

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 27, 2018 AT THE CITY OFFICES**

Prayer/Thought by Invitation

1. Accept agenda.
2. Consider Conditional Use Permit for Blakline Speed Shop at 1116 W 500 South.
3. Discuss Conceptual Plat for Proposed Subdivision by Bountiful Pastures at Approximately 2000 North 1100 West and Set Public Hearing.
4. Review Permitted and Conditional Uses by Zone.
5. Staff report.
6. Consider approval of minutes from February 13, 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 23, 2018 by Cathy Brightwell, City Recorder.

MEMORANDUM



TO: Planning Commission

MEETING DATE: February 27, 2018

FROM: Cathy Brightwell

RE: Blakline Speed Shop

Staff received an application from Bryce Carey on February 13, 2018 for a conditional use permit for Blakline Speed Shop to be located at 519 N 500 West. Blakline Speed Shop intends to sell and repair used motorcycles and cars. They plan to display a few motorcycles in front of the building and more under the carport to the north of the building as shown on the attached site plan. There will be a showroom in the shop area.

The West Bountiful City Municipal Code, Commercial General (C-G) zone, Section 17.32.030 lists *motor vehicle sales and service* as a conditional use which may be approved by the planning commission. The Conditional Use ordinance, Section 17.60.040, requires the planning commission to *consider* whether:

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; and
6. 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.

Staff recommends the following conditions be required with granting of this conditional use permit, consistent with similar businesses:

1. Copy of Dealer's license and Proof of Insurance;
2. Off-street access and parking shall be provided, and no parking space shall allow a vehicle to back out directly into a public street. (WBMC 17.32.070)
3. Fire Inspection approval (scheduled for September 27);
4. Signage will comply with City Code;
5. Vehicles on display will be operable and in sellable condition;
6. Upon issuance of this Permit, HK Auto Boutique, will purchase a West Bountiful City business license.



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: 519 North 500 W. Bountiful, UT

PARCEL NUMBER: _____ ZONE: _____ DATE OF APPLICATION: _____

Name of Business: Blakline Speed Shop

Applicant Name: Bryce Carey

Applicant Address: 1476 West Paces Ln, West Bountiful, UT 84087

Primary phone: 801-386-1057 Fax Number: _____

E-mail address: officeadmin@sfutilities.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.

Building and lot will be used to sell
and repair used motorcycles and cars.

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: 2/13/19

Applicant Signature: Bryce Carey

Application Received Date: 2/16/18
Application Fee Received Date: 2/16/18
Fee: \$20 Residential \$50 Commercial

FOR OFFICIAL USE ONLY

Permit Number: _____
Permit Approval Date: _____

Untitled Map

Write a description for your map.

Legend

 519 N 500 W

 Action Alternator & Starter Inc.

used motorcycles under
this carport and a
showroom in the shop
area

customer parking

we will place 3 for sale
motorcycles in this place

customer entrance

519 N 500 W

U.S. Hwy 89



MEMORANDUM



TO: Planning Commission
DATE: February 23, 2018
FROM: Ben White
RE: Bountiful Pasture Subdivision – Public Hearing

Bountiful Pasture, LLC has accepted an offer from Ironwood Development to purchase the 26.73 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.

The City received a draft Preliminary Plat on February 22nd and staff has forwarded comments to the developer and engineer. Staff believes they should be ready for a public hearing at the next meeting.

Points of interest or discussion include:

1. The connections to the Kinross development reduce the northeasterly dead-end street to just under 1000 feet. Without this connection the road would be more than 2000 feet which makes this project feasible only if the Kinross development moves forward.
2. The reverse curve radii in the street abutting lots 3, 4 and 5 have been increased to 200 feet.
3. The Kinross developer has agreed in principal to allow the Bountiful Pasture development to construct a storm detention basin on their open space parcel.
4. A wetland study needs to be prepared. The draft Preliminary Plat had drainage improvements on what has already been identified as wetlands. City code requires the delineation to be provided with the preliminary plat. Due to the time of year, the developer is requesting that a conditional preliminary plat approval be granted, and this requirement be delayed until final plat.
5. Staff is aware of one well on the property which will need to be addressed as part of the development.
6. The Kinross development has a 6' wide sidewalk and no park strip along 1100 West. What would the Planning Commission recommend for this development?

A motion is not required. The agenda item is an opportunity for the developer and the Planning Commission to discuss the proposal prior to the public hearing.

