

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 A REGULAR MEETING AT 7:30 PM ON TUESDAY, FEBRUARY 14, 2017 AT THE CITY OFFICES

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Public Hearing – Hamlet Homes Request to Rezone 24.73 acres on the Southeast Corner of Porter Lane and 1100 West from A-1 (1 acre) to R-1-22 (1/2 acre).
3. Consider Hamlet Homes Rezone Request.
4. Public Hearing – Proposed Changes to WBMC Title 16 to Increase the Time Period in which a Final Plat Must Be Recorded.
5. Consider Proposed Changes to WBMC Title 16 to Increase the Time Period in which a Final Plat Must Be Recorded.
6. Consider Proposed Changes to WBMC Title 17, Yards/Fences in Residential Zones.
7. Discuss Proposed Changes to WBMC Chapter 17.68, Planned Unit Development Ordinance and Set Public Hearing.
8. Discuss Construction Standards and Set Public Hearing.
9. Discuss Increased Height for Cell Towers in WBMC Chapter 17.88.
10. Staff Report.
11. Consider Approval of January 24, 2016 Meeting Minutes.
12. 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 **February 10, 2017**.*

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NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, February 14, 2017 at 7:30 p.m. at 550 N 800 West, West Bountiful, Utah, 84087.

The purpose of the hearing is to receive public comment regarding a request from Hamlet Homes to rezone, from A-1 (one acre) to R-1-22 (half acre), parcels 06-011-0147 and 06-011-0105 consisting of 24.73 acres on the southeast corner of Porter Lane (2200 North) and 1100 West.

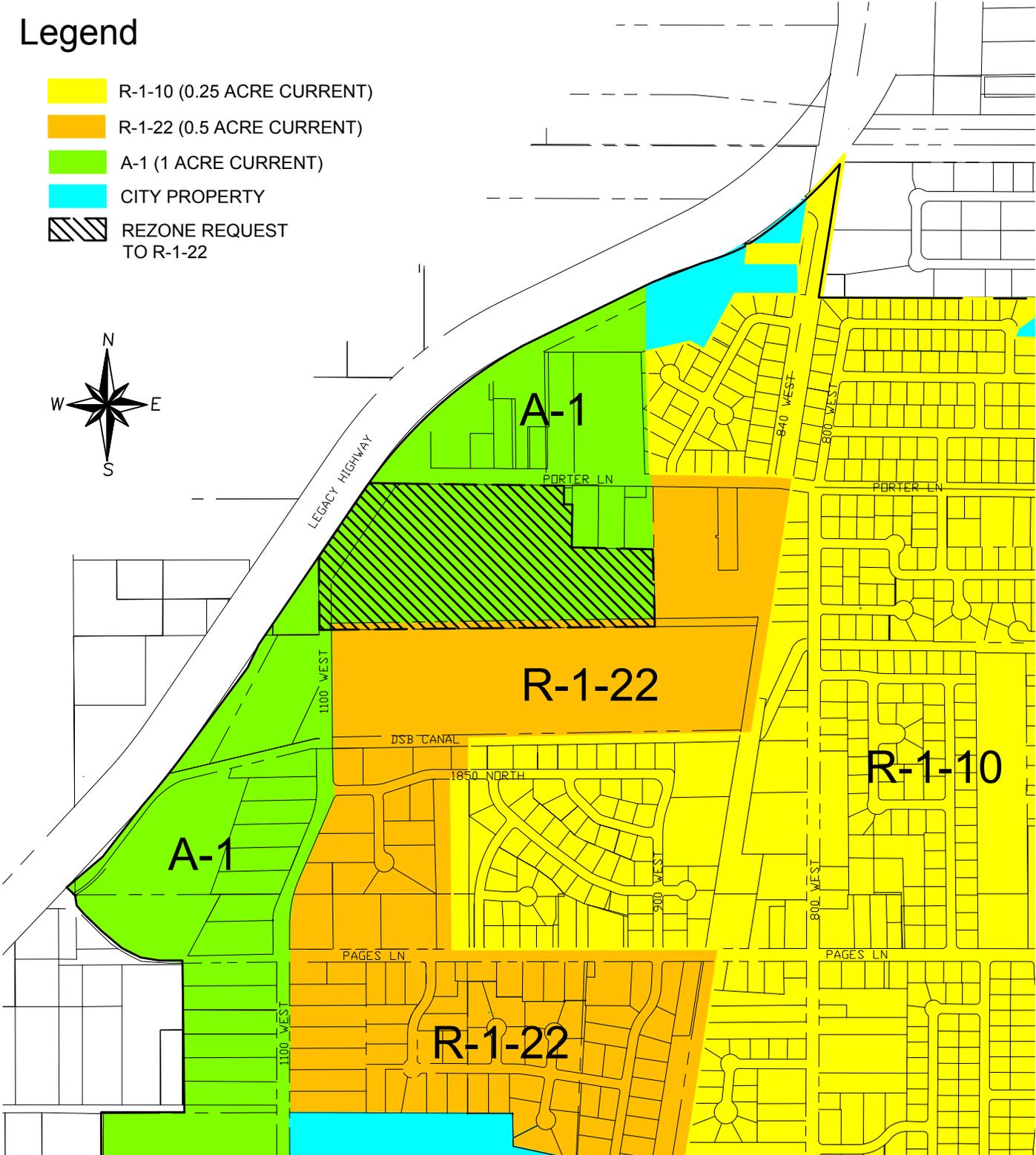
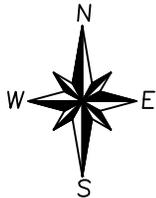
All interested parties are invited to participate in the hearing. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder

PORTER LANE REZONE REQUEST FROM A-1 TO R-1-22

Legend

-  R-1-10 (0.25 ACRE CURRENT)
-  R-1-22 (0.5 ACRE CURRENT)
-  A-1 (1 ACRE CURRENT)
-  CITY PROPERTY
-  REZONE REQUEST TO R-1-22



MEMORANDUM



TO: Planning Commission

MEETING DATE: February 14, 2017

FROM: Staff

RE: Request to rezone 25 acres at 940 West Porter Lane from A-1 to R-1-22

Hamlet Homes made application to City to rezone approximately 25 acres on the southeast corner of Porter Lane and 1100 West from an A-1 zoning designation to R-1-22. A request to rezone the property to an R-1-10 zone was considered by the Planning Commission in the January 10th meeting.

During the January 10th Rezone Public Hearing, public comment was received from ten individuals. Eight opposed the rezone to R-1-10. The ninth and tenth persons were the applicant and the land owner speaking in favor. Many of the opposing individuals said they could support or consider an R-1-22 rezone request.

As a change to the City's zoning map is a legislative act, the Planning Commission may make a recommendation without findings for or in opposition to the request.

The following motions would be appropriate:

1. Motion to table the item if additional information or consideration is necessary.
2. Motion to recommend the rezone request to City Council, as proposed.
3. Motion to recommend the City Council deny the rezone request.
4. Motion to recommend the rezone request with a boundary different from the one proposed.
 - a. For instance, a recommendation to also include the remaining parcels on the south side of Porter Lane that are currently A-1.
 - b. Alternately, a recommendation to only rezone a portion of the proposed 25 acres.

The Planning Commission may include any information or rational they would like the City Council to consider as part of their recommendation. But including the rational is not required.

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NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, February 14, 2017 at 7:30 p.m., or as soon thereafter as possible, at 550 North 800 West, West Bountiful, Utah, 84087.

The purpose of the hearing is to receive public comment regarding proposed changes to WBMC Title 16, Subdivisions to increase the time period in which a final plat must be recorded.

A copy of the proposal may be viewed on the City website: www.wbcity.org. All interested parties are invited to participate. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder



MEMORANDUM

TO: Planning Commission

MEETING DATE: February 14, 2017

FROM: Staff

RE: Subdivision approval time period

The current city municipal code grants a twelve month approval time for preliminary plat but only six months for final plat approve. The proposed change is to grant a twelve month approval time for both the preliminary and final plats and the option for a six month extension for each.

16.16.030 Final plat.

- B. Filing Deadline, Application and Fees. A complete Aapplication for final plat approval shall be made within twelve (12) months after approval or conditional approval of the preliminary plat by the planning commission. This time period may be extended one time for up to ~~twelve~~six (~~6~~12) months for good cause shown if subdivider petitions the planning commission for an extension prior to the expiration date. The subdivider shall file an application for final plat approval with the city on a form prescribed by the city, together with three copies of the proposed final plat and three copies of the construction drawings. At the same time, the subdivider shall pay to the city an application fee as set periodically by the city council.*
- O. Expiration of Final Approval. If the final plat is not recorded within ~~twelve~~six months from the date of city council approval, such approval shall be null and void. This time period may be extended by the city council for up to an additional six-month period for good cause shown. The subdivider must petition in writing for this extension prior to the expiration of the original six months. No extension will be granted if it is determined that it will be detrimental to the city. If any of the fees charged as a condition of subdivision approval have increased, the city may require that the bond estimate be recalculated and that the subdivider pay any applicable fee increases as a condition of granting an extension. (Ord. 264-00 (part);)*

Following the public hearing, the Planning Commission may forward a recommendation to City Council.

MEMORANDUM



TO: Planning Commission

MEETING DATE: February 14, 2017

FROM: Ben White

RE: Yard Regulations and Fences

In its December 27th meeting, Planning Commission voted to send a Recommendation to City Council to modify the fence and accessory structure setback requirements in the residential zones. Legal Council subsequently reviewed the draft approved by the Planning Commission and made some changes which are included in the attached February 2, 2017 draft. The notable changes include adding additional definitions and a re-write of the side yard accessory building language. The re-write was significant enough that staff felt Planning Commission should re-review the document.

The question for the Planning Commission is if they want to forward the proposed draft to City Council or if additional changes are in order.

17.04.030 Definitions.

Building, Accessory, or Structure, Accessory. “**Accessory building**” or “**accessory structure**” means any building or structure on a lot that is other than or ancillary to the main building or structure.

Building, Main, or Structure, Main. “**Main building**” or “**main structure**” means the principal or primary building or structure on a lot for purposes of the lot’s principal use.

“**Lot Line**” means a property boundary line, whether straight or otherwise, on a lot.

Lot Line, Front. “**Front lot line**” means for an interior lot, the lot line adjoining the street; for a corner lot or through lot, the front lot line is ~~the lot line adjoining a street~~ ~~frontage with closest access to the front entry to the house or structure~~ that most nearly faces the front of the main building on the lot. In cases where this designation is ambiguous, the zoning administrator shall designate the front lot line.

Lot Line, Rear. “**Rear lot line**” means, ordinarily, that line of a lot which is opposite and most distant from the front lot line. In the case of a triangular or gore-shaped lot, a line ten (10) feet in length within the parcel parallel to and at a maximum distance from the front lot line. In cases where this designation is ambiguous, the zoning administrator shall designate the rear lot line.

Lot Line, Side. “**Side lot line**” means any lot boundary line that is not a front or rear lot line. However, this does not apply to any yard fronting on a street, which is by definition a front lot line or a street side lot line.

Lot Line, Street Side. “**Street side lot line**” means the lot line adjoining a street that is not designated as the front or rear lot line.

“**Setback**” means the distance between a lot line and a structure on the lot. Setbacks are measured from the lot line to the nearest foundation or column. For a main structure in any residential district, a maximum two-foot cantilever that does not extend to the ground, such as a bay window or chimney, is allowed in the setback area.

“**Yard**” means a required open space on a lot, other than a court, unoccupied and unobstructed from the ground upward, except as permitted elsewhere in this title.

Yard, Front. “**Front yard**” means a space on the same lot with a building, between the front line of the building and the front lot line, and extending across the full width of the lot. The “depth” of the front yard is the minimum distance between the front lot line and the front line of the building.

Yard, Rear. “**Rear yard**” means a space on the same lot with a building, between the rear line of the building and the rear lot line, and extending the full width of the lot; ~~provided, in the case of a~~ ~~that~~ in a corner lot, the rear yard extends only from the side lot line to the street side yard. The “depth” of the rear yard is the minimum distance between the rear lot line and the rear line of the building.

Yard, Side. “**Side yard**” means a space on the same lot with a building, between the side line of the building and the side lot line and extending from the front yard to the rear yard. The “width” of the side yard ~~shall be~~ the minimum distance between the side lot line and the side line of the building.

Yard, Street Side. “**Street side yard**” means the space on the same lot with a building, between the side line of the building facing the street not designated as the front or rear and the street side lot line and extending from the front yard to the rear lot line. The “width” of the street side yard is the minimum distance between the street side lot line and the side line of the building..

17.xx.050 Yard regulations.

