

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
Alan Malan

Commissioners
Laura Charchenko
Mike Cottle
Corey Sweat
Dennis Vest

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, MAY 25, 2021 AT THE CITY OFFICES**

This meeting will be held in-person

1. Prayer/Thought by Commissioner Sweat.
2. Accept Agenda.
3. Consider Highgate 2 Subdivision Plat
4. Consider Doug's Corner Subdivision Plat
5. Consider Ferlin Subdivision
6. Discuss Housing in Certain Commercial Areas Overlay (HCCO)
7. Discuss Fencing Regulations
8. Staff report.
9. Consider Meeting Minutes from May 11, 2021.
10. Adjourn.

*This notice has been sent to the Davis Journal and was posted on the State Public Notice Website
and the City's website on May 21, 2021 by Cathy Brightwell, City Recorder.*

MEMORANDUM



TO: Planning Commission

DATE: May 21, 2021

FROM: Kris Nilsen, City Engineer

RE: Highgate No. 2 Phase 1 Subdivision - Final Plat (waiver for small subdivision)

Onion Patch Securities, LLC has applied for a six (6) lot subdivision connecting to the west end of existing Highgate Estates Subdivision. The proposed subdivision site is a westerly extension of Wellington Avenue (10 North) along the south of the Mill Creek canal west of 1450 West Street. The property is within the B-U zone and consists of 7.44 acres. The lots each meet A-1 zoning requirements for size (1 acre) and frontage (85 ft.), as represented.

Purpose. The purpose of the final plat is to obtain formal approval by the planning commission and city council before a subdivision plat is recorded in the office of the Davis County recorder. The final plat and all information and procedures relating to it shall comply with the provisions of WBMC 16.16.030. The final plat and construction plans shall conform in all respects to those regulations and requirements specified during the preliminary or final plat procedure.

Final Plat Review - Items in bold text (highlighted yellow) need to be addressed.

The final plat shall include the following information.

1. An accurate and complete survey to second order accuracy shall be made of the land to be subdivided.
2. The plat shall show accurately drawn boundaries and shall note the proper bearings and dimensions of all boundary lines of the subdivision.
3. The plat shall show all survey and mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines.
4. All lots, blocks and parcels offered for dedication for any purpose shall be delineated and designated with dimensions, boundaries and courses clearly shown and defined.
5. **The plat shall show the right-of-way lines of each street, and the width of any portion being dedicated as well as the widths of any existing dedications. The widths and locations of adjacent streets and other public properties within fifty (50) feet of the subdivision shall be shown with dotted lines.**
6. All lots and blocks are to be numbered consecutively under a definite system approved by the planning commission. Numbering shall continue consecutively throughout the subdivision with no omissions or duplications.
7. All streets, including named streets, within the subdivision shall be numbered in accordance with and in conformity with the adopted street numbering system adopted by the city.

8. **The side lines of all easements shall be shown by fine dashed lines. The plat shall also show the width of all easements and ties sufficient to definitely locate the same with respect to the subdivision. All easements shall be clearly labeled and identified.**
9. The plat shall fully and clearly show all stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site.
10. When a subdivision contains lands, which are reserved in private ownership for community use, including common areas, the subdivider shall submit with the final plat a final copy of the proposed articles of incorporation, homeowner's agreements and bylaws of the owner(s) or organization empowered to own, maintain, and pay taxes on such lands and common areas.
11. **Prior to recording, a current title report will be submitted for review by the city attorney.**
 - a. **Title Report has been submitted and is in process of review.**
12. **Security for Public Improvements to be completed within 18 months.**
13. Payment of fees.

Final Construction Plan - review comments by City Engineer

Provide plan and profile drawing for street and applicable utilities.

1. Provide design of utility crossings at A1- Drain (existing culvert).

Storm Drain

1. Provide an easement on the plat for the storm drain outfall on Lot 3.
2. Finalize outlet discharge design and approval to the A1-Drain with Davis County.
 - a. Detention, if required.
3. Finalize LID design and approval.
4. The proposed design depth of the storm drainpipe at the inlets provides for NO cover.
 - a. Revise design to provide 12" minimum cover on storm drainpipe.
5. Provide double inlet at proposed storm drain inlet locations.
 - a. Street length of surface drainage is 716 linear feet at centerline (greater than 600 feet typical maximum).
 - b. Design of a future phase may add surface drainage to the inlets as well.
6. Provide grading and drainage plan for the site.
 - a. Show design for surface flow from the rear of Lots 4, 5 and 6.
 - i. A backlot drain system similar to the backlot drain system in Highgate Estates may be needed.
 - b. The rear area of Lots 4, 5 and 6 will need to be added to the drainage calculations if the surface drainage flows through the storm drain outfall.

Street

1. Revise street cross section to indicate 5" of asphalt (currently shows 4").
2. Provide design TBC labels and existing TBC labels at connection to existing Wellington Avenue.
3. All sidewalk shall be minimum 6" thick concrete over a minimum of 6" base coarse.
4. Minimum 6" base coarse under all curb and gutter.

Street Lights

1. Street light maximum spacing is 350 feet.
 - a. Recommend one streetlight at west end of project, this will light up the dead end.
 - b. Recommend one streetlight near the middle of project, this meets the 350 ft maximum spacing.
 - c. Show existing streetlight at existing west end of Wellington Avenue.

Culinary Water

1. Plan shows the culinary water line as existing.
 - a. Revise plan to indicate proposed (not existing).
 - b. Provide cross section or plan and profile design for A1- Drain crossing.
2. Provide detail of blow off detail.
 - a. Blow off shall be contained in a box or manhole with solid traffic lid.

Secondary Water

1. Plan shows the secondary water line as existing – change to proposed.
2. Provide cross section or plan and profile design for A1 Drain crossing
3. Provide blow off detail - Blow off shall be contained in a box or manhole with solid traffic lid.

Sanitary Sewer

1. Proposed Lot 1 lateral services may cross the existing sewer and easement.
 - a. Provide written acceptance or permit for crossing the SDSD easement and utility.
 - b. Provide cross section or plan and profile of existing crossing of the A1- Drain.

Gas Easement

1. Proposed Lot 1 lateral services may cross the existing gas utility and easement.
 - a. Provide written acceptance or permit for crossing the gas easement and utility.

Wetlands

1. Provide Wetlands Mitigation information that has been completed or in process for this project site.

Review and approval by all other impacted utility companies such as:

Weber Basin Water Conservancy District
South Davis Sewer District
Rocky Mountain Power
Gas company (verify entity)
Davis County

Recommendation by City Engineer:

After review of the submitted Final Plat and Construction Drawings, an approval by the planning commission should be subject to the following conditions:

1. Submit a final revised plat for review.
2. Submit revised construction drawings for review.
3. All City staff comments shall be addressed.

A RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, RANGE 2
NORTH, RANGE 1 WEST, SALT LAKE
BASE AND MERIDIAN.
WEST BOUNTIFUL CITY, UTAH

 S00°03'47"E
 967.47' (TIE)

BASIS OF BEARINGS S00°03'47"E
 2646.63' (MEASURED MON TO MON)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	17.15'	250.00'	3°55'47"	N88°02'07"E	17.14'
C2	18.86'	275.00'	3°55'47"	N88°02'07"E	18.86'
C3	15.43'	225.00'	3°55'47"	N88°02'07"E	15.43'
C4	7.80'	275.00'	1°37'28"	S89°11'16"W	7.80'
C5	11.06'	275.00'	2°18'18"	S87°13'23"W	11.06'
C6	30.72'	25.00'	70°24'25"	S50°52'01"W	28.82'
C7	50.54'	50.00'	57°55'11"	S44°37'24"E	48.42'
C8	89.29'	50.00'	102°18'53"	S55°15'34"E	77.89'

 FOUND SECTION CORNER _____ SECTION LINE
 SET 5/8 REBAR AND CAP _____ (BOUNDARY LINE)
 (WILDING ENGINEERING)
 STREET MONUMENT _____ ROW CENTERLINE
 _____ PUBLIC UTILITY EASEMENT
 _____ LOT SETBACKS (30' FRONT, 20' REAR, 10' SIDE)
 _____ ADJACENT PROPERTY / ROW LINE



The diagram illustrates the typical utility and drainage easements for two types of lots: an Interior Lot and a Corner Lot. Both lots are shown with a 10' front PUE & DE (Typ) and a 10' side PUE & DE (Typ). The Interior Lot also has a 10' rear PUE & DE (Typ) and a 7' side PUE & DE (Typ). The Corner Lot has a 10' side PUE & DE (Typ) on the side adjacent to the street. The easements are shown as dashed lines within the lot boundaries.

