

**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  
FAX (801) 292-6355

**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.*

# MEMORANDUM



**TO:** Planning Commission  
**DATE:** July 20, 2017  
**FROM:** Ben White  
**RE:** Kinross Estates PUD Application

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Hamlet Homes has submitted a request for a PUD rezone for the 23 acre property located on the southeast corner of 1100 West Porter Lane. Submitted with the PUD Rezone Application is a property and project description, development concept plan, typical house designs, drainage information, preliminary wetland study, soils report, information regarding soil and groundwater contamination, and a base density plan.

A PUD rezone request follows a similar procedure to a traditional rezone consideration. A public hearing will be required prior to the Planning Commission making a recommendation to City Council. However, unlike a traditional rezone request, a PUD application will contain conditions and requirements such as lot sizes, setbacks, public amenities, density bonuses and open space maintenance.

1. **Flexibility.** Flexibility is the primary reason the Developer is requesting the PUD. Utility easements and other property constraints are challenging for the development. Also, the open space along 1100 West is thought to contribute to the rural feel of the community.
2. **Bonus Density.** The Base Density Plan for the property which conforms to the underlying R-1-22 zoning yields 34 lots. Each of the lots contain building pad, not encumbered by an easement or contaminated ground, of at least 30 feet by 50 feet. The proposed PUD development includes 35 lots which is a 3% bonus.
3. **Layout.** The street layout conforms to the City's design requirements with 50 foot typical street rights of way.
  - The temporary dead end cul-de-sacs conform to the maximum length requirement. The easterly cul-de-sac needs to be extended to the property boundary.
  - Curb and sidewalk are not proposed for 1100 West and some of Porter Lane. This is a topic for Planning Commission's discussion.
  - Better identification of the existing street rights-of-way is also needed.
4. **House Design.** The developer is proposing multiple house plans that can meet the PUD requirements for house designs and material selections.
5. **Parking.** Proposed parking requirements appear to meet PUD requirements with minimum 2 car garages and driveway parking.

6. Trail Connections. There is a Legacy Parkway trailhead across 1100 West from this development.
  - Pedestrian access along 1100 West should be provided to meet this requirement.
7. Open Space Maintenance. Project CCRs need to be submitted which include the maintenance proposal for the open space.
8. Wetlands. A preliminary wetland report has been submitted. There two areas identified as potential wetlands. Their locations are shown on the Overall Grading and Drainage Plan.
9. Soils Report. The soils report does not identify any significant anomalies with the property. The ground water was measured as four feet below ground in July 2017. This does not relate to the highest expected ground water elevation. In many cases, the groundwater elevation will be immaterial due to the minimum elevation permitted for homes to be constructed and the elevations of existing drainage facilities.
10. Drainage. The proposal includes a storm drain pipe system for the interior streets and a storm detention basin. There is still a lot of work remaining related to drainage.
  - There is a 36" diameter pipe coming west from 800 West which conveys over 20 CFS of storm water. The storm drain pipe in Porter Lane must accommodate that flow as well as additional flows generated along Porter Lane east of this development.
  - There is a single storm drain pipe under Legacy Highway without sufficient capacity for current flows and this development. The storm drainage outflow is a significant concern to staff and needs additional study.
  - All residential properties with an average slope of less than 2% need to include rear yard drainage.
  - Maintenance of the open space and its relation to storm drainage needs to be more fully addressed.
11. Environmental Contamination. A pipeline leak was discovered in 1991 which leaked gasoline and diesel fuel. Product recovery followed by remediation efforts have been underway since. The attached drawings identify what is believed to be the limits of the current contamination. Benzene is the most prominent remaining contaminant. Benzene is a high volatile by-product of gasoline. It is also a known carcinogen. The Developer is proposing to conduct additional studies beginning later this month. The attached drawing labeled "Update Sample Locations" identify the locations when samples are proposed to be taken. Staff is suggesting a report written in lay terms be prepared which include:
  - A history of where and how the contamination occurred along with a description of the contaminants
  - A history of where and how the contamination spread moved and/or contracted.
  - A description of known contaminants and their health risks and typical ways persons are exposed
  - A history of past remediation efforts , current efforts, future efforts including schedules and expectations of success
  - Sign off by the Utah Division of Environmental Quality



# APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD-REZONE)

**West Bountiful City**

550 N 800 W  
West Bountiful, UT 84087  
(801) 292-4486  
www.wbcity.org

DATE: 7/14/17

**SUBDIVISION NAME:** Kinross Estates

**SUBDIVISION LOCATION:** 940 W Porter Lane, West Bountiful

**PARCEL NUMBER:** 06-011-0147, 06-011-0105      **ZONE:** R-1-22      **SIZE OF PARCEL:** 23.01

**Property Owner(s):** THE THOMAS & JEANETTE WILLIAMS FAMILY TRUST

**Developer:** Hamlet Development

**Address:** 308 E 4500 S, STE 200, Salt Lake City, UT

**Primary phone (1):** 8015069621      **Phone (2):** 8015069621

**E-mail address:** Zachary@hamlethomes.com, Michael@hamlethomes.com

**Property Owner's Statement:**

PLEASE SEE ATTACHED AFFIDAVIT

I (We), the owner(s) of the above described parcel(s) hereby authorize \_\_\_\_\_, the Developer, to act for and on behalf of the Owner(s) in all appearances before the public bodies, agencies or representatives necessary to execute the purpose of subdividing the property.

See Attached Affidavit

Property Owner Signature

Property Owner Signature

**THIS APPLICATION IS CONSIDERED COMPLETE WHEN THE REQUIREMENTS OF WBMC 17.68 ARE MET.**

FOR OFFICIAL USE ONLY

Application Received: 7/14/17

PUD Fee (\$150) paid: \$100 7/17, \$50 7/17/17

Planning Commission Recommended Approval: \_\_\_\_\_

City Council Approval: \_\_\_\_\_

Property Owners Affidavit

I (we) \_\_\_\_\_, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature \_\_\_\_\_

Co- Owner's Signature (if any) \_\_\_\_\_

State of Utah

§

County of Salt Lake

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

Notary Public

Residing in \_\_\_\_\_

My commission expires: \_\_\_\_\_

Agent Authorization

I (we), Thomas and Scarlett Williams Family Trust, the owner(s) of the real property located at approximately 940 W Porter Lane, in West Bountiful, Utah (Parcel Number 06-011-0147, 06-011-0105) do hereby appoint Hamlet Development Corp., Michael Brodsky as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Hamlet Development Corp., Michael Brodsky to appear on my (our) behalf before any West Bountiful City board or commission considering this application.

*Steven Larry Williams - Trustee*

Owner's Signature \_\_\_\_\_

Co-Owner's Signature (if any) \_\_\_\_\_

State of ~~Utah~~ IDAHO

ELMORE §

County of ~~Salt Lake~~

On the 27<sup>th</sup> day of DECEMBER, 20 16, personally appeared before me

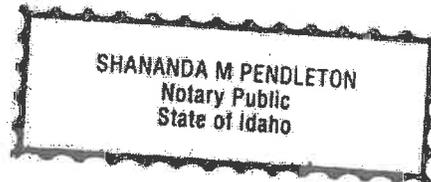
STEVEN LARRY WILLIAMS the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

*Shananda M Pendleton*

Notary Public

Residing in 1635 NEURWIN MTN HOME, ID83447

My commission expires: 01/09/2020







# Kinross Estates Development Plan



**HAMLET  
DEVELOPMENT**

July 14th, 2017

PUD Development Plan Submittal  
Kinross Estates by Hamlet Development  
Residential Land Use  
23.01 Acres Zoned R-1-22  
940 Porter Lane, West Bountiful, UT

- **Written Description of Subject Property**

Kinross Estates is a 23.01-acre community located at 940 W Porter Lane and will contain 35 single family detached lots. The Property is zoned R-1-22 and is designed to a density of 1.52 Lots per acre. The theme and feel of Kinross Estates is intended to be consistent with West Bountiful and maintain a rural feel. Furthermore, by landscaping all of the homes front and side yards and streetscapes, Kinross Estates will have a warm cohesive community feel. The CC+Rs for the community will provide requirements for the homeowners to properly maintain their home sites. Entrance monuments will be placed at both entrances to the community to create a welcoming and upscale feel for its new residents.

In maintaining the rural feel of the neighborhood, the westerly four acres of the property will be maintained for agricultural use either as farm land or pastures and will be offered for sale to the adjacent lot owners or to individuals. This condition will be included in the CC+Rs. This community will have only one phase. The Property to the north is currently residential zoned A-1. To the west of the Property lies the Legacy Parkway. The south and east side of the community is undeveloped land currently zoned R-1-22.

- **Conceptual Development Plan**

Please see attached Improvement Plans.

- **Conceptual Building Elevations and Materials**

Please see attached conceptual renderings for Kinross Estates.

- **Proposed Street Cross Sections**

Please see Improvement Plans.

- **Recreational Amenities**

Kinross Estates will have a trail head into the Legacy Trail Head on Porter Lane.

