

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 THURSDAY, MARCH 14, 2017 AT THE CITY OFFICES

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by Invitation

1. Accept Agenda.
2. Consider Conditional Use Application For A Deck Within The Rear Setback At 830 West 1320 North.
3. Consider Conditional Use Application For An Accessory Dwelling Unit At 1055 West McKean Lane.
4. Public Hearing To Consider Proposed Changes to WBMC Section 17.88.140, Wireless Telecommunications - Standards for Antennas and Antenna Support Structures Which Allow Increased Height For Cell Towers.
5. Consider Proposed Changes to WBMC Section 17.88.140, Wireless Telecommunications - Standards for Antennas and Antenna Support Structures.
6. Public Hearing To Consider Proposed Changes to WBMC Chapter 17.68, Planned Unit Developments.
7. Consider Proposed Changes To WBMC Chapter 17.68, Planned Unit Developments.
8. Public Hearing To Consider Proposed Changes To Construction Standards and Specifications Specific to West Bountiful Which Supplement The American Public Works Association Specifications.
9. Consider Changes To Construction Standards and Specifications for West Bountiful.
10. Discuss Zoning In The Northwest Section Of City.
11. Staff Report.
12. Consider Approval Of Minutes From March 14, 2017.
13. 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 **March 10, 2017.***

MEMORANDUM



TO: Planning Commission

MEETING DATE: March 14, 2017

FROM: Ben White

RE: Conditional Use Application – Rear Deck for Mecham (Lodder Homes) @ 830 W 1320 N

Staff received plans for a new home in Wasatch Meadows on February 24, 2017, from Lodder Homes that include a rear deck on the back of the home the encroaches into the rear setback. A Conditional Use Permit application was received on March 2, 2017.

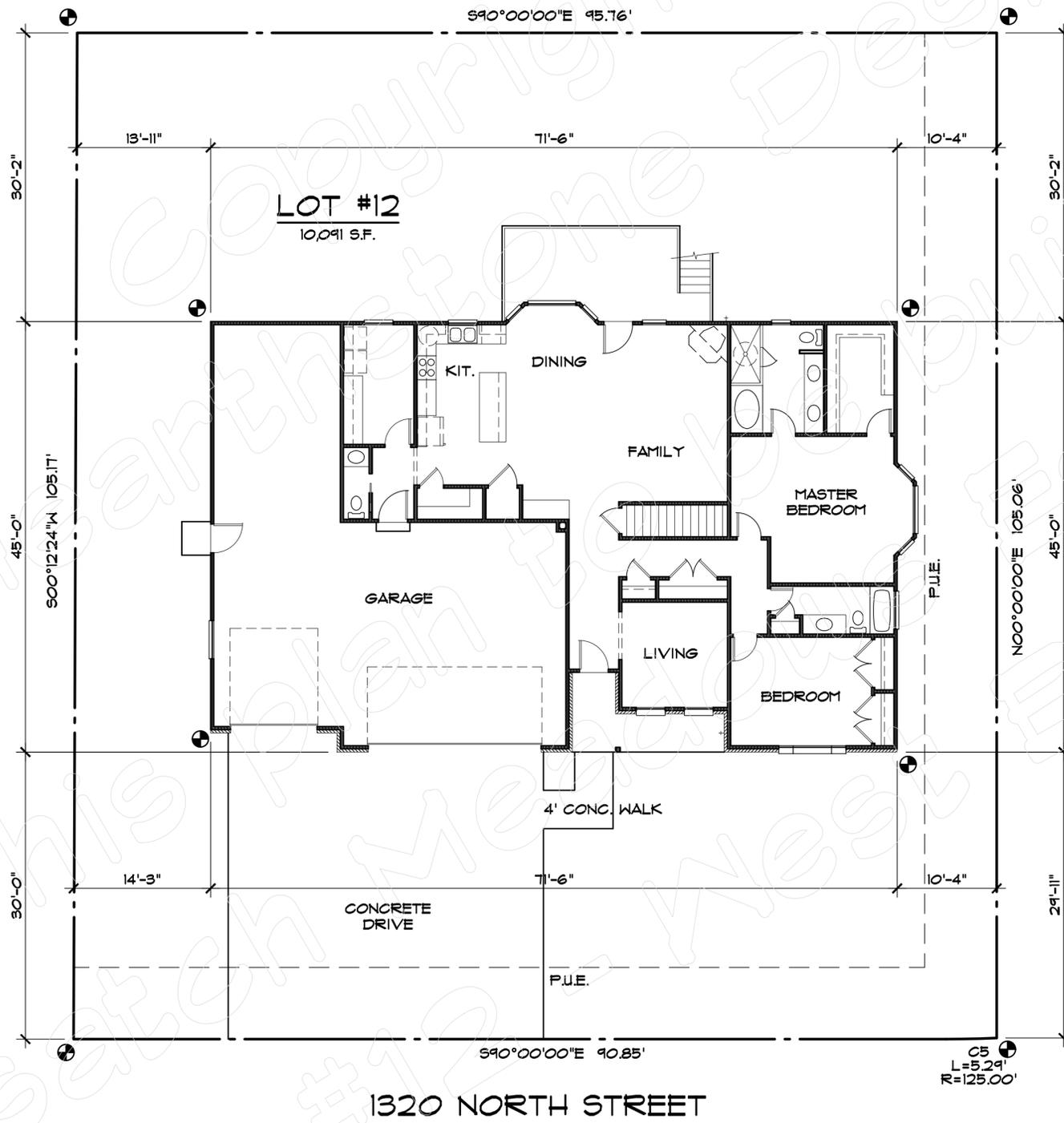
The requirements for decks to encroach into a rear setback are listed below as recommended conditions. After reviewing the information provided by applicant, Staff believes the deck satisfies the minimum requirements of WBMC, Residential R1-10 zone, Section 17.24.050. In considering approval of the conditional use permit, staff recommends the following conditions and affirmative findings pursuant to Chapter 17.60 Conditional Uses.

Affirmative Findings:

1. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity, or injurious to property in the vicinity;
2. The proposed use will not inordinately impact schools, utilities, and streets in the area;
3. The proposed use will provide for appropriate buffering of uses and buildings, and the use of building materials which are in harmony with the area and compatible with adjoining uses; and
4. The proposed use will comply with the regulations specified in the R1-10 zoning ordinance.

