

Mayor
Kenneth Romney

**City Engineer/ Land
Use Administrator**
Kris Nilsen

**City Recorder/
Community
Development**
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

Chairman
Denis Hopkinson

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

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, NOVEMBER 24, 2020**

Meeting will be held exclusively via Zoom (see info below)

The Mayor and the Planning Commission Chair have determined that due to the current COVID-19 pandemic and the physical distancing required to prevent the spread of infection, public meetings present a substantial risk to the health and safety of those who may be present at the meetings. That risk can be substantially mitigated by holding this meeting through electronic means that allow for public participation without an anchor location.

Prayer/Thought by Dee Vest

1. Accept Agenda.
2. Consider Final Plat for Beverly Estates Subdivision for Husky Homes, LLC
3. Discuss Preliminary Plat for Doug Coon's Corner at 1000 N/550 West
4. Discuss Proposed Changes to WBMC 17.24.110 Historical Overlay District, Historic District Map and Associated General Plan Text.
5. Staff report.
6. Consider Meeting Minutes from November 10, 2020.
7. Adjourn.

Join Zoom Meeting

<https://us02web.zoom.us/j/88995808793>

Meeting ID: 889 9580 87

One tap mobile

+16699006833,,88995808793# US (San Jose)

+12532158782,,88995808793# US (Tacoma)

Dial by your location

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington D.C)

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 November 20, 2020 by Cathy Brightwell, City Recorder.

MEMORANDUM



TO: Planning Commission

DATE: November 20, 2020

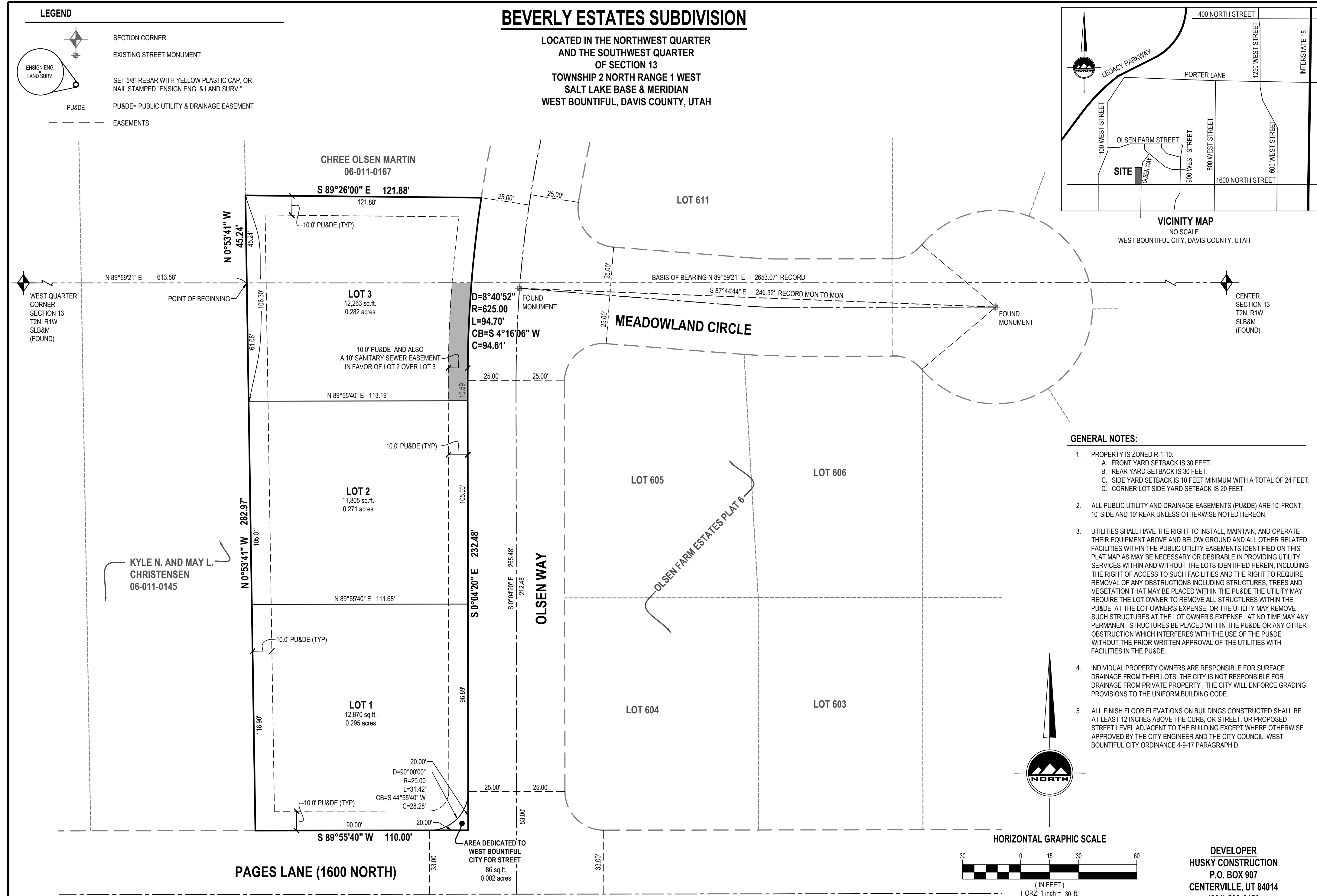
FROM: Kris Nilsen

RE: Beverly Estates Subdivision – Preliminary / Final Plat

Husky Real Estate, LLC has applied for a three-lot subdivision at 1014 W Pages Lane. The property is within the R-1-10 zone. This land was part of a larger property previously owned by Terry Olsen. On November 3, 2020, the city council split the larger property into two parcels based on a divorce decree and quiet title order. Beverly Estates subdivision is proposed for the southern parcel.

