

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, FEBRUARY 13, 2018 AT THE CITY OFFICES

Welcome. Prayer/Thought by Invitation

1. Accept agenda.
2. Public Hearing for Preliminary Plat for Kinross Estates at 1100 W and Porter Lane.
3. Consider Preliminary Plat for Kinross Estates, by Hamlet Development, at 1100 W and Porter Lane.
4. Discuss Conceptual Plat for Proposed Subdivision by Bountiful Pastures at approximately 2000 North 1100 West.
5. Staff report.
6. Consider approval of minutes from January 23, 2018 meeting.
7. 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 February 9, 2018 by Cathy Brightwell, City Recorder.

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

NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on **Tuesday, February 13, 2018 at 7:30 p.m.**, or as soon thereafter as possible, at the City offices, 550 North 800 West.

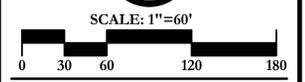
The purpose of the hearing is to receive public comment regarding the preliminary plat of a 34-Lot Subdivision, Kinross Estates, at Porter Lane and 1100 West by Hamlet Development.

A copy of the proposal may be viewed on the City website: www.wbcity.org. All interested parties are invited to participate. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder



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. 4938730 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)



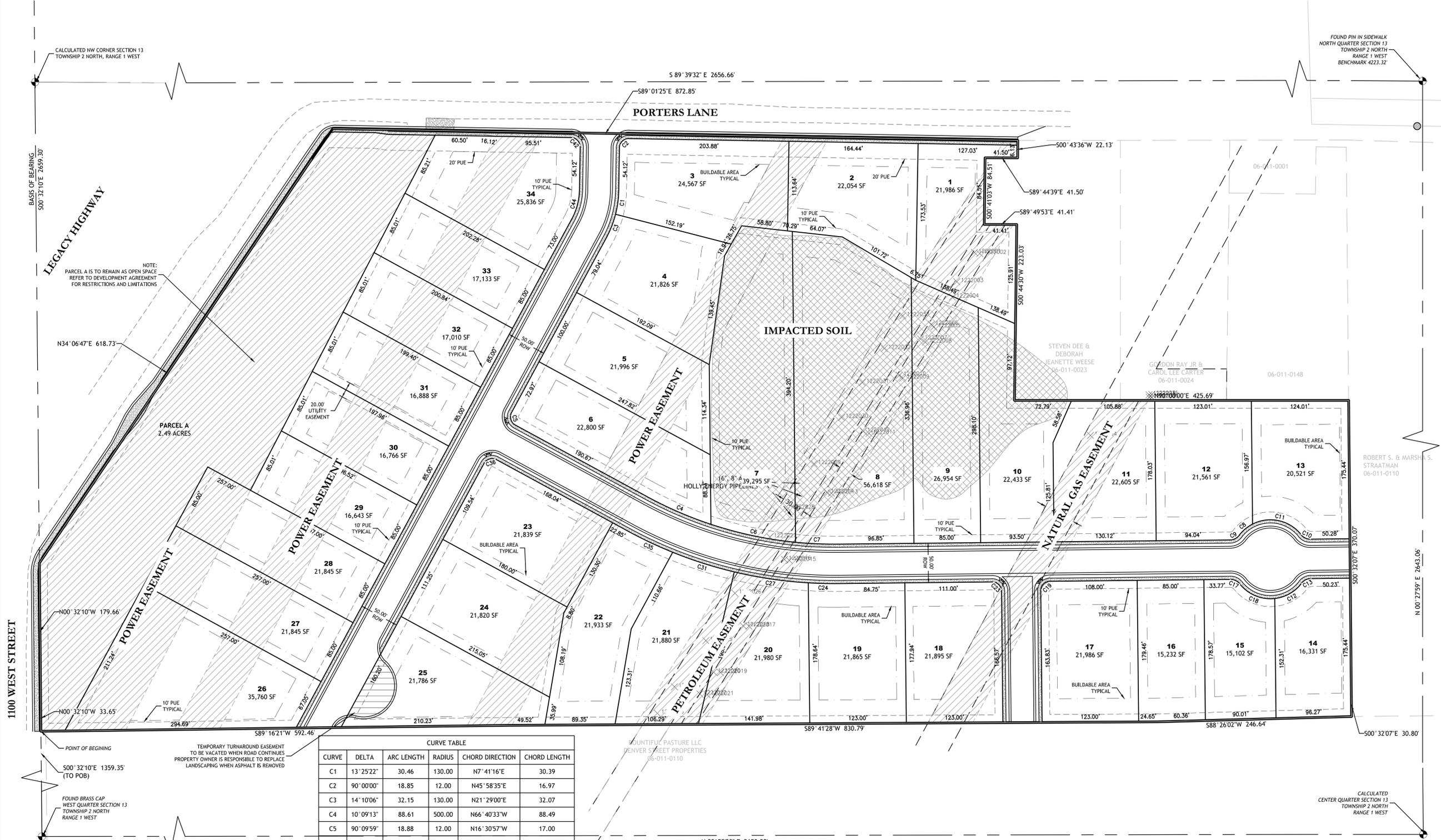
Kinross Estates

Preliminary Plat

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

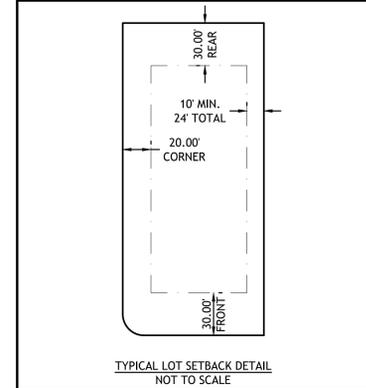
DATE: January 17, 2018
SHEET NUMBER:

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
BASIS OF BEARING
S00°32'10"E 2659.30'

N34°06'47"E 618.73'

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

PARCEL A
2.49 ACRES

1100 WEST STREET
BASIS OF BEARING
N00°32'10"W 179.66'

POINT OF BEGINNING
S00°32'10"E 1359.35'
(TO POB)

FOUND BRASS CAP
WEST QUARTER SECTION 13
TOWNSHIP 2 NORTH
RANGE 1 WEST

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



MEMORANDUM

TO: Planning Commission

DATE: February 9, 2018

FROM: Ben White

RE: Kinross Estates PUD Preliminary Plat Public Hearing and Plat Consideration

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.

A public hearing is required prior to the Planning Commission approving a preliminary plat. The hearing has been scheduled for February 13th meeting.

Preliminary Plat Consideration

