

Mayor
Kenneth Romney

**City Engineer/ Land
Use Administrator**
Kris Nilsen

**Community
Development**
Addison Jenkins

**City Council
Representative**
Dell Butterfield

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

Chairman
Alan Malan

Commissioners
Laura Mitchell
Corey Sweat
Dennis Vest
Robert Merrick
Tyler Payne

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, FEBRUARY 13, AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Malan
Pledge of Allegiance – Commissioner Sweat

1. Swearing in of Commissioners Laura Mitchell, Robert Merrick, and Tyler Payne
2. Confirm Agenda
3. Consider Preliminary Plat for the Hugoe Subdivision
4. Approve Meeting Minutes from January 23, 2024
5. Staff Reports (Engineering, Community Development)
6. Adjourn.

*This agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCity.org),
and provided to the Davis Journal on February 9, 2024, Remington Whiting, City Recorder.*

MEMORANDUM



TO: Planning Commission
DATE: February 9, 2024
FROM: Kris Nilsen – City Engineer
RE: Hugoe Subdivision – Preliminary Plat

Owners of the Hugoe property (Sean Hugoe, Jodi Hugoe on behalf of Barbara M Dilks Hugoe Trust, and Damon V Hugoe Trustee) located at 1448 West 400 North have applied for a two (2) lot subdivision. The property is within the A-1 zone and consists of two (2) acres. The proposed lots meet the required A-1 zoning requirements for size and frontage. The preliminary and final plat fees have been paid.

Purpose. The purpose of the preliminary plat is to require formal preliminary approval of a subdivision to minimize changes and revisions which might otherwise be necessary on the final plat. Approval of the preliminary plat by the planning commission does not constitute final acceptance but authorizes the subdivider to proceed with preparations of plans and specifications for final plat in accordance with WBC 16.16.030 Final Plat.

Preliminary Plat Review WBC 126. The following checklist has been provided to the applicant. **Items in bold text need to be addressed.**

A. The preliminary plat shall include the following information:

1. The proposed name of the subdivision;
2. The location of the subdivision as it forms part of a larger tract or parcel, including a sketch of the future street system of the un-platted portion of the property;
3. A vicinity map of the proposed subdivision, drawn at a scale of five hundred (500) feet to the inch, showing all lots and streets in the project, and all abutting streets, with names of the streets;
4. The names and addresses of the subdivider, the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided;
5. A contour map drawn at intervals of at least one foot, showing all topographic features with verification by a qualified engineer or land surveyor;
6. Certification of the accuracy of the preliminary plat of the subdivision and any traverse to permanent survey monuments by a land surveyor, registered to practice in the state of Utah;
7. The boundary lines of the tract to be subdivided, with all dimensions shown;

7A. -STAFF COMMENTS FOR PLAT

- a. **Modify Note 4 on the plat.**
 - i. **Include a statement with the following purpose: “Lot 2 is subject to a 25.0-foot right-of-way.....”**
- b. **Modify Note 5 on the plat.**
 - i. **Include a statement with the following purpose: “The city is not responsible for maintenance of the detention pond, storm drainpipe, storm system, etc. outside of the ROW.”**
- c. **Provide approval from Rocky Mountain Power for location and width of power easement.**
 - i. **Provide RMP with updated preliminary plat showing all the existing structures on the site (Proposed Lot 1 and 2).**

- d. **Change width of the PUE's from three-foot width to a five-foot width on the shared Lot Line (Lot 1 and Lot 2) on the north portion of the lots (Lot 1 and Lot 2).**
 - e. **Place PUE/DE around the detention pond perimeter with a three-foot offset.**
8. Existing sanitary sewers, storm drains, subdrains, culinary and secondary water supply mains and culverts and other utilities within the tract or within one hundred (100) feet;
 9. **The location, widths and other dimensions of proposed streets, easements, and lots showing the size of each lot in square footage;**
 - a. **The Applicant has submitted a Request to Staff for Deferral of Public Improvements. Staff will put the request for deferral on the Agenda for City Council (grant or deny) after the project receives approval of the Preliminary Plat WBC 16.16.020 from the Planning Commission.**
 - i. **City Engineer and Public works will provide a recommendation to City Council regarding the deferral request for the installation of public improvement.**
 - b. **For Planning Commission review, the subdivision design includes full depth street improvements along the frontage of the project on 400 North.**
 - i. **Improvements along the frontage include street widening, 5" asphalt, 8" base course, 12" subbase material, 140N geotextile fabric, curb, sidewalk, SD combo box with inlet, etc.**
 - ii. **Improvements also include any required relocation of existing utility structures to fit the street widening such as, power poles, communication pedestals, etc.**
 - c. **Label the distance from the west lot line of Lot 1 to the west edge of the existing driveway.**
 10. The location, principal dimension, and names of all existing or recorded streets, alleys and easements, both within the proposed subdivision and within one hundred (100) feet of the boundary, showing whether recorded or claimed by usage; the location and dimensions to the nearest existing bench mark or monument, and section line; the location and principal dimensions of all water courses, public utilities, and other important features and existing structures within the land adjacent to the tract to be subdivided, including railroads, power lines, and exceptional topography;
 11. The existing use or uses of the property and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines drawn to scale;
 12. **The location of existing bridges, culverts, surface or subsurface drainage ways, utilities, buildings or other structures, pumping stations, or appurtenances, within the subdivision or within two hundred (200) feet, and all known wells or springs as well as the location of any one hundred (100) year flood plains as determined by FEMA;**
 - a. **Show the existing well located on the south side of the property.**
 - i. **Is the existing well to be abandoned?**
 13. Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants;
 - a. **Change the Storm drainpipe type crossing the City ROW on 400 N from 12" linetype to 18".**
 14. Boundary lines of adjacent tracts of unsubdivided land within one hundred (100) feet of the tract proposed for subdivision, showing ownership and property monuments;
 15. Verification as to the accuracy of the plat by the owner.
 16. Each sheet of the set shall also contain the name of the project, scale (not less than one hundred (100) feet to the inch, except for the vicinity map), sheet number, and north arrow.
- B. In addition to the foregoing plat, the subdivider shall provide the following documents:
1. A storm water plan in accordance with 16.28.060 Hydrology Report (and 13.30.080 Storm Water Design Criteria);
 2. A plan for providing street lighting in the subdivision in compliance with the city's design standards;
 - a. *Belmont Farms to the west will be placing a streetlight at the intersection of 400 N and 1450 W (SW side). The minimum spacing is 350 feet between streetlights, the next required streetlight is 46 feet north of the subject project (Hugoe sub.).*
 3. Copies of any agreements with adjacent property owners relevant to the proposed subdivision;
 4. A comprehensive geotechnical and soils report prepared by a qualified engineer based upon adequate test borings or excavations in accordance with the city's design standards;

5. A copy of a preliminary title report evidencing satisfactory proof of ownership;
6. Satisfactory evidence that all utilities and services will be available (will-serve letters) for the subdivision and that the utilities and easements have been reviewed by the utility companies and approved;
7. A Davis County development and construction permit, if the proposed project is located within one hundred (100) feet of a critical flood area as defined by Davis County;
8. Copies of proposed protective covenants in all cases when subsurface drains are to be located within the subdivision;

