

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
Corey Sweat

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, SEPTEMBER 26, 2017 AT THE CITY OFFICES

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by Invitation

1. Accept Agenda.
2. Consider Conditional Use Permit for HK Auto Boutique at 1112 W 500 South.
3. Consider Conditional Use Permit for a Detached Garage That Exceeds Standard Height Requirements at 580 N 975 West.
4. Consider Zoning Request for 1300 W 400 North by Denise Montgomery.
5. Discuss PUD Request from Hamlet Homes for Kinross Subdivision at 1100 W and Porter Lane.
6. Discuss the McKean's West End Subdivision at 1100 N 800 West
7. Staff Report.
8. Consider Approval of Minutes from September 12, 2017 Meeting.
9. 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 22, 2017 by Cathy Brightwell, City Recorder.

MEMORANDUM



TO: Planning Commission

MEETING DATE: September 21, 2017

FROM: Cathy Brightwell

RE: HK Auto Boutique

Staff received an application from Kevin Shroyer on September 20, 2017 for a conditional use permit for HK Auto Boutique to be located at 1112 W 500 South. HK Auto Boutique intends to provide automotive sales and light service. They plan to display approximately 20 vehicles in the parking areas shown on the attached site plan.

The West Bountiful City Municipal Code, Commercial Highway (C-H) zone, Section 17.34.030 lists *motor vehicle sales and service and outdoor storage of retail vehicle inventory* as a conditional use which may be approved by the planning commission. The Conditional Use ordinance, Section 17.60.040, requires the planning commission to *consider* whether:

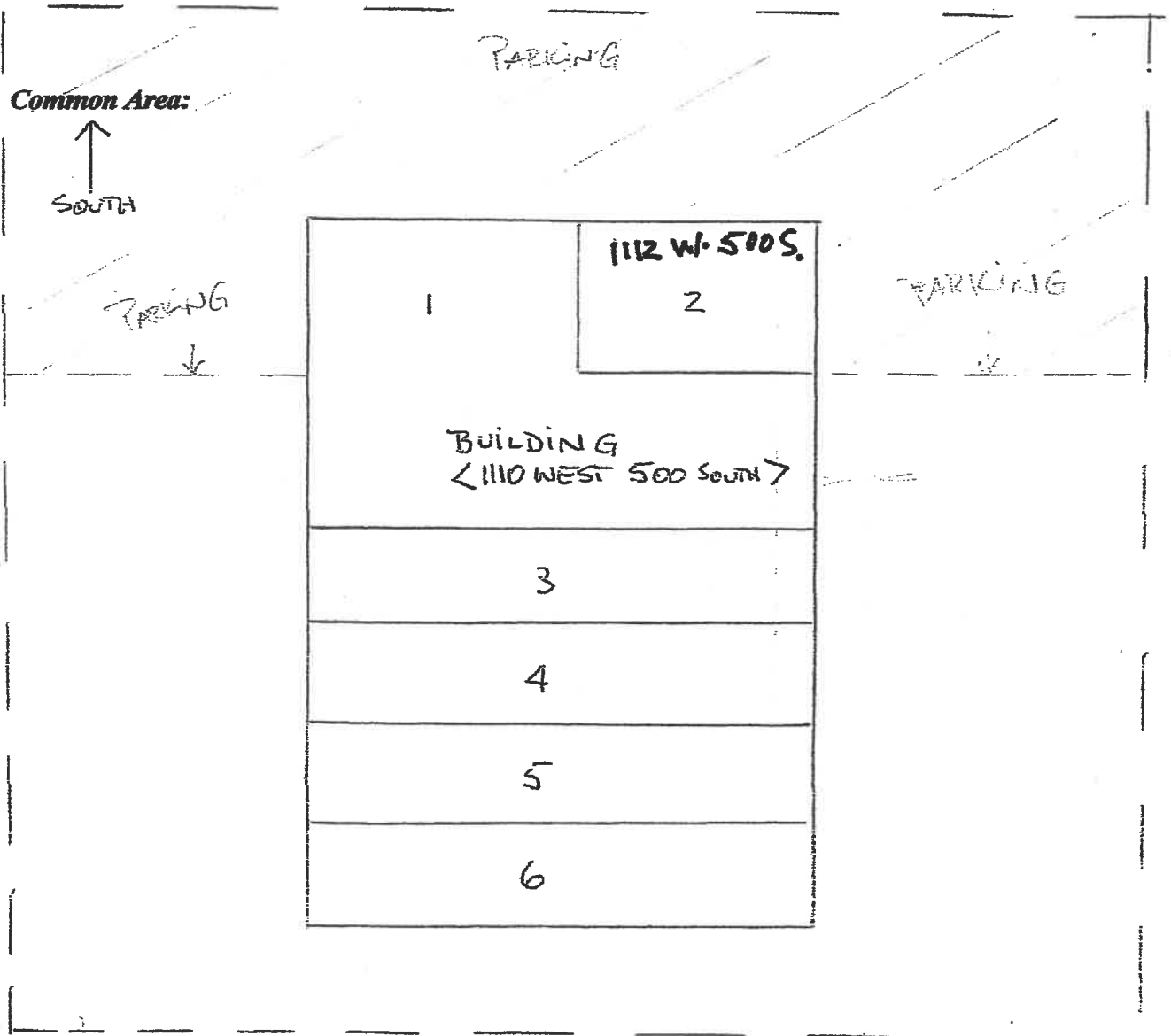
1. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community;
2. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or 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 proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use; and
6. 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.

Staff recommends the following conditions be required with granting of this conditional use permit, consistent with similar businesses in the area:

1. Copy of Dealer's license and Proof of Insurance;
2. Fire Inspection approval (scheduled for September 27);
3. Signage will comply with City Code;
4. Vehicles on display will be operable and in sellable condition;
5. Upon issuance of this Permit, HK Auto Boutique, will purchase a West Bountiful City business license.

