

**West Bountiful City
Planning Commission**

June 23, 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 June 18, 2015 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, June 23, 2015, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Alan Malan, Laura Charchenko, Councilmember Kelly Enquist.

MEMBERS EXCUSED: Vice Chairman Terry Turner, Mike Cottle and Corey Sweat (Alternate).

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

VISITORS: none

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

I. Accept Agenda.

Chairman Denis Hopkinson reviewed the agenda. Laura Charchenko moved to accept the agenda with the change of postponing item 4 Open Meeting Training until the next meeting. Alan Malan seconded the motion. Voting was unanimous in favor among members present.

Business Discussed:

II. Discuss General Zoning

Included in the Commissioner packets was the current zoning map and a copy of Chapter 17.16, 17.20, 17.24, 17.26, 17.28 and 17.30, 17.32, 17.34, 17.36 and 17.40 to assist Commissioners in this discussion.

Chairman Hopkinson explained the need to review the land use in our city and discuss the needs and concerns within our city. He desired the Commissioners to become familiar with the different zones. Chairman Hopkinson reviewed each of the zones and presented possible locations that could be developed within a short period of time and the impact it has within our city.

R-1-10 Zone (shaded yellow on map) has a buildable minimum of 85 ft. frontage and 10,000 square foot total property (quarter acre). There are not a lot of vacant lots but still a lot of vacant properties. The purpose is to provide for low density, single family residential neighborhoods of spacious and un-crowded character. The regulations provide for single family dwellings and, with proper concern for potential impact, special residential developments, and certain public and quasi-public activities that will serve the needs of families, and are intended to preserve and enhance residential character and lifestyle.

R-1-22 Zone (shaded orange on map) has a buildable minimum of 21,780 square feet (half acre) with 85 foot frontage. The purpose is to provide for low density, single family residential neighborhoods of spacious and un-crowded character. The regulations provide for single family dwellings and, with proper concern for potential impact, special residential developments, and certain public and quasi-public activities that will serve the needs of families, and are intended to preserve and enhance residential character and lifestyle.

A-1 Zone (shaded green on map) has a buildable minimum of 43,560 square feet (one acre) and 85 ft wide. The purpose is to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt open spaces. The district is intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses harmful to the continuance of agricultural activity. It is also intended to allow and promote conditions favorable to large-lot family life, the keeping of animals, and reduced requirements for public utilities. This is very important to preserving our city and the General Plan.

B-U - Blended Use (shaded blue on map) is on the table to be developed. Recent inquiries have been made on available properties in this zone.

C-N – Commercial Neighborhood (shaded dark blue on map)

C-G – Commercial General (shaded dark pink on map)

L-I – Light Industrial (shaded light pink on map)

I-G – Industrial General (shaded red on map)

C-H – Commercial Highway (shaded salmon on map)

Ben White informed the Commission that he and Duane Huffman met with some developers that would like to build storage units on the same property that had been proposed for them a few years ago. It would require a zone change from R-1-10 to the L-I zone.

III. Discussion Flag Lots.

Commissioner's packet included a memorandum from Ben White and Cathy Brightwell regarding Title 16 Subdivision-Flag Lots with an attachment, City Code 16.12.060 Lots.

The memorandum included the following information regarding the concerns over application for flag lots within the city. Mayor and Staff would like the Planning Commission to study the impacts that flag lots have on the health, safety, and welfare of the city, determine where flag lots are appropriate and if appropriate develop a minimum set of mandatory criteria that must be met before a flag lot is considered.

The memorandum continued to explain that for discussion purposes, staff assumed that the creation of flag lots is an appropriate development application in at least some areas of our city, that they would remain a Conditional Use, and has drafted some possible minimum mandatory criteria that must be met for a flag lot application to be considered.

Attached to the memorandum was a draft of Chapter 16.12.060 suggesting possible changes.

Chairman Hopkinson would like all the Commissioners here for this discussion. The reason to address this issue is because of concerns from Mayor Romney. Staff would like to have some minimum requirements in place so they can reject applications not meeting that minimum. Chairman Hopkinson would like to keep citizen's rights in place and feels our current ordinance allows that. He does not feel there needs to be changes to it.

IV. Annual Open Meeting Training

This item was postponed until next meeting due to absent Commission members.

V. Staff Report

Ben White reported:

- Lots of interest in developing vacant properties in the city.
- Stringham Farm developer has retained Legal Counsel.
- Pending building permit for the old Winger's building.
- Shopko has had serious offers to occupy that space. Roof repairs have to be made first.

Cathy Brightwell reported:

- Seven candidates for Council. Primary on August 11th.
- RAP tax will be on the ballot for our city.
- City has supported ideas for putting transportation tax on the ballot.

VI. Approval of Minutes for May 12, 2015

ACTION TAKEN:

Alan Malan moved to approve of the minutes dated May 12, 2015 as corrected. Laura Charchenko seconded the motion and voting was unanimous in favor among those members present.

VII. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:17 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.

.....

The foregoing was approved by the West Bountiful City Planning Commission on July 14, 2015, by unanimous vote of all members present.



Cathy Brightwell - City Recorder

