

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, JUNE 25, 2019 AT THE CITY OFFICES

Prayer/Thought by Invitation

1. Accept Agenda.
2. Discuss Application for Rezone from Cirrus Group for Property at 580 West 100 North.
3. Discuss Construction Standards Update.
4. Discuss Moderate Income Housing Requirements for General Plan.
5. Staff report.
6. Consider Approval of Minutes from the May 28, 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 June 20, 2019 by Cathy Brightwell, City Recorder.



MEMORANDUM

TO: Planning Commission
DATE: June 19, 2019
FROM: Ben White
RE: 580 West 100 North (Carr Printing Property)

The Cirrus Group desires to convert the Carr Printing building into climatized storage and construct more traditional storage facilities on the balance of the property. The property is located in the C-G (General Commercial) zoning district just north of the Costco store. The Cirrus Group is requesting a rezone of the property because Storage is not an allowed use in the current zone.

The L-I (Light Industrial) zone will accommodate the applicants land use request. Both indoor and outdoor storage is allowed in the L-I zone.

The C-H (Highway Commercial) zone allows for indoor storage only. If the property were zoned C-H, only the outdoor boat and RV storage would be excluded.

The applicant has provided a proposed site plan and architectural drawings to help the city visualize what the facility would look like. A letter from Mr. James Thomson outlining why the applicant believes the proposed rezone request is a good idea is also included.

When considering a rezone request, the Planning Commission must remember that future land uses are not restricted to the land use that is proposed. Any land use allowed in the zone would be legal following a rezone.

A public hearing is required before the Planning Commission can make a recommendation to the City Council.



APPLICATION TO REZONE

West Bountiful City

PLANNING AND ZONING

550 N 800 W, West Bountiful, UT 84087

(801) 292-4486

www.WBCity.org

PROPERTY ADDRESS: 580 West 100 North

DATE OF APPLICATION: 6/18/2019

PARCEL NUMBER: 060390128

CURRENT ZONE: CG

PROPOSED ZONE: LI

LEGAL DESCRIPTION ATTACHED: YES NO

Applicant Name: Cirrus Group, James Thomson | Managing Director, Self Storage

Applicant Address (if different than above): 3401 N Thanksgiving Way, #190, Lehi, UT 84043

Primary phone: (801) 558-1521 **E-mail address:** james@cirrusgp.com

Describe in detail the request for which this application is being submitted and the reasons why the change will benefit the people of West Bountiful. A separate sheet with additional information may be submitted if necessary.

Please see the attached letter for additional information.

Project scope includes the renovation of an existing 53,238 sf concrete masonry and steel frame building into a self-storage facility. Major building modifications include a 5,700 SF internal expansion (mezzanine) of the second level. New EIFS facades at the NW and SW corner facing Interstate 15 and new paint scheme on the exterior. Major site modifications include two new drive up buildings with approximately 50 units. New parking lot striping to accommodate RV & Boat Storage. Nine (9) small stalls, Four (4) medium stalls and Seven (7) large stalls. Landscape areas (pervious areas) would remain the same size.

I hereby apply to rezone the property identified above in accordance with the provisions of Utah State Code 10-9a-503. I certify that the above information is true and correct to the best of my knowledge.

Date: 6/18/2019

Applicant Signature: James Thomson

FOR OFFICIAL USE ONLY

Application & \$150 Fee Received Date: _____

Public Hearing Date: _____

Letters sent to affected neighbors: _____

Planning Commission Approval: _____

City Council Approval: _____



APPLICATION TO REZONE

West Bountiful City
PLANNING AND ZONING
550 N 800 W, West Bountiful, UT 84087
(801) 292-4486
www.WBCity.org

PROPERTY ADDRESS: 580 West 100 North

DATE OF APPLICATION: 6/18/2019

PARCEL NUMBER: 060390128

CURRENT ZONE: CG

PROPOSED ZONE: LI

LEGAL DESCRIPTION ATTACHED: YES NO

Applicant Name: Cirrus Group, James Thomson | Managing Director, Self Storage

Applicant Address (if different than above): 3401 N Thanksgiving Way, #190, Lehi, UT 84043

Primary phone: (801) 558-1521

E-mail address: james@cirrusgp.com

Describe in detail the request for which this application is being submitted and the reasons why the change will benefit the people of West Bountiful. A separate sheet with additional information may be submitted if necessary.

