

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, OCTOBER 9, 2018 AT THE CITY OFFICES

Prayer/Thought by Invitation

1. Accept Agenda.
2. Public Hearing Regarding the Preliminary Plat for Atwater Estates at approximately 1811 N 800 West.
3. Consider Preliminary Plat for Atwater Estates.
4. Discuss Proposed Changes to Title 16 – Subdivisions.
5. Staff report.
6. Consider Approval of Minutes from September 25, 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 October 4, 2018 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

October 09, 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 October 4, 2018 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, October 09, 2018 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

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

STAFF PRESENT: Cathy Brightwell (Recorder) and Debbie McKean (Secretary)

MEMBERS/STAFF EXCUSED: Ben White (City Engineer), Corey Sweat

VISITORS: Gary Jacketta, John Nelson, Justin Atwater, Lela Clark Patterson.

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 and Laura Charchenko seconded the motion. Voting was unanimous in favor among all members present.

2. Public Hearing Regarding the Preliminary Plat for Atwater Estates at Approximately 1811 North 800 West

Chairman Hopkinson announced the Public Hearing and pointed out a few items regarding the property as an update.

Special Note: Mike Cottle recused himself from agenda items 2 and 3 on tonight's agenda based on the possibility of financial gain. He is the realtor for the property.

ACTION TAKEN:

Laura Charchenko moved to open the public hearing to accept public comment for the Preliminary Plat for Atwater Estates at approximately 1811 North 800 West at 7:35 pm. Alan Malan seconded the motion and voting was unanimous in favor.

Public Comment:

Lela Clark Patterson stated that she was raised on the property and the current owner who is her sister (Kaye Grover) is very ill and cannot physically maintain the property. It is in the best interest of the city to have this property developed.

Denis Hopkinson read two emails from Jeff Svare and Julie Svare who live adjacent to this development. They stated that they are disappointed that all available property in the city is being developed and there is not much left of the rural setting. They also are opposed to MacMansion type homes (ostentatious, over-sized structures that tower over existing homes) and should be limited in height to match neighboring homes. Exterior lighting should be modest, street lighting moved to the north utility pole providing illumination over an intersection, storm drain and fire hydrant, and fencing on the north lot to be done in consultation with the Svares.

ACTION TAKEN:

Alan Malan moved to close the public hearing at 7:43 pm. Dee Vest seconded the motion and voting was unanimous in favor.

3. Consider Preliminary Plat for Atwater Estates.

Commissioner packets included a memorandum dated October 4, 2018 from Ben White regarding Preliminary Plat Review for Atwater Estates Subdivision at 1811 North 800 West.

Commissioner Comments:

Alan Malan asked if the Svare's want the existing street light to be moved. Some discussion took place and it was determined that plans were in place to include a second street light to the north end of the property that should satisfy the Svare's concerns. Mike Cottle pointed out where the existing lights are on 800 West.

Laura Charchenko asked what street monuments on the plat referred to. It was clarified that they are street signs. She inquired if the water right issues have been signed off.

Chairman Hopkinson addressed some of the issues that were stated in the emails sent by the Svare's. He stated that there is not a HOA in place to dictate what the house sizes/styles would be. The developer is entitled to build whatever he wants as long as it is in line with all zoning codes and standards.

Dee Vest asked about basements in the area. There will be no basements allowed per code.

Kelly Enquist questioned the city allowing some exceptions in his area. It was discussed that these homes were grandfathered after the change of ordinance in 2006.

Justin Atwater was invited to take the stand. Chairman Hopkinson counseled Mr. Atwater to listen to instructions from the Mr. White, the City Engineer and Steve Maughan, the Public Works Director.

ACTION TAKEN:

Laura Charchenko moved to approve the preliminary plat plan for Atwater Estates Subdivision with the Alan Malan seconded the motion and voting was unanimous in favor.

4. Discuss Proposed Changes to Title 16-Subdivisions

A revised copy of the Subdivision 16 document was provided in the Commissioner's packet. Some discussion took place regarding how to handle the review of this document. Chairman Hopkinson stated that it takes some time to study this document. Cathy Brightwell asked if there were areas of the document that could be considered completed so they could focus on those areas that need attention.

Chairman Hopkinson asked what bw/cb/jj referred to. Cathy clarified that they refer to Ben White, Cathy Brightwell and John Janson (consultant) comments.

Commissioner Comments:

Alan Malan referred to page 3 (official map) and stated that state law has been changed and we may want to correlate our wording with the State Document. Transportation Map needs to be changed to Official Map or vice versa and could be clarified in the definition section.

Mr. Malan referred to Page 9 - Section 5.4- Non-residential subdivisions- wording needs to be less vague.

Page 10 - Section 16-12.060 needs more work. Further discussion is needed on this item.

Page 11 - Item E. needs to be adjusted to reflect our current code. Regarding Item H., he does not like the square foot minimum requirement. Some discussion took place regarding what changes could be made to this language and how remnant parcels could be handled. Further discussion is needed.

Page 13 - FYI this is Ben's checklist for the preliminary plat.

Page 14 - #8 needs some additional attention and language changes. Chairman Hopkinson added that some language could be added regarding that a proximity map should be recorded for each property.

Chairman Hopkinson asked the Commissioners to review the document and come back with their final comments for the next meeting.

5. Staff Report

Cathy Brightwell

- Discussion took place in City Council meeting regarding the General Plan and the need to update and make changes since it was last addressed in 2007. It was decided to do a minimal update and not hire a consultant for a full review.
- Pages Lane construction will not be complete this year. They will complete the concrete and do temporary asphalt to prepare it for winter and return in the spring to complete the project.
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6. Consider Approval of Minutes from September 25, 2018 meeting.

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes of the September 25, 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 8:48 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 October 23, 2018 by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell – City Recorder

