

Mayor
Kenneth Romney

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

**City Recorder/
Community
Development**
Cathy Brightwell

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
Mike Cottle
Laura Mitchell
Corey Sweat
Dennis Vest

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, MARCH 8, 2022, AT THE CITY OFFICES**

AGENDA:

1. Prayer/Thought - Commissioner Mitchell.
Pledge of Allegiance – Commissioner Sweat.
2. Confirm Agenda.
3. Public Hearing – Proposed Changes to WBMC 15.08.050 Public Improvements as a Condition of Building Permit Approval.
4. Public Hearing – Proposed Changes to WBMC 17.14.050, 17.16.040, 17.20.050, 17.24.050 Yard Regulations Correcting Side Yard Setbacks in Residential Zones, and 17.04.030 Definition of Building.
5. Blackgate Investments, LLC's Proposal to Lease Land to Manheim Auto Auction in Exchange for Land Adjacent to Highgate Estates Fronting 1450 West.
6. Consider Public Improvement Requirements as a Condition of a Building Permit.
7. Consider Clarifications for Yard Regulations in Residential Zones.
8. Discuss Olsen Farms 8 Subdivision Preliminary Plat.
9. Consider Meeting Minutes from February 22, 2022.
10. Staff report.
11. Adjourn.

This notice has been sent to the Davis Journal and was posted on the State Public Notice Website and the city website on March 4, 2022, by Cathy Brightwell, City Recorder.

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Kenneth Romney

**City Engineer/
Zoning Administrator**
Kris Nilsen

**City Recorder/
Community
Development**
Cathy Brightwell

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NOTICE OF PUBLIC HEARING

The Planning Commission will hold two public hearings at City Hall on Tuesday, March 8, 2022, beginning at 7:30 p.m. as part of their regular meeting.

The purpose of the hearings is to receive public comment on the following issues:

1. Proposed changes to WBMC 15.08.050 On and Off-Site (Public) Improvements as a Condition of Building Permit Approval.
2. Proposed changes to WBMC 17.14.050, 17.16.050, 17.20.050, and 17.24.050 Yard Regulations in residential zones correcting minimum setbacks for side yards, and 17.04.030 Definition of Buildings.

More information can be found on the city website at www.WBCity.org in the Calendar or Public Notices section. All interested parties are invited to participate in the hearing. Written comments may be submitted prior to the meeting to Recorder@WBCity.org.

Cathy Brightwell
City Recorder

3/2/2022

Blackgate Investments LLC. proposes the following:

1. Lease the auto auction 6.75 acres (please refer to map) located on Onion Patch Securities Southwest property line moving east, and abutting the future road listed on map provided.
2. A developer's agreement will be drafted stating the land lease will be for a period of ten (10) years, after said period the land will revert back to Onion Patch Securities. The auction's intentions are to park vehicle overflow on said ground.
3. The 6.75 acres will be grubbed and fenced.
4. Blackgate Investments will receive 3.32 acres (approximately) in exchange for the land lease fronting 1450 West.
5. Blackgate Investments will construct four (4) new homes on 1450 West starting at "Tailgate Acres" moving north. This will allow HighGate Estates to "close the gap in the smile" within HighGate making for a complete looking neighborhood.
6. Blackgate investments is seeking "spot zoning" for our 6.75 acres on a temporary basis (10 years). Blackgate investment recognizes that spot zoning is not common however, closing in the existing neighborhood and blocking the view of the existing Woods Cross business from the plain site would be of significant interest to all existing land and homeowners alike.
7. Blackgate Investments believes that with all the proposed development circling this area placing this 6.75 acres on hold for the next 10 years will be of benefit to the community and city alike.

Please let me know if you have any further questions.