The preliminary plat dated January 17, 2018 is included with this memo. Notable items included with or on the plat include:

1. The lot layout is as approved in the Development Agreement.
2. Right of way widths and street cross sections which meet the city minimum standards. This includes the construction of curb and sidewalk along 1100 West and Porter Lane frontage.
3. A temporary turn around on the south street stub. There is a provision in the Development Agreement for the Developer to contribute \$10,000 for the future removal of the temporary turn around the construction of a standard road cross section. The turn around on the east side of the project is intended to remain permanently.
4. Proposed street lighting is consistent with the Development Agreement which includes lighting throughout the development including street corners.
5. Culinary water and secondary water utility designs appear to be consistent with general design guidelines. A new secondary water line is proposed to extend east on Porter Lane to the Birnam Woods subdivision to connect to an existing secondary water pipe.

6. Sanitary sewer design appears to be consistent with standard design practices. An existing sewer lift station near the 1100 West Porter Lane corner will require the relocation of control panels and electrical service (as indicated on the preliminary plat) to accommodate the construction of curb and sidewalk.
7. A shallow one-acre storm detention basin is proposed in the open space parcel. The development also includes underground piping along 1100 West, Porter Lane, private rear yard drains and piping in the proposed streets. The storm drain pipe along Porter Lane will be in the front yards. Due to the shallowness of the existing drainage system, adequate cover over the pipe cannot be achieved within the paved street.
8. An old well has been identified on the site. If it is not to be used, it
9. Will serve letters from the required utility companies have been provided.
10. The following documents are attachments to the Development Agreement and are available at city hall for review:
 - a. Geotechnical Study
 - b. Wetland Delineation
 - c. Environmental Reports regarding the impacted soils
 - d. Project CCRs

We have not received an executed Development Agreement. The delay results from the time required for Tesoro Pipeline to execute the Indemnity Agreement. Once it is signed, staff expects the Development Agreement to be forth coming.