Recommended Conditions:

1. The entire deck will be at least twenty (20) feet from the rear property line;
2. The deck will not encroach more than 200 square feet into the setback;
3. The floor of the deck will be no higher than the highest finished floor of the main structure;
4. The portion of the deck that extends into the rear yard setback cannot be covered;
5. The railing cannot be more than forty-eight (48) inches high and must be less than twenty-five (25%) non-transparent; and
6. *Any other conditions required by the planning commission*



THIS SITE PLAN IS BASED ON INFORMATION PROVIDED TO HEARTHSTONE DESIGN BY OTHERS. ALTHOUGH EVERY EFFORT IS MADE TO INSURE ACCURACY, WE ASSUME NO LIABILITY FOR THE PLACEMENT OF THE HOUSE ON THE LOT. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ACTUAL SITE CONDITIONS AS WELL AS COMPLIANCE WITH ALL LOCAL ORDINANCES, EASEMENTS, SETBACKS ETC.

THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%)

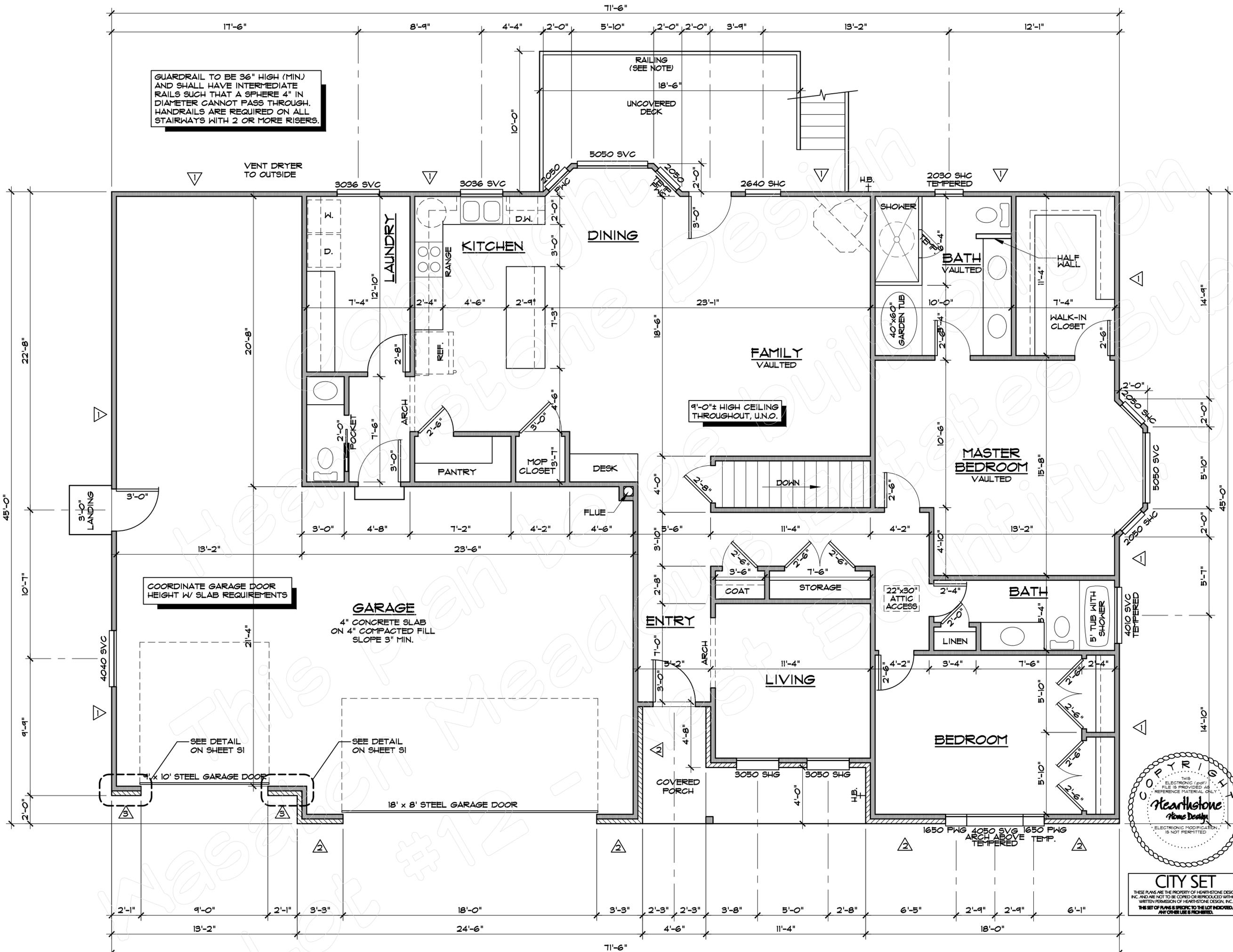
ELEVATIONS (ASSUMED)
 TOP OF FTG = 91'-0"
 GARAGE = 98'-6"
 TOP OF FND. = 99'-0"
 MAIN FLOOR = 100'-0"



CITY SET
 THESE PLANS ARE THE PROPERTY OF HEARTHSTONE DESIGN, INC. AND ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF HEARTHSTONE DESIGN, INC.
 THIS SET OF PLANS IS SPECIFIC TO THE LOT INDICATED.
 ANY OTHER USE IS PROHIBITED.

SITE PLAN
 SCALE: 1"=10'

830 WEST NORTH STREET
 WEST BOUNTIFUL, UTAH



MAIN FLOOR PLAN

SCALE: 1/4"=1'-0" 1989 S.F.

NOTE:
IF TILED, USE BACKERBOARD
GREEN BOARD NOT ALLOWED.

CERAMIC TILE OR SHOWER/TUB INSERT

6'-0" MIN.

30" 30" MIN. VANITY FULL WIDTH MIRROR

1. SHOWER DOORS TO HAVE A CLEAR OPENING OF 22" MIN.
2. SHOWER FANS MUST HAVE APPROVED LINER EXTENDING 3" PAST THE THRESHOLD. SOLID BLOCKING REQUIRED BEHIND LINER AND SLOPE MUST BE BUILT UP UNDER THE LINER.

TYP. BATH ELEVATION
SCALE: 1/4" = 1'-0"

6 12 6 12

30 YEAR ARCH. GRADE SHINGLES ON 15# FELT

6" FASCIA

TOP PLATE

STUCCO

9'-0"

FLOOR LINE

TOP PLATE

8'-10"

BTM. OF SLAB

30" MIN. FROST COVER

FINISH GRADE

2'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

PROVIDE CAULKING AND MINIMUM 4" COUNTER FLASHING AT ALL EXTERIOR DOORS/WINDOWS PER MANUFACTURER INSTALLATION REQUIREMENTS.

