

**West Bountiful City
Planning Commission**

January 13, 2015

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 January 9, 2015 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, January 13, 2015, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Alan Malan, Mike Cottle, and Corey Sweat (Alternate). Councilmember Kelly Enquist.

MEMBERS/STAFF EXCUSED: Laura Charchenko and Terry Turner.

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

VISITORS:

The Planning Commission Meeting was called to order at 7:35 p.m. by Chairman Hopkinson. Mike Cottle gave a prayer.

I. Accept Agenda

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

Business Discussed:

II. Discussion of Density definition clarifications in Title 17

Included in the Commissioner's packets was a memorandum from Ben White, dated January 9, 2015 regarding Density Definitions with a new redlined draft attached that states the desired changes discussed in the last Planning and Zoning meeting. The memorandum notes that the

draft is different than the previous version that was emailed out to them. This draft includes comments from legal counsel. The Commissioners also received a clean version of the draft in order to see it as it would be forwarded to the City Council for review.

Chairman Hopkinson reviewed the memo and draft included in the Commissioner's packet. Ben White appreciated the comments given at the last planning meeting stating it helped him to come up with the proposed draft that is before them today. He feels that the draft before them is a good one and meets the needs of this issue. He pointed out that the proposed 1000 square feet is arbitrary but has put value to each lot.

Having missed the December 9th meeting, Corey Sweat read the minutes and feels like the document presented tonight is clean, well written and easy to read. He really appreciates and likes this version of the document.

Alan Malan said that in 17.04.030 Definitions he would include the additional language, "setback" after easements. He also suggested that on page 2, 17.68.040, "each lot containing a minimum of 1000 square feet of buildable area, be changed to read, containing a minimum of 30' X 30'.

Mike Cottle liked the changes.

Chairman Hopkinson commented what a great job Ben has done. He suggested that the size of the footprint be a minimum of what is in a R-1-10 zone and would like to see it increased to 30' X 50'.

Corey Sweat agreed it was better to have a bigger size and liked the 30' X 50" suggestion.

ACTION ITEM:

All were pleased with the document as it was modified. Chairman Hopkinson recommended that staff bring back a final draft for review at the next meeting and then to move forward to Council for final approval.

III. Land Use case review- Ben White

Ben White introduced a case from Salt Lake City. Man purchase property to convert into a boarding house. He had not applied for a permit. City comes and shuts him down. Language in their ordinance created some misunderstandings that created some appeals and disgruntled neighbors feeling he was not in compliance with the city ordinance. Mr. White's point in sharing this case was that when we put language into a document it is important what language we put in and what language we leave out.

IV. Staff Report

- Ben White informed the Commission that Wendell Wild will be bringing a proposal to subdivide his property in the near future. A copy of the proposed site plan for the

Wendell Wild subdivision was included in the Commissioner's packet and consists of 8 quarter acre lots on the rear portion of his property.

- Cathy Brightwell informed the Commission that they will have a conditional use permit at the next scheduled meeting. The first meeting in February may be canceled for a Council Retreat.

V. Approval of Minutes for December 9, 2014

ACTION TAKEN:

Corey Sweat moved to approve of the minutes dated December 9, 2014 as corrected. Alan Malan 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 at 8:12 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on January 27, 2015, by unanimous vote of all members present.



 Cathy Brightwell - City Recorder

