

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
Terry Turner
Corey Sweat, Alt.

**THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS
REGULARLY SCHEDULED MEETING AT 7:30 PM ON TUESDAY,
APRIL 12, 2016 AT THE CITY OFFICES AT 550 NORTH 800 WEST**

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Discuss Olsen Farms 8 Subdivision Request by Terry Olsen.
3. Discuss 1450 West Annexation and One Lot Plat for Al Jones.
4. Staff Report.
5. Consider Approval of March 8, 2016 Meeting Minutes.
6. Adjournment.

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 **April 26, 2016**.*

MEMORANDUM



TO: Planning Commission

DATE: April 7, 2016

FROM: Ben White

RE: Olsen 8 Subdivision and Rezone Request

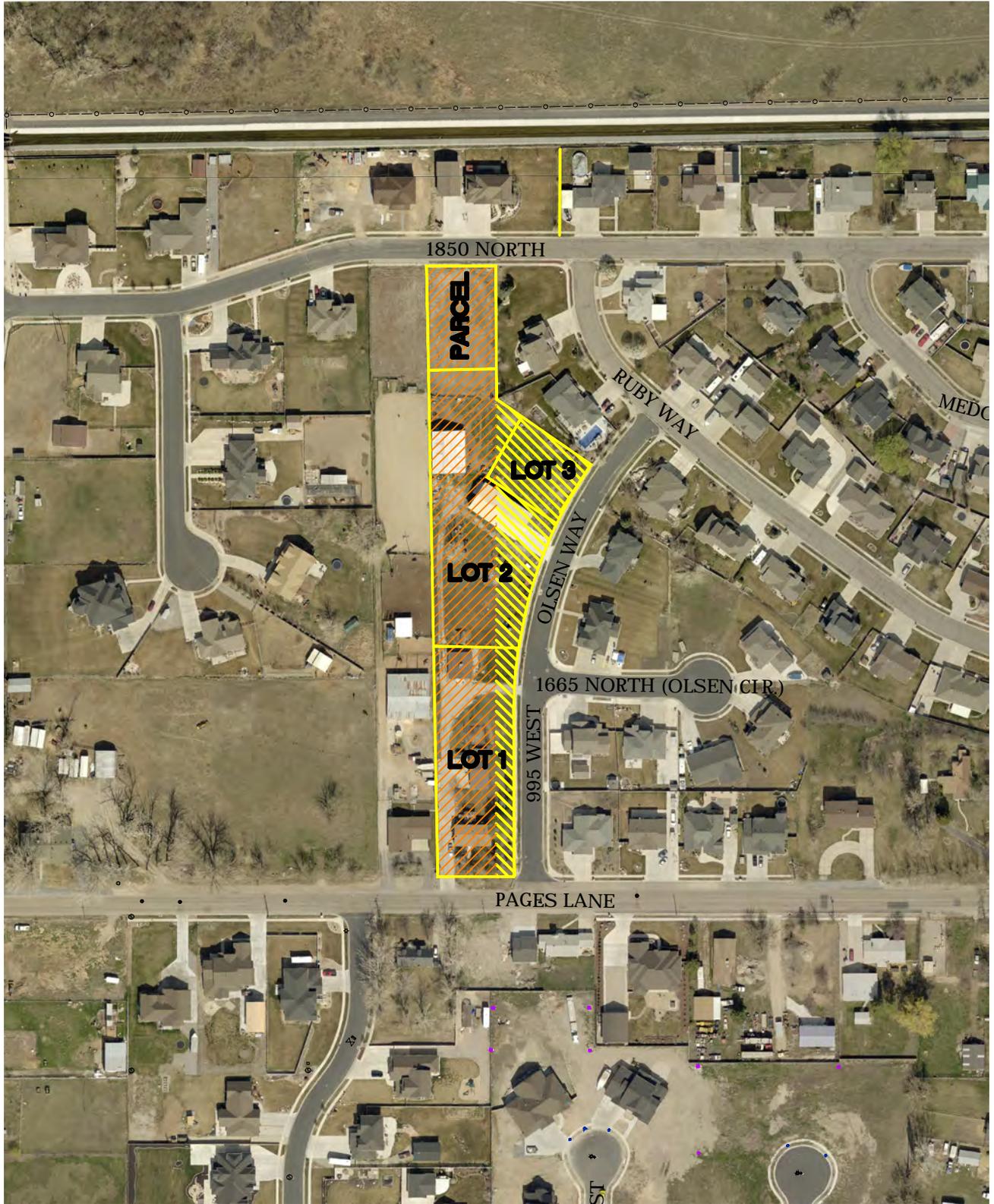
Terry Olsen has submitted an application to subdivide his 2.5 acre parcel located at 1014 W Pages Lane into three lots and one parcel. The north "parcel" is designated that way because it is not buildable due to existing utility lines.

