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Kenneth Romney

WEST BOUNTIFUL CITY

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City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A
REGULAR MEETING AT 7:30 PM ON TUESDAY, OCTOBER 2, 2018
AT CITY HALL, 550 N 800 WEST**

Invocation/Thought – Kelly Enquist; Pledge of Allegiance – James Ahlstrom

1. Approve the Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. Presentation by Salt Lake Chamber of Commerce Regarding Housing Gap Coalition.
4. Discussion on City's General Plan.
5. Consider Approval of Purchase – Police Vehicle & Associated Equipment for \$49,292.60.
6. Public Works/Engineering Report.
7. Administrative Report.
8. Mayor/Council Reports.
9. Consider Approval of Minutes from the September 18, 2018 City Council Meeting.
10. Executive Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
11. Adjourn.

Those needing special accommodations can contact Cathy Brightwell at 801-292-4486 24-hrs prior to the meeting.

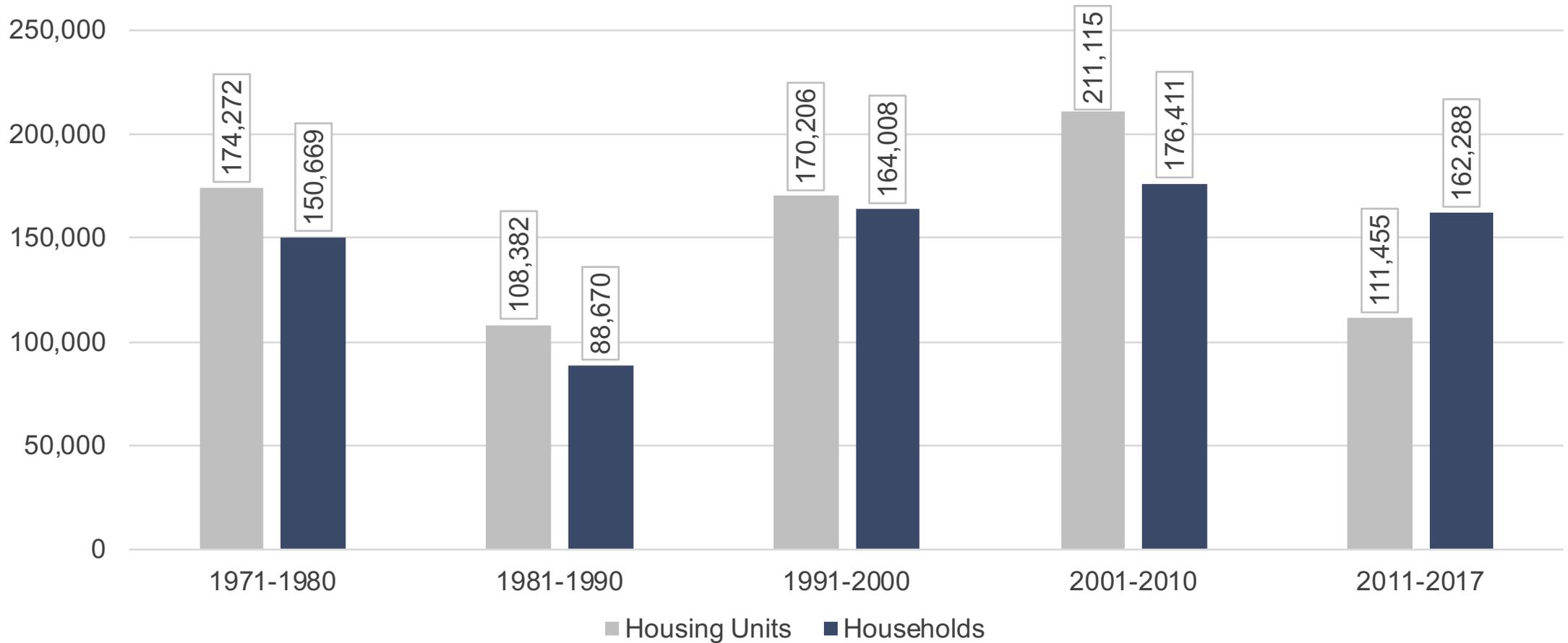
This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on October 1, 2018.



WEST BOUNTIFUL

October 2, 2018

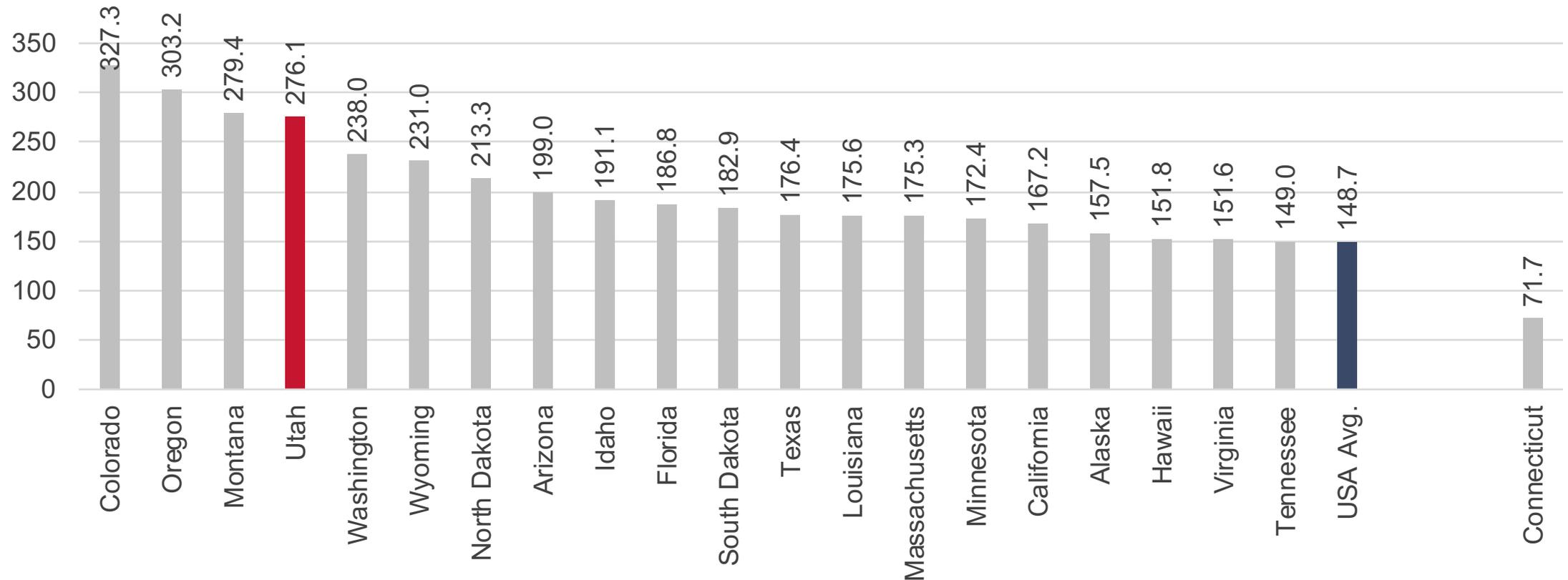
UTAH HOUSING UNIT VS. UTAH HOUSEHOLD GROWTH



Source: U.S. Census Bureau and Ivory-Boyer Construction Database

HOUSING PRICE INDEX % CHANGE

1991 – 3Q 2017



Source: Federal Housing Finance Agency

- Based on this growth rate, the value of a \$125,000 home in Utah in 1991 has increased to \$347,000 by 2017, but at the national growth rate that same home has increased to only \$184,000 by 2017.

PRICED OUT

Uncheck Housing Prices

By 2044, Utah Housing Prices could be Equivalent to Today's San Francisco Prices

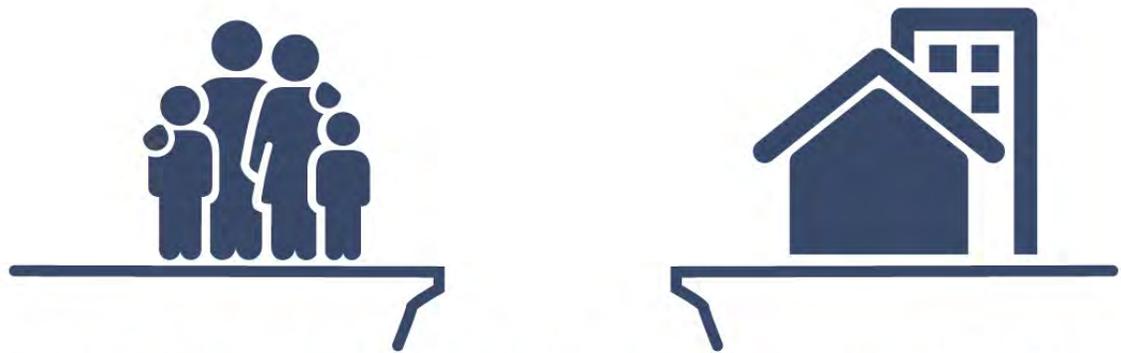
 = **More than
\$700,000
in next 26 YEARS**

WHAT'S DRIVING UP HOUSING COSTS?

- Housing Shortage
- Construction & Labor Costs
- Local Zoning Ordinances & Nimbyism
- Land Costs & Topography of Wasatch Front Counties
- Demographic & Economic Growth

WHAT NOW?





HOUSING GAP

COALITION

POSSIBLE SOLUTIONS

Transportation and Land Use Connection (TLC)



WASATCH FRONT REGIONAL COUNCIL



Photo: Dominic Valente, The Daily Herald

POSSIBLE SOLUTIONS

*Keys to Success program for construction and labor
“Build to Success”*



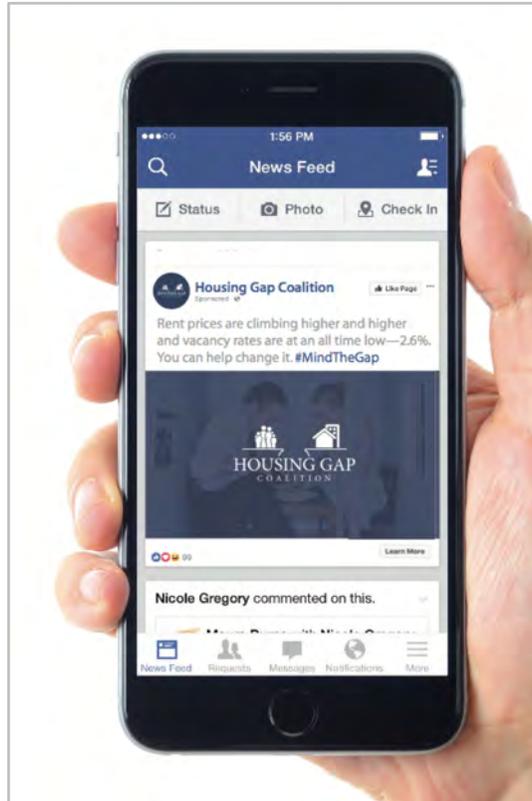
POSSIBLE SOLUTIONS

Awareness campaign



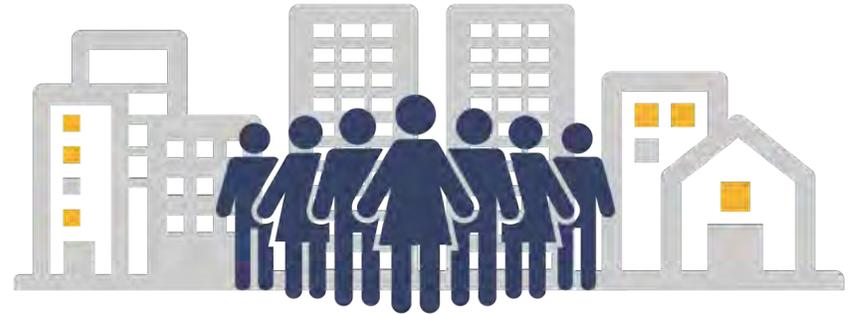
Photo: KSL.com

NEXT STEPS



CALL TO ACTION & DISCUSSION

- General Plan Overview
 - Moderate Income Housing Plan
- Zoning & Fees Overview
- What is West Bountiful's Role?
- Sign Support Resolution



FOR MORE INFORMATION OR TO BECOME INVOLVED

For more information or
to read the full report, visit

**[SLChamber.com/Housing
GapCoalition](https://slchamber.com/HousingGapCoalition)**

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For sponsorship or
membership information,
contact

Brynn Mortensen
bmortensen@slchamber.com

801-706-9853



MEMORANDUM

TO: Mayor and City Council

DATE: May 31, 2018

FROM: Duane Huffman

RE: **General Plan Update Discussion**

West Bountiful City's last full General Plan update concluded in 2007. While state law does not require that the plan be updated after any set number of years, it is wise to periodically review and update the plan as necessary.

In reviewing the plan, it may be helpful to look back on what has changed since the last full update process. Here is a list of some of the major changes the city has experienced since 2007:

- Development resulting in 20% population growth (4,675 to 5,650), with more to come;
- Completion of the Legacy Parkway;
- Completion of the Frontrunner Rail System;
- Full economic impact of redevelopment along 500 West;
- Major expansion of HollyFrontier Refinery;
- Significant upgrades to the city's water, road, and parks infrastructure.

For discussion purposes at the October 2nd city council meeting, I have attached two sections of the General Plan: Section II Land Use, and Section VI Housing. The full plan can be found on the city's website under: "Departments"/"Engineering-Planning-Zoning"/"Important Documents." In reviewing the plan, the following questions may be helpful:

1. Do the values expressed in the visioning statements still accurately reflect the community?
2. What progress has been made towards the stated goals and objectives?
3. Is there a needed to full or partially update anything?

II. LAND USE

2.1 Background & Introduction

Vision Statement

West Bountiful is primarily a residential community that is proud of its agricultural history and highly values its rural atmosphere. Situated between I-15 and the Great Salt Lake, the City is somewhat isolated from the rest of Davis County, and has therefore been able to retain its rural character as the areas around it have become increasingly developed. The location of West Bountiful's primary commercial district - on the east side of Interstate 15 - helps maintain this rural feel by providing a buffer between primarily residential parts of town and those that are commercial. The rural qualities of the City are highly valued by the community, and future land use planning should preserve these qualities, and at the very least, not negatively impact or alter the existing rural character of the community. Interest and support was expressed by the community for exploring a transfer of development rights program to facilitate the preservation of agricultural and open lands within the western part of the City.

West Bountiful is happy with the existing mix of land uses and densities and would like to maintain these. The community is interested in expanding some land uses: creating an additional office or light industrial park, and allowing for greater variety in residential housing options in designated areas. The community enjoys the predominantly residential character of the City west of Interstate 15 and is happy to have all commercial development located along the outer edges of the City's boundaries. Thus, future commercial and light industrial opportunities are intended only along 500 South, the southern border of West Bountiful, or in the already-existing commercial corridor on the east side of Interstate 15. Similarly, in general the community would like any higher-density developments, such as multi-family housing, to be limited to the outer boundaries of the City.

The residents view the City as one where neighbors live together as a community and actively participate in the betterment of their neighborhoods. Residents insist on attractive and high-quality development, and clean, well-maintained neighborhoods and streets. West Bountiful is home to some stunning examples of early Utah architecture, and the City is committed to the preservation and enhancement of its historic district. Fostering attractive streetscapes within the historic district is a priority. The enhancement and beautification of the City's gateways through signage, lighting, and consistent streetscape design is a goal of the community.

2.2 Goals & Objectives

GOAL 1: Maintain the existing quality of life and predominantly rural image of West Bountiful.

OBJECTIVE 1: Update and adopt a future land use map that serves as a vision statement for the land use of the City, protects the characteristics of West Bountiful that are important to the community, and supports development and growth in appropriate areas.

POLICY 1: Review, and revise as necessary, the land uses categories identified in the City Code to ensure that they provide the necessary tools to implement the land use plan.