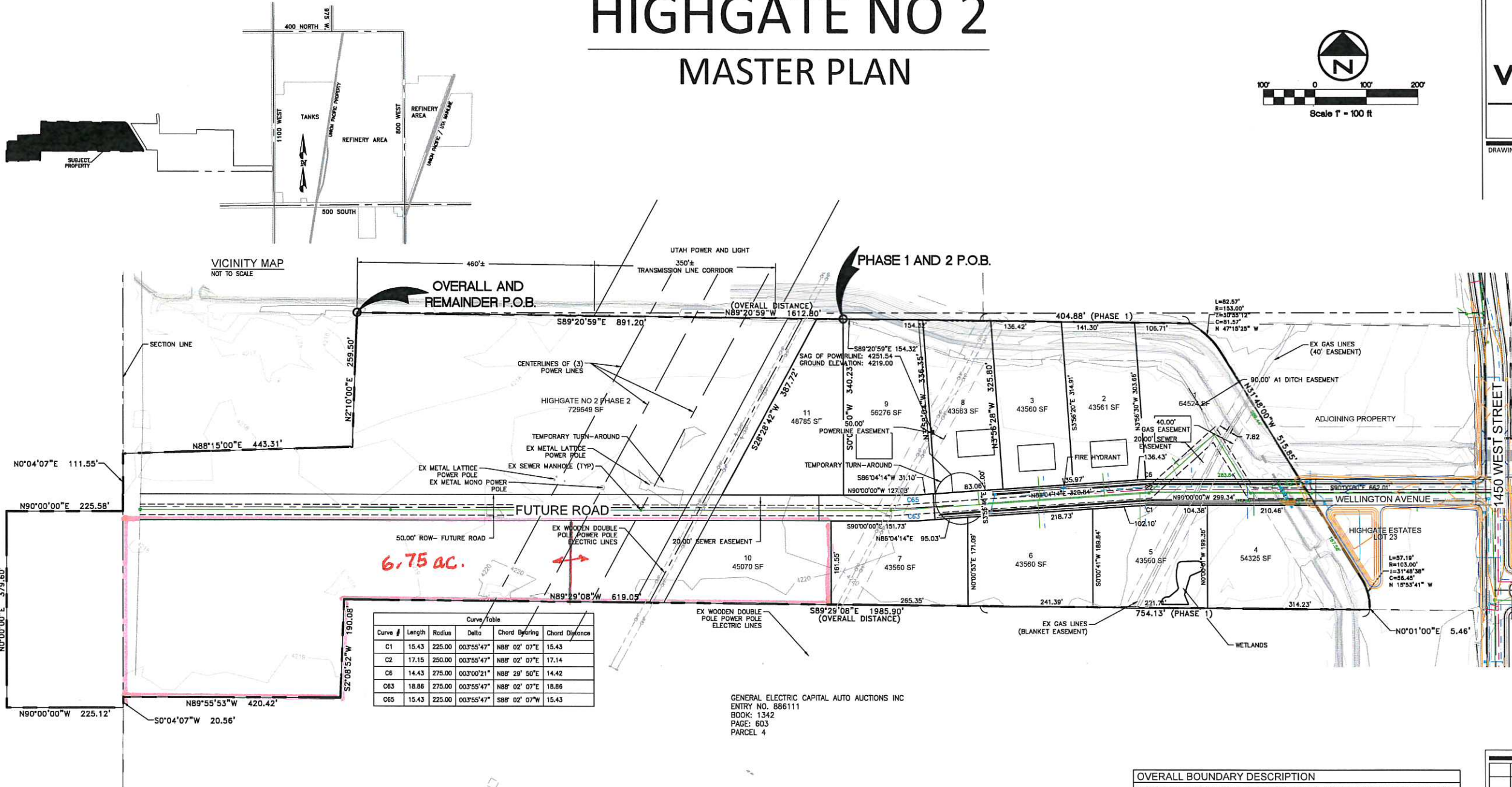
Todd Willey
BlackGate Investments LLC.

HIGHGATE NO 2

MASTER PLAN



DRAWING NOTES:



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	15.43	225.00	003°55'47"	N88° 02' 07"E	15.43
C2	17.15	250.00	003°55'47"	N88° 02' 07"E	17.14
C6	14.43	275.00	003°00'21"	N88° 29' 50"E	14.42
C63	18.86	275.00	003°55'47"	N88° 02' 07"E	18.86
C65	15.43	225.00	003°55'47"	S88° 02' 07"W	15.43

GENERAL ELECTRIC CAPITAL AUTO AUCTIONS INC
ENTRY NO. 896111
BOOK: 1342
PAGE: 603
PARCEL 4

PROPERTY OWNERS:
ONION PATCH SECURITIES, LLC
1343 EAST GRANADA CIRCLE, BOUNTIFUL, UT 84010
ALICE S. JOHNSON, MANAGER

OVERALL BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 00°03'47" EAST, ALONG THE SECTION LINE, 939.93 FEET AND SOUTH 89°56'13" WEST 2185.91 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°20'59" EAST 1612.80 FEET; THENCE 82.57 FEET ALONG THE ARC OF A 153.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 47°15'25" EAST 81.57 FEET); THENCE SOUTH 31°48'00" EAST 515.85 FEET; THENCE 57.19 FEET ALONG THE ARC OF A 103.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 15°53'41" EAST 56.45 FEET); THENCE SOUTH 00°01'00" WEST 5.46 FEET; THENCE NORTH 89°29'08" WEST 1985.90 FEET; THENCE SOUTH 02°08'52" WEST 190.08 FEET; THENCE NORTH 89°58'53" WEST 420.42 FEET; THENCE SOUTH 00°04'07" WEST 225.58 FEET; THENCE WEST 225.12 FEET; THENCE NORTH 379.80 FEET; THENCE EAST 225.58 FEET; THENCE NORTH 00°04'07" EAST 111.55 FEET; THENCE NORTH 88°15'00" EAST 443.31 FEET; THENCE NORTH 02°10'00" EAST 259.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,296,215 SQUARE FEET OR 29.757 ACRES, MORE OR LESS.