Premises: 1112 W. 500 So.
Given Address

West Bountiful, UTAH 84087





MEMORANDUM

TO: Planning Commission
DATE: September 21, 2017
FROM: Ben White
RE: Smith-Accessory Building Conditional Use Permit
580 N 975 West

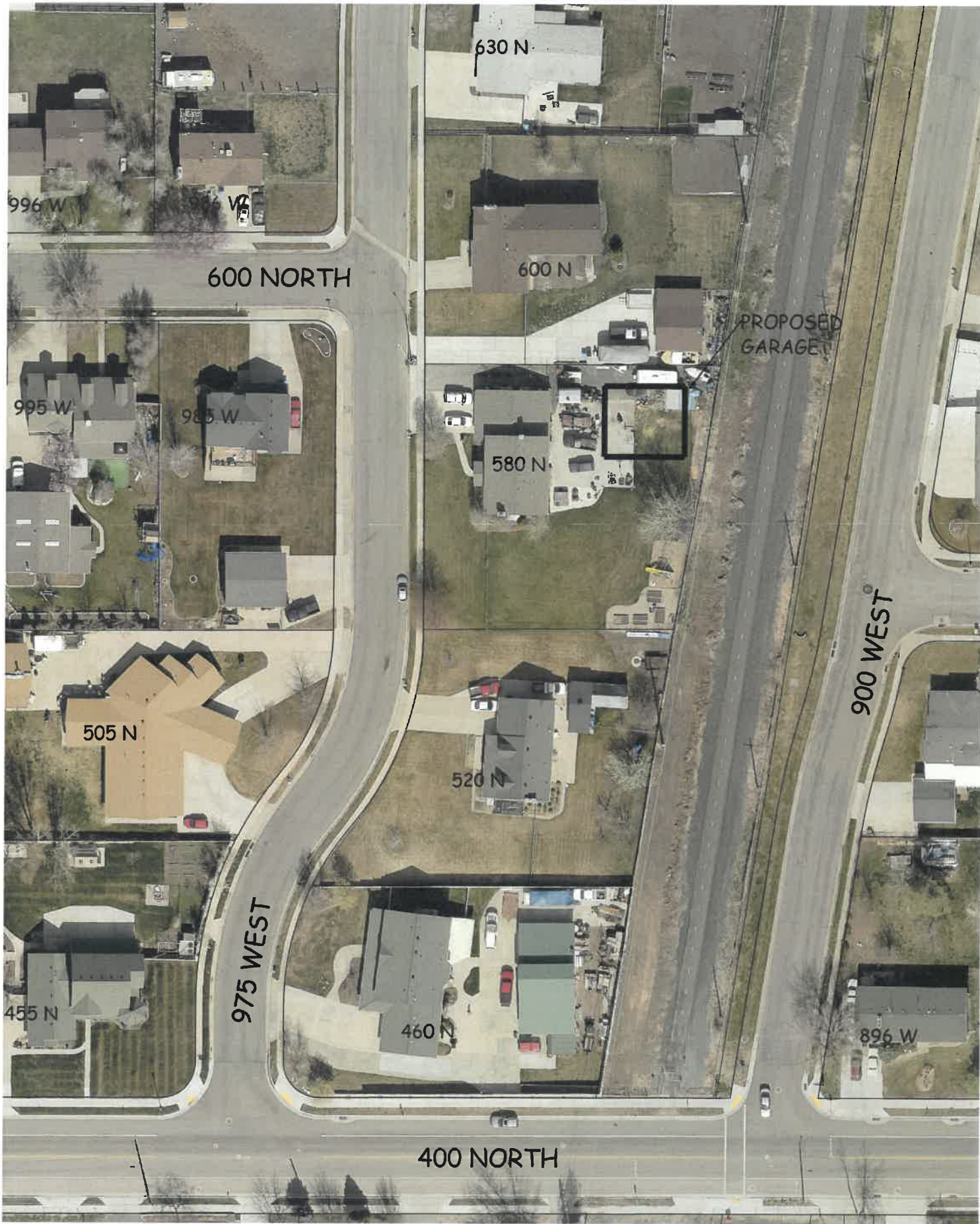
Section 17.20.060.A requires a Conditional Use Permit for an accessory structure in the R-1-22 zone if it is more than one story or more than twenty feet tall (Code language is attached). A possible reason this height restriction has been drafted in the code is to minimize the detrimental impacts tall accessory structures may have on neighboring properties. In considering approval of the conditional use permit, the Planning Commission should make affirmative findings pursuant to Chapter 17.60 Conditional Uses. If there are detrimental impacts due to the added height of the proposed structure, the Planning Commission should propose conditions that would mitigate the negative impacts.

The Smiths would like to construct a 40'x45' detached garage on their property. The garage walls are only 16 feet tall. It is the width of the building which pushes the roof peak to nearly 22 feet.

The Planning Commission has heard similar applications in recent years. Size of property; proximity to other main structures; other accessory structures in the neighborhood; and surrounding land use are some of the criteria used to evaluate requests.

As stated in Section 17.60.040(D), a motion needs to consider the following:

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 proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use;
6. The proposed use will conform to the intent of the city's general plan; and
7. 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.



THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF VERSATUBE BUILDING SYSTEMS. ANY REPRODUCTION IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION OF VERSATUBE BUILDING SYSTEMS IS PROHIBITED.

SHEET METAL NOT SHOWN

ROOF HAT CHANNEL:
(6) RUNS PER SIDE AT 47 3/4" ON CENTER SPACING

SIDE HAT CHANNEL:
(5) RUNS PER SIDE AT 46 11/16" ON CENTER SPACING

RAT TRACK HAT CHANNEL:
(4) RUNS PER SIDE AT 90 3/4" ON CENTER SPACING

FRAME SPACING:
4' ON CENTER FOR FIRST 40', THEN 3' ON CENTER, THEN 2' ON CENTER

BEC14016-6V-5H_151632
BACK ENCLOSURE

TYPE 8 TRUSS BRACE
FOR 40'W STRUCTURES
11 PLACES

40' X 16' FRAME
13 PLACES

BK-BPR-24
BASE POST
REINFORCEMENT
2 PER POST, 4 PER FRAME,
10 SCREWS PER BK-BPR-24

FEC14016112X14110X81WD_151632
FRONT ENCLOSURE

DESIGN CRITERIA:

STRUCTURE SIZE: 40' X 45'-2" X 16'
ON CENTER SPACING: 4', 3' & 2'
SHEET METAL: 29GA, 80KSI, STEEL
OCCUPANCY GROUP: U-1

WIND LOAD: VULT: 115MPH, V3S, EXPOSURE (C)
WIND IMPORTANCE FACTOR: 1
ROOF LIVE LOAD: 30PSF
GROUND SNOW LOAD: 43PSF
SEISMIC CATEGORY: D-2

CODE COMPLIANCE: IBC 2015

PROJECT: DAVID SMITH 580 NORTH 975 WEST
WEST BOUNTIFUL, UT 84087

TITLE: 40' X 45'-2" X 16' SUMMIT, DOUBLE FINK TRUSS 1.5" CTR WEB, 2"X96" KB,
(1) 12X14', (1) 10'X8' GARAGE OPENING, (2) WD, BK-BPR-24, 4, 3&2 OC

DWG NO: 151632_MOD P1

DRAWN BY: R. HUTCHINS

DATE: 8/7/2017

NOTE TO BUILDING DEPARTMENT OFFICIAL:
THESE DRAWINGS AND/OR CALCULATIONS ARE VALID ONLY FOR
STRUCTURES MANUFACTURED BY VERSATUBE BUILDING SYSTEMS.
VERIFICATION IS RECOMMENDED PRIOR TO BUILDING APPROVAL.