The property is located in both the R-1-10 and the R-1-22 zones. Mr. Olsen desires to rezone all the property to an R-1-10 zone designation. The proposed subdivision can be constructed without a rezone, but staff would suggest as a minimum, a rezone might be appropriate to follow proposed future lot lines so lots do not have both zoning designations which might lead to future questions and misinterpretations. The municipal code (17.12.030.E) already addresses properties with multiple zoning designations. In short, the more restrictive zone governs for the entire property.

The majority of the street and utility improvements have been constructed for this subdivision. Curb and sidewalk along Pages Lane is all the improvements that would be required.

The purpose of tonight's agenda item is to introduce the Planning Commission to the subdivision concept plan and the rezone request.

OLSEN FARM 8



REZONE AND CONCEPT PLAN

MEMORANDUM



TO: Planning Commission

DATE: April 7, 2016

FROM: Ben White

RE: 1450 West Annexation and One Lot Plat

Al Jones intends to purchase a 5 acre parcel of ground located at the south end of 1450 West. Mr. Jones would like to construct one home on the property. One issue with developing the property is that the parcel is still in unincorporated Davis County. The second issue is that the street stops north of the property.

The City cannot proceed with the annexation until we have an application from the property owner. Currently, Mr. Jones only has the property under contract. Staff would suggest the property be annexed as B-U to match the surrounding zoning. Staff would also propose that we contact the neighboring property owners who are still in unincorporated Davis County prior to posting the final annexation notice is posted.

The City Council has given a tentative nod that they would permit issuing a building permit for one house on the property without the construction of the 1450 West street extension being constructed. However, the future street right of way would need to be granted now, as well as compliance with fire code and any other applicable code.



POSSIBLE 1450 W ANNEXATION

1 **West Bountiful City**
2 **Planning Commission**

PENDING

March 8, 2016

3 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website
4 and the West Bountiful City website, and sent to Clipper Publishing Company on March 4, 2016 per state
5 statutory requirement.

6

7 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
8 **March 8, 2016, at West Bountiful City Hall, Davis County, Utah.**

9

10 **Those in Attendance:**

11

12 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Terry Turner, Alan
13 Malan, Mike Cottle, Laura Charchenko, and Council member Andy Williams.

14

15 **MEMBERS/STAFF EXCUSED:** Corey Sweat, Debbie McKean (Secretary)

16

17 **STAFF PRESENT:** Ben White (City Engineer) and Cathy Brightwell (City
18 Recorder)

19

20 **VISITORS:** Cody White

21

22 The Planning Commission Meeting was called to order at 7:30 p.m. by Chairman Hopkinson.
23 Chairman Hopkinson offered a prayer.

24 **1. Accept Agenda**

25 Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as
26 presented. Laura Charchenko seconded the motion. Voting was unanimous in favor among
27 members present.

28 **Business Discussed:**

29 **2. Consider Conditional Use Application for Rattlecan Kustomz Auto Detailing at**
30 **1116 W 500 South for Joe Street.**

31 Commissioner's packets included the following information: memorandum dated March 4, 2016
32 from Cathy Brightwell/Ben White regarding Rattlecan Kustomz Auto Detailing,
33 Conditional Use Permit Application from Joe Street and Cody White and a site plan of
34 the business.

35 Chairman Hopkinson invited Cathy Brightwell to introduce the Conditional Use Application
 36 from Joe Street and Cody White for a business license (Rattlecan Kustomz Auto
 37 Detailing) located at 1116 West 500 South. Ms Brightwell noted that the business will
 38 clean/detail vehicles which would include washing/drying and polishing vehicles inside
 39 and out. Their office space faces 500 South with work to be done behind the office area.
 40 There is sufficient parking available for customers and employees. There is room for
 41 multiple vehicles in the bay.