- **Flexibility Being Requested**

The density we are proposing is consistent with the current R-1-22 Zone. The flexibility we are requesting is to permit a large open pasture to buffer Legacy Highway and the power line corridor consequently creating smaller lots than ½ acre while still staying well below the permitted density. The four acres of the Property bordering Legacy Highway are designed to remain as open pastures for agricultural use in order to maintain the rural feel of West Bountiful along the Legacy Highway.

The property contains approximately 2 acres that has been identified as impacted by the underground fuel leak that occurred approximately 27 years ago. Working with DEQ, Tesoro and Chris Nolan (our environmental consultant with Wasatch Environmental), we've isolated the area that is currently impacted. The impacted property is divided into 2 lots that will not be built upon until Tesoro has completed their cleanup of this to residential standards. Tesoro has been actively monitoring and cleaning the site over the last few years. The two lots will remain in ownership with the current landowner, The Williams Family, until such time as it has been cleaned to residential standards. The total acreage of the total impacted area included in the 2 lots is 3.187 acres. The PUD Designation has provided us the flexibility to accomplish this.

- **Conceptual Improvement Plan**

Please see attached Improvement Plan.

- **Development Agreement Draft**

Will be developed as the entitlement process unfolds.

- **Project Expectations**

Each home will provide a minimum of four parking spaces (two in the garage and two in the driveway.) Hamlet Homes will be offering a range of different house styles. The choice on each lot will be market driven by our customer's choices. No two homes with the same elevations will be built next to each other. *In addition to the plans we are submitting with this package, we intend to develop more home plans that will be similar in style and in architecture.* Materials used on the homes will comply with West Bountiful requirements. Living area square footage will range from approx. 2400 square feet to approx. 4200 square feet. Please see attached renderings of homes that will be similar to what we will build in Kinross Estates.

- **Project Considerations**

Hamlet Homes will be the builder and each lot sold is to be maintained by the individual that purchases the home. The four acres of the Property bordering Legacy Highway are designed to remain as open pastures for agricultural use in order to maintain the rural feel of West Bountiful along the Legacy Highway. Kinross Estates will have a trail head connection via sidewalk to the Legacy Trail Head on Porter Lane. Entrance monuments will be placed at both entrances to the community to create a welcoming and upscale feel for its new residents.













1 **West Bountiful City**  
2 **Planning Commission**

**PENDING**

**June 27, 2017**

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5 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice  
6 website and on the West Bountiful City website on June 23, 2017 per state statutory requirement.  
7

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

10 **Those in Attendance:**

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

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

15 **MEMBERS/STAFF EXCUSED:** Vice Chairman Terry Turner, Mike  
16 Cottle, Laura Charchenko, Kelly Enquist (City Council)  
17

18 **VISITORS:** Daniel Thurgood, Kim McKean, Phil Holland.  
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23 The Planning Commission Meeting was called to order at 7:30 pm by Chairman Denis  
24 Hopkinson. Corey Sweat offered a prayer.  
25

26 **1. Accept Agenda**  
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28 Chairman Hopkinson reviewed the agenda. Corey Sweat moved to accept the agenda as  
29 presented. Alan Malan seconded the motion. Voting was unanimous in favor among members  
30 present.  
31

32 **2. Consider Request for Conditional Use Permit for Topline Sales, LLC, to Sell**  
33 **Classic and Exotic Cars at 1125 West 500 South**  
34

35 Commissioner packets included a memorandum from Ben White for the June 27, 2017  
36 meeting with attached Conditional Use Permit Application from Jeremy Manning and site plan.  
37

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

43 Alan Malan asked how much parking would be available. Mr. Manning stated there is  
44 customer parking available in front of the building but not much need for parking as a lot of  
45 business is done online. Cars will come in and out quickly. Some trailers they sell will be parked  
46 out in the back of the facility.  
47  
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49           **ACTION TAKEN:**  
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51           *Alan Malan moved to accept the Conditional Use Permit for Topline Sales, LLC, to Sell*  
52           *Classic and Exotic Cars at 1125 West 500 South for Jeremy Manning with the*  
53           *following terms and findings: the proposed use at the particular location is necessary*  
54           *or desirable to provide a service or facility that will contribute to the general well-being*  
55           *of the neighborhood and the community; will not be detrimental to the health, safety,*  
56           *or general welfare of persons residing or working in the vicinity, or injurious to*  
57           *property or improvements in the vicinity; will not inordinately impact schools, utilities,*  
58           *and streets; will provide for appropriate buffering of uses and buildings, proper*  
59           *parking and traffic circulation, and use of building materials and landscaping which*  
60           *are in harmony with the area, and compatibility with adjoining uses; will comply with*  
61           *the regulations and conditions specified in the land use ordinance for such use; will*  
62           *conform to the intent of the city's general plan and the conditions to be imposed in the*  
63           *conditional use permit; and will mitigate the reasonably anticipated detrimental effects*  
64           *of the proposed use. Conditions to be imposed include: copy of Dealer's license and*  
65           *Proof of Insurance; Fire Inspection approval; signage will comply with City Code;*  
66           *Vehicles on display will be operable and in sellable condition; and upon issuance of the*  
67           *Permit, Topline Sales, LL will purchase a West Bountiful City business license. Corey*  
68           *Sweat seconded the motion and voting was unanimous in favor among members*  
69           *present.*  
70  
71