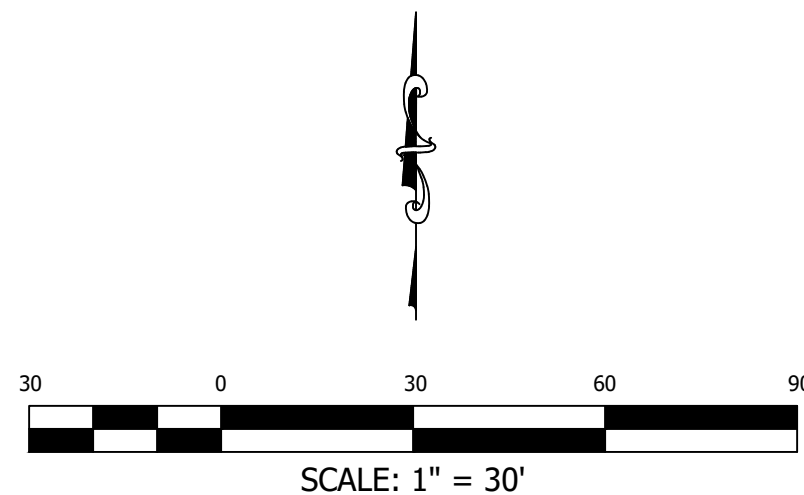
Recommendation:

After review of the Preliminary Plat Submittal, I (City Engineer) recommend approval by the Planning Commission subject to the following condition:

1. All Staff and Planning Commission review comments to be addressed prior to the project receiving Final Plat Approval from Staff.

HUGOE SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 23, T.2N., R.1W., S.L.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
FINAL PLAT, FEBRUARY 2023



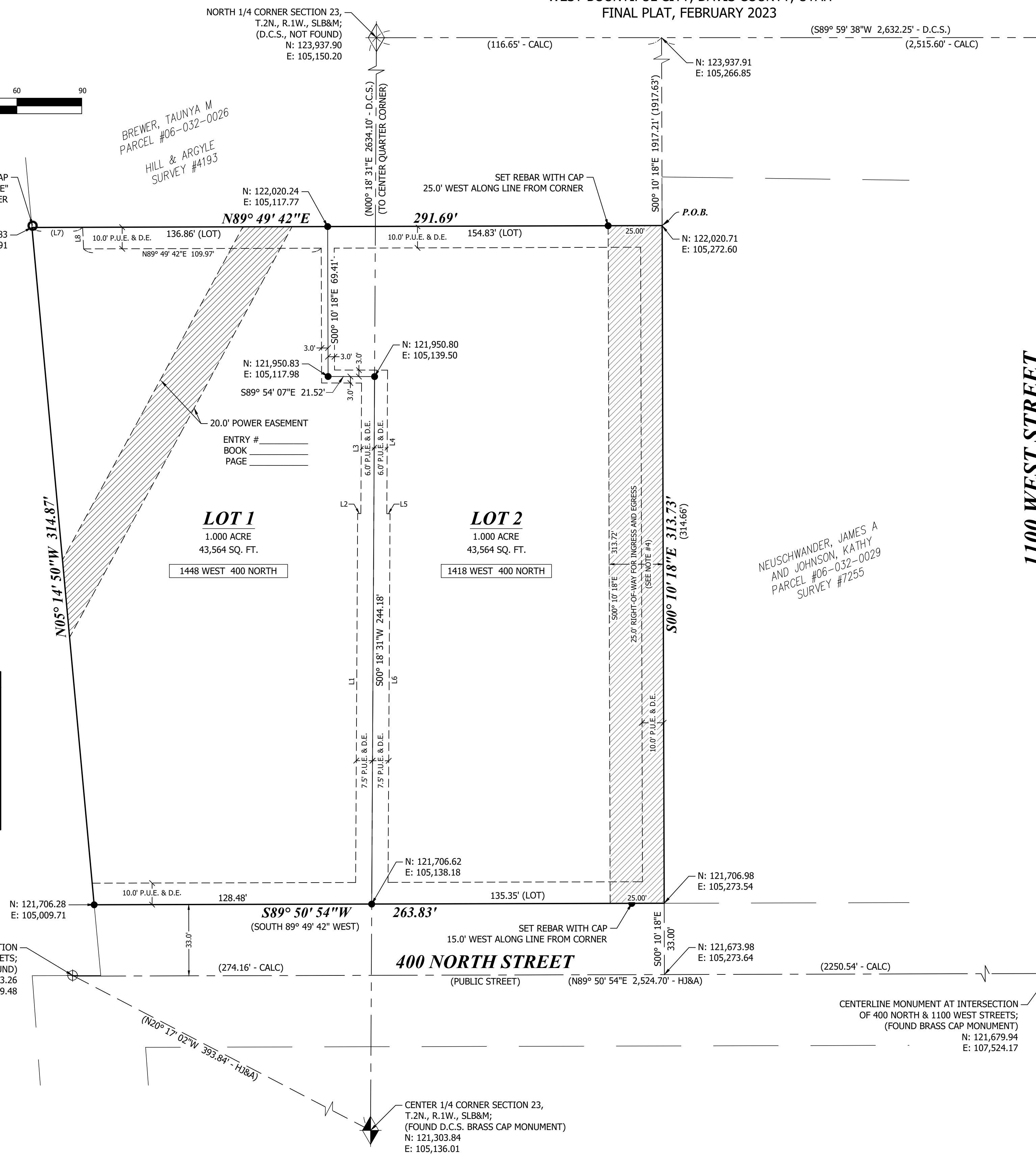
BREWER, TAUNYA M
PARCEL #06-032-0026
HILL & ARGYLE
SURVEY #4193

FOUND REBAR WITH CAP
MARKED "HILL & ARGYLE"
0.3' EAST & 0.8' NORTH FROM CORNER

IVORY DEVELOPMENT LLC
PARCEL #06-031-0036
SURVEY #7702

NEUSCHWANDER, JAMES A
AND JOHNSON, KATHY
PARCEL #06-032-0029
SURVEY #7255

LINE #	DIRECTION	LENGTH
L1	N00° 18' 31"E	170.82'
L2	S89° 41' 29"E	1.50'
L3	N00° 18' 31"E	60.40'
L4	S00° 18' 31"W	66.44'
L5	S89° 41' 29"E	1.50'
L6	S00° 18' 31"W	170.70'
L7	S89° 49' 42"W	23.46'
L8	S02° 37' 56"E	10.01'



LEGEND

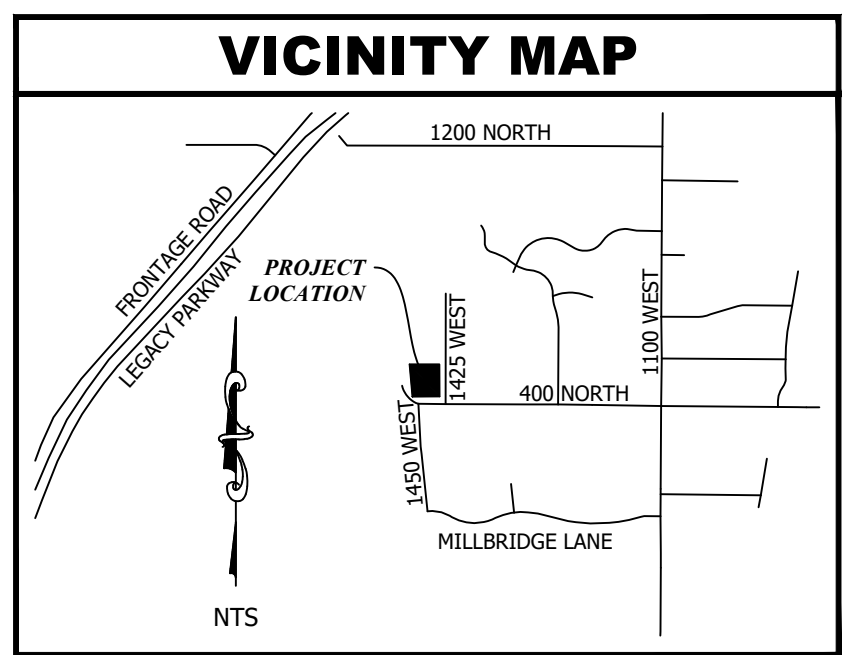
- PROPERTY LINE _____
- LOT LINE _____
- ADJACENT PROPERTY _____
- EASEMENT LINE _____
- ROAD CENTERLINE _____
- SECTION LINE _____
- TIE TO MONUMENT _____

DAVIS COUNTY SURVEYOR RECORDS (D.C.S.)

