

**Mayor**  
Kenneth Romney

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Ben White

**City Recorder**  
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# **WEST BOUNTIFUL PLANNING COMMISSION**

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**Chairman**  
Denis Hopkinson

**Commissioners**  
Laura Charchenko  
Mike Cottle  
Alan Malan  
Corey Sweat  
Dennis Vest, Alternate

## **THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING AT 7:30 PM ON TUESDAY, MAY 14, 2019 AT THE CITY OFFICES**

Prayer/Thought by Invitation

1. Accept Agenda.
2. Discuss Rezone Request from South Davis Sewer District.
3. Discuss Proposed Updates to General Plan
  - a. Section IV - Transportation
  - b. Section VII – Annexation
  - c. Section VIII – Public Utilities
4. Review Previous Updates to General Plan
  - a. Section II – Land Use
  - b. Section III – Parks and Open Space
5. Staff report.
6. Consider Approval of Minutes from the April 23, 2019 Meeting.
7. Adjourn.

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*Individuals needing special accommodations including auxiliary communicative aids and services during the meeting should notify Cathy Brightwell at 801-292-4486 twenty-four (24) hours before the meeting.*

*This notice has been sent to the Clipper Publishing Company and was posted on the State Public Notice website and the City's website on May 10, 2019 by Cathy Brightwell, City Recorder.*



# MEMORANDUM

**TO:** Planning Commission

**DATE:** May 10, 2019

**FROM:** Ben White

**RE:** South Davis Sewer District Rezone Request

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The South Davis Sewer District owns all 40 acres west of Legacy Highway that is currently within the city boundaries. The current zoning is A-1. Since the Sewer District is a governmental entity, their land use is an allowed use in the A-1 zone even though the use is more suited as an industrial use.

The Sewer District has found that there is a demand for staging and storage on their property. Canyon Pipeline (contractor for Dominion Energy) currently leases property to stage and store construction materials. Other entities have also expressed an interest.

While the sewer plant is an allowed use, storage and staging by other parties is not permitted in the A-1 zone. The Sewer District is requesting the property be rezoned to an L-I designation to accommodate land uses more suitable to neighboring a sewer plant.

A public hearing is being scheduled for May 28<sup>th</sup> to receive public comment on the proposal.

## IV. TRANSPORTATION

### 4.1 Background and Introduction

A transportation network is more than streets and cars: it is a fabric of motorists, bicyclists, pedestrians, and mass transit capabilities sharing the same spaces. Each of these transportation modes plays a critical role, and it is important to have these choices available.

~~For example, as the “baby boomer” demographic ages, some will rely more on transit to maintain their independence. Bicycle and pedestrian infrastructure is important for school-age children and other individuals without access to cars. Furthermore, the United States faces increasing health problems, many of which are related to widespread obesity. “Active transportation” in bicycle and pedestrian modes, also referred to as “active transportation”, can redress some of these problems. Finally, t~~The private automobile remains the preferred transportation mode in many areas, especially in the West. However, given issues like ~~diminishing fossil fuel resources, diminishing air quality corresponding increases in fuel costs,~~ and impending global warming, transportation networks may be fundamentally different in thirty years compared to today.

~~Previous Transportation Elements contained several uncertainties: Will~~With easy access to the Legacy Parkway, Interstate 15, and ~~the FrontRunner train (previously known as the West Davis Highway) be built? Will there be high capacity transit? If so, will it be light rail or commuter rail? At this writing, both the Legacy Parkway and Utah Transit Authority (UTA) FrontRunner commuter rail are under construction. 500 South will also be expanded, and other construction projects will soon be completed as well. This puts West Bountiful~~is in an enviable position and can : several high-profile previously identified goals have been achieved. ~~An opportunity exists now to~~ direct efforts ~~elsewhere, and~~ to consider additional ways to enhance West Bountiful’s transportation network.

The structure of this Transportation Element focuses on roadways, transit, and bicycle and pedestrian modes. Each transportation mode is discussed based on its role in West Bountiful City in 201996, and the role it might play in the future. ~~Each transportation mode also has an inventory of “issues identified”, which refers to comments and problems brought up by West Bountiful residents in the series of public workshops held for this General Plan update. The issues are introduced in the “Existing Conditions” section, and potential solutions are discussed in the “Future Conditions” section.~~

#### Vision Statement

~~West Bountiful City is faced with many changes.~~ Legacy Parkway and the Utah Transit Authority’s FrontRunner commuter rail ~~have~~will increased choices available to West Bountiful residents and contribute to an urban atmosphere; however, many West Bountiful residents cherish the rural qualities of their community, and wish to retain those characteristics. West Bountiful must continue to participate in regional discussions and decisions on transportation, and strive to maintain a rural feel. At the same time, West Bountiful should add the necessary

accommodations to major transportation facilities so that motorists, bicyclists and pedestrians can travel safely and at reasonable speeds. ~~In addition, it is a priority to develop a north-south artery to replace 800 West, which was closed at 500 South and Woods Cross to accommodate a new FrontRunner station.~~

## 4.2 Goals and Objectives

**GOAL 1: Plan ~~ahead~~ for transportation needs in West Bountiful City, and work with local, state, and regional decision-makers regarding issues that affect the City.**

OBJECTIVE 1: Maintain representation for West Bountiful City on local, regional, and state transportation and land use technical and decision-making bodies.

OBJECTIVE 2: Encourage dialogue with land use and transportation planning partners in surrounding cities.

OBJECTIVE 3: ~~Support efforts to manage growth through effective local and regional planning.~~

~~POLICY 1: Develop a master transportation plan which would define both present and future transportation needs, and identify future infrastructural improvements and funding sources.~~

~~POLICY 2: Continue to refine and update the five-year Capital Improvements Program, including transportation infrastructure.~~

~~POLICY 3: State road funds should be designated for local capital improvements.~~

~~POLICY 4: Local utility franchise tax and road impact fees should be considered additional revenue sources for the capital improvement fund.~~

OBJECTIVE 4: Explore additional funding sources for improving the current street system, such as Federal-Aid Urban funds, state gasoline tax money, etc.-

**GOAL 2: Balance access, mobility, and safety on West Bountiful City streets, making best use of existing facilities and programs before investing in additional infrastructure.**

OBJECTIVE 1: Integrate transportation systems into the development review process for West Bountiful City. New development projects should be reviewed by staff to ensure that any modifications to transportation systems meet the intent of the Master Transportation Plan. ~~Transportation-related staff comments should be incorporated into recommendations made to the Planning Commission regarding specific developments.~~

~~OBJECTIVE 2: Adopt into ordinance a Neighborhood Traffic Management Program (NTMP) to address traffic calming issues in West Bountiful. The NTMP shall meet the principles of the~~

~~master street plan, and should allow for West Bountiful City staff to review and approve traffic calming projects at their discretion. The NTMP should be responsive to concerns raised by residents and contain objective methods to assess the need for traffic calming improvements. See the Appendix for an example of an NTMP.~~

OBJECTIVE 3: Actively participate in any ongoing plans regarding the Legacy Parkway, 500 South, Interstate 15, and commuter rail; these projects ~~will change~~**impact** transportation patterns in West Bountiful, and the City should be involved in decisions made regarding these facilities.

~~POLICY 1: Enforce existing ordinances requiring covered loads and weight of vehicles, and encourage landfill-related traffic to access the landfill via 500 South or other designated road.~~

~~OBJECTIVE 4: Actively participate in ongoing discussions with UDOT regarding 500 South, to balance safety, access, and mobility.~~

~~POLICY 1: Work with UDOT prior to 500 South reconstruction to ensure that businesses have adequate access without compromising traffic mobility.~~

~~POLICY 2: Work with UDOT prior to 500 South reconstruction to ensure installation of pedestrian and bicycle facilities (preferably sidewalks and bike lanes), providing connectivity for West Bountiful residents to the Woods Cross commuter rail station.~~

~~POLICY 3: Following 500 South reconstruction, reevaluate the intersections of 500 South/800 West and 500 South/1100 West. If these intersections continue to be problematic, pursue signalization options with UDOT.~~

OBJECTIVE ~~4~~**5**: Pursue avenues for increasing the number of north-south routes through West Bountiful City, such as a new 1450 West alignment. Consider ways to improve north-south connectivity when approving future developments in West Bountiful City.

OBJECTIVE ~~5~~**6**: Continue to work with UDOT and Union Pacific Railroad to find optimal solutions to the railroad crossing issues in West Bountiful, particularly at 500 South, ~~400 North~~, and Pages Lane.

OBJECTIVE ~~6~~**7**: Promote a consistent and continuous transportation network among existing and future development.

POLICY 1: Restrict lengths of dead-end streets, and require second accesses for streets longer than a specified length.

POLICY 2: Require provisions for temporary turnarounds on dead-end streets.

POLICY 3: Establish pedestrian, bicycle, and equestrian paths that are consistent with maintaining a rural environment. Consider an improved cross section on busier streets such as 800 West or 1100 West.

~~POLICY 4: Consider establishing a special improvement district to fund street, curb, gutter, and sidewalk construction and maintenance.~~

POLICY ~~4~~<sup>5</sup>: Require all utilities to be installed underground in new subdivisions.

### **GOAL 3: Provide safe and connected bicycle and pedestrian facilities.**

OBJECTIVE 1: Create connected bicycle and pedestrian facilities on major routes accessing the commuter rail station in Woods Cross (for instance, 500 South and 800 West). Encourage the use of non-motorized transportation modes to access commuter rail.

OBJECTIVE 2: Examine areas with high pedestrian volumes, and evaluate the need and possibility for added crosswalks or other types of pedestrian crossing treatments. These may include pedestrian-activated flashing lights, pavement treatments, or pedestrian signals.

~~POLICY 1: Review 800 West, 400 North, Pages Lane, and 1100 West to ensure these facilities have adequate bicycle and pedestrian infrastructure.~~

~~POLICY 2: Work with UDOT to improve bicycle and pedestrian crossings across I-15, maintaining connectivity as much as possible.~~

OBJECTIVE 3: Prioritize completion of missing sidewalk sections by identifying heavily-used school routes, recreation paths, and transit access routes.

OBJECTIVE 4: Ensure that pedestrian facilities accommodate the needs of people of all physical abilities.

POLICY 1: All new transportation projects, including roadways and pedestrian facilities, should include accommodations for the physically disabled and meet all Americans with Disabilities Act (ADA) standards and requirements.

POLICY 2: All existing transportation (vehicular and pedestrian) facilities that do not currently meet ADA standards, should be brought into compliance as soon as resources are available.

### **GOAL 4: Increase access to transit facilities.**

~~OBJECTIVE 1: Engage in discussions with the Utah Transit Authority to achieve the desired level of transit connectivity between West Bountiful City and the commuter rail station in Woods Cross.~~

~~OBJECTIVE 2:~~ Engage in discussions with the Utah Transit Authority to increase transit options in West Bountiful City (for example, feasibility of transit modes such as bus rapid transit or light rail, frequency of service, [flexible bus routes](#), or locations of [fixed](#) transit routes).

~~POLICY 1: Pursue agreements with the Church of Jesus Christ of Latter Day Saints for use of West Bountiful LDS meeting house parking lots as park and ride lots on weekdays. For instance, meeting house parking lots on 800 West (at both 311 North and 840 North) could be utilized as park and ride lots for riders of the #60 Woods Cross routes through West Bountiful into downtown Salt Lake City.~~

### 4.3 Existing Conditions

This section describes each of the major transportation modes in West Bountiful, by identifying existing features for each mode and major issues that keep those modes from functioning at [peak performances they should](#). ~~Issues discussed in this section were raised during the extensive public involvement process conducted for this General Plan update, and were subsequently reviewed and investigated to better understand the problems.~~ The Future Transportation Plan section later in this chapter provides recommendations on how these problems might be remedied.

#### Traffic

Major traffic routes in West Bountiful include:

- [Interstate 15 \(I-15\)](#)
- Legacy Parkway
- 500 South
- 400 North
- Pages Lane (1600 North)
- Porters Lane (2200 North)
- [500 West](#)
- [600 West](#)
- 800 West
- 1100 West

~~The following table illustrates how average daily traffic volumes have changed on selected West Bountiful streets from 1997 – 2004.~~

	500-S (west of 800-W)	500-S (east of 800-W)	800-W	400-N (east of 800-W)	500-W (north of 500-S)	500-W (north of 400-N)
1997	10,275	13,995	4,610	13,620	28,545	19,405
1998	10,930	14,890	4,665	13,785	28,885	19,635
1999	10,557	14,145	5,050	13,125	31,250	21,598
2000	10,475	14,035	3,550	13,025	31,005	21,430
2001	10,545	14,126	3,575	13,115	31,210	17,465
2002	11,255	15,080	3,820	14,000	33,310	18,640
2003	11,255	15,080	2,711	14,000	31,200	16,530
2004	11,325	15,170	2,730	14,085	31,390	16,630

*Source: Utah Department of Transportation's Traffic on Utah Highways*

Figure 4.1 charts growth on West Bountiful streets from 1997—2004. It indicates a stable area indicating relatively slow growth in average daily traffic volumes—typically between 1—1.5% annually.

With the exception of I-15 and 500 West, most streets in West Bountiful are two-lanes without a center median. Many have a rural cross-section, without developed curb, gutter, parkstrip, and sidewalk.

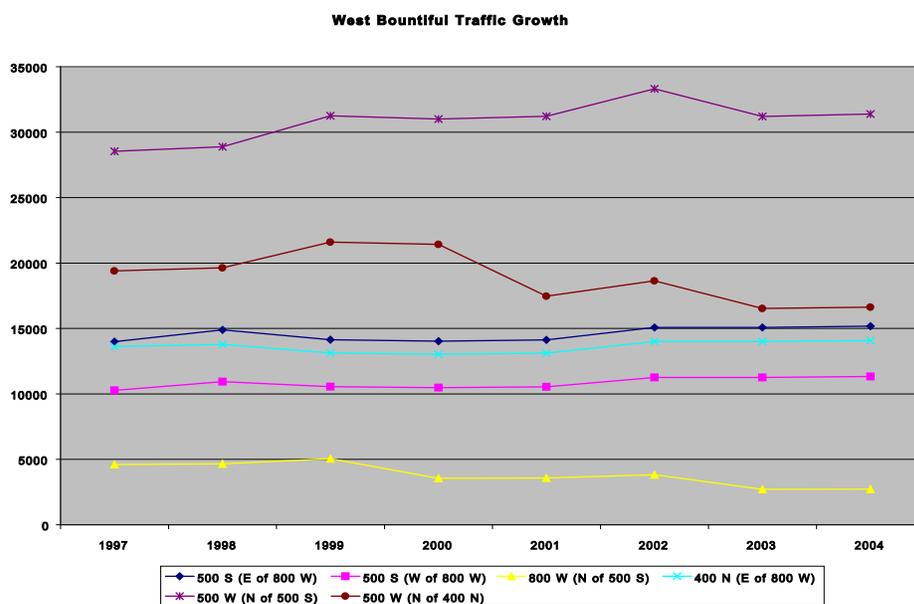
*Issues Identified*

West Bountiful faces several traffic challenges. These include: a lack of north-south travel routes, railroad obstacles, significant truck traffic, and access onto 500 South from side streets.

The following paragraphs outline these issues.

## North-South Access

West Bountiful has two major north-south routes west of I-15: 800 West and 1100 West. North- and south-bound traffic is limited to these routes because no others extend through the City. ~~While previous plans classified 800 West and 1100 West as a collector and a minor arterial, respectively, their land use and access characteristics do not reflect those classifications. Land uses along both streets are primarily residential. Each residential property has its own access point onto the street, creating many conflict points between through traffic and vehicles attempting to enter the traffic stream. Furthermore, given the rural atmosphere of West Bountiful, 800 West and 1100 West largely lack a fully developed cross-section, which would include pedestrian facilities and a buffer between pedestrians and street traffic. However, given the lack of other north-south options, 800 West and 1100 West must function as arterials simply because there are no local alternatives. The City should pursue development~~



~~of other north-south alternatives. See Section 4.4 for further discussion of functional classification and organization of transportation networks.~~

## Railroad Obstacles

The Union Pacific Railroad (UPRR) complicates east-west access. UPRR functions as a freight line along the Wasatch Front, and FrontRunner commuter rail ~~will soon run~~ parallel to UPRR. UPRR has at-grade crossings in West Bountiful at 500 South and Pages Lane. During peak traffic periods, train crossings cause queuing on either side of the railroad. Traffic also disperses through residential neighborhoods ~~in an attempt~~ to circumnavigate the trains. A particularly popular detour for eastbound traffic stopped at the Pages Lane crossing is 550 West – 660 West to access the 400 North I-15 overpass. This adds detour traffic to residential streets, and residents complain about speeders along this route.

## Truck Traffic

Truck traffic in West Bountiful is primarily related to the landfill located on Pages Lane west of 1100 West. Landfill-related traffic, including a large number of trucks, frequently uses 1100 West to travel to and from the landfill. As stated previously, 1100 West is a residential street. This presents a safety concern along 1100 West, which lacks an adequate buffer between pedestrians and street traffic.

### 500 South Accessibility

500 South is difficult to access from ~~side~~800 West streets due to traffic volumes and proximity to the railroad tracks. ~~This intersection is not signalized and is close to the railroad tracks. In West Bountiful west of I-15, both 800 West and 1100 West provide primary access onto 500 South from interior streets. Neither of these intersections is signalized. Drivers find it difficult to turn left onto 500 South at both of these locations, and vehicles attempting to access 500 South from side streets in Woods Cross experience similar problems.~~

### **Transit**

Utah Transit Authority (UTA) provides public transit service along the Wasatch Front, including West Bountiful. West Bountiful has one bus transit route that serves the city. It provides service to downtown Salt Lake City twice in the morning and two northbound routes in the evening. The Woods Cross Front Runner train station is located on the south side of 500 South. Pedestrian access across 500 South is difficult except at 500 West and 1100 West where traffic signals with cross walks are constructed.

#### *Issues Identified*

~~Transit-related comments regarding service include:~~ made by West Bountiful residents in the public workshops focused on several issues. First,

- ~~• Residents want off-peak transit service is desirable in West Bountiful, since Routes #60 and #63 only run in the a.m. and p.m. peak periods.~~
- ~~• Second, residents identified a need for more local circulation. is to the future commuter rail station located in Woods Cross. Third, residents expressed a~~
- ~~• Need for park-and-ride lots in West Bountiful. The nearest park-and-ride lot is in Woods Cross at 790 West and 1500 South, and several others are located nearby in Centerville and Bountiful. However, opportunities may be available to add park-and-ride facilities in West Bountiful. See Section 4.4 for a discussion of potential transit improvements.~~
- Improved pedestrian access to the Woods Cross Front Runner station is desirable.

## Bicycle and Pedestrian

Bicycle and pedestrian facilities in West Bountiful are consistent with its rural nature. Many streets have two lanes of pavement plus a shoulder, but are without curb, gutter, sidewalk, park strip, or street trees. Newer subdivisions, located in interior areas of West Bountiful City, frequently have a more developed cross-section and include curb, gutter, sidewalk, and park strip. ~~These improvements do not typically extend to the other major routes in West Bountiful City, such as 500 South, 400 North, 1000 North, Pages Lane, or Porters Lane.~~ The City completed an Active Transportation Plan in 2016. A copy of the Plan can be found in the Appendix.

### *Issues Identified*

On busier streets such as 800 West and 1100 West, the lack of complete infrastructure presents a dangerous situation for bicyclists and pedestrians. ~~800 West has sidewalk along its west side but not its east side. 1100 West has no sidewalks on either side of the street. It has a bicycle lane from 400 North to Pages Lane, but this has several deficiencies: it is only on the east side of the street, it does not extend southward to 500 South, and it is not the standard width for a bicycle lane (4' width at a minimum, but a greater width is preferred). See Section 4.4 for a discussion of recommended bicycle and pedestrian improvements.~~

## 4.4 Future Transportation Plan

### Roadway Network ~~and Traffic Volumes~~

#### Proposed Road Network

~~This document proposes few changes to West Bountiful's road network. The proposed functional classifications (discussed in the following section) vary minimally from the classifications identified in previous General Plan Transportation Elements. See Figure 1 for an illustration of proposed transportation improvements in West Bountiful identified in this general plan.~~

#### *700 West/800 West Alignment:*

To allow for construction of the FrontRunner commuter rail, 800 West ~~was~~ now closed between 500 South and 700 South in Woods Cross. Formerly, 800 West connected West Bountiful and Woods Cross, but this connection has now been broken. There is also safety concerns with a general public access through the Holly Frontier refinery. ~~West Bountiful City has engaged in workshops with the 500 South Environmental Assessment public involvement team, to seek a solution for this area.~~ The solution preferred by West Bountiful is to re-align 800 West around the Holly ~~Frontier Oil~~ property, and tie it into 700 West in Woods Cross. 800 West would then be closed between roughly 400 South and 500 South, ~~and that right-of-way would be transferred to Holly Oil. Holly Oil would then close their driveways on 500 South, accessing their property from the new 700 West alignment instead.~~

There are two major complications with this alignment. First, it requires an additional crossing

of the UPRR tracks to tie back into 800 West north of Holly ~~Oil~~. UPRR will not likely agree to an at-grade crossing, so a grade-separated crossing will probably be necessary. ~~Second, the geometry required to tie 700 West into 800 West has a prominent horizontal over the UPRR tracks.~~ A bridge structure of this alignment will be costly. It is not known, at this point, where funding for that bridge would come from.

*Proposed 1450 West Alignment:*

A new collector is proposed at 1450 West, to increase the number of north-south routes in West Bountiful. 1450 West is a natural choice, for two reasons: ~~it~~ It is the next logical connection, given the three-block spacing between 500 West, 800 West, and 1100 West; and it connects to the existing terminus of 400 North. ~~1450 West can have a rural cross-section, similar to the existing cross-section on 1100 West. 1450 West will not carry the traffic volumes seen on 1100 West or 800 West, and is adjacent to the proposed agricultural preservation area. Therefore, the land uses surrounding it will not be developed in the same densities seen elsewhere in West Bountiful.~~ This road will serve primarily as an additional option for traffic attempting to reach 500 South and the Legacy Parkway from the southwesterly parts of the City.

*Proposed 220 North - 650 W Alignment:*

A new residential street is proposed that would connect the existing 220 North roadway to 650 West. This new roadway would correct a nonconforming cul-de-sac at 220 North, by providing a second outlet, and would provide a connection to 800 West for these residential neighborhoods. The road would extend 220 North to the east, up to the western edge of the Union Pacific Railroad alignment. It would then turn north, follow the railroad tracks, travel under 400 North, and connect to 650 West. Residents in these neighborhoods may experience an increase in traffic since this alignment would create a greater connection to 800 West. The intersection with 650 West would need to be designed to allow for a proper 90 degree intersection, ~~rather than the angle illustrated on the Future Transportation Map.~~

*Proposed Cross-Sections:*

~~In 2006, with the exception of 500 South, 500 West, and a handful of other streets, m~~Most of West Bountiful's transportation network has the same cross-section. This consists of two travel lanes and shoulders of varying widths, ~~and does not typically include~~ curb and gutter, park strip, ~~and~~ sidewalk, ~~or bike lanes~~. While West Bountiful has a unique rural identity which should be preserved, in some instances this conflicts with public safety issues. For instance, it is well-established that West Bountiful is limited to two primary north-south routes: 800 West and 1100 West. As development increases, these roads will experience more pressure, and bicyclists and pedestrians will be more at risk.

To reduce hazards to non-motorized transportation modes, bicycle lanes and sidewalks should be added to both sides of major collector streets~~the street on 800 West and 1100 West~~. Bicycle lanes should be at least 4' feet wide (preferably 5' feet), and be marked in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). Sidewalks should also be a minimum of 4' feet wide, ~~at a minimum, and can be constructed according to existing design standards.~~ 46' of

~~pavement could accommodate two 11' travel lanes, 5' bicycle lanes, and a 7' shoulder for on-street parking.~~

~~If capacity becomes strained on these two-lane roads, restriping could add a small amount of capacity (see following table). 46' of pavement could also accommodate two 12' travel lanes plus a 12' center turn lane, as well as 5' bicycle lanes on both sides of the street. This cross-section would improve traffic flow by removing left turning vehicles from the travel lane, thereby preventing traffic from queuing behind turning vehicles. However, widening further to add more capacity (i.e., two lanes of traffic per direction) is not optimal: these streets are primarily residential in nature, and the needs for access and relative quiet clash with additional traffic lanes. These modified cross-sections are not recommended for every road in West Bountiful, only those that carry comparatively more traffic and have insufficient accommodations for bicyclists and pedestrians. Residents and city officials may later wish to revisit whether accommodating bicyclists and pedestrians on other routes as well trumps the desire to maintain a rural atmosphere.~~

### Functional Classification

The purpose of functional classification is to organize a roadway system into a hierarchy. This hierarchy allows for varying degrees of functionality: some streets maximize access to adjacent properties, while others limit access in favor of maintaining high travel speeds. As the functional classification of a facility increases, more restrictions are placed on access. If mobility is the primary function, access should be limited; if access is the primary function, mobility will be limited. There are five functional classes of roads in West Bountiful: freeways, principal arterials, minor arterials, major collectors, minor collector and local streets. These five classes are described below. Following these descriptions is a table identifying the functional classifications of major West Bountiful Streets.

#### *Freeways:*

Freeways serve mobility rather than access, have interchanges at one-mile intervals, and accommodate high speeds (55 mph or higher). In West Bountiful, both Interstate 15 and Legacy Parkway qualify as freeways. They provide no access to adjacent properties, and link West Bountiful to major regional and national destination points. ~~Currently under construction, the Legacy Parkway will extend~~s from I-215 in Salt Lake County to the SR-89 interchange at Park Lane in Farmington. ~~Legacy Parkway will have two lanes per direction,~~ with interchanges at I-215, ~~2600 South,~~ 500 South, Parrish Lane, and SR-89. ~~Legacy Parkway will have a 55 mph speed limit, and a ban on large trucks until 2020. In addition,~~ I-15 reconstruction is likely in the area in the future. While a draft environmental document was completed in 1998 for expansion of this segment of I-15, further environmental documentation will be needed prior to I-15 expansion here.

*Principal Arterials:*

These roads move traffic within Davis County, and provide direct access to freeways. 500 South is an example of a principal arterial in West Bountiful. 500 South is also classified by UDOT as a Regional Urban or Regional Priority Urban facility (depending on segment). These facilities may have signals every half-mile, with streets spaced 660' apart. They are typically located in urban areas, and can accommodate moderate speeds (45 mph or higher) and moderate to high traffic volumes. ~~500 South will be improved to a five lane cross section (two lanes per direction and a two way left turn median).~~ 500 West is also a principal arterial in West Bountiful, and is classified by UDOT as a Regional Priority Urban facility.

Major/Minor Arterials/Collector:

These ~~collectors/arterials~~ perform a function similar to principal arterials, but allow more access to adjacent properties. These streets typically have approximately 66' feet to 80' feet in right-of-way, and connect to other collector streets/major arterials at intersections. While several streets in West Bountiful function as ~~major collectors/minor arterials~~, the land uses along these corridors indicate that they were not intended to serve this purpose. For instance, ~~both 400 North, 800 West and 1100 West serve as major/minor arterial collectors.~~ They connect traffic from other collectors and local streets onto ~~principal~~ arterials and freeways such as 500 South, Porter Lane and I-15. ~~from which traffic can access the freeway or other parts of the region. However, land uses along both 800 West and 1100 West are primarily residential. Many driveways access these streets, conflicting with traffic. As mentioned earlier in this section, both 800 West and 1100 West must play a major role in the transportation network that was likely never intended, simply because there are no other local north-south options. Other examples of minor arterials in West Bountiful include Pages Lane and 400 North.~~

Minor Collectors:

Minor collectors function as providers of both mobility and access to residential and commercial areas of the City. Collectors are typically spaced at ~~1/2-half~~ mile intervals or shorter distances, and have intersections placed 300' apart. Speeds on collector streets are limited to 25 – 30 mph. Right-of-way widths on West Bountiful collectors range from 56' – 66'. 1000 North, 600 West/Porters Lane, and 660 West are all examples of minor collectors in West Bountiful.

*Local Streets:*

Local streets are the lowest functional classification, providing the highest level of access and the least mobility. Movement on local streets typically channels to collectors and onward through the street hierarchy. Trips on local streets are generally short, and traffic volumes are relatively low. Through traffic should be discouraged on local streets, and speeds should be no higher than 25 mph.

Table 4.4	
Functional	West Bountiful Examples

Classification	
Freeway	Interstate 15, Legacy Parkway
<del>Minor</del> Principal Arterial	500 South, 500 West, <del>640 West</del> and <del>Porter Lane</del>
<del>Major</del> <del>minor</del> Arterial Collector	800 West, 1100 West, Pages Ln, 400 North <u>and</u> <u>Porter Lane</u>
<u>Minor</u> Collector	<del>Porter Ln</del> , 1000 North, 550 West, 600 West, <del>640</del> <del>West</del> , 660 West
Local	<u>All other residential streets</u> <del>Jessie's Meadow Way,</del> <del>900 West, Millbridge Ln, 900 West</del>

### Future Traffic Volumes

~~As previously discussed earlier in this Transportation Element, historical volumes came from Traffic on Utah Highways, a manual which is updated by UDOT. Volumes are available for all state roads, as well as any road which receive federal or state funding. Future year 2030 traffic volumes are shown in the following table. The future volumes were generated using the Wasatch Front Regional Council's Travel Demand Model, and assume that the transportation improvements identified in the current Long Range Plan have been implemented.~~

~~According to the model volumes, traffic will increase a small amount on most streets in West Bountiful, but will decrease on 500 West. This is because the model accounts for improvements such as the Legacy Parkway, FrontRunner commuter rail, and I-15 expansions. These will relieve pressure on some local streets.~~

### Response to Issues Identified

#### *North/South Access:*

~~There are limited ways to easily remedy this issue. Prior master planning documents identified a potential Redwood Road extension north of 500 South, connecting to Porters Lane. However, the proposed future land use plans generated for this General Plan update retain large tracts of land for agricultural purposes in the western portion of West Bountiful. Constructing a road in this location would not complement agricultural uses, nor would it be an efficient use of resources to build a road where development is not slated to occur. North-south access will continue to be limited to 800 West and 1100 West. West Bountiful can, however, take steps to mitigate negative effects on these and other streets. The cross-sections identified in the preceding section will improve safety for bicyclists, pedestrians, and West Bountiful residents along these streets.~~

### *Railroad Obstacles:*

While waiting for trains to pass is an inconvenience, the underlying issue (as gleaned from the public workshops) relates to traffic calming. Impatient drivers at Pages Lane, wishing to avoid train crossings, speed through neighborhoods along 550 West and 660 West to cross over I-15 at 400 North. West Bountiful can pursue traffic calming programs such as a Neighborhood Traffic Management Program to address these issues. An example of a Neighborhood Traffic Management Program is provided as an Appendix to this General Plan update.