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MEMORANDUM



TO: Planning Commission

DATE: September 21, 2017

FROM: Ben White, City Engineer

RE: Zoning Request at approx. 1300 W 400 North

Ms. Denise Montgomery lives in Jessie's Meadow and owns adjacent vacant property with frontage on 400 North. The property is in an A-1 (Agricultural Residential one acre) zone. As she explains in her letter, she would like to develop equestrian uses on the property. The equestrian use is consistent with the A-1 zone. The difficulty is the request for a retail store.

Commercial and retail businesses, except for home occupational businesses, are not allowed in the A-1 zone. As Ms. Montgomery explains, she does not care what mechanism is used to amend the zoning. Her request is simply to amend the zoning to accommodate a retail business. There appear to be three most logical options.

1. CREATE A NEW ZONE

A new zoning designation could be developed that would permit retail and other uses on this property and other properties within the same zone. For instance, the C-N zone in the northeast corner of the city meets the retail requirements, but not the equestrian requirements.

2. MODIFY THE A-1 TO ALLOW RETAIL USES

The A-1 zone text language could be modified to permit retail and commercial uses within the zone.

3. REZONE PROPERTY TO BE INCLUDED IN THE B-U ZONE

A rezone to the B-U zone would most likely include rezone a large section of property to west as well.

All three options have their challenges. The options are listed in the order the staff feels would be most successful to least successful.

- A. Creating a new zone limits the places within the City's residential districts where retail and commercial uses could be accomplished.
- B. Modifying the A-1 zone to allow the requested use would also allow similar uses throughout the entire zone. This would have a dramatic effect on land use within the zone.
- C. The B-U zone permits both residential and commercial uses within the same zone. This seems like a likely rezone possibility. The B-U zone did not intend for a mix of residential and commercial uses in the same area. The B-U also intended for larger projects to be approved instead of small piecemeal projects within the zone.

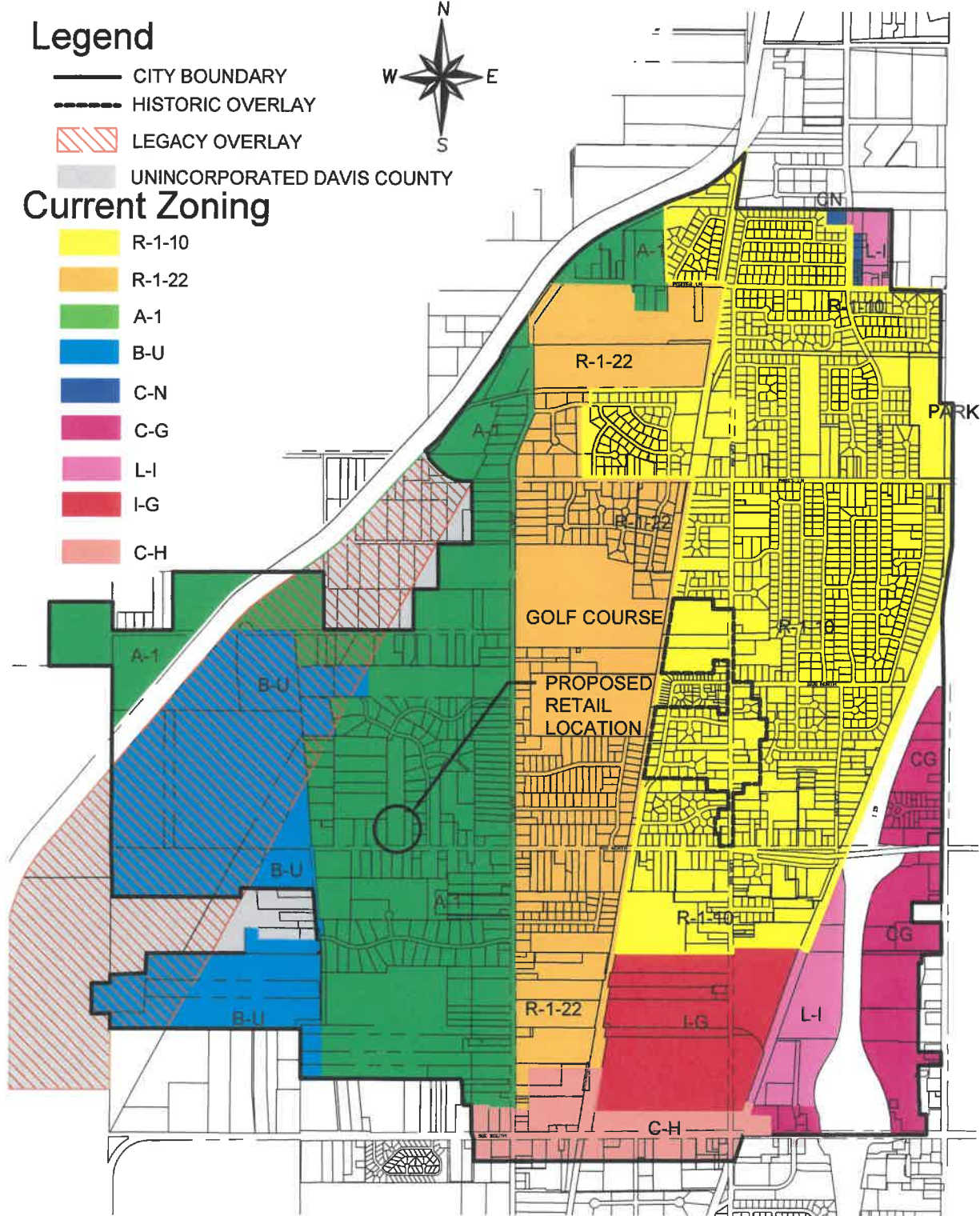
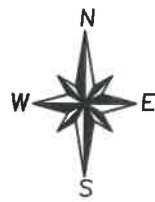
WEST BOUNTIFUL CURRENT ZONING MAP

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



Denise J Montgomery
535 Jessis Meadow Way
West Bountiful, UT 84087
(801)864-0113

West Bountiful City
550 N 800 W
West Bountiful, UT 84087
(801)292-6355

September 19, 2017

To: West Bountiful City council, Planning and Zoning, City Engineer

I am proposing a zoning change for my property on 400 N parcel no. 060320033, I am asking to change the zoning from A-1, Agriculture, to B—U, Blended Use. I plan to build a country store to help the local community have access to equine accessories and necessities such as fly spray, brushes, and tack just to name a few items. This store will not only carry equine items, but will also carry western clothing, and country art. It will include section with drinks and various snacks for both the patrons of the barn facility and the local community to have a close, safe place accessible to them without crossing busy 500 South. This country store will look much like the homes in the community and will blend in nicely. With a front porch and landscaping that will help add the beauty of 400 North.