Below is summary of points of interest. The items in bold text need to be addressed.

1. The three meet the required R-1-10 zoning requirements for size and frontage.
2. Add written description for the dedication of ROW and PUE in the owner's dedication area of plat.
3. Existing residence/structures, homes, sheds, etc., exist on the site. Indicate if structures are to be removed or remain.
4. **Grading and Drainage Issue:** Indicate direction and slope of surface runoff. Indicate the path that surface drainage runoff will exit the development site and be collected by the public storm water collection system in the event of a large storm. Natural grade of the property drains to the northwesterly to an existing city-maintained storm drain approximately 95 feet north on the development north boundary. Options for surface drainage are:
 - a. Acquire an easement to maintain an open path for surface drainage to flow in this direction.
 - b. Raise the lot finished grades to drain to the public street.
 - c. Install back lot drain that connects to Olsen way storm drain (if elevations permit).
5. **FEMA Flood Plain:** Site location is in FEMA flood plan zone AE and Zone X indicate flood plain areas on site drawings.
6. Recommend Final approval of the project, a detailed list of design review comments has been sent to the Husky Real Estate to be addressed for a final review before going to City Council for final approval.
7. Where this is a small lot subdivision, if the planning commission approves it tonight, it will go directly to city council for final approval.



SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **BEVERLY ESTATES SUBDIVISION**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the quarter section line, said point being North 59°52'21" East 613.58 feet along the quarter section line from the West Quarter Corner of Section 13, Township26 North, Range 1 West, Salt Lake Base and Meridian, and running:

Thence South 03°00'41" East 154.25 feet;

Thence South 29°53'21" East 128.86 feet to the west line of Olsen Way as platted on the Olsen Farm Estates Plat 6;

Thence southwesterly 94.70 feet along the arc of a 625.00 foot radius curve to the left, (center bears South 81°23'28" East and long chord bears South 41°16'06" West 54.61 feet, with a central angle of 84°52'02" along the west line of Olsen Way as platted on the Olsen Farm Estates Plat 6;

Thence South 0°04'20" East 232.48 feet along the west line of Olsen Way as platted in the aforementioned Olsen Farm Estates Plat 6 to the north line of Pages Lane, (1600 North);

Thence South 85°55'00" West 110.00 feet along the north line of Pages Lane, (1600 North);

Thence North 03°54'11" West 282.97 feet to the point of beginning.

Containing 37,074 square feet, 0.8590 acres, 3 lots.

11-05-20
Date

Keith R. Russell
License no. 164386



OWNER'S DEDICATION

Known all men by these presents that I, the under- signed owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

BEVERLY ESTATES SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.
In witness whereof I have hereunto set My hand this _____ day of _____ A.D., 20____

HUSKY REAL ESTATE LLC
By: JEREMY GROVER
It's: MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis)S.S.

On the _____ day of _____, A.D., 20____, JEREMY GROVER, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS in the State of Utah, who after being duly sworn, acknowledged to me that he is the MEMBER, of HUSKY REAL ESTATE LLC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said limited liability company executed the same.

MY COMMISSION EXPIRES:

_____, RESIDING IN _____ COUNTY
NOTARY PUBLIC

BEVERLY ESTATES SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
AND THE SOUTHWEST QUARTER
OF SECTION 13
TOWNSHIP 2 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
WEST BOUNTIFUL, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

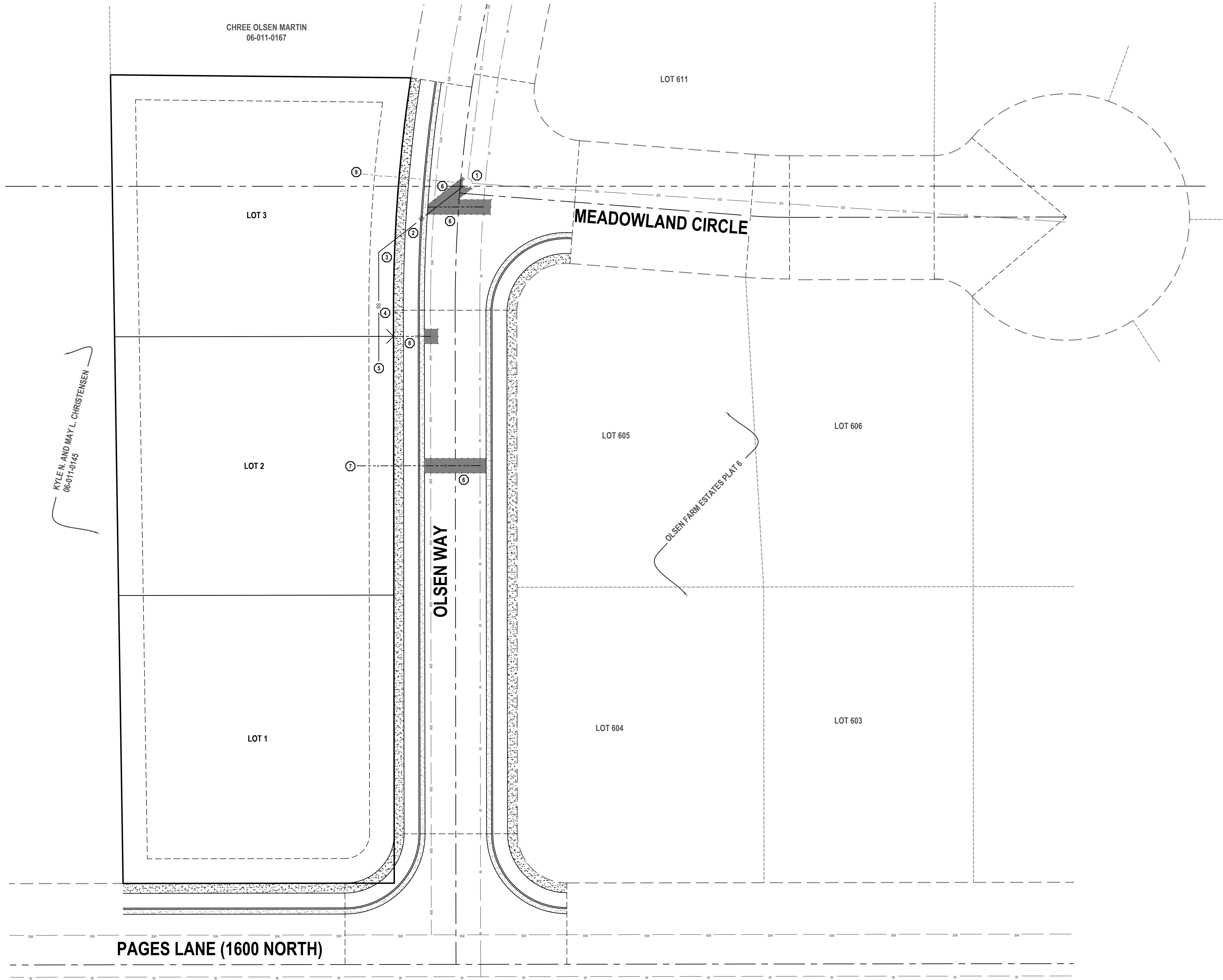
DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



