

**Mayor**  
Kenneth Romney

**City Engineer/  
Zoning  
Administrator**  
Ben White

**City Recorder**  
Cathy Brightwell

# **WEST BOUNTIFUL PLANNING COMMISSION**

550 North 800 West  
West Bountiful, Utah 84087

Phone (801) 292-4486  
FAX (801) 292-6355

**Chairman**  
Denis Hopkinson

**Commissioners**  
Laura Charchenko  
Mike Cottle  
Alan Malan  
Terry Turner  
Corey Sweat, Alt.

**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

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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:*

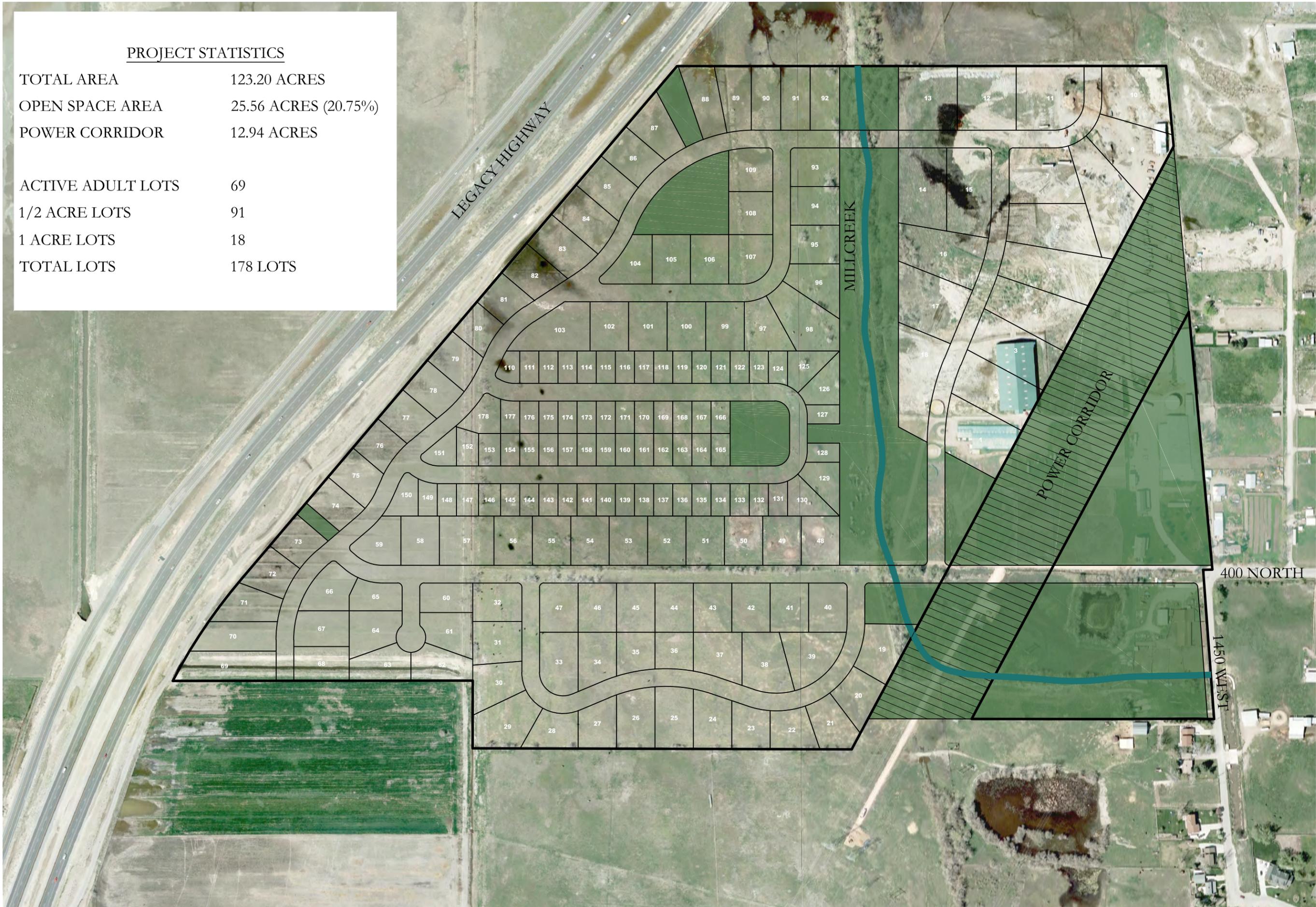
*5. Single family dwelling units. The minimum residential lot size in the B-U zone shall be one lot per one (1) acre; this shall not apply to PUDs, which shall be regulated by provisions of Chapter 17.68 of the Municipal Code. Single family dwelling units in the B-U zone shall comply with the building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