The following yard regulations apply in the residential district “R-1-10, R-1-22, A-1”:

- A. Minimum Setbacks** for structures and accessory buildings will be measured from the property line to the nearest foundation or column. For main structures, a maximum two foot cantilever that does not extend to the ground, such as a bay window or chimney, is allowed in the setback area.
1. **Front yard.** The minimum front yard setback for all structures shall be thirty (30) feet.
 2. **Side yard.**
 - a. The minimum side yard setback for all main structures shall be ten (10) feet for any one side, with a combined total of twenty-four (24) feet for both sides.
 - b. On a corner lot, the minimum street side yard setback for a main structure is twenty (20) feet.
 - c. Accessory structures may be erected within three (3) feet of the street side lot line if:
 - i. provided that the accessory structure is behindset back from the front lot line farther than the rear line of the principal main structure;
 - ii. its two hundred (200) square feet or less;
 - iii. Has a maximum height of nine (9) feet measured from the lowest finish ground level to the highest part of the roof; and
 - iv. C-complies with other requirements of this code.
 - d. Accessory Structures larger than two hundred (200) square feet and taller than nine (9) feet may be constructed within the street side yard if the structure meets the minimum street side yard setback for main structures and complies with other requirements of this code.
 - e. The minimum side yard setback for accessory structures shall be six (6) feet, or three (3) feet if built to fire code standards, unless otherwise approved as a conditional use by the planning commission.
 3. **Rear yard.**
 - a. The minimum rear yard setback for all main structures shall be thirty (30) feet.
 - b. A deck may encroach into a rear yard setback only with a conditional use permit meeting the following criteria:
 - i. The entire deck is at least twenty (20) feet from the rear property line;
 - ii. The deck does not encroach more than 200 square feet into the setback area;
 - iii. The floor of the deck is no higher than the highest finished floor of the main structure;
 - iv. The portion of the deck that extends into the rear yard setback cannot be covered;

- v. The railing cannot be more than forty-eight (48) inches high and must be less than twenty-five (25%) non-transparent; and
- vi. The deck satisfies other conditions required by the planning commission.

17.xx.100 Fence requirements.

- A. Fences and walls may not exceed six feet in height within any required rear yard or interior side yard. Notwithstanding the foregoing, the planning commission may approve the erection of a fence to a height greater than six feet within any required rear yard or interior side yard upon a showing that the increased height is reasonably necessary to protect the property from an adjacent incompatible land use.
- B. Notwithstanding any other provision of this Title, no fence, wall, or hedge may exceed four (4) feet in height within any front yard setback. Within any front yard setback, no fence, wall, or hedge may exceed two (2) feet in height within three (3) feet of any street right of way or sidewalk (whichever is closer to the primary building on the lot).
- C. When a fence or wall is located along a property line separating two lots and there is a difference in the grade of the properties on the two sides of the property line, the fence or wall may be erected or allowed to the maximum height permitted as measured from the higher grade.
- D. Clear view of intersecting streets. In all districts which require a front yard, no obstruction to view in excess of two (2) feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points forty (40) feet from the intersection of the street lines, except pedestal type identification signs and a reasonable number of trees pruned so as to permit unobstructed vision of traffic.

Chapter 17.68 Planned Unit Development Overlay Zone (PUD)

- 17.68.010 Purpose and Intent
- 17.68.020 Rezone Application Requirements
- 17.68.030 Development Agreement
- 17.68.040 Base Density
- 17.68.050 Lots
- 17.68.060 Area
- 17.68.070 Uses
- 17.68.080 Ownership
- 17.68.090 Density Bonus Considerations
- 17.68.100 Payment In-Lieu
- 17.68.110 Design
- 17.68.120 Considerations
- 17.68.130 Approval
- 17.68.140 Subdivision Processing
- 17.68.150 Limitations on Application

17.68.010 Purpose and Intent.

The purpose of the Planned Unit Development (“PUD”) Overlay zone is to provide additional flexibility for the development of larger properties as well as those that have significant impediments to traditional development in the underlying zone. A PUD is a residential development planned as a whole, connected project. It incorporates a clear development theme which includes the elements of usable open spaces, diversity of lot sizes and/or housing design, amenities that reflect a rural community, enhanced streetscapes, and attractive entrances as part of the design.

West Bountiful City supports development that is creative and serves a purpose beyond the simple division of land. A PUD should benefit the City overall as well as the residents of the development in

terms of such items as: usable open space, higher quality development, diverse housing types, or enhanced rural character. The purpose of a PUD is not to increase density, but to increase the quality of life in the community. In order to increase the quality of life in West Bountiful City, the City is willing to allow clustering or additional density of dwelling units in exchange for appropriate amenities.

The owner, or authorized agent, of a proposed PUD shall apply for and secure approval of the proposed PUD Overlay Zone in accordance with this Chapter before a subdivision application for the PUD can be submitted. The requirements of this PUD Overlay Chapter are intended to be in addition to the other requirements of this Title, and rely on, but not necessarily strictly adhere to, the requirements of the underlying zone.

Subsequent to an approved rezone and development agreement, any development that satisfies the requirements of this Chapter may be considered for approval for a PUD subdivision utilizing the requirements of Title 16, Subdivisions, and other requirements of Title 17. In the case of conflicting requirements of this Chapter and Title 16, Subdivisions, and Title 17, Zoning, this Chapter combined with the approved development agreement, shall govern.

17.68.020 Rezone Application Requirements

An application for a rezone to a PUD Overlay will be accompanied by:

- A. A written description of how the subject property and the rezone application meet the intent of this zone, including the design theme proposed, as well as the means in which it furthers the City's goal of continuing the rural theme into the future.
- B. A conceptual development plan. This plan must be drawn to scale and show property boundaries, proposed uses, proposed lots, and proposed roads
- C. Conceptual building elevations, materials, and commitments to architectural features.
- D. Proposed, typical street cross sections addressing the width of street pavement, park strips and sidewalks, type of curb and gutter, park strip landscaping, street lighting and street furniture.
- E. A written description of the recreational amenities.
- F. If applicable, a density bonus justification – address the criteria found in Section 17.68.090
- F. A detailed description of the flexibility being requested over traditional development in the current zone.
- G. A conceptual improvement plan for all amenities and public improvements such as storm drainage.
- H. A draft development agreement to be considered concurrently with the rezone that commits in writing to the concepts described above. See Section 17.68.030.

- I. Project expectations – all PUD requests will include the following at a minimum:
 1. Parking. Garages and Parking Lots. Each dwelling unit in a PUD shall include at least a two (2) car garage constructed in accordance with West Bountiful City building standards. In addition, every PUD shall provide for adequate off street parking of vehicles, including recreational vehicle parking, unless specifically excluded in the Development Agreement and CCRs.

All parking spaces, parking areas, and driveways shall be hard surfaced and properly drained. Large expanses of asphalt should be reduced and broken into smaller parking lots. Parking lots should include ample landscaping to buffer cars from neighboring properties.
 2. Attractive Elevations. Variety and Architecture. Structures in the PUD must include, at a minimum, the following design elements:
 - a. A variety of elevations, roof types (e.g., mansard, hip, gabled, traditional), colors, materials, and other architectural features must be incorporated into the housing units so as to eliminate or greatly reduce the impression of tract housing.
 - b. The appearance of garage doors must be mitigated. Side entry garages that do not face public streets, garage doors that are recessed from the front of the structure, front elevations where the overall width of the building is at least twice the width of the garage or other creative solutions, such as windows, carriage door style, and/or color coordination, are highly encouraged.
 - c. Dwellings with the same or similar elevations, façade, exterior design, or appearance generally should not be placed adjacent to each other or across the street from dwellings with the same or similar characteristics.
 3. Upgraded Materials. The materials used to construct the structures in a PUD will represent an upgrade from typical construction practices. At a minimum, all residential structures within a PUD will include at least eighty (80) percent hard surface exterior materials defined as brick, stucco, stone, stacked stone, simulated/composite wood concrete siding, or similar materials. The applicant must present samples of proposed materials to the City for review in connection with approval of the PUD Overlay Zone.
 4. Vehicular and Pedestrian Access. Adequate vehicular and pedestrian access must be provided. A traffic impact study may be required, as part of the preliminary PUD Overlay plan, to project auto and truck traffic generated by the uses proposed. The traffic impact study shall be prepared by a registered traffic engineer, unless otherwise expressly waived by the City. The traffic study shall include, as a minimum, an analysis of on-site circulation, capacities of existing streets, number of additional trips which will be generated, recommended traffic flow enhancements, origin/destination studies and peak traffic generation movements.

- J. Project considerations – all PUD requests will include the following, as applicable:
1. Open spaces. Preservation, maintenance and ownership of all open spaces within the development shall be accomplished by either:
 - a. Dedication of land to the City as a public park or parkway system; or
 - b. Creation of a permanent, open space easement on and over private open spaces to guarantee that the open space remains perpetually as open space or as an agricultural or recreational use, as the case may be, with ownership and maintenance being the responsibility of a corporation or other association established with articles of association and bylaws or similar rules, which are satisfactory to the City.

As part of the subdivision process for a PUD, the applicant shall submit a detailed improvement plan indicating the landscaping, trails, facilities, and other amenities proposed in the development. Upon approval of the amenities package by the City Council, the applicant will be required to complete all improvements in accordance with the development approval. Furthermore, if any open space area is anticipated to be dedicated to West Bountiful City, the landscaping materials, irrigation system and other improvements shall be completed in accordance with any design or improvement standards adopted by West Bountiful City.

2. Connection with Trails. Any PUD that is traversed by or connected to a City or regional trail will be required to install the trail connection or extension, consistent with all applicable ordinances and improvement standards of West Bountiful City.
3. Non-residential structures. Any proposed nonresidential structures, such as recreational amenities, should be complementary to the surrounding and historic architecture in terms of scale, massing, roof shape, exterior materials, etc. Such structures should not create masses out of proportion to the residential structures in the development and surrounding neighborhoods, but should be scaled down into groupings of smaller attached structures, that imitate single family home design or incorporate features that are consistent with the historical or rural characteristics of the City.
4. Signage. Entry feature signage should help unify the project and provide a positive image. Signage for any nonresidential community buildings within the PUD should be part of a coordinated signage system for the entire PUD project. Natural materials such as wood, stone, rock, and metal with external illumination are encouraged for all development-specific signs. The size, location, design and nature of signs, if any, and the intensity and direction of area or floodlighting (down lighting only) shall be detailed in the application. The size and location of signage shall conform to the requirements and guidelines for monument signage from Chapter 17.48 of this Title unless modifications are approved as part of the PUD Overlay.

K. General Contributions. The City, as part of the approval of a PUD Overlay, shall review any contributions, as specified in the Development Agreement which may include, but are not limited to any combination of the following:

1. Dedication of land for public park purposes.
2. Dedication of land for public school purposes.
3. Dedication of land for public road right-of-way purposes.
4. Construction of, or addition to, roads servicing the proposed project when such construction or addition is reasonably related to the traffic to be generated.
5. Installation of required traffic safety devices.
6. Reservation of areas containing significant natural, environmental, historic, archeological or similar resources.

17.68.030 Development Agreement

"Development Agreement" means an agreement negotiated and entered into by the City with a property owner and/or developer, pursuant to a proposed development within the City. The Agreement must (1) specify the existing subdivision and land use standards that will be changed in the PUD Overlay Zone and (2) detail the amenities and other benefits being provided to the City and its residents.

The Development Agreement shall run with the land and be binding on all successors and assigns of the property owner or developer; however, each Development Agreement must include a clause that allows the City to re-zone the property and withdraw from the Development Agreement if a subdivision plat consistent with the Development Agreement is not recorded within one (1) year of execution of the Agreement.

17.68.040 Base Density

The base density for each PUD Overlay Zone is the density that would be permitted in the zone in which the proposed development is located if the development were completed as a regular subdivision under Title 16 with each lot containing a minimum buildable area of thirty feet by fifty feet (30' X 50').

A density bonus may be considered as described in Section 17.68.090.

17.68.050 Lots

Because the lot sizes in a PUD are flexible, a building footprint shall be indicated on each lot, identifying the buildable area of the lot and the required setback area for the lot. The City Council may require the buildable area of the lots to be increased if it is determined to be important that an average size dwelling, in comparison with other dwellings in the general vicinity, cannot be constructed on the proposed lots.

Although flexibility in lot arrangement is a feature of a PUD, the lots in the development will be reviewed to ensure that the lots can be used for their intended purpose. Each lot should accommodate

a dwelling compatible with other dwellings in the development and access should be provided in a reasonable manner. Lots in a PUD should not be designed in a manner that creates odd-shaped lots to simply obtain additional lots.

17.68.060 Area.

No application for a Planned Unit Development Overlay Zone shall have an area less than:

1. Seven (7) acres of land in the B-U/A-1 zone,
2. Four (4) acres in the R-1-22 and R-1-10 zones.

17.68.070 Uses.

Only residential uses and accessory uses are allowed.

17.68.080 Ownership.

The development shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.

17.68.090 Density Bonus Considerations.

An applicant for a Planned Unit Development Overlay Zone may be eligible for a density bonus based on the value the City Council places on proposed amenities provided in the project. Density in excess of the Base Density may be considered for projects which satisfy the intent of the requirements, as determined by the City, of one or more of the density bonus amenities listed below. The bonus is granted, as determined by the City Council, in the rezoning/development agreement process. A density bonus shall not exceed thirty (30) percent above the Base Density.

Amenities for a particular project may vary from those of another project because of the project type and market for which the project is being built. Types of amenities may include, but are not limited to, substantial landscaping; public tennis or pickle ball courts; trails; equestrian facilities; recreation facilities; parks; permanent open space; common useable agricultural or farming open spaces; or other similar features. Open spaces lacking a particular use/function or a high level of maintenance do not contribute toward granting a bonus density. Such open spaces shall be privately maintained through the PUD. The City shall consider the total project and the proposed amenities, and determine the amount of density bonus, if any, a project may receive. When figuring total project density, the number of lots will always be rounded down to the nearest lot.

