

**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 REGULAR MEETING AT 7:30 PM ON TUESDAY, MARCH 14, 2017 AT THE CITY OFFICES**

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

Welcome. Prayer/Thought by Invitation

1. Accept Agenda.
2. Consider Conditional Use Application For A Deck Within The Rear Setback At 830 West 1320 North.
3. Consider Conditional Use Application For An Accessory Dwelling Unit At 1055 West McKean Lane.
4. Public Hearing To Consider Proposed Changes to WBMC Section 17.88.140, Wireless Telecommunications - Standards for Antennas and Antenna Support Structures Which Allow Increased Height For Cell Towers.
5. Consider Proposed Changes to WBMC Section 17.88.140, Wireless Telecommunications - Standards for Antennas and Antenna Support Structures.
6. Public Hearing To Consider Proposed Changes to WBMC Chapter 17.68, Planned Unit Developments.
7. Consider Proposed Changes To WBMC Chapter 17.68, Planned Unit Developments.
8. Public Hearing To Consider Proposed Changes To Construction Standards and Specifications Specific to West Bountiful Which Supplement The American Public Works Association Specifications.
9. Consider Changes To Construction Standards and Specifications for West Bountiful.
10. Discuss Zoning In The Northwest Section Of City.
11. Staff Report.
12. Consider Approval Of Minutes From February 28, 2017.
13. 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 **March 10, 2017.***

**Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website and on the West Bountiful City website on March 10, 2017 per state statutory requirement.

**Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, March 14, 2017 at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**

**MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Laura Charchenko, and Kelly Enquist (City Council)

**MEMBERS/STAFF EXCUSED:** Vice Chairman Terry Turner, Corey Sweat (Alternate).

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

**VISITORS:** Kelly Mecham, Pete Lodder, Becky Ginos, Nikki McKean Alvarado and Mike Alvarado with baby Julian.

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

**1. Accept Agenda**

Chairman Hopkinson reviewed the agenda. Laura Charchenko moved to accept the agenda with proposed changes. Mike Cottle seconded the motion. Voting was unanimous in favor among members present.

**2. Consider Conditional Use Application for a Deck Within the Rear Setback at 830 West 1320 North**

Commissioner packets included a memorandum dated March 14, 2017 from Ben White regarding the Conditional Use Application for a rear deck for Mecham (Lodder Homes) at 830 West 1320 North with attached site plans for the dwelling and rear deck.

Ben White advised the Commissioners that the Conditional Use Permit application meets the necessary conditions.

Chairman Hopkinson reminded the Commissioners of the reasoning behind the regulations of decks. There was discussion about some slight adjustments that will need to be made to be in compliance.

**ACTION TAKEN:**

*Laura Charchenko moved to approve the Conditional Use Application for a rear deck for Kelly Mecham (Lodder Homes) at 830 West 1320 North with the following affirmative findings: the proposed use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity, or injurious to property in the vicinity, will not inordinately impact schools, utilities, and streets in the area, will provide for appropriate buffering of uses and building, and the use of building materials which are in harmony with the area and compatible with adjoining uses and will comply with the regulations specified in the R1-10 zoning ordinance. The following conditions will be imposed: the entire deck will be a least twenty (20) feet from the rear property line, it will not encroach more than 200 square feet into the setback, the floor of the deck will be no higher than the highest finished floor of the main structure, the portion of the deck that extends into the rear yard setback cannot be covered, and the railing cannot be more than forty-eight (48) inches high and must be less than twenty-five (25) % non-transparent. Mike Cottle the seconded the motion and voting was unanimous in favor among those present.*

**3. Consider Conditional Use Application for an Accessory Dwelling Unit (ADU) at 1055 West McKean Lane**

Commissioner packets included a memorandum dated March 14, 2017 from Ben White and Cathy Brightwell regarding a Conditional Use Application for an Accessory Dwelling Unit at 1055 West McKean Lane with attached site plans.

Ben White spoke regarding the conditions of this ADU. Chairman Hopkinson spoke to the purpose for applying for an ADU to care for family members. Ben White explained that it must be attached to the main dwelling and look like part of the home. Applicant is in compliance with all the requirements.

**ACTION TAKEN:**

*Alan Malan moved to approve the Accessory Dwelling Unit at 1055 McKean Lane for Mike and Nikki Alvarado with the following findings: that 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; 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 and or accompanying improvements will not inordinately impact schools, utilities, and streets and the conditions to be imposed by the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purpose of this subsection of Chapter 17.60. The following conditions will be imposed: applicant will*

*obtain a building permit, pass all necessary building code inspections, comply with the requirements of WBMC 17.82.050 with the current plan being to have the ADU occupied by a non-driving family member; should that change, adequate parking will be provided; the permit is non transferable so if at any time the home is not occupied by the applicant or his immediate family or the applicant sells the property, the permit shall be revoked pursuant to 17.60.080, or if the applicant decides to lease the ADU, they will include, in any lease document, language that the lease will terminate upon the sale of the property. Mike Cottle seconded the motion and voting was unanimous in favor.*

**4. Public Hearing to Consider Proposed Changes to WBMC Section 17.88.140, Standards for Antennas and Antenna Support Structures Which Allow Increased Height for Cell Towers.**

