

**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,  
MARCH 8, 2016 AT THE CITY OFFICES AT 550 NORTH 800 WEST**

***AGENDA AS FOLLOWS:***

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Consider Conditional Use Application for Rattlecan Kustomz Auto Detailing at 116 W 500 South for Joe Street.
3. Staff Report.
4. Consider Approval of February 23, 2016 Meeting Minutes.
5. 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 **March 4, 2016**.*

# MEMORANDUM



**TO:** Planning Commission

**DATE:** March 4, 2016

**FROM:** Cathy Brightwell, Ben White

**RE:** Rattlecan Kustomz Auto Detailing

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Staff received a request from Joe Street and Cody White for a business license for Rattlecan Kustomz Auto Detailing, at 1116 W 500 South, Suite 1.

Mr. Street intends to clean and detail vehicles which will include washing, drying, and polishing vehicles inside and out. He claims his business is in high demand with quite a few customers waiting for him to open. He will have office space facing 500 South with a shop space at the back where work will be performed (see site plan). There appears to sufficient parking for his customers.

West Bountiful Municipal Code, Commercial Highway (C-H) zone, Section 17.34.030 requires a conditional use permit for the proposed use.

The Conditional Use ordinance, Section 17.60.040, requires the planning commission to *consider* whether:

1. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community;
2. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use;
6. The proposed use will conform to the intent of the city's general plan; and
7. The conditions to be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection.

Staff recommends the following conditions be required with the granting of this conditional use permit:

1. Fire Inspection approval – *inspection was held March 3, 2016;*
2. Drains will be connected to sanitary sewer and approved by the South Davis Sewer District before business commences – *Per Sewer District ,collection boxes are in place ;*
3. No outdoor storage will be allowed beyond operable cars being serviced;
4. Upon issuance of this Permit, Rattlecan Kustomz will purchase a West Bountiful City business license.



# CONDITIONAL USE PERMIT APPLICATION

**West Bountiful City**  
PLANNING AND ZONING  
550 N 800 W, West Bountiful, UT 84087  
Phone: (801) 292-4486  
www.wbcity.org

PROPERTY ADDRESS: 1116 W. 500 S. West Bountiful Ut. 84087 #1

PARCEL NUMBER: \_\_\_\_\_ ZONE: \_\_\_\_\_ DATE OF APPLICATION: 2-25-16

Name of Business: Battlecan Kustomz Auto Detailing

Applicant Name: Joe Street

Applicant Address: 3674 S. Pumpkin Patch Circle WVC. UT. 84120

Primary phone: 801-673-3501 Fax Number: \_\_\_\_\_

E-mail address: JStreet5826@yahoo.com

Describe in detail the conditional use for which this application is being submitted. Attach a site plan which clearly illustrates the proposal. A separate sheet with additional information may be submitted if necessary.

Cleaning and detailing vehicles including Wash & dry  
Polish, Windows inside/out. etc. I will always  
stand behind my work.

The Applicant(s) hereby acknowledges that they have read and are familiar with the applicable requirements of Title 17.60 of the West Bountiful City Code, pertaining to the issuance of Conditional Use Permits. If the applicant is a corporation, partnership or other entity other than an individual, this application must be in the name of said entity, and the person signing on behalf of the Applicant hereby represents that they are duly authorized to execute this Application on behalf of said entity.

**Fee must accompany this application - \$20 for Residential Zone, \$50 for Business Zone**

*I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge.*

Date: 2-25-16

Applicant Signature: [Signature]