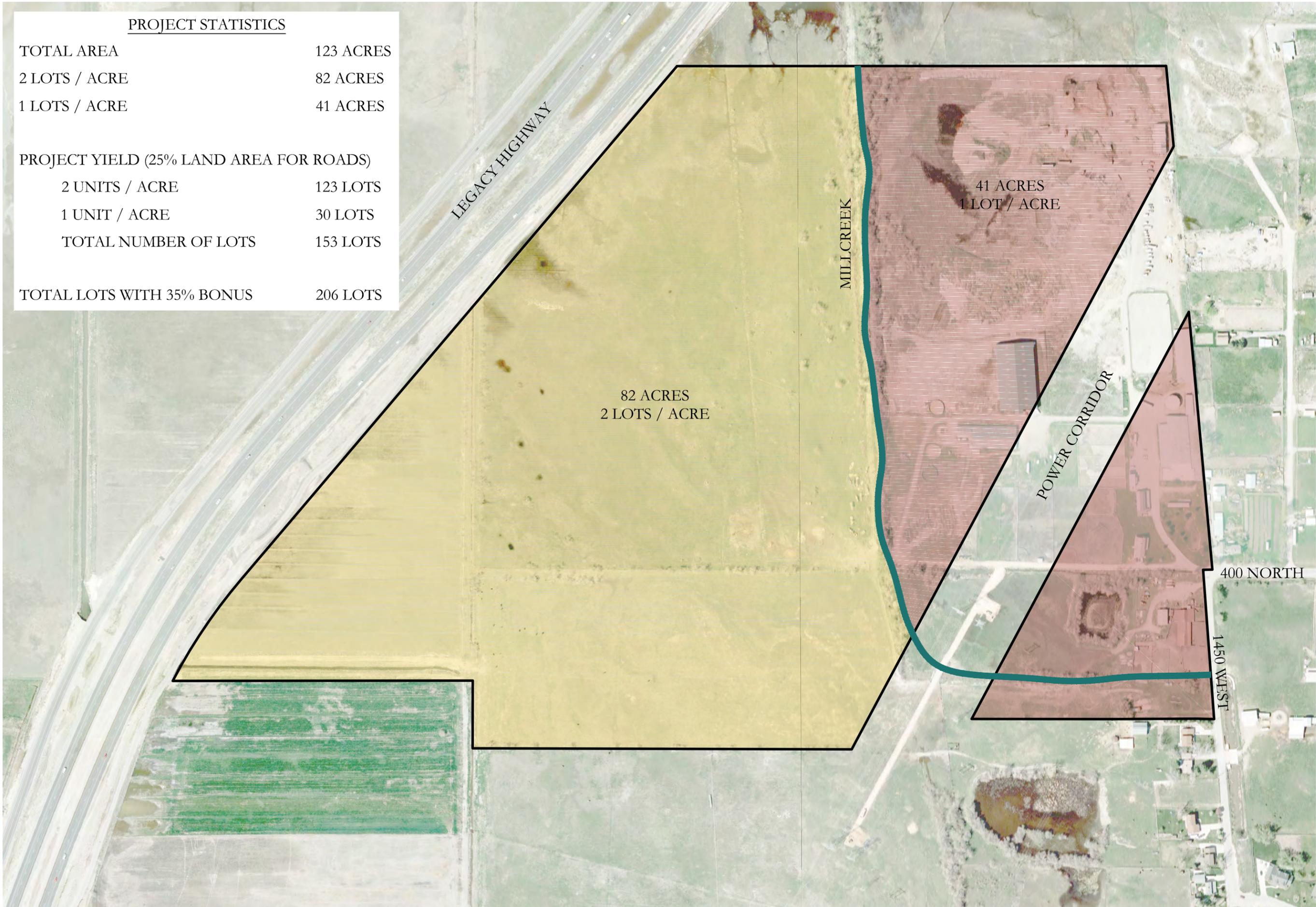
SCALE  
1"=300'



