

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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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, JUNE 13, 2017 AT THE CITY OFFICES

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by Invitation

1. Accept Agenda.
2. Consider Conceptual Plan from Onion Patch Securities, LLC., for a Residential Subdivision Designated as High Gate Estates Consisting of 27 – One Acre Lots.
4. Staff Report.
5. Consider Approval of Minutes From May 9, 2017.
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 June 9, 2017 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission**

June 13, 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 June 9, 2017 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, June 13, 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)

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

MEMBERS/STAFF EXCUSED: Corey Sweat (Alternate) and Terry Turner

VISITORS: Jay Gough, Todd Willey, Lamont Richardson, Jack Williams, Joyce Price, Sharrae Simmonds, Sue Demas, Gary Jacketta.

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

1. Accept Agenda

Chairman Hopkinson reviewed the agenda. Laura Charchenko moved to accept the agenda with proposed changes to renumber items 3, 4, and 5. Alan Malan seconded the motion. Voting was unanimous in favor among members present.

2. Consider Conceptual Plan from Onion Patch Securities, LLC, for a Residential Subdivision Designated as High Gate Estates Consisting of 27 One Acre Lots.

Commissioner packets included a memorandum from Ben White dated June 1, 2017 regarding High Gate Subdivision, a site plan of the development, and a city map with lines showing the proposed development.

Onion Patch Securities, LLC, is proposing a twenty-seven 1 acre lot residential development located between 1100 West and 1450 West just south of the Mill Creek canal. Tonight they are presenting a conceptual plan for that development.

Chairman Hopkinson introduced the Commission to the conceptual site plan and city map provided in the packets. He noted that the developers have met many times with staff and their proposal is to build one (1) home per acre.

Ben White discussed the following items from his memorandum.

- Principal entrance into the development will be off of 1100 West at approximately 100 South. There will be a strip of land approximately 110 X 800 feet as the entryway into the development. This will create some parcels that will be unbuildable on each side of the road and will either need to be deeded to the adjoining property owners or deeded over to the HOA. Holly Frontier owns the north property and the south property belongs to Jack Williams.
- Another access to the development is the extension of 1450 West Street. The developer owns a strip of land along the west boundary of the Millbridge subdivision that does not line up with the current 1450 West alignment. The developer will have to secure an acceptable right of way alignment before the development can move forward.
- A portion of Mill Creek channel is located within this development in which Davis County has an easement on the owner's property. The proposed plat includes Mill Creek in some of their lots. Property owners who own parts of the Mill Creek channel will not have access to portions of their property.
- The developer has a tentative storm drain plan that has storm water discharging into the Mill Creek channel. The developer is currently working with Davis County on creating a drainage plan. The plan will have to meet both the City and County requirements.
- Lot 25 on the plans needs to have the street right of way included in order to be part of this plat plan.
- Lot 27 is proposed to be a flag lot. As currently presented, lot 27 does not meet the city code and cannot be approved as a flag lot per city code. A bridge could be built to make it a buildable flag lot.
- 1450 West is included to extend south. The current right of way includes enough ground to construct the entire street, but this places the sidewalk on the west side. Discussions should include the timing of these improvements.
- Jack Williams owns the property to the south of the development. He desires to have additional roads extending onto his property (south cul-de-sacs). City Code 16.12.050 and 16.12.020 should be considered when planning and approving this street.
- City code 16.12.060 addresses city code for private streets. The developer wants to have a gated community. There are some problematic issues with this and discussion will need to take place to work out those issues if a gated community were to be approved.
- Holly Refinery has a drain line to the sewer that runs through this property.

Chairman Hopkinson invited the Developers to take the stand to answer questions. Chairman Hopkinson and Ben White explained that this is just a conceptual vision by the developer and give them direction.

Jay Gough and Todd Willey took the stand and introduced themselves and their company. It is a local company with roots in Bountiful, Woods Cross and West Bountiful. Keith Staley served as an attorney for West Bountiful and is the founder of Onion Patch Securities. They have worked over two years designing this community that they believe meets all West Bountiful's City Codes. It is patterned after Mill Creek Meadows and is designed to attract families that have an appeal to West Bountiful's rural lifestyle. It is a high end development that will increase the value of surrounding land. Dave Wilder is the designer and MC Green is on

their team as well. Mike Allred is the owner and has an eye for detail and is a honorable individual. The homes will be high efficiency, high quality homes with accessory buildings that blend with the home. Meandering road, fences, water features, beautiful landscape, etc., will be part of this community. The design for the homes will pattern the Ancient Modern Design.

- Alan Malan asked if not being able to have a gated community will affect their plans for this community. Ben White noted that options they may pursue to have a gated community. They can ask for a Code amendment, or appeal the decision to the city council. Mr. Willey interprets the city code 16.12.060 differently regarding gated communities. Chairman Hopkinson felt there was room for discussion if the subdivision would be their own community and not depend on the city to maintain their roads.
- Laura Charchenko feels it is a very beautiful concept but thinks they have some hurdles to jump giving the example of Lot 24 and the challenge it appears to be to keep it maintained. Mr. Willey responded that they do have a plan worked out by putting a culvert on the property.
- Mike Cottle felt that it looks great in concept. He agreed with Commissioner Charchenko that there would be some hurdles to fix. He noted a few of his concerns but wished them well as they go forward to work things out.
- Kelly Enquist is concerned about the property to the South and how it can be tied in if it is ever developed. Developers responded that they have addressed some of these things with surrounding property owners and they seem to be supportive of the development. There was concern about how Mr. Williams felt about the water feature.
- Chairman Hopkinson asked about lots 25, 26, 27. He inquired how far the road will be completed. Mr. Willey answered that in concept he didn't think it extends that far. Mr. Chairman wondered if funds could be put into escrow for the road to be completed in the future. He asked questions in regards to the HOA. He explained that HOA's have not been too successful in our City in the past. Chairman Hopkinson pointed out all that would need to be maintained inside a gated community to make it successful. He noted that the details of the HOA's CC&R's will be extremely important in the future as they present further plans. It may be a challenge to make the gated community a possibility for this community. He also encouraged him to work out all the details with the County regarding any storm drain and right of way issues.
- David Wilding, Engineer for the development took the stand and stated that the HOA will be responsible for the entrance and other things noted this evening. He addressed various things that were concerns listed in Ben White's memorandum and how they plan on working things out with surrounding property owners. Some discussion took place regarding the water issues, detention ponds, discharging of water, etc. Mr. Wilding assured them that all of these concerns will be addressed and worked out as they work toward the final plans of the development.

Chairman Hopkinson requested Staff to set a Public Hearing. Ben White will schedule the Public Hearing as soon as drawings and such are worked out.

3. Staff Report

Ben White

- We have seen a lot of interest regarding vacant properties in our city and expect development activity throughout the summer.
- Ovation Homes began laying sewer this week.

Cathy Brightwell

- New Audio System will be put into place the week of June 26th. We will need to have the meeting that is scheduled on June 27th in the conference room.
- Introduced Jim Child’s art work now hanging in the Council Chambers.
- There are two candidates running for Mayor (Ken Romney and Brady Tracy) and five for Council (Gary Merrell, Heather Gardner, Alan Malan and two incumbents Kelly Enquist and Mark Preece) which will warrant a Primary to narrow the field to four. A Primary will be held August 15 and a meet your candidates night will be scheduled in the near future.

4. Approval of Minutes dated May 9, 2017

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes of the May 9, 2017 meeting as presented. Mike Cottle 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 8:40pm. 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 June 27, 2017, by unanimous vote of all members present.



Cathy Brightwell – City Recorder