

**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  
Dennis Vest, Alternate

## **THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A REGULAR MEETING BEGINNING AT 7:30 PM ON TUESDAY, JULY 10, 2018 AT THE CITY OFFICES**

Prayer/Thought by Invitation

1. Accept Agenda.
2. Consider Conditional Use application from Kendall Smith for a garage that is less than ten feet from his home
3. Discuss final plat application for Mountain View Estates at 1950 North 1100 West.
4. Staff report.
5. Consider approval of minutes from June 12, 2018 meeting.
6. Adjourn.

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*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 July 6, 2018 by Cathy Brightwell, City Recorder.*

# MEMORANDUM



**TO:** Planning Commission  
**DATE:** July 6, 2018  
**FROM:** Ben White  
**RE:** Smith-Accessory Building Conditional Use Permit  
952 W 1850 North

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Mr. Smith desires to construct a 34' deep garage on the northwest corner of his property. The request is to encroach into the required minimum ten-foot separation between main and accessory structures. Last fall, Mr. Smith successfully petitioned the city council to remove an easement along the west property line. With the easement vacated, a garage can be constructed which lines up with the existing driveway.

There is a ten-foot public utility easement along the north boundary of the property. In order to construct the requested garage, a section of the garage must be closer than ten feet to the house.

Municipal code section 17.20.050.D allows the planning commission to consider accessory structures closer than ten feet to the main structure. Some site-specific issues to consider include:

- A. A four-foot section of the accessory structure will be 6 feet from the house.
- B. The remaining portion of the garage next to the home will meet the ten-foot setback
- C. Access around the west side of the garage will be essentially impossible. The garage is proposed to set three feet off the property line.
- D. The fire department deferred to the building code for placement of the structure.
- E. The building code requires both structures to be fire rated when there is less than a ten-foot separation.
- F. The east side of the house has reasonable access into the rear yard. There is one tree which may restrict access and a fence along the rear of the house.

As stated in Section 17.60.040(D), a motion needs to consider 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: 952 W. 1850 N

PARCEL NUMBER:

ZONE:

DATE OF APPLICATION:

6/8/18

Name of Business:

Applicant Name: Kendall Smith

Applicant Address: 952 W. 1850 N. W. Bntfl. UT 84087

Primary phone: 801. 860. 1543

Fax Number:

E-mail address: kendall@hughes.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.

I would like to build a garage that is 34' deep on the north west corner of my lot which puts it 6' from my house instead of the required 10'

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:

6/8/18

Applicant Signature:

Kendall Smith

## FOR OFFICIAL USE ONLY

Application Received Date:

6/8/18

Permit Number:

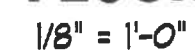
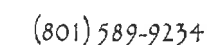
Application Fee Received Date:

6/8/18

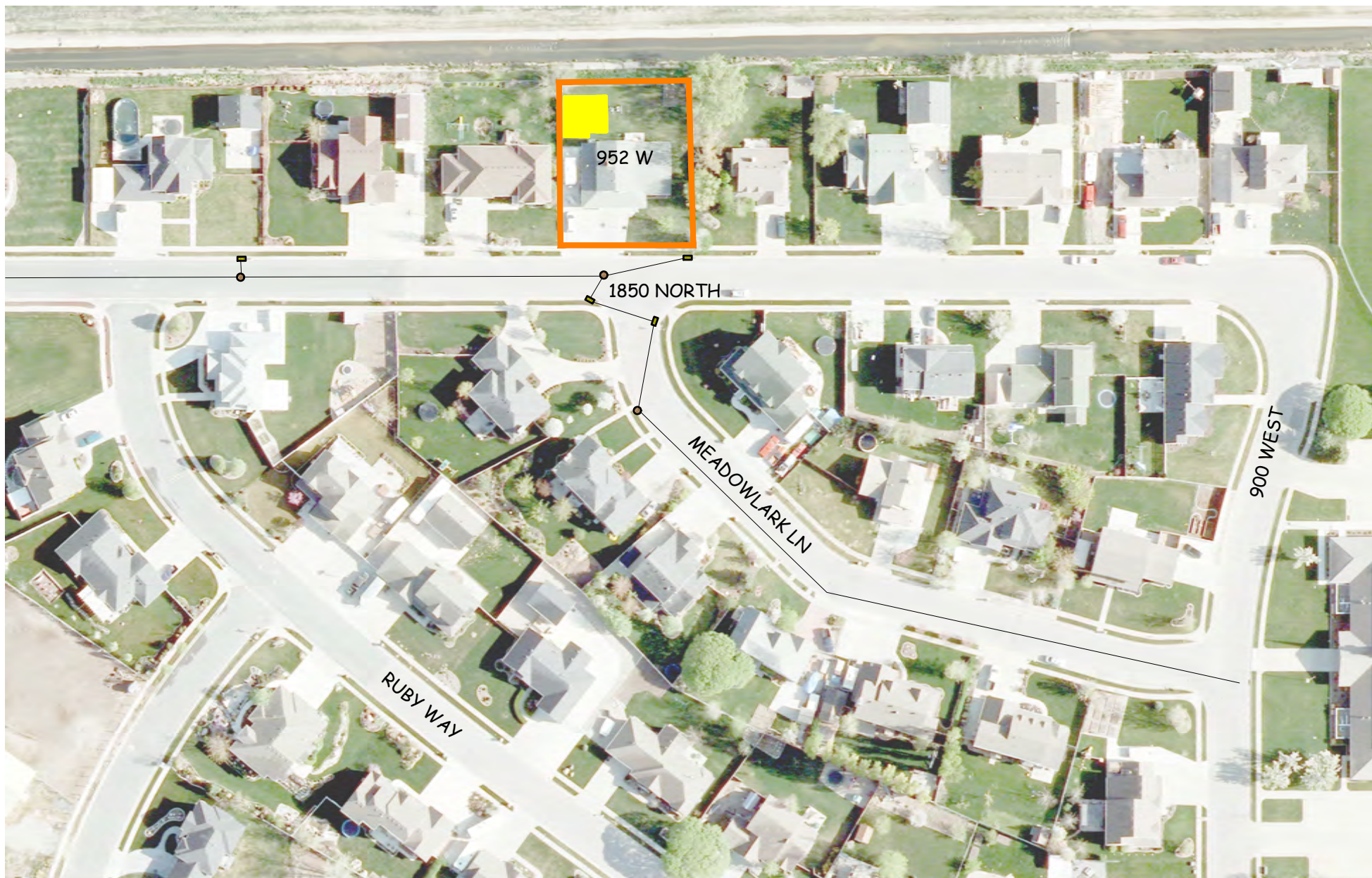
Fire Inspection Date:

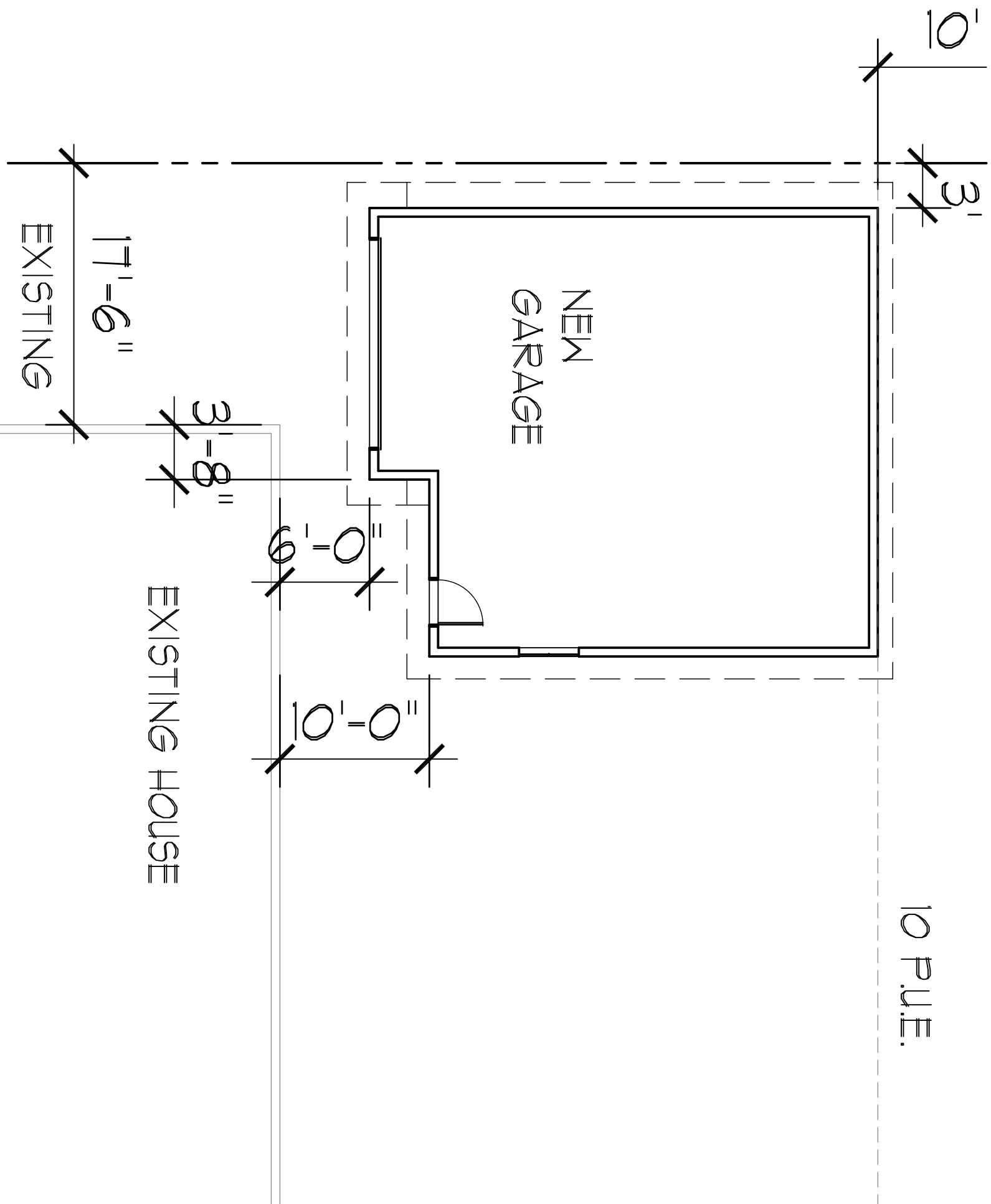
NA

Permit Approval:

Sheet  
**A1**







# MEMORANDUM



TO: Planning Commission  
DATE: June 7, 2018  
FROM: Ben White  
RE: Mountain View Subdivision – Final Plat

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DEV Group, LLC is proposing a 42-lot subdivision at approximately 2000 North east of 1100 West. The property contains 26.70 acres and extends from 1100 West to the Prospector Trail right of way.

The property is within the R-1-22 (half acre zone). The concept plan includes 42 lots that appear to meet the minimum size requirement for the zone. Below is summary of points of interest. Some have been resolved and some still need to be addressed.

1. **Overhead and underground easements need to be better defined.** Their locations are shown on the plat, but the easement widths and restrictions need to be identified.
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. The Kinross plat has been recorded. The improvement drawings do not extend beyond the proposed development boundary like they traditionally do. It is difficult for the engineering to survey and show something that is not built yet.
3. No park strip is proposed along 1100 West like the Kinross development. Is that appropriate and desirable here?
4. Verify that the street corner radii meet city standard. Street radii meet city standards.
5. **Trail connection was included with the preliminary plat, but is not included on the final plat.** Is this an important item? A trail connection would need approval from Davis County.
6. A temporary turnaround is included on the northeast dead-end.
7. Storm water pipe design is acceptable with some minor changes including rear yard drains. **Written approval from Kinross is required for release of storm water into their detention basin.**
8. Street lights are included at intersections and at periodic spacing throughout the development.
9. A fire hydrant spacing meets city criteria.
10. The northeast end of the road drainage is acceptable following some revisions to the street and curb elevations.
11. Rear yard drains are required and included on most lots. Rear drains need to be added to 120, 121, 135 and 137.

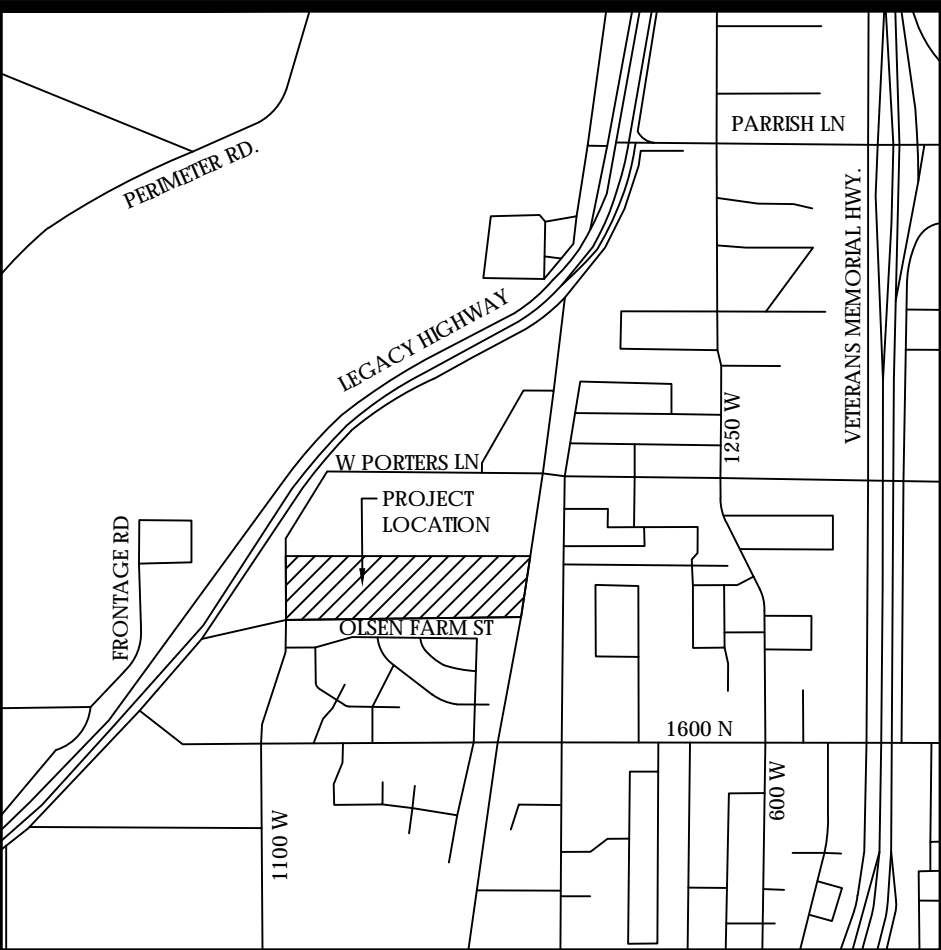
12. **The developer has a tentative agreement with Hamlet Homes to provide secondary water to the development. An executed agreement needs to be provided.**
13. An existing on-site well to be properly abandoned is identified.
14. Staff has a geotechnical report for the development.
15. A list of water rights associated with the development has been provided.
16. A preliminary title report has been provided. Review by the city attorney prior to recording will be required.
17. Other minor corrections to the improvement drawings.
18. Final plat fee has been paid
19. Payment of impact and other fees prior to recording.
20. Approval of improvement drawings by Weber Basin and South Davis Sewer prior to commencing utility installation.
21. MC Green has apparently been awarded a contract to do some preliminary grading. Most of the roads in the subdivision will be elevated two to six feet above the existing ground elevation. They started grubbing the site in preparation of grading last Friday.

Staff is not recommending approval until the items identified with bold type have been adequately addressed.



