

**West Bountiful City
Planning Commission**

February 23, 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 February 19, 2016 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, February 23, 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), and Councilmember Kelly Enquist

MEMBERS EXCUSED: Chairman Denis Hopkinson, Councilmember Andy Williams.

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

VISITORS: Gary Jacketta, Russell Newbold, Jeff and Carrie Olsen.

The Planning Commission Meeting was called to order at 7:30 p.m. by Vice Chairman Terry Turner. Laura Charchenko gave a thought.

I. Accept Agenda.

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

Business Discussed:

II. Public Hearing Regarding a Request for a 2-Lot Subdivision for Jeff Olsen at 1752 N 1100 West Designated as Olsen Farms 5A.

Included in the Commissioner's Packet was a memorandum dated February 18, 2016 from Ben White regarding Olsen Farms 5A Subdivision (Jeff Olsen) at 1752 North 1100 West, the site plan and an aerial view of the property that is being divided.

The Staff memorandum included the following information:

- Mr. Olsen owns a one acre parcel of ground side situated between 1100 West and Eagle Glenn Circle which has frontage on both streets.
- When Olsen 5 subdivision was constructed, curb and sidewalk were installed and utilities were stubbed to the property. Curb and sidewalk have been installed on Glenn Eagle Circle in front of the property and on 1100 West immediately across the street and to the north of the property, but do not exist on 1100 West along the frontage of this property.
- Staff suggests requiring construction of curb and sidewalk as part of the subdivision.
- Property is located in the R-1-22 zone and the proposed subdivision meets the minimum required criteria.
- There are existing utilities which encumber parts of the property but do not render the property unbuildable.
- A public hearing is required and if there are no unresolved concerns staff would suggest that the Planning Commission grant both Preliminary and Final Plat approval for the Olsen 5A subdivision with the stipulation that curb and sidewalk be installed along the street front on 1100 West.

ACTION TAKEN:

Corey Sweat moved to open the Public Hearing at 7:35 pm. regarding a request for a 2-Lot subdivision for Jeff Olsen at 1752 N 1100 West designated as Olsen Farms 5A. Alan Malan seconded the motion and voting was unanimous in favor.

Ben White introduced the applicant Jeff Olsen who owns a one acre parcel of ground between 1100 West and Eagle Glenn Circle which has frontage on both sides of the property. The property meets the ½ acre lots requirements and all minimum requirements for a 2 lot subdivision. Staff is recommending the owner/developer extend curb, gutter and sidewalk in front of the new property along 1100 West. If there are no issues or concerns among the Commission this evening, they could give approval for both the preliminary and final plat approval.

Public Comment:

Russ Newbold took the stand and stated that he lives just south of the property being divided. He asked where a house could be built on that lot due to what appears to be utility easements leaving only a triangle space available. Jeff Olsen offered to show him the diagram of the property and the plans for development. When asked what the owner's plans are for the property, they responded that to date they do not have plans to sell the home they are currently living in. They plan to build on the vacant lot and will live in one and rent the other. Mr. Newbold asked if there were any zoning problems and Commissioner Cottle answered no. Mr.

Newbold inquired about utility hook ups for the new lot and was told all utilities were stubbed in when Olsen Farms 5 was developed.

ACTION TAKEN:

Alan Malan moved to close the Public Hearing at 7:40 pm. Corey Sweat seconded the motion and voting was unanimous in favor.

III. Consider Preliminary and Final Plat Approval for Olsen Farms 5A

Both Commissioner Charchenko and Malan stated a desire to have the curb, gutter and sidewalk installed along the 1100 West frontage.

Ben White reviewed the two options that the sub divider has after receiving plat approval.

Mr. Olsen inquired about impact fees and how they work in regards to individual lots versus subdivisions developing more than one lot. Mr. White responded that impact fees are included in building permit fees.

Laura Charchenko moved to give preliminary and final plat approval for Olsen Farms 5A Subdivision for Jeff Olsen at 1752 North 1100 West with the following condition: curb, gutter and sidewalk to completed along the frontage of the property on 1100 West. Corey Sweat seconded the motion and a Roll Call vote was taken.

Roll Call Vote:

Alan Malan-Aye

Corey Sweat-Aye

Terry Turner-Aye

Mike Cottle -Aye

Laura Charchenko-Aye

IV. Staff Report

Ben White reported:

- The Ovation Homes development reached tentative agreement by the City Council and will come back to the Planning Commission for subdivision review and approval. This

PUD zone is still in negotiation with the City Council regarding some desires/ requirements the City Council has for the PUD. The tentative agreement includes 39 lots and the City will receive \$165,000 in lieu of open space and associated improvements to be used elsewhere in the City. City Council did not vote unanimously in this decision.

IV. Approval of Minutes for February 9, 2016

ACTION TAKEN:

Corey Sweat moved to approve the minutes dated February 9, 2016 as presented. Alan Malan seconded the motion and voting was unanimous in favor among those members present.

V. Adjournment

ACTION TAKEN:

Laura Charcheko moved to adjourn the regular session of the Planning Commission meeting at 7:50 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on March 8, 2016, by unanimous vote of all members present.



Cathy Brightwell - City Recorder

