

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

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**A JOINT MEETING OF THE WEST BOUNTIFUL CITY COUNCIL
AND WEST BOUNTIFUL PLANNING COMMISSION WILL BE HELD
AT 6:00 PM ON OCTOBER 26, 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 October 23, 2017.

Minutes of the West Bountiful Joint City Council/Planning Commission meeting held on Thursday, October 26, 2017 at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

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

EXCUSED: Commissioner Corey Sweat

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Cathy Brightwell (City Recorder), Ben White (City Engineer), Steve Maughan (Public Works Director), Paul Holden (Director of Golf), Chief Hixson

GUESTS: Kim Neuschwander, Jim Neuschwander, Joyce Price, Kevin & E' Lane Arbuckle, Kim Christensen, Gary Merrell, Peter Christensen, Trent Vest, Taalon Huber, Nate Ellis, Amanda Webb-Ellis, Shelley Bruhn, Dan & Trisha Davis, Chris Jensen, Jeff Dunn, Debra Marshall, Daniel VanOtten, Dell Butterfield, Bryce Allen,

PRESENTERS: Destination Homes - Brad Wilson, John Warnick; Urban Design Assoc. – Eric Osth, Terry Welsh, Christopher Latimer, Dave Csont

1. Welcome.

Mayor Romney welcomed members of the city council and planning commission, staff and public at 6:05 pm. He explained this meeting is being held for a presentation by Destination Homes and their consultants. Once a formal filing is made, there will be plenty of opportunity for public hearings.

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

Brad Wilson, Destination Homes, said they have enjoyed working with the people of West Bountiful and were impressed to see how passionate they are about their city. He said while Destination Homes is the developer of the project, the property is owned by Gardner & Plum. Destination Homes hired Urban Design Associates (UDA), to help create a vision plan for this property, and to help them work with the City and residents to design a development that works for the community and the owner.

Eric Osth, with UDA, thanked city officials, staff and citizens for their involvement. He noted this has been a different process than used by most developers as this is the sixth public meeting and

the formal process has not even started yet. He said they love to see the passion seen here the past few weeks. He summarized the information received at the public meetings in response to three questions – things they like about West Bountiful, things they don't like about West Bountiful, and opportunities for the project site. He shared opportunities based on this information that include a desire for variety in architecture, no "cookie-cutter" development (unique homes with character and variety), winding streets, one-acre lots, public parks, trail connections, open space feel, and a plan to discourage future Redwood Rd. traffic through the site. They met with Landmark Design, the company currently working on the City's Parks, Trails and Open Space Master Plan to see how they can work together to incorporate some their plans.

Based on the feedback they received, Mr. Osth said three options are being explored. All lots will have similar front and side setbacks as surrounding neighborhoods, so you get the same open feel. He asked the public to provide feedback via email (Land@DestinationHomes.com) and/or a Facebook page specific for this project (www.facebook.com/BrooksideRanchDH/).

Proposal A is a mix of lots: 69 lots one-third acre to one-half acre; 89 lots one-half acre to three-fourths acre; and 10 lots one acre or larger, for a total of 168 lots. The larger lots would be closer to the community and the smaller lots closer to Legacy Highway. The average house price would run between \$500k – \$1.2m and include amenities such as trails, internal open spaces and an equestrian park open to the entire city.

Proposal B offers uniform lots with a buffer: 140 lots one-half to three-fourths acre; and 8 lots one acre or larger, for a total of 148 lots. The average price of these homes would run between \$600k and \$1.2m and be phased in from the south with trails and internal open spaces but no equestrian park.

Proposal C is two separate communities: 42 lots one-third to one-half acre; 76 lots one-half to three-fourths acre; and 30 lots one acre or larger, for a total of 148 lots. The average price of these homes would likely run between \$600k and \$2m, and will include amenities such as trails and internal open space. Destination Homes would likely not build the larger homes.

Mayor Romney asked for comments from commissioners and council members. Most felt it has been a good process with a lot of public involvement, but will need some time to digest the proposals. There are still concerns about traffic, egress and the limited number of one acre lots.

There was general discussion about how best to mitigate traffic issues, how to include a network of trails and neighborhood parks, and the desire to integrate this project with the city's property to the north. Destination Homes said they are committed to conduct a full traffic study, and will include two points of egress as required.

Mayor Romney explained the city must recognize the owner has an entitlement to develop his property under current zoning laws. We would have little to say if they came in with a regular

subdivision that meets zoning requirements. However, in this process and with these proposals for a planned unit development, we will have more involvement and control in what they can and cannot do. We may be able to get something that is better overall for the city and the west side than straight development. He said it has been a great process and the city will push for public input as we move forward.

Resident, Rob Knighton was given an opportunity to comment. He said we have a lot of 4H kids in West Bountiful and one of the reasons you see horses walking up and down the street is because there is no other place for them to go. He said if he had to compromise, he believes there is a greater benefit to have equestrian trails and facilities even if the development has fewer large lots. This would be valuable for our kids.

Duane Huffman explained the entitlement process – to have an entitlement as the term is commonly used a complete application under the current zoning laws must be made with the city. The standard process includes review by the planning commission, public hearings, and approval of the city council. There is no clear entitlement at this point. He thanked the presenters and suggested the public follow the city website and social media accounts for future activity.

3. Adjourn.

MOTION: *James Bruhn Moved to Adjourn this Meeting of the West Bountiful City Council at 7:00 p.m. James Ahlstrom seconded the Motion which PASSED by Unanimous Vote of all Members Present.*

The foregoing was approved by the West Bountiful City Council on Tuesday, November 21, 2017.


Cathy Brightwell (City Recorder)