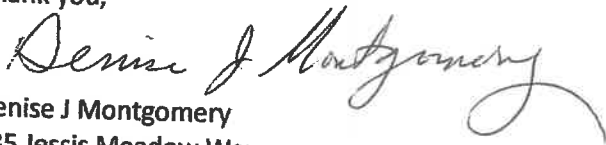
I am able to build a large barn, indoor arena and nice round pen. I plan to board horses, house 4-H events, and plan to allow other local events in the future. Without the approval of the country store, I would not be willing to build such a large barn and arena facility.

My reasoning for building the country store would be to compliment the area, so the barn and arena are not the first things that are seen from 400 N. This country store would give locals a place within walking distance for snacks, and supplies without crossing busy 500 South. Having a facility would help the local 4-H clubs. The country store would be helpful for people that may need something last minute. The country store would not carry anything large such as saddles.

Horses are my passion, helping others is also my passion. With your help, I could provide a nice equestrian facility, similar to Universal Equestrian Center and The American Cowboy, only on a smaller scale. We plan on taking up less than 2.5 acres, leaving 3.86 acres in field from this parcel. This facility will be well maintained, this will be a place you will want to ride your horse.

I appreciate your time to look over this proposal. Please contact me with any questions, or my secretary Ashley Scribner (801)721-8227.

Thank you,



Denise J Montgomery
535 Jessis Meadow Way
West Bountiful, UT 84087
(801)864-0113

MEMORANDUM



TO: Planning Commission

DATE: September 20, 2017

FROM: Ben White, City Engineer

RE: Kinross Estates PUD Application

Hamlet Development has submitted a Planned Unit Development (PUD) application for a 34-lot residential subdivision on the corner of 1100 West and Porter Lane. The property is 23 acres and is in the R-1-22 zoning district. PUD applications are treated like a rezone request. A public hearing will be required prior to the Planning Commission making a recommendation to the City Council. Below is a summary of the PUD requirements and items specific or unique to this project.

PROJECT DENSITY

Sheet 0-5 shows the base density at 34 lots. The PUD proposal is also for 34 lots. In short, the developer is not requesting any bonus density.

CONCEPT PLAN

The concept plan is included on Sheet 0-2, Preliminary Plat. Lot sizes vary from 10,142 square feet to 70,420 square feet. Most of the lots can be categorized as 1/3 to 1/2 acres lots. Existing utility corridors and an environmentally contaminated area are two contributing reasons for the lot size variation; the environmental issues will be addressed in more detail later. The PUD proposal intends to conform to standard lot widths and setback requirements.

The road to 1100 West is proposed primarily to reduce the length of the easterly dead-end street. The City standard requirement includes a 1000-foot maximum dead-end length. The proposed dead-end is a little over 1100 feet. This is an item which should be specifically addressed in a future motion. Staff is intrigued by the developer's proposal for the dead end. The cul-de-sac bubble was pulled forward to shorten the "dead end". Its location eliminates the future need to remove the "temporary circle." Staff would suggest that the dead-end street be constructed to the property line now, even if the turnaround were constructed where proposed.

It is staff's recommendation that the curb and sidewalk be extended the 200 plus feet on 1100 West in the southwest corner of the project.

ENVIRONMENTAL CONCERNS

In 1991, a pipeline gasoline and diesel fuel leak was discovered. Intense cleanup efforts immediately followed to recover the gas and diesel and reduce health and environmental risks. The developer has included an environmental summary which describes the cleanup efforts since 1991, the success which has been achieved, and the health risks associated with the remaining contamination.

The developer has explained that the three lots with the contamination will remain with the current property owner. A deed restriction will be noted on the plat stating that the lots cannot be built on until the State of Utah declares the cleanup effort complete. Further, the CCRs, which are still being drafted, will include similar requirements.

OPEN SPACE

Two open space parcels are proposed along the east side of 1100 West. At least one of the parcels will function as a storm detention basin as well open space. The developer intends to maintain the properties as private property where they can be used to pasture horses and similar uses. The open space is also traversed by overhead high voltage electrical lines.

ARCHITECTURAL DESIGNS

House front elevation views are included in the planning commission packet. The materials appear to meet the minimum PUD requirements. Staff has requested floor plans and elevation views of the remaining three sides.

DRAINAGE PLAN

The developer has proposed a well thought out drainage plan. A detention basin is proposed in the northwest corner of the property. A pipe under 1100 West and Legacy Highway is located here. Drainage in this corner of the city will always be problematic. The proposed detention basin design is a sound design to minimize flooding potential. Staff would recommend the following.

1. Concrete drainage channel (valley gutter) be constructed anywhere there is open flow on the ground surface (through the detention basin).
2. Staff concurs that the front yards along Porter Lane is the best location for the storm drain due to how shallow it is. Staff recommends that the storm drain be a continuously piped system and not a myriad of driveway culverts/ditches which is difficult to maintain.
3. Drainage along 1100 West will need to be addressed.

DEVELOPMENT AGREEMENT

The developer is working on a draft development agreement to present to the city.

CCRs

CCRs need to be submitted for review and comment prior to Planning Commission making a recommendation to City Council.

ADDITIONAL INFORMATION

In addition to the information included in the packet, staff has copies of a Geotechnical Report, Wetland Delineation and preliminary title report which was included electronically. Due to the

volume of paper, they were not included in the packets but are available for your review upon request.

Prior to the Planning Commission making a recommendation to the City Council, there are two basic questions to be addressed.

1. Does the application meet the minimum requirements outlined in municipal code section 17.68, Planned Unit Developments?
2. Is the PUD, as proposed, desirable and will it benefit the city overall?

As with other zoning change requests, findings in affirmative or denial are not required. But where the decision of the Planning Commission is a recommendation to the City Council, findings and rational related to the decision play a significant role in the City Council's deliberation.

Kinross Estates Development Plan



HAMLET
DEVELOPMENT

September 15th, 2017

PUD Development Plan Submittal
Kinross Estates by Hamlet Development
Residential Land Use
23.01 Acres Zoned R-1-22
940 Porter Lane, West Bountiful, UT

- **Written Description of Subject Property**

Kinross Estates is a 23.01-acre community located at 940 W Porter Lane and will contain 34 single family detached lots. The Property is zoned R-1-22 and is designed to a density of 1.48 Lots per acre. The theme and feel of Kinross Estates is intended to be consistent with West Bountiful and maintain a rural feel. Furthermore, by landscaping all of the homes front and side yards and streetscapes, Kinross Estates will have a warm cohesive community feel. The CC+Rs for the community will provide requirements for the homeowners to properly maintain their home sites. Entrance monuments will be placed at both entrances to the community to create a welcoming and upscale feel for its new residents.

