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.
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.
TO: Planning Commission

DATE: March 4, 2016

FROM: Cathy Brightwell, Ben White

RE: Rattlecan Kustomz Auto Detailing

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

PROPERTY ADDRESS: 116 W. 500 S. West Bountiful UT. 84087

PARCEL NUMBER: ZONE: DATE OF APPLICATION: 2-26-16

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: Jstreet6826@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 detailed vehicles including washed and 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:

FOR OFFICIAL USE ONLY

Application Received Date: 2/29/14 Application Fee Received Date: 2/29/14
Fee: $20 Residential $50 Commercial

Permit Number:
Permit Approval Date:

Revised May 2015
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

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
West Bountiful City                   PENDING APPROVAL           February 23, 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 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 build 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:**

*Mike Cottle 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.

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

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Cathy Brightwell - City Recorder