

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
FAX (801) 292-6355

Chairman
Denis Hopkinson

Commissioners
Laura Charchenko
Mike Cottle
Alan Malan
Terry Turner
Corey Sweat, Alt.

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.***

MEMORANDUM



TO: Planning Commission

DATE: August 4, 2016

FROM: Cathy Brightwell, Ben White

RE: Auto Italia Repair/Detail, LLC

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**

**West Bountiful City
PLANNING AND ZONING**
550 N 800 W, West Bountiful, UT 84087
Phone: (801) 292-4486
www.wbcity.org

PROPERTY ADDRESS: 1116 West 500 South 7

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

Name of Business: Auto Italia Repairs and Detail

Applicant Name: Aimee Hingjosa

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 Hingjosa

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 X\$50 Commercial

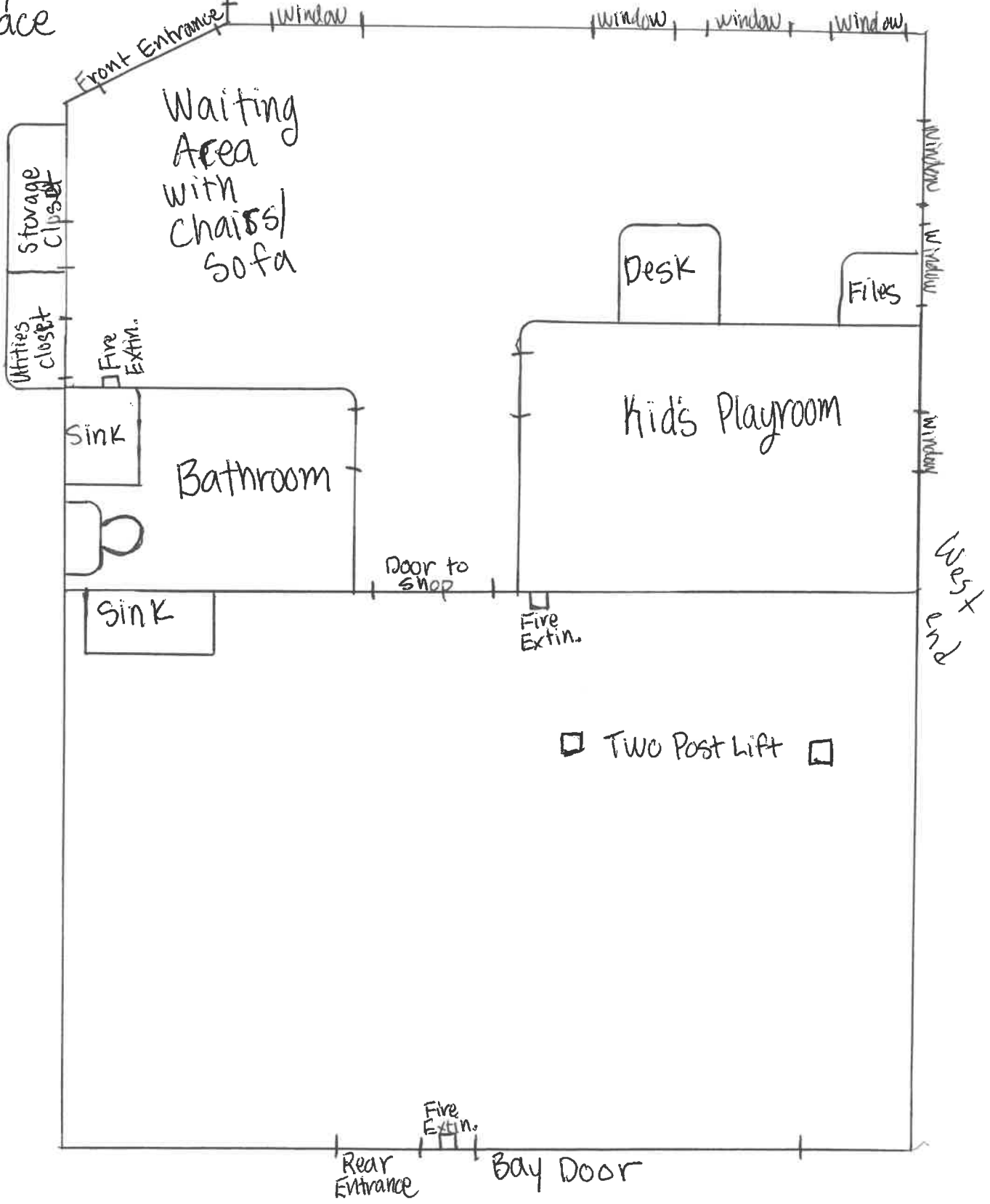
Windows

500 South

1116 West 500 South #7
Auto Italia Repairs and Detail

Not to Scale

Shared
Lobby
Space



Shop Parking

MEMORANDUM



TO: Planning Commission

DATE: December 8, 2016

FROM: Ben White

RE: Mike Youngberg 2-Lot Subdivision @ 528 N 660 West

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.

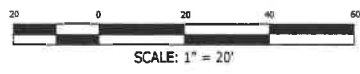
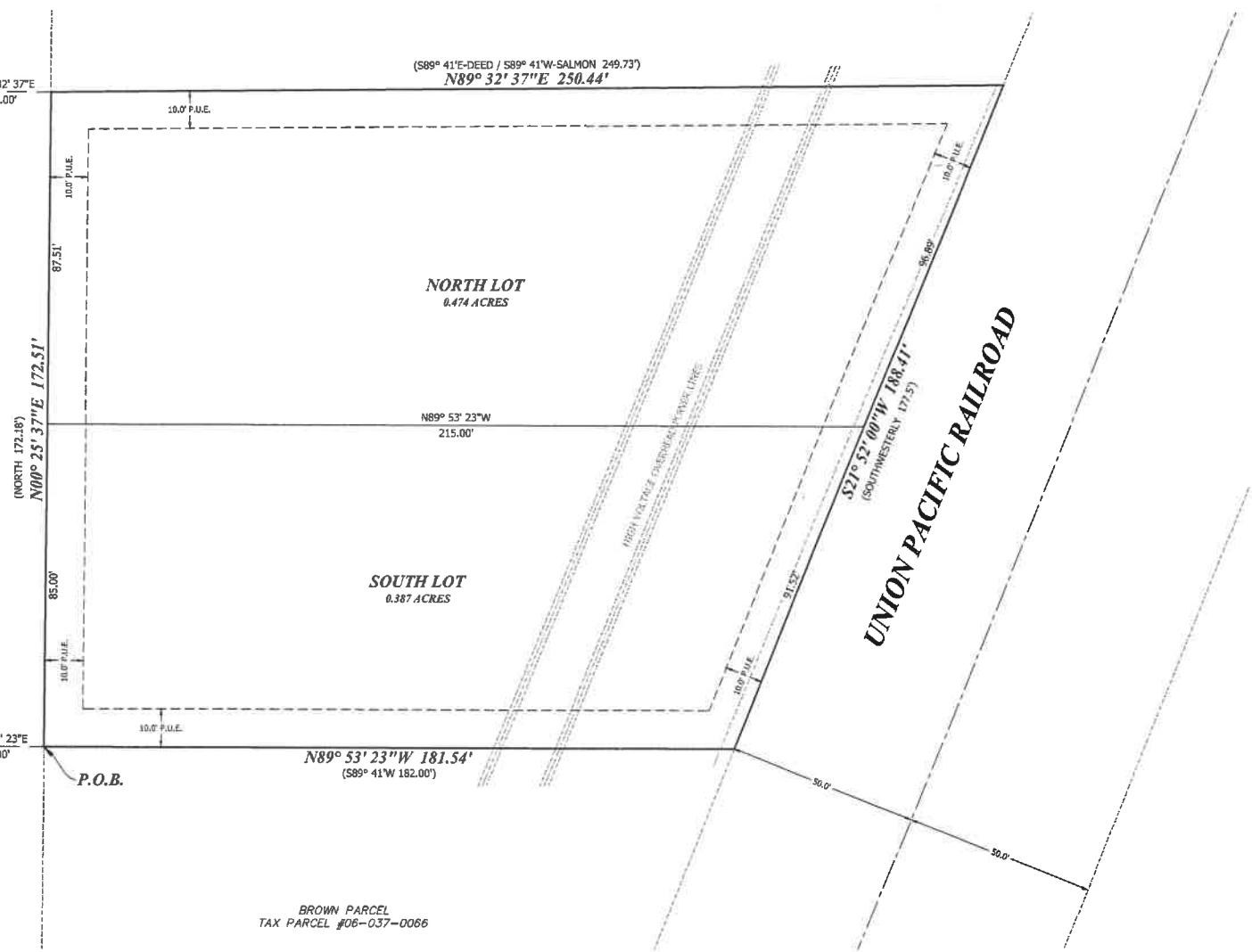
A public hearing for this subdivision has been scheduled for the December 27th Planning Commission meeting.