POLICY 2: Identify in the land use plan appropriate areas for future commercial development which will not adversely impact existing neighborhoods.

POLICY 3: Identify in the land use plan areas for future residential development.

POLICY 4: Identify in the land use plan key agricultural areas or open spaces to be preserved.

OBJECTIVE 2: Maintain large tracts of open or agricultural space in appropriate places to preserve the rural character of the City, but still allow for future commercial and residential development.

POLICY 1: Explore the feasibility of a transfer of development rights (TDR) program, including possible coordination with neighboring cities, to protect undeveloped space within the City, allow private property owners to realize property values, and enhance the viability of new development along 500 South and the new commuter rail station.

POLICY 2: Consider expanding the use of clustered development in areas with low density zoning to allow development potential, while still preserving large tracts of open space and the rural character of the community.

POLICY 3: Primarily maintain maximum density in designated residential areas, while considering the use of some flexible controls such as overlay zones, cluster development, or TDRs to provide for some flexibility in lot sizes, and preserve open space.

POLICY 4: Avoid development in areas less suitable for development. These may include areas with high water tables, wetlands, wildlife or waterfowl habitat, and other sensitive areas.

GOAL 2: Promote pride for West Bountiful City with clean, attractive, and well maintained districts and gateways.

OBJECTIVE 1: Identify key areas of the City for beautification efforts.

POLICY 1: Require street tree planting with all new development proposals, and the proper maintenance of existing street trees.

POLICY 2: Develop standards that minimize site disturbance and preserve large, mature trees, views, and other rural qualities in areas of future development.

POLICY 3: Review and enforce all zoning laws, especially those that control abandoned vehicles and the accumulation of junk and debris.

OBJECTIVE 2: Major gateways into West Bountiful City should be identified, protected, and enhanced in order to emphasize, preserve, and protect the character and appearance of the community.

POLICY 1: Maintain consistent sidewalk, park strip, curb, gutter, and sidewalk standards at gateways to the City and along key transportation corridors.

POLICY 2: Implement and monitor a sign control ordinance capable of providing for the needs of commercial areas while at the same time protecting West Bountiful City from the negative impact of visual clutter.

POLICY 3: Provide adequate, visible, and attractive street signs. Encourage the placement of "Welcome to West Bountiful City" signs at major entry points such as 500 South, 400 North, 1600 North, 500 West, and the north entrance to the City at 640 West.

POLICY 4: Promote the use of street and yard lights in new and existing neighborhoods.

GOAL 3: Protect the quality of existing residential neighborhoods, ensure new residential development is of high quality, and provide a variety of housing opportunities.

OBJECTIVE 1: Ensure architectural consistency and quality design for all new residential development.

POLICY 1: Develop a series of residential design guidelines to ensure new development meets the City's standards.

POLICY 2: Encourage new residential development to be compatible in lot size, design, and layout with adjacent neighborhoods.

OBJECTIVE 2: Provide housing opportunities for West Bountiful residents of all stages of life.

POLICY 1: Protect and maintain existing neighborhood densities, while allowing for flexibility for various dwelling sizes in appropriate places.

POLICY 2: Identify in the land use plan appropriate areas for a variety of dwellings sizes, to meet the changing needs of existing West Bountiful residents.

POLICY 3: Consider the use of multi-family or townhome mixed-use development as buffers between commercial and single-family residential areas, in the vicinity of the commuter rail station, and other appropriate areas.

GOAL 4: Promote a stable economy by encouraging high-quality commercial and office development in appropriate areas.

OBJECTIVE 1: Provide for commercial, office, and light manufacturing development in appropriate places to strengthen the economic base of West Bountiful City.

POLICY 1: Develop commercial design guidelines to ensure that new commercial development fits into the existing character of the West Bountiful community.

POLICY 2: Cooperate with neighboring jurisdictions to plan for commercial and office development along key transportation corridors and near the Legacy Parkway interchanges.

POLICY 3: Allow for small-scale neighborhood retail establishments in appropriately zoned areas West of I-15 to meet resident needs.

POLICY 4: Encourage regional retail development at 500 West and 400 North.

POLICY 5: Encourage business park development near the Legacy Parkway interchange, or within designated annexation boundaries.

OBJECTIVE 2: Establish clear guidelines regarding the ability to conduct business from home.

POLICY 1: Establish clear policies that allow for appropriate home businesses and that encourage cottage industries. Respect of the character of residential neighborhoods and do not allow for home businesses with undue levels of traffic, noise, unusual hours of operation, unsightly appearance or disruption of neighborhoods.

GOAL 5: Promote and protect West Bountiful City's heritage and historic areas.

OBJECTIVE 1: Protect and enhance West Bountiful's historic district as the heart and focal point of the City.

POLICY 1: Establish a local Historic Preservation Overlay Zone, which encompasses the nationally recognized West Bountiful Historic District and additional historic properties near the heart of the City, as a local regulatory tool to ensure protection and enhancement of the City's historic properties.

POLICY 2: Develop a Historic Preservation Overlay Zone ordinance, including performance criteria and design guideline language, to ensure that all new development, and redevelopment of existing historic properties, within the historic district respects and enhances the historic integrity of the district.

POLICY 3: Erect historic or vintage street signs with the original street names and numbering system along Onion Street, Howard Street, etc.

POLICY 4: Coordinate planning efforts within the historic district with the West Bountiful City Historic Preservation Commission to ensure that all new construction and streetscape projects enhance rather than compromise the integrity of the historic district.

OBJECTIVE 2: Identify opportunities for expanding the protection of historic structures within the City.

POLICY 1: Encourage the nomination of historic homes outside of the official West Bountiful Historic District for the National Register of Historic Places.

POLICY 2: Explore opportunities for designating additional nationally recognized historic districts, such as 1100 West, or expanding the boundaries of the current district.

POLICY 3: Consider the development of demolition and alteration restrictions for contributing historic structures in the City.

GOAL 6: Protect the safety and general welfare of the residents of West Bountiful City.

OBJECTIVE 1: Minimize the impact of industrial land uses on adjacent neighborhoods.

POLICY 1: Develop guidelines for the establishment of adequate buffer zones between industrial land uses and abutting commercial and residential uses.

POLICY 2: Set minimum acceptable standards for noise levels, air quality, on-site lighting, odor, and water pollution.

2.3 Existing Land Use Patterns

West Bountiful City contains a variety of land uses. The City continues to evolve from an area once composed essentially of agricultural uses into a diverse urban community. Where at one time there were extensive tracts of natural wetlands, farmlands, and grasslands, there now exist subdivisions, and commercial and industrial businesses. West Bountiful City has successfully merged the best elements of both urban and rural uses into well balanced community.

West Bountiful City has approximately 1,990 acres within its 2006 municipal boundaries. Developed and undeveloped land is fairly evenly divided. Non-urban, undeveloped land is defined as agriculture, parks and recreation, vacant, etc. Urban, or developed land, includes residential land uses, industrial, commercial, and public or quazi-public, etc.

Existing Land Uses

Residential

Residential uses are by far the most common land use in West Bountiful City. The vast majority of residential units are single-family homes. Other housing types, such as duplexes, multi-family units, and mobile home parks, account for a very small amount of land with West Bountiful City boundaries. Most duplex and multi-family housing is concentrated on or very near to 800 West. The majority of the City is currently comprised of three residential zoning districts with densities of four units per acre, two units per acre, and one unit per acre.

Commercial

West Bountiful City's primary commercial district is located east of Interstate 15 along 500 West (U.S. Highway 91). Scattered commercial development also fronts along 500 South. These businesses are primarily comprised of retail shops, grocery stores, bulk warehouse stores, professional offices, or small manufacturing firms. West Bountiful City's largest commercial businesses are the ShopKo and Costco shopping centers. The commercial districts are essentially separated from the rest of West Bountiful City by the freeway, and access across this large barrier is limited to a handful of under and over passes. Despite the somewhat inconvenient location of the City's commercial areas, West Bountiful residents prefer to keep the commercial part of the City separated from the rest of the primarily residential community.

Civic, Utility, and Religious

At the center of West Bountiful's historic district, the West Bountiful City Hall serves as the governmental and geographic heart of the City. The West Bountiful Police Department shares space within the City Hall building. The current City Hall was constructed in 2006 and is currently meeting the physical needs of the City and the Police Department. There is only one school within West Bountiful City Boundaries, the West Bountiful Elementary School. This currently meets the needs of the West Bountiful community, but as areas of the City develop there may be need for another school to accommodate a growing population of young children. Currently, middle and high school aged children attend Centerville Junior High, Bountiful Junior High, or Bountiful High School.

Bountiful City's Elk Lodge and Davis County's Fire Station Number One are located on the east side of Interstate 15 along 500 West. There is no fire station located on the western side of Interstate 15, which could pose a problem if an event (fire, earthquake, flood, etc.) were to occur and block the limited access points across the freeway. There is a desire to work with Davis County to construct a fire station west of Interstate 15 and near the West Bountiful and Woods Cross boundary to better service the majority of the City.

There are a number of religious buildings located within the city boundaries, including four meeting houses for the Church of Jesus Christ of Latter-day Saints (Latter-day Saints). A new Latter-day Saint stake center may be constructed within the City in the next few years and will likely be located in the southern portion of the City. Post office, library, and health care services are all provided in neighboring communities, and West Bountiful residents are content with driving out of the City for these services.

There are several large power lines cross through West Bountiful. Bountiful Power, the local electric company, is planning to develop a new substation along 500 South sometime in the future. A large power line corridor travels southwest-northeast through the western portion of the City. The construction of buildings within this corridor is prohibited for safety and

maintenance reasons, so the corridor provides the community with a swath of permanent open space.

Industrial

There is a significant portion of West Bountiful land contained within the Holly Refinery industrial campus. The refinery, whose property straddles 800 West, is typically a good neighbor and West Bountiful residents do not experience many negative impacts despite the close proximity of the refinery. The fact that 800 West does travel directly through the refinery poses some health, safety, and security risks to both residents and Holly Oil. The safety issue poses some compelling reasons to close this section of 800 West, but West Bountiful citizens would likely need another alternate north-south access route if this were to occur.

A few other, smaller industrial or manufacturing businesses are scattered along 500 South and 500 West, and typically have little to no negative impact on the greater West Bountiful community. There is a steel manufacturing facility located just outside the northeastern corner of the City boundary. While this facility is not located within the City, it has noise and odor impacts on the residential neighborhoods in the area.

Parks, Recreation, and Open Space

The majority of park and recreation area is provided by the West Bountiful City Park, located on 1600 North, and the West Bountiful City Golf Course, on 1100 West. A small, private park, equipped with a single baseball diamond, is located behind the LDS chapel at 311 North 800 West. A bowery park is located immediately north of West Bountiful Elementary School on 3.2 acres of land, and a very small pocket park is located in the very northernmost portion of the City. The southern and western portions of the City are currently not well served by the existing city park and golf course, and the population of West Bountiful could support additional park and recreation development. There is potential for additional neighborhood park development as the largely undeveloped western portions of the City eventually build out. This land is all privately owned, but the City could work with private developers and landowners to ensure that park space is included in future subdivision developments. Additionally, there is potential for a large community or regional park to be developed within potential annexation areas between the Legacy Parkway corridor and the West Bountiful City western boundary. There will likely be wetland and water table constraints to address if parks or recreational facilities are developed here.

There are a number of trail systems that are being planned within West Bountiful, but are not yet constructed. The construction of the Legacy Parkway will include the development of a multi-use trail for bikes, pedestrians, and equestrians. Beginning in Centerville, and ending in North Salt Lake with a tie-in to the Jordan River trail, the Legacy Parkway trail will connect the communities along Legacy Parkway. Four trailheads are currently planned for the West Bountiful area at areas where major roads will be converted to cul-de-sacs or re-aligned to accommodate construction of the Parkway. A larger regional trailhead with substantially more parking will be provided on the west side of the Legacy Parkway at 500 South Street. This trailhead will be accessible to West Bountiful residents via 500 South Street, and will provide access to a trail that is planned for the west-side of the Parkway running from 500 South Street to Center Street in North Salt Lake.

Independent of the Legacy Parkway development, the City is coordinating with UTA to create a multi-purpose trail along the abandoned Denver & Rio Grande Railroad alignment. This trail would be accommodated via an underpass beneath the Legacy Parkway, and would extend north toward the City of Farmington.

West Bountiful currently experiences the benefits of an ample supply of open space. This open space is comprised of primarily privately-owned property within the western portion of the City. Much of this open space is currently used for agricultural purposes, and will likely be converted into suburban residential development over time unless protected as open space by the community. The potential annexation areas on the western side of the City are all

currently undeveloped and provides both open space and environmental values. There are a few vacant lots still scattered throughout the City. These will likely fill in with residential land uses over time unless set aside for small neighborhood or pocket parks. There is a large buffer of open space surrounding the Holly Oil refinery property. The buffer space is owned by the petroleum company and is important to maintain the safety and security of the refinery facilities. Although this property cannot be used by the public as recreational space, it is valuable open space to the community.

Agricultural

Agricultural land, including farming, grazing of livestock, and horse property, is the second most prevalent land use in West Bountiful City. Nearly all of the agricultural property within the City is located west of 1100 West and is currently zoned for a density of one dwelling unit per acre. Residents of the community value the agricultural qualities of West Bountiful, and maintaining animal rights and lots large enough to support recreational farming and horses is a priority. The one unit per acre zoning applying to the majority of the land in the western portion of the City will eventually result in significant suburban development. If the preservation of rural character is a priority for the community, the current zoning will not be an effective regulatory tool in accomplishing this goal on its own.

Land Use Survey

Three separate, comprehensive land use surveys have been conducted in West Bountiful City. The first survey was completed in 1978 by Millard Consultants. The second study was the work of a group of ten Weber State College students enrolled in an Advanced Planning Technique course. Their effort was part of a 1989 class project. A third land use survey was carried out in mid-October 1990 as part of the last General Plan update, and a detailed land use survey has not been completed since that time. Despite the length of time since the last survey and the expansion of the City boundaries through annexation, the land uses within the City have not changed significantly since 1990. Within the 1990 City boundaries, the survey

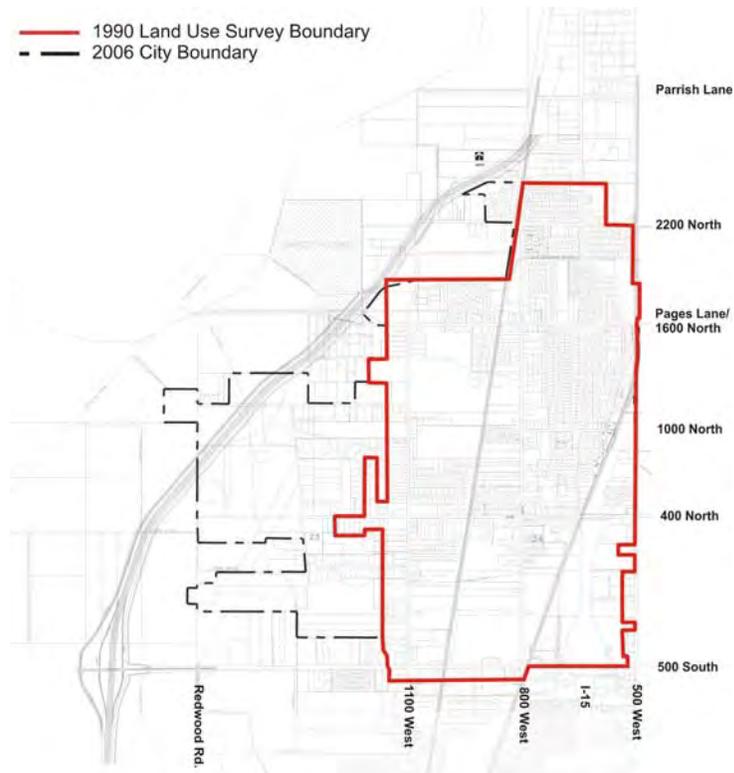


Figure 2.1

is likely still fairly representative of the actual distribution of land uses. The City boundaries have been extended to include the area west of 1100 West, extending out nearly to the Legacy Parkway alignment. This additional area, not included in the 1990 land use survey, remains primarily agricultural, although it is beginning to be subdivided into one-acre residential lots. Figure 2.1 shows the boundaries of the 1990 land use survey and the official 2006 City boundary.

