

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Debbie McKean
Mark Preece

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
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City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

PLANNING COMMISSION MEETING

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS
REGULARLY SCHEDULED MEETING ON TUESDAY, **OCTOBER 28, 2014**
AT 7:30 PM AT THE CITY OFFICES AT 550 NORTH 800 WEST

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Discussion of West Centerville Neighborhood Plan – Council member Preece.
3. Discussion of General Plan proposed update process.
4. Land Use case review – Ben White.
5. Staff Report.
6. Consider Approval of October 14, 2014 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 **October 24, 2014**.*

MEMORANDUM



TO: Planning Commission

DATE: October 23, 2014

FROM: Cathy Brightwell, Ben White

RE: West Centerville Neighborhood Plan

Centerville City began considering a General Plan amendment last May that consists of a mixed-use development allowing office, retail, gas/convenience store uses, and multi-family dwelling units for the area east of Legacy Parkway and south of Parrish Lane. This project, the West Centerville Neighborhood Plan, is part of a strategy related to implementing a Transit Oriented Development area to include a future transit stop for Frontrunner. There are several proposals on the table, one of which includes multi-unit housing for up to 7000 residents.

Because development in this area will have a great impact on citizens of West Bountiful, Mark Preece has been following this issue closely for the City. Several meetings/open houses have been held and Mark reported that West Bountiful has had the majority of attendees, and several residents have been writing letters complaining about the proposal for high density residential development.

The following schedule has been set for this issue:

Wed., November 12 -- Planning Commission Meeting and Public hearing--West Centerville Plan Update and final subdivision consideration for Legacy Trail apartments.

Wed., November 19 -- Special Planning Commission Meeting and Public hearing - November 19

At its last meeting, our City Council decided to send a letter to the Mayor and City Council of Centerville asking that joint meetings be scheduled for the Centerville and West Bountiful Planning Commissions and City Councils to help make everyone aware of potential concerns and work jointly towards solutions.

A copy of the draft letter is attached and will be further discussed at the City Council meeting on November 4.

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Date

Mayor Paul Cutler and City Council
Centerville City
250 N. Main Street
Centerville, UT 84014

RE: West Centerville Neighborhood Plan

Dear Mayor Cutler and Council Members:

We understand that Centerville is in the process of contemplating a transition from industrial uses to new transit-oriented housing and commercial uses for the area east of Legacy Parkway and south of Parrish Lane. West Bountiful City and its residents have a strong interest in the outcome of this planning process, and we wish to extend our sincere thanks for the invitations and involvement we have had to this point.

We well know that any type of development brings with it issues, challenges, and potential concerns. We have had multiple residents communicate to us their concerns about the planned development and ask us to represent them in communicating with our counterparts at Centerville City those concerns with the hope of working toward solutions to mitigate potential negative impacts from development.

To continue to build on our strong relationship, cooperate with your planning process, and find solutions that will work well for both of our communities, we respectfully wish to put forward the following observation and invitation:

- West Bountiful City residents are highly concerned with the potential impact on the quality-of-life if the level of high-density housing is greatly expanded in the West Centerville Neighborhood. Potential negative impacts focus on issues of increased vehicular traffic and parking, strains on community services (police, parks, schools), and changes in the feel and comfort of quiet neighborhoods.

- At the appropriate time, we respectfully request to have our Planning Commission participate in a joint meeting with the Centerville City Planning Commission and to have a joint meeting between our city councils. The purpose of these meetings would be to help make everyone aware of potential concerns and work jointly towards solutions.

Again, let us emphasize our respect for your processes and rights in land use development and offer our thanks for West Bountiful's inclusion to this point in the West Centerville Neighborhood Plan. We believe that our communities share strong ties and interests in making our corner of Davis County the wonderful place that it is for families and businesses. We look forward to our continued strong relationship.

Sincerely

Mayor Ken Romney and the West Bountiful City Council

10-23-14 draft

West Centerville Neighborhood Update and Open House



Get Involved

Please attend the **Open House: September 24th at 6:30pm at City Hall, 250 North Main Street**, to participate. Express your viewpoints to the elected and appointed officials that will be considering changes in the City's West Centerville Neighborhood Plan Update. Light refreshments will be provided!

The Neighborhood

The West Centerville Neighborhood is located just east of Legacy Parkway, south of Parrish Lane. Currently, the area's zoning allows for storage, manufacturing, and industry. Just adjacent to the site, a Megaplex theatre was built along with multi-family housing. An aerial image of the site is shown below. Centerville is looking proactively at the area and at the rapid growth around it, and asking residents to help shape the plan for the neighborhood in a way that provides choices, increased quality of life, and overall benefit to the city.

Public Input

In July, a letter was sent to residents including a link to an online-survey for input on the proposed update. The survey included 10 questions on the following topics: the Wasatch Choice for 2040 visioning effort, current zoning, development preference, travel capabilities, transit and trail connections, and general comments.

As of September 4th, 125 individuals had taken the survey. The results are summarized here:

- Respondents were nearly split when asked if they would like to see a change from the current zoning/uses in the area. 59% of respondents were favorable to the recent Legacy Crossing Project including a theatre and multifamily housing.
- On the topic of current travel habits and capabilities to and from that area, respondents said they use automobiles as the primary mode of travel around the site. A large portion of respondents said that better bike and pedestrian facilities as well as bus routes would benefit them.
- The overall preference for future development was for mixed land uses—a balance of residential and commercial (attached or detached). It should be noted that respondents were split fairly evenly between low and high density preferences, and specific commercial-use preferences met no consensus.
- Roughly 75% of respondents said they or their families would benefit from public transportation at this site if it were to become an option. Nearly all of respondents were adamant about wanting to see connections to the Legacy Parkway trail.
- Comments were broad as intended, but focused mainly on congestion issues, desire for local restaurants and shops, community centers such as a performance hall, and desire for open space and walkability. Several also pertained to either preference for the way the area is, or preference for a town center there.



