

**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 23, 2018 AT THE CITY OFFICES**

**Prayer/Thought by Invitation**

1. Accept Agenda.
2. Consider Conditional Use Application for an Accessory Dwelling Unit at 936 N 700 West for Steve Nordfors.
3. Discuss Proposed Changes to Title 16 – Subdivisions.
4. Staff report.
5. Consider Approval of Minutes from October 9, 2018 meeting.
6. 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 19, 2018 by Cathy Brightwell, City Recorder.*

**West Bountiful City  
Planning Commission Meeting**

**October 23, 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 19, 2018 per state statutory requirement.*

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, October 23, 2018 at West Bountiful City Hall, Davis County, Utah.

**Those in Attendance:**

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

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

**MEMBERS/STAFF EXCUSED:** Ben White (City Engineer) and Laura Charchenko

**VISITORS:** Gary Jacketta, Steve Nordfors, Jim Hadlow

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

**1. Accept Agenda**

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

**2. Consider Conditional Use Application for an Accessory Dwelling Unit at 936 North 700 West for Steve Nordfors**

Commissioner packets included a memorandum dated October 19, 2018 from Ben White and Cathy Brightwell regarding an Accessory Dwelling Unit at 936 North 700 West with an attached site plan of the property and a copy of city code 17.82-Accessory Dwelling Unit.

The memorandum addressed the following:

- Mr. Nordfors was issued a building permit to construct an addition onto his existing home in Moss Farms. This design constitutes a second dwelling unit (ADU) and requires a conditional use permit prior to occupancy.
- A list of development standards listed in WBMC 17.82.050
- Staff recommendations of findings and conditions to be applied to the conditional use permit

Chairman Hopkinson introduced the proposed ADU application. Cathy Brightwell noted that this building has not been built yet but needs to have a conditional use permit approved. She showed a view from Google Earth and reviewed the proposed conditions.

**Commissioner Comments:** No Comments made.

cover it. It was decided that the entity “trust” (meaning the manager of trust) should be added to the definition.

- Zoning Administrator could change. Currently it is Ben White. This language is flexible enough to cover whoever the Zone Administrator could be.

#### **Mike Cottle**

- Page 3- Transportation Map- “official map” asked if this is the defined wording in State Code. Yes, this wording will be consistent throughout the document.

#### **Corey Sweat**

- Page 6- last paragraph- “Administrative Body”- Asked Why we have this paragraph? Isn’t Planning Commission the land use authority? What is the State Law? Who is the authority of approval? Cathy Brightwell stated that this section is for administration and enforcement. Some discussion took place. It was decided that this language should remain as is in this document. There is flexibility in this type of language.

#### **Denis Hopkinson**

- Page 3- “Land use permit” all language redlined is per State Code. Commissioners reviewed and were comfortable with the language proposed. Alan Malan felt that the language did not make sense as it was written. Chairman Hopkinson noted that this is language for all Cities and may not quite conform to small Cities our size and refers more to State legislation. Chairman Hopkinson did not see a benefit to adding this in our City Code. Cathy will check it out with LUDMA and see if we can make it more specific to our City needs. **Further discussion needs to be given to this issue.**
- Page 4- Add “Trust” and subdivider definition to subdivision
- Page 5.c. – Language needs to include issues that arise where property owner’s property lines measured 40 years ago do not match the new digital GPS lines used to measure land today. Alan Malan felt like the property lines are determined and subdivided. Some discussion took place regarding this issue. Reword “resub divided”. **Further discussion will take place on this item.**

#### **Councilmember Kelly Enquist**

- Page 3- remove “City Council” from the last part of Planning Commission

In tonight’s discussion, Pages 1- 9 have been approved by the Commissioners and will be cleaned up. Sections designated for further discussion will be added to the next agenda.

#### **4. Staff Report**

##### **Cathy Brightwell:**

- November 3 will be the last Land Use Training of the year and will be held in Taylorsville. Let her know if you want to attend.

- Kinross Estates is finishing up concrete this week and having their ribbon cutting event his Friday. The model home is completed with approximately 14 homes under construction.
- Pages Lane project - finishing south side curb, gutter and sidewalk and they are trying to push hard on the North side to get all the concrete finished (weather permitting) and return in the spring to finish what could not be done. Landscapers are working and will be followed up by fencing.
- Mountain View Estates is pushing hard to finish hardscape and plans to continue work until weather forces them to stop.
- Wasatch Choice Phasing Workshop will be held at our City Hall from 4-6 pm on Tuesday October 30<sup>th</sup>. This a joint effort with lots of groups working together. Information will mostly consist of transportation needs.
- Youth Council will be holding a Trick or Treating Event for children 12 and under between 6-7 pm this Friday evening. For those 12 and older, there will be a haunted house inside City Chambers from 7:30-9:30 pm.

**5. Consider Approval of Minutes from October 9, 2018 meeting.**

**ACTION TAKEN:**

*Mike Cottle moved to approve of the minutes of the October 9, 2018 meeting as corrected. Cory Sweat seconded the motion and voting was unanimous in favor.*


**6. Adjournment**

**ACTION TAKEN:**

*Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:38 pm. Dee Vest seconded the motion. Voting was unanimous in favor.*

.....

*The foregoing was approved by the West Bountiful City Planning Commission on November 13, 2018 by unanimous vote of all members present.*

  
 Cathy Brightwell – City Recorder

