

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, APRIL 23, 2019 AT THE CITY OFFICES

Prayer/Thought by Invitation

1. Accept Agenda.
2. Public Hearing for Proposed Modifications to WBMC Title 17 Regarding Group Living Arrangements.
3. Consider Modifications to WBMC Title 17 Regarding Group Living Arrangements.
4. Discuss Updates to General Plan
 - a. Section 1 – Introduction
 - b. Section 2 - Land Use
5. Staff report.
6. Consider Approval of Minutes from the April 9, 2019 Meeting.
7. 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 April 19, 2019 by Cathy Brightwell, City Recorder.

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, Alt.

NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, April 23, 2019 at 7:30 p.m., or as soon thereafter as possible, at 550 North 800 West, West Bountiful, Utah, 84087.

The purpose of the hearing is to receive public comment regarding proposed modifications to WBMC Section 17.84 Residential Facilities for Elderly and Persons with a Disability.

A copy of the proposal may be viewed on the City website: www.wbcity.org. All interested parties are invited to participate. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder

MEMORANDUM



TO: Planning Commission

DATE: April 19, 2019

FROM: Ben White, Cathy Brightwell

RE: **Group Living Arrangements Code**

This memo is a follow-up to the discussion on group living arrangements from the March 26th and April 9th planning commission meetings. A new draft has been created to address the issues raised by the Commission and to meet the common West Bountiful format for Ordinance adoption.

At the last meeting, Commissioner Malan suggested the proposed text in WBMC 17.84.020.A.4 be more specific about what kind of evidence is required to accompany an application for Reasonable Accommodation. Mr. Huffman advised that the proposed language is the standard used for this purpose. Federal law is clear that persons requesting an accommodation have a duty to prove that they have a valid disability. This can be as simple as a doctor's note stating what the disability is.

Pending discussion and any additional questions following the April 23rd public hearing, staff recommends the commission consider providing a recommendation to the city council on this draft code.

WEST BOUNTIFUL CITY

ORDINANCE #415-19

AN ORDINANCE MODIFYING WBMC TITLE 17 TO COMPLY WITH FEDERAL AND STATE LAW REQUIRING NECESSARY AND REASONABLE ACCOMMODATION FOR PERSONS WITH A DISABILITY

WHEREAS, the City recognizes, through its observation, study and experience, as the United States Supreme Court recognized in *Village of Belle Terre v. Boraas*, 416 U.S. 1, 9, 94 S.Ct. 1536, 1541, 39 L.Ed.2d 797 (1974), that groups of unrelated persons living together in a single dwelling (“Group Living Arrangements”), including “[t]he regimes of boarding houses, fraternity houses, and the like present urban problems.” Among other things, “[m]ore people occupy a given space; more cars rather continuously pass by; more cars are parked; noise travels with crowds.” *Id.*; and

WHEREAS, the U.S. Supreme Court, in an attempt to help clarify the appropriate role of local government with respect to community planning, noted:

“The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled.”

Berman v. Parker, 348 U.S. 26, 33, 75 S. Ct. 98, 102-03, 99 L.Ed. 27 (1954).

The Supreme Court subsequently further commented in *Boraas* with respect to the right of a community in the preservation of residential areas:

A quiet place where yards are wide, people few, and motor vehicles restricted are legitimate guidelines in a land use project addressed to family needs. The police power is not confined to elimination of filth, stench, and unhealthy places. It is ample to lay out zones where family values, youth values, and the blessings of quiet seclusion and clean air make the area a sanctuary for people.” and

WHEREAS, the United States Supreme Court and federal appellate courts continue to recognize that “[l]and use planning and the adoption of land use restrictions constitute some of the most important functions performed by local government.” *Bryant Woods Inn, Inc. v. Howard County*, 124 F.3d 597, 603 (4th Cir. 1997) (citing *FERC v. Mississippi*, 456 U.S. 742, 768 n. 30, 102 S.Ct. 2126, 2141 n. 30, 72 L.Ed.2d 532 (1982) (“regulation of land use is perhaps the quintessential state activity”)). These courts continue to recognize that local land use ordinances may legitimately be utilized “to preserve ‘the character of neighborhoods, securing “zones where family values, youth values, and the blessings of quiet seclusion and clean air make the area a sanctuary for people.””” *Id.* (quoting *City of Edmonds v. Oxford House, Inc.*, 514 U.S. 725, 732-33, 115 S.Ct. 1776, 1780, 131 L.Ed.2d 801 (1995) (quoting

Village of Belle Terre v. Boraas, 416 U.S. 1, 9, 94 S.Ct. 1536, 1541, 39 L.Ed.2d 797 (1974))); and,

WHEREAS, according to the latest U.S. Census Bureau data for West Bountiful City, the average household size is 3.31 persons per household, 92.5% of housing is owner-occupied, and, for the years 2013-2017, 91.9% of individuals living in West Bountiful City lived in the same house for 1 year or more, representing a very low rate of resident transiency; and

WHEREAS, among, other things, Group Living Arrangements tend to introduce transiency, congestion, increased traffic, increased parking and other urban problems and challenges into communities; and

WHEREAS, regulation of Group Living Arrangements serves to preserve housing densities consistent with both reality (in terms of the average composition of single-family households in the City) and the goals and objectives of the General Plan. It also promotes permanence and stability in neighborhood composition, which promotes the general health and welfare of the City's residents; and

WHEREAS, regulating Group Living Arrangements is an essential aspect of fostering the goals of the General Plan and the City's zoning scheme, which seeks uncrowded, stable (non-transitory) single family neighborhoods. For example, the City's Community Vision Statement embodied in the General Plan states:

West Bountiful is primarily a residential community that is proud of its agricultural history and highly values its rural atmosphere.