Detailed survey results and questions will be available at the Open House (invite above).

For more information, contact Community Development Director, Cory Snyder: csnyder@centervilleut.com
•Centerville City Public Works• •655 North 1250 West, Centerville, Utah 84014• •(801)292-8232•

KSL Video Presentation – Wasatch Choice 2040

Wasatch Choice for 2040 considers how growth, mobility, housing and jobs can be shaped for the next few decades to have outstanding positive impacts on the life of residents in the Greater Wasatch Area.



“In Utah, we don’t believe in sitting back and seeing where growth will take us. We seek to be visionary and to actively secure our future. Together, we will develop a voluntary, locally-implemented, market-driven vision to help keep Utah beautiful, prosperous, healthy and neighborly for current residents and future generations.” - Gary R. Herbert, Utah Governor -

https://www.youtube.com/watch?v=cc5uEbhe_kY

http://www.wfrc.org/wasatch_choice_for_2040/FinalPoster_TheWasatchChoice2040_Apr2012a_Update_small.pdf

“September Open House” Follow-up Summary

On September 24, 2014, the Oversight Committee and staff hosted a public “Open House.” At the meeting, the following was presented to the public:

- A video clip about the Wasatch 2040 Plan – originally published by KSL News
- The summary of results of the City’s online survey about the study area





- A presentation of four (4) potential future growth scenarios for the study area, with an evaluation sheet for attendees
- A presentation regarding Transit-oriented Design Guidelines/Standards

Attached with this memorandum are the summary results of the potential future growth scenarios that were turned in at this meeting. Generally, it appears the “mixed use” scenario was the most favored future option and appears consistent with the online survey results.

Centerville City Council Objectives

As a reminder, the Centerville City Council desired to identify future land use options for supporting or expanding a mixed commercial/residential node known as Legacy Crossing at Parrish Lane. The originating ideals to achieve were, as follows:

- 1) *Prevent the isolation of the existing multi-family uses*
- 2) *Provide improved future land use options for existing underutilized industrial lands*
- 3) *Create synergy for re-development options*
- 4) *Consider future opportunities to integrate mass transit choices*
- 5) *Create appropriate land use transitions into the neighboring City of West Bountiful*

Development of a “Preferred Scenario”

Both the survey and scenario evaluations generally seem to support a “Mixed-use” land development pattern for the study area (e.g. Legacy Crossing at Parrish Lane). The focus now is to ascertain the baseline elements for creating a “preferred scenario.” Staff will be working with the Oversight Committee to ascertain the basic essentials of the preferred scenario. From staff’s review of the information this preferred scenario would likely express the following essential components:

From the online survey:

- ✓ Maintaining the existing “industrial uses” in the study area is no longer a primary goal
- ✓ Create a balance between commercial & residential uses
- ✓ The Legacy Crossing at Parrish Lane is a land development pattern that is acceptable
- ✓ Ground level commercial with residential above is also acceptable
- ✓ Trail and pathway connections are essential
- ✓ A public transit stop or station would be beneficial



From the Scenarios Evaluation:

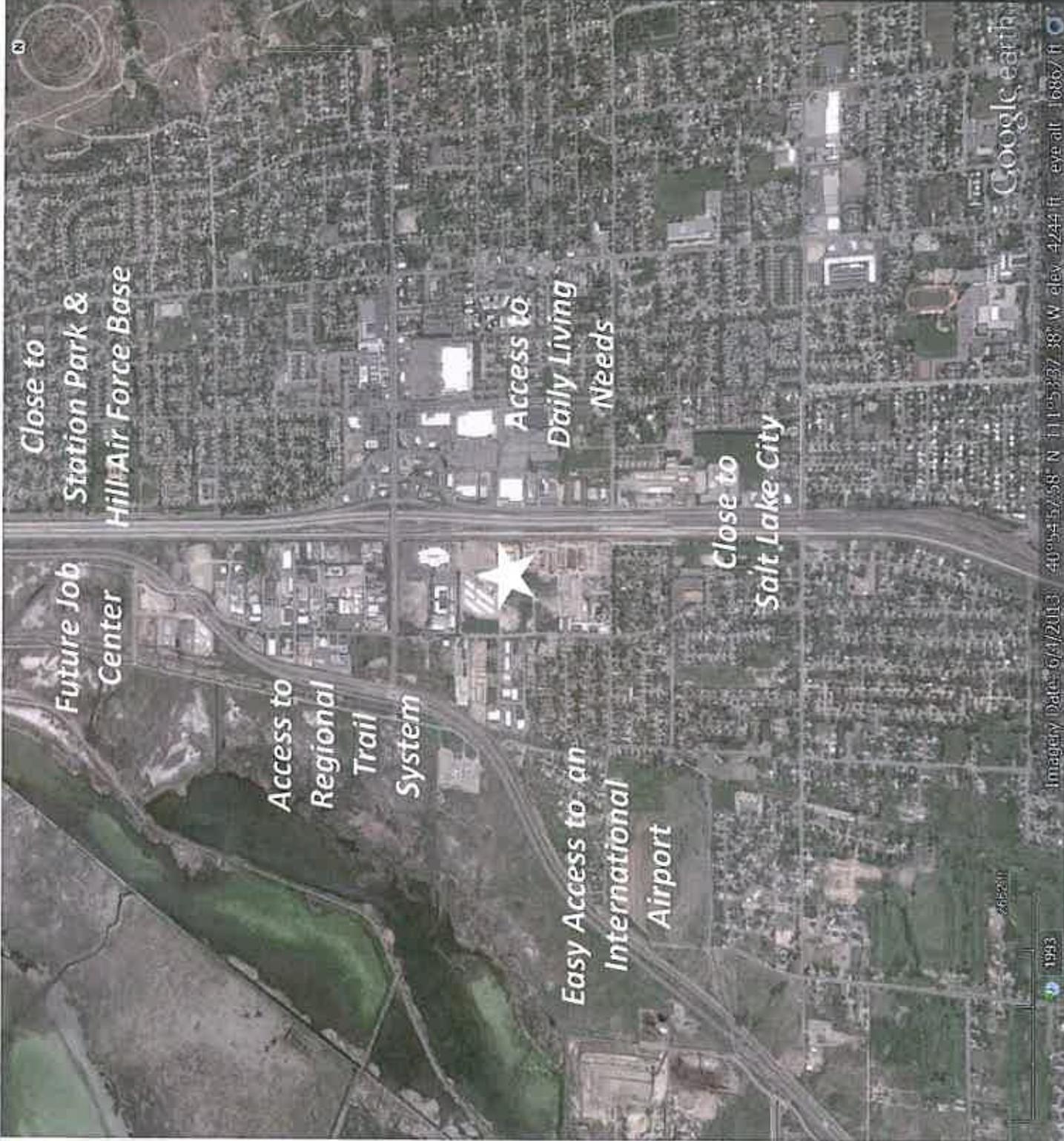
- ✓ A prominent allowance for residential use in the study area
- ✓ A supportive allowance of office & commercial uses
- ✓ Consider allowing up to 45 residential dwelling units per net acre
- ✓ Encourage the development of a supportive transit mode, but not an intensive transit-oriented center

