

**WEST BOUNTIFUL CITY  
PLANNING COMMISSION**

**FEBRUARY 9, 2016**

**Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website and the West Bountiful City website, and sent to Clipper Publishing Company on February 5, 2016 per state statutory requirement.

**Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, February 9, 2016, at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**

**MEMBERS PRESENT:** Vice Chairman Terry Turner, Laura Charchenko, Mike Cottle, Alan Malan, Corey Sweat (Alternate)

**MEMBERS EXCUSED:** Chairman Denis Hopkinson, Councilmember Andy Williams

**STAFF PRESENT:** Ben White (City Engineer), Cathy Brightwell (Recorder) and Debbie McKean (Secretary)

**VISITORS:** Gary Jacketta, Nick Thiros, Spencer Terrill, Tracie Terrill, Caleb White.

The Planning Commission Meeting was called to order at 7:30 p.m. by Vice Chairman Terry Turner. Mike Cottle gave a prayer.

**I. Accept Agenda.**

Vice Chairman Turner reviewed the agenda. Mike Cottle moved to accept the agenda as posted. Alan Malan seconded the motion and voting was unanimous.

**Business Discussed:**

**II. Consider Conditional Use Application for a Structure That Exceeds Standard Zoning Height at 1070 West 600 North**

Included in the Commissioner's Packet was a memorandum dated February 5, 2016 from Ben White regarding Thiros-Accessory Building Conditional Use Permit to construct a detached

garage on his property located at 1070 West 600 North with height of approximately 22 feet, a site plan with measurement worksheet, and the conditional use permit application from John Thiros.

**The Staff memorandum included the following information:**

- Applicant's desire to build a detached garage located at 1070 West 600 North approximately 22 feet high and 42 x 60 foot structure.
- Property depth is 175 feet.
- Code language for Section 17.20.060 regarding accessory structures in the R-1-22 zone.
- There is a 10' easement along the north lot line with power utility lines overhead just north of the rear property line.
- There is a similar accessory structure next door to the one Mr. Thiros is proposing.
- Affirmative findings.
- Staff suggestions for a motion.

Ben White introduced the Conditional Use Permit for John Thiros who desires to build a structure higher than the 20 foot minimum required in the R-1-22 zone. Applicant was called to the stand.

Laura Charchenko asked why they wanted to build so close to the property line (3 feet)? Alan Malan inquired if there were easements on any side other than the back side of the property.

**ACTION TAKEN:**

*Corey Sweat moved to approve the conditional use permit for John Thiros at 1070 West 600 North for an accessory structure with a maximum height of 24 feet with the following affirmative findings: proposed use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity, use will not inordinately impact schools, utilities, and streets in the area, use will provide for appropriate buffering of uses and buildings, and the use of building materials which are in harmony with the area and compatible with adjoining uses, and the proposed use will comply with the regulations specified in the R1-22 zoning ordinance. Alan Malan seconded the motion with voting unanimous in favor.*

**III. Staff Report**

**Ben White reported:**

- Update on Ivory Home's request to modify the B-U zone. Ben met with them to discuss the project and showed them the earlier Legacy Down's layout. They struggled with the

lower density and thought an open space model fit their plans more than a strong equestrian based model.

- Olsen Phase 5A, a two lot subdivision, will have a public hearing at the next meeting.
- Construction on Pages Lane will begin in the next two weeks with a finishing date the end of June. Pages Lane will remain open during most the construction with reduced traffic lanes in the area of active construction. There will be a few days that the road will need to be closed during the day when the lay asphalt.
- Ben explained some of what will happen on the 400 North to Main Street road construction and waterline replacement.
- We hope to have an Ovation Homes update in two weeks.

**Cathy Brightwell reported:**

- She has copies for everyone for the Land Use training handout with all the courses listed and recommended Commissioners listen to those of interest to them.

**IV. Approval of Minutes for January 26, 2016**

**ACTION TAKEN:**

**Laura Charchenko moved to approve the minutes dated January 26, 2016 as presented. Corey Sweat seconded the motion and voting was unanimous in favor among those members present.**

**V. Adjournment**

**ACTION TAKEN:**

**Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 7:47 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 February 23, 2016, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell - City Recorder