Please see the attached letter for additional information.

Project scope includes the renovation of an existing 53,238 sf concrete masonry and steel frame building into a self-storage facility. Major building modifications include a 5,700 SF internal expansion (mezzanine) of the second level. New EIFS facades at the NW and SW corner facing Interstate 15 and new paint scheme on the exterior. Major site modifications include two new drive up buildings with approximately 50 units. New parking lot striping to accommodate RV & Boat Storage. Nine (9) small stalls, Four (4) medium stalls and Seven (7) large stalls. Landscape areas (pervious areas) would remain the same size.

I hereby apply to rezone the property identified above in accordance with the provisions of Utah State Code 10-9a-503. I certify that the above information is true and correct to the best of my knowledge.

Date: 6/18/2019

Applicant Signature:

Canyon 100 N. Bntfl, LC
[Signature] 6/18/19

FOR OFFICIAL USE ONLY

Application & \$150 Fee Received Date: _____

Public Hearing Date: _____

Letters sent to affected neighbors: _____

Planning Commission Approval: _____

City Council Approval: _____



June 18, 2019

West Bountiful City

PLANNING AND ZONING

550 N 800 W, West Bountiful, UT 84087

(801) 292-4486

www.WBCity.org

RE: Application to Rezone the Carr Printing Building located at 580 West 100 North, West Bountiful, UT 84010.

To Whom It May Concern:

This letter is written to express our interest in changing the existing zoning for the above-referenced property (the "Property"). We are not the owner, but the current owner has agreed to sell the Property to us, the Cirrus Group, assuming we can improve the Property into self-storage. Our request is that we are allowed to change the zoning from C-G to a zoning that will allow for self-storage or will accommodate a conditional use permit that allows for self-storage. We strongly believe self-storage is the best use for the Property, the residents of West Bountiful City, and Davis County, for the following reasons:

- The building is unique and built for an industrial type user.
 - The building is worth more than the land and it is not economical for a retail user to acquire the building, demolish it, and build a retail use.
 - The current owner and previous owner found it difficult to find a retail user and received interest for mostly industrial type users.
 - The self-storage use is the most retail oriented use the owner could identify given the nature of the Property.
 - It makes sense to convert the use to self-storage, given the layout and number of loading bays on the Property.
 - It is possible the Property will remain in its current condition for several years and not benefit from an upgrade as we are proposing and shown in our design and elevations.
- The amount of traffic on 100 North as you enter the Property, before you turn into Costco, can be highly congestive, especially on a Saturday afternoon. I have waited up to 10 minutes sitting in the Costco parking lot, waiting to exit, due to the high number of retail visitors.
 - If the subject is utilized by another retail use with high traffic volume, the ingress/egress into Costco and surrounding area will go from bad to worse and cause an even bigger traffic problem and cause people to shop elsewhere.



- The self-storage use will bring minimal traffic, particularly on a Saturday when traffic volume is at its highest. Our studies indicate there will be roughly seven self-storage visitors on a Saturday and three self-storage visitors per day on weekdays. Those numbers will decrease as the Property stabilizes.
- The current appearance of the property is not appealing and needs an upgrade. Our objective is to improve the curb appeal of the Property. The proposed design and elevations will significantly upgrade and enhance the Property, making it more appealing for cars driving by on I-15 and for visitors shopping in the area. The upgrade will make the Property look and feel more like a Class-A building along a heavily traveled freeway. This will enhance the appearance of West Bountiful City to better reflect the adjacent retail buildings.
- The change in use to self-storage will likely generate more income and therefore justify an increase in real estate property taxes for West Bountiful City.
- The Property will have a retail component as we will sell moving and storage supplies in the office, generating sales tax revenue.
- While there is self-storage in West Bountiful City and the surrounding market, there is minimal Class-A, climatized self-storage in the area. If the zoning change is allowed and we are able to develop the proposed self-storage, the Property will help with the demand in the community for Class-A storage space where residents can benefit from climatized storage units.
- Self-storage is an environmentally friendly use as there will be no manufacturing of any kind and will not create environmental concerns.

