

**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 SPECIAL MEETING AT 7:30 PM ON THURSDAY, NOVEMBER 10, 2016 AT THE CITY OFFICES**

### ***AGENDA AS FOLLOWS:***

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Public Hearing Regarding Request by Brandon Jones for a One Lot Subdivision at 887 N 800 West and to Remove Heritage Pointe, Lot 15 from the West Bountiful Historic District.
3. Consider Final Plat Approval for Dirty Dog Subdivision at 887 N 800 West.
4. Consider Realignment of Historic District Boundary to Exclude Property at 871 N 800 West.
5. Public Hearing Regarding a Modification to Title 17 of the West Bountiful Municipal Code Removing Planned Unit Developments as a Conditional Use in Agricultural and Residential Districts.
6. Consider Modifications to Title 17 of the West Bountiful Municipal Code Removing Planned Unit Developments as a Conditional Use in Agricultural and Residential Districts.
7. Discuss Proposed Language for Title 17, Yard and Fence Requirements for Residential Zones, and Consider Setting Public Hearing.
8. Staff Report.
9. Consider Approval of October 25, 2016 Meeting Minutes.
10. 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 November 7, 2016.*

1 **West Bountiful City**

**November 10, 2016**

2 **Planning Commission**

3 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice  
4 website and the West Bountiful City website, and sent to Clipper Publishing Company on  
5 November 7, 2016 per state statutory requirement.

6

7 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**  
8 **November 10, 2016, at West Bountiful City Hall, Davis County, Utah.**

9

10 **Those in Attendance:**

11

12 **MEMBERS PRESENT:** Vice Chairman Terry Turner, Alan Malan, Mike  
13 Cottle, and Laura Charchenko, Corey Sweat (Alternate) and Andy Williams  
14 (Councilmember).

15

16 **MEMBERS/STAFF EXCUSED:** Chairman Denis Hopkinson.

17

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

20

21 **VISITORS:** Brandon Jones and Yvette. Jones

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

24 **I. Accept Agenda**

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

28 **Business Discussed:**

29 **II. Public Hearing Regarding Request by Brandon Jones for a One Lot Subdivision at 887**  
30 **North 800 West and to Remove Heritage Pointe, Lot 15 from the West Bountiful**  
31 **Historic District**

32 Ben White introduced the request by Brandon Jones for a one lot subdivision. He showed on  
33 the projector the desired plans for Commissioner's to review. Staff suggests final approval be  
34 granted with/without conditional recommendation so it can move forward for City Council review.

35 Ben White explained the Historic District boundaries on a projected map of the Historic  
36 District. Mr. Jones would like to request that his property be removed from the Historic District.

37 **ACTION TAKEN:**

38 *Corey Sweat moved to open the Public Hearing for a request by Brandon Jones for a One*  
39 *Lot Subdivision at 887 North 800 West and to Remove Heritage Pointe, Lot 15 from the*  
40 *West Bountiful Historic District at 7:40 pm. Mike Cottle seconded the motion and voting*  
41 *was unanimous in favor.*

42 No Public Comment

43 **ACTION TAKEN:**

44 *Corey Sweat moved to close the Public Hearing for a request by Brandon Jones for a One*  
45 *Lot Subdivision at 887 North 800 West and to Remove Heritage Pointe, Lot 15 from the*  
46 *West Bountiful Historic District at 7:41 pm. Laura Charchenko seconded the motion and*  
47 *voting was unanimous in favor.*

48 **III. Consider Final Plat Approval for Dirty Dog Subdivision at 887 North 800 West**

49 Commissioner packets included a memorandum from Ben White dated November 4, 2016  
50 regarding Dirty Dog Subdivision at 887 North 800 West, a site plat, and a map of the West  
51 Bountiful Historic District.

52 **Commissioner Comments:**

53 **Corey Sweat** recommended that they be able to do what they would like to do with their personal  
54 property.

55 **Alan Malan** feels they need to put curb and gutter along the property along 800 West. Corey  
56 Sweat disagreed with Mr. Malan and feels that City Council will not require that  
57 recommendation. Alan Malan reminded them that all new subdivisions must do curb, gutter  
58 and sidewalk and this is a new subdivision even though it is only one lot.

59 **Mike Cottle** felt that the curb and gutter could be delayed because other property along 800 West  
60 do not have curb and gutter. Laura Charchenko agreed because of the off and on conditions  
61 of curb and gutter along 800 West.

