

**West Bountiful City
Planning Commission**

January 12, 2016

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 8, 2016 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, January 12, 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, Alan Malan, Corey Sweat (Alternate) and Councilmember Andy Williams

MEMBERS EXCUSED: None

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

VISITORS: Nick Mingo, Gary Jacketta, Council member Enquist, Dennis and Trent Vest

The Planning Commission Meeting was called to order at 7:30 p.m. by Chairman Denis Hopkinson. Chairman Hopkinson 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 and Consider Setting Date for Public Hearing

Included in the Commissioner's Packet was a memorandum dated January 6, 2016 from Ben White regarding B-U Zone Base Density with concept site plans.

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.
- City requested Ivory to provide a concept plan for the project showing what the increased density request might look like.
- Attached to the memorandum was a site plan showing 178 lots on 123 acres.
- Reminder that this is a zoning change and not a project review.
- The proposed request would not bind a current or future property owner to a specific project design.
- Public hearing is required and owner is entitled to due process.
- Reference to the existing municipal code language related to residential units in the B-U Zone 17.26.030 Uses Within Blended Use (B-U) Zone, D.5

Chairman Hopkinson reviewed the memorandum from Ben White with the Commissioners. Mr. White reviewed the proposed request and directed them to the concept site plans provided from Ivory Homes. Ben White also included a copy of current property owner site plan. He also referenced the language in the B-U zone ordinance that would need to be addressed if changes were made to the document.

Chairman Hopkinson described the A-1 canal and its function and whereabouts on the property. He pointed out the buffers in the B-U zone on the site map and noted that the top of the zone is 1200 North where the Vest property is. He explained the proposed property divisions and lot sizes on the concept plan.

Chairman Hopkinson told the Commissioners that the question before them is whether or not they want to consider the proposed changes.

Corey Sweat explained that his first opinion was in support of the concept but as he reviewed the current proposal he feels that it is too dense.

Mike Cottle felt West Bountiful residents want to keep the area rural and this is too dense.

Terry Turner did not feel like the concept supports what the City and Citizen's want.

Laura Charchenko believes the proposal with smaller lots is not what people on the west side want. She likes the concept as a whole but feels that a PUD could be the avenue for this development without a change to the ordinance.

Alan Malan does not feel the zoning language needs to be changed, that the PUD ordinance or a development agreement could be the avenue in which this property could be developed.

Nick Mingo representing Ivory Homes took the stand. He explained that he submitted the concept plans a few weeks ago at the city's request hoping it did not divert attention from the request for zoning change to a general development proposal. He noted that his vision is for the east side of the property (38.5 acres) to be 1 acre lots and open space as a buffer, and moving west blend into ½ acre lots with some higher density in the center of the development, e.g., a gated community with smaller homes and lots. The reason for their request to modify the zone is to support amenities, both as they are constructed and long term as the HOA maintains them. He added that it was clear the City did not want any of these to be city owned or maintained. He reiterated that there is no mention of amenities on this plan because they want to put in what the city and residents want. They are currently conducting a survey to see what the citizen's desire but are thinking about a pool, sports fields, sports courts, equestrian facilities, trails, etc. He asked the Commissioners to keep their minds open and realize this is a concept only to show why the language should be changed and not a specific development proposal. Engineering and other such things have not been addressed yet and will not be until the concept plans are closer to being accepted.

Chairman Hopkinson reminded the Commission that this is only a concept and a good start of some ideas for them to consider. He asked the Commissioner's to review the plan from the outside where large lots would be blending into the smaller density lots. He is not comfortable with a development agreement that is out of their hands. They need to consider a language change to the B-U zone or hold to the current density and let Ivory Homes proceed with their due process.

Mr. Mingo reminded them that he is not asking them to bind themselves to anything. This is just a beginning plan. Ben White reminded them that they are discussing a zoning change. This concept plan is only to provide them an idea of what the project could look like if a language change were allowed to be made.

Councilmember Williams asked if a PUD would be necessary if the B-U language was changed. Chairman Hopkinson said that there may still be some need for a small portion of the development to have a PUD.

Mr. Hopkinson felt that they have a very good start in moving this forward. He explained a few of the things that would need to be worked out as far as engineering things such as more than one access road into and out of the property. The power corridor will also be difficult to work around.

Mr. Mingo said he is not interested in moving to a Public Hearing until they are closer to approving the concept. He asked what the City would like to see changed from these concept plans. Comments were favorable for the Equestrian idea plans. Ms. Charchenko loves the blend from 1 acre to ½ acre but feels there may be a challenge with the density on the inner part of the

development. She explained how she believes the citizen's of West Bountiful think in regards to high density and animals. Mr. Malan likes the connection of trails and also connection to the subdivision to the east.

Mr. White reminded the Commission that this is not about concept but about a language change. Some discussion took place regarding water flow of the A-1 canal and Mill Creek. Mr. Hopkinson suggested that water design could play an important part in bringing the properties together.

Chairman Hopkinson requested the discussion be pushed out two weeks and encouraged the Commissioners to continue to consider if they want to do a language change or not. He quickly reviewed some of the consideration they can ponder as they do so.

III. Review Concept Proposal for 2-lot Subdivision, Olsen Farms 8, at 1752 N 1100 West

Included in the Commissioner's packet was a memorandum from Ben White dated January 7, 2016 regarding the one acre parcel of land between 1100 West Street and Eagle Glenn Circle which has frontage on both streets.

- Owner, Jeff Olsen desires to divide the acre into two ½ acre lots.
- This is a two lot subdivision without any right of way to be dedicated so both preliminary and final plat approvals can be done in a single approval.
- A Public Hearing needs to be set.

Ben White informed the Commission that there is no action that needs to be taken tonight but he wanted to inform them of this project. Jeff Olson desires to subdivide this 1 acre lot (that has two frontages) into two lots. Property is located north of James Bruhn's property at 1752 North 1100 West. Curb and sidewalk do not exist on 1100 West along the frontage of the property but would be required as part of the subdivision approval.

Mr. White noted that a public hearing is required and preliminary and final plat approval can be done at one time.

ACTION TAKEN:

Alan Malan moved to set a public hearing for the subdivision request at 1752 North 1100 West, Olsen Farms 8/Jeff Olsen as soon as can be arranged. Mike Cottle seconded the motion and voting was unanimous in favor.

Staff will set the hearing as soon as the required paperwork is turned in from Mr. Olsen.

IV. Staff Report

Ben White reported:

- Ben White reported that they may see an email for a joint work session with the City Council in regards to Ovation Homes. It is tentatively set for 6:00 p.m. next Tuesday evening, January 19. More documentation has been requested from the developer and what they are offering for bonus density. Chairman Hopkinson stressed the need for overflow parking. Packet materials will be provided prior to the meeting.
- Open bids are in for Pages Lane and look favorable. As weather clears the project will begin. Curb and gutter on both sides with bike lanes in both directions. Water line and storm drain projects will also be a part of this improvement.
- Prospector Rail trail is now being maintained and cleared of snow by the City.

V. Approval of Minutes for December 22, 2015

ACTION TAKEN:

Laura Charchenko moved to approve the minutes dated December 22, 2015 as presented. Alan Malan seconded the motion and voting was unanimous in favor.

Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:25 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 January 26, 2016, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell - City Recorder

