

# WEST BOUNTIFUL CITY

ORDINANCE #419-19

## AN ORDINANCE ADOPTING THE 2019-2039 WEST BOUNTIFUL GENERAL PLAN

**WHEREAS**, the West Bountiful City Council is empowered to adopt and amend the City's General Plan pursuant to UCA 10-9a-401; and

**WHEREAS**, the most recent update of the West Bountiful General Plan was 2006; and

**WHEREAS**, in 2018, the legislature required that a city adopt by the end of 2019 a land use element as provided in UCA Subsection 10-9a-403(2)(a)(i), and a transportation and traffic circulation element as provided in UCA Subsection 10-9a-403(2)(a)(ii); and

**WHEREAS**, for a municipality, other than a town, and after considering the factors included in UCA Subsection 10-9a-403(2)(b)(ii), adopt a plan to provide a realistic opportunity to meet the need for additional moderate income housing within the next five year, and

**WHEREAS**, the West Bountiful Planning Commission held a properly noticed public hearing on October 8, 2019, and unanimously voted to recommend the City Council adopt the amended General Plan including the required elements listed above.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of West Bountiful City that the West Bountiful 2019-2039 General Plan be adopted as reflected in attached Exhibit A.

This ordinance will become effective upon signing and posting.

Adopted this 19th day of November 2019.

### VOTING:

James Ahlstrom

Yea ☒ Nay ☐

James Bruhn

Yea ☒ Nay ☐

Kelly Enquist

Yea ☒ Nay ☐

Mark Preece

Yea ☒ Nay ☐

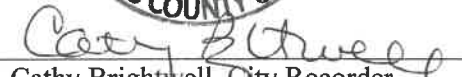
Andrew Williams

Yea ☒ Nay ☐

  
Mark Preece, Mayor Pro Tem



ATTEST

  
Cathy Brightwell, City Recorder

# WEST BOUNTIFUL CITY GENERAL PLAN

## 2019 – 2039

**ADOPTED:** November 19, 2019



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## **ACKNOWLEDGMENTS**

### **Mayor Kenneth Romney**

### **West Bountiful City Council**

James Ahlstrom  
James Bruhn  
Kelly Enquist  
Mark Preece  
Andy Williams

### **West Bountiful Planning Commission**

Denis Hopkinson, Chair  
Laura Charchenko  
Mike Cottle  
Alan Malan  
Corey Sweat  
Dennis Vest

### **West Bountiful City Staff**

Duane Huffman, City Administrator  
Ben White, City Engineer/Zoning Official  
Steve Doxey, City Attorney  
Cathy Brightwell, City Recorder/Community Development



## I. INTRODUCTION

### 1.1 Introduction

West Bountiful City is more connected than ever before to the rest of the Wasatch Front through the development of the FrontRunner commuter rail system, the Legacy Parkway, and Interstate 15. Other than the far west side of the city, the majority of vacant land has been developed bringing with it more people and traffic. Growth and development in cities to the north and south contribute to this congestion. It is important for the City to continue to plan now for what the City should look and feel like throughout the next two decades.

#### **General Plan Purpose and Authority**

The goal of the West Bountiful City General Plan is to anticipate the changes that will face the City in the future and provide direction for future growth and decision making. It should be viewed as a flexible guide capable of responding to unforeseen events or trends. To ensure consistency, relevancy, and timeliness, the General Plan should be reviewed and amended through a formalized process of broad public involvement.

Utah State law requires that each city prepare and adopt a comprehensive, long-range general plan to focus on present and future needs of the city as well as address growth and development of land within the community.

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

### 1.2 Community Vision Statement

West Bountiful City is a quiet community located in southern Davis County with a strong vision for its future. This vision includes preserving the qualities and characteristics that make it a wonderful location to live, shop, and recreate. The vision also includes hopes and desires for improvements and expansions of specific aspects of the City and the services it provides. The goals, objectives, policies, and future plans included in this General Plan are designed to help the City achieve the aspirations outlined in this vision statement.

#### **Land Use**

West Bountiful is primarily a residential community that is proud of its agricultural history and highly values its rural atmosphere. Situated between I-15 and the Great Salt Lake, the City is somewhat isolated from the rest of Davis County, and has therefore been able to retain its rural character as the areas around it have become increasingly developed. The location of West Bountiful’s primary

commercial district - on the east side of Interstate 15 - helps maintain this rural feel by providing a buffer between primarily residential parts of town and those that are commercial. The rural qualities of the City are highly valued by the community, and future land use planning should preserve these qualities, and, at the very least, not negatively impact or alter the existing rural character of the community

### **Parks and Trails**

Protecting existing parks and open spaces and creating more permanent recreational opportunities are important to city residents. The City recently completed a Park, Open Space, Recreation, Arts and Trails Master Plan which includes concepts for more park space in the southern and western portions of the City, where current recreational opportunities are limited. The City would like to work with private property owners to incorporate parks into future subdivision designs as the southwest portion of the City develops.

The Legacy Parkway provides West Bountiful a unique opportunity to connect to a regional trail and greenway system. An urban trail system of sidewalks, bike lanes, and multi-purpose paths that connect to the Legacy Parkway trailheads is desirable. In 2010, the City constructed an East to West trail that follows the North side of the DSB canal from 800 W to the Legacy Parkway Trail. Connecting the trail from 800 West to 600 West is being pursued. This trail will be a connector that provides ready access from the main city park on the east to the Legacy trail on the west. This trail also bisects the Prospector Rail Trail (along the old DR&G right-of-way) which runs north-south through the residential portion of the City.

Bordering the Great Salt Lake, West Bountiful's character is in part defined by its wide-open spaces. The protection of this open space, whether undeveloped and natural or agricultural, is a priority for the community. The City is interested in maintaining these open space qualities and preserving the opportunity for future West Bountiful generations to enjoy them.

### **Transportation**

West Bountiful City is faced with many changes. Legacy Parkway and the FrontRunner commuter rail has 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.

### **Housing**

Residents of West Bountiful City value the high quality of homes and residential lifestyle of their community. Residents also value the opportunity to remain in the City as lifetime residents. The City therefore encourages community development that provides a greater range of life-cycle housing and housing types. However, preference is given to multi-family housing and other higher-density projects which occur at appropriate locations in the City - primarily along or near 500 South or 500 West along the shared borders of Bountiful and Woods Cross.,

## **Annexation**

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 City, including along Legacy Highway; and 3) Opportunities to expand the current economic base. Annexation should be actively pursued to ensure that property desired to be located within West Bountiful is not lost to neighboring communities.

## **Public Utilities and Community Facilities**

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.

## **Natural Environment**

West Bountiful City is proud of its natural and developed environment and has expressed a significant community goal is to preserve open space. Residents place importance on open spaces located throughout the City including agricultural lands, current and future parks, trails, view corridors, and wildlife habitat areas. West Bountiful shares similar wildlife habitats as the shoreline of the Great Salt Lake, most of which are being protected by the Legacy Parkway and related open space preserves. These marshes, swamps, and wetlands provide an important framework for the remaining open spaces of West Bountiful. Preservation of these habitats and other open spaces will protect the natural environment and beauty of the area for current and future generations and set a tone for future development patterns.

West Bountiful recognizes that private landowners own the majority of the remaining open spaces within the City; therefore, the need to balance the delicate relationship of property rights, community interests, and the natural environment is important. With careful management and implementation strategies for private land developments within the City, the desires of current and future residents to protect open spaces and develop new parks and trails will allow the community to maintain its high quality of life which makes West Bountiful an attractive place to live, work, and recreate.

### **1.3 The Planning Process**

At the beginning of this planning process, West Bountiful City was being guided by the goals and strategies of the 1990 – 2010 West Bountiful City Master Plan adopted in 1992 and the 2006 – 2026 West Bountiful City General Plan adopted in 2007. Although general plans typically include a twenty-year vision, they usually have a functional life of about five years and require periodic updating. The 2019 West Bountiful General Plan builds upon the ideas and framework of the earlier plans and prepares the City for another decade of successful growth.

### **1.4 Approval Process**

The West Bountiful City Planning Commission conducted a public hearing on October 8, 2019 to receive public comment and input on the 2019 West Bountiful City General Plan update after which it made a recommendation to the City Council on the adoption of the updated General Plan. After reviewing and revising the Draft Plan, the City Council adopted the 2019 General Plan Update on November 19, 2019.

### **1.5 General Plan Implementation**

The implementation of the West Bountiful City General Plan involves the combined effort of citizens, developers, and policy making bodies acting on the information, goals, and policies it contains. Through their good work, the development policies outlined in this plan can be realized.

A major key to the success of the General Plan is the establishment of solid, implementable objectives and policies. Several important regulatory and administrative tools can be used to ensure the implementation of the General Plan. Each of the following tools play an interconnected and indispensable part in transforming the development policies of the General Plan into reality.

#### **Zoning Ordinance**

Land Use zoning is a basic tool of planning implementation. Zoning receives its legal basis from local state enabling legislation and can trace its beginning to the 1926 landmark U.S. Supreme Court case of *Village of Euclid v. Ambler Realty Company*. Title 17 Chapter 27 of the Utah Code Annotated, 1953, sets forth the powers of counties to establish zoning regulations. Cities and towns find their legislative right and authority to zone in Title 10, Chapter 9 of the Utah Code.

Local zoning ordinances control the use of land and influence the design and layout of individual development projects. In essence, a zoning ordinance is concerned with two issues: (1) the minimization of adverse impacts of one property upon another and; (2) the optimization of development patterns and activities considered desirable by the community. Therefore, the components of the zoning ordinance provide the basis for measuring whether the development policies are followed.

Traditionally, zoning ordinances have focused on regulating land development through such means as specifying minimum lot size, minimum building setbacks and maximum height, permitted and conditional uses, the placement of required landscaping, etc. A wide variety of special zoning ordinance provisions can assist in the implementation of General Plan development policies. These provisions

include planned unit developments (PUDs), overlay or floating zones, performance standards, conditional or special uses, regulation of environmentally sensitive lands, non-conforming uses, and home businesses.

### **Subdivision Ordinance**

Subdivision regulation became an important tool of city officials during the 1920s. The Standard City Planning and Enabling Act published by the United States Department of Commerce in 1928 made subdivision regulation a part of a comprehensive and continuing program of city planning, rather than a device used independently to achieve limited ends. Subdivision regulations were adopted by many communities following World War II to take advantage of federal GI and FHA programs designed to assist young married families in the purchase of new housing.

The adoption of a subdivision ordinance helps accomplish good neighborhood design, a unified street system, and efficient land use patterns. Subdivision design standards have three general purposes: (1) to prevent any subdivision development in sensitive environmental areas, such as land with a high water table, floodplains, or excessive slopes; (2) to ensure that all new subdivisions are in general compliance with the General Plan and; (3) to confirm that all proposed subdivisions are coordinated with abutting properties with respect to street connections, utility lines, drainage facilities, and recreational space.

Although subdivision ordinances vary from community to community, many have similar requirements and regulations. These regulations cover such subjects as road width and design; block design; curb, gutter and sidewalks; utility easements; landscaping; sewage disposal; street lighting; storm drainage; erosion and sediment control; and parks, recreation, and open space.

### **Redevelopment Authority**

Redevelopment Authority (RDA) funding is used to create an opportunity to revitalize blighted commercial and residential areas. The Utah Neighborhood Development Act, Title 11, Chapter 19 of the Utah Code Annotated, 1953, authorizes cities to establish redevelopment agencies. Implementation tools of the agency include cost write-downs, eminent domain, tax increment financing, enterprise zones, and transfer of development rights.

### **Capital Improvements Program**

A Capital Improvement Program (CIP), usually five years in scope, is a systematic long-range program to fund existing public facilities and provide for new construction. Goals, objectives, and policies established in the General Plan should serve as the basis for the CIP, which in turn, becomes an effective device in implementing the General Plan.

### **Historic Preservation**

Title 11, Chapter 18 of the Utah Code Annotated, 1953, established the Historic District Act in 1967. This act allows local government to expend public funds for the preserving, protecting, and enhancing of historical areas and sites. Since its passage, the Historic District Act has been used by cities throughout the state to develop and adopt locally suited historic preservation programs and regulations.

West Bountiful adopted a Historical Overlay District, WBMC Section 17.24.110, in 2015 to preserve, protect and enhance historic areas and sites within the city. These regulations govern building exteriors within the historical district as they are erected or extensively altered.

### **Annexation Declaration**

The Boundary Commission Act, enacted in 1979, established a state-wide policy for urban development and annexation. The Act also provided for the creation of county Boundary Commissions for the purpose of reviewing protests, by affected entities, of annexations of greater than five acres. Cities are required to prepare an annexation declaration which should be accompanied by a map or legal description of unincorporated territories which the city is interested in controlling.

