

**West Bountiful City
Planning Commission**

December 22, 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 December 18, 2015 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, December 22, 2015, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Laura Charchenko, Mike Cottle, Alan Malan, and Councilmember Kelly Enquist

MEMBERS EXCUSED: Vice Chairman Terry Turner, Corey Sweat

STAFF PRESENT: Ben White (City Engineer) and Debbie McKean (Secretary)

VISITORS: Gary Jacketta, Nick Mingo

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

I. Accept Agenda.

Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as posted. Alan Malan seconded the motion and voting was unanimous in favor among members present.

Business Discussed:

II. Discuss the Request by Ivory Homes to Amend the Language in the Blended Use (B-U) Zone.

Included in the Commissioner's Packet was a memorandum dated December 17, 2015 from Ben White regarding B-U Zone Base Density, a letter from Ivory Homes regarding Property at 400 North and 1450 West with an attached site plan, and a copy of Chapter 17.26 Blended Use District, B-U ordinance.

The staff memorandum included the following information:

- Request submitted from Ivory Homes requesting an increase in base density in the Blended Use (B-U) zone to a density greater than one unit per acre.
- Staff prepared a second site plan that shows the area proposed by Ivory Homes in relation to the entire proposed B-U area.
- Identification of the two sections of the B-U Zone Code that applies to this request, which are 17.26.030.B (1) and 17.26.030.D (5).
- Any proposed changes to the B-U code language would require a public hearing which is the same process as other land use ordinance changes.

Chairman Hopkinson introduced the request for Ivory Homes and their request to amend the language in the Blended Use Zone Ordinance by the Equestrian Center and west of that property.

Chairman Hopkinson asked Nick Mingo, representing Ivory Homes to take the stand. Mr. Mingo described the property proposed for this project and some of the challenges in developing the property. He would like the Commissioners to consider some ideas he has creating a Master Plan Community that would compliment West Bountiful and keep the rural feel of the city. He pictures parks, ball fields, and other activity courts, plus a connection to the trail system which currently exists. He does not yet have specific plans but expects 1 acre lots transitioning into ½ acre lots then tucked in the west side of the property would be smaller lots. At full bonus density there would be 206 lots. He welcomed comments or concerns.

Ben White reviewed his memorandum. The Blended Use ordinance is kind of complicated but the residential part of the ordinance is rather simple. He pointed out the two sections in the ordinance that pertain to residential development. Any change to the Ordinance should consider the entire zone and not just the Ivory Homes' property. Mr. White gave the Commissioners an ownership map of who currently owns the individual properties within the area.

He asked for comments from the Commissioners.

Alan Malan asked about the request to amend the ordinance. Mr. Mingo replied that they are asking for the language change to the ordinance and will most likely request a P.U.D for the project. The proposed amenities will be maintained by the HOA and he needs a critical mass of units in order to afford the amenities. Mr. Mingo said he desired about a 175 units and is not sure how that works out lot size wise. He desires ½ acre density only for the purpose of calculating the base density. He added they are in favor of a development agreement. Mr. Malan proposed that there be some equestrian amenities. Mr. Mingo responded that there would be both equestrian and pool amenities.

Laura Charchenko asked if Ivory Homes could apply for a P.U.D instead of having the code language changed. Chairman Hopkinson responded that he believes the whole B-U Code does not need to be changed but rather some definitions added.

Denis Hopkinson reviewed the current plot and the owners of each with the Commissioners. Some of the intent for the B-U zone was to continue development of the Equestrian design much like the Millbridge subdivision. The P.U.D ordinance was changed in 2008 with updated adoptions to that ordinance. Mr. Hopkinson described some of the previous requests to develop the area noting that 1 acre lots have always been the most desirable in this area. He feels that Ivory Homes should try to bring a project proposal that would show the development design, road design, and the desired number of units for that project. He explained some of the situations for that area.

Mike Cottle had no questions or comments at the time.

Kelly Enquist asked how wide the power corridor is and what can and can't be built in that area. Mr. Mingo responded that the area is about 13 acres in size and can house green space, park area and such. They plan on working with Rocky Mountain Power on this issue.

Mr. Hopkinson suggested some possible amenities needed in our city, those being soccer fields and equestrian areas like rodeo rings. Usable open space is desired but we must consider mosquitoes and what moms would want. Mr. Mingo suggested that most of the amenities would be privately maintained but for public use. Mr. Mingo desired to know more of what the city would like equestrian wise. Mr. Hopkinson explained some of the things that have been previously mentioned that would be desirable to the community, such as some places to have horses boarded that would not be on personal property or possibly a large animal veterinary clinic.

Some discussion took place regarding the things that can be done in regards to the B-U zone. Mr. Mingo will bring a concept plan including some of those things he learned would be desirable for the West Bountiful Community.

III. Staff Report

Ben White reported:

- Mr. White reported that the Planning Commission's recommendation to City Council on Ovation Homes led to a work session with City Council and Mr. Frost. Mr. White pointed out that the open space at the north end be exchanged for money to use at the city park and the property be used to have 2 more units in the project. Further discussion took place regarding the work session and the suggested proposals in their discussion.

IV. Approval of Minutes for November 24, 2015

ACTION TAKEN:

Laura Charchenko moved to approve the minutes dated November 24, 2015 as presented. Mike Cottle seconded the motion and voting was unanimous in favor among those members present.

V. Adjournment

ACTION TAKEN:

Laura Charchenko moved to adjourn the regular session of the Planning Commission meeting at 8:21pm. Mike Cottle 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 12, 2016, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell - City Recorder

