

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.



MEMORANDUM

TO: Planning Commission
DATE: August 24, 2018
FROM: Ben White
RE: Mountain View Subdivision – Final Plat

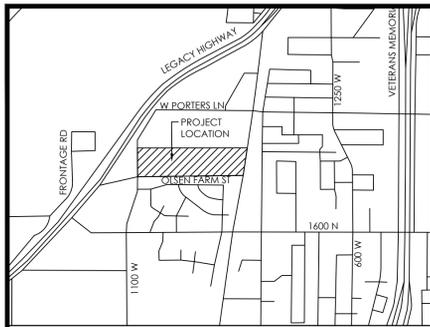
DEV Group, LLC is proposing a 42-lot subdivision at approximately 2000 North east of 1100 West. The property contains 26.70 acres and extends from 1100 West to the Prospector Trail right of way.

The property is within the R-1-22 (half acre zone). The 42 lots all meet the minimum size and width requirement for the zone. Below is summary of points of interest. The items in bold text need to be addressed.

1. Overhead and underground utility easements are shown on the plat. These easements will require non-typical placement of houses on some of the lots.
2. No park strip is proposed along 1100 West like the Kinross development. **Is that appropriate and desirable here too?**
3. 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.**
4. 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.
5. Street lights are included at intersections and at periodic spacing throughout the development.
6. Fire hydrant spacing meets city criteria except for one location. **An additional fire hydrant should be added at the southeast corner of lot 142.**
7. 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 to 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.
8. Rear yard drains are required and included on most lots. Rear drains need to be added to 120, 121, 135 and 137.
9. The developer has an executed agreement with Hamlet Homes to provide secondary water to the development.
10. An existing on-site well is identified to be properly abandoned.
11. Staff has a geotechnical report for the development.

- 12. Water rights will need to be deeded prior to recording the plat.**
- 13. A preliminary title report has been provided. Review by the city attorney prior to recording will be required.**
- 14. Other minor corrections to the improvement drawings.**
- 15. Payment of impact and inspection fees prior to recording.**
- 16. Post appropriate improvement bonds**

Items 12 through 16 listed above are typically not completed until after city council approves the final plat. Staff is recommending approval with the changes noted in items 3 and 6. The planning commission should also offer an opinion on item 2. The full 31-page construction set is available at city hall for your review as well.



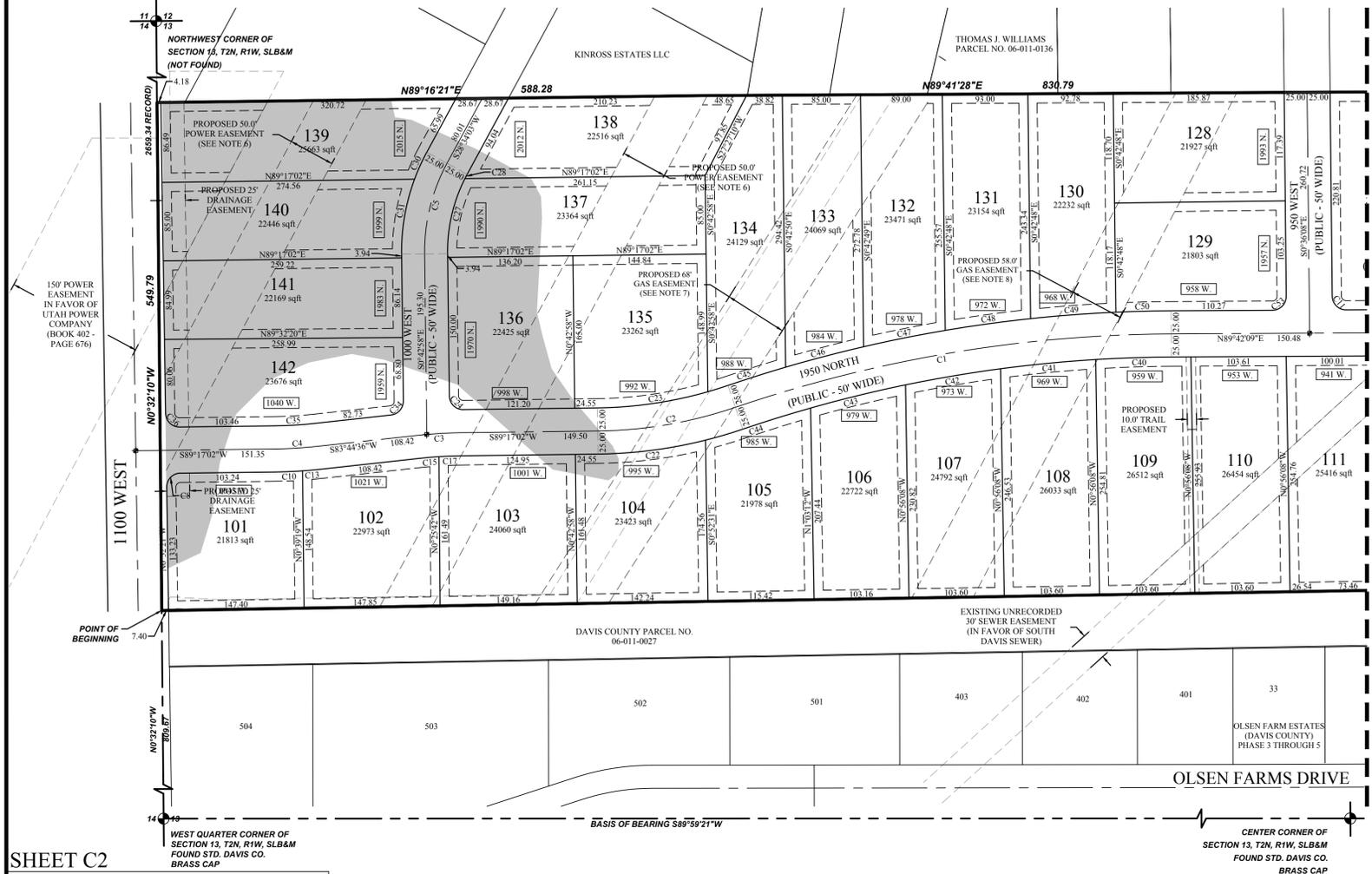
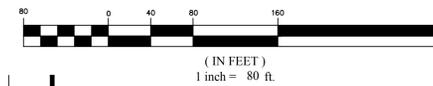
VICINITY MAP
N.T.S.