10' REAR PUE & DE (TYP)

7'-0"

7' SIDE PUE & DE (TYP)

STREET

10' FRONT PUE & DE (TYP)

INTERIOR LOT

10' SIDE PUE & DE (TYP)

10' FRONT PUE & DE (TYP)

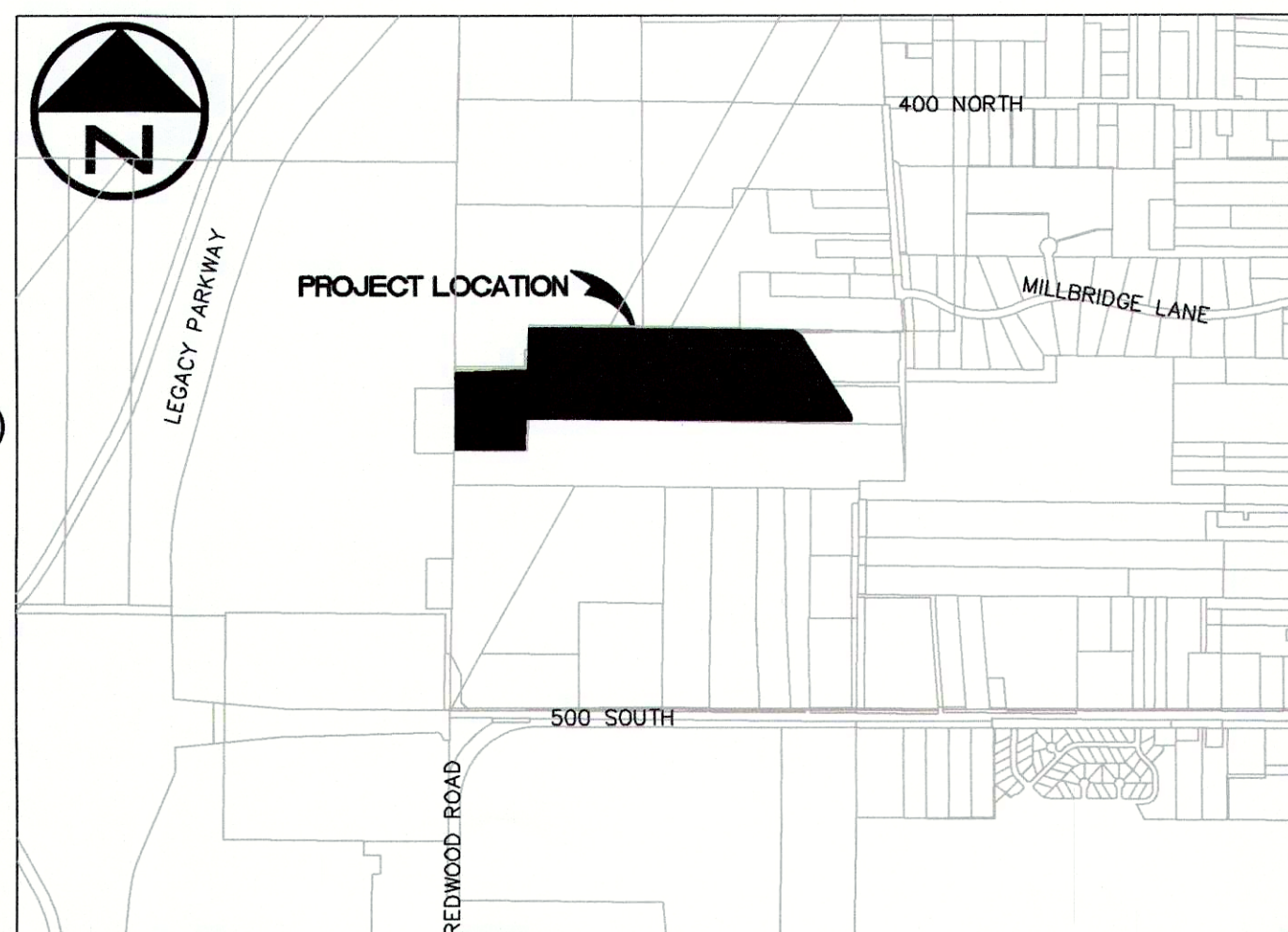
STREET

10' SIDE PUE & DE (TYP)

10' FRONT PUE & DE (TYP)

CORNER LOT

THE TYPICAL UTILITY AND DRAINAGE EASEMENTS ARE SHOWN FOR EACH LOT



DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIED THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DOMINION ENERGY

DOMINION ENERGY APPROVES ITS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. DOMINION ENERGY DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT.

1 PURSUANT TO UTAH CODE ANN. § 54-327 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY
FACILITIES A PUBLIC EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.
PURSUANT TO UTAH CODE ANN. § 54-327(2) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE
PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT
THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY
EASEMENTS. THE PLAT DOES NOT DEFINE THE LOCATION, ROCKY MOUNTAIN POWER MAY REQUIRE OTHER
EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT
ROCKY MOUNTAIN POWER MAY HAVE UNDER OTHER EASEMENTS.

2 (1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICATION TO PRESCRIPTIVE RIGHTS
(3) UTAH CODE ANN. § 54-327(2) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS. THE PLAT DOES NOT DEFINE THE LOCATION, ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER MAY HAVE UNDER OTHER EASEMENTS.
(4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER _____ DATE _____

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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, STREETS, AND EASEMENTS TO BE KNOWN AS HIGHGATE NO. 2 PHASE 1 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

SURVEYOR
(SEE SEAL BELOW)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°34'47" EAST ALONG THE SECTION LINE 967.47 FEET AND WEST 571.0 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, AND RUNNING THENCE SOUTHEASTERLY 74.82 FEET ALONG THE ARC OF A 148.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 89°31'00" WEST 4.26 FEET); THENCE SOUTHEASTERLY 15.53 FEET ALONG THE ARC OF A 103.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 15°53'41" EAST 56.45 FEET); THENCE SOUTH 00°01'00" WEST 4.26 FEET; THENCE NORTH 89°31'00" WEST 77.33 FEET; THENCE NORTH 00°00'53" EAST 170.32 FEET; THENCE SOUTH 86°04'14" WEST 64.17 FEET; THENCE NORTH 0°00'00" WEST 10.00 FEET; THENCE NORTH 89°14'14" EAST 32.50 FEET; THENCE NORTH 03°56'28" WEST 318.52 FEET; THENCE 89°25'00" EAST 386.07 FEET TO A POINT OF BEGINNING.

CONTAINS 7.44 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°03'47" EAST BETWEEN THE CENTER OF SECTION 23 AND THE SOUTH QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-96-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION, OR RESERVATION TO WEST BOUNTIFUL CITY, UTAH, ALL STREETS, WATER, SEWER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES ON THIS PLAT, AND ALL PUBLIC UTILITIES AND EASEMENTS SHOWN ON THIS PLAT, CITY OF UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND WEST BOUNTIFUL CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

 <NAME>
 <COMPANY> AUTHORIZED SIGNATURE(S)

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THIS ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT S(HE) IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF _____, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

WITNESS MY HAND OFFICIAL SEAL.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

THE CITY COUNCIL OF WEST BOUNTIFUL CITY, COUNTY OF DAVIS, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

APPROVED BY CITY RECORDER
(SEE SEAL BELOW)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE
BASE AND MERIDIAN.