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.

MIKE YOUNGBERG SUBDIVISION
 528 NORTH 660 WEST, TAX PARCEL # 06-037-0102
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 24, T.2N., R.1W., S.L.B.&M.
 WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
 DECEMBER 2016

CURVE P1 IN 660 WEST STREET,
 FOUND MONUMENT

660 WEST STREET



SURVEYOR'S CERTIFICATE

I, VON R. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 166385 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THE PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

MIKE YOUNGBERG SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

VON R. HILL, UTAH PLS# 166385
 H&A ENTELLUS

BOUNDARY DESCRIPTION

ANY AND ALL INTEREST BEGINNING ON THE EAST LINE OF 660 WEST STREET, A 50 FOOT STREET, AT A POINT NORTH 24 RODS, WEST 90 RODS AND NORTH 402 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEST BOUNTIFUL, UTAH, AND RUNNING THENCE NORTH ALONG SAID STREET 172.18 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED IN 298-642, DAVIS COUNTY RECORDS; THENCE SOUTH 89°41' EAST 249.73 FEET TO A RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY 177.5 FEET, MORE OR LESS, TO A POINT NORTH 89°41' EAST OF POINT OF BEGINNING; THENCE SOUTH 89°41' WEST 182 FEET, MORE OR LESS TO POINT OF BEGINNING.

ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF 660 WEST STREET, SAID POINT BEING SOUTH 89°54'54" WEST 134.85 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF 500 WEST STREET AND NORTH 00°11'46" WEST 396.06 FEET ALONG SAID CENTER LINE TO THE CENTER LINE MONUMENT AT THE INTERSECTION OF 500 WEST STREET AND 400 NORTH STREET AND SOUTH 89°23'45" WEST 1380.84 FEET TO THE CENTER LINE MONUMENT AT THE INTERSECTION OF 400 NORTH STREET AND 660 WEST STREET AND NORTH 00°25'37" EAST 402.27 FEET ALONG THE CENTERLINE OF 660 WEST STREET AND SOUTH 89°53'23" EAST 25.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 00°25'37" EAST 172.51 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED IN BOOK 298 AT PAGE 642, DAVIS COUNTY RECORDER'S OFFICE; THENCE NORTH 89°23'23" EAST 250.44 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO THE NORTHWESTERLY RIGHT OF WAY OF A RAIL ROAD; THENCE SOUTH 21°52'00" WEST 188.41 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE NORTH 89°53'23" WEST 181.54 FEET TO THE EAST LINE OF 660 WEST STREET AND TO THE POINT OF BEGINNING, CONTAINS 0.860 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS:

MIKE YOUNGBERG SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT AND DEFEND AND SAVE THE CITY, HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS, WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__.