**FOR OFFICIAL USE ONLY**

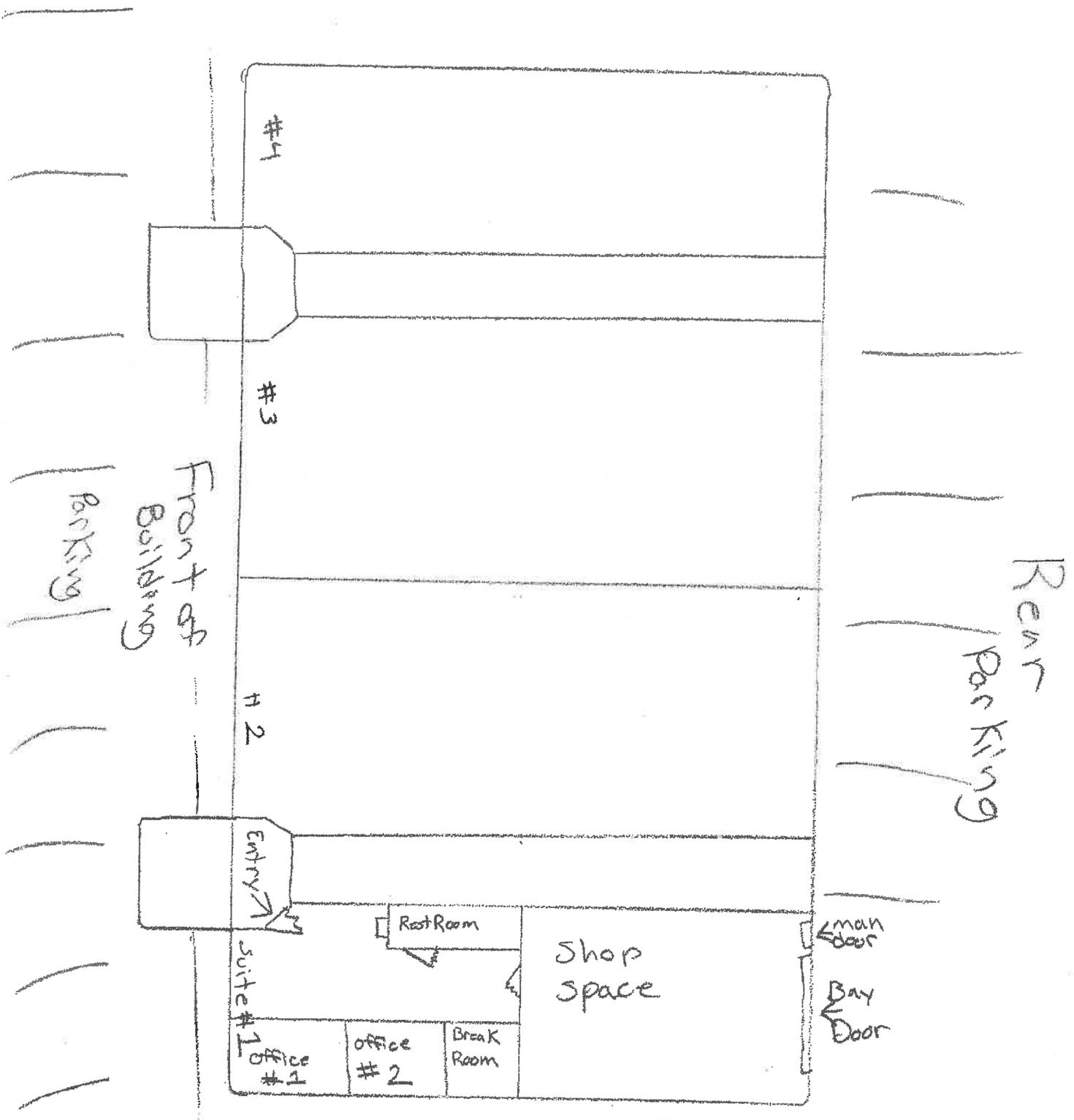
Application Received Date: 2/29/16

Permit Number: \_\_\_\_\_

Application Fee Received Date: 2/29/16

Permit Approval Date: \_\_\_\_\_

Fee:  \$20 Residential  \$50 Commercial



← drive way →

## Cathy Brightwell

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**Subject:** FW: Business License Application  
**Attachments:** Site Drawing.pdf

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**From:** Terrie Street [<mailto:Terrie.Street@sunproductscorp.com>]  
**Sent:** Tuesday, February 23, 2016 7:01 AM  
**To:** Cathy Brightwell  
**Subject:** RE: Business License Application

Attached is a site drawing of where our business will be. Please see below as well. Please let me know if you need anything else.

Thanks!