....

The residents view the City as one where residents live together as a community and actively participate in the betterment of their neighborhoods. Residents insist on attractive and high-quality development, and clean, well-maintained neighborhoods and streets.

(General Plan, June 5, 2007, at p. 6, § 1.2 (Community Vision Statement, Land Use).)

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.

(*Id.* at p. 7 (Housing).)

These values are stated throughout the General Plan, including Goal 3 of the Land Use Element, which includes the goal to "[p]rotect the quality of existing residential neighborhoods," (*Id.* at p.22 (GOAL 3)), and "maintain existing neighborhood densities, while allowing for flexibility for various dwelling sizes in appropriate places." (*Id.* (OBJECTIVE 2, POLICY 1).); and

WHEREAS, the City also recognizes the need, in certain demonstrable circumstances, for individuals with handicaps or disabilities to live in a Group Living Arrangements. The City has consulted experts in the field and recognizes the need to provide some type of

accommodation to them. However, there is tremendous variety in the type and nature of handicaps or disabilities that may need to be accommodated. There is also great variability in the scope and extent of required accommodations depending upon individual circumstances, the particular nature of the disability(ies) at issue, and other factors that are difficult to anticipate and predict through legislation. Additionally, the methods and means of treating or ameliorating those handicaps or disabilities is constantly changing and evolving. Therefore, the City has determined that the best method for accommodating individuals with handicaps or disabilities is to create a fair and reasonable process for making accommodations in those instances where an accommodation is demonstrably necessary and reasonable; and.

WHEREAS, In order to fulfill the purposes of the General Plan while accommodating the demonstrable needs of individuals with handicaps or disabilities to live in Group Living Arrangements, which are generally prohibited for individuals without disabilities or handicaps, the City desires to clarify its ordinances and define its practices and policies with regard to these issues.

WHEREAS, the West Bountiful Planning Commission held a properly noticed public hearing on April 23, 2019 and has recommended adoption of proposed amendments.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF WEST BOUNTIFUL THAT WPMC SECTIONS 17.04, 17.16, 17.20, 17.24, 17.26 AND 17.84, BE MODIFIED AS SHOWN IN ATTACHED EXHIBITS A AND A-1.

This ordinance will become effective upon signing and posting.

Adopted this 7th day of May 2019.

By:

Ken Romney, Mayor

<u>Voting by the City Council:</u>	<u>Aye</u>	<u>Nay</u>
Councilmember Ahlstrom	_____	_____
Councilmember Bruhn	_____	_____
Councilmember Enquist	_____	_____
Councilmember Preece	_____	_____
Councilmember Williams	_____	_____

Attest:

Cathy Brightwell, City Recorder

17.84 Group Living Arrangements (new)

17.84.010 Reasonable Accommodation

- A. **Purpose.** The purpose of this chapter is to comply with the federal Fair Housing Act, Title II of the Americans with Disabilities Act, the Rehabilitation Act, the Utah Fair Housing Act, and any other federal or state law requiring necessary and reasonable accommodation for persons with a disability.
- B. **Interpretation.** None of the requirements of this zoning ordinance shall be interpreted to limit any reasonable accommodation necessary to afford a person with a disability an equal opportunity to use and enjoy a dwelling as required by federal or state law. To the extent there is a conflict between the provisions of this zoning ordinance and federal or state law, the federal or state law shall govern.
- C. **Reasonable Accommodations Required.** The City shall make reasonable accommodations in its rules, policies, practices, or services, when such accommodations may be necessary to afford persons with a disability equal opportunity to use and enjoy a dwelling.

17.84.020 Reasonable Accommodation Process

- A. **Application.** Any person or entity desiring an accommodation from any of the provisions of the zoning ordinance or any of the City's rules, policies, practices, or services shall make a written application to the zoning administrator. Each application shall specify, with supporting attachments and exhibits, the following:
 - 1. The name, mailing address, and phone number of the applicant(s);
 - 2. The address of the property to which the accommodation will be applied;
 - 3. The precise ordinance, rule, policy, practice or procedure from which the applicant seeks an accommodation;
 - 4. Evidence of the nature and extent of the disability;
 - 5. A description of the applicant's requested or proposed accommodation;
 - 6. Evidence demonstrating why the accommodation is necessary to afford persons with a disability equal opportunity to use and enjoy a dwelling;
 - 7. Evidence demonstrating why the accommodation is reasonable; and
 - 8. All other evidence necessary for the findings set forth in Section 17.84.020.E.3.
- B. **Appointment of Hearing Officer.** Within ten (10) business days of the zoning administrator's receipt of the accommodation application, the city shall appoint a neutral hearing officer with demonstrated experience as a hearing officer and knowledge of the federal Fair Housing Act, Title II of the Americans with Disabilities Act, the Rehabilitation Act, and the Utah Fair Housing Act to review the request for accommodation.
- C. **City Response to Application.** Within ten (10) days of the hearing officer's appointment, the city shall transmit to the applicant and the hearing officer its written response to the accommodation application. The city's response shall include the city's position, if any, on the applicant's compliance with the accommodation application requirements and may include a staff report, discussion of any relevant provisions of law, and any other information or evidence relevant to the application and the findings set forth in Section 17.84.020.E.3.

