

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355

Chairman
Denis Hopkinson

Commissioners
Laura Charchenko
Mike Cottle
Alan Malan
Terry Turner
Corey Sweat, Alt.

**THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS
REGULARLY SCHEDULED MEETING AT 7:30 PM ON TUESDAY,
FEBRUARY 23, 2016 AT THE CITY OFFICES AT 550 NORTH 800 WEST**

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Public Hearing Regarding a Request for a 2-Lot Subdivision for Jeff Olsen at 1752 N 1100 West Designated as Olsen Farms 5A.
3. Consider Preliminary and Final Plat Approval for Olsen Farms 5A.
4. Staff Report.
5. Consider Approval of February 9, 2016 Meeting Minutes.
6. Adjournment.

Individuals needing special accommodations including auxiliary communicative aids and services during the meeting should notify Cathy Brightwell at 801-292-4486 twenty-four (24) hours before the meeting.

*This notice has been sent to the Clipper Publishing Company, and was posted on the State Public Notice website and the City's website on **February 19, 2016**.*

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Andrew Williams

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
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Finance Director
Heidi Voordeckers

City Engineer
Ben White

Public Works Director
Steve Maughan

NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, February 23, 2016 at 7:30 p.m., or as soon thereafter as possible, at 550 North 800 West, West Bountiful, Utah, 84087.

The purpose of the hearing is to receive public comment regarding a request for a two (2) lot subdivision for Jeff Olsen at 1752 N 1100 West designated as Olsen Farm 5A.

A copy of the proposal may be viewed during regular business hours at the City Offices, or on the City website: www.wbcity.org. All interested parties are invited to participate in the hearing. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder

MEMORANDUM



TO: Planning Commission

DATE: January 7, 2016

FROM: Ben White

RE: Olsen Farms 8 Subdivision (Jeff Olsen) @ 1752 N 1100 West

Mr. Olsen owns a one acre parcel of ground side situated between 1100 West Street and Eagle Glenn Circle. The property has frontage on both streets.

At the time the Olsen Farms 5 subdivision was constructed, curb and sidewalk were installed and utilities were stubbed to the property. Curb and sidewalk do not exist on 1100 West along the frontage of the property and would be required as part of the subdivision.

The property is located in an R-1-22 zone which requires each lot be one-half acre (21,780 sq.ft.) in size. Each lot must also be a minimum of 85 feet wide. The proposed subdivision meets these minimum criteria. There are existing utilities which encumber parts of the property but do not render the property unbuildable.

Since this is a two lot subdivision without any right of way to dedicate, staff is suggesting that the Planning Commission could combine preliminary and final plat approvals into a single approval. The subdivision will also require a Public Hearing.



