

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

AMENDED

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A MEETING BEGINNING AT 7:30 PM ON TUESDAY, JANUARY 23, 2018 AT THE CITY OFFICES

Welcome. Prayer/Thought by Invitation

1. Accept agenda.
2. Consider Conditional Use Application from Justin Odekirk, 440 N 1100 West, for a garage twenty-three feet in height.
3. Consider Conditional Use Application from Robert Thornsbury, 2297 N 880 West, for a tool/storage shed less than ten feet from main structure.
4. *Consider Conditional Use Application for Davis County for Mill Creek Sediment Basin Project.*
5. Discuss Preliminary Plat for Kinross Estates at 1100 W and Porter Lane, and set public hearing.
6. Staff report.
7. Consider approval of minutes from January 9, 2018 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 January 22, 2018 by Cathy Brightwell, City Recorder.

MEMORANDUM



TO: Planning Commission
DATE: January 18, 2018
FROM: Ben White
RE: Odekirk - Accessory Building Conditional Use Permit
440 N 1100 West

Section 17.20.060.A requires a Conditional Use Permit for an accessory structure in the R-1-22 zone if it is more than one story or more than twenty feet tall. A possible reason this height restriction has been drafted in the code is to minimize the detrimental impacts tall accessory structures may have on neighboring properties. In considering approval of the conditional use permit, the Planning Commission should make affirmative findings pursuant to Chapter 17.60 Conditional Uses. If there are detrimental impacts due to the added height of the proposed structure, the Planning Commission should propose conditions that mitigate the negative impacts.

The Odekirk's would like to construct a single level 27'x46' detached garage to house boats and RVs that require a taller than normal garage door. The garage walls are only 16 feet tall. A 6:12 roof pitch pushes the roof peak to nearly 23 feet.

The garage will be located in the southeast corner of the lot. These are large deep lots with the main structures already constructed.

The Planning Commission has heard similar applications in recent years. Size of property; proximity to other main structures; other accessory structures in the neighborhood; and surrounding land use are some of the criteria used to evaluate requests.

In addition to any conditions the Commission may find necessary, a motion needs to consider the following, pursuant to Section 17.60.040(D):

1. 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;
2. 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;
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use;
6. The proposed use will conform to the intent of the city's general plan; and
7. 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.



CONDITIONAL USE PERMIT APPLICATION

West Bountiful City
PLANNING AND ZONING
550 N 800 W, West Bountiful, UT 84087
Phone: (801) 292-4486
Fax: (801) 292-6355
www.wbcity.org

PROPERTY ADDRESS: 440 N 1100 W

PARCEL NUMBER: _____ **ZONE:** _____ **DATE OF APPLICATION:** 01/16/18

Name of Business: _____

Applicant Name: Justin Odekirk

Applicant Address: 440 N 1100 W

Primary phone: 801-300-0753 **Fax Number:** _____

E-mail address: Justin310dekirk@yahoo.com

Describe in detail the conditional use for which this application is being submitted. Attach a site plan which clearly illustrates the proposal. A separate sheet with additional information may be submitted if necessary.

Request to build 23ft garage height
with 14 ft tall garage door

The Applicant(s) hereby acknowledges that they have read and are familiar with the applicable requirements of Title 17.60 of the West Bountiful City Code, pertaining to the issuance of Conditional Use Permits. If the applicant is a corporation, partnership or other entity other than an individual, this application must be in the name of said entity, and the person signing on behalf of the Applicant hereby represents that they are duly authorized to execute this Application on behalf of said entity.

Fee must accompany this application - \$20 for Residential Zone, \$50 for Business Zone

I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge.

Date: 01/16/18

Applicant Signature: [Signature]

Application Received Date: 1/16/18
Application Fee Received Date: 1/16/18

FOR OFFICIAL USE ONLY

Permit Number: 18-001
Permit Approval Date: _____

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
 Note that all written dimensions take precedence over scale. Manufacturers specifications for installation of materials shall be followed.
 Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOWS NOTES:

Bedroom windows to have a finished clear opening height max. of 44" from floor.
 Windows to have 20" min. clear width and 24" min. clear height.
 Bedroom windows to be a min. of 5.1 sq. ft.
 Windows to be sized at 1/10th for the sq. ft. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:

All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)

The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5%) R.O.I.S Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