D. **Applicant Reply.** Within five (5) days of receiving the city's response to the application under Section 17.84.020.C, the applicant may submit to the zoning administrator and the hearing officer a written reply, addressing any items or issues raised in the city's response to the application.

E. **Hearing Officer Review.**

1. Notice of hearing. Within five (5) days of receiving the applicant's reply or expiration of the reply period in Section 17.84.020.D, whichever occurs first, the hearing officer shall provide written notice to the applicant and the city of the date, time, and location of the informal hearing on the application, which hearing shall be held no later than fourteen (14) days from the date of such notice, unless otherwise mutually agreed by the applicant and city. The city shall ensure that notice of the hearing is provided to the public in compliance with the requirements for public meetings under the Utah Open and Public Meetings Act.
2. Hearing procedures. The hearing officer shall preside at the informal hearing. The hearing officer may direct the order and presentation of evidence and witnesses and determine all hearing procedures. The hearing shall give the applicant, the city and any other interested persons a reasonable opportunity to be heard on matters pertaining to the application. It is the applicant's burden to demonstrate that the accommodation is necessary and reasonable under the standards and definitions set forth in federal and state law, including federal and state case law.
3. Findings. Within fourteen (14) days after the final hearing, the hearing officer shall issue and serve the applicant and city with a written decision on the accommodation application. The hearing officer may either grant, grant with modifications or conditions, or deny a request for accommodation. The hearing officer may grant an accommodation only upon a finding that all of the following have been established:
 - a. The housing, which is the subject of the request for accommodation, will be used by a person with a disability.
 - b. The requested accommodation is necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling.
 - c. The requested accommodation is reasonable, including the following:
 - i. The requested accommodation will not impose an undue financial or administrative burden on the city; and
 - ii. The requested accommodation will not (a) be a fundamental alteration in the nature of or departure from the city's land use, zoning or building programs and (b) be fundamentally incompatible with surrounding land uses or change the residential character of a neighborhood.
 - d. The requested accommodation will not result in a dwelling being made available to an individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others.
4. Other considerations. The hearing officer may weigh and consider any other relevant considerations under federal or state law, impose any necessary or reasonable conditions upon the granting of an accommodation request as the circumstances dictate or allow, receive and consider evidence or written submissions from the public or any interested persons, require additional written submissions from the city or applicant, and reasonably extend or modify any of the deadlines contained in this chapter with the exception of the deadline for filing appeals, which shall not and may not be extended.

- F. **Other Laws/Effect of Decision.** While a request for accommodation is pending, all laws and regulations otherwise applicable to the applicant or the property that is the subject of the request shall remain in full force and effect. The written decision of the hearing officer shall constitute a final, appealable decision. Any reasonable accommodation shall not be deemed a variance, shall be personal to the applicant, and shall not run with the land.
- G. **Appeal.** Any person or party aggrieved or adversely affected by the decision of the hearing officer may appeal the hearing officer's decision by filing a petition for review of the decision with the district court within thirty (30) days after the date of the written decision. The review of all such appeals shall be based upon the record presented to the hearing officer and shall not be *de novo*.

PERMITTED, CONDITIONAL AND PROHIBITED USES – TITLE 17

17.16.020 Permitted Uses (A-1)

The following are permitted in the agricultural districts A-1:

1. Agricultural;
2. Single family dwelling;
3. Farm Animals;
4. Home Occupations; and
- ~~5. Residential facility for persons with a disability.~~

17.16.030 Conditional Uses

The following uses are conditional in the agricultural district A-1:

1. Equestrian facilities, commercial stables;
2. Public or quasi-public uses;
3. Child day care or nursery (pursuant to Chapter 5.28 Home Occupations);
4. Flag lots;
5. Natural resource extraction;
- ~~6. Residential facility for elderly persons;~~
- ~~7-6. Kennels;~~
- ~~8. Residential facility for Elderly Persons;~~
- ~~9-7. Restricted Lots (see definitions, Section 17.04.030); and~~
- ~~10-8. Accessory Dwelling Units (ADU).~~

17.20.020 Permitted Uses (R-1-22)

The following uses are permitted in the residential district R-1-22:

1. Agricultural;
2. Single-family dwellings;
3. Home Occupations;
4. Farm animals; and
- ~~5. Residential facility for persons with a disability.~~

17.20.030 Conditional Uses

The following uses are conditional in the residential district R-1-22:

1. Child day care or nursery (pursuant to Chapter 5.28 Home Occupations);
2. Flag lot;
3. Public, quasi-public uses;
- ~~4. Residential facility for elderly persons;~~
- ~~5-4. Accessory Dwelling Units (ADU); and~~
- ~~6-5. Restricted lots (see Definitions - Section 17.04.030).~~

17.24.020 Permitted Uses (R-1-10)

The following uses are permitted in the residential district R-1-10:

1. Agricultural;
2. Single Family Dwellings;
3. Farm animals;
- ~~4. Residential facility for persons with a disability; and~~
- ~~5.4.~~ Home occupations.