WEST BOUNTIFUL STREET INTERSECTION MONUMENT SYSTEM (SURVEY FILE #2908) (D.C.S.) (HILL, JAMISON & ASSOCIATES)

5/8" REBAR WITH "ENTELLUS" CAP, TO BE SET AT CORNER (UNLESS OTHERWISE NOTED) ●

FOUND PROPERTY MARKER (AS NOTED) ○



- ### NOTES
- THIS SUBDIVISION BOUNDARY IS BASED ON A RECORD-OF-SURVEY FILED AS #8216 IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR.
 - ROTATE THE COURSES ON THIS PLAT 00°20'09" CLOCKWISE FOR NAD83 STATE PLANE BEARINGS IN THE UTAH NORTH ZONE.
 - PUBLIC UTILITY EASEMENTS ARE ALSO DRAINAGE EASEMENTS (P.U.E. & D.E.)
 - A 25.0-FOOT RIGHT-OF-WAY FOR INGRESS/EGRESS (QUIT-CLAIM DEED ENTRY #2407291; DAVIS COUNTY RECORDER'S OFFICE).
 - DETENTION POND IS PRIVATELY OWNED, OPERATED AND MAINTAINED BY THE OWNERS OF LOT 1 AND LOT 2.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTERS OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°59'38" WEST 2,515.60 FEET ALONG THE SECTION LINE AND SOUTH 00°10'18" EAST 1,917.21 FEET (1,917.63 FEET BY RECORD) FROM THE NORTHEAST CORNER OF SAID SECTION 23, SAID NORTHEAST CORNER IS SOUTH 00°28'07" EAST 93.55 FEET (93.29 FEET BY RECORD) ALONG THE MONUMENT LINE AND NORTH 89°59'38" EAST 276.75 FEET (276.90 FEET BY RECORD) FROM A FOUND BRASS CAP MONUMENT IN THE INTERSECTION OF 1100 WEST STREET AND MCKEAN LANE (1070 NORTH), AND RUNNING THENCE SOUTH 00°10'18" EAST 313.73 FEET (314.66 FEET BY RECORD) TO THE NORTH LINE OF 400 NORTH STREET; THENCE SOUTH 89°50'54" WEST (SOUTH 89°49'42" WEST BY RECORD) 263.83 FEET ALONG SAID NORTH LINE; THENCE NORTH 05°14'50" WEST 314.87 FEET; THENCE NORTH 89°49'42" EAST 291.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.000 ACRES.

SURVEYOR'S CERTIFICATE

I, AARON L. INABNIT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 9897117 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO LOTS HEREAFTER TO BE KNOWN AS HUGOE SUBDIVISION.

COPY FOR REVIEW

AARON L. INABNIT, P.L.S. UT #9897117

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS HUGOE SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREET, PARCELS, AND PUBLIC UTILITY EASEMENTS WHICH WILL INTERFERE WITH DEDICATED PUBLIC USE.

SIGNED THIS ____ DAY OF _____, 20____.

BARBARA M. DILKS HUGOE, TRUSTEE
BARBARA M. DILKS HUGOE TRUST

DAMON V. HUGOE, TRUSTEE
DAMON V. HUGOE FAMILY LIVING TRUST

SEAN A. HUGOE

TRUST ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, BARBARA M. DILKS HUGOE, TRUSTEE OF THE BARBARA M. DILKS HUGOE TRUST, WHO BEING DULY SWORN, DID SAY THAT SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

TRUST ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, DAMON V. HUGOE, TRUSTEE OF THE DAMON V. HUGOE FAMILY LIVING TRUST, WHO BEING DULY SWORN, DID SAY THAT HE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, SEAN A. HUGOE, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY

SHEET 1 OF 1

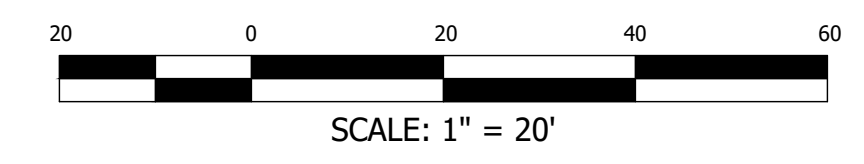
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #2103001
12/22/2022 JJS
01/31/2022 ALI

CITY ENGINEER
RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 20____.
WEST BOUNTIFUL CITY ENGINEER

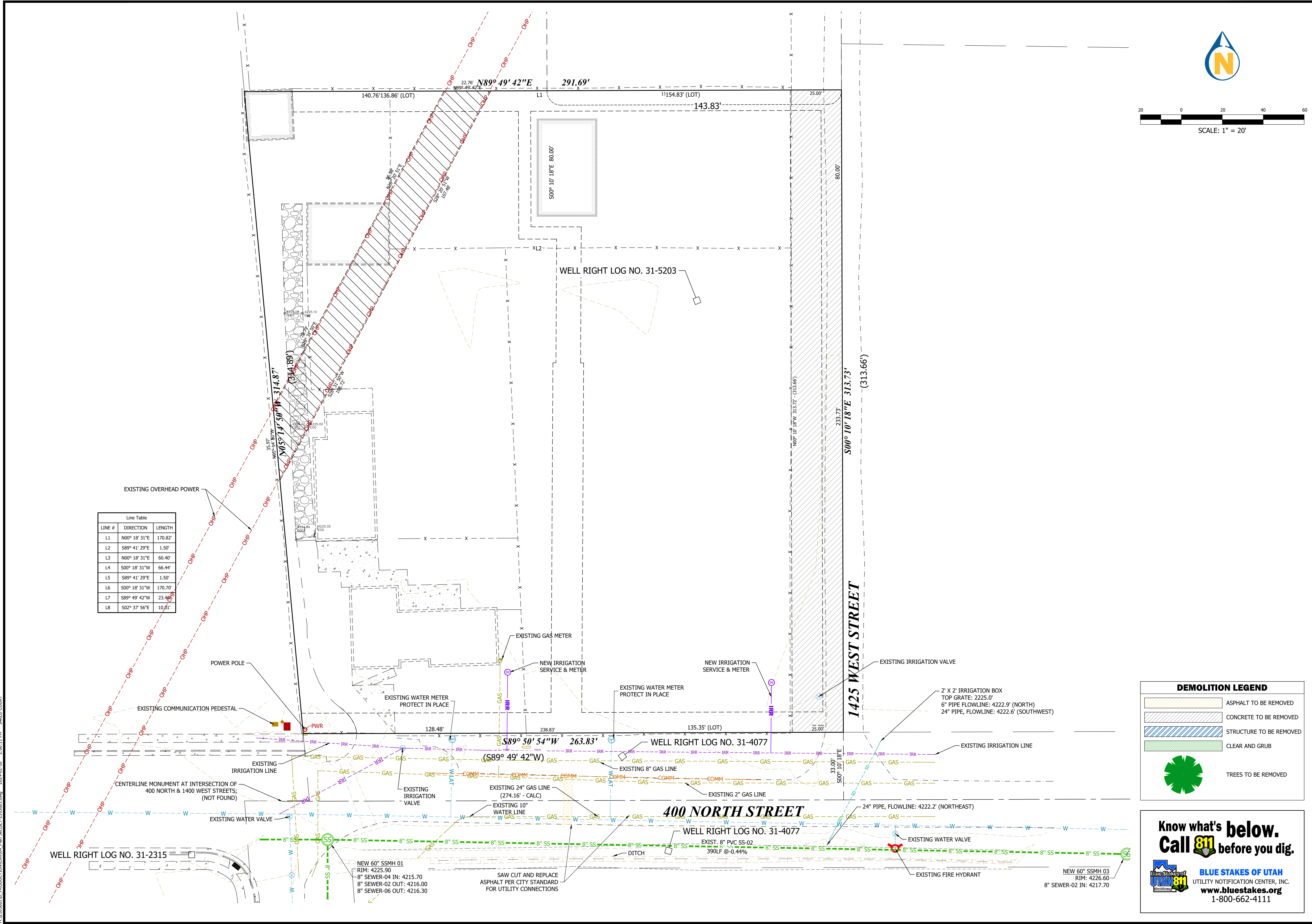
PLANNING COMMISSION
RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF WEST BOUNTIFUL CITY.
CHAIRMAN