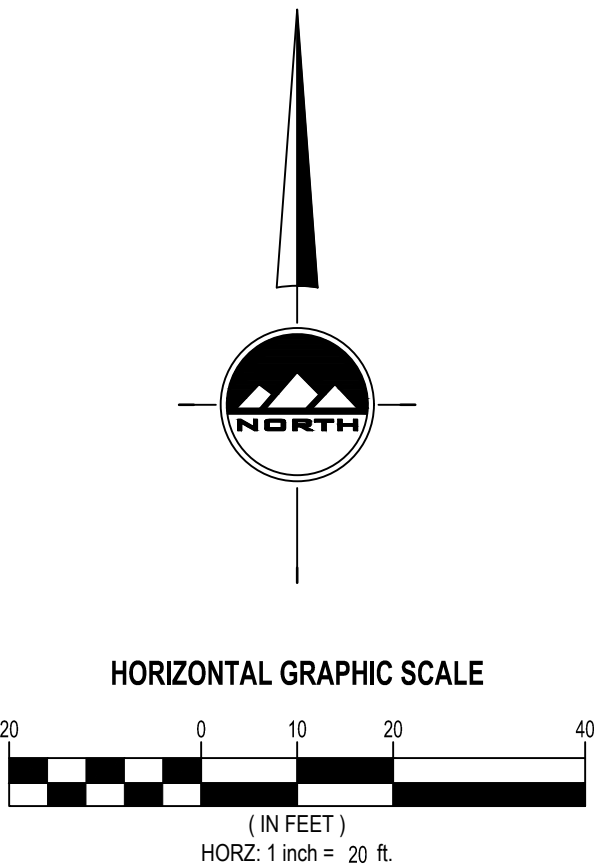
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- CORE 4" PVC SANITARY SEWER LATERAL INTO SANITARY SEWER MANHOLE AT TOP OF BASE AND CREATE A TROUGH TO THE FLOW LINE IN THE MANHOLE.
EXISTING RIM = 4425.0
EXISTING FLOW LINE = 4219.5
DESIGN FLOW LINE OF 4" LATERAL = 4200.0
- INSTALL 45.61 LINEAR FEET OF 4" PVC SANITARY SEWER LATERAL AT 2.00% SLOPE.
- INSTALL 45" ANGLE AND A CLEAN OUT IN 4" SANITARY SEWER LATERAL. FLOW LINE = 4220.41
- INSTALL 44.15 LINEAR FEET 4" PVC SANITARY SEWER LATERAL AT 2.00% SLOPE.
- PLUG AND BLOCK END OF 4" SANITARY SEWER LATERAL AND MARK FOR FUTURE CONNECTION.
FLOW LINE = 4221.30. TOP BACK OF CURB AT LATERAL END = 4227.0
- SAW CUT ASPHALT ROAD FOR SEWER LATERAL WITH BACKFILL AND ASPHALT PATCH PER WEST BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS.
- INSTALL 1" CULINARY WATER LATERAL AND METER AT CENTER OF LOT. SAW CUT ASPHALT STREET, BACKFILL, COMPACT AND ASPHALT PATCH PER WEST BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS.
- INSTALL 1 1/2" SECONDARY WATERLINE WITH DUAL METER CONNECTIONS, ONE ON EACH LOT AT THE COMMON LOT LINE OF LOT 2 AND LOT 3. PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS. SAW CUT ASPHALT STREET, BACKFILL, COMPACT AND ASPHALT PATCH PER WEST BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS.
- EXISTING 4" SANITARY SEWER LATERAL TO LOT 3.