Next Step – A submittal to the Planning Commission

A lot will be happening over the next month or two. The staff will be preparing a final “preferred scenario” and also prepare both the General Plan & Zoning Ordinance documents. It is anticipated that the schedule will be as follows:

- ✓ *October 22nd – Planning Commission Meeting (begins at 7pm)*
 - The focus of this meeting is a summarized presentation of the September 24th Open House Meeting – to catch the PC up to speed
 - We expect that the PC will then table action on the matter to November 12th
- ✓ *Nov. 12th – Planning Commission (begins at 7pm)*
 - Formal presentation of the “Preferred Scenario”
 - Formal presentation of the GP & Zoning Ordinance documents
 - Host the formal public hearing with the PC
 - Table action to “special meeting” of the Commission on November 19th
- ✓ *Nov. 19th – Special Meeting of the PC (begins at 7pm, if approved)*
 - Submit any corrections or edits, as needed
 - PC debates and determines their readiness for making a formal recommendation.

- END -



Imagery Date: 6/3/2013 40° 54' 57.58" N 111° 53' 37.38" W elev: 4244 ft eye alt: 16867 ft

1993

Survey Results

s n a p s h o t

181

QUESTION TOPICS

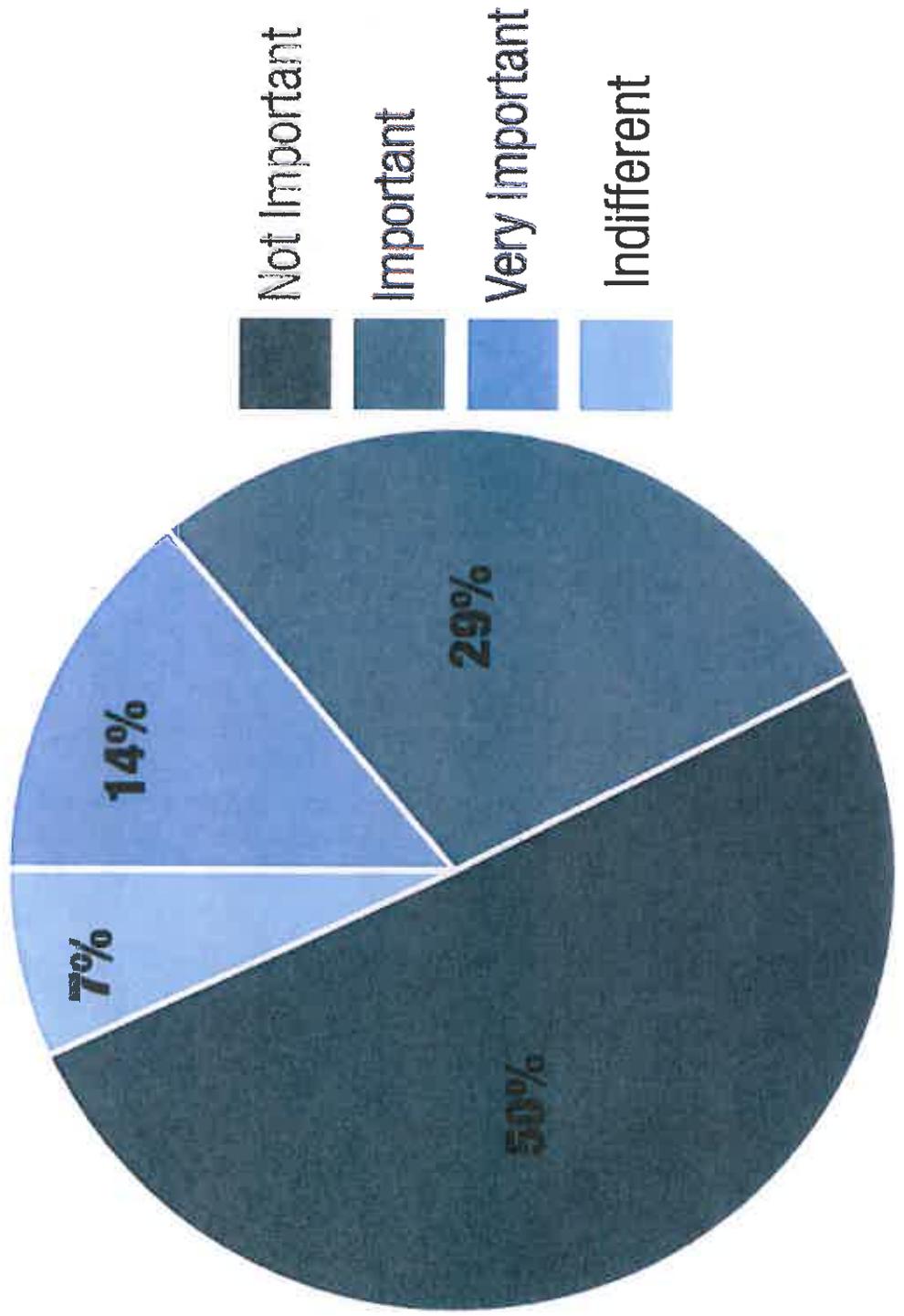
- Wasatch Choice for 2040
- Zoning
- Development
- Transit & trail use
- Travel habits & options