### **Negotiations**

Formal bargaining between city officials and developers may result in agreeable trade-offs for a particular project. City officials can also negotiate with local businesses and civic leaders to help implement parts of the General Plan. The purchase of land for the buffering of heavy manufacturing, the straightening of shared city boundaries, and the placement of city gateway signs can be successfully negotiated.

## **1.6 Updating the General Plan**

The West Bountiful City General Plan was written as a framework for land use policies and plans designed to shape and guide the growth of the City for the next twenty years. Despite its long-range vision, the General Plan should be a dynamic document and updated every five to ten years. Upon the completion and implementation of a General Plan, the process of researching new data, evaluation and analysis of that data, plan formulation, and implementation should be on-going. A periodic re-evaluation process helps to maintain the validity of the goals, objectives, and policies of the General Plan itself. In addition, active efforts should be made to update ordinances and enact new ordinances to match the General Plan and help implement the goals outlined in the General Plan.

### **Annual Update Process**

In order for the General Plan to be viable, effective, and current, the following process is provided as a guide for the review and revision of the Plan.

The General Plan's development goals, objectives, and policies should be reviewed annually as part of the City's report and budgeting process. Any revisions to the document will be submitted to the Planning Commission for their review and a public hearing will be held to receive important citizen input. All recommended changes to the General Plan will be submitted to the City Council for evaluation, adoption, or denial.

The General Plan should undergo a major revision every five to ten years. Updates should be timed with the release of the U.S. Census Bureau's release of new population information. The U.S. Census is the best data available for measuring the dynamics of municipal change.

### **Individual Requests Process**

From time to time there will be requests to change the General Plan by individuals. The General Plan needs to remain flexible enough to change if circumstances warrant such. Careful evaluation is necessary to accurately weigh the individual petitioner's interest and the interest of the community as a whole.

With a written application, and accompanying documentation and supporting information, any individual may request that the General Plan be changed. Planning Commissioners should judge each application on its own merits, without concern of setting a precedent. They should review each request and base a decision on the evidence provided by an applicant and at a public hearing that overwhelming data supports the belief that the General Plan should be modified.

## II. LAND USE

### 2.1 Background and Introduction

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

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

### 2.2 Goals & Objectives

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

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

POLICY 1: 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 near the commercial district east of Interstate 15.

**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: 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 exceeded undeveloped land. Non-urban, undeveloped land is defined as agricultural, 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-acre, one-half acre, and one-quarter 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. Ultimately the location of each Public Works facility 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. There is a small neighborhood park in the Birnam Woods-3 subdivision, and a very small pocket park 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.

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.

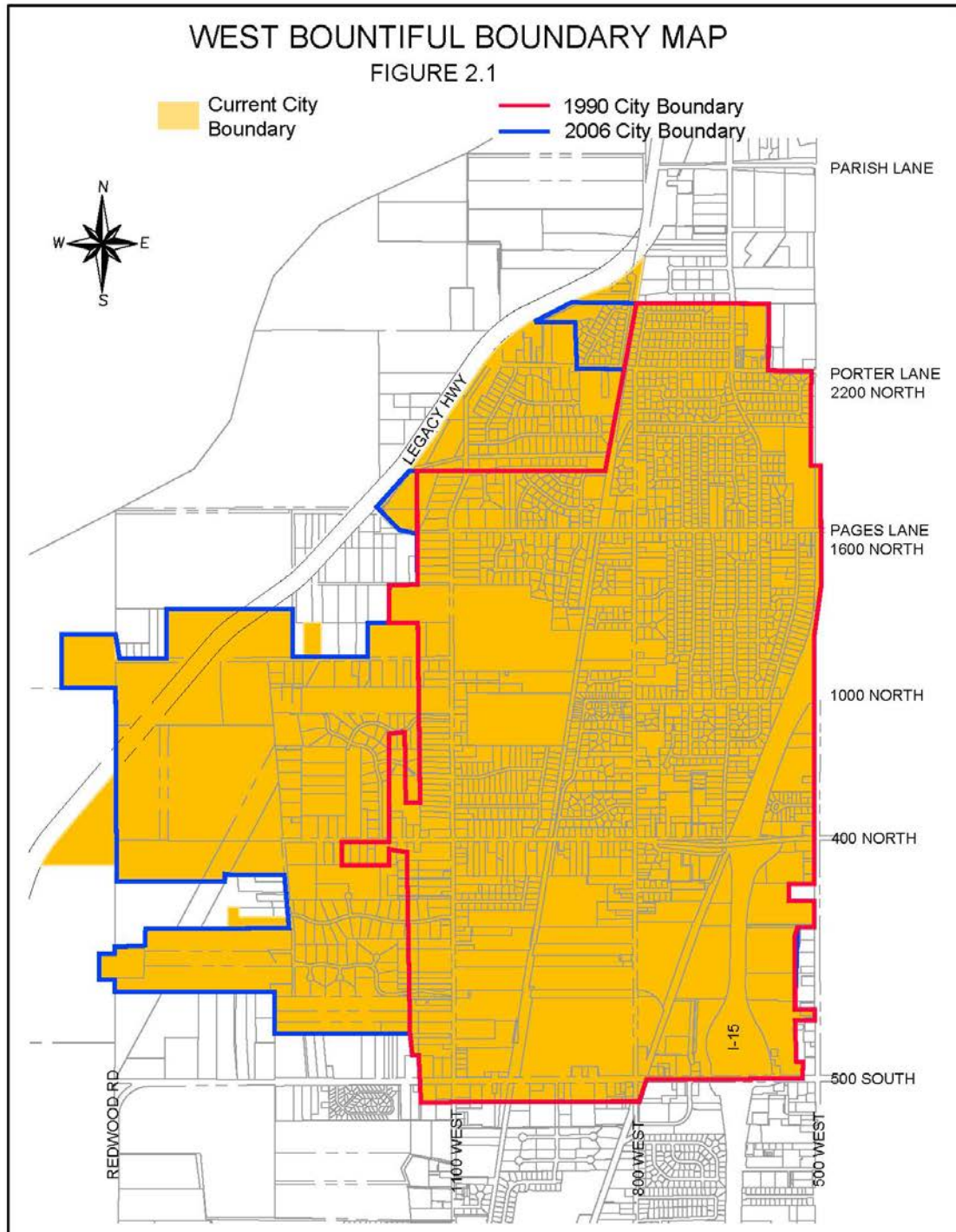
West Bountiful benefits from its surrounding open space. This open space is comprised of primarily privately-owned property within the western portion of the City. Much of this open space is currently used for agricultural purposes and will likely be converted into suburban residential development over 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 Advanced 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 current boundary.





## 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 and in some cases the density within the classification (i.e. medium density residential, rural density residential, etc.). Each of the land use classifications shown in the Future Land Use Map corresponds to classifications in the existing West Bountiful Zoning Ordinance (see Table 2.1).

<b>Table 2.1</b>	
<b>West Bountiful General Plan Land Use Classification</b>	<b>West Bountiful City Code Zoning Classification</b>
Parks and Open Space	Not associated with a particular zone
Commercial	(C-G) General Commercial
Neighborhood Commercial	(C-N) Neighborhood Commercial
Highway Commercial	(C-H) Highway Commercial
Industrial	(I-G) General Industrial
Business Park/Light Manufacturing	(L-I) Light Industrial
High Density Residential	(R-1-10) Residential
Medium Density Residential	(R-1-22) Residential
Rural Density Residential	(A-1) Agricultural Residential
Blended Use	Rural Density Residential/Commercial

### Land Use Classifications

#### 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.

#### General 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 Gateway and West Bountiful Commons 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.

### Highway Commercial

Highway commercial areas can contain a mix of land uses, such as commercial and office within the same area. Mixed land uses in the community commercial classification may be varied either vertically (i.e. mix of uses in one building such as an office over a retail establishment) or horizontally (i.e. single use buildings with different uses located next to one another). Areas falling under this classification are located near 500 South and west of Interstate 15.

### 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 currently existing along 500 South and near the Union Pacific Railroad tracks and Interstate 15.

### High 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 high density residential designation are single family homes. This area may also include a limited number of multi-family housing which was constructed years ago. Such developments are not considered a permitted use today.

### Medium 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 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 purposes. 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.

### Blended Use

This classification is a way to help with agricultural preservation by including commercial with rural density residential.

Table 2.2 below summarizes the past and present land uses. The Future Land Use Map (Figure 2-2) 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.

<b>TABLE 2.2</b>				
WBC Land Use Percentage Comparison				
<b>Land Use</b>	<b>1978</b>		<b>1990</b>	<b>2019</b>
<b>Residential</b>	21.7%		23.4%	15.3%
<b>Commercial</b>	2.1%		3.3%	4.9%
<b>Industrial</b>	8.4%		9.3%	16.4%
<b>Public</b>	5.2%		6.8%	4.1%
<b>Transportation</b>	19.0%		17.1%	11.8%
<b>Agriculture</b>	38.8%		21.9%	36.8%
<b>Vacant</b>	4.8%		18.2%	10.7%
<b>TOTAL</b>	<b>100%</b>		<b>100%</b>	<b>100%</b>
<i>Source: 1978 West Bountiful City Comprehensive Plan, 1990 Land Use Field Study</i>				

## Overlay Zones

The West Bountiful Future Land Use Plan includes a 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.

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.

To protect the integrity of West Bountiful's historic city center, West Bountiful has created a historic preservation overlay zone, shown on the Land Use Map (FIGURE 2-2), 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. 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.

The City should consider a unique street cross section for the historic district, to enhance pedestrian safety and beautify the street. 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 increased 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.

#### 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.

Streetscape amenities could 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

#### **Future Land Use**

The residents of West Bountiful are proud of the character, neighborliness, and personality of the City. The West Bountiful 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.

#### 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 West, 640 West, 500 South, Pages Lane (1600 North), and 400 North). 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 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 include 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 a 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/Agricultural (A-1):
- Medium Density Residential (R-1-22):
- High 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.

One way to help preserve agricultural space is to consider clustered development. 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.

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 as Figure 2-2, outlines the way 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.



### **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 recently completed a Parks, Open Space, Recreation, Arts and Trails Master Plan. A full copy of the 2018 Plan is included in APPENDIX 1.

## 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. However, given issues like, diminishing air quality and climate change, transportation networks may be fundamentally different in thirty years compared to today.

With easy access to Legacy Parkway, Interstate 15, and the FrontRunner train, West Bountiful can direct efforts to consider additional ways to enhance its transportation network.

The structure of this Transportation Element focuses on roadways, transit, and Active Transportation modes. Each transportation mode is discussed based on its role in West Bountiful City in 2019, and the role it might play in the future. Figure 4.1 is the City's Transportation Master Plan.

#### Vision Statement

Legacy Parkway and the Utah Transit Authority's FrontRunner commuter rail have 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.

### 4.2 Goals and Objectives

**GOAL 1: Plan 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: Continue to refine and update the five-year Capital Improvements Program, including transportation infrastructure.

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.

OBJECTIVE 2: Actively participate in any ongoing plans regarding the Legacy Parkway, 500 South, Interstate 15, and commuter rail; these projects impact transportation patterns in West Bountiful, and the City should be involved in decisions made regarding these facilities.

OBJECTIVE 3: 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 4: 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 and Pages Lane.

OBJECTIVE 5: 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: 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.

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 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.

### **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 performance. The Future Transportation Plan section later in this chapter provides recommendations on how these problems might be remedied.