A density bonus shall always be at the option of the City. If the City determines that a density bonus is not appropriate in a certain area, the bonus will not be given. Additionally, the City may limit the number of additional lots allowed in a certain project.

The following list of amenity categories shall be considered by the City for a density bonus in a PUD Overlay Zone. The Council will use one or more of these categories to grant up to a 30% density bonus. If

a project receives the density bonus, the Base Density will be multiplied by the percentage granted to determine the additional units. Such calculations that result in fractional density results may be rounded down to the nearest whole number. In order to determine total project density, the City shall add all additional units to the Base Density.

To be considered for a density bonus, the amenities shall add value to the project and result in a more desirable project for the community as defined below. Developers are expected to provide amenities beyond those found in typical subdivisions to receive a bonus, based on the overall project quality and the following:

A. Rural site design and features

The City will consider an innovative site plan which promotes rural characteristics and preserves natural features of the site. To qualify for this density bonus, the overall site plan should incorporate rural design features such as, but not limited to: horse pasture, crop cultivation, community gardens, orchards, open space for grazing of animals, preservation of open irrigation ditches or their enhancement, unique curb/gutter and sidewalk configurations, deeper and varied setbacks, historical materials with a rural architectural theme, etc.

B. Substantial Public Benefit

The City will consider this amenity bonus if substantial public benefit through the provision of public facilities (such as park dedication, trail system, or other recreational facilities), that are both unique in character from other City facilities and serve the needs of an area greater than the immediate development, is provided by the project. No density increase for substantial public benefit may be approved unless the public facilities provided are considered an enhancement of the typically required street improvements, sidewalks or trails, public recreational amenities, utilities, drainage facilities, and contribute to the rural theme of the area.

17.68.100 Design.

The City shall require such arrangements of structures and open spaces within the site development plan as necessary to ensure that adjacent properties will not be adversely affected as described below.

- A. Density.** Density of land use shall in no case be more than thirty (30) percent higher than allowed in the current zoning district.
- B. Arrangement.** Where feasible, the least height, density of buildings and uses, and/or greater setbacks shall be arranged around the boundaries of the development.
- C. Specific regulations.** Lot area, width, front and rear yard requirements, height, density, and coverage regulations shall be determined through approval of the rezone and development agreement and guided by the existing underlying zone. Side yard setbacks cannot be changed as part of a PUD.

17.68.110 Considerations.

In carrying out the intent of this Chapter, the City shall consider the following principles:

- A. It is the intent of this Chapter that site and building plans for a PUD shall be prepared by a designer or team of designers having professional competence in urban planning as proposed in the application. The City may require the applicant to engage such professional expertise as a qualified designer or design team.
- B. It is not the intent of this Chapter that control of the design of a PUD by the City is so rigidly exercised that individual initiative be stifled and substantial additional expense incurred; rather, it is the intent of this Chapter that the control exercised be the minimum necessary to achieve the purposes of this Chapter.

17.68.120 Approval.

Rezoning to the PUD Overlay may be allowed in any agricultural or residential zoning district upon Planning Commission recommendation and City Council approval through the rezone process. All such rezone requests shall be accompanied by a development agreement.

17.68.130 Subdivision Processing.

Only PUD subdivisions previously approved for a rezone with an approved development agreement shall be allowed in this zone. All PUDs developed under the PUD Overlay Zone shall be processed using the subdivision ordinance, except that after Planning Commission approval of the preliminary and final plats, and subsequent plat corrections, if needed, the City staff may proceed with recordation of the PUD subdivision.

A. Relationship of PUD to This Title and Other Development Ordinances of West Bountiful City.

This Chapter is intended to be supplementary to the other provisions of this Title. Unless specifically indicated in this Chapter, all requirements of this Title and all other development ordinances of West Bountiful City must be satisfied with the following exceptions:

- 1. The frontage and lot area requirements may be modified for all lots, pads, or parcels within the Planned Unit Development except those located directly across a public street from a development that satisfies the standard frontage requirements of Title 17, Zoning.
- 2. The density of the development shall be calculated based on Sections 17.68.040 and 17.68.090.

B. Phasing.

All residential subdivisions with more than ten (10) lots, pads, parcels, or units shall include a phasing plan that specifies the timing of public improvements and residential construction. This plan must be submitted to the Planning Commission at or before the submission of the Preliminary Plat.

The phasing plan shall include the number of units or parcels to be developed in each phase; the approximate timing of each phase; the timing of construction of public improvements and subdivision amenities to serve each phase, whether onsite or offsite; and the relationship between the public improvements in the PUD subdivision and contiguous land previously subdivided and yet to be subdivided. A developer may request a revision of the phasing plan, which may be necessary due to conditions such as changing market conditions, inclement weather or other factors. Should a developer fail to install amenities in a particular phase, the City may withhold building permits on the next phase until the missing amenities are installed.

C. Landscaping.

Landscaping, fencing and screening of the uses within the site and as a means of integrating the proposed development into its surroundings, shall be planned and presented to the Planning Commission for approval, together with other required plans for the development. A planting plan showing proposed tree and shrubbery plantings shall be prepared for the entire site to be developed. A grading and drainage plan shall also be submitted to the Planning Commission with the PUD subdivision.

D. Guarantees and Covenants.

In addition to a development agreement, adequate guarantees shall be provided for permanent retention and maintenance of all open space areas before final plan approval can be granted.

1. Open Space Guarantees: The City shall require the preservation, maintenance and ownership of all open space through one or more of the following:
 - a. Dedication of the land as a public park or parkway system.
 - b. Dedication of the land as permanent open space on the recorded plat.
 - c. Granting the City a permanent open space easement on the private open spaces to guarantee that the open space remain perpetually in recreation or agricultural use, with ownership and maintenance being the responsibility of a residential corporation or association.
 - d. Through compliance with the provisions of the Condominium Ownership Act, as outlined in Utah Code Annotated, Title 57, as amended, which provides for the payment of common expenses for the upkeep of common areas and facilities.

In the event the common open space and other facilities are not maintained in a manner consistent with the approved final PUD subdivision plan, the City may at its option cause such maintenance to be performed and assess the costs to the affected property owners or responsible corporation or association.

2. Performance Guarantee: In order to ensure that the PUD subdivision will be constructed to completion in an acceptable manner, the applicant shall post performance

guarantees as outlined in the subdivision ordinance. The escrow account shall include the completion of offsite improvements, including, among other things, landscaping, sprinkling or irrigation systems, drives, storm drains, street surfacing, parking areas, sidewalks, curbs and gutters.

3. Covenants, Conditions and Restrictions for private amenities/improvements:

The applicant for any PUD subdivision shall, prior to the conveyance of any unit, submit to the City a declaration of covenants, conditions and restrictions relating to the project, which shall become part of the final development plan and shall be recorded to run with the land. The declaration shall include management policies which shall set forth the quality of maintenance that will be performed, and shall specify the party responsible for such maintenance within the development. The declaration shall also contain, at a minimum, the following:

- a. The establishment of a corporation or other association responsible for all maintenance, which shall levy the cost thereof as an assessment to each unit owner within the development.
- b. The establishment of a management committee, with provisions setting forth the number of persons constituting the committee, the method of selection, and the powers and duties of the committee; and including the person or entity with property management expertise and experience who shall be designated to manage the maintenance of the common areas and facilities in an efficient and quality manner.
- c. The method of calling a meeting of the members of the corporation or other association, with the members thereof that will constitute a quorum authorized to transact business.
- d. The manner of collection from unit owners for their share of common expenses, and the method of assessment.
- e. The establishment of an initial reserve fund for the corporation or other association, to adequately cover maintenance and operation expenses until such time as the corporation or association is fully operational and self-sustaining.
- f. Provisions as to percentage of votes by unit owners which shall be necessary to determine whether to rebuild, repair and restore or sell property in the event of damage or destruction of all or part of the project.
- g. The method and procedure by which the declaration may be amended.
- h. The declaration required herein, amendments, and any instrument affecting the property or any unit therein, are subject to approval by the City and must be recorded with the County Recorder.

17.68.150 Limitations on Application.

- A. Construction on a PUD subdivision shall start within 1 year of the approval of the PUD subdivision, and such construction, or approved stages thereof, shall be completed within 4 years after the date construction begins, unless these timeframes are renegotiated with the City Council for good cause by the applicant. Failure to meet the one year deadline will result in fines and/or action to nullify the Development Agreement and Zone change, and such actions shall be described in the Development Agreement.
- B. Upon approval of a PUD subdivision, construction shall proceed only in accordance with the plans and specifications approved by the City Council in the development agreement.
- C. Amendment to approved plans and specifications for a PUD shall be obtained only by following the procedures outlined in this Chapter and may require a modification to the development agreement.
- D. The code official shall not issue any permit for any proposed building, structure or use within the project unless such building, structure or use is in accordance with the approved development agreement and PUD subdivision plat and with any conditions imposed in conjunction with those approvals.

MEMORANDUM



TO: Planning Commission

MEETING DATE: February 14, 2017

FROM: Ben White, City Engineer

RE: Updating Public Works Construction Standards

Construction standards and specifications are to be approved by resolution of the city council before they become effective (WBMC 16.20.020). The standards were last updated in 2014. Upon review of the standards by staff, it appeared that another update was in order. There are a few additions to this draft that cross the line between construction standards and land use development requirements. One such requirement is included in paragraph 3.j (page 3). This is a street light policy. The City's development code requires a street lighting plan as part of a development, but is vague on what the actual requirements are.

The text changes in RED are updates, clarifications or new additions to the construction standards.

In 2011, the City adopted the American Public Works Association (APWA) standard drawings and specifications. This is a two volume set of specifications and standard details which I keep in my office. They contain over 1000 pages, so printing and distribution is not practical. They are available here at city hall for anyone who wishes to review them.

The details included with the attached text are specific to West Bountiful City and are intended to supplement the APWA details or to replace a similar detail.

As stated above that since these standards verge on establishing land use policy, the City should hold a public hearing with recommendations by the Planning Commission prior to the City Council acting on the proposal.

West Bountiful City Minimum Construction Standards

This policy defines the general requirements for improvements to be constructed by Developer, sub-divider, owner, or Contractor for all types of construction, including residential, commercial, industrial, institutional, governmental, and professional office. All improvements which are in areas that are or will become public rights-of-way and/or easements, or that will be under the responsibility of a home owners association shall meet these requirements.

The Utah Chapter, American Public Works Association (APWA) Manual of Standard Specifications and Standard Plans, latest addition with all approved supplements is the City's general construction standard. The City has some local standards that deviate from the APWA standards. City Municipal Code and the standards included in this policy shall supersede APWA and other standards whenever they conflict. Any variation, substitution or exception from the standards in this policy must be authorized in writing by the City Engineer or his/her designee. Any item of construction not covered by these standards must have plans and specifications approved by the City Engineer or his/her designee.

1. Storm drainage system
 - a. Inlet boxes
 - i. Installed at intersections to eliminate waterways (cross gutters) **wherever possible**
 - ii. Installed at 800± foot spacing along curb & gutter streets
 - iii. Max. gutter flow is 1.6 CFS for 25 year recurrence frequency
 - iv. Standard box is 18" X 42" with bicycle safe inlet grate
 - v. **Wood shims and similar materials are not permitted to adjust frame elevations**
 - b. Cleanout boxes
 - i. Installed at all pipe junctions with pipes 8 inch or larger
 - ii. Installed at change in grade or change in alignment
 - iii. Standard box is 18 X 48 solid cover
 - iv. May be 60 inch manholes
 - c. Line size, type and capacity
 - i. Minimum size shall be 15" **in street right of ways**
 - ii. Pipe material is RCP
 - iii. The rational formula may be used to determine line capacity within each drainage sub-basin.
 - iv. Minimum slope shall provide for 3 fps at 80% capacity
 - d. A site drainage plan will show existing and finish grades **for the entire property being considered as well as information relating to upstream and downstream contributing areas, flow rates, infrastructure capacity, etc.**
 - e. **Video inspection of pipelines is required prior to acceptance**

- f. Minimum cover and placement
 - i. The pipe, including the bell, shall be placed at least 15 inches below the lip of the curb & gutter.
 - ii. Additional depth as required to accommodate area drain systems.
 - iii. Storm drain line installed with the centerline of the pipe 24 inches into the street from the lip of the gutter.
 - iv. Tangent lines may not cross behind curb & gutter on curve streets.
 - g. UPDES permit
 - i. Comply with the City's Storm Water Management Plan requirements
 - ii. Prepare SWPPP with BMPs incorporated
 - iii. Rear yard drains are required whenever ground slope is less than 2% with an 8" minimum pipe size.
2. Culinary Water System
- a. Isolation valves
 - i. Installed at each intersection, all directions
 - ii. Installed not to exceed 800 feet between valves
 - iii. Placed at logical locations (fence lines, property corners, near fire hydrants)
 - iv. Concrete collar is required
 - b. Fire hydrants
 - i. Installed not to exceed 400 feet spacing (residential)
 - ii. Installed not to exceed 300 feet spacing (commercial)
 - iii. Installed at property line projections
 - iv. Installed at every dead-end line. These hydrants are for flushing purposes and are not considered as part of the fire protection system.
 - v. Installed at the intersection entrance to cul-de-sacs.
 - vi. Auxiliary valve for hydrant installed at the mainline.
 - c. Main Line size and placement
 - i. Approved material is C-900 PVC class 200 w/#12 locator wire
 - ii. Minimum line size is 8 inches or as per City Master Plan
 - iii. Minimum depth is 48 inches of cover
 - iv. Placed 10 feet north or east from the street centerline
 - v. Waterline shall parallel street centerline, with bends as required.
 - vi. All trace wire shall be tested for continuity in the presence of the inspector
 - d. Culinary water service lines
 - i. 3/4" minimum size for residential, 1" allowed
 - ii. Commercial / industrial service and meter size determined by anticipated fixture unit demand
 - iii. Residential meter vaults shall be 20" white PVC with 21" risers
 - iv. Services placed to the center of the residential lot
 - v. Service lateral extended 10 feet beyond property line and marked with a 2X4 or other full-depth marker
3. Street design
- a. Minimum street right-of-way width is 50 feet.