62 **ACTION TAKEN:**

63 *Corey Sweat moved to approve the final plat for Dirty Dog Subdivision at 887 North 800*  
64 *West without requiring curb and gutter. Mike Cottle seconded the motion and a roll call*  
65 *vote was taken and passed 4 to 1.*

66  
67 **Roll Call Vote as Follows:**

68

69 Alan Malan - Nay  
 70 Laura Charchenko - Aye  
 71 Terry Turner - Aye  
 72 Corey Sweat - Aye  
 73 Mike Cottle - Aye

74  
 75

76 **IV. Consider Realignment of Historic District Boundary to Exclude Property at 871 North**  
 77 **800 West**

78 **ACTION TAKEN:**

79 *Alan Malan moved to approve the realignment of Historic District Boundary to exclude*  
 80 *Property at 871 North 800 West. Corey Sweat seconded the motion and voting was*  
 81 *unanimous in favor.*

82 **V. Public Hearing Regarding a Modification to Title 17 of the West Bountiful Municipal**  
 83 **Code Removing Planned Unit Developments as a Conditional Use in Agricultural and**  
 84 **Residential Districts.**

85 **ACTION TAKEN:**

86 *Laura Charchenko moved to open the Public Hearing Regarding a Modification to Title*  
 87 *17 of the West Bountiful Municipal Code Removing Planned Unit Developments as a*  
 88 *Conditional Use in Agricultural and Residential Districts at 7:54 pm. Mike Cottle*  
 89 *seconded the motion and voting was unanimous in favor.*

90 No Public Comment

91 **ACTION TAKEN:**

92 *Mike Cottle moved to close the Public Hearing Regarding a Modification to Title 17 of the*  
 93 *West Bountiful Municipal Code Removing Planned Unit Developments as a Conditional*  
 94 *Use in Agricultural and Residential Districts. Corey Sweat seconded the motion and*  
 95 *voting was unanimous in favor.*

96 **VI. Consider Modifications to Title 17 of the West Bountiful Municipal Code Removing**  
 97 **Planned Unit Developments as a Conditional Use in Agricultural and Residential**  
 98 **Districts.**

99 **ACTION TAKEN:**

100 *Laura Charchenko moved to Approve Modifications to Title 17 of the West Bountiful*  
 101 *Municipal Code Removing Planned Unit Developments as a Conditional Use in*  
 102 *Agricultural and Residential Districts. Alan Malan seconded the motion and voting was*  
 103 *unanimous in favor.*

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

106 A redlined copy of the language change was presented for review and approval. It was  
 107 discussed and decided that the definition of hedge should be included as it is open to a bit of  
 108 interpretation. Ben White explained clauses that are included in the front and side yards.

109 Alan Malan would like the language in Section 2b to be changed to read 200 square feet or  
 110 less with a 9 foot height limitation. Some discussion took place regarding whether or not to  
 111 include a diagram showing the two options. Alan Malan asked about the word “principal  
 112 structure” and commented it be changed to read “main structure” for consistency throughout the  
 113 document. Further discussion took place regarding the different options and possible scenarios.  
 114 Ben White suggested that a public hearing could be set for an upcoming meeting.

115 **ACTION ITEM:**

116 *Staff will advertise for a Public Hearing to be set for a proposed language change to Title*  
 117 *17, Yard and Fence Requirements for Residential Zones on December 13, 2016 at 7:30 pm*  
 118 *or as soon thereafter as time permits.*

119 **VIII. Staff Report**

120 **Ben White:**

- 121 • PUD Ordinance draft is being prepared and they will likely see that before them at the first  
 122 meeting in December.
- 123 • There are five Tuesdays this month. Do we want to reschedule the next meeting for the  
 124 29<sup>th</sup> of November if the 22<sup>nd</sup> meeting needs to be cancelled? Ovation Homes may likely  
 125 be ready for plan approval.

126 **Cathy Brightwell:**

- 127 • Reminded Commissioners of the Land Use training this Saturday from 9:00 a.m. to 1:00  
 128 p.m.

129  
 130 **IX. Approval of Minutes of dated October 25, 2016**

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 132 **ACTION TAKEN:**

133 *Corey Sweat moved to approve of the minutes dated October 25, 2016 as presented. Laura*  
 134 *Charchenko seconded the motion and voting was unanimous in favor among those members*  
 135 *present.*

136

137

138

139 **X. Adjournment**

140

141 **ACTION TAKEN:**

142 *Alan Malan moved to adjourn the regular session of the Planning Commission meeting. Corey*  
143 *Sweat seconded the motion. Voting was unanimous in favor. The meeting adjourned 8:20 p.m.*

144

145 .....

146

147 The foregoing was approved by the West Bountiful City Planning Commission on December 13, 2016, by  
148 unanimous vote of all members present.

149 *Cathy Brightwell*

150 Cathy Brightwell – City Recorder

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