

**West Bountiful City
Planning Commission**

January 26, 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 21, 2016 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, January 26, 2016, 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, and Councilmember Andy Williams

MEMBERS EXCUSED: Corey Sweat (Alternate)

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

VISITORS: Councilmember Kelly Enquist

The Planning Commission Meeting was called to order at 7:32 p.m. by Chairman Denis Hopkinson. Mike Cottle gave a prayer.

I. Accept Agenda.

Chairman Hopkinson reviewed the agenda. Terry Turner moved to accept the agenda as posted. Alan Malan seconded the motion and voting was unanimous.

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 7, 2016 from Ben White regarding B-U Zone Base Density, a site plan from Ivory Homes regarding property at

400 North and 1450 West, a copy of the concept plan from Ivory, and a copy of Chapter 17.26 Blended Use District, B-U ordinance (kept in packets from previous meetings).

The Staff memorandum included the following information:

- Request from Ivory Homes for increasing the base density in the Blended Use (B-U) Zone to a density greater than one unit per acre.
- The City requested that Ivory provide a concept plan showing what the development would look like with 178 lots on the 123 acres.
- 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 design.
- A Public Hearing will be required before any recommendation to change the base density in the B-U Zone.
- Property owner is still entitled to due process and may propose specific language for consideration. If the Commission wants to adjust the base density for the B-U zone they need to make the recommendation and drafted.
- Memorandum referenced the existing municipal code language relating to the residential units in the B-U zone included in 17.26.030 D.5.

Chairman Hopkinson introduced the request for Ivory Homes to amend the language in the Blended Use Zone Ordinance by the Equestrian Center and west of that property and noted the meeting was called to continue the discussion on this request. Chairman Hopkinson pointed out the requirements in the Blended Use (B-U) Zone D.5. and stated that the current zoning would allow for approximately 115 lots and with a bonus density it could go up to about 135 units. Ivory Homes is asking for 178 lots. He added that if zoning is changed they can still apply for a P.U.D. no matter what lot sizes are allowed.

Commissioners reviewed a copy of the current city zoning map discussing the various property uses that are currently there along with the owners of the property.

Chairman Hopkinson asked the Commission for their thoughts about the proposal and the process; do they want to hold a public hearing with the information they currently have? Other options would be to table the request and have Ivory provide specific language changes that can be presented at a public hearing, or deny the request.

Mike Cottle does not think we are ready for a public hearing yet. He is not interested in having small lots in that area and would like to follow the current zoning. He asked if there were any advantages to a PUD. Mr. White explained some of the advantages the City and the developer get with a PUD including clustering, larger open spaces, and less road surface.

Terry Turner asked what the downside would be to having a public hearing. Chairman Hopkinson stated that he felt the downside would be to stir up the west side community without having much substance to give to them.

Laura Charchenko feels we need to have some firm design in place for a public hearing.

Alan Malan agreed with Commissioner Charchenko.

Chairman Hopkinson reviewed some ideas that a prior developer had for the equestrian development from about 8 years ago. Commissioners reviewed an old site plan as an example of what type of development could be planned. He explained that the older site plan was developed after much deliberation and public input and included 137 lots of varying sizes with sports and equestrian amenities. Ben White added that the prior proposal was not subject to the current PUD ordinance and did not have as many lots as currently proposed. Chairman Hopkinson pointed out that the Commission can guide and direct a developer to do what is desired for our City.

Council member Williams informed the Commission that he has talked with many concerned residents about Ivory Homes' wanting to develop smaller lots on the west side. He discussed the differences between Jessi's Meadow and Millcreek subdivisions. As a previous resident of Jessi's Meadow he said the smaller sized lots (.5 - .8 acre) were not a problem but he believes people want to see development more like Millcreek.

The consensus of the Commission was that there is not enough information to schedule a public hearing at this time and without specific language changes before them; they prefer to maintain current zoning. Staff was asked to meet with Ivory to share this information and to show them the earlier site plan.

III. Staff Report

Ben White reported:

- The joint work session with Planning Commission, City Council and Ovation Homes included lots of different feelings about the development and some various options to be considered.

Cathy Brightwell reported:

- Legislative session started yesterday and she handed out information about a bill tracking system Commissioners can use for tracking the bills.
- ULCT has put together a website (LUAU) that will be helpful and educational regarding Land Use Authority.

IV. Approval of Minutes for January 12, 2016

ACTION TAKEN:

Laura Charchenko moved to approve the minutes dated January 12, 2016 as presented. Alan Malan seconded the motion and voting was unanimous in favor among those members present.

V. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:24 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.

.....

The foregoing was approved by the West Bountiful City Planning Commission on February 9, 2016, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell - City Recorder

