

WEST BOUNTIFUL PLANNING COMMISSION

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Vacant

City Recorder
Cathy Brightwell

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Chairman
Denis Hopkinson

Commissioners
Laura Charchenko
Mike Cottle
Alan Malan
Corey Sweat
Dennis Vest, Alternate

THIS MEETING WILL BE HELD EXCLUSIVELY VIA ZOOM (See participation info below)

**THE PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING AT 7:30 PM
ON TUESDAY, JULY 14, 2020 AT CITY HALL, 550 N 800 WEST**

Prayer/Thought by Alan Malan

1. Accept Agenda.
2. Consider Conditional Use Application for West Metro EMS Training Center at 724 W 500 South #100.
3. Consider Conditional Use for Flag Lot and Final Plat Approval for Goldberg Subdivision at 1388 W 1200 North.
4. Staff report.
5. Consider Meeting Minutes from June 23, 2020.
6. Adjourn.

Join Zoom Meeting – Meeting ID 873 7892 9327

<https://us02web.zoom.us/j/87378929327>

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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 July 11, 2020 by Cathy Brightwell, City Recorder.

***West Bountiful City
Planning Commission Meeting***

July 14, 2020

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on July 11, 2020 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, July 14, 2020 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

Due to the Coronavirus outbreak this meeting was held by teleconference measures using Zoom.

MEMBERS ATTENDING: All attending via Zoom: Chairman Denis Hopkinson (joined meeting at 7:50 pm), Vice Chairman Alan Malan, Mike Cottle, Dee Vest, Laura Charchenko and Council member Kelly Enquist.

MEMBERS EXCUSED: Corey Sweat

STAFF ATTENDING: Cathy Brightwell (Recorder) in house and Debbie McKean (Secretary) via zoom.

VISITORS: Via Zoom: Jamie Rossborough, Bill Goldberg

The Planning Commission meeting was called to order at 7:38 pm by Vice Chairman Alan Malan. Alan Malan offered a prayer.

1. Accept Agenda

Vice Chairman Alan Malan reviewed and discussed the agenda. Mike Cottle moved to approve the agenda as presented. Laura Charchenko seconded the motion. Voting was unanimous in favor among all members present.

2. Consider Conditional Use Application for West Metro EMS Training Center at 724 W 500 South #100.

Commissioner packets included a memorandum dated July 10, 2020 from Cathy Brightwell regarding West Metro EMS Training Center, LLC with attached Conditional Use permit application and site plan.

Ms. Brightwell explained that Mr. Jamie Rossborough has applied to open the West Metro EMS Training Center at 724 W 500 South, Suite 100, in West Bountiful. This property is in the Commercial General District which lists commercial schools as a conditional use. The West Metro EMS Training Center will host and teach Emergency Medical Technician courses both at the basic and advanced levels. American

Heart Association and Red Cross courses will also be provided along with many other healthcare training or certification courses. Classes are held mainly in the evening from 6 pm to 10 pm but some day and weekend classes will also be held. As shown on the overhead site plan, there are approximately 50 parking spaces in the front of the building and another 20 spaces in the rear. Per property management, there is no assigned parking – all spots are open to all tenants.

Mr. Rossborough explained the nature of his business. All Commissioners were supportive of this application.

Action Taken:

Mike Cottle move to approve the Conditional Use Application for West Metro EMS Training Center at 724 W 500 South #100 with the following findings: The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community; will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; use and/or accompanying improvements will not inordinately impact schools, utilities, and streets; will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatible with adjoining uses; will comply with the regulations and conditions specified in the land use ordinance for such use; will conform to the intent of the city's general plan; and conditions to be imposed will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection. Conditions include: fire inspection approval, signage will comply with city regulations and upon issuance of this permit a West Bountiful City business license will be issued. Dee Vest seconded the motion and voting was unanimous in favor.

3. Consider Conditional Use for Flag Lot and Final Plat Approval for Goldberg Subdivision at 1388 W 1200 North.

Commissioner packets included a memorandum dated July 10, 2020 from Cathy Brightwell regarding Goldberg Subdivision- Final Plat and flag lot conditional use permit.

Cathy Brightwell explained that William Goldberg has applied for a 2-lot subdivision for his property at 1388 W 1200 North. One of the two lots is a flag lot which requires a conditional use permit from the planning commission prior to subdivision final approval by the city. The city council recently approved the annexation of Mr. Goldberg's property and the process will be complete once the Lt. Governor's office issues a Certificate of Annexation. Ms. Brightwell pointed out the criteria for a flag lot and noted that the proposed flag lot meets the above requirements as described. #1 – the flag lot is proposed to be 399 ft. long and 50 ft. wide; #6 – the fire marshal is currently reviewing the plat to determine compliance with Fire. An address sign can be posted for the staff of the flag lot although there are currently no dwellings on the property if the Commission desires to make that a condition.

