

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355

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.

MEMORANDUM



TO: Planning Commission

DATE: February 21, 2019

FROM: Ben White

RE: Highgate Estates Subdivision Amended Plat

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.

It is staff's opinion that all 25 residential lots and the commercial lot meets the minimum zoning requirements.

SURVEYOR'S CERTIFICATE:

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 186126 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO A LOT, HEREAFTER TO BE KNOWN AS:

HIGHGATE ESTATES SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE SIGNATURE

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT BEING SOUTH 00°03'47" EAST ALONG THE QUARTER SECTION LINE, 1183.17 FEET AND NORTH 89°56'13" EAST 42.00 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE SOUTHERLY LINE AND EXTENSION THEREOF, OF MILLCREEK MEADOWS SUBDIVISION, ON FILE WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°58'45" EAST 764.67 FEET, 2) NORTH 00°04'10" WEST 85.80 FEET, 3) SOUTH 89°52'08" EAST 762.40 FEET; THENCE SOUTH 00°01'00" EAST 151.93 FEET TO THE NORTH LINE OF THE WOODS CROSS REFINING COMPANY LLC PROPERTY AS DESCRIBED IN ENTRY NO. 2590008, BOOK 5233, PAGES 571-573; THENCE SOUTH 89°58'13" WEST, ALONG SAID WOODS CROSS REFINING COMPANY LLC PROPERTY, 3.69 FEET, MORE OR LESS, TO AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 00°17'21" EAST, MORE OR LESS ALONG SAID FENCE AND ALONG THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN ENTRY NO. 606272, 431.29 FEET; THENCE ALONG SAID ENTRY NO. 606272, SOUTH 00°12'25" WEST, ALONG SAID FENCE, 165.95 FEET TO A FENCE CORNER; THENCE NORTH 89°48'22" EAST ALONG AN EXISTING FENCE, 797.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF 1100 WEST; THENCE SOUTH 00°17'38" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 105.93 FEET; THENCE WEST 2632.79 FEET; THENCE NORTH 00°00'48" WEST 103.53 FEET; THENCE NORTH 89°58'52" EAST 267.93 FEET TO SAID QUARTER SECTION LINE; THENCE NORTH 00°03'47" WEST ALONG SAID QUARTER SECTION LINE 332.70 FEET; THENCE NORTH 89°31'00" WEST 226.66 FEET TO THE EAST LINE OF AN EASEMENT RECORDED ON APRIL 8, 1955 AS ENTRY NO. 145065, IN BOOK 81, AT PAGE 634, ON RECORD WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID EASEMENT THE FOLLOWING THREE (3) COURSES, 1) NORTH 00°01'00" EAST 4.26 FEET TO THE POINT OF A 103.00 FOOT RADIUS CURVE TO THE LEFT, 2) ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.19 FEET (THROUGH A CENTRAL ANGLE OF 31°48'38" CHORD BEARS NORTH 15°53'41" WEST 56.45 FEET), 3) NORTH 31°48'00" WEST 226.41 FEET; THENCE EAST 341.13 FEET; THENCE 18.86 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 44°58'07" EAST 16.98 FEET); THENCE NORTH 00°03'47" WEST 185.19 FEET; THENCE 66.46 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 04°04'16" WEST 66.40 FEET); THENCE NORTH 08°04'45" WEST 227.95 FEET; THENCE NORTH 89°02'45" EAST 49.10 FEET TO THE POINT OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.59 FEET (THROUGH A CENTRAL ANGLE OF 3°02'23" CHORD BEARS NORTH 86°27'39" EAST 14.59 FEET); THENCE 20.12 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 39°57'03" WEST 17.84 FEET); THENCE SOUTH 08°04'45" EAST 208.77 FEET; THENCE 73.45 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°04'16" EAST 73.39 FEET; THENCE SOUTH 00°03'47" EAST 118.39 FEET TO THE POINT OF BEGINNING.

CONTAINS 33.808 ACRES, MORE OR LESS
23 LOTS, PLUS LOT A

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°03'47" EAST FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 23.

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

HIGHGATE ESTATES SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT INTENDED FOR PUBLIC USE. THIS DEDICATION SHALL WARRANT, DEFEND AND SAVE THE CITY HARMLESS AGAINST EASEMENTS OR OTHER ENCUMBRANCES ON ANY AREA DEDICATED FOR PUBLIC USE OR INTENDED IN WITNESS FOR PUBLIC USE WHICH, WILL INTERFERE WITH THE INTENDED USE, MAINTENANCE AND OPERATION OF SAID AREAS. IN WITNESS WHEREOF WE HAVE HITHERTO SIGNED THIS PLAT, THIS ____ DAY OF _____, 20____, AD.

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER

OF THE WITHIN OWNER'S DEDATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER EXPIRATION DATE

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	69.95	500.00	008°00'58"	N04° 04' 16"W	69.90
C3	96.71	500.00	011°04'57"	N84° 31' 18"W	96.56
C4	182.75	500.00	020°56'29"	S89° 27' 04"E	181.73
C5	266.04	635.00	024°00'16"	N87° 55' 11"W	264.10
C6	300.00	635.00	027°04'08"	S89° 27' 07"E	297.22
C7	248.75	635.00	022°26'42"	S88° 14' 10"W	247.17
C8	210.33	150.00	080°20'24"	N40° 22' 17"W	193.52
C13	98.51	250.00	022°34'40"	N21° 17' 41"E	97.88
C14	149.79	150.00	057°12'55"	N28° 48' 32"W	143.64
C15	60.54	150.00	023°07'29"	N68° 58' 44"W	60.13
C16	173.95	635.00	015°41'43"	S84° 51' 41"W	173.40
C17	126.05	635.00	011°22'25"	N81° 36' 15"W	125.84
C18	52.06	500.00	005°57'55"	S83° 03' 39"W	52.03
C19	130.69	500.00	014°58'34"	N86° 28' 07"W	130.32
C20	48.01	175.00	015°43'07"	S08° 03' 38"E	47.86
C21	226.26	175.00	074°04'49"	S52° 57' 36"E	210.83
C22	195.91	125.00	089°47'55"	S45° 06' 02"E	176.47
C23	235.09	150.00	089°47'55"	S45° 06' 02"E	211.76
C24	153.90	550.00	016°01'55"	N81° 59' 03"E	153.39
C25	348.36	700.00	028°30'48"	S88° 13' 29"W	344.77
C26	122.63	550.00	012°46'30"	S83° 54' 22"E	122.38
C27	274.27	175.00	089°47'55"	S45° 06' 02"E	247.05
C29	175.27	125.00	080°20'24"	N40° 22' 17"W	161.26
C30	192.81	610.00	018°06'35"	N89° 35' 46"W	192.00
C31	46.15	610.00	004°20'07"	S79° 10' 53"W	46.14
C32	238.96	610.00	022°26'42"	S88° 14' 10"W	237.44
C33	142.71	660.00	012°23'22"	N83° 12' 30"E	142.44
C34	18.73	12.00	089°25'24"	S44° 41' 29"W	16.88
C35	15.19	17.00	051°10'51"	S25° 36' 38"E	14.69
C36	246.41	50.00	282°21'41"	N89° 58' 47"E	62.69
C37	73.28	50.00	083°58'11"	S09° 10' 32"W	66.89
C38	51.27	50.00	058°44'54"	S62° 11' 00"E	49.05
C39	49.20	50.00	056°22'26"	N60° 15' 20"E	47.23
C40	72.67	50.00	083°16'11"	N09° 33' 58"W	66.44
C41	15.19	17.00	051°10'51"	N25° 34' 13"E	14.69
C42	17.65	12.00	084°15'28"	N42° 08' 57"W	16.10
C43	96.31	660.00	008°21'38"	S80° 05' 52"E	96.22
C44	255.56	610.00	024°00'16"	N87° 55' 11"W	253.70
C45	90.68	610.00	008°31'03"	N80° 10' 34"W	90.60
C46	164.88	610.00	015°29'13"	S87° 49' 17"W	164.38

