THE WEST BOUNTIFUL PLANNING COMMISSION WILL
HOLD A REGULAR MEETING AT 7:30 PM ON
TUESDAY, DECEMBER 13, 2016 AT THE CITY OFFICES

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Consider Conditional Use Application for Auto Italia Repairs and Detail at 1116 W 500 South, Suite #7.
3. Discuss Proposed 2 Lot Subdivision for Mike Youngberg at 528 N 660 West.
4. Staff Report.
5. Consider Approval of November 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 December 9, 2016.
Staff received a request from Aimee Hinojosa for a business license for Auto Italia Repair & Detail, LLC, at 1116 W 500 South, Suite 7.

The business will handle general auto repair and detailing. There are 2-bays, one for auto repair and one for detailing.

West Bountiful Municipal Code, Commercial Highway (C-H) zone, Section 17.34.030 requires a conditional use permit for the proposed use.

The Conditional Use ordinance, Section 17.60.040, requires the planning commission to consider whether:

1. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community;
2. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use;
6. The proposed use will conform to the intent of the city’s general plan; and
7. The conditions to be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection.
Staff recommends the following conditions be required with the granting of this conditional use permit:

1. Fire Inspection approval – *inspection is scheduled for December 13;*

2. Drains will be connected to sanitary sewer and approved by the South Davis Sewer District before business commences – *Per Sewer District, collection boxes are in place;*

3. No outdoor storage will be allowed beyond operable cars being serviced;

4. Upon issuance of this Permit, Auto Italia Repair & Detail, LLC will purchase a West Bountiful City business license.
CONDITIONAL USE PERMIT APPLICATION

PROPERTY ADDRESS: 116 West 500 South 7

PARCEL NUMBER: ZONE: DATE OF APPLICATION: 11/21/16

Name of Business: Auto Italia Repairs and Detail

Applicant Name: Aimee Hingiosa

Applicant Address: 616 West 1000 North, WB, Utah

Primary phone: 801-309-4384 Fax Number: 

E-mail address: auto.italia11@yahoo.com

Describe in detail the conditional use for which this application is being submitted. Attach a site plan which clearly illustrates the proposal. A separate sheet with additional information may be submitted if necessary.

Shop space will be used for car repair and detailing. Office space for customers waiting and child room.

The Applicant(s) hereby acknowledges that they have read and are familiar with the applicable requirements of Title 17.60 of the West Bountiful City Code, pertaining to the issuance of Conditional Use Permits. If the applicant is a corporation, partnership or other entity other than an individual, this application must be in the name of said entity, and the person signing on behalf of the Applicant hereby represents that they are duly authorized to execute this Application on behalf of said entity.

Fee must accompany this application - $20 for Residential Zone, $50 for Business Zone

I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge.

Date: 11/21/16 Applicant Signature: Aimee Hingiosa

FOR OFFICIAL USE ONLY

Application Received Date: 11/21/16 Permit Number: 
Application Fee Received Date: 11/21/16 Permit Approval Date: 
Fee: $20 Residential $50 Commercial

Revised May 2015
Mr. Youngberg has purchased a 0.85 acre parcel of ground on the east side of 660 West. The property currently has an adobe style construction home and a number of accessory buildings. Mr. Youngberg desires to remove the old house and divide the lot into two lots.

Each lot meets the minimum width and area for lots in the R-1-10 zone. The lots will contain an adequate building pad even though there is an overhead power line easement in the rear yard.

A public hearing for this subdivision has been scheduled for the December 27th Planning Commission meeting.

The big question with this subdivision is what to do about curb and sidewalk. The nearest curb on the same side of the street is 900 feet away and 500 feet away on the opposite side of the street. If a deferral agreement were to be recommended and approved, staff believes it would be the only agreement on a street that contains very little future development potential.
West Bountiful City

Planning Commission

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 November 7, 2016 per state statutory requirement.

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

Those in Attendance:

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

MEMBERS/STAFF EXCUSED: Chairman Denis Hopkinson.

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

VISITORS: Brandon Jones and Yvette. Jones

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

I. Accept Agenda

Vice Chairman Turner 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.

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

Ben White introduced the request by Brandon Jones for a one lot subdivision. He showed on the projector the desired plans for Commissioner’s to review. Staff suggests final approval be granted with/without conditional recommendation so it can move forward for City Council review.
Ben White explained the Historic District boundaries on a projected map of the Historic District. Mr. Jones would like to request that his property be removed from the Historic District.

**ACTION TAKEN:**

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

Public Comment: No Public Comment

**ACTION TAKEN:**

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

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

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

**Commissioner Comments:**

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

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

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

**ACTION TAKEN:**

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

Roll Call Vote as Follows:
IV. Consider Realignment of Historic District Boundary to Exclude Property at 871 North 800 West

ACTION TAKEN:

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

V. 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.

ACTION TAKEN:

Laura Charchenko moved to open the 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 at 7:54 pm. Alan Malan seconded the motion and voting was unanimous in favor.

Public Comment: No Public Comment

ACTION TAKEN:

Mike Cottle moved to close the 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. Corey Sweat seconded the motion and voting was unanimous in favor.

VI. Consider Modifications to Title 17 of the West Bountiful Municipal Code Removing Planned Unit Developments as a Conditional Use in Agricultural and Residential Districts.
ACTION TAKEN:

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

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

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

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

ACTION ITEM:

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

VIII. Staff Report

Ben White:

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

Cathy Brightwell:

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

IX. Approval of Minutes of dated October 25, 2016
ACTION TAKEN:

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

X. 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 8:20 p.m.

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

Cathy Brightwell – City Recorder