

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Debbie McKean
Mark Preece
Dave Tovey

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

Finance Director
Heidi Voordeckers

City Engineer
Ben White

Public Works Director
Steve Maughan

PLANNING COMMISSION MEETING

THE PLANNING COMMISSION OF WEST BOUNTIFUL CITY WILL HOLD ITS REGULARLY SCHEDULED MEETING ON **NOVEMBER 12, 2013**, BEGINNING AT 7:30 PM. THE MEETING WILL BE HELD IN THE CITY OFFICES AT 550 NORTH 800 WEST, WEST BOUNTIFUL, UTAH.

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by invitation

1. Accept Agenda
2. At 7:30 pm, or as soon thereafter as possible, a Public Hearing will be held for Alice Acres subdivision at 1100 West and 400 North, proposed by Destiny Homes.
3. At 7:40 pm, or as soon thereafter as possible, a Public Hearing will be held for Olsen Farms-7 subdivision at Pages Lane and 1100 West, proposed Robert Holmes.
4. Discuss Alice Acres subdivision
5. Discuss Olsen Farms-7 subdivision
6. Discuss Title 17 - yard regulations including setbacks, decks, area restrictions and yard obstructions; area and frontage regulations; and height regulations in residential zones.
7. Consider setting public hearing for item # 6 on December 10, 2013.
8. Staff Report
9. Consider Approval of October 8 and October 22, 2013 meeting minutes
10. Adjournment

Individuals needing special accommodations including auxiliary communicative aids and services during the meeting should notify Cathy Brightwell at 801-292-4486 twenty-four (24) hours before the meeting.

This notice has been sent to the Clipper Publishing Company, and was posted on the State Public Notice website and on the City's website on November 8, 2013.

2 **Planning Commission**

3 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice
4 website and the West Bountiful City website, and sent to Clipper Publishing Company on
5 November 8, 2013 per state statutory requirement.

6 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
7 **November 12, 2013, at West Bountiful City Hall 550 North 800 West, Davis County, West**
8 **Bountiful, Utah.**

9
10 **Those in Attendance:**

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12 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Terry
13 Turner, Alan Malan, Mike Cottle, and Laura Charchenko.

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15 **MEMBERS/STAFF EXCUSED:**

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

19
20 **VISITORS:** Cory Sweat, Kelly Enquist, Deby Marshall, Dennis
21 Higley, Stephen Fackrell, Allison Kingston, Jeremiah Kingston.

22
23 The Planning Commission Meeting was called to order at 7:30 p.m. by Chairman Denis
24 Hopkinson. Laura Charchenko offered a prayer.

25 **I. Accept Agenda**

26 Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as
27 presented. Alan Malan seconded the motion. Voting was unanimous in favor among members
28 present.

29 **Business Discussed:**

30 **II. Public Hearing for Alice Acres subdivision at 1100 West and 400 North, proposed by**
31 **Destiny Homes.**

32 Mr. Hopkinson introduced Alice Acres as being a 7 Lot proposal for this subdivision.

33 **ACTION TAKEN:**

34 **Laura Charchenko moved to open the public hearing for Alice Acres subdivision at 1100**
35 **West and 400 North, proposed by Destiny Homes at 7:40 p.m. Alan Malan seconded the**
36 **motion and voting was unanimous in favor.**

37 **Public Comment:**

38 No public comment made.

39 **Alan Malan moved to close the public hearing for Alice Acres subdivision at 1100 West and**
40 **400 North, proposed by Destiny Homes at 7:41 p.m. Terry Turner seconded the motion**
41 **and voting was unanimous in favor.**

42
43 **III. Public Hearing for Olsen Farms- 7 subdivision at Pages Lane and 1100 West, proposed**
44 **by Robert Holmes.**

45
46 Mr. Hopkinson noted the issues that needed to be considered regarding this subdivision. He
47 invited the commission to open the public hearing.

48
49 **ACTION TAKEN:**

50 **Alan Malan moved to open the public hearing for Olsen Farms- 7 subdivision at Pages**
51 **Lane and 1100 West, proposed by Robert Holmes at 7:42 p.m. Mike Cottle seconded the**
52 **motion and voting was unanimous in favor.**

53
54 **Public Comment:**

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56 No Public Comment was made.

57 **Laura Charchenko moved to close the public hearing for Olsen Farms- 7 subdivision at**
58 **Pages Lane and 1100 West, proposed by Robert Holmes at 7:43 p.m. Alan Malan**
59 **seconded the motion and voting was unanimous in favor.**

60 **IV. Discuss Alice Acres subdivision**

61 Steve Fackrell took the stand as invited by Chairman Hopkinson.

62 Alan Malan asked if all lots meet the 85 feet requirement. Ben White informed them that all
63 meet 90 feet and the 3 to 1 requirement.