HIGHGATE ESTATES SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

FINAL PLAT
AMENDED 2/20/19

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C47	20.79	525.00	002°16'09"	N81° 12' 45"E	20.79
C48	17.25	12.00	082°22'02"	S41° 09' 49"W	15.80
C49	15.19	17.00	051°10'51"	S25° 36' 38"E	14.69
C50	246.41	50.00	282°21'41"	N89° 58' 47"E	62.69
C51	72.05	50.00	082°33'57"	S09° 52' 39"W	65.98
C52	51.05	50.00	058°29'41"	S60° 39' 10"E	48.86
C53	49.85	50.00	057°07'28"	N61° 32' 16"E	47.81
C55	15.19	17.00	051°10'51"	N25° 34' 13"E	14.69
C56	18.62	12.00	088°53'48"	N44° 28' 07"W	16.81
C57	19.09	12.00	091°08'46"	S45° 30' 36"W	17.14
C68	27.88	175.00	009°07'44"	N04° 45' 56"W	27.85
C69	112.02	175.00	036°40'28"	N27° 40' 03"W	110.11
C70	139.90	175.00	045°48'12"	N23° 06' 11"W	136.20
C71	16.46	12.00	078°35'17"	S06° 42' 38"E	15.20
C72	27.29	275.00	005°41'12"	S23° 56' 10"W	27.28
C73	27.86	275.00	005°48'14"	S29° 40' 53"W	27.85
C74	55.15	275.00	011°29'26"	N26° 50' 18"E	55.06
C75	13.60	17.00	045°51'09"	S44° 01' 09"W	13.24
C76	49.07	49.80	056°27'21"	N64° 22' 37"E	47.10
C77	62.12	50.00	071°10'46"	N00° 41' 05"E	58.20
C78	85.92	50.00	098°27'24"	S17° 43' 01"W	75.73
C79	48.88	50.00	056°00'41"	S59° 30' 59"E	46.95
C80	73.46	50.00	084°10'36"	N09° 06' 45"W	67.03
C81	17.23	17.00	058°03'20"	N05° 52' 38"W	16.50
C82	37.04	225.00	009°25'58"	N27° 52' 01"E	37.00
C83	16.46	12.00	078°35'17"	N71° 52' 39"E	15.20
C84	35.78	175.00	011°42'46"	N74° 41' 06"W	35.71
C85	258.55	660.00	022°26'42"	S88° 14' 10"W	256.90
C86	288.19	610.00	027°04'08"	S89° 27' 07"E	285.52
C87	276.51	660.00	024°00'16"	N87° 55' 11"W	274.49
C88	166.06	660.00	014°24'58"	N87° 44' 58"W	165.62
C89	92.49	660.00	008°01'44"	S81° 01' 41"W	92.41
C90	55.62	610.00	005°13'29"	S79° 37' 34"W	55.60
C91	148.34	610.00	013°55'58"	S89° 12' 17"W	147.97
C92	84.23	610.00	007°54'41"	N79° 52' 23"W	84.16
C93	68.00	660.00	005°54'13"	N78° 52' 09"W	67.97
C94	160.72	660.00	013°57'08"	N88° 47' 49"W	160.32
C95	47.79	660.00	004°08'56"	S82° 09' 09"W	47.78
C96	71.86	475.00	008°40'06"	N84° 24' 44"E	71.80
C97	71.39	200.00	020°27'11"	S81° 01' 38"E	71.02

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C98	35.68	200.00	010°13'14"	N86° 08' 36"W	35.63
C99	35.72	200.00	010°13'57"	N75° 55' 01"W	35.67
C100	120.94	400.00	017°19'24"	N79° 27' 44"W	120.48
C101	18.44	12.00	088°03'39"	S44° 05' 36"E	16.68
C109	18.84	12.00	089°56'13"	N45° 01' 53"W	16.96

Line Table		
Line #	Length	Direction
L1	179.79	N89°42'23"E
L2	23.06	N89°56'13"E
L3	165.18	S90°00'00"E
L4	33.01	N89°42'23"E
L6	224.82	S80°44'45"E

ENTRANCE SIGN EASEMENT:

ENTRANCE SIGN EASEMENT IS IN FAVOR OF THE HOMEOWNERS ASSOCIATION (HOA) AND WILL BE MAINTAINED BY THE HOA WHILE STILL BEING A PART OF LOT 13.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°03'47" EAST FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 23.

BEGINNING AT A POINT ON THE SOUTH LINE OF HIGHGATE ESTATES SUBDIVISION, SAID POINT BEING SOUTH 00°03'47" EAST, ALONG THE SECTION LINE, 1951.20 FEET TO THE SOUTH LINE OF SAID HIGH GATE ESTATES AND EAST, ALONG SAID SOUTH LINE, 1302.43 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 32.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHGATE AVENUE; THENCE 105.17 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 72°47'00" EAST 103.59 FEET); THENCE SOUTH 2.00 FEET TO THE SOUTH LINE OF SAID HIGHGATE ESTATES; THENCE WEST, ALONG SAID SOUTH LINE, 98.95 FEET.

CONTAINS 1,171 SF, OR 0.027 ACRES, MORE OR LESS

ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER

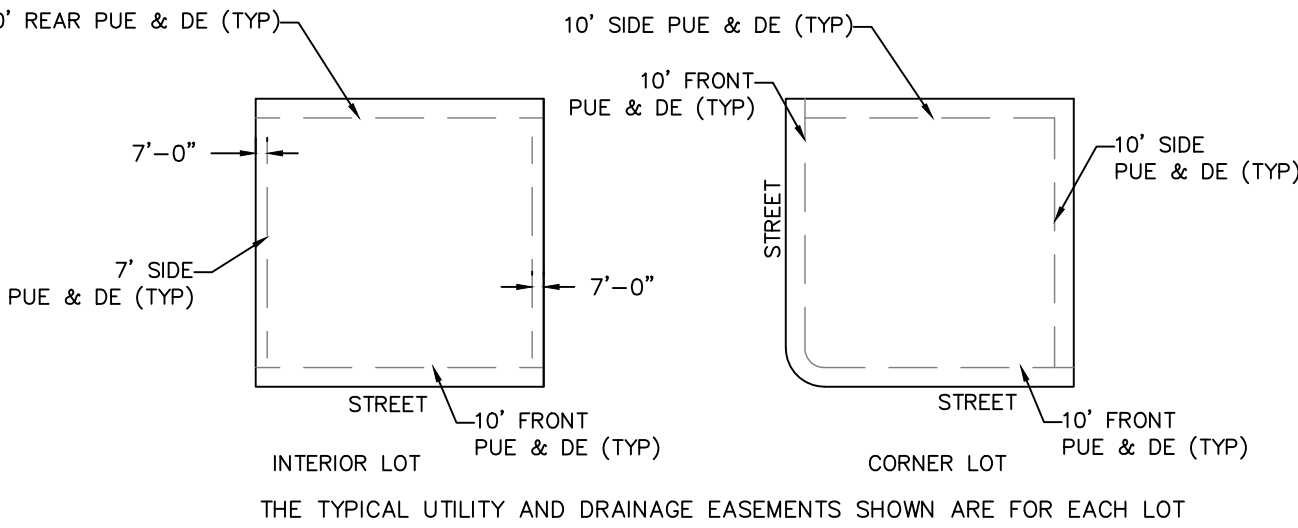
OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER EXPIRATION DATE

TABLE OF EASEMENTS

- Ⓐ STORM DRAIN RIGHT OF WAY & EASEMENT ENTRY NO. 2102111, IN BOOK 3862, PAGE 862
- Ⓑ GRANT OF EASEMENT FOR WATER LINE ENTRY NO. 1535451, IN BOOK 2539, PAGE 17
- Ⓓ STORM DRAIN RIGHT OF WAY & EASEMENT ENTRY NO. 2301948, IN BOOK 4356, PAGE 1138
- Ⓔ STORM DRAIN RIGHT OF WAY & EASEMENT ENTRY NO. 2102111, IN BOOK 3862, PAGE 862
- Ⓕ PIPELINE EASEMENT AGREEMENT ENTRY NO. 749828, BOOK 1108, PAGE 460
- Ⓖ 30.00' PIPELINE EASEMENT AND RIGHT OF WAY ENTRY NO. 1207020, BOOK 1929, PAGE 906
- Ⓗ 16.5' DRAIN LINE EASEMENT ENTRY NO. 52891, IN BOOK J, PAGE 467
- Ⓘ ENTRY NO. 121497, IN BOOK 34, PAGE 200 PIPELINE EASEMENT

TYPICAL PUBLIC UTILITY & DRAINAGE EASEMENTS (PUE & DE)



HIGHGATE ESTATES SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



PREPARED BY:

PLANNING COMMISSION	CITY ENGINEER	CITY ATTORNEY	CITY COUNCIL APPROVAL	DAVIS COUNTY RECORDER
RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____ AD, 20____ BY THE WEST BOUNTIFUL CITY PLANNING COMMISSION	RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____ AD, 20____ BY THE WEST BOUNTIFUL CITY CITY ENGINEER.	RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____ AD, 20____ BY THE WEST BOUNTIFUL CITY ATTORNEY.	RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____ AD, 20____ BY THE WEST BOUNTIFUL CITY COUNCIL.	RECORDED NO. _____ State of Utah, County of Davis, _____ Recorded and filed at the request of _____ Date _____ Time _____ Book _____ Page _____ Fee \$ _____ Davis County Recorder _____
CHAIRMAN, CITY PLANNING COMMISSION	WEST BOUNTIFUL CITY ENGINEER	WEST BOUNTIFUL CITY ATTORNEY	WEST BOUNTIFUL CITY RECORDER MAYOR	

