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Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
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WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Denis Hopkinson

Commissioners
Laura Charchenko
Mike Cottle
Alan Malan
Corey Sweat

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A MEETING BEGINNING AT 6:30 PM ON TUESDAY, NOVEMBER 14, 2017 AT THE CITY OFFICES

Work Meeting:

- Presentation by Landmark Design – West Bountiful Parks, Open Space, Recreation, Arts & Trails Master Plan

Regular Meeting:

Welcome. Prayer/Thought by Invitation

1. Accept agenda.
2. Public hearing to Consider a Proposed 27-lot Residential Subdivision, High Gate Estates, between 1100 West and 1450 West south of Mill Creek Canal.
3. Consider Preliminary Plat for High Gate Estates.
4. Consider Request for Conditional Use by Artisan Custom Metal Works at 1116 W 500 South.
5. Discuss Possible Code Changes to Open Space Limitations in Title 16 – Subdivisions, and Construction Standard Requirements.
6. Staff report.
7. Consider approval of minutes from October 24, 2017 meeting.
8. Adjourn.

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 November 9, 2017 by Cathy Brightwell, City Recorder.

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 November 9, 2017 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, November 14, 2017 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Alan Malan, Laura Charchenko, Corey Sweat, Mike Cottle, and Council member Kelly Enquist

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

VISITORS: Duane Huffman, Paul Holden, Gary Jacketta, Mark Preece, Andy Williams, Justin Wood, Eric Eastman, James Bruhn, Shelly Bruhn, Corey Haddock, Chris Jenson, Todd Willey, Jay Gough, Mark Vlastic, Siri Vlastic, Dan Donaldson, Dave Wilding

Work Meeting:

Chairman Hopkinson opened the meeting and introduced Mark and Siri Vlastic from Landmark Design.

- **Presentation by Landmark Design- West Bountiful Parks, Open Space, Recreation, Arts & Trails Master Plan**

Mark Vlastic presented the draft copy of the West Bountiful Parks, Open Space, Recreation, Arts and Trails Master Plan. It is a draft and still subject to change. The presentation tonight is for commissioners, council members and the Parks steering committee. An open house will be held Thursday, November 16, from 6:30 – 8:30pm for the public.

Mr. Vlastic reviewed the steps they followed to determine the needs of the City comparing existing facilities and services and analyzing future needs based on data, technical input and public involvement. Information was obtained at a public scoping meeting, input provided from a steering committee, and results of approximately 300 respondents to a specially designed public survey.

Most respondents believe West Bountiful provides adequate parks and trails. Fewer agree the city provides enough recreation and arts facilities and programs. Parks are the most important facilities followed closely by trails and open space. Lakeside golf course scored higher in the “somewhat important” category than any other amenity. The majority of respondents indicate it is important to have parks within walking distance of home, and there is a desire for specialty parks, such as natural open space, and trails. Arts and Recreation program participation is provided by South Davis Recreation Center and local school and community groups.

Mr. Vlastic described existing conditions and analyses of the city's four parks (City Park, Charnell Park, Birnam Woods Park and Jessi's Meadow Park) which consist of a little over 15 total acres, and how they could be improved to meet the needs projected out to 2027 and long term needs to 2060. Landmark Design looked at Level of Service Analysis and Distribution Analysis to evaluate the distribution of parks and open spaces to determine if service gaps exist. These analyses show there is a gap in service in the southwest portion of the city. Mr. Vlastic recommended establishing minimum park standards to meet future needs

Options were provided to improve current facilities and provide requested facilities. These options include redesigning Charnell Park to improve use; redesigning Birnam Woods Park with expanded play areas and a possible off-leash dog park; installing a splash pad, amphitheater or similar special feature at City Park, possibly as a joint effort with Bountiful and other regional partners; moving the city public works facilities to a new site and developing a small community/arts center in the public works current location; and developing a new sports field park on property owned by Holly Frontier off 1100 West; and develop Jessi's Meadow site into a passive nature park, a park with pickleball courts or including an amphitheater and grassy lawn area. Other implementation options could include the installation of Community Gateway/Entry Features at three key intersections (Pages Lane, 400 N/I-15, 500 S/1100 W); installation of missing trails and bike lanes; and a new restroom on the west edge of Lakeside Golf Course.

Mr. Vlastic then talked about acquisition, construction and improvement costs. Implementation should be flexible to match specific funding options and opportunities. He suggested the city attempt to acquire new sites that extend existing open space corridors and properties, and explore opportunities that expand the range and types of open space in the city, including the permanent preservation of cultural landscapes and agricultural land for the benefit of future generations.

Estimated costs were provided for specific projects. The primary funding source is the Recreation, Arts, and Parks (RAP) funds, which will be in effect through April 1, 2027. A conservative estimate is that the tax will provide between \$2.5 and \$3 million during the next decade. An additional funding source is the Parks and Recreation Impact Fees. He provided several other potential secondary funding sources including state and federal funds and various grants.

