

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

**WEST BOUNTIFUL
PLANNING COMMISSION**

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West Bountiful, Utah 84087

Phone (801) 292-4486
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Chairman
Denis Hopkinson

Commissioners
Laura Charchenko
Mike Cottle
Alan Malan
Corey Sweat
Dennis Vest, Alternate

**THE WEST BOUNTIFUL PLANNING COMMISSION
WILL HOLD A MEETING BEGINNING AT 7:30 PM ON
TUESDAY, MAY 8, 2018 AT THE CITY OFFICES**

Prayer/Thought by Invitation

1. Accept Agenda.
2. Consider Amendment to Final Plat for High Gate Estates.
3. Discuss Proposed Requirements to Modify a PUD Agreement.
4. Discuss Proposed Requirements for Home Day Care/Pre-schools.
5. Staff report.
6. Consider approval of minutes from April 24, 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 May 4, 2018 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

May 8, 2018

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

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

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Mike Cottle, Alan Malan, Laura Charchenko, Dee Vest (alternate), and Council member Kelly Enquist

STAFF PRESENT: Ben White (City Engineer), Cathy Brightwell (Recorder)

EXCUSED: Corey Sweat, Debbie McKean

VISITORS: Gary Jacketta

The Planning Commission Meeting was called to order at 7:30 pm by Chairman Hopkinson. Commissioner Dee Vest offered a prayer.

1. Accept Agenda

Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as presented. Laura Charchenko seconded the motion. Voting was unanimous in favor among all members.

2. Consider Amendment to Final Plat for High Gate Estates.

Ben White reviewed the proposed changes to the final plat of High Gate Estates. A neighbor to the north has requested to purchase two lots (26 and 27) and prefers they be excluded from the subdivision plat. In addition, a potential buyer has requested that lots 23 and 24 be combined into a single two-acre lot.

As the plat was approved by the City Council in March 2018 it now needs to come back to planning commission for recommendation before city council can give final approval.

Discussion:

Alan Malan asked if the buyer of the lots to be removed on the north end will do a lot line adjustment. Ben White responded that he can do that or anything else that fits the zone.

Laura Charchenko asked if the west cul-de-sac will remain if lots 23 and 24 are combined. Ben White responded that it will remain. 1450 West is restricted so access will be on the roads to the north and the east.

ACTION TAKEN:

Laura Charchenko moved to approve the final plat amendments for High Gate Estates as presented. Dee Vest seconded the motion which passed unanimously

3. Discuss Proposed Requirements to Modify a PUD Agreement.

Ben White explained that recently the PUD ordinance was changed to better define what can and cannot be modified with a PUD application. It stated that modifications to an approved PUD follow procedures outlined in the PUD ordinance; but no procedure was included.

In developing these requirements, it is important to consider the line between revising an agreement and making a land use or zoning change. Staff is recommending that anything that changes density, lot sizes, setbacks, or reduces the public bonus amenity requires a new hearing and recommendation from planning commission.

After discussion and minor tweaks to the proposed language, staff was directed to share the proposal with Mr. Doxey and bring it back to the next meeting when a public hearing will be held.

4. Discuss Proposed Requirements for Home Daycare/Preschools.

Modifications to West Bountiful's permitted and conditional uses in residential zones has been discussed at the past several meetings with a goal of establishing minimum criteria for uses that are currently listed as conditional uses and move them to permitted uses. Changes to the State Land Use codes are limiting the city's ability to impose restrictions on conditional uses and a recent review of our Code indicates language needs to be tightened up to meet legal and new legislative changes.

Cathy Brightwell reviewed the proposed criteria based on earlier discussions with planning commission and a more thorough review of the state child care regulations. Staff is suggesting the criteria for home child daycare and home preschools be included in 5.28.090 Home Occupations and licensing be contingent on the applicant meeting requirements for state department of health licensing, county health department food preparation inspection, and fire inspection clearance.

There was discussion about several of the criteria including fencing, how many children can be cared for at one time, and how to clearly define what constitutes a daycare/preschool and when licensing is required.

Staff was directed to incorporate the discussed changes and bring back a clean version for the next meeting.

5. Staff Report

Ben White:

- We met with the consultants who reviewed our Code for compliance with State Code; there will be several changes coming in the future.
- 640 West Construction begins next week. The contractor has 7 weeks to complete the project which includes 7 days of full road closure.

Cathy Brightwell:

- LUAU (Land Use Academy of Utah) has issued its schedule for Land Use 101 training over the summer. Anyone wanting to attend should contact her for registration.

6. Consider Approval of Minutes from April 24, 2018.

ACTION TAKEN:

Mike Cottle moved to approve of the minutes of the April 24, 2018 meeting as presented. Alan Malan seconded the motion and voting was unanimous in favor.

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 May 22, 2018 by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell – City Recorder