As a longtime resident of Davis County and frequent visitor to Costco and the surrounding retail, it is my hope that you will recognize the value of our proposed use and choose the benefit of self-storage for the Property, the area, and the residents of our community. Thank you for your consideration.

Kind Regards,

James Thomson

James Thomson

Alexandria, VA - before



Alexandria, VA - after



Somerville, MA - before



Somerville, MA - after



Waltham, MA - before

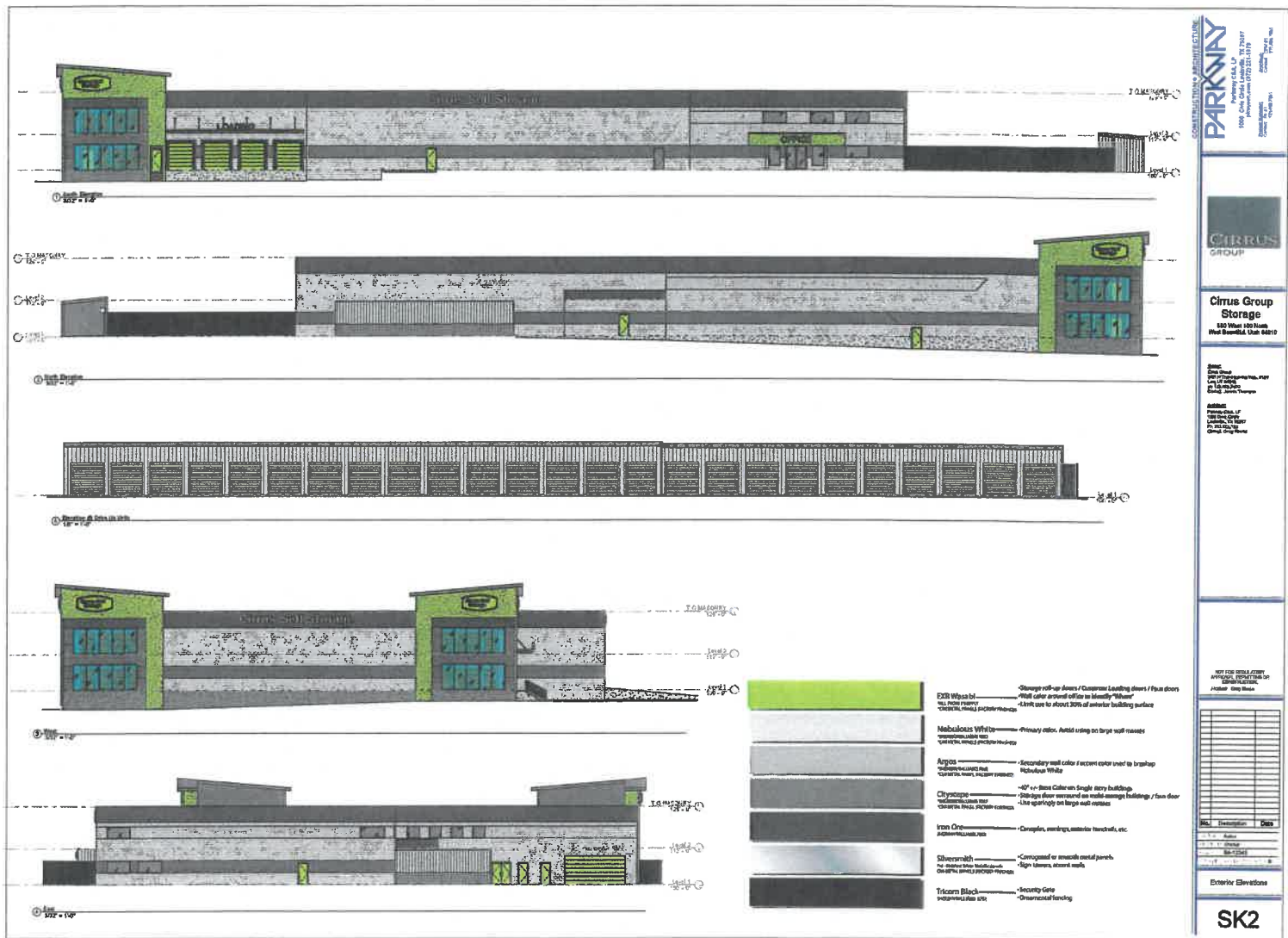


Waltham, MA - after

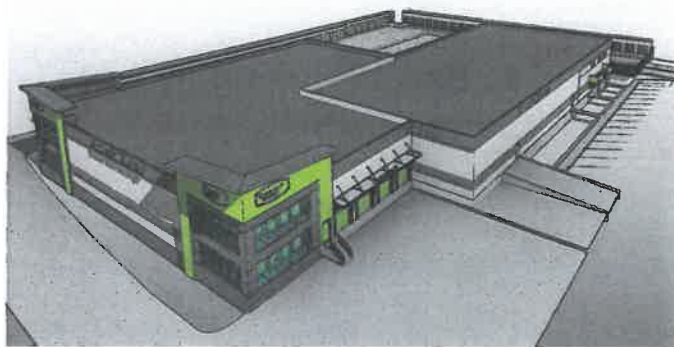








Rev.	Description	Date
1	Initial	10/1/00
2	Revised	10/1/00
3	Revised	10/1/00
4	Revised	10/1/00
5	Revised	10/1/00
6	Revised	10/1/00
7	Revised	10/1/00
8	Revised	10/1/00
9	Revised	10/1/00
10	Revised	10/1/00



Isometric View



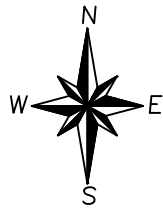
NORTHWEST VIEW

Rev.	Description	Date
1	Initial	10/1/00
2	Revised	10/1/00
3	Revised	10/1/00
4	Revised	10/1/00
5	Revised	10/1/00
6	Revised	10/1/00
7	Revised	10/1/00
8	Revised	10/1/00
9	Revised	10/1/00
10	Revised	10/1/00