17.24.030 Conditional Uses

The following uses are conditional in the residential district R-1-10:

1. Public, quasi-public uses;
- ~~2. Residential facility for elderly persons;~~
- ~~3.2.~~ Accessory Dwelling Units (ADU);
- ~~4.3.~~ Restricted lots, (see Definitions (Section 17.04.030));
- ~~5.4.~~ Flag lots; and
- ~~6.5.~~ Child day care or nursery (pursuant to Chapter 5.28 Home Occupations).

17.26.030 Uses Within Blended Use (B-U) Zone

E. To ensure compatibility of uses, the following uses shall not be permitted in the B-U zone

1. Any business with outdoor storage or storage containers (this includes storage parking, storage dismantling, and storage repair activities).
2. Any business with indoor storage units.
3. Any business with drive-through window service, except any such service that is determined to be an integral feature of a non-food service industry that will provide a desirable service to the community within the B-U zone. This determination will be made by the city council upon recommendation by the planning commission.
4. Car wash.
5. Convenience store, gas station, service station, auto lube and oil centers.
6. Manufacturing uses determined by the city council to be akin to industrial uses or otherwise use-intensive so as to be out of character with the overall design and purpose of the B-U zone.
7. Motor vehicle or motor recreational vehicle sales or display (whether wholesale or retail, and whether indoor or outdoor).
8. Motor vehicle repair, service, warehousing, salvage, or storage (whether indoor or outdoor).
9. Private clubs/taverns/cabarets.
10. Recycling centers/recycling collection areas.
- ~~11. Rehabilitation/treatment centers, transitional housing, residential facilities for elderly persons, residential facilities for persons with a disability, boarding homes, and any other facility subject to the regulations of Chapter 17.84 of this title.~~
12. Correctional facilities or facilities with similar uses.

WEST BOUNTIFUL CITY GENERAL PLAN

2006 - 2026

June 5, 2007

UPDATED
XXXXXX, 2019



ACKNOWLEDGMENTS

Mayor Kenneth Romney

West Bountiful City Council

James Ahlstrom

James Bruhn

Kelly Enquist

Mark Preece

Andy Williams

West Bountiful Planning Commission

Denis Hopkinson, Chair

Laura Charchenko

Mike Cottle

Alan Malan

Corey Sweat

Dennis Vest

West Bountiful City Staff

Duane Huffman, City Administrator

Ben White, City Engineer/Zoning Official

Steve Doxey, City Attorney

Cathy Brightwell, City Recorder

Consultants

??

I. INTRODUCTION

1.1 Introduction

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

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

General Plan Purpose and Authority

Utah State law requires that each city prepare and adopt a comprehensive, long-range general plan to focus on present and future needs of the city as well as address growth and development of land within the community. Each city, “May determine the comprehensiveness, extent, and format of the General Plan.” (Utah Code Annotated 10-9-301)

1.2 Community Vision Statement

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

Land Use

West Bountiful is primarily a residential community that is proud of its agricultural history and highly values its rural atmosphere. Situated between I-15 and the Great Salt Lake, the City is somewhat isolated from the rest of Davis County, and has therefore been able to retain its rural character as the areas around it have become increasingly developed. The location of West Bountiful’s primary commercial district - on the east side of Interstate 15 - helps maintain this rural feel by providing a buffer between primarily residential parts of town and those that are

commercial. The rural qualities of the City are highly valued by the community, and future land use planning should preserve these qualities, and, at the very least, not negatively impact or alter the existing rural character of the community. Interest has been 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 residents live together as a community and actively participate in the betterment of their neighborhoods. Residents insist on attractive and high-quality development, and clean, well-maintained neighborhoods and streets. West Bountiful is home to some stunning examples of early Utah architecture, and the City is committed to the preservation and enhancement of its historic district. Fostering attractive streetscapes within the historic district is a priority. The enhancement and beautification of the City's gateways through signage, lighting, and consistent streetscape design is a goal of the community.

Parks and Trails

The community has expressed a strong interest in protecting existing parks and open spaces and in creating more permanent recreational opportunities within the City. Goals for new parks, recreational opportunities, and open space include an equestrian center, a natural observation/education area, a community recreation center, small neighborhood parks, and a network of trails throughout the City. Specifically, the community has expressed a desire for more park space in the southern and western portions of the City, where current recreational opportunities are limited. The City would like to work with private property owners to incorporate parks into future subdivision designs as the southwest portion of the City develops. Enacting appropriate development incentives via ordinance will encourage development of such parks. In addition, the citizens are concerned with refurbishing some of the aged components of existing parks and ensuring the continued use and enjoyment of existing parks.

The Legacy Parkway provides West Bountiful with a unique opportunity to connect to a regional trail and greenway system. The community would like to see the Legacy Parkway trailheads connected to the rest of the City through a coordinated urban trail system of sidewalks, bike

lanes, and multi-purpose paths. In 2010, the City constructed an East to West trail that will follow the North side of the DSB canal from 800 W to the Legacy Parkway Trail. Connecting the trail from 800 West to 600 West is being pursued. This trail will be a connector that provides ready access from the center of town to the Prospector Rail Trail (along the old DR&G right-of-way) then further West to the Legacy Parkway Trail.