CITY ATTORNEY
RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 20____.
WEST BOUNTIFUL CITY ATTORNEY

WEST BOUNTIFUL CITY COUNCIL
PRESENTED TO THE CITY COUNCIL OF WEST BOUNTIFUL CITY, UTAH, THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: _____
MAYOR: _____



LINE #	DIRECTION	LENGTH
L1	N00° 18' 31"E	170.82'
L2	S89° 41' 29"E	1.50'
L3	N00° 18' 31"E	60.40'
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L7	S89° 49' 42"W	23.16'
L8	S02° 37' 56"E	10.01'



DEMOLITION LEGEND

- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- STRUCTURE TO BE REMOVED
- CLEAR AND GRUB
- TREES TO BE REMOVED

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Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

DEVELOPER
ALPINE CHURCH
Contact: Paula VanEngen
5050 S 1275 West
Riverdale, UT 84405
Phone: 801-710-3562
Paula@alpinechurch.org

PROFESSIONAL ENGINEER
1/16/2024
No. 11790189
THOMAS J. BREESLIN
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

DEBBIE HUGOE
1448 WEST 400 NORTH
PARCELS #06-032-0076, #06-032-0077, #06-032-0078
LOCATED IN THE NORTH 1/2 OF SECTION 23, T.2N., R.1W., S.L.B.&M.
WEST BOUNTIFUL, DAVIS COUNTY, UTAH

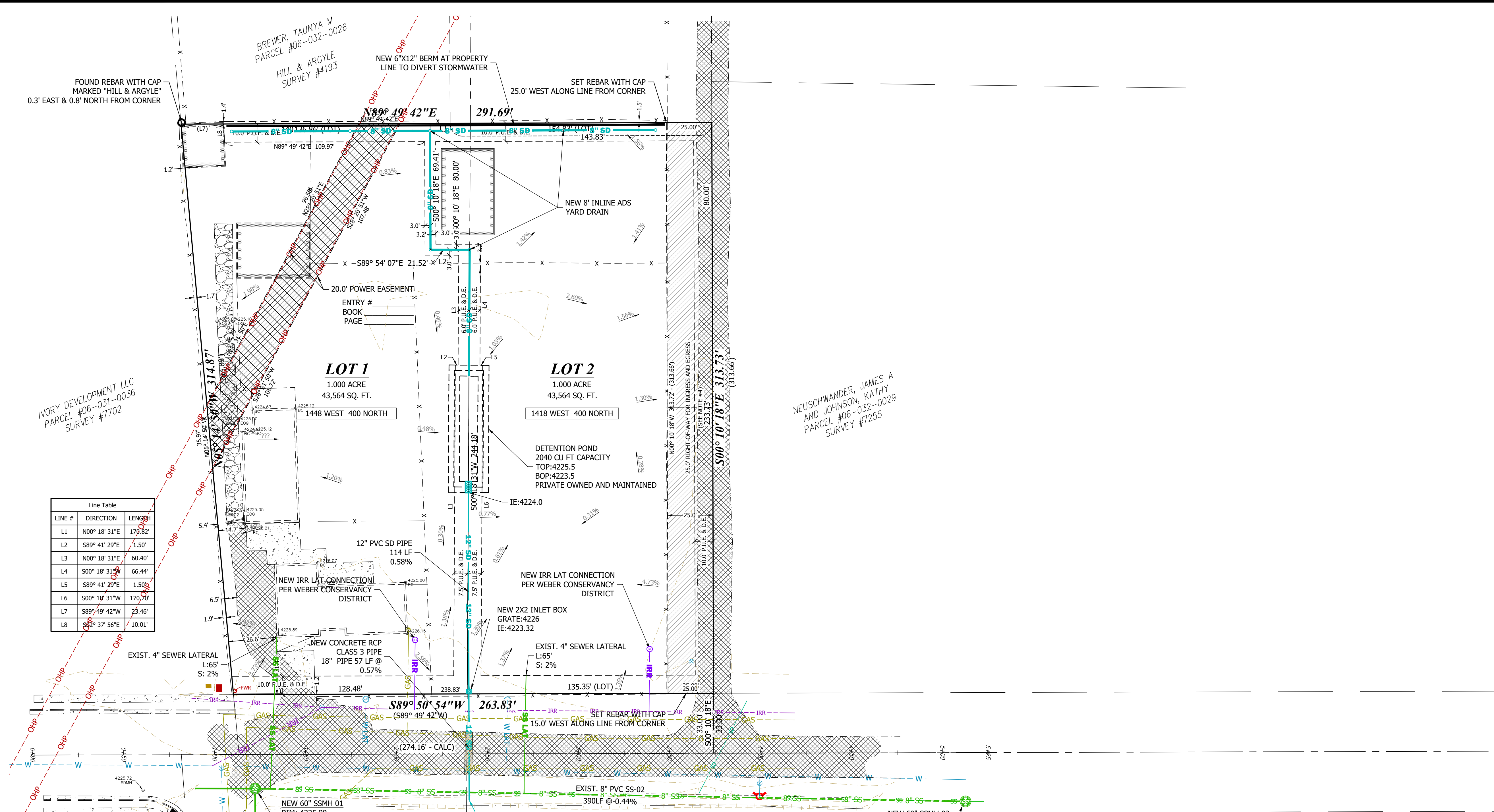
REVISIONS

NO.	DATE	DESCRIPTION

DRAWN: JH 2024-01-16
APPROVED: TJ 2024-01-16
PROJECT #: 2103001
SET-2103001.dwg

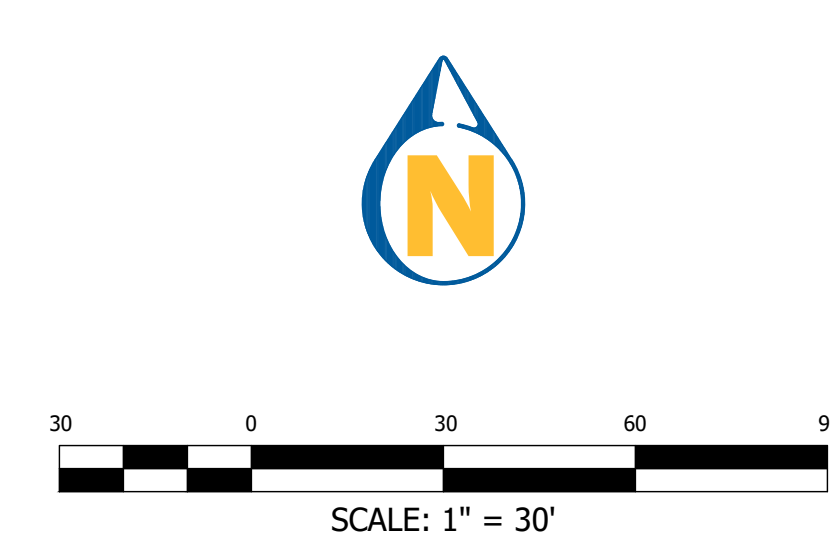
C300
DEMO PLANS

H:\2103001.D - PRODUCTION\04_Plan_Sketch-2103001.dwg 2024-01-16 2:06:11 PM JARED COURT