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
HUSKY CONSTRUCTION
P.O. BOX 907
CENTERVILLE, UTAH 84014
CONTACT:
CHRIS BRATSCH
PHONE: 801-509-6456

BEVERLY ESTATES
SUBDIVISION
1014 WEST PAGES LANE
WEST BOUNTIFUL, UTAH

UTILITY PLAN FOR SEWER,
CULINARY WATER - METER,
AND SECONDARY WATER
AND METERS.

PROJECT NUMBER 10300 PRINT DATE 11/5/20
DRAWN BY A.SHELBY CHECKED BY K.RUSSELL
PROJECT MANAGER K.RUSSELL

C-100

MEMORANDUM



TO: Planning Commission

DATE: November 20, 2020

FROM: Kris Nilsen

RE: Doug Coon's Corner Subdivision – Phase 1 - Preliminary Plat

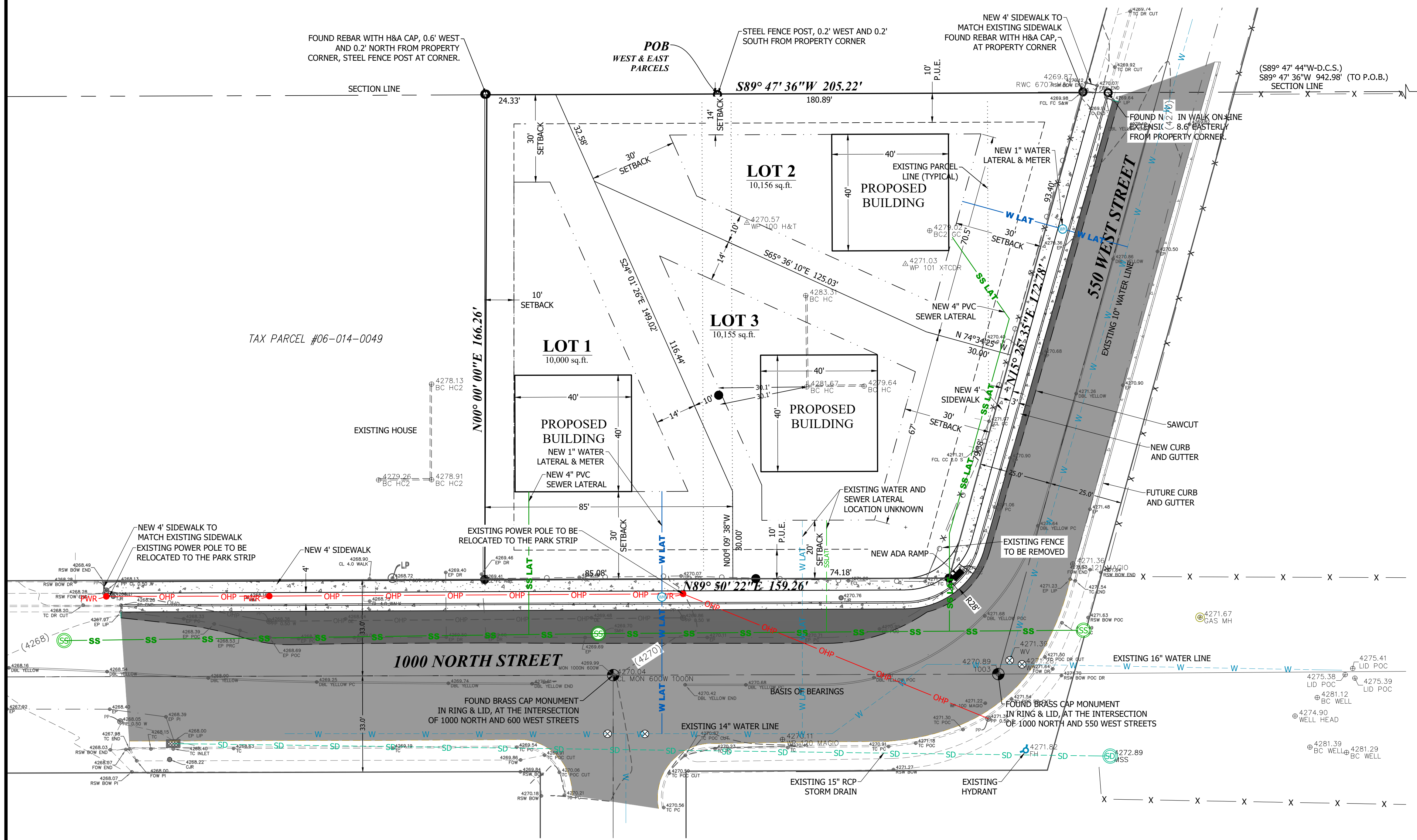
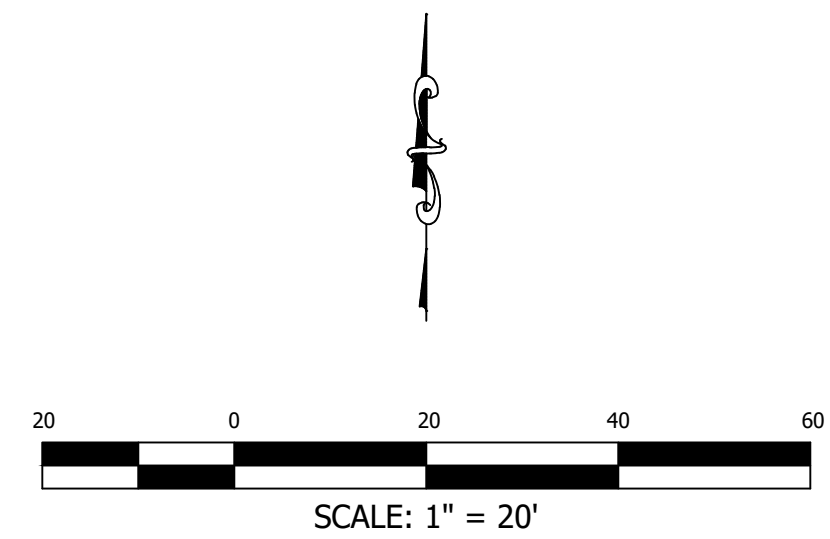
Doug Coon applied for a 3-lot subdivision on the northwest corner of 550 West 1000 North. The property is within the R-1-10 zone and consists of 30,099 square feet (0.69 acres).