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

Transportation

West Bountiful City is faced with many changes. Legacy Parkway and the Utah Transit Authority's FrontRunner commuter rail has increased choices available to West Bountiful residents and contribute to an urban atmosphere; however, many West Bountiful residents cherish the rural qualities of their community and wish to retain those characteristics. West Bountiful must continue to participate in regional discussions and decisions on transportation and strive to maintain a rural feel. At the same time, West Bountiful should add the necessary accommodations to major transportation facilities so that motorists, bicyclists and pedestrians can travel safely and at reasonable speeds.

Socioeconomics

The City will build on its current positive image and quality of life to maintain its position as a residential community, offering a rural feeling with urban services. The City will continue to build on its strong retail economic base, through additional regional retail development, as well as expansion of neighborhood retail services. Business park and office development will also be pursued, along with life-cycle housing and expanded community amenities.

Housing

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

Annexation

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

Public Utilities and Community Facilities

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

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

Natural Environment

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

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

1.3 The Planning Process

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

The general consensus of the community is that the vision and goals expressed in the current General Plan remain valid today.

1.4 Approval Process

The West Bountiful City Planning Commission conducted a public hearing on xxxxx, 2019 to receive public comment and input on the 2019 West Bountiful City General Plan update. On xxxxxx, 2019 the West Bountiful City Planning Commission made a formal recommendation to the City Council on the adoption of the General Plan. After reviewing and revising the Draft

Plan, and conducting public hearings, the City Council adopted the 2019 General Plan Update on xx, 2019.

1.5 General Plan Implementation

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

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

Zoning Ordinance

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

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

Traditionally, zoning ordinances have focused on regulating land development through such means as specifying minimum lot size, minimum building setbacks and maximum height, permitted and conditional uses, the placement of required landscaping, etc. A wide variety of special zoning ordinance provisions can assist in the implementation of General Plan development policies. These provisions include planned unit developments (PUDs), overlay or floating zones, performance standards, conditional or special uses, regulation of environmentally sensitive lands, non-conforming uses, and home businesses.

Subdivision Ordinance

Subdivision regulation became an important tool of city officials during the 1920s. The Standard

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

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

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

Redevelopment Authority

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

Capital Improvements Program

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

Historic Preservation

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

Annexation Declaration

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

Negotiations

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

Design Guidelines

Design guideline documents are a set of standards and guidelines which a city can use to ensure a consistent and complementary look among the architecture, streetscape, site design, and signage of developments within the city. Design guidelines can be prepared for residential or commercial land uses, historic districts or parking lots, signage, or street cross-sections. Although they are just guidelines, these standards can be provided to developers to help them understand the community's desired style, mass, scale, and design for all new development projects. If needed, these guidelines can be codified in a city ordinance and used to require that new developments meet the standards of the City and blend into the existing architecture and design of the community.

1.6 Updating the General Plan

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

Annual Update Process

In order for the General Plan to be viable, effective, and current, the following process is provided as a guide for the review and revision of the Plan. The General Plan's development goals, objectives, and policies should be reviewed annually as part of the City's report and budgeting process. Minor revisions adopted by the West Bountiful City Planning and Zoning Commission are recommended to the City Council.

Any revisions to the document will be submitted to the Planning Commission for their review each year. As part of this process, a public hearing should be held to receive important citizen input.

All recommended changes to the General Plan will be submitted to the City Council for evaluation, adoption, or denial.

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

Individual Requests Process

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

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

II. LAND USE

2.1 Goals & Objectives

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

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

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

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

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

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

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

POLICY 1: Consider expanding the use of clustered development in areas with low density zoning to allow development potential, while still preserving large tracts of open space and the rural character of the community.

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

POLICY 3: Regulate development in areas less suitable for development. These may include areas with high water tables, wetlands, wildlife or waterfowl habitat, and other sensitive areas.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.3 Existing Land Use Patterns

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

West Bountiful City has approximately 2119 acres within its 2019 municipal boundaries. Developed land area has exceed undeveloped land. Non-urban, undeveloped land is defined as agriculture, parks and recreation, vacant, etc. Urban, or developed land, includes residential land uses, industrial, commercial, and public or quasi-public, etc.

Existing Land Uses

Residential

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

Commercial

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

Civic, Utility, and Religious

At the center of West Bountiful's historic district, the West Bountiful City Hall serves as the governmental and geographic heart of the City. The West Bountiful Police Department shares space within the City Hall building. The current City Hall was constructed in 2006 and is currently meeting the physical needs of the City and the Police Department. The Public Works department also is housed in a garage / office structure next to City Hall and adjacent to the Elementary School property. The Public Works department also has a materials and storage yard at the northwest corner of Jessie's Meadow subdivision. Ultimately the location of each

Public Works facility is not optimal due to noise and traffic from heavy equipment in a residential and school zone. It is the intention of the City to relocate these facilities, as soon as practical.

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

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

There are a number of religious buildings located within the city boundaries, including four meeting houses for the Church of Jesus Christ of Latter-day Saints. Post office, library, and health care services are all provided in neighboring communities, and West Bountiful residents are content with driving out of the City for these services.

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

Industrial

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

The refinery, whose property straddles 800 West, is typically a good neighbor and West Bountiful residents do not experience many negative impacts despite the close proximity of the refinery. The fact that 800 West does travel directly through the refinery poses some health, safety, and security risks to both residents and Holly Oil. The safety issue poses some

compelling reasons to close this section of 800 West, but West Bountiful citizens would likely need another alternate north-south access route if this were to occur.

A few other, smaller industrial or manufacturing businesses are scattered along 500 South and 500 West, and typically have little to no negative impact on the greater West Bountiful community.