# MOUNTAIN VIEW ESTATES

PREPARED FOR:  
TLG COMPANY  
LOCATED IN:  
WEST BOUNTIFUL, UTAH



VICINITY MAP

NIS



SITE MAP

## GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO WEST BOUNTIFUL STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH, D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

## NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

## ENGINEER'S NOTES TO CONTRACTOR

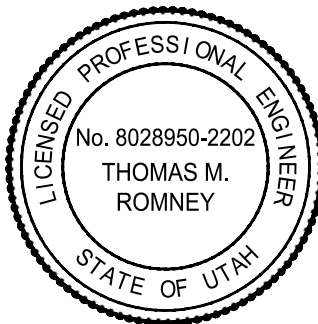
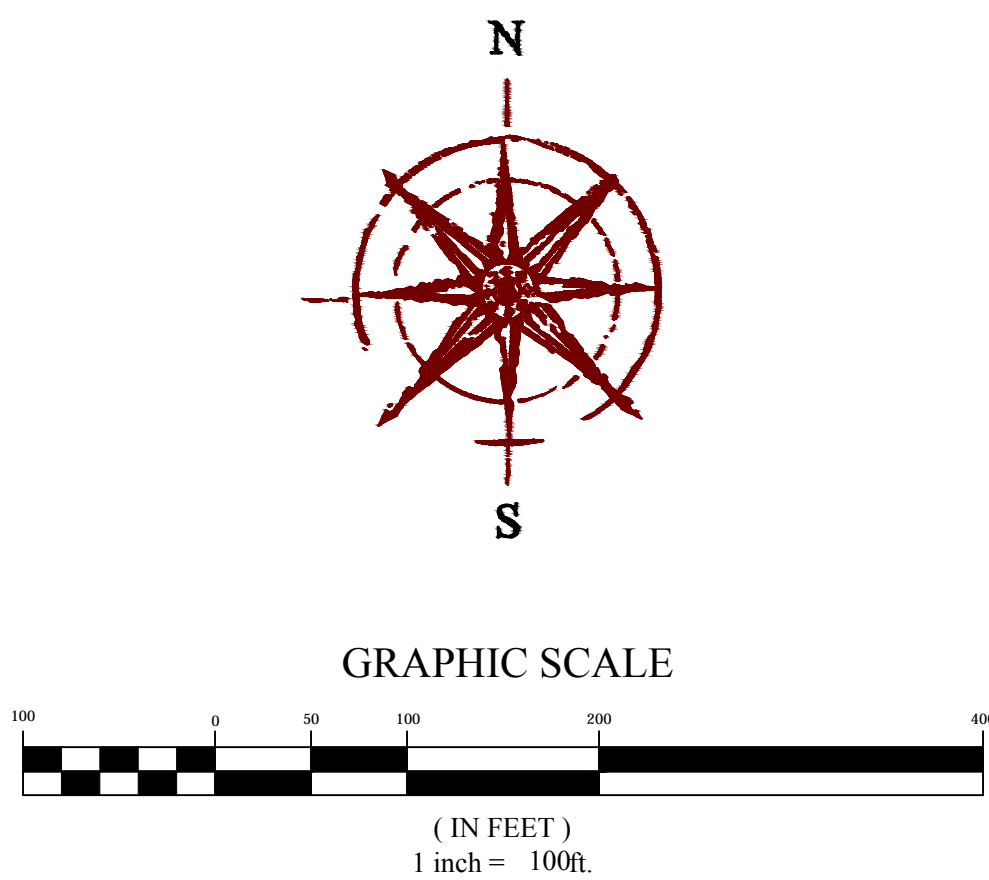
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

## CONTACTS

**ENGINEER & SURVEYOR**  
FOCUS ENGINEERING & SURVEYING, LLC  
32 WEST CENTER STREET  
MIDVALE, UTAH 84047  
(801) 352-0075  
PROJECT MANAGER: BRANDON PARR  
SURVEY MANAGER: SPENCER LLEWELYN

**OWNER/DEVELOPER**  
GREY GARZA  
TLG COMPANY  
(801) 554-5611  
CONTACT: GREY@TLGCOMPANY.COM

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C2.1	FINAL PLAT
C3	SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C5.2	DRAINAGE PLAN
C5.3	MASTER DRAINAGE & PIPE SIZING PLAN
C6	SEWER PLAN
C6.1	SEWER PLAN
C6.2	SEWER PLAN
C7	WATER PLAN
C7.1	WATER PLAN
C7.2	WATER PLAN
C8	EROSION CONTROL PLAN
PP01	STREET A
PP02	STREET B
PP03	STREET B
PP04	STREET B
PP05	STREET B
PP06	STREET B
PP07	STREET C
PP08	STREET D
PP09	1100 WEST
PP10	1100 WEST
PP11	STORM DRAIN OUTFALL



# MOUNTAIN VIEW ESTATES

## WEST BOUNTIFUL, UTAH

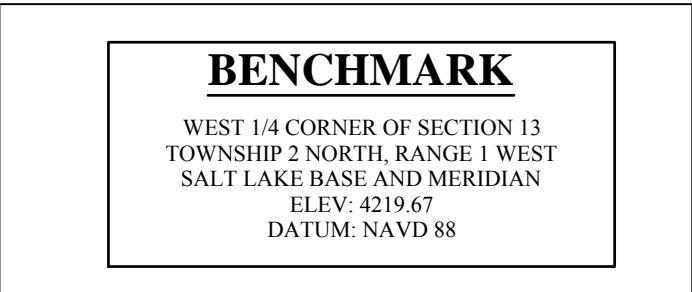
### COVER SHEET

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

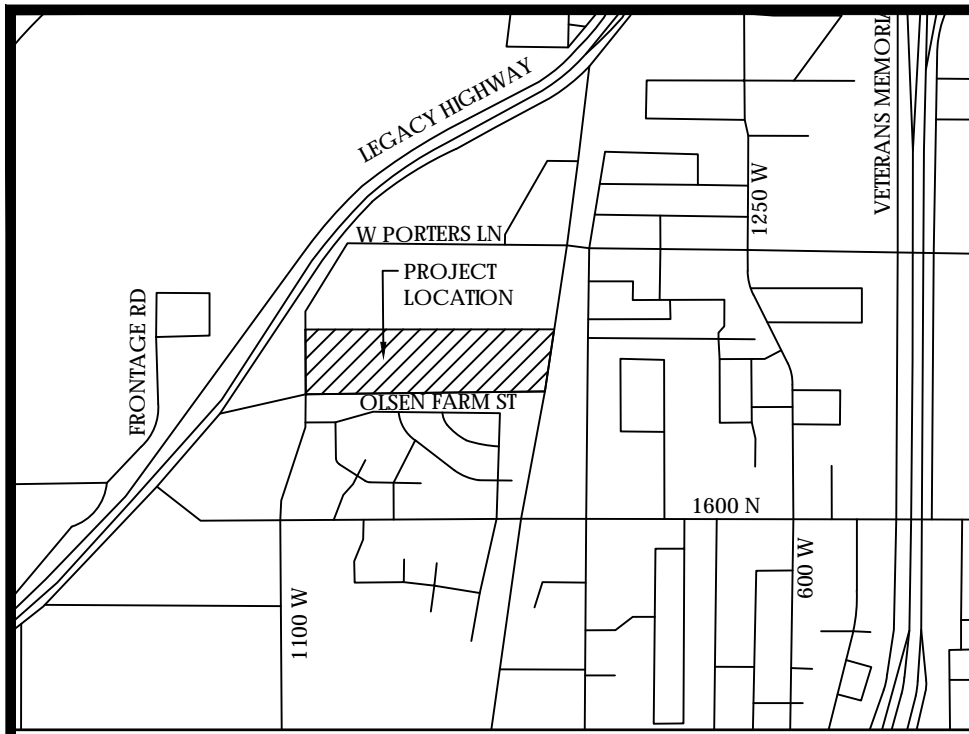
## COVER SHEET

Scale: 1"=100' Drawn: BP  
Date: 6/11/2018 Job #: 18-137  
Sheet:

C1







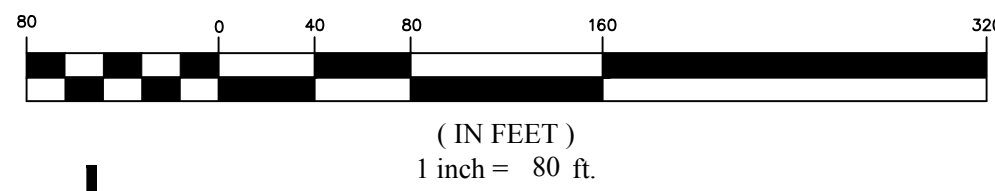
VICINITY MAP  
N.T.S.