Below is a summary of points of interest. The items in bold text need to be addressed.

1. **The three lots are somewhat uncommon shape**, but they meet the required R-1-10 zoning requirements for size and frontage. Frontage is measured as 85 feet at the front setback of 30 feet and size is 10,000 square foot minimum.
2. **Lot 3 30-foot rear yard setback** is not indicated by the proposed building setback lines. I have required the designer to show 30-foot setback on lot three west property line. Verify buildable area is of size/space needed for intended new home/garage.
3. Existing buildings on this project must be demolished and removed prior to issuing any building permits.
4. Streetlights. There is a streetlight on the southeast corner of 550 W and 1000 N.
5. Staff is recommending curb, gutter and sidewalk be required along the frontage of the project as shown on the plans.
6. Project will require the installation of a storm drain inlet box and lateral connecting to the existing storm drain in 1000 North Street.
7. Recommend preliminary approval of the project. A detailed list of design review comments has been sent to Mr. Coons to be addressed for a final review before going back to Planning Commission for final approval.

WBMC Title 16 defines preliminary plat as a step in the process that shows the design of a proposed subdivision and the existing conditions in and around the subdivision. The plat is graphically accurate to a reasonable tolerance but need not be based upon a detailed final survey of the property. Approval of the preliminary plat by the planning commission does not constitute final acceptance but authorizes the subdivider to proceed with the preparations of plans and specifications and with the preparation of the final plat.

DOUG'S CORNER SUBDIVISION
LOCATED IN THE SE QUARTER OF SECTION 13, & NE 1/4 IF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
NOVEMBER 2020
PRELIMINARY PLAT



AS-SURVEYED DESCRIPTIONS

WEST PARCEL
BEGINNING AT A POINT ON THE SOUTH LINE OF THE EASTLAND SUBDIVISION THAT IS SOUTH 89°47'36" WEST
ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 00°09'49" EAST
103.35 FEET; THENCE SOUTH 11°26'41" EAST 64.22 FEET TO THE NORTH LINE OF 1000 NORTH STREET;
THENCE SOUTH 89°50'22" WEST 93.00 FEET ALONG SAID NORTH LINE TO A POINT THAT IS
SOUTH 89°50'22" WEST 43.89 FEET ALONG THE CENTERLINE AND NORTH 00°14'09" WEST 33.00 FEET FROM
THE MONUMENT AT THE INTERSECTION OF 1000 NORTH AND 600 WEST STREETS; THENCE
NORTH 00°14'09" EAST 166.26 FEET TO SAID SOUTH LINE OF EASTLAND SUBDIVISION AND TO THE SECTION
LINE; THENCE NORTH 89°47'36" EAST 79.28 FEET ALONG SAID SOUTH LINE AND SECTION LINE TO THE POINT
OF BEGINNING.

CONTAINS 0.314 ACRES

TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL
BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED
SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION
PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

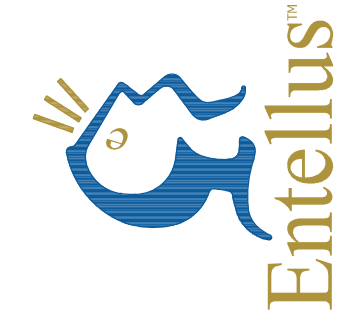
LEGEND

- PROPERTY LINE —————
 - ADJACENT PROPERTY —————
 - ROAD CENTERLINE —————
 - EASEMENT LINE - - - - -
 - EDGE OF PAVEMENT ————
 - CURB, GUTTER, SIDEWALK ————
 - FENCE LINE ———— x ———— x ————
- SET 5/8" X 24" REBAR WITH H&A
ENTELLUS CAP, LS #166385, AT CORNER
(UNLESS OTHERWISE NOTED)
- FOUND LOT CORNER MARKER
(AS NOTED)

MEETING NOTES

- CONCEPT ONLY, DEVELOPER TO VERIFY ALL DIMENSIONS AND ZONE REQUIREMENTS
- CONCEPT ASSUMES SURVEY DIMENSIONS AND AREA SHOWN AS USABLE FOR PROJECT
- CONCEPT IS THREE LOTS (FLEXIBILITY IN THE LOT LAYOUT LIMITED DUE TO FRONTAGE AND AREA REQUIREMENTS)
- COMPLETE DEMOLITION AND REMOVAL OF EXISTING STRUCTURES (CONFLICT WITH THREE LOT CONCEPT)
- LANDSCAPE REMOVAL TO ALLOW FOR SAFE LINE-OF-SIGHT AT CORNER OF 1000 NORTH STREET AND 550 WEST STREET
- TWO LOT CONCEPT WITH EXISTING HOME TO REMAIN WOULD STILL REQUIRE 85 FOOT MINIMUM FRONTAGE ON EACH LOT

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



PRELIMINARY
NOT FOR
CONSTRUCTION

DOUG'S CORNER SUBDIVISION

1000 NORTH 550 WEST
LOCATED IN THE SE 1/4 OF SEC. 13 & NE 1/4 OF SECTION 24, T.2N., R.1W., S.L.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: RNH
APPROVED: STA
PROJECT #: 1906001
PRELIM PLAT-1906001.dwg

C000
PRELIM PLAT

MEMORANDUM



TO: Planning Commission

DATE: November 24, 2020

FROM: Staff

RE: Historical Overlay District

The city council has asked the planning commission to review the Historic Overlay District (HOD) and make a recommendation on the need to continue, modify or eliminate the associated regulations.