Line Table

LINE #	DIRECTION	LENGTH
L1	N00° 18' 31"E	179.82'
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L7	S89° 49' 42"W	23.46'
L8	S89° 37' 56"E	10.01'



DRAINAGE CALCULATIONS

14-Aug-23

Pro-Development Area Analysis				
Area	sq.ft.	Acres	C	
Building	7,460	0.17	0.85	
Improvements	2,500	0.06	0.90	
Landscape	77,188	1.77	0.15	
Total	87,148	2.00	0.23	

Post-Development Area Analysis				
Area	sq.ft.	Acres	C	
Building	10,000	0.23	0.85	
Improvements	3,500	0.08	0.90	
Landscape	73,648	1.69	0.15	
Total	87,148	2.00	0.26	

100 Year Storage Analysis

NOAA Precipitation Frequency Data Serv
 Latitude: 40.8942 Degree Longitude: -111.9204 Degree

Time (min.)	I (in./hr)	Runoff (ft ²)	Allowable Runoff (ft ²)	Storage (ft ³)
5	6.650	1,040	120	919
10	5.060	1,582	240	1,342
15	4.180	1,960	360	1,600
30	2.810	2,636	720	1,915
60	1.740	3,264	1,440	1,823
120	0.982	3,684	2,881	803
180	0.675	3,798	4,321	0
360	0.364	4,097	8,643	0
720	0.215	4,840	17,286	0
1440	0.123	5,537	34,571	0

Allowable Runoff: 0.20 cfs/acre
 Required Detention: **1,915**

80th Percentile Retention Analysis

$P_{new} EQ. A R_{new} = 0.225(Imp)^{-0.05}$ when $Imp < 55\%$
 $P_{new} EQ. B R_{new} = 1.14(Imp)^{-0.371}$ when $Imp > 55\%$
 WQRV EQ. $WQRV = (P_{80th} R_{new} A)^{1/12}$
 Retention Retention = $WQRV * 43560$

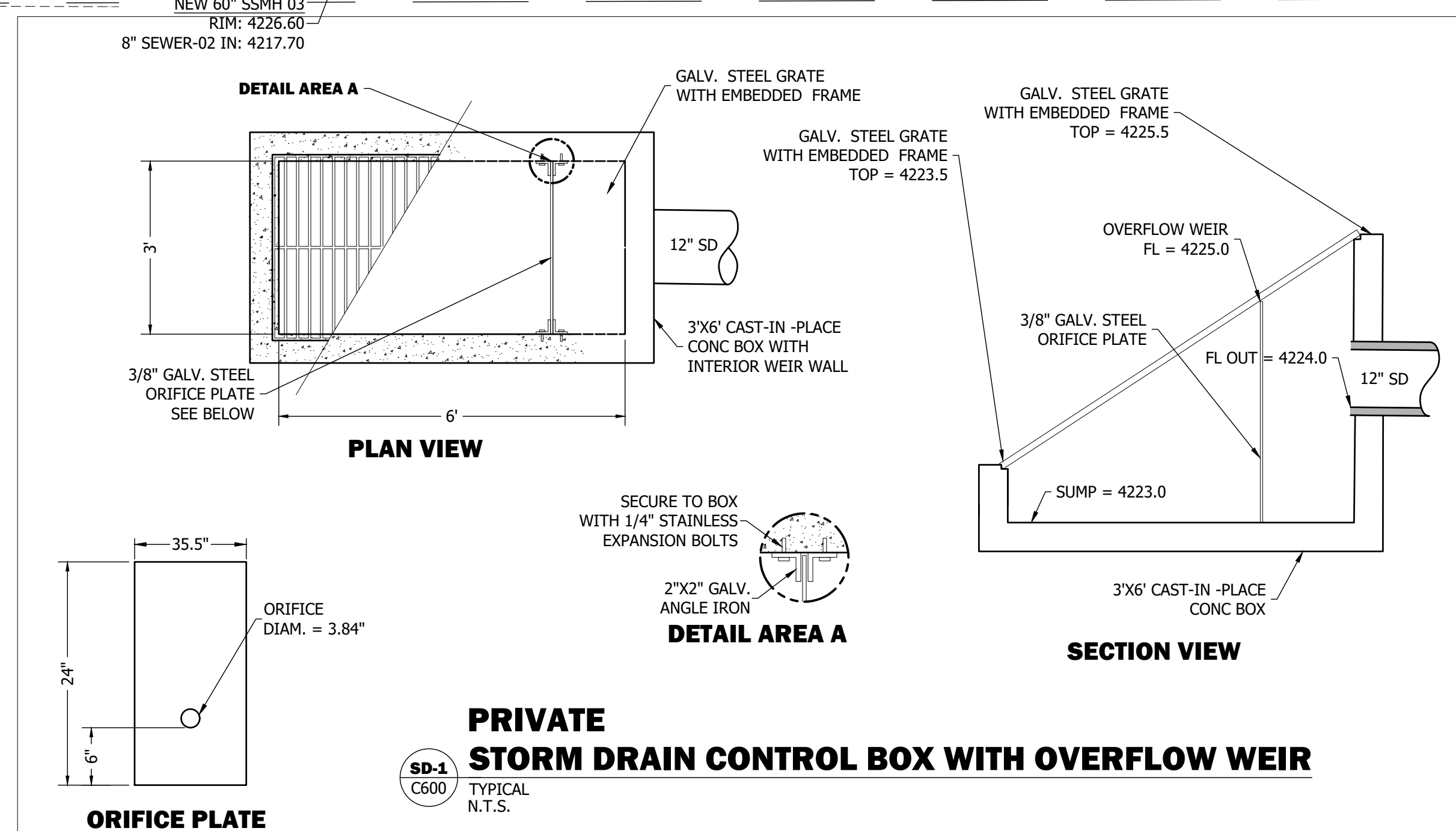
P_{80th}	0.50 (in.)
Imp_{80th}	0.11
Imp_{new}	15%
A	2.00 (acre)
R_{new}	0.08
R_{wqrv}	0.08
Retention	0.001 ac-ft
Retention	33 cu.ft.

Combined Storage

Retention	33 cu.ft.
Detention	1882 cu.ft.
Combined Storage	1,915 cu.ft.

Orifice Sizing

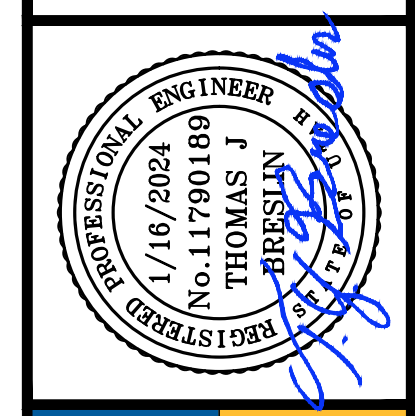
Highwater Elevation	1.50 ft
Orifice Elevation	0.50 ft
Flow	0.40 cfs
C_d	0.62 square
Orifice Size	3.84 in.