# MOUNTAIN VIEW ESTATES

LOCATED IN THE NW 1/4 OF SECTION 13, T2N, R1W,  
SALT LAKE BASE & MERIDIAN  
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH



GRAPHIC SCALE



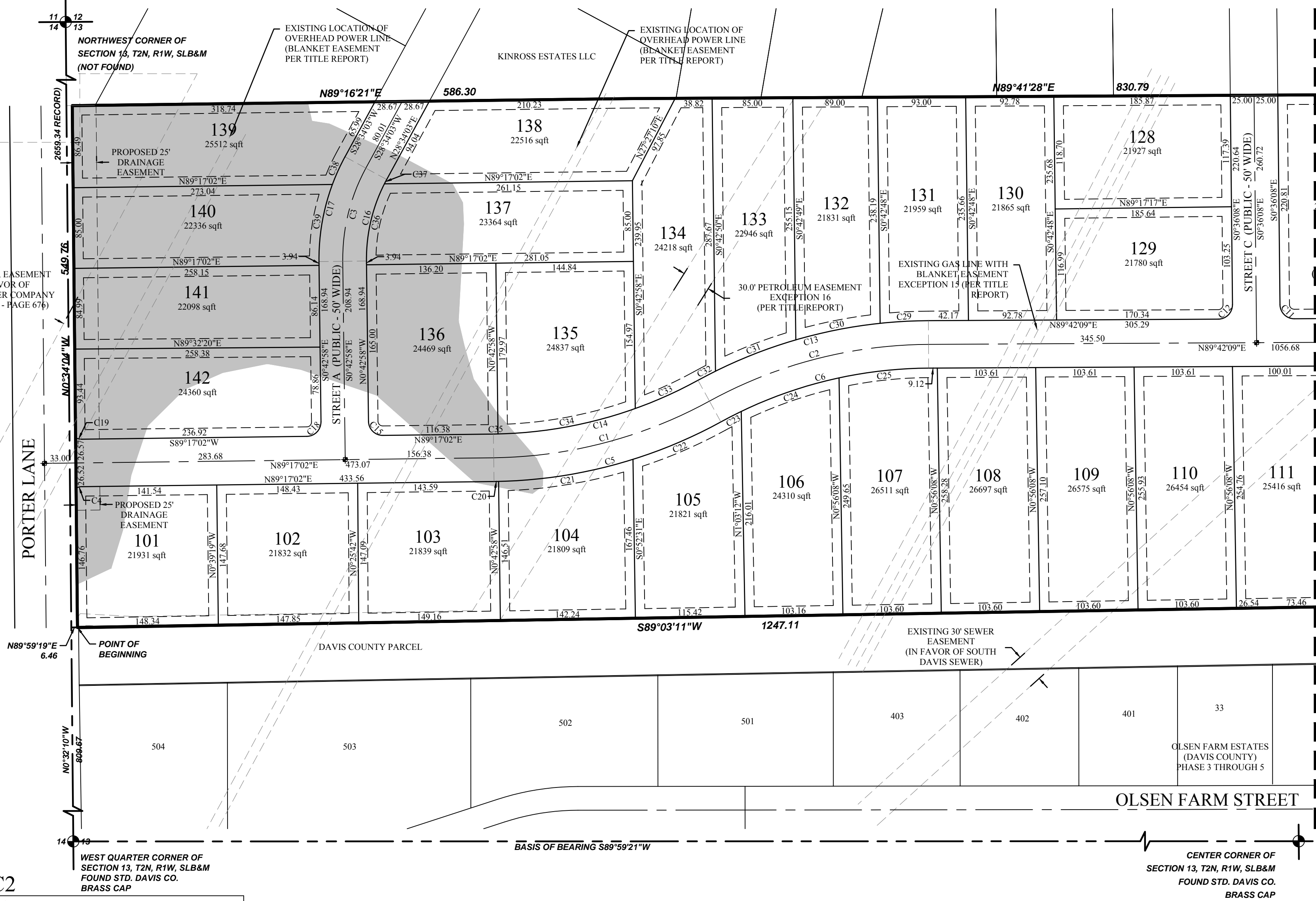
## NOTES

- ALL PUE'S ARE 10' FOR SIDE, FRONT, AND REAR YARDS, UNLESS OTHERWISE NOTED.
- ACCESS IS RESTRICTED FOR LOTS 1 AND 139-142. DOUBLE FRONTED LOTS CAN ONLY ACCESS ONE STREET.
- APPROVAL OF THIS DEVELOPMENT PLAT DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF THE SUB-SURFACE SOIL NOR THE LOCATION OR DEPTH OF GROUND WATER TABLES. CONSULT THE GEO-TECHNICAL STUDY FOR THIS PROJECT FOR ADDITIONAL INFORMATION.
- SEVERAL EASEMENTS ON THIS PROPERTY ARE "BLANKET EASEMENTS". REFER TO TITLE REPORT FOR ADDITIONAL INFORMATION.

## FEMA NOTES

- THE PROPERTY SHOWN ON THIS MAP LIES WITHIN FEMA ZONE AE AND ZONE X ACCORDING TO MAP NUMBERS 49011C0391E AND 49011C0392E WITH EFFECTIVE DATE JUNE 18, 2007.
- ZONE AE (SHADED AREA) IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
- ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SEE SHEET C2.1



SHEET C2



PLANNING COMMISSION	CITY ENGINEER	CITY ATTORNEY	CITY COUNCIL	RECORDED #
APPROVED THIS _____ DAY OF _____, 20____, BY THE WEST BOUNTIFUL CITY PLANNING COMMISSION.	APPROVED THIS _____ DAY OF _____, A.D., 20____.	APPROVED THIS _____ DAY OF _____, A.D., 20____.	PRESENTED TO THE WEST BOUNTIFUL CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.	STATE OF UTAH, COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF _____
MAYOR _____	MAYOR _____	MAYOR _____	MAYOR _____	DATE _____ TIME _____ BOOK _____ PAGE _____
ATTEST _____	ATTEST _____	ATTEST _____	ATTEST _____	\$ _____
PLANNING DIRECTOR _____	WEST BOUNTIFUL CITY ENGINEER _____	WEST BOUNTIFUL CITY ATTORNEY _____	CITY RECORDER _____	FEE _____ COUNTY RECORDER _____

## SURVEYOR'S CERTIFICATE

I, Spencer Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer Llewellyn  
Professional Land Surveyor  
Certificate No. 10516507

Date \_\_\_\_\_

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON A FENCE CORNER BEING N 00° 31' 29" W 809.67 FEET ALONG THE SECTION LINE AND EAST 6.46 FEET FROM THE WEST ONE QUARTER CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN THENCE N 00° 33' 23" W 549.76 FEET TO A FENCE CORNER; THENCE THE NEXT FOUR (4) COURSES ALONG AN EXISTING FENCE LINE, (1) N 89° 17' 02" E 586.30 FEET, (2) N 89° 42' 09" E 830.79 FEET, (3) N 88° 26' 43" E 248.82 FEET, (4) N 89 31' 06" E 521.21 FEET TO THE WESTERLY RIGHT OF WAY LINE OF D & RGW RAILROAD; THENCE S 08° 58' 55" W 543.54 FEET ALONG SAID RIGHT OF WAY LINE TO AN EXISTING FENCE LINE ; THENCE THE NEXT THREE (3) COURSES ALONG SAID FENCE LINE, (1) S 88° 56' 39" W 495.68 FEET, (2) S 89° 00' 22" W 354.28 FEET, (3) S 89° 03' 52" W 1247.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.70 ACRES.

## OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

## MOUNTAIN VIEW ESTATES

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BOUNTIFUL CITY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
S.S. \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

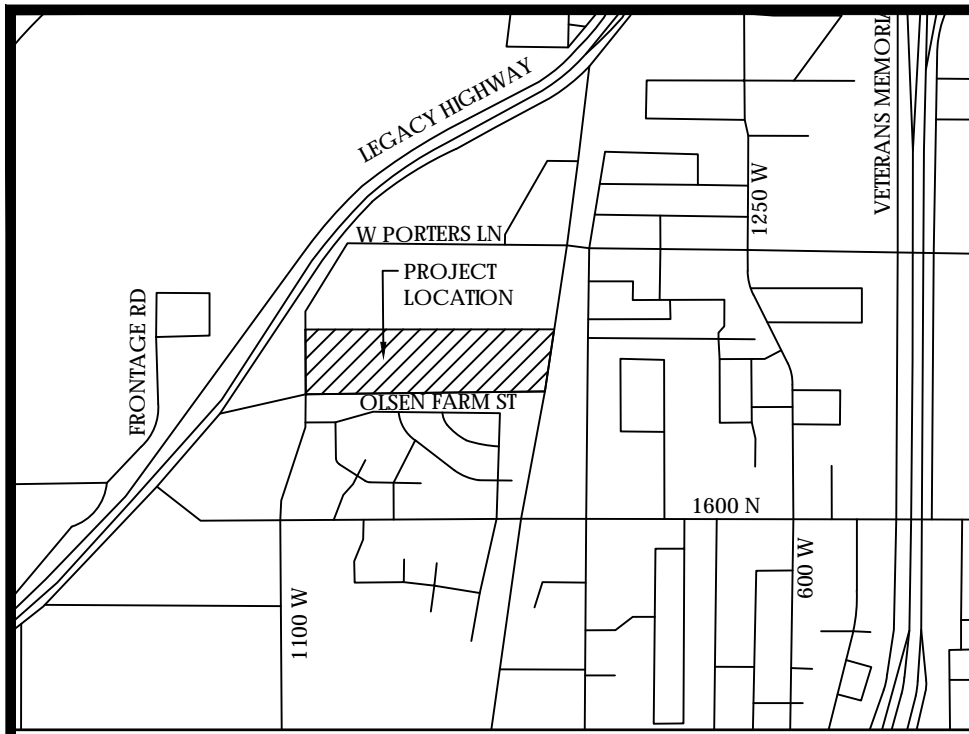
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

Z:\2018\18-137 TLG West Bountiful\Design\18-137.dwg\sheets\FINAL\C2 - FINAL PLAT.dwg





VICINITY MAP  
N.T.S

# MOUNTAIN VIEW ESTATES

LOCATED IN THE NW 1/4 OF SECTION 13, T2N, R1W,  
SALT LAKE BASE & MERIDIAN  
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH



GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.



Line Table		
LINE	DIRECTION	LENGTH
L1	S45°30'17"E	17.74
L2	S53°09'39"W	50.00
L3	S35°49'53"W	50.00

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	485.00	28°01'32"	237.23	N75°16'16"E	234.87
C2	485.00	28°26'39"	240.78	S75°28'50"W	238.31
C3	200.00	29°17'01"	102.22	S13°55'33"W	101.11
C4	15.00	26°00'17"	6.81	S76°16'54"W	6.75
C5	510.00	28°01'32"	249.46	N75°16'16"E	246.98
C6	460.00	28°26'39"	228.36	S75°28'50"W	226.03
C7	15.00	36°07'44"	9.46	N72°13'59"W	9.30
C8	50.00	162°40'14"	141.96	N44°29'46"E	98.86
C9	15.00	36°07'43"	9.46	S18°46'29"E	9.30
C10	15.00	90°24'47"	23.67	N44°29'45"E	21.29
C11	15.00	89°41'43"	23.48	S45°27'00"E	21.16
C12	15.00	90°18'17"	23.64	N44°33'00"E	21.27
C13	510.00	28°26'39"	253.19	S75°28'50"W	250.59
C14	460.00	28°01'32"	225.00	N75°16'16"E	222.77
C15	15.00	90°00'00"	23.56	S45°42'58"E	21.21
C16	175.00	29°17'01"	89.44	S13°55'33"W	88.47
C17	225.00	29°17'01"	115.00	S13°55'33"W	113.75
C18	15.00	90°00'00"	23.56	N44°17'02"E	21.21
C19	15.00	26°29'24"	6.94	S77°28'16"E	6.87
C20	510.00	0°32'30"	4.82	S89°00'47"W	4.82
C21	510.00	16°09'48"	143.87	S80°39'38"W	143.40
C22	510.00	11°19'14"	100.77	S66°55'07"W	100.60
C23	460.00	3°00'15"	24.12	S62°45'37"W	24.12
C24	460.00	13°36'00"	109.19	S71°03'45"W	108.93
C25	460.00	11°50'24"	95.06	S83°46'57"W	94.89
C26	50.00	73°25'42"	64.08	S89°07'02"W	59.78
C27	50.00	72°00'22"	62.84	S16°24'00"W	58.78
C28	50.00	17°14'10"	15.04	S28°13'16"E	14.98
C29	510.00	5°43'05"	50.90	N86°50'37"E	50.88
C30	510.00	10°10'43"	90.60	N78°53'43"E	90.48
C31	510.00	10°12'51"	90.92	N68°41'56"E	90.80
C32	510.00	2°20'00"	20.77	N62°25'30"E	20.77
C33	460.00	9°02'17"	72.56	N65°46'39"E	72.49
C34	460.00	18°23'13"	147.62	N79°29'24"E	146.99
C35	460.00	0°36'02"	4.82	N88°59'01"E	4.82
C36	175.00	27°35'33"	84.28	S13°04'48"W	83.46
C37	175.00	1°41'28"	5.17	S27°43'19"W	5.17
C38	225.00	8°10'05"	32.08	N24°29'01"E	32.05
C39	225.00	21°06'56"	82.92	N09°50'30"E	82.45