The planning commission has been researching and discussing these issues for several months. Multiple properties have been allowed to be removed from the HOD and the city council removed the Heritage Pointe subdivision from the HOD on November 3, 2020.

At its last meeting, the planning commission reviewed proposed changes to WBMC 17.24.110 that eliminated the design and construction standards and left only policy statements and minimal requirements, including pictures of historic homes before they can be demolished or extensively remodeled. There was also discussion about how best to marry the general plan with the revised historic district code language.

Staff was given direction to come back with a final text change proposal for both the municipal code and general plan and an updated map to better reflect the area of the historic district.

Separate public hearings for the code change and the general plan are required.

WEST BOUNTIFUL HISTORIC AREA



HISTORIC AREA

800 WEST STREET
FROM 200 NORTH TO 1350 NORTH

1000 NORTH STREET
FROM 800 WEST TO 735 WEST



WEST BOUNTIFUL MUNICIPAL CODE

17.24.110 Historic District - CLEAN

The city recognizes that the historical heritage of the West Bountiful community is among its most valued and important assets. It is therefore the intent of West Bountiful to preserve, protect and enhance historic areas and sites within the city. These historic areas, included in the R-1-10 district, are designated as the West Bountiful Historic District. (*See the map below.*)

Before a structure within the West Bountiful Historic District may be demolished or extensively altered, the physical appearance of the structure prior to demolition or alteration must be documented and pictures provided to the city recorder.

17.24.110 Historic District – REDLINE

The city recognizes that the historical heritage of the West Bountiful community is among its most valued and important assets. It is therefore the intent of West Bountiful to preserve, protect and enhance historic areas and sites within the city. These historic areas, included in the R-1-10 district, are designated as the West Bountiful Historic District. (*See the [West Bountiful zoning map for details below.](#)*)

~~Properties designated to the historic landmark register may receive special consideration in the granting of zoning variances or conditional use permits in order to encourage their preservation.~~

~~In the event of rehabilitation of the property, local building officials may consider waiving certain code requirements in accordance with the current building code, which deals with historic buildings.~~

~~If Before a [historic site](#) structure within the West Bountiful Historic District is to may be demolished or extensively altered, the physical appearance [of the structure prior to demolition or alteration](#) must be documented, and pictures provided to the city recorder [before that action takes place](#).~~

WEST BOUNTIFUL GENERAL PLAN 2019

1.1 Introduction

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.~~

~~West Bountiful adopted a Historical Overlay District, WBMC Section 17.24.110, in 2015 to preserve, protect and enhance historic areas and sites within the city. These regulations govern building exteriors within the historical district as they are erected or extensively altered.~~

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 through streetscapes and other features that recognize the historical significance of the area.~~

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 ~~3~~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.

Historic District and Legacy Overlay Zones

The West Bountiful Future Land Use Plan includes ~~a~~ the West Bountiful ~~Historic Preservation Overlay Zone~~ District and a Legacy Overlay Zone.

Historic District~~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 in 2004 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.

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.

To protect the integrity of West Bountiful's historic city center, West Bountiful has ~~created~~ designated a historic ~~preservation overlay zone~~ district, shown on the Land Use Map (FIGURE 2.-2), ~~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.~~ 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 ~~added by designation in the National Register of Historic Places.~~

The ~~recommended Historic Preservation Overlay Zone~~ historic district is intended to ensure that all new development ~~infrastructure, and any modification or demolition of historic structures,~~ is carefully evaluated to ensure that the action ~~it~~ will not adversely impact preserve the historic character and integrity of the area, ~~and that historic structures are carefully documented before any modification or demolition.~~ 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.

The City should consider a unique street cross section for the historic district, to enhance pedestrian safety and beautify the street. 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 priority~~ should be placed on ensuring that increased density development ~~, other than as allowed in the R-1-10 zoning district,~~ does not occur on property ~~fronting 800 West within the historic district.~~ ~~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.~~

**West Bountiful City
Planning Commission Meeting**

November 10, 2020

PENDING – NOT 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 November 6, 2020 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, November 10, 2020 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

Due to the Coronavirus outbreak this meeting was held by teleconference measures using Zoom.

MEMBERS ATTENDING: All attending via Zoom: Chairman Denis Hopkinson, Vice Chairman Alan Malan, Mike Cottle, Dee Vest, Corey Sweat, Laura Charchenko, and Council member Kelly Enquist.

STAFF ATTENDING: Duane Huffman (City Administrator), Kris Nilsen (City Engineer), Cathy Brightwell (Recorder) in house, Steve Doxey (Legal) and Debbie McKean (Secretary) via Zoom.

VISITORS: Via Zoom: John Jansen, Jake Young

The Planning Commission meeting was called to order at 7:30 pm by Vice Chairman Alan Malan for Chairman Hopkinson who will join our meeting late. Mike Cottle offered a thought and a prayer.