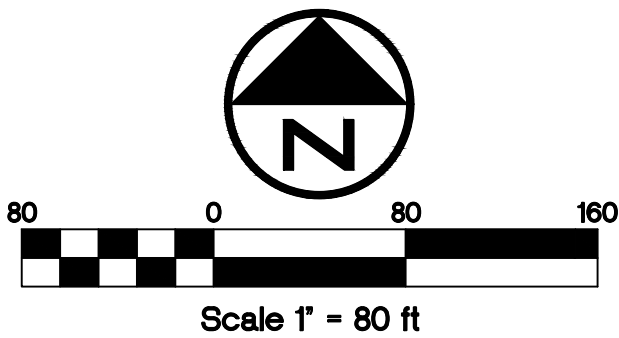
HIGHGATE ESTATES SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

FINAL PLAT
AMENDED 2/20/19

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- SET 5/8 REBAR AND CAP (WILDLING ENGINEERING) (BOUNDARY LINE)
- PROPOSED CENTERLINE STREET MONUMENT TO BE SET
- ADJACENT PROPERTY / ROW LINE
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- XXXX W. PROPOSED LOT ADDRESS
- PROPOSED EASEMENT
- PROPOSED BUILDABLE AREA



DETENTION POND ON LOT 23 EASEMENT, TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA), IN FAVOR OF WEST BOUNTIFUL CITY:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF WELLINGTON AVE, SAID POINT BEING SOUTH 00°03'47" EAST, ALONG THE SECTION LINE, 1311.77 FEET AND SOUTH 89°56'13" WEST 197.65 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°29'00" WEST 201.14 FEET TO THE SOUTH LINE OF LOT 23, HIGH GATE ESTATES; THENCE RUNNING ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 89°31'00" WEST 17.09 FEET; 2) NORTH 00°01'00" EAST 4.26 FEET; 3) 57.19 FEET ALONG THE ARC OF A 103.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 15°53'41" WEST 56.45 FEET); 4) NORTH 31°48'00" WEST 167.58 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE EAST, ALONG SAID RIGHT OF WAY LINE, 122.55 FEET TO THE POINT OF BEGINNING.

CONTAINS 12,368 SF OR 0.330 ACRES, MORE OR LESS

A 20.00 FOOT EASEMENT FOR AN INDUSTRIAL DRAIN IN FAVOR OF HOLLY FRONTIER, BEING 10 FEET ON EITHER SIDE OF THE EXISTING LINE, THE ENTIRETY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF 1450 WEST STREET, SAID POINT BEING SOUTH 00°03'47" EAST ALONG THE QUARTER SECTION LINE, 1183.17 FEET AND NORTH 89°56'13" EAST 42.00 FEET AND NORTH 00°04'09" WEST 195.74 FEET AND SOUTH 89°55'51" WEST 5.71 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 66°53'15" WEST 58.45 FEET TO THE WESTERLY LINE OF 1450 WEST STREET; THENCE NORTH 08°04'45" WEST, ALONG SAID WESTERLY LINE, 23.38 FEET; THENCE SOUTH 66°53'15" EAST 58.45 FEET TO THE EASTERLY LINE OF SAID 1450 WEST STREET; THENCE SOUTH 08°04'45" EAST, ALONG SAID RIGHT OF WAY LINE, 23.38 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,169 SF OR 0.027 ACRES, MORE OR LESS

ONION PATCH SECURITIES LLC
06-033-0046

UNITED STATES OF AMERICA
DRAINAGE EASEMENT &
RIGHT OF WAY
ENTRY NO. 145065, BOOK 81,
PAGE 634

GENERAL ELECTRIC CAPITAL
AUTO AUCTIONS INC
06-033-0009
6205 PEACHTREE DUNWOOD RD
ATLANTA, GA 30328

DAVIS COUNTY RECORDER

RECORDED NO. _____
State of Utah, County of Davis, _____
Recorded and filed at the request of _____
Date _____ Time _____ Book _____ Page _____
Fee \$ _____ Davis County Recorder

PREPARED BY:



THE MAJORIE HANSEN KINGSBURY TRUST
ENTRY NO. 2227993
BOOK: 4179, PAGE: 1361

G:\DATA\17055 Highgate Estates\dwg\17055 Plat AMENDED.dwg
PLOT DATE: Feb 21, 2019

SOUTH QUARTER OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

JACK MICHAEL WILLIAMS
ENTRY NO. 974594
BOOK 1500/PAGE 634

ENTRANCE SIGN
EASEMENT- SEE
SHEET 1 OF 1

MEMORANDUM



TO: Planning Commission

DATE: February 22, 2019

FROM: Ben White & Cathy Brightwell

RE: 2019 General Plan Update

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 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); and
- (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.

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

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

To begin discussion, we have included Section II – Land Use, and Section VI – Housing. (The entire General Plan can be found on the city's website under: Departments/Engineering-Planning Zoning/Important Documents.)

In reviewing the plan, the following questions may be helpful:

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

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Index Utah Code

Title 10 Utah Municipal Code

Chapter 9a Municipal Land Use, Development, and Management Act

Part 4 General Plan

Section 403 General plan preparation. *(Effective 5/8/2018)*

Effective 5/8/2018

10-9a-403. General plan preparation.

- (1) (a) The planning commission shall provide notice, as provided in Section 10-9a-203, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.
- (b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.
- (c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.
- (d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.
- (2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
 - (B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
 - (ii) a transportation and traffic circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, mass

~~the municipality shall need in order to be able to (b)(3) a plan that provides~~
realistic opportunity to meet the need for additional moderate income housing.

(b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people desiring to live in the community; and

(B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

(ii) for a town, may include, and for other municipalities, shall include, an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the development of moderate income housing within the next five years, which means or techniques may include a recommendation to:

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;

(E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;

(F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity;

(G) consider utilization of affordable housing programs administered by the Department of Workforce Services; and

(H) consider utilization of programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act.

(c) In drafting the land use element, the planning commission shall:

(i) identify and consider each agriculture protection area within the municipality; and

(ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.

(3) The proposed general plan may include:

(a) an environmental element that addresses:

(i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and

(ii) the reclamation of land, flood control, prevention and control of the pollution of

-
- (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
 - (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation;
 - (ii) the diminution or elimination of blight; and
 - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
 - (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
 - (e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;
 - (f) provisions addressing any of the matters listed in Subsection 10-9a-401(2) or (3); and
 - (g) any other element the municipality considers appropriate.

Amended by Chapter 218, 2018 General Session

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Proposed 2019 General Session legislation affecting section 10-9a-403: H.B. 245, 1st Sub. H.B. 245, 2nd Sub. H.B. 245, 3rd Sub. H.B. 245, S.B. 34, 1st Sub. S.B. 34, 2nd Sub. S.B. 34, 3rd Sub. S.B. 34

State Senate

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ULCT Staff Analysis of Senate Bill 34

Last year, the ULCT supported HB 430, which created a 20-member Commission on Housing Affordability. The ULCT recommended two municipal government representatives to serve on the Commission. The Commission met several times last year and this Bill is one product of their work.

The Commission presented their findings to the Economic Development and Workforce Services Interim Committee and the Committee recommends this Bill. This Bill aligns two 2018 bills that impact housing affordability: HB 259 and SB 136.

2018 HB 259 requires that municipalities address moderate income housing growth in their general plan and increases the topics a municipality must address in its housing report, including housing stock available to residents at 80%, 50%, and 30% AMI.

2018 SB 136 requires UDOT to consider local land use and transportation in their planning process.

In addition to aligning recent housing affordability provisions, SB 34 requires a municipality to incorporate tools to address housing affordability in its general plan that will best suit the community's needs.

Also, this Bill defines a "major transit investment corridor" and requires municipalities to plan for residential and commercial development around these corridors to improve access to housing, jobs, schools, recreation, stores and services.

Municipalities that fail to develop a general plan in compliance with new standards will not be eligible for Transportation Investment Fund or Transit Transportation Investment Fund money.

Lastly, the Bill makes a one-time \$20 million General Fund appropriation and an annual \$4 million General Fund appropriation to the Olene Walker Housing Loan Fund.