### *Truck Traffic:*

While truck traffic was a prominent concern in the public workshop comments, it will become less of an issue when Legacy Parkway is completed. Legacy Parkway will block access from Pages Lane to the landfill. The primary truck route to the landfill will be the frontage road west of Legacy Parkway, which connects to 500 South. This will noticeably reduce the amount of landfill-related truck traffic on West Bountiful's interior streets.

### *500 South Accessibility:*

The SR-68 500 South Environmental Assessment found that two major intersections in West Bountiful meet FHWA warrants for signalization: 800 West/500 South, and 1100 West/500 South. However, while signalizing these intersections would improve access onto 500 South from side streets, it may affect continuity in the corridor. In addition, the south leg of the 800 West/500 South intersection will soon be eliminated to accommodate commuter rail. This may alter travel patterns, and signalization of these intersections should be re-evaluated after construction of improvements on 500 South.

## **Future Transit Networks**

### Commuter Rail

The most significant change anticipated in West Bountiful's transit network is the FrontRunner commuter rail. FrontRunner will extend between Weber County and Salt Lake City, for a length of 44 miles. Stations in Davis County include the Woods Cross station near 700 West and 700 South, and the Farmington station east of the Park Lane bridge. The trains will operate on 20 minute headways during the a.m. and p.m. peak periods, and on 40 minute headways throughout the remainder of the day. The Woods Cross station is the closest station for West Bountiful residents. Concept plans provided in the Final Environmental Impact Statement (FEIS) for commuter rail show 780 parking stalls planned. Commuter rail is currently under construction and UTA anticipates that commuter rail will open by late 2008.

The FEIS also provided ridership forecasts. According to the FEIS, transit ridership on commuter rail is anticipated to be approximately 5,900 riders per day between Pleasant View and Salt Lake City when commuter rail opens. This is projected to increase to 12,600 riders per day in 2030. These figures were derived from the Wasatch Front Regional Council's Travel Demand Model (July 2003 version). The following table illustrates southbound and northbound boardings for opening day, as well as projected boardings for 2030. The table includes the two stations nearest to West Bountiful (Woods Cross and Farmington) in addition to the other

stations on the line.

Table 4.6				
	SB Boardings		NB Boardings	
Station	Opening Day	Year 2030	Opening Day	Year 2030
Salt Lake City Intermodal Hub	N/A	N/A	1,693	1,791
North Temple	0	93	0	790
Woods Cross	305	1,145	67	306
Farmington	390	711	204	192
Layton	284	705	155	473
Clearfield	113	863	616	664
Roy	201	215	27	37
Ogden	1,353	1,864	150	295
Pleasant View	272	671	N/A	N/A

Source: Utah Transit Authority Weber County to Salt Lake City Commuter Rail Project FEIS

Response to Issues Identified

*Local Bus Circulation:*

Once FrontRunner is in operation, UTA will reevaluate local transit connections to the commuter rail stations. At that time, West Bountiful should engage in discussions with UTA about residents' needs for additional transit service. Other current long range plans as indicated by WFRC include high frequency bus service along 500 South, and the study of other high capacity transit options in south Davis County. The South Davis Transit Study was funded as part of the Legacy Parkway settlement in late 2005, and will examine the viability of locating high capacity transit options such as light rail or bus rapid transit in the southern part of Davis County.

*Park and Ride Lots:*

Meanwhile, other opportunities exist to make transit more viable and convenient for West Bountiful residents. Park and ride lots are currently nonexistent in the City but could be added. The nearest park and ride lots are located in Woods Cross, Bountiful, and Centerville.

However, LDS ward houses are frequently used elsewhere along the Wasatch Front as park-and-ride facilities during the work week. In fact, two wards on 800 West are particularly well-suited to be park-and-ride facilities. The bus routes accessible in West Bountiful City (#60—Woods Cross, and #63—West Bountiful) both travel down 800 West, and could stop at these parking lots to pick up passengers. West Bountiful should pursue agreements with the managers of these properties to provide this convenience to transit riders.

### **Future Bicycle and Pedestrian Networks**

As previously discussed in this Transportation Element, facilities for bicyclists and pedestrians are inconsistent in West Bountiful. Issues identified in the “Existing Conditions” section focused on inconsistent and incomplete infrastructure networks for bicycle and pedestrian facilities. However, opportunities exist to add these facilities throughout the City, in forms that are both locally and regionally significant.

#### Response To Issues Identified

##### *Bike Lanes:*

Currently there is one bike lane in West Bountiful, from 400 North to 1600 North on 1100 West. It exists only on the east side of the street, it does not connect to any other noteworthy bicycle facilities, and it is of a substandard width for a bike lane. With the opening of commuter rail in 2008, new opportunities will arise for commuters to leave their cars at home and use alternative modes of transportation. Adding standard bike lanes to 1100 West, 800 West, and 500 South provide accommodations for bicycle commuters to reach the Woods Cross commuter rail station. The proposed cross-sections identified earlier in this section would provide a 4.5' wide bicycle lane between the travel lanes and the shoulder or on-street parking areas.

##### *The Legacy Parkway Trail:*

The Legacy Parkway Trail will link communities along the Legacy Parkway alignment and provide a regional facility for non-motorized transportation modes, whether they are bicyclists, pedestrians, or equestrians. It will provide a valuable connection for commuters from other cities to reach 500 South and the commuter rail station. In addition, West Bountiful's proposed trail networks should tie into the Legacy Parkway Trail (see the section on Parks and Open Space for a discussion of recreational trails in West Bountiful). Overall, West Bountiful's proposed trail network plus the Legacy Parkway Trail will create more opportunities for non-motorized users, and become an asset to the community.

##### *Pedestrian Activity Centers:*

It is understood that West Bountiful residents wish to retain a rural feel to their community, and part of that is reflected in a semi-undeveloped cross-section that lacks curb/gutter, parkstrips, and sidewalks typically found in other communities. This plan does not propose replacing existing street cross-sections throughout town with a more developed version. However, in areas of West Bountiful that experience higher levels of pedestrian traffic, it would

~~be prudent to consider improving pedestrian facilities. For example, the neighborhood surrounding 800 West and 400 North has several community facilities nearby (i.e., City Hall, West Bountiful Elementary, and an LDS ward house) that likely generate more pedestrian traffic than other areas of the City. Future pedestrian infrastructure improvements (such as adding missing lengths of sidewalk, retrofitting to meet ADA requirements, or repairing substandard sidewalk) should be prioritized to focus on areas like this. For instance, areas within one-quarter mile of a school (or other similar pedestrian activity generator) should be a high priority for completing missing sidewalk infrastructure; areas within one-half mile should be a medium priority; and areas outside one-half mile should be a lower priority.~~

#### **4.5 — Tools and Implementation Strategies**

##### **Adopt a Neighborhood Traffic Management Program (NTMP)**

~~A NTMP identifies and prioritizes neighborhood traffic concerns. It should utilize successfully tested methods, and can be implemented on a temporary or permanent basis. If enforcement and education efforts fail to reduce speeds, physical traffic calming elements could be a solution. See the Appendix for an example of a NTMP.~~

##### **Investigate potential funding sources for a new 700 West – 800 West alignment**

~~Several funding sources are available for transportation improvements, and can be applied for through the Statewide Transportation Improvement Plan. The Surface Transportation Program, Class B and C funds, and local government revenues are all possible sources for construction funds for a new alignment. The City should also examine a public-private partnership with Holly Oil as a potential funding mechanism.~~

##### **Sign shared-use agreements with LDS ward houses for park-and-ride lots**

~~As stated earlier in this section, LDS ward house parking lots are frequently used as park-and-ride lots during the work week. West Bountiful has two opportunities along 800 West to add park-and-ride lots, and should pursue these agreements.~~



## VII. ANNEXATION

### 7.1 Background and Introduction

#### Vision Statement

The City is interested in exploring annexation options to help achieve the land use and socioeconomic goals of the community. The City has identified three guiding principles for assessing the annexation potential of additional land into West Bountiful City: 1) Logical, efficient and convenient delivery of services; 2) Visual corridors at entryways to the City, including along Legacy Highway; and 3) Opportunities to expand the current economic base. Annexation should be pursued fairly aggressively to ensure that property desired to be located within West Bountiful is not lost to neighboring communities.

### 7.2 Goals and Objectives

**GOAL 1: Preserve and protect the integrity and character of the borders of West Bountiful City.**

~~OBJECTIVE 1:~~ Provide attractive gateways at major entrances to the City and views of the City from the Legacy Parkway.

~~POLICY 1: Identify and prepare an annexation policy plan that includes the annexation of properties that provide key western and northern entrances to the City or that are highly visible from the Legacy Parkway.~~

**GOAL 2: Provide for efficient service delivery and logical, simple boundaries.**

~~OBJECTIVE 1:~~ Streamline the delivery of services to ensure the most cost-effective means of service delivery.

~~POLICY 1: Prepare an annexation policy plan showing potential future annexations and the criteria for assessing annexation potential, such as economic development, fiscal impacts, aesthetic concerns, provision of services, level of development that can be sustained on the land, etc. Feasibility studies shall be prepared as required by state law. For those annexations not requiring a feasibility study, a brief impact analysis shall be conducted.~~

~~POLICY 2: Indicate the tentative future land uses and densities of all land within potential annexation areas, in the interest of effective planning and the facilitation of future annexations.~~

~~POLICY 3: The proposed boundaries shall, to the extent possible, follow natural features such as roads, streams, topographical features, etc.~~

~~POLICY 4: Work with the Bountiful and Woods Cross to straighten shared boundaries, using the center lines of 500 West and 500 South as the dividing lines.~~

### **GOAL 3: Promote opportunities for economic development and a strong tax base.**

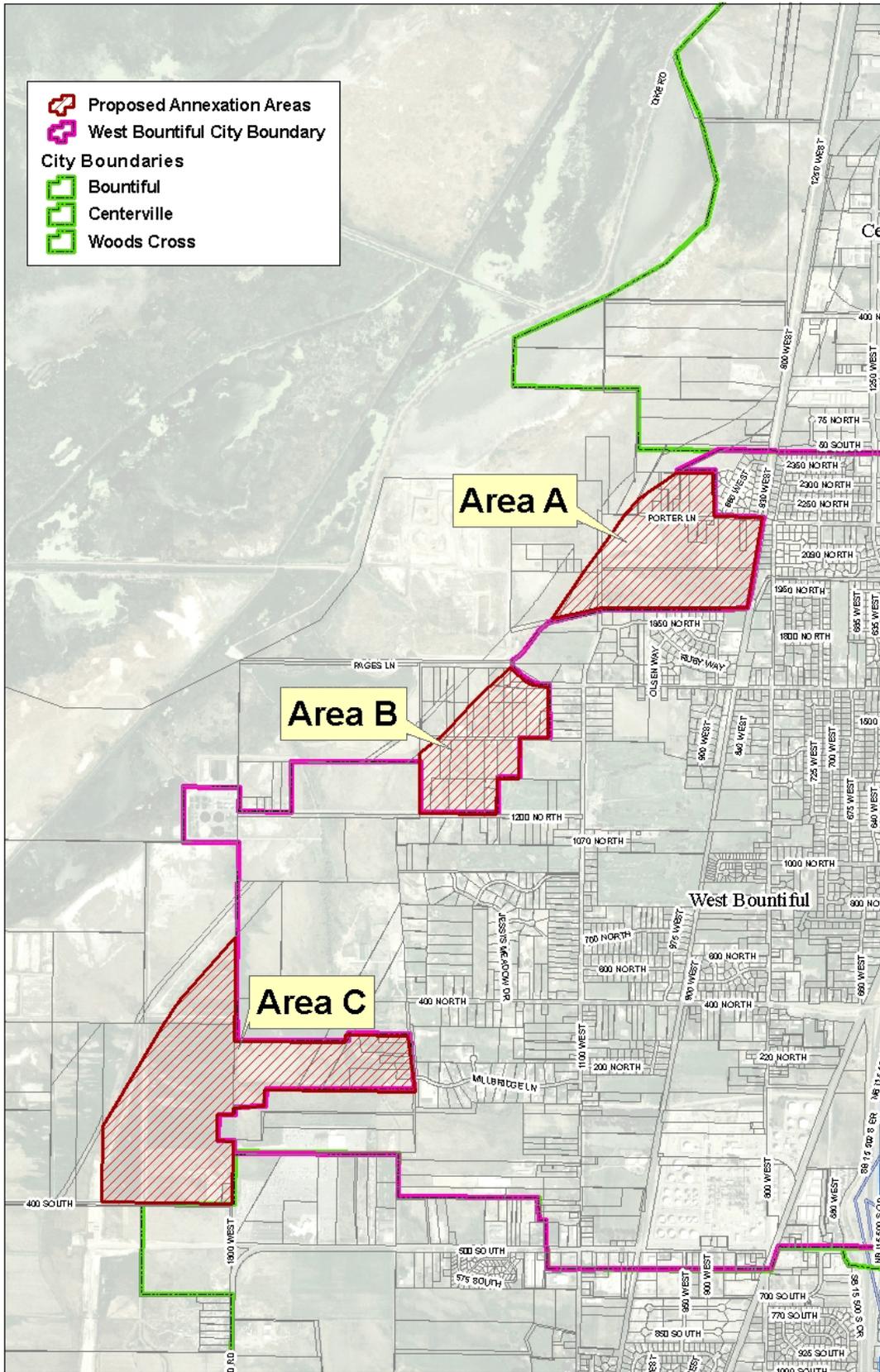
~~OBJECTIVE 1: Capitalize on opportunities for economic development in order to enhance its the tax base and provide its citizens with a high level of services by annexing property with good economic development potential, with regard for simple, logical boundaries where services can be provided efficiently.~~

~~POLICY 1: Evaluate opportunities for economic development along western and northern borders of the City and prepare annexation policy plans that include these key areas.~~

### **7.3 Existing Conditions**

West Bountiful City is bounded on the north by Centerville City, to the east by Bountiful City, and to the south by Woods Cross City. The only opportunities for future annexation are located to the west of the current city boundaries. Because no development will be allowed west of Legacy ~~Highway Parkway~~, West Bountiful City will likely not want to consider annexation of any additional land to the west of Legacy ~~Parkway~~. However, there are a few remaining areas of land located between the City's current western boundary and the Legacy ~~Highway Parkway~~ which should be considered for annexation. Due to their location adjacent to Legacy Highway they provide a visual gateway to the City. Therefore, it will be in the City's best interests to regulate the type of development that takes place in this area.

Areas A ~~and B~~ (see Figure 7.1) will likely be residential in nature. ~~Due to its but because of their location adjacent to Legacy it also they will provides a visual gateways to the City. Therefore, it will be in the City's best interests to regulate the type of development that takes place in these is areas.~~ Area BC provides some potential for office/business park development, with good access ~~off off from the~~ Legacy ~~Highway Parkway~~ and proximity to 500<sup>th</sup> South.



**Land Usage**

There are a total of 329 acres in the potential annexation areas. In area A, the northernmost area, there are approximately 85 acres. In these 85 acres, there are 20 parcels; eight of these are residential and none are commercial; 12 parcels are undeveloped; nine total acres are improved. Area B contains approximately 53 acres. There are 27 parcels in area B; one parcel is residential and one parcel is commercial; 25 parcels are undeveloped; 5.5 total acres are improved. Area C is the largest with 191 acres and 12 parcels. Of these 12 parcels, six

are residential and one has agricultural improvements; 7.3 total acres are improved.

## 7-4 Land Usage

Area A contains approximately 53 acres. The surrounding area is currently zoned for one-acre agricultural uses. It is anticipated that when Area A is annexed, it would receive the same land use zoning designation.

Area B contains approximately 119 acres. The surrounding land use zoning is Blended Use (B-U). This area allows for both commercial and residential uses. The horizontal divider between the two uses will be determined based on development patterns.

**Table 7.1**  
**Size of Proposed Annexed Area's by Parcel and Acre**

	Parcel			ACRES	
	Developed	Undeveloped	Total	Improved	Total
Area A	8	12	20	9	85
Area B	2	25	27	5.5	53
Area C	7	5	12	7.3	191
Total	17	42	59	21.8	329

## 7-5 Population

If Area A ~~was~~ fully developed with residential homes and half of Area B was ~~developed as residential~~, then the annexed area would contain approximately 100 new homes. The estimated ~~2006~~ population increase would be 359 people ~~the three annexation areas is 54 persons~~, based on ~~15 residences and~~ an average household size of 3.59 persons per household.

The future population will depend on how the land is zoned. We have assumed that roughly 100 acres of Area C will be put in business park, and that the remaining acreage will be developed as residential. Based on varying residential densities, as shown in the table below, we have projected the population using an average household size of 3.59 persons per household. Population growth in the annexation areas will likely range from roughly 750 to 3,000 persons.

**Table 7.2**  
**Undeveloped Acres and Future Population Increase**

	<b>Undeveloped Acres Available for Residential Development</b>	<b>Population (1-acre lots)</b>	<b>Population (1/2-acre lots)</b>	<b>Population (1/3-acre lots)</b>	<b>Population (1/4-acre lots)</b>
Area A	76	273	546	819	1,092
Area B	47.5	171	342	512	683
Area C	83.7	301	602	902	1,202
<b>Total</b>	<b>207.2</b>	<b>744</b>	<b>1,488</b>	<b>2,232</b>	<b>2,976</b>

**Neighborhood Character**

The potential annexation areas form a logical boundary with Legacy Highway on the west. Only seven percent of the acreage is developed, thereby allowing future development to be compatible with the City's guidelines and existing character. Currently, there are 15 residences in the potential annexation areas (eight residences in Area A; one residence in Area B; and six residences in Area C).

**7.4 — Analysis**

**Economic Base**

There is one commercial business in the annexation areas. No sales tax revenue is currently generated in any of these areas.

**Table 7.3**  
**Business Parks and Size**

<b>Davis County Business Parks</b>	<b>Acres</b>
Centerville Industrial Park	109
Freeport Center	735
Freeport Center West	45
Highway 193 Business & Technology Park	300
Kaysville Industrial Park	175
Layton Industrial Park	10
North Salt Lake Industrial Park	900
West Centerville Industrial Park	150

Source: <http://relocate2.utah.gov/real-estate/industrialparks.html>

~~There is some potential for business park and office flex development in Area C. This area will have good access from Legacy Highway, as well as from 5<sup>th</sup> South. Because of the limitations on truck traffic on Legacy Highway, it will be important for 5<sup>th</sup> South to adequately provide access and distribution services to a potential business park~~

~~There are currently eight business parks in Davis County, with sizes ranging between ten and 900 acres each. The average size is 303 acres—roughly the size of the property available in Area C. However, the average is somewhat skewed by the two exceptionally large parks at Freeport Center and North Salt Lake. When these two parks are not included, nor is the exceptionally small Layton Industrial Park included, the average decreases to 156 acres. It is anticipated that a business park in Area C would be somewhat smaller in size, and less industrial in nature, because of the truck traffic limitations on Legacy Highway.~~

~~A business park could generate good property tax revenues for West Bountiful City, as well as jobs with good wages and salaries. It is unlikely that any significant sales tax revenues would come from a business/industrial park.~~

## Property Values and Tax Revenues

The table below shows the total market value of all property types within the annexation area as shown by the Davis County Assessor's Office. The current market value of the annexation areas, as reflected by the Assessor's Office, is \$10,270,330, or roughly \$33,750 per acre.<sup>4</sup>

-	Area-A	Area-B	Area-C	Total
Agricultural	\$31,790	\$393,290	\$1,785,270	\$2,210,350
Commercial	-	\$125,660	\$3,146,900	\$3,272,560
Residential	\$1,529,950	\$278,060	\$1,271,190	\$3,079,200
Residential	\$1,305,150	\$104,080	-	\$1,409,230
Exempt	\$33,980	\$214,650	\$50,360	\$298,990
<b>TOTAL</b>	<b>\$2,900,870</b>	<b>\$1,115,740</b>	<b>\$6,253,720</b>	<b>\$10,270,330</b>

Source: Davis County Assessor's Office; LYRB

Some of this area (149 acres) is currently listed as agricultural in nature. When this property is developed, the taxable value will increase significantly, plus rollback property taxes for the past five years will be assessed at that time. Another 34 acres is publicly owned property and therefore exempt from taxation.

-	Area-A	Area-B	Area-C	Total
Agricultural	3.262	19.425	126.617	149.304
Commercial	-	4.15	51.602	55.752
Residential Improved	9.056	1.29	7.32	17.666
Residential	67.27	5.51	-	72.78
Exempt	5.764	22.762	5.814	34.34
<b>TOTAL</b>	<b>85.352</b>	<b>53.137</b>	<b>191.353</b>	<b>329.842</b>

Source: Davis County Assessor's Office; LYRB

Average land values, by type of usage, are shown in the table below for the three annexation areas. Clearly, as the land develops into residential uses, market values increase significantly.

	<b>Market Value</b>	<b>Acres</b>	<b>Market Value per Acre</b>
Agricultural	\$2,210,350	149	\$14,804
Commercial	\$3,272,560	56	\$58,699
Residential Improved	\$3,079,200	18	\$171,301
Residential	\$1,409,230	73	\$19,363
<b>TOTAL</b>	<b>\$9,971,340</b>	<b>296</b>	<b>\$33,744</b>

Source: Davis County Assessor's Office; LYRB

### **7-6 Cost of Service to Annexation Area**

A cost of service study completed by the American Farmland Trust suggests that for every \$1 of revenue generated, it costs (on average) \$1.15 to provide public services to residential development. On the other hand, for every \$1 of revenue generated by commercial and industrial land, it costs only \$0.28 for public services.<sup>2</sup> West Bountiful will need to determine an appropriate mix of commercial and residential development in the annexation areas, so that the revenues generated in these areas will offset the cost of delivery of municipal services.

### **Tax Burden Implications**

According to the 2000 Census, the median price for a home in West Bountiful was \$154,100. The property tax that can be assessed to a primary residence is 55 percent of the market value, resulting in a taxable value of \$84,755 for a median priced home. Applying the tax rate (in the annexation areas) for unincorporated Davis County, and then comparing with the property taxes that would be generated if the properties were annexed into West Bountiful, suggests that the average homeowner would have increased property taxes of roughly \$74 annually if annexation occurs.

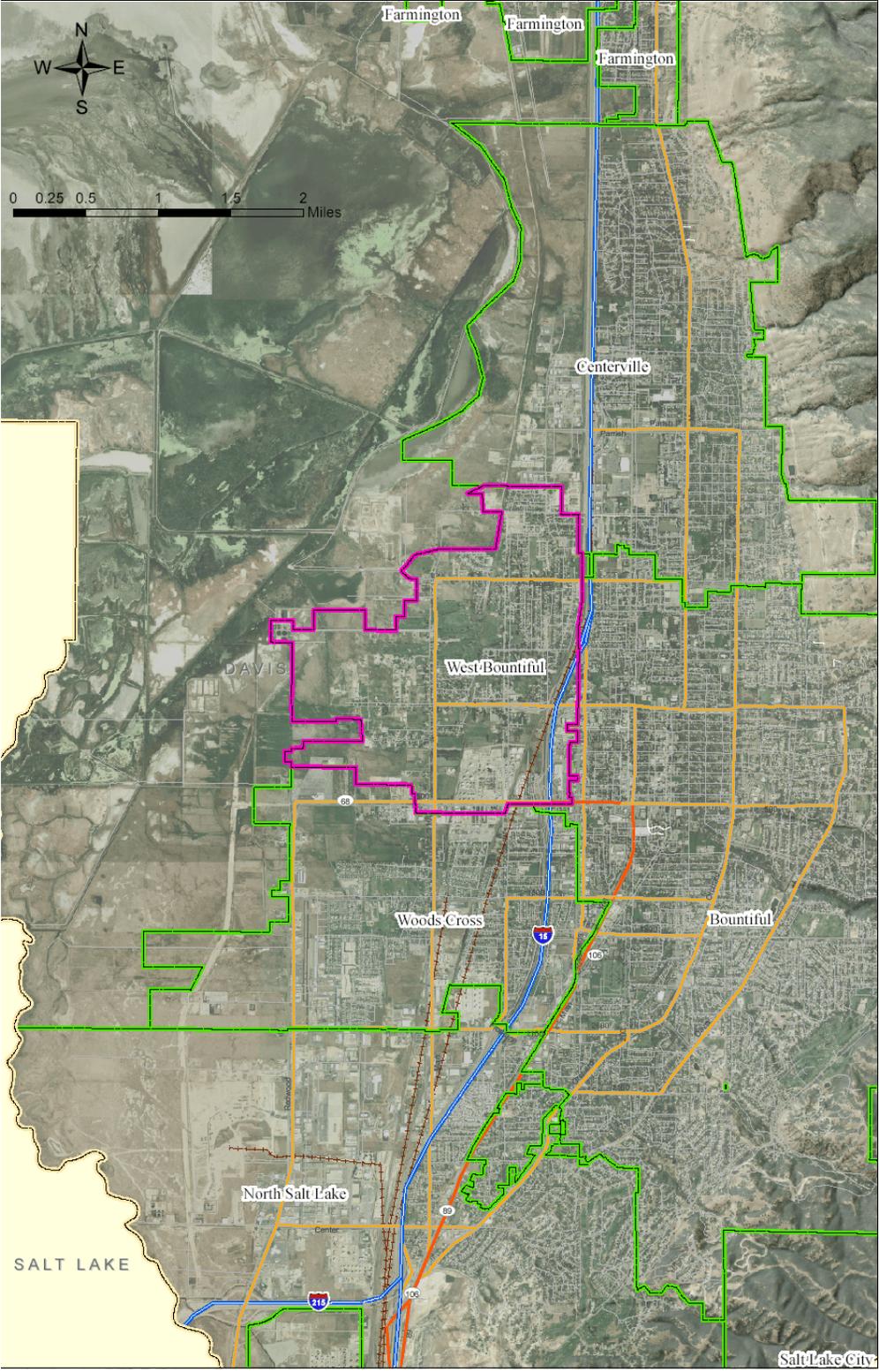
West Bountiful	0.012690
Davis County	0.011816*
Unincorporated	

Source: Davis County  
\*Averaged tax rate for tax districts in annexation areas.

## **7-7 Shared Boundary Considerations**

West Bountiful City has already established a logical and efficient northern boundary with Centerville City. To the east, the boundary is with Bountiful City (along 500 West). With the exception of a few businesses on the western side of 500 West that are part of Bountiful City, the City's eastern boundary is fairly regular.

West Bountiful's boundary to the south is Woods Cross City. This southern boundary generally follows along 500 South, jogging back and forth on both sides of the street, and making service delivery somewhat confusing. In the vicinity of 500 South and the Legacy Highway, the Woods Cross boundary extends north of 500 South to its farthest northward extent. West Bountiful City should discourage Woods Cross from annexing any additional property north of 500 South and east of the Legacy Highway. ~~These~~ unincorporated properties remaining in this area logically fit with West Bountiful's southern border and naturally extend West Bountiful City to the Legacy Highway.



## VIII. PUBLIC UTILITIES ~~AND COMMUNITY FACILITIES~~

Field Code Changed

### 8.1 Background and Introduction

#### Vision Statement

The City recognizes the importance of providing high quality public utilities that support current demands as well as desired future land uses, ~~and that work to ensure that utilities meet the needs of the population.~~ The City also understands the importance of coordinating utility improvements with one another to achieve the best cost effectiveness. The community has indicated a need for improvements in storm water management and is concerned with issues related to flooding. Responding to these issues, the City and community have expressed a desire for a Capital Improvements Program that places emphasis on coordinating utility expansions and improvements to meet the current and future needs of the City, its businesses, and residents.

West Bountiful City provides its residents with high-quality, responsive, and professional public services. Residents are pleased with the level of service that they receive and feel safe in their neighborhoods. The community is pleased with the level of service provided by local law enforcement, garbage collection, education, and governmental entities. The City should continue to provide the same excellent quality of services to the community, and work to expand and enhance these services when possible. Ensuring adequate emergency service is a high priority to both the residents and the City. West Bountiful City and its residents are committed to improving access, both in and out of the City, in times of emergency and will work with the Utah Department of Transportation and local emergency responders to ensure the safety of the community.

### 8.2 Goals and Objectives

#### **GOAL 1: Develop and maintain a West Bountiful City five-year Capital Improvement Program for transportation and infrastructure development.**

OBJECTIVE 1: Prioritize projects in the Capital Improvement Program based on a ranking system that reflects the relationships between improvements to streets, storm drainage, and culinary water.

