

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
Dennis Vest, Alternate

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A REGULAR MEETING BEGINNING AT 7:30 PM ON TUESDAY, AUGUST 28, 2018 AT THE CITY OFFICES

Prayer/Thought by Invitation

1. Accept Agenda.
2. Consider Final Plat for Mountain View Estates for a 42-lot subdivision at approximately 2000 North east of 1100 West.
3. Staff report
4. Consider Approval of Minutes from August 14, 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 24, 2018 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

August 28, 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 24, 2018 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, August 28, 2018 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Laura Charchenko, and Council member Kelly Enquist

MEMBERS/STAFF EXCUSED: Dee Vest

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

VISITORS: Gary Jacketta, 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. Laura Charchenko moved to accept the agenda as presented and Mike Cottle seconded the motion. Voting was unanimous in favor among all members present.

2. Consider Final Plat for Mountain View Estates for a 42-lot subdivision at approximately 2000 North East of 1100 West

Commissioner's packet included a memorandum dated August 24, 2018 from Ben White regarding Mountain View Subdivision- Final Plat with an attached site plan.

DEV Group, LLC is proposing a 42-lot subdivision with ½ acre lots at approximately 2000 North east of 1100 West and consists of approximately 26 acres. Property begins at 1100 West and extends to the Prospector Trail right of way. All the lots meet the minimum size and width requirement for the R-1-22 zone.

Ben White was invited to review the prepared memorandum and make comments accordingly:

- Overhead and underground utility easements are shown on the plat. These easements will require non-typical placement of houses on some of the lots.
- No park strip is proposed along 1100 West like the Kinross development. Planning Commission concurs with this decision. Sidewalk will be a bit wider than standard sidewalks.

- DSB Canal Trail connection is shown between lots 109 and 110. The trail connection has been approved by Davis County. The construction drawings need to be updated to reflect the trail connection requirements including a lockable gate through the DSB canal fence.
- Storm water detention for this project will be achieved via the basin being constructed as part of the Kinross development. Written approval from Kinross has been received.
- Street lights are included at intersections and at periodic spacing throughout the development.
- Fire hydrant spacing meets city criteria except for one location. An additional fire hydrant was added at the southeast corner of lot 142.
- Two designs for the northeast end of the road drainage is acceptable to the city. One drains all of the street to the south and the second drains the last 75 feet of street on the adjacent property. The adjacent property owner, Robert Straatman, is evaluating which option he prefers. It is a choice between some interim drainage or bring in more fill to match a road grade in the future. Mr. White will obtain Mr. Straatman's decision soon.
- Rear yard drains are required and included on most lots. Rear drains need to be added to 120,121,135 and 137.
- The developer has an executed agreement with Hamlet Homes to provide secondary water to the development.
- An existing on-site well is identified to be property abandoned.
- Staff has geotechnical report for the development.
- Water rights will need to be deeded prior to the recording of the plat
- A preliminary title report has been provided. Review by the city attorney prior to recording will be required.
- Other minor corrections to the improvement drawings.
- Post appropriate improvement bonds

The last 4 items listed above are not completed until after City Council approves the final plat.

Alan Malan - will rear lot drains be recorded? Ben responded there is a note on the plat and they will be listed in the CCR's. The note will apply to every lot and the title company has the information to pass to the home owner.

Laura Charchenko asked about a timeline for Mr. Straatman to make a decision. Ben responded that he will check back with him shortly.

Mike Cottle inquired about the park strip and if it would be only gutter and sidewalk without the park strip. Ben responded that there would not be a park strip but the sidewalk will be wider. This will match the sidewalk being installed just to the north in Kinross Estates.

ACTION TAKEN:

Alan Malan moved to recommend final plat approval for Mountain View Subdivision contingent on the following: a no park strip design like Kinross development; a trail access between lots 109 and 110; overhead and underground utility easements as shown on the plat; storm water detention constructed with the Kinross development basin; street lighting at intersections and periodically located throughout the development; fire hydrant spacing meeting city requirements; road drainage as approved by the city; rear yard drains required on all lots; secondary water to be provided with an

executed agreement with Hamlet Homes; the existing on-site well that has been identified will be abandoned; and a copy of the geotechnical report for the development has been received. Laura Charchenko seconded the motion and voting was unanimous in favor.

3. Staff Report

Ben White:

- Grover/Atwater subdivision should be coming with plat plan within the next month.
- School District wants to make a presentation to Planning Commission regarding their building plans for the new elementary school
- Pages Lane project is going slower than expected but Mr. White is not concerned yet.
- McKean Subdivision water testing is still positive for bacteria, but they went ahead with the paving at a risk they may have to tear it out.
- Seal coats around the city will be finished up in the next week.

Cathy Brightwell:

- Destination Homes annexation was approved by City Council and will take effect on January 1, 2019. They hope to present their proposal for development within the next several weeks.
- A resident filed a request for a conditional use for a patio/deck that he wants to cover. He may come to Planning Commission to see what he is able to do, or he may be able to go straight to the City Council with this issue depending on the plans he submits.

4. Consider Approval of Minutes from August 14, 2018 meeting.

ACTION TAKEN:

Mike Cottle moved to approve of the minutes of the August 14, 2018 meeting with changes. Alan Malan seconded the motion and voting was unanimous in favor.

5. Adjournment

ACTION TAKEN:

Laura Charchenko moved to adjourn the regular session of the Planning Commission meeting at 8:00 pm. Alan Malan 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