Mr. Vlastic concluded his presentation by reviewing the Goals and Policies for Parks and Open Space:

1. Assure that residents of West Bountiful have access to adequate parks.
2. Improve the maintenance and operations in public parks.
3. Ensure that critical open spaces, habitat areas and natural features are maintained and protected.
4. Assure that residents of West Bountiful have access to high quality recreational and cultural programs and facilities.
5. Assure that the West Bountiful trail system meets public needs and expectations.
6. Assure that trails are safe.
7. Promote water conservation and similar practices to help ensure the West Bountiful parks and recreation system is sustainable and resilient.

Questions/Comments:

Eric Eastman - Lots to digest. He wants to take some time to go through the plan thoroughly. Mark invited comments via the website or to write down their thoughts and comments.

Chairman Hopkinson likes the outline, analytical data and diagrams; it's been well studied.

Justin Wood - Multi-purpose sports field(s) could be matched through the Utah Youth Soccer Association.

Alan Malan would like to see more parking options.

Duane Huffman – the waste water line on the 1100 West Holly Property needs to be addressed. He thanked Mr. Vlasic for the presentation and reminded the audience of the open house on Thursday.

REGULAR MEETING:

The regular Planning Commission Meeting was called to order at 7:40 pm by Chairman Denis Hopkinson. Laura Charchenko offered a prayer.

1. Accept Agenda

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

2. Public hearing to Consider a Proposed 27-lot Residential Subdivision, High Gate Estates, between 1100 West and 1450 North south of Mill Creek Canal.

ACTION TAKEN:

Corey Sweat moved to open the public hearing at 7:42 pm to Consider a Proposed 27-lot Residential Subdivision, High Gate Estates, between 1100 West and south of Mill Creek Canal. Alan Malan seconded the motion and voting was unanimous in favor.

Public Comment:

- Eric Eastman, resident, asked about the specific location of the development which Ben White responded is approximately 50 South on 1100 West. He wanted to know more about the approval process. Chairman Hopkinson explained this is not a final decision, it is just a planning concept. Mr. Eastman feels that there is a lot of work left to do and several issues to be solved. He hopes that the work will be done before it goes to City Council. He gave the example of Hamlet Homes in Birnam Woods. He encouraged them to stand their ground and make the right decisions when allowing developers to develop in our city.

- James Bruhn, resident, asked how this develop may fit with other development to the south; he does not see any stub roads. Mr. White pointed out the 1450 West stub road and the area at the west end of the entrance road that will allow access to the south, if and when needed.

ACTION TAKEN:

Laura Charchenko moved to close the public hearing at 7:56 pm. Corey Sweat seconded the motion and voting was unanimous in favor.

3. Consider Preliminary Plat for High Gates Estates

Commissioners received a memorandum in their packet from Ben White dated November 9, 2017 regarding High Gate Subdivision that described challenges with the development of the property.

Chairman Hopkinson stated that they have studied and discussed this plat and the requests of the developer are within the city standards and designs. Two of the developers intend to build homes in the subdivision and become West Bountiful residents.

Ben White stated that the concept is complete, but many of the detail plans are not completed at this point. He briefly reviewed all the things discussed in past meetings regarding this development. He stated that all appear to be ready for them to press forward with further planning and recapped some of the highlights of the development. He made some suggestions regarding whether to pave 1450 W all the way to the property line and what to do with the stub road to the west. There was also discussion regarding the remnant parcel along the entrance to the subdivision.

Chairman Hopkinson invited Dave Wilding (Project Engineer) who is engineering this project to take the stand. Mr. Wilding noted that the sewer issues are still being worked through with South Davis Sewer. Ben White pointed out the two options (a lift station or pumping) that could be used to solve the issues. Mr. Wilding said that the option of pumping seems to be the best solution to solve the issues; the lift station is not favorable with the developer or the Sewer District. Mr. Wilding informed them that there are some negotiations being made with Davis County regarding storm drainage which may allow them to discharge into the canal. He is optimistic they will come out with a good solution.

Commissioner's Comments Included:

Corey Sweat- Inquired about the Holly drain line that runs through Lot 6 & 7. Ben pointed out that they could either leave it alone, or re-route it which would make it non-existent. Mr. Wilding stated that they are discussing some solutions and feels that this can be worked out favorably.

Mike Cottle- Inquired about the asphalt and why there should be a delay in putting asphalt between lots 26 and 27. Mr. White explained there may be reasons to wait to pave roads that do not provide service to anywhere right now.

Alan Malan- He was concerned about the entrance, an 800 ft. road with undevelopable remnant parcels. Ben White stated that the road right-of-way is not considered the same as a remnant parcel, yet is still serves the same. He feels like there should be curb, gutter and sidewalk on both sides of the street. He is in favor of having 1450 West paved now and not waiting until later.