~~POLICY 1: Develop and utilize individual master plans for streets, storm drainage and culinary water as inputs into the Capital Improvement Program for identifying the needed improvements in the community.~~

~~POLICY 2: Prioritize needed improvements to streets (e.g.: expansion of curb and gutter) based on an understanding of how such improvements affect the storm drainage system. Consider storm drainage improvements a priority when roadway improvements that impact the storm drainage system are considered a priority.~~

~~POLICY 3: Coordinate culinary water improvements that require reconstruction of streets with planned improvements to streets to ensure efficient expenditure of funds.~~

**OBJECTIVE 2: Leverage multiple sources of funds to finance the Capital Improvement Program.**

~~POLICY 1: Designate state road funds, which West Bountiful City receives, for local capital improvements.~~

~~POLICY 2: Consider local utility franchise tax and road impact fees as additional revenue sources for the capital improvement fund.~~

~~POLICY 3: Explore additional funding sources for improving the current street system, such as Federal Aid Urban (FAU) funds, state gasoline tax money, etc.~~

~~OBJECTIVE 3: Base annual expenditures on streets and infrastructure on a five-year plan designed to improve the overall quality of West Bountiful City's transportation network.~~

~~POLICY 1: Develop, through the coordinated efforts of the City Engineer, City Manager, and City Planner, a five-year Capital Improvement Program to be updated annually at the close of the fiscal year.~~

~~POLICY 2: Adopt a new Capital Improvement Program at the close of each fiscal year, upon completion of the Capital Improvement Program update.~~

**GOAL 2: Continue to maintain excellent water quality and provide adequate water supply for future needs.**

**OBJECTIVE 1: Maintain high levels of drinking water quality and provide adequate supply for future populations.**

~~POLICY 1: Require all water users connected to West Bountiful City water to adopt and maintain a cross-control connection (back-flow prevention) as mandated by federal and state law.~~

~~POLICY 2: Require all future development be connected to the South Davis Sewer System and encourage the elimination of existing septic tanks.~~

~~POLICY 3: Project and construct adequate sized water storage facilities to ensure sufficient water supplies while promoting conservation by encouraging the use of water saving appliances in new construction and remodeling.~~

OBJECTIVE 2: Coordinate the development and expansion of culinary water projects with other infrastructure projects, including streets, and storm drainage, and encourage the development of additional water sources as needed.

~~POLICY 1: Establish a master plan for expansion of culinary water services to annexed areas of the City and for the maintenance and updating of existing facilities.~~

~~POLICY 2: Integrate the recommendations of the culinary water master plan into the Capital Improvement Program for transportation and infrastructure.~~

**GOAL 3: Provide for the general health, safety and appearance of West Bountiful City by adopting measures to provide adequate flood and storm water control.**

OBJECTIVE 1: Properly maintain underground storm drain pipe~~irrigation ditches~~ and open water channels.

~~POLICY 1: Encourage water master and users to properly maintain grass and foliage height in and along irrigation and drainage ditches.~~

~~POLICY 2: Utilize proper engineering of waterways to insure efficient water drainage and flow.~~

~~POLICY 3: Require all open ditches needed for agricultural irrigation be adequately maintained, cleaned out, and kept free of weeds and sediment.~~

OBJECTIVE 2: Install proper equipment in identified areas for flood and storm water control.

~~POLICY 1: In identified pedestrian areas, ditches and irrigation canals should be piped and covered, where appropriate.~~

~~POLICY 2: Existing open ditches should be replaced with an engineered storm system.~~

~~POLICY 3: Erosion prevention methods, such as wired rocks or concrete runs, should be installed by water users.~~

~~POLICY 4: Adequate, non-climbable fencing for safety purposes should be provided along all fast running or deep water ways.~~

OBJECTIVE 3: Adopt and change ordinances and standards to help maintain adequate flood and storm water control.

~~POLICY 1: All new development plans should be accompanied by a storm water drainage system as approved by West Bountiful City's engineer. The developer may be required to cover existing drainage or irrigation ditches to the satisfaction of water users, local residents, and the City, as needed.~~

~~POLICY 2: Where adequate storm drains do not exist, affected neighborhoods should be encouraged to work with local officials to fund and operate special improvement districts.~~

~~POLICY 3: Consider changing the current ordinance which prevents the discharge of storm water into the street during spring wet seasons.~~

~~POLICY 4: Continue to require all new subdivision developments to provide for adequate site retention or detention of all storm water run-off.~~

**GOAL 4: Maintain the same excellent quality of community services currently provided by West Bountiful City and Davis County.**

OBJECTIVE 1: Maintain the current level and quality of law enforcement provided by the West Bountiful City Police Department.

OBJECTIVE 2: Maintain the same excellent quality of fire protection currently provided by the South Davis Metro Fire Agency.

OBJECTIVE 3: Provide for adequate animal control by continuing the existing contract with Davis County or exploring the feasibility of West Bountiful City providing its own animal control officer.

~~POLICY 1: Review existing animal control ordinances for possible revision and better enforcement of nuisances.~~

~~POLICY 2: Provide for the humane treatment of pets and other domestic animals, and for the minimization of unnecessary euthanasia of adoptable pets.~~

OBJECTIVE 4: Advocate the active involvement of West Bountiful City in selecting trained and qualified school crossing guards and engineering safety measures for children attending local schools.

OBJECTIVE 5: Continue to contract for building inspection service by state qualified and licensed inspectors and periodically review conditions for the hiring of a West Bountiful City building inspector.

**GOAL 5: Reduce the overall impact of the Bountiful Area Refuse Dump on local residents.**

OBJECTIVE 1: Enforce all relevant West Bountiful City statues, especially ordinances requiring covered loads.

~~OBJECTIVE 2: Utilize overtime funding to provide an appointed enforcement officer near the BARD entrance to monitor compliance with West Bountiful City ordinances.~~

OBJECTIVE ~~2~~<sup>3</sup>: Post signage at city gateways to encourage truck traffic to use 500 West and 500 South to access the landfill rather than filtering through neighborhoods.

**GOAL 6: Enhance and expand community services within West Bountiful where needs exist.**

OBJECTIVE 1: Explore the possibility of Davis County Library locating a library branch west of Interstate 15 to serve the needs of residents of West Bountiful City and neighboring communities.

OBJECTIVE 2: Explore the possibility of locating a ~~new~~ fire station to the west of Interstate 15 to better serve West Bountiful City and neighboring communities.

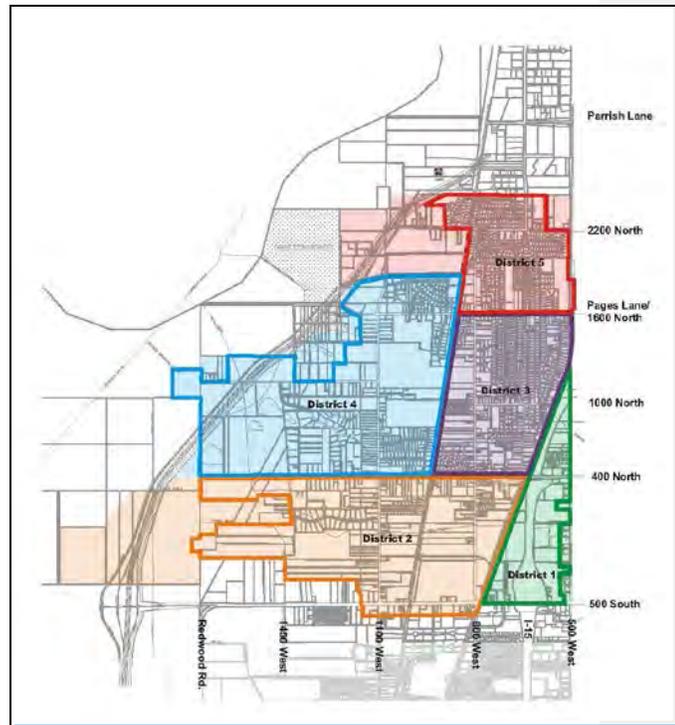
OBJECTIVE 3: Work with the Utah Department of Transportation and local emergency response agencies to develop a coordinated emergency response plan to protect the safety of West Bountiful residents in the event of a seismic event affecting access in and out of the City.

### 8.3 Existing Conditions

#### Public Utilities

##### Storm Water

Storm water drainage in West Bountiful is accommodated primarily through a system of surface ditches and canals. The City's two major outfalls are Mill Creek and the Deuel Stone and Barton Canal. Mill Creek accommodates drainage for the southern portion of the City, including drainage of commercial properties east of I-15. Recently, Davis County diverted the majority of flows from the Mill Creek system to the A-1 canal, west of 1100 West Street. This diversion has resulted in reduced flows in the lower reaches of the Mill Creek system. However, ~~the capacity of this section of Mill Creek is limited by the culvert size and elevation crossing under Legacy Highway a remaining discharge of approximately 179 cubic feet per second (cfs) of storm water is predicted for the 100-year event from properties that drain into the lower portions of the Mill Creek System.~~



The Deuel Stone and Barton (DS&B) canal collects storm water runoff from properties in the northern section of West Bountiful. The canal conveys perennial flows to the Bountiful Pond from its three names-sake streams which originate in the Wasatch Mountains. By the time the DS&B canal reaches the City, the DS&B canal is a concrete-lined channel capable of conveying approximately 1211 cfs of storm water runoff. [In general, the canal is in need of maintenance, as evidenced by the numerous cracks and open holes visible from roadway crossings in the City.](#) The canal is owned and maintained by Davis County.

With the construction of curb and gutter becoming more frequent in the City in recent years, the addition of piped underground storm drainage has become more common. In general, however due to the flat slope exhibited across the City, storm water drainage is a difficult exercise for the City no matter what approach is applied. [Numerous comments were received](#) [Surface drainage is an on-going challenge from for](#) residents related to storm water problems throughout the City.

[In District 1, comments were submitted regarding problems with large volumes of runoff from commercial properties and the limited ability for the Mill Creek canal to handle the](#)

drainage.

In District 2 very little curb and gutter has been placed. As such, the storm water system is largely accommodated by sheet flow to adjacent water courses, such as the Mill Creek drainage system. In this district, the Millcreek Meadows subdivision has implemented a grassy swale system for water conveyance in place of curb and gutter. While this cross section may be viewed as beneficial due to its capacity to reduce the concentration of storm water discharged to the Mill Creek drainage system, it may not be effective at removing storm water during the most severe events.

Maintenance of irrigation ditches was highlighted as an issue in District 3. Irrigation ditches operate well when maintained, but fail when vegetative growth along the ditch is not controlled. District 3 also has a relatively high concentration of underground storm water lines in place. These lines are drained via a pump located at about 1950 North 800 West Street. The pump is operated and maintained by a Special Improvement District that was organized in 1986.

District 4 encompasses a large drainage area in the Mill Creek drainage system which is primarily undeveloped pasture land, and newly developed subdivisions. Although no direct comments were received from District 4 relating to storm water drainage issues, this area will be an important area for controlling storm water runoff discharged to the Mill Creek drainage system.

In District 5, localized flooding in residential back and side yards has been reported during the wet season. Causes for flooding in District 5 have been attributed to poor landscape grading on the part of the subdivision developers or poor maintenance on by individual property owners, as well as to a large retaining wall near the Industrial Park north of the City.

The City has been and is currently engaged in a variety of planning and capital development exercises associated with improving the Storm Water system. The current Capital Improvement Program (CIP), highlights 46 drainage projects needed in the City. The current CIP is based on existing drainage demands and future drainage demands predicted for new development. The CIP seeks to illustrate how the City will meet these demands by giving the anticipated costs and priority for each of the projects identified. The CIP does not reflect proposed changes that would result from this General Plan update.

#### Sanitary Sewer

Sanitary Sewer services in the City are provided by the South Davis Sewer District. Currently all treatment is provided at the district's northern waste water treatment plant that is located on the west end of 1200 North Street. The Sewer district reports that capacity is available for full build-out of the City, within existing city boundaries. New extensions would be required for any expansion into newly annexed [or developed](#) areas. [New lines may also be needed for higher intensity land uses west of 1100 West Street.](#)

### Culinary Water

West Bountiful City provides culinary water directly to area residents. The City purchases most of its drinking water from Weber Basin Conservancy District. The City supplements the system with water from a ~~16 inch, 520 foot deep~~ well located ~~at 550 W 1000 North behind the City offices.~~ The water from this well is pumped uphill to ~~the city's two a one million gallon,~~ reinforced concrete tank reservoirs located at approximately 500 South and 350 East ~~and 500 N 400 East~~ in Bountiful City. ~~The well and reservoir were built in 1978 and 1979 respectively and both were financed through municipal bonds.~~ The water distribution system, owned by West Bountiful City, was mostly developed during the late 1950's. While existing land within the city boundaries is well served by existing culinary water sources, development in annexed areas would require expansion of the system.

The ~~City has implemented a capital replacement program to replace aging water infrastructure.~~ ~~current Capital Improvement plan identifies 27 projects related to the culinary water system.~~ These projects encompass pipe line replacements, new installations, and routine upgrades to existing fire hydrants and water meters. In addition to evaluating needs associated with existing conditions, the plan also includes an evaluation of anticipated areas for growth and annexation. ~~Improvements identified in the plan are specified by location, size, approximate cost, priority and responsibility (city or developer, or both).~~ The culinary water projects identified in the CIP ~~do not reflect changes that would result from this General Plan update.~~

#### *Issues Identified:*

~~Based on the conditions described above, the following issues have been identified for public utilities in the City:~~

- ~~— Adequate control of the remaining flows destined for the Mill Creek drainage system needs to be addressed.~~
- ~~— Maintenance issues associated with the DS&B canal could jeopardize the integrity of the canal if they are left unaddressed.~~
- ~~— Due to the flat topography of West Bountiful and the high water table, drainage issues area major concern both because of the severity of problems associated with flooding, and because of the high cost of addressing these problems.~~
- ~~— The addition of new curb and gutter, either as part of new subdivisions and commercial development, or as part of street improvements, will require extensive improvement to the storm water drainage system.~~
- ~~— Newer subdivisions exhibit a variety of residential street cross sections, which present both positive and negative attributes with respect to storm drainage.~~
- ~~— In general, higher densities than currently included in the existing zoning ordinance would require local or potentially system wide expansion of public utilities (site specific analysis would be required to determine the need for and extent of such expansions).~~
- ~~— The storm water and culinary water sections of the CIP do not reflect the land use, transportation, and annexation plans included in this General Plan.~~

### **Infrastructure**

Road Conditions & Maintenance

In 2006 the City conducted a thorough evaluation of the condition of streets within the city boundaries. A table was created with details from the study including the following descriptors: street names, address range, waterline replacement, storm drain replacement, previous overlay, last constructed, R/W value, length, width, value of street surface, # of fire hydrants, value of hydrants, length of curb and gutter, value of curb and gutter, length of sidewalk, value of sidewalk, and shoulder type. Roadway segments were ranked based on a number of factors including drainage, alligator cracking, corrugations, rutting, spalling, swelling, trenching, and longitudinal and transverse conditions. Overall rankings indicate that the roadway system is generally in very good condition: the average ranking for all roads evaluated is 4.3 for all of the nine criteria combined. The five worst roadway segments are listed below, including their rankings for each of the categories:

<b>Table 8.1</b>	
<b>Top Five Worst Condition Roadway Segments in West Bountiful</b>	

## II. LAND USE

### 2.1 Goals & Objectives

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

OBJECTIVE 1: Maintain a 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: 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 2: Primarily maintain maximum density in designated residential areas, while considering the use of some flexible controls such as overlay zones, cluster development, or transfer of development rights (TDR) to provide for some flexibility in lot sizes and preserve open space.

POLICY 3: Regulate 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: Encourage 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: Maintain 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: Maintain 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: Maintain 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: Where possible, establish 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 2119 acres within its 2019 municipal boundaries. Developed land area has exceed undeveloped land. 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 quasi-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 one-quarter acre, one-half acre and one-acre lot sizes.

#### 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, restaurants, bulk warehouse stores, professional offices, car dealerships or small manufacturing firms. West Bountiful City's largest commercial businesses are the At Home, Lowe's, Ross 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. The Public Works department also is housed in a garage/office structure next to City Hall and adjacent to the Elementary School property. The Public Works department also has a materials and storage yard at the northwest corner of Jessie's Meadow subdivision on the west side of the City. Ultimately the location of the Public Works facilities is not optimal due to noise and traffic from

heavy equipment in a residential and school zone. It is the intention of the City to relocate these facilities, as soon as practical.

There is only one school within West Bountiful City boundaries, the West Bountiful Elementary School. The elementary school is currently being reconstructed to accommodate the growing population as well as replace aged and failing infrastructure. Currently, middle and high school aged children attend Centerville Junior High, Bountiful Junior High, Viewmont or Bountiful High School.

There is no fire station located within the West Bountiful city boundaries. Fire service is provided by the South Davis Metro Fire District. There is one fire station located on the western side of Interstate 15 in North Salt Lake, which could be accessed if an event (fire, earthquake, flood, etc.) were to occur and block the limited access points across the freeway. A new fire station is currently being constructed in Centerville which will improve the response time for emergency vehicles.

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. 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.

A large utility corridor travels southwest to northeast through the western portion of the city that includes overhead power lines and gas pipelines. The construction of buildings within this corridor will be restricted which creates a swath of land where open space, recreational and agricultural uses may be its best uses.

### Industrial

There is a significant portion of West Bountiful land contained within the Holly Refinery industrial campus. The City values the company and its workers and desires to work with the refinery to ensure the safety of its workers. As environmental studies become more sophisticated and potential dangers are identified for the workers, the City supports the efforts of the refinery to protect its employees by strengthening and sheltering buildings and/or relocating buildings within the campus to include offices, warehouses and shops to areas that are considered buffer areas. Appropriate zoning needs to be considered to allow for the uses that are customary to mechanical, pipe fitting (welding), and construction shops. In providing means of securing the safety of the refinery's employees the City does not intend to increase the overall footprint of the refinery, nor encourage facilities closer to existing residential zones.

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.

### Parks, Recreation, and Open Space

The majority of park and recreation area is provided by the West Bountiful City Park, located next to I-15 on Pages Lane, and the West Bountiful City Golf Course, on 1100 West. A small neighborhood park is located in the Birnam Woods 3 subdivision, 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. The City should work with private developers and landowners to ensure that park space is included in future subdivision developments. There will likely be overhead utilities, wetland and water table constraints to address when parks or other recreational facilities are developed in the southwestern quadrant of the City.

The City commissioned a Parks, Open Space, Recreation, Arts and Trails Master Plan which was completed in 2018. The Plan identifies needs and provides information and suggestions on how to plan to meet these future needs (see Exhibit xx).

The construction of the Legacy Parkway included the development of a multi-use trail for bikes, pedestrians, and equestrians. The Legacy Parkway trail connects the communities along the entire Legacy Parkway. Four trailheads service the West Bountiful area at areas where roads have been converted to cul-de-sacs or re-aligned to accommodate construction of the Parkway. A larger regional trailhead with substantially more parking was provided on the west side of the Legacy Parkway at 500 South Street. This trailhead is accessible to West Bountiful residents via 500 South and provides access to a trail for the west-side of the Parkway running from 500 South to Center Street in North Salt Lake.

Independent of the Legacy Parkway development, the City has coordinated with UTA to create a multi-purpose trail along the abandoned Denver & Rio Grande Railroad alignment (Prospector Rail Trail) and with Davis County along the DSB canal (Onion Parkway Trail). These trails provide north-south and east-west access through the city to the Legacy trail.

West Bountiful benefits from its surrounding 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 provide 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 is not used by the public as recreational space, it is valuable open space to the community.

### Agricultural

Residents of the community value the agricultural qualities of West Bountiful. 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. 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 residential zoning will not be an effective regulatory tool in accomplishing this goal on its own.

### Land Use Survey

Comprehensive land use surveys have been conducted in West Bountiful City over the past four decades. The first survey was completed in 1978 by Millard Consultants. The second study was the work of Weber State College students enrolled in an Advance Planning Technique course as part of a 1989 class project. 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. Figure 2.1 shows the city boundaries in 1990, in 2006 when the current General Plan was drafted and the current boundary.

Figure 2.1

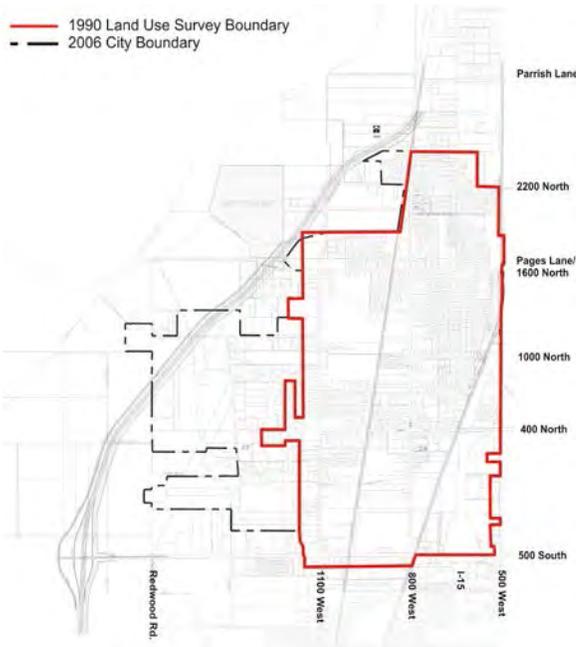


Table 2.1 summarizes past survey studies on land use in West Bountiful City.

Table 2.1 WBC Land Use Percentage Comparison				
Land Use	1978		1990	2019
Residential	21.7%		23.4%	15.3%
Commercial	2.1%		3.3%	4.9%
Industrial	8.4%		9.3%	16.4%
Public	5.2%		6.8%	4.1%
Transportation	19.0%		17.1%	11.8%
Agriculture	38.8%		21.9%	36.8%
Vacant	4.8%		18.2%	10.7%
<b>TOTAL</b>	<b>100%</b>		<b>100%</b>	<b>100%</b>
Source: 1978 West Bountiful City Comprehensive Plan, 1989 West Bountiful City Master Plan				

## 2.4 Future Land Use Plan

The land use plan mirrors the current zoning and 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, Public Works facilities, the Golf Course, 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 trail, recreation complex or developed park.

### Commercial

This classification includes uses intended to serve the commercial needs of the community at large. Automobile service, retail, hotel, 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.

### 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 may include dry cleaners, convenience stores, small dental, medical, legal, insurance or other professional offices 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). The residents of West Bountiful are opposed to vertical mixed uses and have established Blended Use Zone to allow for horizontally mixed uses with buffering areas to transition into residential and agricultural zones. Areas falling under this classification are located near 500 South particularly at the west end of 500 South.

### 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 a maximum 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, which were constructed years ago. Such developments would not be considered a permitted use today.

#### Low Density Residential

This classification applies to residential areas and subdivisions with a maximum 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 residential 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.

<b>Table 2.2</b>	
<b>West Bountiful General Plan Land Use Classification</b>	<b>West Bountiful City Code Zoning Classification</b>
Civic and Religious	Not associated with a particular zone
Parks and Open Space	Not associated with a particular zone
Commercial	(C-G) General Commercial
Neighborhood Commercial	(C-N) Neighborhood Commercial
Community Commercial	(C-H) Highway Commercial
Industrial	(I-G) General Industrial
Business Park/Light Manufacturing	(L-I) Light Industrial
Medium Density Residential	(R-1-10) Residential
Low Density Residential	(R-1-22) Residential
Rural Density Residential	(A-1) Agricultural. Clustering is encouraged for all subdivision developments.

## **Overlay Zones**

The West Bountiful Future Land Use Plan includes an historic preservation overlay zone and a Legacy 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 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.

### Legacy Overlay Zone

The Legacy Overlay Zone is centered on 500 South near the Legacy Highway. This is a joint zoning effort with Woods Cross City. Because future develop in this area will cross city boundaries, both cities recognized the value of having one set of development standards that spans both cities. The goal of the development standards is to construct projects which have similar architectural designs regardless of the city boundary. The design standards should include architectural details and styles, building materials, relative size and massing, colors, pedestrian access, streetscape amenities and landscaping.

## **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.

### 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 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 is 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 one of the most important elements of land use planning for the City. West Bountiful includes neighborhoods of all different ages, densities, and characters. The design guidelines could be organized around the three different residential land use classifications and zones:

- *Rural Density Residential (A-1):*
- *Low Density Residential (R-1-22):*
- *Medium Density Residential (R-1-10):*

### 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 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 how the City would like all future land use patterns to be shaped. The map, and associated land use classifications, should be referred to when any new development or rezoning is proposed. The Map should serve as a guide to city planners when evaluating whether a zone change is appropriate or consistent with the City's plan for that particular area. Referring to the map when making these types of decisions 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 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.

### **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.

### **III. PARKS AND OPEN SPACE**

West Bountiful City recognizes the value parks, trails and other open space provides to the City. For these reasons the City hired Landmark Design to complete a Parks, Open Space, Recreation, Arts and Trails Master Plan. A full copy of the 2018 Plan is included in the Appendix.

# West Bountiful Parks, Open Space, Recreation, Arts and Trails Master Plan



March 12, 2018



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# Acknowledgements

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# 1 Introduction

The **West Bountiful Parks, Open Space, Recreation, Arts and Trails Master Plan (2017)** is comprehensive, addressing existing conditions and future needs, service gaps, priorities and level of service of parks, open spaces, recreation, arts and trails. The plan was prepared with an understanding of the parks and open space element of the **West Bountiful City General Plan 2007** and was prepared with an understanding of the **City of West Bountiful Parks, Recreation, Open Space and Trails Impact Fee Facilities and Impact Fee Analysis (2013)**. The master plan builds upon many of the findings contained in the 2007 plan, adding new visions and addressing future needs in a more detailed manner.

*The West Bountiful Parks, Open Space, Recreation, Arts and Trails Master Plan (2017)* begins by analyzing existing conditions. It includes goals, proposed policies and implementation measures and concludes with a comprehensive concept and a summary of potential implementation options. It addresses cost and funding requirements, provides conceptual diagrams of specific improvement projects, and suggests policy changes to meet future needs through 2027 and at buildout (2060).

## Organization of the Plan

*The West Bountiful Parks, Open Space, Recreation, Arts and Trails Master Plan (2017)* is organized into six chapters, as follow:



**Chapter 1 - Introduction** provides background and baseline data, demographic projections and a summary of the planning process.

**Chapter 2 - Existing Conditions and Analysis** documents and analyzes existing and future parks, open space, recreation facilities and programs, arts facilities and programs and trails in the city. Key assessments include the documentation of the existing levels of service (LOS) and a distribution analysis of parks to identify where gaps exist.

**Chapter 3 - Future Needs Analysis** analyzes future needs and priorities, and includes recommendations for meeting future needs through the ten-year planning horizon (2017 to 2027) and beyond. The chapter concludes with the identification of future improvements for public parks, open space, recreation facilities/programs, arts facilities/programs and trails for the next ten years and beyond.

**Chapter 4 – Proposed Parks, Open Space, Recreation, Arts and Trails Concept Plan** provides a snapshot of what the future parks, open space, recreation, arts, and trail system will look like once fully implemented. The chapter illustrates general improvements, as well as specific improvement/construction projects.

**Chapter 5 - Acquisition, Construction and Improvement Costs** presents probable costs for acquiring and constructing new parks, recreation/arts facilities and trail improvements through 2027 and beyond.

**Chapter 6 - Goals and Policies** provides proposed policy direction for the realization of the future West Bountiful parks, open space, recreation, arts and trails system.

## West Bountiful Community Profile

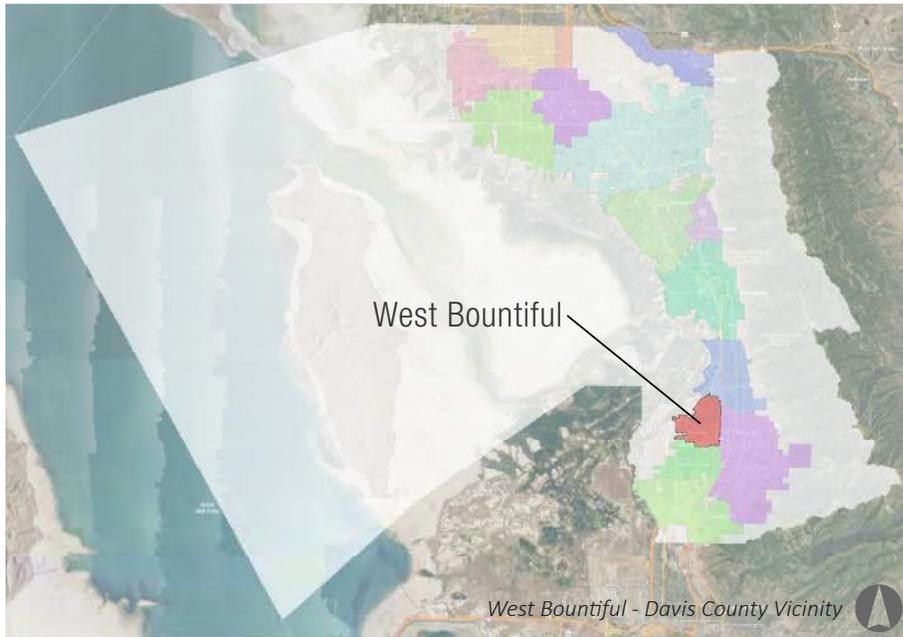
In order to develop a Master Plan that is responsive to future needs and desires, it is important to understand the physical, social and demographic characteristics of the city.



## Physical & Social Structure of West Bountiful

As illustrated in the accompanying figure, West Bountiful is located in the southwest portion of Davis County. It is a small community, with the bulk of its 3.26 square miles located between the Legacy Highway to the west and Interstate 15 to the east. The area is flat and is somewhat isolated from the rest of Davis County, which has allowed the area to retain a more rural character.

The community enjoys the natural and residential character of the city and is satisfied having its commercial base located away from the city's neighborhoods on the east side of I-15. According to the general plan and as confirmed through public input received as part of this plan, West Bountiful residents are proud of the city's historic, natural and developed environment, and enjoy being located in close proximity to agricultural land, parks, trails and view corridors. The marshes, swamps, and wetlands that are found here are important wildlife areas that also provide a natural structure to the community. The desire to protect open spaces and provide adequate parks,



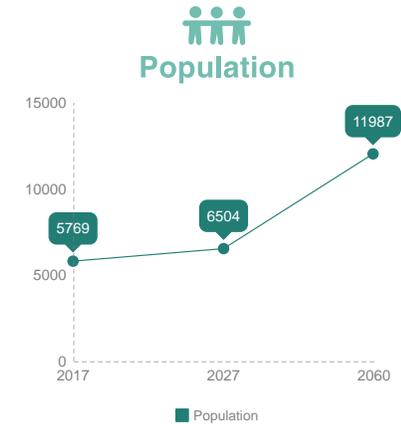
recreation amenities and trails are key for maintaining the high quality of life of the city as it continues grow and evolve.