II. LAND USE

2.1 Background & Introduction

Vision Statement

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

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

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

2.2 Goals & Objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.3 Existing Land Use Patterns

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

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

Existing Land Uses

Residential

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

Commercial

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

Civic, Utility, and Religious

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

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

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

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

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

Industrial

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

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

Parks, Recreation, and Open Space

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

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

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

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

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

Agricultural

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

Land Use Survey

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

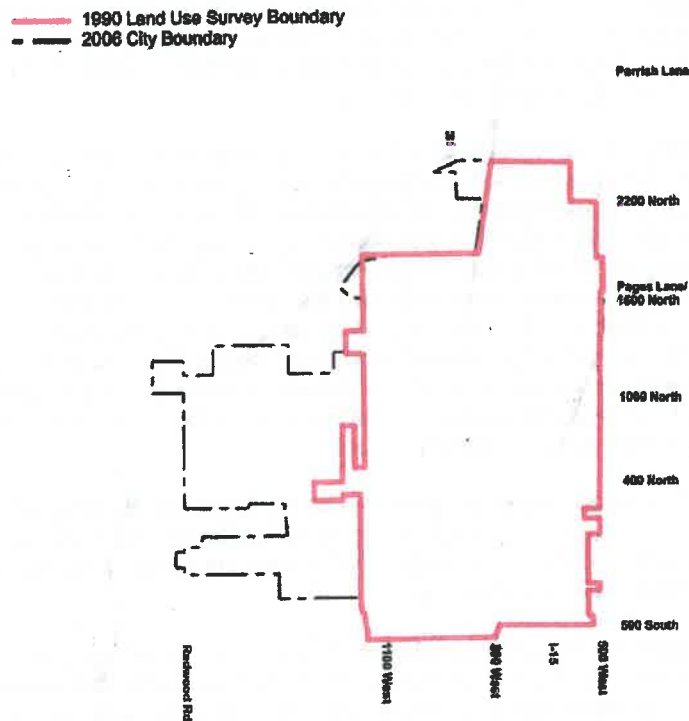


Figure 2.1

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

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

Table 2.1 WBC Land Use Percentage Comparison				
Land Use	1978	1989	1990	1990 Woods Cross
Residential	21.7%	22.5%	23.4%	15.3%
Commercial	2.1%	4.7%	3.3%	4.9%
Industrial	8.4%	10.3%	9.3%	16.4%
Public	5.2%	5.1%	6.8%	4.1%
Transportation	19.0%	17.3%	17.1%	11.8%
Agriculture	38.8%	40.1%	21.9%	36.8%
Vacant	4.8%	0.0%	18.2%	10.7%
TOTAL	100%	100%	100%	100%
Source: 1978 West Bountiful City Comprehensive Plan, 1989 West Bountiful City Master Plan, 1990 Land Use Field Survey, 1990 Woods Cross Master Plan, 1990-2010 West Bountiful City Master Plan				

2.4 Future Land Use Plan

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

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

Land Use Classifications

The Land Use Map contains the following designations.

Civic and Religious

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

Open Space/Parks

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

Commercial

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

Neighborhood Commercial

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

Community Commercial

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

Industrial

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

Business Park/Light Manufacturing

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

Medium Density Residential

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

Low Density Residential

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

Rural Density Residential

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

Agricultural Preservation

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

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

Table 2.2

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

Overlay Zones

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

Historic Preservation Overlay

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

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

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

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

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

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

Future Land Use

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

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

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

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

Historic District

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

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

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

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

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

Gateway Enhancement

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

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

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

Commercial Districts

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

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

- Building and parking location and orientation.

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

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

Neighborhood Enhancement

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

Rural Density Residential (R-1-40):

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

Low Density Residential (R-1-22):

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

Medium Density Residential (R-1-10):

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

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

Agricultural Preservation

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

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

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

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

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

2.5 Tools and Implementation Strategies

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

Future Land Use Map

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

City Ordinances and Zoning Map

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

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

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

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

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

Design Guidelines

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

VI. HOUSING

6.1 Background and Introduction

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

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

Purpose

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

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

Vision Statement

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

Summary of Findings

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

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

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

Methodology

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

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

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

6.2 Goals and Objectives

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

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

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

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

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

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

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

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

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

6.3 Existing Conditions

Demographic Profile

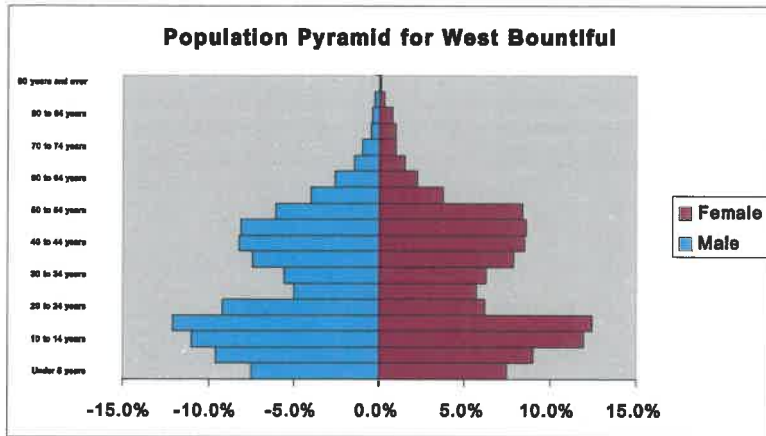
Population

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

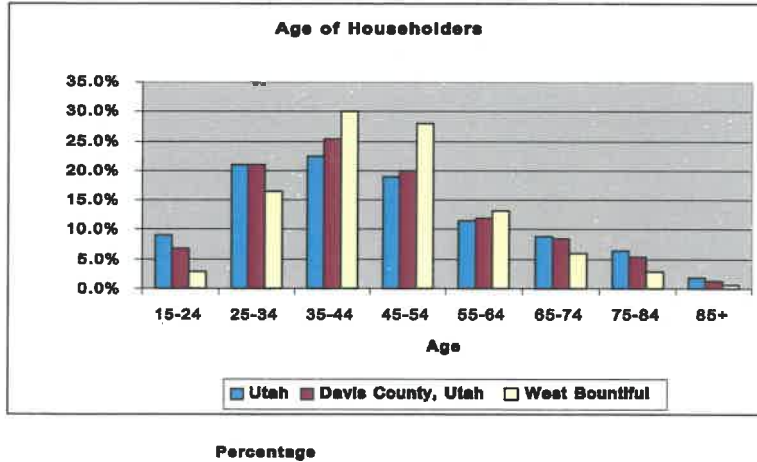
Age

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

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



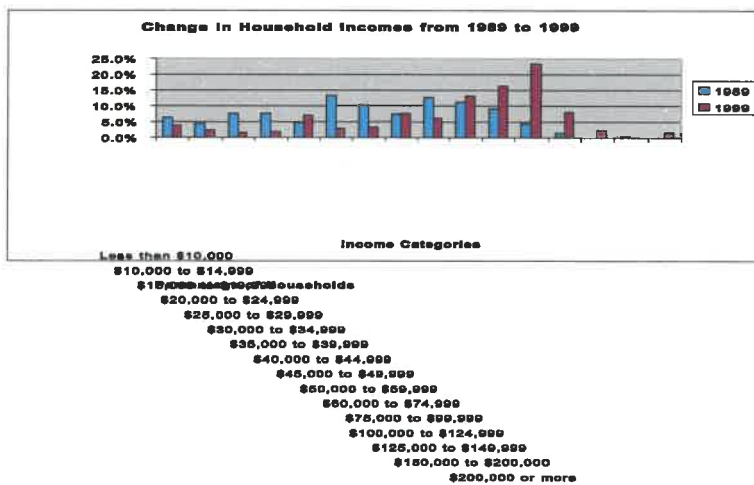
It is also apparent that there are a lower percentage of seniors in West Bountiful than in Davis County. This may again be a reflection of the fact that most of the homes were built in the 1970's and 1980's; it may also suggest that there is little senior housing available in West Bountiful City. In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



Income

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

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



Moderate Income Households

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

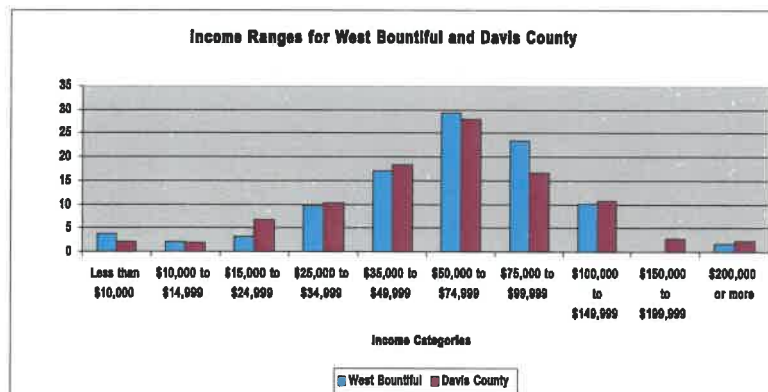
According to EDCUtah, the AMI for Davis County in 2005 is \$68,866. Table 6.2 shows the number of West Bountiful and Davis County residents in specific income ranges, based on percentages of the AMI. It is estimated that 29 percent of the residents in West Bountiful have household incomes of less than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

Table 6.1

Households by Percent of Davis County Median Income, 2005*

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

Source: EDCUtah <<http://www.edcutah.org/datacenter/economicdata/Section3Demographics.pdf>>. Lewis Young Robertson & Burningham, Inc.
Calculated using EDCUtah estimated Davis County MSA household income for the year 2005.



