

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, SEPTEMBER 12, 2017 AT THE CITY OFFICES

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by Invitation

1. Accept Agenda.
2. Public Hearing Regarding Proposed Changes to Construction Standards and Specifications for West Bountiful Which Supplement the American Public Works Assn. Specifications.
3. Consider Changes to Construction Standards and Specifications for West Bountiful.
4. Staff Report.
5. Consider Approval of Minutes from August 22, 2017.
6. Adjournment.

A JOINT MEETING OF THE WEST BOUNTIFUL PLANNING COMMISSION AND WEST BOUNTIFUL CITY COUNCIL 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 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 September 8, 2017 by Cathy Brightwell, City Recorder.

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NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, September 12, 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: August 31, 2017

FROM: Ben White, City Engineer

RE: Updating Public Works Construction Standards

House Bill 232 (HB 232) in the 2017 General Legislative Session defined Construction Standards and Specifications (Standards) as a “Land Use Regulation”. The Bill future states that Land Use Regulations will be adopted by ordinance. With input from the Planning Commission, the City Council passed Resolution 414-17 updating the City’s Standards earlier this year. With the state law changes in HB 232, a public hearing is being held to receive public input and ultimately an ordinance being adopted by the City Council.

The only substantive change to the Standards is in the minimum asphalt pavement criteria (Para. 3.j). In 2016, the City hired Gordon Geotechnical Engineering, Inc. to evaluate pavement designs for various roads throughout the City. The purpose of the study was to determine the optimum pavement design parameters. Study results indicated that our minimum pavement design criteria has been inadequate to support the vehicular loads. This is evident in subdivisions such as Jessi’s Meadows (and other areas) where the pavement has deteriorated faster than expected. The proposed Standards included new minimum pavement design requirements.

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.

EXHIBIT A

- b. Maximum length of cul-de-sac, 400 feet from the center of the intersecting street to the center 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 through 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) 4" asphalt
 - (2) 8" roadbase
 - (3) 12" subbase
 - (4) Mirafi 600X geotextile fabric or equal
 - v. Streets with right of ways greater than fifty feet wide
 - (1) 5" asphalt
 - (2) 8" road base
 - (3) 12" subbase
 - (4) Mirafi 600X geotextile fabric or equal
 - vi. 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.
 - vii. Construction of public improvements which does not meet the minimum required standard is to be removed and replaced at no cost to the city.
 - viii. One compaction test per lift of imported granular base and sub base material is required for every 500 square yards
 - ix. 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
1. 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
- 5. Water, secondary water, storm drain, sewer utility improvements are to be shown in plan and profile drawings for new construction.

1 **West Bountiful City**
 2 **Planning Commission**

PENDING

August 22, 2017

3
 4
 5 *Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website*
 6 *and on the West Bountiful City website on August 15, 2017 per state statutory requirement.*

7
 8 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, July**
 9 **25, 2017 at West Bountiful City Hall, Davis County, Utah.**

10
 11 **Those in Attendance:**

12
 13 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Corey
 14 Sweat (Alternate), and Council member Kelly Enquist

15
 16 **STAFF PRESENT:** Ben White (City Engineer), Cathy Brightwell (Recorder), Debbie
 17 McKean (Secretary)

18
 19 **MEMBERS/STAFF EXCUSED:** Commissioners Terry Turner and Laura Charchenko

20
 21 **VISITORS:** Gary Jacketta, Ray Felsted.

22
 23 The Planning Commission Meeting was called to order at 7:30 pm by Chairman Denis
 24 Hopkinson. Corey Sweat offered a prayer and thought.

25
 26 **1. Accept Agenda**

27
 28 Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as
 29 presented. Corey Sweat seconded the motion. Voting was unanimous in favor among members
 30 present.

31
 32 **2. Consider Conditional Use Permit from William Marshall for an Accessory Dwelling**
 33 **Unit at 1140 W 400 North.**

34
 35 Commissioner packets included a memorandum from Cathy Brightwell/Ben White dated August
 36 14, 2017 regarding a Conditional Use Permit Application from William Marshall and site plans
 37 for an Accessory Dwelling Unit at 1140 West 400 North.