WEST BOUNTIFUL CURRENT ZONING MAP

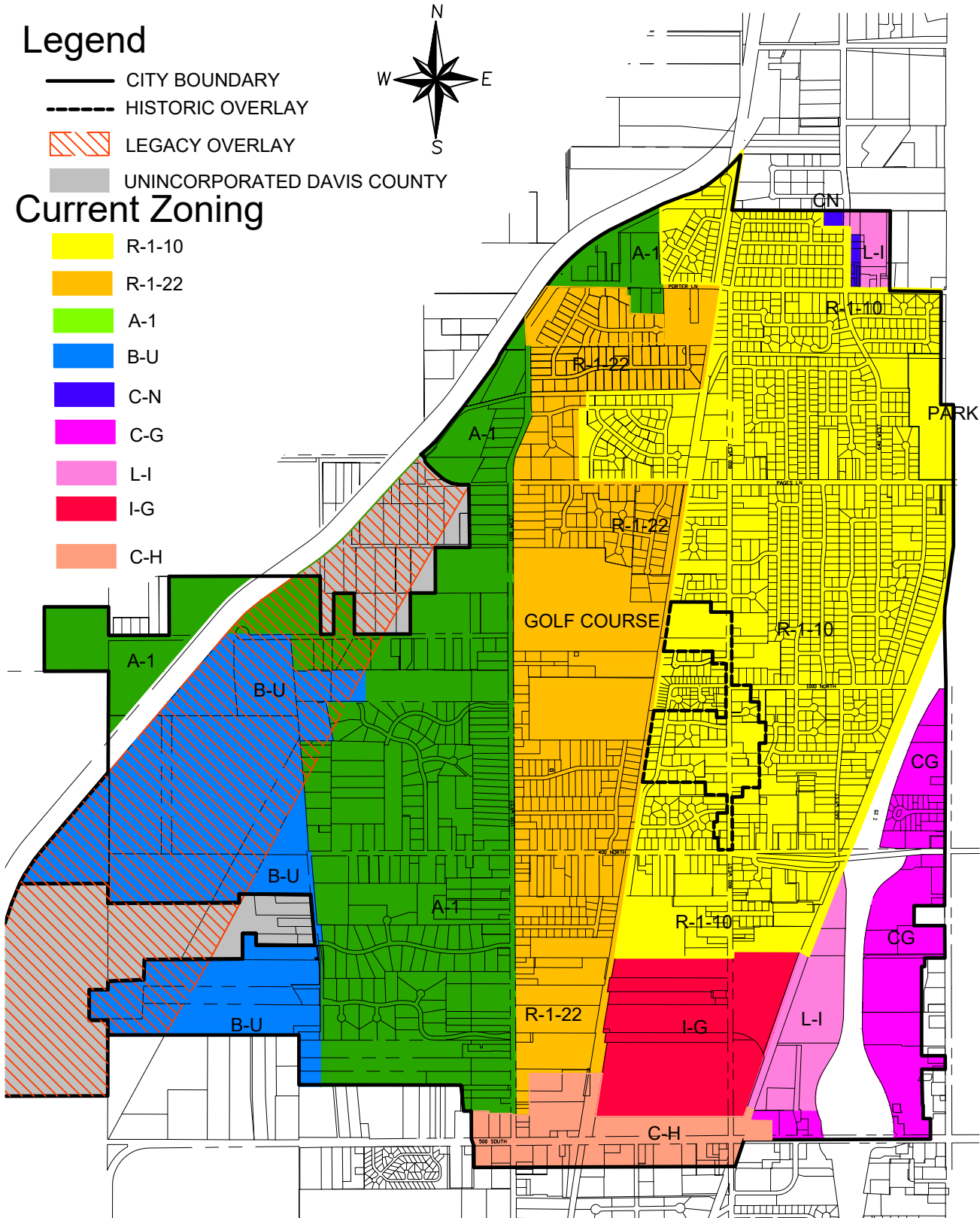
Legend

-  CITY BOUNDARY
-  HISTORIC OVERLAY
-  LEGACY OVERLAY
-  UNINCORPORATED DAVIS COUNTY



Current Zoning

-  R-1-10
-  R-1-22
-  A-1
-  B-U
-  C-N
-  C-G
-  L-I
-  I-G
-  C-H



Summary of SB 34 Moderate Income Housing Strategies

SB 34 requires Municipal General Plans to include a recommendation to implement 3 or more of the following strategies:

- (A) rezone for densities necessary to assure the production of MIH
- (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH
- (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
- (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city
- (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
- (F) allow for higher density or moderate-income residential development in commercial and mixed-use zones, commercial centers, or employment centers
- (G) encourage higher density or moderate-income residential development near major transit investment corridors
- (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
- (I) allow for single room occupancy developments
- (J) implement zoning incentives for low to moderate income units in new developments
- (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis
- (L) preserve existing MIH
- (M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH (FOR ADU'S, BY ZONE)
- (N) participate in a community land trust program for low or MIH
- (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
- (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
- (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
- (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
- (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
- (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
- (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
- (V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
- (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

