

**West Bountiful City
Planning Commission**

May 27, 2014

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 May 23, 2014 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 27, 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 and Cory Sweat (Alternate).

MEMBERS/STAFF EXCUSED:

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

VISITORS: Rachel Thornley, Keith Mayo.

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

I. Accept Agenda

Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda with the change that Item 3 should read Daniel and Bonnie Hopkinson. Alan Malan seconded the motion. Voting was unanimous in favor among members present.

Business Discussed:

II. Consider Conditional Use application for a home occupation business, Rachel Marie's Salon, at 730 North 800 West

Commissioner's packets included a memorandum dated May 27, 2014 from Cathy Brightwell in regards to a Conditional Use Permit for Home Occupation- Rachel Marie's Salon, application for

Home Occupation permit and a Conditional Use permit with an attachment of the site plan for outdoor parking and indoor business space. The memorandum consisted of the following information:

- Rachel Thornley filed for the Conditional Use permit on May 20, 2014 for a hair salon in the home she shares with her Grandmother Roma Gold. She needs to relocate her business to take care of her grandmother.
- Services provided will consist of hair and makeup services 3 days a week on Tuesday's and Thursdays from 9:00 am-7:00 pm and Saturday 8:00 am- 5:00 pm.
- A site plan was attached to the application showing adequate parking to accommodate her clients which she books one at a time.
- Signatures have been received from neighbors within 300 feet of her property. She will provide her cosmetology license soon as it is buried in a box from the move. She provided her license number and a copy of her 2014 business license from Bountiful.
- Staff believes Ms. Thornley meets the requirements of Chapter 5.28- Home Occupation ordinance and Chapter 17.60- Conditional Uses and recommends the approval of this permit.

Chairman Hopkinson introduced the agenda item to the Commission and called Ms. Thornley to the stand. He asked for questions/comments from each of the Commissioners.

Cathy Brightwell notified the Commission that Ms. Thornley's Cosmetology license was expired when she checked it out online. Ms. Brightwell suggested that one of the conditions that should be addressed in the motion is that a current copy of her Cosmetology license be received before the permitted use is in effect.

Commissioners had no questions.

ACTION TAKEN:

Laura Charchenko moved to approved a Conditional Use Permit for a home occupation business, Rachel Marie's Salon, at 730 North 800 West with the affirmative findings that the proposed use is desirable to provide a service that will contribute to the general well-being of the neighborhood and community, will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity, or injurious to property in the vicinity, shall not inordinately impact the streets in the area and will comply with the regulations specified in the R-1-10- zoning ordinance. The following conditions will be required: clients will park in the driveway or directly in front of property, no external signage will be allowed, the fire marshall inspection report must be provided to staff prior to issuing permit and a current copy of Ms. Thornley's state cosmetology license will be provided to staff. Mike Cottle seconded the motion and voting was unanimous in favor.

Chairman Hopkinson recued himself from the next agenda item. Vice Chairman Turner conducted this portion of the meeting.

III. Consider conceptual plat for a one parcel subdivision for Daniel and Bonnie Hopkinson at approximately 1300 North 840 West

Commissioner's packets included a memorandum dated May 22, 2014 from Ben White regarding Hopkinson Subdivision Concept Plan Review along with a ariel view of the site plan. The memorandum included the following information:

- Daniel Hopkinson and his wife Bonnie, desire to construct a new home at approximately 1300 North and 840 West (Wasatch Meadow Subdivision area). It is necessary to establish a subdivision in order to create a lot for constructing a home. Lot will be 0.50 acres.
- Staff agrees that the proposal can meet all required zoning requirements but there will need to be some street improvements requirements which must be met. (reference City Code 16.12.020 A.)
- Staff believes future access into the undeveloped Hopkinson property to the south is critical for future traffic circulation and utility infrastructure which makes staff concerned about the need for a turnaround at the end of the street, a dedicated street right of way the full width of the lot. Upon solving those issues it will be necessary to discuss what improvements get build when and by whom.
- Staff included an idea of a site plan for right of way and temporary turn around.
- A Public Hearing for this application is scheduled for June 10, 2014. Also that evening will be a discussion on the preliminary plat and suggestions and recommendations from tonight's meeting incorporated.

Ben White introduced the applications and reviewed staff's concerns as listed in his memorandum. A discussion needs to be had regarding how many improvements will be required in the

Commissioner's had the following questions:

- Terry Turner asked Mr. White what he proposed for the size of the turnaround. Mr. White answered it needs to be big enough for vehicles to turn around.
- Alan Malan asked where the nearest fire extinguisher was located? According to Ben White there is a hydrant located within regulation of the property.
- Laura Charchenko asked how current the google map was. She asked Mr. White if the first site document included in the memorandum was his proposal.
- Alan Malan commented that he does not see a way with our current city code to extend the road just part of the way.