Table 2.1 summarizes all three past survey studies on land use in West Bountiful City.

Table 2.1 WBC Land Use Percentage Comparison				
Land Use	1978	1989	1990	1990 Woods Cross
Residential	21.7%	22.5%	23.4%	15.3%
Commercial	2.1%	4.7%	3.3%	4.9%
Industrial	8.4%	10.3%	9.3%	16.4%
Public	5.2%	5.1%	6.8%	4.1%
Transportation	19.0%	17.3%	17.1%	11.8%
Agriculture	38.8%	40.1%	21.9%	36.8%
Vacant	4.8%	0.0%	18.2%	10.7%
TOTAL	100%	100%	100%	100%

Source: 1978 West Bountiful City Comprehensive Plan, 1989 West Bountiful City Master Plan, 1990 Land Use Field Survey, 1990 Woods Cross Master Plan, 1990-2010 West Bountiful City Master Plan

2.4 Future Land Use Plan

The land use plan, as illustrated in the Land Use Map (Map 2.1) sets the foundation for all land use decisions within West Bountiful. The land use plan identifies general land use classifications (i.e. commercial, residential, etc.) and in some cases the density within the classification (i.e. medium density residential, rural density residential, etc.). Each of the twelve land use classifications shown in the Land Use Map corresponds to classifications in the existing West Bountiful Zoning Ordinance (see Table 2.2).

The Land Use Map illustrates the preferred land uses in specific areas of the City. Generally the map mirrors current land uses in those areas where the present use is deemed desirable and appropriate. Vacant areas, areas with inappropriate current uses, and areas likely to transition to other uses may carry different designations on the Land Use Map than their present use.

Land Use Classifications

The Land Use Map contains the following designations.

Civic and Religious

This category indicates areas designated for institutional public facilities such as the City Hall, public schools, cemeteries, and fire stations. It also includes areas within the City designated for religious institutions and facilities.

Open Space/Parks

This category is reserved for publicly owned recreation areas. Properties within the Parks and Open Space classification may contain uses ranging from simple undeveloped, natural open spaces to formal facilities such as a recreation complex or developed park.

Commercial

This classification includes uses intended to serve the commercial needs of the community at large. Automobile service, retail, office, restaurant, and similar types of uses are allowed under this designation. This classification also includes areas that contain large shopping centers of regional significance, such as the Shopko and Costco developments along 500 West. Some of the lands falling under this classification are included in a designated growth, or receiving, area associated with a transfer of development rights program.

Neighborhood Commercial

The neighborhood commercial classification includes small commercial areas within primarily residential areas. This designation can contain a mix of land uses; however, the businesses are primarily smaller in scale than those found in a mixed-use or commercial area. Some neighborhood commercial areas may contain an “anchor” store such as a small grocer or market. These businesses are intended to serve the needs of a very specific neighborhood. Examples of small neighborhood commercial uses include dry cleaners, convenience stores, and day cares.

Community Commercial

Community commercial areas can contain a mix of land uses, such as commercial and office within the same area. Mixed land uses in the community commercial classification may be varied either vertically (i.e. mix of uses in one building such as an office over a retail establishment) or horizontally (i.e. single use buildings with different uses located next to one another). Areas falling under this classification are located near 500 South and the future FrontRunner commuter rail station.

Industrial

This classification includes heavy manufacturing and other traditional industrial land uses. The only industrial area within West Bountiful is the Holly Oil Refinery.

Business Park/Light Manufacturing

This classification includes campus-like research and office developments, and smaller light industrial uses. These districts are usually located adjacent to or near intersections of major transportation corridors such as freeways and state roads and along main collector roads. Much of the land classified as business park/light manufacturing falls in the western portion of the City. There are some additional light manufacturing, or light industrial, land uses that currently existing along 500 South and between the Union Pacific Railroad tracks and Interstate 15.

Medium Density Residential

This classification applies to residential areas and subdivisions with an average density of up to four dwelling units per acre. Typical developments in the medium density residential designation are single family homes. This area may also include some limited number of duplexes, townhomes, condominiums, or apartments, but only if they are approved as a conditional use or through other discretionary mechanism. Such developments would not be considered a permitted use and the policy of the City would be to allow such high-density developments only in rare circumstances and upon receipt of a substantial benefit (such as a neighborhood park or some other similar amenity) not ordinarily obtained through typical single-family development.

Low Density Residential

This classification applies to residential areas and subdivisions with an average density of up to two dwelling units per acre. Areas assigned to this classification consist of single family homes, and may allow for some limited animal and agricultural uses.

Rural Density Residential

This is land use classification allows both residential and agricultural land uses within the City, and areas within current city annexation boundaries. Many residents keep animals for their private use, and a few parcels are still used for limited agricultural uses. This classification includes areas that are currently undeveloped, or are used primarily for agricultural uses. These lands are currently zoned to allow one dwelling unit per acre, but clustering is encouraged for all subdivision developments.

Agricultural Preservation

This classification includes lands west of the new Legacy Parkway corridor. These areas are primarily undeveloped and currently used for agricultural purposes. Under the UDOT agreements for the Legacy Parkway, no new development is to occur on the west side of the parkway. However, the existing facility located on this property is grandfathered in and has the ability to expand in the future. Aside from expansions that fall within this agreement, no new development should occur on lands west of the Legacy Parkway within West Bountiful boundaries. It is the intent of the General Plan that these lands be zoned for a very low density in order to protect their agricultural value, the rural character of the City, and views of West Bountiful from the Legacy Parkway.

The following table explains how each of the above land use classifications corresponds to the current West Bountiful City Zoning Code.

West Bountiful General Plan Land Use Classification	West Bountiful City Code Zoning Classification
Civic and Religious	Not associated with a particular zone
Parks and Open Space	New open space and parks (OS) zoning classification. See Table 2.3
Commercial	(C-G) General Commercial
Neighborhood Commercial	(C-N) Neighborhood Commercial
Community Commercial	New commercial (C-2) zoning classification. See Table 2.3.
Industrial	(I-G) General Industrial
Business Park/Light Manufacturing	(L-I) Light Industrial
Medium Density Residential	(R-1-22) Residential
Low Density Residential	(R-1-10) Residential
Rural Density Residential	(A-1) Agricultural. Clustering is encouraged for all subdivision developments.
Agricultural Preservation	New agricultural (A-25) zoning classification. See Table 2.3.

Overlay Zones

The West Bountiful Future Land Use Plan includes one overlay zone: an historic preservation overlay zone.

Historic Preservation Overlay

West Bountiful contains some extraordinary examples of historic Utah architecture. Enough historic homes exist along the 800 West corridor that the area was officially designated by the National Register of Historic Places as the West Bountiful Historic District in 2004. West Bountiful residents are very proud of the City's history and have a desire to preserve and celebrate this heritage through land use planning and urban design. In an effort to protect the integrity of West Bountiful's historic city center, West Bountiful has created an historic preservation overlay zone, shown on the Land Use Map, to create a local level tool for regulating development within this area.

The boundary of the local Historic Preservation Overlay Zone includes all lands within the official West Bountiful Historic District, as well as some additional historic properties along 1000 North. It should be noted that the nationally recognized West Bountiful Historic District is different than the local Historic Preservation Overlay Zone. The glossary of planning terms, included in Appendix C of this document, describes the distinction between these two tools and the various levels of protection that they can provide for historic structures. For purposes of this General Plan the term "historic district" is used generically to describe all properties located within either the official West Bountiful Historic District or the Historic Preservation Overlay Zone.

The recommended Historic Preservation Overlay Zone is intended to ensure that all new development, and any modification or demolition of historic structures, is carefully evaluated to ensure that the action will not adversely impact the historic character and integrity of the area. It is recommended that the new Historic Preservation Overlay Zone ordinance be developed in conjunction with the West Bountiful Historic Commission.

Interest has been expressed by members of the community as well as City officials and staff for allowing additional development, and flexibility in development densities, within the historic district of the City. Likewise, it is desired that any new development within the district be designed and constructed in a manner that contributes to, rather than detracts from, the historic character and feel of the area. To accommodate these desires, it is recommended that the new Historic Preservation Overlay Zone ordinance be written to include performance standards and associated density bonuses for meeting or exceeding those standards.

Performance zoning is a concept based on the premise that specifying specific densities and permitted land uses is irrelevant when the development is designed to address and respect its built and natural environment. The basic intent of performance standards is that without rigid regulations, more creative and responsible land development is possible. The Historic Preservation Overlay Zone ordinance could be written to include specific standards for architectural details and style, building materials, relative size and massing, pedestrian access, streetscape amenities, and landscaping to ensure that new development does not negatively impact the historical character of the neighborhood. If developers can show that their development proposal meets these performance criteria, they are given the flexibility to design to higher densities than allowed by the base zoning. Such an ordinance should attempt to limit any high-density development on property that fronts 800 West, and should encourage any subdivisions of property within the overlay zone to be allowed only upon compliance with specific standards and guidelines.

Until an Historic Preservation Overlay Ordinance including performance criteria is written and adopted, density bonuses in the Historic District will not be available to developers.

Future Land Use

The residents of West Bountiful are proud of the character, neighborliness, and personality of the City. The West Bountiful General Plan's land use plan intends to carry forward these same attributes into the future. In general, the land use plan maintains the same land use patterns already occurring within the City:

- Low-density residential development will be protected from higher intensity uses, and from traffic created by higher intensity uses.
- Commercial development will be concentrated along major transportation corridors.
- Existing parks and open spaces will be maintained, and open spaces will be preserved
- The historic district will remain as the centerpiece of West Bountiful and will be protected and enhanced.

The future land use plan creates a few new land use classifications to better achieve the City's land use goals and objectives. It also suggests the creation of a new city center, an Historic District, West Bountiful gateway enhancements, neighborhood enhancement, reinforcement of new commercial areas, and development of a new business park. Key land use changes include:

- Designation of a new community commercial land use classification for areas along the 500 South corridor and near the new commuter rail station.
- Designation of a new Historic Preservation Overlay Zone for the protection of West Bountiful's historic district.
- Identification of a future Business Park/Light Manufacturing district in an annexation area near the 500 South Legacy Parkway interchange.

Historic District

West Bountiful has a rich history and some living examples of that history exist in West Bountiful's Historic District. As mentioned earlier, the term "historic district" is used generically in this document to include all properties within either the West Bountiful Historic District or the Historic Preservation Overlay Zone. With the City Hall and an elementary school located within this same corridor, the historic district functions as the heart of the West Bountiful community. Because this historic district represents so much of the West Bountiful community heritage and serves an important role as the civic heart of the City, special consideration should be given to streetscape and urban design enhancements throughout this corridor.

The City should consider a unique street cross section for the historic district, to enhance pedestrian safety and beautify the street. There are a number of street design tools and techniques that may be useful in establishing a sense of place for both pedestrians and motorists as they enter into the historic district. These tools include: bulb-outs, neck-downs, chicanes, cross walk pavement treatments, landscaped medians, raised crosswalks, or roundabouts. The City should explore the impact of these and other options on street beautification, pedestrian safety, bicycle lane travel, on-street parking, and flow of traffic. Pedestrian and bicyclist safety and street beautification should be the primary goals of any improvements to the historic district street cross-section; however, mobility for motorists should be considered as well.

Regardless of the implementation of any traffic calming tools, the City should work to enhance the aesthetic and atmosphere of the district for both motorists and pedestrians, and to reinforce a sense of place within the historic district. Urban design elements to consider include: decorative street and pedestrian lighting (perhaps embellished with hanging plant baskets or flags), park benches along sidewalks or parkstrips, consistent street tree plantings, historic street signage, and upgraded sidewalk or crosswalk paving

materials. Throughout this process, a commodity should be placed on ensuring that high-density development does not occur on property fronting 800 West. Increases in densities within the overlay zone may be conditionally awarded, but only upon demonstration that development proposals meet or exceed specific performance standards outlined in the Historic Preservation Overlay Zone ordinance. Performance standards in the new ordinance may include:

- Guidelines for new construction to ensure a seamless blend with neighboring historic structures (building materials, colors, size, styles).
- Guidelines for modifications to existing structures to ensure preservation of historic integrity (building materials, colors, styles).
- Setbacks consistent with historic precedence.
- Historic signage and street lighting.

Gateway Enhancement

A gateway is a prominent entrance to a city or community that provides visitors and residents with an initial glimpse into the character of the community. Gateways provide the first visual impression of a city. These first impressions are key in defining a city's role in the larger region. West Bountiful, like most cities along the Wasatch Front, is a suburban community bordered by more suburban communities. Often the municipal boundaries become blurred and indistinct. Gateway enhancements are one way to help create a sense of place and identity for a community. The goal is for visitors to know that they have entered a new City when they cross through a major gateway.

West Bountiful currently has a number of key gateways (500 South, Pages Lane, 400 North), and is soon to have two more as the Legacy Parkway and FrontRunner commuter rail are completed. West Bountiful has much to share with its neighbors and visitors, and the City's gateways should reflect the City's key values and qualities. Gateway enhancements should include both landscaping and signage. Designs should use consistent elements, yet be adaptable to various locations. Using similar design elements will create consistency and a seamless presentation to visitors regardless of which gateway they cross.

Another type of gateway which exists in West Bountiful, although not a physical threshold into the City, is the view of the City from the Legacy Parkway. Although people may not stop in West Bountiful, they should get a sense for the community when traveling along this corridor. By protecting the agricultural and open lands along the western edge of the City, West Bountiful conveys a clear statement to Legacy Parkway travelers that this is a city which cares about its heritage, natural resources, and future generations. Many communities do not have the opportunity, or foresight, to set aside large tracts of open space, and West Bountiful should display this tremendous resource.

Commercial Districts

West Bountiful has two primary commercial districts within its boundaries: 500 West and 500 South. Similar to a city's gateways, the appearance of commercial districts can speak to the values and characteristics of a community. There are a number of components of commercial district/corridor designs that can greatly influence the overall feel and aesthetics of the community. Among other considerations, a good commercial district should take into account the following:

- Pedestrian amenities.
- Streetscape design.
- Building mass and scale.
- Architectural style and detailing.
- Building materials and colors.
- Signage standards (pole, monument, blade, flush mounted, materials).
- Permeability of storefronts (entrances and fenestration).

- Building and parking location and orientation.

West Bountiful has an opportunity to establish a consistent look, character, and feel for all commercial areas within the City. It is recommended that the City prepare a set of commercial design guidelines to ensure that all new commercial development meets the City's standards, and consistently contributes to the overall aesthetic and character of the City. At a minimum, the commercial districts of the City should include:

- Accommodations for pedestrians along the street and through parking areas.
- Improved streetscape treatments like landscaping, street lighting, and wider sidewalks.
- Shared driveways and access points.
- Decreased building setbacks.
- Parking to be located behind buildings.
- Attractive, downward-shining lighting to enhance safety of the street at night and minimize light pollution.

