

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

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Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
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**A JOINT MEETING OF THE WEST BOUNTIFUL CITY COUNCIL
AND WEST BOUNTIFUL PLANNING COMMISSION WILL BE HELD
AT 8:00 PM ON SEPTEMBER 12, 2017 AT THE CITY OFFICES**

AGENDA AS FOLLOWS:

1. Welcome.
2. Presentation by Destination Homes on Proposed West Side Land Planning.
3. Adjourn.

Individuals needing special accommodations during the meeting should contact Cathy Brightwell at (801)292-4486 twenty-four hours prior to the meeting.

This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on September 8, 2017.

Minutes of the Joint West Bountiful City Council and Planning Commission Meeting Held on Tuesday, September 12, 2017 at West Bountiful City Hall, 550 N 800 West, Utah 84087.

Those in attendance:

CITY COUNCIL MEMBERS: Mayor Romney, Council members James Ahlstrom, James Bruhn, Kelly Enquist, Mark Preece, and Andy Williams

PLANNING COMMISSION MEMBERS: Chairman Denis Hopkinson, Commissioners Alan Malan, Laura Charchenko, Mike Cottle, Corey Sweat

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Cathy Brightwell (City Recorder), Ben White (City Engineer), Steve Maughan (Public Works Director),

GUESTS: Walt Plumb, David Bailey, Brad Wilson, John Warnick, Merilee Thatcher, Jeff Dunn, Gary Jacketta, Trisha Davis, Chad Wilson, Mike Christensen, Dee Tan, Debbie McKean, Brady Tracy, Mark James, Paige James, Denise Montgomery, Kellie & Kay Bangerter, Dan Broderick, Clint Broderick, Greg & Kim McKnight, Chance Pope, Jim Neuschwande, Kevin Thacker, Kim Christensen, Mary Page, Karson Anderson, Debra & Rex Marshall, Vaughn Nelson, Gary Merrell

The meeting was called to order at 8:00 pm. Commissioner Cottle offered a prayer;

1. Welcome.

Chairman Hopkinson welcomed everyone and explained that the city council and planning commission are holding this joint meeting to hear a presentation by Destination Homes regarding future development of the 126-acre west side property owned by Walt Plumb.

Mayor Romney added that the developer has asked to discuss a process they believe will work well as plans for the property are developed. This is early in the process which will include opportunities for public input.

2. Presentation by Destination Homes on Proposed West Side Land Planning.

Brad Wilson provided some background on Destination Homes. They have had a relationship with the owner of the property, Walt Plumb, for many years. Mr. Plumb came to them to partner on this project which consists of 6 parcels totaling 126 acres. There are some challenges with the property which include a Rocky Mountain Power corridor, a high water table which prohibits

basements, a sewer treatment plant nearby, being adjacent to Legacy Parkway, the elevation of site, and buildings and land that need to be cleaned up.

Mr. Plumb explained that he acquired the original 63-acre site in 2010 and subsequently purchased the Diument and Nord parcels. He is the largest property owner in the city and sees opportunities for developing the land. The current Blended Use Zone (BU) is confusing and is too restrictive with minimum 1-acre lots; he would prefer to see trailheads, parks and other amenities the city wants. He is anxious to work with the city council, planning commission and residents to identify what they want and what will work best for this property. He has been impressed with Destination Homes' ability to work with challenging properties.

Mr. Plumb acknowledged that the Equestrian Center and American Cowboy store has been in West Bountiful for years and its leaving is a sensitive issue. He explained that Don Christensen bequeathed his share of the property to a foundation, and it is time to move forward with development.

Mr. Wilson described the process they propose to use for designing and planning the project. A comprehensive land use planning charrette is an intense process used to work through issues that includes teaming with the city to see what is wanted rather than only what the developer wants. He said they have found success with other projects by engaging the community. Their goal is to design a cohesive development that is influenced by the character of the community through landscape design, architectural feel, types of amenities, more usable open space and parks, and improved access and connectivity to trails. He added that there are no predetermined expectations – they really want to know what the city and residents want.