In maintaining the rural feel of the neighborhood, the westerly four acres of the property will be maintained for agricultural use either as farm land or pastures and will be offered for sale to the adjacent lot owners or to individuals. This condition will be included in the CC+Rs. This community will have only one phase. The Property to the north is currently residential zoned A-1. To the west of the Property lies the Legacy Parkway. The south and east side of the community is undeveloped land currently zoned R-1-22.

- **Conceptual Development Plan**

Please see attached Improvement Plans.

- **Conceptual Building Elevations and Materials**

Please see attached conceptual renderings for Kinross Estates.

- **Proposed Street Cross Sections**

Please see Improvement Plans.

- **Recreational Amenities**

Kinross Estates will have a trail head into the Legacy Trail Head on Porter Lane.

- **Flexibility Being Requested**

The density we are proposing is consistent with the current R-1-22 Zone. The flexibility we are requesting is to permit a large open pasture to buffer Legacy Highway and the power line corridor consequently creating smaller lots than ½ acre while still staying well below the permitted density. The four acres of the Property bordering Legacy Highway are designed to remain as open pastures for agricultural use in order to maintain the rural feel of West Bountiful along the Legacy Highway.

- **Environmental Consideration**

Within this application, we have included a description of the diesel fuel spill that occurred on a portion of this property in 1991. While most of the impacts have been remediated there still exists an approximately 3-acre portion of the property that is still impacted. Studies recently completed by Wasatch Environmental clearly indicate no health risk associated with the property, however because of levels of impacted soils below grade, this property is not ready to be built upon. The three lots impacted have been identified and among other restrictions, the CC&Rs identify that these lots may only be used for agricultural uses until such a time as the Department of Environmental Quality issues a letter identifying that these lots have been cleaned to residential standards.

- **Conceptual Improvement Plan**

Please see attached Improvement Plan.

- **Development Agreement Draft**

Will be developed as the entitlement process unfolds.

- **Project Expectations**

Each home will provide a minimum of four parking spaces (two in the garage and two in the driveway.) Hamlet Homes will be offering a range of different house styles. The choice on each lot will be market driven by our customer's choices. No two homes with the same elevations will be built next to each other. *In addition to the plans we are submitting with this package, we intend to develop more home plans that will be similar in style and in architecture.* Materials used on the homes will comply with West Bountiful requirements. Living area square footage will range from approx. 2400 square feet to approx. 4200 square feet. Please see attached renderings of homes that will be similar to what we will build in Kinross Estates.

- **Project Considerations**

Hamlet Homes will be the builder and each lot sold is to be maintained by the individual that purchases the home. The four acres of the Property bordering Legacy Highway are designed to remain as open pastures for agricultural use in order to maintain the rural feel of West Bountiful along the Legacy Highway. Kinross Estates will have a trail head connection via sidewalk to the Legacy Trail Head on Porter Lane. Entrance monuments will be placed at both entrances to the community to create a welcoming and upscale feel for its new residents.



