

**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

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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 27, 2017 AT THE CITY OFFICES**

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

Welcome. Prayer/Thought by Invitation

1. Accept Agenda.
2. Consider Request for Conditional Use Permit for Topline Sales, LLC, to Sell Classic and Exotic Cars at 1125 W 500 South.
3. Consider Request for Conditional Use Permit for Verizon Wireless to Construct an Unmanned Telecommunication Facility.
4. Consider Conceptual Plan from Wright Development Group, for a Residential Subdivision Designated as McKean Estates Consisting of 13 Lots in the R-1-10 District.
5. Discuss Application from Wright Development Group to Remove a Portion of Proposed McKean Estates from the Historical Overlay District.
6. Staff Report.
  - Review Construction Standards & Set Public Hearing
7. Consider Approval of Minutes From June 13, 2017.
8. 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 23, 2017 by Cathy Brightwell, City Recorder.*

**West Bountiful City  
Planning Commission**

**June 27, 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 23, 2017 per state statutory requirement.

**Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, June 27, 2017 at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**

**MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan Malan, Corey Sweat (Alternate) and Mark Preece (Councilmember)

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

**MEMBERS/STAFF EXCUSED:** Vice Chairman Terry Turner, Mike Cottle, Laura Charchenko, Kelly Enquist (City Council)

**VISITORS:** Daniel Thurgood, Kim McKean, Phil Holland.

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. Corey Sweat moved to accept the agenda as presented. Alan Malan seconded the motion. Voting was unanimous in favor among members present.

**2. Consider Request for Conditional Use Permit for Topline Sales, LLC, to Sell Classic and Exotic Cars at 1125 West 500 South**

Commissioner packets included a memorandum from Cathy Brightwell for the June 27, 2017 meeting with attached Conditional Use Permit Application from Jeremy Manning and site plan.

Cathy Brightwell introduced the application for a Conditional Use Permit for Topline Sales, LLC, to Sell Classic and Exotic Cars at 1125 West 500 South, for Jeremy Manning. Staff has reviewed the application and finds no problems with it. Mr. Jeremy Manning was called to stand by Chairman Hopkinson. Mr. Manning introduced himself and his reason for moving his business to West Bountiful.

Alan Malan asked how much parking would be available. Mr. Manning stated there is customer parking available in front of the building but not much need for parking as a lot of

business is done online. Cars will come in and out quickly. Some trailers they sell will be parked out in the back of the facility.

#### **ACTION TAKEN:**

*Alan Malan moved to accept the Conditional Use Permit for Topline Sales, LLC, to Sell Classic and Exotic Cars at 1125 West 500 South for Jeremy Manning with the following terms and 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; 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; will not inordinately impact schools, utilities, and streets; will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, and use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses; will comply with the regulations and conditions specified in the land use ordinance for such use; will conform to the intent of the city's general plan and the conditions to be imposed in the conditional use permit; and will mitigate the reasonably anticipated detrimental effects of the proposed use. Conditions to be imposed include: copy of Dealer's license and Proof of Insurance; Fire Inspection approval; signage will comply with City Code; Vehicles on display will be operable and in sellable condition; and upon issuance of the Permit, Topline Sales, LL will purchase a West Bountiful City business license. Corey Sweat seconded the motion and voting was unanimous in favor among members present.*

### **3. Consider Request for Conditional Use Permit for Verizon Wireless to Construct an Unmanned Telecommunication Facility**

Commissioner packets included a memorandum from Duane Huffman dated June 23, 2017, a Conditional Use Application from Verizon Wireless/Daniel Thurgood, Site Plans of the tower, and Land Lease Agreement with Exhibits.

Duane Huffman took the stand to introduce the Conditional Use Permit for Verizon Wireless. He informed the Commission that a Conditional Use Permit is needed in order to lease the property to Verizon for their tower. Everything in the memorandum is forthright, but per our City Code, we are required to choose a color for the tower. He invited questions from the Commissioners.

Denis Hopkinson asked about the design of the structure and how it will be disguised. Mr. Huffman answered that due to the surrounding power poles in the area he felt it would fit in well as is. Mr. Huffman suggested that the color chosen for the tower be a natural color that would blend with the area. He informed them that the square pad will be 50 x 50 with the equipment fitting within that space.

Chairman Hopkinson asked if multiple carriers will be able to use the tower. Mr. Huffman answered to the positive. The tower is available to be leased from other providers.

Daniel Thurgood, Verizon representative was invited to take the stand. He stated that they prefer to stay with the galvanized pole but powder coating could be done if they choose a color this evening.

Some discussion took place between Staff and Commissioners as to the desired color for the tower. It was decided to use gray tones of powder coating in matte finish. Staff will work with the representatives to choose the standardized gray color to be used.

#### **ACTION TAKEN:**

*Corey Sweat moved to approve the Conditional Use Permit for Verizon Wireless Telecommunications Tower on Lot A of the Jessi's Meadows Subdivision with the following findings and conditions: The proposed use is necessary or desirable to provide a service or facility that will contribute to the well-being of the neighborhood and community; under the circumstances of the particular case, 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; use and/or accompanying improvements will not inordinately impact schools, utilities, and streets; will provide buffering of uses and buildings; proper parking and traffic circulation, building materials and landscaping are in harmony with the area and adjoining uses; will comply with the regulation and conditions specified in the land use ordinance and will conform to the intent of the City's general plan. In addition per City Code 17.88.140C.3, the material, gating, poles and other material to be in a grey tone satin or matte. Alan Malan seconded the motion and voting was unanimous among those members present.*

#### **4. Consider Conceptual Plan from Wright Development Group, for Residential Subdivision Designated as McKean Estates Consisting of 13 Lots in the R-1-10 District.**

Ben White introduced Wright Development and noted that the discussion tonight does not pertain to the two existing homes on the McKean Estate property. He described the origin of the property and how the lots will be laid out throughout the property. He explained dimensions of the park strips along 800 West and noted that the majority of 800 West has an 8 foot wide park strip with a 5 foot sidewalk. There is no curb and gutter along that area of 800 West.