42 Ms. Brightwell reported that the application is complete and the fire inspection has been done
 43 with approval. Staff wants drains to be connected to sanitary sewer lines. South Davis
 44 Sewer has inspected the drain hook ups and are satisfied with the way they are worked
 45 with collection boxes in place. No outdoor storage except for operable cars that are to be
 46 serviced. License will be purchased upon approval of permit.

47 **Commissioners Comment:**

48 **Chairman Hopkinson** pointed out some of the surrounding businesses in that area. He noted
 49 that most of the parking for the business will be in the back and feels there is adequate
 50 parking.

51 **Alan Malan** inquired how many parking stalls will be.

52 **Cody White** responded that there are 4 parking stalls in front and two by the shop with
 53 approximately 20 stalls in the rear of the building. Shop space can hold two cars at a
 54 time and lots of motorcycles. Dealership that currently occupies the front spaces will be
 55 moving over.

56 **ACTION TAKEN:**

57
 58 *Alan Malan moved to approve a business license for Rattlecan Kustomz Auto Detailing*
 59 *located at 1116 West 500 South, Suite 1 meeting the seven conditions listed in Section*
 60 *17.60.040 being that the proposed use at the particular location is necessary or*
 61 *desirable to provide a service or facility that will contribute to the general well-being of*
 62 *the neighborhood and the community; use will not be detrimental to the health, safety,*
 63 *or general welfare of persons residing or working in the vicinity, or injurious to*
 64 *property or improvements in the vicinity; proposed use and/or accompanying*
 65 *improvements will not inordinately impact schools, utilities, and streets; proposed use*
 66 *will provide for appropriate buffering of uses and buildings, proper parking and traffic*
 67 *circulation, the use of building materials and landscaping which are in harmony with*
 68 *the area, and compatibility with adjoining uses; proposed use will comply with the*
 69 *regulations and conditions specified in the land use ordinance for such use; proposed*
 70 *use will conform to the intent of the city's general plan; and conditions to be imposed*
 71 *in the conditional use permit will mitigate the reasonably anticipated detrimental*
 72 *effects of the proposed use and accomplish the purposes of this subsection. Further*
 73 *conditions include no outdoor storage except for operable vehicles and a current West*

74 *Bountiful City Business License be kept while in business .Terry Turner seconded the*
 75 *motion and voting was unanimous in favor.*
 76

77 **3. Staff Report**

78 **Ben White reported:**

- 79 • Olsen Subdivision that was recently approved. Jeff was not in a hurry and has not turned
 80 in his design for curb and gutter so it can go to City Council for approval.
- 81 • Received a call from Woodside Homes making offer on Williams Property on the east of
 82 1100 West and Porter Lane of approximately 28 acres with 3 power lines overhead and a
 83 gas line underground. It will be a difficult piece to develop.
- 84 • Ovation Homes have started giving Staff needed information for a development
 85 agreement. Should be ready to review at one of the April City Council meetings.
- 86 • 400 North Construction is underway from UDOT east side of 500 West. Waterlines need
 87 to be replaced before the concrete road is constructed. Finished after school starts. Road
 88 will be completed to the stop sign on 800 West.
- 89 • Pages Lane will need to be closed during the day and create detours. Project is due to be
 90 finished by June 23rd with \$1000 daily penalty after that date.
- 91 • A grant received will pay for sidewalk down the west side of 800 West from Pages Lane
 92 to 10th North. Work on this project will be done after the 4th of July. This will create a
 93 serviceable sidewalk on the west side from Pages Lane to the school.
- 94 • Owners of Burger King building have a tenant. McCallisters a Sandwich shop will
 95 occupy that building.

96

97 Cathy Brightwell had nothing to report.

98

99 **VII. Approval of Minutes of February 23, 2016.**

100 **ACTION TAKEN:**

101 **Laura Charchenko moved to approve of the minutes dated February 23, 2016 as corrected.**
 102 **Alan Malan seconded the motion and voting was unanimous in favor among those**
 103 **members present.**

104

105 **VI. Adjournment**

106 **ACTION TAKEN:**

107 **Alan Malan moved to adjourn the regular session of the Planning Commission meeting.**
 108 **Laura Charchenko seconded the Motion. Voting was unanimous in favor. The meeting**
 109 **adjourned at 7:50 p.m.**

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113 The foregoing was approved by the West Bountiful City Planning Commission on April 12, 2016, by
114 unanimous vote of all members present.

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116 _____

117 Cathy Brightwell – City Recorder

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