

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 A SPECIAL MEETING AT 7:30 PM ON THURSDAY, NOVEMBER 10, 2016 AT THE CITY OFFICES

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Public Hearing Regarding Request by Brandon Jones for a One Lot Subdivision at 887 N 800 West and to Remove Heritage Pointe, Lot 15 from the West Bountiful Historic District.
3. Consider Final Plat Approval for Dirty Dog Subdivision at 887 N 800 West.
4. Consider Realignment of Historic District Boundary to Exclude Property at 871 N 800 West.
5. Public Hearing Regarding a Modification to Title 17 of the West Bountiful Municipal Code Removing Planned Unit Developments as a Conditional Use in Agricultural and Residential Districts.
6. Consider Modifications to Title 17 of the West Bountiful Municipal Code Removing Planned Unit Developments as a Conditional Use in Agricultural and Residential Districts.
7. Discuss Proposed Language for Title 17, Yard and Fence Requirements for Residential Zones, and Consider Setting Public Hearing.
8. Staff Report.
9. Consider Approval of October 25, 2016 Meeting Minutes.
10. 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 **November 7, 2016.***

Mayor
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WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Andrew Williams

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NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Thursday, November 10, 2016 at 7:30 p.m., or as soon thereafter as possible, at 550 North 800 West, West Bountiful, Utah, 84087.

The purpose of the hearing is to receive public comment regarding a request by Brandon Jones for a one (1) lot subdivision at 887 W 800 North, and to remove the lot from the West Bountiful Historic District.

A copy of the proposal may be viewed during regular business hours at the City Offices, or on the City website: www.wbcity.org. All interested parties are invited to participate in the hearing. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder

MEMORANDUM



TO: Planning Commission

DATE: November 4, 2016

FROM: Ben White

RE: Dirty Dog Subdivision at 887 N 800 W

Brandon Jones desires to construct an addition on to the south side of his home at 887 N 800 West. In order for staff to process the building permit application, a number of land use issues must be addressed:

Subdivision: The addition is proposed to be constructed on a Heritage Pointe lot and cross over the subdivision boundary. A new subdivision plat must be prepared to properly join the properties into one. This action requires input from both the Planning Commission and the City Council. The proposed subdivision meets the required zoning requirements.

The recommendation by the Planning Commission to City Council is for Final Plat approval, with or without conditional recommendations.

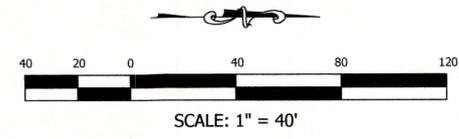
A recommendation the Planning Commission may want to make to City Council is whether the applicant should be responsible for the construction of concrete curb or not. The installation of curb along 800 West was originally a requirement of the Heritage Pointe Subdivision. Somewhere in the Historic District discussions, the developer was released from the requirement to construct curb along 800 West. The Jones then purchased an improved subdivision lot where the expectation is that the developer had already constructed the required public improvements. So the question is if, after nearly ten years, the purchaser of a subdivided lot should be responsible for public improvements as a condition of a building permit or in this case, a re-alignment of the subdivision? No, a deferral agreement was not required by the Heritage Pointe developer.

Historic District: The existing Jones residence is not in the Historic District. But the Heritage Pointe lot which is being combined to his existing house parcel is in the District. Mr. Jones is requesting that the entire property in the Dirty Dog Subdivision not be included in the Historic District since the proposal is to construct an addition on to an existing house which is not subject to the Historic District requirements.

The recommendation by the Planning Commission to the City Council is whether to amend the Historic District boundary to exclude what is currently Heritage Pointe Subdivision Lot 15 or to leave the area in the Historic District.