There is a storm drain on 800 West and Staff will address any drainage issues with the developer to insure the best results for drainage are obtained. Staff believes that the city would be better served with a dead end road knuckle instead of a cult sac.

Corey Sweat asked about the detention in the corner. Ben responded that there is not a good place in the city to take care of storm water. This project will move its water to the west and the details will be worked out through the development and engineering process. Likely the water will drain to the golf course area. Currently the water flows through a pipe to the west into the golf course. Mr. White did not know of a better place the water could be moved. Staff will make sure drainage works best for both City and Developer. Mr. White informed the Commission that there needs to be a boundary lot agreement with Steed's before the preliminary plan.

Phil Holland with Wright Development took the stand. He feels very fortunate to be able to build a development in our City. Chairman Hopkinson reminded Commissioners that this is Conception plan only. It is a time to give direction not approval. Chairman Hopkinson

cautioned the developer to know the details concerning the Storm Drain issues. Ben White invited Phil Holland to come and discuss the options before the preliminary concept is presented.

Mr. White noted that a Public Hearing will be set as soon as all the information is in line. Chairman Hopkinson was not sure if an 8 foot park strip is necessary. He did not like the knuckle for a turn around. Public Hearing needs to be set for both the subdivision and the rezone of the Historic Overlay.

## **5. Discuss Application from Wright Development Group to Remove a Portion of Proposed McKean estates from the Historical Overlay District.**

Ben White informed staff that there is a request from the developer to remove the balance of the subdivision from the Historic District Overlay. The house on 800 West will remain in the Historic Overlay.

Chairman Hopkinson noted that the design of the Historic Overlay district went around the town homes, the Jones home and the existing McKean homes. Mr. Hopkinson expressed his dismay with the Historic Overlay district and the way it was decided. He noted that most property owners did not want to be part of that District. Only three property owners were in favor and they were on the Historic Commission.

Chairman Hopkinson stated that this issue needs to be addressed sooner than later. He suggested to take the whole piece out of the overlay. Ben White pointed out that the whole district should be addressed as it will continue to come up time after time.

Alan Malan was invited to address his thoughts regarding this district as he has served on the Historic Commission. He explained the state and federal code regarding the Historical District. He stated that if the property is taken out of the Historic District the whole thing is taken out. Property, wells, homes, etc. are all inclusive to the District. He suggested that we look at taking it out of the National Registry. Ben White will do some research and get back to the Commissioners. Corey Sweat is in favor of taking any unnecessary restriction off for any property owners.

Some discussion took place regarding recent legislation that has been passed in regards to these types of districts.

Chairman Hopkinson is in favor of keeping those things along 800 West as Historic, but those behind 800 West do not make sense to remain in the Historic District.

## **6. Staff Report**

### **Ben White**

- Review Construction Standards & Set Public Hearing- Ben White informed the Commission that we need to look at some code changes while drafting an ordinance for our Construction Standards. A geo technical engineer was hired last year to look at our road structures. We are now stiffening up our road design. Staff has noticed that the soil moves as they have been doing road construction in our City. They will try increase the depth of asphalt by 1 inch and create a more solid base and use a heavy felt like fabric that will allow water to move but not soil. Cost upfront will be more but in the long run it will save the City money.
- No City Council will be held next week due to July 4<sup>th</sup>.
- Overlay work will be taking place the week after the 4<sup>th</sup> of July.
- Questar construction is going to be accelerated in the next few weeks. They will be opening up some roads but Staff has requested that they close only one road at a time.

- High Gate Homes will come before us in the near future. He believes they have abandoned the idea of private roads.
- Hamlet Homes is still keeping in contact regarding the property on 2200 West. He expect they will be coming back to the City in the near future.
- Ovation Homes will complete sewer this week and begin cutting asphalt next week and water and storm drain will follow before any other utilities are put in place. Letters were sent to surrounding residence to invite them to tie into the storm drain connection. Several have already called and desire to participate.
- West Side drainage issue 1450 West 500 North has had more flooding than normal. Not sure if something is clogging the pipes.

**Cathy Brightwell**

- Gary Merrell has withdrawn from the City Council Election so there will be no Primary necessary. Meet your candidate night will be held in October.
- Audio and Sound system is coming along very well.
- 4<sup>th</sup> of July Shirts are in the Office to be picked up.

**7. Consider Approval of Minutes from June 13, 2017**

*Corey Sweat moved to approve of the minutes of the June 13, 2017 meeting as presented. Alan Malan seconded the motion and voting was unanimous in favor.*

**8. Adjournment**

**ACTION TAKEN:**

*Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:43 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.*

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*The foregoing was approved by the West Bountiful City Planning Commission on July 25, 2017, by unanimous vote of all members present.*

*Cathy Brightwell*  
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 Cathy Brightwell - City Recorder