6 12 6 12

30 YEAR ARCH. GRADE SHINGLES ON 15# FELT

TOP PLATE

6" FASCIA

STUCCO

9'-0"

STONE MANSICOT

FLOOR LINE

TOP PLATE

8'-10"

BTM. OF SLAB

30" MIN. FROST COVER

FINISH GRADE

2'-0"

FRONT ELEVATION
SCALE: 1/4" = 1'-0"



THESE PLANS ARE THE PROPERTY OF HEARLSTONE DESIGN, INC. AND ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF HEARLSTONE DESIGN, INC. THIS SET OF PLANS IS SPECIFIC TO THE LOT INDICATED. ANY OTHER USE IS PROHIBITED.

17.24.050 Yard Regulations

The following yard regulations apply in the residential district R-1-10:

- A. 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 corner lots, the side yard facing the street shall be not less than twenty (20) feet.
 - c. 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. The minimum rear 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.
 - c. A deck may encroach into a rear yard setback only with a conditional use permit meeting the following criteria:
 1. The entire deck is at least twenty (20) feet from the rear property line;
 2. The deck does not encroach more than 200 square feet into the setback;
 3. The floor of the deck is no higher than the highest finished floor of the main structure;
 4. The portion of the deck that extends into the rear yard setback cannot be covered;
 5. The railing cannot be more than forty-eight (48) inches high and must be less than twenty-five (25%) non-transparent; and
 6. The deck satisfies other conditions required by the planning commission.



MEMORANDUM

TO: Planning Commission

MEETING DATE: March 14, 2017

FROM: Cathy Brightwell, Ben White

RE: Accessory Dwelling Unit – 1055 McKean Lane

A Building Permit Application was submitted for a new home at 1055 W. McKean Lane. The plans include an accessory dwelling unit (“ADU”) that is intended for the purpose of housing a family member. As this use is conditional in the R-1-22 zone, an application for a Conditional Use Permit and the required fee was received from Nicole McKean on March 2, 2017.

WBMC Chapter 17.82 allows a conditional use ADU subject to the development standards specifically listed in Section 17.82.050, and listed below.

- A. **Location.** An accessory dwelling unit (ADU) shall be allowed only within or attached to an owner-occupied single family dwelling.
- B. **Number of Accessory Dwelling Units.** A maximum of one (1) ADU shall be allowed within or attached to each single family dwelling. No lot or parcel shall contain more than one ADU.
- C. **Parking.** Adequate parking shall be made available to accommodate the residential use of an ADU, subject to the residential use parking requirements. At least one (1) space shall be designated for the ADU. Parking stalls shall be paved with concrete, masonry, asphalt, or concrete pavers.
- D. **Utility Metering.** No separate utility metering for the ADU shall be allowed, and the utility service shall be in the property owner’s name.
- E. **Size of Accessory Dwelling Unit.** An ADU shall contain a minimum of 300 square feet; provided, that the dimensions and sizes of living areas, kitchen areas, sleeping areas and bathroom facilities comply with applicable provisions of this title and the current building codes adopted by the City.
- F. **Construction Codes.** An ADU shall comply with the construction housing codes in effect at the time the ADU is constructed, created as a separate dwelling, or subsequently remodeled. This shall include the obtaining of a building permit or other permits as the codes may require.
- G. **Architecture.** An ADU that is added onto an existing single family dwelling or a new single family dwelling that is designed to accommodate an ADU shall not resemble a multi-family

structure in terms of the scattered placement of garage doors, carports, or number or location of outside entries or porches..

- H. **Owner Occupied.** The owner of the property on which the ADU is located, as listed in the County Recorder's Office, must reside on the property as their principal residence. At no time shall both the ADU and the primary single family dwelling be rented as separate units.

Before any conditional use permit may be issued for an ADU, the Planning Commission shall make an affirmative finding that the ADU will not create any injurious impacts to surrounding neighbors and/or the neighborhood where the ADU is to be located, and that the ADU otherwise meets the requirements of Chapter 17.60 of this title.

Staff recommends the following Findings of Fact and Conditions be applied to this conditional use permit.

Findings:

1. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community;
2. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The conditions to be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection.

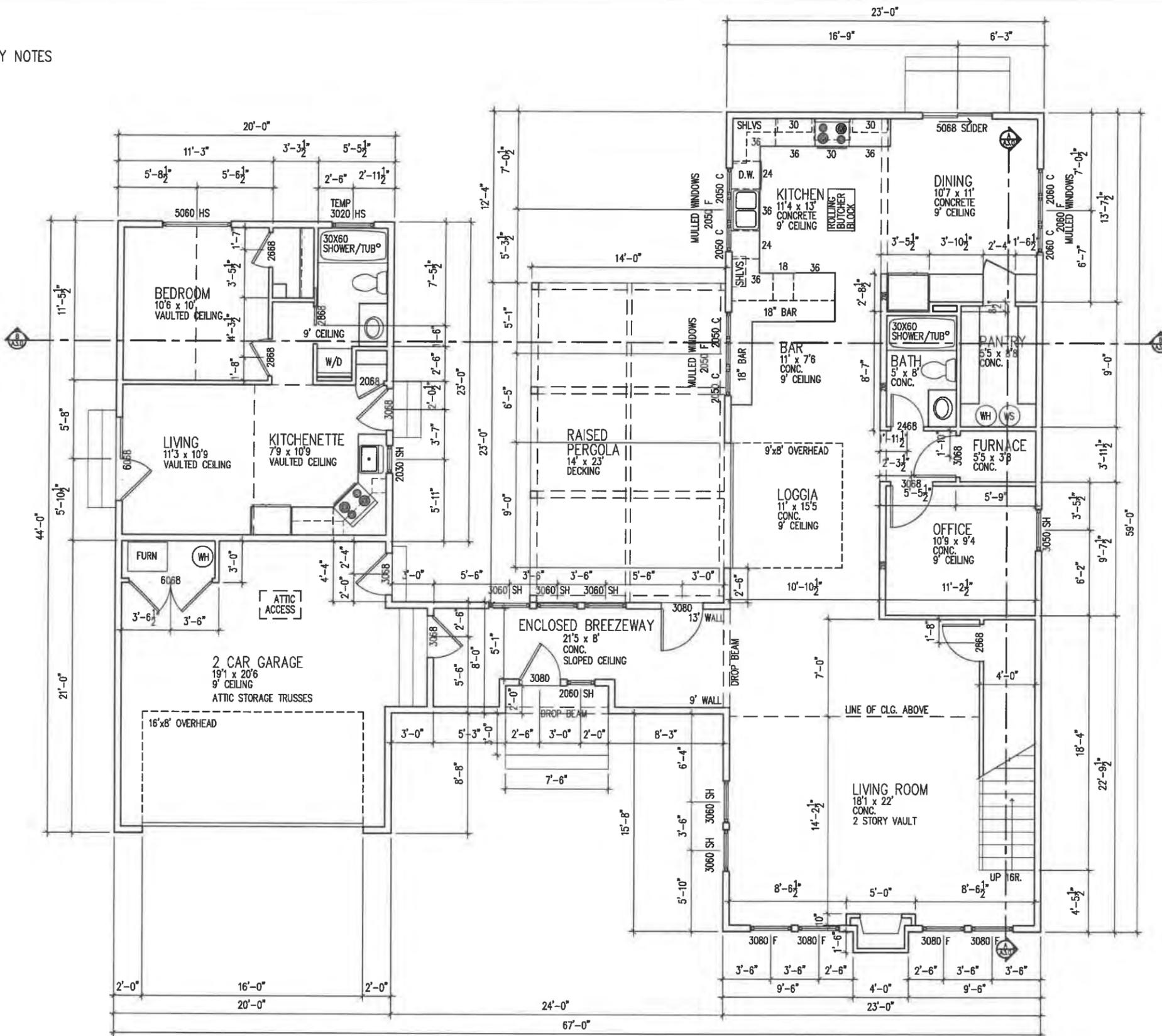
Conditions:

1. Applicant will obtain a building permit, pass all necessary building code inspections, and comply with the requirements of WBMC 17.82.050. The current plan is to have the ADU occupied by a non-driving family member; should that change, adequate parking will be provided.
2. The permit is not transferable. If at any time the home is not occupied by the applicant or his immediate family or the applicant sells the property, the permit shall be revoked pursuant to 17.60.080.
3. If the applicant decides to lease the ADU, they will include, in any lease document, language that the lease will terminate upon sale of the property.

DOOR SCHEDULE				
TYPE	SIZE	SWING	QTY	NOTES
INT	2068	LH	1	
INT	2668	RH	1	
INT	2868	LH	1	
INT	6068	DBL	1	
EXT	3068	RH	2	
EXT	6068	FRENCH	1	
EXT	16'x8'	OH	1	

WINDOW SCHEDULE			
SIZE	TYPE	QTY	
2030	SH	1	
3020	HS	1	
5060	HS	1	

NOTE: SEE PLAN FOR TEMPERED WINDOW LOCATIONS



DOOR SCHEDULE				
TYPE	SIZE	SWING	QTY	NOTES
INT	2468	LH	1	
INT	2868	RH	1	
INT	3068	LH	1	
INT	3068	RH	1	
EXT	3068	RH	1	
EXT	3068	LH	1	
EXT	3080	RH	1	
EXT	5068	SLIDE	1	
EXT	9'x8'	OH	1	

WINDOW SCHEDULE			
SIZE	TYPE	QTY	
2050	F	2	
2050	C	4	
2060	F	1	
2060	C	2	
2060	SH	1	
3050	SH	1	
3060	SH	5	
3080	F	4	

NOTE: SEE PLAN FOR MULLED WINDOW LOCATIONS



HouseDraftStudio.com
801-628-7819

MCKEAN RESIDENCE

1077 MCKEAN LANE
WEST BOUNTIFUL, UT 84087

NOVEMBER 9, 2016
revisions
DECEMBER 6, 2017



title
MAIN LEVEL FLOOR PLAN
sheet

A11

MAIN LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



HouseDraftStudio.com
801-628-7819

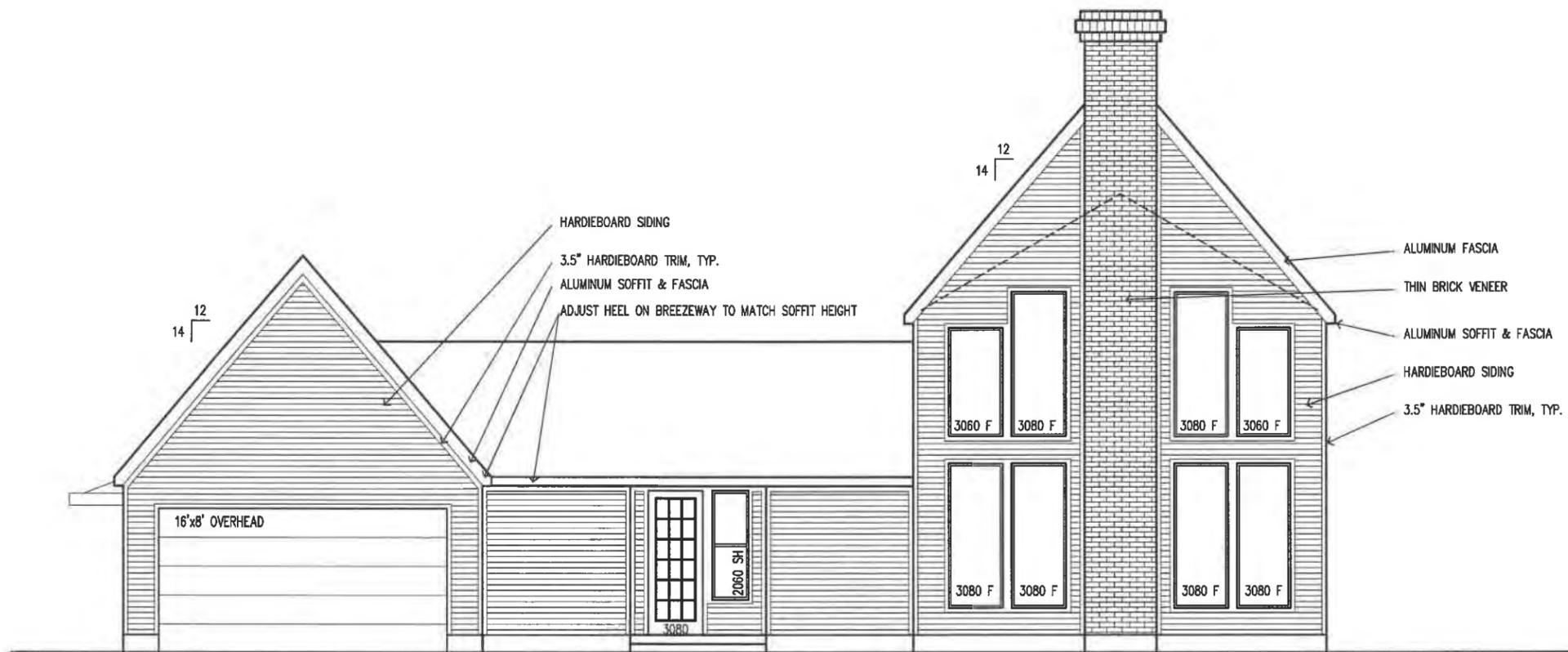
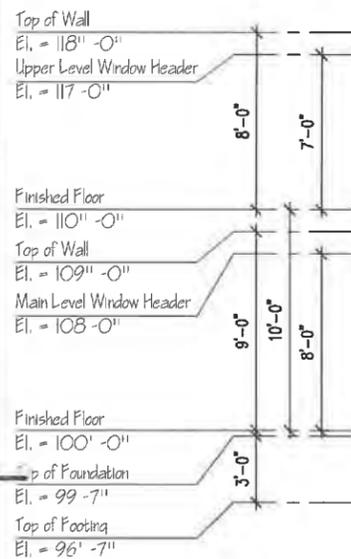
MCKEAN RESIDENCE