Cathy Brightwell invited the Commission to consider possible conditions that may mitigate any negative impacts from the flag lot and determine which conditions must be met at the time the subdivision is

approved and which conditions will be met at the time homes are built. While this case does not anticipate a dwelling on the flag lot, consideration should be given to future use.

A list of possible considerations were provided:

1. Flag lot driveways cannot be constructed from black asphalt as it looks too much like a road extension.
2. Flag lot driveways must be constructed with a pavement section that will support emergency vehicles and public works vehicles (vacuum trucks, dump trucks, backhoes, etc.) when public utilities must be accessed from the driveway.
3. Privacy fencing along the flag lot staff is required to minimize noise and light pollution and provide additional side yard protection from car and neighboring children interactions.
4. Additional side yard setback on lots in front of flag lots and adjacent to the flag lot staff may be required to provide adequate separation between houses and moving vehicles similar to a corner lot.
5. Lighting and street numbers have been required at the flag lot staff entrance to help guide emergency vehicles and other persons to the correct address; possibly lights along the drive as well.

Ms. Brightwell noted some points of interest regarding the subdivision:

- The property is within the A-1 zone and consists of 5.05 acres. Each of the two lots meet the required A-1 zoning requirements for size and frontage.
- A deferral of public improvements was granted by the city council on July 7, 2020. This deferral includes curb, gutter, sidewalk, lighting, and secondary water.
- There is a 4-inch sewer lateral for Lot 1. Mr. Goldberg will serve letter from South Davis Sewer for future facilities and is required prior to construction of a dwelling on Lot 2. All other utilities are stubbed and will be installed as part of a building permit.
- This is a small lot subdivision application and if approval is recommended tonight, it will move directly on to city council.

Alan Malan does not think it is necessary to do anything but gravel for the driveway currently. He would like a reflective address sign/monument at the entrance of the property especially when a home is built. All other Commissioners support the applicant as presented but supported Mr. Malan's suggestions.

Mr. Goldberg stated that there is an address placard on the property currently that he has had for years and the road is not paved but is heavily compacted. He clarified the addresses are 1388 for Lot 2 and 1390 for Lot 1.

Action Taken:

Laura Charchenko moved to approve the conditional use for a flag lot with the following findings. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community; will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; the use and/or accompanying improvements will not inordinately impact schools, utilities, and streets; will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses; and will comply with the regulations and conditions specified in the land use ordinance for such use. Conditions include: The

flag lot will comply with fire code; grading of each lot will ensure storm water runoff does not negatively impact neighboring properties; determinations as to which are the front, side, and rear setbacks for the flag lot shall be designated on the plat. Address numbers will be required at the flag lot staff entrance when a dwelling is constructed on Lot 1.

Commissioner Charchenko also included in the Motion a positive recommendation to city council for final plat approval for the Goldberg Subdivision subject to: Annexation Certificate from Lt. Governor's office; and Deferral of Public Improvements agreement as approved by city council on July 7, 2020. A friendly amendment was added to the Motion to require a reflective address sign for the flag lot (Lot 1). Denis Hopkinson seconded the motion and voting was unanimous in favor among those present.

4. Staff Report (Cathy Brightwell)

- Five candidates for engineer position have been interviewed and narrowed down to two with a reference check on one with positive results. This individual seems to be a strong candidate.
- Covid 19 federal funds has given the city funding for protective equipment and upgrades necessary to deal with the pandemic. Planning Commissioners will be receiving an iPad to assist with receiving packets and communications.
- 800 West construction the south end is moving more quickly than it did on the north. It is scheduled to be completed by the end of August.
- Elementary School is coming along but will probably not be completed by the start of school.
- Smith Property disconnection will be on the next City Council Meeting.
- Woodhaven Mobile Home Park hopes to have their site plan and development agreement ready for the next Planning Commission meeting.

5. Consider Meeting Minutes from June 23, 2020.

Action Taken:

Denis Hopkinson moved to approve of the minutes of the June 23, 2020 meeting as presented. Laura Charchenko seconded the motion and voting was unanimous in favor.

6. Adjourn

Action Taken:

Laura Charchenko moved to adjourn the regular session of the Planning Commission meeting at 8.26 pm. Denis Hopkinson seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on July 11, 2020, by unanimous vote of all members present.

Cathy Brightwell
Cathy Brightwell – City Recorder

