

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

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Chairman
Denis Hopkinson

Commissioners
Laura Charchenko
Mike Cottle
Alan Malan
Terry Turner
Corey Sweat, Alt.

Amended April 11, 2016

**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. Consider Conditional Use Application for Cory Stultz to Build a Detached Garage that Exceeds 25 Feet at 1497 N 950 West.
3. Discuss Olsen Farms 8 Subdivision Request by Terry Olsen.
4. Discuss 1450 West Annexation and One Lot Plat for Al Jones.
5. Staff Report.
6. Consider Approval of March 8, 2016 Meeting Minutes.
7. 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.

**West Bountiful City
Planning Commission**

April 12, 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 April 11, 2016 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, April 12, 2016, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Vice Chairman Terry Turner, Alan Malan, Mike Cottle, Laura Charchenko, Corey Sweat, and Council member Andy Williams.

MEMBERS/STAFF EXCUSED: Chairman Denis Hopkinson.

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

VISITORS: Derek Christensen, Cory and Breanna Stultz, and Debra Marshall

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

I. Accept Agenda

Vice Chairman Turner reviewed the agenda. Mike Cottle moved to accept the agenda as presented. Alan Malan seconded the motion. Voting was unanimous in favor among members present.

Business Discussed:

II. Consider Conditional Use Application for Cory Stultz to Build a Detached Garage that Exceeds 25 feet at 1497 North 950 West

Commissioner's packets included the following information: memorandum dated April 8th, 2016 from Ben White regarding accessory building taller than 20 feet at 1497 North 950 West, Conditional Use Permit Application from Cory and Breanna Stultz with a site plan.

Memorandum included the following information:

- Stultz’s desire to construct a new home on Lot 10 of the Ranches at Lakeside subdivision and to build a detached garage for their “toys.” Their plans exceed the 20 foot height limitation and they need a conditional use permit.
- The placement of their home and detached garage comply with zoning setback regulations. To comply with Section 17.20.060 they need the conditional use permit.
- List of proposed affirmative findings.
- Suggestion for a motion if approved by commission.

Ben White introduced the applicant and showed the proposed area on a site plan projected on the screen. He explained the reason for the need to have the additional height for this structure. It will be used to store his “toys” that need the height. The height is the only concern regarding this structure.

Mr. Stultz was called to the stand and asked what they would like to do with the building. He answered that he needs a place to store their big “toys”. The building is only one story high with no upper floor.

Commissioners Comment:

Mike Cottle is familiar with the lot and sees no issues along with all other Commissioners.

ACTION TAKEN:

Corey Sweat moved to approve the Conditional Use Permit for Cory Stultz to build a detached garage that exceeds 20 feet in height at 1497 North 950 West with the following findings in the Conditional Use ordinance, Section 17.60.040, the proposed use 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, 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; will comply with the regulations and conditions specified in the R-1-22 land zoning ordinance. Mike Cottle seconded the motion and a friendly amendment was made by Laura Charchenko to cap the height at 28 feet. Corey Sweat accepted the amendment and no further discussion was needed. Voting was unanimous in favor.

III. Discuss Olsen Farms 8 Subdivision Request by Terry Olsen.

Ben White introduced the discussion for Olsen Farms 8 Subdivision as requested by Terry Olsen (not present). He showed the property for discussion on the projection. He gave some previous history of the area in regards to annexation and pre-development. Mr. White explained that Mr. Olsen would like to begin developing his property and divide it for family inheritance purposes since his former wife has passed away. There is a ½ acre parcel at the north

end of the property that is not developable. The property currently has portions in two separate zones, the R-1-10 and R-1-22. Current ordinances require that if a property covers more than one zone, the more restrictive zone applies to the entire property, R-1-22. The majority of one of the proposed lots is in the R-1-10 zone and he would like to have the entire property re-zoned to R-1-10. Most utilities are in place, and curb and gutter is in place except for a 100 feet or so along Pages Lane that will need to be completed.

Ben White offered some options and food for thought when considering this proposal and rezoning. A Public Hearing is needed and will be scheduled for the first meeting in May. Subdivision approval and rezone can be done at the same time.

IV. Discuss 1450 West Annexation and One Lot Plat for Al Jones.

Ben White introduced this issue stating that Mr. Jones (not present) would like to annex a property he is considering purchasing into our city; the property is adjacent to but outside of city limits. It is a 5 acre parcel and he intends to build one home on the property. He must own the property before he can request an annexation.

Mr. White gave a bit of history of the property and future development of roads in that area. An application for annexation will come to the Commission first and then City Council will make the decision as to what restrictions and requirements will be required for building a road for that 5 acre piece of property. They will have to abide by fire code with all conditions.

Mr. Malan wants to see some agreements in place for curb, gutter and sidewalk. We can provide water services to property outside our city (they are charged a higher fee) but residents cannot participate as a citizen of West Bountiful.

There was discussion about neighbors in the area and whether the annexation should include more than one property owner. Staff commented that they will invite other property owners in the area to see if they are interest in annexing as well.

Debra Marshall, a nearby resident on 400 North, asked to make a comment. She informed the Commission that they would like to see this property as part of our city to provide police protection and see the property is cared for by property owners as there have been some problems with trespassing on the vacant property. She believes many other West Bountiful homeowners in that area would be in favor of the annexation as well.

Alan Malan inquired about how many homeowners are in that area. Response was that there are five or six.

V. Staff Report

Ben White reported:

- Ovation Homes will probably be on next Council agenda to discuss their development agreement. If the development agreement is completed and approved at next week's City Council meeting they would like to move forward as quickly as possible. Notice must be posted by this Friday in order to make the necessary notice for a Public Hearing at the next Planning Commission meeting. Commissioners agreed to have staff set the Public Hearing at the next scheduled meeting and cancel it if agreement was not met during the next Council meeting.

- Update on Pages Lane is that the waterline is almost complete. Lines must be chlorinated, and bacteria and pressure tested which will take a week then they will begin hooking into the individual residences. Upon completion of the water system they will begin storm drain, then the road rebuild in May. Questar has run into delays due to unforeseen obstacles underground. Century Link is onsite and in the process of moving their lines. Construction must be done by the end of June or daily penalty fees can be charged.
- Bountiful's 400 North project is currently installing waterlines with the road rebuild beginning shortly on the east side of 5th West. The west side will begin later in the summer and not be completed until after school starts.
- The new Basketball court at the City Park is nearly complete.

VI. Approval of Minutes of March 8, 2016.

ACTION TAKEN:

Alan Malan moved to approve of the minutes dated March 8, 2016 as presented. Corey Sweat seconded the motion and voting was unanimous in favor among those members present.

VII. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting. Laura Charchenko seconded the Motion. Voting was unanimous in favor. The meeting adjourned at 8:20 p.m.

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The foregoing was approved by the West Bountiful City Planning Commission on April 26, 2016, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell – City Recorder