- b. Maximum length of cul-de-sac, 400 feet from cross street intersection to the centerline of the cul-de-sac circle, as measured along the centerline.
- c. The maximum length of a dead end street which is to extend in the future is 1000 feet from the nearest cross street intersection to the street end. A temporary turn around is required on the dead end if the street is more than 150 feet long.
- d. A second means of access is required for all development with a permanent dead end exceeding 400 feet and a temporary dead end exceeding 1000 feet, measured as described above.
- e. Minimum street curve radius is 150 feet.
- f. Cul-de-sac right-of-way radius is 50 feet.
- g. Street intersections at right angles preferred, with 10 degree approach angle allowance.
- h. "T" intersections preferred with centerline to centerline spacing of 295 foot offset between intersections.
- i. The approach to an intersection shall have at least 100 feet of tangent (perpendicular) approach.
- j. Standard street section
 - i. 30" wide, 6" high back style curb & gutter
 - ii. 48" park strip
 - iii. 48" wide 4" thick concrete sidewalk (6" thick concrete & 6" base thru residential driveway)
 - iv. 29' wide asphalt surface (residential)
 - (1) 12" sub-base
 - (2) 8" roadbase
 - (3) 3" asphalt
 - v. 20' back-of-curb radius at corners for 50' right of ways and 30' back-of curb radius if intersecting with a 60' or larger right of way.
 - vi. Construction of public improvements which does not meet the minimum required standard is to be removed and replaced at no cost to the city.
 - vii. One compaction test per lift of imported granular base and sub base material is required for every 500 square yards
 - viii. In addition to the compaction test requirements, subbase and base course layers will be proof rolled by a loaded water truck or equivalent. Any noticeable deflection in base materials is to be removed and remediated.
- k. Street elevations
 - i. 0.50% minimum gutter slope
 - ii. 1.0% minimum and 4% maximum cross slope
 - iii. Sidewalk installed 0.10' above top of curb
- l. Street Lights
 - i. Lights shall be installed at street intersections, dead ends, group mailboxes, a maximum 350 feet spacing or as otherwise approved by the City.

- ii. Poles in residential areas shall be 14' fiberglass with 100 Watt HPS equivalent LED fixtures with IES Type III distribution.
- iii. Fixtures shall be Granville or American Revolution unless otherwise approved by the City.
- iv. All construction shall be in accordance with Rocky Mountain Power's installation requirements

4. Other items

- a. Extend all stub streets to property boundary, including extensions to future development as directed by the City.
- b. End of construction inspection shall be free of defects, damage and debris.
- c. Landscaped areas shall not be graded with a slope steeper than 30% without mechanical stabilization.
- d. Storm water basins which are designed to hold water deeper than 24" are to have slopes no steeper than 30% without mechanical stabilization and fenced with a 6' high chain link fence or as approved by the City.
- e. Inspections to release residential and commercial construction bonds will not be completed until after all landscaping which may negatively impact public improvements is completed.
- f. Residential drive approaches shall be located a minimum of 50 feet from the center of a street intersection
- g. Extraordinary repairs, as defined by the city code, as well as any new damage to public improvements are required to be repaired as a condition of a building permit for properties with existing main structures (as defined by municipal code).
- h. Concrete and other public improvements will be held to the same standard as newly constructed improvements for properties with a building permit for the original construction of a main structure (as defined by municipal code).
- i. All trenches in street right of way shall be backfilled with imported granular material as directed by the public works department
- j. Required soils report shall include
 - i. Subsurface water level fluctuations
 - ii. Bearing capacity and foundation design requirements
 - iii. Pavement design recommendation including subgrade CBR value (as applicable)
 - iv. Slope stability
 - v. Special considerations such as geologic hazards, collapsible or expansive soils
- k. Water, secondary water, storm drain, sewer utility improvements are to be shown in plan and profile drawings for new construction.

WEST BOUNTIFUL CITY

SHORT DURATION STORM INTENSITY

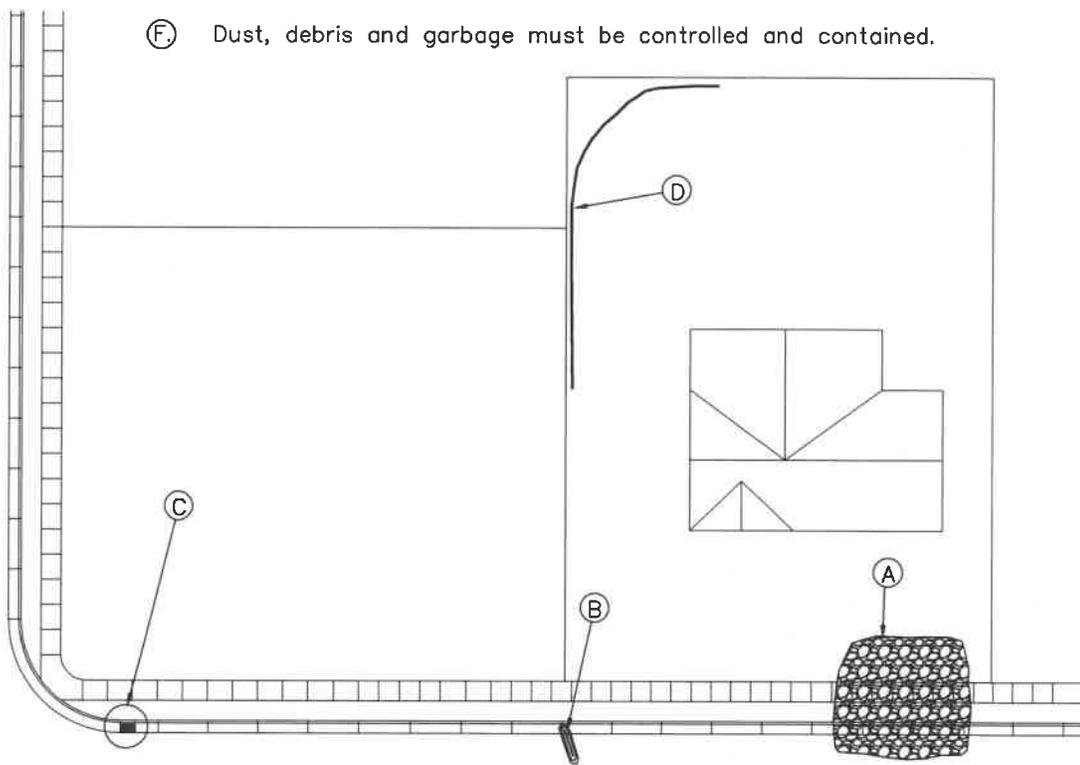
Precipitation Frequency Estimates (inches)																		
ARI* (years)	<u>5 min</u>	<u>10 min</u>	<u>15 min</u>	<u>30 min</u>	<u>60 min</u>	<u>120 min</u>	<u>3 hr</u>	<u>6 hr</u>	<u>12 hr</u>	<u>24 hr</u>	<u>48 hr</u>	<u>4 day</u>	<u>7 day</u>	<u>10 day</u>	<u>20 day</u>	<u>30 day</u>	<u>45 day</u>	<u>60 day</u>
1	0.13	0.20	0.25	0.34	0.42	0.56	0.65	0.85	1.07	1.34	1.57	1.89	2.27	2.57	3.40	4.17	5.19	6.16
2	0.17	0.26	0.32	0.43	0.53	0.69	0.80	1.04	1.31	1.65	1.92	2.31	2.78	3.16	4.18	5.11	6.34	7.52
5	0.23	0.35	0.44	0.59	0.73	0.90	1.00	1.25	1.58	1.96	2.29	2.77	3.32	3.75	4.94	6.00	7.43	8.81
10	0.29	0.44	0.54	0.73	0.91	1.09	1.19	1.45	1.81	2.23	2.59	3.15	3.77	4.24	5.52	6.68	8.29	9.81
25	0.38	0.58	0.72	0.97	1.20	1.41	1.50	1.75	2.16	2.59	3.00	3.67	4.38	4.86	6.26	7.55	9.38	11.06
50	0.47	0.71	0.88	1.19	1.47	1.70	1.79	1.99	2.45	2.87	3.31	4.08	4.86	5.33	6.79	8.18	10.16	11.96
100	0.57	0.87	1.07	1.45	1.79	2.05	2.13	2.30	2.77	3.15	3.63	4.50	5.34	5.79	7.30	8.78	10.91	12.81
200	0.69	1.05	1.30	1.76	2.17	2.47	2.54	2.65	3.11	3.45	3.95	4.92	5.82	6.24	7.79	9.34	11.63	13.61
500	0.89	1.35	1.68	2.26	2.80	3.14	3.22	3.32	3.67	3.84	4.37	5.50	6.47	6.83	8.38	10.04	12.50	14.58
1000	1.07	1.63	2.02	2.73	3.37	3.77	3.84	3.92	4.15	4.19	4.68	5.94	6.96	7.25	8.80	10.53	13.11	15.26

* These precipitation frequency estimates are based on a partial duration series. ARI is the Average Recurrence Interval.

Rainfall Distribution/Unit Hydrograph

<u>Minutes</u>	<u>Unit Hydrograph</u>	<u>Percentage</u>	<u>Minutes</u>	<u>Unit Hydrograph</u>	<u>Percentage</u>
0	0.00000	0.00%	95	0.00726	87.69%
5	0.00724	0.72%	100	0.00724	88.41%
10	0.00724	1.45%	105	0.00724	89.14%
15	0.00724	2.17%	110	0.00724	89.86%
20	0.00724	2.90%	115	0.00724	90.59%
25	0.00724	3.62%	120	0.00724	91.31%
30	0.00724	4.34%	125	0.00724	92.03%
35	0.23533	27.88%	130	0.00724	92.76%
40	0.18609	46.49%	135	0.00724	93.48%
45	0.12961	59.45%	140	0.00724	94.21%
50	0.08255	67.70%	145	0.00724	94.93%
55	0.04924	72.63%	150	0.00724	95.66%
60	0.03765	76.39%	155	0.00724	96.38%
65	0.02824	79.22%	160	0.00724	97.10%
70	0.02172	81.39%	165	0.00724	97.83%
75	0.01665	83.06%	170	0.00724	98.55%
80	0.01521	84.58%	175	0.00724	99.28%
85	0.01303	85.88%	180	0.00724	100.00%
90	0.01086	86.97%			

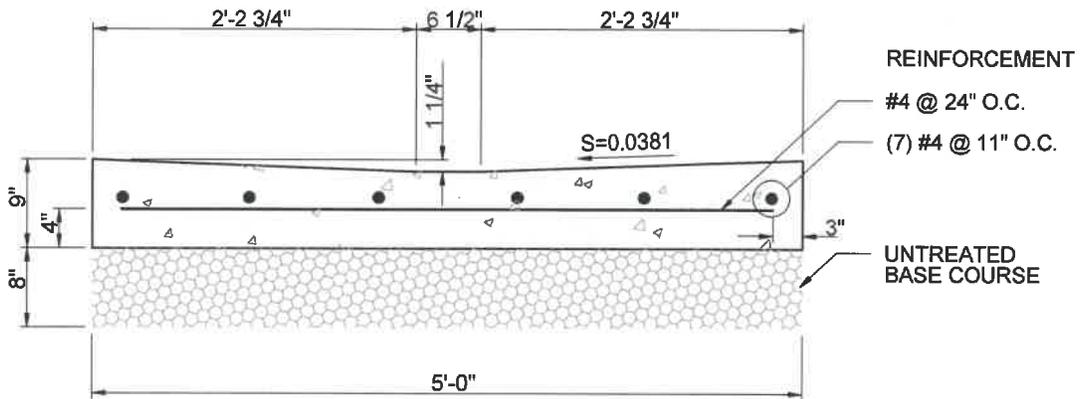
- (A) Clean, free draining material (gravel 1/2" diameter or larger) is required for concrete protection. No native or imported soil is allowed.
- (B) Gravel sock or equivalent silt barrier is required at the property line.
- (C) Inlet protection such as a filter fabric under the grate is required if storm drain inlet is within 250 feet of lot line.
- (D) Silt fence is required on the down hill side of lot as necessary to prevent the discharge of soil material from the site.
- (E) Inspection will not occur if site is not in SWPPP compliance. Fines for tracking mud or the discharge of soil materials is \$299 per occurrence.
- (F) Dust, debris and garbage must be controlled and contained.