Percent of Total
Households

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

Table 6.2
Income Limits
FY 2006, Ogden - Clearfield MSA

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

Source: HUD & LYRB

Affordability Analysis

Household Income

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

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

Table 6.3 Income Limits and Affordable Housing Payments by Household Size FY 2006, Ogden - Clearfield MSA					
House- hold Size	Affordable Payment at Income Level	80% of AMI	60% of AMI	50% of AMI	30% of AMI
1	Income Levels	\$34,400.0 0	\$25,740.0 0	\$21,450.00	\$12,900.00
	Affordable Payment	\$665	\$449	\$341	\$128
2	Income Levels	\$39,300.0 0	\$29,460.0 0	\$24,550.00	\$14,750.00
	Affordable Payment	\$788	\$542	\$419	\$174
3	Income Levels	\$44,200.0 0	\$33,120.0 0	\$27,600.00	\$16,600.00
	Affordable Payment	\$910	\$633	\$495	\$220
4	Income Levels	\$49,100.0 0	\$36,840.0 0	\$30,700.00	\$18,400.00
	Affordable Payment	\$1,033	\$726	\$573	\$265
5	Income Levels	\$53,050.0 0	\$39,780.0 0	\$33,150.00	\$19,900.00
	Affordable Payment	\$1,131	\$800	\$634	\$303
6	Income Levels	\$57,000.0 0	\$42,720.0 0	\$35,600.00	\$21,350.00
	Affordable Payment	\$1,230	\$873	\$695	\$339
7	Income Levels	\$60,900.0 0	\$45,660.0 0	\$38,050.00	\$22,850.00
	Affordable Payment	\$1,328	\$947	\$756	\$376
8	Income Levels	\$64,850.0 0	\$48,600.0 0	\$40,500.00	\$24,300.00
	Affordable Payment	\$1,426	\$1,020	\$818	\$413

Source: HUD & LYRB

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

Household Size	Affordable Payment at Income Level	80% of AMI	60% of AMI	50% of AMI	30% of AMI
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Note: Affordable housing costs are calculated as 30 percent of gross monthly income less \$195 for utility expenses (Questar Gas -- \$93.86 per month, West Bountiful City -- storm drains, garbage and water, \$37.75 per month, Utah Power -- \$63.00 per month)

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

Housing Affordability

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

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

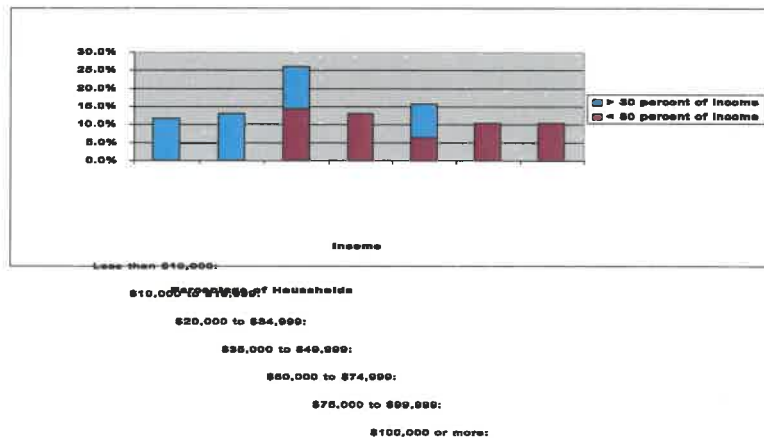
Table 6.4
West Bountiful Existing Housing Stock Affordability

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

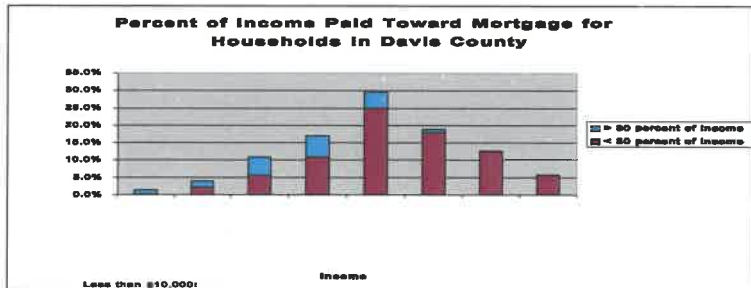
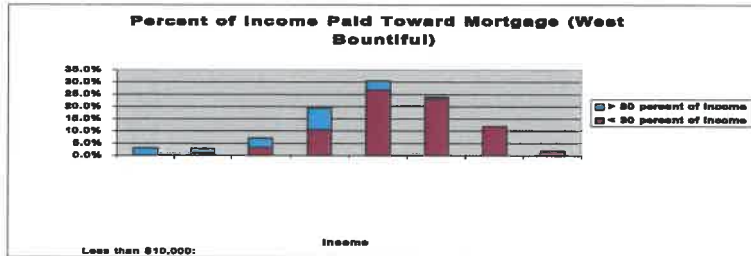
Source: Davis County Parcel Data

Other data sources, such as EDCUtah and the United States Census 2000, provide insights on housing affordability in West Bountiful City. Using EDCUtah data (where 80 percent of AMI equals \$55,092, not accounting for household size), approximately 30 percent of the households in West Bountiful have incomes less than \$55,092. The 2000 U.S. Census indicates that more than 40 percent of renters in West Bountiful are paying over 30 percent of their income for rent. In comparison, 31 percent of renters in Davis County are paying over 30 percent of their income for rent. The number of homeowners in the City that paid higher than 30 percent of their monthly income was 21 percent. In comparison, the County percentage of homeowners that pay over 30 percent for their mortgage is approximately the same -- 20 percent. Figures 6.5 and 6.6 illustrate the percentage of household income used in West Bountiful to pay for housing costs; Figure 6.7 gives comparable figures for Davis County.

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



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



Supply of Housing

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

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

Housing and Occupancy

Within West Bountiful's boundaries there were 1,282 homes (U.S. Census 2000). Today there are currently 62 more homes located within the City's boundaries, bringing the total to 1,344 homes. The data to update the current stock of housing was provided from the Davis County Parcel Data. Table 6.5 shows the breakdown of housing stock for each respective price range.

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

Source: West Bountiful Parcel Data. LYRB

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

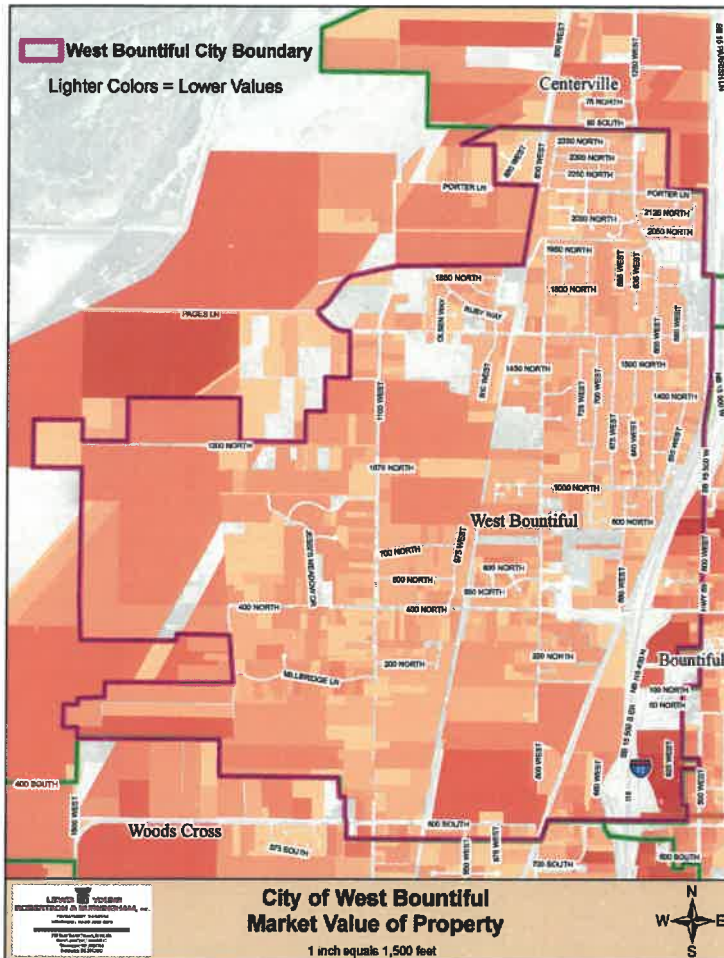


Table 6.6 shows developments in progress, as well as planned future developments. The future developments have not received final approvals, but are in the process of moving through the development pipeline. All projects in the West Bountiful area are for single family housing. R 1-10 is the smallest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