1077 MCKEAN LANE
WEST BOUNTIFUL, UT 84087

NOVEMBER 9, 2016
revisions
DECEMBER 6, 2017

title
EXTERIOR
ELEVATIONS
sheet

A20



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



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.

NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, March 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 Section 17.88.140, Standards for Antennas and Antenna Support Structures.

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

DATE: March 10, 2017

FROM: Duane Huffman/Ben White

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’. Included with this memo is a layout of the proposed tower.

A public hearing and a recommendation from the Planning Commission are required prior to any modifications to the wireless telecommunications ordinance.

17.88.140 Standards For Antennas And Antenna Support Structures

Personal wireless services facilities are characterized by the type or location of the antenna structure. There are five general types of antenna structures contemplated by this chapter: wall mounted antennas; roof mounted antennas; monopoles with no platform; monopoles with a platform; and stealth facilities. If a particular type of antenna structure is allowed by this chapter as a permitted or conditional use, the minimum standards for that type of antenna are as follows, unless otherwise provided in a conditional use permit:

C. Monopoles with no Platform.

1. Maximum Height and Width. The maximum height of the monopole or monopole antenna shall be one hundred (100) feet, **unless located on city owned property where the maximum height shall be one hundred twenty (120) feet. An** allowance for an antenna or antenna support structure of ten (10) feet in height **above the maximum tower height is allowed.** The entire antenna structure mounted on the monopole shall not exceed three feet in width. The antenna itself shall not exceed ten (10) feet in height.
2. Setback. Monopoles shall be set back a minimum of one hundred fifteen (115) percent of the height of the monopole from any residential lot line, measured from the base of the monopole to the nearest residential lot line.
3. Color. Monopoles, antennas and related support structures shall be painted a neutral color, or a color to match the background against which they are most commonly seen.

D. Monopoles with Platform.

4. Maximum Height and Width. The maximum height of the monopole or monopole antenna shall be one hundred (100) feet, **unless located on city owned property where the maximum height shall be one hundred twenty (120) feet. An** allowance for an antenna or antenna support structure of ten (10) feet in height **above the maximum tower height is allowed.** The antennas and antenna mounting structures on the monopole shall not exceed eight feet in height or fifteen (15) feet in width. The antenna itself shall not exceed ten (10) feet in height.
5. Setback. Monopoles shall be set back a minimum of one hundred fifteen (115) percent of the height of the monopole from any residential lot line, measured from the base of the monopole to the nearest residential lot line.
6. Color. Monopoles, antennas and related support structures shall be painted a neutral color, or a color to match the background against which they are most commonly seen.

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.

NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, March 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 Chapter 17.68, Planned Unit Developments.

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

DATE: March 10, 2017

FROM: Ben White, Cathy Brightwell

RE: **Draft Planned Unit Development (PUD) Ordinance**

On May 17, 2016, the City Council placed a six month moratorium on new PUD applications. Since that time, the ordinance has been under review by the City Council and Planning Commission. The notable changes included in the proposed draft include:

17.68.010 Purpose and Intent

Paragraph 3 clarifies that the PUD is discretionary and cannot result in a takings claim by the developer.

17.68.020 Rezone Application Requirements

1. Clarification regarding the Rezone/PUD process
2. Specific standards which are to be included in all PUD applications are clearly identified

17.68.060 Area

The minimum area required to qualify for PUD consideration has been increased.

17.68.090 Density Bonus Consideration

1. The maximum bonus density has been reduced from 30% to 20%
2. The guidelines to calculate the bonus density are more general.
3. The ability to accept payment in lieu of constructing improvements is not included.

A public hearing and a recommendation by the Planning Commission are required prior to any modifications to the PUD ordinance.

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.

A PUD may be allowed at the discretion of the City Council following a recommendation of the Planning Commission in any agricultural or residential zone. ~~An application for approval of a PUD is a request by the applicant for additional density and flexibility than that allowed by the underlying zoning. An applicant will not be denied the right to develop property in the traditional manner by satisfying all of the requirements of Title 16 and all other chapters of this Title.~~ Denial of a PUD shall not result in a takings claim against the City because no applicant shall be denied the right to develop property by satisfying all of the requirements of Title 16 and all other chapters of this Title. The City Council need not provide detailed findings or reasons for denial of a PUD since its decision is legislative.

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') while meeting the size and width requirements of the underlying zone.

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. Twenty (20) acres of land in the B-U/A-1 zone,
2. Fifteen (15) acres of land in the R-1-22 zone,
2. Ten (10) acres of land in the R-1-10 zone.

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 twenty (20) 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 20% 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 twenty (20) 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.

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.

NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, March 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 Construction Standards and Specifications specific to West Bountiful which supplement the American Public Works Assn. Specifications.