64 Laura Charchenko and Terry Turner had no questions.

65 Mike Cottle inquired if the road cut-ins for the water lines were resolved. Ben White answered
66 not at this time. Public Works opinion is that they do not want a water line in the front yard but
67 the hot patch method is preferred if they have to cut into the road.

68 Chairman Hopkinson is glad to see the 7 lot plan and not the earlier 8 lot plan request. He felt
69 the layout will be an asset to the city. Steve Fackrell asked about curb, gutter and sidewalk along
70 1100 West. Ben White informed him that it is for the Planning Commission to decide.

71 From prior meeting the Commission understood that curb, gutter and sidewalk would be required
72 on 1100 West. All Commissioners concurred that they would like to have the curb, gutter and
73 sidewalk on 1100 West.

74 Chairman Hopkinson asked for final plans to be submitted to staff and brought back to the
75 commission at next meeting.

76 **V. Discuss Olsen Farms- 7 subdivision**

77 Ben White informed the Commission that Von Hill may not be able to come to this meeting due
78 to an unexpected schedule conflict.

79 Ben White discussed concerns the Commission had from last meeting.

- 80
- He reported that the fuel station is a maintenance station not a pump station.
 - The Gas line will be running through the front yards of the homes and parallel to the street in the first 10 feet of the property. Gas lines were not there 6 years ago and were bore in since that time.
 - In regards to the 3 to 1 requirement, it complies.
 - An issue that needs to be resolved is what to do with the rear open space. Rather than having one large lot, it would be preferable to have two to three lots making them easier to sell in the future without additional subdividing.
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88 Chairman Hopkinson has a lot of heartburn on lot 8 because of the maintenance station and he
89 does not want a home next to that station. He does not feel it is okay to have in their lot.
90 Chairman Hopkinson suggested it be put into an easement that cannot be used. Mr. Hopkinson is
91 considering the safety of the whole neighborhood. He would like the developer to dedicate the
92 property as a safe zone area around that equipment and remove it from the property owner's
93 responsibility.

94 James Bruhn noted that the family did not want the maintenance station located on their property
95 to begin with and will be short changed again if an easement is placed in that area.

96 Robert Holmes took the stand representing Olsen Farm 7 Subdivision. He reported that:

- 97
- In regards to Lot 8, they would like to put a block wall around the maintenance station to block the view of the station. If required to make an easement, who they would deed the property to instead of the homeowner of the lot? Mr. Hopkinson explained the city just
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100 wants to make sure that what happened in the past by Holly doesn't happen to them.
101 Mr. Holmes believes there is no pumping going on, that the pipes are for access only and
102 the conditions there are safe. He did not think that it was any different than the pipe they
103 put along 1100 West several years ago.

- 104 • Mr. Holmes stated that they would be happy to deed the property if they knew who to
- 105 deed it to. He stated that it is unsightly and they do want to screen it off.
- 106 • Chairman Hopkinson proposed that the Commissioners do a walk-about on the property
- 107 to determine what conditions need to be put on the development.
- 108 • He would like Mr. Holmes to develop a proposal for the west end of the properties. He
- 109 stated they would not allow it to become land locked.
- 110 • Mr. White suggested that the surplus property be defined as parcels A, B, C. Wetlands
- 111 are inventoried and marked on the site plan. The only structures that can be placed out in
- 112 that area would be a barn or such and could not be on the wetlands.
- 113 • Mr. Holmes believes people will want to have it a part of their open space. They desire
- 114 to leave it available for flexibility so that if someone wants to buy the whole piece they
- 115 prefer to not put it into separate parcels.
- 116 • Alan Malan had no questions.
- 117 • Laura Charchenko was concerned with logistics of the property but felt the developer
- 118 would have her same concerns in mind.
- 119 • Terry Turner and Mike Cottle had no questions.
- 120 • Chairman Hopkinson would like to see a proposal on the clean out station on Lot 8.
- 121 • Mr. Holmes is open to input and would like to put a plan in place to enhance the area as
- 122 much as possible in regards to Lot 8.
- 123 • Mr. Hopkinson asked Mr. Holmes to get engineering details to Ben White and then
- 124 return to Planning Commission next meeting and possibly onto City Council shortly
- 125 after that.
- 126 • Mr. Cottle wondered if the pipes could be put into an enclosed structure. Mr. White felt
- 127 that it would be possible but would need to keep air movement so a roof may be difficult.

128 Some discussion took place regarding the wetlands. Mr. Hopkinson stated that sometimes
129 wetlands can be exchanged for other wetlands. Mr. Holmes informed the Commission that Von
130 Hill reported that the back area is 100% unbuildable.