PHASE 1 BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 00°03'47" EAST, ALONG THE SECTION LINE, 939.93 FEET AND SOUTH 89°56'13" WEST 2185.91 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°20'59" EAST 405.20 FEET; THENCE 82.57 FEET ALONG THE ARC OF A 153.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 47°15'36" EAST 81.55 FEET); THENCE SOUTH 31°48'00" EAST 515.85 FEET; THENCE 57.19 FEET ALONG THE ARC OF A 103.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 15°53'41" EAST 56.45 FEET); THENCE SOUTH 00°01'00" WEST 5.46 FEET; THENCE NORTH 89°29'08" WEST 1985.90 FEET; THENCE SOUTH 02°08'52" WEST 190.08 FEET; THENCE NORTH 89°58'53" WEST 420.42 FEET; THENCE SOUTH 00°04'07" WEST 225.58 FEET; THENCE WEST 225.12 FEET; THENCE NORTH 379.80 FEET; THENCE EAST 225.58 FEET; THENCE NORTH 00°04'07" EAST 111.55 FEET; THENCE NORTH 88°15'00" EAST 443.31 FEET; THENCE NORTH 02°10'00" EAST 259.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 333,516 SQUARE FEET OR 7.656 ACRES, MORE OR LESS.

REMAINDER DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 00°03'47" EAST, ALONG THE SECTION LINE, 939.93 FEET AND SOUTH 89°56'13" WEST 2185.91 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°20'59" EAST 1207.59 FEET; THENCE SOUTH 03°55'46" EAST 285.81 FEET; THENCE 107.86 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 57°52'13" WEST 88.13 FEET); THENCE SOUTH 03°55'46" EAST 50.00 FEET; THENCE NORTH 86°04'14" EAST 50.00 FEET; THENCE SOUTH 172.89 FEET; THENCE NORTH 89°29'08" WEST 1231.77 FEET; THENCE SOUTH 02°08'52" WEST 190.08 FEET; THENCE NORTH 89°58'53" WEST 420.42 FEET; THENCE SOUTH 00°04'07" WEST 225.58 FEET; THENCE WEST 225.12 FEET; THENCE NORTH 379.80 FEET; THENCE EAST 225.58 FEET; THENCE NORTH 00°04'07" EAST 111.55 FEET; THENCE NORTH 88°15'00" EAST 443.31 FEET; THENCE NORTH 02°10'00" EAST 259.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 962,699 SQUARE FEET OR 22.101 ACRES, MORE OR LESS.

PROJECT INFORMATION		
HIGHGATE NO 2		
MASTER PLAN		
WEST BOUNTIFUL CITY, UTAH		
DRAWN	CHECKED	PROJECT #
DCC	DPW	20258
DATE		1/26/2021
SCALE		1" = 100'
SHEET		1 OF 2
ENGINEER'S STAMP		

G:\DATA\20258 Highgate No 2 Sub (dwg)\3--25--21 Concepts\20258 Concept 1.dwg
PLOT DATE: Mar 25, 2021

Blackgate - Manheim

Write a description for your map.

Legend

 Tilley Show Stables

Google Earth

900 ft



MEMORANDUM



TO: Planning Commissioners
DATE: 3/04/2022
FROM: Staff
RE: Public Improvement as a Condition of a Building Permit

As discussed at the January 25, February 8, and February 22, 2022, planning commission meetings, the commission has attempted to clarify language in city code regarding when and what public improvements are required as a condition of a building permit.

The current practice requires the property owner to install curb, gutter, sidewalks, and other improvements such as asphalt extensions, piping or covering drainage culverts, and moving other utility infrastructure such as poles and boxes on a lot on which a building is to be constructed or remodeled when the construction is significant. Other than new construction, there has not been clear criteria for determining what triggers the improvements, but they have typically been required when an addition is of significant size compared to existing structures.

The following draft reflects the discussion by the planning commission to clarify the Code. It is recommended that several improvements currently required of the property owner will become the responsibility of the city. These improvements are on land owned by the city and historically maintained by the city, so it is unreasonable to ask the property owner to pay for the improvements when applying for a building permit. This recommendation does not apply to properties under development and subject to WBMC 16.20.020.

A public hearing is scheduled for March 8 on this issue.

CURRENT:

15.08.050 Site And Off-Site Improvements May Condition Building Permit Approval

The installation of curb, gutter, sidewalks, drainage culverts, and covered or fenced irrigation ditches of a type approved by the land use authority may be required on any existing or proposed street adjoining a lot on which a building is to be constructed or remodeled, or on which a new use is to be established. Such curbs, gutters, sidewalks, drainage culverts, and safety features for irrigation ditches and canals may be required as a condition of building permit approval.

PROPOSED:

15.08.050 ~~Site And Off Site~~ Public Improvements May Condition Building Permit Approval

(ALL NEW:)

A. Except as otherwise required under Section 16.20.020 for subdivisions, a property owner shall be required to install the public improvements listed below in Section 15.08.050.B as a condition of a building permit for any of the following:

1. A new dwelling or commercial structure;
2. An addition to a dwelling or commercial structure that increases the footprint or floor space by 100%;

3. Cumulative additions to a dwelling or commercial structure on the property that increase the total footprint or floor space by 100% over a 5-year period;
4. A non-commercial structure connecting to any public utility in the public street.

B. For any of the events described in Section 15.08.050.A, the following public improvements, consistent with city standards, are required along the frontage of the property:

1. Curb, gutter, and sidewalk.
2. Piping, covering, or fencing of irrigation and storm drain ditches.
3. Improvements for city-required public utility services, such as culinary water, storm drain, sewer, and secondary water.
4. Improvements for any utility or services requested by the property owner, including but not limited to streetlights, utility poles, communication services, gas services, and electric services.