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

DATE: March 10, 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 must hold a public hearing with a recommendation 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 with an 8" minimum pipe size, are required whenever the average ground slope is less than 2%
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 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. Group mailboxes are to be located off main streets whenever possible and a 100' minimum from the center of a street intersection.
- b. Extend all stub streets to property boundary, including extensions to future development as directed by the City.
- c. End of construction inspection shall be free of defects, damage and debris.
- d. Landscaped areas shall not be graded with a slope steeper than 30% without mechanical stabilization.
- e. 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.
- f. Inspections to release residential and commercial construction bonds will not be completed until after all landscaping which may negatively impact public improvements is completed.
- g. Residential drive approaches shall be located a minimum of 50 feet from the center of a street intersection
- h. 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).
- i. 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).
- j. All trenches in street right of way shall be backfilled with imported granular material as directed by the public works department
- k. 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
- l. Water, secondary water, storm drain, sewer utility improvements are to be shown in plan and profile drawings for new construction.

WEST BOUNTIFUL CURRENT ZONING MAP

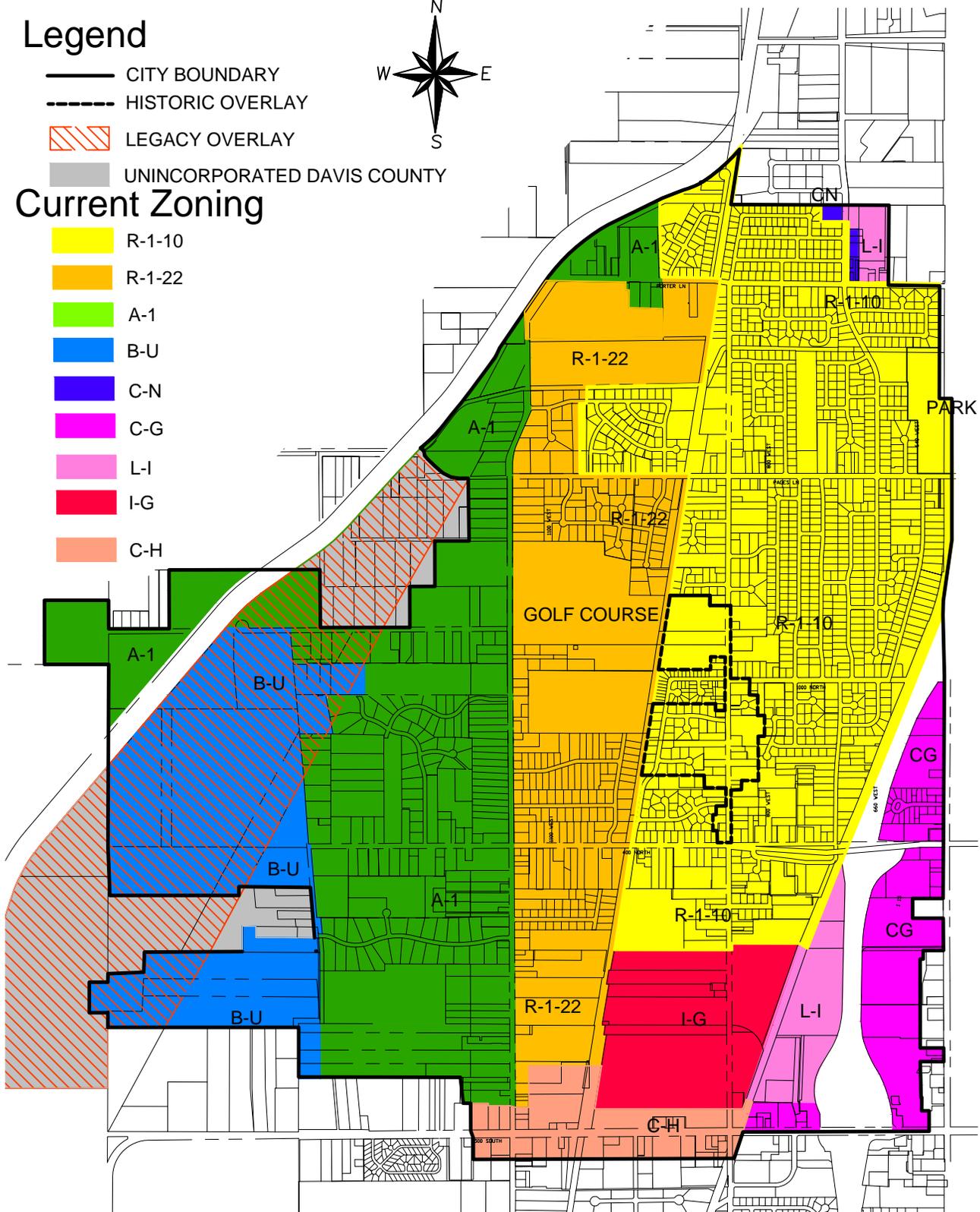
Legend

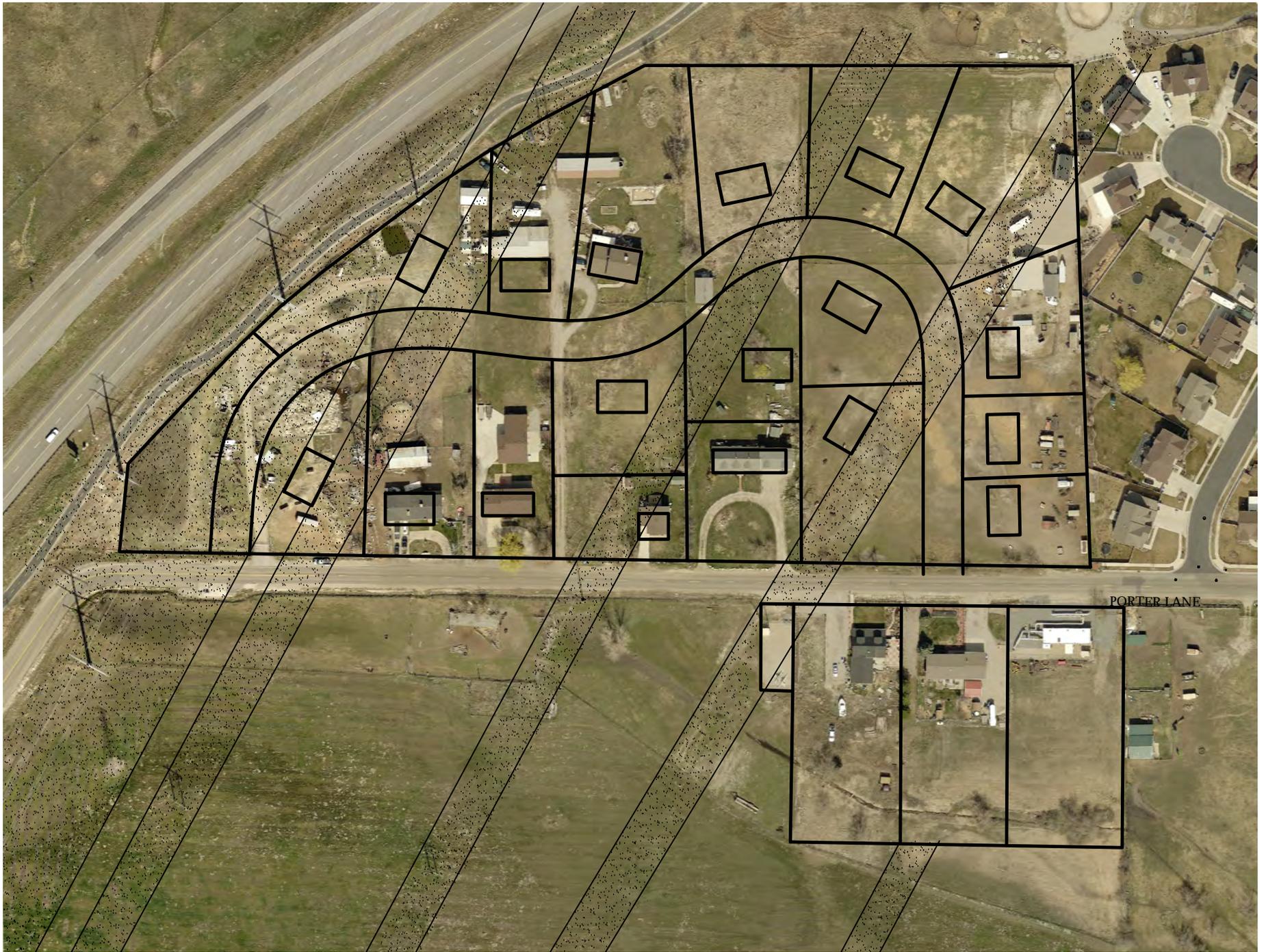
-  CITY BOUNDARY
-  HISTORIC OVERLAY
-  LEGACY OVERLAY
-  UNINCORPORATED DAVIS COUNTY



Current Zoning

-  R-1-10
-  R-1-22
-  A-1
-  B-U
-  C-N
-  C-G
-  L-I
-  I-G
-  C-H





PORTER LANE

3
4
5
6 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public
7 Notice website and on the West Bountiful City website on February 28, 2017 per state
8 statutory requirement.
9

10 **Minutes of the Planning Commission meeting of West Bountiful City held on**
11 **Tuesday, February 28, 2017 at West Bountiful City Hall, Davis County, Utah.**
12

13 **Those in Attendance:**
14
15

16 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan
17 Malan, Mike Cottle, Laura Charchenko, Corey Sweat (Alternate)
18 and Kelly Enquist (City Council)
19
20

21 **MEMBERS/STAFF EXCUSED:** Ben White (City Engineer) and
22 Vice Chairman Terry Turner
23

24 **STAFF PRESENT:** Cathy Brightwell (Recorder) and Debbie
25 McKean (Secretary)
26
27

28 **VISITORS:** Mike and Lynne George, Zach and Mike Brodsky,
29 Shad Selmos, Wes Edward
30

31 The Planning Commission Meeting was called to order at 7:30 pm. by Chairman Denis
32 Hopkinson. Mike Cottle offered a prayer.
33

34 **1. Accept Agenda**
35

36 Chairman Hopkinson reviewed the agenda. Corey Sweat moved to accept the
