

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
Corey Sweat

AMENDED

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A MEETING BEGINNING AT 7:30 PM ON TUESDAY, DECEMBER 12, 2017 AT THE CITY OFFICES

Welcome. Prayer/Thought by Invitation

1. Accept agenda.
2. Consider Conditional Use Application for Axis Driveline & Drivetrain, LLC., at 847 W 500 South.
3. Consider Conditional Use Application for an Accessory Dwelling Unit for Al Jones at 161 N 1450 West.
4. Consider Preliminary Plat for High Gate Estates at 1100 West and 100 North.
5. *Consider Planned Unit Development for Kinross Estates at Porter Lane and 1100 West by Hamlet Homes.*
6. Consider Conceptual Plat for West Yard Subdivision at Approximately 1200 North and 1410 West, and Set Public Hearing.
7. Discuss Changes to Yard Regulations in Title 17, and Set Public Hearing.
8. Staff report.
9. Consider approval of minutes from November 28, 2017 meeting.
10. 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 December 11, 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 December 11, 2017 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, December 12, 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: Jay Cough, Todd Willey, Angie Banford, Eric Banford, Gary Jacketta, Candice Jones, Al Jones, Rob Jenson, Chris Jenson, Michael Brodsky, Zachary Brodsky.

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. Cory Sweat seconded the motion. Voting was unanimous in favor among members present.

2. Consider Conditional Use Application for Axis Driveline & Drivetrain, LLC., at 847 West 500 South

Commissioner packets included a memorandum dated December 8, 2017 from Cathy Brightwell regarding an application from Eric Banford for a conditional use permit for Axis Driveline & Drivetrain, LLC, located at 847 West 500 South to provide rebuilding and repair of automotive driveline and drivetrains. In addition to the memorandum, there was a photo of the outside of the business.

Ms. Brightwell explained that Mr. Banford has secured garage space from Ralph Smith Company that will accommodate two vehicles. It is unlikely there will be more vehicles on site but if there are, they will be stored in a fenced in area out of site of the street.

Eric Banford was invited to take the stand to answer questions:

Alan Malan asked Mr. Banford if he would be doing light duty manual transmissions. Mr. Banford answered to the affirmative. Mr. Malan asked how he would get rid of waste. Mr. Banford explained that he would have waste oil container, furnace and hauling stations.

No additional questions from the Commissioners.

Chairman Hopkinson encouraged Mr. Banford to keep the property looking tidy.

ACTION TAKEN:

Corey Sweat moved to approve a Conditional Use Application for Axis Driveline & Drivetrain, LLC., at 847 W 500 South 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 the conditions to 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. Conditions include approval of fire inspection, vehicles to be serviced will be stored either inside the garage bay or in a fenced area of out of the site of the street with no other outdoor storage allowed, and upon issuance of this permit will purchase a West Bountiful City business license. Laura Charchenko seconded the motion and voting was unanimous in favor.

3. Consider Conditional Use Application for an Accessory Dwelling Unit for A1 Jones at 161 North 1450 West.

Commissioner packets included a memorandum dated December 8, 2017 from Ben White regarding an accessory dwelling unit (ADU) at 161 N 1450 West with an attached site plan.

Mr. and Mrs. Jones desire to construct a new home with a swimming pool next to the house. The pool will include a pool house (apartment) connected to the house via a small breeze way. It is necessary to have a conditional use permit since the ADU is a separate dwelling.

Mr. Jones took the stand for questions/concerns from the Commissioners.

Mike Cottle asked if there would be people staying in the ADU. Mr. Jones answered that it will only be used for guests. The pool will be fenced in for safety concerns.

No other comments/questions from the Commissioners.

ACTION TAKEN:

Laura Charchenko moved to approve a Conditional Use Application for an Accessory Dwelling Unit for A1 Jones at 161 N 1450 West with the following findings: the proposed use 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; it will not inordinately impact schools, utilities and streets; and the following conditions will mitigate the reasonably anticipated detrimental effects of the proposed use. 1. Provide adequate parking, 2. Meet current building code, 3. The permit is not transferable and if at any time the home is not occupied by the applicant or his immediate family or the applicant sells the property, the permit shall be revoked pursuant to 17.60.080, and 3) if the applicant decides to lease the ADU, they will include in any lease document, language that the lease will terminate upon sale of the property. Alan Malan seconded the motion and voting was unanimous in favor.