IVORY HOMES - Concept Plan

PROJECT STATISTICS

TOTAL AREA	123 ACRES
2 LOTS / ACRE	82 ACRES
1 LOTS / ACRE	41 ACRES
PROJECT YIELD (25% LAND AREA FOR ROADS)	
2 UNITS / ACRE	123 LOTS
1 UNIT / ACRE	30 LOTS
TOTAL NUMBER OF LOTS	153 LOTS
TOTAL LOTS WITH 35% BONUS	206 LOTS



SCALE  
1"=300'

IVORY HOMES - Concept Plan



# MEMORANDUM



**TO:** Planning Commission

**DATE:** January 7, 2016

**FROM:** Ben White

**RE:** Olsen Farms 8 Subdivision (Jeff Olsen) @ 1752 N 1100 West

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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.

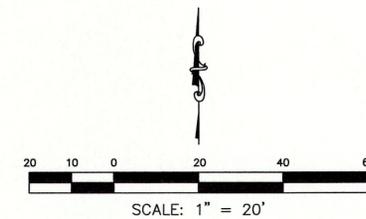
At the time the Olsen Farms 5 subdivision was constructed, curb and sidewalk were installed and utilities were stubbed to the property. Curb and sidewalk do not exist on 1100 West along the frontage of the property and would be required as part of the subdivision.

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.

# OLSEN FARM ESTATES 5A

LOCATED IN THE NE 1/4 OF SECTION 14 AND THE NW 1/4 OF SECTION 13,  
TOWNSHIP 2 NORTH, RANGE 1 WEST, S.L.B.&M.  
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
JANUARY 2016



### SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS OLSEN RANCHES SUBDIVISION.



VON R. HILL

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 0°32'10" WEST 163.21 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 89°47'11" WEST 110.42 FEET TO THE EAST LINE OF 1100 WEST STREET; THENCE ALONG SAID EAST LINE NORTH 22°17'47" EAST 164.54 FEET TO THE SOUTH LINE OF LOT 505, OLSEN FARM ESTATES PLAT 5; THENCE LEAVING SAID EAST LINE AND RUNNING ALONG THE SOUTH LINE OF SAID LOT 505 NORTH 89°47'11" EAST 263.05 FEET TO THE WEST LINE OF EAGLE GLEN CIRCLE; THENCE ALONG SAID WEST LINE SOUTH 0°32'10" EAST 152.00 FEET; THENCE SOUTH 89°47'11" WEST 216.48 FEET TO THE POINT OF BEGINNING. CONTAINING 1.029 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 PLAT 7, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