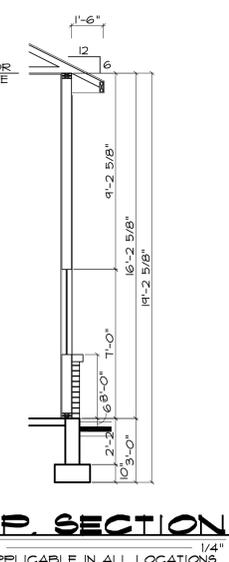
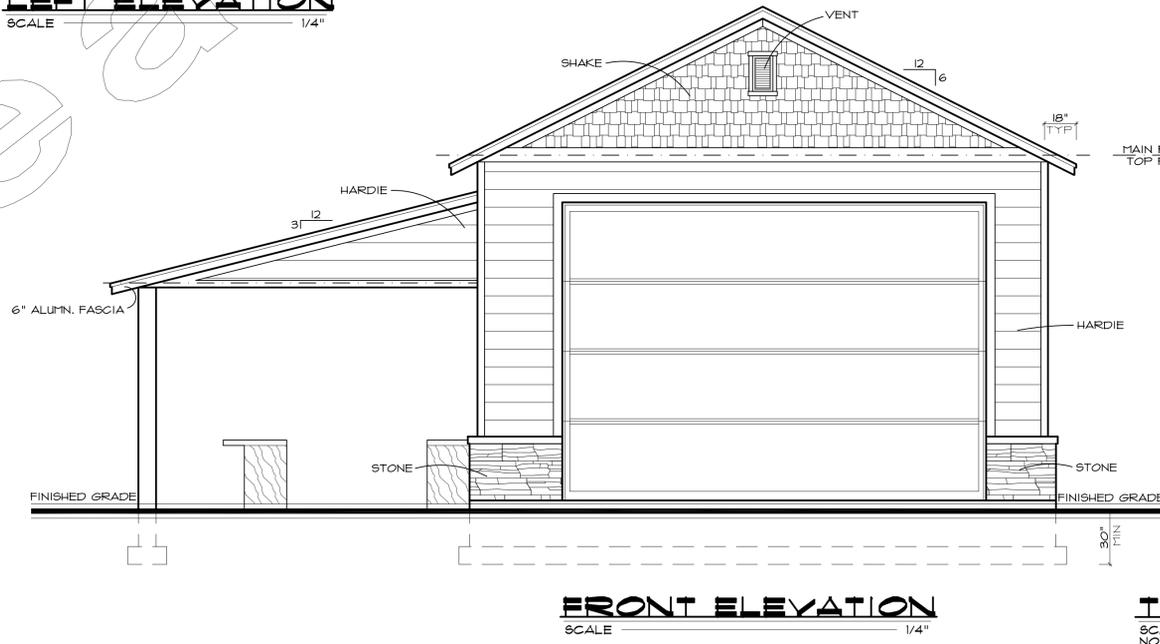
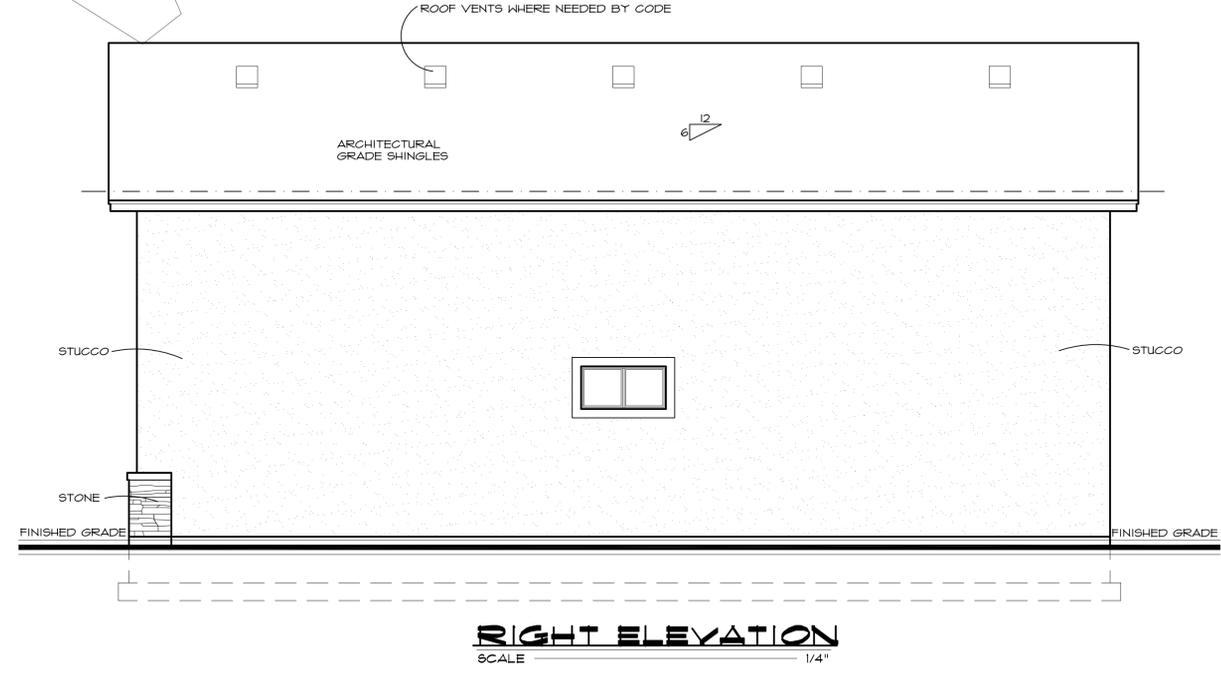
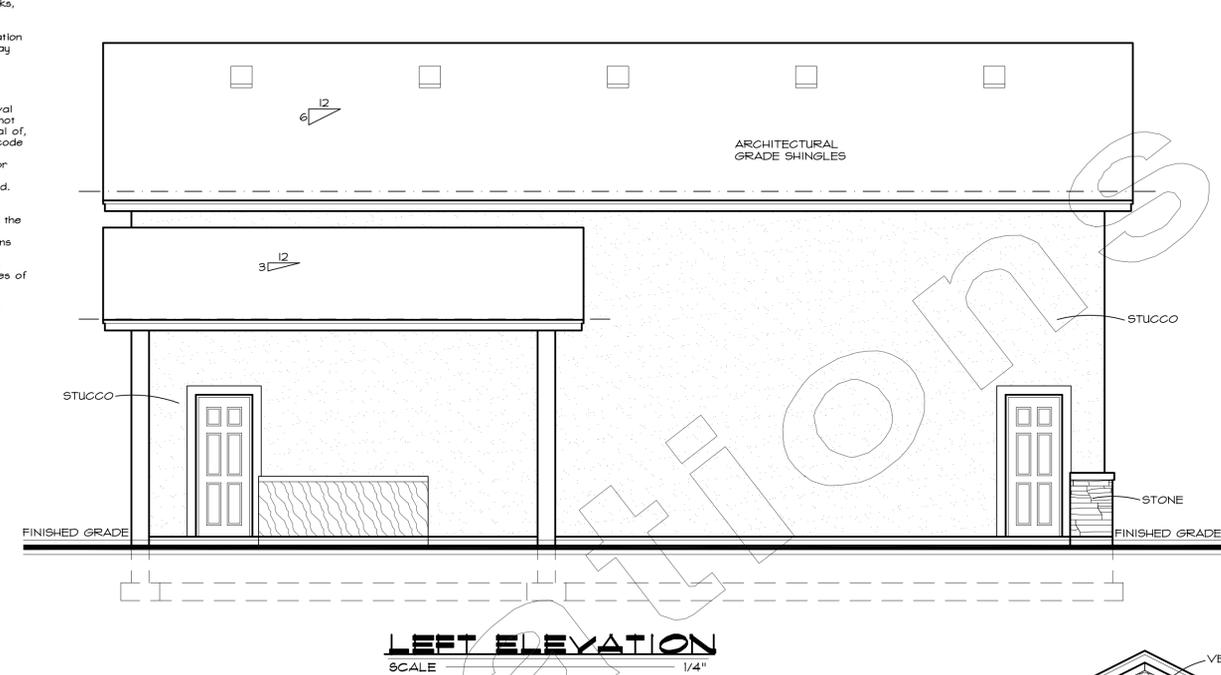
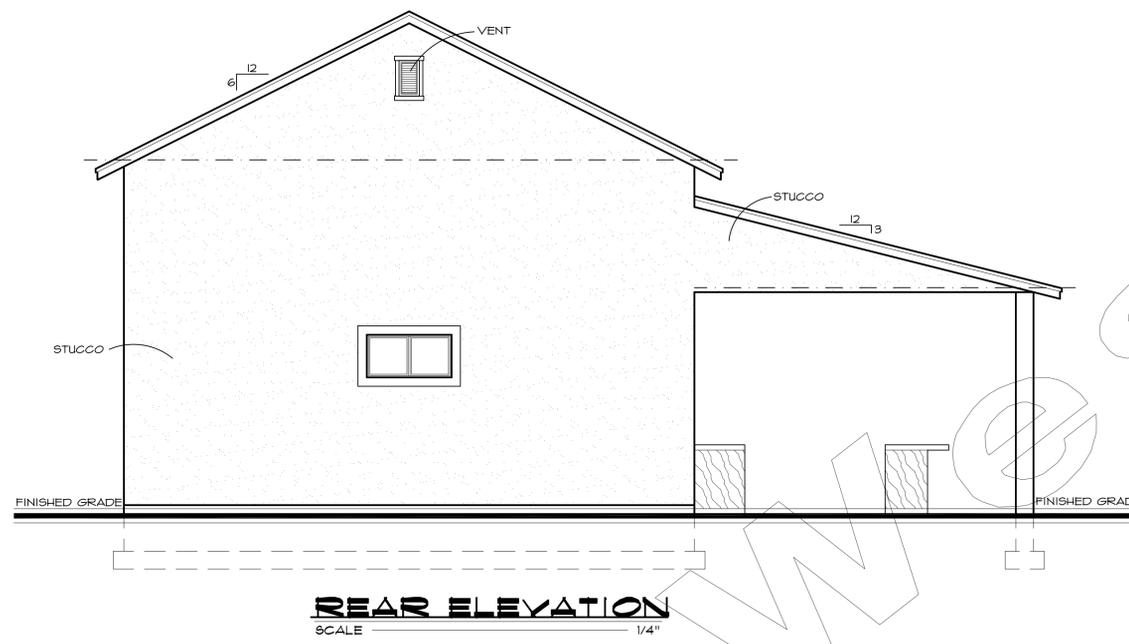
VALIDITY OF PERMIT:

The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.

© Copyright 2017 Creations West
 This plan is the property of Creations West and shall not be duplicated in any form or used as the basis for any new plans.

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.



PLANNED FOR: **ODEKIRK GARAGE**
 LOT # 1 ALICE ACRES SUB
 440 N 1100 W
 WEST BOUNTIFUL, UTAH

Ammon, Idaho 83406
 South Jordan, Utah 84091
 1424 Legend Hills Dr. Suite # 120
 Clearfield, Utah 84015
 801.525.6700 208.525.9555
 plans@creationswest.com

CREATIONS WEST
 EVEN THE BEST DREAMS NEED A PLAN
 WWW.CREATIONSWEST.COM



DATE: DEC. 13 17
 SHEET: 1

PLAN NUMBER
G-1235-17UE

MEMORANDUM



TO: Planning Commission
DATE: January 19, 2018
FROM: Ben White
RE: Thornsby-Accessory Building Conditional Use Permit
2297 N 880 West

Mr. Thornsby recently purchased a house on 880 West. He would like to construct an 8'x10' shed to house garden equipment but has limited available space on this property. Besides the footprint of the existing house, nearly his entire property is restricted for construction. Due to a Dominion Energy Pipeline in his rear yard and the typical zoning setbacks, the only available building area is behind the garage and adjacent to the house.

Section 17.24.050.B requires a Conditional Use Permit for an accessory structure in the R-1-10 zone if it is less than ten feet from the main structure. Health and safety concerns as well as aesthetics are the principal purposes of this provision. If there are detrimental impacts due to the added height of the proposed structure, the Planning Commission should propose conditions that would mitigate the negative impacts.

Staff opinions include:

- A. Because the structure is less than 200 sq. ft., a building permit is not required which would trigger other requirements. The size limit for the structure should be limited to less than 200 sq. ft.
- B. Access and safety are a concern when two structures are close together. Staff suggests that the structure be constructed less than four inches (4") from the house, or more than three feet (3') from the house.
- C. Clearance for the HVAC unit maintenance and access be maintained.
- D. Minimum side yard setback requirements be maintained.

The Planning Commission must make affirmative findings pursuant to Chapter 17.60 Conditional Uses, considering the following:

1. 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;
2. 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;
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use;
6. The proposed use will conform to the intent of the city's general plan; and
7. 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.



CONDITIONAL USE PERMIT APPLICATION

West Bountiful City

PLANNING AND ZONING

550 N 800 W, West Bountiful, UT 84087

Phone: (801) 292-4486

Fax: (801) 292-6355

www.wbcity.org

PROPERTY ADDRESS: 2297 North 880 West, West Bountiful, Utah 84087

PARCEL NUMBER: _____ **ZONE:** _____ **DATE OF APPLICATION:** 12 January 2018

Name of Business: _____

Applicant Name: Robert B Thornsby

Applicant Address: 2297 North 880 West, West Bountiful, UT

Primary phone: 801 888-0272 Fax Number: _____

E-mail address: robert.b.thornsby.mil@mail.mil

Describe in detail the conditional use for which this application is being submitted. Attach a site plan which clearly illustrates the proposal. A separate sheet with additional information may be submitted if necessary.

Requesting to build a tool storage shed on the southwest corner of the home. Shed would be 10 feet by 8 feet and 12 feet tall. The part of the home beside the trailer is a garage that is 10 feet wide The space west of the garage measures 15 feet by 10 feet (the unoccupied cutout). From the home corner to the fence measures 28 feet. (The cutout).From the corner of the home to the trailer measures 16 feet. Trailer (left) to fence measures 12 ft.

The Applicant(s) hereby acknowledges that they have read and are familiar with the applicable requirements of Title 17.60 of the West Bountiful City Code, pertaining to the issuance of Conditional Use Permits. If the applicant is a corporation, partnership or other entity other than an individual, this application must be in the name of said entity, and the person signing on behalf of the Applicant hereby represents that they are duly authorized to execute this Application on behalf of said entity.

Fee must accompany this application - \$20 for Residential Zone, \$50 for Business Zone

I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge.

Date: 12 Jan 2018

Applicant Signature: Robert B Thornsby

Application Received Date: 1/16/18
Application Fee Received Date: 1/18/18

FOR OFFICIAL USE ONLY

Permit Number: 18-002
Permit Approval Date: _____





17441 0701





2310 NORTH

880 WEST

MEMORANDUM



TO: Planning Commission
DATE: January 23, 2018
FROM: Ben White
RE: Davis County – Mill Creek Sediment Basin
Conditional Use Permit

Davis County Public Works has the responsibility to maintain the large drainages through the City. These include Deuel, Stone and Barton Creeks that have been combined into the concrete channel around 1950 North. This channel is often referred to as the DSB canal. Davis County also maintains Mill Creek that runs through the HollyFrontier refinery and the further west. Davis County has done a great job over the years maintaining those drainages and supporting the City's public works staff.

Davis County plans to construct improvements within the Mill Creek channel to better collect sediment and debris. Too often County Public Works staff is out near the Great Salt Lake shoreline trying to remove debris and sediment that plugs the nearly flat drainage channel. The proposed basin will provide the more effective and efficient way to collect and dispose of drainage sediment.

The proposed basin is a 300 foot long basin with a cut off wall at the lower end. The cut off wall has a small opening to let the normal, low flows proceed unimpeded. Large flows, which carry the most debris, will back up the basin allowing the sediment time to "fall out". The basin will be constructed with concrete walls about 4' high and a rock lined slope above the concrete. There are no mechanical parts or lighting proposed with the basin.