Parks, Recreation, and Open Space

The majority of park and recreation area is provided by the West Bountiful City Park, located next to I-15 on Pages Lane, and the West Bountiful City Golf Course on 1100 West. There is a small neighborhood park in the Birnam Woods 3 subdivision, and a very small pocket park in the very northernmost portion of the City. The southern and western portions of the City are currently not well served by the existing city park and golf course, and the population of West Bountiful could support additional park and recreation development. There is potential for additional neighborhood park development as the largely undeveloped western portions of the City eventually build out. This land is all privately owned. The City should work with private developers and landowners to ensure that park space is included in future subdivision developments. There will likely be overhead utilities, wetland and water table constraints to address when parks or other recreational facilities are developed in the southwestern quadrant of the City.

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

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

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

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

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

Agricultural

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

Land Use Survey

Comprehensive land use surveys have been conducted in West Bountiful City over the past four decades. The first survey was completed in 1978 by Millard Consultants. The second study was the work of Weber State College students enrolled in an Advanced Planning Technique course as part of a 1989 class project. Despite the length of time since the last survey and the expansion of the City boundaries through annexation, the land uses within the City have not changed significantly since 1990. Figure 2.1 shows the city boundaries in 1990, in 2006 when the current General Plan was drafted and current boundary.

Figure 2-1

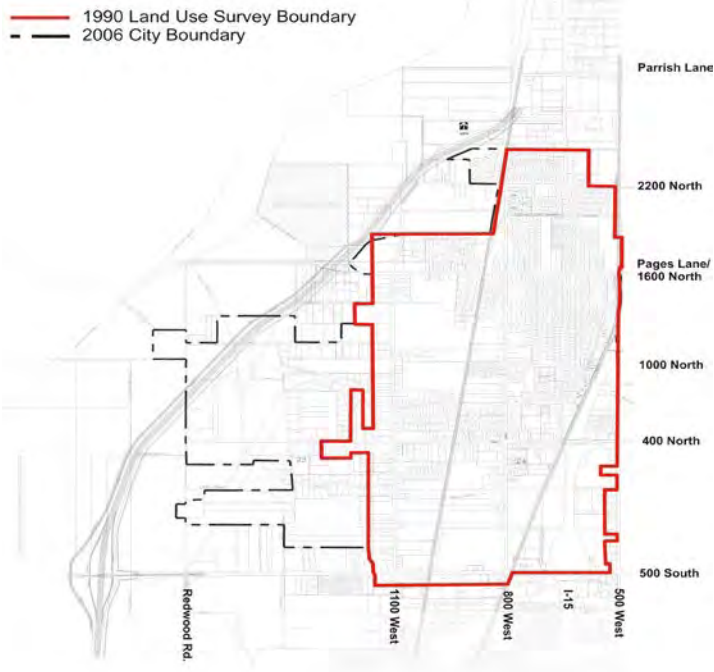


Table 2.1
WBC Land Use Percentage Comparison

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

2.4 Future Land Use Plan

The land use plan mirrors the current zoning and sets the foundation for all land use decisions

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

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

Land Use Classifications

The Land Use Map contains the following designations.

Civic and Religious

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

Open Space/Parks

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

Commercial

This classification includes uses intended to serve the commercial needs of the community at large. Automobile service, retail, hotel, office, restaurant, and similar types of uses are allowed under this designation. This classification also includes areas that contain large shopping centers of regional significance, such as the Shopko and Costco developments along 500 West.

Neighborhood Commercial

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

Community Commercial

Community commercial areas can contain a mix of land uses, such as commercial and office within the same area. Mixed land uses in the community commercial classification may be varied either vertically (i.e. mix of uses in one building such as an office over a retail establishment) or horizontally (i.e. single use buildings with different uses located next to one

another). The residents of West Bountiful are opposed to vertical mixed uses and have established Blended Use Zone to allow for horizontally mixed uses with buffering areas to transition into residential and agricultural zones. Areas falling under this classification are located near 500 South particularly at the west end of 500 South.

Industrial

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

Business Park/Light Manufacturing

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

Medium Density Residential

This classification applies to residential areas and subdivisions with a maximum density of up to four dwelling units per acre. Typical developments in the medium density residential designation are single family homes. This area may also include some limited number of duplexes, townhomes, condominiums, or apartments, which were constructed years ago. Such developments would not be considered a permitted use today.

Low Density Residential

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

Rural Density Residential

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

Agricultural Preservation

This classification includes lands west of the new Legacy Parkway corridor. These areas are primarily undeveloped and currently used for agricultural purposes. Under the UDOT agreements for the Legacy Parkway, no new development is to occur on the west side of the parkway. However, the existing facility located on this property is grandfathered in and has the ability to expand in the future. Aside from expansions that fall within this agreement, no new development should occur on lands west of the Legacy Parkway within West Bountiful

boundaries. It is the intent of the General Plan that these lands be zoned for a very low density in order to protect their agricultural value, the rural character of the City, and views of West Bountiful from the Legacy Parkway.

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

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	Not associated with a particular zone
Commercial	(C-G) General Commercial
Neighborhood Commercial	(C-N) Neighborhood Commercial
Community Commercial	(C-H) Highway Commercial
Industrial	(I-G) General Industrial
Business Park/Light Manufacturing	(L-I) Light Industrial
Medium Density Residential	(R-1-22) Residential
Low Density Residential	(R-1-10) Residential
Rural Density Residential	(A-1) Agricultural. Clustering is encouraged for all subdivision developments.

