

**West Bountiful City
Planning Commission**

July 12, 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 July 8, 2016 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, July 12, 2016, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Mike Cottle, Alan Malan, Corey Sweat and Councilmember Andy Williams. Chairman Denis Hopkinson joined the meeting at 7:45 pm.

MEMBERS/STAFF EXCUSED: Vice Chairman Terry Turner and Commissioner Laura Charchenko.

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

VISITORS: Ryan Olsen, Breanne Olsen

The Planning Commission Meeting was called to order at 7:30 p.m. by Commissioner Corey Sweat. Mike Cottle offered a prayer. (Chairman Hopkinson was held up at the airport and joined at 7:45.)

I. Accept Agenda

Commissioner Sweat reviewed the agenda.

ACTION TAKEN:

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

Business Discussed:

- II. Consider Conditional Use Application From Breanne Olsen for a Home Salon at 733 North 900 West**

Included in the Commissioner's Packets was a memorandum from Cathy Brightwell dated July 8, 2016 regarding a conditional use permit for a home occupation permit for Bre's Villa Salon at 733 N 900 West, a Conditional Use Application and a notice of intent to do business from neighbors.

The memorandum included the following information:

- Information regarding the filing of an application from Breanne Olsen for a home occupation permit at her home 733 North 900 West for a Salon. She plans to have appointments on Tuesdays and Wednesday between 9 am and 7pm.
- Neighbors have been noticed and signatures obtained.
- Construction of a 12'x20' salon will be in the corner of her garage. (See site plan)
- One shampoo wash sink, two light stations, and two exits will be included. A bathroom is onsite in her home.
- There will be adequate off street parking to accommodate her business and customers will enter her business through the garage.
- Staff believes that the application meets the requirements of Chapter 5.28.040 Home Occupation Ordinance and Chapter 17.60- Conditional Uses.

Bre Olsen took the stand by invitation. She stated she desired to have a salon at her resident property as proposed

There were no questions from the Commissioners.

Staff informed the Commission that they have received a copy of her state license and the permit for building the salon in her garage is pending.

ACTION TAKEN:

Mike Cottle moved to accept the Conditional Use Permit for Bre's Villa Salon at 733 North 900 West with the following conditions Clients will park in the driveway or directly in front of the home, no external signage will be allowed, a non resident of the dwelling shall not be employed to work in the salon, a copy of Ms. Olsen's state cosmetology license will be provided to staff and a fire marshal inspection report must be provided to staff before issuing a permit. Commission considered the following affirmative findings were met to comply with the issuance of the Conditional Use Permit: The proposed use is desirable to provide a service that will contribute to the general well-being of the neighborhood and community, use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity, or injurious to property in the vicinity, use shall not inordinately impact the utilities or streets in the area and the proposed use will comply with the regulations specified in the R-1-10 zoning ordinance. Alan Malan seconded the motion and voting was unanimous in favor among those members present.

III. Discuss Request for Annexation on 1450 West

Included in the Commissioner's packets was a site plan showing possible annexation at 1450 West.

Ben White informed the commissioners that land has been purchased and an annexation application may be filed. Ben White explained the process as being very drawn out. First application is received and then many notices are sent to various individuals and to the County. He stated that it could take up to six months for the full process to take place. A public hearing needs to be held as well. Some discussion took place regarding the process.

IV. Discuss Draft Storm Water Requirements

Included in the Commissioner's packets was a Storm Water Management Plan (SWMP) Permit No. UTR090053 and a copy of the State of Utah Department of Environmental Quality Division of Water Quality.

Ben White stated that it is mandatory for our City to create a plan in these regards or they will be fined accordingly. **Every city** must comply. This Management Plan will go before the Council. An ordinance is needed to support the items in the plan. The ordinance will be quite large compared to the current language. It is up to the City to fund the storm water program.

Chairman Hopkinson asked the Commissioners if they were able to review the document in its entirety. Some discussion took place regarding all the red tape that may/could go with this creating this document.

Chairman Hopkinson wants to make sure that this is legal and binding and would like to know why we are being mandated to adhere to these regulations instead of the County. Ben White explained how we are responsible for our storm drainage system. The County is responsible for the pass-through channels. Mr. White informed the Commission that due diligence has been done and the City has been audited by the State and provided a list of things that we have to be in compliance with or we will be heavily fined.

Further discussion took place regarding this requirement. We must comply with Storm Water Permit. Chairman Hopkinson feels this will be very burdensome on a city our size. He would like to know if the enforcement is the same for various size entities. Mr. White stated that all cities regarding their size are required to comply with the conditions of this permit and all requirements are the same. Ben White pointed out that there have been many discussions on this topic for over a year. Mr. White informed the Commissioners that this has been very difficult for every municipality to accept these demanding expectations and requirement.

Mr. White is in the process of drafting the ordinance for review and discussion.

V. Staff Report

Ben White reported:

- Crack Sealing and seal coating are being done around the city in various places. This process will help preserve the newer blacktop and the older roads will be left to be included in a restructure as planned.
- Pages Lane has gotten the first bit of curb today. He is hoping Pages will be paved by July 26th or there about. There will be a fabric overlay done. There will still be sidewalk and other construction issues to work on. Hopefully by the end of August all work will be done.
- UDOT will be coming across 400 North shortly after the completion of Pages Lane.

Cathy Brightwell reported:

- We now have our panic buttons activated here in the Chambers.
- Updated phone lists have been created for your use but not for public disclosure.

VI. Approval of Minutes of June 14, 2016.

ACTION TAKEN:

Alan Malan moved to approve the minutes dated June 14, 2016 as presented. Chairman Hopkinson seconded the motion and voting was unanimous in favor among those members present.

Assignments Given by Chairman Hopkinson

VII. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting. Chairman Hopkinson seconded the motion. Voting was unanimous in favor. The meeting adjourned at 8:22 p.m.

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The foregoing was approved by the West Bountiful City Planning Commission on July 26, 2016, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell – City Recorder