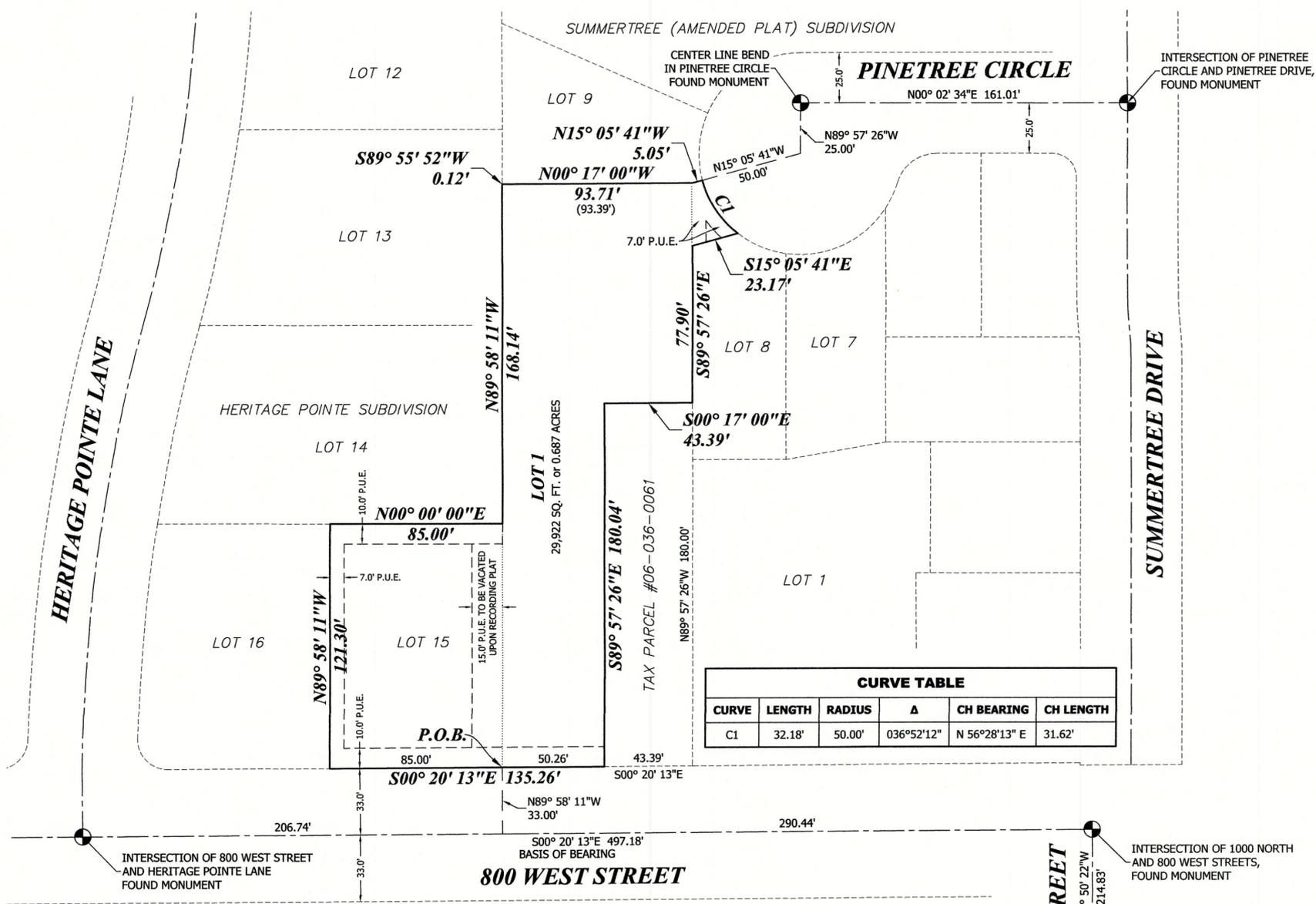
DIRTY DOG SUBDIVISION

ALL OF LOT 15, HERITAGE POINTE SUBDIVISION, AND ALL OF THE COMMON AREA BETWEEN LOTS 8 & 9, SUMMERTREE (AMENDED PLAT) SUBDIVISION, AND AN ADDITIONAL PARCEL LOCATED IN THE NORTHWEST 1/4 OF SECTION 24, T.2N., R.1W., S.L.B.&M. WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
OCTOBER 2016



LEGEND

PROPERTY LINE	—————
LOT LINE
ADJACENT PROPERTY	-----
ROAD CENTERLINE	-----
SECTION LINE	-----
TIE TO MONUMENT	-----
EASEMENT LINE	-----
RECORD CALLS ()	()
SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○



CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	32.18'	50.00'	036°52'12"	N 56°28'13" E	31.62'

- NOTES:**
1. ALL DIMENSIONS ARE IN US SURVEY FEET.
 2. EASEMENTS ARE 10.0 FEET WIDE FOR FRONT AND REAR YARDS AND 7.0 FEET SIDE YARDS, AS SHOWN, UNLESS OTHERWISE NOTED.
 3. APPROVAL OF THIS DEVELOPMENT PLAT BY WEST BOUNTIFUL CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF THE SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER TABLES.
 4. P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT.
 5. INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR SURFACE DRAINAGE FROM THEIR LOTS. THE CITY IS NOT RESPONSIBLE FOR DRAINAGE FROM PRIVATE PROPERTY. THE CITY WILL ENFORCE GRADING PROVISIONS TO THE BUILDING CODE.