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

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

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

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

Table 6.7 Breakdown of Housing Stock in West Bountiful by Type and Tenure Total of Unit Type by Tenure					
Type	Owner Occupied	Percentage	Renter Occupied	Percentage	Total
Single	1,161	96.8%	39	50.6%	1200
2 to 4 units	0	0.0%	38	49.4%	38
5 to 9 units	0	0.0%	0	0.0%	0
10 or more	0	0.0%	0	0.0%	0
Mobile Home & other	39	3.3%	0	0.0%	39
All Units	1,200	93.9%	77	6.0%	1,277
*All Units are Occupied Units					
Source: U.S. Census 2000					

Table 6.8 Type and Occupancy Comparisons -- Percentage of all Housing Units, 2000				
	West Bountiful	Davis County	Centerville	Woods Cross
Single Family Units, % of Total	92.3	78.7	87.6	72.6
Multi-family Units, % of Total	4.0	16.9	10.7	23.5
Owner Occupied Units, % of Total	92.3	77.5	89.4	72.6
Renter Occupied Units, % of Total	7.7	22.5	10.6	27.4
Vacant Units, % of Total	2.5	N/A	3.3	4.2
Source: US Census 2000; Lewis Young Robertson & Burningham Inc.				

Table 6.9 illustrates the housing tenure by race. Over 97 percent of the households in the region are owned by whites while only 2.7 percent are owned by other races (mainly Asian and Latin). Only 5.6 percent of whites are renters but they comprise over 91 percent of the overall

renters in the West Bountiful area. The only other group of renters in the area is African Americans which occupy nine percent of the total units that are for rent.

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

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

American Indian and Alaskan Native alone	0	0	0	0.0%	0.0%
Asian Alone	1.3%	0	1.2%	100.0%	0.0%
Native Hawaiian and Other Pacific Islander alone	0	0	0	0.0%	0.0%
Other	0	0	0	0.0%	0.0%
Total Households	1,200	77	1,277	93.9%	6.0%
Percentage of Hispanic Origin	1.4%	0	1.3%	100.0%	0.0%

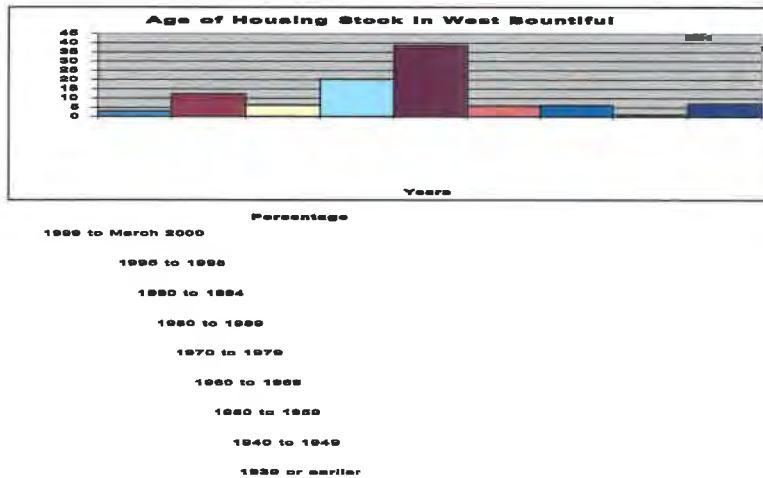
*Source: U.S. Census 2000
Percentages do not total 100 because the data is by race only, not including peoples of Hispanic origin.

Age of Housing Units

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

	Number	Percent
1999 to March 2000	35	2.7%
1995 to 1998	161	12.3%
1990 to 1994	84	6.4%
1980 to 1989	264	20.2%
1970 to 1979	505	38.6%
1960 to 1969	75	5.7%
1950 to 1959	79	6.0%
1940 to 1949	14	1.1%
1939 or earlier	90	6.9%
Total	1,307	

Source: 2000 U.S. Census



Recent Construction Trends

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

Table 6.11 Dwelling Unit Permits 1996 - 2005			
Year	Number of SFH Permits	Other	Percentage of New SFH Permits
1996	31	2	94%
1997	40		100%
1998	24		100%
1999	9		100%
2000	15		100%
2001	18	1	95%
2002	21		100%
2003	66		100%
2004	59		100%
2005	76		100%

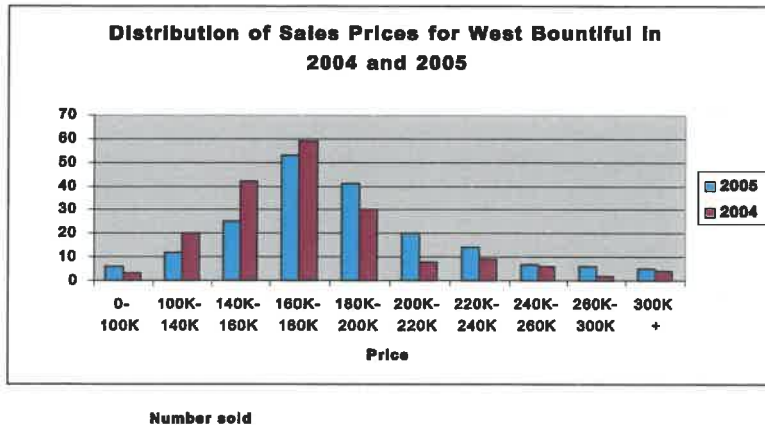
Source: Bureau of Economic and Business Research (BEBR), LYRB

Costs of Housing

Single Family Home Market

The following section explains the current housing market in West Bountiful where homes prices have appreciated considerably since 1990. Based on the United States Census, the median price home price in 1990 was \$76,300; ten years later the median home value doubled – to \$154,100. During this same ten-year period, the median household income for West Bountiful residents increased from \$38,451 to \$61,063. Housing prices grew at an average rate of seven percent per year during this period while household incomes increased an average of five percent annually. Clearly, the increase in home prices outpaced that of incomes.

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



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

Multi-Family Housing

Rental Market

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

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

Source: West Bountiful City Business Licenses
 Note: All the above multi-family dwellings were built prior to current ordinance except for one of the nine duplexes that was built in 1992 which at the time was a

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

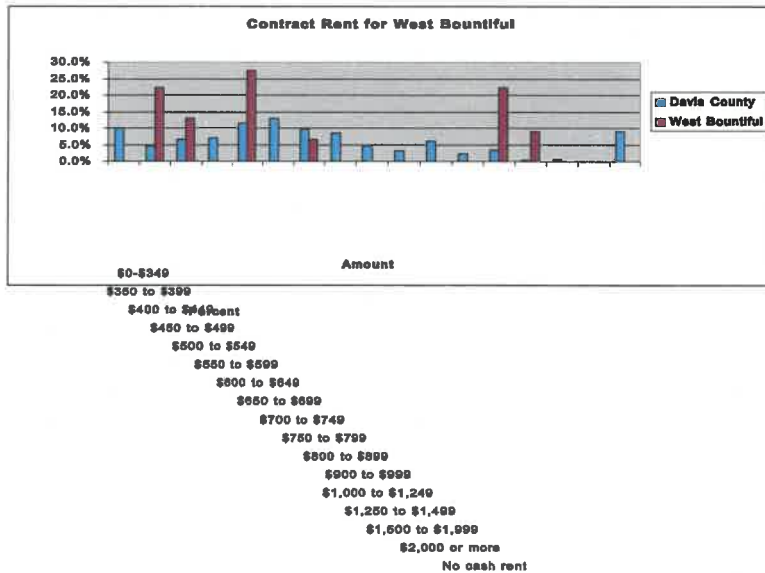


Table 6.13 shows that West Bountiful has a lower-than-average median rent price when compared with neighboring cities and with Davis County. As illustrated in Figure 6.11, the percentage of renters that are paying in the \$350-\$550 range is much greater than in Davis County. This trend is repeated in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

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

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

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

6.4 Tools and Implementation Strategies

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

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

Special Needs

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

Elderly Housing

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

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

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

Entry-Level Housing

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

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

Zoning for Higher Density

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

Accessory Dwelling Units

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

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

Mixed Use

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

have closer access to shopping and transit opportunities, which is especially important to this income bracket.