As stated in the application, the County intends to clean the basin once or twice per year which I would expect to be during normal business hours. The channel is currently fenced with a six foot chain link fence which will remain in place following construction.

Staff does not foresee any long term negative impacts from the construction. Impacts to address could include:

- Normal hours of routine cleaning
- Security
- Tracking mud on 1100 West

The Planning Commission must make affirmative findings pursuant to Chapter 17.60 Conditional Uses, considering the following:

1. 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;
2. 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;
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use;
6. The proposed use will conform to the intent of the city's general plan; and
7. 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.



CONDITIONAL USE PERMIT APPLICATION

West Bountiful City
PLANNING AND ZONING
550 N 800 W, West Bountiful, UT 84087
Phone: (801) 292-4486
www.wbcity.org

PROPERTY ADDRESS: 23 North 1100 West, West Bountiful, UT 84087

PARCEL NUMBER: 06-034-0070 ZONE: A1 DATE OF APPLICATION: January 22, 2018

Name of Business: Davis County Government

Applicant Name: Davis County Government C/O Tony Thompson Property Manager

Applicant Address: P.O. Box 618, 61 South Main Street, Farmington, UT 84025

Primary phone: 801-451-3279 Fax Number: 801-451-3281

E-mail address: tony@daviscountyutah.gov

Describe in detail the conditional use for which this application is being submitted. Attach a site plan which clearly illustrates the proposal. A separate sheet with additional information may be submitted if necessary.

Davis County Public Works is building a sediment basin on Mill Creek as part of its flood control operations. They will be widening 300 Linear feet of the channel to 90 feet wide. This will also include a ramp into the basin and a retaining wall around the perimeter. It is anticipated that the sediment will have to be removed once or twice a year with a excavator and then hauled off with dump trucks. Existing operations and maintenance require the use of similar equipment.

The Applicant(s) hereby acknowledges that they have read and are familiar with the applicable requirements of Title 17.60 of the West Bountiful City Code, pertaining to the issuance of Conditional Use Permits. If the applicant is a corporation, partnership or other entity other than an individual, this application must be in the name of said entity, and the person signing on behalf of the Applicant hereby represents that they are duly authorized to execute this Application on behalf of said entity.

Fee must accompany this application - \$20 for Residential Zone, \$50 for Business Zone

I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge. I understand the information on this application may be made available to the public upon request

Date: 1/22/18

Applicant Signature: [Signature] Chair

FOR OFFICIAL USE ONLY

Application Received Date: 1/23/18

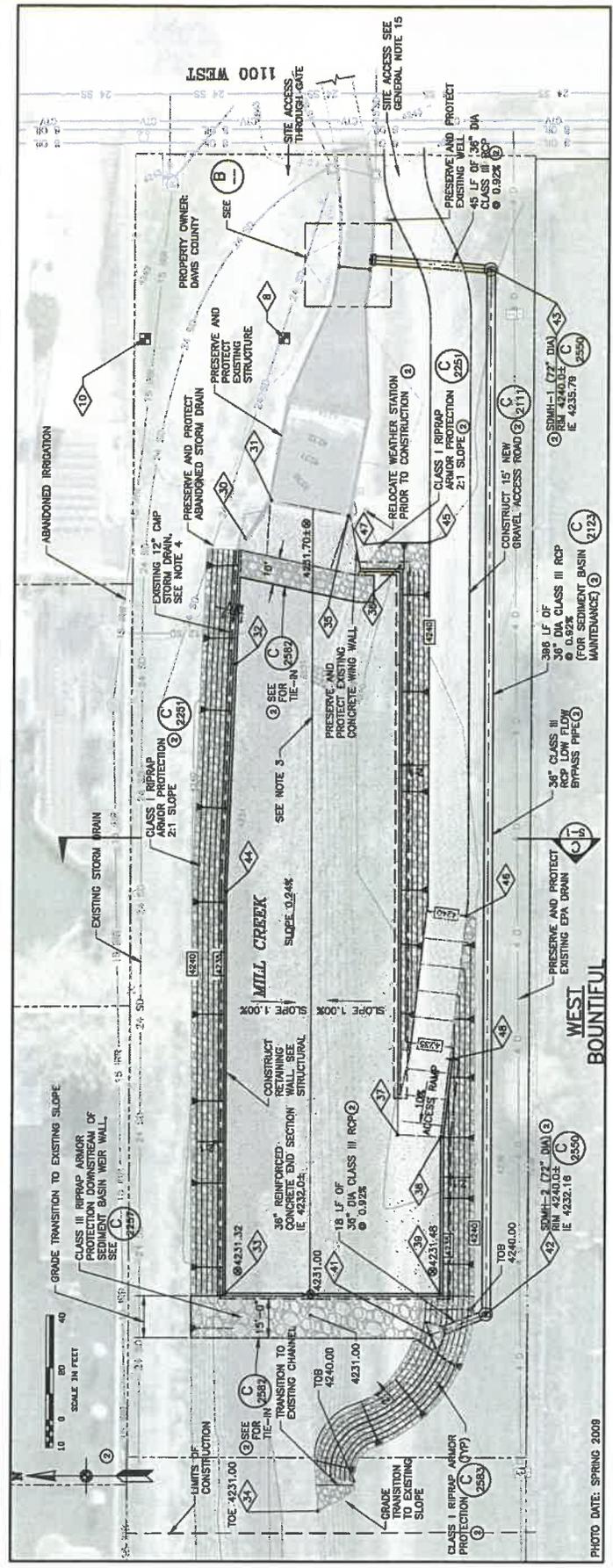
Permit Number: 18-003

Application Fee Received Date: NA *

Permit Approval Date:

Fee: \$20 Residential \$50 Commercial

* Fee waived - swap



SITE COORDINATES

NO.	NORTHING	EASTING	DESCRIPTION
1	120158.92	107560.21	NORTH WALL CORNER OF EXIST WALL
2	120149.10	107374.65	NORTH WALL SE CORNER
3	120182.46	107312.41	NORTH WALL
4	120185.63	107073.70	NORTH WALL SW CORNER
5	120129.92	106900.98	BEGIN RIPRAP
6	120120.04	107966.74	SOUTH WALL NE CORNER
7	120100.63	107948.77	SOUTH WALL SE CORNER
8	120100.63	107134.02	START ACCESS RAMP
9	120084.63	107133.13	WALL NEAR ACCESS ROAD
10	120084.63	107073.70	SOUTH WALL SW CORNER
11	120087.87	107057.85	END SECTION
12	120067.13	107065.97	SDMH-2
13	120067.13	107482.17	SDMH-1
14	120185.63	107226.11	NORTH WALL
15	120069.71	107558.75	SOUTH WALL
16	120075.15	107216.99	END ACCESS RAMP
17	120107.18	107556.62	END RIPRAP
18	120060.27	107162.83	END OF RETAINING WALL