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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[illegible]

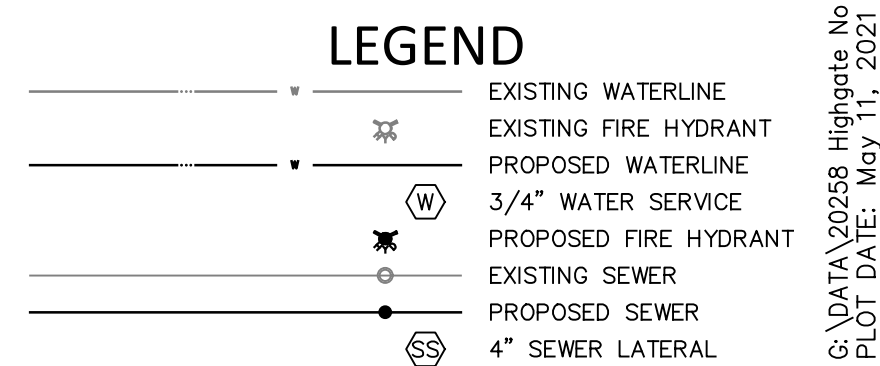


Diagram illustrating a Street Cross Section with the following layers and dimensions:

- Top Layer:** 50' TOTAL (25' ASPHALT on each side)
- Shoulders:** 4' SW and 4' SW (Shoulder Width)
- Stripes:** 4' PARK STRIP (on each side)
- Curbs:** 30" CURB AND GUTTER (on each side)
- Grades:** 2% (on each side of the curb)
- Base Layers:**
 - 4" ASPHALT W/ SEAL COAT
 - 8" ROADBASE
 - 12" IMPORTED SUBBASE
- Bottom Layer:** OVER MIRIFI 600X OR EQUAL

STREET CROSS SECTION

(NOT TO SCALE)



1	A-1 PIPE/WATER LINE CROSSING NOTE	5/11/21
NO.	REVISION	DATE

PROJECT INFORMATION

HIGHGATE NO. 2

MASTER UTILITY PLAN

WEST BOUNTIFUL, UTAH

DRAWN TMC	CHECKED DPW	PROJECT # 20258
	DATE 3/30/21	
	SCALE 1" = 30'	
	SHEET C202	
	ENGINEER'S STAMP	

G:\DATA\20258 Highgate No 2 Sub\dwg\Phase 1 Prelim Package\20258 Highgate 2 Overall Sheets.dwg
PLOT DATE: May 11, 2021

MEMORANDUM



TO: Planning Commission

DATE: May 21, 2021

FROM: Kris Nilsen, City Engineer

RE: Doug's Corner Subdivision - Final Plat (small subdivision)

Douglas Coons Construction, LLC has applied for a three (3) lot subdivision located on the west side of 550 West street at 1000 North. The property is within the R-1-10 zone and consists of 0.696 acres. The lots each meet the required R-1-10 zoning requirements for size (10,000 sf) and frontage (85 ft.), as represented.

Purpose The purpose of the final plat is to obtain formal approval by the planning commission and city council before a subdivision plat is recorded in the office of the Davis County recorder. The final plat and all information and procedures relating to it shall comply with the provisions of WBMC 16.16.030. The final plat and construction plans shall conform in all respects to those regulations and requirements specified during the preliminary plat procedure.

Final Plat Review - Items in bold text (highlighted yellow) need to be addressed.

A. The final plat shall include the following information.

1. An accurate and complete survey to second order accuracy shall be made of the land to be subdivided.
2. **The plat shall show accurately drawn boundaries and shall note the proper bearings and dimensions of all boundary lines of the subdivision.**
3. The plat shall show all survey and mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines.
4. **All lots, blocks and parcels offered for dedication for any purpose shall be delineated and designated with dimensions, boundaries and courses clearly shown and defined.**
5. The plat shall show the right-of-way lines of each street, and the width of any portion being dedicated as well as the widths of any existing dedications. The widths and locations of adjacent streets and other public properties within fifty (50) feet of the subdivision shall be shown with dotted lines.
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7. **All streets, including named streets, within the subdivision shall be numbered in accordance with and in conformity with the adopted street numbering system adopted by the city.**

8. The side lines of all easements shall be shown by fine dashed lines. The plat shall also show the width of all easements and ties sufficient to definitely locate the same with respect to the subdivision. All easements shall be clearly labeled and identified.
9. The plat shall fully and clearly show all stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site.
10. When a subdivision contains lands, which are reserved in private ownership for community use, including common areas, the subdivider shall submit with the final plat a final copy of the proposed articles of incorporation, homeowner's agreements and bylaws of the owner(s) or organization empowered to own, maintain, and pay taxes on such lands and common areas.
11. Prior to recording, a current title report will be submitted for review by the city attorney.
12. Security for Public Improvements to be completed within 18 months.
13. Payment of fees.

Final Construction Plan - review comments by City Engineer

All Sheets

1. Lot layout in construction drawing does not match the layout on the proposed plat.
 - a. Revise plat to an approved layout and transfer approved lot layout to construction drawings.
2. WBWCD mapping of existing utilities shows main line pipe in 1000 N and 550 W.
 - a. Show existing mainline irrigation in street (all applicable sheets).
3. Show existing sanitary sewer in 550 W street if any (all applicable sheets).

Sheet C-300 – Demolition Plan

1. Three irrigation valves are shown as existing (all sheets applicable).
 - a. The valves appear to be in a location designed to fit the proposed three lot layout.
 - b. Verify the three irrigation valves shown are existing or proposed.

Sheet C-400-Site Plan

1. The Existing WBWCD air vac valve is located in the proposed sidewalk. - show design for relocation or adjust structure rim to flush with new sidewalk.

Sheet C-500-Grading and Utility Plan

2. Culinary Water service laterals to lots are shown as 1" size - revise to ¾" service diameter.

Sheet C-900

1. Revise asphalt section detail to show Geotextile fabric below subbase (Mirafi 6000 x or equivalent) and revise Note as needed.
2. Revise concrete sidewalk detail to show,
 - a. Six inch (6") thick concrete everywhere.
 - i. Revise note indicating 6" thickness only at driveways to indicate 6" thick everywhere.
 - b. Revise note 3 to indicate control joints at 4 feet (not 5 feet).
 - c. Revise note 4 to indicate expansion joints are required at maximum spacing of 48 feet (not 50 feet).

Review and approval shall be received by all impacted utility companies such as:

