

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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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, APRIL 25, 2017 AT THE CITY OFFICES

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by Invitation

1. Accept Agenda.
2. Consider Request From Scott Garner For Conditional Use Permit For Reduced Setbacks For A Proposed Warehouse Addition at 756 W 500 South.
3. Staff Report.
 - a. City Council Actions Update
 - b. New Development
 - c. Legislative Update - House Bill 232
 - d. Miscellaneous
4. Consider Approval Of Minutes From March 28, 2017.
5. 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 21, 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 April 21, 2017 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, April 25, 2017 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

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

STAFF PRESENT: Ben White (City Engineer) and Debbie McKean (Secretary)

MEMBERS/STAFF EXCUSED: Vice Chairman Terry Turner and Cathy Brightwell (Recorder)

VISITORS: Davis Clayton

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

1. Accept Agenda

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

2. Consider Request From Scott Garner For Conditional Use Permit For Reduced Setbacks For A Proposed Warehouse Addition at 756 West 500 South.

Commissioner packets included a memorandum from Ben White regarding a Conditional Use (Setback) at 756 West 500 South along with a site plan.

Ben White updated the Commission regarding the rezoning of property from C-G to C-H. City Council approved the rezone of the entire property to a C-G Zone. This met Mr. Garner's immediate needs so that he can proceed to build. Ben White showed the Commission a diagram of the property and where the building will be built on the site. A site plan of the building including a floor plan was provided in the Commissioner packets. The applicant has two requests - a setback in the side/back and a setback for the front from 25 ft., which can be altered if 100% of the frontage is landscaped. Alan Malan pointed out that it is not necessary for the

front yard setback to be approved by the Planning Commission if code requirement is met and can be mediated with Staff. Chairman Hopkinson asked that the front setback not be less than 20 feet.

The request for the rear and side yard set back was discussed. Chairman Hopkinson pointed out that the request would not be conducive to allowing for maintenance and fire safety.

Mr. Clayton spoke to why he wants the 1 ft setback; it would allow him to not have to put in unusual footings. Alan Malan inquired if there were windows along the sides and Mr. Garner responded there are not but sky lights will be on the top.

Cory Sweat does not have an issue with the west setback request but feels the north side of the lot should be a 3 feet. Mike Cottle agrees and stated that it may not be a problem now but could be in the future. Laura Charchenko concurred with Commissioners Sweat and Cottle.

ACTION TAKEN:

Corey Sweat moved to reduce the setback at 756 West 500 South to 3ft. on the north side of the dwelling with all other setbacks as listed on the site plan and with the following findings: 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 and 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 will conform to the intent of the City's general plan. Mike Cottle seconded the motion and voting was 4 to 1 in favor with Chairman Hopkinson voting against the Motion.

3. Staff Report

Ben White

- **City Council Actions Update**

The PUD Ordinance was discussed and considered by city council. They debated several issues recommended by planning commission and want as much flexibility as possible. Council did not like the reduced bonus density, they want the option in place to have money in lieu of City improvements, and are considering changed to side setbacks. Ben White suggested that in the future Staff put together a summary of what Planning Commission discusses and why they make their recommendations when passing items on to City Council for their consideration.

- **New Developments**

Security Investment property - 1100 W 500 South area. There is a proposal to build a 1-acre lot development similar to Millbridge. Ben introduced the idea of

what the appropriate place to stub in roads for the future might be. This development will be adjacent to the Blended Use Zone which is also owned by the same developer. This could be developed this year.

McKean/Hopkinson Property- 800 West 1000 North area. This is R-10 zone with a potential for 15 – 20 lots in the historic overlay zone. Some drainage challenges exist.

Porter Lane rezoned area by Hamlet Homes. Recently rezoned to ½ acre. Some challenges remain on this property in addition to many utility easements. There was an oil pipeline rupture on this area approximately 25 years ago leaving a large portion of land contaminated and still has a few years before it is deemed cleaned by a passive treatment methods. They will most likely ask for a PUD to give them flexibility to work around the challenges and contaminated ground. This may not be developed this year.

- **Legislative Update-** House Bill 232- This bill will impact our City regarding construction standards. Language has been changed to include “land use regulations” instead of codes or zones which mean changes will need to be adopted by Ordinance. We may have to do another Public Hearing in order to make necessary changes to our current standards in which we just approved.
- **Miscellaneous-** Alan Malan updated the Commission regarding John Janson’s presentation on PUD’s. The average is 20% for bonus density.

4. Approval of Minutes dated March 28, 2017

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes of the March 28, 2017 meeting as presented. Alan Malan seconded the motion and voting was unanimous in favor.

5. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:20 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 May 9, 2017, by unanimous vote of all members present.

Cathy Brightwell
Cathy Brightwell – City Recorder