Neighborhood Acceptance

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

Housing Resources and Programs

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

Preserving the Existing Stock

HOME, Investment Partnership Acts

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

HUD's Title I program

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

HUD's 203k Rehab program

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

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.

One recommendation to ensure that CDBG funds are spend efficiently and according to the will of the citizens is to follow the example of other towns, which have set up a Community Development Advisory Committee Board (CDAC) to establish priorities and policy on CDBG spending. Often groups such as low-income housing rehabilitators submit applications for projects to be funded with CDBG monies. It would be an important role of the CDAC board to recommend for or against such applications. It is important to establish a policy of funding housing projects with CDBG funds. In addition, a CDAC board could ensure that funds are spent only in low-income areas, and in this way account to the federal CDBG providers.

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.

Home Ownership

The City of West Bountiful could choose to directly subsidize the purchase of homes within the city limits. The City could target certain areas that could benefit from increased community investment that comes from home-ownership. One such program is funded by the City of Logan. The program is known as "Welcome Home Own in Logan" and is administered by the Logan-based Neighborhood Nonprofit Housing Corporation. (The City of St. George funds a similar program.) Funding is provided by Logan City through the use of CDBG funds. The 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. Currently the price limit is \$232,750 and the income limit is \$70,000 for households with more than three persons. Approximately 90 percent of West Bountiful single-family homes are below the price limit.
- 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.

Rent Assistance

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.

Table 6.16 Utah Housing Improvement Agencies		
Organization	Services Offered	Contact Information
Community Development Corporation of Utah (CDC)	The CDC has a number of programs that assists low-income families to purchase homes. The affordability project is to help bring the cost down for families with low incomes. The CDC also builds and rehabilitates existing homes then works with interested low income home buyers. The CDC also has down payment assistance to those in need.	(801) 994-7222
Habitat for Humanity	Habitat for Humanity provides housing for people who are unable	(801) 475-9821

Table 6.16

Utah Housing Improvement Agencies

Organization	Services Offered	Contact Information
	to afford or who lack the resources to provide housing for them selves. They may build new or rehabilitate an existing house in order to complete their mission.	
HUD (HOME) program	HOME was created to develop and support affordable rental housing through rehabilitation of existing rental properties. UHC helps to facilitate the purchase of a new home for	http://www.hud.gov/offices/cpd/affordablehousing/programs
Utah Housing Corporation (UHC)	households earning low incomes, moderate incomes, or first time homebuyers.	(801) 521-6950
Fannie Mae	"[Fannie Mae] provides financial products and services that make it possible for low-, moderate-, and middle-income families to buy homes of their own. Since Fannie Mae began in 1968, we have helped more than 63 million families achieve the American Dream of homeownership." http://www.fanniemae.com/about/fm/index.jhtml;jsessionid=TTTLMXBJTW5ULJ2FECHSFGI?p=About+Fannie+Mae	(972) 773-4663
U.S. Department of Agriculture and Rural Housing (USDA)	"For the U.S. Department of Agriculture (USDA) Rural Development staff the challenge of Single Family Housing and Multi-family Housing programs is to provide affordable housing opportunities to very low, low and moderate-income households in the rural areas of Utah."	Janice.Kocher@ut.usda.gov
Federal Home Loan Bank of Seattle	"[Federal Home Loan Bank of Seattle] provides grants to help member financial institutions support affordable housing, both rental and homeownership, for	(800) 973-6223

Table 6.16

Utah Housing Improvement Agencies

Organization	Services Offered	Contact Information
	families and individuals earning up to 80 percent of their community's median income."	

1 **West Bountiful City**
2 **Planning Commission Meeting**

February 12, 2019

3 **PENDING- Not Yet Approved**

4 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website,
5 on the West Bountiful City website, and at city hall on February 11, 2019 per state statutory requirement.

6 Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, February 12, 2019
7 at West Bountiful City Hall, Davis County, Utah.

8 **Those in Attendance:**

9 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Laura Charchenko, Dee Vest
10 (alternate), and Council member Kelly Enquist

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

12 **MEMBERS EXCUSED:** Corey Sweat

13 **VISITORS:** Gary Jacketta, Steve Sundstrom, John Nelson and family, Sparky Taylor, Julie Halling, Curtis
14 Bell

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

17 **1. Accept Agenda**

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

20 **2. Public Hearing Regarding WBMC Title 17, for Possible Changes to Zoning and Setback**
21 **Requirements for Residential Accessory Structures, Decks and Covered Patios.**

22 Chairman Hopkinson gave a brief Introduction and explanation about this item before receiving
23 public input.

24 Ben White explained the city council's direction for the planning commission to consider these
25 issues. He also explained that the city is trying to move away from subjective conditional use permits
26 and the effort to establish hard and fast criteria for items previously treated as conditional use.

27 **ACTION TAKEN:**

28 *Laura Charchenko Moved to open the public hearing at 7:38 pm to hear public comment*
29 *regarding WBMC Title 17, for Possible Changes to Zoning and Setback Requirements for*
30 *Residential Accessory Structures, Decks and Covered Patios. Dee Vest seconded the motion*
31 *and voting was unanimous in favor.*

32 **Public Comment:**

33 **Steve Sundstrom** handed the Commissioners letters from two of his neighbors who are unable to
34 attend the hearing (see summary below). Mr. Sundstrom stated that he has attended several Planning
35 Commission meetings regarding this issue and he feels that headway was being made to changing the

requirements for covered patios. He believes there is less intrusion to neighbors with patios than on raised decks and it is not logical or fair to treat them the differently. He added that the city has stricter setback requirements than some surrounding cities and was willing to make exceptions to setbacks for the Ovation development but not willing to make exceptions for regular residents who want to cover a patio.

Letters from neighbors:

Dennis/Karin Wood – 543 W 1225 N, 801-514-0480 – They are unable to attend tonight’s hearing. They live behind Mr. Sundstrom on the northwest corner and have no issues or complaints about his proposed structure.

Aaron Bringhurst – 1211 N 550 W, 801-557-8399 – is a neighbor on the south side of Mr. Sundstrom. He supports what he wants to do with his patio, does not believe it will deter from either home, and thinks it will be a nice addition.

ACTION TAKEN:

Alan Malan moved to close the public hearing at 7:41 pm. Mike Cottle seconded the motion and voting was unanimous in favor.

3. Consider Revising Conditional Use Permit 18-009 for an Accessory Building at 964 Meadowlark Lane to Add a Second Floor Loft.

Commissioner packets included a memorandum from Ben White dated February 7, 2019 regarding Nelson-Revised Conditional Use Permit for Accessory Structure with an attached site plan. The property is located at 964 West Meadow Lark Lane (at the corner lot of 1850 North). Ben White noted that building code needs to be met but the structure itself is allowed per city code, with a conditional use permit.

The memorandum included the following information:

- In September of 2018, Mr. Nelson was granted a Conditional Use Permit to construct a 35’ x 60’ detached garage west of the existing house allowing for a roof height of 26’.
- The building structure is completed and Mr. Nelson revised design drawings to the city which includes a 12’ wide mezzanine (loft) on the south end of the building and design for electrical. The second story loft includes steps for access and railing over-looking the balance of the building.
- The City has received complaints regarding exterior lighting on the building, but police have reviewed the lighting pattern on multiple occasions without finding that the lights create a safety hazard.
- Municipal Code section 17.20.060 (A) requires a Conditional Use Permit for accessory building heights greater than twenty feet (20’) and for two story structures. The permit was previously granted for the height; this modification is to address the second story loft only.

Commissioners reviewed the material for the requested revisions for the Conditional Use Permit. A brief discussion took place regarding the window requirements. Commissioners asked a few questions regarding the structure of the loft area and lighting on the building.

75 John Nelson was invited to take the stand. Mr. Nelson was not aware that the loft area had to be a
76 part of the original conditional use permit. He informed the Commissioners that the use of the building
77 is strictly for gymnasium activity for his family. He also noted that the windows have a window
78 treatment that obstructs the view and the windows always remain closed. In addition, a big tree on the
79 west side blocks any views. Regarding plumbing, he informed the Commission that there is some
80 plumbing that has been stubbed in but no immediate plans to complete a bathroom at this time. He
81 said he wants to be in compliance.

82 **Ben White** noted that the discussion tonight is for the loft area only and conditions need to be tied
83 to the second level because the building was already approved with the windows as they have been
84 installed.

85 **Alan Malan** would like to see translucent glass on all the windows in the upper level that face the
86 west.