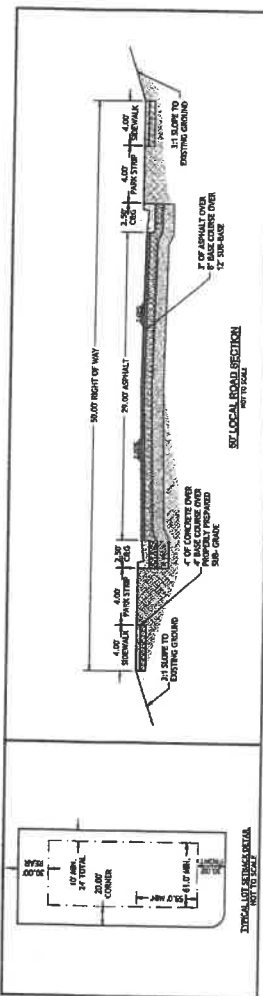






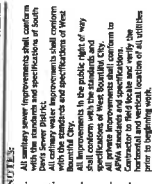




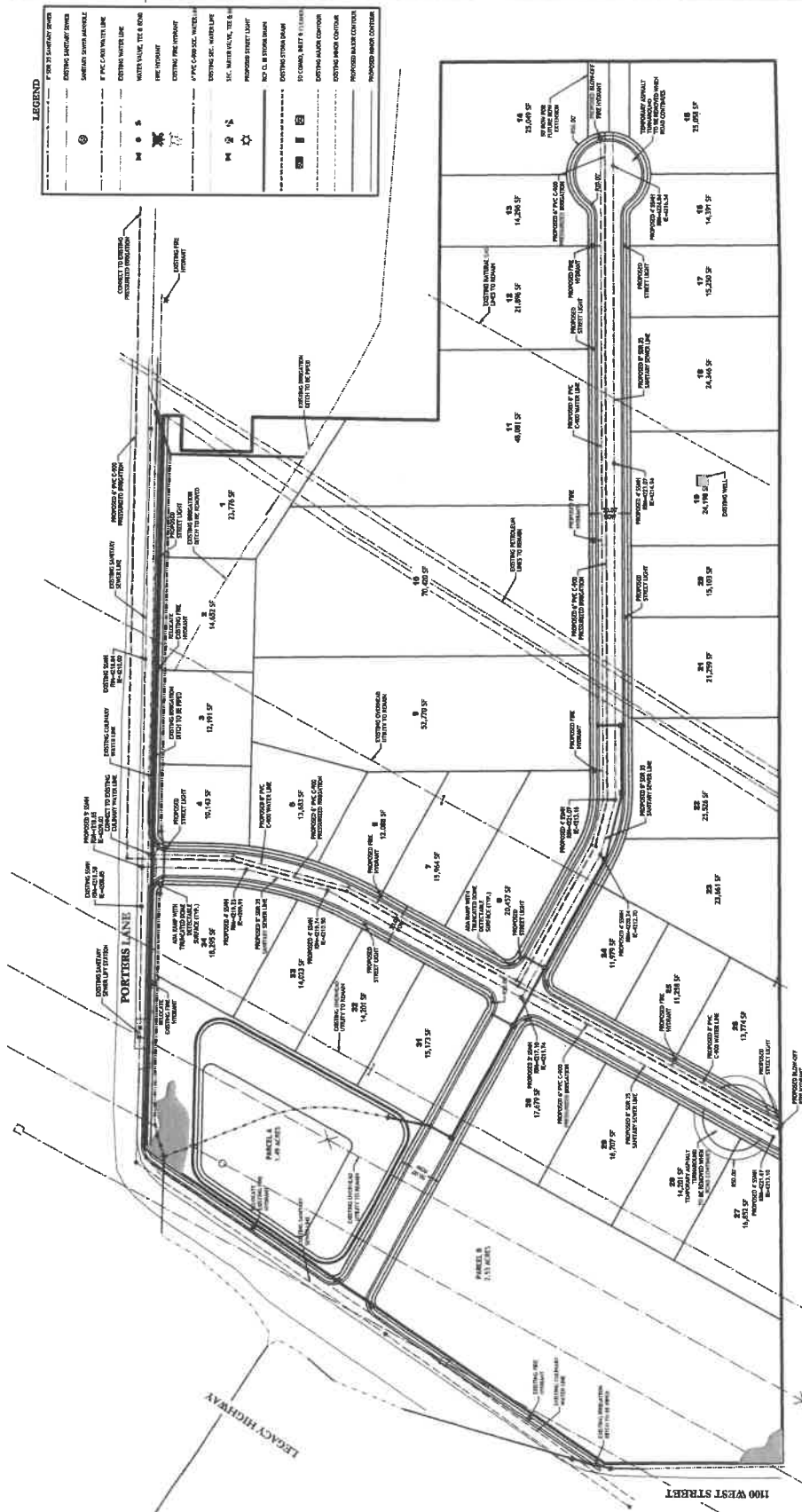


CORE TABLE				
CANOE	DETA	ARC LENGTH	CORE DIRECTION	CORE LENGTH
C5	11° 25'00"	80.28	HW 2500'E	85.14
C6	11° 11'00"	74.54	HW 2500'E	78.84
C7	9° 28'15"	75.96	HW 1950'E	73.88
C8	9° 00'00"	80.00	HW 2500'E	16.87
C9	9° 00'00"	11.88	SW 1400'E	16.87
C10	9° 00'00"	88.88	HW 2500'E	66.87
C11	9° 00'00"	88.88	HW 2500'E	16.87
C12	10° 37'00"	36.67	SW 500'E	31.62
C13	10° 37'00"	56.64	HW 0100'E	63.89
C14	18° 12'00"	125.00	SW 2500'E	95.83
C15	33° 33'00"	111.18	SW 4200'E	102.78
C16	33° 33'00"	46.57	SW 4200'E	44.90
C17	9° 00'00"	78.54	SW 1000'E	70.71
C18	33° 33'00"	78.54	HW 2500'E	70.71
C19	33° 33'00"	46.57	SW 2500'E	44.90
C20	33° 33'00"	111.18	SW 4200'E	102.78

[illegible]



0-3





Families Development
 208 East 4500 South, Suite 200
 Murray, UT 84107
 801-281-2223



Conclusion

Overall Grading & Drainage Plan

PROJECT CT:	1770
DRAWN BY:	NMM
REVIEWED BY:	PMD
DATE:	REMARKS

1000000



























































































































































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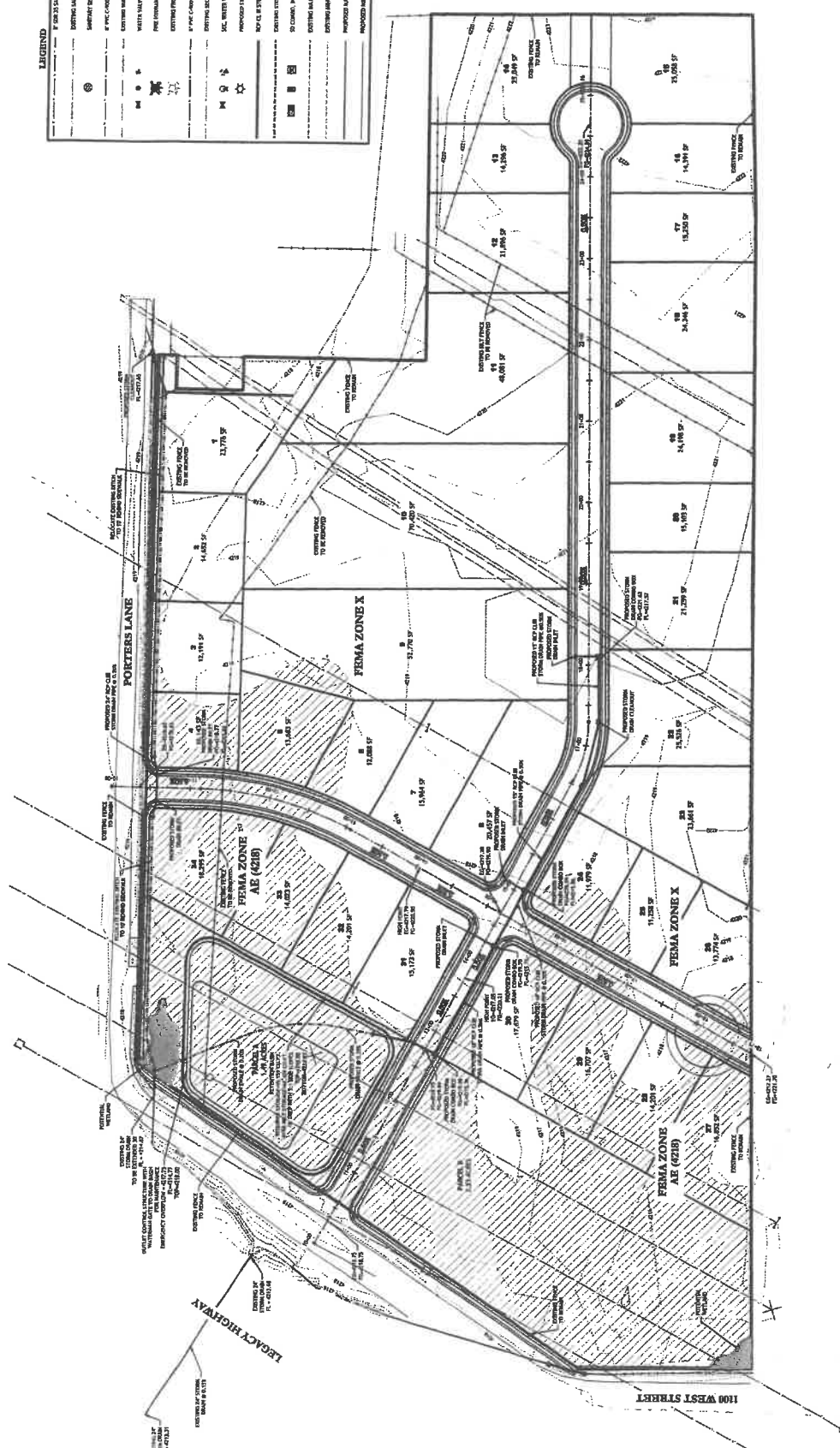
September 14, 2017

0-4

-1-

LEGEND

<p>                                            </p>	<p>                                            </p>	<p>                                            </p>	<p>                          </p>
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Scale: 1" = 60'

8CAL2

0 30 60 120 180

DEVELOPER:

Shenck Development
300 East 4300 South, Suite 200
Murray, UT 84007
801-231-2223



HAMLET HOMES
GREAT PEOPLE. GREAT EXPERIENCE.

