

1 West Bountiful City

March 30, 2010

2 City Council/Planning Commission Work Session

3 Legacy CDA Project Area

4 **Posting of Agenda** -The agenda for this meeting was posted on the State of Utah and City of
5 West Bountiful Web-Site and sent to Clipper Publishing Company on March 25, 2010 per state
6 statutory requirement.

7 **Minutes of the special work session of the City Council and Planning and Zoning**
8 **Commission of West Bountiful City held on Tuesday, March 30, 2010, at West Bountiful**
9 **City Hall, Davis County, Utah.**

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11 **Those in Attendance:** **MEMBERS PRESENT: Mayor Ken Romney, George Biada,**
12 **James Bruhn, Mark Preece, and Valerie Shaw; City Council**
13 **and Chairman James Ahlstrom, Denis Hopkinson; Vice Chair,;**
14 **Dave Tovey, Steve Schmidt, Stephen Fackrell ; Commissioners**
15 **and Alan Malan (Alternate) Commissioners.**

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17 **MEMBERS/STAFF EXCUSED: Councilmember John Baza**

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19 **STAFF PRESENT:** Craig Howe; City Administrator, Ben White;
20 City Engineer. Mike Eggett; (Planning), Heidi Voordeckers (City
21 Recorder), and Debbie McKean (Secretary).

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23 **VISITORS:** Kent Sulser, Marlin Eldred, Troy Herold, Stacy
24 Smith, Brandon McDougal, Erick Allen; EDCUtah Rep. , Doug
25 Layne, Terry Turner.

26 The Special Work Meeting was called to order at 7:05 p.m. by Chairman James Ahlstrom.

27 **Thought: By Craig Howe**

28 **Pledge: By Chairman James Ahlstrom**

29 **Agenda: Presented by Mayor Ken Romney**

30 **Welcome: Mayor Ken Romney**

31 **Business Discussed:**

32 **Combined City Council/Planning Commission discussion of Legacy CDA Project Area**

33 **The following documentation was given to members of the Planning Commission and City**
34 **Council for their information and review:**

35 **1. Section 13 of the B&E Profile entitled Utah Economic Clusters**

36 **2. Section 11 of the B&E Profile entitled Utah Business Incentives**

37 **3. Project Breakdown for Davis County RFI/s submitted and Site Visits made**

38 **4. Site Map West Bountiful/Woods Cross Legacy Highway/500 North Existing Zoning**

39 **A. Introduction for meeting and review of Utah Economic Cluster documentation**

40 Mr. Eggett recapped the things that have been done to date over the past year concerning the
41 Legacy CDL area and the prospects for industry in that area.

1 Mike Eggett introduced Kent Sulser and Marlin Eldred of the Davis County Economic
2 Development to the City Council, Planning Commission and Staff present. He explained that
3 they are here tonight to help us to gain a vision of what types of businesses we want to invite into
4 the Legacy CDL area.

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7 **B. Presentation of EDCUtah information and RFI process by Davis County Economic**
8 **Development- Presenters Kent Sulser and Marlin Eldred**

9 Kent Sulser Handed Resolutions to mayor from the meeting held this morning. He shared the
10 comments and appreciation expressed at this meeting for Woods Cross and West Bountiful in
11 working toward the efforts to create a better economic growth for Utah.

12 Erick Allen spoke regarding the types of businesses and opportunities that have come to Utah.
13 Business Development side helps to navigate the facilitation of development in Utah. Cities are
14 setting the stage to draw businesses into their area by putting together a plan making it easier for
15 businesses to locate in their area.

16 EDCU has about 40 projects presently 30 of which are active. More than half of those are
17 manufacturing. Utah is numbered among those on a short list of places for business to relocate
18 and expand. High Tech and Industrial and Manufacturing Clusters are among the more popular
19 ones along the Wasatch Front.

20 Mr. Allen gave examples of what different companies favorably bring to Utah in ways of
21 economical growth, creating jobs, etc. He read from a list of companies consisting of IT, Life
22 Science, Energy, and Aerospace clusters that are looking to come to this area. Kent Sulser
23 explained that the names given to these companies are code names to protect the companies'
24 interest. It is important for these companies to remain anonymous long into the planning stages
25 of development.

26 **Denis Hopkinson** – Mentioned a company that he is involved in and asked if we need to look at
27 an enterprise zone and what they thought would incentivized business for the Woods Cross/West
28 Bountiful area. Mr. Allen responded that tax records and overlaying, taxing and finance
29 incentives are the biggest tool. Recycling and enterprise zones are great incentives. You need a
30 roster of offerings and local incentives need to be in place so that State incentives can be utilized.
31 Mr. Hopkinson noted that incentive programs are highly competitive and feels that location is a
32 major factor as well.

33 Kent Sulser feels that incentives play an important part but Utah already has a lot of favorable
34 natural incentives that draw business here. Financial incentives become icing on the cake, but do
35 make a company feel wanted and may be a final factor in a business deciding to come here or not
36 when deciding between areas.

37 Mr. Hopkinson mentioned our rural community in which residence want the open spaces and
38 horses while the city need the revenue to keep the city running effectively.

39 Mr. Allen commented that the communities that have done it well have clustered industry and
40 captured jobs in a defined area while keeping open space and wet lands. He noted that cities
41 need to work together in order to provide those opportunities of synergy that compliment the
42 area and community.

43 Mr. Sulser presented the Utah Business Incentive packet and encouraged the City Council and
44 Planning Zone to become familiar with this document.