## Demographic Profile & Projections

Accurate population and household data and projections are required to determine existing and future park, recreation and trail needs. Projections are based on data from the U.S. Census Bureau and the Wasatch Front Regional Council (WFRC).

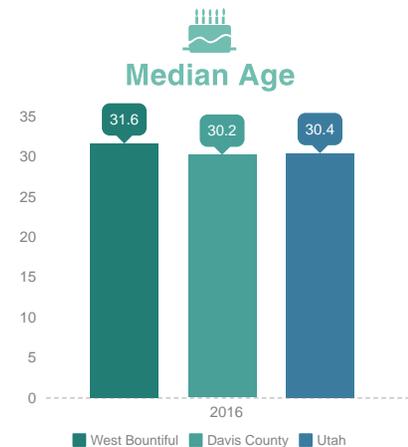
### Population

**Existing population in July 2017 was estimated at 5,769**, which serves as the baseline for this plan. The population is projected to increase by 735 people by 2027 (the ten-year planning horizon) to 6,504. Longer-term projections are less certain, although it is projected that population will grow by an additional 5,483 (11,987 total) through the projected buildout period of 2060 (See Table 1).



### Household and Age Characteristics

West Bountiful is a bedroom community with a small core of historic homes located near the center of the community, moderate-size homes in the east and larger homes to the west. The community includes a small number of manufactured homes, and is known for its large families, high median incomes and home values.



**Table 1: Existing Population and Future Population Projections**

<b>Existing Population (2017)</b>	5,769	AAGR -
<b>Ten-Year Planning Horizon (2017-2027) Projected Increase</b>	735	0.70%
<b>Total Existing &amp; Projected</b>	<b>6,504</b>	
<b>2027 through 2060 (Buildout) Projected Increase</b>	5,483	1.66%
<b>Total Existing &amp; Projected</b>	<b>11,987</b>	

Sources: U.S. 2010 Census, Gazeteer Summary Data  
MAG 2012 Baseline Projections

In 2016 there were approximately 1,584 dwelling units in the city. The average household size was 3.32, which is slightly higher than state average of 3.10 and county average of 3.24 and well above national rates. Nearly nine out of every ten homes were owner-occupied.

The 2016 median age was 31.6, which is higher than state and county averages (30.4 and 30.2), reflecting a slightly more mature community. Taken together, household and age conditions reflect a relatively mature and stable community with traditional, single-family roots. Growth will be metered in the upcoming years, although there will be significant growth in the western portions of the community that are currently undeveloped. Future growth and large family sizes are likely to place greater demands on the city’s park and recreation resources during the ten-year planning horizon, although at decreasing rates as the city matures.

**Other Demographic Characteristics**

West Bountiful is predominantly white. In 2015, there were 33.4 times more white residents than any other race or ethnicity. Median income in West Bountiful is \$82,373, which is among the highest in Davis County where the median income is \$71,112, and well above the state average of \$61, 727. Nearly 42 percent of households included children 19 years of age

or younger, which is significantly lower than county and state averages and another reflection of a more mature community. Less than twelve percent of households are composed of a single individual, which is an important consideration when addressing future needs for park and recreation facilities. As the city continues to mature it will include an increasing older population and a decreasing demand to focus on the needs of children. Meeting the needs of both cohorts is essential for meeting future park and recreation demands, particularly within the next ten years.

**Data, Technical Input and Public Involvement in the Planning Process**

**A West Bountiful City General Plan**

The 2007 General Plan provided a clear vision for growth and development, with a focus on maintaining the high quality of life. The preservation of existing parks and open space and the addition of additional parks and trails were key components of the plan. To a large extent the plan vision has been followed as growth and development has occurred.

**B City of West Bountiful Parks, Recreation, Open Space and Trails Impact Fee Facilities and Impact Fee Analysis (2013)**

West Bountiful commissioned this study to establish defensible impact fee rates for parks and utilities. It was reviewed to ensure that future park, recreation and trail components of the *West Bountiful Parks, Open Space, Recreation, Arts and Trails Master Plan (2017)* are aligned with established rates and definitions.

**C Online Survey**

Landmark Design hosted an online survey that was developed specifically for this project. The survey was created as a simple and cost-effective tool to gauge the desires and perceived needs of the public. Participation was open to all, with some limitations applied to prevent multiple responses. The primary purpose of the survey was to increase public participation and help clarify the needs and desires of residents.

As detailed in Appendix A, 312 responses were received. Assuming one response was received per household, this is equivalent to a response rate of 17% for all households. When calculated for the adult population (age greater than 19), the response rate drops to 8.4%. Demographic data was generally aligned with census findings regarding key indicators such as family size and the number of school-age children at home. However, participation was significantly skewed to females. The following is a summary of key findings:

- Most respondents believe West Bountiful provides adequate parks (75%) & trails (86%). Fewer agree the city provides enough recreation (62%) and arts (42%) facilities & programs.
- West Bountiful City Park, Prospector Trail, Legacy Parkway Trail, and South Davis Recreation Center are the most used public facilities.
- The number one reason for using the most frequently used facility was that it was close to home.
- Nearly 50% indicate the facility they use most often needs improvements, with amenities and maintenance the most frequent improvements requiring attention.

- Parks are the most important facilities, followed closely by trails and open space. Lakeside Golf Course scored higher in the “somewhat important” category than any other amenity, but lower in “extremely important” and “very important” categories.
- Approximately 11% own horses, and 42% of those who own horses use the existing equestrian center and trails.
- 98% indicate it is important to have parks within walking distance of home.
- Specialty parks, natural open space and trails are the most needed facilities.
- Paved, multi-use trails are the most used and most desired trail type.
- The most needed trail improvements are lighting, restrooms, connections, sidewalks and winter plowing.
- Arts and recreation program participation is provided by South Davis Recreation District and local school/community groups.
- If \$100 were to be spent on improvements, the priorities would be a splash pad, open space preservation and dog parks.

The survey was hosted on the project web page.



## D Project Webpage/Social Media

[www.lds-ut.com/westbountiful](http://www.lds-ut.com/westbountiful)

A web page was hosted by Landmark Design to encourage participation and to distribute important information throughout the planning process. Meeting announcements, planning data and information were posted regularly, and an online comment form provided real-time opportunities for residents and others to ask questions and provide feedback. Key reports and information, including summary survey results, were also provided for review. The West Bountiful Facebook page and Twitter account were linked to the web page, providing additional opportunities for public participation and input.

## E Public Scoping Meeting - Summary of Input

As detailed in Appendix B, a lightly-attended Public Scoping Meeting was held on September 7, 2017. The following is a summary of key input, by topic. Detailed notes are provided in Appendix B.

### Recreation

- Consider adding a fishing and recreational pond. Bountiful pond is mostly a storm water pond, but people do recreate on it.
- Consider adding a splash pad near the old playground in the City Park. Consider partnering with neighboring cities on a splash pad.
- Avoid duplication of facilities in nearby communities.
- Partner with South Davis Recreation and Davis County School District.
- Find out how willing people are to pay extra for special facilities like splash pads.
- The School is in the process of rebuilding and have expressed that recreation is not their highest priority – don't necessarily want sports fields and activities on school grounds.

### Parks

- Increase parking at existing facilities – partner with school.
- Provide open space for ball fields. Multi-sport area on 1200 North.
- Birnam Woods Park- better connection to Legacy Parkway Trail.
- Consider implementing a dog park in part of the undeveloped portion of Birnam Woods Park.

- Consider adding pickleball courts along the Prospector Trail along 830 West in the unused land has been suggested to the city.
- Maximize field usage at City Park.

### Trails

- Can be challenging to maintain and manage.
- A bike lane will be added on 600 West from Porter Lane north to the city boundary and on 1100 West on the east side of the road in 2018.
- Connect the Onion Parkway Trail east to West Bountiful City Park.
- Consider a canal trail from 1100 West by Holly Refinery to the west, eventually connecting to the Legacy Parkway Trail.
- Need a trail connection on 400 North and a trailhead on 400 North at the Legacy Parkway Trail.

### Golf

- Residents appreciate the Golf Course as open space even if they don't golf.
- One of the only facilities in the city that charges a fee for direct use.
- Consider adding restrooms, exercise parks/stations by the school.
- Consider adding a trail connection through the golf course, near 1070 North, to connect Prospector Trail to 1100 West.
- Golfers are on the course from dusk to dawn, making any sort of broader community use like a trail challenging.
- Can the clubhouse be expanded to serve as a joint clubhouse/ community center?

### General

- The community is older as a whole.
- The city is not necessarily affordable for growing families (relatively high median household income).
- Very few multi-family areas, but most are okay with that.
- Not enough communication between the city and South Davis Recreation.
- Add city entry/ gateway monuments at key locations.
- New development is proposed in several areas of the city: east of the golf course, north of the Onion Parkway Trail, in the area of the Equestrian Center, and west of Holly Refinery. These areas should all be connected to the existing trail systems.



- The city owns land west of the golf course, and is looking at different ideas for this site, including a sports complex. It would be nice to tie this development in with the undeveloped parkland at Jessi's Meadow Way. Right now, access to the Jessi's Meadow property is via an easement on private property, and the land is tucked into a neighborhood.
- The South Davis Sewer District will be implementing a future water reclamation project near the 1200 North Trailhead, but has expressed interest in cooperating with the city on potential recreational uses on the other land in the city boundary. Soccer fields could be a potential use to discuss with them.

## F Steering Committee

A steering committee was established early in the process to provide direction as the plan was developed. The committee includes a spectrum of city interests and stakeholders, including city staff, members of the planning commission, city council and arts council, residents and a youth representative. Two meetings were held, including a project kickoff/scoping meeting and a meeting to review the draft plan. See Appendix C for meeting notes.

The following is a summary of input provided during the scoping session, by topic.

### Arts

- Participation is varied, with performances the most popular.
- Range from display of artwork and music performances at city hall and elsewhere.
- Would like to explore conversion of the existing public works building for flexible arts and culture space.

### Golf

- Lakeside Golf Course is a city-owned. Some believe it should continue to be an iconic city asset, and believe that most residents value it as open space even if they don't play (half of survey respondents indicate they never use it). However, it requires support from the city. The course attracts users from outside city boundaries.

### Youth

- The city's teenagers use City Park extensively. It is a major hangout place, and the volleyball and basketball courts are popular. Young people go to City Park when they have nowhere else to go.
- Trails are great for the youth, but they need more lights, especially for people who use the trails early in the morning.
- There used to be talk of a soccer field at the end of Pages Lane by the Legacy Parkway Trail. This would be a great idea to implement, because the city doesn't have any multipurpose fields, and the youth have to travel to surrounding cities to play.
- Utah Youth Soccer has an annual grant each that can be used to help offset such expenses, and went unused last year. A lot of youth participate in programs and clubs.

### Baseball

- The local league hosts baseball tournaments each year at City Park, and has to bring in portable toilets.
- The existing restrooms are very out of date, and need to be redone.
- Maintenance is a big issue on the fields – keeping weeds down, keeping the lines painted.



Lakeside Golf Course



## Parks/Trails

- The south end of the city doesn't have any parks or other recreation amenities. It only has the Prospector Trail, and you can only go north from there.
- Large running and biking community supports enhanced trail facilities. Most users avoid bike lanes on 500 South since street is too dangerous.
- Some conflicts between runners/walkers and bikers on the Legacy Parkway Trail, and Legacy Trail gets lots of use from people all over the county and region.
- Bikers want long continuous stretches of road or trail. Bike lanes on Pages Lane work very well.

## Equestrian Use

- There is a history of equestrian users in the city, particularly west of 1100 West tends to have more equestrian properties.
- Equestrian Center is going to go away eventually. Legacy Parkway has an equestrian trail that runs parallel to the paved trail.

## General

- Need to assess the condition of the existing assets within each park so the city knows what needs to be updated and what's in good shape.
- The master plan needs to address how to catch up on deferred maintenance it. Can use RAP money for recreation facilities.
- Splash pads have been suggested as one use, but they are expensive to maintain.

## G Draft Plan Presentations and Open House Meeting

The Draft Master Plan was presented to the Steering Committee on November 14, and to the public during an Open House meeting held November 16, 2017. Comments were generally positive. See Appendix D for details.



## 2 Existing Conditions and Analysis

This chapter assesses the provision of existing parks, open space, recreation and arts facilities/programs and trails in West Bountiful. The assessment begins with documentation of existing conditions and ends with an analysis of implications, by topic.

### Existing Conditions

#### Parks

Four parks and a public golf course form the core of the West Bountiful parks system. Map 1 and 2 illustrate the location and type of existing parks in West Bountiful and surrounding cities, and Table 2 provides a summary of the acreage and key amenities of each park, by type. To summarize, there are 15.3 acres of public parkland and 114 acres of land dedicated to the golf course, for a total of 129.3 acres. The following is a description of each facility, by type.

#### Regional/Community Parks

These are large parks with amenities to meet the needs of the city and region. As illustrated in Map 2 and described in Table 1, there is a single Regional/Community Park in West Bountiful – 14.5 acre City Park. The park has a range of amenities, including a recently constructed basketball court and updated volleyball courts. Regional/Community parks typically cover a service area of one-mile, which was the distance used to assess the distribution of this park type in the city. In reality, City Park sometimes serves a larger distance, including residents from Bountiful and other adjacent cities. This type of park typically includes a special amenity such as a splash pad or skate park or special recreation facility such as a sports complex or multi-purpose building. City Park includes two playgrounds and three baseball fields as highlighted amenities. Other typical amenities include sports fields (baseball, soccer, football and similar sports), grassy play areas, restroom(s), pavilions and shelters, playgrounds,



sport courts (basketball, volleyball and tennis), picnic and seating areas, walking paths and perimeter trails.

#### Neighborhood Parks

Neighborhood Parks are smaller than Community Parks, primarily serving the park and recreation needs of the surrounding neighborhood. They typically include a mix of large and small features and amenities, in addition to open lawns and grass play areas, a restroom, pavilions, playgrounds, sport courts (basketball, volleyball and tennis), sports fields (baseball, soccer, football and similar sports), picnic and seating areas, walking paths and perimeter trails. A half-mile service area is typically used when assessing the distribution of Neighborhood Parks. *While there are currently no Neighborhood Parks in West Bountiful, Birnam Woods Park could be expanded and redesigned to become one, and new Neighborhood Parks considered for meeting future needs.*



#### Mini Parks

As the name indicates, Mini Parks are small, typically encompassing sites less than an acre in extent. These parks usually serve small residential areas that lack access to larger Neighborhood and Regional/Community Parks. There are three Mini Parks in the city at present (Birnam Woods, Charnel and the Bowery at City Hall), occupying just under an acre combined. They have limited amenities, and tend to be dominated by playgrounds, lawn areas and trails. No new public mini parks are envisioned for future development in the city, although private mini parks may to be located in new subdivisions.



#### Special Use Parks

These parks typically serve a special interest or provide a unique, non-traditional park experience. As illustrated in Table 1 and Map 1, Lakeside Golf Course is the only Special Use Park in the city. While it is publicly owned, it is highly specialized and a pay-to play facility, providing limited benefit to most residents. However, there are two practice greens and a sand trap that are open for the free use of anyone in

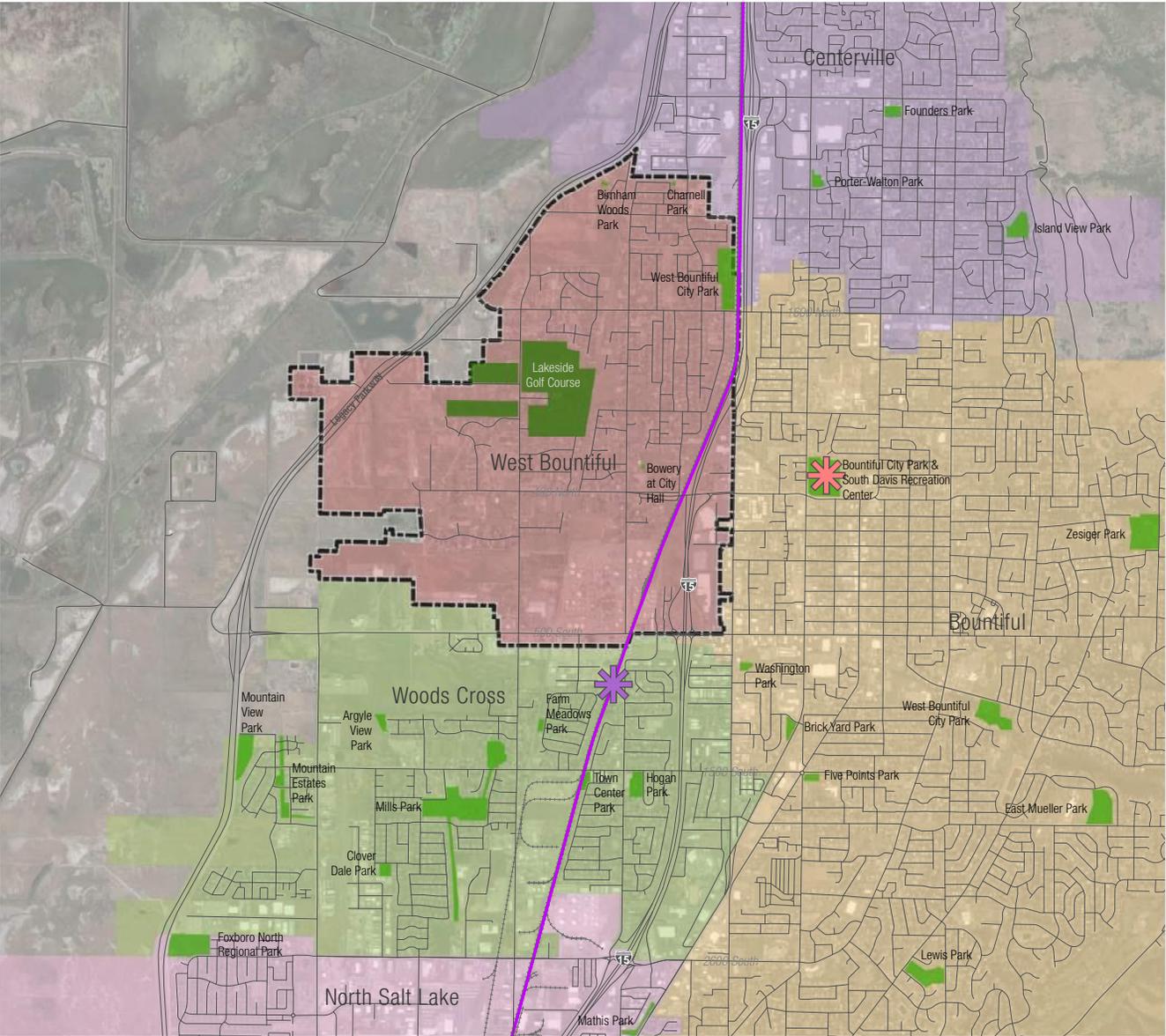


**Table 2: Park by Acreage and Type**

Park Name	Total Park Acres	Large Pavilion	Medium & Small Pavilion	Restrooms	Open Lawn Areas	Picnic Tables	Playgrounds	Play Structures	Basketball Courts	Baseball/Softball Fields	General Park Lighting	Trails/Pathways (miles)	Notes
<b>Regional/Community Parks</b>													
City Park	14.5	1	4	2	1	26	2	4	1	3	Y	1	6 hoops on basketball court, 2 volleyball courts, historic cabin, (lighting is in bowery and volleyball areas only)
<b>Subtotal Community Parks</b>	<b>14.5</b>	<b>1</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>26</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>3</b>		<b>1</b>	
<b>Mini Parks</b>													
Birnam Woods Park	0.4	0	0	0	1	4	1	1	0	0	N	0	
Charnell Park	0.2	0	0	0	1	2	1	1	0	0	N	0	
Bowery at City Hall	0.2	1	0	1	0	12	0	0	0	0	N	0	
<b>Subtotal Mini Parks</b>	<b>0.8</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>18</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>		<b>0</b>	
<b>Total</b>	<b>15.3</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>44</b>	<b>4</b>	<b>5</b>	<b>1</b>	<b>3</b>		<b>1</b>	
<b>Special Use Parks</b>													
Lakeside Golf Course	114.0												
<b>TOTAL PARK LAND (Regional/Community, Neighborhood, Mini and Special Use Parks &amp; Other Recreation Facilities)</b>	<b>129.3</b>												
<b>TOTAL PARK LAND USED FOR LOS (Regional/Community, Neighborhood and Mini Parks)</b>	<b>15.3</b>												

# West Bountiful City Parks, Open Space, Recreation, Arts and Trails Master Plan

Map 1: Local & Regional Parks



- Existing Parks
- Golf Course
- West Bountiful
- Bountiful
- Centerville
- North Salt Lake
- Woods Cross
- ★ Recreation Center
- ★ FrontRunner Station
- FrontRunner Route
- - - Railroad
- West Bountiful City Boundary



the community, and the facility often hosts local scouts and other community groups for free at the driving range. It is by far the largest park space in the city, providing a significant passive open space.

## Open Space

Public open space typically emerges as part of natural systems – wetlands, stream corridors and natural drainages. While large tracts of wet and open land dominate much of the south and western reaches of the city, only small portions are in public ownership and control, and most are earmarked for development. Some historic farms and similar agricultural properties are still located in the city and contribute to the open space profile of the city.

## Recreation Facilities and Programs

### Facilities

There are no dedicated recreation facilities in West Bountiful, which is due in large part to the small size of the community and the high cost of providing public recreational facilities. West Bountiful is a member of the South Davis Recreation District, which also includes the communities of Bountiful, Centerville, North Salt Lake, Woods Cross and Davis School. The District provides recreation activities and programs at the South Davis Recreation Center, which was opened to the public in 2009. Located just one mile to the east at 50 North 200 West in Bountiful, the facility showcases what is possible when separate entities collaborate to provide what they would not otherwise be able to provide individually.

The recreation center includes an Olympic-size ice rink with seating for 650, a competition gymnasium, a multipurpose activity court, fitness/cardio area and exercise studio. Other facilities include:

- Five racquetball courts
- A bouldering cave
- Two party rooms
- Two suspended walking/jogging tracks
- A 25-meter competition pool with 3-meter diving
- A 7,000-square-foot indoor leisure pool with four-lane 25-yard lap pool
- A zero-degree-entry splash pad



- An outdoor leisure pool/splash pad
- Concessions

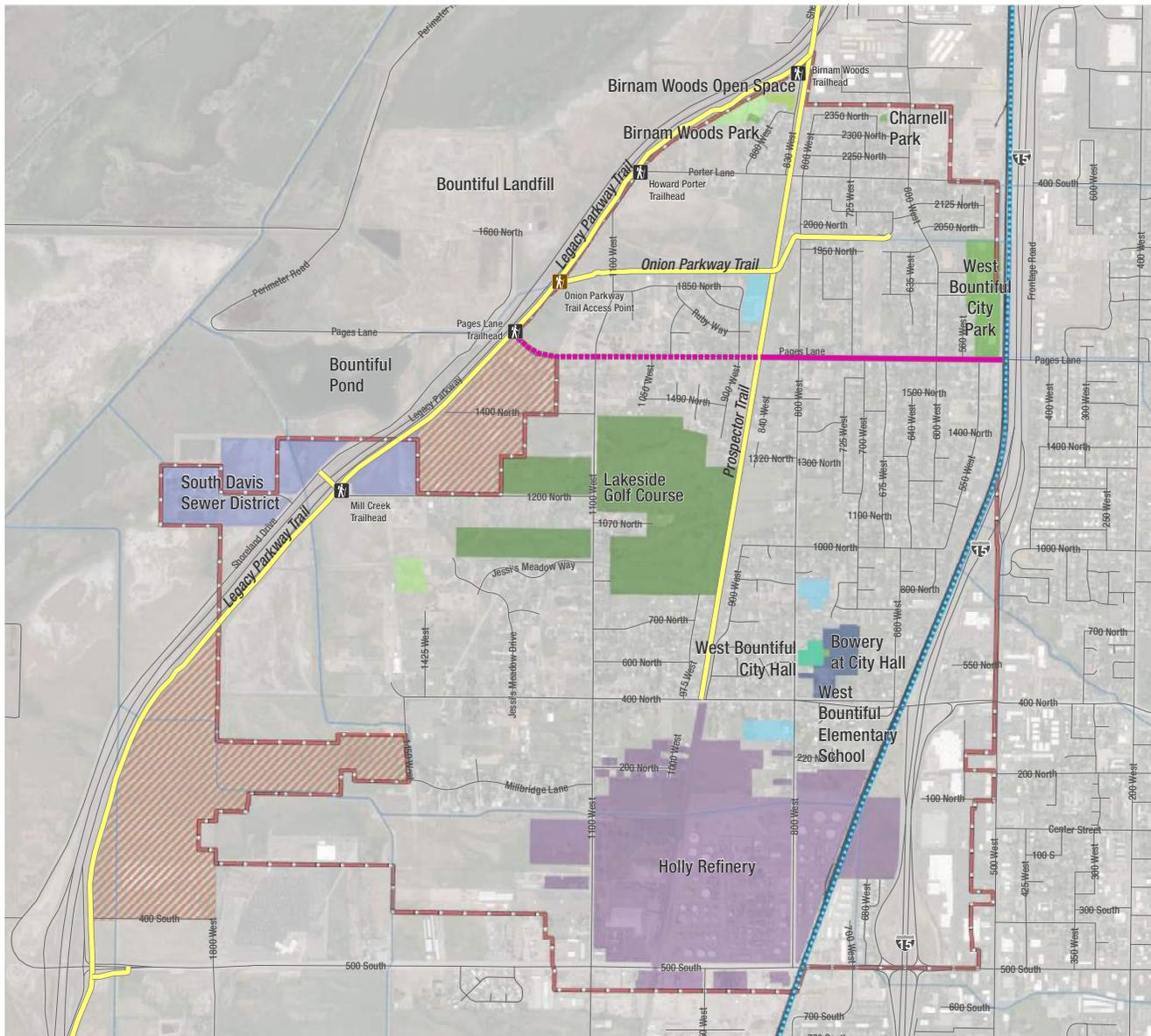
### Programs

South Davis Recreation District provides a range of aquatics, ice, fitness and recreational classes and programs at its flagship Recreation Center. Public input and the online survey indicate that West Bountiful residents are generally satisfied with the new facility and the programs provided.

The recreation district coordinates a range of youth and adult sports leagues held at the recreation center and various parks and fields in the district. There is some indication that the three existing baseball fields should be used more extensively for other sports once league play has concluded. Youth sports such as baseball and soccer are organized by clubs, with games and practice taking place at the recreation center, in school gyms and local sports fields and parks.

# West Bountiful City Parks, Open Space, Recreation, Arts and Trails Master Plan

## Map 2: Existing Parks, Open Space & Trails



- Trailhead
- Trail Access Point
- Existing Trail
- Existing Bike Lane
- Proposed Bike Lane
- Developed Park
- Undeveloped Park
- Open Space
- Golf Course
- Church
- West Bountiful City Hall
- School
- South Davis Sewer District
- Refinery
- Declared Annexation Areas
- Railroad
- FrontRunner Commuter Rail
- Creeks/Canals
- City Boundary



## Community Arts Facilities and Programs

The West Bountiful Arts Council coordinates arts activities and programs in the community. The Council plans and sponsors events showcasing local talent, such as a monthly Concert Series, a monthly featured artist display at City Hall, a talent fair held on the Fourth of July, a Founder's Day program, and a Farmer's Market. Public participation in the activities varies.

The Arts Council helps plan *Christmas on Onion Street*, a local holiday event held at City Hall. They also support the arts at the elementary school, assist with grant writing, support the school chorus and other arts-related after school programs.

City Hall serves as the de facto arts center. Otherwise there are no dedicated facilities. Arts advocates indicate support is strong, although the informal survey indicates that resident participation in and knowledge of events and activities is low. Some members of the community indicate that a dedicated arts facility is needed, and point to the public works building north of City Hall as a potential future site for such facility.

Having good access to art and cultural facilities and events is an important function of a city. West Bountiful currently offers a robust community arts program despite limited resources and challenging facilities.

## Trails

Based on the results of the preference survey and public input, trails are highly supported, used and desired in West Bountiful. The existing trail system serves a wide variety of users, from recreational walkers, runners and bike riders to cyclists who commute from home to work. As previously noted, trails improvements and extension of missing trail segments received some of the highest support for improvements in the survey.

As illustrated in Map 2, the existing public trail system is composed of a three interconnected Regional Trails that total 3.9 miles in length (Legacy Parkway Trail, Onion Parkway Trail and Prospector Trail). The primary purpose of these trails is to link West Bountiful with regional communities and destinations.

Designated bike lanes are located along Pages Lane between I-15 and Prospector Trail, with a westward extension to the Legacy Parkway Trail currently planned.

## Analysis

### Parks

Two different analyses were used to assess the parks and open spaces in West Bountiful. The first is a **Level of Service (LOS) Analysis**, which assesses park acreage as a function of population. The second is a **Distribution Analysis**, which evaluates the distribution of parks and open spaces to determine if service gaps exist.

### Level of Service Analysis

The current Level of Service (LOS) for West Bountiful was determined by dividing the acreage of existing, active, developed and publicly-owned parks by the 2017 population. Since Lakeside Golf Course is a Special Use Park and a pay-to-play facility, it was not included in the calculations.

#### Existing Level of Service



$$15.3 / 5,769 \times 1,000 = 2.7 \text{ acres per } 1,000 \text{ people}$$



Existing Trail in West Bountiful



As illustrated in Table 3, the level of service varies dramatically between communities. This is not surprising since no two cities are alike, and there can be a wide variation in the amount and types of parks provided. However, for the purpose of determining whether or not a community's LOS is adequate, comparisons can be helpful.

