

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
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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 A REGULARLY SCHEDULED MEETING AT 7:30 PM
ON TUESDAY, OCTOBER 11, 2016 AT THE CITY OFFICES**

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Public Hearing to Receive Public Comment and Questions on Proposed Annexation for Property at Approximately 161 North 1450 West.
3. Discuss Brandon Jones' Subdivision Application at 800 West.
4. Discuss Title 17, Yard and Fence Requirements for Residential Zones.
5. Staff Report.
6. Consider Approval of September 27, 2016 Meeting Minutes.
7. 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 **October 7, 2016.***

**West Bountiful City
Planning Commission**

October 11, 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 October 7, 2016 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, October 11, 2016, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Terry Turner, Alan Malan, Mike Cottle, Laura Charchenko, Andy Williams (Councilmember).

MEMBERS/STAFF EXCUSED: Corey Sweat (Alternate).

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

VISITORS: Sue Demas, Joyce Price, and Sharrae Simmonds.

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

I. Accept Agenda

Chairman Hopkinson reviewed the agenda. Laura Charchenko moved to accept the agenda as presented. Alan Malan seconded the motion. Voting was unanimous in favor among members present.

Business Discussed:

II. Public Hearing to Receive Public Comment and Questions on Proposed Annexation for Property at Approximately 161 North 1450 West.

Commissioner packets included a brief memorandum from Ben White dated October 7, 2016 regarding an annexation petition at approximately 161 North 1450 West and a site map of the proposed property for annexation.

The City has received a petition from Al Jones at 161 North 1450 West to annex into the City a 5 acre parcel that he recently purchased.

ACTION TAKEN:

Laura Charchenko moved to open the public hearing for annexation petition of 161 North 1450 West at 7:35 pm. Mike Cottle seconded the motion and voting was unanimous in favor.

Chairman Hopkinson invited Ben White to summarize the issues surrounding this public hearing. Mr. White explained that the purpose is to hear from the public regarding the annexation of this property but also as important is to see if other surrounding properties would be interested in annexing as well.

Chairman Hopkinson reviewed the site plan pointing out all the available properties that are receiving city services but not currently in the city boundary.

Public Comment:

Sue Demius, 287 North 1450 West (formerly the Deveraux property), wanted to know the pros and cons of annexing into the City. Staff prepared a pros/cons handout that was given to Ms. Demius.

Basically the only change that would currently be noticeable is that the water bill would go down approximately \$225/year if they have city water and property taxes will go up approximately \$100. All other services are already being provided. Currently their property uses well water but their wells are slowing down. Ms. Demius asked if planning commission knew what the Plum property intended to do to the west. It was not known by Staff or Commission what the plans are. All property in that area is zoned A-1.

Sharrie Simmonds asked what is intended for the Al Jones property. Mr. White responded that he believes the owner plans a single home and just wants to have more space around him. She asked about how roads would be planned. Ben White addressed her concerns that when the time comes those plans will be made. Chairman Hopkinson pointed out that it is an advantage to be in the city when those plans are being made so Ben White can assist them in the process. She also asked if they would be able to stay in the green belt and she was told yes.

Ben White asked if they were interested in annexing into the City presently. He explained that it is much easier to join in with the petition of the current annexation now but it could still be done later. Ben noted that it takes about 6 months to complete the process.

Chairman Hopkinson further explained some of the city planning in that area and how the property lays out with the canal and power corridor.

ACTION TAKEN:

Mike Cottle moved to close the public hearing at 7:55 pm. on the annexation petition for 161 North 1450 West. Alan Malan seconded the motion and voting was unanimous in favor.

III. Discuss Brandon Jones' Subdivision Application at 800 West.

Commissioner packets included a memorandum from Ben White dated October 17, 2016 regarding a one lot subdivision at 887 North 800 West and a site plan of his plans for an addition on his home.

Mr. White explained that Mr. Brandon Jones desires to put an addition on the south side of his home at 887 North and 800 West. This piece of property comes with some complicated land use issues that need to be addressed. The addition to be constructed will be on his lot that crosses over the subdivision boundary into Heritage Pointe. A new subdivision plat must be prepared to properly join the two properties into one piece. Both the Planning Commission and City Council must have input on this action.

In addition the Jones' Heritage Pointe lot on which they plan to build is in the Historic District but the existing home is outside the Historic boundary. Resolving this issue also requires input from both the Planning Commission and the City Council.

A utility easement exists along the north side of the Heritage Pointe Subdivision. That easement must be vacated prior to the City granting a building permit for the addition. This item needs input from the City Council only.

It is preferable that both planning commission public hearings be held on the same night. Staff will set the date for the public hearing when the subdivision plat is submitted.

ACTION: Chairman Hopkinson directed Staff to schedule a public hearing as soon as they receive the subdivision plat from Mr. Jones.

IV. Discuss Title 17, Yard and Fence Requirements for Residential Zones.

Commissioner packets included a brief memorandum from Ben White dated October 7, 2016, regarding fences and a copy of the proposed language for Title 17 regarding the current practices for fences.

Ben White presented a slide show of different types of front yard fencing so the Commission could see examples of what could happen if they do not carefully consider restrictions and how they can impact the feel of the community. Some examples were wall-like and very unappealing to the eye and the community atmosphere. He had examples of both transparent fencing and solid fencing. Chairman Hopkinson expressed that it was quite helpful to have some visual aids to consider.

Ben added that there are lots of violations in our city at the present time in regards to front yard fences. Changes could bring some of those violations into compliance if that is the direction the Commission would like to go.

Chairman Hopkinson invited the Commissioners to share their thoughts especially regarding front yards:

- Mike Cottle does not feel a six foot solid fence in front yards keeps our community rural feeling.
- Corey Sweat was unable to attend the meeting but sent his thoughts via email. He does not want to restrict property owner's rights.
- Alan Malan pointed out that 17.xx.100 has some problems regarding the definition of hedges and needs to be clarified that hedges do not include trees. He suggested removing the language hedges and foliage from the backyard requirement. All concurred with that suggestion.

Chairman Hopkinson suggested that we hold some community meetings to receive citizen input if we intend to modify the restrictions on front yard fencing. He suggested using the City face book page to get input.

Ben White reminded the Commission that they can make changes, or not make changes to the degree they feel appropriate regarding front, back, and side lot fencing and corner lot fencing. All Commissioners are agreeable with having the six foot height for rear/side yards as currently allowed but decided, for the time being, to not propose any changes to the front yard.

Staff will put together a redline copy of the suggested changes for review at the next meeting.

V. Staff Report

Ben White: no report

Cathy Brightwell reminded them that next Tuesday, October 18, at 6:00 p.m. will be a joint work session with city council to discuss the P.U.D. moratorium. Dinner will be served. If there is information to share prior to the meeting, they will receive a packet.

VI. Approval of Minutes of dated September 27, 2016

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes dated September 27, 2016 as presented. Alan Malan seconded the motion and voting was unanimous in favor among those members present.

XIII. Adjournment

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Laura Charchenko moved to approve of the minutes dated September 27, 2016 as presented. Alan Malan seconded the motion and voting was unanimous in favor among those members present.

XIII. 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 8:35 p.m.

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The foregoing was approved by the West Bountiful City Planning Commission on October 25, 2016, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell – City Recorder