responses

583

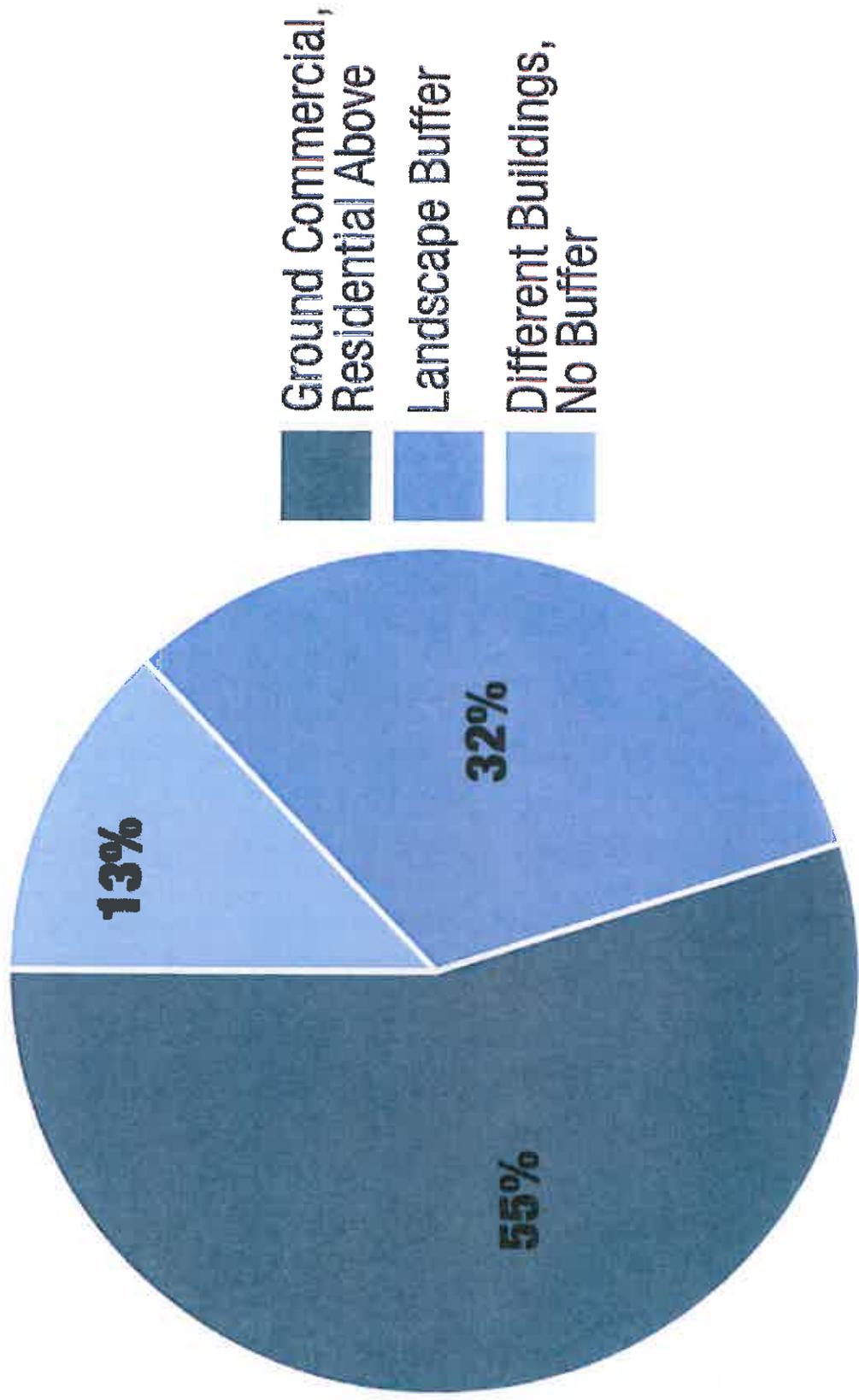
comments

Existing Zoning

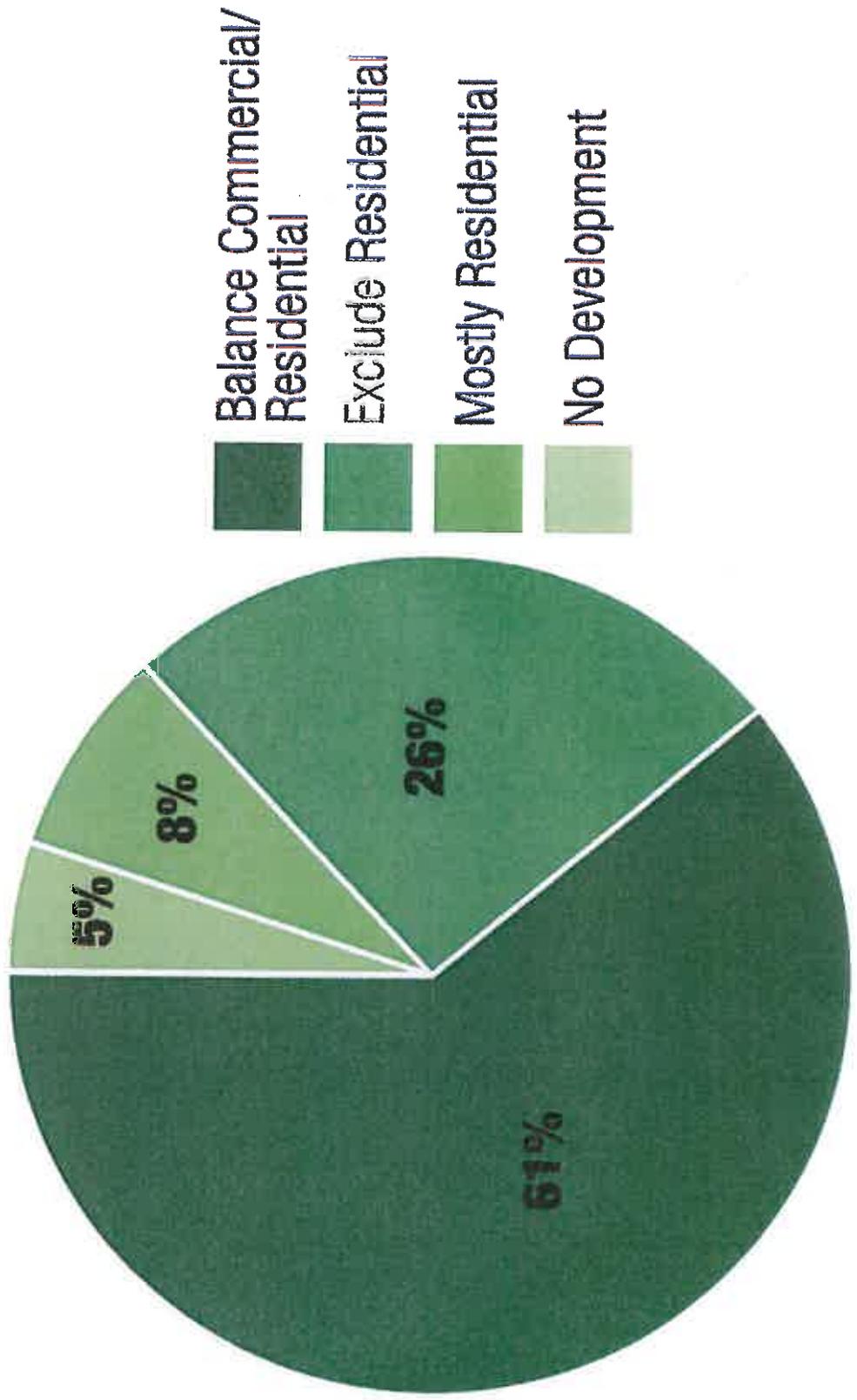


Mixed Use

P r e f e r e n c e