37 agenda as presented. Laura Charchenko seconded the motion. Voting was unanimous in favor
38 among members present.
39
40

41 **2. Consider Request for Hamlet Homes to Rezone 24.73 acres on the Southeast**
42 **Corner of Porter Land and 1100 West from A-1 (1 acre) to R-1-22 (1/2 acre).**
43

44 Commissioner packets included a memorandum dated February 24, 2017 from Ben White
45 regarding the Hamlet Homes R-1-22 Rezone request with attached concept site plans and
46 diagram of power and utility corridors for visual reference only.

47 A public hearing was held at the last scheduled Commission meeting. Commissioners
48 decided that they would like to have more information regarding the property and so the item
49 was tabled for this meeting.

50
51 Staff noted in their memorandum that this is not a subdivision request and the concept
52 plan reviewed this evening is subject to some adjustment if an actual subdivision plan was
53 submitted. In addition, Mr. White explained in his memo that some lots, while not being
54 buildable, can become so by adjusting lot lines. A survey will determine actual lot lines and
55 better define property lines. Staff has some concerns about the lots listed as 31-54 on the
56 conceptual diagram. Overhead power lines are higher than the width of the easement. Ben
57 White's memorandum reminded the Commissioners that dead end streets cannot exceed 1000
58 feet in length. In regards to a PUD request as an option to the developer, it is still at the City's
59 discretion whether or not to grant a PUD. Even though utility easement documents have been
60 reviewed, the utility companies maintain the right to construct, operate and maintain their
61 respective utilities.

62 Cathy Brightwell reviewed the information found in the memorandum from Ben White.
63 Chairman Hopkinson reminded the Commissioners that this is not a conceptual discussion but for
64 a rezone consideration only.

65 Commissioner's reviewed the information included in their packets with a brief
66 discussion.

67
68 **Commissioner Comments included:**

- 69 • **Alan Malan:** Has mixed feelings because to him the layout of the property makes the
70 land feel too condensed to still have the feel of open space.
- 71 • **Laura Charchenko:** Would like to keep the lots that about 1100 West kept at 1 acre
72 parcels. If changed, she is concerned about setting a precedence.
- 73 • **Corey Sweat:** Favors the R-1-22 rezone as he wants to see landowners have their rights.
- 74 • **Mike Cottle:** Concerned that we will lose the rural feel in that area if lots are less than
75 the 1 acre. He does however, support that some portion of the property could be rezoned
76 to allow for some flexibility as the land has quite a few challenges.
- 77 • **Chairman Hopkinson:** Walked the land and feels that with mitigation things could
78 work out. Land adjoining the property is already zoned ½ acre. He favors the request to
79 rezone to R-1-22 parcels.
- 80 • **Councilmember Kelly Enquist:** Reminded the Commission that they need emergency
81 vehicle turnarounds on stub streets.