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

1. ALL PUE'S ARE 10' FOR SIDE, FRONT, AND REAR YARDS, UNLESS OTHERWISE NOTED.
2. ACCESS IS RESTRICTED FOR LOTS 1 AND 139-142. DOUBLE FRONTED LOTS CAN ONLY ACCESS ONE STREET.
3. OWNER OF LOT 122 IS RESPONSIBLE TO INSTALL AND/OR REPAIR LANDSCAPING WHEN THE TEMPORARY CUL-DE-SAC IS REMOVED. CITY IS RESPONSIBLE TO REMOVE TEMPORARY TURNAROUND AND CONSTRUCT CURB AND SIDEWALK.
4. 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.
5. MAINTENANCE FOR THE REAR YARD DRAINS AND 12" DIAMETER PIPES OR SMALLER ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. UTAH POWER AND LIGHT COMPANY WAS GRANTED 2 BLANKET EASEMENTS RECORDED IN BOOK D, PAGE 530 & BOOK 402, PAGE 676 ON RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.
7. UTAH OIL REFINING COMPANY WAS GRANTED A BLANKET EASEMENT RECORDED IN BOOK O, PAGE 476 ON RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.
8. WASATCH GAS COMPANY WAS GRANTED A BLANKET EASEMENT RECORDED IN BOOK H, PAGE 580 ON RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

FEMA NOTES

1. 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.
2. ZONE AE (SHADED AREA) IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
3. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(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.

Evan J. Wood
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 00°32'10" W 809.56 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON AN EXTENDED FENCE LINE; RUNNING THENCE N 00°32'10" W 549.79 FEET ALONG SAID SECTION LINE TO A FENCE LINE EXTENDED; THENCE THE NEXT FOUR (4) COURSES TO AND ALONG AN EXISTING FENCE LINE, (1) N 89°16'21" E 592.45 FEET; (2) N 89°41'28" E 830.79 FEET; (3) N 88°26'02" E 248.82 FEET; (4) N 89°30'25" E 521.21 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE D&RGW RAILROAD; THENCE S 08°58'14" 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°55'58" W 495.68 FEET; (2) S 88°59'41" W 354.28 FEET; (3) S 89°03'11" W 1253.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.78 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREOF 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

SHEET C2



<p>PLANNING COMMISSION</p> <p>APPROVED THIS _____ DAY OF _____, 20____ BY THE WEST BOUNTIFUL CITY PLANNING COMMISSION.</p> <p>PLANNING COMMISSION CHAIRMAN _____</p>	<p>CITY ENGINEER</p> <p>APPROVED THIS _____ DAY OF _____, A.D., 20____</p> <p>WEST BOUNTIFUL CITY ENGINEER _____</p>	<p>CITY ATTORNEY</p> <p>APPROVED THIS _____ DAY OF _____, A.D., 20____</p> <p>WEST BOUNTIFUL CITY ATTORNEY _____</p>	<p>CITY COUNCIL</p> <p>PRESENTED TO THE WEST BOUNTIFUL CITY COUNCIL THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p>MAYOR _____</p> <p>ATTEST _____ CITY RECORDER</p>
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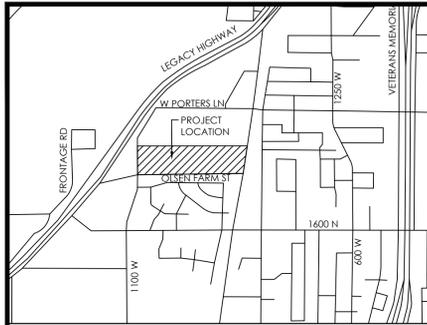
RECORDED # _____