Laura Charchenko- Does not like dead end streets and is in favor of keeping a bond in place to pave 1450 West later. She likes the landscaping plan and islands at the entrance of the development. Does not feel like it is necessary to have two street lights in each the cul-de-sac, one is sufficient.

Dave Wilding, the engineer representing the developers, explained the entrance of the subdivision and its beauty and function and said they plan to have the HOA maintain that area. Mr. White explained the various options regarding the remnant parcel and whether it makes sense to designate the entire area as street right-of-way. If not, our Code requires it to be attached to adjoining properties.

Chairman Hopkinson said he likes having the trail affect versus the curb, gutter, and sidewalk. He explained the various options for the motion to be made this evening and called for a vote.

ACTION TAKEN:

Alan Malan moved to table the preliminary plat for Onion Patch Securities, LLC, developing a 27 1-acre lots until all documents are received. Corey Sweat seconded the motion. Voting was 4 to 1, Alan Malan, Denis Hopkinson, Corey Sweat and Mike Cottle voted Aye and Laura Charchenko voted Nay

4. Consider Request for Conditional Use by Artisan Custom Metal Works at 1116 West 500 South

Commissioner packets included a memorandum dated, November 9, 2017 from Ben White and Cathy Brightwell regarding a Conditional Use for Artisan Custom Metal Works, the Conditional Use Permit Application, photos of products being made, letter from the applicant, and list of permitted uses in the C-H District, WBMC Section 17.34.

Cathy Brightwell introduced the request from Artisan Custom Metal Works. They plan to lease a small space for their business specializing in metal fabrication of custom railing, fencing, gates, spiral stairs, mailboxes, etc., it will not be a large operation. She said it is not clear if the business is allowed in the Commercial Highway District. WBMC, Section 17.34.040, provides a list of conditional uses for the zone and, (L) lists Indoor fabrication, machining or welding or materials or equipment not for resale (emphasis added) as being allowed. The applicant believes this business is more like a neighboring cabinet shop which is allowed in (G). They also claim that (N.) applies which states, Other commercial businesses which are similar to those listed in this section and Section 17.34.020, as determined by the planning commission. Ms. Brightwell explained that each and every business type cannot be included in the list, so it is up to the Commissioner's discretion to decide if it fits or not.

Mr. Dan Donaldson, owner of the building, came forward to answer questions.

Alan Malan pointed out the definition of "resale" and does not believe this business qualifies as a "resale" type of business, so it should be allowed. Mr. Malan asked Mr. Donaldson some questions about the building. He wants to make sure that a copy of 51 B. of the National Fire Code welding rules and conditions are adhered by. Mr. Donaldson feels that this business owner is very conscientious and aware of all the restrictions concerning welding.

Laura Charchenko asked where the nearest fire hydrant is located.

Corey Sweat inquired about Mr. Donaldson's confidence in the business owner. He is concerned that the Fire Marshall may not be as restrictive as they should be. He encouraged him to be careful regarding the fire hazards that come with welding. Some discussion took place regarding the materials that will be welded. Mr. Donaldson thinks that mostly aluminum products will be used.

Mike Cottle was also concerned about the welding aspect but feels more confident in allowing this business after the discussion and information that has been shared this evening.

ACTION TAKEN:

Corey Sweat moved to approve the conditional use permit for Artisan Custom Metal Works at 1116 West 500 South, Unit 11 provided applicant gets approval from the fire marshal and that the fire marshal is fully aware of the type of business he is doing; that there be no outdoor storage; and that a West Bountiful business license be obtained, 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 conditions be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection. Alan Malan seconded the motion and voting was unanimous in favor.

5. Discuss Possible Code Changes to Open Space Limitations in Title 16- Subdivisions, and Construction Standard Requirements.

Commissioner packets included a memorandum from Ben White dated, November 9, 2017 regarding Title 16 Open Space Parcels and Construction.

Mr. White introduced the discussion on Title 16 Open Space Parcels and Construction Standard Requirements by pointing out that the High Gate Subdivision application has brought the remnant parcel issue to the forefront. Is the municipal code too restrictive regarding open space parcels outside of a planned unit development? WBMC 16.12.060(H) reads, "All remnants of lots below minimum size leftover after the subdivision of a large tract must be added to adjacent lots rather than allowed to remain as unusable parcels." He said it is unclear if this is what we really want when considering its application in each zone; in a one-acre zone, no remnant parcel can be less than one acre. Staff suggests replacing "minimum size" with "2000 square feet."

There was some discussion and it was decided that no language change needs to be made and that determinations can be made for individual developments. Ben White explained the difference between parcels (private) and right of way (public) and the rights that exist with each. Further discussion took place.

The consensus was that language remains as is for now.

6. Staff Report

Ben White-no report.

Cathy Brightwell- no report.

7. Consider Approval of Minutes from October 24, 2017.

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes of the October 24, 2017 meeting as corrected. 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 9:05 p.m. 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 November 28, 2017, by unanimous vote of all members present.


Cathy Brightwell – City Recorder