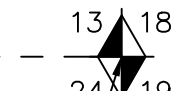
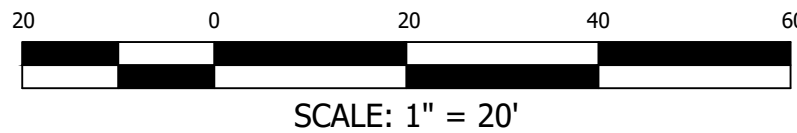
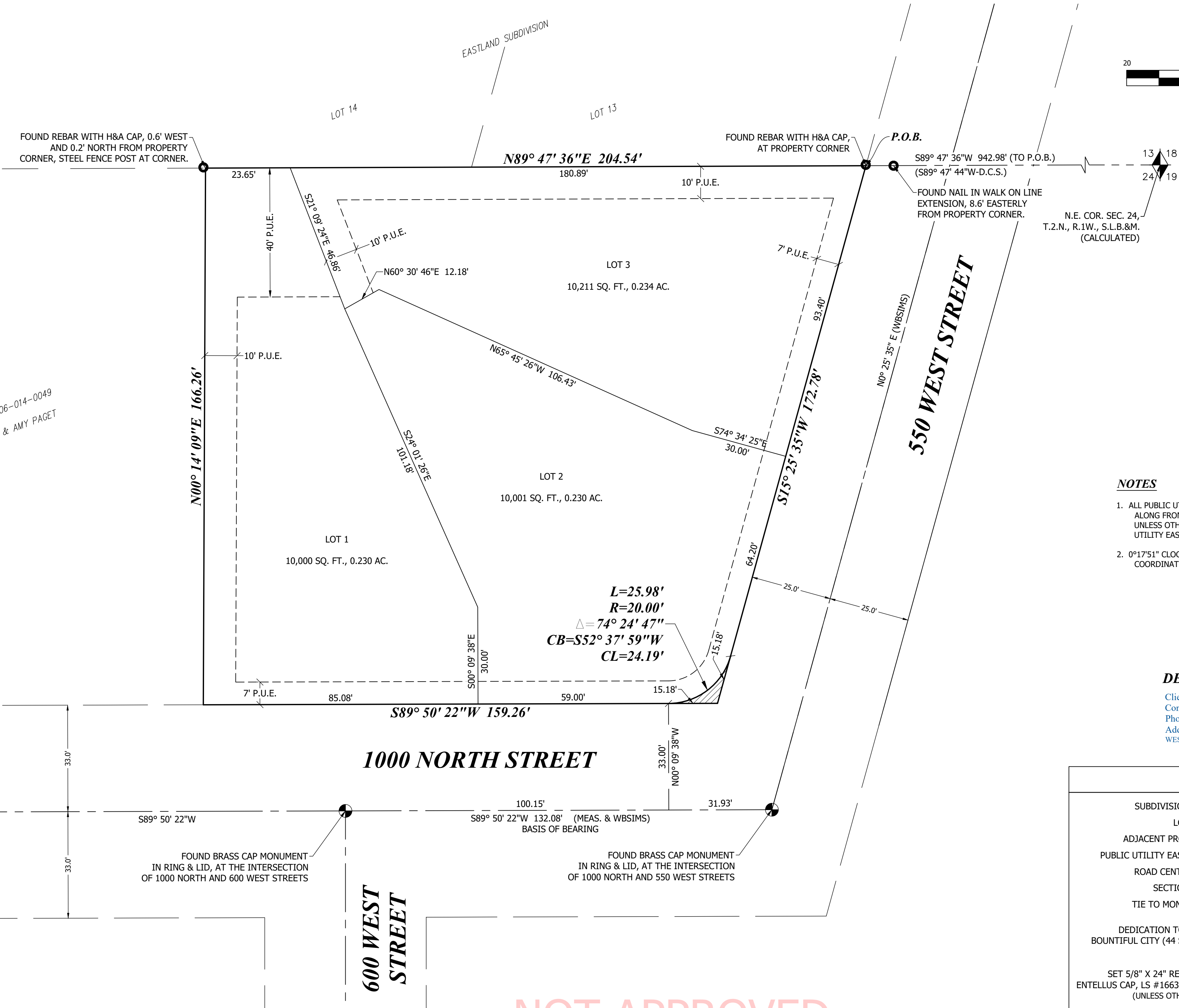
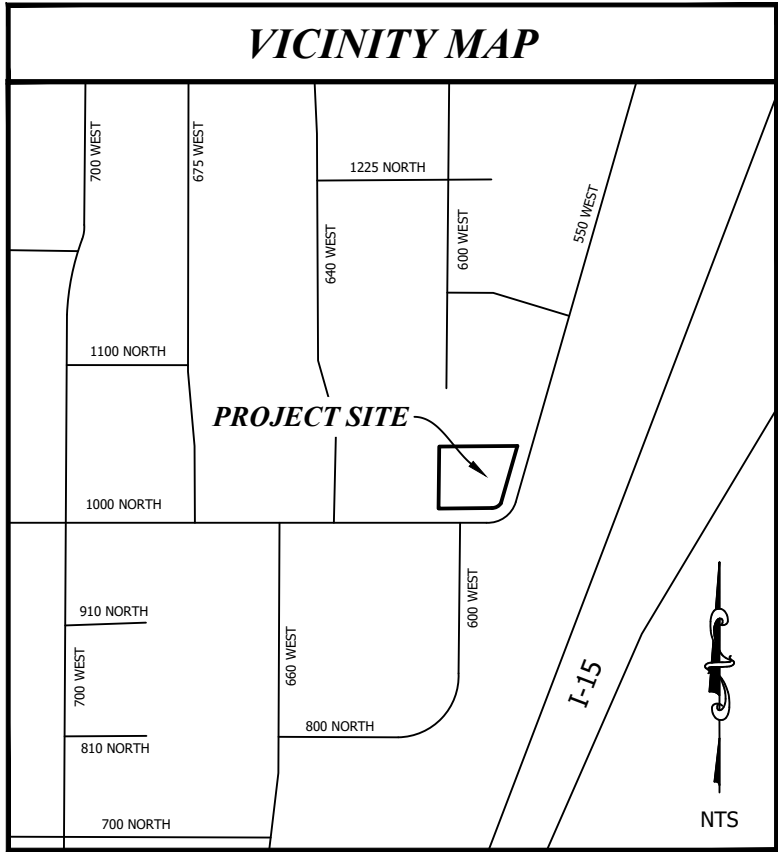
Weber Basin Water Conservancy District
South Davis Sewer District

Recommendation by City Engineer:

After review of the submitted Site Plan drawing and construction plans, an approval by the planning commission should be subject to the following conditions:

1. Submit a final revised plat for review
 - a. *Plat comments are in the process of being addressed by preparer.*
2. Submit revised construction drawings for review
 - a. *Construction drawings are in the process of being addressed by designer.*
3. Submit a title report for review.
4. All City staff comments addressed.

DOUG'S CORNER SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
APRIL 2021



N.E. COR. SEC. 24,
T.2.N., R.1W., S.L.B.&M.
(CALCULATED)

NOTES

- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ARE 7.0' WIDE ALONG FRONTAGES AND 10.0' ALONG REAR AND SIDEYARDS UNLESS OTHERWISE NOTED. "P.U.E." DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.
- 0°17'51" CLOCKWISE ROTATION FOR NAD 1983 STATE PLANE COORDINATES, UTAH NORTH ZONE.

DEVELOPER:

Client: Doug Coons
Contact: Doug Coons
Phone #: 801-292-3871
Address: 673 W. 2300 N.
WEST BOUNTIFUL, UT 84087

LEGEND

SUBDIVISION LINE	_____
LOT LINE	_____
ADJACENT PROPERTY	_____
PUBLIC UTILITY EASEMENT	-----
ROAD CENTERLINE	_____
SECTION LINE	-----
TIE TO MONUMENT	_____
DEDICATION TO WEST BOUNTIFUL CITY (44 SQ. FT.)	
SET 5/8" X 24" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND LOT CORNER MARKER (AS NOTED)	○

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREafter TO BE KNOWN AS DOUG'S CORNER SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

NOT APPROVED

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF 550 WEST STREET, SAID POINT IS THE SOUTHEAST CORNER OF EASTLAND SUBDIVISION, SAID CORNER IS SOUTH 89°47'36" WEST 942.98 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 24, AND RUNNING THENCE SOUTH 15°25'35" WEST 172.78 FEET TO THE NORTHERLY LINE OF 1000 NORTH STREET; THENCE SOUTH 89°50'22" WEST 159.26 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 0°14'09" EAST 166.26 FEET TO THE SOUTHERLY LINE OF SAID EASTLAND SUBDIVISION; THENCE NORTH 89°47'36" EAST 204.54 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID 550 WEST STREET AND TO THE POINT OF BEGINNING.

CONTAINING 0.694 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREafter TO BE KNOWN AS DOUG'S CORNER SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREET, PARCELS, AND PUBLIC UTILITY EASEMENTS WHICH WILL INTERFERE WITH DEDICATED PUBLIC USE.

SIGNED THIS ____ DAY OF _____, 20____.