MIKE YOUNGBERG

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 20__, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MIKE YOUNGBERG, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

LEGEND

- PROPERTY LINE _____
- INTERIOR LOT LINE _____
- ADJACENT PROPERTY _____
- ROAD CENTERLINE _____
- SECTION LINE _____
- TIE TO MONUMENT _____

RECORD CALLS ()

- SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED) ●
- FOUND PROPERTY MARKER (AS NOTED) ○

BROWN PARCEL
 TAX PARCEL #06-037-0066

400 NORTH STREET

500 WEST STREET

EAST 1/4 CORNER, SEC. 24,
 T.2N. R.1W., S.L.B.&M.
 (CALCULATED FROM W.B. MON. PLAT)

NOTES:
 1. THERE IS A 10.0-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) ALONG THE EXTERIOR SUBDIVISION BOUNDARY, AS SHOWN.



181 North 200 West, Suite #4
 Bountiful, Utah 84010
 Phone 801-298-2236

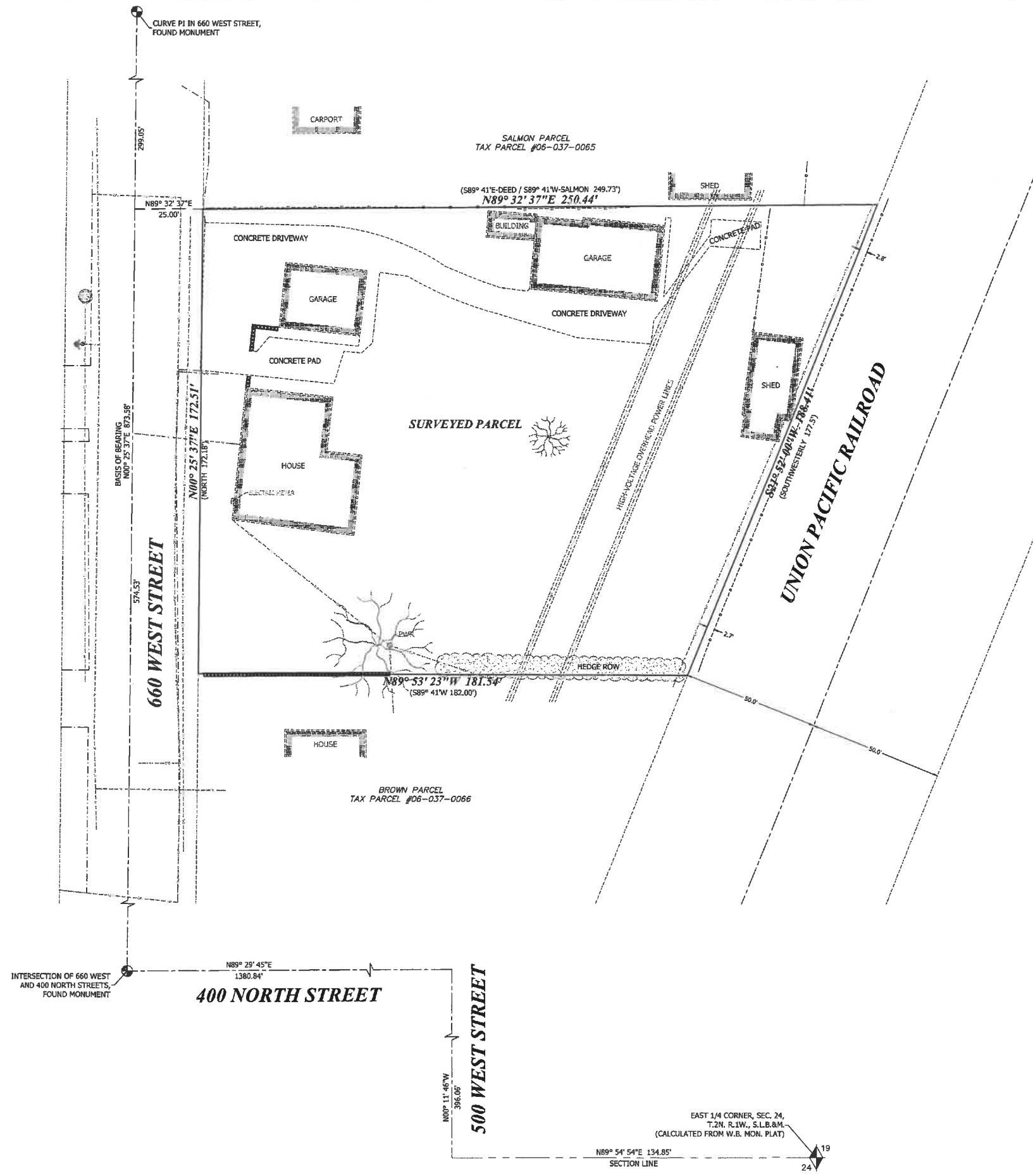
RECOMMENDED FOR APPROVAL
 APPROVED THIS ____ DAY OF _____, 20__ BY _____
 WEST BOUNTIFUL CITY ENGINEER