We comply

Possibilities

**West Bountiful City
Planning Commission Meeting**

May 28, 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 May 24, 2019 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 28, 2019 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

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

MEMBERS EXCUSED: Corey Sweat

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. Dee Vest offered a prayer.

1. Accept Agenda

Chairman Denis Hopkinson reviewed the agenda. Laura Charchenko moved to accept the agenda as posted. Alan Malan seconded the motion. Voting was unanimous in favor among all members present.

2. Cancel Public Hearing for a Zone Change for A-1 to L-1 for Property West of Legacy Parkway

The public hearing for a zone change was canceled.

3. Discuss Future Conditional Use for Canyon Pipeline

Commissioner packets included a memorandum dated May 24, 2019 from Ben White regarding South Davis Sewer District Rezone Request. The memorandum included the following information:

- During the May 10th Planning Commission meeting, the request to rezone property South Davis Sewer District owns west of Legacy Highway was discussed. Since that meeting, the City has received additional information regarding Canyon Pipeline who is leasing portions of the Sewer District property on west of Legacy Highway.
- Canyon Pipeline is a general contractor doing work for Dominion Energy replacing gas pipelines throughout Davis County. Canyon Pipeline is owned by Southwest Gas Holdings is a regulated utility who provides gas service to over two million customers in Arizona, California and Nevada. Also, Canyon Pipeline's only client is Dominion Energy.

36

- Canyon Pipeline is owned by a quasi-public entity and only contracts with a quasi-public entity so they meet the requirements to be considered a “quasi-public” use which requires a Conditional Use permit to operate in the A-1 zone.