TYPICAL EROSION PREVENTION

REVISED 2/13

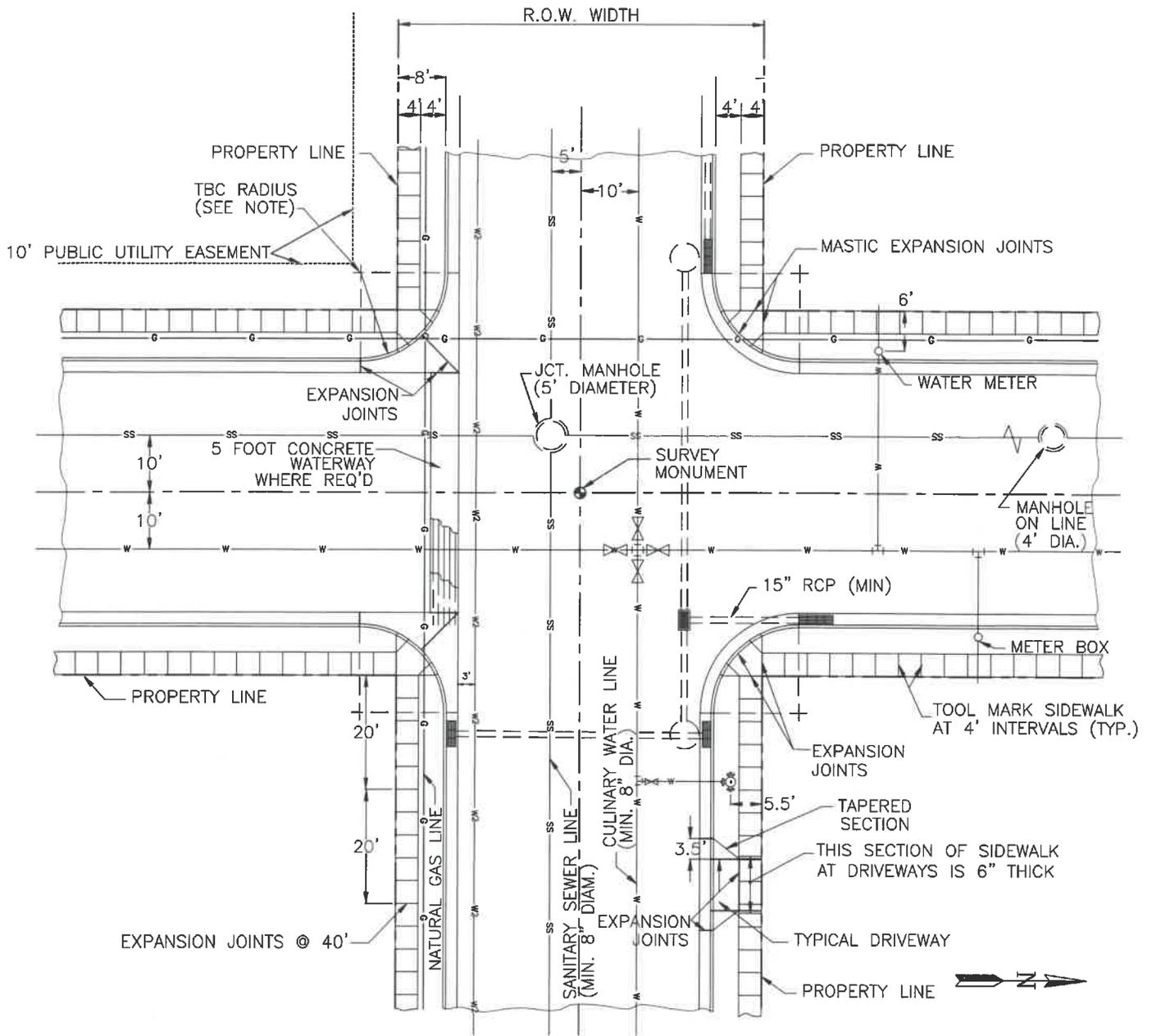
PLAN 126 SP



TYPICAL WATERWAY

REVISED 2/11

PLAN 211 SP



NOTES

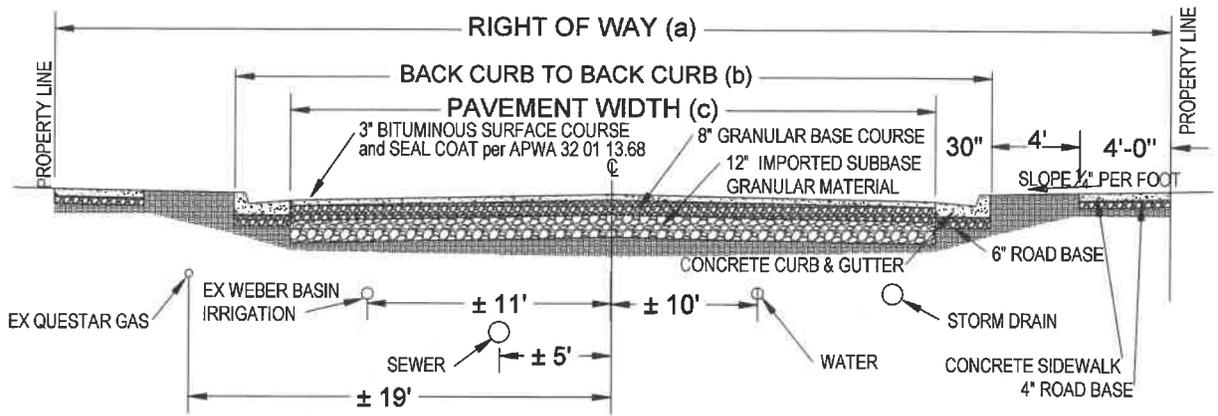
1. TBC RADIUS SHALL BE 20' WHEN BOTH STREETS ARE 50' R.O.W., 30' RADIUS FOR ALL OTHER SITUATIONS.



TYPICAL STREET SECTION

REVISED 1/17

PLAN 295 SP



R.O.W. (a)	(b)	(c)
50'	34'	29'
66'	50'	45'

**CRUSHED AGGREGATE
SUB BASE COURSE MATERIAL**

SIEVE (inch)	% PASSING
3"	100
1"	81-91
1/2"	67-77
NO. 4	40-50
NO. 16	20-26
NO. 200	6-10

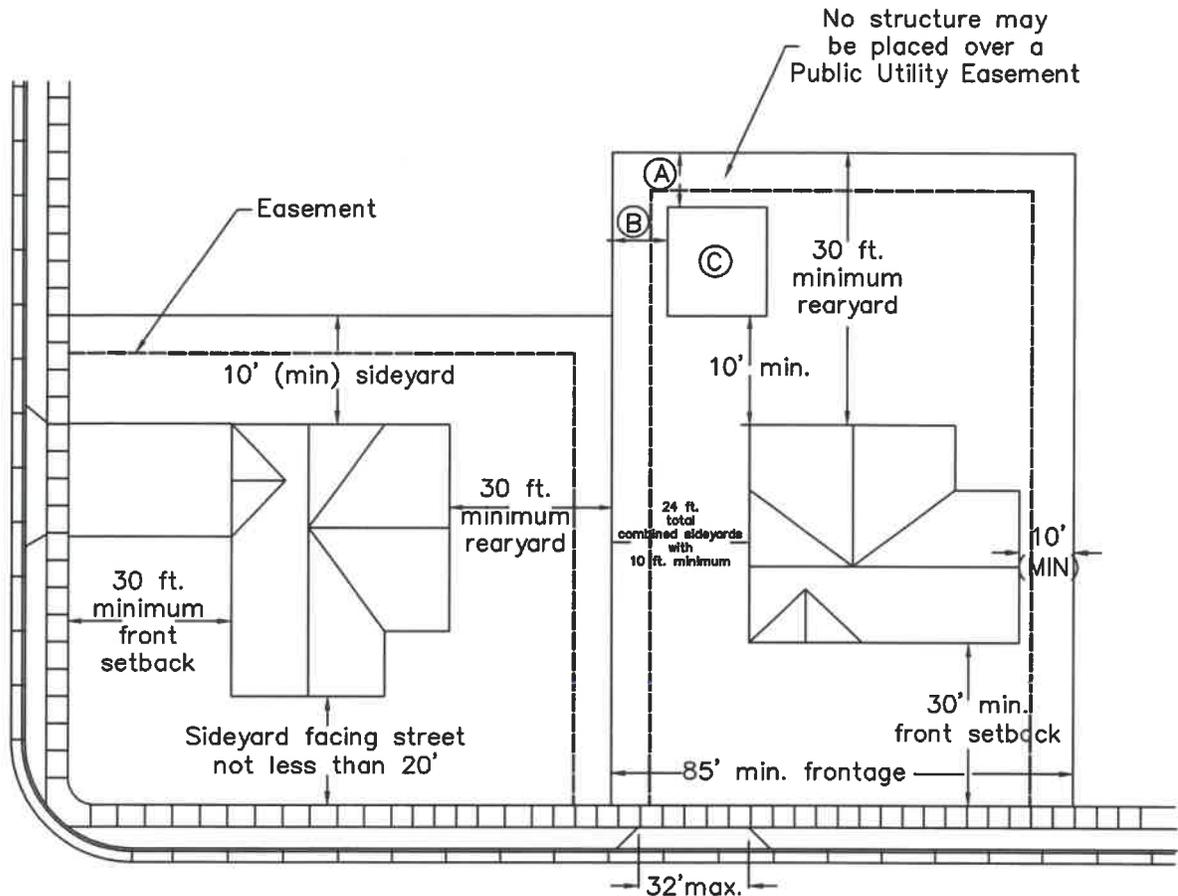


TYPICAL STREET CROSS SECTION

REVISED 1/17

PLAN 296 SP

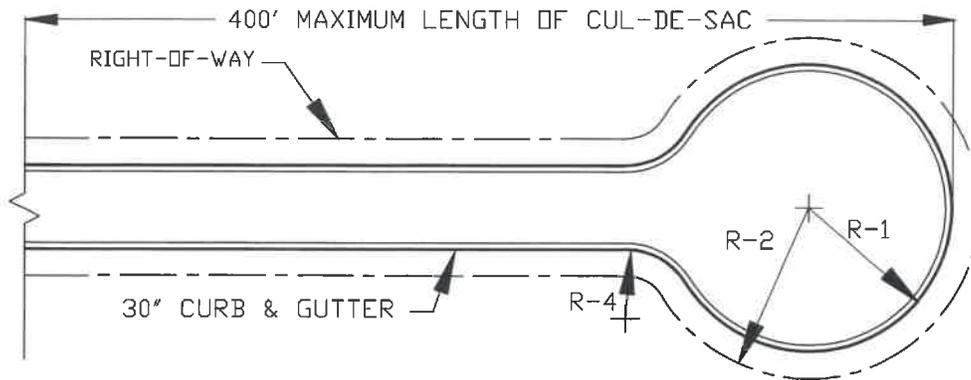
- (A) Rear yard setback for an accessory building is 6' minimum or 3' if the structure is fire rated.
- (B) Side yard setback for an accessory building is 6' minimum or 3' if the structure is fire rated.
- (C) Accessory building cannot cover more than 35% of the rear yard. Maximum height is 20'.



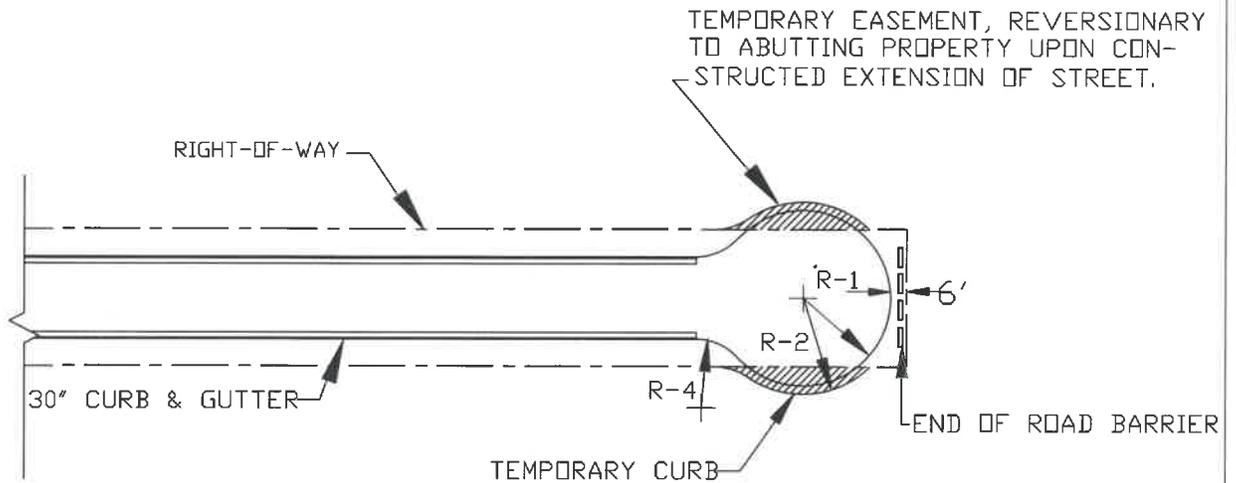
TYPICAL LOT LAYOUT

REVISED 11/16

PLAN 297 SP



STANDARD CUL-DE-SAC



TEMPORARY CUL-DE-SAC

NOTE: ALL TEMPORARY CUL-DE-SAC VARIATIONS MUST HAVE APPROVAL OF THE CITY ENGINEER PRIOR TO CONSTRUCTION.