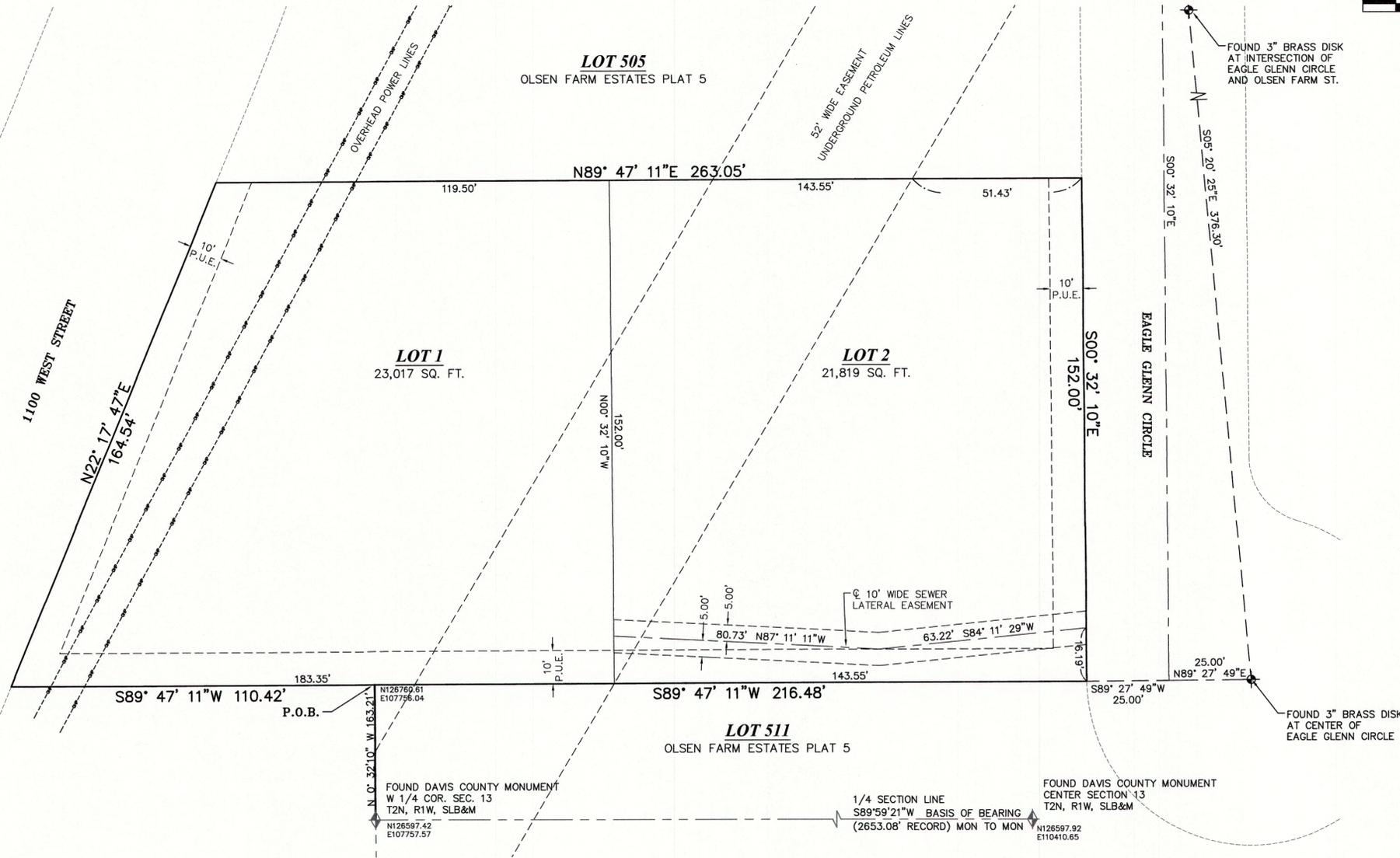
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

### L.L.C. ACKNOWLEDGMENT

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_

WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A MEMBER OF OLSEN RANCHES, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
RESIDENCE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



### GENERAL NOTES

- ALL FRONT AND REAR LOT EASEMENTS SHOWN ARE 10.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED. INSIDE PERIMETER OF SUBDIVISION IS A 10.0' WIDE EASEMENT.
- ALL SIDE EASEMENTS 7.00' WIDE.
- ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
- P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.
- WETLAND AREAS ARE NOT TO BE DISTURBED

### LEGEND

- SUBDIVISION LINE \_\_\_\_\_
- LOT LINES \_\_\_\_\_
- ROAD CENTERLINE \_\_\_\_\_
- SECTION LINES \_\_\_\_\_
- TIE TO MONUMENT \_\_\_\_\_
- WETLAND BOUNDARIES \_\_\_\_\_
- PUBLIC UTILITY EASEMENT (P.U.E.) \_\_\_\_\_
- SET 5/8" REBAR AND H&A CAP, LS# 166385, AT CORNER (UNLESS OTHERWISE NOTED) ●