- NOTES:
1. SURVEY CONTROL POINT TABLE COORDINATES, SEE DRAWING G-3.
 2. WORK BY OTHERS.
 3. SLOPE FROM THE SIDES TO THE MIDDLE OF THE BASIN @ 1%.
 4. PRESERVE AND PROTECT EXISTING 12\"/>

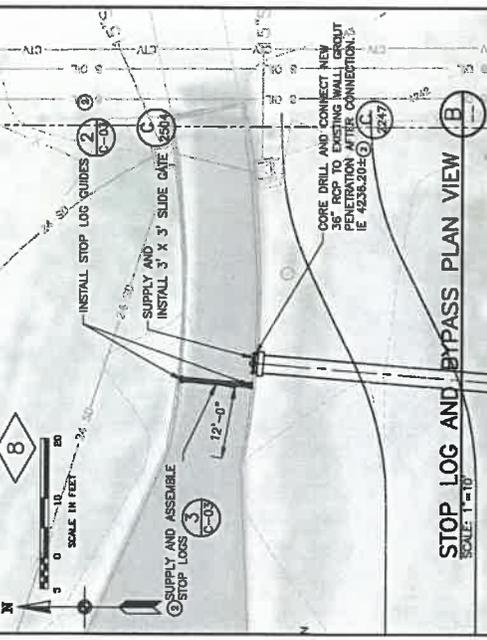


PHOTO DATE: SPRING 2009

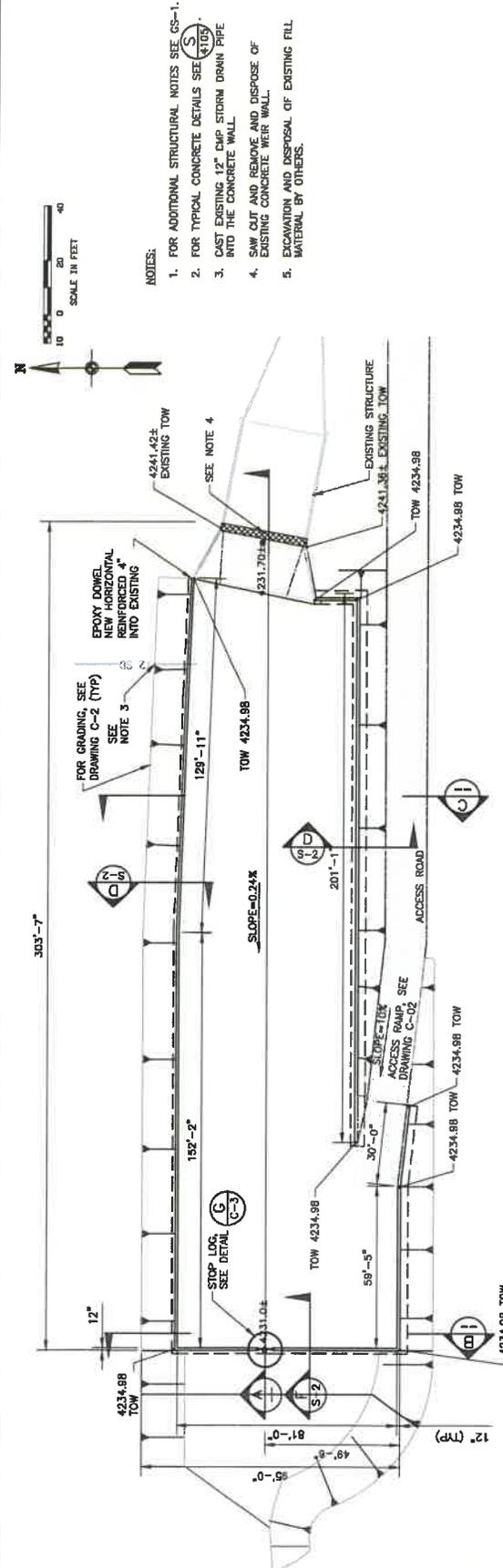


NO.	DATE	REV. BY	DESCRIPTION

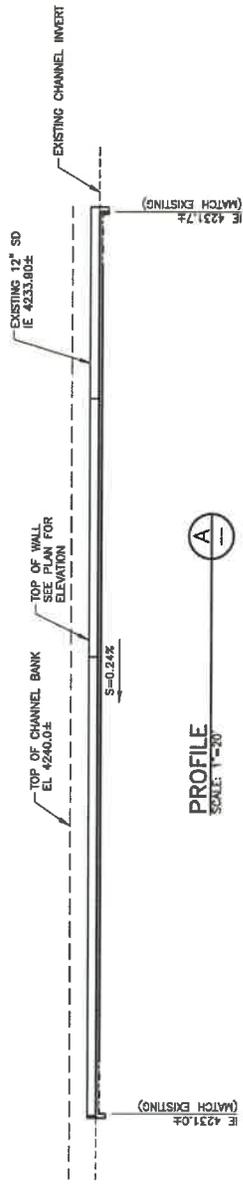
DESIGN: S. COHEN
 CHECKED: B. BAUDOM
 APPROVED: S. COHEN
 DESIGNER: C. BARLEY
 REVIEWER: S. COHEN
 DATE IS ONE INCH ON ORIGINAL DRAWING
VERTICAL SCALE

PROJECT NUMBER: 054-17-01
 DATE: NOVEMBER 2017
SEDIMENT BASIN SECTIONS AND DETAILS - 2

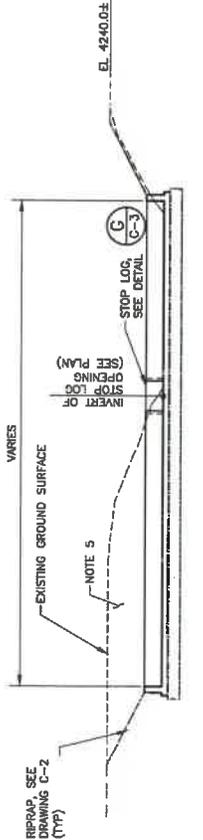
DRAWING NO. S-1
 SHEET 11 OF 13



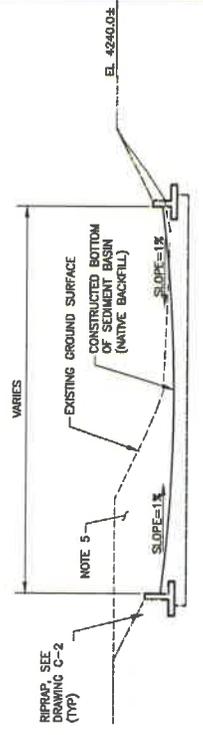
PLAN
SCALE: 1"=20'



PROFILE
SCALE: 1"=20'



CROSS-SECTION A
SCALE: 1"=20'



CROSS-SECTION B
SCALE: 1"=20'

- NOTES:**
1. FOR ADDITIONAL STRUCTURAL NOTES SEE GS-1.
 2. FOR TYPICAL CONCRETE DETAILS SEE GS-1.
 3. CAST EXISTING 12" CMP STORM DRAIN PIPE INTO THE CONCRETE WALL.
 4. SAW CUT AND REMOVE AND DISPOSE OF EXISTING CONCRETE WEIR WALL.
 5. EXCAVATION AND DISPOSAL OF EXISTING FILL MATERIAL BY OTHERS.





