

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Denis Hopkinson

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

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING AT 7:30 PM ON TUESDAY, FEBRUARY 26, 2019 AT THE CITY OFFICES

Prayer/Thought by Invitation

1. Accept Agenda.
2. Consider Amended Plat for Highgate Estates Subdivision.
3. Discuss Process for General Plan Updates.
4. Staff report.
5. Consider Approval of Minutes from the February 12, 2019 Meeting.
6. Adjourn.

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

This notice has been sent to the Clipper Publishing Company and was posted on the State Public Notice website and the City's website on February 22, 2019 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

February 26, 2019

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on February 22, 2019 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, February 26, 2019 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Laura Charchenko, Corey Sweat, Dee Vest (alternate)

STAFF PRESENT: Cathy Brightwell (Recorder) and Debbie McKean (Secretary)

EXCUSED: Council member Enquist, Ben White (City Engineer)

VISITORS: Gary Jacketta, Todd Willey, Jay Gough

The Planning Commission Meeting was called to order at 7:33 pm by Chairman Hopkinson. Alan Malan offered a prayer.

1. Accept Agenda

Chairman Hopkinson reviewed the agenda. Corey Sweat moved to accept the agenda as presented and Mike Cottle seconded the motion. Voting was unanimous in favor among all members present.

2. Consider Amended Plat for Highgate Estates Subdivision.

The Highgate Estates Subdivision plat was recorded earlier this month. As recorded, the plat contains 23 residential lots and one commercial lot. Two of the residential lots are 2-acres each. The subdivision owners desire to subdivide the two 2-acre lots into four 1-acre lots.

The proposed amended plat includes 25 residential lots and one commercial lot. Where the division of the 2-acre lots into four lots constitutes a subdivision, the Planning Commission must make a recommendation to the City Council before they can consider the request. Besides dividing the two 2-acres lots, the only other notable change to the plat is the Holly Drain Line Easement that extended through Lots 7 and 9 has been removed. The Owner has informed the City that an agreement to vacate the easement has been executed and it is waiting recordation with the County Recorder.

Commissioner Malan questioned Note 7 on the plat that identifies wells on lots 1, 3, 5, and 14. The developer confirmed that wells are located on lots 1, 3, and 13.

ACTION TAKEN:

Corey Sweat moved to approve the amended plat for Highgate Estates Subdivision with the correction to Note 7 that wells are located on lots 1, 3, and 13. Alan Malan seconded the motion and voting was unanimous in favor.

3. Discuss Process for General Plan Update

Commissioner packets included a memorandum dated February 22, 2019 from Ben White and Cathy Brightwell regarding the 2019 General Plan Update, a copy of Utah Municipal Code for General Plan Preparation, a copy of ULCT Staff Analysis of Senate Bill 34, and copies of Section II – Land Use and Section VI – Housing.

Cathy Brightwell explained that West Bountiful City's last full General Plan update concluded in 2007. While state law does not require that the full plan be updated after any set number of years, it is recommended that it be updated every 8-10 years. Additionally, in 2018, the legislature required that a city adopt the following elements to its General Plan by the end of 2019:

- (a) a land use element as provided in Subsection 10-9a-403(2)(a)(i)
- (b) a transportation and traffic circulation element as provided in Subsection 10-9a-403(2)(a)(ii);
- (c) for a municipality, other than a town, after considering the factors included in Subsection 10-9a-403(2)(b)(ii), a plan to provide a realistic opportunity to meet the need for additional moderate income housing within the next five years.

Chairman Hopkinson stated that the last time this document was reviewed there was lots of discussion with hired consultants and many citizen committee representatives and it was a tough, lengthy process. It's not clear that we need to be that extensive this time.

Ms. Brightwell agreed that the process can be complicated, take a lot of time and be costly but staff feels that the update can be handled in a simpler less complicated manner. Staff is currently reviewing the document to see if there are areas that should be updated to match the current environment or can be removed to simplify the document. Other than adding the required information required by the recent legislation, they are looking to remove fluff and clean it up to be a more usable/workable document. Chairman Hopkinson asked staff to consult the Commission before excluding information from the last general plan document.

Although the city has experienced some major changes since 2007 as listed below, the values expressed in the visioning statements probably still reflect the views of the community.

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

Chairman Hopkinson feels we are in compliance and meet the standards of the requirements for low income housing due to multiple families in single dwelling homes and rentals. He does not believe that more apartments are the answer to lower income housing, but that more affordable homes are the answer. There was discussion about how the trailer park on 500 South is considered low income housing.

Chairman Hopkinson explained that the Blended Use and Overlay Zones were used in the last Plan to satisfy the high-density requirement. It was felt by many that high density would have the least impact if it were on the outer edges of the City. There would also be less impact for ingress/egress to our City.

Corey Sweat would like to tighten up the language dealing with density and multi-family housing since the west side of our city is yet to be developed.

Mr. Malan inquired about the Agriculture Protection Area and asked if we should include our A-1 Zone as part of the protected area. Some discussion took place and it was suggested that we keep this in mind while reviewing the document.

Dee Vest suggested that we look at unincorporated county property that may be annexed into our City limits. Chairman Hopkinson stated that City Staff has been working with property owners in these areas to invite/entice them into our Community when neighboring properties have been annexed.

Cathy Brightwell briefly reviewed the Moderate-Income Housing report they submit bi-annually, and the level of detail requested regarding population, income, owner-occupied vs. rental properties, vacancies, mortgages, etc. Chairman Hopkinson commented that these figures are skewed and may not show a real picture.

As far as process, Chairman Hopkinson would like each Commissioner to review the Blended Use Zone and Overlay before they delve into the whole documents. He noted that this is a complicated area for many reasons, and it will take some serious study before making changes. Cathy will prepare copies of this part of the code for the next Planning Commission meeting. Chairman Hopkinson desires to review the Zoning section of the General Plan first and then review the Housing Section.

4. Staff Report

Cathy Brightwell:

- Ms. Brightwell provided an update on the Legacy Parkway truck ban. A new bill was introduced by Rep. Ballard and heard in committee on Monday. There was a large turn-out and a lot of very good arguments made but like the earlier Senate bill, it was not voted out of committee, (although with a vote of 5-6, it was a lot closer than the Senate bill). City Council planned to consider a supporting Resolution at its meeting next week, but it seems to be a dead point.
Chairman Hopkinson stated he has heard they may have a lawsuit on their hands.
- Cathy summarized the discussion from the city council's deliberation on yard regulations and the appreciation they had for the time and hard work put in by the planning commission. She noted they liked their suggestions and changes but may consider extending the distance using a step back process when determining heights/setbacks for accessory structures. The issue will be back on city council agenda next week.

5. Consider Approval of Minutes from February 12, 2019 meeting.

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes of the February 12, 2019 meeting as corrected. Alan Malan seconded the motion and voting was unanimous in favor.

6. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:40 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on March 12, 2019 by unanimous vote of all members present.

Cathy Brightwell
Cathy Brightwell – City Recorder