4. Consider Preliminary Plat for High Gate Estates at 1100 West 100 North

Packets included a memorandum dated December 8, 2017 from Ben White regarding High Gate Subdivision.

Ben White introduced the 27-1 acre lot subdivision located at 1100 West and 100 North. He described the unique challenges of this subdivision.

- Principle entrance to the development will be from 1100 West at approximately 100 South. This includes a 110 foot by 800 foot strip of land which is to be deeded as street right of way. There will be a six foot wide sidewalk along the north side of the road. A landscape island is proposed at the entryway and in the middle of the street right of way.
- Second access to the development will be the south continuation of 1450 West street. The developer currently does not own all the property for this street continuation. An agreement for the right of way and street construction is being executed with neighboring property owner Al Jones.
- Direct discharge into the canal has been negotiated with Davis County. Public works would like to see the storm drain run between lots 1 and 2 before discharging into the canal and in addition eliminate the detention basin near lot 13 piping the water straight into the canal.
- The Sewer District has agreed to construct a sewer line to the west and the property owner has granted the easement.
- 1450 West is intended to extend south to the development boundary with a temporary turnaround for vehicles. There is a ½ acre parcel to the south end of the road that can be approved as commercial use because it is in the B-U zone.
- Street lights will be placed at the entry of 1100 West and at intersections and in the cul-de-sac.
- Fire hydrants will be appropriately distributed as code requires.
- A wastewater drain line that belongs to Holly, cuts through the property. The Sewer District will intercept and reroute the flow in 1100 West. The lines will either be abandoned, or the pipeline removed.
- Sale of a remnant of property off 1450 North against Mill Creek Meadows is pending.
- Jack Williams owns the property to the south of the development and would like street access. Access will be provided to the Williams property at the west end (1450 West) and at the east end of Lot 14.
- A portion of Mill Creek channel is located within this development. Ground is owned by both the developer and Davis County. Direct access for property owners who own property along the channel will not be allowed. A fence will be required in the CCR's at the property owners expense.
- West Avenue will be renamed.

Todd Willey took the stand for questioning from the Commissioners:

Alan Malan inquired about the fencing along the canal which restricts property owners from using that portion of their property. Mr. Willey responded that the fence is for safety reasons and will be the responsibility of the property owner; the restrictions will be contained in the CCR's. The fence will be solid and no access will be allowed into the area. Alan Malan feels that the property owner should be able to choose if they have access to the property or not. Chairman Hopkinson stated that the CCR's

should be restrictive for safety reasons. Mr. Malan added that he would like to see sidewalks along both sides of the street at the main entrance.

Laura Charchenko asked about the location of the future road to the south for Mr. Williams. There was discussion about how access could be handled.

Corey Sweat likes the design of the subdivision.

Mike Cottle asked if the old sewer line will stay in place. Mr. Willey stated that they are in discussion on this issue at this time.

Chairman Hopkinson felt that most concerns have been mitigated and done well. He likes the six feet wide sidewalk.

ACTION TAKEN:

Corey Sweat moved to approve the Preliminary Plat for High Gate Estates at 1100 W 100 North. Alan Malan seconded the motion and voting was unanimous in favor.

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

Commissioner packets included a memorandum from Ben White dated December 11, 2017 regarding Kinross Estates PUD application with site plans for both a traditional half acre subdivision layout and the proposed PUD.

Ben White stated that lot sizes were the major concern from the previous meeting. The developer has reconstructed his PUD plan and now there are 34 lots with the following dynamics: three lots 15,000 to 20,000 sq. ft. in size, thirty lots between 20,000 - 40,000 sq. ft. and one remaining lot over 40,000 sq. ft. Mr. White gave a comparison of lot sizes in the abutting Olsen Farm development. Staff feels like there is value to the PUD over the traditional plan, but recommends that the storm detention basin be one owners responsibility and not shared across six lots.