PRIVATE STORM DRAIN CONTROL BOX WITH OVERFLOW WEIR
 SD-1 C600 TYPICAL N.T.S.

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

DEVELOPER
ALPINE CHURCH
 Contact: Paula VanEngen
 5050 S 1275 West
 Riverdale, UT 84405
 Phone: 801-710-3562
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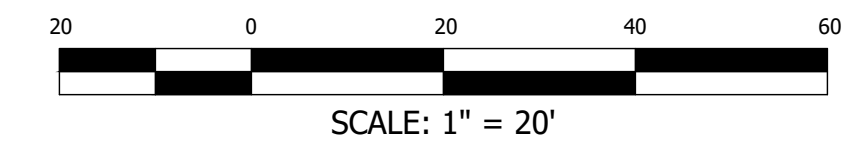
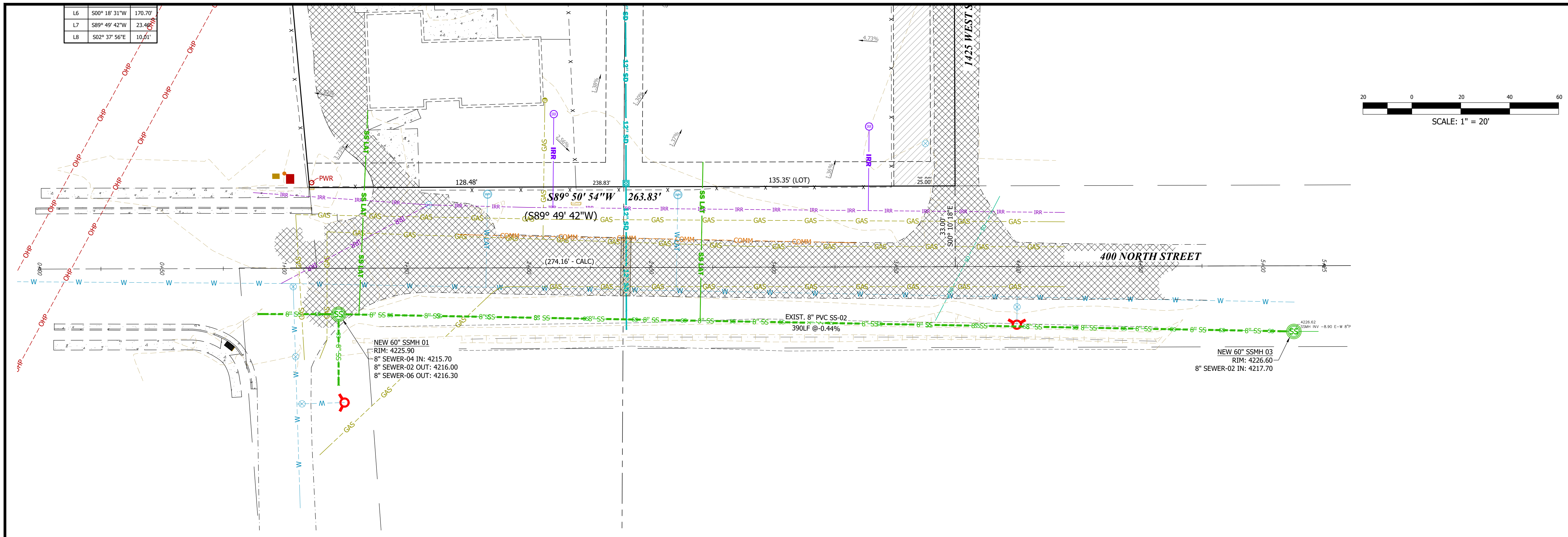
DEBBIE HUGOE
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 PARCELS #06-032-0076, #06-032-0077, #06-032-0078
 LOCATED IN THE NORTH 1/2 OF SECTION 23, T.2N., R.1W., S.L.B.&M.
 WEST BOUNTIFUL, DAVIS COUNTY, UT, UH

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 APPROVED:
 PROJECT #:
 SET-2103001.dwg

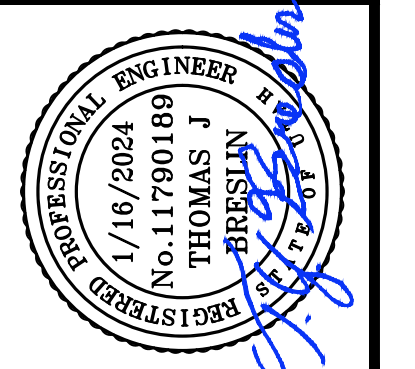
C600
 UTILITY PLAN



1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

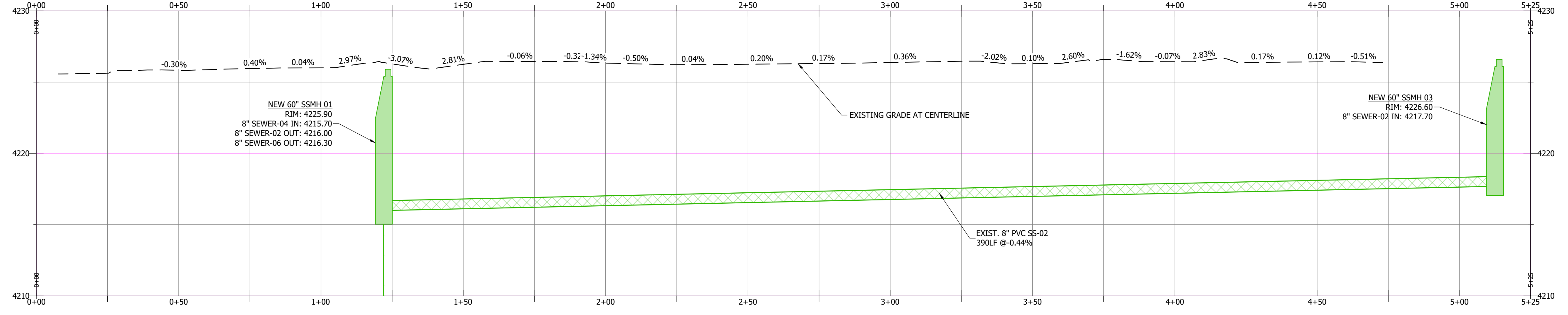


DEVELOPER
ALPINE CHURCH
 Contact: Paula VanEngen
 5050 S 1275 West
 Riverdale, UT 84405
 Phone: 801-710-3562
 paula@alpinechurch.org



DEBBIE HUGOE
 1448 WEST 400 NORTH
 PARCELS #06-032-0076, #06-032-0077, #06-032-0078
 LOCATED IN THE NORTH 1/2 OF SECTION 23, T.2N., R.1W., S.L.B.&M.
 WEST BOUNTIFUL, DAVIS COUNTY, UTAH

400 NORTH STREET - STA: 0+00 TO 5+25



CURB FIT TO EX. ASPHALT

THE CURB & GUTTER DESIGN IS BASED ON A SURVEY OF EXISTING EDGE OF ASPHALT ELEVATIONS, AND IS INTENDED AS A BEST FIT OF NEW CONCRETE TO EXISTING ASPHALT ELEVATIONS. THIS DESIGN IS SUBJECT TO ADJUSTMENT IN THE FIELD. THE CONTRACTOR IS TO FIELD VERIFY A MINIMUM OF 2% AND A MAXIMUM OF 5% CROSS-SLOPE FROM EXISTING ASPHALT TO THE LIP OF GUTTER & COORDINATE REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTING THE CURB & GUTTER SHOWN ON THIS PLAN.