C. The city council may waive, modify, or delay the construction of all or part of the required public improvements upon the request of the property owner or recommendation of the city engineer after making specific findings supporting its decision consistent with the following standards. Except as specifically provided in this section, no required improvements may be waived, modified, or deferred.

1. Curb, gutter and sidewalk improvements in the R-1-10, R-1-22, A-1, and A-S zoning districts may be deferred when the city council finds compelling reasons, such as significant impact to adjacent property, that the city's interests are better served by deferring the construction.
2. The requirement to pipe or cover an open ditch that the city has previously designated to remain open may be waived, modified, or deferred upon a finding that the waiver, modification, or deferral is in the public interest.
3. Other required improvements may be deferred only upon a specific finding that deferral is in the public interest.
4. The deferral of any public improvements under this section is subject to a deferred improvements agreement, approved by the city council, that allows the city to determine when, if ever, such improvements will be required.

16.20.020 Public Improvements (Subdivisions)

Notwithstanding the provisions of Section 15.08.050, the approval of all subdivisions, including minor or small subdivisions, will require the installation of all public improvements including asphalt, curb and gutter, sidewalk, streetlights, and utilities which are required to complete the standard street design included in the City's design standards regardless of whether the required improvements are on a new or existing street. The city council may waive, modify, or delay the construction of all or part of the required public improvements upon making specific findings supporting its decision consistent with the following standards.

MEMORANDUM



TO: Planning Commissioners
DATE: March 4, 2022
FROM: Staff
RE: Yard & Height Regulations in R-1-10, R-1-22, A-1, A-S Districts, and Building Definition Correction

Staff recently found two items in Title 17 that need to be corrected. The first is an error with side yard setbacks in residential yard regulations. The second is a correction to the definition of "Building" in WBMC 17.04.030.

Title 17, Section 050.A.2 in each of the residential zones states the minimum side yard setback for **ALL** structures is 10 feet. Section 050.A.4 states the minimum rear yard setback for accessory structures, measured from the rear lot line or **side lot line** is 6 feet. Staff has imposed the 6 ft rear **and side** setbacks for accessory structures for many years. We propose to clarify Section A.2 so that the 10 ft minimum setback is only applied to main structures. Changes are also proposed to differentiate between main structures and non-commercial structures in Sub-section 060 – Height Regulations in the A-S and A-1 zones.

17.14.050 and 17.16.050 Yard Regulations (A-S) and (A-1)

A. Minimum Setbacks.

1. Front yard. The minimum front yard setback for all structures is thirty (30) feet, except as otherwise allowed in this Code.
2. Side yard.
 - a. Except as otherwise provided in this code, ~~the~~ the minimum side yard setback for ~~all~~ main structures, ~~except non-commercial structures~~, is ten (10) feet for any one side ~~with~~ Main structures shall have a combined total side setback of twenty-four (24) feet for both sides.
 - b. ~~Except as otherwise provided in this code, the minimum side yard setback for accessory structures and non-commercial structures is six (6) feet, or three (3) feet if the structure adjacent wall is built to fire code standards.~~
3. Street side yard. *No changes proposed.*
4. Rear yard.
 - a. The minimum rear yard setback for all main structures, **except non-commercial structures**, is thirty (30) feet.
~~b. Except as~~
b. ~~Otherwise provided in this Code, ~~the~~ the minimum rear yard setback for accessory structures and non-commercial structures~~, measured from the rear lot line ~~or side lot line~~, is six (6) feet, or three (3) feet if the ~~structure-adjacent wall~~ is built to fire code standards.

17.14.060 and 17.16.060 (A-S) and (A-1) Height Regulations

A.1. The height of a main structure, except for non-commercial structures, may be increased to a maximum of forty (40) feet if the structure is set back as shown in the chart below.

17.20.050 and 17.24.050 Yard Regulations (R-1-22) and (R-1-10)

B. Minimum Setbacks.

1. Front yard. The minimum front yard setback for all structures is thirty (30) feet, except as otherwise allowed in this Code.
2. Side yard.
 - a. Except as otherwise provided in this code, the minimum side yard setback for all main structures is ten (10) feet for any one side with. Main structures shall have a combined total side setback of twenty-four (24) feet for both sides.
 - b. Except as otherwise provided in this code, the minimum side yard setback for accessory structures is six (6) feet, or three (3) feet if the structure adjacent wall is built to fire code standards.
3. Street side yard.

No changes proposed
4. Rear yard.
 - a. The minimum rear yard setback for all main structures is thirty (30) feet.
 - b. Except as otherwise provided in this code, the minimum rear yard setback for accessory structures, measured from the rear lot line or side lot line, is six (6) feet, or three (3) feet if the structure adjacent wall is built to fire code standards.

17.04.030 Definitions

“Building” means any structure used or intended to be used for the shelter, recreation, landscape enhancement or enclosure of persons, animals, or property; includes all “structures; includes all “structures.”

MEMORANDUM



TO: Planning Commission

DATE: March 4, 2022

FROM: Kris Nilsen

RE: Olsen Farms Estates Subdivision Plat 8 - Discussion

Chree Martin submitted a proposal for a 4-lot subdivision for her property at 1695 N Olsen Way. The property consists of 1.77 acres and is within the R-1-10 zone.