SHEET C2.1



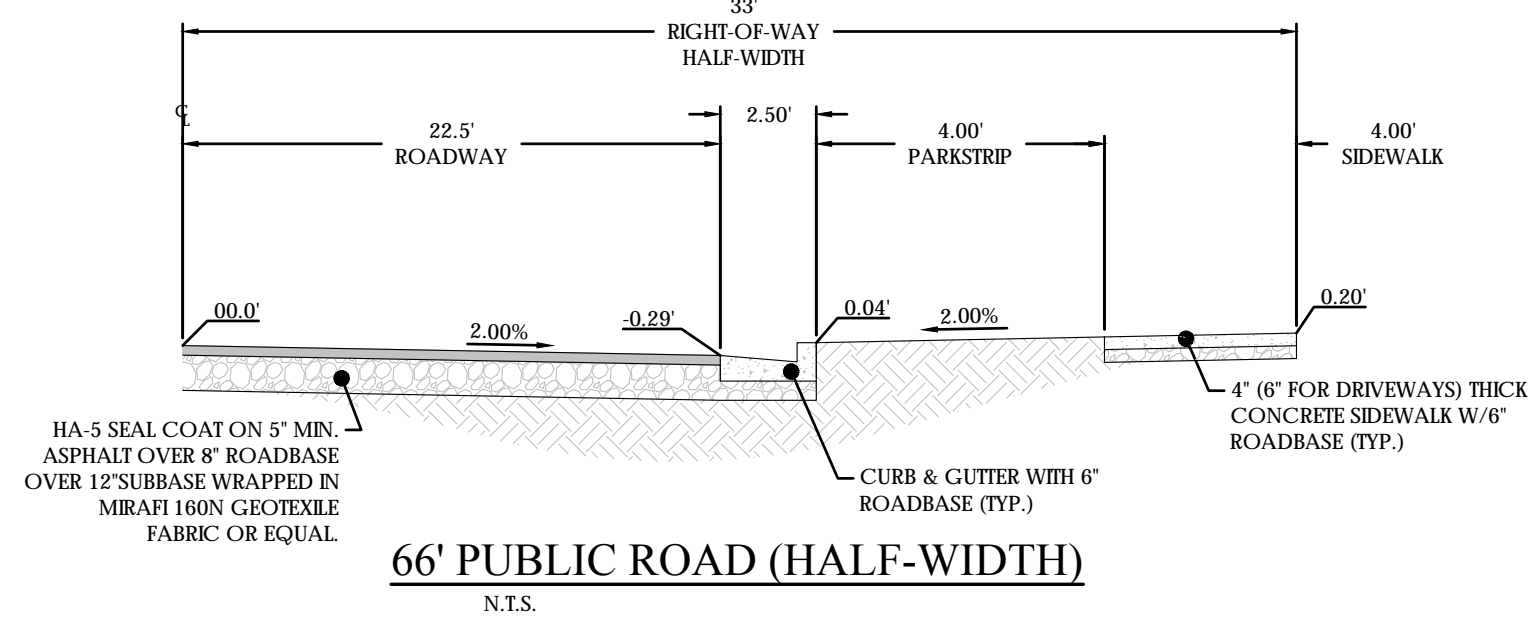
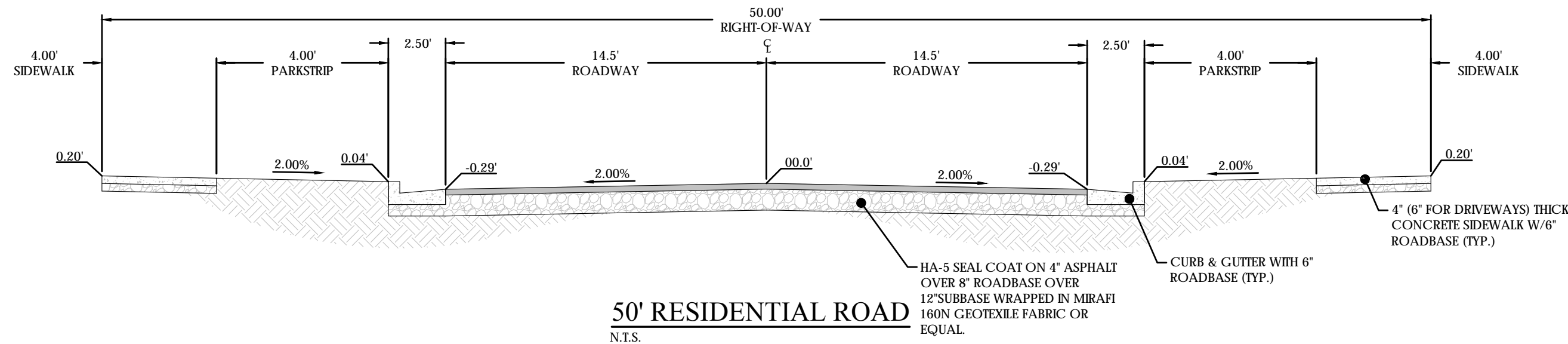
RECORDED # \_\_\_\_\_

STATE OF UTAH, COUNTY OF DAVIS  
RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

\$ \_\_\_\_\_  
FEE \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_





GRAPHIC SCALE



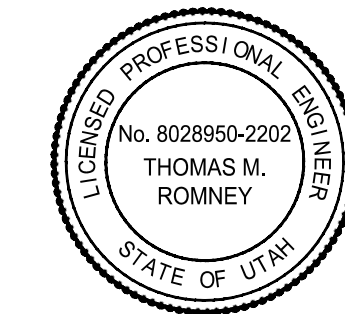
( IN FEET )  
1 inch = 40 ft.

#### LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

#### FEMA NOTES

- THE PROPERTY SHOWN ON THIS MAP LIES WITHIN FEMA ZONE AE AND ZONE X ACCORDING TO MAP NUMBERS 49011C0391E AND 49011C0392E WITH EFFECTIVE DATE JUNE 18, 2007
- ZONE AE (SHADED AREA) IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



# MOUNTAIN VIEW ESTATES

## WEST BOUNTIFUL, UTAH

### SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

**SITE PLAN**

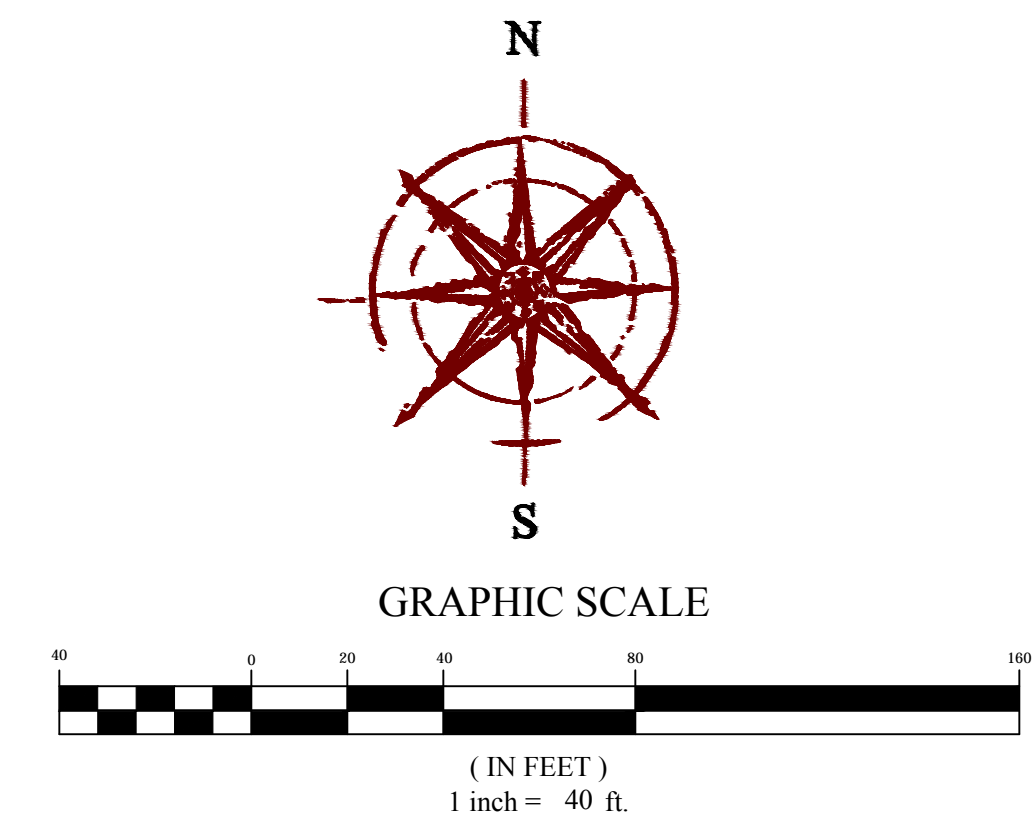
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Sheet:

Drawn: BP  
Job #: 18-137

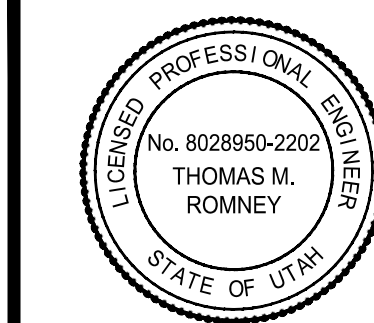
**C3**







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# MOUNTAIN VIEW ESTATES

WEST BOUNTIFUL, UTAH

## SITE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	-----
2	----	-----
3	----	-----
4	----	-----
5	----	-----
6	----	-----