Neighborhood Enhancement

West Bountiful is a primarily residential community, and therefore preservation and enhancement of the City's neighborhoods is probably one of the most important elements of land use planning for the City. West Bountiful includes neighborhoods of all different ages, densities, and characters. A series of residential design guidelines should be prepared to establish clear standards for new construction, and modifications to existing homes within these various neighborhoods. The design guidelines could be organized around the three different residential land use classifications and zones. For example, design guidelines for each type of residential neighborhood could include:

Rural Density Residential (R-1-40):

- Guidelines for new construction (building materials, colors, size, styles)
- Larger setbacks.
- Encouraged clustering of all new subdivision developments.
- Rural streetscape standards (perhaps pedestrian paths rather than sidewalks).
- Fencing standards (privacy fences detract from rural feel and the preservation of views and should be prohibited).
- Landscaping standards (perhaps requiring a percentage of the lot to have natural vegetation and landscaping rather than allowing 100% turf, allow the majority of a lot to be set aside for agriculture or animals).

Low Density Residential (R-1-22):

- Guidelines for new construction (building materials, colors, size, styles).
- Guidelines for modifications to existing structures (building materials, colors, styles).
- Streetscape enhancements (street trees, sidewalks, street lighting).
Smaller setbacks.
- Fencing standards (privacy fences allowed, but height restrictions established).
- Landscaping standards (allowing a portion of the lot to be set aside for keeping private animals, establish maintenance standards for groomed landscaping).

Medium Density Residential (R-1-10):

- Guidelines for new construction (building materials, colors, size, styles).
- Guidelines for modifications to existing structures (building materials, colors, styles).
- Streetscape enhancements (street trees, sidewalks, street lighting).

- Small setbacks.
- Fencing standards (privacy fences allowed, but height restrictions established).
- Landscaping standards (establish maintenance standards for groomed landscaping and upkeep of private yards).

Agricultural Preservation

The rural, open feel of West Bountiful was identified by the local community as one of the City's greatest assets. Residents expressed a desire to maintain the small town, rural feel of their community as the City plans for inevitable growth and development. Most of the land within West Bountiful's municipal boundaries was once agricultural land, and much of this has slowly transitioned into more suburban residential land uses over time. However, much of the western portion of the City still remains agricultural. In addition to the agricultural lands within the City's boundaries, there is a significant amount of undeveloped land identified for annexation between the Legacy Parkway and City's western border.

West Bountiful has an opportunity to be proactive in its land use planning to ensure the preservation of as much land as possible both within the existing municipal boundaries and potential annexation areas. While preservation of open space, rural character, and viewsheds are priorities for the City, the respect of private property rights is also a priority. Therefore, development will be allowed to occur within the current municipal boundary per the established base zoning.

Any new development that occurs within this preservation area should be clustered as much as possible to maximize preservation of open spaces between subdivisions. Clustered development is a strategy to maximize the amount of open space within a development plan. Development is grouped together in less sensitive areas rather than evenly spread out at a very low density. The cluster development scheme involves providing density bonuses to private developers in exchange for not building in sensitive areas. By granting density bonuses for clustering development, developers can achieve a profitable development level without having to build in sensitive areas.

Through clustering, an undeveloped preserve is created that may be jointly owned by the homeowners, or sold as a single very large tract to a single owner. Usually this remaining open space is placed under a conservation easement. Such easements often assign the local government an interest in the property, thereby preventing the easement from being removed without governmental approval. The easement prevents further subdivision or construction.

Clustered development does not mean "high density" development. The term is used to simply describe the layout and distribution of development lots. It does increase the allowable density of a small area, but the overall average density of the larger area remains the same. For example, consider an area with a base zoning of one dwelling unit per acre. In a 50 acre area, a typical development would contain 50 one-acre lots. Alternatively, the same area could also be developed with 50 one-half acre lots and 25 acres would be saved as open space. The development would have the same number of units, but 50% of its space is reserved for open space use. The purpose of clustering is not to allow increased densities, but rather to preserve open spaces within individual developments.

2.5 Tools and Implementation Strategies

There are a number of tools that West Bountiful can use to implement the Future Land Use Plan and achieve the goals and objectives outlined in this Chapter.

Future Land Use Map

A future land use map is one of the most valuable tools a City can employ to direct future land use patterns and decisions. West Bountiful's Future Land Use Map, found in this chapter, outlines the manner in which the City would like all future land use patterns to be shaped. The map, and associated land use classifications, should be adopted and referred to when any new development or rezoning is proposed. The Map should serve as a guide to city planners when evaluating whether a proposed development or zone change is appropriate or consistent with the City's plan for that particular area. Referring to the map when making these types of decision will ensure that all future development, or redevelopment, within the City is compatible with the desires and vision of both the City's leaders and its residents. The map can be adjusted during the process of annual refinements to this General Plan, if circumstances arise in the future that suggest the need to do so.

City Ordinances and Zoning Map

A city's zoning map and ordinances are the city's primary tools for implementation of its Land Use Plan. Unlike a Future Land Use Map, a zoning map and ordinance gives a city legal authority to restrict what level and type of development can occur on a particular parcel.

West Bountiful should review and update the currently adopted City Code and Zoning map to ensure that they are consistent with the directions of the Future Land Use Plan and Map. The singular purpose for this rewrite would be the implementation of the West Bountiful General Plan. The General Plan would serve as a guide for this effort and would provide the rational basis for all needed changes. The following chart offers suggestions for how the current zoning ordinance and zoning map could be revised to best implement the General Plan.

Table 2.3 Recommended Zoning Ordinance and Map Revisions			
#	Zoning Ordinance Change	Zoning Map Change	Rational and Purpose
1)	Creation of a new community commercial zoning classification, allowing a mix of smaller commercial and office land uses.	Mirroring the Future Land Use Map, change commercially-zoned areas along 500 South to the new community commercial (C-2) zoning classification.	<p>This zoning classification is more compatible with land uses that typically occur around major public transit systems, such as the UTA FrontRunner commuter rail, and provides a scale of commercial between General/Region Commercial and Neighborhood/Local Commercial.</p> <p>Lands classified as Community Commercial typically contain a combination of commercial and office land uses intended to meet the needs of the local community, as opposed to regional market demands, or local/neighborhood demands.</p> <p>Example businesses would include smaller markets or grocery, video rental stores, restaurants, or moderately-sized retail outlets.</p>

#	Zoning Ordinance Change	Zoning Map Change	Rational and Purpose
2)	Encourage clustering for all new subdivision developments on lands zoned for A-1 (agricultural, allowing one dwelling unit per acre) to preserve the area's rural character.	No change needed.	<p>The City has placed a high priority on preserving the rural character of West Bountiful City. The current A-1 zoning (which applies to nearly all land west of 1100 W) may not effectively accomplish this goal.</p> <p>Densities of one dwelling unit per one or two acres typically result in development with a suburban neighborhood character. The feeling of openness diminishes as development fills in the holes between subdivisions. To sufficiently preserve areas of primarily rural character, clustered development should be encouraged.</p>
3)	Creation of a new Open Space and Parks (OS) zoning classification.	Mirroring the Future Land Use Map, change the zoning of City-owned park space, including the golf course to the new open space and parks (OS) zoning classification	Creating a new zoning classification for parks and open space will ensure that existing parks and recreational areas will be preserved and not eventually converted into a more intense land use over time.
4)	Creation of a new agricultural preservation (A-25) zoning classification, allowing only very low densities (e.g. one dwelling unit per 25 acres).	Designate all lands annexed into the City west of the Legacy Parkway, as Agricultural Preservation (A-25).	Annexing lands into the City under a very low density zoning classification will effectively preserve existing open spaces west of the Legacy Parkway.

#	Zoning Ordinance Change	Zoning Map Change	Rational and Purpose
5)	Creation of a new Historic Preservation Overlay Zone, which includes performance criteria and density bonuses for meeting such criteria.	Mirroring the Future Land Use Map, apply a new Historic Preservation Overlay Zone to ensure that all activities (new construction, remodels, streetscape projects, etc.) within this district meet the City's standards and enhance rather than detract from the historic integrity of the district.	West Bountiful City is home to some of the State's most extraordinary examples of historic architecture. Creating a new overlay zone would help to ensure that these resources will be preserved for the enjoyment of this and future West Bountiful generations. The performance zoning criteria in the ordinance will allow for greater flexibility in densities and will encourage developers to meet higher standards in their development designs.
6)	Rename the Light Industrial (L-I) zoning classification to Business Park/Light Manufacturing (BP).	Mirroring the Future Land Use Map, change the zoning classification of triangularly-shaped area located between the Union Pacific Railroad corridor and Interstate 15 to Business Park/Light Manufacturing (BP).	This name change better reflects the type of land use that the community feels is appropriate for new development within the City.

Design Guidelines

Design guidelines documents are helpful tools to ensure that development that occurs within a city is consistent with the City's desired image, and does not detract from the character and qualities of the community. It is recommended that the City prepare design guidelines documents to guide development of the City's residential and commercial areas. Design guidelines documents do not typically provide a City with regulatory authority; however, many communities are adopting design guideline language right into their ordinances which does give them legal authority. Even if the guidelines remain as simply "guidelines," these documents can give communities another tool to help developers meet the city's expectations. If a developer knows up front what the city expects, it will be easier for them to design projects that pass quickly and easily through the approval process.

VI. HOUSING

6.1 Background and Introduction

West Bountiful is a community of beautiful homes, located with easy access to I-15. Nearly 87 percent of residents work outside of the City, suggesting that West Bountiful is largely a “bedroom community.” However, the City also has a strong retail component and is a regional retail destination for much of southern Davis County.

This section will address the current housing available in the City and evaluate compliance with affordable housing guidelines as set forth in Section 10-9a-403 of the Utah State Code. It will also specifically evaluate opportunities for people at all stages of the life cycle to live in the City, including entry level and senior housing.

Purpose

Section 10-9a-403 of the Utah State Code establishes the availability of moderate-income housing as a statewide concern, and it requires municipalities to propose a plan for moderate-income housing as part of their general plan. “Moderate-income housing” is defined as housing that is affordable to households with gross household incomes equal to or less than 80 percent of the median gross income of the county or metropolitan statistical area (“MSA”), or in other words, 80 percent of the area median income (“AMI”). Median incomes are established by the U.S. Department of Housing and Urban Development (HUD) for the MSA, based on household size. Guidelines also state that no more than 30 percent of a household’s income should be spent on housing costs, including utilities.

The spirit of the statute is to ensure that people with moderate incomes who desire to live in West Bountiful City can do so. The City should offer a reasonable opportunity for those of moderate income to obtain housing in the community and to fully participate in all aspects of neighborhood and community life during all stages of their lives. In this analysis, “reasonable opportunity” is assessed using three criteria: in comparison to surrounding communities, in comparison to Davis County as a whole, and through an analysis of current demand in the City.

Vision Statement

Residents of West Bountiful City value the high quality of homes and residential lifestyle of their community. Residents also value the opportunity to remain in the City as lifetime residents. The City therefore encourages community development that provides a greater range of life-cycle housing and housing types. However, a commodity is placed on ensuring that any multi-family housing and other higher-density projects occur at appropriate locations in the City, which is primarily along or near 500 South along the shared border of West Bountiful and Woods Cross. Maintaining existing allowable density, and in some cases decreasing the density allowed, is important to West Bountiful citizens.

Summary of Findings

The analysis indicates that there currently exists a reasonable opportunity for individuals with moderate incomes to obtain affordable, quality housing in West Bountiful City and that the City meets statutory requirements. Roughly estimated, the percentage of units affordable to moderate income households (households making 80 percent or less of AMI) is 24 percent. And, approximately three percent of housing units in the city are affordable to those making 60 percent of the area median income. It can be confidently stated that there is a reasonable opportunity for those households with moderate and low incomes to obtain affordable housing in West Bountiful City.

Opportunity for affordable housing comes mainly in the form of single-family dwelling units located throughout the City. Rental units are scarce, with the ratio of owner-to-renter

housing units at 92.3 to 7.7 percent. In comparison, the ratio for Davis County is 77.5 to 22.5 percent. Households that are unable to qualify for housing loans would have a more difficult time finding housing in West Bountiful, due to the relatively small number of rental units. There are 13 multi-family complexes in the City (36 rental units), with some additional rentals of single-family homes. The largest multi-family complex has 6 units.

While West Bountiful City meets the affordable housing requirements of state law, it does not have much variety in its types of dwelling units. This is a limiting factor in providing housing for households at all stages of the life cycle. The age distribution of West Bountiful City's population suggests that housing for young families and for seniors is lacking in the City. Also, public comment received as part of this general plan process suggests that more lifecycle housing is needed. West Bountiful City should strongly consider creating an overlay district or mixed-use zone that allows for town home and condominium development in order to meet these demands. The ideal location for a mixed-use area is along 500 South, or other similar boundary areas of the City. Additionally, near the City Hall and Historic District could also be appropriate locations for some conditional flexibility in housing, provided that developments can demonstrate that certain performance criteria can be met.

Methodology

The analysis and recommendations are based on both demographic data and current market conditions. The majority of the demographic data used in the analysis comes from public sources, including the 2000 Census and updates to the Census, with additional information provided by the Wasatch Front Regional Council and the Governor's Office of Planning and Budget.

Information regarding the housing market comes from data provided by public and private sources. The Davis County Assessor's Office provided the assessed property values and tax rates. The Wasatch Front Multiple Listing Service provided housing values for residential properties sold from January 2004 to December 2005. Information for the rental market was obtained from West Bountiful City.

As noted above, this section addresses the requirements of Section 10-9a-403 of the Utah Code regarding the need for communities to provide moderate-income housing. The section first analyzes the demographics and income levels for the area, and determines what level of housing costs would be affordable to West Bountiful City residents at various income levels. It then discusses the existing supply of housing in the City, and analyzes the cost of and demand for various housing types. Goals and strategies for improving housing are also included.

6.2 Goals and Objectives

GOAL 1: Maintain the pleasing and well-kept appearance of all neighborhoods.

OBJECTIVE 1: Encourage well-maintained neighborhoods through community clean-up days, code enforcement, upkeep of vacant lots, and beautification awards and awareness.

POLICY 1: Actively promote city clean-up days, code enforcement and beautification awards and should enforce regulations regarding covered loads to the Bountiful Area Refuse Dump.

OBJECTIVE 2: Ensure that all new residential development is of a style and scale consistent with adjacent neighborhoods.

POLICY 1: Develop residential design guidelines to provide a framework for providing that building materials, style, scale, and mass blend into the existing architecture of the City.

GOAL 2: Allow housing that meets the demands of all stages of the life cycle, including starter and senior housing, where appropriate.

OBJECTIVE 1: Expand the range of existing housing available to accommodate the housing needs of a wider range of life stages, and allow the development of starter and senior housing in appropriately zoned areas.

POLICY 1: Allow for multi-family or townhome mixed-use development as buffers between commercial and single-family residential areas, as well as in the vicinity of commuter rail. Accessory dwelling units may also be considered in appropriate areas.

POLICY 2: Allow for the development of senior and starter housing in appropriate areas, so that housing for all phases of the life cycle will be available within the City.

6.3 Existing Conditions

Demographic Profile

Population

Based on the United States Census, West Bountiful had a population of 4,484 people in the year 2000. According to the Governor's Office of Planning and Budget, the estimated 2005 population is 4,675 persons, reflecting an average annual growth rate of one percent per year. From 2005 to 2010, the Governor's Office has not projected any growth in West Bountiful (projected 2010 population is 4,649 persons). However, West Bountiful City is aware of several landowners who have plans to develop their property in the near future. Therefore, these projections are likely understated. The City also feels that the current population is closer to 5,200 persons than the 4,675 persons estimated by the Governor's Office. The City anticipates reaching buildout at roughly 8,000 persons.

Age

According to the 2000 U.S. Census, the median age in West Bountiful is 26.9 years old. When compared with the United States, Utah, and the Davis County median ages of 35.3, 27.1, and 26.8 years respectively, West Bountiful is at the younger end of the scale. Woods Cross, a city similar in size and in the same geographic area as West Bountiful, has a median age of 25.5 years.