Ben White informed the Commissioners that Staff will bring the Conditional Use Permit application to them when it is submitted. Chairman Hopkinson would like to make sure appropriate conditions are included when the request is made.

4. Consider Conditional Use Application from Dominion Energy to Relocate a High-Pressure Regulator Station at 1140 West 400 North

Commissioner packets included a memorandum dated May 24, 2019 from Ben White regarding a Conditional Use Permit for Dominion Energy at 1140 W 400 North along with the Conditional Use Permit application and a site plan. The memorandum included the following information:

- Dominion Energy operates a natural gas pressure regulating station along the 400 North street shoulder just west of 1100 West. As a follow up project to the recent gas transmission pipeline replacement project, the regulator station also needs to be replaced.
- Dominion Energy has acquired an easement from the adjoining property owner to relocate the regulator station to the rear (north) property line behind the existing house. In return, the existing building in front of the house along 400 North will be completely removed.
- Staff conducted an analysis to determine whether Dominion Energy’s proposal was a “permitted” or a “conditional” use. The determination is that since Dominion is constructing a building above ground in a location other than where they currently operate, it is considered a change in land use which requires a conditional use permit.
- The design proposal includes a six-foot masonry wall with rod iron gate. The proposed building is smaller than the 200 square foot threshold which would require a building permit. Included with this memo is a site plan of the proposed facilities and a photo of a similar building in a different location.
- In considering the proposed application and the health, safety and welfare of the community staff identified a list of criteria to be included in the motion for approval if the Commission should choose to approve it.
 1. Drainage: Storm drainage should not negatively impact surrounding properties. Mitigation: The proposal includes a storm detention as well as a gravel surface to help dissipate storm water.
 2. Noise: Noise should be kept to the levels of those emitted from typical residential properties. Mitigation: No noise is expected from the normal operations of the facility.
 3. Odors: Noxious odors should be controlled and not permitted to leave the property. Mitigation: No odors are expected from the normal operation of the facility.
 4. Light: Security and site lighting should not negatively impact neighboring properties. Mitigation: Any proposed lighting is to be “down lighting” and be restricted to the fenced area.
 5. Traffic: Traffic kept to residential standards. Mitigation: No employees will be stationed at this location. Maintenance staff will periodically visit the site.

77

78 Ben White stated he has been working with Dominion for about a year and a half on this. He
79 pointed out the current regulator station on 400 North on an overhead map. They are proposing to
80 move the current facility and deed the property to the abutting neighbor Willy Marshall. Staff deemed
81 that this project merits a Conditional Use Permit.

82 **Commissioner Comments:**

83 **Laura Charchenko** asked if the gas lines will impact 400 North. Ben replied they will have to cut into the
84 road for one of the pipe connections.

85 **Alan Malan** noted the typo in the fence height and asked that it be noted that the fence would be not
86 be 6 inches but rather 6 feet tall.

87 **ACTION TAKEN:**

88 ***Mike Cottle moved to approve the Dominion Energy Conditional Use Permit at 1140 W 400 North with***
89 ***the following conditions: Storm drainage should not negatively impact surrounding properties; noise***
90 ***should be kept to the levels of those emitted from typical residential properties; noxious odors should***
91 ***be controlled and not permitted to leave the property; security and site lighting should not negatively***
92 ***impact neighboring properties and traffic kept to residential standards. Alan Malan seconded the***
93 ***motion and voting was unanimous in favor.***

94

95 **5. Discuss Moderate Income Housing Requirements for General Plan**

96 Included in the Commissioner packets was a summary of Senate Bill 34 for Affordable Housing. Ben
97 White noted that the new law requires Municipal General Plans to include a recommendation to
98 implement three or more of the following strategies before December 1. Then there will be a yearly
99 progress report required as well. Bill passed, and we need to comply if we want to receive
100 transportation funding which is the funding that has been tied to it. He explained that we need three (3)
101 strategies from the list of items A-W listed in the Bill, or we can also choose to use our own. Staff would
102 like direction on what we should include.