Daniel Hopkinson took the stand and made the proposal that his driveway be part of the extension opening up properties on the west side. Utilities are already in and there should be plenty of room to turn around in his driveway. He feels the plans he submitted fulfills the city code requirement and meet their needs as well. Mr. Hopkinson pointed out that Staff's proposal would create a sidewalk going through his living room. Daniel handed out a site plan for his proposal.

- Mike Cottle asked Mr. Hopkinson if there was enough frontage for the front yard setback. It was a possibility according to staff and Alan Malan.

- Terry Turner inquired about how he would feel about having a dump truck turn around in his driveway. Mr. Hopkinson had no concerns regarding the use of his driveway.
- Ben White noted that the other end of the street also has a temporary turnaround.
- Alan Malan reminded everyone that there was a recent situation where one of those temporary turnarounds created a mess for the developer trying to extend the road and residents that were living in that area.
- Terry Turner asked Ben White what possible exits he sees available in the future. He noted some possible options and he doesn't see this plan effecting any future development in this area.
- Denis Hopkinson (current land owner of that area) noted that there are 17 available acres with the two adjoining farm properties.
- Ben White noted that at the next meeting there will be a preliminary plat and tonight is for the purpose of just giving Daniel Hopkinson direction so he can move forward with preparing preliminary plans.

Some discussion took place regarding road requirements and it was noted that the City Council would be the only ones that could approve something different from the code. Mr. White will check out measurements to see if they are in compliance with city code.

- Terry Turner asked Mr. White's opinion on Mr. Hopkinson's proposal. Mr. White stated that it becomes a burden on both the resident and the city.
- Alan Malan noted that this property is in the Historic Overlay Zone. He doesn't believe Daniel would want to deal with this. He advised him to make sure the deed removes him from the historic district.
- Mr. Malan recommended that the frontage be measured and that this is presented to the City Council before the Hopkinson's spend a bunch of money. Mr. White stated that this procedure is backwards. Mr. Sweat clarified that Mr. Malan is trying to save the applicant money.

Some discussion took place regarding what needed to happen in regards to meeting with City Council to see if variances to the code are possible. Mr. White restated for clarification what Mr. Malan wanted to happen. Mr. Denis Hopkinson stated that he would investigate the dismissal of having the property in the Historic District.

This item needed no action at this time. The purpose is for feedback for the applicant to be able to move forward with plans.

Some discussion took place regarding what a temporary turnaround is and the removal thereof when time permits. Traffic issues also were discussed. Mike Cottle suggested having a dead end sign posted or a no through road sign.

- Commissioner's conception ally approved of the plans less the issue of the frontage set back and turnaround.
- Mr. Sweat asked what the requirements were for a temporary turnaround. He concurred with Mr. Malan that City Council should weigh in to this discussion before applicant spends money on the plans and development. He presented Mr. Hopkinson with an idea

for a proposal for the turnaround. Mr. Daniel Hopkinson stated that it would use twice the amount of acreage and he does not want to impose that on the property owner. Mr. Sweat stated that per code he would need to extend it that far. It would depend on what was considered the frontage of the lot for code definition. Mr. Sweat reiterated that the Council needs be the one to grant the variance. He felt that some direction should be sent to the council regarding ideas for the needed proposal.

- Councilman Enquist inquired about drainage of the property. Mr. White explained the situation of drainage in that area. The street drains north and behind the houses drains to the South. Mr. Malan did not think that made sense.

Mr. Turner suggested that the City Council be made aware of the proposals necessary to make this development work.

Vice Chairman Turner gave the floor back to Chairman Hopkinson.

IV. Staff Report

- **Mr. White reported on the Holly Open House last week. Berm on the north side of the homes will be removed. Not much was talked about for the development agreement. Holly understands the need for that agreement.**
- **Project on the Canal and 800 West will require a hard closure of the street. Police will place a speed device in that area. Our current speed trailer is being repaired.**
- **Cathy Brightwell asked Chairman Hopkinson to report on the results of the Tobacco Ordinance from last City Council meeting. He did so and reported the compromising results that would allow Vapor Business in the C-H zone and the I-G Zone. Room has been made for those businesses and the best possible scenario was adopted. There is now an ordinance in place for E-Cigarettes and the moratorium has been lifted.**
- **Olsen Ranches have been approved and there will be curb, gutter and sidewalk all along 1100 West with an overlay of road. Pages Lane will go to the scraper facility without curb and gutter. A fence will be placed around the scraper facility with Trex material. Canal gate will remain on the west side.**
- **900 West has been paved but needs a bit of cleanup.**

V. Approval of Minutes dated April 22, 2014

ACTION TAKEN:

Alan Malan moved to approve of the minutes dated April 22, 2014 with the addition to having the time the meeting adjourned included in the minutes. 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 8:30 pm.

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The foregoing was approved by the West Bountiful City Planning Commission on June 10, 2014, by unanimous vote of all members present.



Cathy Brightwell – Deputy Recorder