**Table 3: Comparable Community Park Level of Service**

Community	Level of Service (LOS) per 1,000 Residents
<b>West Bountiful</b>	<b>2.7</b>
Layton	4.9
Woods Cross	5.6
North Salt Lake	4.7

West Bountiful, for example, has little publicly-owned open space, and the single Regional/Community Park is heavily used. There are also no dedicated soccer fields, despite high demand. Other factors to be considered when assessing the adequacy of the existing LOS include relationships that have been established with Davis School District and the South Davis Recreation District, the tradition of sharing recreation amenities with surrounding communities, and the unique recreational preferences and needs of West Bountiful residents.

### Distribution Analysis

Once the existing LOS was determined, the distribution of existing parks and open spaces was analyzed, including nearby parks in adjacent communities. As illustrated in Map 1 and Map 3, service radii were assigned to each park by the function served. As described previously, **Regional/Community Parks** have a one-mile radius, **Neighborhood Parks** a half-mile radius, and **Mini Parks** a quarter-mile radius.

Once the distribution of existing parks was established, the location of residential neighborhoods and areas earmarked for future residential development in West Bountiful were considered. To summarize, only a small area of undeveloped land located near the southwest corner of the community are earmarked for non-residential uses.

The results of this analysis indicate that **park distribution is adequate in the eastern portion of the city, and that a large service gap is in the southwest portion of the city.** It has been established that City Park is heavily used by residents as well as residents from neighboring communities, placing heavy stress on existing facilities. There is a lack of multipurpose fields, and a large area with no parks in the southwest portion of the city. The City owns property on the west side of the city that could be developed into a new park and/or help expand the park profile of existing parks (the undeveloped Jessi's Meadow Park site).

A key question to be considered is whether the existing LOS is adequate. The distribution analysis and unmet demand for additional sports fields indicate it may not be. However, it should nevertheless be used as a benchmark for determining **minimum acreage requirements** for future parks. Prioritization will be critical to assure that unmet and future needs are met.

### Open Space

Preservation of open space was highly rated by members of the public who participated in the needs and preference survey and the public scoping meeting. A Level of Level of Service (LOS) analysis is generally not applied to open space, since open space is typically secured opportunistically, usually in relation to the existing natural systems that exist in a given community and as part of agreements negotiated with developers. Open space is rarely purchased, although it is regularly secured for public use and protection as part of land development negotiations.

### Recreation and Community Arts

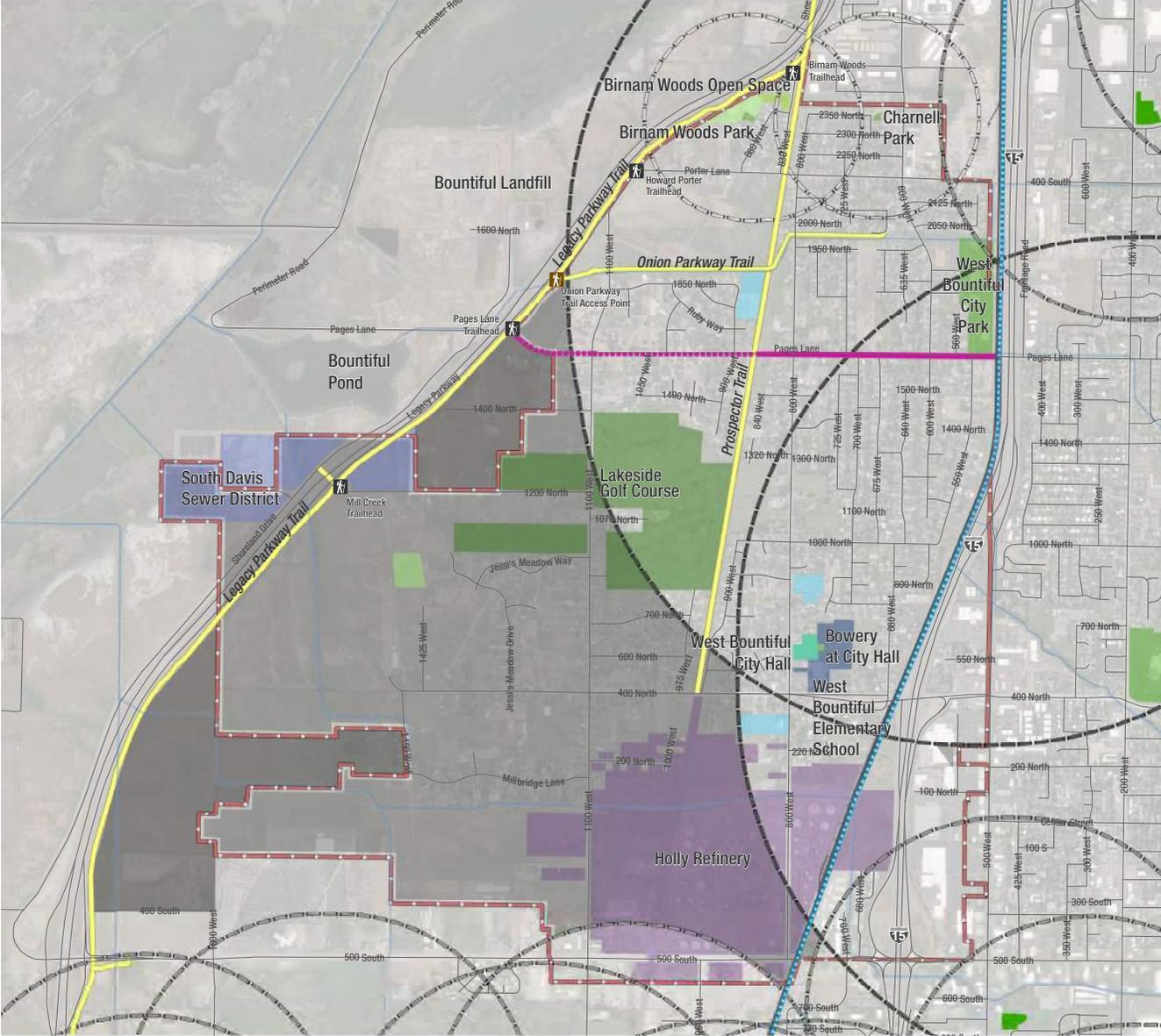
One of the main objectives of this Master Plan is to determine how West Bountiful should focus future efforts to meet existing and future needs. The projected population at buildout does not justify development of a large recreation center. Public input indicates general satisfaction with existing recreational facilities and programs. Recreation needs are generally well-served through facilities and programs provided by the South Davis Recreation District.

Public arts programs lack large numbers of participants, which may be due in large part to a lack of information about the various events and programs.



# West Bountiful City Parks, Open Space, Recreation, Arts and Trails Master Plan

## Map 3: Park Distribution/Service Analysis Existing Parks



- 1 Mile Service Radius - Community Parks
- 1/2 Mile Service Area - Neighborhood Parks
- 1/4 Mile Service Area - Mini Parks
- Gap in Service Area
- Long-Term Gap in Service Area (Declared Annexation Area)
- Trailhead
- Trail Access Point
- Existing Trail
- Existing Bike Lane
- Proposed Bike Lane
- Developed Park
- Undeveloped Park
- Open Space
- Golf Course
- Church
- West Bountiful City Hall
- School
- South Davis Sewer District
- Refinery
- Railroad
- FrontRunner Commuter Rail
- Creeks/Canals
- City Boundary



## A Note About Level of Service (LOS) and Impact Fees

The LOS discussion in this document is related specifically to planning for future parks. The intent is to understand the level of service currently existing in the community, and to determine the means for maintaining that level of service or establishing a more appropriate level of service for the future. LOS is based on a quantity (acres, miles, numbers) per a determined number of persons (population), and results in a ratio of facilities to population. For example, the parks ratio is typically expressed as the number of acres of park land per 1,000 persons.

It is important to distinguish this discussion of LOS for planning purposes from the LOS typically used in determining impact fees. Impact fees are a means of charging new development its proportionate share of the cost of providing essential public services. While a LOS for planning is used to establish a standard or guideline for future facility development, an impact fee is used to assess new development for the actual cost of providing the service. For example, if there are five-acres of parks in Orem for each 1,000 residents at present, new development cannot be charged at a rate for ten-acres of park land for each 1,000 residents. Orem may elect to provide a higher LOS in the future because its current residents desire a higher level of service, but it cannot require new development to pay for the higher LOS. Utah law is clear on this point, stating the following:

“A local political subdivision or private entity may not impose an impact fee to raise the established level of service of a public facility serving existing development.” UC11-36-202(1)(a)(ii).”

The Parks Master Plan should provide a foundation for developing a Capital Improvements Plan, Impact Fee Facilities Plan (IFFP), and Impact Fee Analysis (IFA). The IFFP is designed to identify the demands placed upon the existing facilities by future development and evaluate how these demands will be met by the City, as well as the future improvements required to maintain the existing LOS. The purpose of the IFA is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. While the IFFP and IFA will serve as a companion to this document, information may differ due to the specific requirements related to the calculation of impact fees as defined in Utah Code 11-36a – the Impact Fee Act.

It is assumed that the demand for community arts and cultural facilities will increase in the future as the population continues to grow. With a near doubling of population by buildout, the development of a dedicated community/arts center appropriately scaled to the needs of West Bountiful should be explored in the long-term. Enhanced marketing of under-utilized arts programs in the short-term can help meet new and emerging needs.

## Trails

Trails and trail improvements are highly supported by the West Bountiful public. The regional trail system is nearly complete, and completion should be prioritized in the short-term. Implementation of a local recreational trail system should be the long-term focus of future trail improvements.



# 3 Future Needs Analysis

## Meeting Future Park Needs

### A - Maintaining a Preferred Level of Service in the Short-Term (2027)

Once the existing LOS and the distribution of existing parks was determined, it was applied to determine the minimum acreage requirements in the next ten years. Applying a future LOS of 2.7 acres per 1,000 to the projected 2027 population and subtracting the 15.3 acres of existing park land results in **approximately 2 additional acres of land required to meet minimum park needs by 2027** ( $6,504/1,000 \times 2.7 - 15.3 = 2.0$  acres).



*Basketball Courts at City Park*

### B Maintaining a Preferred Level of Service in the Long-Term (to Buildout in 2060)

Applying a future LOS of 2.7 acres per 1,000 to the projected buildout population results in **approximately 14.5 additional acres of land required**

**to meet minimum long-term park needs between 2027 and 2060** ( $11,987 / 1,000 \times 2.7 - 15.3 - 2.0 = 14.5$  acres).

### C Filling Existing Gaps and Providing Equitable Park Distribution in the Future

As described above, 16.5 acres total of new park land is required to maintain the existing LOS in the future. The focus of new park development should be in the southwest quadrant of the city which is currently unserved and where the bulk of future growth is anticipated. As illustrated in Map 4, the inclusion of new parks in the southwest portion of the city will help ensure that park distribution is balanced as the city develops over time.

### D Providing Adequate Park Facilities and Amenities

Ensuring that park amenities are adequate for meeting future needs can be challenging, particularly for a small community like West Bountiful. Sharing facilities with the school district and regional partners is a good tactic to help ensure access to wide range of amenities would otherwise be unobtainable. According to the public scoping process, the demand for multipurpose fields is high and there is some demand for a dog park and pickleball courts. The development of a high-profile recreational draw such as a splash pad is the highest desire, with City Park identified as a good location. Other amenities should be evaluated as parks are developed during the long and short-term horizon.

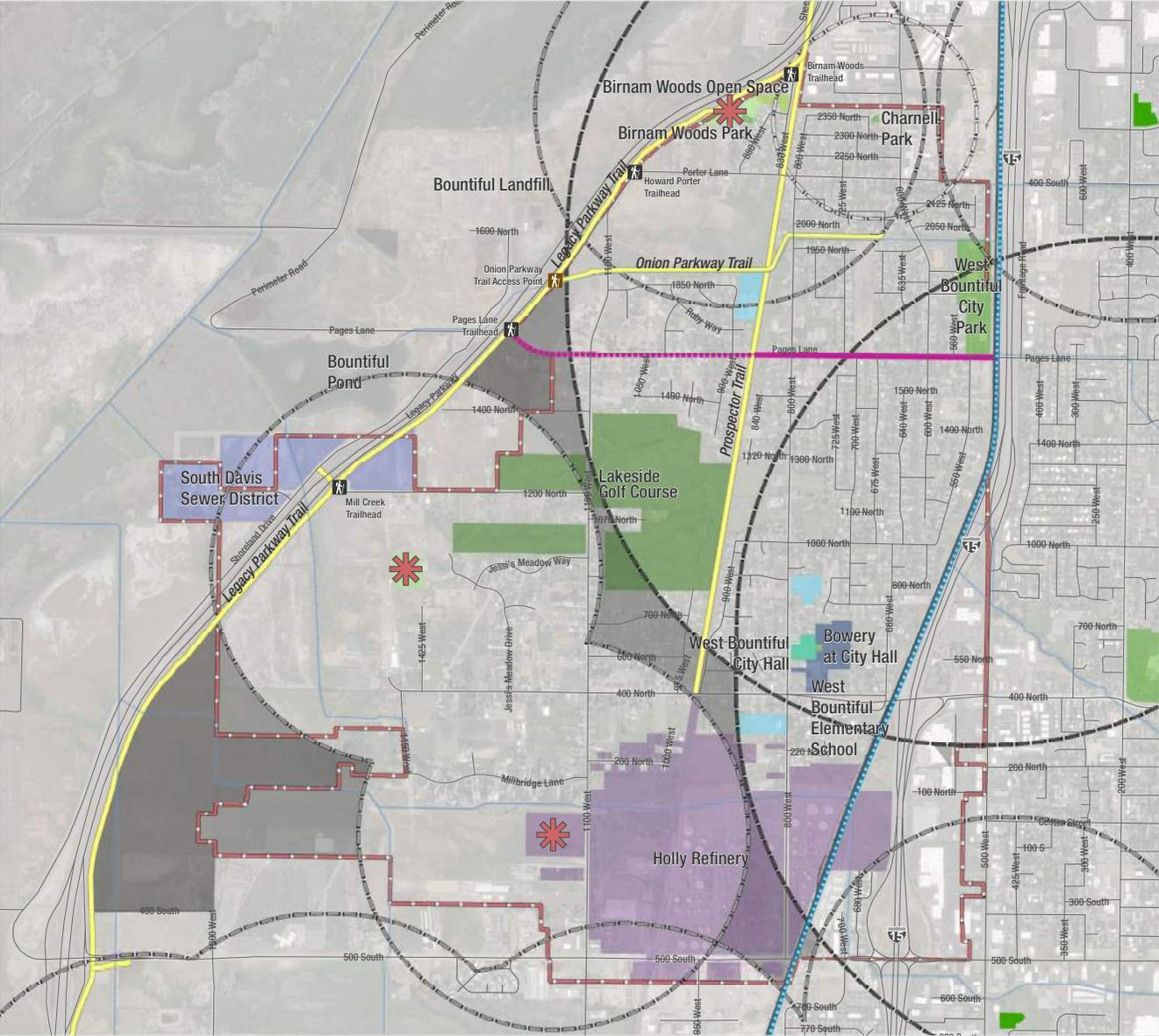
### E Establishing Minimum Park Standards to Meet Future Needs

As a rule, publicly-owned parks should be designed as Neighborhood Parks, since they generally provide more benefit than smaller parks. However, for a small community such as West Bountiful, smaller parks might need to be considered.

While the size and function of new publicly-owned parks will vary, it is assumed that they will follow minimum development standards to ensure basic park needs are met. **Existing parks** should be upgraded as necessary to meet the minimum requirements for amenities and features in parks and **future parks** should be designed and developed from the outset with amenities and features that meet the minimum standards, as follow:

# West Bountiful City Parks, Open Space, Recreation, Arts and Trails Master Plan

## Map 4: Park Distribution/Service Analysis Existing & Proposed Parks



- Potential Neighborhood Park
- 1 Mile Service Radius - Community Parks
- 1/2 Mile Service Area - Neighborhood Parks
- 1/4 Mile Service Area - Mini Parks
- Gap in Service Area
- Long-Term Gap in Service Area (Declared Annexation Area)
- Trailhead
- Trail Access Point
- Existing Trail
- Existing Bike Lane
- Proposed Bike Lane
- Developed Park
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- Creeks/Canals
- City Boundary





Existing Playground at Charnell Park

Additional **Mini Parks** are not recommended for meeting future needs, as they are inefficient, costly to maintain and operate, and provide limited amenities.

**Neighborhood Parks** are the preferred park type for meeting future needs, as the inclusion of one additional neighborhood park in the southwest quadrant will fill existing gaps and maintain existing levels of service. This type of park should include, space permitting, the following minimum amenities:

- Trees
- Picnic tables and benches
- Drinking fountain
- Grassy play areas
- Playgrounds
- Pavilions or shelters
- Restrooms
- Sport courts (basketball, volleyball, pickleball and tennis)
- Sports fields (baseball/softball, soccer, football and similar sports)
- Connections to other parks, open spaces and destinations along the Regional and Recreational trail system

- Interior perimeter walking trails as appropriate

**Regional/Community Parks** typically include regional amenities and draws such as a splash pad, swimming pool or sports complex.

## Meeting Future Open Space Needs

The city should locate and acquire open space as opportunities arise, particularly in areas which will help create a better integrated parks and open space system. Agricultural land and heritage farms should be preserved as permanent reminders of the city's agricultural legacy. Such sites could host a variety of uses and activities, including small urban farms, community gardens and cultural celebration sites, which in turn could enhance the quality of life in West Bountiful and help distinguish the city from nearby communities. The power corridor and city-owned parcel west of Jessi's Meadow site should be linked together with trails to form a series of connected neighborhood parks and open space amenities.

## Meeting Future Recreation and Arts Needs

There is little need for improved and expanded recreation facilities and programs, particularly considering the nearby location of a regional recreation center in Bountiful. If the West Bountiful Public Works facilities are moved, the development of a small arts/community center should be considered at the vacated site. A second option is to develop a similar facility as an expansion of the clubhouse at Lakeside Golf Course. Both are viable options, although the club house option will require careful coordination with the existing facility. Determination of a preferred options will require further study.

Other recreational and arts improvements to consider include the following:

### Recreation

- Maintain and enhance relationships with South Davis Recreation District and the Davis County School District to meet future recreation needs.
- Diversify recreation programming to attract wider participation.
- Design and develop engaging monument and gateway features at key entrances into the city.
- Bring art to the people. Provide art in the parks, art education, dispersed

- performances and similar events and activities.
- Improve knowledge and participation in arts events (arts in parks, youth arts activities, arts education, performances, etc.).
- Determine West Bountiful’s “fair share” of recreation field provision to meet the needs of the city and surrounding as new parks are designed.

## Meeting Future Trail Needs

Filling gaps in the Regional Trail system should be implemented in the short-term, with implementation of the finer-grain local trail system implemented by buildout. Other proposed improvements include the construction of four new trail access points along Legacy Parkway.

Cooperative efforts with UDOT, Davis County and other regional transportation partners such as the Wasatch Front Regional Council are encouraged to facilitate implementation of the public trail system. Trail implementation should be flexible, seizing opportunities as they arise to help fill gaps.



*Existing Birnam Woods Park*



## 4 Parks, Open Space, Recreation, Arts and Trails Concept Plan

Map 5 provides a snapshot of what the future parks, open space, recreation, arts and trail system will look like once fully implemented. The concept builds upon input received from the public and as a result of technical analyses.

The parks, open space, recreation, arts and trails concept illustrates a well-distributed park system connected by a range of regional and local recreational trails. Four existing trailheads, one existing trail access point and four proposed trail access points provide easy connections between the local trail system and Legacy Parkway Trail. Future residential uses in the western portions of the city will be served by Jessi's Meadow Park, and a new 11-acre neighborhood park located west of Holly Refinery on the west side of 1100 West.

The existing powerline corridor serves as a trail corridor, linking a fully-developed Jessi's Meadow Park with future neighborhoods on the south end of the city. A small, private park is envisioned to serve the needs of the small and isolated residential neighborhood located west of I-5 and north of 500 South, which may be redeveloped in the future.

### Options List

The following list is a summary of potential implementation options for filling gaps and needs. The list is intended to provide direction for meeting future needs in a manner that is flexible and responsive. As illustrated in Map 5, some of the options are focused on upgrading existing parks to meet future needs, others expand existing parks to provide additional park space, and still others provide new parks and facilities to fill gaps and provide services necessary for meeting future needs.

The options are presented from north to south, and are not intended to reflect priority or preference. Several include detailed plan diagrams which are intended to help clarify opportunities and challenges.

**Option 1:** Redesign Birnam Woods Park into a Neighborhood Park with expanded play areas and a possible off-leash dog park (see Concept Plan).

The concept may need to be modified to ensure that additional parking is provided in response to anticipated visitation increases as a result of expansion and improvements.

**Option 2:** Redesign Charnell Park to improve use by the surrounding neighborhood. Key improvements include the installation of vegetative buffers against industrial uses to the east, development of a new playground, and the inclusion of benches and picnic tables beneath existing shade trees (see Concept Plan).

**Option 3:** Install a water-play feature, amphitheater or similar Special Feature at City Park. This should be undertaken as a joint effort with Bountiful and other regional partners, and should be carefully gauged to ensure maintenance and other resources will be adequate (see Concept Plan for an illustration of the splashpad concept).

**Option 4:** Move Public Works facilities from City Hall to a new site yet to be determined. Once removed, consider the development of a small community/arts center at the vacated site (Alternative 1) or as an extension to the clubhouse at Lakeside Golf Course (Alternative 2).

**Option 5:** Develop a new sports field park on the 11 acre site west of Holly Refinery (see Concept Plan).

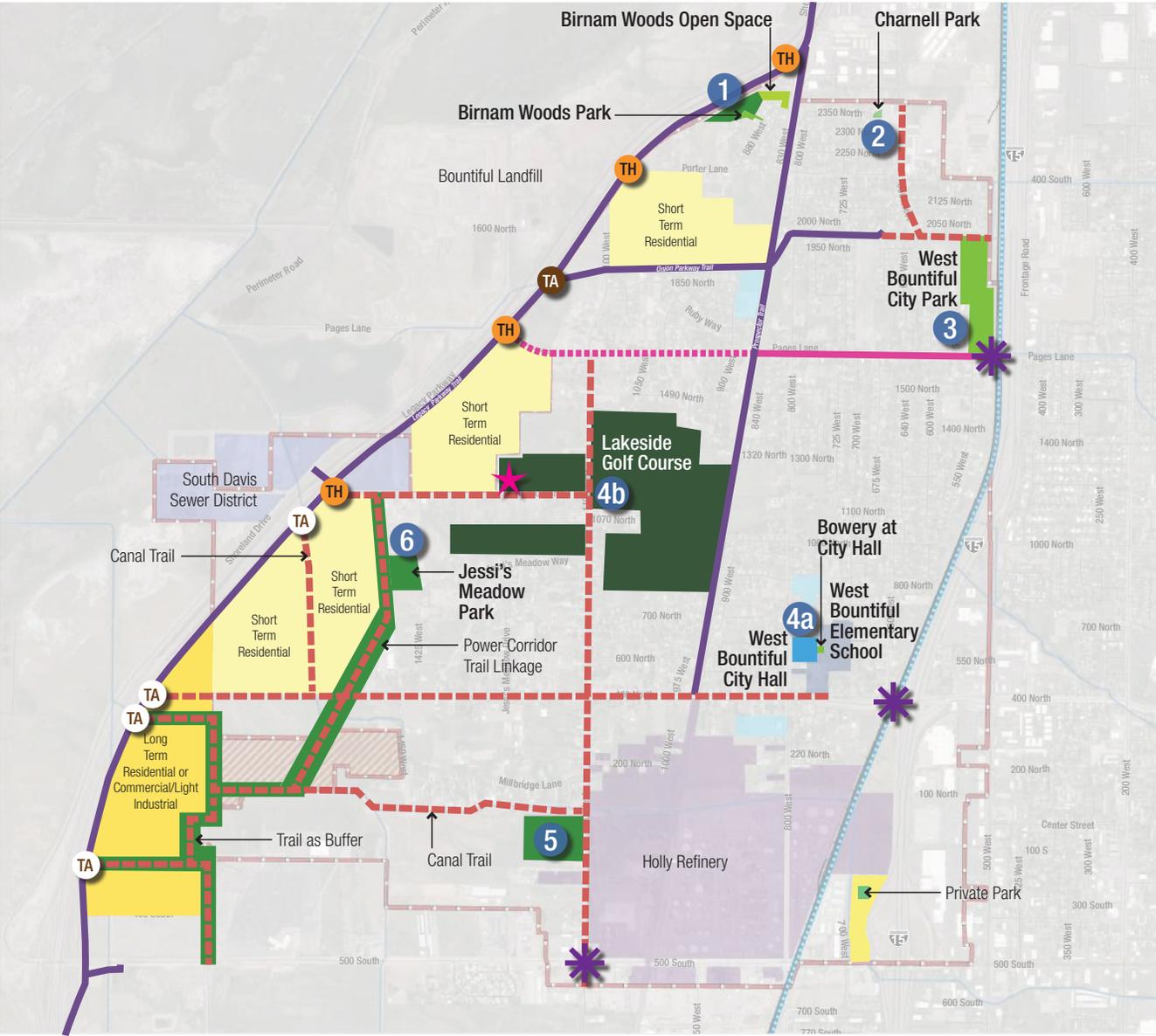
**Option 6:** Develop Jessi's Meadow site into a passive nature park, a park with pickleball courts or including an amphitheater and grassy lawn area (see Concept Plan).

Other implementation options to be considered include the installation of Community Gateway/Entry Features at three key intersections into the community (Pages Lane/I-15, 400 North/I-15, and 500 South/1100 West), the installation of four new trail access points along Legacy Parkway, the installation of missing trails and bike lanes, and the development of a new restroom on the west edge of Lakeside Golf Course.

It is also recommended that opportunities for West Bountiful residents to access Lakeside Golf Course are improved in recognition of the municipal resources expended on the facility. Steeper resident discounts and "free resident days" are two possible ideas to consider.

# West Bountiful City Parks, Open Space, Recreation, Arts and Trails Master Plan

Map 5: Proposed Parks, Open Space, Recreation, Arts and Trails Concept



**Implementation Options**

- 1 Redesign Birnam Woods as Neighborhood Park
- 2 Redesign Charnell Park to Screen Views
- 3 Install Splash Pad/Special Feature at City Park & Other Upgrades (Potential Cooperative Effort with Bountiful)
- 4 Relocate Public Works Yard & Develop Community & Arts Center on Vacated Site North of City Hall (4a) or Lakeside Golf Course Clubhouse (4b)
- 5 Proposed Multipurpose Fields at Holly Refinery Site
- 6 Develop Jessi's Meadow Park
- Community Gateway/Entry Feature
- Existing Trailhead
- Existing Trail Access Point
- Proposed Trail Access Point
- Proposed Public Restroom
- Existing Regional Trail
- Proposed Trail (Phasing/Priority to be Determined)
- Existing Bike Lane
- Proposed Bike Lane
- Existing Park
- Existing Open Space
- Proposed Park/Trail Corridor
- Proposed Private Park (long-term)
- Golf Course
- School
- Church
- City Hall
- Short Term Residential
- Long Term Residential or Commercial/Light Industrial



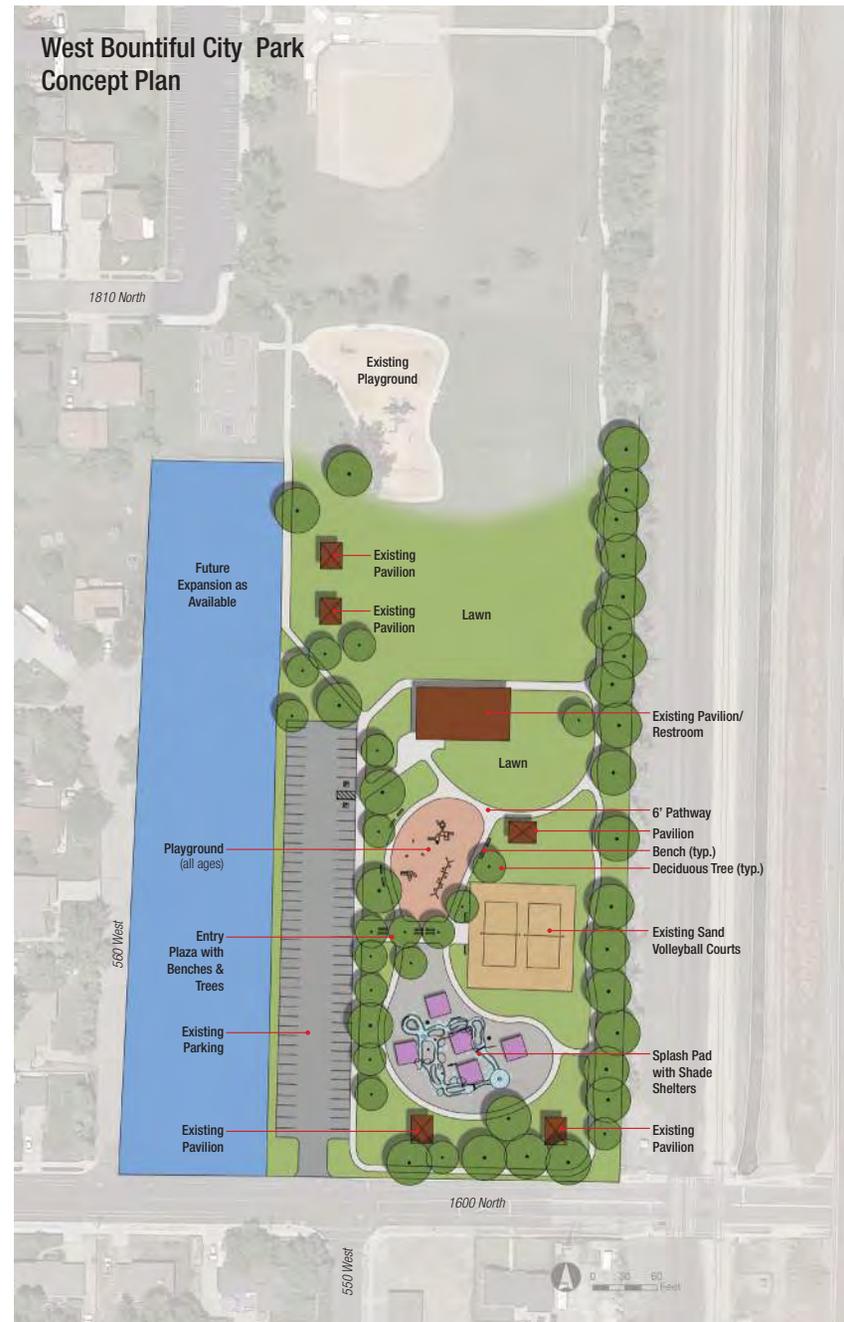
# Birnam Woods Park Concept Plan



### Charnell Park Concept Plan



### West Bountiful City Park Concept Plan



# Holly Fields Concept Plan



# Jessie's Meadow Concept



## 5 Acquisition, Construction and Improvement Costs

As illustrated in the Parks, Recreation, Community Arts, Open Space and Trails Concept Diagram (Map 5), numerous changes and improvements are required to ensure the vision outlined in the preceding chapters are met. The following is a summary of the specific projects and tasks.

