

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

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 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.***

**West Bountiful City
Planning Commission**

December 13, 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 on December 2, 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: Chairman Denis Hopkinson, Vice Chairman Terry Turner, Alan Malan, Mike Cottle, and Laura Charchenko, Corey Sweat (Alternate) and Andy Williams (Councilmember).

MEMBERS/STAFF EXCUSED: Debbie McKean (secretary)

STAFF PRESENT: Ben White (City Engineer) and Cathy Brightwell (Recorder)

VISITORS: Aimee Hinojosa

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

1. 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.

2. Consider Conditional Use Application for Auto Italia Repairs and Detail at 1116 West 500 South, Suite #7.

Commissioner packets included a memorandum from Cathy Brightwell regarding a conditional use application for Auto Italia Repair and Detail filed by Aimee Hinojosa.

Cathy Brightwell summarized the application explaining that the Hinojosa's plan to provide general auto repair and detailing which is a conditional use in the Commercial Highway District. Their application was originally filed in August but there were issues to be resolved with the property so it was put on hold until now.

Aimee Hinjosa introduced herself and was available for questions. Commissioner Malan asked what kind of auto repairs would be done; she responded that they would be limited to general repairs and maintenance. There were no other questions from the Commission.

ACTION TAKEN:

Alan Malan moved to approve the conditional use application as described above as it meets the requirements of WBMC Section 17.60.040 (1-7). Laura Charchenko offered a friendly amendment to include the four conditions proposed by staff: Fire inspection approval (done); Drains to be connected to sanitary sewer and approved by the South Davis Sewer District before business commences (done); No outdoor storage will be allowed beyond operable cars being serviced; and, upon issuance of conditional use permit applicant will purchase a West Bountiful City business license. Alan Malan accepted the friendly amendment. Laura Charchenko seconded the motion and voting was unanimous in favor.

3. Discuss Proposed 2-Lot Subdivision for Mike Youngberg at 528 N 660 West designated as Trails End Subdivision.

Commissioner packets included a memorandum from Ben White dated December 8, 2016 regarding Trails End Subdivision at 528 N 660 West, and a plat.

Mr. Youngberg recently purchased the property which consists of .87 acres 172 feet wide, an old house, and several outbuildings that he intends to split into two lots. A public hearing has been scheduled for the next meeting on December 27, 2016.

An issue for consideration is curb and sidewalk. There is currently no curb or sidewalk on either side of the road. Street and private property improvements may cause unintended drainage problems to neighbors. Mr. White stated that if there is a concern about future public improvement needs, a deferral agreement could be granted although he is not aware of any others on this street. Mr. Malan asked him to research the issue as there may have been agreements made with property owners in the past. There was discussion about what will happen to the buildings on the property. Mr. White responded that Mr. Youngberg plans to demolish the existing home but he is not sure what the plans are for the other buildings; some may not meet setbacks.

4. Staff Report

Ben White:

- A public hearing has been scheduled for December 27th for Title 17, sidewalk and fences in residential zones.
- Ovation Homes may also be on that agenda. They are finalizing pump station design and other details, including their outstanding issue with Weber basin.
- Ben gave an update on 400 North construction which is being delayed by weather.
- Regarding Annexation of 1450 West properties, the Devereaux's were interested in joining but recently withdrew while the family decides how to handle the property. There was

some discussion about future access to the larger properties on the west side related to 500 South.

Cathy Brightwell provided an update on McAlister’s Deli reporting that they now intend to open on January 9 and are hoping to hire 62 employees, half of whom will be high school students.

5. Approval of Minutes of dated November 10, 2016

ACTION TAKEN:

*Alan Malan moved to approve of the minutes dated November 10, 2016 as corrected.
Laura Charchenko seconded the motion and the Motion passed*

6. Adjournment

ACTION TAKEN:

Mike Cottle moved to adjourn the regular session of the Planning Commission meeting at 8:05 pm. Terry Turner seconded the motion and the Motion passed.

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The foregoing was approved by the West Bountiful City Planning Commission on December 27, 2016, by unanimous vote of all members present.

Cathy Brightwell – City Recorder