Conditional Use Permit Application
for Sediment Basin on Mill Creek
Tax ID 06-034-0070
23 North 1100 West
West Bountiful City

This map is provided to assist
in locating the property only.
It is not a survey.



Plot Date : Jan. 2018
Aerial Photo Date : 2015

MEMORANDUM



TO: Planning Commission

DATE: January 18, 2018

FROM: Ben White

RE: Kinross Estates PUD Preliminary Plat

The City Council approved the PUD application for Kinross Estates along with the accompanying Development Agreement in its January 16th meeting, as recommended by the Planning Commission. The approved Development Agreement, together with Title 16 and 17, become the subdivision and zoning codes as the City now reviews that subdivision plat. The three largest deviations included in the Development Agreement are:

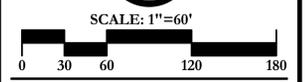
1. Varying lot sizes with some of the lots smaller than 0.5 acres;
2. A dead end street that exceeds the city standard; and
3. Deed restrictions on certain lots until environmental issues are resolved.

The City's PUD code dictates that once any proposed PUD Overlay is approved, both the review and approval of the subdivision preliminary and final plat are delegated to the Planning Commission. For Kinross Estates, that means the City Council will not see/approve the final plat.

A public hearing is required prior to the Planning Commission making a recommendation for the preliminary plat. Staff is suggesting the hearing be held on February 13th.



3980 S. 700 E., # 22 Salt Lake City, UT 84107
(801) 201-7494 www.edmlc.net



DEVELOPER:
Hamlet Development
308 East 4500 South, Suite 200
Murray, UT 84107
801-281-2223



SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 498730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

KINROSS ESTATES SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

NOTES

- All sanitary sewer improvements shall conform with the standards and specifications of South Davis Sewer District.
- All culinary water improvements shall conform with the standards and specifications of West Bountiful City.
- All improvements in the public right of way shall conform with the standards and specifications of West Bountiful City.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- Typical setbacks are:
 - Front: 30'
 - Rear: 30'
 - Side Interior: 10' min. 24' total
 - Side Corner: 20'
- Impacted soils information based upon a site map from Tesoro Logistics identified with project number K014TSMPS.

PROJECT STATISTICS

Total Area	23.01 Acres
Total Lots	34 (1.48 per acre)



Kinross Estates

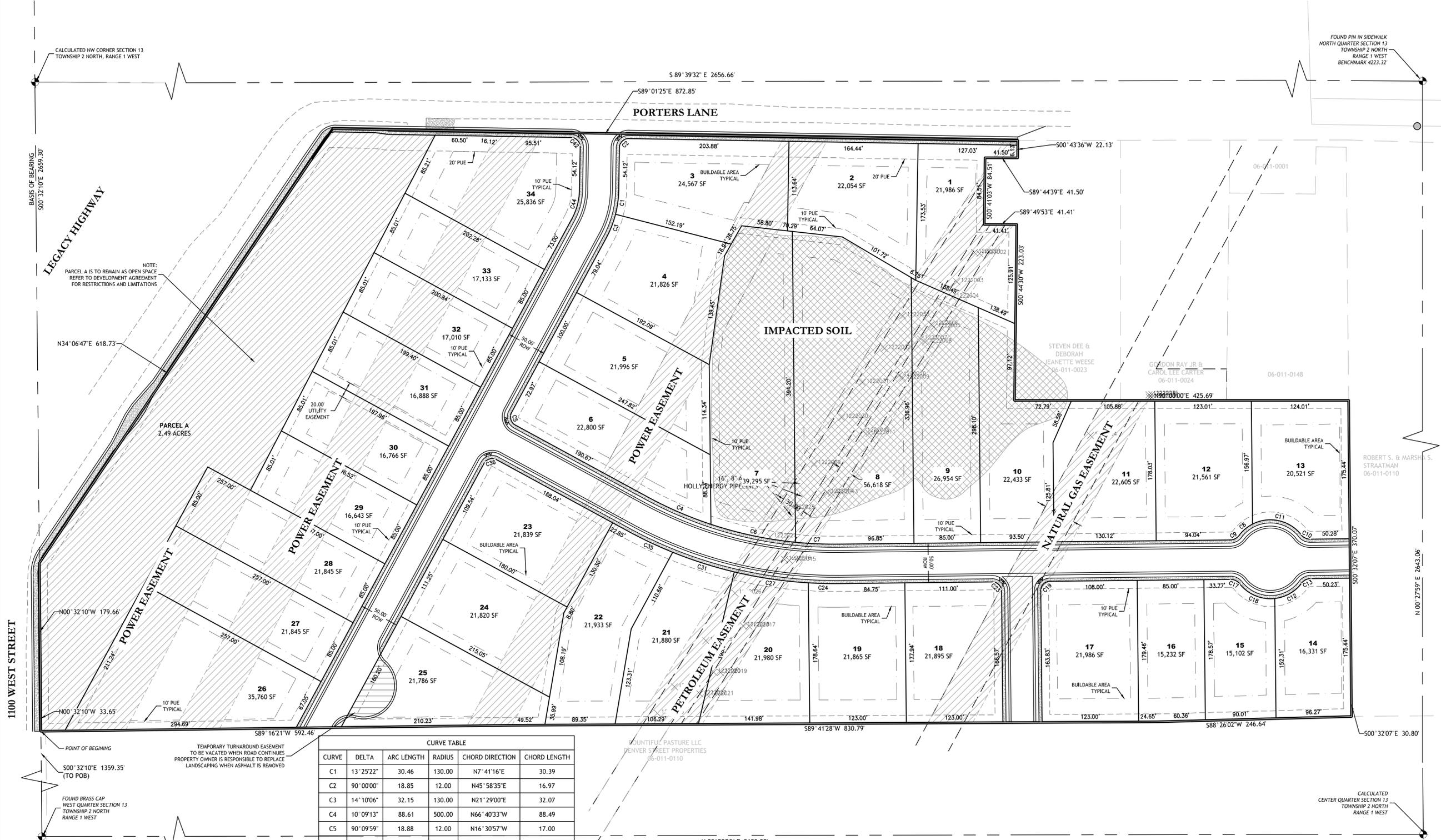
Preliminary Plat

PROJECT:	1770
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: January 17, 2018