SURVEYOR'S CERTIFICATE

I, VON R. HILL DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 166385 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THE PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

DIRTY DOG SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: 25 OCT 2016
 VON R. HILL
 HILL & ARGYLE, INC.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF 800 WEST STREET, SAID POINT BEING SOUTH 00°02'54" EAST 197.96 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°50'22" WEST 214.83 FEET ALONG THE CENTER LINE OF 1000 NORTH STREET TO A CENTERLINE MONUMENT AND SOUTH 00°20'13" EAST 290.44 FEET ALONG THE CENTERLINE OF 800 WEST STREET AND NORTH 89°58'11" WEST 33.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 00°20'13" EAST 85.00 FEET ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 16, HERITAGE POINTE SUBDIVISION; THENCE NORTH 89°58'11" WEST 121.30 FEET ALONG THE NORTH LINE OF LOT 16 TO THE EAST LINE OF LOT 14, HERITAGE POINTE SUBDIVISION; THENCE NORTH 00°00'00" EAST 85.00 FEET ALONG THE EAST LINE OF LOT 14 TO THE NORTH LINE OF HERITAGE POINTE SUBDIVISION; THENCE NORTH 89°58'11" WEST 168.14 FEET ALONG SAID NORTH LINE; THENCE SOUTH 89°55'52" WEST 0.12 FEET ALONG SAID NORTH LINE TO THE EXTENSION OF THE EAST LINE OF LOT 9, SUMMERTREE (AMENDED PLAT) SUBDIVISION; THENCE NORTH 00°17'00" WEST 93.71 FEET ALONG SAID EAST LINE AND EXTENSION TO THE LOT CORNER; THENCE NORTH 15°05'41" WEST 5.05 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF PINE TREE CIRCLE AT A POINT ON A 50.00-FOOT-RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 32.18 FEET ALONG SAID SOUTH LINE AND CURVE THROUGH A CENTRAL ANGLE OF 36°52'12", CHORD BEARS NORTH 56°28'13" EAST 31.62 FEET, TO A CORNER OF LOT 8 OF THE SUMMERTREE (AMENDED PLAT) SUBDIVISION; THENCE SOUTH 15°05'41" EAST 23.17 FEET ALONG THE WEST LINE OF SAID LOT 8 TO THE SOUTH LINE OF THE SUBDIVISION; THENCE SOUTH 89°57'26" EAST 77.90 FEET ALONG SAID SUBDIVISION LINE; THENCE SOUTH 00°17'00" EAST 43.39 FEET; THENCE SOUTH 89°57' 26" EAST 180.04 FEET TO THE WEST LINE OF 800 WEST STREET; THENCE SOUTH 00°20'13" EAST 50.26 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINS 29,922 SQ. FT. OR 0.687 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

DIRTY DOG SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

BRANDON JONES

ACKNOWLEDGEMENT

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

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

H&A Entellus
 181 North 200 West, Suite #4
 Bountiful, Utah 84010
 Phone 801-298-2236
 Fax 801-298-5983
 PROJ #1359001
 OCT 2016

