

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Denis Hopkinson

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

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING AT 7:30 PM ON TUESDAY, MAY 14, 2019 AT THE CITY OFFICES

Prayer/Thought by Invitation

1. Accept Agenda.
2. Discuss Rezone Request from South Davis Sewer District.
3. Discuss Proposed Updates to General Plan
 - a. Section IV - Transportation
 - b. Section VII – Annexation
 - c. Section VIII – Public Utilities
4. Review Previous Updates to General Plan
 - a. Section II – Land Use
 - b. Section III – Parks and Open Space
5. Staff report.
6. Consider Approval of Minutes from the April 23, 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 May 10, 2019 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

May 14, 2019

***Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on May 10, 2019 per state statutory requirement.*

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 14, 2019 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

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

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

VISITORS: Gary Jacketta

The Planning Commission Meeting was called to order at 7:30 pm by Chairman Denis Hopkinson. Laura Charchenko offered a prayer.

1. Accept Agenda

Chairman Denis Hopkinson reviewed the agenda. Corey Sweat moved to accept the agenda amending it to switch a and c under #3 and Alan Malan seconded the motion. Voting was unanimous in favor among all members present.

2. Discuss Rezone Request from South Davis Sewer

Commissioner packets included a memorandum dated May 10, 2019 from Ben White regarding South Davis Sewer District Rezone Request.

The memorandum included the following information:

- The South Davis Sewer District (SDSD) owns all 40 acres west of Legacy Highway that is currently within the boundaries of West Bountiful. Current zoning is A-1. The Sewer District is a government entity and their land use is allowed in the A-1 Zone even though the use is more suitable to being an Industrial Use.
- Currently they have a demand for staging and storing on their unused property. Canyon Pipeline (a contractor for Dominion Energy) currently leases property to stage and store construction materials. There are other entities that have also expressed an interest to do so.
- While the sewer plant is an allowed use, storage and staging by other parties is not permitted in the A-1 zone. SDSD is requesting the property be rezoned to an L-I (Light Industrial) designation to accommodate land use more suitable to its location neighboring a sewer plant.
- A public hearing is set for May 28th to receive public comment on the proposal.

Ben White led the discussion regarding the rezone request from SDSD and showing the area in consideration on an overhead map. He explained that the city has allowed SDSD to do staging and storage, but they have begun to lease the land to private contractors which is not allowed in the A-1 Zone. The property would need to be zoned as a L-I in order to allow contractors to stage and store equipment as the L-I zone allows things like warehousing and storage facilities, equipment sales and repair, printing/publishing, research & development, business and professional services, and retail commercial uses.

Denis Hopkinson feels like this is a double edge sword in allowing a spot zone. He pointed out another zoning incident that occurred in our city in the past that he has regretted because we have now lost control over them expanding storage and staging on their property. He stated that as property owners SDSD has the right to request a rezone for consideration.

Ben White informed the commission that Staff does not want the property to be a residential area. If homes were to be built, they would be difficult to serve. City Staff is pushing for the rezone so that SDSD can continue to use its property and be in compliance of zoning code. He explained that SDSD will eventually be building a new sewer plant and will need contractors to be allowed to store and stage. Once rezoned they will be able to have that type of use on their property. Until the rebuild they can make some money for the project by leasing to contractors for staging and storage.

Comments:

Dee Vest asked if we changed to the L-I zoning would we lose control over it. Response was that this is a Light Industrial use and they could have storage and staging on that property. He is concerned with what it will look like.

Mike Cottle feels like the best use for that area would be to allow them to rezone.

Corey Sweat does not have a problem with the rezone.

Laura Charchenko concurred and feels like we should be a good neighbor and allow them their request. Some discussion took place regarding the future use and impact.

Alan Malan was concerned that if they sold the property then the next owners could do whatever is allowed in the L-I zone without our control.

Denis Hopkinson spoke regarding their future needs and adjacent industries that will need to be brought to the property. He said we need to be careful what could be placed there in the future and the long-term effects on our community.