A-1 Agricultural

17.16.010 Purpose

The purpose of providing the agricultural district A-1 is to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt open spaces. This district is intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses harmful to the continuance of agricultural activity. It is also intended to allow and promote conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities.

Adopted by Ord. 374-15 on 11/18/2015

17.16.020 Permitted Uses

The following are permitted in the agricultural districts A-1:

- A. Agricultural;
- B. Single family dwelling;
- C. Farm Animals;
- D. Home Occupations; and
- E. Residential facility for persons with a disability.

Adopted by Ord. 374-15 on 11/18/2015

17.16.030 Conditional Uses

The following uses are conditional in the agricultural district A-1:

- A. Equestrian facilities, commercial stables;
- B. Public or quasi-public uses;
- C. Child day care or nursery;
- D. Flag lots;
- E. Natural resource extraction;
- F. Residential facility for elderly persons;
- G. Kennels;
- H. Residential facility for Elderly Persons;
- I. Restricted Lots (see definitions, Section 17.04.030); and
- J. Accessory Dwelling Units (ADU).

Adopted by Ord. 374-15 on 11/18/2015

Amended by Ord. 383-16 on 12/1/2016

R-1-22 Residential

17.20.010 Purpose

The residential district R-1-22 is established to provide for very low density single-family residential neighborhoods of spacious and un-crowded character. The regulations of this chapter provide for single-family dwellings and, with proper concern for potential impact, special residential developments, and certain public and quasi-public activities that will serve the needs of families. The regulations are intended to preserve and enhance residential character and lifestyle.

Adopted by Ord. 374-15 on 11/18/2015

17.20.020 Permitted Uses

The following uses are permitted in the residential district R-1-22:

- A. Agricultural;
- B. Single-family dwellings;
- C. Home Occupations ;
- D. Farm animals; and
- E. Residential facility for persons with a disability.

Adopted by Ord. 374-15 on 11/18/2015

17.20.030 Conditional Uses

The following uses are conditional in the residential district R-1-22:

- A. Child day care or nursery;
- B. Flag lot;
- C. Public, quasi-public uses;
- D. Residential facility for elderly persons;
- E. Accessory Dwelling Units (ADU); and
- F. Restricted lots (see Definitions - Section 17.04.030).

Adopted by Ord. 383-16 on 12/1/2016

Ord. 374-15 on

11/18/2015

R-1—10 Residential

17.24.010 Purpose

The residential district R-1-10 is established to provide for low density single-family residential neighborhoods of spacious and un-crowded character. The regulations of this chapter provide for single-family dwellings and, with proper concern for potential impact, special residential developments, and certain public and quasi- public activities that will serve the needs of families. These regulations are intended to preserve and enhance residential character and lifestyle.

Adopted by Ord. 374-15 on 11/18/2015

17.24.020 Permitted Uses

The following uses are permitted in the residential district R-1-10:

- A. Agricultural;
- B. Single Family Dwellings;
- C. Farm animals;
- D. Residential facility for persons with a disability; and
- E. Home occupations.

Adopted by Ord. 374-15 on 11/18/2015

17.24.030 Conditional Uses

The following uses are conditional in the residential district R-1-10:

- A. Public, quasi-public uses;
- B. Residential facility for elderly persons;
- C. Accessory Dwelling Units (ADU);
- D. Restricted lots, (see Definitions (Section 17.04.030));
- E. Flag lots; and
- F. Child day care or nursery.

Adopted by Ord. 383-16 on 12/1/2016

Ord. 374-15 on

11/18/2015

C-G – Commercial General

17.32.010 Purpose

The C-G commercial general district is intended to provide areas in appropriate locations where a combination of business, commercial, entertainment and related activities may be established, maintained and protected. Regulations of this district are designed to provide a suitable environment for those commercial and service uses which are vital to economic life and provide commercial services to the community.

Adopted by Ord. 374-15 on 11/18/2015

17.32.020 Permitted Uses

The following uses are permitted in C-G commercial general districts:

- A. Appliance and small equipment repair, including shoe repair;
- B. Drug store;
- C. Dry cleaning;
- D. General merchandise sales;
- E. Offices, business and professional;
- F. Personal services;
- G. Public and quasi-public institutions;
- H. Convenience store;
- I. Banking and financial services;
- J. Restaurants, cafeterias and fast food eating establishments.