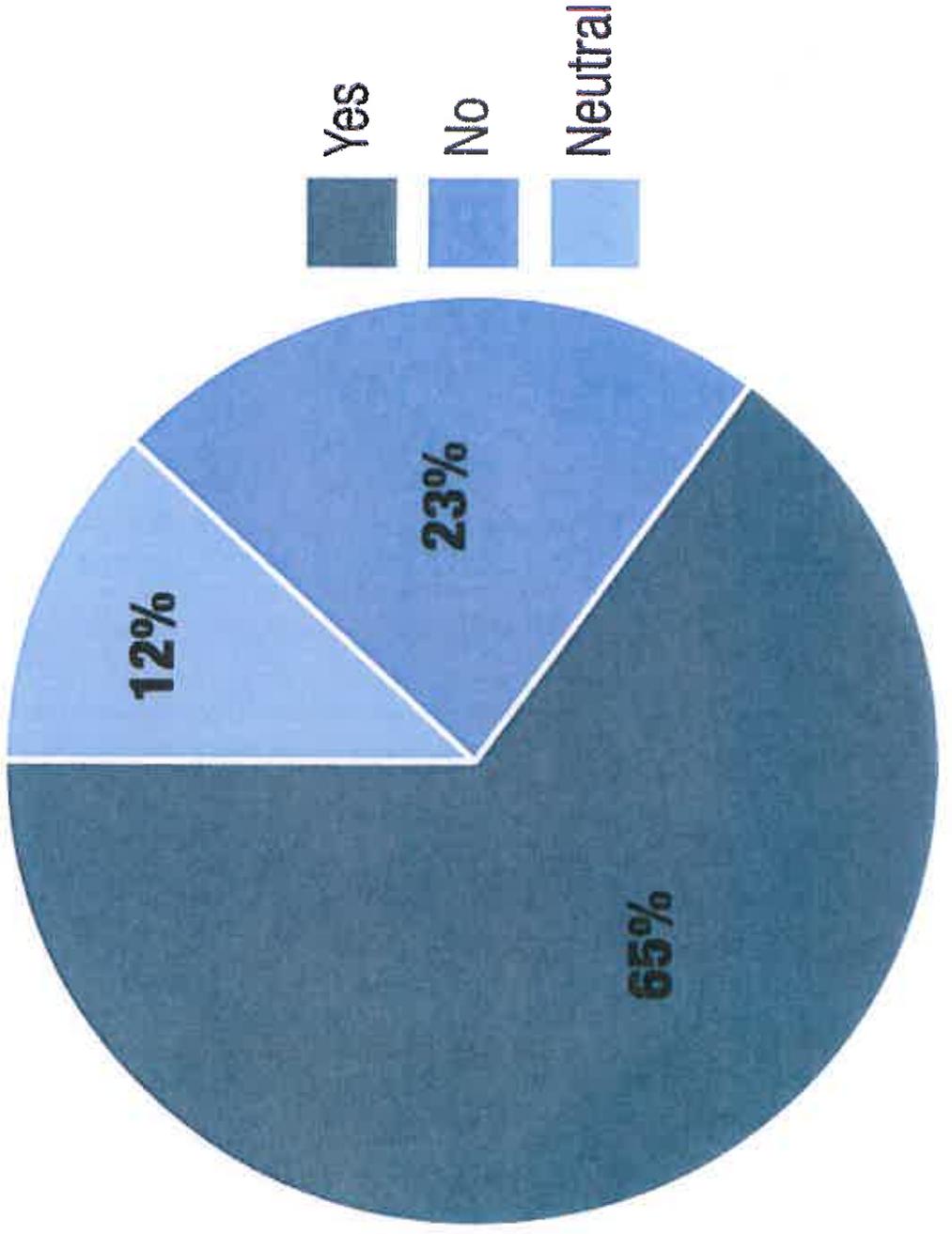


Residential



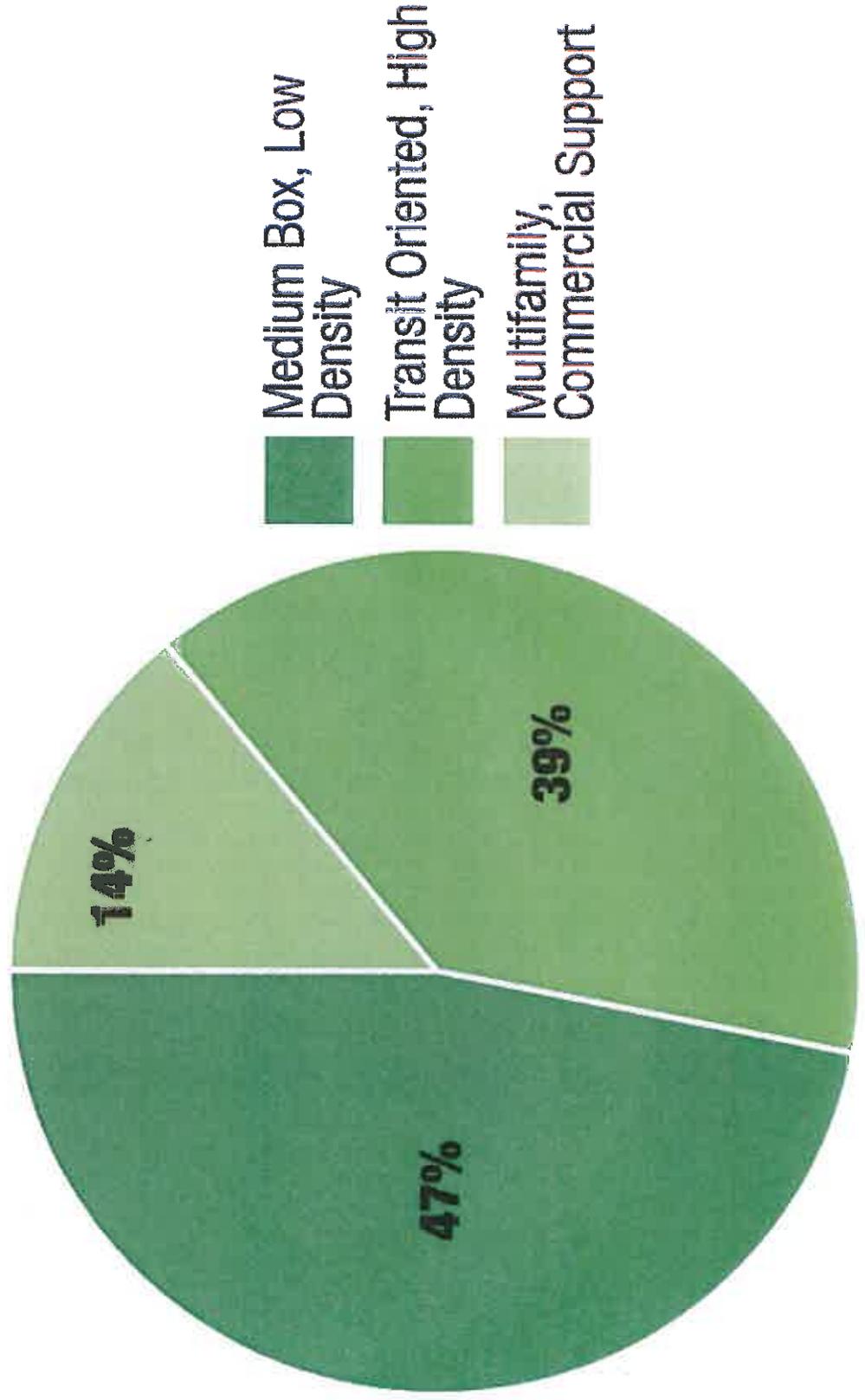
Recent Development

+ the need for more like it