45 Marlin noted that the incentives are necessary to the success of the CDL. He noted that they are
46 a valuable resource but the city officials need to drive what types of business you want to attract.
47 He explained how they go about helping the city in regards to locating and attracting business.
48 He recommended that they plan what businesses would be best for that area in regards to
49 transportation needs, etc. Companies that would work well in the CDL

1 State incentives only apply to the eight clusters that have presented this evening.
2 Davis County is attractive because of their close location to an International Airport.
3 The design of the Utah Economic Cluster Initiative is designed principles that offer sustained
4 advantages to local economies. Utah is capitalizing on its core strengths and facilitating the
5 development of clustered business environments where key strengths will result in a thriving
6 economy and an increased standard of living.

7 Utah has the following Key Economic Cluster Groups:

- 8 • Life Sciences
- 9 • Defense & Homeland Security
- 10 • Energy & Natural Resources
- 11 • Outdoor Products and Recreation
- 12 • Software Development & IT
- 13 • Aerospace
- 14 • Financial Services
- 15 • Competitive Accelerators

16 Economic Clusters are groups of related businesses and organizations within industry
17 sectors whose collective excellence and collaboration provide a sustainable competitive
18 advantage. Its benefits include instant access to information, new technology and a
19 network of related companies. Universities can tap into new research funds and a larger
20 pool of potential students and flexibility to respond to the market. In addition, citizens
21 benefit from arising opportunities and an increase in new businesses.

22 The Governors Office of Economic Development (GOED) serves as a catalyst to align
23 necessary resources and policies that contribute to successful economic clusters.
24 Businesses which align with clusters are highlighted when applying for State Incentives.

25 **C. Presentation of Master Plan information by CLC Associates- Brandon**

26 Provide services that help EDCUtah and cities. They are willing to provide pro bona services
27 that will help design and plan this area. They have been working the design of Woods
28 Cross/West Bountiful and have created a bubble plan in concept. They have the base map ready
29 to go, so the city can be ready to respond to the RFI's that come up. Troy Herold walked
30 through the ideas that CLC is proposing. He referred to a map of Woods Cross/West Bountiful
31 and the Overlay zone trying to mesh the area together. He pointed out the color codes on the
32 map in regards to zoning. He introduced the next area map that focused on a specific area of
33 economic development. In this planning, he notes that they have ignored city and private
34 property lines. He showed a diagram proposal including single and multi family dwellings,
35 business and research parks, mixed use, and light industrial area and how they came up with the
36 logistics of the plan considering transportation, neighborhoods, current uses, and equestrian park
37 area.

38 **D. Group Discussion**

39 Mayor Romney noted the contract for trucks on Legacy expires and would be a potential change
40 to consider in the development of this area.

41 It was noted that there are approximately 60 acres on the east side of West Bountiful in the
42 Costco area. West property would be working with approximately twice that much area
43 including a residential area.

44 Mr. Hopkinson noted while retail is king in revenue, we don't want strip mall type retail. He
45 feels that the light industrial area should be "green" and not add to the negative air quality that
46 has already greatly impacted our area. He feels the research park is a "great idea" along with the
47 business park- great. Commercial zone or Red Zone needs to be matched up with retail and city
48 needs. He noted that we need to pay our bills and that is the only drive for developing area. Mr.

1 Sulser noted that the manufacturing of today is not like smoke towers, but are low impact to air
2 quality.

3 Mr. Alhstrom noted that the citizen's that are currently living in that area are not in favor of
4 some of these planning ideas, even the multi-family housing development.

5 Mark Preece noted that area is 1/2 acre to acre lots. High density housing could be replaced.
6 The draw has to convince the current land owners that it is an advantage to them.

7 Mr. Hopkinson feels like all these things can be married together to work for the good and
8 satisfaction of the community/area if we are smart in the planning of it. Balance is crucial in
9 planning. He loved the idea of pulling some of the intensive use of the plan into the community.
10 Hopkinson made mention of a Regional Towne Center and it was explained that those areas have
11 not been real successful.

12 Mayor and Chairman noted the challenge that we will have in trying to introduce high density
13 housing in this area. Hopkinson noted that in concept it is good but it has died an ugly death in
14 places like Farmington. 5 star interchange, two feeder systems, communities to the south that
15 need retail places closer to them. He feels this place will work as a retail area because of those
16 things he mentioned. Some retail development would be grocery store the size of 10 acres,
17 banks, restaurants (no drive in fast foods), large sporting goods, big boxes.

18 George Biada feels we need to stay within the boundaries of the overlay zone ordinance that was
19 set. He doesn't feel that area can support all that much.

20 Hopkinson wondered if it needs to be an open canvas or specifics laid out. It was noted that
21 businesses can't visualize flat land, so perimeters need to be set for the business to develop a
22 plan. He suggested a soft canvas with an ordinance that stipulates what types of business you
23 want in that development.

24 Shaw thought a Harmon's would be great.

25 Howe noted we need to remember the concept that we started with was that we wanted jobs that
26 sustained families, so there needs to be something that fits that need. Let's put what best fits
27 where it best belongs. As we plan with Woods Cross we will have to talk about Clusters and
28 answer some important questions like what will help sustain families and provide for our future
29 families.

30 CDC will make some modifications and send out a plan that they can scratch on and plan with.
31 Mr. Howe requested that by April 14th so that we have something to look out in our planning
32 meeting with Woods Cross.

33 Mayor mentioned we don't want to end up with a hodge-podge mess, but have something of a
34 plan so that it doesn't plan us.

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36 **Adjournment**

37 The meeting adjourned at 8:40 p.m.

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40 MAYOR KENNETH ROMNEY


HEIDI VOORDECKERS (CITY RECORDER)

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43 DEBBIE MCKEAN (SECRETARY)



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