Adopted by Ord. 374-15 on 11/18/2015

17.32.030 Conditional Uses

The following uses are conditional in C-G commercial general districts:

- A. Liquor, retail, package store;
- B. Drinking places (alcoholic beverages);
- C. Residential health care facility;
- D. Reception center, meeting hall;
- E. Motor vehicle sales and service (excluding auto body repair);
- F. Grocery store;
- G. Lumber and other building material, retail sales;
- H. Marine and aircraft retail sales, and accessories;
- I. Theaters;
- J. Commercial schools;
- K. Hospitals and medical service facilities;
- L. Hotel, Motel and extended stay facilities; and
- M. Other retail businesses which are similar to those listed in this section and Section 17.32.020, as determined by the planning commission.

Adopted by Ord. 374-15 on 11/18/2015

17.32.035 Prohibited Uses

The following uses are prohibited in the C-G commercial general district:

- A. Retail tobacco specialty businesses;
- B. Retail e-cigarette specialty businesses; and
- C. Sexually oriented businesses.

C-H – Commercial Highway

17.34.010 Purpose

The commercial highway (C-H) district is intended to provide areas in appropriate locations where a combination of business, construction related and other commercial activities may be established, maintained and protected. Regulations of this district are designed to provide a safe and suitable environment for those commercial uses that provide service to the surrounding community.

Adopted by Ord. 374-15 on 11/18/2015

17.34.020 Permitted Uses

The following uses are permitted in the C-H commercial highway district:

- A. Appliance and small equipment repair;
- B. Lawn and yard care;
- C. Printing and publishing;
- D. Offices, business and professional;
- E. Silk-screening;
- F. Public and quasi-public facilities not prohibited in Section 17.34.040;
- G. Convenience store;
- H. Contractor offices, including but not limited to general, electrical, mechanical, heat, ventilation and air conditioning, plumbing, and landscaping; and
- I. Indoor storage units.

Adopted by Ord. 374-15 on 11/18/2015

17.34.030 Conditional Uses

The following uses are conditional in the C-H commercial highway district:

- A. Liquor, retail, package store;
- B. Drinking places with alcoholic beverages;
- C. Motor vehicle sales and service (excluding auto body repair) and outdoor storage of retail vehicle inventory;
- D. Reception center, meeting hall;
- E. Marine and aircraft retail sales and accessories;
- F. Lumber and other building materials retail sales;
- G. Custom woodworking (as approved by the fire marshal);
- H. Warehousing, as a primary use, unless prohibited in Section 17.34.040;
- I. Car wash as ancillary to a convenience store;
- J. General merchandise sales;
- K. Outdoor storage of equipment, landscaping materials and seasonal inventory incidental to an approved permitted or conditional use;
- L. Indoor fabrication, machining or welding of materials or equipment not for resale;
- M. Equipment sales, service and/or repair, including outdoor repair and welding;
- N. Retail e-cigarette specialty businesses; and
- O. Other commercial businesses which are similar to those listed in this section and Section 17.34.020, as determined by the planning commission.

Adopted by Ord. 374-15 on 11/18/2015

17.34.040 Prohibited Uses

The following uses are prohibited in the C-H commercial highway district:

- A. Salvage yards;
- B. Parts yards;
- C. Residential dwelling units;
- D. Motor vehicle warehousing, salvage, or storage (whether indoor or outdoor);
- E. Recycling centers/recycling collection areas;
- F. Rehabilitation/treatment centers, transitional housing, residential facilities for elderly persons, residential facilities for persons with a disability, boarding homes, and any other facility subject to the regulations of Chapter 17.84 of this title;
- G. Schools and churches;
- H. Storage of petrochemicals, not for retail sales;
- I. Correctional facilities or facilities with similar uses;
- J. Sexually oriented businesses;
- K. Retail tobacco specialty businesses; and
- L. Single retail unit space over seventy-five thousand (75,000) square feet.

Adopted by Ord. 374-15 on 11/18/2015

CN – Commercial Neighborhood

17.28 Commercial Neighborhood District, C-N

- 17.28.010 Purpose
- 17.28.020 Permitted Uses
- 17.28.030 Conditional Uses
- 17.28.035 Prohibited Uses
- 17.28.040 Area And Frontage Regulations
- 17.28.050 Yard Regulations
- 17.28.060 Height Regulations
- 17.28.070 Off-Street Parking
- 17.28.080 Development Standards

17.28.010 Purpose

The C-N commercial neighborhood district is intended to provide areas in appropriate locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day-to-day needs of area residents in a manner which will minimize any hazard or nuisance to adjacent residential areas.