Joe Street

**From:** Cathy Brightwell [<mailto:cbrightwell@wbcity.org>]  
**Sent:** Monday, February 22, 2016 10:44 AM  
**To:** Terrie Street <[Terrie.Street@sunproductscorp.com](mailto:Terrie.Street@sunproductscorp.com)>  
**Subject:** RE: Business License Application

Thanks for your business license application. I have some questions.

Can you please provide a more detailed description of what you will be doing? **Cleaning and detailing vehicles. This will include cleaning the inside and outside of cars, truck, SUVs, motorcycles, and other vehicles.**

Please provide a hand drawn site plan showing where your business will be conducted. **See attached.**

Will you be using one of the bays in the back of the property? **Yes we will be using the bay in Suite #1, which is at the east most side of the building.**

Will you also have one of the offices at the front of the property? **Yes we will be using the offices in Suite #1, which is at the east most side of the building.**

Do you expect to have any outside storage? In other words, will you be working on one car at a time, and if so, where to expect to keep other cars that may be waiting to be done? **We have access to parking outside as well as room for 2-3 vehicles inside. Cars that will be waiting to be cleaned will either be inside the bay or parked outside in the parking lot.**

Thank you,

Cathy Brightwell

Waste  
Water, oil, water separator  
connected to Sanitary Sewer

1 **West Bountiful City** **PENDING APPROVAL** **February 23, 2016**  
2 **Planning Commission**

3

4 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice  
5 website and the West Bountiful City website, and sent to Clipper Publishing Company on  
6 February 19, 2016 per state statutory requirement.

7 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**  
8 **February 23, 2016, at West Bountiful City Hall, Davis County, Utah.**

9

10 **Those in Attendance:**

11

12 **MEMBERS PRESENT:** Vice Chairman Terry Turner, Laura  
13 Charchenko, Mike Cottle, Alan Malan, Corey Sweat (Alternate), and  
14 Councilmember Kelly Enquist

15

16 **MEMBERS EXCUSED:** Chairman Denis Hopkinson, Councilmember  
17 Andy Williams.

18

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

21

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

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

25 **I. Accept Agenda.**

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

28

29 **Business Discussed:**

30 **II. Public Hearing Regarding a Request for a 2-Lot Subdivision for Jeff Olsen at 1752 N**  
31 **1100 West Designated as Olsen Farms 5A.**

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

35 **The Staff memorandum included the following information:**

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

51 **ACTION TAKEN:**

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

55 Ben White introduced the applicant Jeff Olsen who owns a one acre parcel of ground between  
56 1100 West and Eagle Glenn Circle which has frontage on both sides of the property. The  
57 property meets the ½ acre lots requirements and all minimum requirements for a 2 lot  
58 subdivision. Staff is recommending the owner/developer extend curb, gutter and sidewalk in  
59 front of the new property along 1100 West. If there are no issues or concerns among the  
60 Commission this evening, they could give approval for both the preliminary and final plat  
61 approval.

62 **Public Comment:**

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

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

72 **ACTION TAKEN:**

73 *Mike Cottle moved to close the Public Hearing at 7:40 pm. Corey Sweat seconded the motion*  
74 *and voting was unanimous in favor.*

75

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

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

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

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

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

87 **Roll Call Vote:**

88 **Alan Malan-Aye**

89 **Corey Sweat-Aye**

90 **Terry Turner-Aye**

91 **Mike Cottle -Aye**

92 **Laura Charchenko-Aye**

93

94 **IV. Staff Report**

95 **Ben White reported:**

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

98 PUD zone is still in negotiation with the City Council regarding some desires/  
99 requirements the City Council has for the PUD. The tentative agreement includes 39 lots  
100 and the City will receive \$165,000 in lieu of open space and associated improvements to  
101 be used elsewhere in the City. City Council did not vote unanimously in this decision.  
102

103 **IV. Approval of Minutes for February 9, 2016**

104 **ACTION TAKEN:**

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

108

109 **V. Adjournment**

110 **ACTION TAKEN:**

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

113

114 .....

115

116

117 The foregoing was approved by the West Bountiful City Planning Commission on February 23, 2016, by  
118 unanimous vote of all members present.

119 \_\_\_\_\_

120 Cathy Brightwell - City Recorder

121

122