87 **Dee Vest** would like the west side windows to be inoperable.

88 Mr. Nelson asked what the difference was from the second story windows in his home that face his
89 neighbor's vs his accessory building windows. Mr. White answered that there is an expectation
90 when someone buys a home that there will be main structure windows adjacent to neighbors'
91 dwellings. Accessory buildings are typically built after the main dwelling, are closer to the
92 neighbor's property and are a requirement of the Conditional Use Permit for the health, safety, and
93 welfare of himself and his neighbors.

94 **ACTION TAKEN:**

95 *Laura Charchenko move to approve the Nelson's revised Conditional Use Permit for the the*
96 *second floor of the Accessory Structure at 963 West Meadow Lark Lane with a condition*
97 *that the southwest window is inoperable and has frosted glass. Mike Cottle seconded the*
98 *motion and some discussion took place. Chairman Hopkinson called for a roll call vote and*
99 *voting was as follows:*

100 *Mike Cottle- Aye, Laura Charchenko- Aye; Alan Malan, Dee Vest and Denis Hopkinson*
101 *were Nay votes. Motion Failed with a 2 to 3 vote.*

102 *Further discussion took place.*

103 *Dee Vest moved to accept the revision to Conditional Use Permit 18-009 to add a second*
104 *floor to the accessory building with the conditions that all westside windows be non-*
105 *operable and have frosted glass so the proposed use will not be detrimental to the health,*
106 *safety, or general welfare of persons residing or working within the vicinity, or injurious to*
107 *property or improvements in the vicinity. Alan Malan seconded the motion. Some*
108 *discussion took place regarding future extension of the loft area and it was determined*
109 *that it was not necessary to add a restriction for extending the second level in the future.*
110 *Chairman Hopkinson called for a roll call vote and voting was as follows:*

111 *Laura Charchenko and Mike Cottle- Nay Alan Malan, Dee Vest and Denis Hopkinson-*
112 *Aye. Motion passed with a 3 to 2 vote.*

113 **4. Consider Possible Changes to Zoning and Setback Requirements for Residential Accessory**
114 **Structures, Decks, and Covered Patios.**

115 Commissioner packets included a memorandum from Ben White dated February 8, 2019 regarding
116 Accessory Structures, Decks and Covered Patios with a redline copy of proposed changes to 17.xx.050
117 Yard Regulations, 17.xx.055 – Lots And Dwellings Fronting On Private Streets; Special Provisions, and
118 17.xx.060 – Height Regulations (R-1-10, R-1-22, and A-1) dated February 12, 2019.

119 Ben White led a review with Commissioners of the red-line document, section by section.

120 **17.xx.050 – Yard Regulations**

121 **A.4.c.(1)** - Some discussion took place regarding the proposed change to allow encroachment of
122 decks and there was consensus to allow decks 25 feet from the rear property line.

123 **A.4.d.** – A brief discussion took place about the new requirements for covered patios; there was
124 consensus to accept the proposed language treating them similar to decks.

125 **B.** - There was discussion about the distance between main structures and accessory structures.
126 Several commissioners felt that a 10 ft setback is too much. There was consensus to change the
127 minimum distance between structures to 8 feet and eliminate the option for a conditional use
128 permit.

129 **E.** - The old language was hard to understand. New language is much better.

130 **F.** Language was clarified to include street side yards when determining the percentage area of
131 structure and accessory buildings.

132 **17.xx.055 – Lots and Dwellings Fronting On Private Streets; Special Provisions.**

133 Language was deleted as it conflicts with Title 16 – Subdivisions.

134 **17.xx.060 Height Regulations (R-1-10 & R-1-22)**

135 **A.2.(c)** - Windows – There was discussion about upper windows facing neighboring properties. The
136 consensus is that windows with headers above 10 feet must be non-opening and frosted. Because
137 the term “neighboring properties” could be subject to interpretation, commissioners asked staff to
138 highlight the language and ask city council or the city attorney come consider a better term.

139 There was discussion about restricting decks and balconies from being built on an accessory
140 structure but the consensus was that it was not necessary.

141 **17.16.060 Height Regulations (A-1)**

142 Some discussion took place regarding whether the same changes proposed above for the R-1-10 and
143 R-1-22 zones should apply in the A-1 zone – except for the height regulation. The consensus was that
144 no changes be made to this section.

145 **ACTION TAKEN:**

146 ***Laura Charchenko moved to send the changes proposed in the February 12, 2019 redline***
147 ***draft for WBMC 17.xx.050, 17.xx.055, and 17.xx.060 to the city council for consideration,***
148 ***with the additional change in 17.xx.050 B that the distance between a main structure and***

accessory structure is eight feet instead of ten feet. Alan Malan seconded motion with the friendly amendment to include language for no decks and platforms on accessory buildings. Some discussion took place and the friendly amendment was declined. Chairman Hopkinson called for a roll call vote and voting was as follows:

Alan Malan – Aye, Laura Charchenko- Aye, Dee Vest- Aye, Mike Cottle- Aye, Denis Hopkinson- Aye

Chairman Hopkinson asked Staff to draft a letter from the planning commission to the city council explaining that the recommendation was not unanimous but was a consensus of their efforts to make best practices and public input a part of the decisions.

5. Consider Conditional Use Permit 19-002, for Holly Frontier, at 393 South 800 West, to Enlarge and Upgrade an Existing Employee Parking Lot.

Ben White showed the Commission an aerial view of the property that is being considered in Holly Refinery's request for additional parking. He informed the Planning Commission that they need to decide if the negative landscaping needs to be mitigated. He gave a few suggestions as to what they could do to mitigate the green space area and noted that drainage and safety will be dealt with appropriately by staff as the project unfolds.

Curtis Ball with Focus Engineering (representing Holly Refinery) was invited to take the stand. There was discussion about landscaping, drainage and where curb and sidewalk currently exist. He assured them that drainage will be mitigated within the parking lot area.

Ben White stated that Staff will work with the Refinery on the safety and drainage issues.

ACTION TAKEN:

Alan Malan moved to approve the Conditional Use Permit for Holly Refinery for a parking lot expansion project on 800 West. Laura Charchenko seconded the motion. A friendly amendment was made by Dee Vest to require Holly Refinery to freshen up the existing landscape from the parking lot south to 500 South on the West side of the road. Laura Charchenko accepted the amendment and voting was unanimous in favor with the following Findings and conditions.

Affirmative findings pursuant to Chapter 17.60 that the proposed use will provide appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area and compatibility with adjoining uses and will comply with the regulations and conditions specified in the land use ordinance. Conditions to be imposed will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection and include the following:

- 1. Proposed curbs and retaining walls to be reviewed and approved by the city to protect the safety of the pedestrians walking along 800 West sidewalk and the sidewalk into the building, including barriers to prevent vehicles from impacting landscaping and sidewalks.*

- 188 2. *To replace lost green space, screening landscape will be required along the 2 ft portion*
189 *between the parking lot retaining wall and the sidewalk, as proposed in application*
190 *drawings. Landscaping will be refreshed along the west side of 800 West to 500 South*
191 *and approved by city staff.*
192 3. *Drainage to be reviewed and approved by the City to conform to city requirements*
193 *and to protect the welfare and safety of persons in the area.*
194
195

196 **6. Staff Report**

197
198 Ben White:

- 199 • Woods Cross/Front runner area- Woods Cross City is working with Wasatch Front
200 Regional Council and UTA on a study of development around this area. There will be an
201 workshop at 6:30p-8:30p on March 4th at the Woods Cross Multipurpose room.
202 • Legacy Highway Meeting- There was legislation to extend the ban on trucks on Legacy
203 Highway but it did not pass so it appears trucks will be allowed on Legacy beginning
204 January 2020.
205

206 Cathy Brightwell:

- 207 • Next Saturday, February 23 - LUAU training at the Granite School District Building in
208 South Salt Lake. This is the annual Land Use training for officials. Cathy will send agenda
209 to them. Contact Cathy if they would like to attend.
210
211

212 **7. Consider Approval of Minutes from January 22, 2019 meeting.**

213 **ACTION TAKEN:**

214 *Mike Cottle moved to approve of the minutes of the January 22, 2018 meeting as*
215 *corrected. Dee Vest seconded the motion and voting was unanimous in favor.*
216

217 **7. Adjournment**

218 **ACTION TAKEN:**

219 *Alan Malan moved to adjourn the regular session of the Planning Commission meeting at*
220 *9:50 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.*
221

221

222 *The foregoing was approved by the West Bountiful City Planning Commission on February 26, 2019 by*
223 *unanimous vote of all members present.*
224

225 _____
226 Cathy Brightwell – City Recorder