Adopted by Ord. 374-15 on 11/18/2015

17.28.020 Permitted Uses

The following uses are permitted in the C-N commercial neighborhood districts:

- A. Appliance and small equipment repair, including shoe repair;
- B. Drug store;
- C. Dry cleaning pickup station;
- D. General merchandise sales (retail and wholesale) less than two thousand (2,000) square feet;
- E. Offices, business or professional;
- F. Personal services;
- G. Public and quasi-public institutions;
- H. Convenience store, less than two thousand (2,000) square feet;
- I. Learning studios such as karate, dance, gymnastics;
- J. Real estate and/or insurance offices;
- K. Computers: software and hardware, sales and service;
- L. Office machine sales and service;
- M. Ceramic business; and
- N. Carpet cleaning.

Adopted by Ord. 374-15 on 11/18/2015

17.28.030 Conditional Uses

The following uses are conditional in the C-N commercial neighborhood districts:

- A. Reception center, meeting hall;
- B. Restaurants, cafeterias and fast food eating establishments;
- C. Banking and financial services;
- D. Custom woodworking (as approved by fire marshal)
- E. Sheet metal;
- F. Contractor: general, electrical, mechanical and plumbing, etc.
- G. Printing and publishing;

- H. Silkscreening;
- I. Lawn and yard care;
- J. Residential healthcare facility; and
- K. Business and uses which are similar to those listed in this section and Section 17.28.020 and other small businesses determined suitable for a neighborhood environment by the planning commission.

Adopted by Ord. 374-15 on 11/18/2015

17.28.035 Prohibited Uses

The following uses are prohibited in the C-N commercial neighborhood districts:

- A. Retail tobacco specialty businesses;
- B. Retail e-cigarette specialty businesses; and
- C. Sexually oriented businesses.

Adopted by Ord. 374-15 on 11/18/2015

L-I – Light Industrial

17.36.010 Purpose

The light industrial L-I district is established to provide areas in the city where manufacturing firms can engage in processing, assembling, manufacturing, warehousing and storage, and for incidental service facilities and public facilities where heavy industrial processes are not allowed to intrude, and where these uses can be separated from general commercial areas frequented by the public. The district is intended to encourage sound development by providing and protecting an environment for unobtrusive uses and attractive, aesthetically pleasing areas. Representative uses in this district would be research parks, professional offices and light wholesale distribution facilities.

Adopted by Ord. 374-15 on 11/18/2015

17.36.020 Permitted Uses

The following uses are permitted in light industrial L-I districts:

- A. Appliance and small equipment repair, including shoe repair;
- B. Equipment sales, service and repair;
- C. Printing and publishing;
- D. Research and development;
- E. Offices, business and professional;
- F. Warehousing and storage facilities;
- G. Public and quasi-public institutions;
- H. Retail commercial uses; and
- I. Sexually oriented businesses.

Adopted by Ord. 374-15 on 11/18/2015

17.36.030 Conditional Uses

The following uses are conditional in light L-I districts:

- A. Light manufacturing, compounding, processing, milling or packaging of products, which must be accomplished entirely within an enclosed structure, including but not limited to the following:
 - 1. Automotive parts and accessories, but not including tires and batteries;
 - 2. Steel structural members and related products;
 - 3. Lumber and wood products;
 - 4. Apparel and other textile products;
 - 5. Paper and allied products;
 - 6. Rubber and plastic products; and
 - 7. Electronic and electrical products.
- B. Other uses and businesses which are considered similar to those listed in this section and Section 17.36.020, as determined by the planning commission.

Adopted by Ord. 374-15 on 11/18/2015

17.36.035 Prohibited Uses

The following uses are prohibited in the L-I light industrial district:

- A. Retail tobacco specialty businesses; and
- B. Retail e-cigarette specialty businesses.

Adopted by Ord. 374-15 on 11/18/2015

1 **West Bountiful City** **PENDING** **FEBRUARY 13, 2018**
2 **Planning Commission**

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5 *Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website*
6 *and on the West Bountiful City website on February 9, 2018 per state statutory requirement.*

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8

9 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
10 **February 13, 2018 at West Bountiful City Hall, Davis County, Utah.**

11

12 **Those in Attendance:**

13

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

16

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

19

20 **VISITORS:** Gary Jacketta, Michael Hensley, Cameron Till, Rick and Alex Jackson, Zach and
21 Mike Brodsky, Ironwood Development representative

22

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

25

26 **1. Accept Agenda**

27

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

31

32 **2. Public Hearing for Preliminary Plat for Kinross Estates at 1100 West and Porter**
33 **Lane**

34

35 Chairman Hopkinson introduced the Kinross Estate Preliminary Plat and invited the Public to
36 share their views on this topic.

