

**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,  
APRIL 26, 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 *The Cottages at Havenwood* Subdivision.
3. Consider Preliminary Plat for The Cottages at Havenwood Subdivision.
4. Staff Report.
5. Consider Approval of April 12, 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 April 22, 2016.*

**West Bountiful City  
Planning Commission**

**April 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 April 22, 2016 per state statutory requirement.

**Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, April 26, 2016, at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**

**MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Laura Charchenko, Corey Sweat, and Council member Andy Williams.

**MEMBERS/STAFF EXCUSED:** Vice Chairman Terry Turner

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

**VISITORS:** Gary Spilman, Craig Jacobsen, Norm Frost, Jeff Wilkinson, and Gary Jacketta

The Planning Commission Meeting was called to order at 7:30 p.m. by Chairman Hopkinson. Mike Cottle offered a prayer.

**I. Accept Agenda**

Chairman Hopkinson reviewed the agenda.

**Mike Cottle moved to accept the agenda as presented amending Item #3 as a discussion only item due to not having a signed development agreement before them this evening. Alan Malan seconded the motion. Voting was unanimous in favor among members present.**

**Business Discussed:**

**II. Public Hearing Regarding *The Cottages at Havenwood* Subdivision**

**ACTION TAKEN:**

**Corey Sweat moved to open the public hearing regarding *The Cottages at Havenwood* Subdivision at 7:37 pm. Mike Cottle seconded the motion and voting was unanimous in favor.**

**Introduction:**

Ben White highlighted the important information regarding this proposed PUD project and development agreement. There will be 9 additional homes in this development than what would be in the traditional R-1-10 subdivision. He noted the setbacks, drainage, home height, and pump station for storm drainage. Location of street lights still need to be determined.

Chairman Hopkinson inquired about the need for the catch basin to meet the 50 year flood requirement. Ben White replied that this is still in discussion and yet to be determined. He described briefly how the individual lot surface drainage will be managed.

**Public Comment:**

- Gary Spilman representing Golden West Subdivision located west of the Pony Haven property took the stand and read a letter that represented the feelings of those residents that reside on the west side of the Pony Haven Property (see attached). He has lived in that area for 45 years. The primary concern is the problems created by underground water to the area. Their neighborhood was in hopes that this development would fix all the problems they have had for years regarding ground water. In short, the city needs to make sure that there is a proper drainage system put into place to alleviate any further problems and help with existing problems. He said he will make sure that those people purchasing lots in the new development know about the drainage issue before they build and will not stand by and let others experience the miserable conditions created by ground water that his neighborhood has had to deal with. Not allowing basements will help with the problem but will not solve the problem completely. Mr. Spilman asked the Commission to please think about how they would feel if they lived there and had to deal with that situation.

**ACTION TAKEN:**

**Corey Sweat moved to close the Public hearing regarding *The Cottages at Havenwood* Subdivision at 8:10 pm. Laura Charchenko seconded the motion and voting was unanimous in favor.**

Some discussion took place among the Commissioners and Staff in regards to managing the drainage issues. Ben White assured the public and Commission that these concerns and issues will be addressed to very best of our ability, but at best still will not alleviate all the ground water problems. The City Council is making sure that anyone on the west side that wants to connect their rear yard drainage will have the opportunity to do so as development takes place.

### III. Consider Preliminary Plat for *The Cottages at Havenwood* Subdivision

Included in the Commissioner's packets was a copy of Ordinance # 376-16, An Ordinance creating a Planned Unit Development for 9.13 Acres of Real Property (Previously known as "Pony Haven") located within the City at approximately 690 West 1600 North) and a copy of the Development Agreement, Preliminary Plat Plans, Declaration of Covenants and Restrictions with definitions.

Ben White noted that the grading plan still needs a bit of work as well as some work on the fire hydrant spacing. Street lights need to be discussed and decided upon. He pointed out some possibilities for placement but it will depend on how much light the developer wants to put in place. Norm Frost took the stand and addressed the issue. He said they will include very nice street lights on the three corners, including the Pages Lane entrance. He noted that most older people keep their porch lights on during the night, so he feels there would be plenty of light on the street.

Ben White reported that the landscape plan includes one park strip tree per home and side yard fencing will be set back a minimum of 30 feet from the front of the street. The developer will place shrubs and sod in the front yards and sod only in the backyards. The front yards will be maintained by the HOA; backyards will be maintained by each individual owner.

Ben explained that the city council will likely approve the Ordinance including the development agreement and CCR's at its May 3, 2016 meeting pending an agreement to the outstanding drainage issues.

### IV. Staff Report

#### **Ben White reported:**

- Jeff Olsen subdivision will probably be up for final city council approval on May 3.
- Terry Olsen is planning to subdivide his property on Pages Lane and we may be scheduling a public hearing for the next planning commission meeting.
- Construction is full bore on Pages Lane.
- The sidewalk is being constructed on the west side of 800 West as part of the CDBG grant.

#### **Cathy Brightwell reported:**

- That she would appreciate if the Commissioners would keep the paperwork for Ovation Homes in their packets so we can use it at the next meeting. She does believe there will many changes to the document.
- She reminded the Commission that June 28<sup>th</sup> is the Primary Election so there will be no Planning Commission meeting.

**V. Approval of Minutes of April 12, 2016.**

**ACTION TAKEN:**

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

**VI. Adjournment**

**ACTION TAKEN:**

**Alan Malan moved to adjourn the regular session of the Planning Commission meeting. Laura Charchenko seconded the Motion. Voting was unanimous in favor. The meeting adjourned at 8:27 p.m.**

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The foregoing was approved by the West Bountiful City Planning Commission on May 10, 2016, by unanimous vote of all members present.

  
Cathy Brightwell – City Recorder

