

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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Phone (801) 292-4486
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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 24, 2016 AT THE CITY OFFICES AT 550 NORTH 800 WEST**

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Consider Final Plat for Olsen Farms 8 Subdivision.
3. Discuss Ordinance 377-16 Which Establishes a Six Month Moratorium on PUDs.
4. Staff Report.
5. Consider Approval of May 10, 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 May 20, 2016.

**West Bountiful City
Planning Commission**

May 24, 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 May 20, 2016 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 24, 2016, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Vice Chairman Terry Turner, Mike Cottle, Laura Charchenko, and Council member Andy Williams.

MEMBERS/STAFF EXCUSED: Alan Malan and Corey Sweat

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

VISITORS: None present

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

I. Accept Agenda

Chairman Hopkinson reviewed the agenda.

ACTION TAKEN:

Laura Charchenko moved to accept the agenda as presented. Mike Cottle seconded the motion and voting was unanimous in favor among members.

Business Discussed:

II. Consider Final Plat for Olsen Farms 8 Subdivision

Included in the Commissioner's Packets was a memorandum from Ben White dated May 20, 2016 regarding Olsen 8 Subdivision and a copy of the Final Plat. The memorandum included the following information:

- City Council approved the request from Mr. Olsen to rezone all property within the plat boundary to R-1-10.
- Mr. 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 not buildable due to existing utility lines.
- The majority of the street/utility improvements have already been constructed for this subdivision. Curb and sidewalk along Pages Lane are all the improvements that are required and the applicant has provided a design improvement drawing for the curb, sidewalk, and asphalt extension.
- Staff's recommendation was for approval of the Final Plat with the condition that there will be installation of curb and sidewalk on Pages Lane.
- Mr. Olsen will not be in attendance tonight.

Chairman Hopkinson stated that the Preliminary Plat for Olsen 8 was visited by the City Council and passed for approval by a 3 to 1 vote. He noted that Staff supported and recommended the final plat be reviewed and approved with the condition that curb, gutter and sidewalk be included along Pages Lane.

ACTION TAKEN:

- **Laura Charchenko moved to approve the Final Plat for Olsen Farms 8 Subdivision at 1014 West Pages Lane Subdivision with the condition that there will be installation of curb, gutter and sidewalk on Pages Lane. Mike Cottle seconded the motion and voting was unanimous in favor.**

III. Discussion of Ordinance 377-16 Which Establishes a Six Month Moratorium on PUD's

Chairman Hopkinson reviewed the information given in the Commissioner's packets which was the proposal to establish a moratorium restricting land use requests for Planned Unit Developments.

Ben White stated that this Ordinance only pertains to WBMC Chapter 17.68 applications for PUD's. He mentioned that some believe there is some confusion within the ordinance regarding the process of approval of the PUD. Other things that would be good to review are the bonus density points, how development agreements take place within the process and who is responsible for approving different plats.

Chairman Hopkinson would like a work session with the City Council to give them additional information as to what direction they would like them to head in regards to language change for Ordinance #377-16. He would like to establish the boundaries for what the Planning Commission does and what the City Council does in approving PUD's.

Councilmember Williams supported that request and stated the Council would like to hold a work session as well.

Ben White stated that there is only a 6 month period of time to complete this project. Chairman Hopkinson suggested they hold the meeting with the City Council on the next scheduled Planning Commission meeting, June 14, or any other date that meets the Council's schedule. Cathy Brightwell will see if the Council is willing to attend that meeting. She reminded them that there will only be one meeting for June due to the Primary Elections.

Chairman Hopkinson would like to know how the surrounding cities in our community handle their PUD Ordinances and some of their language brought into the discussion for consideration. He also suggested that there be a minimum size of acreage set for a PUD in consideration to each zone.

No comments were made from the Commissioner's.

IV. Staff Report

Ben White reported:

- Property on the west side is available for development. Some plans have been submitted for staff review.
- Olsen 8 Subdivision was passed for a rezone to R-1-10 by the City Council with a 3 to 1 vote.
- Pages Lane- Contractors are trying hard to stay on schedule with the completion of their project, but Century Link is struggling to stay on task. They will begin prepping for curb and gutter next week.
- 400 North construction will continue all summer long. They are not scheduled to work on our area (5th West to 800 West) until after Pages Lane is completed.

Cathy Brightwell reported:

- LUAU training. She handed out two flyers with information in regards to Land Use Planning 101 and training to be held on June 11th that Mayor Romney strongly encourages them to attend. Commissioners will be paid for attendance.

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V. Approval of Minutes of May 10, 2016.

ACTION TAKEN:

Mike Cottle moved to approve the minutes dated May 10, 2016 as corrected. Terry Turner seconded the motion and voting was unanimous in favor among those members present.

VI. Adjournment

ACTION TAKEN:

Laura Charchenko moved to adjourn the regular session of the Planning Commission meeting. Terry Turner seconded the motion. Voting was unanimous in favor. The meeting adjourned at 8:00 p.m.

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The foregoing was approved by the West Bountiful City Planning Commission on June 14, 2016, by unanimous vote of all members present.



Cathy Brightwell – City Recorder