RECOMMENDED FOR APPROVAL
 APPROVED THIS ____ DAY OF _____, 20__ BY _____
 THE PLANNING COMMISSION OF WEST BOUNTIFUL CITY.
 CHAIRMAN

RECOMMENDED FOR APPROVAL
 APPROVED THIS ____ DAY OF _____, 20__ BY _____
 WEST BOUNTIFUL CITY ATTORNEY

WEST BOUNTIFUL CITY COUNCIL
 APPROVED THIS ____ DAY OF _____, 20__ BY _____
 THE WEST BOUNTIFUL CITY COUNCIL.
 CITY RECORDER ATTEST: _____
 MAYOR: _____

DAVIS COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____, 20__, AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER _____
 BY _____



CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

DESCRIPTION

ANY AND ALL INTEREST BEGINNING ON THE EAST LINE OF 660 WEST STREET, A 50 FOOT STREET, AT A POINT NORTH 24 RODS, WEST 90 RODS AND NORTH 402 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, T2N, R1W, SALT LAKE BASE AND MERIDIAN, WEST BOUNTIFUL, UTAH AND RUNNING THENCE NORTH ALONG SAID STREET 172.38 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED IN 298-642, DAVIS COUNTY RECORD.; THENCE SOUTH 89°41' EAST 249.73 FEET TO A RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY 177.5 FEET, MORE OR LESS, TO A POINT NORTH 89°41' EAST OF POINT OF BEGINNING; THENCE SOUTH 89°41' WEST 182 FEET, MORE OR LESS TO POINT OF BEGINNING.

SURVEYED PARCEL CONTAINS 0.844 ACRES

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY THE BOUNDARIES OF THE SURVEYED PARCEL AND TO MARK THE PROPERTY CORNERS IN PREPARATION FOR A FUTURE SUBDIVISION. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE MONUMENTS IN 660 WEST STREET, AS SHOWN. THE RECORD BEARING FOR THIS BASIS WAS TAKEN FROM THE "WEST BOUNTIFUL CITY STREET INTERSECTION MONUMENT SYSTEM" PLAT, ON RECORD AT THE DAVIS COUNTY SURVEYOR'S OFFICE, AND ALL DEED BEARINGS WERE ROTATED TO THIS BASIS.

THE WEST LINE OF THE PARCEL IS BOUNDED BY 660 WEST STREET. THE EAST LINE IS BOUNDED BY THE RAILROAD RIGHT OF WAY. THE EAST LINE WAS DETERMINED BASED ON A 2006 HILL & ARGYLE SURVEY ON A PROPERTY THREE PARCELS NORTH OF THE SURVEYED PARCEL, ON RECORD AS SURVEY #4762, DAVIS COUNTY SURVEYOR'S OFFICE. THE RAILROAD BEARING FROM SAID SURVEY WAS EXTENDED TO MEET THIS PARCEL. FENCING ALONG THE RAILROAD CONTINUES TO MATCH THE RIGHT-OF-WAY LINE AS SHOWN IN THIS SURVEY.

