THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS REGULARLY SCHEDULED MEETING ON TUESDAY, JANUARY 12, 2016 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. Discuss the Request by Ivory Homes to Amend the Language in the Blended Use (B-U) Zone, and Consider Setting Date for Public Hearing.
3. Review Concept Proposal for 2-lot Subdivision, Olsen Farms 8, at 1752 N 1100 West.
4. Staff Report.
5. Consider Approval of December 22, 2015 Meeting Minutes.
6. 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 January 8, 2016.
MEMORANDUM

TO: Planning Commission
DATE: January 7, 2016
FROM: Ben White
RE: B-U Zone Base Density

Ivory Homes has made a request that the City consider increasing the base density in the Blended Use (B-U) Zone to a density greater than one unit per acre. The City requested in the December 22, 2015 Planning Commission meeting, that Ivory provide a concept plan for what a project might look like with an increased density. A site plan showing 178 lots on 123 acres is included with this memo. The Planning Commission should remember that this is a zoning change and not a project review. There is nothing with the proposed request that would bind a current or future property owner to a specific project design.

A Public Hearing will be required before any recommendation to change or not change the base density in the B-U zone can be considered by the Planning Commission. If it is the opinion of the Planning Commission that the base density remain 1 unit per acre in the B-U zone, the property owner is still entitled to due process and may propose specific language for consideration. If the Planning Commission believes that some adjustment to the base density is appropriate for the B-U zone, then that recommendation would need to be determined and drafted.

For reference, the existing municipal code language related to residential units in the B-U zone is included below.

17.26.030 Uses Within Blended Use (B-U) Zone.

D. The following uses shall be permitted for blended use zone projects, subject to approval as required Residential of the following types:

5. Single family dwelling units. The minimum residential lot size in the B-U zone shall be one lot per one (1) acre; this shall not apply to PUDs, which shall be regulated by provisions of Chapter 17.68 of the Municipal Code. Single family dwelling units in the B-U zone shall comply with the building standards and other provisions of Sections 17.16.040 through 17.16.080 of the Municipal Code in this chapter.
PROJECT STATISTICS

TOTAL AREA 123.20 ACRES
OPEN SPACE AREA 25.56 ACRES (20.75%)
POWER CORRIDOR 12.94 ACRES

ACTIVE ADULT LOTS 69
1/2 ACRE LOTS 91
1 ACRE LOTS 18
TOTAL LOTS 178 LOTS
# IVORY HOMES - Concept Plan

## Project Statistics

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Area</td>
<td>123 Acres</td>
</tr>
<tr>
<td>2 Lots / Acre</td>
<td>82 Acres</td>
</tr>
<tr>
<td>1 Lot / Acre</td>
<td>41 Acres</td>
</tr>
</tbody>
</table>

## Project Yield (25% Land Area for Roads)

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Units / Acre</td>
<td>123 Lots</td>
</tr>
<tr>
<td>1 Unit / Acre</td>
<td>30 Lots</td>
</tr>
<tr>
<td>Total Number of Lots</td>
<td>153 Lots</td>
</tr>
<tr>
<td>Total Lots with 35% Bonus</td>
<td>206 Lots</td>
</tr>
</tbody>
</table>

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**Scale:** 1" = 300'

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**Legend:**
- Legacy Highway
- Mill Creek
- Power Corridor
- 41 Acres
- 82 Acres
- 2 Lots / Acre
- 1 Lot / Acre
- 4 Lots / Acre

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**Notes:**
- The project is centered around a central area with 82 acres, which is divided into two lots per acre.
- There is a total of 123 lots, with 30 of them designated as single-unit lots.
- The project includes a 35% bonus area with an additional 206 lots.
- The map also highlights a power corridor along the route.
MEMORANDUM

TO: Planning Commission
DATE: January 7, 2016
FROM: Ben White
RE: Olsen Farms 8 Subdivision (Jeff Olsen) @ 1752 N 1100 West

Mr. Olsen owns a one acre parcel of ground side situated between 1100 West Street and Eagle Glenn Circle. The property has frontage on both streets.

At the time the Olsen Farms 5 subdivision was constructed, curb and sidewalk were installed and utilities were stubbed to the property. Curb and sidewalk do not exist on 1100 West along the frontage of the property and would be required as part of the subdivision.

The property is located in an R-1-22 zone which requires each lot be one-half acre (21,780 sq.ft.) in size. Each lot must also be a minimum of 85 feet wide. The proposed subdivision meets these minimum criteria. There are existing utilities which encumber parts of the property but do not render the property unbuildable.

Since this is a two lot subdivision without any right of way to dedicate, staff is suggesting that the Planning Commission could combine preliminary and final plat approvals into a single approval. The subdivision will also require a Public Hearing.
West Bountiful City  PENDING APPROVAL  December 22, 2015
Planning Commission

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website and the West Bountiful City website, and sent to Clipper Publishing Company on December 18, 2015 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, December 22, 2015, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT:  Chairman Denis Hopkinson, Laura Charchenko, Mike Cottle, Alan Malan, and Councilmember Kelly Enquist

MEMBERS EXCUSED:  Vice Chairman Terry Turner, Corey Sweat

STAFF PRESENT:  Ben White (City Engineer) and Debbie McKean (Secretary)

VISITORS:  Gary Jacketta, Nick Mingo

The Planning Commission Meeting was called to order at 7:30 p.m. by Chairman Denis Hopkinson.  Alan Malan gave a prayer.

