West Bountiful City **June 10, 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 June 6, 2014 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, June 10, 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 Corey Sweat (alternate).

MEMBERS/STAFF EXCUSED:

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

VISITORS: Bonnie and Daniel Hopkinson and Council member Kelly Enquist

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

I. Accept Agenda

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

Business Discussed:

II. Public Hearing for the purpose of receiving public comment on a request for a one lot subdivision for Hopkinson's at approximately 1300 North 800 West.

Chairman Hopkinson recused himself giving the floor to Vice Chairman Turner due to the conflict that he has with ownership of the property in discussion.

Ben White introduced the small lot subdivision stating that at this time the Hopkinson's have decided to relocate the building of their home from the northwest corner of the property to the north east corner onto 800 West. This would qualify their application as a small subdivision so that approval of both preliminary and final plat could happen at the same time.

ACTION TAKEN:

Alan Malan moved to open the public hearing to receive input on a request for a one lot subdivision for Hopkinson's at approximately 1300 North 800 West at 7:37 pm. Mike Cottle seconded the motion and voting was unanimous in favor.

Public Comment:

- Commissioner's packets included a letter dated June 5, 2014 to Cathy Brightwell from Benjamin Rood regarding some concerns with the lot located at the end of 840 West. With the proposed change in location these concerns are no longer an issue.
- Denis Hopkinson – Told the commission that he was in favor of the subdivision and that the property is next to a new subdivision so he wondered if it has to qualify as historic status. He explained the history of the Historic District and Historical Register and that his family voted to not be a part of the Historic district because of the requirements attached to the district. The property has been used as farm property since the beginning and still continues to be used in that manner.

ACTION TAKEN:

Laura Charchenko moved to close the public hearing at 7:40 pm. Alan Malan seconded the motion and voting was unanimous in favor.

III. **Discuss conceptual plat for a one lot subdivision for Denis & Cynthia Hopkinson at approximately 1300 North 800 West.**

Packets included a memorandum dated June 6, 2014 from Ben White regarding the desire for the Hopkinson's to relocate their proposed lot/house from the northwest corner of the property to the northeast corner as depicted on the attached sketch. Ben stated that the property is currently in the historic district.

Vice Chairman Turner asked the Commission for their input:

Alan Malan stated that he would personally suggest that the Hopkinson's consider removing their property from the Historic District. He has reviewed their current house design and they would need some adjusting to qualify as historic.

Mike Cottle asked if this piece of property is removed from the Historic District would all the property be removed or only this one lot? Mr. White responded that it would be up to the Hopkinson's.

All other Commissioner's stated their approval of the application.

Some discussion took place regarding the process for adjusting the Historic District boundaries. Because it is a land use issue it would need a public hearing and then City Council approval. It was explained to the Hopkinson's what the process is for making the change and the timeline to do so.

Chairman Hopkinson took back the floor.

Chairman Hopkinson informed Bonnie and Danny that they have received approval to move forward and can decide if they want to stay in the Historic District or ask to be removed from it. Next step is to get the preliminary plot put together and the review of the architect, then meet back with the Planning Commission.

Cathy Brightwell will give them a copy of the Historic Requirements.

IV. Staff Report

- 800 West is closed during the days and open nights and weekends.
- Dirt will be hauled from I- 15 to the new subdivision in Olsen Farms. There may be some hauling during the night; residents have been notified.
- Chairman Hopkinson inquired about how much more dirt will be hauled onto the Alice Acres property.
- Heidi Voordeckers is leaving and going to Bountiful City a week from Friday and asked for their patience while they are short handed.

V. Approval of Minutes of dated May 27, 2014

ACTION TAKEN:

Terry Turner moved to approve of the minutes dated May 27, 2014 as corrected. Mike Cottle 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 8:00 p.m.

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The foregoing was approved by the West Bountiful City Planning Commission on June 24, 2014, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell – Acting City Recorder

WEST BOUNTIFUL CITY CORPORATE SEAL DAVIS COUNTY UTAH