### Park and Open Space Development Priorities

The following is a list of park and development priorities for meeting existing and future needs. Implementation should be flexible to match specific funding options and opportunities.

#### A Meeting Existing Park Needs

- Re-design Birnam Woods Park into a Neighborhood Park and Charnell Park to better serve existing and future needs.
- Upgrading the existing snack shack and installation of lights at City Park are also short-term priorities for meeting existing needs.

#### B Meeting 2027 Park Needs

- Install a water-play feature, an amphitheater or a similar special feature at City Park. This should be undertaken as a joint effort with Bountiful and other regional partners, and should be carefully gauged to ensure maintenance and other resources will be adequate (see Concept Plan).
- Move Public Works facilities from the City Hall site. Consider the development of a small community/arts center at the vacated site (Alternative 1) or as an extension of the clubhouse at Lakeside Golf Course (Alternative 2).
- Develop Jessi's Meadow site into a passive nature park or comparable Neighborhood Park, linked with trails and open space features to north.



- Install a comprehensive wayfinding system to direct residents and visitor to the various parks, trails and recreation/arts facilities.

#### C Meeting Park Needs at Buildout (2060)

- Develop a new sports field park on the 11 acre site west of Holly Refinery (see Concept Plan).

#### D Adopting Minimum Park Standards

- To ensure that existing and future parks meet community needs, the minimum park standards presented in Chapter 3 should be adopted as official city policy. New parks should include amenities and features to meet the minimum park standards.
- Carefully consult surrounding neighbors and other community members during the design process to ensure new public parks meet local and community needs.
- Implementation should take place with a level of flexibility to promote creative and responsive designs and recognize the unique opportunities of each park and its setting.



## E Expanding the Open Space System

- Preserve the natural open space system in an opportunistic manner, acquiring new sites that extending existing open space corridors and properties.
- Explore opportunities that expand the range and types of open space in the city, including the permanent preservation of cultural landscapes and agricultural land for the benefit of future generations.

## Recreation and Community Arts Development Priorities

West Bountiful should improve and expand recreation and arts facilities to ensure future needs are met. Key actions to be considered for implementation during the 2027 planning horizon include the following:

- Maintain strong relationships with the South Davis Recreation District and Davis County School District to maintain good access to recreation facilities and programs.
- Investigate options for establishing a small-scale community/arts center at the existing Public Works Site or as an expansion of the clubhouse at Lakeside Golf Course.
- Community Arts improvements are also recommended, building upon local arts traditions while broadening the community arts profile over time. Key actions include the following:
  - Enhancement of existing arts programming.
  - Expansion of public art and sculpture displays in parks and public spaces.
  - Enhancement of artist-in-residence programs.
  - Introduction of movable art-in-the-park and performance programs.

## Trails Development Priorities

The enhancement of public trails is highly supported by the public. The following is a list of key trail improvements to be implemented in the short and long term.

- Implement the public trail system illustrated in Map 5 and Table 4, including eight miles of new local recreational trails and 0.6

miles of bicycle lanes.

- Install four new trail access points along the legacy parkway.
- Implement lighting improvements along all regional and local recreational trails.

**Table 4: Existing and Proposed Trails and Bike Lanes**

Existing Trails & Bike Lanes	Miles
Regional Trails	3.9
Local Recreational Trails	0.9
Bicycle Lanes	0.6
<b>Total Existing Trails &amp; Bike Lanes</b>	<b>5.4</b>
Proposed Trails & Bike Lanes	Miles
Bicycle Lanes	0.6
Local Recreational Trails	8.0
<b>Total Proposed Trails &amp; Bike Lanes</b>	<b>8.6</b>
<b>Grand Total</b>	<b>14.0</b>

## Implementation Costs and Funding Priorities

The following is a list of probable costs for the implementation options listed in the previous section.

### Costs for Parks

#### Upgrading Existing Parks

Table 2 documents the number of park amenities currently provided at all public parks. Chapter 3 and 4 describe key upgrades required to bring existing parks up to standard. Table 5 and the text below summarize key options for improving existing parks.

- **Redesign Birnam Woods Park** into a Neighborhood Park with an off-leash dog park. Carefully design to ensure parking is adequate for the renovated facility.  
 $4.6 \text{ acres} @ \$300,000/\text{acre} = \$1,380,000$



- **Redesign Charnell Park** as more functional mini park to serve the surrounding neighborhood.  
*\$150,000*
- **Install Splash Pad, Amphitheater or Other Special Feature** at City Park. Includes revised playground. Should be undertaken as a joint effort with Bountiful and other regional partners.  
*Total cost = \$1,500,000*
- **Move Public Works facilities from the City Hall site.**  
*Total cost = \$500,000*
- **Construct a new public bathroom on the west end of Lakeside Golf Course** on the west edge of the city.  
*Total cost = \$250,000*
- **Cost to upgrade and improve all existing parks** to compensate for deferred maintenance, etc.  
*15.3 acres x \$30,000/acre = \$459,000*

**Total Probable Costs (Upgrade Existing Parks) = \$4,239,000**

**Table 5: Costs for Upgrading Existing Parks**

Projects for Upgrading Existing Parks	Cost
Redesign Birnam Woods Park	\$1,380,000
Redesign Charnell Park	\$150,000
Install water-play feature or other special feature	\$1,500,000
Move Public Works facilities from City Hall site	\$500,000
Construct a new public bathroom on the west end of Lakeside Golf Course	\$250,000
Upgrade and improve all existing parks	\$459,000
<b>Total Probable Costs (Upgrade Existing Parks)</b>	<b>\$4,239,000</b>



### Acquiring and Developing New Parks to Meet Future Needs

As detailed in Chapter 3, 16.5 total acres of additional parkland is required to meet future needs by buildout. Options to be considered include the development of a new Neighborhood Sports Park west of Holly Refinery and the development of Jessi’s Meadow Park. It is assumed that these parks will not require cash acquisition costs, as the sites are either owned by the city or will be negotiated trades or cooperative agreements with the existing owners. See Table 6 and the text below for details.

- **Develop a new Neighborhood Sports Park** west of Holly Refinery adjacent to the proposed new Public Works Yard, *9 acres @ \$250,000/acre = \$2,250,000*
- **Design and redevelop Jessi’s Meadow Park**  
*4.2 acres @ \$250,000/acre = \$1,050,000*
- **Design and Construct Three Community Gateway/Entry Features**  
*3 each @ \$30,000 each = \$90,000*
- **Upgrade the existing snack shack at City Park**  
*Estimated Total cost = included in costs to upgrade and improve existing parks*
- **Install lights at City Park**  
*Estimated Total cost = \$300,000*

**Total Probable Costs (Acquire & Develop New Parks) = \$3,690,000**

**Table 6: Costs for Acquiring and Developing New Parks**

Projects for Acquiring and Developing New Parks	Cost
Develop a new Neighborhood Sports Park	\$2,250,000
Design and Redevelop Jessi's Meadow Park	\$1,050,000
Design and Construct three Community Gateway/Entry Features	\$90,000
Install lights at City Park	\$300,000
<b>Total Probable Costs (Acquire &amp; Develop New Parks)</b>	<b>\$3,690,000</b>

### Costs for Recreational and Community Arts Facilities

No new recreational facilities are envisioned. A new community/arts center or a renovated golf course clubhouse and community/arts center is a major capital expense and is likely to exceed one million dollars. Further study is required to determine accurate cost estimates.

### Costs for Trails

Approximately eight miles of local recreational trails and 0.6 miles of bicycle lanes are required. Four access points are also assumed, which should be developed as soon as possible. Trail access point costs assume the inclusion of simple connections and coordinated signage. As outlined below, the estimated cost to develop 8 miles of local recreational trails is \$1,210,000 (8 miles of trail x \$150,000/mile = \$1,200,000; new access point = \$10,000). The cost for implementing bike lanes is not included, as it is assumed they will be implemented as part of roadway projects. See table 7 for a summary of trail costs.

**Total Probable Costs (Trails) = \$1,210,000**

**Table 7: Costs for Trails**

Projects for Developing New Trails	Cost
Develop 8 miles of local recreational trails	\$1,200,000
New trail access point	\$10,000
<b>Total Probable Costs (Trails)</b>	<b>\$1,210,000</b>

## Total Probable Costs

As detailed in Table 8, the total probable cost for upgrading, acquiring and developing all park and trail improvements through buildout is \$9,339,000. The cost for constructing a new community arts center is uncertain and will require more detailed assessments and study.

**Table 8: Total Probable Costs**

Projects for Acquiring and Developing New Parks	Cost
Upgrading Existing Parks	\$4,239,000
Acquiring and Developing New Parks	\$3,690,000
Developing New Trails	\$1,210,000
<b>Total Probable Costs (Acquire &amp; Develop New Parks)</b>	<b>\$9,139,000</b>

## Operations & Maintenance

Resources for maintaining and operating parks are often limited, which can affect the ability to provide quality service and meet the expectations of the public. Improvements to Charnell Park, expansion of Birnam Woods Park, completion of the City's trail system, the addition of a splashpad or other special feature at City Park, and a potential doubling of park acreage in the future, will have significant impact on operations and maintenance requirements. These changes require progressive increases in resources and manpower over time.

To maintain pace with anticipated service changes, a detailed operations and management budget should be developed to help manage parks and recreation needs. There are several different types of operating budget formats that can be used, the most common being the Line Item Budget.

While preparation of a detailed budget is beyond the scope of this plan, a per-acre estimate<sup>1</sup> of \$5,000 to \$15,000 per acre of additional parkland added can be applied as a general measure of potential additional O&M resources required to meet future need. Assuming 15-acres of additional parkland are added by buildout, \$75,000 to \$225,000 of additional O&M

<sup>1</sup> See NRPA Parks and Recreation National Database Report 2013.



resources (2017 dollars) would be needed at buildout. The potential inclusion of a new community/arts facility, splash pad and other special amenities are likely to require additional funding as well.

## Primary Funding Sources

**Recreation, Arts and Park (RAP)** funds have been identified by the city as the primary funding source for meeting existing and future acquisition and implementation needs. During voter-approved ten-year terms, the city receives one penny for every \$10.00 purchased, and uses the dedicated money to fund qualified recreation infrastructure and maintenance, an art and park organizations and events. The existing RAP tax was recently approved, and will be in effect through April 1, 2027. A conservative estimate is that the tax will provide between 2.5 and three million dollars during the next decade.

Other funding sources will be required to meet unfunded options. The following is a list of other key funding tools to consider.

### Park and Recreation Impact Fees

The city has an impact fee program for park and recreation projects in place. Impact fees can be used by communities to offset the cost of public parks and facilities needed to serve future residents and new development. Impact fees are especially useful in areas anticipated to develop, such as the west side of the community.

### Dedications and Development Agreements

The dedication of land for parks, and park development agreements has long been an accepted development requirement and is another valuable tool for implementing parks. The city can require the dedication of parkland through review of projects such as Planned Unit Developments (PUDs), for example.

### User Fees

User fees may be charged for reserved rentals on park pavilions and for recreation programs.



*Existing City Park*

## Secondary Funding Sources

Non-traditional sources of funding may be used to help meet the city's needs. The following are examples of a few options which may be suited for meeting West Bountiful's long-term needs.

### Land and Water Conservation Fund

This federal money is made available to States, and in Utah is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, accessibility improvements and other recreation programs /facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens and persons with physical and mental disabilities.

### TIGER Discretionary Grants

According to the U.S. Department of Transportation, "the Consolidated Appropriations Act, 2016 appropriated \$500 million, available through September 30, 2019, for National Infrastructure Investments otherwise known as TIGER grants. As with previous rounds of TIGER, funds for the FY 2016 TIGER program are to be awarded on a competitive basis for projects

that will have a significant impact on the Nation, a metropolitan area or a region.

TIGER Discretionary Grants have supported innovative projects, including multi-modal and multi-jurisdictional projects which are difficult to fund through traditional federal programs. Successful TIGER projects leverage resources, encourage partnership, catalyze investment and growth, fill a critical void in the transportation system or provide a substantial benefit to the nation, region or metropolitan area in which the project is located.

### **Federal Recreational Trails Program**

The Utah Department of Natural Resources, Parks and Recreation Division administers these Federal funds. The funds are available for motorized and non-motorized trail development and maintenance projects, educational programs to promote trail safety and trail related environmental protection projects. The match is 50 percent, and grants may range from \$10,000 to \$200,000. Projects are awarded in August each year.

### **Utah Trails and Pathways / Non-Motorized Trails Program**

Funds are available for planning, acquisition and development of recreational trails. The program is administered by the Board of Utah State Parks and Recreation, which awards grants at its fall meeting based on recommendations of the Recreation Trails Advisory Council and Utah State Parks and Recreation. The match is 50 percent, and grants may range from \$5,000 to \$100,000.

### **In-Kind and Donated Services or Funds**

Several options for local initiatives are possible to further the implementation of the master plan. These kinds of programs would require the city to implement a proactive recruiting initiative to generate interest and sponsorship, and may include:

- “Friends of West Bountiful Parks and Recreation” for fund-raising and volunteer support of West Bountiful’s parks, open spaces, recreation facilities and programs, community arts and trails;
- Adopt-a-park or adopt-a-trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services;

- Corporate sponsorships, whereby businesses or large corporations provide funding for a facility, as per an adopt-a-trail and adopt-a-park program; or
- Public trail and park facility construction programs, in which local citizens donate their time and effort to planning and implementing trail projects and park improvements.



# 6 Goals & Policies

## Goals and Policies for Parks and Open Space

**Goal 1.0:** Assure that residents of West Bountiful have access to adequate parks.

**Policy 1.1:** When new parks are developed, they should be focused on the provision of Neighborhood and Community/Regional Parks and contain the minimum established standards of each.

**Policy 1.2:** Balance expenditures on golf course, parks and other amenities to ensure existing, short-term and long-term needs are met.

- a. *Implementation Measure:* Upgrade existing parks to meet the minimum requirements for amenities and features, as possible.
- b. *Implementation Measure:* Provide additional opportunities for resident-only access to Lakeside Golf Course, such as “resident days” and steeper discounts.
- c. *Implementation Measure:* Adopt minimum development standards for parks as detailed in the Master Plan.
- d. *Implementation Measure:* Design and develop all new parks with amenities and features that meet the established standards, and allow public input on the design. Utilize the concept designs for specific parks as a point of departure for future design efforts.
- e. *Implementation Measure:* Assure that residents have access to information regarding parks, recreation programs and facilities, trails and art facilities/activities by providing maps and social media tools.

**Goal 2.0:** Improve the maintenance and operations in public parks.

**Policy 2.1:** Continue best management and maintenance procedures to protect the city’s park and recreation investments.

**Policy 2.2:** Update annual budgets to ensure park improvements and upgrades meet needs.

- a. *Implementation Measure:* Maintain an up-to-date inventory of all parks and park facilities, documenting and implementing improvements per a feasible schedule.
- b. *Implementation Measure:* Apply design standards for all parks, recreation facilities, open spaces and trails to help reduce maintenance requirements while promoting better long-term use of public parks and recreation amenities.
- c. *Implementation Measure:* Provide amenities and facilities to help West Bountiful residents “self-maintain” their parks and park facilities (trash receptacles, animal waste containers, hose bibs, pet clean-up stations, etc.)

**Goal 3.0:** Ensure that critical open spaces, habitat areas and natural features are maintained and protected.

**Policy 3.1** Secure and expand the West Bountiful public open space system as part of a flexible and opportunistic approach.

- a. *Implementation Measure:* Secure open space as part of negotiating development agreements with owners of new subdivisions and development projects.
- b. *Implementation Measure:* Enforce ordinances requiring development setbacks along drainage corridors and waterways.



- c. *Implementation Measure:* Work closely with the U.S. Army Corps of Engineers and other responsible agencies to ensure that wetlands in the city are protected as protected open space.

## Goals and Policies for Recreation and Community Art Facilities

**Goal 4.0:** Assure that residents of West Bountiful have access to high quality recreational and cultural programs and facilities.

**Policy 4.1:** Maintain long-term relationships with Davis School District and the South Davis Recreation District to ensure access to high-quality recreation facilities and programs are maintained.

**Policy 4.2:** Determine the viability of developing a small community/arts center.

- a. *Implementation Measure:* Commission a special study to assess developing a new facility at the clubhouse at Lakeside Golf Course or on the current Public Works site for this purpose.

## Goals and Policies for Trails and Bike Lanes

**Goal 5.0:** Assure that the West Bountiful trail system meets public needs and expectations.

**Policy 5.1:** Work with West Bountiful transportation and engineering departments to ensure all trails, bike/pedestrian routes and bike lanes/routes are implemented as envisioned.

- a. *Implementation Measure:* Assure the trail improvements contained in this master plan are supported by West Bountiful transportation plans and policies
- b. *Implementation Measure:* Install all remaining regional trail segments by 2027, including lighting and other improvements suggested in the master plan.
- c. *Implementation Measure:* Install all local recreational trail and roadside bike lanes by 2060 (buildout). Ensure trails are specifically addressed in development agreements negotiated with new subdivisions, including lighting and similar improvements suggested in the master plan.

**Policy 5.2:** Require trail master planning to be incorporated into the development review process of West Bountiful.

- a. *Implementation Measure:* Evaluate system-wide trail needs as part of future planning initiatives, focusing on closing gaps, developing trailheads, and improving connections with existing and future neighborhoods, destinations, parks and recreation facilities, and transit stations.



- b. *Implementation Measure:* Maintain trails as safe, attractive and comfortable amenities for the community. Ensure that maintenance routines include the control of weeds (particularly thorny species), the removal of trash and debris, and selective plowing of key routes to facilitate winter trail use.
- c. *Implementation Measure:* Promote an “Adopt a Trail” program to encourage trail user assistance in maintaining the trail system. Encourage participants to become involved in all aspects of trails development, through maintenance and long-term improvements.
- d. *Implementation Measure:* Develop a trail and bike lane signage program that provides clear information to users about how to access trails and proper trail behavior. Make trail and bike path maps available to the public.

## Goal 6.0: Assure that trails are safe.

### Policy 6.1: Implement a Safe Routes to Schools program with an emphasis on trail linkages.

- a. *Implementation Measure:* Work with Davis School District, police, UDOT, Davis County, local developers and neighborhood groups to identify and clearly mark appropriate trails and routes.

### Policy 6.2: Ensure trails are safe places at all hour of operation.

- a. *Implementation Measure:* Install a safe system of trail lighting and emergency response stations along all Regional Recreational trails.

## Other Goals and Policies

### Goal 7.0: Promote water conservation and similar practices to help ensure the West Bountiful parks and recreation system is sustainable and resilient.

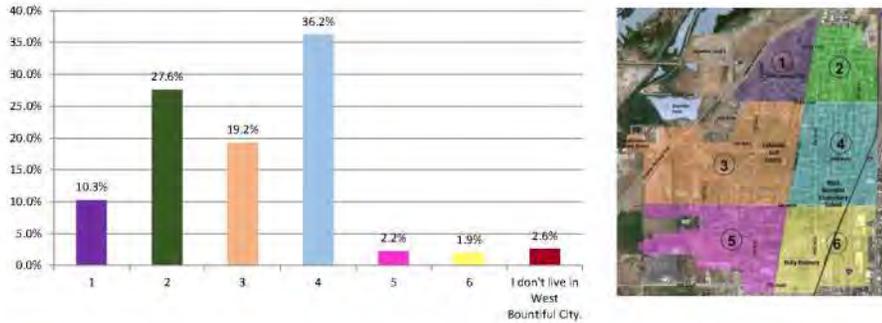
### Policy 7.1: As new parks, open spaces and trails are developed, utilize current practices and technologies to conserve water and other resources in public parks and associated facilities.

- a. *Implementation Measure:* Utilize drip irrigation, moisture sensors, central control systems and appropriate plant materials and soil amendments to create a more sustainable West Bountiful parks and recreation system.

# Appendix A: On-line Survey Results

## Q1: Which part of the city do you live in? (see map below)

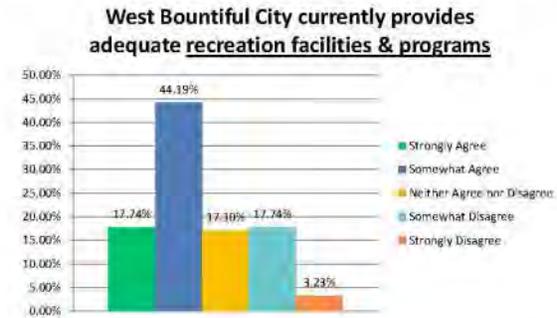
Answered: 312 Skipped: 0



West Bountiful Recreation, Arts & Parks Master Plan Survey

## Q2: To what extent do you currently agree with the following statements?

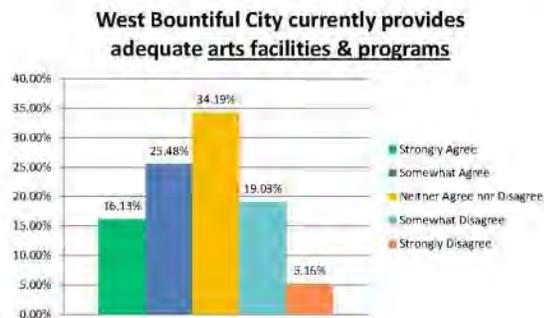
Answered: 310 Skipped: 2



West Bountiful Recreation, Arts & Parks Master Plan Survey

## Q2: To what extent do you currently agree with the following statements?

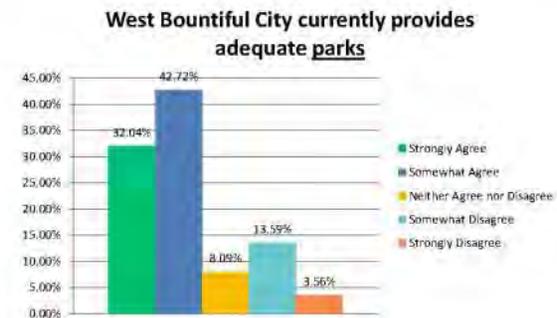
Answered: 310 Skipped: 2



West Bountiful Recreation, Arts & Parks Master Plan Survey

## Q2: To what extent do you currently agree with the following statements?

Answered: 310 Skipped: 2

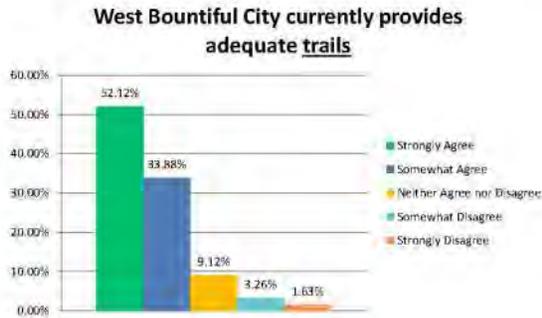


West Bountiful Recreation, Arts & Parks Master Plan Survey



### Q2: To what extent do you currently agree with the following statements?

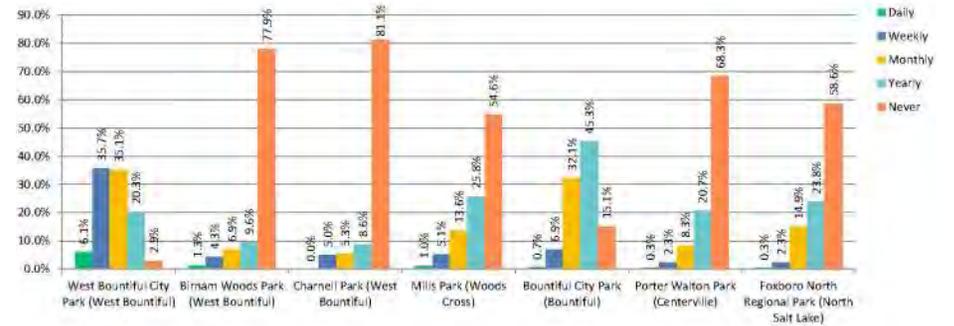
Answered: 310 Skipped: 2



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q3: How often does your household use the following places to meet your recreation and leisure needs?

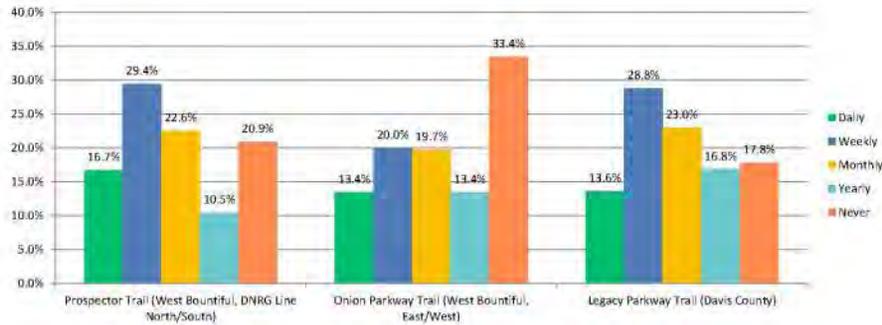
Answered: 311 Skipped: 1



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q3: How often does your household use the following places to meet your recreation and leisure needs?

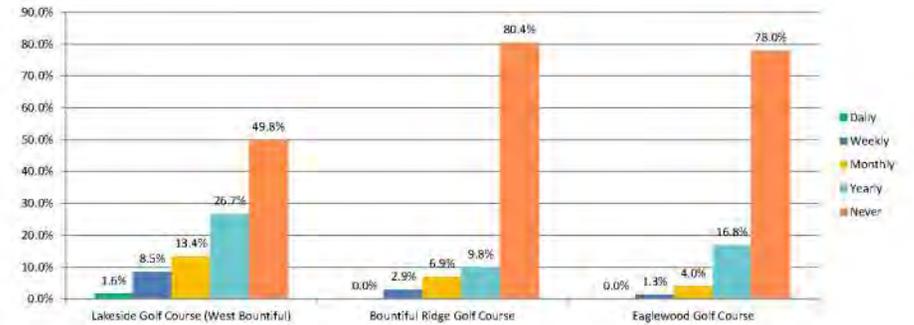
Answered: 311 Skipped: 1



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q3: How often does your household use the following places to meet your recreation and leisure needs?

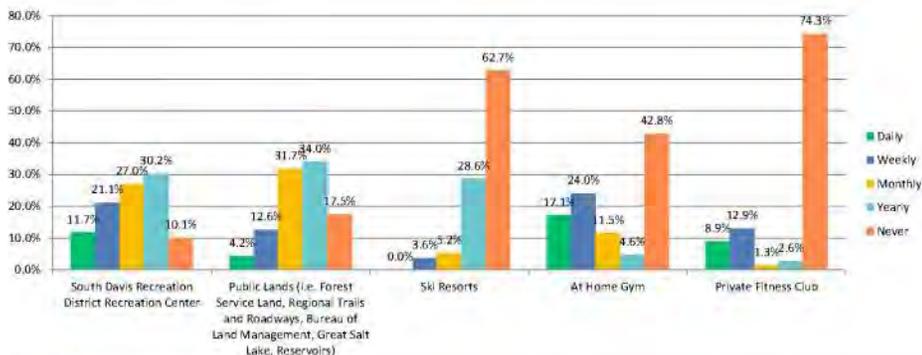
Answered: 311 Skipped: 1



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q3: How often does your household use the following places to meet your recreation and leisure needs?

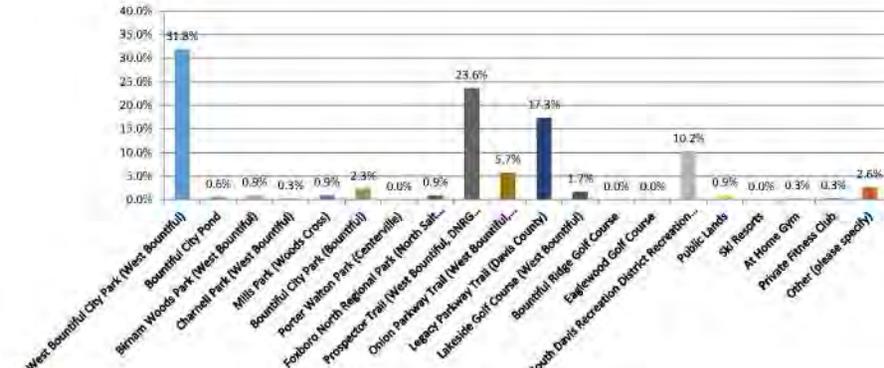
Answered: 311 Skipped: 1



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q4: Which one of the above parks, recreation facilities or trails do you use most often?