- All military power improvements shall conform with the standards and specifications of DAWS Series Power Project
All safety power improvements shall conform with the standards and specifications of AIAA standard.
All utility water improvements shall conform with the standards and specifications of West. Beantown City.
Improvements in the public right of way shall conform with the standards and specifications of West Beantown City.
All private improvements shall conform to APWA standards and specifications.
Contractor to locate, locate and verify the horizontal and vertical location of all utilities prior to construction.
Typical sections are:

Front:	30'
Main:	30'
Rear:	30'
Side Blanket:	10' min.
Total	24' total

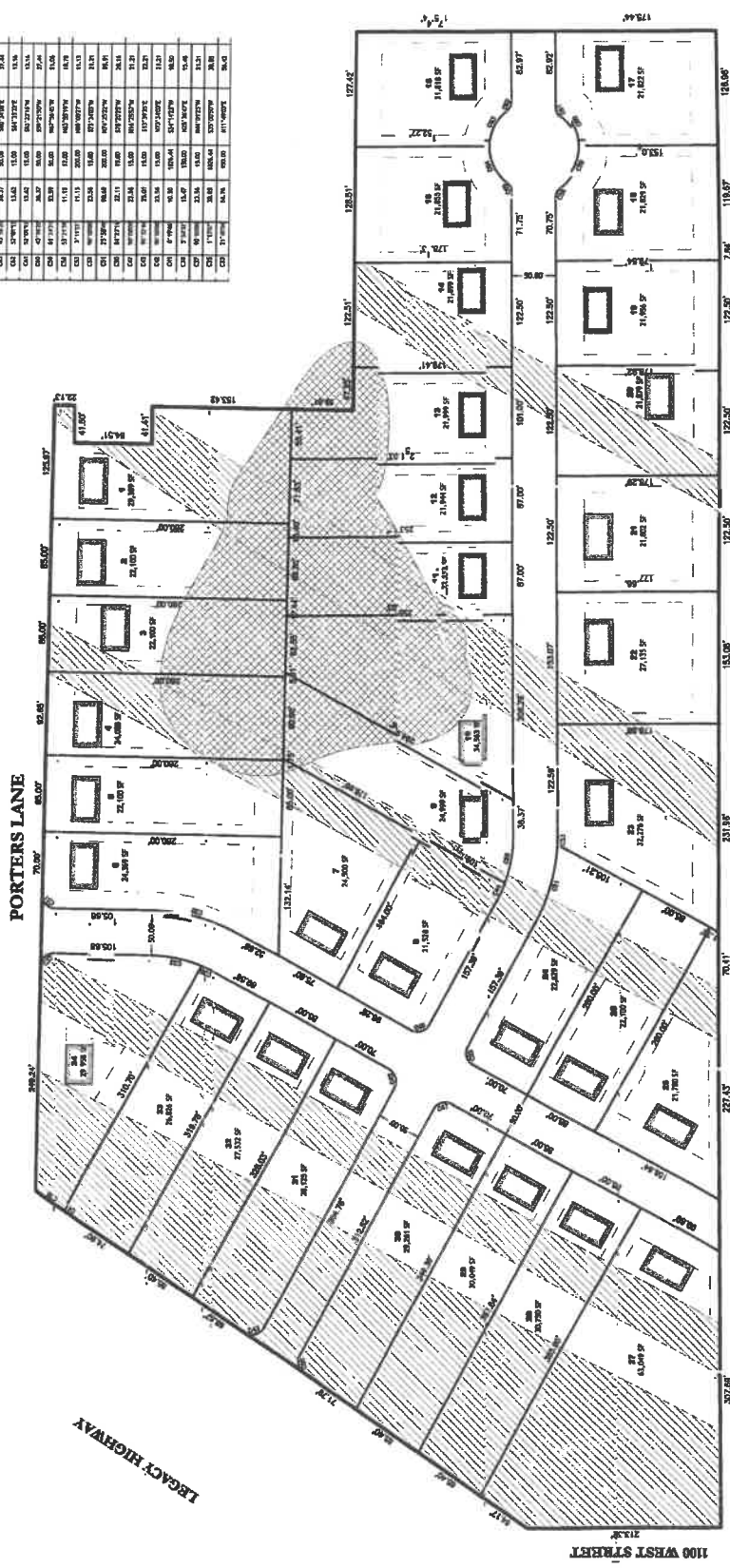
Inspected with Information based upon a site map from Teton Logistics identified with project number 105179AP.

Total Acres	23.01 Acres
Total Lots	34 (1.49 per acre)

West Bountiful

Base Density Plan	7740	7740	7740
	7740	7740	7740
PROJECT	7740	7740	7740
DRAWN BY	7740	7740	7740
CHECKED BY	7740	7740	7740
DATE	7740	7740	7740
7/19/2017	7740	7740	7740
0-5	7740	7740	7740

CONTRACT						
		DATE	ARC	MINING	COAL PRODUCTION	DOUG (MMBtu)
211	07/01/00	7/1/00	12.50	100,000	100,000	11,211
212	07/01/00	7/1/00	12.50	100,000	100,000	11,211
213	07/01/00	7/1/00	12.50	100,000	100,000	11,211
214	07/01/00	7/1/00	12.50	100,000	100,000	11,211
215	07/01/00	7/1/00	12.50	100,000	100,000	11,211
216	07/01/00	7/1/00	12.50	100,000	100,000	11,211
217	07/01/00	7/1/00	12.50	100,000	100,000	11,211
218	07/01/00	7/1/00	12.50	100,000	100,000	11,211
219	07/01/00	7/1/00	12.50	100,000	100,000	11,211
220	07/01/00	7/1/00	12.50	100,000	100,000	11,211
221	07/01/00	7/1/00	12.50	100,000	100,000	11,211
222	07/01/00	7/1/00	12.50	100,000	100,000	11,211
223	07/01/00	7/1/00	12.50	100,000	100,000	11,211
224	07/01/00	7/1/00	12.50	100,000	100,000	11,211
225	07/01/00	7/1/00	12.50	100,000	100,000	11,211
226	07/01/00	7/1/00	12.50	100,000	100,000	11,211
227	07/01/00	7/1/00	12.50	100,000	100,000	11,211
228	07/01/00	7/1/00	12.50	100,000	100,000	11,211
229	07/01/00	7/1/00	12.50	100,000	100,000	11,211
230	07/01/00	7/1/00	12.50	100,000	100,000	11,211
231	07/01/00	7/1/00	12.50	100,000	100,000	11,211
232	07/01/00	7/1/00	12.50	100,000	100,000	11,211
233	07/01/00	7/1/00	12.50	100,000	100,000	11,211
234	07/01/00	7/1/00	12.50	100,000	100,000	11,211
235	07/01/00	7/1/00	12.50	100,000	100,000	11,211
236	07/01/00	7/1/00	12.50	100,000	100,000	11,211
237	07/01/00	7/1/00	12.50	100,000	100,000	11,211
238	07/01/00	7/1/00	12.50	100,000	100,000	11,211
239	07/01/00	7/1/00	12.50	100,000	100,000	11,211
240	07/01/00	7/1/00	12.50	100,000	100,000	11,211
241	07/01/00	7/1/00	12.50	100,000	100,000	11,211
242	07/01/00	7/1/00	12.50	100,000	100,000	11,211
243	07/01/00	7/1/00	12.50	100,000	100,000	11,211
244	07/01/00	7/1/00	12.50	100,000	100,000	11,211
245	07/01/00	7/1/00	12.50	100,000	100,000	11,211
246	07/01/00	7/1/00	12.50	100,000	100,000	11,211
247	07/01/00	7/1/00	12.50	100,000	100,000	11,211
248	07/01/00	7/1/00	12.50	100,000	100,000	11,211
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251	07/01/00	7/1/00	12.50	100,000	100,000	11,211
252	07/01/00	7/1/00	12.50	100,000	100,000	11,211
253	07/01/00	7/1/00	12.50	100,000	100,000	11,211
254	07/01/00	7/1/00	12.50	100,000	100,000	11,211
255						