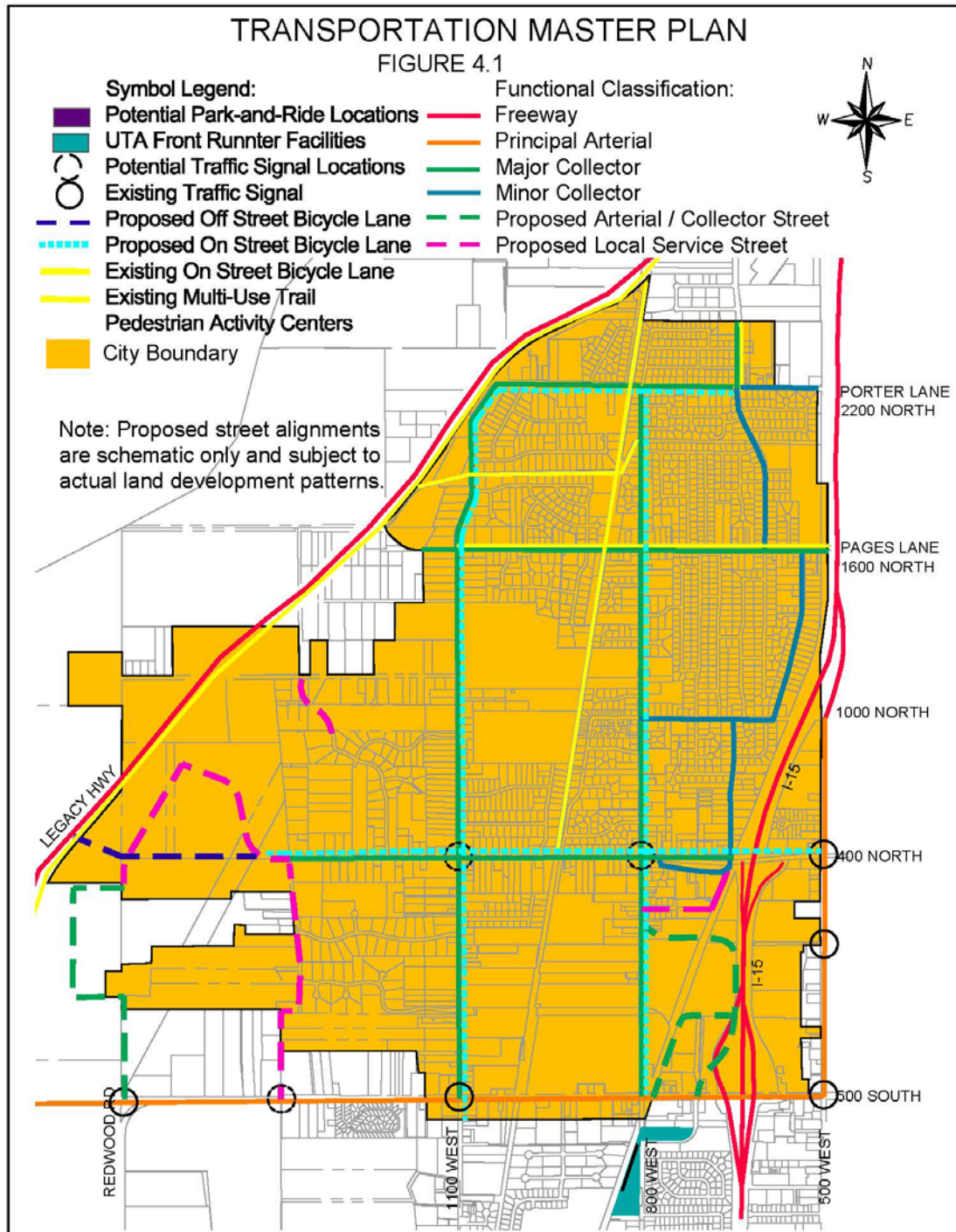
#### **Traffic**

Major traffic routes in West Bountiful include:

- Interstate 15 (I-15)
- Legacy Parkway
- 500 South
- 400 North
- Pages Lane (1600 North)
- Porter Lane (2200 North)
- 500 West
- 600 West
- 800 West
- 1100 West

#### *Issues Identified*

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



### 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.

### 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 runs 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 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.

### 500 South Accessibility

500 South is difficult to access from 800 West street due to traffic volumes and proximity to the railroad tracks. This intersection is not signalized and is close to the railroad tracks.

## **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*

- Off-peak transit service is desirable.
- Need for more local circulation.
- Need for park-and-ride lots in West Bountiful. Improved Active Transportation access to the Woods Cross Front Runner station is desirable.

## **Active Transportation (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 no 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.

The City completed an Active Transportation Plan in 2016. A copy of the Plan can be found in the APPENDIX 2.

### *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.

## 4.4 Future Transportation Plan

### Roadway Network

#### 700 West/800 West Alignment:

To allow for construction of the FrontRunner commuter rail, 800 West was 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 are also safety concerns with a general public access through the Holly Frontier refinery. The solution preferred by West Bountiful is to re-align 800 West around the Holly Frontier property and tie it into 700 West in Woods Cross. 800 West would then be closed between roughly 400 South and 500 South.

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. UPRR will not likely agree to an at-grade crossing, so a grade-separated crossing will probably be necessary. 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 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. 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.

#### Proposed Cross-Sections

Most of West Bountiful's transportation network has the same cross-section. This consists of two travel lanes and shoulders of varying widths, curb and gutter, park strip, and sidewalk. 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's residential area 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. 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.

### 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, major collector, 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. The Legacy Parkway extends from I-215 in Salt Lake County to the SR-89 interchange in Farmington with interchanges at I-215, 500 South, Parrish Lane, Park Lane and SR-89. Legacy Parkway and I-15 reconstruction is likely in the area in the future.

#### *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 and is also classified by UDOT as a Regional Urban or Regional Priority Urban facility (depending on segment). These facilities may have traffic signals every half-mile, with streets spaced 660 feet apart. They are typically located in urban areas and can accommodate moderate speeds (45 mph or higher) and moderate to high traffic volumes. **500 West** is also a principal arterial in West Bountiful and is classified by UDOT as a Regional Priority Urban facility.

#### *Major Collectors:*

These collectors 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. While several streets in West Bountiful function as major collectors, the land uses along these corridors indicate that they were not intended to serve this purpose. For instance, **400 North, 800 West, 640 West, Pages Lane (1600 N), Porter Lane (2200 N) and 1100 West** serve as major collectors. They connect traffic from other collectors and local streets onto arterials and freeways.

#### *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 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 feet – 66 feet. Minor collectors in West Bountiful are **1000 North, 550 West, 600 West, and 660 West**.

#### *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.



## VI. HOUSING

### 6.1 Background and Introduction

West Bountiful is a community made up of a mix of historic homes, middle class homes, new high-end developments, and a mobile home park. There are approximately 1610 occupied housing units for its 5700 residents located with easy access to I-15 and Legacy Parkway. Most residents commute to locations outside of the City for work and school, making West Bountiful largely a “bedroom community.” However, the City also has a strong retail component and is a regional retail destination for much of southern Davis County.

This section will address the current housing available in the City and evaluate compliance with affordable housing guidelines as set forth in Section 10-9a-403 of the Utah State Code

#### Vision

Residents of West Bountiful City value the rural and residential lifestyle of their community and the opportunity to remain in the City as lifetime residents. The City therefore encourages community development that provides a range of life-cycle housing and housing types.

#### Summary of Findings

The most recent analysis indicates that there currently exists a reasonable opportunity for individuals with moderate incomes to obtain affordable, quality housing in West Bountiful and that the City meets statutory requirements. Roughly estimated, the percentage of units affordable to moderate income households, those making 80 percent or less of Area Median Income (“AMI”) is 74 percent.

Opportunity for affordable housing comes mainly in the form of single-family dwelling units located throughout the City. Rental units are scarce, about 8% of total housing units. Due to the relatively small number of rental units, households that are unable to qualify for housing loans would have a more difficult time finding housing in West Bountiful.

Statistics in the most recent American Community Survey and current projections show that there is a variety of moderate-income housing options in West Bountiful, and this housing stock should be sufficient for the city's needs over the next five years. This stems from the city's older houses, and available affordable rental units, including a mobile home park.

### 6.2 Goals and Objectives

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

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

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

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

**POLICY 1:** A commodity is placed on ensuring that any multi-family housing and other higher-density projects occur at appropriate locations in the City, which is primarily along or near 500 South and 500 West along the shared borders with Bountiful and Woods Cross.

**POLICY 2:** Multi-family or townhome mixed-use development should be limited to locations that provide buffers between commercial and single-family residential areas.

**POLICY 3:** Continue to allow accessory dwelling units as a way to provide senior and starter housing.

### **6.3 Existing Conditions**

The Median Income for West Bountiful based on the U.S. Census – 2012-2016 American Community Survey 5-year estimates, including benefits, is \$84,784. Moderate Income is 80% of the median or \$67,827. Based on an estimated 1610 occupied households, Table 6.1 below shows the percentage of households falling within different categories as compared to median income and moderate-income levels.

#### **Affordability Analysis**

##### Household Income

The average size of a household in West Bountiful is 3.59 persons; therefore, four has been used as the average family size in order to analyze the affordability of homes in the area. A family of four in West Bountiful would need to earn a minimum of \$67,827 a year in order to earn a moderate income (80 percent of the HUD median income).

##### Housing Affordability

Housing is considered affordable when no more than thirty percent (30%) of the gross monthly income is used to pay for housing costs including utilities. For a household making \$67,827 annually, the monthly housing costs cannot exceed \$1696 for the housing to be considered affordable. Table 6.1 identifies the percentage of households whose housing costs are less than the thirty percent income threshold. As shown in the table, seventy-four percent (74%) of the households in West Bountiful

have an income equal to the moderate-income threshold whose housing costs fall within the affordability range.

<b>TABLE 6.1</b> <b>WEST BOUNTIFUL HOUSEHOLDS</b> Median Income = \$84,784 Moderate Income = \$67,827 Occupied Housing Units = 1610				
<b>% of Median</b>	<b>&gt;30%</b>	<b>&gt;50%</b>	<b>&gt;80%</b>	<b>&gt;100%</b>
Income	(\$25,435)	(\$42,392)	(\$67,827)	(\$84,784)
% Households w/ Housing Costs	33%	45%	74%	75%
Source: U.S. Census – 2012-2016 American Community Survey 5-yr Estimate Moderate Income = 80% of Median Income				

### Supply of Housing

The supply of residential housing in West Bountiful is identified by the price in Table 6.2. The largest proportion are owner-occupied, single family homes in a fairly even price range distribution from \$150,000 to \$500,000. There are 1282 single family homes in this price range (over 80 percent of the current stock).

### Housing and Occupancy

Within West Bountiful's boundaries there were 1,610 occupied homes (2016 American Community Survey) of which 1470 are owner-occupied.

<b>TABLE 6.2</b> <b>Number of Owner-Occupied, Single-Family Homes in West Bountiful</b> <b>by Price Range</b>			
<b>From</b>	<b>To</b>	<b># of homes</b>	<b>% of Total</b>
\$ -	\$49,999.00	76	5%
\$50,000.00	\$99,999.00	11	1%
\$100,000.00	\$149,999.00	33	2%
\$150,000.00	\$199,999.00	307	21%
\$200,000.00	\$299,999.00	505	34%
\$300,000.00	\$499,999.00	470	32%
\$500,000.00	\$999,999.00	68	5%
\$1,000,000.00	+	0	0%
<b>Total</b>		<b>1,470</b>	<b>100%</b>

## **Costs of Housing**

### **Single Family Home Market**

In recent years, the housing market has been strong across most of the United States. A growing national economy is a significant contributing factor. In West Bountiful, the current housing trends include the construction of large houses on as small of property size allowable. The home size of new construction is also a reflection of the growing economy. In time of recession, there are fewer new home starts and the homes tend to be smaller than when the economy is thriving. The local housing market is also influenced by two significant factors which are increasing housing costs faster than the increasing cost of materials. An increasing population along the Wasatch Front is placing greater demands for additional housing units while available developable land continues to decrease. Also, West Bountiful's near proximity to the greater Salt Lake City metropolitan area. A regional concern is that increasing home prices are outpacing incomes which is putting pressure on housing affordability.

## **6.4 Tools and Implementation Strategies**

The above analysis demonstrates that there is reasonable opportunity for moderate-income households to obtain quality housing in the City. The available affordable housing comes mainly in the form of single-family dwelling units, multi-family units, accessory dwelling units and mobile homes.

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

### **Special Needs**

Affordable housing is an issue for persons with special needs as well as for the population at large. The lack of affordable housing, and particularly of affordable housing targeted to those at or below 50 percent of AMI, is a major cause of homelessness. Affordable housing targeted at very low-income households will be rental housing as many families with incomes at 30 to 50 percent of AMI simply cannot qualify for mortgages. Numerous Accessory Dwelling Units have been constructed to specifically address the needs of extended family members with special needs.

### **Elderly Housing**

Many seniors prefer to live in the same community when circumstances require that they move out of their homes. At the present time, there is one community in West Bountiful that targets senior citizens.

### **Accessory Dwelling Units (ADUs)**

Higher density brings down the cost of units by reducing the cost of land per unit. Higher density can take a variety of forms. West Bountiful has chosen to implement an accessory dwelling unit strategy over more traditional multifamily projects such as multistory apartment complexes

Accessory dwelling units (often termed “mother-in-law” apartments) have many benefits. In addition to providing affordable rental housing, they can allow first-time homeowners to gain access to homes that would otherwise be out of reach by renting out an additional unit. When homeowner’s income and/or need for more space increases, the accessory unit may no longer be needed as a rental. The homeowner can then expand into the space vacated by the former accessory unit. Accessory dwellings are a conditional use, and ordinances have been written allowing accessory units only with deed restrictions and designs that ensure these units are not easily adapted to a rental unit situation.