72           **3. Consider Request for Conditional Use Permit for Verizon Wireless to Construct**  
73           **an Unmanned Telecommunication Facility**  
74

75           Commissioner packets included a memorandum from Duane Huffman dated June 23,  
76 2017, a Conditional Use Application from Verizon Wireless/Daniel Thurgood, Site Plans of the  
77 tower, and Land Lease Agreement with Exhibits.

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

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

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

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

93 Some discussion took place between Staff and Commissioners as to the desired color for  
94 the tower. It was decided to use gray tones of powder coating in matte finish. Staff will work  
95 with the representatives to choose the standardized gray color to be used.  
96

97 **ACTION TAKEN:**  
98

99 *Corey Sweat moved to approve the Conditional Use Permit for Verizon Wireless*  
100 *Telecommunications Tower on Lot A of the Jessi's Meadows Subdivision with the*  
101 *following findings and conditions: The proposed use is necessary or desirable to*  
102 *provide a service or facility that will contribute to the well-being of the neighborhood*  
103 *and community; under the circumstances of the particular case, will not be detrimental*  
104 *to the health, safety, or general welfare of persons residing or working in the vicinity,*  
105 *or injurious to property or improvements in the vicinity; use and/or accompanying*  
106 *improvements will not inordinately impact schools, utilities, and streets; will provide*  
107 *buffering of uses and buildings; proper parking and traffic circulation, building*  
108 *materials and landscaping are in harmony with the area and adjoining uses; will*  
109 *comply with the regulation and conditions specified in the land use ordinance and will*  
110 *conform to the intent of the City's general plan. In addition per City Code*  
111 *17.88.140C.3, the material, gating, poles and other material to be in a grey tone satin or*  
112 *matte. Alan Malan seconded the motion and voting was unanimous among those*  
113 *members present.*  
114  
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116 **4. Consider Conceptual Plan from Wright Development Group, for Residential**  
117 **Subdivision Designated as McKean Estates Consisting of 13 Lots in the R-1-10**  
118 **District.**  
119

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

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

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

136 Phil Holland with Wright Development took the stand. He feels very fortunate to be able  
137 to build a development in our City. Chairman Hopkinson reminded Commissioners that this is  
138 Conception plan only. It is a time to give direction not approval. Chairman Hopkinson  
139 cautioned the developer to know the details concerning the Storm Drain issues. Ben White  
140 invited Phil Holland to come and discuss the options before the preliminary concept is presented.

141 Mr. White noted that a Public Hearing will be set as soon as all the information is in line.  
142 Chairman Hopkinson was not sure if an 8 foot park strip is necessary. He did not like the

143 knuckle for a turn around. Public Hearing needs to be set for both the subdivision and the rezone  
144 of the Historic Overlay.

145  
146

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

149

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

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

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

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

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

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

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174 **6. Staff Report**

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176 **Ben White**

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- 178 • Review Construction Standards & Set Public Hearing- Ben White informed the  
179 Commission that we need to look at some code changes while drafting an ordinance  
180 for our Construction Standards. A geo technical engineer was hired last year to look  
181 at our road structures. We are now stiffening up our road design. Staff has noticed  
182 that the soil moves as they have been doing road construction in our City. They will  
183 try increase the depth of asphalt by 1 inch and create a more solid base and use a  
184 heavy felt like fabric that will allow water to move but not soil. Cost upfront will be  
185 more but in the long run it will save the City money.
- 186
- 187 • No City Council will be held next week due to July 4<sup>th</sup>.
- 188
- 189 • Overlay work will be taking place the week after the 4<sup>th</sup> of July.
- 190
- 191 • Questar construction is going to be accelerated in the next few weeks. They will be  
192 opening up some roads but Staff has requested that they close only one road at a time.
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- 194 • High Gate Homes will come before us in the near future. He believes they have  
195 abandoned the idea of private roads.

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- 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.*

.....

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

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*Cathy Brightwell – City Recorder*