Mr. Wilson briefly touched on some of the constraints of the property mentioned by Mr. Plum including the power corridor, site access and connectivity, and current zoning limits of 1 acre minimum lots. The A-1 agricultural/residential zone does not allow for variable lot sizes but the character of the property lends itself to variable lot sizes and market segmentation that provides the opportunity for future generations to live within the community and move up rather than move out.

The proposed design process will include:

1. Stakeholder meetings to discover vision for the site, listen to and discuss challenges and opportunities, and uncover major issues with the site.
2. Planning and design workshops over several days including public input. The developer will bring in architects, engineers, designers, etc. to help work through the process.
3. Submit completed plan to the city to go through standard approval process.

Mayor Romney stated that this is an important part of our city and we want to develop it correctly. He then asked for comments from city council and planning commission members.

Denis Hopkinson would like to see workshops include members of the public representing different zones in the city so their input can help the design team. He said we have spent a lot of time

and money over the years with developers discussing this property and know that we will never make everybody happy but believe we can come up with a good plan. He is looking forward to a good design process.

Mike Cottle wants to represent citizens so it is very important to involve them.

James Bruhn is concerned about 400 North being the only road accessing the project. He wants to know what other traffic options there are. He is also disappointed that the equestrian center has closed down; he thought it was going to stay and the land would be used for equestrian uses.

Alan Malan is not sure what he thinks at this point because no plans have been presented but is anxious to see a good process. He also agrees there is need for equestrian uses.

Laura Charchenko lives in an A-1 zone so understands the negative reaction when there is talk about reducing land and impacting farm animals. She looks forward to working with everyone to come up with a good plan that will meet the needs of residents. She added that this is one of a few cities where people come back to live after leaving.

Corey Sweat wants to see a proposal.

Kelly Enquist believes most people in the audience want to see 1-acre lots. There will also be a need to tie into Jessi's Meadow and other surrounding areas.

James Ahlstrom thanked them for proposing this approach. There is a benefit to assembling a large parcel rather than doing it piece meal. There is also a benefit to having public participation. He explained the purpose of the BU zone as he was involved in its creation. It was put in place to entice blended uses that would include campus type developments such as movie studios, medical facilities, etc., and residential. The idea was to take advantage of its location and assemble something that would work well on a business level as well as residential level. Mr. Ahlstrom asked if their previous charrettes resulted in rezoning? Mr. Wilson responded that in other cities a lot of times it has resulted in areas of rezoning. He added that this parcel is large enough that it might benefit from having its own zoning.

Andy Williams asked how can we involve the public in an organized way. Mr. Wilson said they typically use a 2-step process. First, they hold stakeholder meetings to solicit recommendations from members of city council, planning commission, and members of the public that have been selected by the city. Then they assimilate the information over several months and present it. One option would be to hold public open houses to explain and display the proposals so the public can provide feedback.

Mark Preece is excited about this. He said it is like our Parks, Rec and Arts project that we are soliciting public input for. It is a breath of fresh air.

Mayor Romney said this reminds him why he is here and why he chose to get involved with the city – to be a part of developments and issues that will impact the city for years to come, and he hopes to see members of the public do the same. This can be a benefit to the city and to residents. There are certain things we have control over and some we do not. He encouraged everyone to get involved. There is very little land left in the city to develop and want to do our best for the city. We will try to keep everyone informed and recommended residents use the city website and social media to stay up to date.

Mr. Wilson was asked about timing and he said they would like the stakeholder meetings to begin in October then be back in November for the charrette. He said they appreciate Mr. Huffman suggesting this meeting and look forward to a productive process.

3. Adjourn.

The meeting adjourned at 9:10 pm.

The foregoing was approved by the West Bountiful City Council on Tuesday, September 19, 2017.

Cathy Brightwell
Cathy Brightwell (City Recorder)