Possible Motions

- A. Following the public hearing, the Planning Commission may consider a motion to approve the Preliminary Plat conditioned upon items identified by the Planning Commission and execution of the Development Agreement as approved by the City Council.
- B. Planning Commission may table the item until the Development Agreement is executed.



3000 S. 700 E. # 22 100 LANE CITY, UT 84107
 (801) 261-1942 www.edmpartners.com



SCALE: AS NOTED

DEVELOPER:
 Hamlet Development
 100 S. 200 W.
 Murray, UT 84107
 801-281-2223



NOTES:

- All utility sewer improvements shall conform with the standards and specifications of South Jordan City.
- All utility water improvements shall conform with the standards and specifications of West Jordan City.
- All improvements to the public right-of-way shall conform with the standards and specifications of West Jordan City.
- APWA standards and specifications.
- Contractor to field locate and verify the location of all utilities prior to beginning work.
- Typical depths are 30'.
- Overhead: 30' min., 4' total
- Underground: 30' min., 4' total
- 500 corner, 30' min., 4' total
- Contractor to verify the location of all utilities prior to beginning work.

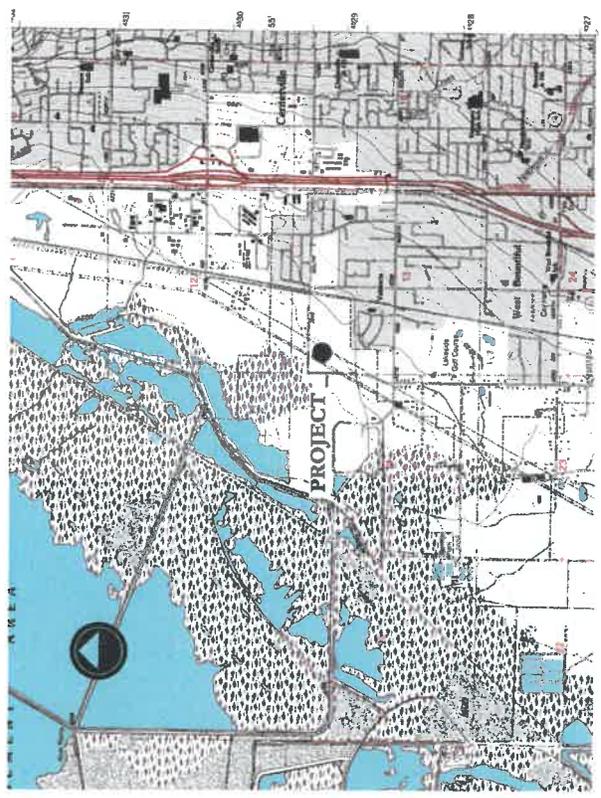
PRODUCT STATISTICS
 Total Area 23.81 Acres
 Total Lots 24 (11.48 per acre)



Kinross Estates
Preliminary Plans
 Title Sheet

PROJECT:	KT02
DESIGNED BY:	WJD
REVIEWED BY:	WJD
DATE:	REMARKS

DATE: January 17, 2018
 SHEET NUMBER: O-1



LOCATION MAP
 1" = 1000'

SHEET INDEX

- O-1 Title Sheet
- O-2 Preliminary Plat
- O-3 Overall Utility Plan
- O-4 Overall Grading & Drainage Plan

BENCHMARK
 Project benchmark is a found pin in the sidewalk (North Quarter of Section 13, T2N, R1W, SLB&M.)
 Elevation = 4223.32

GEOTECHNICAL STUDY
 A site specific geotechnical study has been prepared for this project by Gordon Geotechnical. The report is dated July 10, 2017, was prepared by Patrick Emery, and is listed as job number 036-028-17.
 The requirements outlined in this study shall be followed on this project.