DOUGLAS B. COONS
DOUGLAS COONS CONSTRUCTION LLC

L.L.C. ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DOUGLAS B. COONS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS/THE _____ OF DOUGLAS COONS CONSTRUCTION LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

NOTES

- ALL EASEMENTS SHOWN ARE TYPICAL 10 FOOT WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
- THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS NORTH 89°51'47" WEST (D.C.S.), CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY



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

PROJECT #1906001
04/28/2021 ALI

CITY ENGINEER

RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 20____.

WEST BOUNTIFUL CITY ENGINEER

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF WEST BOUNTIFUL CITY.

CHAIRMAN

CITY ATTORNEY

RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 20____.

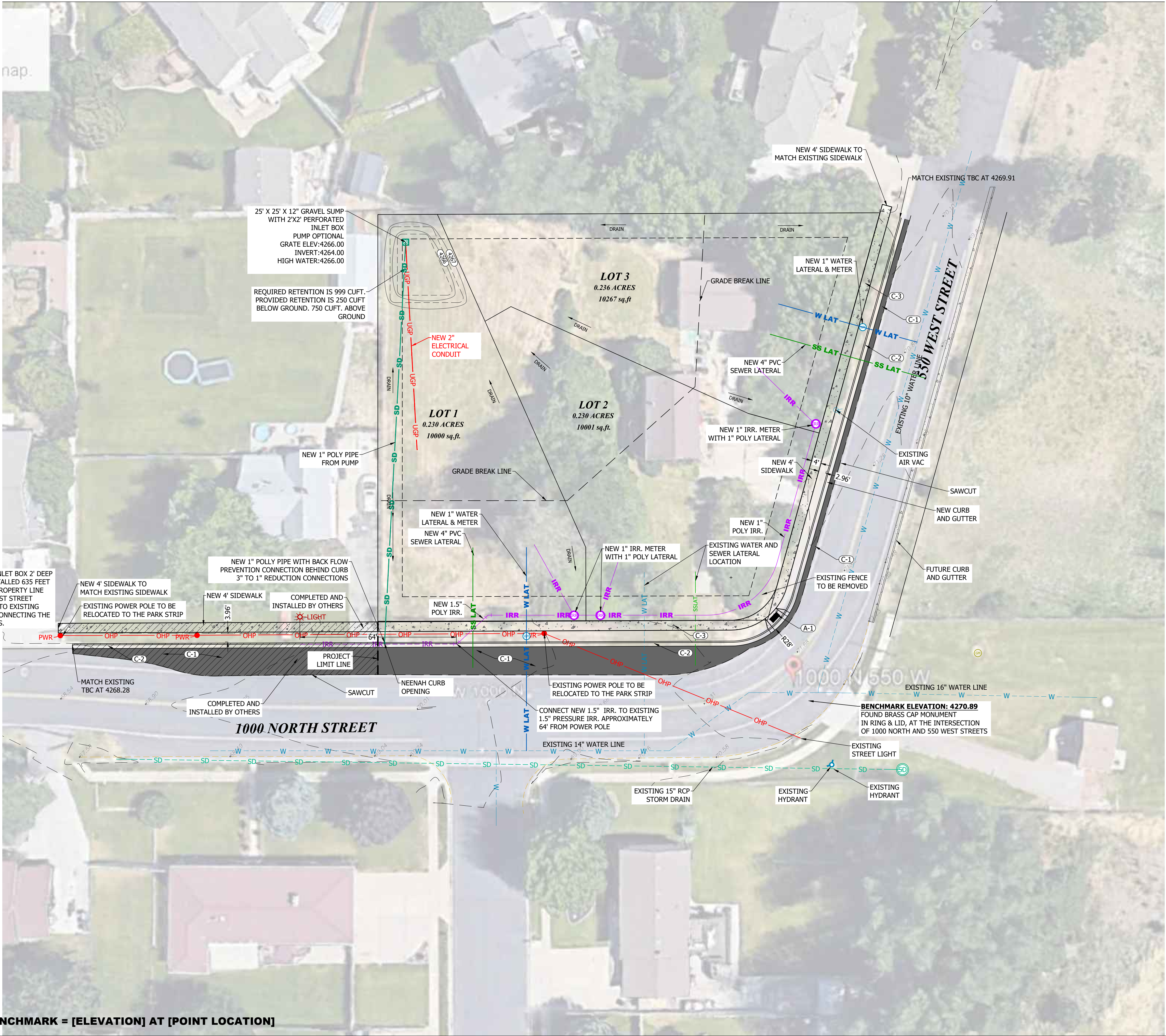
WEST BOUNTIFUL CITY ATTORNEY

WEST BOUNTIFUL CITY COUNCIL

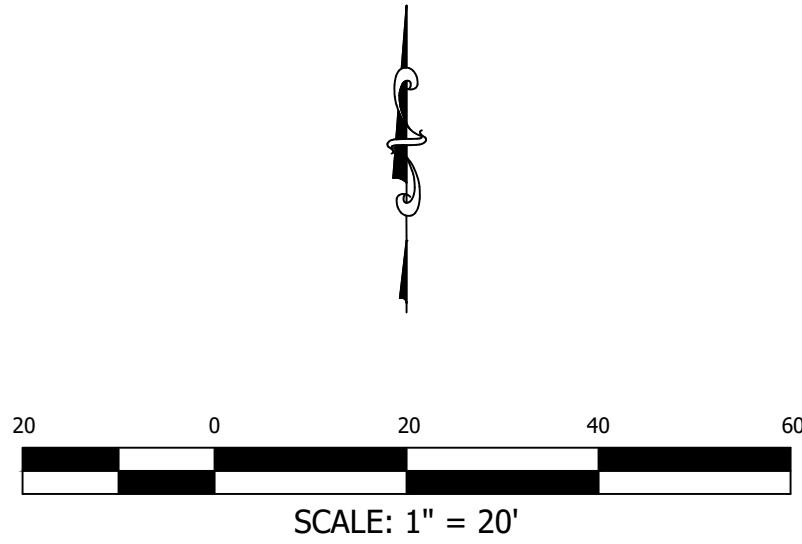
PRESENTED TO THE CITY COUNCIL OF WEST BOUNTIFUL CITY, UTAH, THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: _____

MAYOR: _____



SITE BENCHMARK = [ELEVATION] AT [POINT LOCATION]



DRAINAGE CALCULATIONS

12-Apr-21

Area Analysis			
Area	sq.ft.	Acres	C
Building	0	0.00	0.85
Improvements	2,622	0.06	0.90
Landscape	10,490	0.24	0.15
Total	13,112	0.30	0.30

100 Year Retention Analysis				
NOAA Precipitation Frequency Data Server				
Latitude: 40.8997° Longitude: -111.8948°				
Allowable Runoff		0.00	cts/acre	
Time (min.)	I in./hr	Runoff ft³	Allowable Runoff ft³	Storage ft³
5	6.760	183	0	0
10	5.140	278	0	278
15	4.250	345	0	345
30	2.860	465	0	465
60	1.770	575	0	575
120	1.010	657	0	657
180	0.695	678	0	678
360	0.375	731	0	731
720	0.224	874	0	874
1440	0.128	999	0	999
Required Retention			999	

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

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

EntellusTM

REGISTERED PROFESSIONAL ENGINEER
04/13/2021 No.189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: ENTELEN
Contact: FRED COX
Phone #: 801-989-9414
Address: ---
Email: fred@entelen.com

DOUG'S CORNER SUBDIVISION

1000 NORTH 550 WEST

LOCATED IN THE NE 1/4 OF SECTION 24, T.2N., R.1W., S.1.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: CWF
APPROVED: STA
PROJECT #: 1906001
SET-1906001.dwg

C500
GRADING & UTILITY PLAN

MEMORANDUM



TO: Planning Commission

DATE: May 21, 2021

FROM: Kris Nilsen, City Engineer

RE: **Ferlin 1-Lot Subdivision**

Rick and Lori Ferlin have applied for a one (1) lot subdivision with frontage on the north side of Porter Lane (2200 North) at address 924 West (parcel ID 06-011-0143). The property is within the A-1 zone and consists of 2.4 acres. The lot meets the required A-1 zoning requirements for size and frontage (as represented).