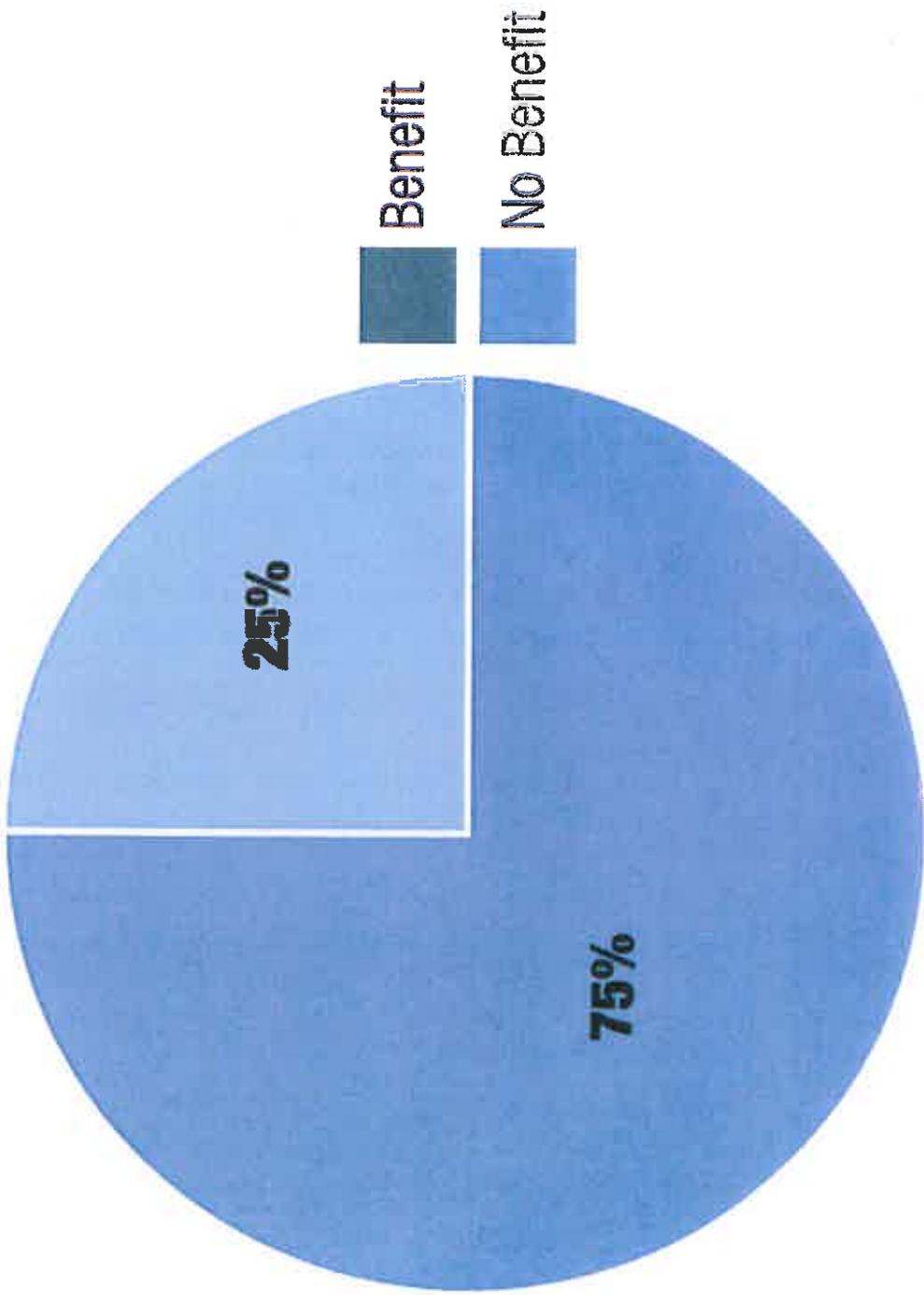


Development

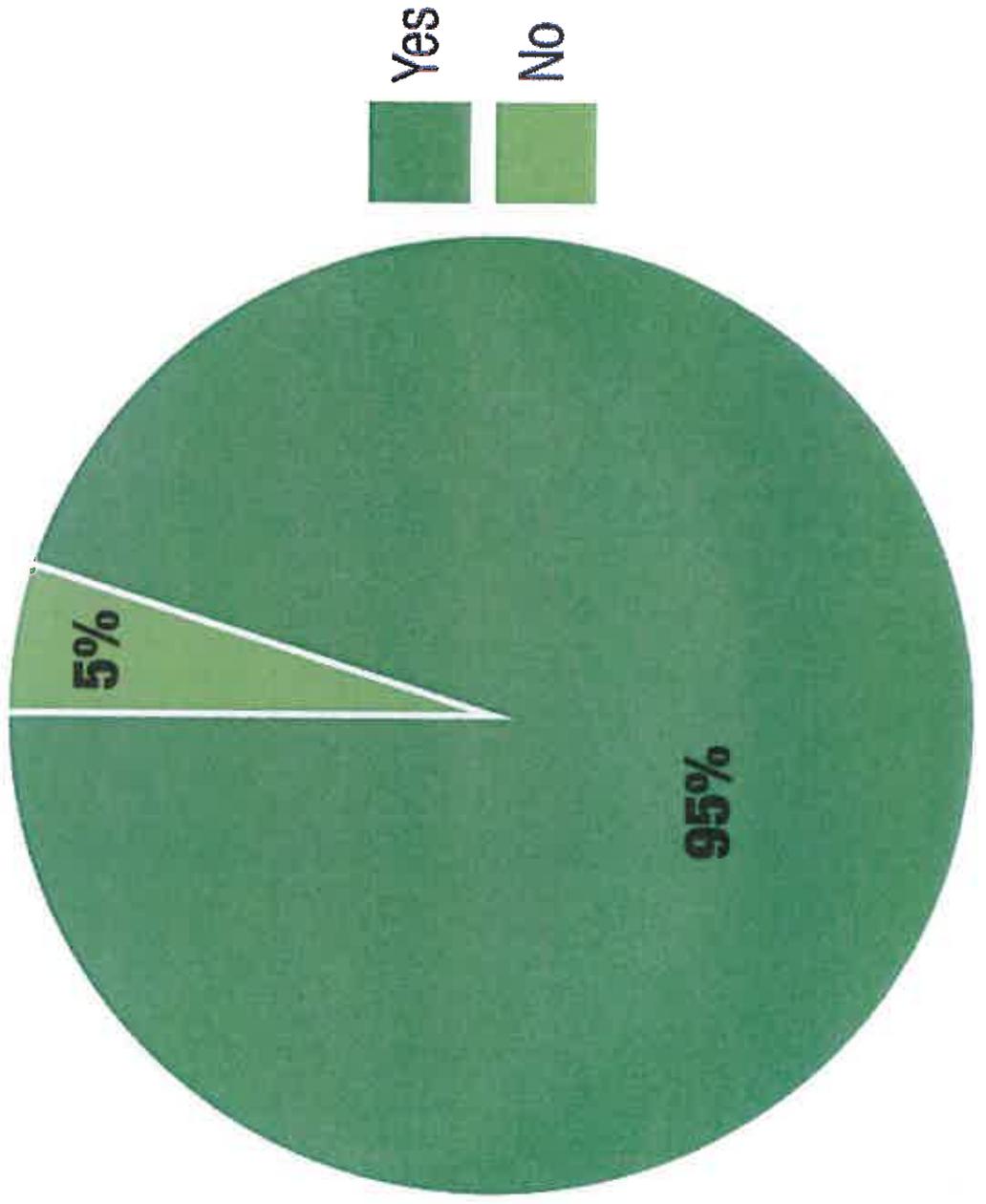
P r e f e r e n c e



Transit Stop



Trail Connections



1 **West Bountiful City** **PENDING** **October 14, 2014**
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
5 October 9, 2014 per state statutory requirement.