Ben White explained that the SDSD plant in North Salt Lake has a new anerobic digester that converts food waste from restaurants and businesses into reusable fuels. They have had some problems with part of their facility, and they may want to expand the West Bountiful plant to help accommodate the demand. Some discussion took place regarding these possibilities and the potential impact to the property.

Ben White was asked to talk with representatives from SDSD to get some additional information. Chairman Hopkinson asked that the public hearing be postponed until more information is received.

3. Discuss Proposed Updates to General Plan

Staff reviewed a redlined copy of Sections IV - Transportation, VII-Annexation, and VIII-Public Utilities with the commission.

Discussion:

Section VII-Annexation

Ben White proposed that most of the content in this section is not necessary and can be stricken. He discussed the updated Figure 7-1 which is a map showing Areas A and B that are the remaining potential annexation areas. There was discussion about removal of policy statements and Mr. White explained that in most cases they are duplicated elsewhere.

There was discussion about Table 7.2 that was deleted. The Table shows undeveloped land and potential future population. Chairman Hopkinson asked that it be updated and reinserted into the document.

Section VIII - Public Utilities

Commissioner's approved proposed changes in this section as presented.

Section IV- Transportation

A new West Bountiful Transportation Master Plan map has been created to include in this Section that shows current and future roads (by type), public transportation, current and future traffic signals, current and future bicycle lanes and multi-use trails. Some discussion took place and Chairman Hopkinson proposed a few changes on the map which staff will incorporate into the final document.

Mr. White explained that much of the text has been deleted. The following discussion took place.

- Corey Sweat would like to change "pending global warming" to "climate change" in the Introduction.
- Laura Charchenko suggested we scratch all political language/definition in that paragraph. Ben White said that the definition of "Active Transportation" should be included but all the language after that can be deleted.
- Discussion about how funding impacts what we can or cannot build. Mr. White explained how funding has been advantageous and successful for our City. We have received over \$1 million in funding due to active transportation projects we have done.
- Alan Malan suggested adding bicyclist to the last bullet under Transit. Chairman Hopkinson suggested changing it to "active transportation" instead.

4. Review Previous Updates to General Plan

Section II- Land Use

Ben White reviewed the changes and explained the Boundary Map.

Discussion:

- Alan Malan pointed out missing language that had been requested at the last meeting.
- Strike Policies 1 & 2 under Objective 2 on Page 1.
- Denis Hopkinson asked about Goal 3 Policy 3 and if we have any areas that would be multi-family friendly.
- Mike Cottle asked for an example of small scale neighborhood retail establishment in Goal 4 Policy 3. Ben explained that we already have it in our city – Commercial Neighborhood zone.
- Dee Vest reminded Staff to delete Objective 2, Policy 2 from Goal 5, and to remove the last sentence in 2.4 Rural Density Residential that talks about clustering.
- Corey Sweat asked that the last three paragraphs under Agricultural Preservation on Page 17 be deleted. Denis Hopkinson concurred. Some discussion took place regarding clustering and how the meaning has changed over the years. There was agreement to delete the language.

Chairman Hopkinson asked staff to prepare a clean copy of the changes made this evening for the next meeting.

Section III- Parks and Open Space

Commissioner's approved proposed changes in this section as presented.

5. Staff Report

Ben White

- Cathy and Ben attended an affordable housing meeting and they will be presenting some documents and suggestions for meaningful discussions in order to draft a document that will comply with and support of the new Affordable Housing Act.
- Destination Homes met with city staff last week. They intend to ask for a text change in the BU Zone.
- Flag Lot subdivision on Porter Lane is still pending.

Cathy Brightwell

- Lowe's is sponsoring a Beautiful Yard contest in West Bountiful for well kept yards and will be awarding \$50 gift certificates each month through the summer. Let Cathy know of anyone you would like to submit for consideration.

6. Consider Approval of Minutes from April 23, 2019 meeting.

ACTION TAKEN:

Mike Cottle moved to approve of the minutes of the April 23, 2019 meeting as presented. Corey Sweat seconded the motion and voting was unanimous in favor.

7. **Adjournment**

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 9:13 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on May 28, 2019 by unanimous vote of all members present.



Cathy Brightwell – City Recorder

