

**West Bountiful City
Planning Commission**

September 08, 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 September 4, 2015 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, September 8, 2015, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Vice Chairman Terry Turner, Laura Charchenko, Mike Cottle, Corey Sweat

MEMBERS EXCUSED: Alan Malan and Council member Kelly Enquist

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 Denis Hopkinson. Debbie McKean gave a prayer.

I. Accept Agenda.

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

Business Discussed:

II. Public Hearing to Receive Comments Regarding West Bountiful Municipal Code 16.12.060 (C), a New Section in the Subdivision Ordinance that Establishes Minimum Criteria for Flag Lots.

Notice of a Public Hearing was properly posted per State regulations and a copy of the proposal was available at the City Offices and on the City website at www.wbcity.org. Written comment was also welcomed prior to the meeting for any individual who could not attend the hearing.

ACTION ITEM:

Laura Charchenko moved to open the public hearing for comment regarding West Bountiful Municipal Code 16.12.060 (C), a New Section in the Subdivision Ordinance that Establishes Minimum Criteria for Flag Lots at 7:35 pm. Corey Sweat seconded the motion and voting was unanimous in favor among all present.

No Public Comment was made.

ACTION ITEM:

Terry Turner moved to close the public hearing for comment regarding West Bountiful Municipal Code 16.12.060 (C), a New Section in the Subdivision Ordinance that Establishes Minimum Criteria for Flag Lots at 7:36 pm. Mike Cottle seconded the motion and voting was unanimous in favor among all present.

III. Consider Recommending to City Council a New Section in the Subdivision Ordinance, 16.12.060 (C), Minimum Criteria for Flag Lots.

Chairman Hopkinson invited Commissioners to make comments. No comments were made.

Chairman invited the Commission to make a motion to forward this item to the City Council for their review and consideration. He directed staff to send an email to each of them with a clean copy of the draft that does not have the strike outs in it that will go to the City Council. .

ACTION TAKEN:

Corey Sweat moved to forward the recommended language of a New Section in the Subdivision Ordinance 16.12.060 (C) titled Minimum Criteria for Flag Lots to the City Council for their review and consideration. Laura Charchenko seconded the motion and voting was unanimous in favor.

IV. Staff Report

Ovation Homes Update: Ben White reported that he forwarded a memo to the developers after the last Planning Commission meeting which included the subdivision and PUD ordinances and an outline on how to proceed. He met again with the proposed developers last Friday; they told him they plan to move forward with the purchase of the Pony Haven property. Mr. White reported that he does not think that they fully understand our ordinances and how a PUD bonus is granted. He asked the Commission to ponder whether they want a PUD and to review and consider the bonus densities contemplated by the PUD.

Pages Lane Project Update: Mr. White reported that Pages Lane will be redone and new water line put in this spring. Currently there are survey stakes on Pages Lane which indicate the location for the sidewalks on both the north and south sides of the street. The City Council took

a tour of the proposed sidewalk staking. The project has great impact to some of the residents. Some residents are opposed to the sidewalk proposal. There will be a meeting with the residents on the last Tuesday of this month.

City Park Construction Update: Our volleyball courts are being rebuilt to regulation size. In addition, a new playground is being built where the old swings were. Construction started today on the playground. There was a plan for a basketball court in the bid but this part of the project will be delayed for a season due to some possible funding that may be available from the Utah Jazz.

400 North Update: Beginning the first of April 2016, UDOT plans to put concrete street in from 500 West to approximately 100 East. This project will eventually be constructed all the way to 800 West. That piece of the project will likely continue into September of next year.

V. Approval of Minutes for August 25, 2015

ACTION TAKEN:

Corey Sweat moved to approve the minutes dated August 25, 2015 as presented. Laura Charchenko seconded the motion and voting was unanimous in favor among those members present.

VI. Adjournment

ACTION TAKEN:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:06 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 September 8 2015, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell - City Recorder