Property History

The land under consideration was originally part of a larger parcel owned by Jeff and Paul Tingey. In 2015 they submitted a subdivision application to divide the larger parcel into two, but quickly discontinued the process and instead filed an improper lot line adjustment with the county to connect the eastern half of the property to a lot owned by Mr. Paul Tingey in the adjacent Birnam Woods Subdivision. Based on comments made by the Tingey's at the time, this was clearly done to avoid the subdivision process and the associated fees and required improvements. Due to this action, the city considers the parcel to the east (and Mr. Tingey's lot in Birnam Woods) to have an illegal status. The remaining land is what is now owned by the Ferlins. Since 2018, the city has treated the Ferlin property as buildable under certain conditions.

In 2018 the Ferlins made application, and the planning commission approved a conditional use for a flag lot and the city council approved a final plat for 2-lot subdivision for this property. However, the Ferlins did not proceed with recording the subdivision, and the subdivision approval has expired.

For reference, below is a summary of the conditions for the original 2-lot subdivision from 2018.

1. Install one street light near the driveway entrance to the proposed flag lot.
2. Secondary water required to be extended to provide service to the development.
3. Curb, gutter, sidewalk, and associated improvements were deferred. The rationale included findings that there is no existing curb immediately adjacent to the proposed development and that the property is in the A-1 zone whereas other nearby property with curb is in the R-1-10 and R- 1-22 zones. Improvements terminate on the property east of the original parcel that was improperly divided. If this property had been properly subdivided in 2015, it would likely have had the required improvements.
4. Water rights required to be deeded to the city or payment of water right fee.
5. Title report reviewed by the city attorney with no objectional entries.
6. Payment of impact and inspection fees.
7. Post appropriate improvement bonds.
8. Approval by Weber Basin for the secondary water service design.

Current Application

The Ferlins have abandoned their plans for a 2-lot subdivision with a flag lot, and now wish to place a single home on the 2.4 acres. Due to the unique history of the property, legal counsel has offered as an option the concept of a “1-lot” subdivision to allow the parcel to be legitimized as a lot. Under this scenario, the Ferlins must meet all of the minor subdivision requirements and record a record of survey with the City’s written approval under WBMC § 16.16.020.F and LUDMA Section 10-9a-605(1).

Review

Staff has reviewed materials recently provided by the Ferlins for of a 1-lot subdivision and presents the following notes:

A. Record of Survey

1. Revise to consist of one - single lot.
2. The single lot will contain 2.4 acres (the entire parcel owned by the Ferlin’s)
3. Security for Public Improvements to be completed within 18 months, subject to any deferrals granted by the city.

B. Site Plan (construction drawing) - review comments by City Engineer

1. Storm Drain in Porter Lane
 - i. Provide design of storm drain system along street frontage.
 - ii. Determine if pipe along frontage is required.
 - iii. Determine if connection to existing storm drain on south side of Porter lane is required.
2. Storm Drain on Lot
 - i. Majority of rear lot shall be maintained as retention area.
 - ii. Grade shall be maintained to minimize surface drainage runoff from property to adjacent property.
 - iii. Overflow from large storm events shall be directed to the northwest corner and the existing field drain ditch.
3. Street (Unless deferred, street widening improvements are required on the along the frontage of the property on Porter lane). Street widening improvements along the street frontage of the property include:
 - i. 5” thick asphalt, street widening asphalt width is approximately seven feet along the property frontage.
 - ii. 8” of base coarse
 - iii. 12” of subbase.
 - iv. geotextile fabric mirafi 200x or equivalent.
 - v. 30” curb on 6” base coarse.
 - vi. sidewalk (4’ wide by 6” thick concrete, with 6” base coarse).
 - vii. Relocate power pole to park strip,
 - viii. Relocate phone pedestal to behind sidewalk.
4. Culinary Water
 - i. Indicate location and size of meter and lateral on-site plan.

5. Secondary Water
 - i. Unless deferred, connection to a Secondary water service is required by the City. Secondary water will need to be extended to provide service to the development.
 - ii. Weber Basin Water Conservancy District (WBWCD) service is located approximately 136 feet west of the property in Porter Lane. System is operated by Bountiful City Irrigation.
 - iii. Approval by WBWCD for the secondary water service design and connection.
6. Sanitary Sewer - South Davis Sewer District (SDSD)
 - i. Provide written approval for connection to SDSD.
 - ii. Indicate location of proposed sewer lateral on site plan.
7. Rocky Mountain Pipeline Easement
 - i. Proposed Lot lateral services will cross the existing utility and easement. Provide written acceptance or permit for crossing Rocky Mountain Pipeline easement and utility.
8. Marathon Pipeline
 - i. Proposed Lot lateral services will cross the existing utility and easement. Provide written acceptance or permit for crossing Marathon Pipeline easement and utility.
9. White Plains Pipeline
 - i. Proposed Lot lateral services will cross the existing utility and easement. Provide written acceptance or permit for crossing White Plains Pipeline easement and utility.

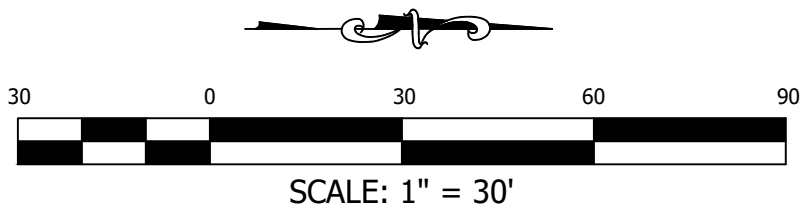
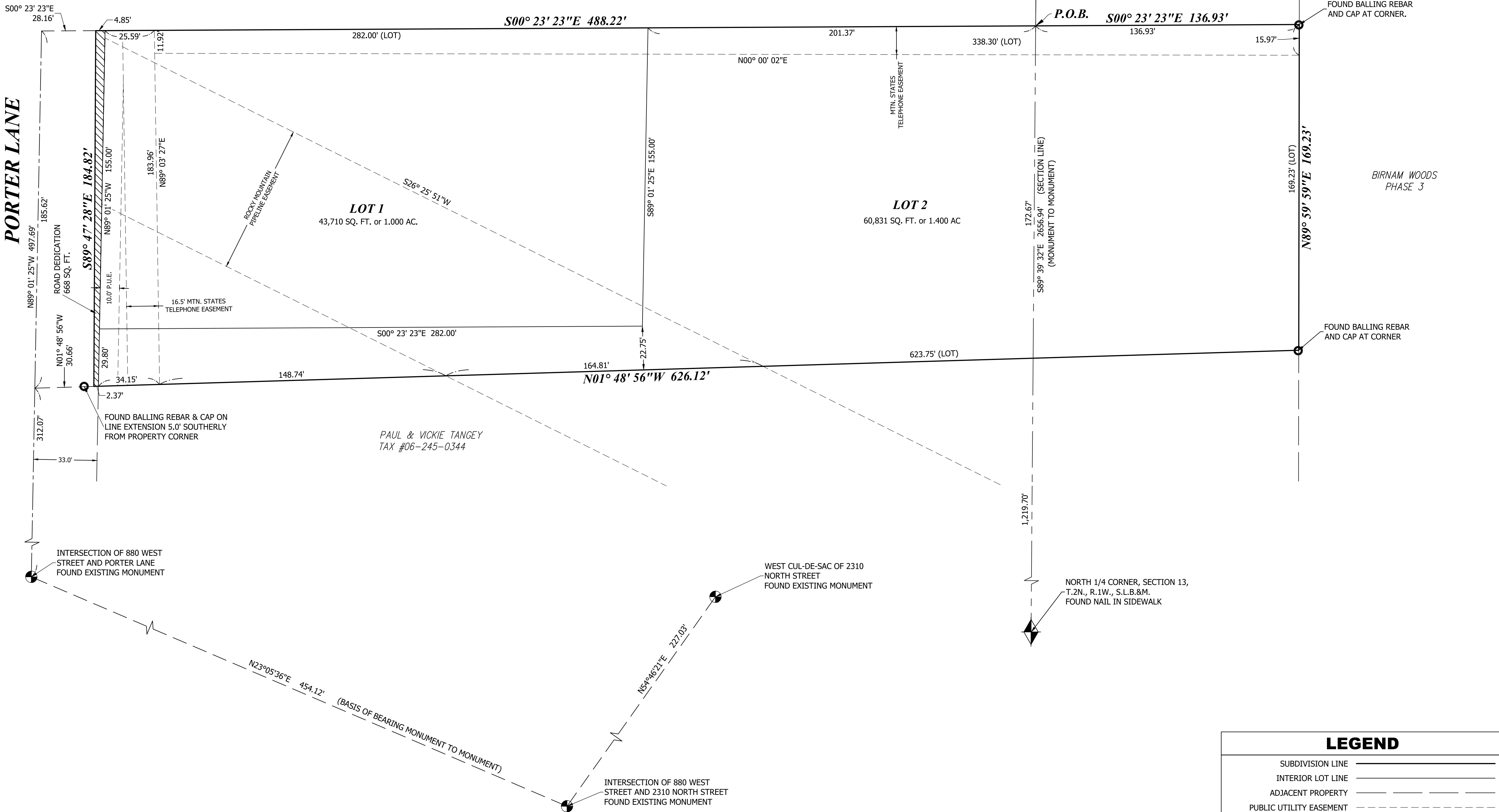
Recommendation by Staff