Overlay Zones

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

Historic Preservation Overlay

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

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

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

Interest has been expressed by members of the community as well as City officials and staff for allowing additional development within the historic district of the City. Likewise, it is desired that any new development within the district be designed and constructed in a manner that contributes to, rather than detracts from, the historic character and feel of the area.

Legacy Overlay Zone

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

Future Land Use

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

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

Historic District

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

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

Regardless of the implementation of any traffic calming tools, the City should work to enhance the aesthetic and atmosphere of the district for both motorists and pedestrians, and to reinforce a sense of place within the historic district. Urban design elements to consider include decorative street and pedestrian lighting (perhaps embellished with hanging plant baskets or flags), park benches along sidewalks or parkstrips, consistent street tree plantings, historic street signage, and upgraded sidewalk or crosswalk paving materials. Throughout this process, a commodity should be placed on ensuring that high-density development does not occur on property fronting 800 West. Increases in densities within the overlay zone may be conditionally awarded, but only upon demonstration that development proposals meet or

exceed specific performance standards outlined in the Historic Preservation Overlay Zone ordinance. Performance standards in the ordinance may include:

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

Gateway Enhancement

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

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

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

Commercial Districts

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

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

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

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

Neighborhood Enhancement

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

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

Agricultural Preservation

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

the City's boundaries, there is undeveloped land identified for annexation between the Legacy Parkway and City's western border.

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

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

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

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

2.5 Tools and Implementation Strategies

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

Future Land Use Map

A future land use map is one of the most valuable tools a City can employ to direct future land use patterns and decisions. West Bountiful's Future Land Use Map, found in this chapter,

outlines 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 referred to when any new development or rezoning is proposed. The Map should serve as a guide to city planners when evaluating whether a zone change is appropriate or consistent with the City's plan for that particular area. Referring to the map when making these types of decisions will ensure that all future development, or redevelopment, within the City is compatible with the desires and vision of both the City's leaders and its residents. The map can be adjusted during the process of refinements to this General Plan, if circumstances arise in the future that suggest the need to do so.

City Ordinances and Zoning Map

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

Design Guidelines

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

WEST BOUNTIFUL CITY



CENTERVILLE
CITY

PARISH LANE

PORTER LANE
2200 NORTH

PAGES LANE
1600 NORTH

1000 NORTH

400 NORTH

CITY

BOUNTIFUL

500 SOUTH

REDWOOD RD

WOODS CROSS
CITY

1100 WEST

800 WEST

500 WEST

I-15

LEGACY HWY

**West Bountiful City
Planning Commission Meeting**

April 9, 2019

PENDING- Not Yet Approved

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

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, April 9, 2019 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Alan Malan (Vice Chairman), Laura Charchenko, Corey Sweat, Dee Vest, Council member Enquist

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

EXCUSED: Chairman Denis Hopkinson, Mike Cottle

VISITORS: Gary Jacketta

The Planning Commission Meeting was called to order at 7:35 pm by Vice Chairman Malan. Corey Sweat offered a prayer.

1. Accept Agenda

Vice Chairman Malan reviewed the agenda. Corey Sweat moved to accept the agenda as presented and Laura Charchenko seconded the motion. Voting was unanimous in favor among all members present.

2. Consider Conditional Use for a Flag Lot as Part of a New 2-lot Subdivision at 936 W Pages Lane

Commission packets included a memorandum from Ben White dated April 4, 2019 regarding Chambers Subdivision located at 936 West 1600 North with an attached site plan.

The memorandum included the following information:

Kent Chambers has applied for a 2-lot subdivision at 936 W Pages Lane. The proposal is to construct a flag lot behind an existing house owned by Halvor Olsen. The property is within the R-1-10 zone. Both lots meet the minimum size requirement for the zone. The flag lot requires Conditional Use approval by the Planning Commission as part of their subdivision recommendation to City Council.

Below is summary of points of interest to be addressed.

1. Drainage plan needs to be provided which demonstrates how the property will be graded and drained without negatively impacting the proposed lots and surrounding properties.
2. Drive approach location needs to be adjusted so that the drive approach flare is in front of the flag lot property.

3. Street light is required at the flag lot entrance.
4. Weber Basin secondary water service to the flag lot needs to be established.
5. Water, sewer and any other utility service needs to be constructed prior to the overlay on Pages Lane. Otherwise there will be a five-year moratorium to cut the road. Provide drawing identifying all construction requirements

Items to be completed prior to recording the plat include:

6. Address any comments received from the fire department and fire code
7. Obtain service letters from the major utility companies; specifically, how to address existing communications box in flag lot driveway.
8. Utility easements provided around the boundary of the plat
9. Title report review by the city attorney with no objectional entries.
10. Payment of impact and inspection fees.
11. Post appropriate improvement bonds

Items 7 through 11 listed above are typically not completed until after city council approves the final plat.

The following recommendations may be appropriate for the Planning Commission to consider:

- A. Positive recommendation to the city council for approval of the subdivision subject to any items noted above.
- B. Table the application until additional information is submitted by the applicant and comments by the fire department are received.

-end of memo

Ben White introduced the Conditional Use application for a flag lot for Kent Chambers located at 936 West Pages Lane. The applicant was not present.