Impact fees have also been waived for ADUs.

### **Housing Resources and Programs**

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

#### Preserving the Existing Stock

##### *HOME, Investment Partnership Acts*

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

##### *HUD’s Title I program*

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

##### *HUD’s 203k Rehab program*

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

To provide funds for the rehabilitation, the mortgage amount is based on the projected value of the property with the work completed, taking into account the cost of the work.

To minimize the risk to the mortgage lender, the mortgage loan (the maximum allowable amount) is eligible for endorsement by HUD as soon as the mortgage proceeds are disbursed, and a rehabilitation escrow amount is established. At this point the lender has a fully insured mortgage loan. More information can be found at <http://www.hud.gov/offices/hsg/sfh/203k/203kabou.cfm>.

#### *Community Development Block Grant*

The Community Development Block Grant (CDBG) program is a federal entitlement grant program for urban communities seeking to revitalize neighborhoods, improved community facilities, prevent and eliminate slums, aid low- and moderate-income families, and promote economic development. West Bountiful City participates with Davis County's administration of their CDBG program.

#### **Special Needs**

Utah Assistive Technology Foundation (UTAF) provides assistive devices and services, including home modifications to those who are disabled. The goal of UAFT is to assist those who are disabled in Utah to enhance their independence, education, employment and quality of life. Zions Bank provides zero interest loans for all approved UATF projects. UATF can be reached at (800) 524-5152.

#### *Lifecare*

Lifecare was established to maximize the independence of older people and people with disabilities by providing lawn care, yard clean up, and snow shoveling for County residents over the age of 60. They also coordinate a number of home repair and maintenance projects through their Volunteer Ventures program. Lifecare can be reached at (801) 978-2452.

#### *Section 202 Loans for Housing the Elderly.*

The HUD Section 202 program offers capital advances to finance the construction and the rehabilitation of structures to serve as supportive housing for very low-income elderly persons. It also provides rent subsidies to help make the projects affordable. If the project serves very low-income elderly persons for 40 or more years, the capital advance does not need to be repaid.

#### *Davis County Aging Services*

Davis County Aging Services is committed to promoting the dignity, self-determination, well-being, and contribution of older persons-both as individuals and within the context of their families and communities. We value people and respect their right to a quality of life. Davis County Aging Services will provide reasonable accommodations for customers with disabilities upon request. These services are funded in part by the Davis County Board of Commissioners and the Utah Department of Human Services. [http://www.co.davis.ut.us/aging\\_services/default.cfm](http://www.co.davis.ut.us/aging_services/default.cfm).

*Home Ownership*

West Bountiful will investigate implementing a mortgage assistance program for city employees, local first responders and similar public service occupations. The program can be modelled after Logan City's "Welcome Home Own in Logan" program. Logan's program is designed to encourage home ownership in Logan and is targeted to first-time homebuyers with incomes below 80 percent AMI. Assistance comes in the form of \$5,000 subsidy, which can be used to pay for down payment and/or closing costs. If the home is owner-occupied for five years, the subsidy is fully forgiven. Although not currently available, in the past, the purchaser has also received a grant of \$600 to be used for miscellaneous expenses incident to first-time homeownership.

*Community Development Corporation of Utah (CDC)*

Community Development Corporation of Utah (CDC) provides neighborhood homeownership for those shut out of the housing market, and market rate buyers. The Affordability Project is an innovative initiative designed to reduce the cost of homes in all phases of development and construction to serve those families that are hardest to serve- those with very low incomes and/or those with special needs. Through the Neighborhood Home Ownership program, the CDC builds new homes and rehabilitates existing housing then works with interested low-income homebuyers to help them qualify to purchase these homes. The CDC also administers federally funded loan/grant down payment assistance programs in various areas. The goal of the program is to assist eligible homebuyers to purchase single-family homes with help of down payment and closing costs assistance.

The CDC also administers a home improvement program for income eligible homeowners, whose homes are in need of repairs and need help financially to get the work done. Homeowners must simply submit an application to access this program. CDC also maintains a materials and supplies warehouse to help low-income families. All materials are donated or purchased at cost and are available to any sponsored CDC client. CDC can be contacted at (801) 994-7222. The warehouse can be contacted at (801) 487-6275.

*Habitat for Humanity*

Habitat for Humanity provided housing for people who are inadequately housed and who lack the resources to improve their situation through conventional means. Habitat does not charge interest on the loans, and the monthly mortgage payments are lower than standard mortgage loans. Habitat for Humanity can be contacted at (801) 463-0554.

*Utah Housing Corporation ("UHC")*

Utah Housing Corporation ("UHC") is a public corporation that assists in the creation of affordable housing opportunities for lower and moderate-income households across the state. UHC offers a number of loan programs for first-time and low or moderate –income homebuyers to consider when applying for a home loan. Utah Housing Corporation can be contacted at (801) 902-8200. UHC programs are as follows:

- FirstHome is a home ownership assistance program offered by the Utah Housing Corporation (UHC). First-time homeowner loans are available at below-market interest rates for qualifying applicants. The maximum purchase price may not exceed the price and income limits set by UHC.
- FirstHome Plus is another homeownership assistance program offered by the Utah Housing Corporation. The CHAMP loan offers down payment and closing cost assistance in the form of a second mortgage.
- CROWN is a lease-to-own program developed by the Utah Housing Corporation (UHC) to bring home ownership within reach of very low-income households that are willing to make a long-term commitment to the community. Cities and counties cooperate with UHC to make land available to construct homes. UHC then leases these homes to those households within the 50 to 55 percent of AMI range. CROWN creates permanent home ownership opportunities by utilizing Low Income Housing Tax Credits to construct new, affordable single-family detached or attached homes. Lease payments last until the fifteen-year tax credit period expires. At this point, residents have the option of purchasing the home at a very attractive price through a low-interests UHC mortgage loan. The qualified low-income residents who become homeowners through the CROWN program are also eligible to receive training in the areas of housekeeping, home maintenance, and basic budgeting.
- The Utah Housing Corporation also sponsors other specialized programs including the REACH and ECHO programs, both of which construct new modest homes for low and moderate-income persons.

#### *Subsidized and Special Needs Housing Database*

The Utah Department of Community Development manages the Utah Subsidized and Special Needs Housing Database, which is an easy to use resource that helps individuals and families identify the availability of different kinds of rental housing depending upon their specific needs. All multiple-family rental housing that has reduced rents is listed (by location and type) and will show the rent as a percent of income. The database will also show the number of currently vacant apartments at each listed property. The database can be accessed at the following address:

<http://webapps.dced.utah.gov/shod/execute/search;jsessionid=6CBA6B65E2CA32F1076D841C8FF99EF5>

#### Other Resources for Affordable Housing Development

##### *Low Income Housing Tax Credits (“LIHTC”)*

The federal government has developed a program to encourage the construction, rehabilitation and preservation of rental housing for very low, low and moderate-income households. This program makes approximately \$4.3 million available annually to the State of Utah. The LIHTC program is administered by the Utah Housing Corporation (UHC), which determines the amount of tax credit available to applicant projects and operations and on the percentage of the project that will be restricted to low income tenants. The program limits rents on the units and also limits the incomes of the tenants. The UHC establishes maximum rents in accordance with HUD standards. Projects receiving LIHTC must maintain the status as low-income project for a minimum of 15 years.



The LIHTC program provides a credit equal to nine percent of the construction cost for new construction or substantial rehabilitation for projects which do not use other federal assistance and a four percent credit for acquisition of existing projects and for those projects which use other federal subsidies (CDBG excluded). Credits are claimed annually for ten years. The credits may be used by the owner of the property or sold through syndication.

*Olene Walker Housing Loan Fund*

The Olene Walker Housing Loan Fund is comprised of state appropriations and federal funds to provide loans at below-market interest rates for the construction of affordable housing. The majority of projects built using this fund are multi-family. While the majority of the fund is used for loans, a small amount of the fund is available for grants.

## 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 actively pursued 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.

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

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

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

OBJECTIVE: Capitalize on opportunities for economic development to enhance the tax base and provide citizens with a high level of services by annexing property with good economic development potential.

### 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. These are a few remaining areas of land located between the City's current western boundary and the Legacy 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.

Area A (see TABLE 7.1) will likely be residential in nature. Area B provides some potential for office/business park development, with good access from Legacy Parkway and proximity to 500 South.

## 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.

## 7.5 Population

If Area A was fully developed with residential homes and the north portion of Area B was developed as residential, then the annexed area would contain approximately 100 new homes. The estimated population increase would be 400 people, based on an average household size of 4 persons per household.

<b>TABLE 7.1</b>			
<b>Undeveloped Acres and Future Population Increase</b>			
	<b>Undeveloped Acres Available for Residential Development</b>	<b>Houses</b>	<b>Population (1-acre lots)</b>
Area A	53	25	100
Area B (north)	118.5	75	300
Area B (all)		100*	400*
Total	171.5	100/125*	400/500*

\*Assumes entire area is developed as 1-acre residential

## 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.

## **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 Parkway, 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 Parkway. The unincorporated properties remaining in this area logically fit with West Bountiful's southern border and naturally extend West Bountiful City to the Legacy Parkway.

## VIII. PUBLIC UTILITIES AND COMMUNITY FACILITIES

### 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. 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.

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

**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.

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.

**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 drainpipe and open water channels.

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

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

**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.

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 statutes, especially ordinances requiring covered loads.

OBJECTIVE 2: 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 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.

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 namesake 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. 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. Surface drainage is an on-going challenge for residents related to storm water problems throughout the City.

##### 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 wastewater 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.

##### 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 well located at 550 W 1000 North. The water from this well is pumped to the city's two reinforced concrete tank reservoirs located at approximately 500 South and 350 East and 500 N 400 East in Bountiful City. 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. These projects encompass pipeline 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.



# 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

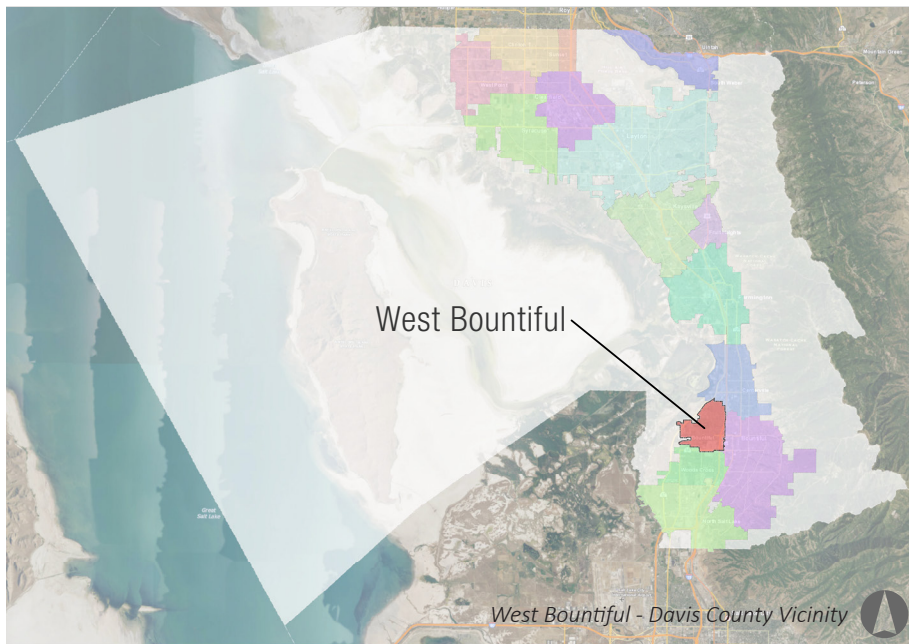
In order to develop a Master Plan that is responsive to future needs and desires, it is important to understand the physical, social and demographic characteristics of the city.



## 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,



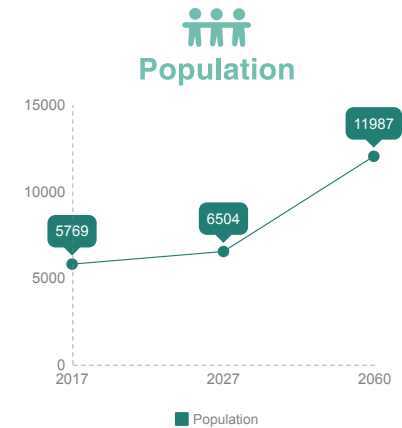
recreation amenities and trails are key for maintaining the high quality of life of the city as it continues grow and evolve.