Staff has reviewed the proposed preliminary plat and has forwarded comments to the developer. The purpose of tonight's review is to provide an opportunity to the Planning Commission to become familiar with the proposed subdivision.

Points of interest or discussion include:

1. Lot 801 frontage does not meet minimum requirements of 85 feet of width at the front set back of 30 feet. Current designed width measures 83.43 feet at the front setback. Revise lot layout to provide minimum 85 feet lot width at front setback for lot 801.
2. Most of Lot 801 is in the Flood Plain Zone X and therefore finished floor elevations of proposed structures will be required to be one foot above flood plain elevation.
3. Provide approval from the easement owner for the service lateral crossings of existing easements on Lot 804 (Natural gas easement and South Davis Sewer District).
4. Existing structure on Lot 803 to be demolished and removed.
5. Existing structure on Lot 802 is to remain.
6. Connect all lots to existing secondary pressure water system in street.
7. Replace existing damaged sidewalk on frontage of project property.
8. The project is within 175 feet of three existing streetlights, no additional streetlights are proposed.
9. Site drainage is designed to flow to the street frontage or be collected in the existing and proposed storm drainpipe. No drainage will flow west or south onto adjacent properties.

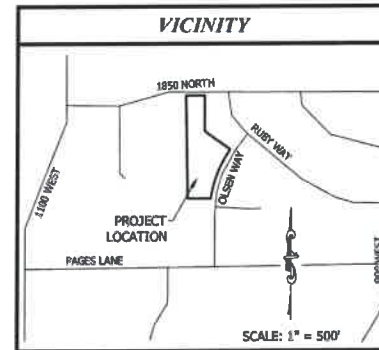
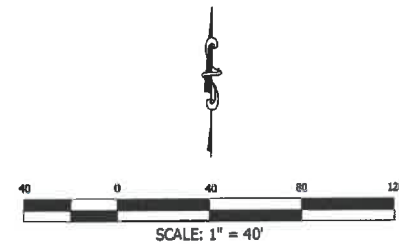
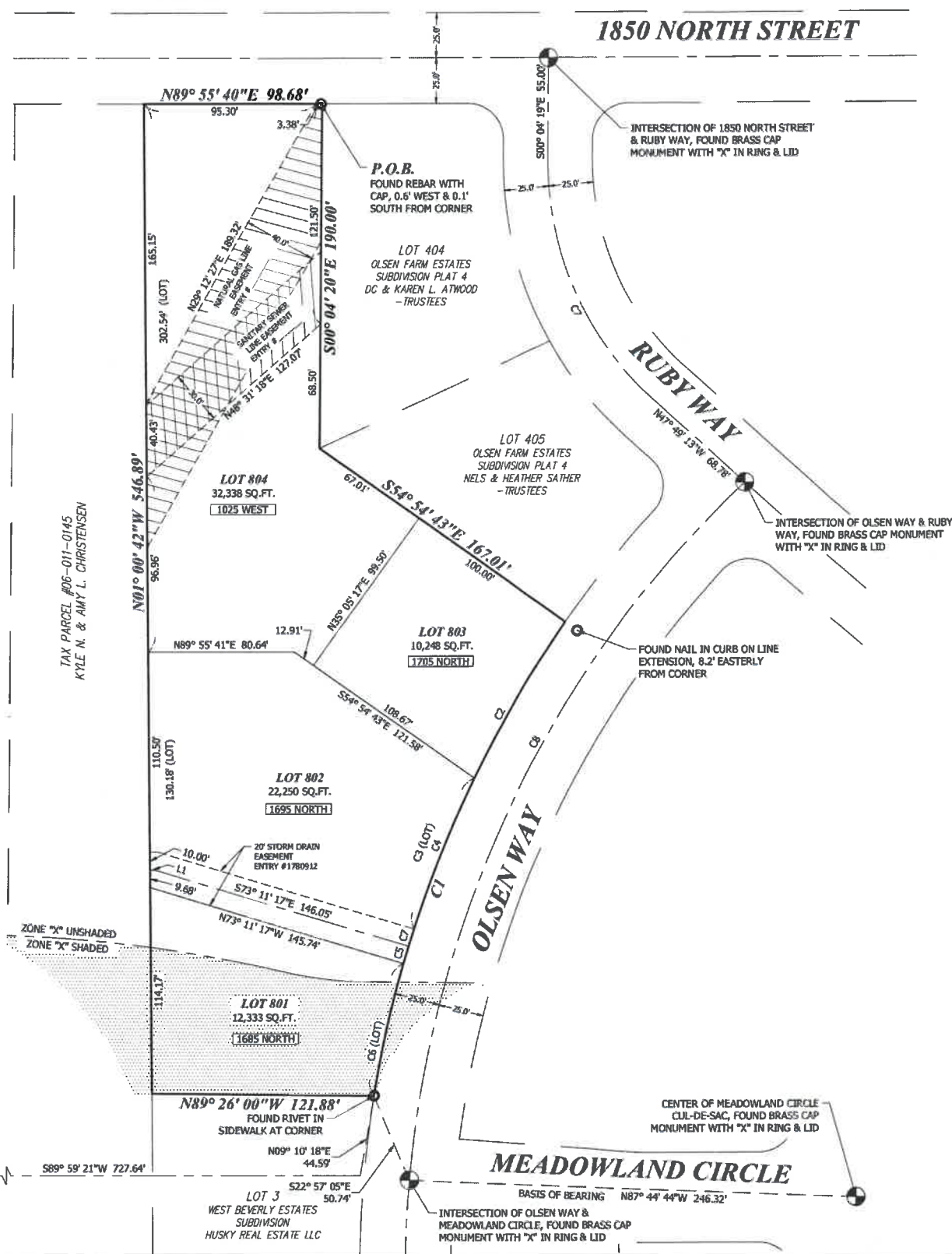
OLSEN FARM ESTATES SUBDIVISION PLAT 8