LOT 1
1873 N

LOT 2
1805 N

EX CURB AND SIDEWALK

LOT 3
1771 N

NEW CURB AND SIDEWALK

LOT 4
1741 N

LOT 5
1711 N

EX CURB AND SIDEWALK

LOT 6
1681 N

LOT 7
1040 W

LOT 8
1621 N/1120 W

1080 W
lot #504

1058 W
lot #503

1850 NORTH

1800 N
lot #505

1051 W
lot #506

1045 W
lot #507

1770 N
lot #508

1736 North
lot #509

1100 WEST

1640 N

1715 N
lot #511

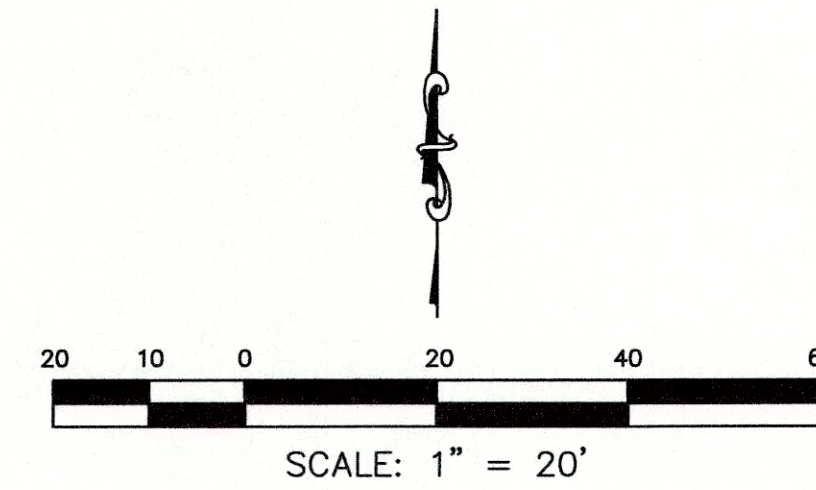
1700 North
lot #510

1084 W

PAGES LANE

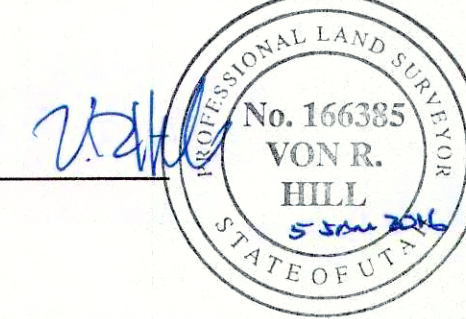
OLSEN FARM ESTATES 5A

LOCATED IN THE NE 1/4 OF SECTION 14 AND THE NW 1/4 OF SECTION 13,
TOWNSHIP 2 NORTH, RANGE 1 WEST, S.L.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
JANUARY 2016



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS OLSEN RANCHES SUBDIVISION.



VON R. HILL

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 0°32'10" WEST 163.21 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 89°47'11" WEST 110.42 FEET TO THE EAST LINE OF 1100 WEST STREET; THENCE ALONG SAID EAST LINE NORTH 22°17'47" EAST 164.54 FEET TO THE SOUTH LINE OF LOT 505, OLSEN FARM ESTATES PLAT 5; THENCE LEAVING SAID EAST LINE AND RUNNING ALONG THE SOUTH LINE OF SAID LOT 505 NORTH 89°47'11" EAST 263.05 FEET TO THE WEST LINE OF EAGLE GLEN CIRCLE; THENCE ALONG SAID WEST LINE SOUTH 0°32'10" EAST 152.00 FEET; THENCE SOUTH 89°47'11" WEST 216.48 FEET TO THE POINT OF BEGINNING. CONTAINING 1.029 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS OLSEN FARM ESTATES PLAT 7, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

SIGNED THIS ____ DAY OF _____, 20____.

L.L.C. ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____

WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A MEMBER OF OLSEN RANCHES, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. ALL FRONT AND REAR LOT EASEMENTS SHOWN ARE 10.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED. INSIDE PERIMETER OF SUBDIVISION IS A 10.0' WIDE EASEMENT.
2. ALL SIDE EASEMENTS 7.00' WIDE.
3. ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
4. P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.
5. WETLAND AREAS ARE NOT TO BE DISTURBED

LEGEND

SUBDIVISION LINE	_____
LOT LINES	_____
ROAD CENTERLINE	_____
SECTION LINES	_____
TIE TO MONUMENT	_____
WETLAND BOUNDARIES	_____
PUBLIC UTILITY EASEMENT (P.U.E.)	_____
SET 5/8" REBAR AND H&A CAP, LS# 166385, AT CORNER (UNLESS OTHERWISE NOTED)	•

RECOMMENDED FOR APPROVAL

APPROVED THIS ____ DAY OF _____, 20 ____

WEST BOUNTIFUL CITY ENGINEER

RECOMMENDED FOR APPROVAL

APPROVED THIS ____ DAY OF _____, 20 ____ BY THE
PLANNING COMMISSION OF WEST BOUNTIFUL CITY.

CHAIRMAN:

WEST BOUNTIFUL CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF WEST BOUNTIFUL, UTAH THIS
____ DAY OF _____, 20 ____ AT WHICH TIME THIS SUBDIVISION
WAS APPROVED AND ACCEPTED.

