to grade.
- Eventually the road will have to go toward the south to tie into Redwood Road. The canal could be the break to turn the road back up to 1450.
- Mr. Hopkinson requested that Ben provide a diagram of "what ifs" for the commissioner's review.
- How does road get put in and who pays the cost for the property that the city owns? Mr. Hopkinson noted that the city may not want to sell the land.
- Proper property drainage is obtainable. Some planning needs to take place to properly design the drainage for high water years.
- Access into the center piece, Lot #10.
- Should a wetland study be done? Prior developer did one and there were no issues.

Mr. Hopkinson encouraged the commission to take the plans home and study them along with the notes on the memorandum. There are still lots of issues to be worked out.

Put action item on the agenda for after the public hearing and discussion.

ACTION TAKEN: (no action taken)

IV. Staff Report

- **Take FEMA classes.**
- **Bylaws are included in their packets.**

V. Approval of Minutes of October 9, 2012.

ACTION TAKEN:

Terry Turner moved to approve of the minutes dated October 9, 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. Mike Cottle seconded the motion. Voting was unanimous in favor. The meeting adjourned at 8:50 p.m.


DENIS HOPKINSON-CHAIRMAN


HEIDI VOORDECKERS/CITY RECORDER


DEBBIE MCKEAN /SECRETARY