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

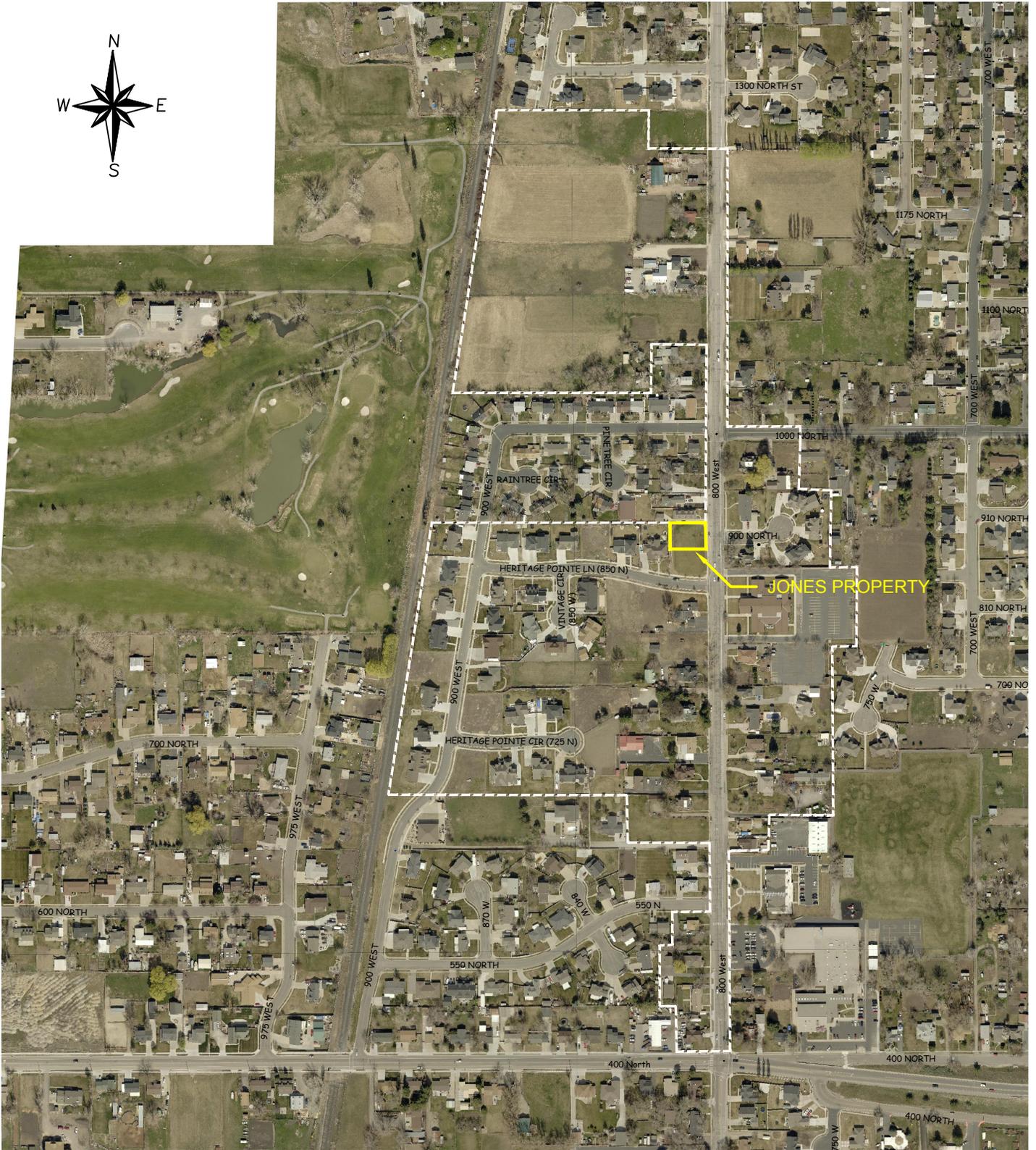
RECOMMENDED FOR APPROVAL
 APPROVED THIS _____ DAY OF _____
 A.D., 20____ BY THE PLANNING COMMISSION OF WEST
 BOUNTIFUL CITY.
 WEST BOUNTIFUL CITY ATTORNEY

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

WEST BOUNTIFUL CITY COUNCIL
 APPROVED THIS _____ DAY OF _____ A.D.,
 20____ BY THE WEST BOUNTIFUL CITY COUNCIL.
 CITY RECORDER ATTEST _____
 MAYOR: _____

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

WEST BOUNTIFUL HISTORIC DISTRICT MAP



Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Andrew Williams

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NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Thursday, November 10, 2016 at 7:30 p.m., or as soon thereafter as possible, at 550 North 800 West, West Bountiful, Utah, 84087.

The purpose of the hearing is to receive public comment regarding a modification to the West Bountiful Municipal Code that removes Planned Unit Developments as a conditional use in residential districts.