VICINITY MAP
 1" = 200'

MEMORANDUM



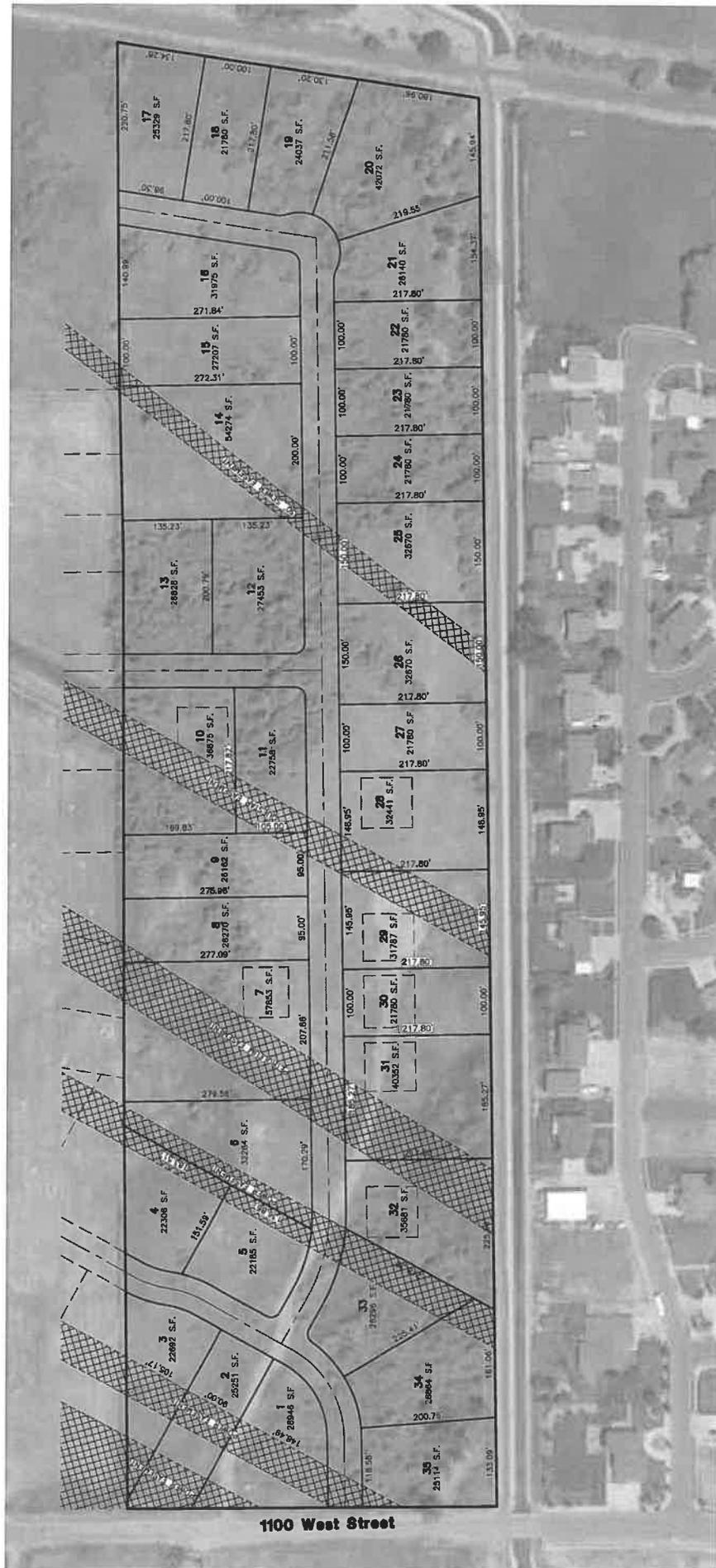
TO: Planning Commission
DATE: February 9, 2018
FROM: Ben White
RE: Bountiful Pasture Subdivision – Concept Plan

Bountiful Pasture, LLC has accepted an offer from Ironwood Development to purchase the 23.68 acre parcel of land north of the DSB canal at approximately 2000 North and running east – west from the D&RG right of way to 1100 West street. The Kinross Subdivision borders the property for most of the north boundary.