## 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).

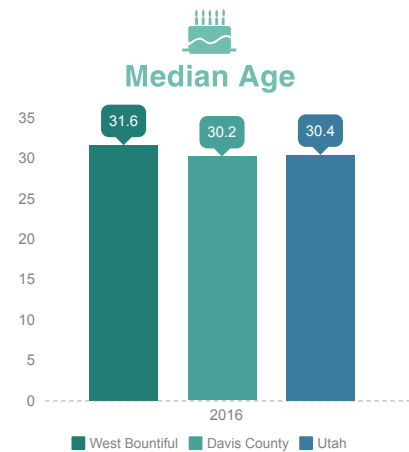
### Population

**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**

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

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



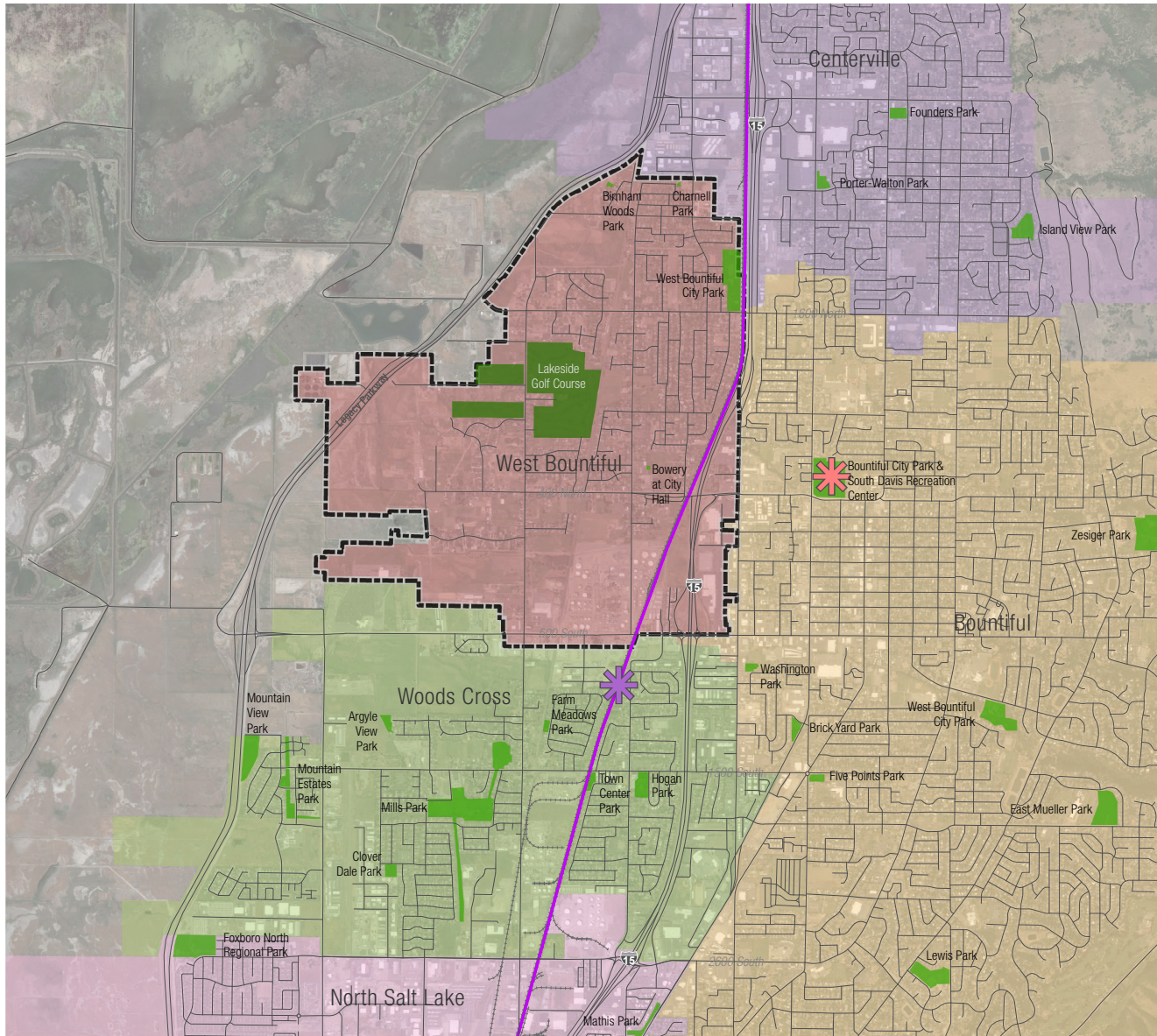
**Table 2: Park by Acreage and Type**

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



South Davis Recreation Center

- An outdoor leisure pool/splash pad
- Concessions

### Programs

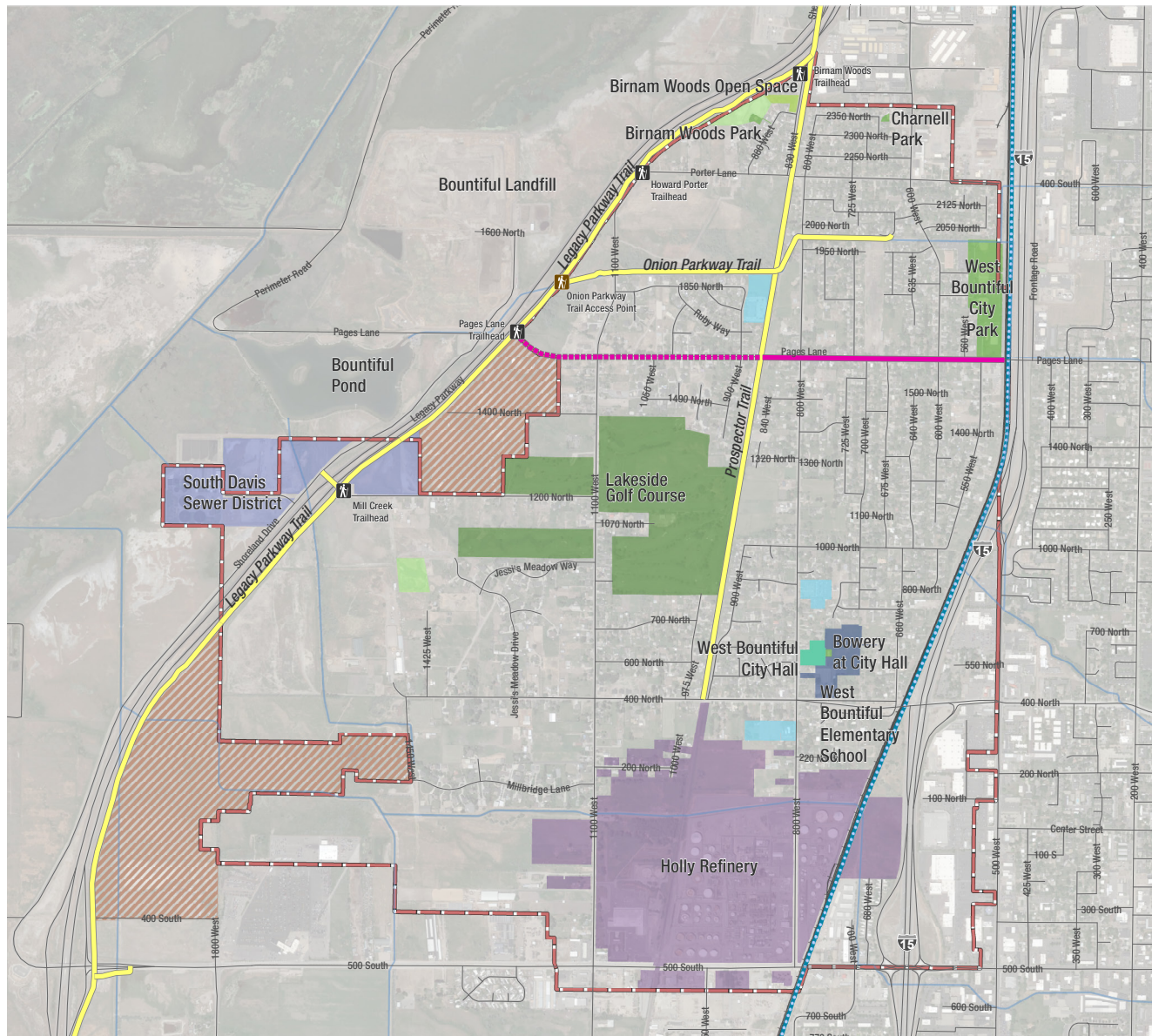
South Davis Recreation District provides a range of aquatics, ice, fitness and recreational classes and programs at its flagship Recreation Center. Public input and the online survey indicate that West Bountiful residents are generally satisfied with the new facility and the programs provided.

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



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



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.

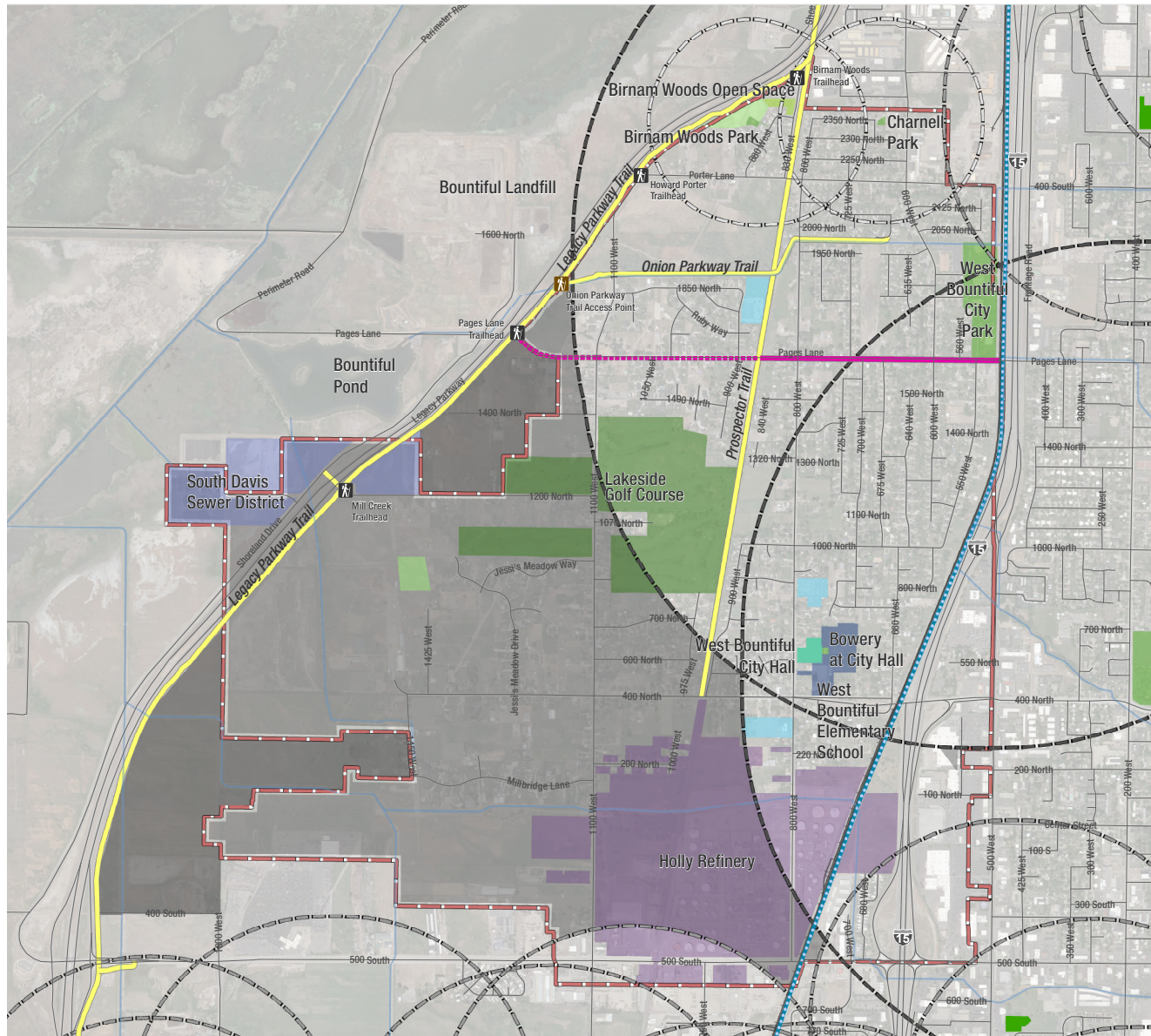
Public arts programs lack large numbers of participants, which may be due in large part to a lack of information about the various events and programs.