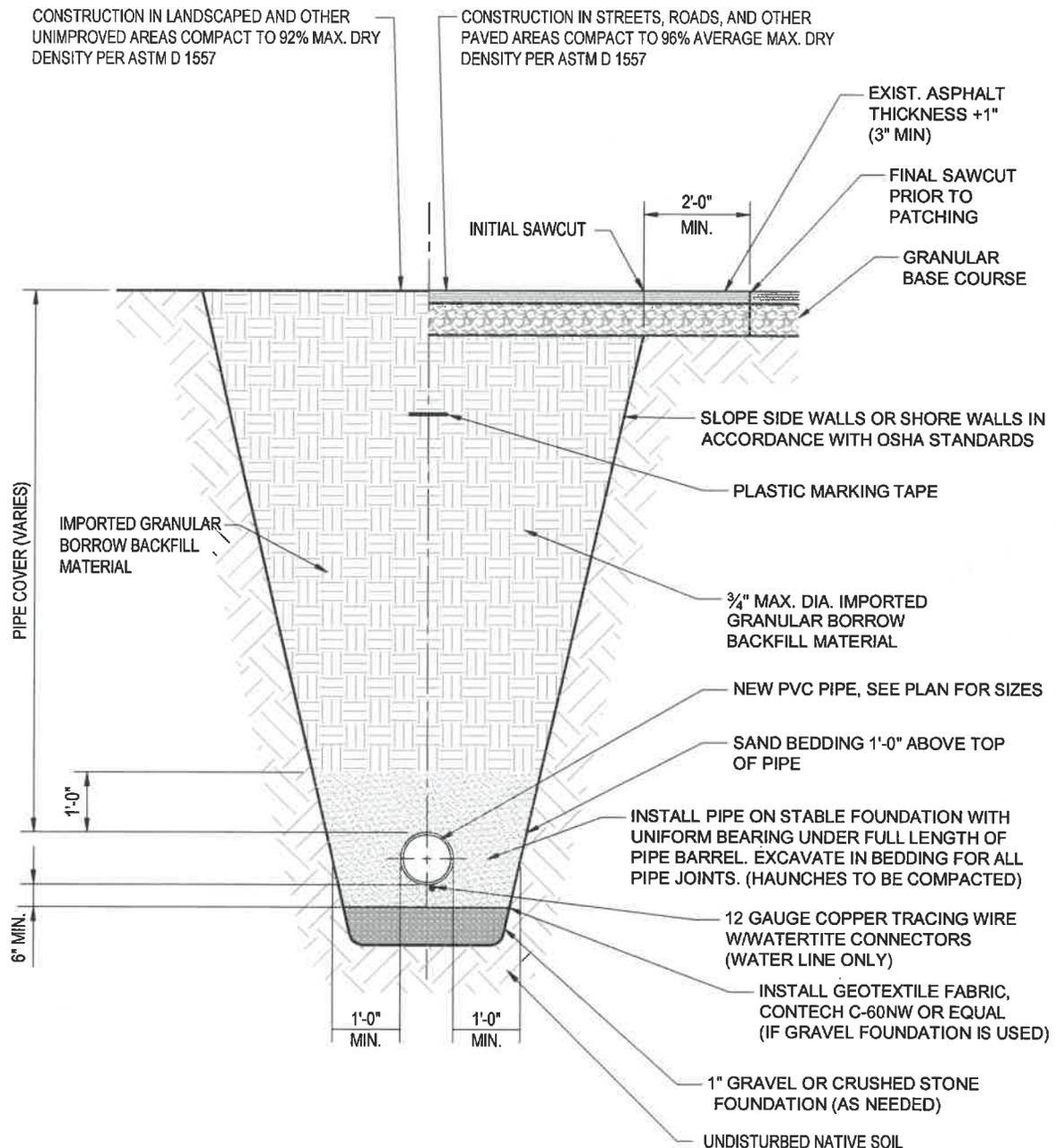
STANDARD	
R-1	42'
R-2	50'
R-4	25'



TYPICAL CUL-DE-SAC

REVISED 2/11

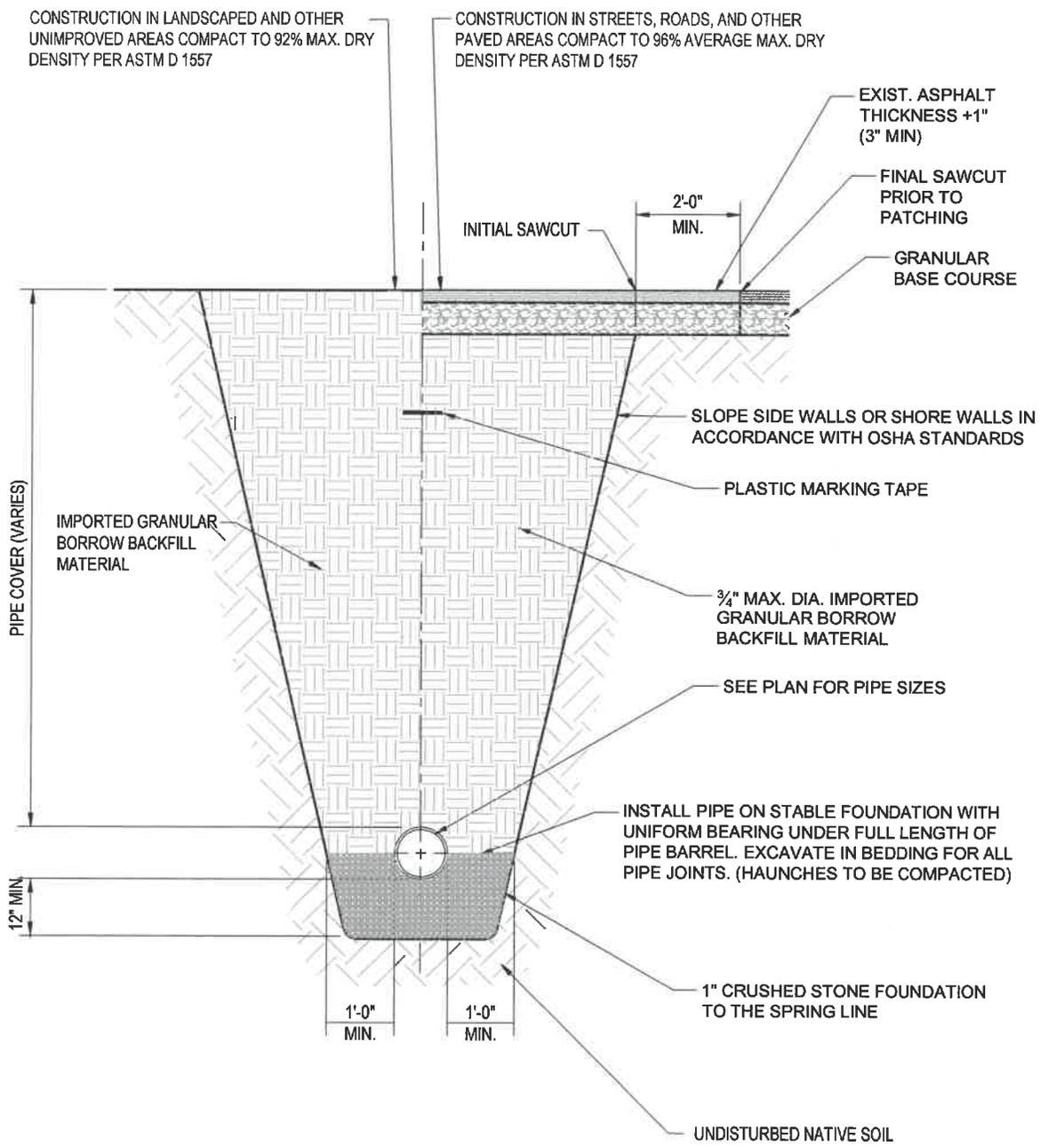
PLAN 298 SP



TYPICAL PLASTIC PIPE TRENCH SECTION

REVISED 1/17

PLAN 384 SP



TYPICAL CONCRETE PIPE TRENCH SECTION

REVISED 1/17

PLAN 385 SP

GENERAL WATER SYSTEM REQUIREMENTS:

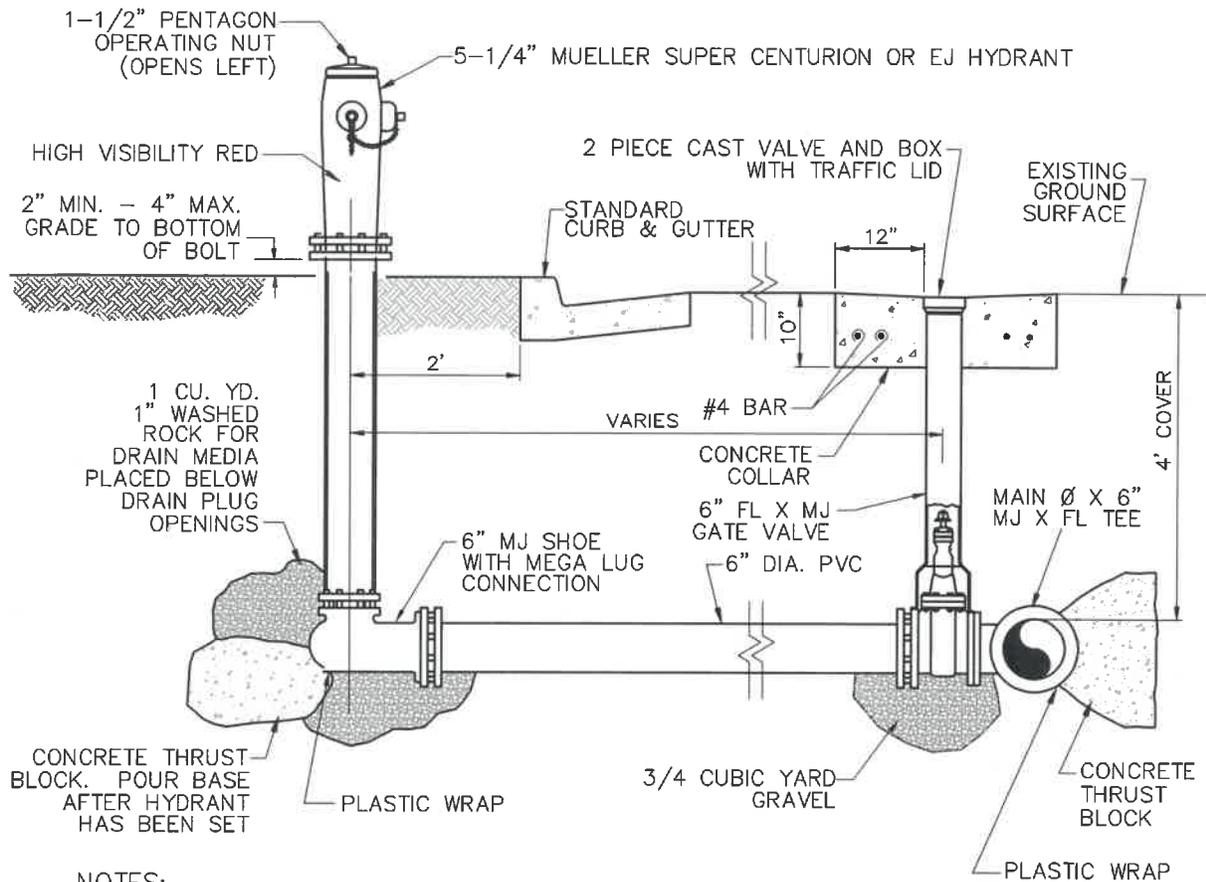
1. 10'-0" MIN. EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER PIPE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM TO TOP OF PIPES. THIS SEPARATION SHALL BE MAINTAINED FOR AT LEAST 10'-0" EITHER SIDE OF CROSS POINT.
3. UTAH DIVISION OF DRINKING WATER APPROVAL IS REQUIRED TO LOOP ANY WATER PIPE LINE UNDER A SANITARY SEWER PIPE LINE.
4. ALL THRUST BLOCKS MUST BE INSPECTED BY WEST BOUNTIFUL CITY PUBLIC WORKS PRIOR TO CONCRETE PLACEMENT.
5. ALL FITTINGS MUST BE INSPECTED BY WEST BOUNTIFUL CITY PUBLIC WORKS PRIOR TO BACKFILL.
6. A THREE (3') FOOT SEPARATION IS REQUIRED BETWEEN WATER SERVICE LATERAL TAPS.
7. ALL BENDS, TEES VALVES AND OTHER FITTINGS SHALL BE INSTALLED WITH CONCRETE AND MEGALUG OR ALPHAGRIP TYPE RESTRAINT AND SHALL BE GREASED AND WRAPPED WITH 8 MIL POLYETHYLENE.
8. BACKFILL: PROVIDE AND PLACE PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 96-PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION. ALL BEDDING BACKFILL SHALL BE CONTINUOUS AND UNIFORM IMPORTED ENGINEERED ¾" MINUS GRANULAR MATERIAL.
9. PRESSURE TEST ALL WATER LINES FOR A MINIMUM OF 2 HOURS AT 200 PSI PRESSURE WITH ZERO LOSS.
10. ALL NEW HYDRANTS SHALL BE MUELLER SUPER CENTURION
11. STAINLESS STEEL BOLTS ARE REQUIRED FOR ALL BURIED APPURTENANCES AND "COR-BLUE" OR EQUAL BOLTS ON ALL BURIED FITTINGS.
12. DISINFECTION SHALL BE IN ACCORDANCE WITH APWA STANDARD SPECIFICATIONS, STATE OF UTAH RULE 309-520, AWWA A100 WATER WELLS, AWWA C651 DISINFECTION OF WATER MAINS, AWWA C652 DISINFECTION OF WATER STORAGE FACILITIES AND AWWA C654 DISINFECTION OF WELLS
13. A MINIMUM FOUR FOOT DEPTH OF BURY FROM TOP OF PIPE TO GROUND SURFACE IS REQUIRED UNLESS SPECIFICALLY STATED OTHERWISE.
14. ALL 14" AND LARGER VALVES SHALL BE MUELLER LINESEAL III SERIES BUTTERFLY VALVES CLASS 250 WITH BURIED SERVICE ACTUATORS. VALVES 12" AND SMALLER SHALL BE MUELLER A-2360 SERIES, AMERICAN FLOW SERIES 2500 OR APPROVED EQUAL GATE VALVES.
15. PIPE LENGTHS SHOWN IN PROFILE ARE HORIZONTAL LENGTHS. NO ADJUSTMENT FOR VERTICAL COMPONENT HAVE BEEN MADE.
16. DISCHARGING SUPER CHLORINATED WATER INTO THE SANITARY SEWER SYSTEM REQUIRES ADVANCE WRITTEN PERMISSION FROM SOUTH DAVIS SEWER DISTRICT.
17. ALL MATERIALS INCLUDING PIPE, GASKETS, LUBRICANTS AND O-RINGS SHALL BE ANSI-CERTIFIED AS MEETING THE REQUIREMENTS OF NSF STANDARD 61 AND STAMPED WITH THE NSF LOGO.
18. PIPES AND PIPE FITTINGS CONTAINING MORE THAN 8% LEAD AND LEAD-TIP GASKETS SHALL NOT BE USED. REPAIRS TO LEAD-JOINT PIPE SHALL BE MADE USING ALTERNATIVE METHODS.
19. PIPE, PIPE JOINTS, FITTINGS, VALVES AND HYDRANTS SHALL CONFORM TO NSF STANDARD 61 OR STANDARD 14, AND APPLICABLE ANSI/AWW STANDARDS C104-A21.4-03 THROUGH C550-05 AND C900-7 THROUGH C950-07.
20. DO NOT DROP PIPE INTO TRENCH. PIPE ACCIDENTALLY OR INTENTIONALLY DROPPED SHALL BE REMOVED FROM THE JOBSITE REGARDLESS WHETHER THERE IS VISIBLE DAMAGE OR NOT.
21. OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE SEALED AND SAFELY SECURED AT THE END OF EACH WORK DAY.
22. ALL WATER SERVICE LATERALS INCLUDING PIPING, METER, METER SETTER AND CONNECTION TO PRIVATE PROPERTY OWNER'S SYSTEM SHALL CONFORM TO THE CURRENT PLUMBING CODE ADOPTED BY THE STATE OF UTAH. PLUMBING PIPES AND FITTINGS SHALL BE CERTIFIED TO MEET NSF/ANSI 372 OR NSF/ANSI 61, ANNEX G. CAP SERVICE FUTURE SERVICE LINES IF NOT IMMEDIATELY CONNECTED.
23. PVC PIPE SHALL BE INSTALLED PER ASTM D2774 RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING AND PVC PIPE, AND AWWA MANUAL OF PRACTICE M23, 2002.
24. TRACE WIRE SHALL BE 12 GAUGE SHIELDED COPPER WITH WATERTITE CONNECTORS. TRACE WIRE TO BE RUN WITH ALL WATER MAINS, HYDRANT LATERALS AND SERVICE LATERALS TO THE METER BOX. WIRES ARE TO BE TERMINATED INSIDE VALVE AND METER BOXES AND AT HYDRANT BASES.