131 **VI. Discuss Title 17- yard regulations including setbacks, decks, area restrictions and yard**
132 **obstructions; area and frontage regulations; and height regulations in residential zones.**

133 Chairman Hopkinson felt the work session prior to this meeting was goo discussion.

- 134 • He reviewed the discussion that took place in the work session. He instructed staff to
- 135 find some language regarding setbacks.
- 136 • Mr. Malan informed Commission that he has come up with some numbers.
- 137 • Mr. Hopkinson asked Mr. Malan to give the numbers he has to Cathy.

138 Some discussion took place regarding if a dwelling in the A-1 zone should be 45 feet high.
139 Chairman Hopkinson pointed out that that would be 4 stories and asked if that is what we really
140 want.

141 Further discussion took place regarding possibilities of height. Mr. White felt that 40 feet was
142 sufficient for most buildings. He noted that some cities measure height differently and do an
143 average. Mr. White suggested that the average of 4 sides could be considered and averaged.
144 After the discussion ended, it was decided that the height in A-1 could be 40 feet maximum.
145 There was further discussion that if the height was increased, the side setbacks should be as well.
146 It was proposed that for each foot in height, add a foot to the side setbacks. It was decided that
147 the formula, one foot of width for every one foot of height on each side of setback for over 35
148 feet, would be proposed as the change in requirements for this portion of the ordinance.

149 In regards to the % of Rear Yard accessory structures can occupy, it was not decided upon in the
150 work session. Some people wanted to eliminate it entirely and some did not. Staff was
151 instructed to investigate some possibilities from other cities in our area. Chairman Hopkinson
152 asked for the Commissioner's personal preferences on what the percentage should be.

- 153 • Alan Malan 45%.
- 154 • Laura Charchenko 40%.
- 155 • Terry Turner felt 25% was low and likes about 35% to keep them from being live-in
156 dwellings.
- 157 • Mike Cottle is not sure but 40% sounds reasonable to him.
- 158 • Chairman Hopkinson would like a list of the properties that currently have more than
159 25% of building space. He feels we need to see it before deciding what percent would be
160 allowable.
- 161 • Cory Sweat pointed out that more than 25% can work on some properties and not others.
162 Having fewer large buildings doesn't look as cluttered as a lot of small buildings.
- 163 • Commission would like to see aerial views of what the different percentages look like
164 and instructed Mr. White to put something together.

165 In regards to accessory buildings, there was no desire to change the existing heights.

166 Original consensus on the 3 to 1 requirement is to take it out of the ordinance. After some
167 discussion regarding some possible scenarios that could take place, it was decided to look further
168 into the issue and possibly use conditional use provisions. Chairman Hopkinson pointed out that
169 sometimes it may make sense to have that rule and felt it should remain in the ordinance.

170 Mike Cottle was excused from the meeting at 9:00 p.m.

171 **VII. Consider setting public hearing for item #6 – changes to Title 17 on December 10, 2013**
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173 It was decided that there is still some work to be done before setting a public hearing and Laura
174 Charchenko suggested that we wait until the first of the year. This item was tabled.

175

176 **VIII. Staff Report**

- 177 • Ben White reported that next week there will be two meetings held at city hall called
178 neighborhood meetings giving information on road construction projects for next year.
179 Wednesday will be for 900 West and Thursday will be for 800 West. Both meetings will
180 begin at 7:00 p.m.
- 181 • Chairman Hopkinson would like to see what it would take for the city to complete the
182 gap on 1100 West from Alice Acres to 600 North for curb, gutter and sidewalk.
- 183 • Cathy reported a training coming up after the first of the year which is the newly elected
184 officials training but may be worthwhile for newer members. She is continuing to watch
185 for Land Use training for the commissioners.

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187 **IX. Approval of Minutes for October 8 and October 22, 2013 meeting minutes:**

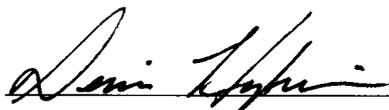
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189 **ACTION TAKEN:**

190 **Alan Malan moved to approve of the minutes dated October 8 as presented and October 22**
191 **as corrected. Terry Turner seconded the motion and voting was unanimous in favor**
192 **among those members present.**

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194 **X. Adjournment**

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196 **ACTION TAKEN:**

197 **Laura Charchenko moved to adjourn the regular session of the Planning Commission**
198 **meeting. Alan Malan seconded the motion. Voting was unanimous in favor. The meeting**
199 **adjourned at 9:08 p.m.**

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203 **DENIS HOPKINSON-CHAIRMAN**

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203 **HEIDI VOORDECKERS/CITY RECORDER**

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205 
206 **DEBBIE MCKEAN /SECRETARY**