30.07'

MINIMUM BUILDING PAD

MEMORANDUM



TO: Planning Commission

DATE: September 20, 2017

FROM: Ben White, City Engineer

RE: West End Subdivision Discussion

Summary

Wright Development is proposing a 13-lot subdivision at approximately 1100 North and 800 West. The property contains 5.3 acres and is in the R-1-10 zone. The property is also within the Historic District Overlay Zone.

- All 13 lots conform to the R-1-10 zoning requirements.
- The length of the dead-end road is within Code limits. A turnaround (cul-de-sac type bubble) is provided.
- Water, sewer and secondary water utilities appear consistent with standard designs. Will-serve letters and ultimately approval from utility providers need to be submitted.

Pedestrian Access

City staff, at the request of City Council, has contacted UTA regarding a possible pedestrian access to the Prospector Trail.

Irrigation Water

The property is currently irrigated with water from Barton Creek. The developer is required to deed water rights to the City. The City would like to use that water on the golf course.

Drainage

Storm water detention is required as part of development. One proposal is that the storm detention be provided on the golf course instead of on-site. This negotiation needs to take place with the City Council and is planned for the October 3 City Council meeting.

Rear yard drains are being provided consistent with city development standards.

The public works department has requested that the drain pipe be kept in the street right of way to the extent possible. In other words, instead of the pipe in the street connecting to the rear yard drain of lot 13, the pipe be kept in the right of way until lot 9.

An easement for water across the Steed property needs to be discussed with legal counsel.

800 West Cross Section

Staff is proposing an 8' wide park strip and a 5' wide concrete path be constructed on 800 West. This design is consistent with sections of 800 West further south. Pavement cross sections must meet the city's current design standard.

Street Lighting

Proposed street lights are not included on the current plan.

Geotechnical Study

A soils report needs to be submitted.

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Andrew Williams

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

**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.

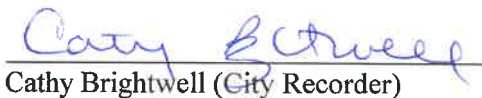
Mayor Romney said this reminds him why he is here and why he chose to get involved with the city – to be a part of developments and issues that will impact the city for years to come, and he hopes to see members of the public do the same. This can be a benefit to the city and to residents. There are 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 (City Recorder)



**West Bountiful City
Planning Commission**

PENDING

September 12, 2017

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website and on the West Bountiful City website on September 8, 2017 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, September 12, 2017 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Laura Charchenko, Corey Sweat (Alternate), and Council member Kelly Enquist

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

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

1. Accept Agenda

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

2. Public Hearing Regarding Proposed Changes to Construction Standards and Specifications for West Bountiful Which Supplement the American Public Works Assn. Specifications.

ACTION TAKEN:

Corey Sweat moved to open the public hearing at 7:33 p.m. to hear public comment on proposed changes to construction standards and specifications for West Bountiful which supplement the American Public Works Assn. Specifications. Alan Malan seconded the motion and voting was unanimous in favor among those members present.

NO PUBLIC COMMENT

ACTION TAKEN:

Laura Charchenko moved to close the public hearing at 7:34 p.m. Corey Sweat seconded the motion and voting was unanimous in favor among those members present.

3. Consider Changes to Construction Standards and Specifications for West Bountiful.

Commissioners received a packet including a memorandum from Ben White dated August 31, 2017 regarding updated Public Works Construction Standards with attached document of suggested changes and exhibits specific to West Bountiful City.

Ben White explained that whenever changes are made to Construction Standards and Specifications for West Bountiful which supplement the American Public Works Assn. specifications, a public hearing is necessary. He also explained that a new law was passed that now require these changes to be adopted by ordinance rather than resolution.

He explained briefly some of the changes. The main change being asphalt pavement criteria listed on Page 3 item 3j. The changes made were a result of a study done by Gordon Geotechnical Engineering who was hired to critic various roads in our city to determine the optimum pavement design parameters. Mr. White has included changes specific to our needs as a city.

Alan Malan asked questions regarding the following:

- Definition of RCP. (Reinforced Concrete Pipe)
- Suggested added language in 1.g. iii. explaining the direction of the slope.
- Suggested language and cul-de-sac diagram match up
- Add the language “approved” after directed in 4.j.

Commissioners approved of those changes and staff will include them in the final document sent to City Council.

Denis Hopkinson suggested the standards adopted by Ordinance be included in the City Code or some format making easy for the public to see.

ACTION TAKEN:

Laura Charchemko moved to accept the proposed changes to construction standards and specifications for West Bountiful which supplement the American Public Works Assn.

Specifications with the exhibits and details outlined and forward it to City Council for their approval. Corey Sweat seconded the motion and voting was unanimous in favor among those members present.

4. Staff Report

Ben White

- Will likely see some applications for subdivisions.
- Ben feels like the gas line projects is coming to a close by the end of the year.

Cathy Brightwell

- No report.

5. Consider Approval of Minutes from August 22, 2017.

ACTION TAKEN:

Corey Sweat moved to approve of the minutes of the August 22, 2017 meeting as presented. Alan Malan seconded the motion and voting was unanimous in favor.

6. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 7:50 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on September 26, 2017, by unanimous vote of all members present.

Cathy Brightwell – City Recorder