After review of the submitted Survey of Record and Construction Drawings, a recommendation for approval by the planning commission should be subject to the following conditions:

1. Submit a revised Survey of record for review.
2. Submit revised Site Plan (construction drawing) for review.
3. All City review comments shall be addressed.
4. Recommendation on installation of street widening improvements or granting conditions of a deferral.
5. Recommendation on required connection to secondary water system or granting conditions of a deferral.
6. Water rights will need to be deeded to the city or payment of water right fee.
7. Title report reviewed by the city attorney with no objectional entries.
8. Payment of impact and inspection fees.
9. Post appropriate improvement bonds.

FERLIN SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, T.2N., R.1W., S.L.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
OCTOBER 2019

JAMES & BONNIE
TAX #06-011-0019



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND PURSUANT TO SAID TRACT OF LAND HEREafter TO BE KNOWN AS FERLIN SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

NOT APPROVED

JEREMIAH R. CUNNINGHAM _____ DATE _____

DESCRIPTION

BEGINNING AT A POINT ON AN EXISTING WIRE FENCE WHICH IS SOUTH 89°39'32" EAST 1264.57 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°23'23" EAST 488.22 FEET ALONG SAID WIRE FENCE; THENCE SOUTH 89°47'28" EAST 184.82 FEET ALONG AN EXISTING WIRE FENCE ON THE NORTH SIDE OF PORTER LANE; THENCE NORTH 01°48'56" WEST 626.12 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE BIRNAM WOODS PHASE 3 SUBDIVISION; THENCE SOUTH 89°59'59" WEST 169.23 FEET ALONG SAID SOUTH BOUNDARY OF PHASE 3; THENCE SOUTH 00°23'23" EAST 136.93 FEET ALONG AN EXISTING WIRE FENCE TO THE POINT OF BEGINNING.

CONTAINS 2.400 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREafter TO BE KNOWN AS FERLIN SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREET, PARCELS, AND PUBLIC UTILITY EASEMENTS WHICH WILL INTERFERE WITH DEDICATED PUBLIC USE.

SIGNED THIS _____ DAY OF _____, 20____.

RICK FERLIN _____

LORI FERLIN _____

ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, RICK AND LORI FERLIN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE ARE THE SIGNERS OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED IT FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

LEGEND

- SUBDIVISION LINE _____
- INTERIOR LOT LINE _____
- ADJACENT PROPERTY _____
- PUBLIC UTILITY EASEMENT _____
- ROAD CENTERLINE _____
- SECTION LINE _____
- TIE TO MONUMENT _____
- SET 5/8" X 24" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED) ●
- FOUND LOT CORNER MARKER (AS NOTED) ○

CITY ENGINEER

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____.

WEST BOUNTIFUL CITY ENGINEER _____

PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF WEST BOUNTIFUL CITY.

CHAIRMAN _____

CITY ATTORNEY

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____.

WEST BOUNTIFUL CITY ATTORNEY _____

WEST BOUNTIFUL CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF WEST BOUNTIFUL CITY, UTAH, THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: _____

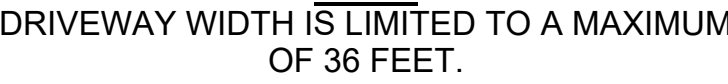
MAYOR: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____,
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY



www.walkerhomedesign.com



Hillcrest

TOTAL: 4,486



LOT # 1, Ferlin Subdivision
ADDRESS: 918 W Porter Lane
West Bountiful, UT 84087
DATE: MAY 19, 2021 SQUARE
FEET: 2.5263 ACRES

MEMORANDUM



TO: Planning Commission

DATE: May 21, 2021

FROM: Staff

RE: Housing in Certain Commercial Areas Overlay (HCCO) Discussion

BACKGROUND

An overlay that would allow housing in commercial areas was discussed at the April 27, 2021 joint meeting with city council, and the planning commission was asked to work on the issue and make a recommendation.

The city's General Plan specifically calls out the 500 W and 500 S corridors as suitable locations for higher density housing to increase housing options. Additionally, changes are occurring in the retail industry (like the growth of on-line sales), and it is likely that in the future the city's older retail areas will need additional re-development options. By taking the lead on this issue, the city can select the areas it deems more attractive for this type of housing while protecting its commercial base primary residential areas.

PROPOSAL

The city's contract planning consultants, John Janson and Jake Young, have prepared the attached draft proposal that introduces a frame work to consider legislative proposals high density flexible housing types in the C-G and C-H zones along 500 South and 500 West, and opening a door for proposals for a greater mix of uses in locations that provide transportation options and more services.

It should be strongly noted that the draft overlay zone does not make residential uses a permitted or conditional use in the commercial zones. Any project would still need to go through a legislative process that would be at the discretion of the city.

Housing in Certain Commercial areas Overlay (HCCO)

1. Purpose

- A. To introduce more flexible housing types within specified commercial areas.
- B. To create a greater mix of uses in locations that provide transportation options and access to needed services.

2. Applicability

- A. The HCCO shall only be applied to the C-H and C-G zones along 500 West and 500 South.
- B. Rezoning required – if approved, the HCCO includes the uses currently allowed in the underlying zone (C-H or C-G), plus residential uses as described below. In addition, the zone requirements apply, except when more restrictive requirements or new requirements are prescribed in this chapter.

3. Development agreement

A Development Agreement required – all applicants shall enter into a development agreement with the City to assure that the development negotiated and defined during the rezone process reflects the actual construction of the project.

4. Uses

In addition, to the uses allowed in the underlying zone, townhouses, multi-family, and mixed-use buildings shall be permitted pursuant to the requirements and procedures of this chapter.

5. Site design requirements

- A. Heights and Setbacks
 - 1. All new residential buildings in the HCCO shall be set back from residentially zoned properties by 30 feet and such buildings shall not exceed 30 feet in height at the thirty foot setback. Building height may be increased beyond the 30 foot setback to the height allowed in the underlying zone (100 ft. in the C-G and 60 ft. in the C-H) with an additional one foot (1') setback required for every additional foot of increased height.
 - 2. Front yard setbacks shall be landscaped with no less than a 20 ft. setback from a public right-of-way. Buildings taller than 50' shall be setback one (1') additional foot for each two (2') feet of additional height over 50'.
 - 3. Side yard setbacks – 10' unless located next to a residential zone, see above requirement.
- B. Building orientation. Buildings shall face the adjacent public ROW. Buildings located behind other buildings or designed to face a driveway/drive aisle, may be oriented a different direction, except that they may not face a residential zone. A passive people-oriented space/plaza surrounding the primary building entrance of at least 2500 square feet shall be included that has shade trees and seating for residents. New residential buildings shall include a walkway to connect to the sidewalks along 500 West and/or 500 South.