The figure below illustrates that the largest percentage of people living in West Bountiful are teenagers and the parents of teenagers. The percentage of the population in the 20-34 age group is relatively small when compared to Davis County, while the percentage of those aged 35 to 55 years is relatively high. This may be a natural consequence of the fact that approximately 60 percent of the current stock of houses were built from 1970-1989. Many of these homes may have been purchased by young families who have now moved on into the middle-age group.

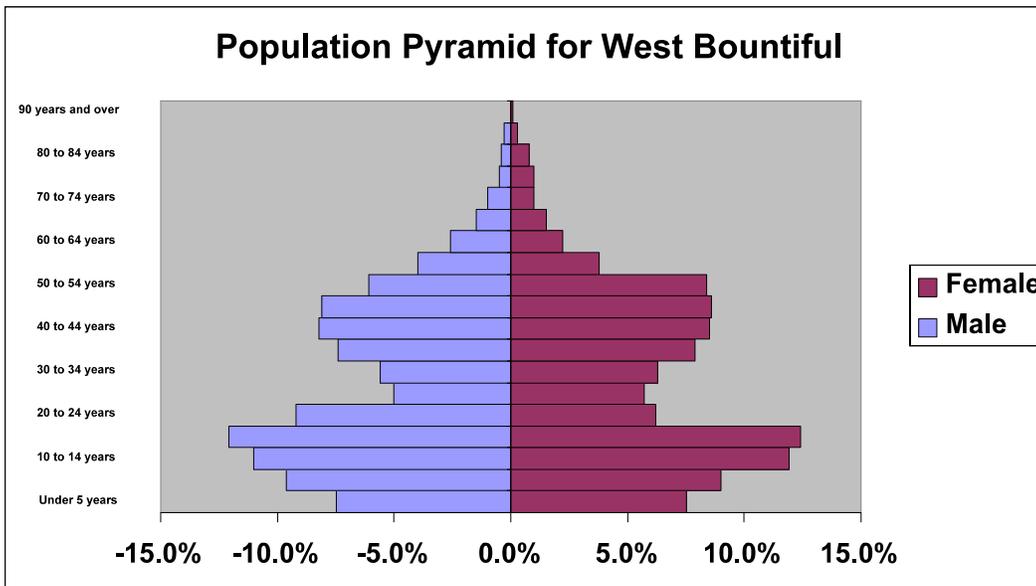


Figure 6.1

*Source: U.S. Census 2000

It is also apparent that there are a lower percentage of seniors in West Bountiful than in Davis County. This may again be a reflection of the fact that most of the homes were built in the 1970's and 1980's; it may also suggest that there is little senior housing available in West Bountiful City. In summary, the lower percentage of young families and older families suggests that there may be a lack of lifecycle housing in the City.

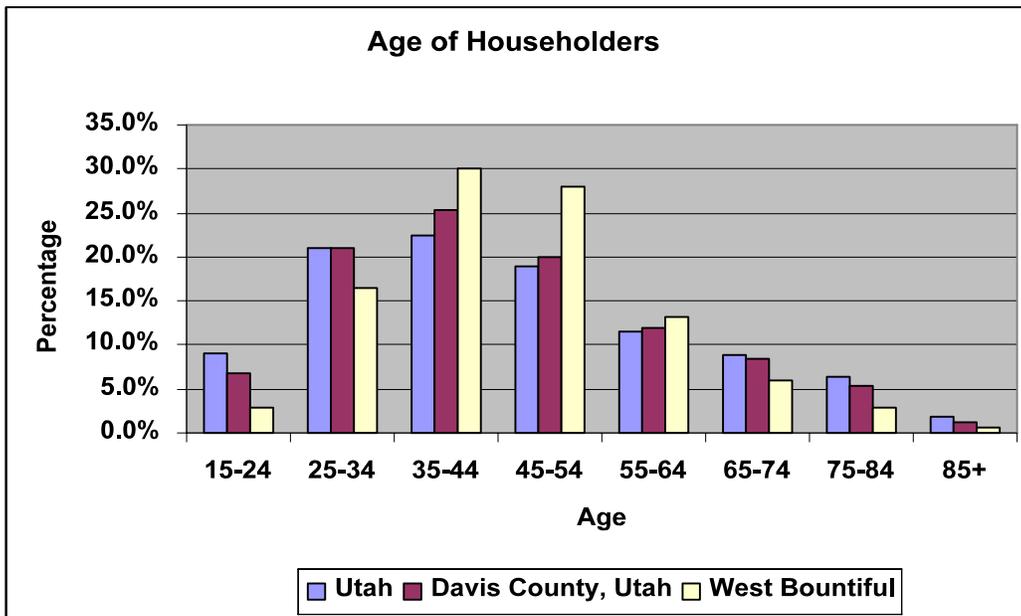


Figure 6.2

*Source: U.S. Census 2000

Income

The 1989 median household income was \$38,451 in West Bountiful; in 1999 the median household income was \$61,063. The rate of inflation during this 10-year period was 33.47 percent. At this rate, the approximate household income in West Bountiful would have changed from the 1989 value to \$51,320 if the city grew with inflation from 1989 to 1999. However, the household income in West Bountiful grew at a much faster pace than the rate of inflation during this 10-year period. The percentage of households that are earning more than \$75,000 a year has also grown rapidly - five times higher than it was ten years earlier.

The income distribution in Figure 6.3 illustrates the change in household incomes between 1989 and 1999. There are still approximately 30 percent of households in West Bountiful with incomes below \$45,000 (roughly the state median household income). The 1999 incomes appear skewed to the right (positively) compared to the 1989 incomes, which appear to be somewhat more evenly distributed.

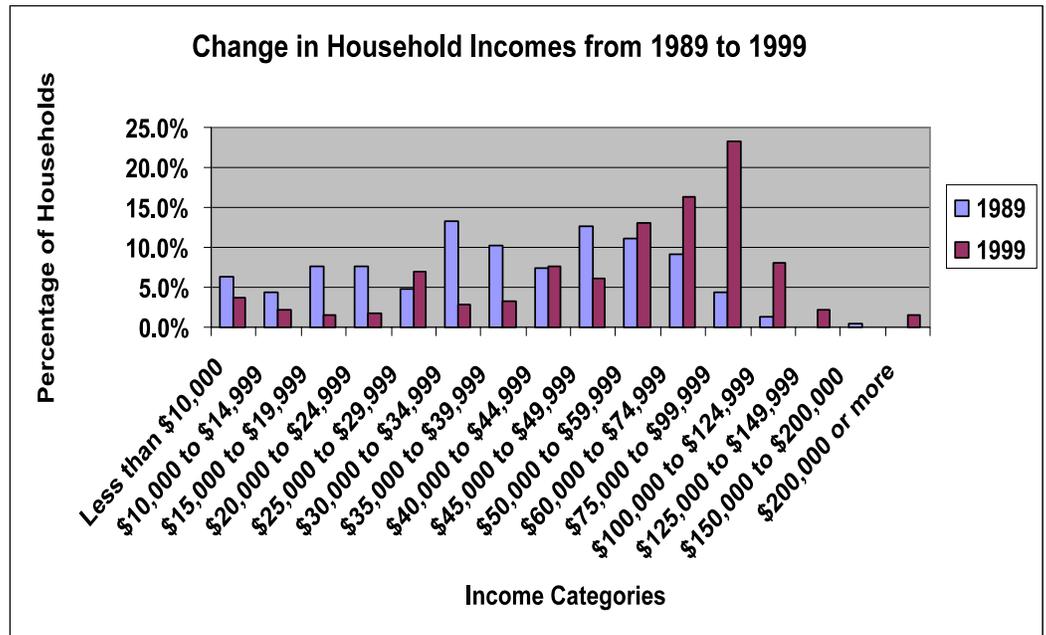


Figure 6.3

*Source: U.S. Census 1990 2000

Moderate Income Households

Moderate income households will be identified using two different data sources. The first source uses EDCUtah data for the AMI of Davis County. The second data source uses HUD Data for the metropolitan statistical area (MSA) extending from Weber County southward through Salt Lake County. The advantage of the HUD data is that it breaks out income levels based on household sizes and establishes moderate income levels by household size.

According to EDCUtah, the AMI for Davis County in 2005 is \$68,866. Table 6.2 shows the number of West Bountiful and Davis County residents in specific income ranges, based on percentages of the AMI. It is estimated that 29 percent of the residents in West Bountiful have household incomes of less than \$55,092, or 80 percent of the AMI. Davis County has a larger percentage (39 percent) of residents with incomes below 80 percent of the AMI. West Bountiful's smaller proportion of residents with incomes below 80 percent AMI suggests that it may be somewhat more difficult for those in this income category to find housing in the City than elsewhere in Davis County.

Area	30% or less (\$20,659 or less)	<60% (\$41,319 or less)	<80% (\$55,092 or less)	>80% (\$55,092 or greater)
West Bountiful	5.8%	15.8%	29.6%	70.4%
Davis County	6.4%	20.3%	39.4%	60.6%

Source: EDCUtah <<http://www.edcutah.org/datacenter/economicdata/Section3Demographics.pdf>>; Lewis Young Robertson & Burningham, Inc.

Calculated using EDCUtah estimated Davis County MSA household income for the year 2005.

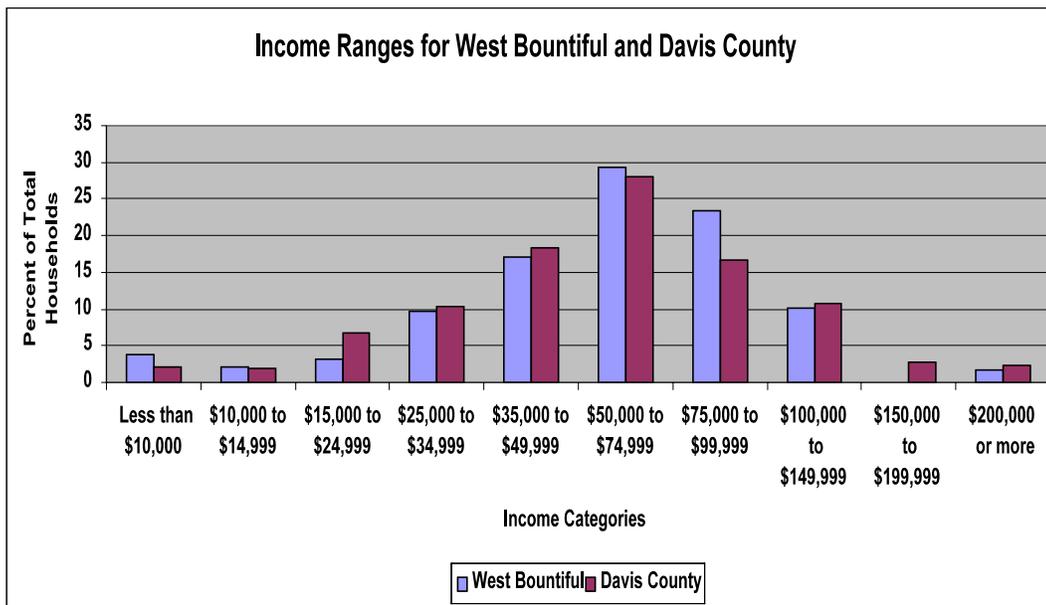


Figure 6.4

*Source: U.S. Census 2000

The second data source for evaluating moderate-income households is HUD, which uses three different benchmarks for its housing programs. They are: 80 percent of the MSA median income (also referred to as the AMI); 50 percent; and 30 percent of the AMI. The advantage of the HUD data over the EDCUtah data is that it tracks income levels by household size, although it uses a larger statistical area (Ogden-Clearfield MSA) than does the EDCUtah data which covers Davis County exclusively. Note that there is a slight difference in the 80 percentile of the median income according to EDCUtah and HUD; EDCUtah puts the 80 percentile at \$55,092, while HUD states that a family of four would need to earn \$49,100 in order to be at the 80 percentile.

**Table 6.2
Income Limits
FY 2006, Ogden - Clearfield MSA**

Household Size	Affordable Payment at Income Level	80% of AMI	60% of AMI	50% of AMI	30% of AMI
1	Income Levels	\$34,400.00	\$25,740.00	\$21,450.00	\$12,900.00
2	Income Levels	\$39,300.00	\$29,460.00	\$24,550.00	\$14,750.00
3	Income Levels	\$44,200.00	\$33,120.00	\$27,600.00	\$16,600.00
4	Income Levels	\$49,100.00	\$36,840.00	\$30,700.00	\$18,400.00
5	Income Levels	\$53,050.00	\$39,780.00	\$33,150.00	\$19,900.00
6	Income Levels	\$57,000.00	\$42,720.00	\$35,600.00	\$21,350.00
7	Income Levels	\$60,900.00	\$45,660.00	\$38,050.00	\$22,850.00
8	Income Levels	\$64,850.00	\$48,600.00	\$40,500.00	\$24,300.00

Source: HUD & LYRB

Affordability Analysis

Household Income

The average size of a household in West Bountiful is 3.59 persons; therefore, four has been used as the average family size in order to analyze the affordability of homes in the area. A family of four in West Bountiful would need to earn a minimum of \$49,100 a year in order to earn a moderate income (80 percent of the HUD median income).

Table 6.3 shows households by size and by accompanying income categories. This table also includes the affordable housing payments for each income category minus the monthly estimated amount for utilities. An affordable monthly payment of either a mortgage payment or rent payment, including utilities, is 30 percent of gross monthly income.

**Table 6.3
Income Limits and Affordable Housing Payments by Household Size
FY 2006, Ogden - Clearfield MSA**

Household Size	Affordable Payment at Income Level	80% of AMI	60% of AMI	50% of AMI	30% of AMI
1	Income Levels	\$34,400.00	\$25,740.00	\$21,450.00	\$12,900.00
	Affordable Payment	\$665	\$449	\$341	\$128
2	Income Levels	\$39,300.00	\$29,460.00	\$24,550.00	\$14,750.00
	Affordable Payment	\$788	\$542	\$419	\$174
3	Income Levels	\$44,200.00	\$33,120.00	\$27,600.00	\$16,600.00
	Affordable Payment	\$910	\$633	\$495	\$220
4	Income Levels	\$49,100.00	\$36,840.00	\$30,700.00	\$18,400.00
	Affordable Payment	\$1,033	\$726	\$573	\$265
5	Income Levels	\$53,050.00	\$39,780.00	\$33,150.00	\$19,900.00
	Affordable Payment	\$1,131	\$800	\$634	\$303
6	Income Levels	\$57,000.00	\$42,720.00	\$35,600.00	\$21,350.00
	Affordable Payment	\$1,230	\$873	\$695	\$339
7	Income Levels	\$60,900.00	\$45,660.00	\$38,050.00	\$22,850.00
	Affordable Payment	\$1,328	\$947	\$756	\$376

Household Size	Affordable Payment at Income Level	80% of AMI	60% of AMI	50% of AMI	30% of AMI
8	Income Levels	\$64,850.00	\$48,600.00	\$40,500.00	\$24,300.00
	Affordable Payment	\$1,426	\$1,020	\$818	\$413

Source: HUD & LYRB

Note: Affordable housing costs are calculated as 30 percent of gross monthly income less \$195 for utility expenses (Questar Gas -- \$93.86 per month, West Bountiful City -- storm drains, garbage and water, \$37.75 per month, Utah Power -- \$63.00 per month)

For purposes of analysis and in order to meet the requirements of the Utah Code, 80 percent of the AMI for a family of four (or \$49,100 gross annual income) is the figure that will be used in estimating the affordability of homes in West Bountiful.