Vice-Chairman Alan Malan read the following message: The Mayor and the Planning Commission Chair have determined that due to the current COVID-19 pandemic and the physical distancing required to prevent the spread of infection, public meetings present a substantial risk to the health and safety of those who may be present at the meetings. That risk can be substantially mitigated by holding this meeting through electronic means that allow for public participation without an anchor location.

1. Accept Agenda

Vice-Chairman Alan Malan reviewed the proposed agenda. Corey Sweat moved to approve the agenda as presented. Mike Cottle seconded the motion. Voting was unanimous in favor among all members present.

Duane Huffman introduced John Jansen and Jake Young (via Zoom), independent contractors who have been hired to help with city planning and moderate income housing reporting. An annual report on Moderate Income Housing is due to the state on December 1st. Tonight they will lead a discussion on our ADU regulations and briefly introduce other housing issues for the future. The report due on December 1, 2020 needs to show that we as a city are making

progress with the moderate income housing options we selected in last year's report. Mr. Huffman excused himself at this point.

2. Discuss Historic Overlay District Regulations

Commissioner packets included a memorandum dated November 6, 2020 from staff regarding Historic Overlay District ("HOD"). The memorandum included the following information:

Introduction

The planning commission has been researching and discussing these issues for several months. Multiple properties have been allowed to be removed from the HOD and a review to determine whether these regulations are still relevant is needed.

Background

The original West Bountiful Historic District was registered to the National Register of Historic Places (U.S. Department of Interior, National Park Service) in 2004.

The Historical Overlay District, adopted in 2012, includes historic homes on 800 West and the Heritage Pointe subdivision. This district does not entirely match the boundaries of the original historic district.

On November 3, 2020, the city council removed the Heritage Pointe subdivision from the HOD.

Current Historical Overlay District

The HOD consists of approximately 27 properties along portions of 800 West plus the 36 lots in Heritage Pointe subdivision. Included in these numbers are 1 vacant lot in Heritage Pointe, 1 vacant lot on 800 West, and a 6.7 acre property that is mostly undeveloped.

The current map shows the boundaries of the District which are irregular in shape. On the east side of 800 West, the District begins at the Fisher home on 1000 N and goes south to the Mackey home on the north side of city hall. This includes the Pages Circle subdivision built in 2007 and an LDS chapel. On the west side of 800 West, the District begins with the Hopkinson property (1300 N) and goes south to the DeWaal home on 400 N. The west boundary juts in and out in several places excluding a few homes built in the late 1800's. This west portion also included the Heritage Pointe subdivision.

The age of homes in the District range from 1882 to 2019.

Next Steps

At its last meeting, the planning commission discussed removing Heritage Pointe subdivision from the HOD but wanted more time to evaluate the impact to the properties on 800 West

also included in the District. It was also suggested that a review of the current general plan and its references to the historic district be reviewed.

The current and original zoning maps, historical overlay district regulations (proposed, and original), and relevant general plan pages are attached for your review and discussion.

The following are options for discussion are based on direction from the Commission's last meeting.

- Eliminate the HOD entirely
- Eliminate the design and construction requirements in the HOD, keep policy statements encouraging property owners to preserve historical aspect of homes and an update map of historic homes
- Modify general plan to complement the option selected.

Cathy Brightwell informed the commissioners that the city council voted to remove Heritage Pointe subdivision from the overlay district at the last council meeting and is looking for additional recommendations from the planning commission on the HOD.

Ms. Brightwell said staff explored many options and ideas including completely deleting the HOD code but left in some policy language to ensure it was clear the city favors protecting the historic homes in the city and to be consistent with the general plan. The only enforceable requirement remaining is one that has homeowners providing pictures to the city prior to historic homes being demolished or substantially renovated.

Mike Cottle noted that he loves the historic homes on 800 West, and it makes our city what it is. As we consider changes to the historic district, he would like the homeowner to have the chance to choose whether they are in the district or not.

Alan Malan noted there are discrepancies in the HOD map and the boundaries are different than the historic district. He stated that we need to decide what the district boundaries are and what the regulations will be within the district or if we just recognize a historic area on paper without any requirements.

Corey Sweat noted that we keep getting requests to remove properties from the district and nobody wants to deal with the restrictions on the properties. He sees no reason to maintain the restrictions in the code if properties can be easily removed.

Laura Charchenko supports Corey Sweat's position. She feels we should do away with overlay district and the design restrictions but keep the original Historic District noted. She agrees that we should have pictures taken and note when changes are made so a history is

kept of the district. It does not make sense to extend the district when historic homes are not going to be built. She supports the map that was presented by staff this evening.

Chairman Hopkinson concurred with the ideas that have been shared among the commissioner's this evening noting that the map and language makes sense. He too, supports striking the overlay district language.

Councilmember Enquist would like to see things transparent and language clear for all to understand and be consistent to the general plan.

There was discussion on what homes to include on the map. It was decided to list all homes in the area that front 800 West from 200 North to the Hopkinson property and to add the historic homes on 1000 North. Cathy Brightwell noted there are currently a few signs up that define the district and we may want to add a few more to recognize the other areas within the district - signage at the North, South, East, and West points of the Historic District.

Some discussion took place about possible street scape options. Mr. Doxey suggested that if they choose to add more requirements, examples should be included. Cathy Brightwell noted that some efforts were made in the past to add historic options to 800 West like larger park strips, historic lighting, etc., but it became difficult and expensive to honor those ideas and now the entire road has been re-constructed.

All Commissioners supported eliminating the regulations but keeping the district in place.

Mr. Doxey will blend what the commission decides to do with the general plan to keep them congruent. He has mixed feelings about keeping a formal zone or district if there are no regulations applied. He stated that the general plan is a great place to put policy language regarding how the district is respected. He added that if no regulations are in place, the remaining historic district should be referred to as an "area" or "district" and should not be called a "zone."