THE CONTRACTOR IS TO SAWCUT A NEAT, STRAIGHT EDGE ALONG THE EXISTING EDGE OF ASPHALT & PLACE TACK OIL BEFORE PLACING NEW ASPHALT ADJACENT TO EXISTING ASPHALT.

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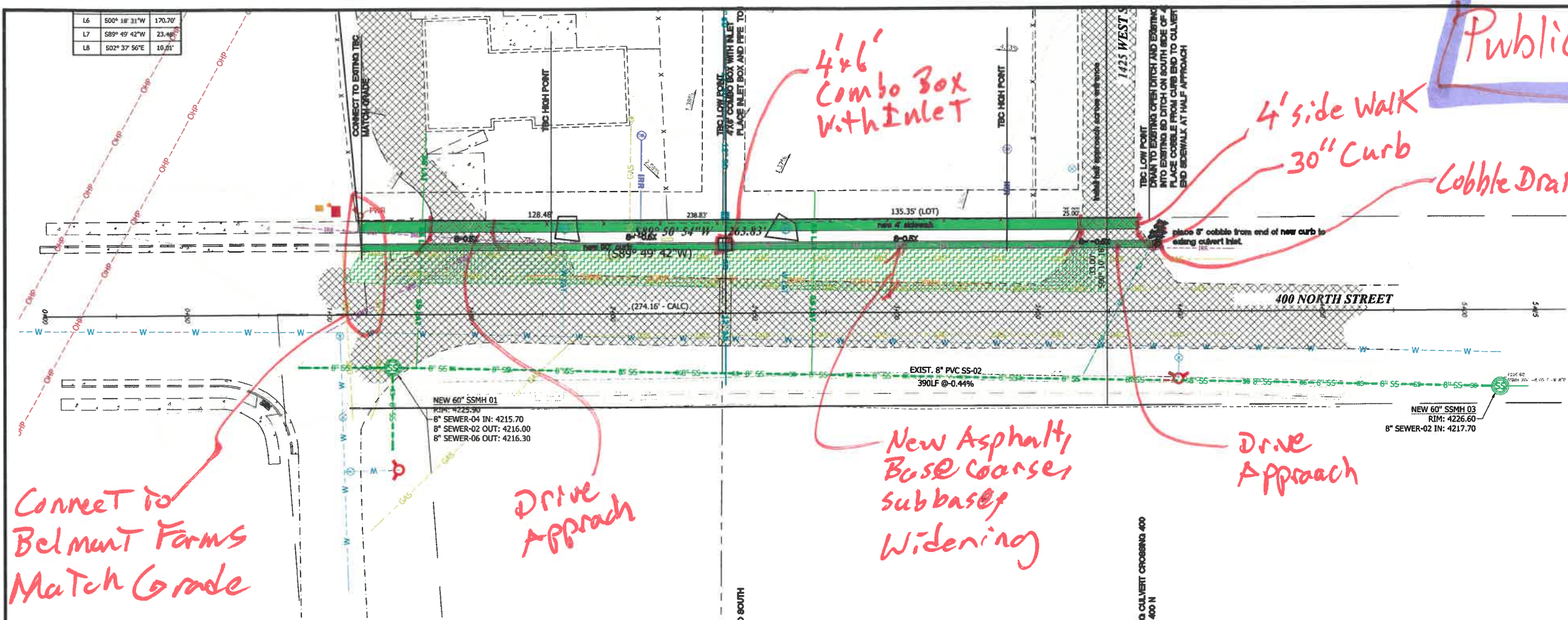
REVISIONS

DRAWN: JH 2024-01-16
 APPROVED: TJB 2024-01-16
 PROJECT #: 2103001
 SET-2103001.dwg

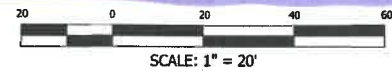
C700
 PLAN AND PROFILE

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L6	500° 18' 31"W	170.70'
L7	589° 49' 42"W	23.40'
L8	502° 37' 56"E	10.81'



Public Improvements

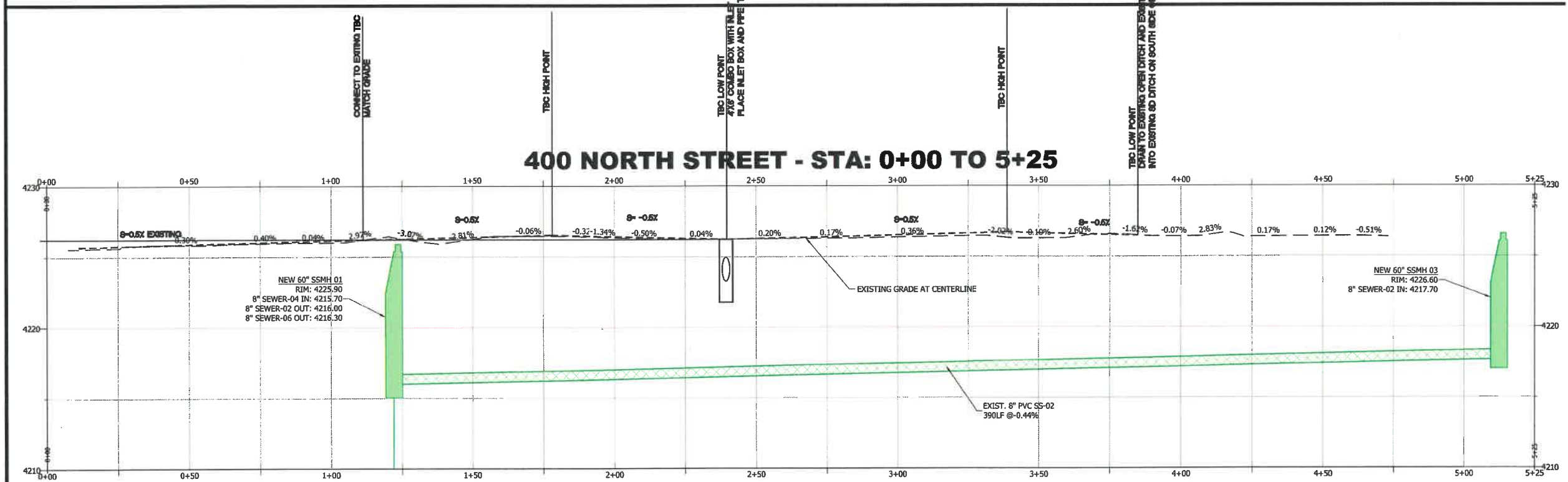


Connect to Belmont Farms Match Grade

Drive Approach

New Asphalt, Base Course, subbase, Widening

Drive Approach



400 NORTH STREET - STA: 0+00 TO 5+25

VERTICAL SCALE
1 TO 50

CURB FIT TO EX. ASPHALT
THE CURB & GUTTER DESIGN IS BASED ON A SURVEY OF EXISTING EDGE OF ASPHALT ELEVATIONS, AND IS INTENDED AS A BEST FIT OF NEW CONCRETE TO EXISTING ASPHALT ELEVATIONS. THIS DESIGN IS SUBJECT TO ADJUSTMENT IN THE FIELD. THE CONTRACTOR IS TO FIELD VERIFY A MINIMUM OF 2% AND A MAXIMUM OF 5% CROSS-SLOPE FROM EXISTING ASPHALT TO THE LIP OF GUTTER & COORDINATE REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTING THE CURB & GUTTER SHOWN ON THIS PLAN.
THE CONTRACTOR IS TO SAWCUT A NEAT, STRAIGHT EDGE ALONG THE EXISTING EDGE OF ASPHALT & PLACE TACK OIL BEFORE PLACING NEW ASPHALT ADJACENT TO EXISTING ASPHALT.