# 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
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## 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

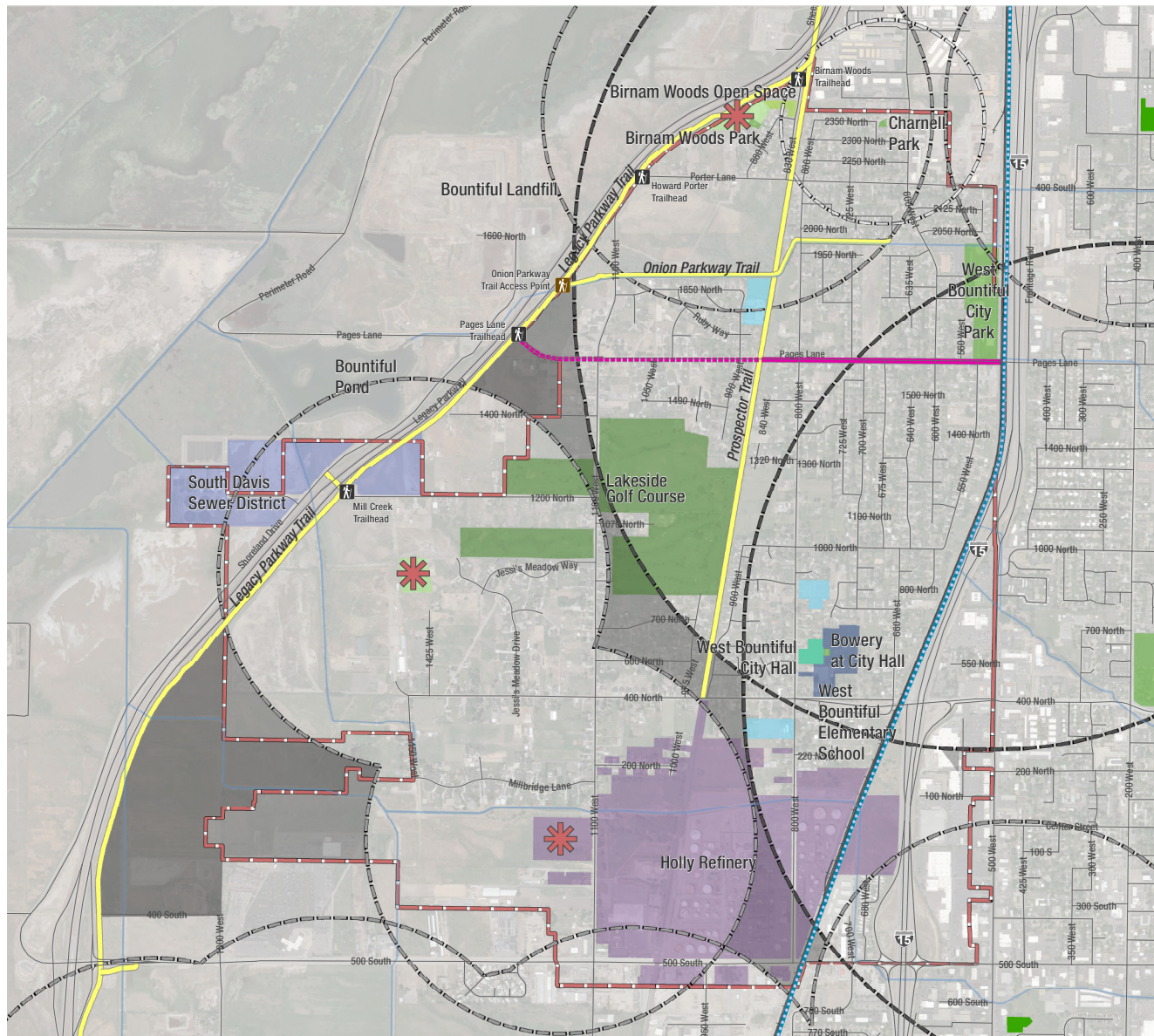
As a rule, publicly-owned parks should be designed as Neighborhood Parks, since they generally provide more benefit than smaller parks. However, for a small community such as West Bountiful, smaller parks might need to be considered.

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
- Undeveloped Park
- Open Space
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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

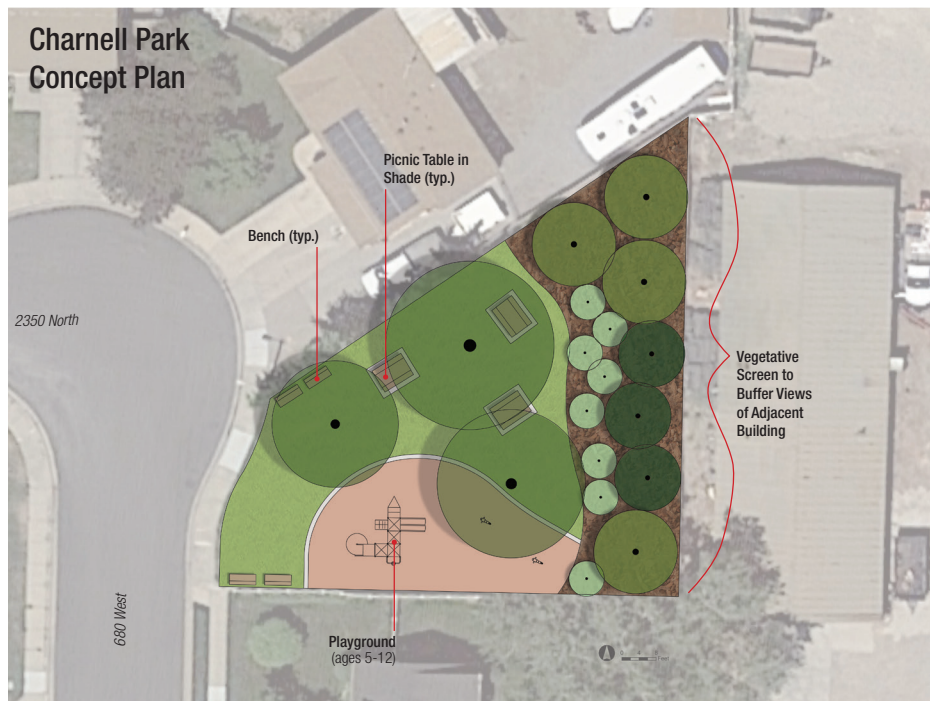




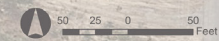
# Birnam Woods Park Concept Plan







# 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 acres @ \$300,000/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, 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.



## 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.

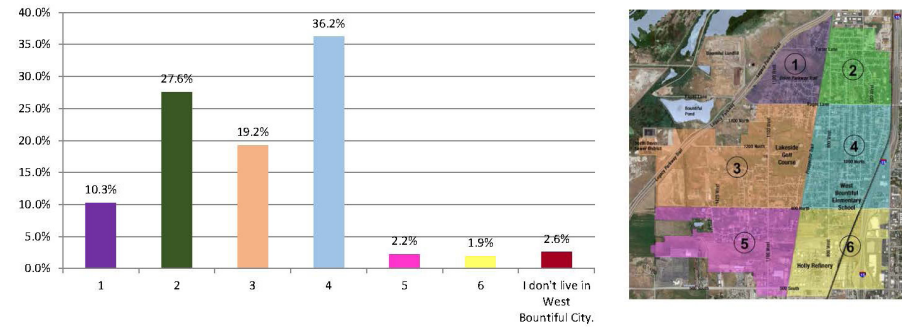
- a. *Implementation Measure:* Utilize drip irrigation, moisture sensors, central control systems and appropriate plant materials and soil amendments to create a more sustainable West Bountiful parks and recreation system.



# Appendix A: On-line Survey Results

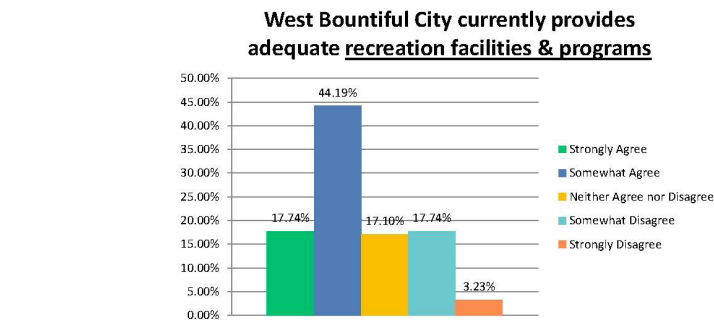
## Q1: Which part of the city do you live in? (see map below)

Answered: 312 Skipped: 0



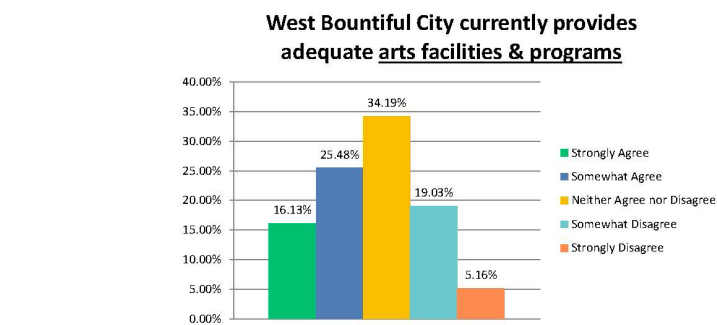
## Q2: To what extent do you currently agree with the following statements?

Answered: 310 Skipped: 2



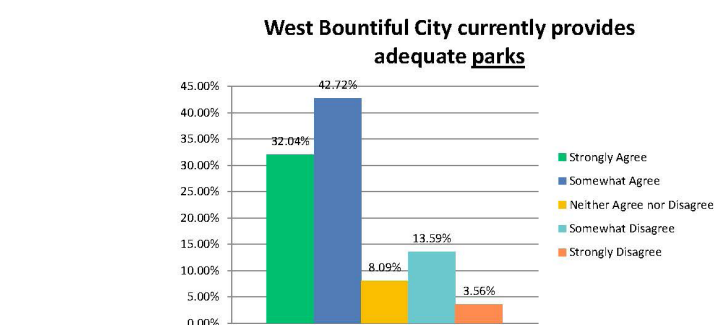
## Q2: To what extent do you currently agree with the following statements?

Answered: 310 Skipped: 2



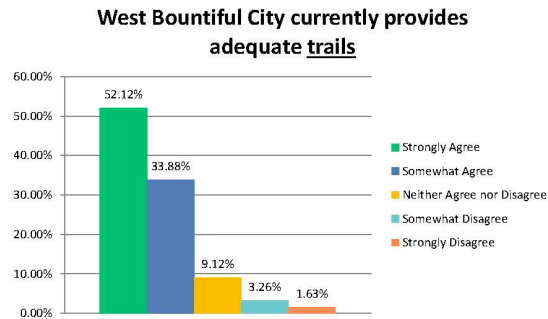
## Q2: To what extent do you currently agree with the following statements?

Answered: 310 Skipped: 2



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

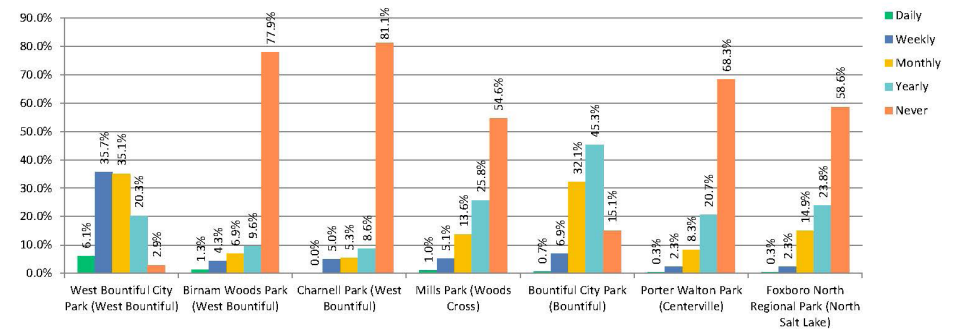
Answered: 310 Skipped: 2



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?