181 North 200 West, Suite #4  
Bountiful, Utah 84010  
Phone 801-298-2236  
Fax 801-298-5983

**RECOMMENDED FOR APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY THE  
WEST BOUNTIFUL CITY ENGINEER

**RECOMMENDED FOR APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY THE  
PLANNING COMMISSION OF WEST BOUNTIFUL CITY.  
CHAIRMAN: \_\_\_\_\_

**WEST BOUNTIFUL CITY COUNCIL**  
PRESENTED TO THE CITY COUNCIL OF WEST BOUNTIFUL, UTAH THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT WHICH TIME THIS SUBDIVISION  
WAS APPROVED AND ACCEPTED.  
MAYOR: \_\_\_\_\_  
CITY RECORDER ATTEST: \_\_\_\_\_

**RECOMMENDED FOR APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY  
WEST BOUNTIFUL CITY ATTORNEY

**DAVIS COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT  
\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_  
BY \_\_\_\_\_ DEPUTY

1 **West Bountiful City** **PENDING APPROVAL** **December 22, 2015**  
2 **Planning Commission**

3

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

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

9

10 **Those in Attendance:**

11

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

14

15 **MEMBERS EXCUSED:** Vice Chairman Terry Turner, Corey Sweat

16

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

19

20 **VISITORS:** Gary Jacketta, Nick Mingo

21

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

24 **I. Accept Agenda.**

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

27

28 **Business Discussed:**

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

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

35 **The staff memorandum included the following information:**

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

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

46 Chairman Hopkinson asked Nick Mingo, representing Ivory Homes to take the stand. Mr.  
47 Mingo described the property proposed for this project and some of the challenges in developing  
48 the property. He would like the Commissioners to consider some ideas he has creating a Master  
49 Plan Community that would compliment West Bountiful and keep the rural feel of the city. He  
50 pictures parks, ball fields, and other activity courts, plus a connection to the trail system which  
51 currently exists. He does not yet have specific plans but expects 1 acre lots transitioning into ½  
52 acre lots then tucked in the west side of the property would be smaller lots. At full bonus density  
53 there would be 206 lots. He welcomed comments or concerns.

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

59 He asked for comments from the Commissioners.

60 **Alan Malan** asked about the request to amend the ordinance. Mr. Mingo replied that they are  
61 asking for the language change to the ordinance and will most likely request a P.U.D for the  
62 project. The proposed amenities will be maintained by the HOA and he needs a critical mass of  
63 units in order to afford the amenities. Mr. Mingo said he desired about a 175 units and is not  
64 sure how that works out lot size wise. He desires ½ acre density only for the purpose of  
65 calculating the base density. He added they are in favor of a development agreement. Mr.  
66 Malan proposed that there be some equestrian amenities. Mr. Mingo responded that there would  
67 be both equestrian and pool amenities.

68 **Laura Charchenko** asked if Ivory Homes could apply for a P.U.D instead of having the code  
69 language changed. Chairman Hopkinson responded that he believes the whole B-U Code does  
70 not need to be changed but rather some definitions added.

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

79 **Mike Cottle** had no questions or comments at the time.

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

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

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

### 94 **III. Staff Report**

#### 95 **Ben White reported:**

- 96 • Mr. White reported that the Planning Commission's recommendation to City Council on  
97 Ovation Homes led to a work session with City Council and Mr. Frost. Mr. White  
98 pointed out that the open space at the north end be exchanged for money to use at the city  
99 park and the property be used to have 2 more units in the project. Further discussion took  
100 place regarding the work session and the suggested proposals in their discussion.

102 **IV. Approval of Minutes for November 24, 2015**

103 **ACTION TAKEN:**

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

107

108 **V. Adjournment**

109 **ACTION TAKEN:**

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

112 .....

113  
114 The foregoing was approved by the West Bountiful City Planning Commission on January 12, 2016, by  
115 unanimous vote of all members present.

116 \_\_\_\_\_

117 Cathy Brightwell - City Recorder

118