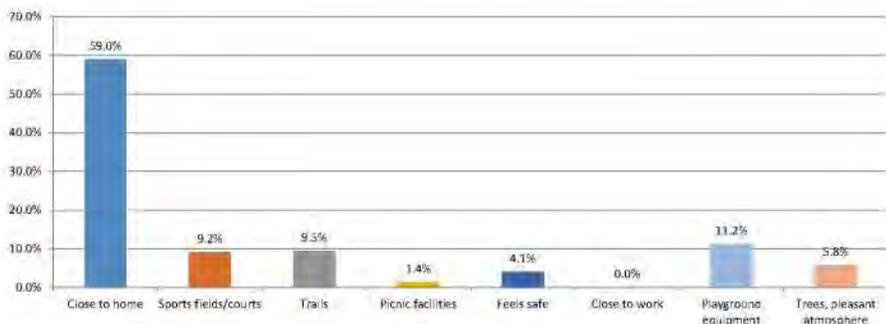
Answered: 283 Skipped: 29



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q5: Regarding the recreation facility, park or trail your household uses most often, what is the primary reason that you use this facility?

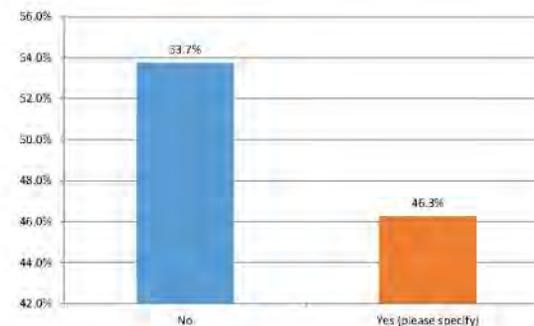
Answered: 295 Skipped: 17



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q6: Regarding the recreation facility, park or trail your household uses most often, are any improvements needed?

Answered: 294 Skipped: 18



West Bountiful Recreation, Arts & Parks Master Plan Survey



### Q6: Regarding the recreation facility, park or trail your household uses most often, are any improvements needed?

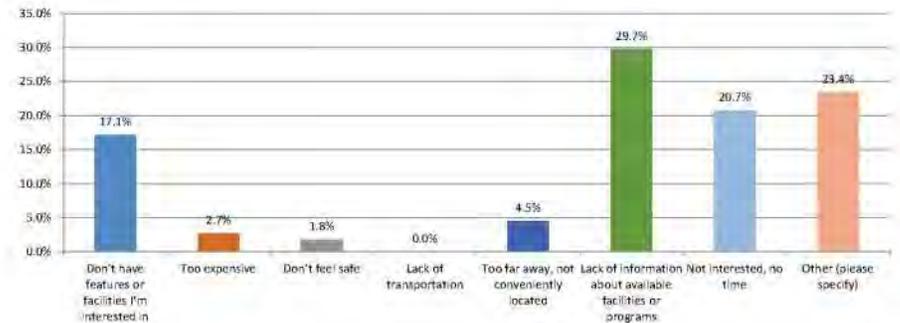
Answered: 294 Skipped: 18

- Playground equipment for all ages of children, especially younger children, including zip line
- Ensure safety of play equipment
- Adult swings
- Accessible playground
- Restrooms – more, upgrade existing, make available year-round, portable where no permanent
- Shade – more trees on trails, shade on playgrounds and in parks
- More shrubs
- More grass/open play areas
- Splash Pad
- Tennis/Pickleball courts
- Allow dogs on-leash in park
- No dogs in city parks
- Off-leash dog area
- Dog waste stations
- Horse waste cleanup by owners
- Baseball fences/lights/accommodations, replace concession/restrooms at City Park
- Multipurpose field for football and other uses
- More basketball courts
- Benches
- Bugs/mosquito abatement
- Increase maintenance
- Distance markers on trails
- Lighting & security
- More picnic tables
- More plowing in winter
- More sidewalks
- New clubhouse with good restaurant
- Recreation Center/Outdoor pool
- Remove/change gates on Prospector
- Trim overgrown plants
- Vegetation management – weeds/trim overgrown trees/shrubs, but don't remove completely, irrigate trees/shrubs more often, stop spraying
- More/better water bottle filling stations/drinking fountains, get water turned on to drinking fountains in timely manner
- Separate trail for bikes
- Trailheads with lighting and drinking fountains
- Paved trail to Millcreek trailhead
- Leave gates on trails to keep cars out
- Connect Prospector to Legacy at south end
- Need unpaved trails
- Welcome to west bountiful signs on trails
- Tee boxes at Lakeside need improvement
- Restore cabin
- Expand existing facilities
- Fix drainage issues in Binningham Park

West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q7: If your household does not use any West Bountiful recreation facilities, parks or trails, what is the primary reason?

Answered: 111 Skipped: 201



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q7: If your household does not use any West Bountiful recreation facilities, parks or trails, what is the primary reason?

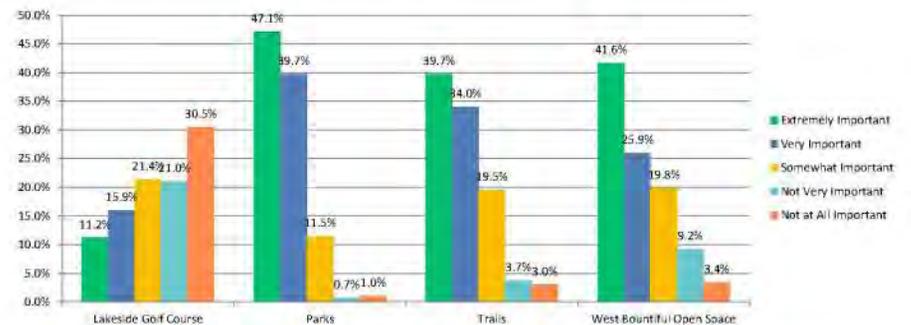
Answered: 111 Skipped: 201

- Playground too hot without shade
- Don't know where these parks are
- Doesn't work with my schedule
- No town-friendly places to eat and gather
- Age
- Want to be somewhere that feels like you escaped the city
- Physical restrictions
- No tennis or pickleball courts
- Facilities outdated
- Rec Center passes too expensive
- Too crowded
- Need dog park
- No interest in golf
- Would use if dogs were allowed
- Age
- Not easily wheelchair accessible
- Parks aren't safe

West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q8: To what extent are the following West Bountiful facilities important to your household:

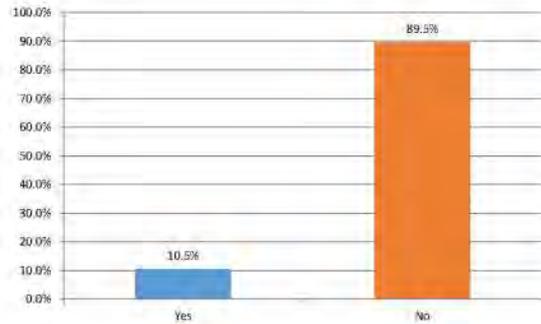
Answered: 298 Skipped: 14



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q9: Do you own or ride horses?

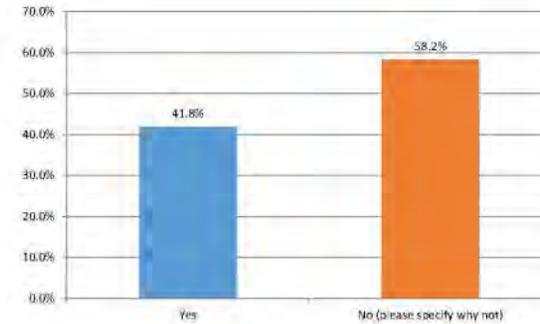
Answered: 296 Skipped: 16



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q10: If you own or ride horses, do you use local equestrian trails and/or facilities?

Answered: 55 Skipped: 257



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q10: If you own or ride horses, do you use local equestrian trails and/or facilities? If no, why not?

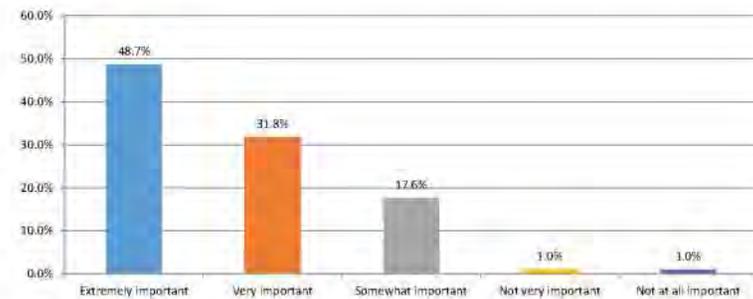
Answered: 55 Skipped: 257

- Not allowed on local trails, far distance
- Use equestrian center in Sunset, also used Universal
- Need nicer facilities and more horse friendly areas to ride
- Used to ride on streets but paths are gone and too much traffic
- My horse doesn't like trails
- You took away our trail
- Need more space & availability

West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q11: Thinking more generally, in your opinion how important is it to have public parks within walking distance of your home (i.e. within a half mile or 10 minutes)?

Answered: 296 Skipped: 16

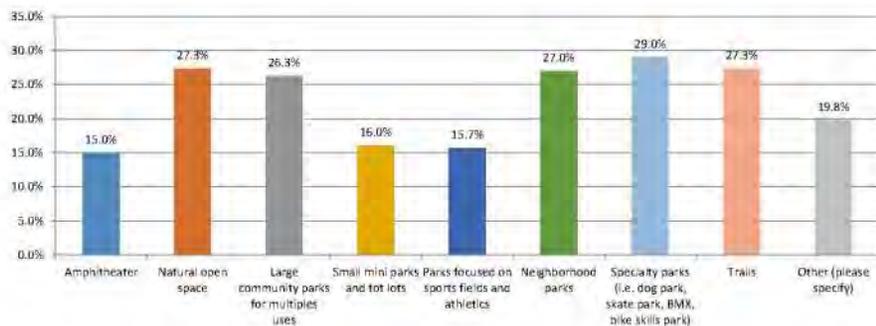


West Bountiful Recreation, Arts & Parks Master Plan Survey



### Q12: What types of recreation, arts, parks or trails facilities are most needed in West Bountiful? (Select up to two)

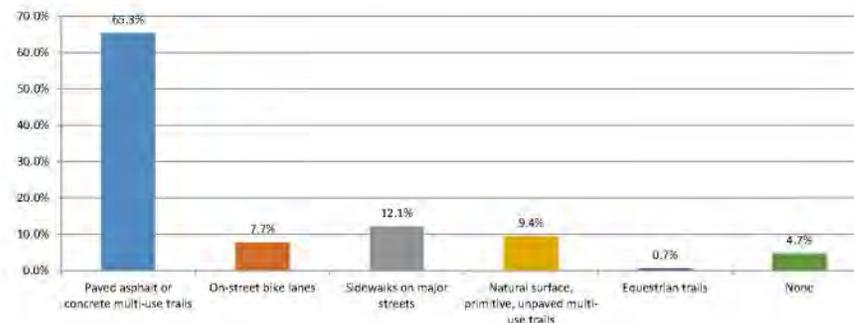
Answered: 293 Skipped: 19



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q13: What type of trails do you use most often, if at all?

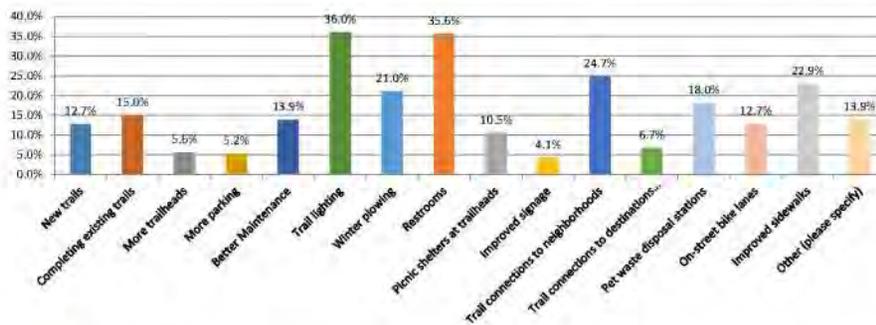
Answered: 297 Skipped: 15



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q14: Which, if any, of the following trail improvements are needed in West Bountiful? (Select up to three)

Answered: 267 Skipped: 45



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q14: Which, if any, of the following trail improvements are needed in West Bountiful? (Select up to three)

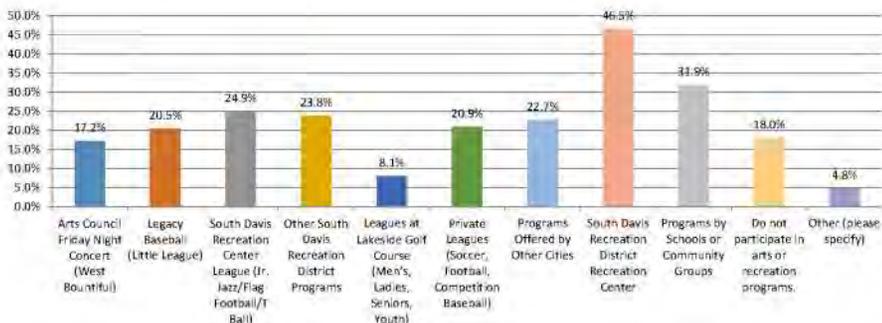
Answered: 267 Skipped: 45

- Trees for shade, shrubs
- Equestrian use, multiple use, primitive unpaved
- Water stations & restrooms along trails
- Stay rural
- Spray for bugs
- Sidewalk connections to schools
- On street fall and spring debris pickup
- Don't remove natural vegetation
- Sometimes nice to cross country ski before trails are plowed
- Walking path painted line on 800 West between Pages & Porter Lanes
- Extend Prospector Trail south of 400 North
- Leave gates open
- Need speed limit signs, photo cop and speed bumps.
- Quiet zones by houses
- Seating
- Drinking fountains

West Bountiful Recreation, Arts & Parks Master Plan Survey

**Q15: Which of the following arts or recreation programs do your household participate in? (Select all that apply)**

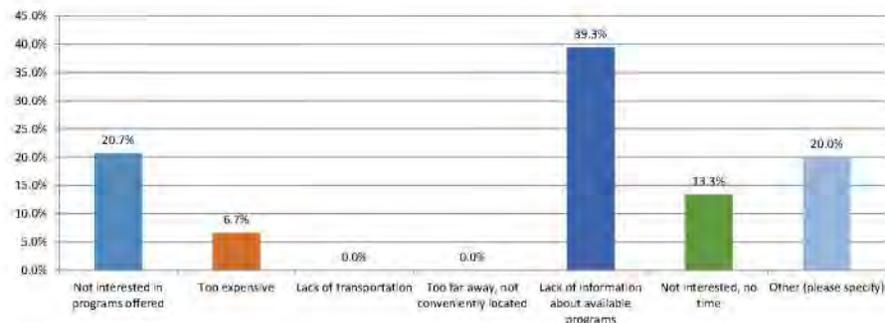
Answered: 273 Skipped: 39



West Bountiful Recreation, Arts & Parks Master Plan Survey

**Q16: If your household does not use any West Bountiful arts or recreation programs, what is the primary reason?**

Answered: 150 Skipped: 162



West Bountiful Recreation, Arts & Parks Master Plan Survey

**Q16: If your household does not use any West Bountiful arts or recreation programs, what is the primary reason?**

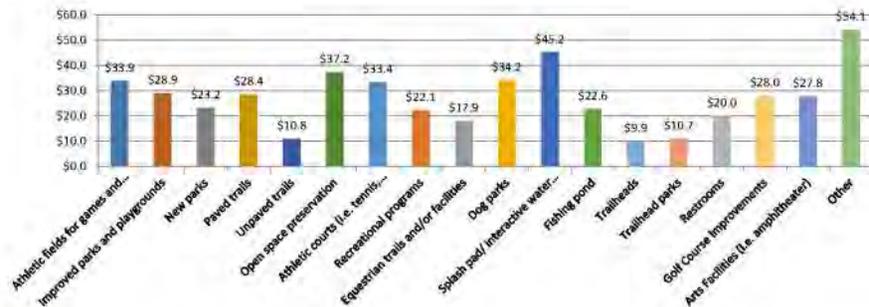
Answered: 150 Skipped: 162

- Friday night programs not entertaining/enjoyable enough
- No rec programs in the city
- Participated when children were younger
- No options for seniors
- Kids too young
- No girls sports leagues
- Don't do soccer through SDRC because it's coed
- No time
- Too crowded
- Need better facilities

West Bountiful Recreation, Arts & Parks Master Plan Survey

**Q17: Suppose you were given \$100 to spend on recreation, arts, parks, or trail improvements in West Bountiful. How would you divide your \$100 among the various improvements, enhancements and facilities? (You may spend the \$100 all in one category or divide it up as you please, but the total must be \$100. Use only whole numbers and no punctuation, including \$.)**

Answered: 270 Skipped: 42



West Bountiful Recreation, Arts & Parks Master Plan Survey



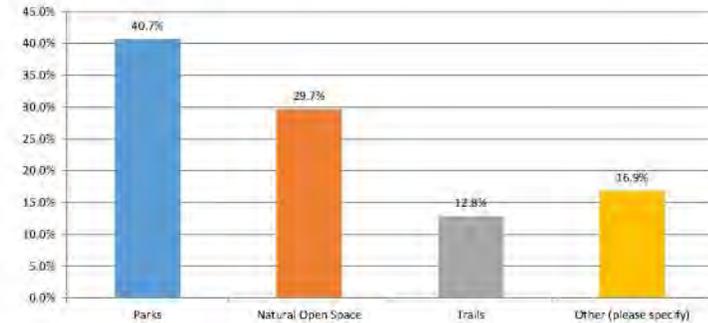
**Q18: If you selected “other” on Question 18, please specify improvements here**

Answered: 270 Skipped: 42

- Sidewalks
- Disc golf course
- Skate park/bike park
- Infrastructure (streets, water lines)
- Extend bike lanes to 500 South
- Fences around golf course
- Cabin improvement
- Rehearsal facility for large group
- Splash pad
- Outdoor pool
- Dogs in West Bountiful Park
- Archery or shooting range
- Accessible park/playground
- Field/restrooms/concessions in West Bountiful Park
- Spend money on speed bumps, not an unsanitary splash pad
- I wouldn't spend it

**Q19: If the land west of 1100 West (near the current equestrian center) develops in the future, what types of facilities should be included?**

Answered: 273 Skipped: 39



**Q19: If the land west of 1100 West (near the current equestrian center) develops in the future, what types of facilities should be included?**

Answered: 273 Skipped: 39

- Stay equestrian center
- Park with playgrounds and splash pad/wading pool for kids
- All of the options (parks, open space, trails)
- Tennis courts
- Disc golf course
- Unpaved equestrian trails
- Event building for rentals
- Leave undeveloped for wildlife
- Athletic fields/green space
- Private economy (city stick to infrastructure and police protection)
- Outdoor pool
- Skate park
- Dog park
- Walkway over Legacy Parkway
- Houses

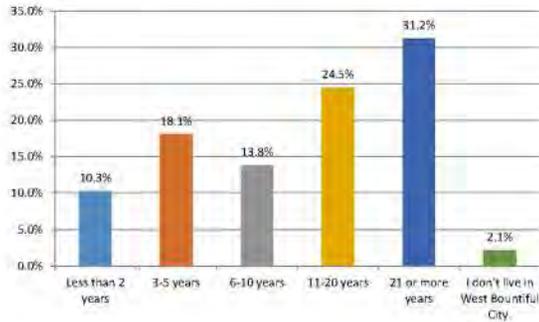
**Q20: Please list recreational activities, programs or facilities not currently offered in the City that you feel are most needed**

Answered: 148 Skipped: 164

- Access to parks for dogs on leash
- Kids summer recreation classes/activities
- Don't need all the big city stuff
- Splash pad/wave pool/snow boarding
- Better, updated playgrounds & all ages in one park
- Shade over playground
- All abilities park and activities
- Natural open space
- Dog park
- Athletic fields/football
- Tennis courts/Pickleball
- More basketball courts at rec center
- Disc golf course
- Unpaved equestrian trails
- Skate park
- Keep citizens informed by email or text messaging
- Swimming pool
- Fishing pond
- Art/cooking/entertainment programs for all ages
- Eating places within our community, maybe at Lakeside
- Arts in the Park
- Concert venue/amphitheater
- Arts center, theater, exhibitions
- Pond/lake for kayaking
- Nature preserve
- Indoor recreation center
- Rec programs for all ages
- Food truck night/chalk art festival etc.
- Sidewalks
- Better signage on 1100 W. indicating walking lanes
- Activities for seniors
- Archery/trap shooting range
- Place for scouts to pitch tents and have overnights with fire rings

### Q21: How long have you lived in West Bountiful?

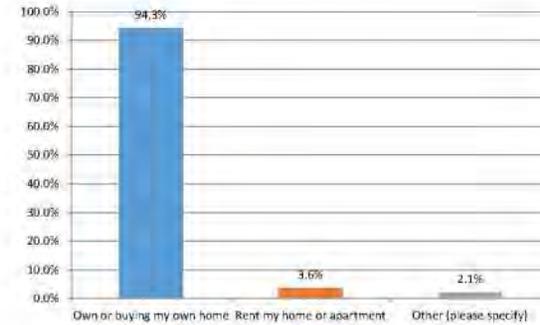
Answered: 282 Skipped: 30



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q22: Which of the following best describes your current living situation?

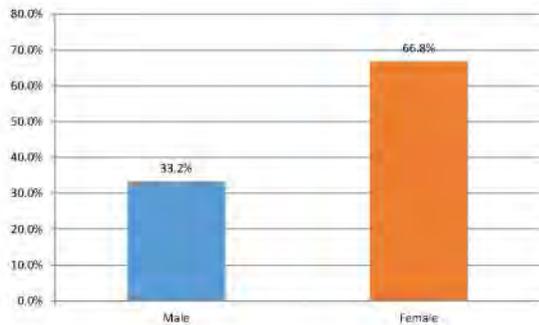
Answered: 282 Skipped: 30



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q23: What is your gender?

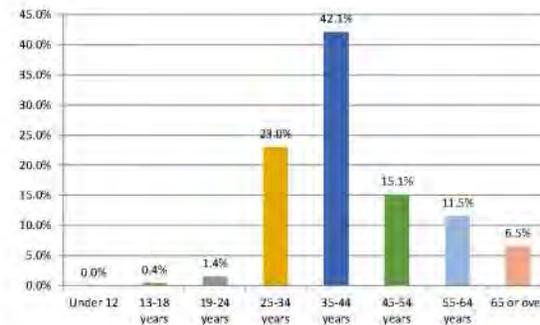
Answered: 277 Skipped: 35



West Bountiful Recreation, Arts & Parks Master Plan Survey

### Q24: Please indicate your age range:

Answered: 278 Skipped: 34

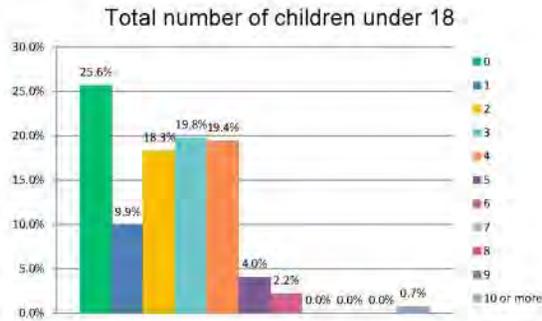


West Bountiful Recreation, Arts & Parks Master Plan Survey



**Q25: Please indicate the number/age of children in your household as follows:**

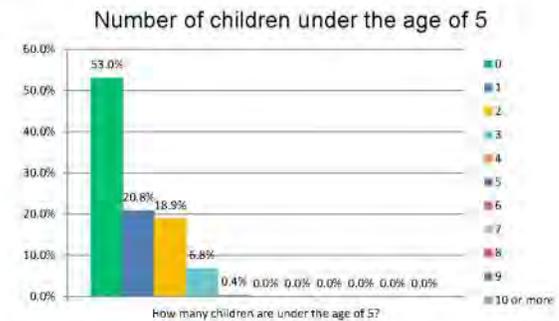
Answered: 275 Skipped: 37



West Bountiful Recreation, Arts & Parks Master Plan Survey

**Q25: Please indicate the number/age of children in your household as follows:**

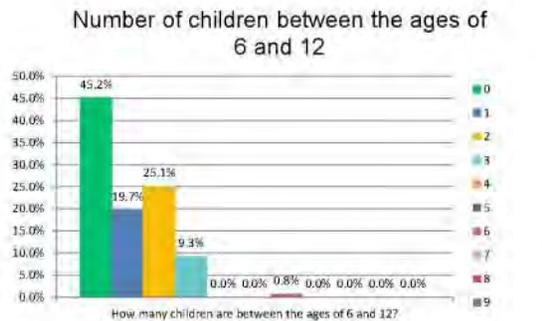
Answered: 275 Skipped: 37



West Bountiful Recreation, Arts & Parks Master Plan Survey

**Q25: Please indicate the number/age of children in your household as follows:**

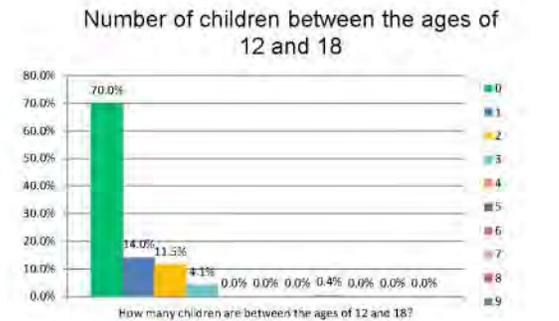
Answered: 275 Skipped: 37



West Bountiful Recreation, Arts & Parks Master Plan Survey

**Q25: Please indicate the number/age of children in your household as follows:**

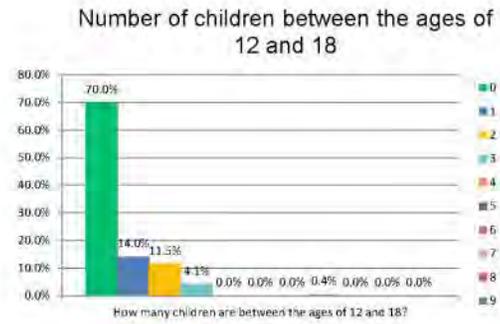
Answered: 275 Skipped: 37



West Bountiful Recreation, Arts & Parks Master Plan Survey

**Q25: Please indicate the number/age of children in your household as follows:**

Answered: 275 Skipped: 37



# Appendix B: Notes - Public Scoping Meeting

West Bountiful City Recreation, Arts and Parks Master Plan

## NOTES

West Bountiful City Recreation, Arts and Parks Master Plan

### PUBLIC SCOPING MEETING

September 7, 2017 at 6:30 pm  
West Bountiful City Hall

11 members of the public signed in

*The meeting began with introductions and a summary of the project background and purpose.*

#### Scoping Session

*A general scoping session was held to explore ideas and concerns for recreation, arts and parks in West Bountiful City. The verbatim comments from the scoping session follow.*

#### Recreation

- Should we add a fishing and recreational pond? Can be a maintenance/traffic concern. Some residents mentioned concerns with insects such as mosquitoes that are drawn to standing water. Can bring traffic/parking concerns if facilities are under-designed.
- Bountiful pond is mostly a storm water pond, but people do recreate on it.
- Splash pads are desired by a lot of residents, but come with high maintenance demands.
- Avoid duplication of facilities in nearby communities. Partner with the County and School District. Park City, Snyderville Basin Rec, and Park City School District all partner on recreation facilities.
- Find out how willing people are to pay extra for special facilities like splash pads. The desire often goes down if it means an increase in costs.
- Pools and splash pads draw people in from outside communities. It was suggested that non-residents could be charged additional fees, but charging fees for outside residents can be an administrative issue.
- Splash pad needs a lot of parking.
- Consider adding a splash pad near the old playground in the City Park.
- Consider partnering with neighboring cities on a splash pad.

#### Parks

- Parking at new parks needs to be adequate. Increase parking at existing facilities – partner with school.
- Possibly eliminate soccer field at school to create room for more parking/shared parking and more amenities (amphitheater, etc.)
- Provide open space for ball fields.
- Multi-sport area on 1200 North
- Birnam Woods Park needs a better connection to the Legacy Parkway Trail. UDOT owns the parcels just north of Birnam Woods Park.
- City is considering a dog park in part of the undeveloped portion of Birnam Woods Park.

-1-

City of Orem Parks, Recreation, Trails, and Open Space Master Plan

- The idea of adding pickleball courts along the Prospector Trail along 830 West in the unused land has been suggested to the city.
- Maximize field usage at City Park. Flag Football could use the baseball outfields after baseball season if the fields are configured correctly.

#### Trails

- Trails are challenging from management/maintenance position.
- Smaller lots bring in more young families.
- City has big lots and bigger houses on smaller lots.
- The School is in the process of rebuilding and have expressed that recreation is not their highest priority. They stated that they don't necessarily want sports fields and activities on school grounds.
- A bike lane will be added on 600 West from Porter Lane north to the city boundary.
- Bike lanes will be added on 1100 West on the east side of the road in 2018.
- Connect the Onion Parkway Trail east to West Bountiful City Park.
- A real trail connection is in the works from the church on 800 West north of City Hall into the neighborhood to the east.
- Consider a canal trail from 1100 West by Holly Refinery to the west, eventually connecting to the Legacy Parkway Trail.
- Need a trail connection on 400 North and a trailhead on 400 North at the Legacy Parkway Trail.

#### Golf

- Residents appreciate the Golf Course as open space even if they don't golf. It is one of the only facilities in the city that charges a fee for direct use.
- Consider adding exercise parks/stations by the school.
- The Golf Course is focusing on upgrading their existing amenities to better serve golfers and the community. They will be addressing tee box issues.
- It was suggested to add a trail connection through the golf course, near 1070 North, to connect Prospector Trail to 1100 West.
- Golfers are on the course from dusk to dawn, making any sort of broader community use like a trail challenging.
- Add a restroom on the east side of the golf course that can serve Prospector Trail users as well as golfers. City added a new restroom on the west end of the back 9.
- Can the clubhouse be expanded to serve as more of a community center, in addition to the golf functions?

