

**West Bountiful City
Planning Commission**

July 28, 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 July 23, 2015 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, July 28, 2015, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Vice Chairman Terry Turner, Alan Malan, Laura Charchenko, Mike Cottle and Corey Sweat, Councilmember Kelly Enquist. Chairman Denis Hopkinson arrived at 8pm

MEMBERS EXCUSED: Ben White (City Engineer)

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

VISITORS: none present

The Planning Commission Meeting was called to order at 7:35 p.m. by Vice Chairman Terry Turner. Laura Charchenko gave a prayer.

I. Accept Agenda.

Vice Chairman Terry Turner reviewed the agenda. Mike Cottle moved to accept the agenda as posted. Corey Sweat seconded the motion and voting was unanimous in favor.

Business Discussed:

II. Discuss General Zoning (This item was moved to following Item #4 to allow time for Chairman Hopkinson to participate in the discussion).

Cathy Brightwell reminded the Commission that this item was discussed at the June 23 meeting but several commissioners missed the discussion so Chairman Hopkinson asked that it be placed back on the agenda.

ACTION TAKEN:

Laura Charchenko move to change the agenda to include this item at 5A to allow time for Chairman Hopkinson to arrive at the meeting. Alan Malan seconded the motion and voting was unanimous in favor.

Discussion resumed following Item 4

Chairman Hopkinson noted how much ground the planning commission has covered in the past eight years. He stated that in some instances, citizen's rights have taken a beating but in some instances decisions have been on the liberal side. He reported that he talked with two developers over the weekend at social events and feels they plan to build on our west side in the near future. He believes we need to be cautious as we move forward. It is important to continue to review and update our general zoning and master plan so that we develop as we want for our community.

He charged the Commission to become familiar and memorize the densities and such in all the zones so that discussion can be expedited regarding planning in each of these zones.

III. Discuss Flag Lots.

Commissioner's packets included a memorandum from Ben White and Cathy Brightwell dated July 23, 2015 regarding Title 16 Subdivision-Flag Lots with an attachment, City Code 16.12.060 Lots highlighting suggested changes to the ordinance.

The July 23rd memorandum included the following information regarding the concerns over application for flag lots within the city.

- Staff updated the proposed minimum criteria for flag lots based on the discussion that took place at the July 14th meeting.
- The proposed draft suggests that all criteria be applicable in all zones.
- A Public Hearing is required before official action can be taken by the Planning Commission. Because of the canceled meeting on August 11th (primary election day), Staff suggest the public hearing be scheduled either on the 4th Tuesday of August or one of the September meetings.

Vice Chairman Turner invited each Commissioner to make comments in regards to this draft.

- Mike Cottle was unaware that we changed the number of lots from six to four in regards the number of lots that can be present to qualify for a flag lot. Some discussion took place regarding the theory behind this change from last meeting's discussion.
- Alan Malan was pleased with the changes in length of the staff made in item #1. He suggested the beginning of item #5 be changed to read "*The staff* of flag lots." He also suggested item #6 be changed to read "staff instead of *stem*". The second line of Item #8 is confusing and should be removed or revised to clarify that more than one property applies to a single owner. He wants to make sure a neighboring property cannot hold up

development. Staff will work on changing the language to clear up what is really meant. Ex: adjoining property with the same ownership. Mr. Malan would also like item #11 changed to include “abuts” instead of *fronts on*, and addition of language “*on private property*” before the language *in a prominent location*. He is concerned that someone will only put their street address on their mailbox;

- Corey Sweat and Mike Cottle liked the way the Staff put the draft together.
- Laura Charchenko spoke to the language in Item #13 and suggested the “of” be stricken. Alan Malan suggested adding “*Other*” before requirements at the beginning of the sentence.
- It was decided that the Public Hearing will be scheduled for September 8th.

Some explanation took place regarding the need for these changes in order to answer Vice Chairman Turner’s questions/concerns.

Chairman Hopkinson joined the meeting at 8:00 pm.

A quick review of the flag lot discussion and suggested changes brought Chairman Hopkinson up to speed on this issue.

IV. Staff Report

Cathy Brightwell reported:

- Ben White is in Alaska.
- There are several items for the August 25th agenda. A property owner will come in with a fencing proposal for his property next to the Park that has been a nuisance due to its condition.
- Terry Olsen’s daughter has taken over the family dog kennel business and would like to put up a new sign where the old 40 year old sign has weathered. She would like to move the sign from the building onto the ground with a flower garden surrounding it. Because the sign is a non-conforming use, it needs to come before the Planning Commission.
- Early voting is taking place right now. Please come and vote. Seven candidates will be reduced to six candidates. Information and early voting schedule is on Face Book and the City Website.
- Next meeting will be August 25th due to the cancelation of the August 11th meeting for the Primary Elections.
- UDOT is still expecting August 10th to be the date 400 North is opened in its entirety.
- No new news on the Shopko building. We were last told they are making repairs so a new tenant can move in. Winger’s building has been torn down. Shell Oil has taken over the Texaco building.

- Letters are going out this week for the Pages Lane reconstruction. Sidewalk proposal is being marked. Meetings will be held with each individual owner to discuss the impact to property owners.

Agenda Item #2 was discussed at this point.

V. Approval of Minutes for July 14, 2015

ACTION TAKEN:

Denis Hopkinson moved to approve of the minutes dated July 14, 2015 as presented. 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 8:30 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on August 25, 2015, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell - City Recorder