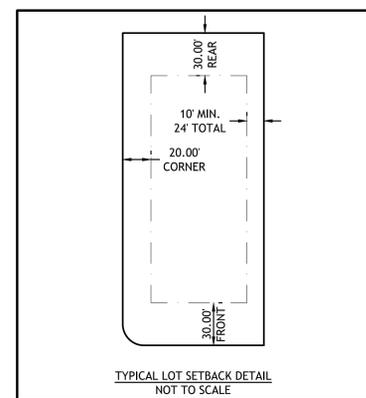
SHEET NUMBER:

O-2



CURVE TABLE

CURVE	DELTA	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	13°25'22"	30.46	130.00	N7°41'16"E	30.39
C2	90°00'00"	18.85	12.00	N45°58'35"E	16.97
C3	14°10'06"	32.15	130.00	N21°29'00"E	32.07
C4	10°09'13"	88.61	500.00	N66°40'33"W	88.49
C5	90°09'59"	18.88	12.00	N16°30'57"W	17.00
C6	12°39'32"	110.47	500.00	N78°04'56"W	110.25
C7	6°11'26"	54.02	500.00	N87°30'25"W	54.00
C8	25°33'50"	22.31	50.00	S50°09'35"W	22.12
C9	52°01'12"	13.62	15.00	S63°23'16"W	13.16
C10	52°01'12"	13.62	15.00	N64°35'32"W	13.16
C11	78°28'35"	68.48	50.00	N77°49'13"W	63.25
C12	46°16'51"	40.39	50.00	N60°31'05"E	39.30
C13	52°01'12"	13.62	15.00	N63°23'16"E	13.16
C17	52°01'12"	13.62	15.00	S64°35'32"E	13.16
C18	57°45'33"	50.40	50.00	S67°27'42"E	48.30
C19	90°00'00"	23.56	15.00	N44°23'52"E	21.21
C23	90°00'00"	18.85	12.00	S45°36'08"E	16.97
C24	3°59'17"	38.28	550.00	S88°36'30"E	38.27
C27	9°56'34"	95.44	550.00	S81°38'34"E	95.32
C31	8°34'59"	82.39	550.00	S72°22'48"E	82.31
C35	6°29'22"	62.30	550.00	S64°50'38"E	62.26
C36	89°50'01"	18.81	12.00	N73°29'03"E	16.95



CALCULATED NW CORNER SECTION 13
TOWNSHIP 2 NORTH, RANGE 1 WEST

FOUND PIN IN SIDEWALK
NORTH QUARTER SECTION 13
TOWNSHIP 2 NORTH
RANGE 1 WEST
BENCHMARK 4223.32'

LEGACY HIGHWAY

1100 WEST STREET

PORTERS LANE

IMPACTED SOIL

POWER EASEMENT

PETROLEUM EASEMENT

NATURAL GAS EASEMENT

NOTE:
PARCEL A IS TO REMAIN AS OPEN SPACE
REFER TO DEVELOPMENT AGREEMENT
FOR RESTRICTIONS AND LIMITATIONS

PARCEL A
2.49 ACRES

TEMPORARY TURNAROUND EASEMENT
TO BE VACATED WHEN ROAD CONTINUES.
PROPERTY OWNER IS RESPONSIBLE TO REPLACE
LANDSCAPING WHEN ASPHALT IS REMOVED

BASIS OF BEARING
NORTH 00°32'10" WEST, BEING THE BEARING OF THE SECTION LINE BETWEEN A FOUND BRASS
CAP MONUMENT AT WEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST AND A
CALCULATED MONUMENT AT NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH,
RANGE 1 WEST

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ALONG THE SECTION LINE N00°32'10" W 1359.35 FEET FROM THE
WEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN; AND RUNNING THENCE ALONG SAID SECTION LINE N00°32'10" W 213.32 FEET
THENCE N34°06'47"E 618.73 FEET; THENCE A DISTANCE OF 46.92 FEET ALONG AN ARC OF A
1,826.44 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N34°53'14"E A DISTANCE OF
46.92 FEET); THENCE S89°01'25"E 872.85 FEET; THENCE S00°43'36"W 22.13 FEET; THENCE
N89°44'39"W 41.50 FEET; THENCE S00°41'03"W 84.51 FEET; THENCE S89°49'53"E 41.41 FEET;
THENCE S00°44'30"W 223.03 FEET; THENCE N90°00'00"E 425.69 FEET; THENCE S00°32'07"E
400.87 FEET; THENCE S88°26'02"W 246.64 FEET; THENCE S89°41'28"W 830.79 FEET; THENCE
S89°16'21"W 592.46 FEET TO THE POINT OF BEGINNING.

CONTAINS 23.01 ACRES IN AREA

C:\Users\Nick\Dropbox\EDM\Projects\Kinross Estates\Drawings\2 Preliminary Plat.dwg

3

4 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website
5 and on the West Bountiful City website on January 5, 2018 per state statutory requirement.

6

7 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, January 9, 2018**
8 **at West Bountiful City Hall, Davis County, Utah.**

9 **Those in Attendance:**

10 **MEMBERS PRESENT:** Acting Chairman Mike Cottle, Alan Malan, Laura Charchenko, Corey Sweat, and
11 Council member Kelly Enquist

12 **MEMBERS ABSENT:** Chairman Denis Hopkinson

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

14 **VISITORS:** Dennis and Melanie Vest, Trent Vest, Brady Tracy, Gary Jacketta, Steve Maughan, Neal
15 Hamilton, Jay Gough, Todd Willey

16

17 The regular Planning Commission Meeting was called to order at 7:30 pm by Mike Cottle. Laura
18 Charchenko offered a prayer.

19 **1. Accept Agenda**

20 Mike Cottle reviewed the agenda. Corey Sweat moved to accept the agenda as presented. Laura
21 Charchenko seconded the motion. Voting was unanimous in favor among members present.

22

23 **2. Public Hearing to Receive Comments for the West Yard Subdivision consisting of 11.22 acres at**
24 **approximately 1410 W 1200 North**

25 **ACTION TAKEN:**

26 **Corey Sweat moved to open the public hearing at 7:33 pm to receive comments for the West Yard**
27 **Subdivision consisting of 11.22 acres at approximately 1410 W 1200 North. Alan Malan seconded the**
28 **motion and voting was unanimous in favor of members present.**

29 Ben White introduced and explained the history behind the property. Mr. White pointed out that
30 the Sewer District is located on the west side of Legacy Highway and also owns some property on the
31 east side. The Sewer District has agreed to sell parcels #2 and #3 to West Bountiful City. Parcel 4 will
32 still be owned by the Sewer District. The City desires to divide Lot 3 which will create a small lot
33 subdivision. The property will be used by the City to construct a new public works facility.