A copy of the proposal may be viewed during regular business hours at the City Offices, or on the City website: www.wbcity.org. All interested parties are invited to participate in the hearing. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder

Chapter 17.16 AGRICULTURAL DISTRICT A-1

17.16.030 Conditional Uses.

The following uses are conditional in the agricultural district A-1:

- A. Equestrian facilities, commercial stables;
 - B. Public or quasi-public uses;
 - C. Child day care or nursery;
 - D. Flag lots;
 - E. Natural resource extraction;
 - ~~F. Planned unit development (PUD);~~
 - ~~G.F.~~ Residential facility for elderly persons;
 - ~~H.G.~~ Kennels;
 - ~~I.H.~~ Residential facility for a disabled family member;
 - ~~J.I.~~ Restricted Lots (see definitions, Section 17.04.030); and
 - ~~K.J.~~ Accessory Dwelling Units (ADU).
-

Chapter 17.20 RESIDENTIAL DISTRICT R-1-22

17.20.030 Conditional uses.

The following uses are conditional in the residential district R-1-22:

- A. Child day care or nursery;
 - B. Flag lot;
 - ~~C. Planned unit development;~~
 - ~~D.C.~~ Public, quasi-public uses;
 - ~~E.D.~~ Residential facility for elderly persons ;
 - ~~F.E.~~ Accessory Dwelling Units (ADU); and
 - ~~G.F.~~ Restricted lots (see Definitions - Section 17.04.030).
-

Chapter 17.24 RESIDENTIAL DISTRICT, R-1-10

17.24.030 Conditional uses.

The following uses are conditional in the residential district R-1-10:

- ~~A. Planned unit developments.~~
- ~~B.A.~~ Public, quasi-public uses.
- ~~C.B.~~ Residential facility for elderly persons.
- ~~D.C.~~ Accessory Dwelling Units (ADU).
- ~~E.D.~~ Restricted lots, (see Definitions (Section 17.04.030)).
- ~~F.E.~~ Flag Lots;
- ~~G.F.~~ Child day care or nursery.

MEMORANDUM



TO: Planning Commission

DATE: November 07, 2016

FROM: Ben White

RE: Yard Regulations and Fences

In recent meetings, the Planning Commission has discussed how front, side and rear yards are defined. The attached draft incorporates the comments and suggestions from the October 25, 2016 meeting.

The Planning Commission may want to consider setting a date for a public hearing related to the proposed changes.

17.04.030 Definitions

Lot Line, Front. “**Front lot line**” means for an interior lot, the lot line adjoining the street; for a corner lot or through lot, the front lot line is that lot line with street frontage with closest access to the front entry to the house or structure.

Lot Line, Rear. “**Rear lot line**” means, ordinarily, that line of a lot which is opposite and most distant from the front lot line. In the case of a triangular or gore-shaped lot, a line ten (10) feet in length within the parcel parallel to and at a maximum distance from the front lot line. In cases where this designation is ambiguous, the zoning administrator shall designate the rear lot line.

Lot Line, Side. “**Side lot line**” means any lot boundary line that is not a front or rear lot line. However, this does not apply to any yard fronting on a street, which is by definition a front lot line or a street side lot line.

Lot Line, Street Side. “**Street side lot line**” means the lot line adjoining a street ~~on a corner lot~~ that is not designated as the front or rear lot line.

“**Yard**” means a required open space on a lot, other than a court, unoccupied and unobstructed from the ground upward, except as permitted elsewhere in this title.

Yard, Front. “**Front yard**” means a space on the same lot with a building, between the front line of the building and the front lot line, and extending across the full width of the lot. The “depth” of the front yard is the minimum distance between the front lot line and the front line of the building.

Yard, Rear. “**Rear yard**” means a space on the same lot with a building, between the rear line of the building and the rear lot line, and extending the full width of the lot. In the case of a corner lot, the rear yard extends from the side lot line to the street side yard. The “depth” of the rear yard is the minimum distance between the rear lot line and the rear line of the building.

Yard, Side. “**Side yard**” means a space on the same lot with a building, between the side line of the building and the side lot line and extending from the front yard to the rear yard. The “width” of the side yard shall be the minimum distance between the side lot line and the side line of the building.

Yard, Street Side. “**Street side yard**” means the space on the same lot with a building between the side line of the building facing the street not designated as the front or rear lot line and extending from the front yard to the rear lot line yard. The “width” of the street side yard is the minimum distance between the street side lot line and the building.