Mike Brodsky took the stand and talked about the changes that have been made. He explained that his proposal to purchase some land to the south, as shown on the half acre design, was rejected by the property owner today so is no longer on the table.

Chairman Hopkinson asked for comments from commissioners.

Laura Charchenko approves of the new design and supports the detention basin issue that Mr. White proposes. She prefers the PUD option.

Corey Sweat likes the PUD design but would like to see the west side easement tightened up a bit. Some discussion took place in those regards. Commissioner Sweat asked about a turn around plan at the end of the dead-end road and Mr. White stated there will be temporary turnarounds on both dead-end roads.

Mike Cottle is pleased with the new design and appreciates all the work they have done to bring the subdivision to the City's liking. He asked about eliminating one additional lot to make the three smallest lots larger.

Alan Malan feels the plan is much better, but would like 1 lot removed on the South end. On the west side, he does not want all of the property lines moved to accommodate the detention basin but only those that are necessary to use for the actual detention basin.

Chairman Hopkinson feels there will be minimal changes at the City Council level.

Kelly Enquist inquired about buildable space on Lot 11. Mr. White responded that there is plenty of room and with some creativity there will be a great home built there.

Mike Brodsky noted every lot can accommodate a home 65 ft. wide by 55 ft. deep.

ACTION TAKEN:

Corey Sweat moved to recommend to the city council the PUD request from Hamlet Homes with the following conditions: drainage be a firm condition of the CCR's, and lots on the west side be reduced to exclude the power line easement in order to accept the detention basin on the northwest side. Laura Charchenko seconded the motion and voting was unanimous in favor with the following Roll Call vote:

Mike Cottle- Aye

Corey Sweat-Aye

Chairman Hopkinson-Aye

Laura Charchenko-Aye

Alan Malan-Aye

Ben White noted that due to the holidays they will work closely with Mr. Brodsky to assure that all things are in order for this PUD to move ahead to the city council in January.

6. Consider Conceptual Plat for West Yard Subdivision at Approximately 1200 North and 1410 West and Set a Public Hearing.

Ben White explained the city is interested in obtaining some of the property owned by the Sewer District on 1200 North in order to move the Public Works west yard from Jessi's Meadow to that area. This constitutes a legal small lot subdivision and requires a public hearing. He shared a survey plat that shows Parcel 4 remaining with the Sewer District, and Parcel 2 and 3 purchased by the City with Parcel 2 remaining in Davis County; the property will not be annexed in. A public hearing will be scheduled in January. Some discussion took place regarding curb, gutter and sidewalk and piping in the open ditch.

ACTION TAKEN:

Alan Malan moved to set a public hearing for January 9, 2017 for the West Yard Subdivision at 1200 North 1410 West. Laura Charchenko seconded the motion and voting was unanimous in favor.

7. Discuss Changes to Yard Regulations in Title 17, and Set Public Hearing.

Ben White explained some of the issues in Title 17 regarding setback and side yards. Some of the language that was shortened in the previous revision has created language that can be misunderstood. .

Mr. White and Mr. Doxey prepared a red-line copy of proposed changes for the Commissioners to ponder and review.

Alan Malan inquired about 2 c. "up to". Separate the street side yard from the regular side yard. Mr. Malan suggested to strike "Within" from the language.

Mr. White stated staff is anxious to get this cleaned up and approved.

ACTION TAKEN:

Alan Malan moved to Set a public hearing for January 9, 2017 and Laura Charchenko seconded it and voting was unanimous in favor.

8. Staff Report

Ben White: No report

Cathy Brightwell: As per earlier direction, no meeting will be held on December 26th. Next meeting set for January 9.

9. Consider Approval of Minutes from November 28, 2017.

ACTION TAKEN:

Mike Cottle moved to approve of the minutes of the November 28, 2017 meeting as presented. Corey Sweat seconded the motion and voting was unanimous in favor.

10. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:45 p.m. Mike Cottle seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on January 9, 2017, by unanimous vote of all members present.



Cathy Brightwell – City Recorder