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

DATE _____ TIME _____ BOOK _____ PAGE _____

\$ _____ COUNTY RECORDER

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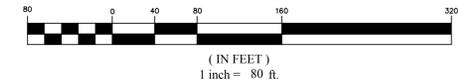
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GRAPHIC SCALE



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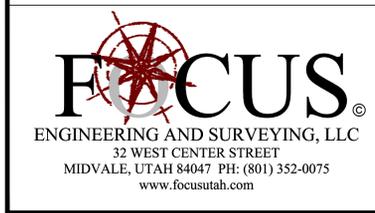
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Line Table		
LINE	DIRECTION	LENGTH
L1	S45°30'17\"E	17.74
L2	S53°09'39\"W	50.00
L3	S35°49'53\"W	50.00

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1500.00	18°26'12\"	482.67	S80°29'03\"W	480.59
C2	485.00	18°01'05\"	152.52	N80°16'30\"E	151.89
C3	485.00	5°32'26\"	46.90	S86°30'49\"W	46.88
C4	485.00	5°32'26\"	46.90	N86°30'49\"E	46.88
C5	200.00	29°17'01\"	102.22	S13°55'33\"W	101.11
C6	50.00	17°14'10\"	15.04	S28°13'16\"E	14.98
C7	15.00	36°07'44\"	9.46	S18°46'29\"E	9.30
C8	15.00	90°09'23\"	23.60	S44°12'30\"W	21.24
C9	15.00	90°24'52\"	23.67	N44°29'45\"E	21.29
C10	510.00	3°20'08\"	29.69	S87°36'58\"W	29.69
C11	15.00	89°41'43\"	23.48	S45°27'00\"E	21.16
C13	510.00	2°12'18\"	19.63	S84°50'45\"W	19.63
C15	460.00	2°37'31\"	21.08	S85°03'21\"W	21.07
C17	460.00	2°54'55\"	23.41	S87°49'34\"W	23.40
C22	510.00	13°17'09\"	118.26	S82°38'28\"W	117.99
C23	460.00	15°09'33\"	121.71	N81°42'15\"E	121.35
C24	15.00	90°00'00\"	23.56	S45°42'58\"E	21.21
C27	175.00	27°35'33\"	84.28	S13°04'48\"W	83.46
C28	175.00	1°41'28\"	5.17	S27°43'19\"W	5.17
C30	225.00	8°10'05\"	32.08	N24°29'01\"E	32.05
C31	225.00	21°06'56\"	82.92	N09°50'30\"E	82.45
C34	15.00	84°27'34\"	22.11	N41°30'49\"E	20.16
C35	460.00	5°32'26\"	44.48	N86°30'49\"E	44.47
C36	15.00	89°50'37\"	23.52	S45°47'40\"E	21.18
C37	15.00	36°07'44\"	9.46	N72°13'59\"W	9.30
C38	50.00	73°25'42\"	64.08	S89°07'02\"W	59.78
C39	50.00	72°00'22\"	62.84	S16°24'00\"W	58.78
C40	1475.00	18°26'12\"	474.63	S80°29'03\"W	472.58
C41	1475.00	18°26'12\"	474.63	S80°29'03\"W	472.58
C42	1475.00	18°26'12\"	474.63	S80°29'03\"W	472.58
C43	1475.00	18°26'12\"	474.63	S80°29'03\"W	472.58
C44	1475.00	18°26'12\"	474.63	S80°29'03\"W	472.58
C45	1525.00	18°26'12\"	490.71	S80°29'03\"W	488.60
C46	1525.00	18°26'12\"	490.71	S80°29'03\"W	488.60
C47	1525.00	18°26'12\"	490.71	S80°29'03\"W	488.60
C48	1525.00	18°26'12\"	490.71	S80°29'03\"W	488.60
C49	1525.00	18°26'12\"	490.71	S80°29'03\"W	488.60
C50	1525.00	18°26'12\"	490.71	S80°29'03\"W	488.60
C53	15.00	90°18'17\"	23.64	N44°33'00\"E	21.27

SHEET C2.1



RECORDED # _____
 STATE OF UTAH, COUNTY OF DAVIS
 RECORDED AND FILED AT THE REQUEST OF _____

 DATE _____ TIME _____ BOOK _____ PAGE _____
 \$ _____
 FEE _____ COUNTY RECORDER _____

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1 **West Bountiful City**
 2 **Planning Commission Meeting**

August 14, 2018

3

4

PENDING- Not Yet Approved

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 August 10, 2018 per state statutory requirement.

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

9 **Those in Attendance:**

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

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

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

14 **VISITORS:** Rick and Lori Ferlin

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

17 **1. Accept Agenda**

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

20

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

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

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

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

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

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

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

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

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

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

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

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

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

58 **ACTION TAKEN:**

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

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

86 **3. Staff Report**

87 **Ben White:**

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

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

99 **ACTION TAKEN:**

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

103 **5. Adjournment**

104 **ACTION TAKEN:**

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

107

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

110 _____

111 *Cathy Brightwell – City Recorder*