

**Planning and Zoning Meeting**

**Posting of Agenda** -The agenda for this meeting was posted on the State of Utah and City of West Bountiful Web-Site and sent to Clipper Publishing Company on March 5, 2010 per state statutory requirement.

**Minutes of the regular session of the Planning and Zoning Commission of West Bountiful City held on Tuesday, March 9, 2010, at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**

**MEMBERS PRESENT:** Chairman James Ahlstrom, Denis Hopkinson; Vice Chair,; Dave Tovey, Steve Schmidt, Stephen Fackrell ; Commissioners and Alan Malan (Alternate) Commissioners.

**MEMBERS/STAFF EXCUSED:** Craig Howe; City Administrator, Ben White; City Engineer.

**STAFF PRESENT:** Mike Eggett; (Planning), Heidi Voordeckers (City Recorder), and Debbie McKean (Secretary).

**VISITORS:** George Biada; Council member.

The Planning and Zoning Meeting was called to order at 7:00 p.m. by Chairman James Ahlstrom. George Biada offered a thought.

**Accept Agenda**

Chairman Ahlstrom reviewed the agenda as posted. Dave Tovey moved to accept the agenda with the moving. Steve Schmidt seconded the motion. Voting was unanimous in favor among those present.

**Business Discussed:**

**Review Approved Ordinance #317-10 "An Ordinance Incorporating Utah Municipal Officers' and Employees' Ethics Act."**

Heidi Voordecker introduced this Ordinance and explained that this was created to disclose conflicts of interest among elected and appointed officials and even staff. This disclosure statement /ordinance was written by Steve Doxey upon council and staffs request after attending the Newly Elected Officials. All appointed, elected, and staff will be asked to fill out and sign a disclosure stating any conflicts of interest that may be in conflict with dealings of West Bountiful City. This is mostly related to financial and work situations that would cause a personal gain for the individual. Individuals who are elected or appointed to positions in the city may still feel they have other reasons to with drawl from voting and may do so at their discretion.

**Review and Discuss CLC Associates Visit with West Bountiful City and Future Planning for Legacy Development Project Area.**

Mike Eggett introduced this item of business to the commission explaining that this firm is a tool for the city in developing the west side of the city. They are willing to do some Pro Bono designing to begin the process. They have developed WinCo, Ikea, Walmart, etc. and have 25 years of in depth experience to offer. Mr. Eggett noted that they have experience doing Class A developments.

Mr. Eggett has a portfolio of the company and offered it to the commission for review. He invited the commission to attend the next meeting that they have stating that the commission is an important part of this process. Date to be announced in the near future.

Mike informed the commission that there has been some discussion between WX and West Bountiful in regards to what properties will be incorporated into the West side property. UDOT and the Legacy Trail will be suggested as becoming part of the CDA.

## STAFF REPORT

- **Centerville City CDA and Related Development Projects Recap-** Mike reviewed some material that was given at a meeting that was held at Centerville in regards to property abutting our city on the West Side and extending to Farmington. He showed a planning map for the ideas that are being considered in that area of Centerville. The theatre development will be the beginning of this development and extensions of development will go from there. He believes that the project will begin in June of this year. There will be a Public Hearing for that project held on March 16<sup>th</sup> at 7:15 p.m. in Centerville. Denis Hopkinson mentioned that some of this will be an area of low income housing so that Centerville can comply with the low housing requirements. Mr. Eggett explained that Phase II of this development will have some impact on West Bountiful and we may be looking at it as an RDA in the near future. There could be some brown field area and that would allow us to qualify for federal funding if that is the case. We need to be proactive in planning what we want for this area so that when Centerville develops we will be ready with a vision for that area. There was some clarification where the West Bountiful boundaries are located in that area. Mr. Eggett stressed the importance of being ready to go when the opportunity comes. We need to know what we do and don't want.
- **Review of WFRC 2040 Forecast Documents-** Mr. Eggett provided a Memorandum from Scott Festin and a map defining current households and those expected in the 2040 Forecast. He provided a jobs map as well and he pointed out that the majority of jobs in the future look to be in the Centerville area.
- **South Davis Transit Corridor Project Update-Review of Light Rail Open House-** Mr. Eggett provided an article from the Clipper that he felt was interesting and encouraged the commission to read it. He noted that according to the article Centerville residents were against streetcars. He also has a copy of the plans and map documents for the South Davis Transit Corridor Project. He explained briefly the design of the plans for the future. He noted the plan has received quite a bit of opposition.
- **Other related planning items-** Mike Eggett reviewed the content of a DUED meeting held today that he attended. He will email the Outline to the commission for their review. The overview from this meeting covered different key ways to attract business to our community. He briefly noted some of the key highlights of what is important to attract businesses. Denis Hopkinson noted that these keys are in direct conflict to what the citizens and residence want in our community. He feels it will be important to sell these ideas to the community citizen's first in order to pave the way to the future of West Bountiful. Mr. Hopkinson felt strongly that getting the community on board is key to making all these plans work. Mr. Eggett expressed that the planning is important so that we can educate the community with a vision of what will be what are city needs and wants.

## Approval of Minutes dated February 9, 2010

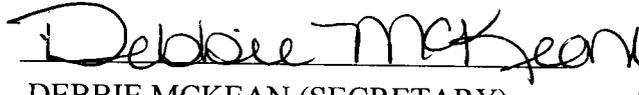
Denis Hopkinson moved to approve the minutes dated February 9, 2010 as corrected. Steve Fackrell seconded the motion voting was unanimous in favor.

## Adjournment

Denis Hopkinson moved to adjourn the regular session of the Planning Commission Meeting. Dave Tovey seconded the motion. Voting was unanimous in favor. The meeting adjourned at 8 p.m.

  
JAMES AHLSTROM (CHAIRMAN)

  
HEIDI VOORDECKERS (CITY RECORDER)

  
DEBBIE MCKEAN (SECRETARY)