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP. 2 NORTH, RANGE 1 WEST, S.L.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
NOVEMBER 2021
FINAL PLAT

1850 NORTH STREET

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 36' 03"E	2.61'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	625.00'	284.47'	026° 04' 43"	S21° 38' 58"W
C2	625.00'	99.99'	009° 09' 59"	S30° 06' 19"W
C3	625.00'	109.59'	010° 02' 49"	S20° 29' 55"W
C4	625.00'	89.60'	008° 12' 51"	S21° 25' 09"W
C5	625.00'	9.99'	000° 54' 58"	S15° 56' 00"W
C6	625.00'	74.89'	006° 51' 55"	S12° 02' 34"W
C7	625.00'	10.00'	000° 55' 00"	S16° 51' 13"W
C8	600.00'	436.39'	041° 40' 18"	S25° 18' 22"W



LEGEND	
SUBDIVISION LINE	_____
LOT LINE	_____
ADJACENT PROPERTY	_____
EASEMENT LINE	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
SET 5/8" X 24" REBAR WITH 1/2" ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND LOT CORNER MARKER (AS NOTED)	○

SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 9182497 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 BY THE AUTHORITY OF THE OWNERS, 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 OLSEN FARM ESTATES SUBDIVISION PLAT 8.

NOT APPROVED

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 404, OLSEN FARM ESTATES PLAT 4, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 00°04'20" EAST 190.00 FEET ALONG THE EAST LINE OF SAID LOT; THENCE SOUTH 54°54'43" EAST 167.01 FEET ALONG THE SOUTHERLY LINE OF LOT 405 OF SAID SUBDIVISION TO THE WESTERLY LINE OF OLSEN WAY AND A POINT ON THE ARC OF A 625.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 284.47 FEET, (CHORD BEARING AND DISTANCE = SOUTH 21°38'58" WEST 282.02 FEET, CENTRAL ANGLE = 26°04'43"); THENCE NORTH 89°26'00" WEST 121.88 FEET ALONG A FENCE TO THE PROPERTY CONVEYED IN ENTRY NO. 2191284; THENCE NORTH 01°00'42" WEST 546.89 FEET ALONG A FENCE LINE OF SAID PROPERTY LINE TO THE SOUTH LINE OF 1850 NORTH STREET; THENCE NORTH 89°55'40" EAST 98.68 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINS 1.772 ACRES

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 OLSEN FARM ESTATES SUBDIVISION PLAT 8, 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____.

CHREE OLSEN MARTIN

ACKNOWLEDGEMENT

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

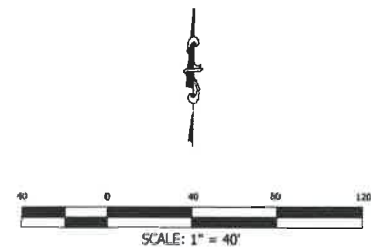
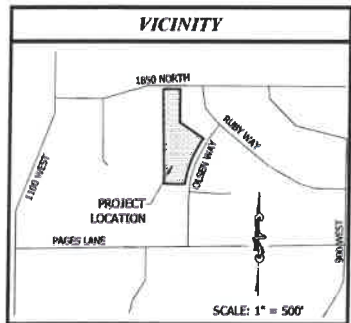
NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

NOTES

- THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS NORTH 87°24'44"W, CALCULATED USING NAD 1983 STATE PLANE COORDINATES FROM THE UTAH NORTH ZONE.
- A PORTION OF THE PROPERTY IS IN ZONE "X" (SHADED) AND IS EITHER OUTSIDE THE 100-YEAR FLOOD PLAIN OR IS WITHIN A 100-YEAR FLOOD PLAIN OF LESS THAN 1 FOOT OF DEPTH. THE REMAINING PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FIRM #4911C0391E, EFFECTIVE JUNE 18, 2007.



LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
EASEMENT LINE	—————
INDEX CONTOUR LINE	————— (4400)
MINOR CONTOUR LINE	—————
CURB, GUTTER, SIDEWALK	—————
CHAIN LINK FENCE LINE	—o—o—o—
WOOD/VINYL FENCE LINE	—□—□—□—
FIELD FENCE LINE	—x—x—x—
BURIED GAS LINE	—GAS—GAS—
OVERHEAD POWER LINE	—OHP—OHP—
SANITARY SEWER	—SS—SS—
RECORD CALLS ()	
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 404, OLSEN FARM ESTATES PLAT 4, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, S.L.B.&M. MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 00°04'20" EAST 190.00 FEET ALONG THE EAST LINE OF SAID LOT; THENCE SOUTH 94°54'43" EAST 167.01 FEET ALONG THE SOUTHERLY LINE OF LOT 405 OF SAID SUBDIVISION TO THE WESTERLY LINE OF OLSEN WAY AND A POINT ON THE ARC OF A 625.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 284.47 FEET, (CHORD BEARING AND DISTANCE = SOUTH 21°38'57" WEST 282.02 FEET, CENTRAL ANGLE = 26°04'43"); THENCE NORTH 89°26'00" WEST 121.88 FEET ALONG A FENCE TO THE PROPERTY CONVEYED IN ENTRY NO. 2191284; THENCE NORTH 01°00'42" WEST 546.89 FEET ALONG A FENCE LINE OF SAID PROPERTY LINE TO THE SOUTH LINE OF 1850 NORTH STREET; THENCE NORTH 89°55'40" EAST 98.68 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

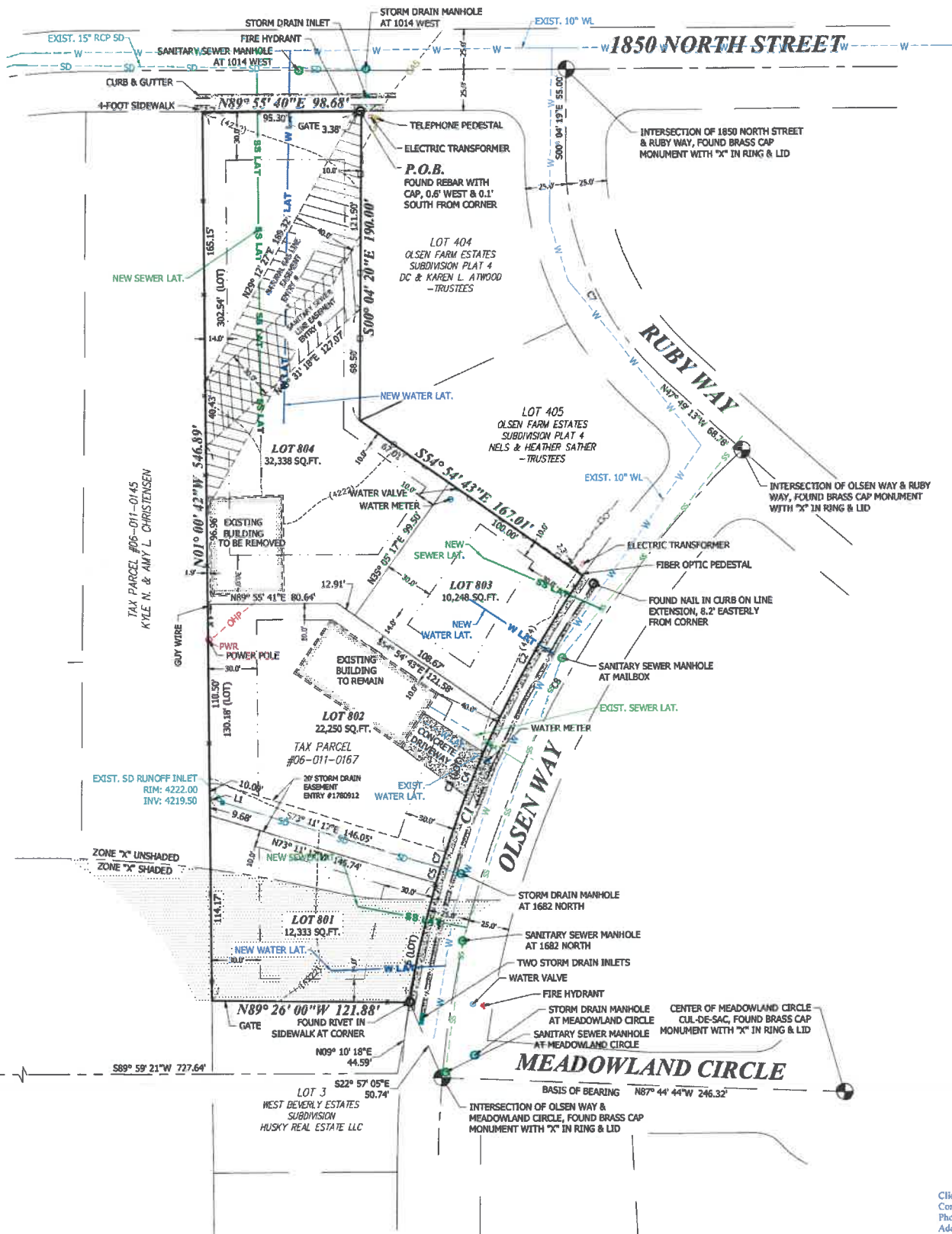
CONTAINS 1.772 ACRES

NOTES

1. A PORTION OF THE PROPERTY IS IN ZONE "X" (SHADED) AND IS EITHER OUTSIDE THE 100-YEAR FLOOD PLAIN OR IS WITHIN A 100-YEAR FLOOD PLAIN OF LESS THAN 1 FOOT OF DEPTH. THE REMAINING PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FIRM #49011C0391E, EFFECTIVE JUNE 18, 2007.
2. PROPERTY CURRENTLY ZONED IN A R-1-10 ZONE.