The property is within the R-1-22 (half acre zone). The concept plan includes 35 lots that appear to meet the minimum size and frontage requirement for the zone. Other points of interest in the proposal include:

1. Overhead and underground easements present a development challenge.
2. The connections to the Kinross development reduce the northeasterly dead-end street to just under 1000 feet. This project is feasible only if the Kinross development moves forward.
3. A temporary turn around will be required on the northeast dead-end.
4. The reverse curve in the street abutting lots 3, 4 and 5 should have a centerline radius increased to about 200 feet. The smaller radius curve makes the road seem like a “mistake.” Particularly with the curve entering the subdivision, this reverse curve as proposed would be less driver friendly.
5. Need to verify that all other curves have a minimum of a 150 foot center line radius.
6. Multiple opinions have been expressed regarding the “knuckle” abutting lot 20. Some like it because it slows down traffic. Others do not for the same reason. It is not as friendly as a more sweeping curve. A sweeping curve would require a “creative design” to keep the same number of lots that meet the minimum code requirements.
7. Storm water needs to be better defined before a preliminary plat is considered.
8. A wetland study should be prepared prior to considering a preliminary plat.

A concept plan review does not require a motion from the Planning Commission. It is merely an opportunity for the developer and the city to enter a dialog regarding the proposal prior to a preliminary plat submission.



1100 West Street

Developer:
 VHD, LLC
 50 E. 2500 N., #101
 North Logan, UT 84341
 (435) 752-1480

Bountiful Pasture Subdivision

West Bountiful City, Davis County, Utah

SPECIFICATIONS ARE THE PROPERTY OF SURVEY & ASSOCIATES, INC. 6180 S. 1920 W., BIRCHDALE, UTAH 84002. NO PART OF THIS DOCUMENT, INCLUDING ANY RIGHTS OR INTERESTS THEREIN, SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SURVEY & ASSOCIATES, INC. 6180 S. 1920 W., BIRCHDALE, UTAH 84002. THE OWNERS AND ENGINEERS OF THESE RECORDS ASSUME NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT.

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

PENDING

JANUARY 23, 2018

3
4
5 *Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website and on the*
6 *West Bountiful City website on January 19, 2018 per state statutory requirement.*

7
8 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, January 23,**
9 **2018 at West Bountiful City Hall, Davis County, Utah.**

10
11 **Those in Attendance:**

12
13 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Laura
14 Charchenko, Corey Sweat, and Council member Kelly Enquist

15
16 **STAFF PRESENT:** Ben White (City Engineer), Cathy Brightwell (Recorder), Debbie McKean
17 (Secretary)

18
19 **MEMBERS/STAFF EXCUSED:**

20
21 **VISITORS:** Robert Thornsbury, Drew Vanderstek, Xander Hulet, Justin Odekirk, Tony
22 Thompson, and Brandon Wood.

23
24 The Planning Commission Meeting was called to order at 7:30 pm by Chairman Denis Hopkinson.
25 Corey Sweat offered a prayer.

26
27 **1. Accept Agenda**

28
29 Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as presented. Corey
30 Sweat seconded the motion. Voting was unanimous in favor among members present.

31
32 **2. Consider Conditional Use Application from Justin Odekirk, 440 N 1100 West, for a garage**
33 **twenty-three feet in height.**

34
35 Commissioner packets included a memorandum from Ben White dated January 18, 2018 regarding the
36 Odekirk accessory building Conditional Use Permit for 440 North 1100 West, a Conditional Use Permit
37 application, and a site plan.

38
39 Ben White explained that the Odekirk's live on lot 1 of Alice Acre's which is half acre and would like to
40 construct a single level, detached garage to store boats and RV's that may require a taller than normal garage
41 door. The accessory building will be located in the southeast corner of the lot. The garage will be 27'x46'
42 with walls that are 16 feet tall. A 6:12 roof pitch pushes the roof peak to nearly 23 feet. The lot is large and
43 deep and the main structure has already been constructed. Mr. White stated that this is similar to others that
44 have come before us for approval in the past.

