

**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,  
MAY 10, 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 by Terry Olsen for a 3-lot subdivision at 1014 W Pages Lane designated as Olsen Farms 8, and Rezone a Portion of the Property from R-1-22 to R-1-10.
3. Consider Request from Terry Olsen to Rezone his property at 1014 W. Pages Lane from R-1-22 to R-1-10.
4. Consider Preliminary Plat for Olsen Farms 8 Subdivision.
5. Consider Preliminary Plat for The Cottages at Havenwood Subdivision.
6. Consider Conditional Use Permit for Lost Boys Garage & Fabrication, previously Tracy's Repair Center, at 1387 W 1200 North.
7. Staff Report.
8. Consider Approval of April 26, 2016 Meeting Minutes.
9. 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 **May 6, 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

**City Recorder**  
Cathy Brightwell

Phone (801) 292-4486  
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[www.WBCity.org](http://www.WBCity.org)

**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, May 10, 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 by Terry Olsen for a three (3) lot subdivision at 1014 W Pages Lane designated as Olsen Farms 8 and rezone a portion of the property from R-1-22 to R-1-10.

A copy of the proposal may be viewed during regular business hours at the City Offices, or on the City website: [www.wbcity.org](http://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*

# OLSEN FARM 8



**REQUEST TO REZONE R-1-22 (ORANGE)  
TO R-1-10 (YELLOW)**

# MEMORANDUM



**TO:** Planning Commission

**DATE:** May 4, 2016

**FROM:** Ben White

**RE:** Olsen 8 Subdivision and Rezone Request

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## Subdivision

Terry Olsen is proposing to subdivide his 2.5 acre parcel located at 1014 W Pages Lane into three lots and one parcel. The north "parcel" is designated that way because it is not buildable due to existing utility lines.

The majority of the street and utility improvements have been constructed for this subdivision. Curb and sidewalk along Pages Lane is all the improvements that would be required.

## Rezone

The property is located in both the R-1-10 and the R-1-22 zones. Mr. Olsen is requesting to rezone all the property to an R-1-10 zone designation. The proposed subdivision can be constructed without a rezone as is evident on the Preliminary Plat. But Mr. Olsen is requesting, as a minimum, to realign the R-1-10 boundary to allow him to square off the Lot 803 west boundary.

The municipal code (17.12.030.E) already addresses properties with multiple zoning designations. In short, the more restrictive zone governs for the entire property. Staff suggests, that any rezone recommendation should follow proposed property lines so there are not multiple zoning designations for a single property.