OLSEN FARM ESTATES SUBDIVISION PLAT 8

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP. 2 NORTH, RANGE 1 WEST, S.L.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
NOVEMBER 2021
PRELIMINARY PLAT



Client: CHREE & STEVEN J. MARTIN
Contact: CHREE OR STEVEN
Phone #: (801) 598-7103, (801) 718-5871
Address: 640 WEST LEWIS & CLARK
DR. CENTERTVILLE UT 84014
Email: office@chreeandmartin.com, sjmartin984@gmail.com

SHEET 1 OF 1

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



PRELIMINARY
NOT FOR
CONSTRUCTION

CHREE & STEVEN J. MARTIN

1014 WEST PAGES LANE
TAX PARCEL #06-011-0167
LOCATED IN THE NW 1/4 OF SECTION 13, T.2N., R.1W., S.L.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: JBC 11/10/2021
APPROVED: JRC X00000000
PROJECT #: 1185008
PRELIM-2029001.dwg

V210
PRELIMINARY PLAT

West Bountiful City

February 22, 2022

Planning Commission Meeting

PENDING – NOT APPROVED

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 February 18, 2022, per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, February 22, 2022, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Chairman Alan Malan, Commissioners Dennis Vest, Laura Mitchell, Mike Cottle, Corey Sweat, and Council member Kelly Enquist.

MEMBERS EXCUSED:

STAFF ATTENDING: Kris Nilsen (City Engineer), Cathy Brightwell (Recorder), and Debbie McKean (Secretary).

VISITORS: None

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

1. **Prayer by Commissioner Vest**
Pledge of Allegiance- Commissioner Mitchell
2. **Accept Agenda**

Dennis Vest moved to approve the agenda as presented. Mike Cottle seconded the motion. Voting was unanimous in favor among all members present.

3. **Discuss Public Improvement Requirements as a Condition of a Building Permit.**

Commissioner packets included a memo from staff, dated February 17, 2022, regarding proposed changes to WBMC 15.08.050 *Site and Off Site Improvements as a Condition of Building Permit Approval*.

The current practice requires the property owner to install curb, gutter, sidewalks, and other improvements such as asphalt extensions, piping or covering drainage culverts, and moving other utility infrastructure such as poles and boxes on a lot on which a building is to be constructed or remodeled when the construction is significant. Other than new construction, there has not been clear criteria for determining what triggers the improvements, but they have typically been required when an addition is of significant size compared to existing structures.

As discussed at the January 25 and February 8, 2022, planning commission meetings, the commission has attempted to clarify the language. The commission is recommending that several improvements currently required of the property owner will become the responsibility of the city. These improvements are on land owned by the city and historically maintained by the city, so it is unreasonable to ask the

property owner to pay for the improvements when applying for a building permit. This recommendation does not apply to properties under development and subject to WBMC 16.20.020.

In Section 15.08.050.A, the term main structure is changed to *new dwelling* and *commercial structures* to make it clear that non-commercial structures are not included unless the structure is connected to any public utility in the public street.

Cathy Brightwell noted that the public hearing will be held at our next meeting on March 8th, since she was not able to post it for this meeting.

4. Discuss Clarifications for Yard Regulation in Residential Zones.

Included in the commissioner's packets was a memorandum dated 2/18/2022 from staff regarding Yard Regulations in R-1-10, R-1-22, A-1, and A-S Districts. A redline copy of 17.xx.050 A was included.

Cathy Brightwell explained that staff recently found an item in residential yard regulations that appears to have been overlooked in both the 2018- and 2019-Yard Regulation updates. The error affects side yard setbacks for accessory structures.

Section 050.A.2 in each of the residential zones states the minimum side yard setback for ALL structures is 10 feet. Section 050.A.4 states the minimum rear yard setback for accessory structures, measured from the rear lot line or side lot line is 6 feet. Staff has imposed a 6 foot side setback on accessory structures for years and proposes clarification to match the current practice.

After discussion, it was decided to clarify the language as proposed and to add a reference to the height regulations section so it is clear that side setbacks are addressed in two different sections of Code.

A new change is also proposed to 17.04.030 Definitions to eliminate an error for the definition of "Building" that was not intended to be in this section.

These changes will be presented at a public hearing on our March 8th meeting.

5. Consider Meeting Minutes from February 8, 2022.

Action Taken:

Corey Sweat moved to approve the minutes of the February 8, 2022, meeting as presented. Mike Cottle seconded the motion and voting was unanimous in favor.

6. Staff Meeting

Cathy Brightwell

- Received a call from a real estate agent who is looking at listing the Trinity/Syro property. There are 5 properties involved split between West Bountiful and Centerville.
- Ivory Homes wants to meet with the city regarding the west side property that was previously owned by Gardner/Plumb. They have indicated they are ready to get moving on Brookside Ranches again.

Kris Nilsen

- The well will begin chemical testing before going online.

7. Adjourn.

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 8:47 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 on February 22, 2022, by unanimous vote of all members present.

Cathy Brightwell – City Recorder