82
83 Mike Brodsky was invited to take the stand and pointed out that he understands the
84 requirements for the emergency vehicle turnarounds. He reminded the Commission that his
85 company has a lot of information to obtain before they can come up with a true conceptual plan.
86 He noted that the request for ½ acres comes because they will need some flexibility when
87 planning out the development due to the utility easement challenges.

92 **ACTION TAKEN:**
93

94 *Corey Sweat moved to recommend the rezone request for property located on the*
95 *southeast corner of Porter Lane and 1100 West from A-1 (1acre) to R-1-22 (1/2 acre) to*
96 *City Council as proposed. Laura Charchenko seconded the motion and voting was*
97 *unanimous in favor among those present.*
98
99

100 **3. Discuss Proposed Changes to WBMC Chapter 17.68 Planned Unit Development**
101 **Ordinance.**
102

103 Commissioner packets included a memorandum dated February 23, 2017 from Ben
104 White and Cathy Brightwell regarding the draft PUD Ordinance document and a revised copy of
105 the proposals discussed for change in the document from the last meeting. Changes to the
106 document were highlighted.
107

108 **Changes to the Document:**
109

110 **17.68.010- Purpose and Intent**

111 A paragraph from the City's current PUD Ordinance was copied and drafted into this
112 document making it clear that granting of PUD's are strictly at the discretion of the City.
113

114 **17.68.040- Base Density**

115 Language was added to reaffirm that base density of all lots must meet the size
116 requirements of the underlying zone.
117

118 **17.68.060- Area**

119 Changes were made to the language to include the minimum area required to qualify for a
120 PUD consideration and includes different requirements for different zoning.
121

122 **17.68.090- Density Bonus**

123 Density Bonus has been reduced from the prior 30% consideration to 20% total granted.
124

125 Chairman Hopkinson, once again, expressed the heartburn he has over having a PUD
126 Ordinance. He read a portion of 17.68.010 from the PUD Ordinance. He feels, if the City
127 Council wants a PUD Ordinance in place that this is a good one, but he is not in favor of having a
128 PUD Ordinance in our Code.
129

130 **Commissioner Comments:**

- 131 • **Alan Malan:** Pointed out that without a PUD Ordinance spot zoning could be used. He
132 asked if we should consider taking out the R-1-10 zone all together.
- 133 • **Laura Charchenko:** Feels the new language in the ordinance is head and shoulders
134 above our previous ordinance.
- 135 • **Corey Sweat:** Concerned that it is too open and too flexible for those wanting to develop.
136 He feels it is a tool for government to be more involved than necessary.

- 137
- 138
- 139
- 140
- 141
- 142
- 143
- 144
- **Mike Cottle:** Agrees that we may not need a PUD Ordinance. Cathy Brightwell shared the reasons why Staff desires to have a PUD in place and noted that it sets limits that will help direct developers through the development process.
 - **Chairman Hopkinson:** While not in favor of the PUD Ordinance, Chairman Hopkinson is happy with the changes for setting size limits by zone and lowering the bonus density allowance. He feels Staff has listened to their desires and request very well.
 - **Councilmember Kelly Enquist:** Likes the changes made to the PUD Ordinance and feels there needs to be a PUD Ordinance in place.

145

146 Ms. Brightwell reminded them that no action can be taken this evening. A Public

147 Hearing has been set for the next scheduled meeting.

148

149 Chairman Hopkinson instructed Staff to minimize and simplify the wording in 17.68.010

150 in the new language paragraph.

151

152 **A Public Hearing has been set for the March 14th meeting.**

153

154

155 **4. Discuss Increased Height for Cell Towers in WBMC Chapter 17.88**

156 Commissioner packets included a memorandum from Duane Huffman/Ben White dated

157 February 24, 2017 regarding Cell Phone Tower Height with an attached redline copy of

158 ordinance 17.88.140 Standard for Antennas and Antenna Support Structures.

159 At the last meeting, Staff put forth a proposal to be considered by the Commission in

160 regards to changing language in WB Municipal Code 17.88 that governs land use development

161 for wireless communication systems.

162 Staff feels it would be in the best interest of West Bountiful to let Verizon erect a tower

163 on City property in the area of Jessie Meadow's subdivision. Verizon needs the full allowable

164 height of tower to be built (which is currently 100 feet) per City Ordinance. After consulting

165 with wireless tower officials, Staff recommends that our current ordinance be amended to allow

166 towers to be built to the height of an additional 20 feet (total 120 feet). This would allow other

167 wireless carriers to use the tower without having to erect multiple towers. Staff feels that it

168 would best serve the City and its residents to make the proposed change to the ordinance.

169 Chairman Hopkinson recommends that we take Staff's recommendation to increase the

170 allowance for the tower to 120' from 100'. In addition, he commented that individual carriers

171 will want their own pad. Chairman Hopkinson informed Staff that towers can be decorated so as

172 to camouflage their appearance. He suggested that City Council visit the cell phone towers

173 located by the Industrial Complex bordering Centerville and West Bountiful to see what they

174 look like.

175 **A Public Hearing has been set for March 14th.**

176 **5. Staff Report**

177 **Cathy Brightwell**

- 178 • Welcomed Council member Enquist as the official Planning Commission Liaison;
- 179 his appointment will be confirmed by city council next week.
- 180 • FYI- There will be a Conditional Use permit for a deck that intrudes into the rear
- 181 setback at the next scheduled meeting.
- 182 • City Council approved the Yards and Fences Ordinance, Annexation, and
- 183 Subdivision time frames ordinances without changes from planning commission’s
- 184 recommendations.
- 185 • McAlister’s Deli is open for business.

186

187 **6. Approval of Minutes dated February 14, 2017 and the Special meeting held on**
188 **February 16, 2017.**

189

190 **ACTION TAKEN:**

191

192 *Corey Sweat moved to approve of the minutes of the February 14, 2017 and the minutes*
193 *of the Special Meeting held on February 16, 2017 meeting. Alan Malan seconded the*
194 *motion and voting was unanimous in favor.*

195

196

197 **7. Adjournment**

198

199 **ACTION TAKEN:**

200

201 *Alan Malan moved to adjourn the regular session of the Planning Commission meeting*
202 *at 8:25 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.*

203

204

205

206 *.....*
207 *The foregoing was approved by the West Bountiful City Planning Commission on March 14, 2017, by*
208 *unanimous vote of all members present.*

209

210

211

Cathy Brightwell – City Recorder