17.xx.050 Yard regulations.

The following yard regulations apply in the residential district “R-1-10, R-1-22, A-1”:

- A. Setbacks for structures and accessory buildings will be measured from the property line to the nearest foundation or column. For main structures, a maximum two foot cantilever that does not extend to the ground, such as a bay window or chimney, is allowed in the setback area.
 - 1. **Front yard.** The minimum front yard setback for all structures shall be thirty (30) feet.

2. Side yard.

- a. The minimum side yard setback for all main structures shall be ten (10) feet for any one side, with a combined total of twenty-four (24) feet for both sides.
- b. On corner lots, the street side yard setback for all principal structures shall be not less than twenty (20) feet. Accessory structures may be erected within the street side yard provided that the accessory structure is behind the principal structure; is less than 200 square feet; has a maximum height of nine feet (9') measured from the lowest finish ground level to the highest part of the roof; and complies with other requirements of this code.
- c. The minimum side yard setback for accessory structures shall be six (6) feet, or three (3) feet if built to fire code standards, unless otherwise approved as a conditional use by the planning commission.

3. Rear yard.

- a. The minimum rear yard setback for all main structures shall be thirty (30) feet.
- b. A deck may encroach into a rear yard setback only with a conditional use permit meeting the following criteria:
 - i. The entire deck is at least twenty (20) feet from the rear property line;
 - ii. The deck does not encroach more than 200 square feet into the setback;
 - iii. The floor of the deck is no higher than the highest finished floor of the main structure;
 - iv. The portion of the deck that extends into the rear yard setback cannot be covered;
 - v. The railing cannot be more than forty-eight (48) inches high and must be less than twenty-five (25%) non-transparent; and
 - vi. The deck satisfies other conditions required by the planning commission.

17.xx.100 Fence requirements.

- A. Fences, ~~and~~ walls ~~and hedges~~ may not exceed six feet in height within any required rear yard or interior side yard. Notwithstanding the foregoing, the planning commission may approve the erection of a fence to a height greater than six feet within any required rear yard or interior side yard upon a showing that the increased height is reasonably necessary to protect the property from an adjacent incompatible land use.
- B. Notwithstanding any other provision of this Title, no fence, wall, or hedge may exceed four (4) feet in height within any front yard setback. Within any front yard setback, no fence, wall, or hedge may exceed two (2) feet in height within three (3) feet of any street right of way or sidewalk (whichever is closer to the primary building on the lot).
- ~~C. For the purpose of this section, single shrub planting shall not constitute a hedge does not include shrubs or small trees if the closest distance between the foliage less than six (6) feet above the ground of any two plants remains at is greater than five (5) feet.~~
- D. When a fence, ~~or~~ wall ~~or hedge~~ is located along a property line separating two lots and there is a difference in the grade of the properties on the two sides of the property line, the fence, ~~or~~ wall ~~or hedge~~ may be erected or allowed to the maximum height permitted as measured from the higher grade.
- E. Clear view of intersecting streets. In all districts which require a front yard, no obstruction to view in excess of two (2) feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points forty (40) feet from the intersection of the street lines, except pedestal type identification signs ~~and pumps at a gasoline station~~, and a reasonable number of trees pruned so as to permit unobstructed vision of traffic.

1 **West Bountiful City** **PENDING** **October 25, 2016**
 2 **Planning Commission**

3 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice
 4 website and the West Bountiful City website, and sent to Clipper Publishing Company on October
 5 21, 2016 per state statutory requirement.

6 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
 7 **October 25, 2016, at West Bountiful City Hall, Davis County, Utah.**

8

9 **Those in Attendance:**

10

11 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Terry Turner, Alan
 12 Malan, Mike Cottle, Corey Sweat (Alternate), and Andy Williams
 13 (Councilmember).

14

15 **MEMBERS/STAFF EXCUSED:** Cathy Brightwell (Recorder) and Laura
 16 Charchenko

17

18 **STAFF PRESENT:** Ben White (City Engineer), and Debbie McKean
 19 (Secretary).