GENERAL WATER SYSTEM REQUIREMENTS

REVISED 1/17

PLAN 500 SP



NOTES:

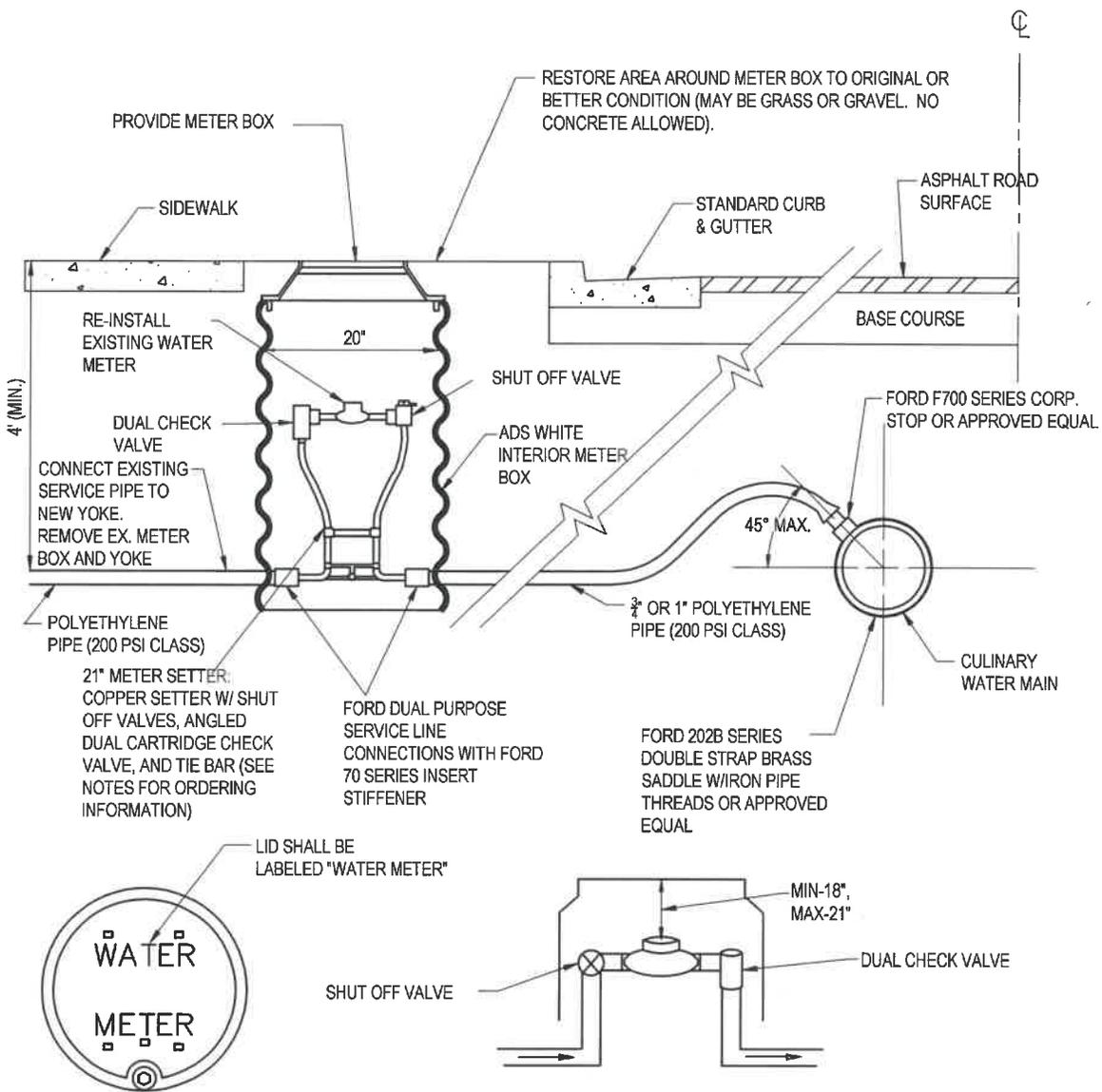
1. INSPECTION: PRIOR TO BACKFILLING, SECURE INSPECTION OF INSTALLATION BY PUBLIC WORKS.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER SPECIFICATIONS.
3. HYDRANT: DRY BARREL PER AWWA C520.
 - A. PROVIDE AT LEAST 1 CUBIC YARD OF SEWER ROCK AROUND DRAIN HOLE AT BASE OF HYDRANT. PLACE TAR PAPER OR PLASTIC OVER SEWER ROCK TO PREVENT SILTING.
 - B. PAINT FIRE HYDRANT RED.
 - C. APPLY POLY-FM GREASE TO ALL BURIED METAL SURFACES. WRAP WITH 8 MIL THICK POLYETHYLENE SHEET AND TAPE WRAP.
4. THRUST BLOCKS: NOT REQUIRED FOR FLANGED OR WELDED PIPE SYSTEMS.
5. BOLTS: STAINLESS STEEL BOLTS ARE REQUIRED ON ALL BURIED APPERTENANCES "COR-BLUE" OR EQUAL BOLTS ARE REQUIRED ON ALL BURIED FITTINGS



TYPICAL FIRE HYDRANT

REVISED 1/17

PLAN 511 SP



TYPICAL RESIDENTIAL WATER SERVICE

REVISED 12/14

PLAN 521 SP

NOTES:

1. 10'-0" MIN. EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM TO TOP OF PIPES. THIS SEPERATION SHALL BE MAINTAINED FOR AT LEAST 10'-0" EITHER SIDE OF CROSS POINT.
3. NO METER BOXES SHALL BE INSTALLED IN DRIVE APPROACHES OR SIDEWALKS.
4. MINIMUM LATERAL SIZE 3/4".
5. ALL RESIDENTIAL METERS REQUIRE A MINIMUM 20" METER BOX DIA.
6. PRIOR TO BACKFILLING AROUND METER BOX SECURE INSPECTION OF INSTALLATION FROM CITY TO VERIFY INSTALLATION MEETS ALL REQUIREMENTS INCLUDING HEIGHT CLEARANCES.
7. BACKFILL: PROVIDE AND PLACE PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 96-PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
8. PRESSURE TEST ALL WATER LINES AND SERVICES.
9. NO CONCRETE IS ALLOWED AROUND METER BOX PER CITY POLICY.
10. FORD 70 SERIES INSERT STIFFENERS ARE TO BE USED AT ALL CONNECTIONS AND FITTINGS WHERE POLYETHYLENE PIPE OR TUBING IS USED.
11. CITY POLICY PROHIBITS THE USE OF JUMPERS, BYPASS PIPES, OR HOSE TYPE CONNECTIONS TO THE METER SETTER OR SERVICE LINE.
12. METER SETTER: FORD OR MUELLER
13. PROVIDE TRACER WIRE ON ALL WATER LATERALS FROM THE MAIN LINE TO THE METER BOX.
14. WATER METER BOX SHALL BE LOCATED BETWEEN BACK OF CURB AND FRONT OF SIDEWALK, IF CURB AND GUTTER AND SIDEWALK ARE NOT PRESENT, THEN METER BOX SHALL BE LOCATED AS SHOWN ON THE DRAWINGS.

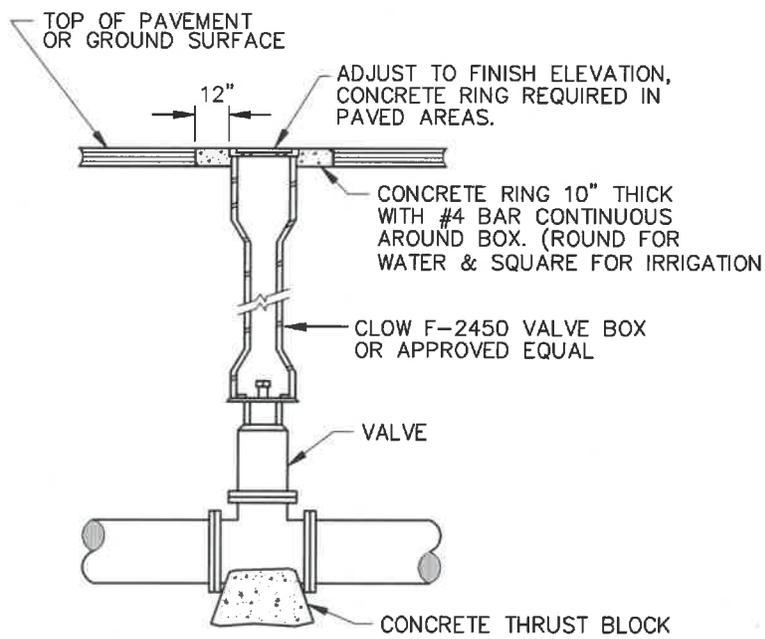


TYPICAL RESIDENTIAL WATER SERVICE

REVISED 12/14

PLAN 521 SP

2 OF 2



TYPICAL VALVE BOX

REVISED 1/17

PLAN 562 SP

MEMORANDUM



TO: Planning Commission

MEETING DATE: February 14, 2017

FROM: Duane Huffman

RE: **Cell Phone Tower Height**

West Bountiful Municipal Code 17.88 governs wireless telecommunication land use development. Two sections specifically address a current issue for the city:

- 17.88.090 provides a priority listing of where telecommunication providers must follow when want to build new towers; specifically, they must first look to city-owned property.
- 17.88.140 (C & D) lists the maximum height for monopole cell towers of 100’.

Representatives from Verizon Wireless approached the City regarding the installation of a new tower near the area in between 1200 N and the Jessi’s Meadows subdivision. City staff believes that given issues of access, power lines, and future development, the undeveloped Jessi’s Meadows Park would be the best location for such a tower. Verizon would itself want a 100’ tower that they would use to its full capacity.