34

35 **Public Comment:**

36 *No Public Comment*

37

38 **ACTION TAKEN:**

39 ***Corey Sweat Moved to close the public hearing at 7:35 pm. Laura Charchenko seconded the motion***
40 ***and voting was unanimous in favor.***

41

42 **3. Consider Final Approval for West Yard Subdivision at Approximately 1410 West 1200 North**

43 Commissioner packets included a memorandum dated January 4, 2018 from Ben White regarding
44 the new West Yard Subdivision with attached Land Use Authority's Certification of Written Approval of
45 Small Subdivision with a plat and a site plan.

46 West Bountiful City desires to purchase 5.37 acres of parcel 3, plus 0.33 acres parcel 2 of
47 unincorporated Davis County to build a new public works facility. Because we are the ones wanting to
48 subdivide we are the applicant instead of the Sewer District.

49 Alan Malan recommended curb, gutter and sidewalk be part of the improvements to continue from
50 the Legacy Trailhead access parking lot.

51 Laura Charchenko asked if the property would need to be rezoned. Ben White explained that
52 utilities and government entities have privileges to build within the zone.

53 Mike Cottle did not see the benefit of requiring curb, gutter and sidewalk; Laura Charchenko
54 concurred.

55 Kelly Enquist felt there needed to be a deferral agreement on the curb, gutter and sidewalk.

56 Denis Vest recommended a wide path for horses and walkway and feels that they may be would not
57 want to lock into a plan right away.

58

59 **ACTION TAKEN:**

60 ***Corey Sweat moved to give final approval for the West Yard small lot subdivision located at 1410 W***
61 ***1200 North with the recommendation to City Council to consider requiring curb, gutter and sidewalk in***
62 ***that area. Alan Malan seconded the motion and voting was unanimous in favor.***

63 ***Roll Call Vote:***

64 ***Mike Cottle – Nay***

65 ***Alan Malan- Aye***

66 ***Corey Sweat – Aye***

67 ***Laura Charchenko- Aye***

68

69 **4. Public Hearing to Receive Comments on Proposed Changes to Yard Regulations in Title 17.**

70

71 Ben White introduced the changes made to the Title 17 Yard Regulations and explained the need to
72 make changes. He pointed out that in the current document, some terms and language are unclear.

73 Mr. White reviewed the suggested changes included in their packets. He stated no structural changes
74 have been made to the document other than clarifying language.

75 **ACTION TAKEN:**

76 *Laura Charchenko moved to open the public hearing at 7:49 pm to Receive Comments on Proposed*
77 *Changes to Yard Regulations in Title 17. Corey Sweat seconded the motion and voting was unanimous*
78 *in favor.*

79 **Public Comment:**

80 *No Public Comment was made.*

81 **ACTION TAKEN:**

82 **Corey Sweat moved to close the public hearing at 7:50 pm. Alan Malan seconded the motion and**
83 **voting was unanimous in favor.**

84

85 **5. Consider Changes to Yard Regulations in Title 17**

86 Commissioner packets included a memorandum from Ben White dated January 5, 2018. Clarifying
87 language is proposed to better identify factors in required setback for main and accessory building
88 structures. There is also a proposed change to clarify what setbacks can and cannot be modified by a
89 Conditional Use Permit.

90 Corey Sweat inquired about 3.c. and felt the language could be made clearer; he suggested striking
91 "from the front lot line." Mr. White will talk with legal counsel. Laura Charchenko is also concerned with
92 this same language.

93 Steve Maughan inquired if the new document allows a small accessory building on the side lot. Mr.
94 White answered to the affirmative.

95 Alan Malan inquired about the definitions of "yard" being redundant. Ben White explained that
96 listing them as they are will allow the definitions to stay in line within the "Yard" section. Alan Malan
97 feels it is important to include the diagram of the yard area in the Code to help explain the language.
98 Staff will see if it is possible. Mr. Malan also inquired about A.2. and felt the language reads strange.
99 He pointed out that A.3.B. is a duplication of A.3.D. and should be deleted.

100 Mike Cottle feels the changes are appropriate and support the changes.

101 **ACTION TAKEN:**

102 *Corey Sweat moved to approve the proposed changes to the Yard Regulations in Title 17 as discussed,*
103 *including removing A.3.B and including a diagram in the Code and forward to City Council for final*
104 *approval. Alan Malan seconded the motion and voting was unanimous in favor.*

105

106 **6. Consider Final Plat for High Gate Estates at 1100 West and 100 North**

107

108 Ben White introduced the layout for the High Gate Estates and pointed out some of the unique
109 features of the development. He noted that Parcel A is ½ acre and is located in the B/U zone with all
110 other lots being 1 acre in the A-1 residential zone. He explained that the sidewalk along the northside of
111 the entrance road will be 6 feet wide. The Sewer District has agreed to construct the sewer line ½ mile
112 west of the development at their cost. A Holly Frontier waste line runs through the development and
113 the Sewer district will work with Holly to release the easement and make that line obsolete. Some
114 discussion took place in these regards.

115 Corey Sweat asked Steve Maughan if he was comfortable with the discharge into the canal between
116 Lots 1 and 2. Ben White pointed out that plan has been changed and moved onto Lot 26 and 27. Steve
117 Maughan likes that change.

118 Alan Malan had no further comments except to make sure the fire hydrants and street lights are in
119 their proper placement.

120 Mike Cottle asked if the fire marshal needs access to Lot 26 and 27. Ben White explained the
121 necessary requirements and pointed out that the criteria can change depending on where the house is
122 placed on the property. He asked about fencing the canal and the developer responded that fencing will
123 be required in the CCR's.

124 **ACTION TAKEN:**

125 *Alan Malan moved to approve the final plat for High Gate Estates at 1100 West and 100 North. Laura*
126 *Charchenko seconded the motion and voting was unanimous in favor.*

127

128 **7. Staff Report**

129 **Ben White:**

- 130
- 131 • State Legislature is proposing to make changes to law regarding Conditional Use Permits
132 that may make them more difficult to issue. We may have to be more specific in giving
133 direction and may very likely lose latitude.
 - 134 • Possible annexation application for the Equestrian Center area.

134 **Cathy Brightwell:**

- 135
- 136 • Disclosure statements will be included in their folders and they will need to be signed
137 and returned to her by next meeting.

138 **8. Consider Approval of Minutes from December 12, 2017.**

139 **ACTION TAKEN:**

140 *Laura Charchenko moved to approve of the minutes of the December 12, 2017 meeting as presented.*
141 *Alan Malan seconded the motion and voting was unanimous in favor.*

142

143

144 **9. Adjournment**

145 **ACTION TAKEN:**

146 *Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:20 p.m.*

147 *Laura Charchenko seconded the motion. Voting was unanimous in favor.*

148

149

150

151 *The foregoing was approved by the West Bountiful City Planning Commission on January 23, 2018, by*

152 *unanimous vote of all members present.*

153

154 _____

155 *Cathy Brightwell – City Recorder*

156

157

158