MAYOR: _____

CITY RECORDER ATTEST: _____

RECOMMENDED FOR APPROVAL

APPROVED THIS ____ DAY OF _____, 20 ____

WEST BOUNTIFUL CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____, 20 ____ AT

____ IN BOOK _____ OF _____

COUNTY RECORDER _____

BY _____ DEPUTY



181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236
Fax 801-298-5983

1194001 (14-329)
12/23/2015

West Bountiful City PENDING APPROVAL February 9, 2016
Planning Commission

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 February 5, 2016 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, February 9, 2016, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Vice Chairman Terry Turner, Laura Charchenko, Mike Cottle, Alan Malan, Corey Sweat (Alternate)

MEMBERS EXCUSED: Chairman Denis Hopkinson, Councilmember Andy Williams

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

VISITORS: Gary Jacketta, Nick Thiros, Spencer Terrill, Tracie Terrill, Caleb White.

The Planning Commission Meeting was called to order at 7:30 p.m. by Vice Chairman Terry Turner. Mike Cottle gave a prayer.

I. Accept Agenda.

Vice Chairman Turner reviewed the agenda. Mike Cottle moved to accept the agenda as posted. Alan Malan seconded the motion and voting was unanimous.

Business Discussed:

II. Consider Conditional Use Application for a Structure That Exceeds Standard Zoning Height at 1070 West 600 North

Included in the Commissioner's Packet was a memorandum dated February 5, 2016 from Ben White regarding Thiros-Accessory Building Conditional Use Permit to construct a detached

garage on his property located at 1070 West 600 North with height of approximately 22 feet, a site plan with measurement worksheet, and the conditional use permit application from John Thiros.

The Staff memorandum included the following information:

- Applicant's desire to build a detached garage located at 1070 West 600 North approximately 22 feet high and 42 x 60 foot structure.
- Property depth is 175 feet.
- Code language for Section 17.20.060 regarding accessory structures in the R-1-22 zone.
- There is a 10' easement along the north lot line with power utility lines overhead just north of the rear property line.
- There is a similar accessory structure next door to the one Mr. Thiros is proposing.
- Affirmative findings.
- Staff suggestions for a motion.

Ben White introduced the Conditional Use Permit for John Thiros who desires to build a structure higher than the 20 foot minimum required in the R-1-22 zone. Applicant was called to the stand.

Laura Charchenko asked why they wanted to build so close to the property line (3 feet)? Alan Malan inquired if there were easements on any side other than the back side of the property.

ACTION TAKEN:

Corey Sweat moved to approve the conditional use permit for John Thiros at 1070 West 600 North for an accessory structure with a maximum height of 24 feet with the following affirmative findings: proposed use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity, use will not inordinately impact schools, utilities, and streets in the area, use will provide for appropriate buffering of uses and buildings, and the use of building materials which are in harmony with the area and compatible with adjoining uses, and the proposed use will comply with the regulations specified in the R1-22 zoning ordinance. Alan Malan seconded the motion with voting unanimous in favor.

III. Staff Report

Ben White reported:

- Update on Ivory Home's request to modify the B-U zone. Ben met with them to discuss the project and showed them the earlier Legacy Down's layout. They struggled with the

lower density and thought an open space model fit their plans more than a strong equestrian based model.

- Olsen Phase 5A, a two lot subdivision, will have a public hearing at the next meeting.
- Construction on Pages Lane will begin in the next two weeks with a finishing date the end of June. Pages Lane will remain open during most the construction with reduced traffic lanes in the area of active construction. There will be a few days that the road will need to be closed during the day when the lay asphalt.
- Ben explained some of what will happen on the 400 North to Main Street road construction and waterline replacement.
- We hope to have an Ovation Homes update in two weeks.

Cathy Brightwell reported:

- She has copies for everyone for the Land Use training handout with all the courses listed and recommended Commissioners listen to those of interest to them.

IV. Approval of Minutes for January 26, 2016

ACTION TAKEN:

Laura Charchenko moved to approve the minutes dated January 26, 2016 as presented. Corey Sweat 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 7:47 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 February 23, 2016, by unanimous vote of all members present.

Cathy Brightwell - City Recorder