Housing Affordability

In order to calculate affordable housing thresholds in West Bountiful, it should be understood that no more than 30 percent of the gross monthly income should be used to pay for housing costs including utilities. For a household of four, \$49,100 is the gross annual salary. Therefore, the monthly housing costs should not exceed \$1,228 ($\$49,100 \div 12$) including utilities. The average monthly utilities payment for West Bountiful is \$93.86 per month for gas, \$37.75 for West Bountiful City (storm drains, garbage and water), and \$63.00 per month for electricity, for a total utilities payment of \$195 per month. After subtracting for utilities, the total monthly housing payment for a family of four should not exceed \$1,033.

With a maximum housing payment of \$1,033 per month, a 6.5 percent interest rate, a 30-year mortgage, and five percent down payment, this will allow for a home costing no more than \$142,204. Included in the \$1,033 per month are mortgage insurance premiums (\$67.11), hazard insurance premiums (\$24.78) and property tax escrow payments (\$86.72). 24 percent of the homes in West Bountiful are valued at or below \$142,204.

	Percent Affordable Units	Number of Affordable Units	Total Units	Threshold Price
4 Person HH (SF)				
Under 80% median income	24%	326	1344	\$ 142,204
Under 60% median income	3%	35	1344	\$ 99,990

Source: Davis County Parcel Data

Other data sources, such as EDCUtah and the United States Census 2000, provide insights on housing affordability in West Bountiful City. Using EDCUtah data (where 80 percent of AMI equals \$55,092, not accounting for household size), approximately 30 percent of the households in West Bountiful have incomes less than \$55,092. The 2000 U.S. Census indicates that more than 40 percent of renters in West Bountiful are paying over 30 percent of their income for rent. In comparison, 31 percent of renters in Davis County are paying over 30 percent of their income for rent. The number of homeowners in the City that paid higher than 30 percent of their monthly income was 21 percent. In comparison, the County percentage of homeowners that pay over 30 percent for their

mortgage is approximately the same -- 20 percent. Figures 6.5 and 6.6 illustrate the percentage of household income used in West Bountiful to pay for housing costs; Figure 6.7 gives comparable figures for Davis County.

Figure 6.5 shows that there are no affordable rental units for households earning below \$20,000 a year; \$20,000 is approximately 30 percent of the AMI according to EDCUtah. In the \$20,000 to \$35,000 a year range, more than fifty percent of households pay less than 30 percent for rent. The \$35,000 to \$50,000 income range does not have any households paying more than 30 percent a month. However, the \$50,000 to \$75,000 range has a significant number of households paying more than 30 percent for rent. This may partially be due to the type of rental properties available in West Bountiful. All of West Bountiful is zoned for single family housing, with the only rental properties in the area grandfathered in before the current ordinances. Single family homes in the area are available for rent and the price of their monthly rent is higher, causing households to pay higher percentages of their monthly income to live there.

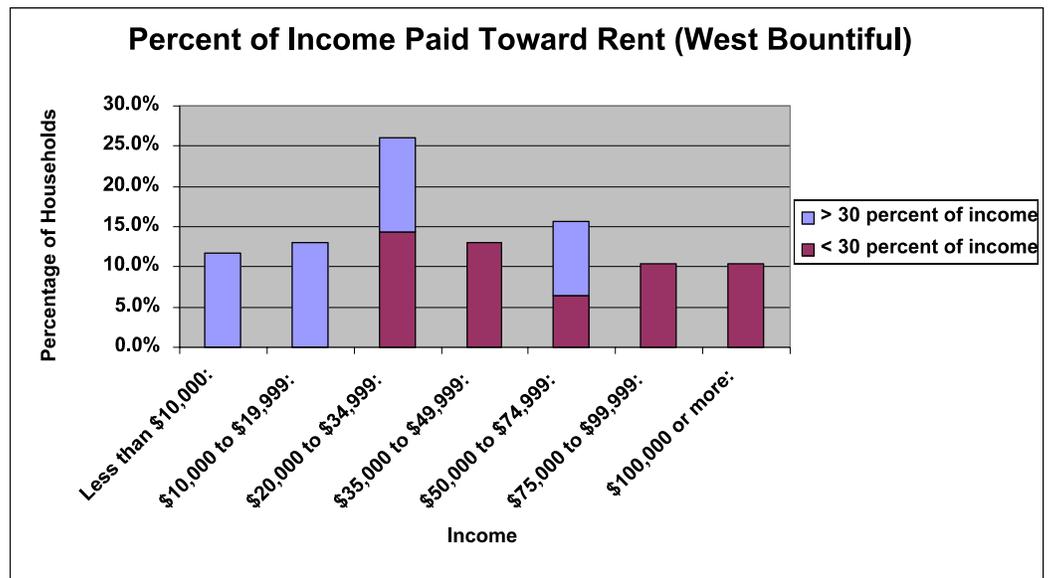


Figure 6.5

* Source U.S. Census 2000

As incomes rise, the percentage of income used for a mortgage payment decreases. Both West Bountiful and Davis County show the same trend of an inverse relationship between mortgage payments and income. Figures 6.6 and 6.7 illustrate this relationship.

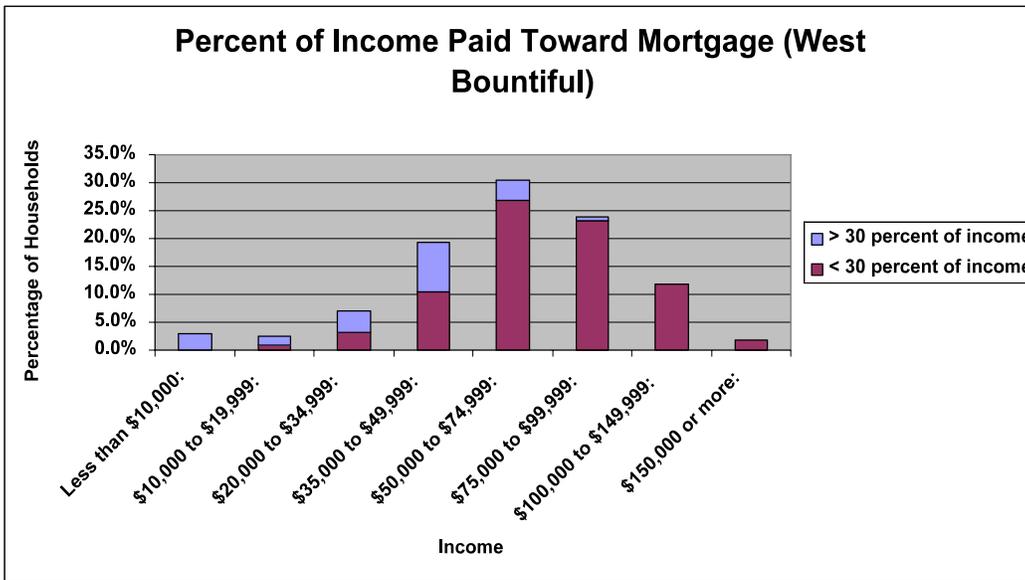


Figure 6.6

* Source U.S. Census 2000

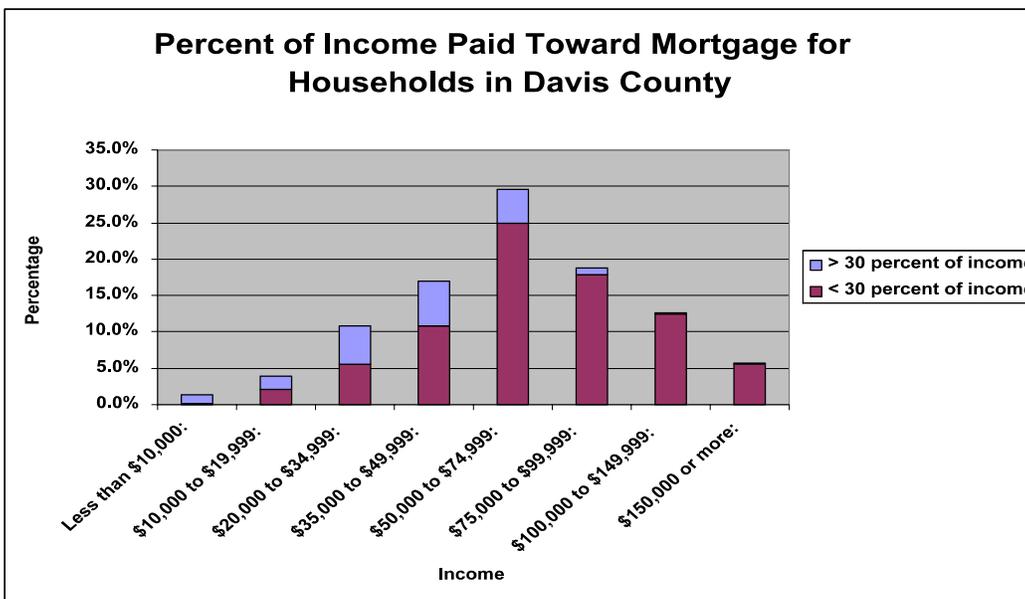


Figure 6.7

* Source U.S. Census 2000

Supply of Housing

The supply of residential housing in West Bountiful is described by the price, tenure, type and age of structure.

The largest proportion of single family homes in the West Bountiful area is in the range of \$150,000 to \$200,000. There are 570 single family homes in this price range (42 percent of the current stock).

Housing and Occupancy

Within West Bountiful's boundaries there were 1,282 homes (U.S. Census 2000). Today there are currently 62 more homes located within the City's boundaries, bringing the total

to 1,344 homes. The data to update the current stock of housing was provided from the Davis County Parcel Data. Table 6.5 shows the breakdown of housing stock for each respective price range.

Table 6.5			
Number of Single-Family Homes in West Bountiful by Price Range			
From	To	# of homes	% of Total
\$ -	\$49,999.00	0	0%
\$50,000.00	\$99,999.00	35	3%
\$100,000.00	\$149,999.00	417	31%
\$150,000.00	\$199,999.00	570	42%
\$200,000.00	\$249,999.00	185	14%
\$250,000.00	\$299,999.00	79	6%
\$300,000.00	\$349,999.00	22	2%
\$350,000.00	\$399,999.00	17	1%
\$400,000.00	\$449,999.00	10	1%
\$450,000.00	\$499,999.00	2	0%
\$500,000.00	\$549,999.00	1	0%
\$550,000.00	\$599,999.00	3	0%
\$600,000.00	\$649,999.00	0	0%
\$650,000.00	\$699,999.00	1	0%
\$700,000.00	\$749,999.00	0	0%
\$750,000.00	\$799,999.00	0	0%
\$800,000.00	+	2	0%
Total		1,344	100%

Source: West Bountiful Parcel Data, LYRB

Figure 6.8 shows the City of West Bountiful by geographic area and by property values.

Table 6.6 shows developments in progress, as well as planned future developments. The future developments have not received final approvals, but are in the process of moving through the development pipeline. All projects in the West Bountiful area are for single family housing. R 1-10 is the smallest at 10,000 square feet; R 1-22 is 22,000 square feet; and the A-1 type housing is one-acre lots.

Table 6.6 Developments in Progress and Future Developments		
In Progress		
Development	Number of Units	Type
Moss Farm	Moss Farm A-- 21 lots	R 1-10
	Moss Farm B-- 13 lots	
	Moss Farm C-- 9 lots	
Olsen Farm 5	12 lots	A-1
Olsen Farm 6	12 lots	R 1-10
Stringham Subdivision	5 lots	A-1
Page Circle	4 lots	R 1-10
Future Developments		
Development	Number of Units	Type
Mike Youngberg subdivision	5 lots	R 1-10
Carl Page subdivision	7 lots	R 1-10
Knighton subdivision	15 lots	R 1-10
Pages Lane Estates	13 lots	R 1-22
Randy Strand Subdivision	5 lots	A-1
Total	121 lots	
Source: West Bountiful City Planning Department		
Notes: R 1-10 are 10,000 square foot lots for single family homes, R 1-22 are 22,000 square foot lots, and A-1 are Acre lots.		

Table 6.7 shows the breakdown of the different types of housing, and whether they are owner occupied or renter occupied. All the units in Table 6.7 are occupied units.

Table 6.8 shows the differences in occupancy among West Bountiful's neighboring cities of Woods Cross, Centerville, and also Davis County. West Bountiful's proportion of single-family homes is much greater than that of its neighbors and Davis County. Additionally, due to the large proportion of single-family homes, the multi-family housing percentage in West Bountiful is much lower than in neighboring cities and in the County. This reflects the current ordinance that does not allow for the building of multi-family homes anywhere in West Bountiful.

This data concludes that as of the 2000 Census, 92.3 percent of the housing stock is for single families (attached or detached). Only four percent of the current stock of housing in the area is for multi-family units. Davis County's proportion of multi-family housing is over four times that of West Bountiful.

**Table 6.7
Breakdown of Housing Stock in West Bountiful by Type and Tenure
Total of Unit Type by Tenure**

Type	Owner Occupied	Percentage	Renter Occupied	Percentage	Total
Single Family	1,161	96.8%	39	50.6%	1200
2 to 4 units	0	0.0%	38	49.4%	38
5 to 9 units	0	0.0%	0	0.0%	0
10 or more	0	0.0%	0	0.0%	0
Mobile Home & other	39	3.3%	0	0.0%	39
All Units	1,200	93.9%	77	6.0%	1,277

*All Units are Occupied Units
Source: U.S. Census 2000

**Table 6.8
Type and Occupancy Comparisons -- Percentage of all Housing Units, 2000**

	West Bountiful	Davis County	Centerville	Woods Cross
Single Family Units, % of Total	92.3	78.7	87.6	72.6
Multi-family Units, % of Total	4.0	16.9	10.7	23.5
Owner Occupied Units, % of Total	92.3	77.5	89.4	72.6
Renter Occupied Units, % of Total	7.7	22.5	10.6	27.4
Vacant Units, % of Total	2.5	N/A	3.3	4.2

Source: US Census 2000; Lewis Young Robertson & Burningham Inc.

Table 6.9 illustrates the housing tenure by race. Over 97 percent of the households in the region are owned by whites while only 2.7 percent are owned by other races (mainly Asian and Latin). Only 5.6 percent of whites are renters but they comprise over 91 percent of the overall renters in the West Bountiful area. The only other group of renters in the area is African Americans which occupy nine percent of the total units that are for rent.

**Table 6.9
Tenure by Race, West Bountiful, 2000**

	Percent of Race			Percent of Occupied Housing Units by Race	
	Percent of Owners	Percent of Renters	Percent of Total Households	Owner Occupied	Renter Occupied
White Alone	97.5%	90.9%	97.1%	93.8%	5.6%
Black or African American Alone	0	9.1%	0.5%	0.0%	100.0%
American Indian and Alaskan	0	0	0	0.0%	0.0%

Table 6.9 Tenure by Race, West Bountiful, 2000					
	Percent of Race			Percent of Occupied Housing Units by Race	
	Percent of Owners	Percent of Renters	Percent of Total Households	Owner Occupied	Renter Occupied
Native alone					
Asian Alone	1.3%	0	1.2%	100.0%	0.0%
Native Hawaiian and Other Pacific Islander alone	0	0	0	0.0%	0.0%
Other	0	0	0	0.0%	0.0%
Total Households	1,200	77	1,277	93.9%	6.0%
Percentage of Hispanic Origin	1.4%	0	1.3%	100.0%	0.0%
*Source: U.S. Census 2000					
Percentages do not total 100 because the data is by race only, not including peoples of Hispanic origin.					

Age of Housing Units

The majority of housing units built in West Bountiful (38 percent) were built during the 1970's and 1980's. Another 20 percent of the housing units were built from the 1990's through 2000. Figure 6.9 and Table 6.10 illustrate the age of housing in the West Bountiful area.