Staff has some concerns with drainage staying on the property and the applicant will need to comply with the Fire Department regulations for width of driveway and turnaround requirements. If drainage and fire department requirements are met, it would be an allowable flag lot. Some discussion and question took place regarding necessary requirements.

ACTION TAKEN:

Corey Sweat moved to table the consideration of a conditional use permit for a flag lot until further information is received. Dee Vest seconded the motion and voting was unanimous in favor among those present.

3. Discuss Modifications to Group Housing Code and Set Public Hearing for April 23, 2019

Commissioner packets included a memorandum dated April 4, 2019 from Duane Huffman regarding Group Living Arrangements along with a copy of a draft ordinance amending Title 17 of the West Bountiful Municipal Code.

The memorandum included the following information:

As a follow-up to the discussion at the March 26 meeting, a new draft of proposed code changes is provided.

Updated Draft

The updated draft has the following changes:

1. Removes definitions for “Group Living Arrangement” and “Nursing Home.” These were mistakenly included in the first draft with the idea that the city would potentially have group living arrangements for individuals without disabilities as allowed uses.
2. Updates the table of uses to remove group living arrangements and nursing homes.

Questions from March 26th Meeting

This section provides follow-up answers to questions brought up at the planning commission meeting.

A. Can facilities for persons with a disability be limited to not more 8 people (this came from the definition Group Living Arrangement)?

- a. The short answer is that the definition included in the 1st draft would not have necessarily limited potential accommodations for arrangements involving people with a disability.

B. Why were group living arrangement and nursing homes included in the table of uses in the 1st draft?

- a. This was a drafting mistake.

C. Is Section 17.84.020(A)(4), which requires proof of a disability, a violation of health privacy laws?

- a. No, federal law is clear that persons requesting an accommodation have a duty to prove that they have a valid disability. This can be as simple as a doctor’s note stating what the disability is.

D. Are Section 17.84.020(A)(6) and (7) redundant?

- a. No. Item 6 is requiring evidence that a requested accommodation is necessary to treat a disability – for example, evidence that shows an individual with a specific disability receives benefits by sharing a living arrangement with groups of six other people. Item 7 is requiring evidence that the accommodation is reasonable in terms of the land use code/community – for example, evidence showing that having six people in the home will not be a detriment to the neighborhood due to parking, noise, safety, etc.

Pending discussion and any additional questions at the upcoming April 9th commission meeting, I recommend that the commission move forward with scheduling a public hearing to further consider providing a recommendation to the city council on this draft code. – end of memo.

Ben White gave a brief review regarding the group housing code. The law does not allow regulation of housing for disabilities, but we can regulate how many non- related people live in a household according to our current code.

Alan Malan asked about the process for reasonable accommodations in Section II 17.84.020. He suggested we strike “this” and put the zoning ordinance in its place. He also suggested we create a more defined definition for “disabilities”.

ACTION TAKEN:

Corey Sweat moved to set a public hearing for the next available date to hear comments for the Group Living Arrangements Code. Laura Charchenko seconded the motion and voting was unanimous in favor among those present.

4. Discuss Updates to Land Use Section of General Plan

A redlined copy and clean copy of the Land Use section of the General Plan was included in the Commissioner packets.

The following was discussed:

- Services - Laura Charchenko asked if there would be any chance that a Fire Station would be located in Woods Cross/West Bountiful area in the future. Staff reported that there are no plans for a station at this time.
- Agricultural – Alan Malan inquired about the language that says, “the current residential zoning will not be an effective regulatory tool in accomplishing this goal on its own,” in reference to maintaining agricultural properties. Mr. White explained that the 1-acre requirement does not require the land to be used for agricultural purposes, it has turned into more of a residential zone. He gave Millbridge Lane as an example. The General Plan is a non-binding document, it is just a guide for us to have direction for future city development.
- Replace City boundary maps to include 3-year comparison.
- Table 2.1 Land Use Comparison Percentages – Ben explained how the percentages were calculated. It was decided to strike the data for 1989.
- Future Land Use Map mirrors our current zoning.
- Strike Agricultural Preservation in the table- Alan suggested a 25 to 5 acre minimum. Change to an R-5 if we were to keep it as part of the table.
- Historic Preservation Overlay Zone – discussed what the language “flexibility in developmental densities,” means. It was decided to strike that language.
- Neighborhood Enhancement- Strike language from “For example” to the end of the section.
- UDOT Section- some discussion took place regarding not building west of Legacy Highway. Ben will check on the agreement regarding Legacy Highway.

Commissioners said they like the red-lined versions to make it easier to see what has been deleted but would prefer it in larger text. Ben White will continue to present a section at a time to review the entire document for the General Plan.

150
151
152
153
154
155
156
157
158
159
160
161
162

163
164
165
166
167
168
169
170

171
172
173
174
175
176
177
178
179
180
181
182
183

Cathy Brightwell

- Outreach committees will be established in conjunction with the 2020 Census on a community basis to educate the public and help get better response results. They need people for that committee and Staff would like suggestions for individuals they may ask to participate.

6. Consider Approval of Minutes from March 26, 2019 meeting.

Corey Sweat moved to approve of the minutes of the February 26, 2019 meeting as presented. Dee Vest seconded the motion and voting was unanimous in favor.

ACTION TAKEN:

.....

Cathy Brightwell – City Recorder