With the help of a wireless tower consultant, City staff believes that there is a need for wireless coverage in that area by additional carriers. This additional capacity may be meet by building a taller tower (120’) or by the future installation of additional towers near the same area.

As one tower with an additional 20’ may be preferable to multiple towers, and as one tower on city property with multiple carriers would best maximize revenues for residents of the City, please consider amending WBMC 17.88.140 to allow towers on *city property* to be built up to 120’.

1 **West Bountiful City** **PENDING** **January 24, 2017**
 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 on January 20, 2017 per state statutory requirement.

6 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
 7 **January 24, 2017 at West Bountiful City Hall, Davis County, Utah.**

8

9 **Those in Attendance:**

10

11 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Vice Chairman
 12 Terry Turner, Alan Malan, Mike Cottle, Laura Charchenko, Corey Sweat
 13 and Andy Williams (Council member).

14

15 **MEMBERS/STAFF EXCUSED:**

16

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

19

20 **VISITORS:** Eric Eastman, Council members James Bruhn and Kelly
 21 Enquist, Dave and Daren Tovey, Kathy and Jeff Wilkinson, Dennis Vest,
 22 Mary North, Mike Adams, Craig Jacobsen, Brad Frost, Reed Gardner.

23 The Planning Commission Meeting was called to order at 7:30 p.m. by Chairman Denis
 24 Hopkinson. Corey Sweat offered a prayer.

25 **1. Accept Agenda**

26 Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as
 27 presented. Terry Turner seconded the motion. Voting was unanimous in favor among members
 28 present.

29 **2. Consider Conditional Use Application for Reed Gardner at 741 West 845 North to**
 30 **Build an Accessory Building that is 24 feet in Height.**

31 Included in the Commissioner's packets was a memorandum from Ben White dated January
 32 20, 2017 regarding the Gardner-Accessory Building Conditional Use Permit, a Conditional Use
 33 Permit Application from Reed W. Gardner at 741 West 845 North, West Bountiful with attached
 34 exhibits of similar existing dwellings in the City, and a copy of the proposed site plan.

35 Ben White explained that the property is an undeveloped lot in Stringham Farms
36 Subdivision; the home has not been built yet. Applicant desires to build an accessory building 24
37 feet high with a cupola adding an additional 4 feet. Mr. White gave examples of two similar
38 structures that were approved in the past. Mr. White noted that the west side of the proposed
39 building faces the home and the east side faces backyard neighboring homes. According to the
40 site plan all things, other than height, are in compliance with city regulations. Ben White pointed
41 out that the structure will be about as high as the pine trees along the rear of the Gardner's
42 property.

43 Laura Charchenko reminded Mr. Gardner that the upper floor cannot be used as living space.
44 Mr. Gardner responded that it will be storage area only and does not have plumbing.

45 Alan Malan asked about the purpose of cupola and the windows. Mr. Gardner responded
46 that it is there for aesthetics and ventilation. Mr. Malan was concerned about the privacy of
47 neighbors if someone can see out of the windows. Mr. Gardner stated that there will be access to
48 the cupola for lighting and ventilation only. He is trying to keep with a historic look. Mr. Malan
49 suggested that frosted glass would be a good solution. It was agreed by Mr. Gardner and the
50 Commission that the windows in the cupola will not be able to open and frosted or other non-
51 transparent glass would be used.

52 ACTION TAKEN:

53 **Alan Malan moved to approve the accessory building for Reed Gardner at 741 West**
54 **845 North with a height of 24 feet and one cupola (4 feet high) with the condition that the**
55 **east and south facing windows will not open and not be transparent. Pursuant to WBMC**
56 **Section 17.60.040(D), the proposed use is necessary or desirable to provide a service or**
57 **facility that will contribute to the general well-being of the neighborhood and community,**
58 **will not be detrimental to the health, safety, or general welfare of persons residing or**
59 **working in the vicinity, or injurious to property or improvements in the vicinity, and**
60 **accompanying improvements will not inordinately impact schools, utilities and streets.**
61 **Mike Cottle seconded the motion and voting was unanimous in favor among those present to**
62 **vote.**

63 3. Consider Final Plat Approval for Cottages at Havenwood.

64 Commissioner packets included a memorandum dated January 19, 2017 from Staff regarding
65 The Cottages at Havenwood, a P.U.D. Subdivision Final Plat with site plans and exhibits, etc.

66 Ben White introduced Ovation Homes/Cottages at Havenwood. Except for a few items,
67 most requirements have been met; tonight they seek final plat approval. Mr. White summarized
68 the PUD as containing 39 lots with open space in the northwest corner. He pointed out the rear
69 yard drain design around the perimeter of the development and explained other drainage means
70 that have been put into place (storm drain pump station, etc.) to satisfy the drainage issues of the
71 property. He also showed the Commission where street lights, fire hydrants, and storm drains are
72 located.

73 Mr. White stated there a several improvements he would like the Commissioners to consider
74 including a bypass pipe at the offsite location. The City, developer, and Davis County made an
75 agreement for the 800 West storm drain crossing concept design before Davis County would
76 accept storm water undetained into the canal. Ben explained the design of the canal that currently
77 exists and due to the size of the pipe, there will only be 6 inches of concrete between the pipe and
78 the road surface. He asked the Commission to consider requiring the concrete to be placed in a
79 straight line across 800 West which will make it look more like a cross walk for the safety of trail
80 users. He added that the transition of the new pavement will be expected to create a smooth
81 transition from the existing pavement with a 1% grade, regardless of how far it takes to
82 accomplish. Mr. White realizes that this will incur more cost to the developer but feels it is
83 necessary to the success and design of the improvement and for safety.

84 **Commissioner Comments/Questions:**

85 **Corey Sweat** inquired about the pipe and why it could not be lowered. Ben White explained that
86 the pipe connects two existing pipes on each side of the canal. Mr. Sweat felt that pipe and
87 cement need to be long lasting and durable. Mr. Sweat inquired about fencing around the
88 detention pond and why chain link rather than vinyl is being used. Mr. White felt chain link was
89 more secure and transparent for this use.

90 **Terry Turner** asked why only 3 street lights were used in this size of development. Mr. White
91 answered that they are at the intersections and a requirement in the development agreement which
92 complies with the preliminary plan requirements.

93 **Laura Charchenko** asked about the storm drain on lot 13 and why it was located in the center of
94 yard while the rest are on the sides of the property line. Ben White explained the reasoning and
95 how it will work appropriately. She would like an opportunity to review the home designs and
96 privacy fences. Ben White stated that home designs are part of the subdivision approval. He
97 described the fencing as being a 6 foot vinyl fence.

98 **Alan Malan** addressed the concrete over the canal and approves of Mr. White's recommendation.
99 He inquired about the fencing plans that did not appear to be included in the packet. Mr. Malan
100 was concerned about the elevation of the fence lines. Mr. White responded in some cases the
101 fence will be a bit lower according to the elevation of the properties. He added that the fence will
102 be on the property line and the rock/boulder drainage line will be on the inside of the fence. Mr.
103 Malan also inquired about the rock retaining walls. He feels that the fence design, as presented, is
104 unsafe and a weed/debris collector.

105 **Mike Cottle** asked what enhancements will be included based on Section G of the development
106 agreement, regarding the sum of money the developer is giving back to the City. Ben White
107 explained that the City Council makes the decision as to how to use the money provided for
108 enhancements. He noted that the City Council has decided to use some of that money to let
109 abutting neighbors connect into the drainage system.

110 **Chairman Hopkinson** invited Brad Frost of Ovation Homes to the stand. Mr. Hopkinson
111 recapped the strenuous process with getting this project up and running. He was pleased with
112 everything presented including the drainage engineering. He also supported the request from the

113 engineer to make the concrete crossing go straight for safety reasons. He explained to
114 Commissioners the options on the table tonight regarding moving forward from this point.

115 Brad Frost addressed the recommendations of Mr. White regarding the concrete and felt they were
116 not part of the development agreement or required by city ordinance. He said they have obtained a
117 storm permit approval from Davis County Flood and feel that is sufficient. Mr. Frost stated that
118 they were told they would not be put on the agenda for planning commission until their filing was
119 complete which proves they have met all requirements of the agreement.

120 Ben White stated that if the final plat is approved without the conditions he is requesting then they
121 would not have city engineering approval.

122 Mr. Frost stated that they are willing to work with the City, but feels planning commission should
123 approve the final plat and pass it on to city council tonight without conditions.

124 Mr. Hopkinson explained that the crossing is part of the drainage design in the development
125 agreement which also includes the road repair. He continued to explain that the City needs to have
126 the i's dotted and the t's crossed in regard to how this work will be completed. Mr. Hopkinson
127 supported the fact that if the engineer feels it is important then it is important to our City. He
128 strongly expressed that the problem and solution to mitigate the drainage problem has to be met.
129 Chairman Hopkinson again stated that although the complete design is not specifically laid out in
130 the development agreement the need to have appropriate drainage is and if the City Engineer feels
131 that something is necessary than the Commission is in support of that request.

132 Mr. Frost suggested that rather than table it, they set the conditions and Ovation will work it out
133 with the City Council.

134 **ACTION TAKEN:**

135 **Alan Malan moved to send city council a recommendation of approval if they (the**
136 **developer) fix the drawings and things in Ben White's memorandum here, making that**
137 **concrete straight, the grade of the road, the drawing around the pipe here that has different**
138 **varying widths of concrete, etc. They're all things Ben has in his memo here, and one other**
139 **thing, that they (the developer) present an alternate fencing plan to the city council and let**
140 **them (city council) decide – one with concrete and one with boulders. Mike Cottle seconded**
141 **the motion and voting was unanimous in favor.**

142

143

144 **4. Discuss Results of Planned Unit Development Study by John Janson.**

145

146 Ben White discussed with the Commissioners updates to the proposed PUD language based on
147 previous input by the planning commission. There was discussion about whether we even need a
148 PUD ordinance. Ben White stated that Staff prefers to have one in place and explained how the
149 changes to the new PUD ordinance are helpful for Staff and the City. He pointed out that the
150 project expectation language in 17.28.020(I) needs to be changed. This section includes some
151 mandatory items and some discretionary items which need to be better clarified. Section 17.68.30
152 includes a rezone provision that if the development is not constructed the bonding requirements in

153 17.68.140(D) should be revised to be consistent with Title 16. The Payment In-Lieu
 154 Section, 17.68.100, will be excluded from the language in the document.

155

156 Alan Malan referred to 17.68.40 and stated that as written the density does not include buildable
 157 area. He asked if we want to include a density bonus at all. Ben White explained that all
 158 mandatory requirements were taken out of the bonus density section. The list is not all inclusive
 159 but provides ideas of what can be done to benefit the City. Mr. Malan likes how side yards and
 160 setbacks are regulated in the current PUD ordinance and feels we need side yard setbacks set in
 161 stone. Commissioner Sweat agreed with Mr. Malan.

162

163 Staff will prepare a draft for the next Commission meeting on February 14, 2017. It was decided a
 164 Public Hearing will be set for February 28th, 2017.

165

166

167 **5. Discuss Timelines for Subdivisions**

168

169 Commissioner's packet included a memorandum from Staff dated January 19, 2017 regarding
 170 Subdivision approval time periods with a list of small subdivisions approved in the last year that
 171 have not yet been recorded. According to Ordinance 16.16.030 Final Plat, there is a filing
 172 deadline of twelve (12) months to have the subdivision recorded with the County. The time period
 173 may be extended one time with a good cause for up to an additional 12 month period. If the final
 174 plat is not recorded within six months from City Council approval, the approval is null and void.

175

176 Ben White explained the subdivisions listed have been approved but have not yet been recorded.
 177 He reviewed our ordinance that appears to have some contradictions with the processes that need
 178 to take place to reach final plat. Mr. White explained some of the problems that happened with the
 179 current time periods in place. Chairman Hopkinson along with the Commissioners felt that 12
 180 months with a 6 month extension period was appropriate. Staff will make changes to the
 181 document and a public hearing will be set for the next meeting.

182

183 **6. Staff Report:**

184 **Ben White:**

- 185 • The developer who made the rezone request from A-1 to R-1-10 on Porter Lane and 1100
 186 West for which we held a Public Hearing at the last meeting decided not to move forward
 187 with the City Council. He instead filed a new Rezone Request asking to change from A-1
 188 acre to R-1-22. Another public hearing has been scheduled for February 14.
- 189 • The residential yard and fence language in Title 17 recently approved by planning
 190 commission will come before them again after legal counsel provides input.
- 191 • According to UDOT 400 North roads will be paved any day that is above freezing and dry.

192

193

194 **6. Approval of Minutes dated January 10, 2017**

195

196 **ACTION TAKEN:**

197 *Laura Charchenko moved to approve of the minutes of the January 10, 2016 meeting as*
198 *presented. Alan Malan seconded the motion and voting was unanimous in favor.*

199

200 **7. Adjournment**

201

202 **ACTION TAKEN:**

203 *Laura Charchenko moved to adjourn the regular session of the Planning Commission*
204 *meeting at 8:55 pm. Alan Malan seconded the motion. Voting was unanimous in favor.*

205

206

207

208 The foregoing was approved by the West Bountiful City Planning Commission on February14, 2017, by
209 unanimous vote of all members present.

210 _____

211 Cathy Brightwell – City Recorder

212

213

214

215