

**Mayor**  
Kenneth Romney

**City Engineer/  
Zoning  
Administrator**  
Ben White

**City Recorder**  
Cathy Brightwell

# **WEST BOUNTIFUL PLANNING COMMISSION**

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West Bountiful, Utah 84087

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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 25, 2016 AT THE CITY OFFICES**

***AGENDA AS FOLLOWS:***

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Discuss Proposed Language for Title 17, Yard and Fence Requirements for Residential Zones, and Consider Setting Public Hearing.
3. Staff Report.
4. Consider Approval of October 11, 2016 Meeting Minutes.
5. 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 21, 2016.***

**West Bountiful City  
Planning Commission**

**October 25, 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 21, 2016 per state statutory requirement.

**Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, October 25, 2016, at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**

**MEMBERS PRESENT:** Chairman Denis Hopkinson, Terry Turner, Alan Malan, Mike Cottle, Corey Sweat (Alternate), and Andy Williams (Councilmember).

**MEMBERS/STAFF EXCUSED:** Cathy Brightwell (Recorder) and Laura Charchenko

**STAFF PRESENT:** Ben White (City Engineer), and Debbie McKean (Secretary).

**VISITORS:** None

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. Alan Malan seconded the motion. Voting was unanimous in favor among members present.

**Business Discussed:**

**II. Discuss Proposed Language for Title 17, Yard and Fence Requirements for Residential Zones, and Consider Setting Public Hearing.**

Commissioner packets included a memorandum from Ben White dated October 20, 2016 regarding Yard Regulations and Fences, and a redlined copy of fence regulations for the residential zone.

Chairman Hopkinson reminded the Commissioners that Staff was directed to make a redline copy of Yard Regulations and Fences concerning definitions. Those changes have been made and are before them this evening. He asked for comments from commissioners.

Alan Malan made suggestions for changes to definitions of street side lot line. He also suggested Section C of 17.xxx.100 be modified so that “less than six (6) feet above the ground” follows “small trees”.

Mike Cottle liked the draft and had no changes to suggest.

Chairman Hopkinson, Terry Turner and Corey Sweat agreed with Alan Malan’s proposal in Section C.

Chairman Hopkinson and Alan Malan suggested staff define a “hedge” then make conditions of what is acceptable and strike “C” under 17.xx.100 from the document.

Ben White showed a diagram of a situation that has surfaced recently regarding side yards and Option 1 in the diagram and a scenario of a possible accessory building being 20 feet high and located up against the edge of the property. Some discussion took place regarding this particular situation. Mr. White suggested we restrict building a 20 ft. high building against the sidewalk, but it could be built in the setback area.

Some discussion took place regarding what to restrict and what not to restrict regarding corner lot fencing. There was concern about placing restrictions on property owners except for safety reasons. Pros and cons for property owners for both options were discussed.

Option 1 is currently in the proposed language. Chairman Hopkinson pointed out some cons to this Option with the current language. Definitions need to compliment the language and new standards.

Mike Cottle feels like there should not be a 20 foot building allowed up against the sidewalk on a corner lot situation. Further discussion took place.

Staff was directed to make the suggested changes discussed this evening and bring back a new draft for further review. Option 2 should allow flexibility for small structures in the rear street side yard.

### **III. Staff Report**

#### **Ben White:**

- **Regarding the west side Annexation-** the Deveraux family has contacted us about wanting to be included in the annexation. Only the Wilson and Putnam family have not responded. Councilman Williams will give them a personal visit.

- **Brandon Jones-** Has submitted his plat. A public hearing will need to be set but our next meeting is scheduled for Election Night. We would need to set aside another evening for this meeting.
- **PUD Ordinance** is a Conditional Use according to our current code and it has been suggested that we need to strike that from our code as soon as possible. This item of business could be scheduled the same night as the Brandon Jones public hearing.
- **500 South Building on the lot line.** Commercial Buildings needs to have the Planning Commission approve landscape design plan.
- **Questar currently has part of Legacy Trail closed off.** They are running two gas lines; one replacement and one addition. By Spring, there will be about a mile closed off. When they get to 500 South they will turn east. Ben shared the plans they have putting their pipe line in and how it will have a big impact in our City. As a City we have no say in this process except that City Council can impose charges for disruption and use fees that will benefit our City.
- **Meeting set for two weeks-** It was discussed and decided to hold the next Planning Commission Meeting on Thursday, November 10<sup>th</sup> at 7:30 to set two Public Hearings for that night.

**IV. Approval of Minutes of dated October 11, 2016**

**ACTION TAKEN:**

*Corey Sweat moved to approve of the minutes dated October 11, 2016 as presented. Terry Turner seconded the motion and voting was unanimous in favor among those members present.*

**V. Adjournment**

**ACTION TAKEN:**

*Alan Malan moved to adjourn the regular session of the Planning Commission meeting. Corey Sweat seconded the motion. Voting was unanimous in favor. The meeting adjourned 8:25 p.m.*

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



Cathy Brightwell – City Recorder