Table 6.10 Housing Units Built from 1939 to March 2000		
	Number	Percent
1999 to March 2000	35	2.7%
1995 to 1998	161	12.3%
1990 to 1994	84	6.4%
1980 to 1989	264	20.2%
1970 to 1979	505	38.6%
1960 to 1969	75	5.7%
1950 to 1959	79	6.0%
1940 to 1949	14	1.1%
1939 or earlier	90	6.9%
Total	1,307	
Source: 2000 U.S. Census		

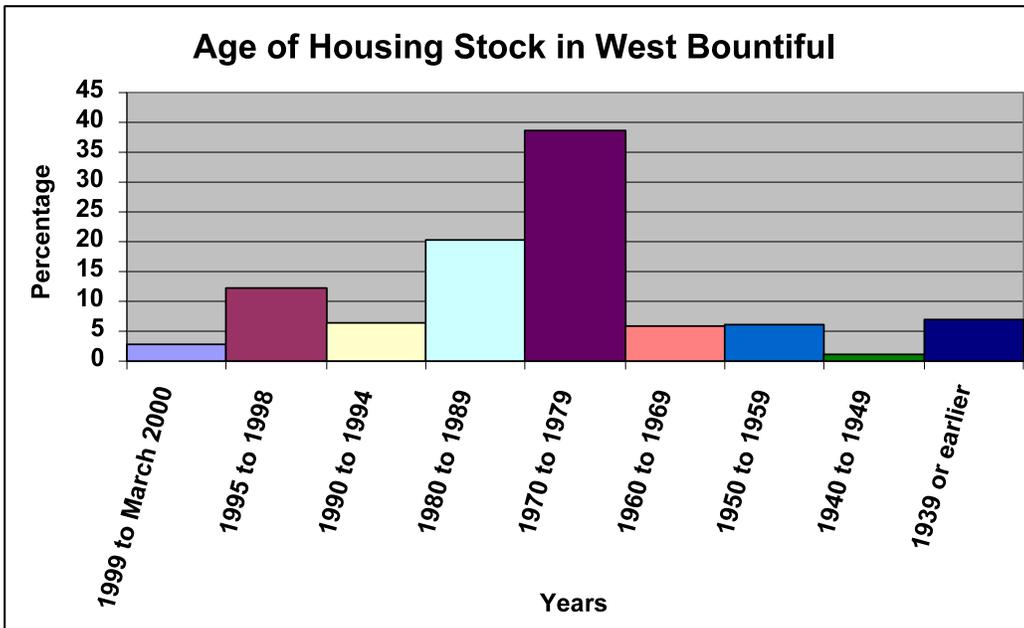


Figure 6.9

*Source: U.S. Census 2000

Recent Construction Trends

According to the Bureau of Economic and Business Research at the University of Utah, during a ten-year period of time, 1999 was been the lowest year for new single family home permits. Since 1999 there has been a large increase in the number of permits per year. 2005 showed the greatest number of housing permits in this ten-year period.

Year	Number of SFH Permits	Other	Percentage of New SFH Permits
1996	31	2	94%
1997	40		100%
1998	24		100%
1999	9		100%
2000	15		100%
2001	18	1	95%
2002	21		100%
2003	66		100%
2004	59		100%
2005	76		100%

Source: Bureau of Economic and Business Research (BEBR), LYRB

Costs of Housing

Single Family Home Market

The following section explains the current housing market in West Bountiful where homes prices have appreciated considerably since 1990. Based on the United States Census, the median price home price in 1990 was \$76,300; ten years later the median home value doubled -- to \$154,100. During this same ten-year period, the median household income for West Bountiful residents increased from \$38,451 to \$61,063. Housing prices grew at

an average rate of seven percent per year during this period while household incomes increased an average of five percent annually. Clearly, the increase in home prices outpaced that of incomes.

In 2004 there were 183 homes sold in the West Bountiful; in 2005 there were 189 homes sold. The average selling price for these homes in 2004 was \$175,255, compared to the 2005 average selling price of \$186,605. Figure 6.10 illustrates how the 2005 price of homes has shifted to the right, signifying that the prices across the board have increased.

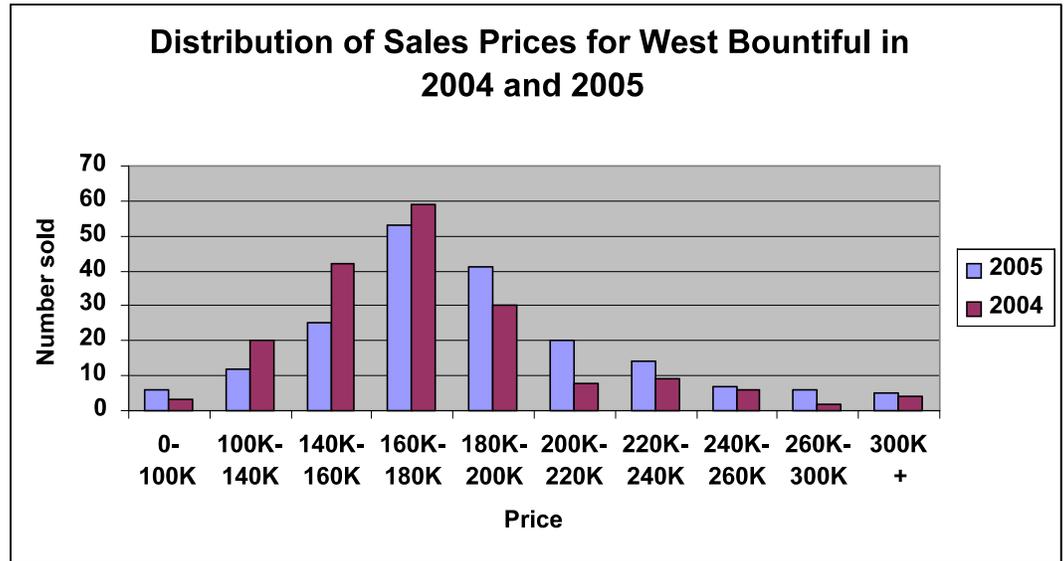


Figure 6.10

***Source: Wasatch Front Regional MLS**

During the Year 2005 there were a total of 189 homes that were sold in West Bountiful City. Of these 189 homes approximately 10 percent or 18 homes were within the price range for the 80 percentile of the AMI. A total of six homes sold that would be affordable to the 60 percentile of the AMI during the year of 2005.

Multi-Family Housing

Rental Market

According to the 2000 Census, there were 77 rental units in West Bountiful City. There are no large apartment complexes in the City, with the largest complex having six units. Based on information provided by the City’s business licensing department, approximately half of the rentals in West Bountiful are single family homes (attached or detached). The City also provided a list (Table 6.12) that summarizes the number of duplexes, four-plexes, and six-plexes. These multi-family units were built prior to the current ordinances which limit new growth to single-family dwelling units.

Type	Number	# of rental units
Duplex	9	18
4 Plex	3	12
6 Plex	1	6
Total	13	36

Source: West Bountiful City Business Licenses

Note: All the above multi-family dwellings were built prior to current ordinance except for one of the nine duplexes that was built in 1992 which at the time was a permitted use in the RR-1 Zone.

Figure 6.11 illustrates rent rates and the percentage of renters in that range in West Bountiful as compared to Davis County. A large part of West Bountiful's rentals are in duplexes and single family homes (attached or detached). Figure 6.11 shows a large gap in rental rates between \$650 and \$1,000.

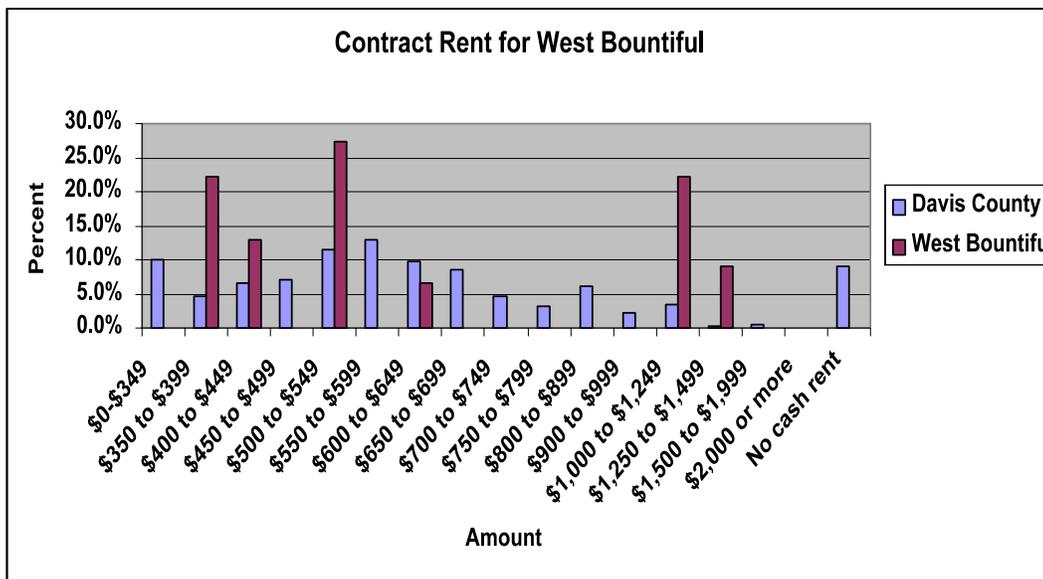


Figure 6.11

**Source: U.S. Census 2000*

Table 6.13 shows that West Bountiful has a lower-than-average median rent price when compared with neighboring cities and with Davis County. As illustrated in Figure 6.11, the percentage of renters that are paying in the \$350-\$550 range is much greater than in Davis County. This trend is repeated in the \$1,000-\$1,500 rent range. Davis County's wider selection of rental housing allows for a wider distribution of rent rates.

Table 6.13	
2000 Median Rents (Multi-family & Single Family)	
Place	Median Rent
West Bountiful	\$627
Centerville	\$681
Woods Cross	\$641
Bountiful	\$644
Davis County	\$637
Source: U.S. Census 2000, LYRB	

Using the 2000 U.S. Census to analyze the amount of rent that a family in West Bountiful could afford found that at 80 percent of the median income a family could afford to pay \$1,033 a month. This assumes that all utilities will be paid by the renter. If the landlord pays utilities, then the amount available for rent payments would increase accordingly. A rent rate of \$1033 would allow moderate-income households to rent approximately 90 percent of the rentals in West Bountiful. At 60 percent of the median income, a family could afford to pay up to \$726 a month for rent. At this amount they would be able to afford approximately 68 percent of the units in the City.

Table 6.14		
Estimated Rentals in West Bountiful in 2000 within Income levels		
Income Level	Monthly Rents	% of the Units
At or below 80% of AMI	\$1,033	90%
At or below 60 % of AMI	\$726	68%
At or below 30% of AMI	\$265	0.0%
Source: U.S. Census 2000, LYRB		
Note: Affordable rental costs are calculated as 30 percent of gross monthly income less \$195 for utility expenses (Questar Gas -- \$93.86 per month, West Bountiful City -- storm drains, garbage and water, \$37.75 per month, Utah Power -- \$63.00 per month)		

6.4 Tools and Implementation Strategies

The above analysis demonstrates that the City is meeting the intent of Section 10-9a-403 of the Utah Code; that is, there is reasonable opportunity for moderate-income households to obtain quality housing in the City. The available affordable housing comes mainly in the form of single-family dwelling units, as very few multi-family units are present in the City. Because of the ordinance limiting all new construction to single-family, multi-family development in West Bountiful City has not kept pace with multi-family development in southern Davis County. West Bountiful does not have its fair share of apartment units, but Section 10-9a-403 does not require this.

It is important for West Bountiful to consider a wider variety of housing types in the future in order to be able to meet the needs of a wider variety of residents, including special needs populations, elderly housing, and entry-level housing.

Special Needs

Affordable housing is an issue for special needs groups as well as for the population at large. The lack of affordable housing, and particularly of affordable housing targeted to those at or below 50 percent of AMI, is a major cause of homelessness. Affordable housing targeted at very low income households must be rental housing; many families with incomes at 30 percent 50 percent of AMI simply cannot qualify for loans. An estimated 16 percent of the households in West Bountiful are below 50 percent of AMI.

Elderly Housing

Many seniors prefer to live in the same community when circumstances require that they move out of their homes. According to the 2000 Census, 9.5 percent of all West Bountiful households were headed by persons 65 years of age or older. Of these households, only 5 percent rented housing. 100 percent of those renting were paying 30 percent or more of their household income for housing. The remaining 95 percent of persons 65 years and older owned their housing. By contrast, 91 percent of Davis County residents over the age of 65 lived in housing they owned.

At the present time, there are no assisted nor senior living (including independent living and congregate care) units in West Bountiful. Assisted and senior living facilities can also help the elderly find affordable housing and remain in West Bountiful.

Single-level townhomes and condominiums can also provide an important type of transitional housing for people young and healthy enough to not require more intensive care, but that do not wish to have a large house and yard to maintain or stairs to climb.

Entry-Level Housing

Town homes and condominiums offer an attractive means of entry level housing. At the present time, this type of housing is not available within the City. The lack of entry-level housing is reflected by the smaller percentage of population in the 20-35 year age groups.

If the City wishes to improve availability of senior housing and owner-occupied, entry-level housing, steps will need to be taken to provide a regulatory environment where this can take place. The following paragraphs describe some strategies that can be used to accomplish this objective.

Zoning for Higher Density

Higher density brings down the cost of units by reducing the cost of land per unit. Higher density can take a variety of forms -- from accessory housing units to multistory apartment complexes. Given the existing composition of West Bountiful, the City may want to consider an overlay district, especially in areas in need of redevelopment and revitalization. Accessory housing units, duplexes, town homes, condominiums, and apartments are all examples of varying degrees of density. With careful design guidelines in place, many of these options will easily blend into the existing fabric of West Bountiful City neighborhoods.

Accessory Dwelling Units

Accessory dwelling units (often termed "mother-in-law" apartments) have many benefits. In addition to providing affordable rental housing, they can allow first-time homeowners to gain access to homes that would otherwise be out of reach by renting out an additional unit. When homeowner's income and/or need for more space increases, the accessory unit may no longer be needed as a rental. The homeowner can then expand into the space vacated by the former accessory unit. Accessory dwellings can be with permitted or conditional uses, and ordinances can be written allowing accessory units only with deed

restrictions and designs that ensure these units are not easily adapted to a rental unit situation.

Due to low construction costs, accessory units can easily be built to accommodate affordable housing needs. However, these units are often only feasible through the elimination of costly building code requirements. When creating zoning policies that allow for the creation of these types of units, it is important to make the process as simple as possible so that residents are not deterred from adding these units. The process to gain building permits for accessory units should be inexpensive and efficient.

Mixed Use

Housing in commercial areas is seen by many as a way to increase vitality in those areas while providing additional housing for all income levels. Mixed-use areas also work well in maximizing underutilized commercial space. One of the social benefits to this type of housing solution is that the lower income population who lives in these types of areas will have closer access to shopping and transit opportunities, which is especially important to this income bracket.

Neighborhood Acceptance

Perhaps the most successful and easily implemented strategy for encouraging acceptance of affordable housing is to create and implement design guidelines. Good design can play a huge role in the overall acceptance of any affordable housing project. Design guidelines can ensure a smooth blend of multi-family housing units into a neighborhood. These guidelines can be used to guide materials, architectural features, landscaping, site layout, etc. Through design guidelines, the City can ensure that affordable housing is attractive and more likely to remain viable for a longer period of time.

Housing Resources and Programs

There are a variety of housing programs available to help maintain and increase the City's present affordability. These programs are summarized as follows:

Preserving the Existing Stock

HOME, Investment Partnership Acts

THE HOME, Investment Partnership Acts were established to develop and support affordable rental housing and homeownership mainly through the rehabilitation of existing units rather than new construction targeting low and very low-income households.. This grant program is flexible in allowing participating jurisdictions to decide the most appropriate use of money in their communities. The program requires that at least 90 percent of the rental assistance be targeted to households with incomes no higher than 60 percent of the area median. Participating jurisdictions are required to match 25 percent the federal funds used. This program is typically administered in conjunction with other non-profits. More information can be found at http://www.hud.gov/offices/cpd/affordable_housing/programs/home/index.cfm.