Direction was given to staff to prepare a general map of the area and use the proposed language that requires pictures and notes to be submitted if significant changes are made or property demolished within the district. Commissioner Sweat felt that we need to take pictures now and have documentation on file as some residents may not know to do so.

Mr. Doxey stated one more meeting should be held to review the changes before a public hearing is scheduled.

3. Discuss Updates to Updates to Accessory Dwelling Units Regulations

Commissioner packets included a memorandum from Staff dated November 6, 2020 regarding draft updates to Accessory Dwelling Unit (“ADU”) regulations with an attached copy of suggested changes.

Cathy Brightwell re-introduced John Janson and Jake Young who have been hired to help the city create the report that is due December 1st regarding Moderate Income Housing as part of SB-34 (2019).

The housing section of the city’s general plan puts an emphasis on the value of ADUs in expanding the range of housing options within the city. In listing benefits of ADU’s, the general plan states: “In addition to providing affordable rental housing, they can allow first-time homeowners to gain access to homes that would otherwise be out of reach by renting out an additional unit.”

SB 34 required the city to identify strategies to assist with the implementation of moderate-income housing options in the city. One of West Bountiful’s strategies was to “create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.”

Jake Young introduced himself and gave a brief presentation on Accessory Dwelling Units. He noted that state law allows different types of ADUs including attached and detached but cities can limit which of these they want. West Bountiful currently requires ADUs to be attached to the primary structure. He noted some of different names of ADU’s: tiny homes, flats, carriage homes, mother-in-law apartments, etc. They are designed to blend into the neighborhood without devaluing the property. He explained that the main reason for these dwellings is to provide opportunities for family members to age in place or give adult children an affordable place to live until they can afford to live on their own. Even though these are great options, there are only about 5% of property owners building these dwellings.

Mr. Janson reviewed some suggestions to the ADU code language.

- Use plain language that is clear to understand.
- Conditional Uses should be used sparingly. If criteria is in code, no need for conditional use. (He added that changes should also be considered to the conditional use code.)
- West Bountiful does not allow detached ADU’s. Is there interest in adding them?
- Add building code requirements.
- How to deal with illegal ADU’s especially in older homes where compliance with building code is difficult? Cathy Brightwell noted that most ADU’s in the city are now coming as part of new builds in our larger expensive homes in anticipation of taking care of family members.
- Consider provision to allow for some temporary conditions where homeowner is not onsite?

- Require business license for landlords charging rent above a set amount? This allows tracking of ADU's and an option for enforcement if needed. Cathy Brightwell noted that West Bountiful does not currently license any landlords in the city.

There was discussion about the suggestion was to eliminate the conditional use requirement for ADUs since the necessary criteria is already included in code. This option is consistent with previous changes made by the city in other areas of code.

Chairman Hopkinson asked specifically what updates are required as part of SB-34. He recognized that there is a big demand in Davis County for affordable housing but is not convinced multi-family housing, especially multi-level apartment buildings are affordable. He is not sure what the panic is by cities when the legislation does not appear to have any teeth. Why do we need to make modifications if we do not believe they are in the best interest of our unique city?

Jake Young explained that the incentive to comply is access to \$700M in transportation funding. The state has recognized a great need for economical housing. Mr. Jansen noted it is getting extremely hard for young people to afford housing. The legislature is trying to meet the needs of individuals impacted by the housing crisis. He added that if cities do not do their part to help mitigate the housing crisis future legislation is likely to add more requirements that may be enforceable. The state would much rather have cities voluntarily make a plan that works for their city and not have to meet specific regulations by the state.

Mr. Jansen stated that as part of the report, it is important that each city shows they are working toward the goals they set last year; it is not necessary for them to have fulfilled the goal. He showed some slides featuring what we have set as goals and offered some ideas for changes.

Chairman Hopkinson noted his appreciation to John and Jake and the ideas that they have shared this evening. We are a city of 6400 people and carefully consider what to do based on what people have asked us to preserve. He pointed out that we have been trying to move away from conditional uses and more toward permitted uses.

John Jansen stated that as a city, you have the right to make decisions that are best for your community. Jake Young added that he understands the small city and how they want to maintain the quality and integrity of the community.

Mr. Jansen invited them to email him with ideas so he can include them in the next discussion and so that he can prepare the required report for our city. He suggested that the conditional use ordinance be one that they do more work on.

4. Staff Report

Kris Nilsen

- Pickle ball bid opened on Thursday with 3 bids received.
- Downloaded plans for the well on 400 North for review and input to CRS
- Beverly Estates 3-lot subdivision (Olsen property) and kennel has been removed.
- Jason Pierce got a stop order on a metal shed that he was building without a permit. City received complaints on it. Under review.
- Mike Cottle commented that it appears Jed Christensen is still selling hay on his 800 West property.

Cathy Brightwell

- Wingers, 5 Below have received building permits.
- Santorini's Greek Grill, Premier Martial Arts and Olive Garden should be complete soon.

5. Consider Meeting Minutes from October 27, 2020

Action Taken:

Laura Charchenko moved to approve of the minutes of the October 27, 2020 meeting as presented. Corey Sweat seconded the motion and voting was unanimous in favor.

6. Adjourn

Action Taken:

Laura Charchenko moved to adjourn the regular session of the Planning Commission meeting at 9:42 pm. Mike Cottle seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on November 24, 2020, by unanimous vote of all members present.

Cathy Brightwell – City Recorder