

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
Corey Sweat

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A MEETING BEGINNING AT 7:30 PM ON TUESDAY, NOVEMBER 28, 2017 AT THE CITY OFFICES

Welcome. Prayer/Thought by Invitation

1. Accept agenda.
2. Consider Planned Unit Development for Kinross Estates at Porter Lane and 1100 West by Hamlet Homes.
3. Staff report.
4. Consider approval of minutes from November 14, 2017 meeting.
5. 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 21, 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 21, 2017 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, November 28, 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: Gary Jacketta, Mike Brodsky, Zach Brodsky, Mark Preece, Nick Mingo, Chelsey Berg, Mike George, Lynne George, Chris Jenson, and Rob Jenson.

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

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. Consider Planned Unit Development for Kinross Estates at Porter Lane and 1100 West by Hamlet Homes

Commissioner packets included a memorandum dated November 21, 2017 from Ben White regarding Kinross Estates PUD Application with attached diagrams and the development agreement.

Ben White noted that this new proposal from the Hamlet Development for a Planned Unit Development (PUD) still includes 34 lots on 23 acres in the R-1-22 zone. Their previous proposal was denied at the last meeting. He noted there have been some alterations made which are listed below.

- 4 lots proposed on Porter Ln. have been reduced to 3 lots all over 20,000 sq.ft.
- Some lots have been reconfigured and the subdivision still is proposing 34 lots consisting of 5 lots - 11,000 to 15,000 sq. ft., 14 lots - 15,000 to 20,000 sq. ft., and 15 lots over 20,000 sq. ft. Note: a half acre is 21,700 sq. ft.
- 3 acres of open space remain.
- CCRs include the city's farm animal ordinance.
- Operable vehicles can be stored on property.
- Lots cannot be further subdivided.

- All required studies have been concluded and are available at City Hall for review.

Commission Comments:

Alan Malan is still bothered by the 1700 ft. dead-end road. He asked about fencing around the contaminated area. The fencing is proposed to be a rail fence along street and a square field fence around the balance of the area. Mr. Malan is still opposed to the number of small lots and would prefer the lots on the west be extended to the road.

Laura Charchenko identified an inconsistency between the development agreement and CCRs regarding construction and sales trailers and asked that it be fixed. Preliminary plat easement for the open space needs to be in writing. She stated that if all the studies meet engineering standards and pass legal she supports them. The three-way agreement needs to be settled.

Corey Sweat for the most part supports the PUD but suggests that 2 lots need to be removed in order to better comply to the half-acre standard. He does not want to see any quarter acre lots and proposed some options to enlarge them. He wants to make sure that lots close to half acre are not decreased in size to make the smaller lots larger. Elimination of 2 lots would help fix the problem.

Mike Cottle does not want smaller lots; he may be okay with a couple third acre lots.

Michael Brodsky took the stand and apologized for the frequency that he has burdened them with this development. He is torn trying to make this development financially viable for the developer and seller and appease the Commission with the open space feel. He further explained the challenges of the property to create a subdivision. He feels that they have tried to make a reasonable trade off in maintaining a rural feel along 1100 West with open space and along Porter Lane with larger lots. He stated that there will be a production trailer on site during construction but there will be no sales trailer; he will correct the difference between the development agreement and the CCR's.

Mr. Brodsky said the 1700 ft. dead-end road will be resolved when the property to the south is developed and the stub roads are completed. If the commission prefers to break up the open space and run the road out to 1100 West, he is willing to do that but needs direction from them. Commissioners were polled and there is only one Commissioner that has issues with the length of the road.

Corey Sweat likes the open space parcel but the power easements will dictate that the space remains open anyway even with individual owners. Mr. Brodsky stated that one benefit may be that individual property owners will collect debris on the lots which will not be allowed on a single open space parcel.

Chairman Hopkinson does not like extending lots to make them longer as he considers them too narrow already. Long skinny lots can be problematic. He is concerned with the east side of the development and feels that by removing lot # 4 and spreading it to lot 5 and 6 would make them closer to the ½ acre. **Alan Malan** feels all the lots on the west side need to be ½ acres.

Some discussion took place regarding some possible realignments of lots to increase their size.

Mr. Brodsky stated that they may be able to shift the main road to the west enough to increase the size of lots along its east side. He said they are willing to make the smaller lots closer to 15,000 sq.ft, and will commit to still have fifteen lots over 20,000 sq.ft. He asked the commission to consider approving the PUD based on this commitment and he will bring back the drawings once they are complete.

Chairman Hopkinson reminded the Commissioners of the feedback they have received from letters of citizen's and the public hearing. The half-acre zone should be adhered to as best as possible, although the reason for the PUD is for exceptions from the zone and in this case, give the developer some flexibility with the many challenges this area presents. Chairman Hopkinson proposed that the redraw be in front of them before approving the Preliminary Plat.

Laura Charchenko was concerned that moving the road would create a domino effect to some of the other lots. She feels it is important to have the physical drawings in front of us to review.

Kelly Enquist questioned the benefit the city is receiving to approve this as a PUD. He is also concerned with the egress and ingress of the development.

Mike Cottle inquired what the benefit is of this PUD to the City. Chairman Hopkinson responded that it is no real benefit to the City but gives the developer some flexibility and therefore allows the area to be improved by developing it.

Mr. Brodsky noted that if a PUD is not approved then the City gives up control of the development agreement and such so they could be at liberty to develop anyway they want on half acre lots.

Chairman Hopkinson encouraged Mr. Brodsky to be patient as they are close to having something that they can approve. All the legal documents are in order up to this point. Discussion will be only on the lot sizes at the next meeting.

Corey Sweat asked if Staff could provide a side by side comparisons of the two site plans for Kinross Estates for the next meeting. Staff committed to do their best to provide them with the documentation. **Mike Cottle** wants to review the letters from public hearing.

ACTION TAKEN:

Corey Sweat moved to table the approval of the PUD until a current plat plan as discussed, this evening. Alan Malan seconded the motion and voting was unanimous in favor.

6. Staff Report

Ben White:

- Noted that there will be some Code language proposals brought before them regarding side yards after the first of the year.

Cathy Brightwell:

- Announced that Christmas on Onion Street will be this next Monday. Newsletter will be out by Friday.
- She asked if they wanted to hold the meeting scheduled on December 26th. Commissioners will likely cancel the December 26th meeting.

7. Consider Approval of Minutes from November 14, 2017.

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes of the November 14, 2017 meeting as corrected. Corey Sweat 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 8:40 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 December 12, 2017, by unanimous vote of all members present.



Cathy Brightwell – City Recorder