103

104 Suggested strategies for Affordable Housing:

- 105 (A) rezone for densities necessary to assure the production of Moderate Income Housing (MIH)
106 (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of
107 MIH
108 (C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH
109 (D) consider general fund subsidies or other sources of revenue to waive construction related fees that
110 are otherwise generally imposed by the city
111 (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones
112 (F) allow for higher density or moderate-income residential development in commercial and mixed-use
113 zones, commercial centers, or employment centers
114 (G) encourage higher density or moderate-income residential development near major transit
115 investment corridors

- (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities
- (I) allow for single room occupancy developments
- (J) implement zoning incentives for low to moderate income units in new developments
- (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis
- (L) preserve existing MIH
- (M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH
- (N) participate in a community land trust program for low or MIH
- (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality
- (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH
- (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity
- (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services
- (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations]
- (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH
- (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance
- (V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency
- (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income

Chairman Hopkinson wanted to know what the definition of “implement” means from a legal standpoint, what the legal ramifications are if we don’t comply, and which committee the bill came from. Mr. White explained that we have five years to come up with a plan and implement it.

Commissioners discussed the list.

Chairman Hopkinson stated that he feels we are pretty evenly distributed on low, moderate, and high housing. Ben White referenced a report that staff does every year. He pointed out in that report that we score well in moderate income housing but not so well in the low-income housing. He noted that items E, L, and O could be listed in our plan or we can come up with our own.

Mike Cottle stated that he is fine with E, F and O but added that things could change next year with legislation even if we come up with a plan now.

Dee Vest liked items E, G, L, O, and W. He asked if we could look at implementing an affordable housing plan in the west side and try to annex that area in for that purpose.

Chairman Hopkinson tagged item V and noted that last time we put together a redevelopment agency we got the Commons Shopping Center. He suggested we explore the area of the Commons and Gateway and the possibility to create a campus of blended housing and retail using RDA money. He desires this type of plan over a mixed-use piece in our west side development area. He pointed out that

the west side could bring some higher density to us but that is not certain at this time. He noted that Salt Lake has not been so successful with their retail/housing development in their Gateway Development.

Laura Charchenko suggested to use the 10-year Commons money for low income housing for #O. She was in favor of items E, F, and M (by zone).

Alan Malan pointed out that item O has nothing to do with moderate income housing but merely assists someone to get high income housing.

Staff will come up with some possible suggestions to present to the Commission in upcoming meetings.

6. Review Previous Updates to General Plan

- a. Section II-Land Use**
- b. Section IV-Transportation**
- c. Section VII-Annexation**
- d. Section VIII-Public Utilities**

Commissioner's reviewed the updated General Plan presented and all were favorable of the changes that were presented. A few suggestions were given from the Commissioners.

- **Alan Malan** suggested changing the verbiage "animal rights" to "rights for animals".
- **Laura Charchenko** referred to Page 4 of Policy 2. She is in favor of keeping the Historic District in place and protected but not expand the district area.
- **Alan Malan** Page 6 second paragraph- would like to strike "likely".
- **Chairman Hopkinson** noted Annexation Area B includes the Smith property and we know that is in play. We currently have an agreement with Woods Cross and asked Ben for an update of that plan. Ben noted that the plan is still as it was being that if there were sales tax generators built they would annex into Woods Cross and if office, residential, or campus-type development were built they would annex into West Bountiful. Ben stated that land use is the dictator of who will get what.
Chairman Hopkinson would like to see a conversation between City Administrators to readdress the past agreement. Staff thought that may be difficult to do at this time.

7. Staff Report

Ben White

- **No report**

Cathy Brightwell

- **City Council Candidate filing is open next week Monday-Friday from 8-5 pm.**

8. Consider Approval of Minutes from May 14, 2019 meeting.

ACTION TAKEN:

198 ***Laura Charchenko moved to approve of the minutes of the May 14, 2019 meeting as***
199 ***corrected. Dee Vest seconded the motion and voting was unanimous in favor.***

200
201 **7. Adjournment**

202 **ACTION TAKEN:**

203 ***Alan Malan moved to adjourn the regular session of the Planning Commission meeting at***
204 ***8:50 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.***

205
206

207
208 *The foregoing was approved by the West Bountiful City Planning Commission on May 14, 2019 by*
209 *unanimous vote of all members present.*

210
211 _____
212 *Cathy Brightwell – City Recorder*

213
214
215