THE DEED LINES BETWEEN THE SURVEYED PARCEL AND THE PARCEL TO THE SOUTH (BROWN PARCEL) MEET ALONG 660 WEST STREET, BUT THE BEARINGS ALONG THE SOUTH LINE OF THE SURVEYED PARCEL DIVERGE AS THE LINES MOVE EAST FROM THE STREET. WE USED THE ROTATED DEED LINE OF THE SURVEYED PARCEL TO DETERMINE THE SOUTH LINE OF THE SURVEYED PARCEL BECAUSE THIS APPEARS TO MATCH EXISTING IMPROVEMENTS BEST.

THE DEED DESCRIPTION FOR THE SURVEYED PARCEL CALLS TO THE SOUTHWEST CORNER OF THE PARCEL TO THE NORTH (SALMON PARCEL) AND PRESUMABLY RUNS ALONG THE SOUTH LINE OF THE SALMON PARCEL. THE DEED LINES IN THE DESCRIPTIONS ALONG THE NORTH LINE OF THE SURVEYED PARCEL ALSO DIVERGE AS THEY MOVE EASTERLY BECAUSE THE SALMON DEED CLOSES SOUTHWEST AND THE SURVEYED PARCEL DEED RUNS SOUTHEAST. THE FENCE LINES AND OTHER IMPROVEMENTS MATCH THE SALMON DEED LINE VERY WELL. WE USED THE ROTATED DEED LINE OF THE SALMON PARCEL TO DETERMINE THE NORTH LINE OF THE SURVEYED PARCEL BECAUSE THIS APPEARS TO MATCH EXISTING IMPROVEMENTS AND OCCUPATION LINES BEST.

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	- - - - -
SECTION LINE	—————
TIE TO MONUMENT	—————
EDGE OF PAVEMENT	—————
CURB, GUTTER, SIDEWALK	—————
CHAIN LINK FENCE LINE	—————
WOOD/VINYL FENCE LINE	—————
WALL	—————
RECORD CALLS ()	()
SET 5/8" REBAR WITH HRA ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236



MIKE YOUNGBERG

528 NORTH 660 WEST
TAX PARCEL #06-037-0102
LOCATED IN THE NE 1/4 OF SECTION 24, T2N., R. 1W., S.L.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DATE	DESCRIPTION
11/10/2016	DRAWN: JRC
	APPLYD: VRH [DATE]
	PROJECT: 1406001
	1406001 BOUNDARY.dwg

C201
BOUNDARY SURVEY

1 **West Bountiful City** **PENDING** **November 11, 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 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
 7 **November 10, 2016, at West Bountiful City Hall, Davis County, Utah.**

8

9 **Those in Attendance:**

10

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

14

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

16

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

19

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

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

23 **I. Accept Agenda**

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

27 **Business Discussed:**

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

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

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

36 **ACTION TAKEN:**

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

41 Public Comment: No Public Comment

42 **ACTION TAKEN:**

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

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

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

51 **Commissioner Comments:**

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

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

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

61 **ACTION TAKEN:**

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

65
66 **Roll Call Vote as Follows:**

67

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

73
 74

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

77 **ACTION TAKEN:**

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

81

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. Alan Malan*
 89 *seconded the motion and voting was unanimous in favor.*

90 Public Comment: 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

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

100

101

102 **ACTION TAKEN:**

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

107

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

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

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

119 **ACTION ITEM:**

120 *Staff will advertise for a Public Hearing to be set for a proposed language change to Title*
 121 *17, Yard and Fence Requirements for Residential Zones on December 13, 2016 at 7:30 pm*
 122 *or as soon thereafter as time permits.*

123 **VIII. Staff Report**124 **Ben White:**

- 125 • PUD Ordinance draft is being prepared and they will likely see that before them at the first
 126 meeting in December.
 127 • There are five Tuesdays this month. Do we want to reschedule the next meeting for the
 128 29th of November if the 22nd meeting needs to be cancelled? Ovation Homes may likely
 129 be ready for plan approval.

130 **Cathy Brightwell:**

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

133

134 **IX. Approval of Minutes of dated October 25, 2016**

135

136 **ACTION TAKEN:**

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

140

141 **X. Adjournment**

142

143 **ACTION TAKEN:**

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

146

147

148

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

151 _____

152 Cathy Brightwell – City Recorder

153