

**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 April 5, 2013 per state statutory requirement.

**Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, April 9, 2013, 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 Laura Charchenko/Alternate.

**MEMBERS/STAFF EXCUSED:** Steve Schmidt.

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

**VISITORS:** none

The Planning Commission Meeting was called to order at 7:40 p.m. by Chairman Denis Hopkinson. Ben White offered a prayer.

**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. Discuss Proposed Title 12- Excavation Restrictions**

Included in the Commissioner's packet was a memorandum from Ben White dated April 4, 2013 regarding Excavation Restrictions in Title 12. The memorandum addressed the need for new language in this code. City Council has reviewed the suggested changes as well as being reviewed by Attorney Steve Doxey. City Council requested this document be forwarded to the Planning Commission for their review and to receive public input on the changes through a public hearing process. Attached to the memorandum was a highlighted copy of the code with the recommended changes.

Ben White introduced the proposed draft for Title 12 pointing out the new language beginning on Page 5, 12.080.030 Excavation Restrictions, which would be affecting land use. City Council would like a public hearing to receive input regarding these suggested changes. Mr. White explained the intent of the new language is to prevent, to the extent possible, requests to excavate in newly constructed roads. Hopefully, this encourages landowners to stub in their utilities prior to or during planned road construction. The City will be responsible to notify interested parties of road construction plans at the end of each year. There is language that deals with exceptions, such as Emergencies, but Permits would increase in price in such situations.

Chairman Hopkinson suggested all property owners adjacent to proposed development should be given written notification in advance so they can make plans to take advantage of the new development for any improvements they may want. He would like this incorporated somewhere in this document.

The Public Hearing will be held on April 23<sup>rd</sup>. Chairman Hopkinson encouraged commissioners to review this document and bring their comments and suggestions to the next meeting.

**ACTION TAKEN:**

**III. Update on Pending Subdivision Applications:**

- **Onion Street Garden Subdivision (800 West 1600 North)** - Chris Hogan subdivision. Zesiger's and Hogan are working on some agreement for lot line adjustments.
- **Ranches at Lakeside (Chase Property)** - Last Friday the developer closed on the purchase and construction should begin soon. Denis suggested that staff look at the water situations in that area for drainage.
- **Mistletoe Farms (Equestrian Center)** – Ben gets calls periodically from the engineer working for the developer. Entry into the development on 400 N is a challenge as well as a secondary access for this development. Mr. White stated that he feels when lot prices go up we will see more movement from the developer. Mr. Hopkinson noted that he thinks the developer wants to see what spring run-off is like on that land.

**IV. Staff Report**

- Ben noted that there is a resident in our city that is concerned about Holly buying up property and converting it to green belt. The vacant properties are not worth as much to the city in tax revenue. He has taken his issue to our City Council, Woods Cross, and Davis County. Mr. White warned that this could eventually come back to the Planning Commission for rezoning issues.

Mr. Hopkinson informed the commission and staff that this company has invested a lot of money and has long, long term goals. He described some scenarios that could benefit and/or hurt our community from the expansion of Holly. He suggested the city put processes in place to ensure our community benefits from potential changes. We need to be proactive instead of reactive. He urged the commission to research the issue and pay attention to what is happening in Holly's backyard.

Some discussion took place among the commissioners regarding possible expansion of the industry.

- Cathy Brightwell updated the commission on the Jensen's farm animal complaint. The Jensen's had gotten rid of all their goats prior to the holidays which left two horses on the property – still out of compliance. City Council still intends to prosecute and the prosecutor is preparing a summons. Last week, neighbors reported that goats are back on the property. There was discussion about what possible outcomes might be; the family could be fined, lose their animals, and/or cited as much as daily. Loser pays the attorney fees.
- Ms. Brightwell informed the commission of the "Mother of the Year" nomination sponsored by the Clipper. At this time, there are no nominations. The school is expected to be submitting some entries. She invited everyone to participate in submitting some suggestions.
- The new City website is up and running but still needs a few things loaded to the site like the municipal code. Cathy will try to get everything up in the next several days.
- Condolences to Steve Schmidt for the loss of his dad and Denis for his mom.

**V. Approval of Minutes of March 12, 2013.**

**ACTION TAKEN:**

**Mike Cottle moved to approve of the minutes dated March 12, 2013 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. Laura Charchenko seconded the motion. Voting was unanimous in favor. The meeting adjourned at 8:35 p.m.**

  
**DENIS HOPKINSON-CHAIRMAN**

  
**HEIDI VOORDECKERS/CITY RECORDER**

  
**DEBBIE MCKEAN /SECRETARY**

