

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Denis Hopkinson

Commissioners
Laura Charchenko
Mike Cottle
Alan Malan
Dennis Vest, Alternate

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A REGULAR MEETING BEGINNING AT 7:30 PM ON TUESDAY, AUGUST 14, 2018 AT THE CITY OFFICES

Prayer/Thought by Invitation

1. Accept Agenda.
2. Consider Conditional Use application from Rick & Lori Ferlin for a Flag Lot as Part of a Proposed 2-Lot Subdivision at 918 W Porter Lane.
3. Staff report
 - Updated on Grover Subdivision.
 - Update on Mountain View Subdivision.
4. Consider Approval of Minutes from July 10, 2018 meeting.
5. 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 August 10, 2018 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

August 14, 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 August 10, 2018 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, August 14, 2018 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

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

MEMBERS/STAFF EXCUSED: Cathy Brightwell (Recorder), Laura Charchenko and Corey Sweat

STAFF PRESENT: Ben White (City Engineer), Debbie McKean (Secretary)

VISITORS: Rick and Lori Ferlin

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

1. Accept Agenda

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

2. Consider Conditional Use application from Rick and Lori Ferlin for a Flag Lot as Part of a Proposed 2-Lot Subdivision at 918 West Porter Lane.

Commissioner's packet included a memorandum dated August 10, 2018 from Ben White and Cathy Brightwell regarding Ferlin Conditional Use Permit-Flag Lot with an attached application and site plan. The memorandum lists the minimum criteria for flag lots (WBMC 16.12.060).

Mr. Ferlin desires to subdivide his 2.5-acre property at 918 W. Porter Lane into 2 individual lots. One lot is proposed to be a flag lot. The Municipal Code states that a Conditional Use Permit is required in the A-1 zone for a flag lot. The permit must be granted before the City can approve the subdivision application.

Ben White introduced the application from Rick and Lori Ferlin. He referred to Google Earth to point out the property proposed with a driveway on the east side of property with a lot in the front and a lot in the back. There are 13 criteria that need to be met for a flag lot to be approved. This property complies with all criteria except for #8 where flag lots cannot be used where traditional methods of development could occur. The Conditional Use Permit and plat review cannot waive requirement 1 through 12 of this section.

Mr. Rick Ferlin was invited by Chairman Hopkinson to take the stand. Mr. Ferlin stated that usable space is lost because of the right-a-way bringing them to choose the proposed option for the property. He explained how they divided the property for development.

A few questions were asked from the Commissioners regarding the area surrounding the Ferlin property. Mr. White informed them that the property qualifies for a small lot subdivision only. Questar gas line is on the east side on the Tingey property. Chairman Hopkinson reviewed ingress and egress options for the land surrounding the Ferlin Property in the distant future.

Chairman Hopkinson asked the Commissioners to share their feelings and concerns:

Alan Malan stated that he visited the property today. He asked Mr. Ferlin if he considered putting the driveway on the west side. Mr. Ferlin responded that there is more useable space placing it on the east side. He would like to see a house footprint on the property. Mr. White stated that when they are in the subdivision application he will be able to see the footprint.

Dee Vest understands what Mr. Ferlin is requesting and sees no problem with what he desires to do.

Mike Cottle asked why Mr. Ferlin did not consider subdividing down the middle of the property. Mr. Ferlin stated that was the least desirable option for him.

Council member Enquist pointed out that this is an area of our City that might be open to a request to be subdivided into ½ acre lots if the property owners so desired. Some discussion took place in this regard.

Chairman Hopkinson concurred that the option that Mr. Ferlin is requesting is probably the best of all options in his favor.

Mr. Ferlin pointed out various options that they have considered when coming to the final request for this evening.

ACTION TAKEN:

Alan Malan moved to grant approval for a conditional use permit for Rick and Lori Ferlin at 918 West Porter Lane for a flag lot where a traditional lot is not feasible. This lot meets the following criteria: the staff of the lot shall not be less than 20 feet and shall not exceed the design length requirements for the cul-de-sac, shall serve one lot only and shall have direct access to a dedicated and improved public street, shall be owned, fee simple, as part of the lot, shall not approach the public street at an angle of not less than eighty degrees, cannot extend from intersections, street corner, cul-de-sacs, or dead end streets, the body of the lot shall meet the lot size and dimensional requirements of the applicable zone, the staff area shall not be used in computing lot size, proposed buildings shall comply with the minimum setbacks required for the zone, determinations as to which are the front, side, and rear setbacks shall be made at the time of the subdivision application and shall be designated as on the plat, the flag lot must comply with fire code requirements including access width, driving surface, parking and fire hydrant placement, cannot be used where traditional methods of development could occur, subdivision which contain more than four lots cannot contain a flag lot, the lot shall be graded so stormwater runoff does not negatively impact neighboring properties, flag lots shall have the street address displayed on private property in a prominent location where the staff abuts the public street, and may not be created which would negatively impact the future continuation of existing stub streets

and with the following conditions: that lighted monuments with visible address be located at the entrance of the driveway and that the staff will have a 30 foot right of way constructed that will meet fire lane requirements. Chairman Hopkinson offered a friendly amendment that the driveway must be constructed from a pavement section that will support emergency vehicles and public work vehicles (vacuum trucks, dump trucks, backhoes, etc.) when public utilities must be accessed from the driveway and that lighting and street numbers are required at the flag lot entrance to help guide emergency vehicles and other persons to the correct address; possibly lights along the drive as well and some type of monument or sign be appropriate to help less attentive drivers notice that street curves and it is a driveway straight ahead. Mike Cottle added the friendly amendment that emergency vehicles must meet fire code requirements. Dee Vest seconded the motion and voting was unanimous in favor among all members present.

3. Staff Report

Ben White:

- Grover Subdivision will come before them before the year end. They are still working on the plan developments.
- Mountain View Subdivision will possibly be on the next agenda. They had to realign their plans due to the location of a tower in the original road plan.
- McKean subdivision is being held up due to waterline issues that did not pass inspection. Should be paving the end of the week if it passes inspection in the morning.
- Highgate began work but has slowed down at this point
- Resurfacing roads with a seal coat in many areas throughout the City. This protects the surface from water.

4. Consider Approval of Minutes from June 12, 2018 meeting.

ACTION TAKEN:

Alan Malan moved to approve of the minutes of the July 10, 2018 meeting as presented. Dee Vest seconded the motion and voting was unanimous in favor.

5. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:25 pm. Dee Vest seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on August 14, 2018 by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell – City Recorder

