West Bountiful City **April 8, 2014**

Planning Commission

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 3, 2014 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, April 8, 2014, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Terry Turner, Alan Malan, Mike Cottle, Laura Charchenko, Corey Sweat/Alternate

MEMBERS/STAFF EXCUSED: Kelly Enquist/Councilmember

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

VISITORS: Darin and Kelly Chase, James Bruhn/City Council

The Planning Commission Meeting was called to order at 7:30 p.m. by Chairman. Mike Cottle offered a prayer.

I. Accept Agenda

Chairman Hopkinson reviewed the agenda. Alan Malan moved to accept the agenda as presented. Terry Turner seconded the motion. Voting was unanimous in favor among members present.

Business Discussed:

II. Public Hearing at 7:35 pm. or as soon thereafter as possible, to receive comments for a three lot subdivision designate as the Frank Chase Subdivision, located at approximately 950 West 1600 North

ACTION TAKEN:

Laura Charchenko moved to open the public hearing at 7:35 pm to receive input on the Frank Chase Subdivision located at 950 West 1600 North. Mike Cottle seconded the motion and voting was unanimous in favor.

Commissioner packets included a memorandum dated April 4, 2014 from Ben White regarding the Frank Chase Subdivision 950 West 1600 North and a plat plan.

The memorandum stated that:

- The Frank Chase Subdivision consists of 1.53 acre divided into three residential lots with two of the lots containing existing homes.
- Lots would be 0.5 acres meeting the minimum requirements in the R-1-22 zone
- Lots meet the 85' frontage requirements
- Properties are located on an existing street
- Existing building structures comply with zoning setback requirements
- Currently no curb and sidewalk exist along the frontage of the property. Staff recommends the curb construction be a condition of plat approval and not deferred for this application. Reasoning for this recommendation is that the property already includes existing homes. Some of the curb would not be constructed since a building permit is not required. Another reason would be that the recently constructed Moore home to the west is already developed and curb and sidewalk will be constructed this summer so it would be best to install it at the same time.
- Staff's recommendation was to approve the plat for this development and forward it to the City Council for their consideration.

Ben White summarized the application. He recommends curb, gutter and sidewalk not be deferred because of the properties being developed to the east and west of them that will be constructing curb, gutter, and sidewalk.

Public Hearing:

There was no public comment.

ACTION TAKEN:

Alan Malan moved to close the public hearing at 7:36 pm after no public comment was made. Laura Charchenko seconded the motion and voting was unanimous in favor.

III. Consider approval for the Frank Chase Subdivision at 950 W 1600 N

Chairman Hopkinson invited Darin and Kelly Chase to the stand for questions from the Commissioners.

- Mike Cottle asked about liens that may be on the property. Kelly and Darin Chase responded that they are working with the mortgage company to sell and vacate the property.
- Commissioners had no other questions. Kelly and Darin Chase reported that the current white home will be torn down and utilities and water lines will be run on the third property.

Laura Charchenko inquired about drainage issues and the Chases responded that there are drainage boxes and should not present a problem.

ACTION TAKEN:

Alan Malan moved to approve the Frank Chase Subdivision 950 West 1600 North with the following condition: that curb, gutter and sidewalk be constructed. Mike Cottle seconded the motion and voting was unanimous in favor.

Terry Turner asked for clarification on why staff recommends the curb, gutter, and sidewalk. Ben White responded that properties abutting the Chase property will be constructing curb, gutter and sidewalk this summer and it would be best to have all the development happen at the same time.

IV. Staff Report

- Cathy Brightwell presented information about the ULGT Webinar that has been changed from April 17th to April 15th from 10:00- 10:45 am. This webinar will explain land use legislative changes that have taken place this year.
- She reported that maps for I-15 construction were included in their packets for their information. Construction is beginning this coming Friday.
- Ben White informed the Commission that they may see a flag lot come before them soon with the staff of the lot being 500 feet or so. They may also see an application for a Home Occupation Permit for a doctor from the same person.

V. Approval of Minutes of dated March 25, 2014

ACTION TAKEN:

Alan Malan moved to approve of the minutes dated March 25, 2014 as presented. Terry Turner seconded the motion and voting was unanimous in favor among those members present.

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 7:57 pm.

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The foregoing was approved by the West Bountiful City Planning Commission on April 22, 2014, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell – Deputy Recorder

WEST BOUNTIFUL CITY CORPORATE SEAL DAVIS COUNTY UTAH