#### General

- Community is older as a whole.
- Not necessarily affordable for growing families.
- Very few multi-family areas, but okay with that.
- There's not enough communication between the city and South Davis Rec.
- Add city entry monuments at the following locations: Pages Lane by the City Park, 400 North just west of the freeway, and at the intersection of 500 South and 1100 West.
- Holly Refinery has the option to rebuild houses that it has purchased north of the refinery on 200 North.

-2-



- New development is proposed in several areas of the city: east of the golf course, north of the Onion Parkway Trail, in the area of the Equestrian Center, and west of Holly Refinery. These areas should all be connected to the existing trail systems.
- The city owns land west of the golf course, and is looking at different ideas for this site, including ideas such as a sports complex. It would be nice to tie this development in with the undeveloped park land at Jessi's Meadow Way. Right now, access to the Jessi's Meadow property is via an easement on private property, and the land is tucked into a neighborhood.
- The South Davis Sewer District will be doing a future water reclamation project near the 1200 North Trailhead, but has expressed interest in cooperating with the city on potential recreational uses on the other land in the city boundary. Soccer fields could be a potential use to discuss with them.



# Appendix C: Notes - Steering Committee Meetings

West Bountiful Comprehensive Recreation, Arts and Parks Master Plan



## NOTES

Steering Committee Meeting #1

June 20, 2018 | 6:00am - 7:00pm | Council Chamber

### IN ATTENDANCE:

Jay Ahlstrom, City Council  
 Jared Broderick, Resident  
 Dell Butterfield, Senior Golfer  
 Eric Eastman, Arts Council  
 Kelly Enquist, City Council  
 Alison Garlick, Resident  
 Paul Holden, Golf Director  
 Duane Huffman, City Administrator  
 Steve Maughan, Public Works Director  
 Rocky Miller, Parks Maintenance  
 Kyle Peters, Little League Baseball  
 Val Peterson, Resident  
 Justin Wood, Youth Council

Mark Vlasic, Landmark Design  
 Lisa Benson, Landmark Design

### SUMMARY

The meeting began with introductions, and then Landmark Design reviewed the purpose of the project, the schedule, and the scope of work, which is attached to these notes. This was followed by a general scoping session to talk about general concerns and ideas. The meeting ended with a review of the draft survey questions, which are attached to these notes.

### PROJECT SCHEDULE

Task	2018				
	June	July	Aug	Sept	Oct
Task 1: Public Involvement					
Steering Committee Meetings (2)	SC			SC	
Project Web Page					
Survey (Internet)					
Public Scoping Meeting		PC			
Draft Plan Open House					CC
Acct Public Hearing (1)					CC
Task 2: Data Collection					
Setting Plan, Inventory & Data Review					
Inventory & Evaluation of Existing & Proposed Facilities & Programs					
Task 3: Needs Assessment & Analysis					
Task 4: Site Synthesis/Analysis					
Task 5: Acquisition & Development Costs					
Task 6: Goals, Objectives & Policy Development					
Task 7: Plan Development & Adoption					
Task 8: Final Review					

SC- Steering Committee Meeting  
 PI- Public Scoping Meeting  
 OH- Open House  
 PC- Planning Committee Public Hearing/Adoption  
 CC- City Council Public Hearing/Adoption

### WEBSITE

The project website (<http://www.lbj-ut.com/westbountiful/>) is active and will be linked to the city's social media accounts.

### ARTS

- If the city's public works shop is relocated elsewhere in the city, the Arts Council would like to use the existing building for flexible space to host art and recreation uses like a theater, art gallery, summer recreation programs, a continuing arts program (like painting for adults), and other recreation programs.
- Art is currently displayed in the council chambers at City Hall, but not a lot of people get the chance to see it. The exhibit is rotated every six months.
- The Arts Council hosts at least one function per month. The council holds a concert in the Council Chambers the second Friday of every month. The performers are usually residents or relatives of residents. A Youth Concert is held each March, and the city also hosts an annual Cowboy Poetry event.

### GOLF

- Those that run the city-owned golf course want it to be an asset to the community, and are trying to get it to the point where operating expenses are fully-paid by operating income. It wasn't run well for a number of years, but Paul has really turned it around and is making good progress in this direction.
- The golf course hosts a wide variety of leagues (men's, women's, senior's, youth).
- A lot of residents support the golf course the function of the golf course just as green space, even if they don't play.
- How much of dedicated funds should go the golf course?
- The survey should ask questions about golf such as if they golf, how often, what improvements need to be made, what non-golf activities are appropriate/supported at the golf course, etc.
- Golf gets a lot of users from outside the city.

### YOUTH

- The city's teenagers use City Park a lot. It's a major hangout place for them, with the basketball court. They go there when they have nowhere else to go.
- Trails are great for the youth, but they need more lights, especially for people who use the trails early in the morning.
- There used to be talk of a soccer field at the end of Pages Lane by the Legacy Parkway Trail. This would be a great idea to implement, because the city doesn't have any multipurpose fields, and the youth have to travel to surrounding cities to play. Utah Youth Soccer has a grant each year that can be used to help with this expense, and the grant went unused last year. A lot of youth participate in programs and clubs.

## BASEBALL

- The city hosts baseball tournaments each year at City Park, and has to bring in portable toilets. The existing restrooms are very out of date, and need to be redone.
- Maintenance is a big issue on the fields – keeping weeds down, keeping the lines painted.

## PARKS/TRAILS

- The south end of the city doesn't have any parks or other recreation amenities. It only has the Prospector Trail, and you can only go north from there. Then you have trouble getting back to where you started. Need a loop option.
- Have large running and biking community – enhance trail facilities.
- Avoid trails/bike lanes on 500 South – that street is too dangerous.
- Can have conflicts between runners/walkers and bikers on the Legacy Parkway Trail.
- Legacy Trail gets lots of use from people all over the county and region.
- Gates on trails are an issue for bicyclists, even if they are intended to slow traffic down. Bikers want long continuous stretches of road or trail.
- Bike lanes on Pages Lane are awesome. Need to connect this to Legacy.
- Need a park/place for alternative activities like overnight camping trips for Scouts, etc.

## EQUESTRIAN USES

- There are a lot of equestrian users in the city. Make sure to give them a voice in this process.
- West of 1100 West tends to have more equestrian properties.
- Measure the size of this community through the survey, and ask questions about this use.
- Equestrian Center is going to go away eventually.
- Legacy Parkway has an equestrian trail that runs parallel to the paved trail.

## GENERAL

- The committee recommended talking with Lisa Summers, the recreation coordinator for Centerville City who manages a lot of the summer programs that residents use.
- Assess the condition of the existing assets within each park so the city knows what needs to be updated and what's in good shape. The plan needs to address how to catch up on deferred maintenance items.
- Need a shooting range for shotgun/archery uses.
- Can use RAP money for recreation facilities. Splash pads have been suggested as one use, but they are expensive to maintain.

## SCOPE OF WORK

### TASK 1: PUBLIC INVOLVEMENT

Landmark Design will work closely with West Bountiful City to facilitate a public participation program that provides meaningful opportunities for citizen involvement. It is our intent to provide good information, to make participation easy, to listen carefully to what participants have to say, and to be responsive to comments and input received.

There are several elements of public involvement proposed for the project including the following:

- A Project Steering Committee to guide progress on the plan;
- An initial Scoping Meeting to receive and communicate information about parks and recreation needs and facilities;
- A project web page which will also receive public input and host an informal internet survey; and
- A Draft Plan Open House.

We are also available to present at a joint public hearing during the final review and adoption.

The City will be responsible for assigning a Project Liaison to assist our efforts. This person should be able to schedule meetings, provide notice through community newsletters and mailings, meet regularly, and arrange venues for meetings. Landmark Design will facilitate all public meetings and workshops, document the proceedings, and prepare summary documents for distribution.

### Internet Survey

In deference to the limited budget resources available, Landmark Design proposes utilizing a simple on-line survey method to understand needs and preferences, and to provide an opportunity for the public to provide their input as the plan is produced.

### Master Plan Steering Committee

Landmark Design proposes the formation of a Steering Committee made-up of City Staff, citizen representatives, those with recreation and arts interests, and representatives of the Planning Commission and City Council. The purpose of this group is to oversee progress on the plan. The committee will meet twice as part of establishing key issues, needs and ideas.

### Project Web Page

A project web page will be established as a central clearinghouse for information and input regarding the master plan. The web page will contain general information about the project such as purpose, schedule, and project status, in addition to more specific information such as mapping and draft plan ideas. We will also include contact information and an on-line comment form and polling opportunities, so that people have multiple avenues to provide comment and feedback, to ask questions, and to participate. Landmark Design will be responsible for keeping the project web page current, and West Bountiful City will provide a link to the project web page on the City's website, eliminating the need for the City to post the information on its own website.

### Public Meetings

Two Public Meetings are proposed as part of the planning process and are described below.

#### 1. Public Scoping Meeting

The Landmark Design Team, with the assistance of City staff, will conduct a community-wide public scoping meeting at the beginning of the planning process, during which residents will be asked to identify issues, concerns, ideas, and opportunities related to parks, trails, open space, and recreation. Depending on the turnout,



participants will either be assembled in small groups facilitated by Team members, or assembled into a larger group for facilitated input. Comments and information will be recorded on large tablets at the meeting, all of which will be analyzed and reviewed in a fair manner. Landmark Design will document and summarize all of the information and make it available to the Management and City staff, and post it on the project web page for review.

### **2. Draft Plan Open House**

The intent of this open house meeting is to present the *Draft Recreation, Arts and Parks Master Plan* to the public and receive as much input as possible. The Open House format allows people to review key maps and information, informally ask questions and receive one-on-one communications with the Planning Team and City staff. We generally have the information displayed on boards and easels, and provide comment forms for individuals to record their thoughts and recommendations. Landmark Design, with the assistance of West Bountiful City staff, will conduct and facilitate the meeting, prepare an analysis of comments received, and in consultation with the City staff and the Project Steering Committee, determine changes or modifications to the Draft Plan which address the concerns and comments received. Comments and responses will be reviewed with the Project Steering Committee and, if appropriate, will be included in the final plan.

### **3. Public Hearing**

Landmark Design will present the Plan to the Planning Commission and the City Council during the approval process, and will make the necessary changes. We will prepare a Power Point presentation summarizing the process, findings, and recommendations. We assume a joint meeting with both the members of the Planning Commission and the City Council will be arranged in an effort to minimize costs.

### **TASK 2: DATA COLLECTION**

#### **Existing Plan, Document & Data Review Inventory & Evaluation of Existing & Proposed Facilities & Programs**

Landmark Design would like to “kick off” the project in a meeting with the Project Steering Committee. We would like to tour the City and informally discuss the issues and concerns that need to be addressed. At this time, we would also like to confirm that all available background information has been provided and is up-to-date, including digital data, maps, existing plans and reports and other documentation. Based on demographic data and growth projections (provided by the City), the adequacy of existing facilities will be analyzed. Private and public recreational facilities, school facilities and other recreation facilities will be included in the inventory, and will be addressed separately. We will meet with those responsible for recreation programs to receive all information relevant to the project, and identify areas where additional programs may be needed or specific groups may be targeted.

### **TASK 3: NEEDS ASSESSMENT & ANALYSIS**

We will evaluate any existing standards or guidelines, and determine their appropriateness with respect to new information generated through the existing conditions analysis and public participation. This will determine a current level of service (LOS) which may be projected into the future and/or modified for planning purposes. LOS will be expressed as a number of acres per 1,000 persons. Projections for future need and a future LOS will be provided through the year 2025. We will also conduct a Distribution Analysis to help ensure equitable location of facilities, assess recreation needs, and investigate role of arts in the community.

### **TASK 4: TRAIL SYSTEM ANALYSIS**

Trails serve many purposes. To some they are transportation corridors moving through urban areas between home and work; to others they are a pleasant way to achieve some level of physical fitness; others use trails to take a leisurely walk with friends and as an avenue for engaging with the natural environment; and still others use trails as a means of engaging in a favorite activity for no other purpose than simple fun and enjoyment.

We will analyze the existing trail systems and data, utilizing readily available data and information from West Bountiful City, Wasatch Front Regional Council and others. We will tabulate and prepare relevant maps with the assistance of city staff; and identify and map trails systems that complement those already established. The range of trails will be considered and classified, as well as support facilities adjacent to or incorporated into the trail system. Safety, access to designated open space and other recreation facilities, and other desired destinations will be paramount in the Plan.

### **TASK 5: ACQUISITION & CONSTRUCTION COSTS**

Landmark Design will provide opinions of probable cost for the acquisition and development of parks, recreation and trail facilities that are proposed, and if needed, for those existing facilities that need to be updated or remodeled. The Team will identify known funding sources and tie those sources to program and facility development priorities.

### **TASK 6: GOALS, OBJECTIVES & POLICY DEVELOPMENT**

Landmark Design will prepare goals, objectives and policies to guide implementation of the Plan. The Action Plan will address areas of new growth, costs and funding mechanisms and approaches, development review processes and procedures, and development timing for key elements or facilities identified in the Plan.

### **TASK 7: PLAN DEVELOPMENT & ADOPTION**

Landmark Design will document the planning process and the outcomes in an Administrative Draft for Project Steering Committee review. The general public and others will have opportunities to review the plan at the Draft Plan Open House and on the project web page. Comments and suggested changes received during the Draft Plan Open House meeting and from the web page will be documented and reviewed with the Project Steering Committee, and if appropriate, incorporated into the Final Plan Document.

Landmark Design can present the Final Plan for adoption to the City's Planning Commission and City Council. We have planned for one meeting each with the Planning Commission and City Council, although these tasks can be completed by City staff if desired.

### **TASK 8: FINAL PRODUCT**

Following adoption of the Master Plan, Landmark Design will prepare the final document for publication, and will provide the following to West Bountiful City.



## DRAFT PUBLIC SURVEY

1. Do you currently live in West Bountiful?
  - a. Yes
  - b. No
2. To what extent do you currently agree with the following statement: West Bountiful City currently provides an adequate number of recreation, arts, parks and trails opportunities.
  - a. Strongly agree
  - b. Somewhat agree
  - c. Neither agree nor disagree
  - d. Somewhat disagree
  - e. Strongly disagree
3. Which of the following West Bountiful Arts, Recreation, Parks or Trails amenities have you used in the last six months?
  - a. West Bountiful City Park (Pages Lane)
  - b. Birnam Woods Park
  - c. Charmell Park
  - d. Prospector Trail (DNRG Line North/South)
  - e. Onion Parkway Trail (East/West)
  - f. Legacy Parkway Trail
  - g. Lakeside Golf Course
  - h. Arts Council Friday Night Concert
  - i. Other
4. How are your household leisure and recreational needs met [select up to three]:
  - a. West Bountiful City parks, open spaces and trails
  - b. South Davis Recreation District Recreation Center and programs
  - c. Programs offered by other cities Church
  - d. Lakeside Golf Course
  - e. Golf course outside of West Bountiful
  - f. Public lands (Forest Service, ski resorts, trails and roadways, Bureau of Land Management, Great Salt Lake, Reservoirs)
  - g. Programs by schools or community groups
  - h. At home gym
  - i. Private gym
  - j. Needs are not met
5. Which parks, fields, or recreational facilities outside of West Bountiful, if any, do you use most often? (include map if possible)
  - a. Mills Park (Woods Cross)
  - b. Bountiful City Park
  - c. Porter Walcott Park (Centerville)
  - d. Foxboro North Regional Park (North Salt Lake)
  - e. Bountiful Ridge Golf Course
  - f. Eaglewood Golf Course
  - g. Other (please specify)
6. How often do you use or visit West Bountiful or nearby parks or recreation facilities?
  - a. A few times a month or more

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- b. Once a month
  - c. A few times a year
  - d. Once a year
  - e. Never use or visit
7. What is the most important reason that you use your favorite park or recreational facility most often?
  - a. Close to home
  - b. Sports fields/courts
  - c. Trails
  - d. Picnic facilities
  - e. Feels safe
  - f. Closest to work
  - g. Playground equipment
  - h. Trees, atmosphere
  - i. Other, please specify
8. Should any improvements be made to your favorite park or recreational facility?
  - a. No
  - b. Yes (please specify)
9. Which of the following are reasons you do not use or visit West Bountiful parks more often?
  - a. Don't have features or facilities I'm interested in
  - b. Don't feel safe in city parks
  - c. Lack of transportation to get to parks
  - d. Belong to private gym that meets my recreation needs
  - e. Too far away, not conveniently located
  - f. Lack of information about available parks or locations
  - g. Not interested, no time
  - h. Other, please specify
10. Are there any parks, fields, or recreational facilities in other cities that you think West Bountiful should emulate? Why? (OR What types of parks or recreation facilities are most needed in West Bountiful?)
  - a. Very large natural open space reserves
  - b. Large community parks for multi-use
  - c. Park land for sports fields
  - d. Neighborhood parks
  - e. Linear parks along rivers, drainages and washes
  - f. Specialty parks (i.e. dog park, skate park, BMX, bike skills park)
  - g. Trailhead parks
  - h. Other (please specify)
11. Thinking more generally, in your opinion how important is it to have public parks within walking distance of your home (i.e. within a half mile or 10 minutes)?
  - a. Extremely important
  - b. Very important
  - c. Somewhat important
  - d. Not very important
  - e. Not at all important
12. Which of the following sports or recreation programs have you or members of your household participated in during the past 12 months? Select all that apply
  - a. Legacy Baseball (little league)

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- b. South Davis Recreation Center League (Jr. Jazz/Flag Football/T Ball)
  - c. Leagues at Lakeside Golf Course (Men's, Ladies, Seniors, Youth)
  - d. Private Leagues (soccer, football, competition baseball)
  - e. Other (please specify)
13. How often do you or members of your household use trails in West Bountiful?
- a. A few times a month or more
  - b. Once a month
  - c. A few times a year
  - d. Once a year
  - e. Never use or visit
14. Which West Bountiful trail do you use most often?
- a. Prospector Trail (DNRG Line North/South)
  - b. Onion Parkway Trail (East/West)
  - c. Legacy Parkway Trail
15. Which, if any, of the following trail improvements are necessary in West Bountiful? [Select up to three.]
- a. More trailheads
  - b. More parking
  - c. More lighting
  - d. Open longer during season
  - e. Restrooms
  - f. Picnic shelters at trail heads
  - g. Interpretive trails (environmental education)
  - h. Increased trail miles
  - i. Better trail and mile markers
  - j. Linking neighborhoods with trail system
  - k. Linking commercial and business areas to improve pedestrian commuting
  - l. Making trails more complete or connected
  - m. Pet waste disposal stations
  - n. Bike Lanes
  - o. Sidewalks
  - p. Other (please specify)
16. What type of trails should West Bountiful provide, if any?
- a. Paved asphalt or concrete multi-use trails
  - b. Separated, paved, on-street bike lanes
  - c. Sidewalks on major streets
  - d. Natural surface, primitive, unpaved multi-use trails
  - e. Striped and/or signed on-street bike routes
  - f. Equestrian trails
  - g. None
17. Suppose you were given \$100 to spend on additional parks, recreational programs, facilities or trails in West Bountiful. How would you divide your \$100 among the various improvements, enhancements and facilities? (You may spend the \$100 all in one category or divide it up as you please, but the total must be \$100.)
- a. Athletic fields for games and practice
  - b. Improved parks and playgrounds
  - c. New parks
  - d. Walking and bike trails
  - e. Preserving natural open spaces

- f. Athletic courts (i.e. tennis, pickleball)
- g. Recreational programs
- h. Equestrian trails and/or facilities
- i. Dog parks
- j. outdoor water feature (i.e. splash pad)
- k. Trailhead parks
- l. Additional Restrooms
- m. Golf Course Improvements
- n. Arts Facilities (i.e. amphitheater)
- o. Other (please specify)

18. What about a question along the lines of: IF the area on the City's west side develops, what would you prefer to see come with it:
- a. New park
  - b. Natural Open Space
  - c. Additional trails
  - d. Other (please specify)
19. Please suggest up to five (5) recreational activities, programs, or facilities not currently offered by the City that you feel are most needed in the West Bountiful community.
20. What is your gender?
21. Please indicate your age range
- a. Under 18
  - b. 18-24 years
  - c. 25-34 years
  - d. 35-44 years
  - e. 45-54 years
  - f. 55-64 years
  - g. 65 or over
22. How long have you lived in West Bountiful?
- a. Less than 2 years
  - b. 3-5 years
  - c. 6-10 years
  - d. 11-20 years
  - e. 21 or more years
23. Which of the following best describes where you are currently living?
- a. Own or buying my own home
  - b. Rent my home or apartment
  - c. Other
24. Which part of the City do you live in? (Include a map with areas)
25. How many children under the age of 18 live in your home, if any?
- a. 0
  - b. 1
  - c. 2
  - d. 3
  - e. 4
  - f. 5 or more



Thank you for completing the survey. If you have any comments about this survey or parks and recreation in West Bountiful in general, please enter them here:

## West Bountiful Comprehensive Recreation, Arts and Parks Master Plan



### NOTES

#### *Steering Committee Meeting #2*

November 14, 2017, 6:30pm, City Hall Council Chambers

#### **SUMMARY**

The meeting began with introductions, and then Landmark Design presented the draft plan created. This was followed by a general scoping session where the plan was further discussed and attendees were able to voice concerns and ideas. The notes from the meeting are attached.

#### **COMMENTS**

- A lot to digest – happy there is time before Public Open House
- Analytical study very good
- Multipurpose field – Legacy Field Project (Utah Youth Soccer Association – UYSA) potential funding source. UYSA matches the money going towards fields.
- Parking for both sites is under-represented in concept plans – more will be needed
- Keep in mind that there is currently a waste water line that runs under the potential Holly Refinery property
- Birnam Woods – not the place to build/expand. There area is too isolated and there is not enough parking. Money is better spent somewhere else.
- Make Birnam Woods more of a destination park because it's isolated. Maybe it is the place to install a splash pad, dog park, pickle ball courts, etc.
- Charnell – maybe put in a small pavilion with electricity. People in the neighborhood would like to use it for small get-togethers or barbeques
- City Park – Duane does not feel comfortable isolating the single house on neighboring street for more parking. Instead hash out entire side of street for “potential future development”



# Appendix D: Public Open House Meeting Results

West Bountiful Comprehensive Recreation, Arts and Parks Master Plan



## NOTES

*Public Open House*

November 16, 2017, 6:30pm, City Hall Council Chambers

### SUMMARY

The open house began with introductions, and then Landmark Design presented the draft plan via Power Point and with Image boards. Attendees were encouraged to write any concerns or ideas regarding the draft plan directly on the image boards. Landmark Design Team members were available to answer questions, as well. Attendance was low.

### COMMENTS AND NOTES

- Member of the Arts Community struggle with people attending events. They would really like an amphitheater or something similar to attract dancers/other performers
- Concerned about how much of this plan will actually be able to be achieved with monetary limits
- Liked that the plan addressed issues of maintenance and operations and associated costs
- Parking is important – especially at soccer fields. This is also a safety concern because people don't want street parking where kids might run into the street.
- Like the idea of a dog park – It will keep dogs out of regular parks.
- Don't want a trail by the golf course – it is dangerous for people not golfing

**West Bountiful City  
Planning Commission Meeting**

**April 23, 2019**

**PENDING- Not Yet Approved**

*Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on April 19, 2019 per state statutory requirement.*

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, April 23, 2019 at West Bountiful City Hall, Davis County, Utah.

**Those in Attendance:**

**MEMBERS PRESENT:** Alan Malan (Vice Chairman), Laura Charchenko (arrived at 7:37pm), Corey Sweat, Mike Cottle, Dee Vest (alternate)

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

**EXCUSED:** Chairman Denis Hopkinson, Council member Enquist

**VISITORS:**

The Planning Commission Meeting was called to order at 7:30 pm by Vice Chairman Malan. Mike Cottle offered a prayer.

**1. Accept Agenda**

Vice Chairman Malan reviewed the agenda. Mike Cottle moved to accept the agenda as presented and Dee Vest seconded the motion. Voting was unanimous in favor among all members present.

**2. Public Hearing for Proposed Modifications to WBMC Title 17 Regarding Group Living Arrangements**

Ben White introduced the proposed changes/modifications to the West Bountiful Municipal Code Title 17 regarding Group Living Arrangements to the public for their consideration and comments. He noted the reason for the changes/modifications was that our current code does not currently comply with the State and Federal law.

**ACTION TAKEN:**

*Corey Sweat moved to open the public hearing for proposed modifications to WBMC Title 17 Group Living Arrangements at 7:34 pm for public comment. Mike Cottle Seconded the motion and voting was unanimous in favor.*

**Public Comment:**

No Public Comment

**ACTION TAKEN:**

*Dee Vest moved to close the public hearing for proposed modifications to WBMC Title 17 Group Living Arrangements at 7:35 pm for public comment. Mike Cottle seconded the motion and voting was unanimous in favor.*

### **3. Consider Modifications to WBMC Title Regarding Group Living Arrangements**

Commissioner's packet included a memorandum dated April 19, 2019 from Ben White and Cathy Brightwell regarding Group Living Arrangement Code along with a copy of the Code and the suggested changes as discussed at last Commission meeting.

The memorandum included the following information:

- This memo is a follow-up to the discussion on group living arrangements from the March 26<sup>th</sup> and April 9<sup>th</sup> planning commission meetings. A new draft has been created to address the issues raised by the Commission and to meet the common West Bountiful format for Ordinance adoption.
- At the last meeting, Commissioner Malan suggested the proposed text in WBMC 17.84.020.A.4 be more specific about what kind of evidence is required to accompany an application for Reasonable Accommodation. Mr. Huffman advised that the proposed language is the standard used for this purpose. Federal law is clear that persons requesting an accommodation have a duty to prove that they have a valid disability. This can be as simple as a doctor's note stating what the disability is.
- Pending discussion and any additional questions following the April 23<sup>rd</sup> public hearing, staff recommends the commission consider providing a recommendation to the city council on this draft code.

Ben White explained that the language has been broken out as an Ordinance with the Whereas's and actual language to be included in Code. He informed them once again that the Federal Law trumps anything in our City Ordinances. He noted that in the case of needing a hearing officer, it would likely be an attorney assigned from within our State that is familiar with this type of situation. All appeals will go directly to a court situation. Mr. White reviewed the redlined changes in the document.

Alan Malan suggested that the word "ordinance" should be plural in the language found in 17.84.020 Reasonable Accommodation Process under A. Application.

#### **ACTION TAKEN:**

***Dee Vest moved to accept the changes/modifications for the Group Living Arrangements Code with a positive recommendation. Corey Sweat seconded the motion and voting was unanimous in favor among those present.***

### **4. Discuss Updates to General Plan**

Included in the Commissioner packets was a redlined copy of Section I - Introduction and Section II - Land Use sections of the General Plan.

Ben White informed the Commission that much of the language included in the Introduction section was duplicated in the other sections. Staff intends to eliminate most of the duplicated language.

#### **Section 1- Introduction**

##### **Commissioner Comments:**

- **Alan Malan** would like to include in the "Whereas" Section the verbiage "family values" Page 1 Ordinance 415-19 in the last paragraph.

- **Dee Vest** asked if we want to leave language in that may not ever happen in our City. It was decided to include it just in case it would happen. Some discussion took place regarding the Socioeconomics section and the Housing Section.

## **Section 2- Land Use**

Ben White referred to a city map provided in the Commissioner packets that outlined city boundaries. There was discussion about incorporated and unincorporated areas. He informed them that a lot of outdated and unnecessary information was cut out of this section.

### **Commissioner's Comments:**

- **Alan Malan**- Under Goal 1- would like to include in the policies to allow animals in our zones. He feels he wants it conveyed in the General Plan as it is a very important part of our community. He suggested we strike TDR's (Transfer of Development Rights). Ben gave an example of what TDRs are and Commissioner's felt this is not something we want in our General Plan.
- **Corey Sweat** asked about the changes in Table 2.1. Some discussion took place and it was decided that there was no reason to add another Zoning District (A-5).
- **Dee Vest**- Under Goal 5, Promote and Protect West Bountiful City's Heritage and Historic Areas, Page 4, Objective 2, Policy 2- would like to consider removing the reference to 1100 West from the language as it is not a historic area. He asked about closing 800 West. Ben White explained some discussion that have taken place in the past and gave two scenarios that could occur in the future. There was some discussion regarding the last sentence on page 8 under agriculture to see if clarification is necessary. It was decided to change "Suburban" to "Residential" and strike the last sentence in the paragraph.

Mr. White said the Parks, Trails, and Open Space Master Plan study results completed last year will be included in the General Plan in its entirety as it would be very difficult to summarize. He reminded them that this is not a binding document and informed them that they will bring them more sections for their review in the upcoming meetings.

## **5. Staff Report**

### **Ben White**

- Woods Cross held another meeting on its Front Runner Station Area Study. They have hired a consultant to see how they can make better use of the area around the Front Runner Station. Ben gave a briefing of some of the highlights of the meeting. Dee Vest also attended and stated that they presented what is good, best, and better use of the land and it is just in the beginning stages of planning.
- Chevron has not notified the City yet about their plans for the Chevron on the south side of 400 North after purchasing the station to the north.

## **6. Consider Approval of Minutes from April 9, 2019 meeting.**

### **ACTION TAKEN:**

***Corey Sweat moved to approve of the minutes of the April 9, 2019 meeting as corrected. Laura Charchenko seconded the motion and voting was unanimous in favor.***

**7. Adjournment**

**ACTION TAKEN:**

***Laura Charchenko moved to adjourn the regular session of the Planning Commission meeting at 8:24 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.***

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*The foregoing was approved by the West Bountiful City Planning Commission on May 14, 2019 by unanimous vote of all members present.*

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*Cathy Brightwell – City Recorder*