6 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
7 **October 14, 2014, at West Bountiful City Hall, Davis County, Utah.**

8

9 **Those in Attendance:**

10

11 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Terry
12 Turner, Alan Malan, Mike Cottle, Laura Charchenko, and Corey
13 Sweat-alternate.

14

15 **MEMBERS/STAFF EXCUSED:** Kelly Enquist (City Council)

16

17 **STAFF PRESENT:** Ben White (City Engineer), Cathy
18 Brightwell (City Recorder) and Debbie McKean (Secretary).

19

20 **VISITORS:**

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

23 **I. Accept Agenda**

24 Chairman Hopkinson reviewed the agenda. Laura Charchenko moved to accept the agenda as
25 discussed. Alan Malan seconded the motion. Voting was unanimous in favor.

26 **Business Discussed:**

27 **II. Training Video- Elected Official/Land Use Webinar: The Role of Planning Commission**

28 Changes were made to the training session, The Elected Official/Land Use Webinar: The Role of
29 Planning Commission. In its stead, Ben White gave an interesting presentation to the Planning
30 Commission. He presented various cases from the State Website/Property Ombudsman. Cases
31 presented were similar to some things that could happen in our city. He noted it is important to
32 take care in choosing the things we put into place. He stated that we sometimes live with the
33 things we choose for a long time. Mr. White shared cases of grandfathering examples, of illegal
34 rezoning, appropriate appealing time periods, imposing standards beyond what is set in our code,

35 conditional use permits that run with the land and expire upon sale of the land, misinformation in
 36 preliminary plans and appeal process case. Chairman Hopkinson would like Mr. White to
 37 continue to bring those types of cases to the Commission on a regular basis to keep them up to
 38 speed on instances that could/do occur in our city.
 39

40 **III. Discussion of General Plan Proposed Update Process.**

41 Chairman Hopkinson introduced this item regarding our Cities General Plan and the need to
 42 review and keep it updated. He explained the process that it takes to collect ideas from the
 43 citizens and neighborhoods in order to get their ideas on what the city should look like 5 to 10
 44 years from now. It takes several years to compile information enough to put the General Plan
 45 into material form by professionals to have it approved. The process is directed by professional
 46 planners working with a committee of citizens, elected/appointed officials and staff to compile
 47 their desires for our General Plan.

48 Chairman Hopkinson informed the Commission that there is pressure coming forth to change
 49 things from a bedroom community to a more urbanized community. While some changes need
 50 to be made it is important that we set the plan to reflect the desires of our community in order to
 51 give direction to our city staff as developers come forth presenting their plans for development.

52 It will be the Planning Commission's opportunity in the near future to review the current General
 53 Plan to update it. There will be meetings and work sessions involved, public input and citizen
 54 surveying, etc. He assigned the Commission to read through the General Plan found on the City
 55 website and become familiar with it so they can be prepared to bring their comments and
 56 suggestions.

57 Ben White inquired how the Commission desired to proceed and how much they desired to do
 58 before bringing the professional in for help and guidance. Mr. White noted that currently, there
 59 has not been a budget set aside for this expenditure, but we can look into getting one.

60 Ben will get CD's or paper copies for their review if they so desire. He noted that he needs to
 61 keep track of any paper copies that are borrowed. He informed them that there is a copy of the
 62 General Plan on City Website but it may be better to use the CD. Mr. White will also include a
 63 copy of the city ordinance so they can use it for reference.

64 Chairman Hopkinson informed the Commission that the Mayor desires some ordinances to be
 65 reviewed and updated in the times that do not have a lot of business items on the agenda.
 66

67 **IV. Staff Report**

- 68 • Ben White informed the Commission regarding developing around the Equestrian Center
 69 and their desire to do some rezoning. There is a push for higher density in that area.
- 70 • Burger King and Wingers have been vacant. Wingers will be razed and another 6,000
 71 square foot building in its place; and the same for the Burger King building. He is not
 72 sure of what type of businesses will be in those buildings.
- 73 • I-15 overpasses will be closed late February, first of March for 90 days.
- 74 • Mr. White reported that the 500 South water line is being worked on. He warned all to
 75 avoid that area in the early morning.

- 76 • Cathy Brightwell reported that the new finance clerk, Patrice Twitchell is working out
- 77 great. She had the opportunity to work with Heidi last Friday, and she seems to love
- 78 what she is doing and has caught on quickly.
- 79 • Ms. Brightwell reported that Safe Halloween will be on Friday, October 31st at 5:00 p.m.
- 80 sponsored by the Youth Council and Police Department.

81

82 **V. Approval of Minutes of August 12, 2014.**

83

84 **ACTION TAKEN:**

85 **Laura Charchenko moved to approve of the minutes dated August 12, 2014 as presented.**
 86 **Alan Malan seconded the motion and voting was unanimous in favor among those**
 87 **members present.**

88

89 **VI. Adjournment**

90

91 **ACTION TAKEN:**

92 **Alan Malan moved to adjourn the regular session of the Planning Commission meeting.**
 93 **Mike Cottle seconded the motion. Voting was unanimous in favor. The meeting adjourned**
 94 **at 8:27 pm.**

95

96

97

98 The foregoing was approved by the West Bountiful City Planning Commission on October 28, 2014, by
 99 unanimous vote of all members present.

100

101 _____

102 Cathy Brightwell – City Recorder

103