38
 39 Ben White introduced the application. Mr. Marshall was not able to attend this evening but sent
 40 a representative, Mr. Ray Felsted. Currently Mr. Marshall has a 750 sq. ft. home to which he
 41 would like to add a garage and an upstairs living space. This dwelling would serve as a place to

42 put his vehicles as well as additional space for his elderly mother. The dwelling would contain a
43 4 car garage on the main floor with living quarters above the garage. The home is not conducive
44 to an addition, so in order to have living space above the garage there must be an outside door or
45 a door leading to the living area from the garage area. Because the entrance is outside the home
46 this type of dwelling is considered an ADU and a Conditional Use Permit must be approved
47 before a building permit can be issued. Ben White showed the Commissioners some aerial views
48 of the property.

49

50 Mr. White directed the Commissioners to review the requirements in WBMC Chapter 17.82,
51 Section 17.82.050 which lists the standards for this type of dwelling.

52

53 Chairman Hopkinson asked for comments from the Commissioners.

54

55 **Mike Cottle** asked if all the setbacks meet city requirements; he answered in the
56 affirmative.

57 **Corey Sweat** asked why Conditional Use Permits expire upon the sale of the home. Ben
58 White responded that future residents/buyers may not read city code and it is a way to let them
59 know the requirements of the ADU and require them to come in for a new Conditional Use
60 Permit.

61 **Alan Malan** felt the application was pretty straight forward.

62 **Chairman Hopkinson** asked why the applicant could not just apply for a building permit
63 for an addition without it being an ADU. Mr. White explained that it is because of the way he is
64 choosing to construct the building as two dwelling units.

65

66 Chairman Hopkinson invited Raymond Felsted (representative for William Marshall) to take the
67 stand. Mr. Felsted informed them that the dwelling would be owner occupied.

68

69 **ACTION TAKEN:**

70 *Corey Sweat moved to approve the Conditional Use Permit for William Marshall located at*
71 *1140 West 400 North with the following findings and conditions: the proposed use is*
72 *necessary or desirable to provide a service or facility that will contribute to the general well-*
73 *being of the neighborhood and community; will not be detrimental to the health, safety or*
74 *general welfare of persons residing or working in the vicinity, or injurious to property or*
75 *improvements in the vicinity; accompanying improvements will not inordinately impact*
76 *schools, utilities, and streets; and that conditions imposed in the conditional use permit will*
77 *mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the*
78 *proposes of the subsection. Conditions of the Permit: applicant will obtain a building permit,*
79 *pass all necessary building code inspections, and comply with the requirements of WBMC*
80 *17.82.050 with the current plan being to have the ADU occupied by a non-driving family*
81 *member; should that change, adequate parking will be provided. This permit is non-*

82 *transferable. If at any time the home is not occupied by the applicant or his immediate family,*
83 *or the applicant sells the property, the permit shall be revoked pursuant to 17.60.080. If the*
84 *applicant decides to lease the ADU, they will include, in any lease document, language that the*
85 *lease will terminate upon the sale of the property. Alan Malan seconded the motion and voting*
86 *was unanimous in favor among those members present.*

87

88 **3. Staff Report**

89

90 **Ben White**

- 91 • Representatives from the High Gate Subdivision are planning to present their plans for
- 92 the subdivision at the next Planning Commission meeting. If Staff receives the necessary
- 93 information, a public hearing will be held at that time.
- 94 • Discussed an email from Duane Huffman regarding the West Side development with a
- 95 proposal for a joint meeting with city council and developer. He is checking availability
- 96 for the meeting.

97 **Cathy Brightwell**

- 98 • Informed the Commissioners of the upcoming Land Use Training class offered by ULCT
- 99 this coming Saturday. Those interested contact her so she can register them.

100

101 **4. Consider Approval of Minutes from July 25, 2017.**

102

103 **ACTION TAKEN:**

104 *Alan Malan moved to approve of the minutes of the July 25, 2017 meeting as*
105 *presented. Corey Sweat seconded the motion and voting was unanimous in favor.*

106

107 **5. Adjournment**

108

109 **ACTION TAKEN:**

110 *Alan Malan moved to adjourn the regular session of the Planning Commission*
111 *meeting at 7:55 pm. Corey Sweat seconded the motion. Voting was unanimous in*
112 *favor.*

113

114

115

116 *The foregoing was approved by the West Bountiful City Planning Commission on September 12, 2017, by*
117 *unanimous vote of all members present.*

118

119

120 _____
Cathy Brightwell – City Recorder

121