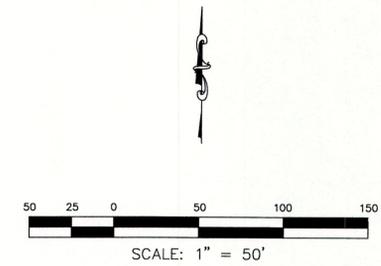
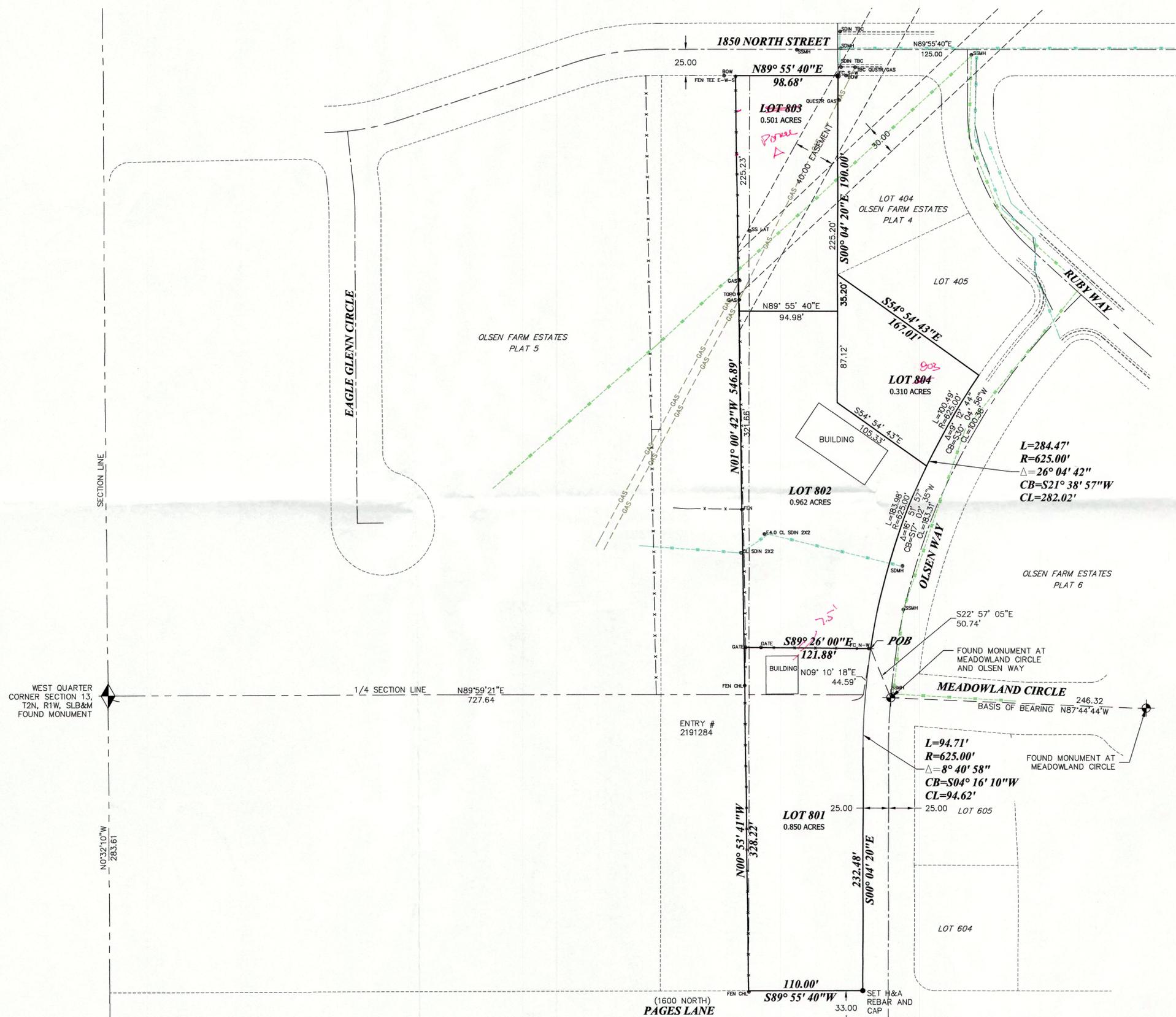
## Recommendation

Two motions are in order.

First, a rezone recommendation to City Council regarding the rezone request.

The second motion is for the approval of the Preliminary Plat. Staff would suggest the installation of curb and sidewalk on Pages Lane as a condition of approval.

CONCEPT OLSEN FARM, PLAT 8



EXISTING DESCRIPTIONS

PARCEL 06-011-0133

BEGINNING AT A POINT SOUTH89°26'EAST 634 FEET AND SOUTH 278 FEET FROM THE SOUTHWEST CORNER OF NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH89°12'EAST 67 FEET; THENCE NORTH 150 FEET; THENCE WEST 67 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRES.

ALSO:

BEGINNING AT A POINT SOUTH89°26'EAST 616 FEET AND SOUTH 278 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH89°12'EAST 18.0 FEET; THENCE NORTH 150 FEET; THENCE EAST 67.0 FEET; THENCE NORTH 128 FEET TO THE NORTH LINE OF WEST BOUNTIFUL TOWN; THENCE WEST 85 FEET ALONG SAID TOWN LINE; THENCE SOUTH 278 FEET TO THE POINT OF BEGINNING, CONTAINING 0.315 ACRES

BEGINNING AT A POINT ON THE NORTH LINE OF PAGES LANE WHICH POINT IS NORTH89°59'21"EAST ALONG THE QUARTER SECTION LINE 702.64 FEET AND SOUTH0°04'20"EAST 282.85 FEET FROM THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH0°04'20"WEST 685.00 FEET; THENCE SOUTH 54°54'43"EAST 167.01 FEET TO A POINT ON THE ARC OF A 625.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 379.18 FEET (CENTRAL ANGLE = 34°45'39"); THENCE SOUTH0°04'20"EAST 232.48 FEET TO THE NORTH LINE OF PAGES LANE; THENCE SOUTH89°55'40"WEST ALONG SAID LINE 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.78 ACRES.