37

38 **ACTION TAKEN:**

39 *Laura Charchenko moved to open the Public Hearing for comment for Preliminary Plat for*
40 *Kinross Estates at 1100 West and Porter Lane at 7:35 pm. Corey Sweat seconded the motion*
41 *and voting was unanimous in favor.*

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43 **PUBLIC COMMENT:**

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- **Cathy Brightwell** read a letter from a resident in the neighborhood who said they were unable to attend the hearing. The resident asked to remain anonymous. Chairman Hopkinson stated the letter will be treated as invalid without a name associated with it.
- **Michael Hensley** apologized for his emotions on this subject. He reviewed the various hearings that have taken place over the last year and commented that he believes 50 percent of the lots in the development are under half acre. He feels that track homes will decrease value of the surrounding properties that have quality custom built homes. He asked why West Bountiful changed their values and ideas on the things they are allowing to be developed.

Chairman Hopkinson corrected some of the misinformation that Mr. Hensley had received regarding lot sizes. Commissioner Charchenko explained that the City requested the smaller lots on five of the eight lots that are under ½ acre to better accommodate the detention basin for the project.

ACTION TAKEN:

Corey Sweat moved to close the Public Hearing at 7:40 pm. Alan Malan seconded the motion and voting was unanimous in favor.

3. Consider Preliminary Plat for Kinross Estates at 1100 West and Porter Lane

Commissioners received a packet including a memorandum from Ben White dated February 9, 2018 regarding the Kinross Estates PUD Preliminary Plat Public Hearing and attached preliminary site plans.

Mr. White informed the Commissioners that the PUD application along with the Development Agreement were approved by the City Council at their January 16th meeting. The Development Agreement, WBMC Titles 16 and 17 are now the subdivision and zoning codes that the Subdivision will be subject to while reviewing the plat.

This PUD subdivision consists of thirty-four lots. The three largest deviations from a typical subdivision included in the Development Agreement are: 1) varying lot sizes with eight lots smaller than 0.5 acres (five of these lots were reduced in size to accommodate a larger detention basin on the west open parcel); 2) a dead-end street that exceeds the city standard; and 3) deed restrictions on certain lots until environmental issues are resolved.

The southwest corner has a dead-end street with a temporary bubble. When the road to the south adjacent property is completed, the city will remove the bubble with funds contributed by the developer. Property owners will be responsible for their own landscaping.

87 Some things to note regarding the Preliminary Plat are:

- 88 • Lot layout is approved per the Development Agreement;
- 89 • City minimum standards are met for the right of way of street cross sections, widths, and
90 construction of curb and sidewalk along 1100 West and Porter Lane frontage;
- 91 • Provision in the Development Agreement for the Developer to contribute \$10,000 for the
92 future removal of the temporary turn around to construct a standard road cross section;
93 the turnaround on the east side is permanent;
- 94 • Street lights will be included throughout the development including street corners;
- 95 • Both culinary and secondary water utility designs are consistent with general design
96 guidelines and a new secondary water line extending east on Porter Lane to the Birnam
97 Woods subdivision is being proposed;
- 98 • Sanitary Sewer design is consistent with standard design practices and the existing sewer
99 lift station control panels and electrical services located approximately at 1100 West and
100 Porter Lane corner will need to be relocated because of installation of curb, gutter and
101 sidewalk;
- 102 • There will be underground piping along 1100 West and Porter Lane in the front yards
103 with private rear yard drains and piping in the proposed streets. Due to the shallowness
104 of the existing drainage system, it is not possible to cover the pipe in the paved street
105 area;
- 106 • An old well has been identified and will not be used in the development;
- 107 • Other documents available for review along with the Development Agreement are the
108 Geotechnical study, wetland delineation, environmental reports and project CCR's.

109 **Commissioner Comments:**

110 **Alan Malan** inquired about the drainage in the area. Mr. White informed him that homes will be
111 built above the flood plain level. Mr. Malan had some issues with the prior Development
112 Agreement but those have been resolved to his satisfaction.

113
114 **Corey Sweat** asked if the ditch will remain open on Porter Lane and Ben White answered that it
115 will be piped in, although there will be a small section on adjoining properties that will not be
116 piped. Other drainage issues on abutting properties will become the individual property owners'
117 responsibility.

118
119 **Laura Charchenko** asked if the old well will be active. Ben White answered that it will not be
120 used in the development.

