

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, JULY 25, 2017 AT THE CITY OFFICES

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by Invitation

1. Accept Agenda.
2. Discuss Application for Planned Unit Development from Hamlet Homes for Kinross Estates at 940 W Porter Lane.
3. Open Meeting Training for 2017.
4. Staff Report.
5. Consider Approval of Minutes From June 27, 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 July 21, 2017 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission**

July 25, 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 July 21, 2017 per state statutory requirement.

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

Those in Attendance:

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

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

MEMBERS/STAFF EXCUSED: Commissioner Terry Turner, Council member Kelly Enquist

VISITORS: Mike and Zach Brodsky.

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

1. Accept Agenda

Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as presented. Corey Sweat seconded the motion. Voting was unanimous in favor among members present.

2. Discuss Application for Planned Unit Development from Hamlet Homes for Kinross Estates at 940 W Porter Lane.

Commissioner packets included a memorandum from Ben White dated July 20, 2017 regarding Kinross Estates with an attached application for a PUD, site plans of the development and Kinross Estates Development Plan.

Ben White introduced the application for Hamlet Homes for their request for a PUD rezone of 23 acres located on the southeast corner of 1100 West and Porter Lane. Mr. White explained the concepts of the development plan which included house designs, drainage, wetland and soil reports, ground water contamination and a base density plan. This property was rezoned from 1

acre to ½ acre but the developer would like some added flexibility to accommodate the challenging conditions for the development. There will be open space left along 1100 West that would contribute to the area feeling rural.

The base density plan for the property which conforms to the underlying R-1-22 zone yields 34 half lots with building pads not encumbered by an easement or contaminated ground. The PUD proposal includes 35 lots which is a 3% bonus.

Mr. White explained that several challenges exist on this land which include utility lines and some contamination from a 1991 gasoline and diesel fuel leak. The contaminated area is marked on the site plan, and contamination issues are still being remediated. Some parts of the property are also in the flood plain.

City development standards have a maximum dead end street length of 1000 feet. The cul-de-sac/dead end street to the east exceeds this limit. This is a discussion point as part of the PUD.

Curb, gutter and sidewalk are not proposed for 1100 West and the west end of Porter Lane but it can be required by Planning Commission and City Council. There is a trailhead for the Legacy Parkway trail across 1100 West to this development. More work needs to be done regarding the drainage system for this development.

Chairman Hopkinson feels there is not enough information regarding the contaminated area to make a decision on that portion of the land. Ben White stated that Mr. Brodsky is currently conducting an environmental study of his own. There is no building proposed on the area that is deemed contaminated.

Mr. Hopkinson also stated that there needs to be a cross road (street stubbed) in the plan in order to plan for future development to the south. Ben White noted that we do our best to plan for the future. Chairman Hopkinson feels like Mr. Brodsky should present the city development options larger than just his parcel for stub street considerations.

Alan Malan had a question regarding the open area and if it could be a future park. It could be a park if the city desired a park at this location.

Laura Charchenko feels like, at the very least, we need curb, gutter and sidewalk along Porter Lane.

Corey Sweat does not want any greater density than ½ acre lots. Ben White stated that the layout before them contains 35 lots. Base density is 34 lots. Mr. Sweat does not see the need to have a PUD as the earlier rezone from A-1 to R-1-22 was pushing the limits for some citizens. He feels like we need to leave the zone at ½ acre. Mike Cottle agrees with Corey Sweat. Chairman

Hopkinson explained that they asked for 35 lots and noted that if it is a PUD that would be a possibility. We need to let the process take place and see where it falls.

Chairman Hopkinson pointed out in regards to drainage that there needs to be serious discussion and design regarding the drainage of this land. Ben White noted that the developer is working diligently on the drainage issues. Mr. Hopkinson stated that we need more information in order to make any recommendations.

Chairman Hopkinson addressed the flexibility request in the Development agreement and questions the request for a PUD. More information is needed in these regards.

Mike Brodsky was invited to take the stand and address the Planning Commission. He addressed some of the concerns that the Planning Commission are having.

- Mr. Brodsky felt because of the environmental impact of the property, that asking for a PUD would help them develop the property better. He is fine with the yield of 34 lots instead of 35 lots, if necessary.
- He addressed the stub roads. He has designed a stub road to the south. Regarding the cul-de-sac to the east, he is willing to put money in escrow to take out the circle when future development happens on the adjacent property.
- They are looking for city direction in regards to curb, gutter and sidewalk along Porter Lane and 1100 West and are not opposed to doing so, but were under the impression that no curb and sidewalk would help maintain a rural feel along 1100 West. They do feel the proposed road that runs parallel to 1100 West under the power corridor provides connectivity to the trail through the subdivision.
- Mr. Brodsky briefly explained the architecture of their homes.
- Their engineer will be meeting with Mr. White later this week in regards to the drainage issues. The detention basin (which is 18 inches deep) will contain storm water run-off. The storm drain detention basin maintenance could be the HOA's responsibility. Mr. Brodsky feel this is the most practical way to maintain it.
- Detailed engineering has yet to be worked out.
- The environmental issues have been researched to a great extent. Mr. Brodsky explained all the processes that have taken place to mitigate this problem. They continue to work on this issue to identify the outline of the contaminated area. He feels like the current site plan is a very conservative view of the area. No building will be done in that area until it meets residential standards of the DEQ. Concerns were raised relative to what would happen if the contamination is found to be larger than expected at this time. Mr. Brodsky stated that if it is bigger it may put an end to the project.
- At the next meeting, they will have an extensive document that will state all the details of the environmental studies done and a representative will be present to answer questions.

Prior to the Planning Commission making their recommendations to the City Council, a Public Hearing will have to be held.

3. Open Meeting Training for 2017.

Cathy Brightwell conducted the Open Meeting Training as required. She reviewed a presentation that was included in their individual packets and showed a video by David Church from the Utah League of Cities and Towns. It is very important that meetings are open and discussion is kept transparent to the public. Any city group that has a budget and meets regularly is held to the Open Meeting Act.

4. Staff Report

Ben White

- Some new developments will be coming in future meetings.

Cathy Brightwell – no report.

5. Consider Approval of Minutes from June 27, 2017.

ACTION TAKEN:

Corey Sweat moved to approve of the minutes of the June 27, 2017 meeting as presented. Alan Malan seconded the motion and voting was unanimous in favor.

6. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:48 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 August 8, 2017, by unanimous vote of all members present.

Cathy Brightwell
Cathy Brightwell – City Recorder