HUD's Title I program

"Insures loans to finance the light or moderate rehabilitation of properties... This program may be used to insure such loans for up to 20 years on either single- or multi-family properties. The maximum loan amount is \$25,000 for improving a single-family home." More information can be found at http://www.hud.gov/offices/hsg/sfh/title/ti_home.cfm.

HUD's 203k Rehab program

The borrower can get just one mortgage loan, at a long-term fixed (or adjustable) rate, to finance both the acquisition and the rehabilitation of a property.

WEST BOUNTIFUL CITY POLICE DEPARTMENT

550 North 800 West
West Bountiful, Utah 84087
Office 801- 292-4487/Fax 801 – 294-3590

Todd L. Hixson
Chief of Police

Kenneth Romney
Mayor

September 27, 2018

To Mayor Romney and City Council:

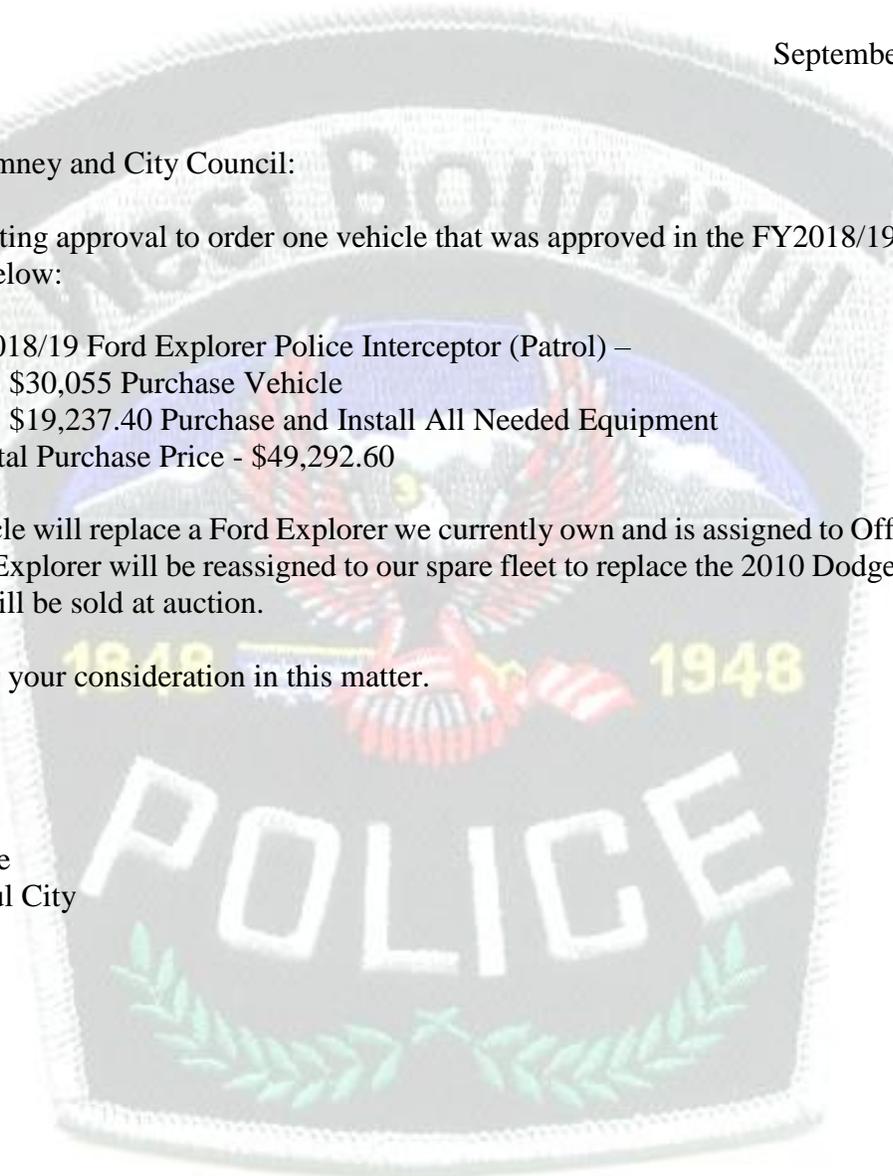
We are requesting approval to order one vehicle that was approved in the FY2018/19 budget. See information below:

1. One 2018/19 Ford Explorer Police Interceptor (Patrol) –
 - a. \$30,055 Purchase Vehicle
 - b. \$19,237.40 Purchase and Install All Needed EquipmentTotal Purchase Price - \$49,292.60

The new vehicle will replace a Ford Explorer we currently own and is assigned to Officer Scheese. The old Ford Explorer will be reassigned to our spare fleet to replace the 2010 Dodge Charger and the Charger will be sold at auction.

Thank you for your consideration in this matter.

Todd Hixson
Chief of Police
West Bountiful City



PENDING – Not Yet Approved

Minutes of the West Bountiful City Council meeting held at 7:30 p.m. on **Tuesday, September 18, 2018** at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

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

STAFF: Duane Huffman (City Administrator), Steve Doxey (City Attorney), Chief Hixson, Ben White (City Engineer), Cathy Brightwell (Recorder)

VISITORS: Alan Malan, Nate Buzbee

Mayor Romney called the regular meeting to order at 7:30 pm. And Williams provided an invocation; Kelly Enquist led the Pledge of Allegiance.

1. Approve Agenda

MOTION: *James Bruhn made a Motion to approve the agenda as posted. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

2. Public Comment - Two minutes per person, or five minutes if speaking on behalf of a group.

Nate Buzbee, public works employee, explained he has given notice to the city that he will be leaving employment with the city and going to work for HollyFrontier. He thanked the Mayor and Council for taking care of him and his family for the last six years. He said it was a very difficult decision, and he wanted them to know how much he has appreciated the support he's had from the Council while he was here.

Alan Malan, resident, had comments related to agenda item 5 – Amending Parks & Trails regulations. He said there are a lot of things he doesn't like with the new proposal. For example, if dogs are allowed on a leash, why not other animals? He would love to take his grandkids out to shoot rockets, but it will now be banned. Finally, he does not believe it is appropriate for unelected bureaucrats to have the power to close the Park or any public property; those decisions should only be made by elected officials.

46 **3. Consider Water Rights Agreement for the Manors at McKean Meadows.**

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48 Ben White explained it has been almost a year since the final plat was approved for the
49 Manors at McKean Meadows. The public improvements for the subdivision are mostly constructed
50 and payment of fees has been made. One outstanding item from the plat approval is the deeding of
51 water rights associated with the property. The developer has been working on getting water rights
52 squared away and expects to complete the process soon, but they cannot start building houses until
53 the plat is recorded. As a compromise, staff drafted an *Agreement to Record Subdivision Plat Prior to*
54 *Transferring Water Rights*. The agreement allows the plat to be recorded while the city holds enough
55 collateral to ensure that the water rights will be deeded over.

56 Ben commented that we may run into similar situations in the near future for two subdivisions
57 that have already been approved. He asked if this type of agreement to deal with these situations is a
58 good way to go. There was discussion about whether city code would require each agreement to come
59 before the Council. It was determined that the next two agreements will come before the Council and
60 after that, the issue can be addressed at final plat.

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62 **MOTION:** *Andy Williams made a Motion authorizing the Mayor to sign the Agreement*
63 *to Record Subdivision Plat Prior to Transferring Water Rights for the*
64 *Manors at McKean Meadows. Mark Preece seconded the Motion which*
65 *PASSED unanimously.*

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67 The vote was recorded as follows:

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James Ahlstrom – Aye	Mark Preece – Aye
James Bruhn – Aye	Andy Williams - Aye
Kelly Enquist – Aye	

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73 **4. Consider Resolution 443-18, A Resolution Adopting the New West Bountiful City**
74 **Employment Policies and Procedures Manual.**

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76 Duane Huffman presented the new Employment Policies and Procedures Manual which
77 includes the changes/typos/clarification discussed at the last meeting. The only outstanding issue is
78 the employee call-out section. There was earlier discussion about including a two-hour minimum.
79 After discussing with department heads, they prefer the flexibility that comes without a stated
80 minimum. There was some discussion on the issue and a decision to leave it out as recommended.
81 Duane added that these policies will take effect with the next pay period on September 29.

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83 **MOTION:** *Mark Preece made a Motion to Approve Resolution 443-18 Adopting the*
84 *New West Bountiful City Employment Policies and Procedures Manual.*
85 *James Ahlstrom seconded the Motion which PASSED.*

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87 The vote was recorded as follows:

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James Ahlstrom – Aye	Mark Preece – Aye
James Bruhn – Aye	Andy Williams - Aye
Kelly Enquist – Aye	

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5. Consider Ordinance 411-18, An Ordinance Amending Parks and Trailhead Regulations.

Duane Huffman presented the recently proposed amendments to city code which clarify and establish regulations for city parks, trails, trailheads, and other public greenspace.

He said the changes are an attempt to deal with public areas in the city that were not previously covered and to put together a strong ordinance. There was discussion about Mr. Malan's earlier comments and whether some sections go too far. Mr. Huffman suggested they remove or change anything they don't like. There was not strong opposition to giving the city administrator and Chief of Police authority to close down public areas if necessary, especially given the requirement to immediately notify Mayor and Council of any such closures, and there was agreement to exclude shooting rockets from the list of prohibited activities.

MOTION: *Mark Preece made a Motion to Adopt Ordinance 411-18, as amended to exclude rockets from Section F.6. Andy Williams seconded the Motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye	Mark Preece – Aye
James Bruhn – Aye	Andy Williams - Aye
Kelly Enquist – Aye	

6. Consider Contracting with CRS Engineers for Test Well Design Services.

Ben White gave background on the well siting study conducted by Stantec Engineering in 2013 to predict the water yield, identify potential risks and estimate the cost for the city to drill a new culinary well in four general areas. The city attempted to secure a well site at two different locations last year but did not meet with favorable results.

The UDOT property between 400 North and the south 400 North road just west of the overpass has been identified as a likely well candidate and UDOT has agreed to let us pursue a well on this site.

The previous engineering firm has not responded to recent requests to provide an updated proposal to prepare the necessary bid documents for a test well on the UDOT site so staff requested a proposal from CRS Engineers. Their proposal includes: 1) engineering reports necessary before permission to drill a well is granted by the State - \$8760; 2) test well bid documents and construction support - \$18,055; and, 3) if the test well is successful, complete a design, prepare reports and construction support for a production well - \$19,700.

There was discussion about comparable cost proposals from several other companies in 2013 and staff indicated they are comfortable with the current proposal and bid from CRS. This is not a final decision on the full cost of a well; the city can stop at any point in the process. When asked for a guess at what a test well will cost, Mr. White said probably close to \$150k.

MOTION: *James Bruhn made a Motion to contract with CRS Engineers for test well design services. Andy Williams seconded the Motion which PASSED by unanimous vote of all members present.*

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7. **Engineering Report** (Ben White)

- Mountain View Estates has begun construction. Following the complaints of too much dust, dropped gravel, and late-night activity at the last meeting, Mr. White noticed the equipment was now locked and barricaded after hours.
- The Grover property subdivision (Atwood Estates) on 800 West is back on track. They will likely go before planning commission for preliminary plat approval next week.
- McKean Meadows has still not been able to pass two water tests in a row which is required by code.
- Pages Lane construction has been busy this week. They hope to move out of the 800 West intersection tomorrow. An abandoned box culvert and another that had been temporarily repaired were discovered on the south side of the road near the Prospector trail.
- Working with architects for the new elementary school on an access design. They plan to begin work the end of this year.

8. **Police Report** (Chief Hixson)

- Chelsey Garn, our new regular crossing guard, and Sandra Swallow, a substitute crossing guard have completed training. Chesley is doing a great job working in front of city hall.
- Personnel – the police department is fully staffed.
- EMPAC’s next quarterly meeting will be November 20.
- CERT/EmPAC trailer was at the recent South Davis safety fair – it was a big hit.
- The DARE vehicle is getting a lot of positive comments. School kids are proud of it. Officer VanWagoner has about 100 kids in the program this year.
- Speeding – will fight it and try to manage it but it will never go away. Officers will remain aggressive and are educating drivers with warnings and citations. We have been focusing on 1100 West but need to move around the city to focus on other problem areas. Planning to bring in officers for a few hours to only do traffic enforcement, which will result in a few thousand dollars in overtime over the course of the year.
- Reminded council that when residents call them with questions/concerns/issues to have them call the police instead which helps with response time and better tracking.
- Chief commended Sgt. Wilkinson and Det. Jacobson in the way they handled the recent robbery. They put in a lot of time and worked with multiple agencies to recover a lot of stolen property. Great job!

9. **Administrative Report** (Duane Huffman)

- The Salt Lake Chamber has asked for 20 minutes to talk with council about the Housing Gap coalition at its next meeting. He asked if they preferred to have a work session or include it in the regular agenda. The council concluded to have it as part of the regular meeting.
- Mountain View Estates recently asked to substitute a bond for a letter of credit, similar to what was done with the Kinross development. However, the Kinross situation was possible because it was a PUD, and Mountain View is not. When the letter of

184 credit/bonding issue was discussed by planning commission earlier this year they opposed
185 modifying code to allow for letters of credit. They are currently working on clean-ups to
186 the Subdivision ordinance; this issue could be addressed again as part of these
187 modifications.

- 188 • Duane sought the council's input on his putting together a proposal for a part time code
189 enforcement officer to work about 10 hrs/week. This would help the city stay on top of
190 code enforcement issues.

191 Council member Bruhn stated he does not think the city needs someone driving
192 around looking for problems and prefers issues be handled only on a complaint basis.
193 There was discussion about the West Valley incident and whether it might be better for the
194 police department to oversee code enforcement because they are better trained to deal with
195 problems. Chief Hixson commented that in many cases the police might take things
196 farther than city council would prefer; they must maintain the credibility of the police
197 department. Not sure it would be beneficial unless it was a bigger issue. Mr. Huffman
198 said that it's uncommon for police officers to deal with civil issues. He believes it is
199 important to find the right person and having a code enforcement officer could be very
200 good for the city.

201 There was no consensus from the discussion on how to proceed, and Duane will give
202 more thought to various options on how to address code enforcement.

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205 **10. Mayor/Council Reports**

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207 Kelly Enquist – Mosquito Abatement is happy temperatures are dropping, which eventually
208 leads to less mosquitoes. The district is currently getting by with minimum staffing.

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210 Andy Williams – Youth Council is planning a retreat for October 5 & 6 in Logan.

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212 James Bruhn – Arts council concert last week was lightly attended. Next month is cowboy
213 poetry. Wasatch Integrated is moving forward to get the transfer station built.

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215 Mark Preece – Has had resident requests to put a crossing guard at 800 W & Porter. It has
216 grown busier due to nearby construction which will not will not necessarily get better once the
217 new homes are built, and there could be more kids walking to school. Chief Hixson is looking
218 at it.

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220 James Ahlstrom – No report.

221
222 Mayor Romney – Ground has been broken for the new Centerville fire station.

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225 **11. Approve Minutes from the September 4, 2018 City Council Meeting.**

226 **MOTION:** *James Bruhn made a Motion to approve the August 7, 2018 City Council*
227 *meeting minutes. Mark Preece seconded the Motion which PASSED by*
228 *unanimous vote of all members present.*

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12. Executive Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to Utah Code Annotated 52-4-205(1)(a).

Executive Session was not needed.

13. Adjourn Meeting.

MOTION: *James Ahlstrom made a Motion to adjourn this meeting of the West Bountiful City Council 9:05 pm. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council on October 2, 2018 by unanimous vote of all members present.

Cathy Brightwell (City Recorder)