I.  Accept Agenda.

Chairman Hopkinson reviewed the agenda.  Mike Cottle moved to accept the agenda as posted.  Alan Malan seconded the motion and voting was unanimous in favor among members present.

Business Discussed:

II.  Discuss the Request by Ivory Homes to Amend the Language in the Blended Use (B-U) Zone.

Included in the Commissioner’s Packet was a memorandum dated December 17, 2015 from Ben White regarding B-U Zone Base Density, a letter from Ivory Homes regarding Property at 400 North and 1450 West with an attached site plan, and a copy of Chapter 17.26 Blended Use District, B-U ordinance.
The staff memorandum included the following information:

- Request submitted from Ivory Homes requesting an increase in base density in the Blended Use (B-U) zone to a density greater than one unit per acre.
- Staff prepared a second site plan that shows the area proposed by Ivory Homes in relation to the entire proposed B-U area.
- Identification of the two sections of the B-U Zone Code that applies to this request, which are 17.26.030.B (1) and 17.26.030.D (5).
- Any proposed changes to the B-U code language would require a public hearing which is the same process as other land use ordinance changes.

Chairman Hopkinson introduced the request for Ivory Homes and their request to amend the language in the Blended Use Zone Ordinance by the Equestrian Center and west of that property.

Chairman Hopkinson asked Nick Mingo, representing Ivory Homes to take the stand. Mr. Mingo described the property proposed for this project and some of the challenges in developing the property. He would like the Commissioners to consider some ideas he has creating a Master Plan Community that would compliment West Bountiful and keep the rural feel of the city. He pictures parks, ball fields, and other activity courts, plus a connection to the trail system which currently exists. He does not yet have specific plans but expects 1 acre lots transitioning into \( \frac{1}{2} \) acre lots then tucked in the west side of the property would be smaller lots. At full bonus density there would be 206 lots. He welcomed comments or concerns.

Ben White reviewed his memorandum. The Blended Use ordinance is kind of complicated but the residential part of the ordinance is rather simple. He pointed out the two sections in the ordinance that pertain to residential development. Any change to the Ordinance should consider the entire zone and not just the Ivory Homes’ property. Mr. White gave the Commissioners an ownership map of who currently owns the individual properties within the area.

He asked for comments from the Commissioners.

Alan Malan asked about the request to amend the ordinance. Mr. Mingo replied that they are asking for the language change to the ordinance and will most likely request a P.U.D for the project. The proposed amenities will be maintained by the HOA and he needs a critical mass of units in order to afford the amenities. Mr. Mingo said he desired about a 175 units and is not sure how that works out lot size wise. He desires \( \frac{1}{2} \) acre density only for the purpose of calculating the base density. He added they are in favor of a development agreement. Mr. Malan proposed that there be some equestrian amenities. Mr. Mingo responded that there would be both equestrian and pool amenities.
Laura Charchenko asked if Ivory Homes could apply for a P.U.D instead of having the code language changed. Chairman Hopkinson responded that he believes the whole B-U Code does not need to be changed but rather some definitions added.

Denis Hopkinson reviewed the current plot and the owners of each with the Commissioners. Some of the intent for the B-U zone was to continue development of the Equestrian design much like the Millbridge subdivision. The P.U.D ordinance was changed in 2008 with updated adoptions to that ordinance. Mr. Hopkinson described some of the previous requests to develop the area noting that 1 acre lots have always been the most desirable in this area. He feels that Ivory Homes should try to bring a project proposal that would show the development design, road design, and the desired number of units for that project. He explained some of the situations for that area.

Mike Cottle had no questions or comments at the time.

Kelly Enquist asked how wide the power corridor is and what can and can’t be built in that area. Mr. Mingo responded that the area is about 13 acres in size and can house green space, park area and such. They plan on working with Rocky Mountain Power on this issue.

Mr. Hopkinson suggested some possible amenities needed in our city, those being soccer fields and equestrian areas like rodeo rings. Usable open space is desired but we must consider mosquitoes and what moms would want. Mr. Mingo suggested that most of the amenities would be privately maintained but for public use. Mr. Mingo desired to know more of what the city would like equestrian wise. Mr. Hopkinson explained some of the things that have been previously mentioned that would be desirable to the community, such as some places to have horses boarded that would not be on personal property or possibly a large animal veterinary clinic.

Some discussion took place regarding the things that can be done in regards to the B-U zone. Mr. Mingo will bring a concept plan including some of those things he learned would be desirable for the West Bountiful Community.

III. Staff Report

Ben White reported:

- Mr. White reported that the Planning Commission’s recommendation to City Council on Ovation Homes led to a work session with City Council and Mr. Frost. Mr. White pointed out that the open space at the north end be exchanged for money to use at the city park and the property be used to have 2 more units in the project. Further discussion took place regarding the work session and the suggested proposals in their discussion.
IV. Approval of Minutes for November 24, 2015

ACTION TAKEN:

Laura Charchenko moved to approve the minutes dated November 24, 2015 as presented. Mike Cottle seconded the motion and voting was unanimous in favor among those members present.

V. Adjournment

ACTION TAKEN:

Laura Charchenko moved to adjourn the regular session of the Planning Commission meeting at 8:21pm. Mike Cottle seconded the motion. Voting was unanimous in favor.

The foregoing was approved by the West Bountiful City Planning Commission on January 12, 2016, by unanimous vote of all members present.

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Cathy Brightwell - City Recorder