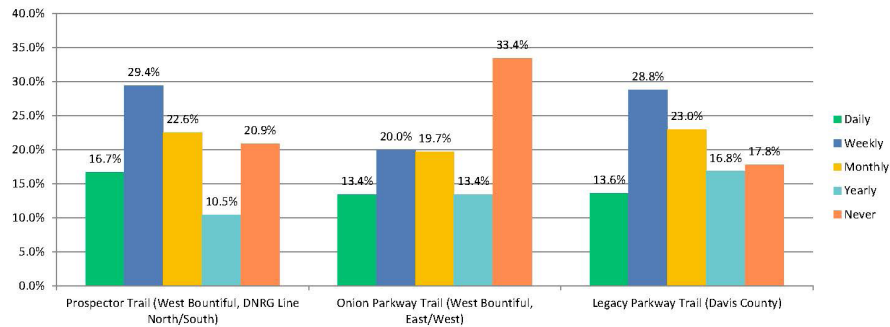
Answered: 311 Skipped: 1



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?

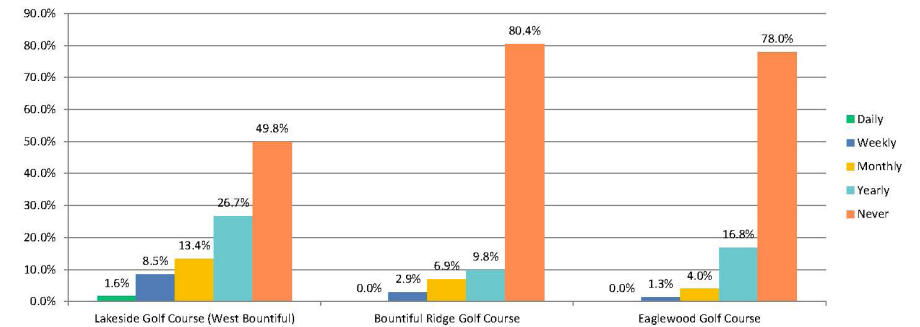
Answered: 311 Skipped: 1



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?

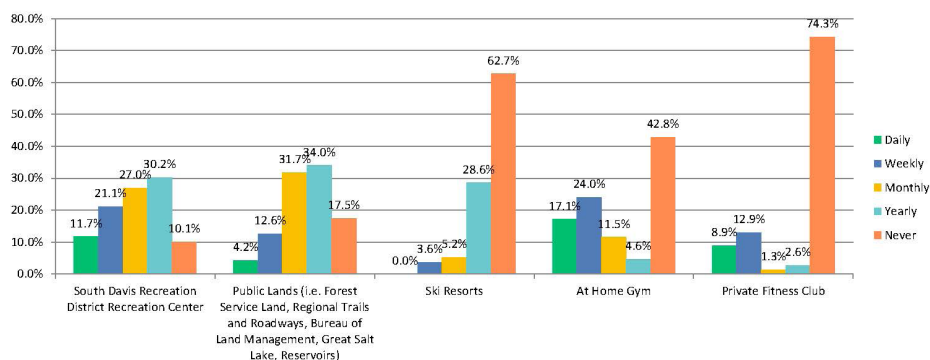
Answered: 311 Skipped: 1



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?

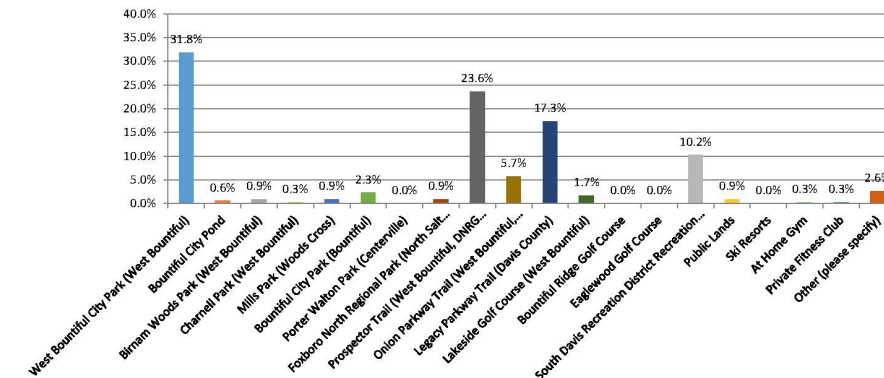
Answered: 311 Skipped: 1



West Bountiful Recreation, Arts & Parks Master Plan Survey

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

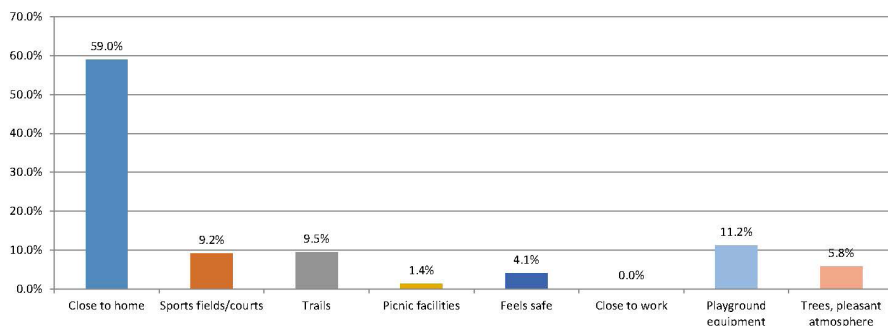
Answered: 283 Skipped: 29



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?

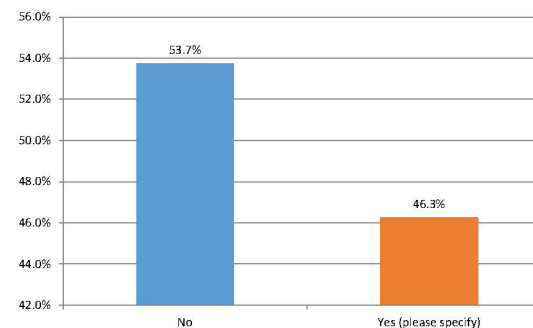
Answered: 295 Skipped: 17



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 Birnham 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

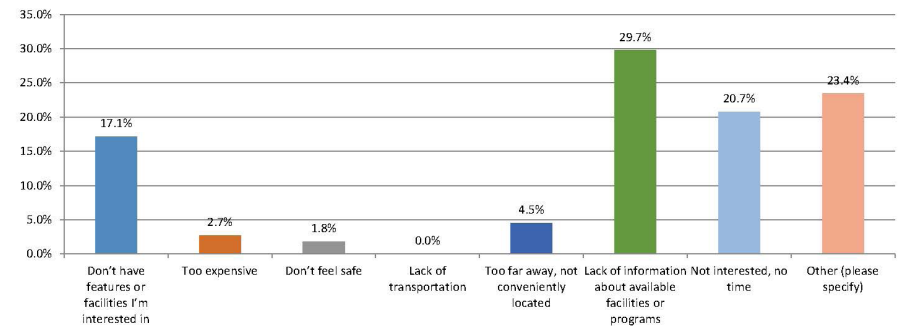
- Playground too hot without shade
- Don't know where these parks are
- Doesn't work with my schedule
- No town-friendly places to eat and gather
- Age
- Want to be somewhere that feels like you escaped the city
- Physical restrictions
- No tennis or pickleball courts
- Facilities outdated
- Rec Center 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

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

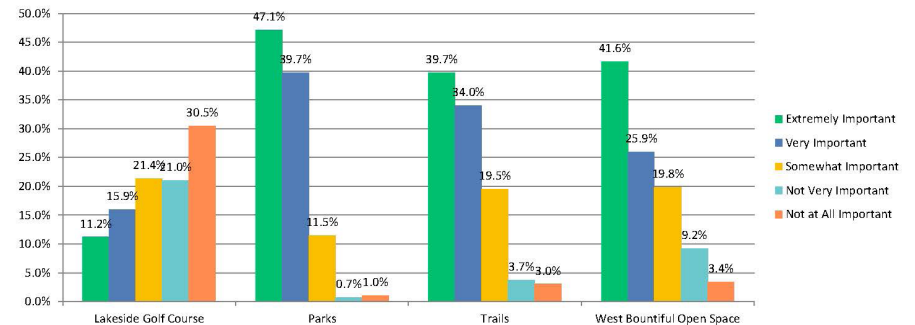
Answered: 111 Skipped: 201



West Bountiful Recreation, Arts & Parks Master Plan Survey

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

Answered: 298 Skipped: 14

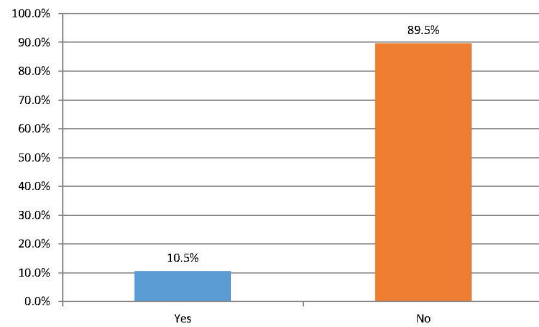


West Bountiful Recreation, Arts & Parks Master Plan Survey



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

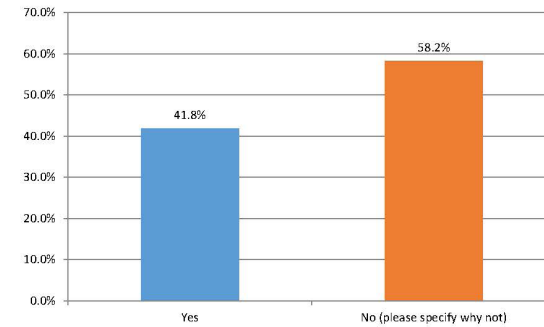
Answered: 296 Skipped: 16




 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?

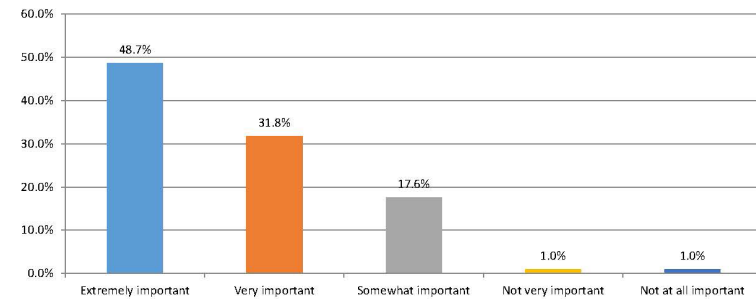
Answered: 55 Skipped: 257

- 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

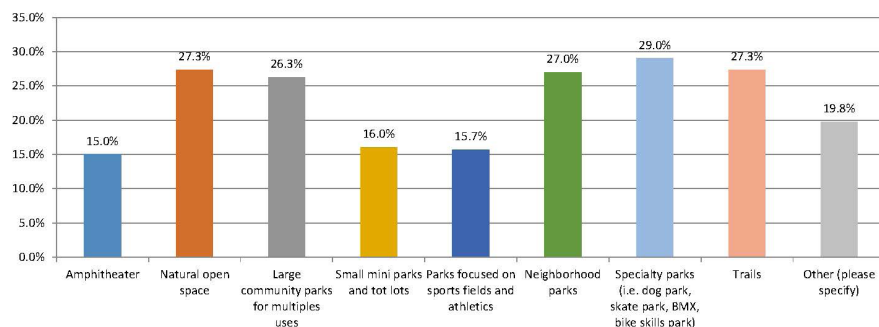


 West Bountiful Recreation, Arts & Parks Master Plan Survey



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

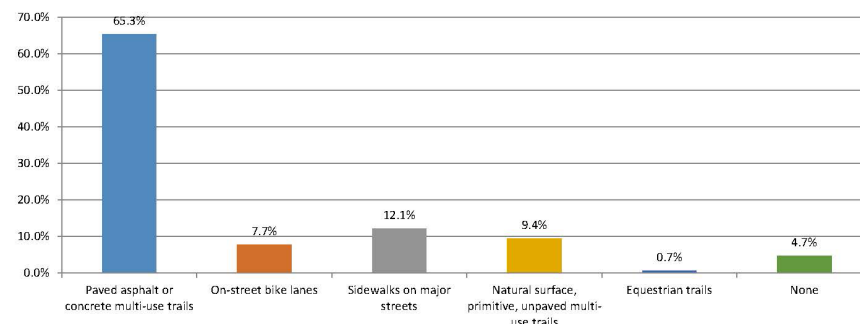
Answered: 293 Skipped: 19



West Bountiful Recreation, Arts & Parks Master Plan Survey

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

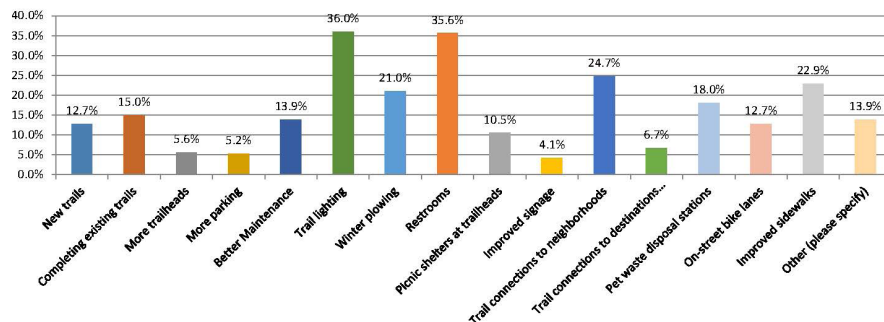
Answered: 297 Skipped: 15



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

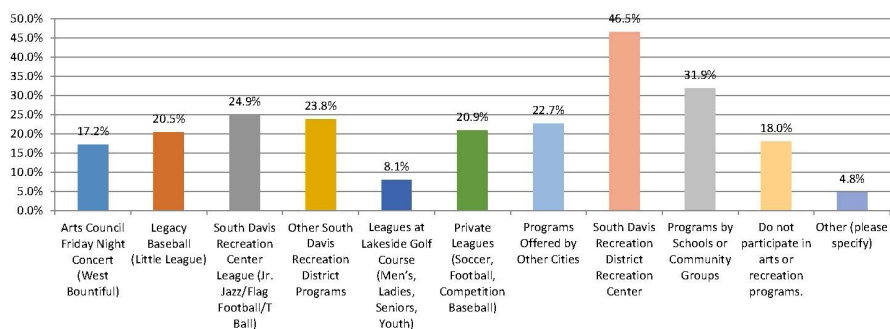
- Trees for shade, shrubs
- Equestrian use, multiple use, primitive unpaved
- Water stations & restrooms along trails
- Stay rural
- Spray for bugs
- Sidewalk connections to schools
- On street fall and spring debris pickup
- Don't remove natural vegetation
- Sometimes nice to cross country ski before 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)**