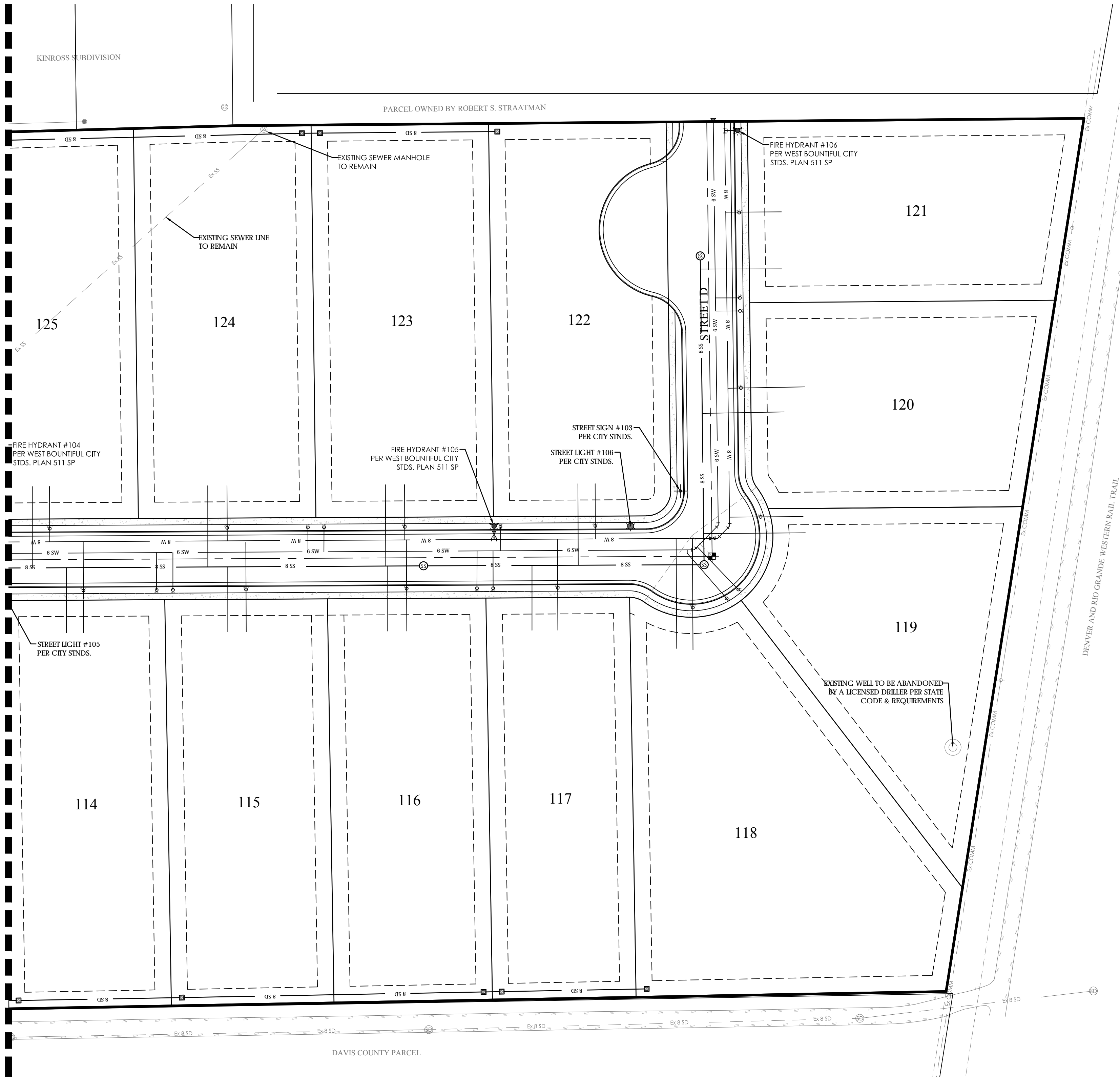
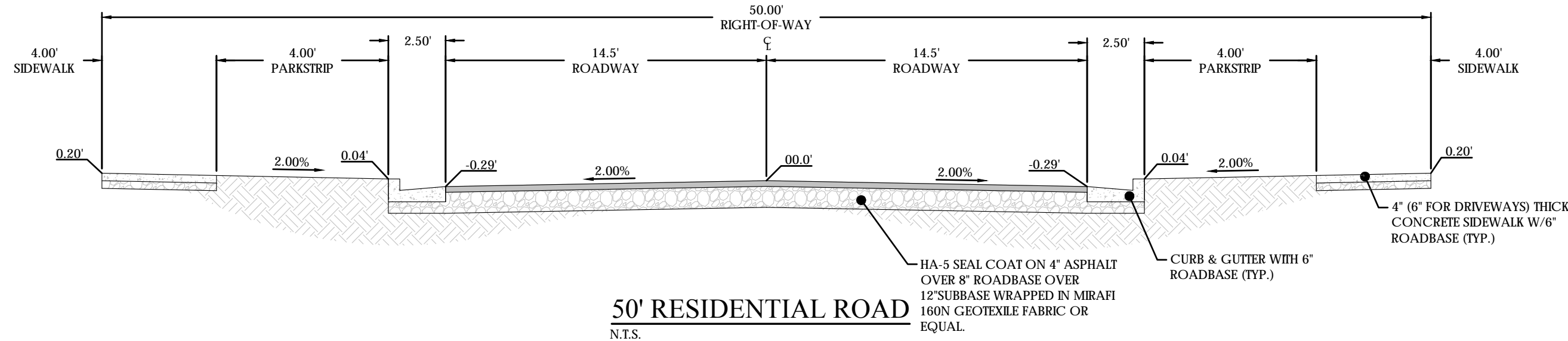
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Date: 6/11/2018	Job #: 18-137
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MATCHLINE SEE SHEET C3

MATCHLINE SEE SHEET C3.2





GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
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MOUNTAIN VIEW ESTATES  
WEST BOUNTIFUL, UTAH  
SITE PLAN

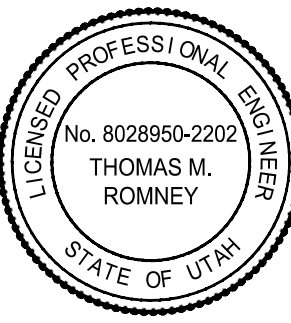
REVISION BLOCK		DESCRIPTION
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1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
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SITE PLAN

Scale:	1"=40'	Drawn:	BP
Date:	6/11/2018	Job #:	18-137
Sheet:			

C3.2

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**West Bountiful City  
Planning Commission Meeting**

**June 12, 2018**

**PENDING- Not Yet Approved**

**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 June 8, 2018 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, June 12, 2018 at West Bountiful City Hall, Davis County, Utah.

**Those in Attendance:**

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

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

**VISITORS:** Mark and Greg Garza

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

**1. Accept Agenda**

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

**2. Public Hearing to Receive Comments Regarding the Preliminary Plat for Mountain View Estates at approximately 2000 North 1100 West by DEV Group**

**ACTION TAKEN:**

*Corey Sweat moved to open the public hearing at 7:35 pm to receive Comments Regarding the Preliminary Plat for Mountain View Estates at approximately 2000 North 1100 West by DEV Group. Laura Charchenko seconded the motion and voting was unanimous in favor.*

**PUBLIC COMMENT:** No Public Comment Received

**ACTION TAKEN:**

*Laura Charchenko moved to close the public hearing at 7:36 pm with no public comment. Corey Sweat seconded the motion and voting was unanimous in favor.*

**3. Consider Preliminary Plat for Mountain View Estates Subdivision at 200 N 1100 West by DEV Group.**

Commissioner's packets included a memorandum dated June 7, 2018 from Ben White regarding Mountain View Subdivision-Public Hearing and Preliminary Plat with attached site plan.

Ben White introduced the application and stated there is nothing out of the ordinary for this subdivision application. The DEV Group is proposing a 43-lot subdivision at approximately 2000 North east of 1100 West on a 26.70-acre property that extends from 100 West to the right of way of the Prospector Trail.

The property is in the R-1-22 zone (half acre). The conceptual plans appear to meet the minimum size standards for the zone. A few lots require some adjustment with their size (Lots 117,118 and 119 have 80 feet frontage and need to be 85 feet to meet standards). The following are points of interest regarding the development:

- As with most property in that area, overhead and underground easements present a challenge for the developer.
- Road connection to the Kinross Development reduce the northeast dead-end street to just under 1000 feet.
- The street corner radii need to be verified and meet City standards. Currently they are not labeled on the plat.
- Trail connection will need approval from Davis County.
- A temporary turn around will be required on the northeast dead-end.
- Street lights are included at the intersections and will be periodically placed throughout the development.
- A fire hydrant is required at the east end of the road.
- Drainage needs to be addressed at the northeast end of the road.
- Rear yard drains will be required.
- Secondary water will be provided. There is a tentative agreement in place with Hamlet Homes for that issue.
- The existing on-site well will be abandoned
- Staff has received the geotechnical report and a list of water rights associated with the development.
- Lots 121 and 122 will have a turn around and will not provide access into the Kinross Development.

