

Mayor
Kenneth Romney

City Engineer
Vacant

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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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 28, 2020 VIA ZOOM

Prayer/Thought by Laura Charchenko

1. Accept Agenda.
2. Discuss Woodhaven Mobile Home Park Proposal.
3. Staff report.
4. Consider Meeting Minutes from July 14, 2020.
5. Adjourn.

Join Zoom Meeting

<https://us02web.zoom.us/j/85340908530>

Meeting ID: 853 4090 8530

One tap mobile

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Find your local number: <https://us02web.zoom.us/j/85340908530>

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 24, 2020 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

July 28, 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 23, 2020 per state statutory requirement.*

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, July 28, 2020 at West Bountiful City Hall, Davis County, Utah. ***Due to the Coronavirus outbreak this meeting was held by teleconference measures using Zoom.***

MEMBERS ATTENDING: Chairman Denis Hopkinson, Vice Chairman Alan Malan, Mike Cottle, Dee Vest, Corey Sweat, Laura Charchenko and Council member Kelly Enquist.

STAFF ATTENDING: Cathy Brightwell (Recorder) in house. Debbie McKean (Secretary) and Steve Doxey (City Attorney).

VISITORS: Trent Williams, Mike McCabe, Becky Ginos (Clipper)

The Planning Commission meeting was called to order at 7:30 pm by Chairman Denis Hopkinson. Laura Charchenko offered a prayer.

1. Accept Agenda

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

2. Discuss Woodhaven Mobile Home Park Proposal

Commissioner packets included a memorandum dated July 23, 2020 from Staff regarding Woodhaven Mobile Home Park Expansion at 680 W 500 South with attached site plan and a proposed development agreement.

Ms. Brightwell explained that the new owners of Woodhaven mobile home park are proposing to expand the existing property consisting of 7.46 acres by eight lots (from 44 to 52). This expansion will not impact existing lots but add new lots to vacant spaces within the property. In previous meetings with the city council and planning commission, there was a level of support for the proposed expansion contingent on satisfactory details being worked out with staff for review and final approval by planning commission and city council.

Additional information will be coming from the applicant in the next few weeks. Staff will be proposing a new zone and the applicant will be working on a redline version of our old zone to discuss in the next meeting.

Points for discussion include:

- Zoning – currently a mix of C-G and L-I
- Setbacks
- Utilities
- Fencing
- Landscape Plan
- Monument sign
- Storage area
- Access in/out of Park

Trent Williams explained they have been working with Staff on their ideas for the development expansion. He stated the setbacks that he is proposing are not much of a change from existing conditions of homes with 20 ft separation currently between each unit, 5 ft front setback, and 20 ft between units. It was noted that some current units are out of compliance with our current ordinance. All new units will comply with whatever code is adopted. Existing trailers that are not in compliance will be adjusted to come into compliance when their lease agreement is up.

Alan Malan is concerned that they would go forward with not having trailers come into compliance and with parking in the new area. Mr. Williams stated that it will work out better than what the diagram is showing. Ms. Brightwell noted that it must comply with the fire marshal's standards. Mr. Williams is aware of the adjustments that will need to be made.

Chairman Hopkinson is supportive of this development and wants to create a development agreement that will be beneficial to existing units and new development. Mr. Williams explained their plans regarding fencing and landscaping to beautify the area.

Steve Doxey explained what could be done regarding the zoning - a MH-Mobile Home or a RM-Residential Multi-home zone to accommodate multi-family use. Permitted uses are preferred over conditional uses. The applicant was asked to provide a proposal of changes to our current ordinance based on their experience.

Chairman Hopkinson wants to focus on zoning, compliance to ordinances, and setback corrections to match the zone. Access options in and out of the park was requested but due to Millcreek running along the west edge of the property, it would be difficult to come up with an additional option. Alan Malan wants fire turnaround and width of road addressed by the fire marshal.

Cathy Brightwell clarified there will be a privacy fence around perimeter of the property and the gated storage area. Separate water metering will be installed for the new spaces and then they will make modifications to existing lots as required in the future. She requested the applicant to contact Steve Maughan for more details about how water metering should be handled. She also stated that it is clear that sewer hook-ups are in place, but the applicant has

not been able to locate them. The likely answer is that the lines are under the street. Drainage and storm drain is working fine currently, and they will meet all requirements for the new units. Alan Malan asked staff to look into applicable impact fees for the new spaces.

Staff will bring back updated information to review at the next meeting. Kris Nilsen has been hired as the new city new engineer and will be on board soon to assist with this project.

3. Staff Report

Cathy Brightwell:

- Kris Nilsen is on the city council agenda next Tuesday to be appointed as city engineer and will begin working shortly after that. He comes from Gardner Engineering and has worked with West Haven and Ogden cities. He lives in Layton and is familiar with Davis County and the people we work with.
- New development – Olive Garden construction has started again, Spirit Halloween will open next month in the old Barnes and Noble space and there may be a permanent tenant coming in after that. A new Greek restaurant, Santorini's will open in the Paradise Bakery space, and a martial arts studio will open on the north end of the Commons on 400 N. Wholesome Therapy is hoping to open by the end of the month.
- A new residential development by Walt Plumb, Brookside Estates, was filed last week for the west side of the city. The proposal includes a little over 500 housing units on 127 acres. The largest lots are ¼ acre with some smaller lots and some moderate income housing units.
- Davis County Schools announced today that they plan to begin the 20-21 school year with split schedules so that students attend in person classes two days a week and online classes three days a week. Start date is still set for August 25th.
- 800 West construction continues. They are currently working between 400 North and 1000 North and are hoping to have the street paved before school starts.

4. Approval of Minutes

Consider Meeting Minutes from July 14, 2020.

Action Taken:

Laura Charchenko moved to approve of the minutes of the July 14, 2020 meeting as presented. Corey Sweet seconded the motion and voting was unanimous in favor.

5. Adjourn

Action Taken:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:10 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 August 11, 2020, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell – City Recorder