45
46
47

48 **ACTION TAKEN:**

49 *Corey Sweat moved to approve the Conditional Use Application from Justin Odekirk, 440 N*
 50 *1100 West, for a garage twenty-three feet in height with the condition to follow the City Code*
 51 *and affirmative findings: The proposed use at the particular location is necessary or desirable*
 52 *to provide a service or facility that will contribute to the general well-being of the*
 53 *neighborhood and the community; The proposed use will not be detrimental to the health,*
 54 *safety, or general welfare of persons residing or working in the vicinity, or injurious to*
 55 *property or improvements in the vicinity; The proposed use will comply with the regulations*
 56 *and conditions specified in the land use ordinance for such use; and the proposed use will*
 57 *conform to the intent of the city's general plan. Mike Cottle seconded the motion and voting*
 58 *was unanimous in favor among those members present.*

59

60

61 **3. Consider Conditional Use Application from Robert Thornsby, 2297 N 880 West,**
 62 **for a tool/storage shed less than ten feet from main structure.**

63

64 Commissioners received a packet including a memorandum from Ben White dated January 19,
 65 2018 regarding an accessory building Conditional Use Permit for Robert Thornsby with the
 66 Conditional Use Permit application and a site plan.

67 Mr. White introduced the application for a Conditional Use Permit for Robert Thornsby who
 68 would like to build an 8x10 ft. shed on his property at 2297 N 880 West. Ben White explained
 69 that besides the footprint of the existing house, nearly his entire property is restricted for
 70 construction primarily due to a Dominion Energy Pipeline in his rear yard and with typical
 71 zoning setbacks, the only available building area is behind the garage and adjacent to the house.
 72 This would make the location of the shed less than 10 feet from the main structure and triggers
 73 the need for a Conditional Use Permit in the R-1-10 zone as stated in Section 17.24.050.B. The
 74 structure is less than 200 sq. ft. so a building permit is not required. The shed will be used for
 75 storage for tools and such.

76

77 Staff suggests that the structure be located less than four inches (4") from the house or more
 78 than 3 feet from the house for safety reasons, that clearance for the HVAC unit maintenance be
 79 accessible, and that side yard setback requirements be maintained.

80

81 **ACTION TAKEN:**

82 *Corey Sweat moved to approve a Conditional Use Permit for Robert Thornsby for an*
 83 *accessory building at 2297 North 880 West with the condition that the structure be built within*
 84 *4 inches of the house, that clearance for the HVAC unit maintenance and access be*
 85 *maintained, and minimum side yard setback requirements be maintained. The following*
 86 *affirmative findings apply: The proposed use will comply with the regulations and conditions*
 87 *specified in the land use ordinance for such use and conditions to be imposed in the*
 88 *conditional use permit will mitigate the reasonably anticipated detrimental effects of the*

89 *proposed use and accomplish the purposes of this subsection. Alan Malan seconded the*
 90 *motion and voting was unanimous in favor among those members present.*
 91

92 **4. Consider Conditional Use Application for Davis County for Mill Creek Sediment**
 93 **Basin Project.**
 94

95 Commissioner packet included a Conditional Use Permit Application from Davis County
 96 Government for their Public Works department to build a sediment basin on Mill Creek as part
 97 of its flood control operation at approximately 23 North 1100 West in West Bountiful, UT.
 98

99 Ben White introduced this application for Davis County and explained the way the basin will be
 100 constructed. They will be widening 300 linear feet of the channel to 90 feet wide. This will
 101 include a ramp into the basin and a rock/concrete retaining wall around the perimeter. Sediment
 102 will be removed once or twice a year with an excavator and hauled off with dump trucks. There
 103 will be minimal impact to neighbors. This sediment basin replaces the one on the west side of I-
 104 15 on 500 South
 105

106 Chairman Hopkinson asked for some detailed information regarding the dynamics of the basin
 107 which was satisfied by Mr. White.
 108

109 Alan Malan asked if the pipe that is existing will remain and Mr. White answered to the
 110 affirmative. Mr. White complimented the County on their details and engineering designs for the
 111 project.
 112