121
122 **Mike Cottle** commented that he thought there were only three lots under ½ acre. He did not
123 remember approving the lots for the detention basin use. Ben White explained that
124 Commissioners asked to move the lot line boundaries to accommodate the detention basin so it

125 could be in the open parcel and not part of 5 different lots. Laura Charchenko explained their
 126 reasoning including that it will make clean out much easier for the Public Works crew.

127

128 **Council member Kelly Enquist** informed the Commission that the vote to approve the Kinross
 129 Estates PUD by City Council passed by a vote of 3 to 2.

130

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134 **ACTION TAKEN:**

135 *Corey Sweat moved to approve Kinross Estates per the executed Development Agreement and*
 136 *the ten items listed in the memorandum from Ben White. Laura Charchenko seconded the*
 137 *motion which passed with a vote of 3-2.*

138 *A Roll call vote was taken:*

139 *Denis Hopkinson- Nay*

140 *Mike Cottle- Nay*

141 *Corey Sweat- Aye*

142 *Laura Charchenko- Aye*

143 *Alan Malan- Aye*

144

145 **4. Discuss Conceptual Plat for Proposed Bountiful Pastures Subdivision by Ironwood**
 146 **Development at approximately 2000 North 1100 West.**

147

148 Commissioner packet included a memorandum dated February 9, 2018 from Ben White
 149 regarding the Bountiful Pasture Subdivision Concept Plan with an attached site plan. He showed
 150 the conceptual plans of the developer and noted that there is nothing to approve at this point.

151

152 This development is zoned half acre, has 23.68 acres and is located north of the DSB canal at
 153 approximately 2000 North extending to the east and west from D&RG right of way to 1100
 154 West. This property abuts Kinross Estates to the north and cannot be developed without the
 155 development of the Kinross Estates; we cannot grant final on this development until Kinross
 156 moves forward.

157

158 Mr. White commented on several aspects of the proposal for the Commission to consider. He
 159 pointed out a sharp knuckle in the road on the east side and made suggestions regarding radius to
 160 make a less sharp corner to things more driver friendly through the development. He also
 161 mentioned a slight weave to road on the west end coming from the Kinross development. He
 162 suggested it be straightened out some to not look like a mistake. He also noted that some
 163 drainage issues have been pointed out to the Developer including the need for a way to retain
 164 storm water.

165

166 The property is located in the R-1-22 (1/2 acre zone) and includes 35 lots that meet the minimum
 167 size and frontage requirement of the zone. Mr. White pointed out other points of interest in his
 168 memorandum which included:

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- 170 • Challenges due to overhead and underground easements are present;
 - 171 • Connections to the Kinross development reduce the northeasterly dead-end street to just
 172 under 1000 feet. The project cannot meet city requirements without the Kinross
 173 Development in place;
 - 174 • A temporary turn around will be required on the northeast dead-end;
 - 175 • Road design could be adjusted to be friendlier
 - 176 ○ All curves of road must be a minimum of 150-foot center line radius
 - 177 ○ Review options for the “knuckle” abutting Lot 20;
 - 178 • Storm water needs to be better defined before preliminary plat is considered;
 - 179 • A wetland study should be prepared prior to submitting the preliminary plant.

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 182 **Corey Sweat** likes the design of the development with the few suggested changes mentioned this
 183 evening. He is happy with the half acre proposal.

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 185 **Mike Cottle** concurred.

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 187 **Laura Charchenko** does not mind the knuckle and concurs with Corey Sweat’s comments.

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 190 **5. Staff Report**

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 192 **Ben White:**

- 193 • UDOT is working on a traffic light at 10th North and 5th West by Country Inn & Suites.
 194 There has been some concern with how that will affect traffic in the area. They may also
 195 be addressing some issues in the Costco area on 5th West due to congestion and accidents.
- 196 • The Pages Lane project was awarded to MC Green Company and is expected to start
 197 sometime in June.
- 198 • 640 West road project (Porter to the Centerville round-about) will be done this summer.
 199 Curb and Gutter will be added on both side of the road in West Bountiful and on the east
 200 side in Centerville. There may be a week where the road will be completely closed.

201
 202 **Cathy Brightwell:**

- 203 • No Report

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 206 **6. Consider Approval of Minutes from January 23, 2018.**

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 208 **ACTION TAKEN:**

209 *Laura Charchenko moved to approve of the minutes of the January 23, 2018 meeting as*
 210 *presented. Corey Sweat seconded the motion and voting was unanimous in favor.*

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7. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:15 pm. 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 February 27, 2018 by unanimous vote of all members present.

Cathy Brightwell – City Recorder