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JOINT WORK MEETING WITH WOODS CROSS

THE WEST BOUNTIFUL CITY COUNCIL AND PLANNING COMMISSION
WILL PARTICIPATE IN A JOINT WORK MEETING WITH THE WOODS CROSS
CITY COUNCIL AND PLANNING COMMISSION ON **MONDAY, FEBRUARY 24,**
2020, BEGINNING AT 7:00 PM AT WOODS CROSS PUBLIC WORKS FACILITY,
2287 SOUTH 1200 WEST, WOODS CROSS, UT 84087

Agenda:

1. Discussion regarding proposed annexation and development of Smith family property located at approximately 1900 West 400 South.

This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on February 21, 2020.

Minutes of the Joint West Bountiful/Woods Cross work meeting held on **Tuesday, February 24, 2020**, at Woods Cross Public Works Building, 2287 S 1200 West, Woods Cross, Davis County, Utah.

Those in attendance:

WEST BOUNTIFUL: Mayor Ken Romney; Council members James Ahlstrom, James Bruhn, Kelly Enquist, Mark Preece, Rod Wood; Planning Commissioners Alan Malan, Laura Charchenko, and Dennis Vest; Staff Duane Huffman-City Administrator, Steve Doxey-City Attorney, and Cathy Brightwell-City Recorder

WOODS CROSS: Mayor Rick Earnshaw; Council members Matthew Terry, Tamy Dayley, Julie Checketts, Ryan Westergard, Wally Larrabee; Planning Commissioners Jessica Keleman, Gary Sharp, Curtis Poole, Eric Jones, Joseph Rupp; Staff Gary Uresk-City Administrator, Tim Stephens-Community Development Director, Annette Hanson-City Recorder

VISITORS: LeGrande Blackley-Woods Cross Resident; Don and Lois Schrader-Woods Cross Residents

Discussion Regarding Proposed Annexation and Development of Smith Family Property at Approximately 1900 W 400 South

Mayor Earnshaw welcomed attendees to the joint work meeting at 7:10 pm.

Woods Cross Community Development Director, Tim Stephens, summarized Woods Cross' 2019 General Plan update for the northwest quadrant of their city including a draft future land use map. He explained that proposed zoning focuses on regional commercial uses at the Legacy Intersection (500 South/Redwood Rd) and transitions into residential areas with a healthy mix of housing types, small neighborhood parks, community/cultural uses, and smaller-scale commercial. He explained that public outreach efforts made during the General Plan update indicated that high density in the Northwest Quadrant is the area most acceptable for multi-family development, and added rooftops will help support future commercial in the area and take advantage of the Front Runner train station nearby.

An informal request has been made for property owned by the Smith family, approximately 76 acres to be annexed into Woods Cross. Early concept plans propose 929 single family and multi-family residential dwellings. Zoning and density proposals are still under discussion with a request by Woods Cross to reduce density by about 10%.

There was discussion about the West Bountiful/Woods Cross/Davis County Joint Community Development Area(CDA) that was established in 2010 to focus on economic development in this area and includes guidelines for future development. At that time all area taxing authorities agreed that residential development would not be included. Mayor Romney noted that the Smith proposal does not meet these guidelines. Woods Cross appears to be entertaining this proposal so does this mean they are no longer supportive of the CDA agreement and want to withdraw?

Gary Uresk, Woods Cross City Manager, suggested that in 2010 when the Agreement was signed there were probably unrealistic expectations about using such a large piece of land for commercial development. Legacy Parkway was new and it was unclear what development would be desired or supported in the area in the future. Now after ten years there hasn't been any commercial interest shown so Woods Cross is trying to balance a request from property owners for residential development. Development in the area has been different than expected with three large residential subdivisions and an elementary school being built west of Redwood Rd.

There was discussion that the Legacy Intersection is a prime location for light industrial, education, or medical campuses. In 2010 it was decided that commercial development was the highest best use, what has changed since then? It was recommended that Davis County Economic Development be contacted to see who might be out there looking for a great location.

Duane Huffman, West Bountiful City Administrator, commented that a lot of time and resources were spent coming up with a good long term plan and suggested it be reassessed before something is done that both cities regret. He noted that without involvement from the Kingston's any development will be difficult.

Woods Cross officials brought up the high cost of housing and that some high density developments may be necessary as prices increase. Housing is a real problem, but as a group we need to look at the big picture to find a solution that is best for both cities and their current and future residents. Some believe this is the best place for high density because it keeps traffic out of our cities; it's better than being in the middle of our towns. Others believe low density is a better fit to match surrounding properties and based on the services available in the area. The adjacent West Bountiful properties are in the A-1 (agricultural minimum one-acre) zone.

Future traffic congestion was discussed and the need to keep this area from turning into another Parrish Lane. A future access road, 1900 West, will be limited by UDOT to right in, right out only. A concern was raised about including a north access to 400 North which would bring a significant amount of traffic from Redwood Rd. through West Bountiful as drivers look for ways to travel east/west avoiding the railroad track crossings.


There was discussion about the request for annexation and an earlier lawsuit that determined the area should be annexed into West Bountiful. Mr. Uresk asked if the land use issues can be worked out, will West Bountiful support the Smith property annexing into Woods Cross? If not, this may

be a waste of time and resources. Mr. Huffman responded that city officials have not talked about it so it is too early to say.

It was agreed that the plan going forward is to have the Mayors and city managers of each city work together with Davis County to see where we want to be.

The foregoing was approved by the West Bountiful City Council on April 21, 2020, by a unanimous vote of all members present.




Cathy Brightwell (City Recorder)