**Alan Malan** does not believe we are ready to approve the preliminary plat this evening as some information is missing. He asked about defined boundaries and lot measurements. In answer to his concern, Ben White pointed out that all these drawings and information has been submitted and showed those specifics on the overhead screen. Utilities are all identified but not shown to scale in these drawings. Some discussion took place regarding lot 111 and how a home will sit on that lot.

**Chairman Hopkinson** asked Mark Garza to take the stand and explain how the development will work. Mr. Garza stated that they were hired to obtain approval of the development and the intent is to sell lots to individual builders to build custom homes. There may be a few challenging lots that they will place spec homes on. He clarifies that there are only 42 lots instead of 43 due to misnumbering.

**Alan Malan** asked if any of the lots are located in the flood plain. Ben White pointed out that the shaded area on the site plan is the flood plain and will have to be dealt with. There should be little

concern or problem with this. There maybe a little higher insurance charge but they will not be required to raise the elevation except to meet the trail area.

**Councilmember Enquist** asked if there needs to be a stipulation on the grade at this point. Mr. White answered that could be included in the final approval. Some discussion took place regarding drainage. South side will defiantly need drains and north side may be able to work together with Hamlet Homes for shared drains. Alan Malan inquired about doing the drainage without CCR's as defined in our ordinance. Ben White stated that a note will be included on the plat.

**ACTION TAKEN:**

*Corey Sweat moved to approve the preliminary plat for Mountain View Estates Subdivision at 200 North 1100 West. Mike Cottle seconded the motion. Some discussion took place regarding if the motion should move forward with important missing information. There was an amended motion by Corey Sweat to include that all items outlined in the memorandum received in the packet regarding Mountain View Estates be addressed and that the width of the lots be defined. Mike Cottle seconded the amendment motion and a roll call vote was taken with 5 Aye and 1 Nay vote.*

**Roll Call Vote:**

Alan Malan-Nay  
Mike Cottle- Aye  
Corey Sweat-Aye  
Laura Charchenko-Aye  
Denis Hopkinson-Aye

**4. Public Hearing to Receive Comments Regarding New Language to the Planned Unit Development Ordinance, WBMC 17.68.150 -Limitation on Applications that Set Out How to Modify a Development Agreement**

**ACTION TAKEN:**

*Laura Charchenko moved to open the public hearing at 7:56 pm to receive comments Regarding New Language to the Planned Unit Development Ordinance, WBMC 17.68.150 -Limitation on Applications that Set Out How to Modify a Development Agreement Corey Sweat seconded the motion and voting was unanimous in favor.*

**PUBLIC COMMENT:** No Public Comment Received

**ACTION TAKEN:**

*Corey Sweat moved to close the public hearing at 7:57 pm with no public comment. Alan Malan seconded the motion and voting was unanimous in favor.*

**5. Consider New Language to WBMC 17.68.150 Regarding How to Modify a Development Agreement**

**ACTION TAKEN:**

*Laura Charchenko moved to approve the proposed new language to WBMC 17.68.150 Regarding How to Modify a Development Agreement as presented and forward the document to the City Council for their review and approval. Mike Cottle seconded the motion and voting was unanimous in favor.*

**6. Discuss Grover Subdivision at 1811 North 800 West**

Commissioner packets included a memorandum dated June 8, 2018 from Ben White regarding Grover Subdivision at 1811 North 800 West with an attached site plan. Memorandum gave an update of the subdivision.

Developer asked permission from city council last week to cut into the road before the 5 year moratorium period is concluded. City Council gave approval to cut the road and work with Public Works Staff to approve the patching. Developer will need to pay the excavation permit fee. Dee Vest commented that the patching job on 1100 West and 1200 North are the best patch jobs he has seen.

Davis County Public Works will look at providing a new storm drain line discharging directly into the DSB canal instead of using a storm water pump to lift the water into the canal.

**7. Consider Final Plat for Dirty Dog Subdivision at 887 N 800 W**

Ben White informed the Commissioners that Brandon Jones' Dirty Dog 1-lot subdivision was approved in 2016 but never recorded. He is now ready to move forward and submitted a plat amendment to the original plan that was submitted 2 years ago. Mr. White noted that if this would have been a regular subdivision it would have to be reapproved.

**8. Discuss Residential Outside Storage**

Mr. White discussed the issues of residents keeping old equipment and junk on their property and storing trailers, RVs, etc. Vacant property has become a real concern regarding storage items on residential property. The city receives many complaints about junk yards and properties becoming storage yards, in some cases running a storage business. Property owners have a right to keep things on their property but when does it cross the line and impact neighbors?

He reviewed the current code regarding outdoor storage and pointed out specific things in the ordinance which addresses commercial property but not specifically residential property. Mr. White asked the Commission if they want to consider making some changes to the ordinance to address these issues. Cathy Brightwell explained some of the issues that they deal with from complaints of residents. Ben White offered an example of vacant property that stores trailers and such.

Staff would like to have some guidelines as to what could be acceptable.

**Alan Malan** does not feel it is our business to tell people what they can and can't have on their property.



**Laura Charchenko** agreed with Commissioner Malan although she might consider requiring some fencing to keep storage out of sight.

**Corey Sweat** feels that we should only address weeds and not what is in the weeds.

**Mike Cottle** feels badly for the staff that receives the complaints but feels it would be very difficult to police the storage on personal property.

**Dee Vest** agrees but is concerned with safety issues that may be hazardous like gases and chemicals.

**Councilmember Enquist** asked how you define a nuisance. One man's junk is another man's treasure. He is not sure how could this be defined.

**Chairman Hopkinson** recognizes the pains that Staff deals with regarding this issue. He stated that the Commission does not support putting more regulation in place. He encouraged the Commissioners to ponder how to address this issue and bring your ideas for solutions back for discussion. He asked Staff to put it on the agenda again in two months and provide some ideas to ponder.

## 9. Staff Report

### **Ben White:**

- Next meeting needs to be scheduled in June because of heavy agenda items. A special meeting could be held in July.
- Pages Lane construction will begin in two to three weeks and last for a duration of about 10 weeks.
- High Gate Subdivision went from 27 to 24 lots
- City Council is receiving push back on warranty bonds (10% cash) the balance is placed in a bank and can be drawn on. Ben gave examples of letters of credit that went sour for the City. He asked if they would like a presentation regarding information about the various ways to address a warranty bond so they would be able to make some decisions on how to handle them with the least amount of risk for the City. Some discussion took place regarding what instrument(s) to use. Commissioners concurred that the Cash deposit is the best and most secure avenue for the City to use. City currently allows an insured bank to hold funds with the City having control of those funds.

### **Cathy Brightwell:**

- Next meeting will be July 10<sup>th</sup>. If we need to have an extra meeting, keep in mind that City Council will not be holding a meeting until July 17 due to Independence Day.
- ULCT is holding a Land Use 101 training on June 23<sup>rd</sup> if you want to register for the event. Commissioner Vest is scheduled to attend.

191       **10.           Consider Approval of Minutes from May 22, 2018.**

192       **ACTION TAKEN:**

193       *Mike Cottle moved to approve of the minutes of the May 22, 2018 meeting as presented. Laura*  
 194       *Charchenko seconded the motion and voting was unanimous in favor.*

195

196       **10.       Adjournment**



197       **ACTION TAKEN:** *History has been made!!! LOL Sorry, Alan*

198       *Mike Cottle moved to adjourn the regular session of the Planning Commission meeting at 8:47 pm.*  
 199       *Corey Sweat seconded the motion. Voting was unanimous in favor.*

200

201       .....

202

203       *The foregoing was approved by the West Bountiful City Planning Commission on July 10, 2018 by*  
 204       *unanimous vote of all members present.*

205

206

207       \_\_\_\_\_  
       *Cathy Brightwell – City Recorder*

208