20

21 **VISITORS:** None

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

24 **I. Accept Agenda**

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

27 **Business Discussed:**

28 **II. Discuss Proposed Language for Title 17, Yard and Fence Requirements for Residential**
 29 **Zones, and Consider Setting Public Hearing.**

30 Commissioner packets included a memorandum from Ben White dated October 20, 2016
 31 regarding Yard Regulations and Fences, and a redlined copy of fence regulations for the
 32 residential zone.

33 Chairman Hopkinson reminded the Commissioners that Staff was directed to make a redline copy
34 of Yard Regulations and Fences concerning definitions. Those changes have been made and are
35 before them this evening. He asked for comments from commissioners.

36 Alan Malan made suggestions for changes to definitions of street side lot line. He also suggested
37 Section C of 17.xxx.100 be modified so that “less than six (6) feet above the ground” follows
38 “small trees”.

39 Mike Cottle liked the draft and had no changes to suggest.

40 Chairman Hopkinson, Terry Turner and Corey Sweat agreed with Alan Malan’s proposal in
41 Section C.

42 Chairman Hopkinson and Alan Malan suggested staff define a “hedge” then make conditions of
43 what is acceptable and strike “C” under 17.xx.100 from the document.

44 Ben White showed a diagram of a situation that has surfaced recently regarding side yards and
45 Option 1 in the diagram and a scenario of a possible accessory building being 20 feet high and
46 located up against the edge of the property. Some discussion took place regarding this particular
47 situation. Mr. White suggested we restrict building a 20 ft. high building against the sidewalk, but
48 it could be built in the setback area.

49 Some discussion took place regarding what to restrict and what not to restrict regarding corner lot
50 fencing. There was concern about placing restrictions on property owners except for safety
51 reasons. Pros and cons for property owners for both options were discussed.

52 Option 1 is currently in the proposed language. Chairman Hopkinson pointed out some cons to
53 this Option with the current language. Definitions need to compliment the language and new
54 standards.

55 Mike Cottle feels like there should not be a 20 foot building allowed up against the sidewalk on a
56 corner lot situation. Further discussion took place.

57 Staff was directed to make the suggested changes discussed this evening and bring back a new
58 draft for further review. Option 2 should allow flexibility for small structures in the rear street
59 side yard.

60

61 **III. Staff Report**

62 **Ben White:**

- 63 • **Regarding the west side Annexation-** the Deveraux family has contacted us about
64 wanting to be included in the annexation. Only the Wilson and Putnam family have not
65 responded. Councilman Williams will give them a personal visit.

- 66 • **Brandon Jones-** Has submitted his plat. A public hearing will need to be set but our next
67 meeting is scheduled for Election Night. We would need to set aside another evening for
68 this meeting.
- 69 • **PUD Ordinance** is a Conditional Use according to our current code and it has been
70 suggested that we need to strike that from our code as soon as possible. This item of
71 business could be scheduled the same night as the Brandon Jones public hearing.
- 72 • **500 South Building on the lot line.** Commercial Buildings needs to have the Planning
73 Commission approve landscape design plan.
- 74 • **Questar currently has part of Legacy Trail closed off.** They are running two gas lines;
75 one replacement and one addition. By Spring, there will be about a mile closed off. When
76 they get to 500 South they will turn east. Ben shared the plans they have putting their pipe
77 line in and how it will have a big impact in our City. As a City we have no say in this
78 process except that City Council can impose charges for disruption and use fees that will
79 benefit our City.
- 80 • **Meeting set for two weeks-** It was discussed and decided to hold the next Planning
81 Commission Meeting on Thursday, November 10th at 7:30 to set two Public Hearings for
82 that night.

83
84 **IV. Approval of Minutes of dated October 11, 2016**

85
86 **ACTION TAKEN:**
87 *Corey Sweat moved to approve of the minutes dated October 11, 2016 as presented. Terry*
88 *Turner seconded the motion and voting was unanimous in favor among those members present.*
89

90 **V. Adjournment**

91
92 **ACTION TAKEN:**
93 *Alan Malan moved to adjourn the regular session of the Planning Commission meeting. Corey*
94 *Sweat seconded the motion. Voting was unanimous in favor. The meeting adjourned 8:25 p.m.*

95
96

97 The foregoing was approved by the West Bountiful City Planning Commission on November 10, 2016, by
98 unanimous vote of all members present.

99 _____

100 Cathy Brightwell – City Recorder

101
102
103