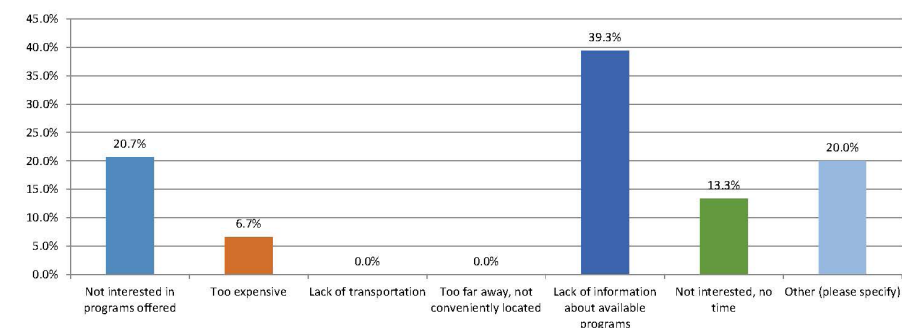
Answered: 273 Skipped: 39



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?**

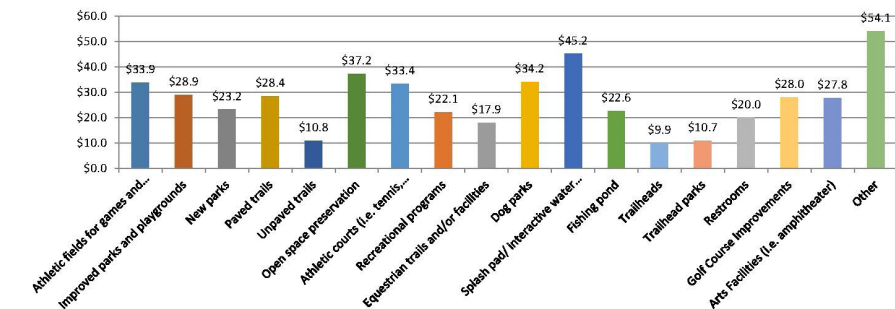
Answered: 150 Skipped: 162

- 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

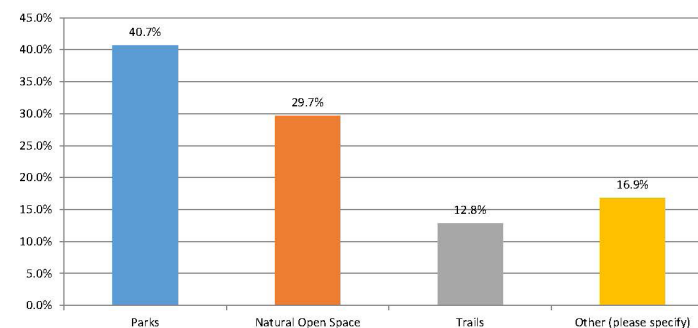
- Sidewalks
- Disc golf course
- Skate park/bike park
- Infrastructure (streets, water lines)
- Extend bike lanes to 500 South
- Fences around golf course
- Cabin improvement
- Rehearsal facility for large group
- Splash pad
- Outdoor pool
- Dogs in West Bountiful Park
- Archery or shooting range
- Accessible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



West Bountiful Recreation, Arts & Parks Master Plan Survey

**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



West Bountiful Recreation, Arts & Parks Master Plan Survey

**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



West Bountiful Recreation, Arts & Parks Master Plan Survey

**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

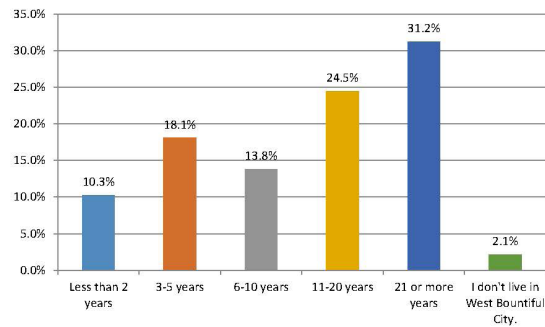


West Bountiful Recreation, Arts & Parks Master Plan Survey



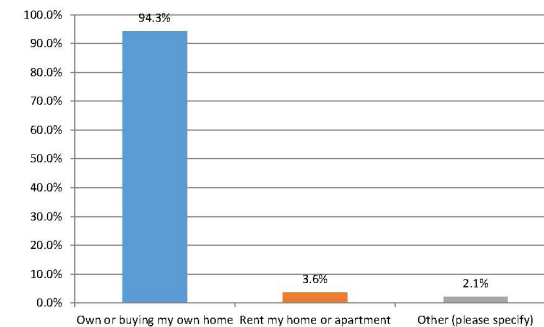
### Q21: How long have you lived in West Bountiful?


Answered: 282 Skipped: 30



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

Answered: 282 Skipped: 30

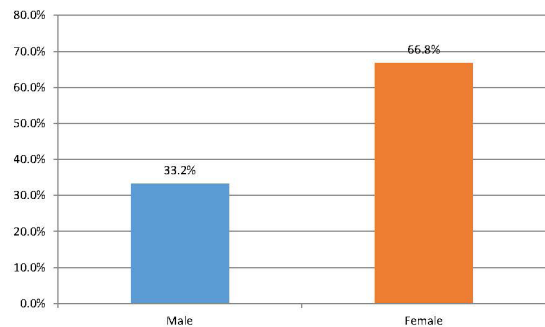


 West Bountiful Recreation, Arts & Parks Master Plan Survey

 West Bountiful Recreation, Arts & Parks Master Plan Survey

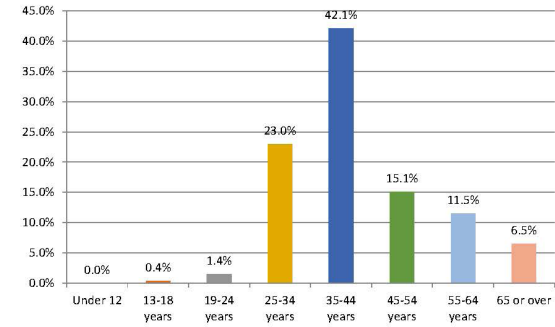
### Q23: What is your gender?

Answered: 277 Skipped: 35



### Q24: Please indicate your age range:

Answered: 278 Skipped: 34



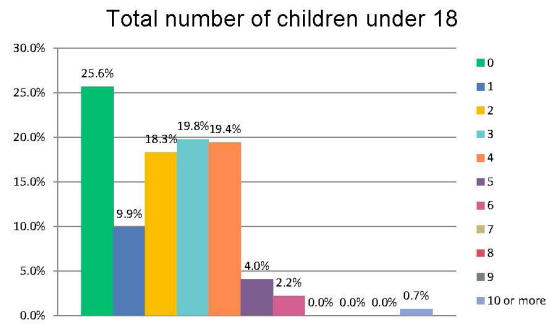
 West Bountiful Recreation, Arts & Parks Master Plan Survey

 West Bountiful Recreation, Arts & Parks Master Plan Survey



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

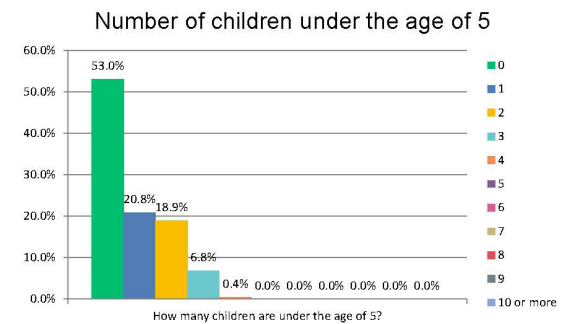
Answered: 275 Skipped: 37



West Bountiful Recreation, Arts & Parks Master Plan Survey

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

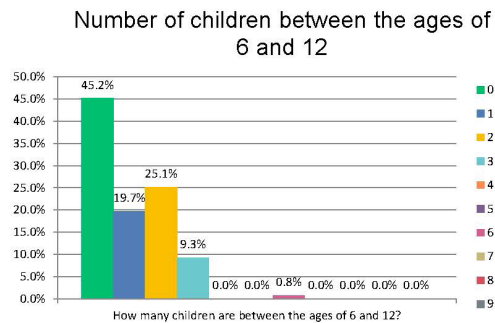
Answered: 275 Skipped: 37



West Bountiful Recreation, Arts & Parks Master Plan Survey

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

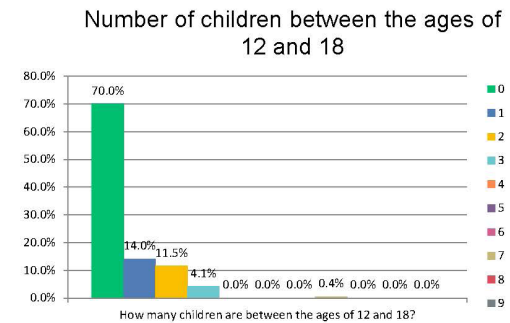
Answered: 275 Skipped: 37



West Bountiful Recreation, Arts & Parks Master Plan Survey

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

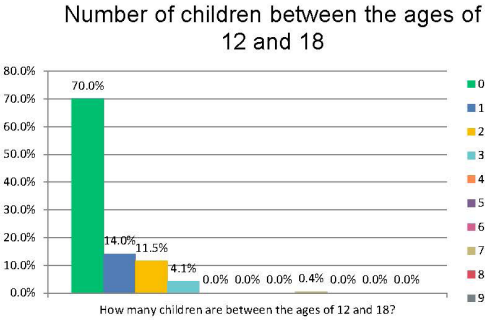
Answered: 275 Skipped: 37



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 15, 2017, 6:00pm, City Hall Council Chambers

#### 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	2017				
	June	July	Aug	Sept	Oct
<b>Task 1: Public Involvement</b>					
Steering Committee Meetings (2)	SC				
Project Web Page				SC	
Survey (Internet)					
Public Scoping Meeting		PS			
Draft Plan Open House					DP
Joint Public Hearing (1)					CC
<b>Task 2: Data Collection</b>					
Existing Plan, Document, & Data Review					
Inventory & Evaluation of Existing & Proposed Facilities & Programs					
<b>Task 3: Needs Assessment &amp; Analysis</b>					
Task 4: Trail System Analysis					
Task 5: Acquisition & Construction Costs					
Task 6: Goals, Objectives & Policy Development					
Task 7: Plan Development & Adoption					
Task 8: Final Product					

SC - Steering Committee Meetings  
 PS - Public Scoping Meeting  
 DP - Draft Plan Open House  
 CC - Planning Commission Public Hearing (Joint)  
 CC - City Council Public Hearing (Joint)

#### WEBSITE

The project website (<http://www.lidi-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 to 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. Charnell 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 Walton 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

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- 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

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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