**ACTION TAKEN:**

*Laura Charchenko moved to open a public hearing for Proposed Changes to WBMC Section 17.88.140, Standards for Antennas and Antenna Support Structures Which Allow Increased Height for Cell Towers at 7:56 pm. Alan Malan seconded the motion and voting was unanimous in favor.*

**PUBLIC COMMENT: none**

**ACTION TAKEN:**

**Mike Cottle moved to close the public hearing at 7:57 pm. Laura Charchenko seconded the motion and voting was unanimous in favor.**

**5. Consider Proposed Changes to WBMC Section 17.88.140, Standards for Antennas and Antenna Support Structures.**

Commissioner packets included a memorandum dated March 10, 2017 from Duane Huffman and Ben White regarding Cell Phone Tower Height with proposed language changes to the current ordinance and diagrams from Verizon Wireless.

Chairman Hopkinson showed an example of a cell tower located in the southwest that was decorated to look like a water tower. He strongly suggested that city council consider asking for something similar that fits with our western way of life.

**ACTION TAKEN:**

*Laura Charchenko moved to recommend to city council approval of the changes to WBMC Section 17.88.140 Standards for Antennas and Antenna Support Structures. Alan Malan seconded the motion and voting was unanimous in favor.*

**6. Public Hearing to Consider Proposed Changes to WBMC Chapter 17.68, Planned Unit Developments.**

**ACTION TAKEN:**

*Laura Charchenko moved to go into a public hearing to hear comment on proposed changes to Planned Unit Development (PUD) Ordinance at 8:00 pm. Mike Cottle seconded the motion and voting was unanimous in favor.*

**PUBLIC COMMENT:** none

*Mike Cottle moved to close the public hearing with no public comment at 8:01 pm. Alan Malan seconded the motion and voting was unanimous in favor.*

**7. Consider Proposed Changes to WBMC Chapter 17.68, Planned Unit Developments.**

A short discussion took place regarding the “payment in lieu of” language that had previously been removed from the final draft and whether it was better to be silent on the issue or add language that prohibits it. It was decided to include prohibitive language in the document again.

Chairman Hopkinson asked that a clean copy of the approved final draft be sent to the City Council for consideration.

**ACTION TAKEN:**

*Laura Charchenko moved to recommend to city council approval of the changes to WBMC Chapter 17.68 Planned Unit Developments for their consideration including adding language that prohibits cash payments in lieu of constructing improvements or other requirements as discussed above. Alan Malan seconded the motion and voting was unanimous in favor.*

**8. Public Hearing to Consider Proposed Changes to Construction Standards and Specifications Specific to West Bountiful Which Supplement The American Public Works Association Specifications.**

**ACTION TAKEN:**

*Mike Cottle moved to open the public hearing to hear comments on Proposed Changes to Construction Standards and Specifications Specific to West Bountiful and that supplement The American Public Works Association Specifications at 8:10 pm. Alan Malan seconded the motion and voting was unanimous in favor.*

**PUBLIC COMMENT:** None

*Laura Charchenko moved to close the public hearing with no public comment at 8:11 pm. Alan Malan seconded the motion and voting was unanimous in favor.*

**9. Consider Changes to Construction Standards and Specifications for West Bountiful.**

A short discussion took place regarding the changes and additions made to this document. Commissioners are happy with the final draft.

**ACTION TAKEN:**

*Alan Malan moved to recommend to city council approval of the changes made to the Construction Standards and Specifications specific to West Bountiful City and that supplement the American Public Works Association Specifications and forward the document to the City Council for their review and approval. Laura Charchenko seconded motion and voting was unanimous in favor.*

**10. Discuss Zoning In The Northwest Section Of City.**

Ben White explained that the recent rezone for Hamlet Homes did not include the adjoining lots due to the way the public hearing was noticed. He suggested that it makes sense to include the remaining three lots in a rezone so that the entire area south of Porter Lane is R-1-22. Nobody has requested such at this time, but it could be helpful to them in the future so Commission can either act on it or not.

He added that the area to the north is still A-1 and provided a drawing that shows what the area might look like if it also was rezoned to R-1-22.

Further discussion on this matter will take place in an upcoming meeting

**11. Staff Report**

**Ben White**

- *There is an applicant on 500 South who owns the Overnight business and wants to expand. He wants to build a warehouse business but the Commercial General zone does not allow it. The area could be rezoned to Commercial Highway which allows warehousing, and we would suggest the rezone go all the way to I 15 to be consistent with the rest of the zoning on 500 South.. Ben will be meeting with them tomorrow.*

**Cathy Brightwell**

- *Land Use Training will be held on March 25 for appointed and elected officials again. If anyone is interested in going, let her know.*

**12. Approval of Minutes dated February 28, 2017**

**ACTION TAKEN:**

*Mike Cottle moved to approve of the minutes of the February 28, 2017 meeting. Alan Malan seconded the motion and voting was unanimous in favor.*

**13. Adjournment**

**ACTION TAKEN:**

*Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:30 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.*

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*The foregoing was approved by the West Bountiful City Planning Commission on March 28, 2017, by unanimous vote of all members present.*

*Cathy Brightwell*  
Cathy Brightwell City Recorder