BEGINNING ON THE NORTH LINE OF WEST BOUNTIFUL TOWN AT A POINT SOUTH89°26'EAST 616 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 95 FEET ALONG SAID TOWN LINE; THENCE NORTH 580.91 FEET, MORE OR LESS; THENCE SOUTH89°51'WEST 85 FEET; THENCE SOUTH 582.06 FEET TO THE POINT OF BEGINNING, CONTAINING 1.134 ACRES.

TOTAL ACREAGE 2.459 ACRES

EXISTING DESCRIPTIONS

BEGINNING AT A POINT ON THE WEST LINE OF OLSEN WAY, WHICH POINT IS NORTH89°59'21"EAST 727.64 FEET ALONG THE QUARTER SECTION LINE AND NORTH09°10'18"EAST 44.59 FEET 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 ALONG THE WEST LINE OF OLSEN WAY AND THE ARC OF A 625.00-FOOT RADIUS CURVE TO THE LEFT FOR AN ARC DISTANCE OF 94.71 FEET, (CHORD BEARING AND DISTANCE = NORTH04°16'10"EAST 94.62 FEET, CENTRAL ANGLE = 08°40'52"); THENCE SOUTH0°04'20"EAST 232.48 FEET TO THE NORTH LINE OF PAGES LANE; THENCE SOUTH89°55'40"WEST 110.00 FEET ALONG SAID LINE; THENCE ALONG THE GRANTOR'S WEST PROPERTY LINE AND A FENCE LINE AND THE EAST LINE OF THE PROPERTY CONVEYED IN ENTRY NO. 2191284 NORTH0°34'1"WEST 328.22 FEET ALONG A FENCE LINE OF SAID PROPERTY LINE; THENCE NORTH01°00'42"WEST 546.89 FEET ALONG A FENCE LINE OF SAID PROPERTY LINE TO THE SOUTH LINE OF 1850 NORTH STREET; THENCE NORTH89°55'40"EAST 98.68 FEET ALONG 1850 NORTH STREET; THENCE SOUTH0°04'20"EAST 190.00 FEET ALONG THE EAST LINE OF SAID LOT; THENCE SOUTH54°54'43"EAST 167.01 FEET ALONG THE SOUTHERLY LINE OF LOT 405 OF SAID SUBDIVISION TO THE WESTERLY LINE OF OLSEN WAY AND A POINT ON THE ARC OF A 625.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 284.47 FEET, (CHORD BEARING AND DISTANCE = SOUTH21°38'57"WEST 282.02 FEET, CENTRAL ANGLE = 26°04'42") OF SAID LINE TO THE POINT OF BEGINNING, CONTAINING 2.622 ACRES.

LEGEND

PROPERTY LINE	—————
ADJACENT PROPERTY	- - - - -
ROAD CENTERLINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
EASEMENT LINE	—————
EDGE OF PAVEMENT	—————
CURB, GUTTER, SIDEWALK	—————
FENCE LINE	—————
RECORD CALLS ( )	
SET 5/8" REBAR WITH H&A CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

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



PRELIMINARY  
CONSTRUCTION

CONCEPT OLSEN FARM, PLAT 8  
TERRY OLSEN

LOCATED IN THE NW 1/4 OF SECTION 13, T.2N., R.1W., S.L.B.&M.  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN BY: JH	DATE: 03/30/2016
APPROVED: VRH	DATE:
REV. BY:	DATE:
SHEET	C201
SHEET NAME	BOUNDARY
DRAWING NAME	NEW BOUNDARY
PROJECT NO.	CONCEPT.dwg
	12-107

# MEMORANDUM



**TO: Planning Commission**

**DATE: May 5, 2016**

**FROM: Staff**

**RE: The Cottages at Havenwood, a P.U.D. Subdivision**

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A Development Agreement/Ordinance together with CCRs was approved by the City Council on May 3<sup>rd</sup> which defines the zoning requirements for the proposed subdivision. The zoning changes from the standard R-1-10 zone include:

1. Reduced lot width and overall size as shown on the plat.
2. Front setbacks have been reduced to 20 feet and rear setbacks to 15 feet
3. All homes have a maximum 25 foot, one story height limit
4. A minimum of one street tree per lot is required
5. Perimeter project privacy fencing is required
6. Limits on home designs will be reviewed as part of the building permit application, ie. colors, adjacent identical houses, etc.