113 **ACTION TAKEN:**

114 *Mike Cottle moved to approve the Conditional Use Permit for Davis County Government for a*
 115 *sediment basin - 300 linear feet long and 90 feet wide with a ramp and retaining wall on Mill*
 116 *Creek as part of the flood control operations at approximately 23 North and 1100 West in*
 117 *West Bountiful with the following conditions: the basin be routinely cleaned during normal*
 118 *hours of business; that the security of the basin is lined with a six foot fence; and that tracking*
 119 *of mud and debris onto 1100 west be cleaned up immediately. He cited the following*
 120 *affirmative findings: the proposed use at the particular location is necessary or desirable to*
 121 *provide a service or facility that will contribute to the general well-being of the neighborhood*
 122 *and community; will not be detrimental to the health, safety, or general welfare of persons*
 123 *residing or working in the vicinity or injurious to property or improvements in the vicinity;*
 124 *improvements will not inordinately impact schools, utilities and streets; will provide*
 125 *appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of*
 126 *building materials and landscaping which are in harmony with the area and compatibility*
 127 *with adjoining uses; will comply with the regulations and conditions specified in the land use*
 128 *ordinance for such use; will conform to the intent of the city's general plan, and conditions*
 129 *will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish*
 130 *the purpose of this subsection. Alan Malan seconded the motion and voting was unanimous in*
 131 *favor.*
 132
 133

134 **5. Discuss Preliminary Plat for Kinross Estates at 1100 W and Porter Lane, and set**
 135 **public hearing.**
 136

137 Commissioner packet included a short memorandum from Ben White on January 18, 2018
 138 regarding Kinross Estates Subdivision Preliminary Plat.
 139

140 Ben White informed the Commission that the City Council approved the PUD application
 141 for Kinross Estates along with the accompanying Development Agreement at the January 16th
 142 Council meeting. The approved Development Agreement with Titles 16 and 17 are the
 143 subdivision and zoning codes for the subdivision plat. There are three large deviations in the
 144 Development Agreement which include varying lot sizes with some smaller than 0.5 acres, a
 145 dead end street that exceeds the city standard, and some deed restrictions on certain lots
 146 until environmental issues are resolved. The City Council changed the lot line adjustment on
 147 five lots to accommodate the detention basin for environmental issues. The PUD approval
 148 passed the Council by a 3 to 2 vote.
 149

150 The City's PUD code states that once any proposed PUD Overlay is approved, both the review
 151 and approval of the subdivision preliminary and final plat are delegated to the Planning
 152 Commission which means that the City Council will not review or approve the final plat.
 153

154 There was discussion regarding the dead end streets and Ben White reported that Ten Thousand
 155 dollars (\$10,000) will be given to the City by the developer for the removal of the dead end
 156 bubble on the south side with curb/gutter and sidewalk when ready. The bubble on the east side
 157 will remain even after the east property is developed.
 158

159 The process now is to approve a subdivision and a Public Hearing is required.
 160

161 **ACTION TAKEN:**

162 *Alan Malan moved to set a public hearing for February 13th at 7:30 pm. or as soon*
 163 *thereafter as time permits. Laura Charchenko seconded the motion and voting was*
 164 *unanimous in favor.*
 165
 166

167 **6. Staff Report**
 168

169 **Ben White**

- 170 • Bids going out next week for the Pages Lane Project from 800 West to 1100 North.
 171 Project includes curb, gutter, sidewalk on both sides and is mostly funded by grant
 172 money.
- 173 • Report on the RAP Study from the Parks consultant may be coming to Planning
 174 Commission. Chairman asked that the City Council first determine how they want to
 175 proceed.
- 176 • Road Construction will close 640 from West Bountiful to Centerville (Porter to Parrish
 177 Lane) this spring/summer. Chairman Hopkinson asked Ben to speak to Centerville about

178 modifying the round-about in front of the movie theatre as it is dangerous due to being
179 too small.

- 180 • Corey Sweat asked for an update on the clarifying side yard language that was approved
181 by city council. Ben White showed the Commissioners the new language.

182
183

184 **7. Consider Approval of Minutes from January 9, 2018.**

185

186 **ACTION TAKEN:**

187 *Corey Sweat moved to approve of the minutes of the January 9, 2018 meeting as corrected.*

188 *Mike Cottle seconded the motion and voting was unanimous in favor.*

189

190 **6. Adjournment**

191

192 **ACTION TAKEN:**

193 *Alan Malan moved to adjourn the regular session of the Planning Commission meeting at*

194 *8:30 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.*

195

196

197

198 *The foregoing was approved by the West Bountiful City Planning Commission on February 13,*
199 *2018 by unanimous vote of all members present.*

200

201 _____

202 *Cathy Brightwell – City Recorder*

203

204

205

206

207