Know what's below. Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

1470 South 600 West
Woods Cross, UT 84015
Phone: 801-298-2236
www.entellus.com

DEVELOPER
ALPINE CHURCH
Contact: Paula VanEngen
5050 S 1275 West
Riverdale, UT 84405
Phone: 801-710-3562
paula@alpinechurch.org



DEBBIE HUGOE
1418 WEST 400 NORTH
PARCELS #06-032-0076, #06-032-0077, #06-032-0078
LOCATED IN THE NORTH 1/2 OF SECTION 33, T.2N., R.1W., S.L.R.&M.
WEST BOUNTIFUL, DAVIS COUNTY, UTAH

REVISIONS

DRAWN: JH 2024-01-16
APPROVED: TJB 2024-01-16
PROJECT #: 2103001
SET-2103001.dwg

C700
PLAN AND PROFILE

**West Bountiful City
Planning Commission Meeting**

January 23, 2024

***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 January 22, 2024 per state statutory requirement.*

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, January 23, 2024, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Chairman Alan Malan, Commissioners Corey Sweat, Dennis Vest, Laura Mitchell, Robert Merrick (new Commissioner), Tyler Payne (Alternate), and Councilmember Dell Butterfield.

MEMBERS EXCUSED:

STAFF ATTENDING: Kris Nilsen (City Engineer), Addison Jenkins (Community Development), and Debbie McKean (Secretary).

PUBLIC: Amy Hinojosa, Dan McConkie, Debby Marshall

Chairman Malan welcomed Robert Merrick and Tyler Payne. They will be sworn in at the next scheduled Planning Commission meeting.

The meeting was called to order at 7:30 pm by Chairman Malan.

- 1. Prayer by Commissioner Mitchell
Pledge of Allegiance Commissioner Malan**
- 2. Confirm Agenda**

Chairman Malan reviewed the proposed agenda. Corey Sweat moved to approve the agenda as presented. Laura Mitchell seconded the motion. Voting was unanimous in favor among all members present.

3. Consider Recommendations to the City Council on Home Occupations Ordinance

Commissioner packets included a memorandum from Addison Jenkins on January 22, 2024, RE: Home Occupations – Land Use Updates with an updated draft of the Home Occupation Ordinance from the January 9, 2024, Planning Commission meeting.

Mr. Jenkins informed the commissioners that all edits and changes from the commission and the city attorney are included in this clean document. Legal Counsel had no major changes. Mr. Jenkins pointed out the changes that legal suggested. The document was reviewed and the following changes were incorporated.

WBMC 5.28 Home Occupations- Eliminate the sections listed that have been deleted and renumber the section consecutively. In addition, Commissioner Butterfield asked to check out if each section's list needs to be all alpha or numerical throughout the document.

5.28.40 Letter G- Daycare produces more traffic and asked if daycare needed to be exempt or included in the language. It was decided that language be added to “include daycare”.

Mr. Jenkins informed the commission that legal counsel stated that unannounced visits are not allowed. After some discussion, it was decided to add language in 5.28.030 Application for License, that applicants are required to sign an agreement that an initial inspection will take place and allowed as needed throughout the term of the home occupation with reasonable notice.

Under 5.28.040- include language to the list as a requirement that the city would be able to inspect the property upon reasonable notice as needed throughout the term of the home occupation. Also include language that the “licensee or applicant” be present at the inspection. Home Owner, if not the applicant does not need to be present.

Some discussion took place on what would be considered reasonable. It was decided that “reasonable” could be defined on a case-by-case basis as to the reason/urgency of the inspection.

Addison will ask legal counsel to draft language for both the application and part of the requirements of the ordinance.

5.28.090- After a brief discussion, it was decided to strike the second paragraph of this section and make one paragraph that would include “The city recorder may suspend the permit temporarily to give the permit holder a specified reasonable period of time to cure deficiencies.” In addition, commissioners decided language should be added to include the appeal process and note that the planning commission is not part of the appeal process.

Commissioner Vest addressed the outdoor storage concerns he has. He noted examples throughout the city and explained his reasoning behind his concerns. He did not think it was fair to expect home occupation business to have to build a storage unit big enough to house vehicles used for their business when our ordinance only allows 25% of the unit to be used for business purposes. He feels the requirement would be detrimental to a business owner. A lengthy discussion to place as to what is acceptable to be part of the business and what is not. Dennis Vest noted that he specifically asked that legal come up with language that prohibits construction companies at the last meeting and that is not included in this document.

Discussion took place regarding welding business and if we should allow them or exclude them. Commissioner Malan stated that the mayor has some concerns in this regard. After a lengthy discussion and debate it was decided that it was not necessary to exclude welding. Some concern was stated regarding the fumes that it gives off. Corey Sweat stated that those fumes are not relevant enough to exclude this type of business. He noted that we should be more concerned with the oil refinery fumes.

Action Taken

Corey Sweat moved to forward the Home Occupation Ordinance to the city council for their review and approval with the following changes:

- ***WBMC 5.28 Home Occupations- Eliminate the sections listed that have been deleted and renumber the section consecutively.***

- **5.28.030 Application for License, that the applicant's signed agreement that an initial inspection will take place and allowed as needed throughout the term of the home occupation with reasonable notice. Define reasonable as being a case-by-case basis.**
- **5.28.40 Letter G - include "daycare"**
- **Under 5.28.040 - Add language that the city will be able to inspect the property upon reasonable notice as needed throughout the term of the home occupation. Also, include language that the "licensee or applicant" be present at the inspection. Home Owner, if not the applicant, does not need to be present.**
- **5.28.090 - Add the following language to the first paragraph, "The city recorder may suspend the permit temporarily to give the permit holder a specified reasonable period of time to cure deficiencies". Striking the remainder of the section. In addition, language should be added to include the appeal process and note that the planning commission is not part of the appeal process.**

Laura Mitchell seconded the motion and voting was unanimous in favor.

4. Meeting Minutes from January 9, 2024

Action Taken:

Laura Mitchell moved to approve the minutes from January 9, 2024 as presented. Dennis Vest seconded the motion and voting was unanimous in favor.

5. Staff Report

a. Engineering (Kris Nilsen)

- Hugoe Subdivision will be on the agenda of our next meeting under the new subdivision ordinance. Staff will prepare and bring it to the planning commission for approval.
- City Council retreat was positive in planning capital projects to prioritize for the city, police, golf course and public works.

b. Community Development (Addison Jenkins)

- City Council retreat had a good initial discussion on land use. He noted that there is a lot of thinking to still be done regarding the bill presented from Representative Ward as a state legislation requirement. The League is monitoring the bills that will affect cities. Corey thinks the City Council and Planning Commission should put together a letter drafted to the legislature regarding Representative Ward's bill for density regulations preferring that we want to retain our density as presently in ordinance.
- Corey Sweat feels like the accomplishments made with the document we passed tonight to the City Council is a job well done, but senses it is not a finished document. He noted the efforts and hard work that has been done to protect the individual personal and property rights. He appreciated everyone's input and work on this document and hopes to have the support of the city council regarding their intense efforts.

6. Adjourn

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 9:02 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.

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