Title 16 Subdivisions remains the standard for the subdivision review. The only notable exception is that instead of providing on site storm detention, the Developer has agreed to increase the capacity of the DSB canal by installing a 48" diameter pipe which will connect existing 48" diameter storm drains on each side of 800 West.

A public hearing was held for the Preliminary Plat on April 26<sup>th</sup>. With the Development Agreement approved by City Council, the Planning Commission can now take formal action on the Preliminary Plat request. In summary the plat application includes:

1. Will serve letters from the major utility providers
2. Street and rear yard drainage with a pump station to discharge storm water directly into the DSB canal.
3. Three street lights (one at each street intersection)
4. Secondary water (design to be approved by Weber Basin)
5. Four fire hydrants are shown on the plat. The provided spacing is 420 feet between hydrants. The City standard is a maximum 400 feet between hydrants. The 420 foot spacing is within the fire code requirement though.
6. A Geotechnical Report has been prepared. Staff has requested clarifications to some of the information contained in the report.
7. Additional discussion will be needed regarding side yard easements.

# MEMORANDUM



**TO:** Planning Commission

**DATE:** May 6, 2015

**FROM:** Ben White, Cathy Brightwell

**RE:** Lost Boys Garage & Fabrication

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Mr. Lanny Tracy has been providing automotive repair, restoration, and customization services on a grandfathered basis for many years on his residential property at 1387 W 1200 North. The business was pre-existing at the time his property was annexed into the City in 1993. He is now ready to pass the business on to someone else although he still plans to live on the property.

Randy Celia has agreed to rent the space from Mr. Tracy indefinitely on a month to month basis and continue offering the same services that have been provided in the past subject to the same conditions. His business name is Lost Boys Garage and Fabrication.

The planning commission granted Mr. Tracy a conditional use permit in 2003 for the following Use(s):

Applicant is granted a non-conforming use permit to allow continuation of the motor vehicle repair and restoration shop. Applicant has been repairing and restoring vehicles on the premises prior to annexation into the City. Applicant is unable to obtain a license for a tractor purchased from the State that he uses to move vehicles around the property and will be able to continue the use.

The following conditions were included with the conditional use permit:

- The owner will not be allowed to use the 1200 North right-of-way for business parking.
- The owner will provide at least 16 on-site parking stalls which may be used for temporary holding of repair vehicles.
- No inoperative non-business related vehicles will be allowed to remain at the site. Business related vehicles will be removed from the site as soon as maintenance repairs are completed.
- The garage will not be expanded beyond its current 4928 square feet.
- The number of employees at the site will be limited to one full time employee.
- The business will be allowed to use one un-licensed diesel tractor at the site to move trailers as part of the normal operation of the business.
- The owner agrees to install the curb, gutter, and sidewalk at any time in the future that adjacent parcels are developed.
- The sanitary sewer connection will be completed as negotiated with Davis County Health.

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 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 conditional use permit be granted with the same conditions previously required.

1 **West Bountiful City**  
2 **Planning Commission**

**PENDING**

**April 26, 2016**

3 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website  
4 and the West Bountiful City website, and sent to Clipper Publishing Company on April 22, 2016 per state  
5 statutory requirement.

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

8

9 **Those in Attendance:**

10

11 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Vice Chairman Terry  
12 Turner, Alan Malan, Mike Cottle, Laura Charchenko, Corey Sweat, and Council  
13 member Andy Williams.

14

15 **MEMBERS/STAFF EXCUSED:**

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

19

20 **VISITORS:** Gary Spillman, Craig Jacobsen, Norm Frost, Jeff Wilkinson, and  
21 Gary Jacketta.

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

24 **I. Accept Agenda**

25 Chairman Hopkinson reviewed the agenda.

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

30 **Business Discussed:**

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

32 **ACTION TAKEN:**

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

36 **Introduction:**

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

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

44 **Public Comment:**

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

59 **ACTION TAKEN:**

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

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

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

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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 approval by the city council 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.

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

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114 **ACTION TAKEN:**

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

117

118 **VI. Adjournment**

119

120 **ACTION TAKEN:**

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

124

125 .....

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

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131 Cathy Brightwell – City Recorder

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