- C. Location of parking – exterior parking shall be located to the side or to the rear of a building or a group of buildings. A parking garage within the interior of a residential building having more than 20 units, if located within 50' of a public right-of-way shall include commercial uses that wrap the street facing façade.
- D. Dumpsters – shall be located to the side, rear, or interior of the building(s) and shall be enclosed on three sides with a 6' masonry wall and a gate.
- E. Lighting – all lighting shall be downward directed and shielded to prevent light trespass beyond the property line. Parking lot lights shall be no taller than 20'.
- F. Landscaping – 10% of the total site (building, parking, buffers, and other locations) shall be landscaped. The site landscape shall include 15 trees and 50 shrubs per acre. Trees shall be a minimum of 1.5" caliper and shrubs 5 gallon, 2 – 1 gallon ornamental grasses or perennials equal one shrub up to 50% of requirement. Water-wise landscaping is encouraged.

Setbacks intended as buffers as described in A above, shall be landscaped. Required buffering of adjacent residential zones shall include a 6' masonry wall located on the property line, medium to large trees planted every 30', and an inert mulch and turf/groundcover, at a 50/50 ratio. Such areas may also incorporate spaces for recreational activities, where 30 or more feet of depth is available.

A landscape plan is required including plant locations/types, grading, and irrigation systems.

- G. Park space options and requirements – 10% of the lot area is required to be devoted for passive and/or active recreation space. Roof top gardens and leisure spaces are encouraged. The required plaza/courtyard mentioned above in B counts towards the park space requirement.
- H. Twenty-four (24) hour on-site management is required for complexes containing more than 20 units. For projects with 20 or less units, on-site management is encouraged.

6. Building Design Requirements

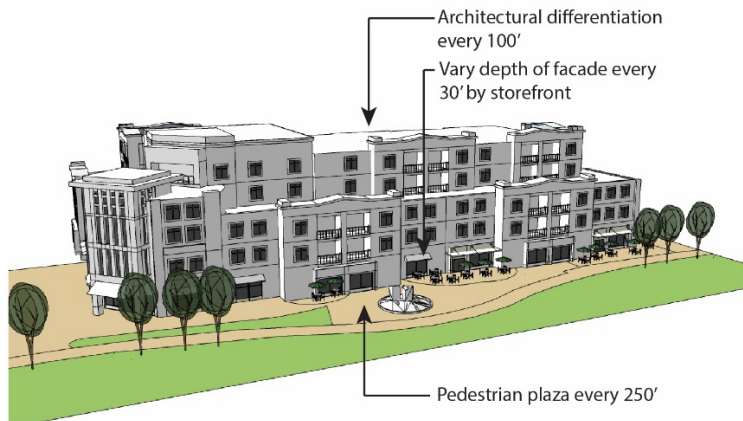
A. Building Materials

Exterior materials of a durable or resilient nature such as brick, stone, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics are required. New development shall incorporate timeless common, locally found materials such as granite, stone, sandstone, and brick as part of the first floor of each building for at least 65% of the first floor, excluding the windows. All stories above the first floor shall incorporate at least 50% of the above specified materials. Other materials may be considered, by the Zoning Administrator for soffits, or as accents or unique architectural features. Twenty-five year guarantee architectural shingles or other longer-lasting materials are required for sloped roofs. Flat roofs shall be encompassed by a minimum of a 2 foot parapet/wall.

B. Façade treatments

No new building elevation may exceed 100 feet in length without at least a 3-foot variation in the depth of the façade along the public right of way and a 2-foot variation on other facades. Residential unit balconies shall not be interpreted to meet this requirement. No single building

shall exceed 200 feet in width. Top floors shall have architectural differentiation from the other floors of the building and rooflines shall vary every 50 feet, at a minimum. For first floor uses in the mixed-use building type, the appearance of small shops/storefronts with variation in the first floor façade at least every 30 feet is required. Pedestrian plazas are encouraged for every 250' of the front face of a building.

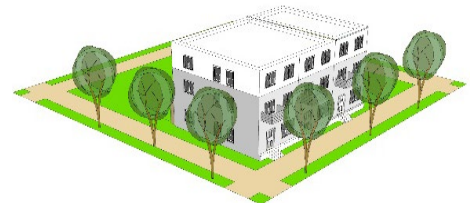


C. Building types

1. **Townhome** - Horizontally attached multi-story units in a rowhouse configuration. This building type can include live/work units. Parking and private garages shall be to the rear of the building allowing the primary façade to front a public street or public greenspace. Provide outdoor balconies or patios for 100% of the units at a minimum of 6 feet deep and 60 square feet each. Where private garages are proposed, they shall be wired for at least one 220-volt line for electrical vehicle charging. Guest parking shall not include any driveway that accesses a garage.



2. **Multi-family** –A multi-story building that contains residential uses internal to the structure with parking to the rear, in a parking lot, separate structure or podium style with parking hidden behind/below building. Provide outdoor balconies or patios for 100% of the units at a minimum of 6 feet deep and 60 square feet each. Provide indoor bike storage or bike lockers.



- 3. Mixed Use** – Intended for a mix of primarily residential with commercial/office or commercial and office uses required to be located on the first floor, and optional above the first floor at or near the front build-to-line with parking to the rear, underground, or podium type. No podium parking is allowed fronting on 500 West or 500 South unless such parking is wrapped with commercial uses on the street facing facade. Residential portions of parking structures shall include at least one 220-volt outlet for personal vehicle charging. This building type may support office, retail, hotel/hospitality, or residential uses mixed either vertically or horizontally. For residential units, provide outdoor balconies or patios for 100% of the residential units at a minimum of 6 feet deep and 60 square feet each. Provide indoor bike storage or bike lockers.



- C. Windows – first floor street facing windows in mixed use buildings shall cover a minimum of 50% of the front first story face and for all other building types, windows shall cover at least 25 percent of all facades.
- D. Balconies – for the residential portions of buildings, one balcony shall be constructed with a minimum of 60 square feet per unit for at least 50% of the units. Terraces of similar size shall also be permitted as well as ground level porches/patios.
- E. Entrances – shall be recessed to provide cover from inclement weather.
- F. Parking garages – if a parking garage is incorporated into a building that is located more than 50' from a public street, any portions above ground shall be designed to complement the building in manner that the parking garage is not readily discernable as such or is surrounded with a 5' wide intensive landscape treatment that includes small trees and shrubs covering 75% of the area. All garages shall include at least one 220 volt outlet for vehicle charging.
- H. Parking requirements:

Studio apartments – 1 space per unit

1 bedroom units – 1.5 spaces per unit

2 or more bedrooms – 2 spaces per unit

All projects shall provide guest parking spaces equal to 1 guest parking space for every 5 units

Shared parking is encouraged based on a parking study, but only for up to 30% of the parking demand. The development agreement shall include the terms of shared parking for both the existing uses and proposed new HCCO development. The shared parking requirement is for a minimum of 10 years and shall be renewed afterwards.

7. Signs

See sign ordinance, except all signs shall have downward directed and shielded lighting. Only monument signs and signs on the building are allowed.

8. Application procedures

- A. General Requirements. An application for the HCCO is considered a rezone and shall use the rezone process as defined in this Code, coupled with a draft development agreement. The application, development agreement template, and its associated requirements is available on-line and at the City Offices.
- B. Pre-application Conference. The applicant is encouraged to have a pre-application conference with a member of the planning department and city engineer to ascertain the appropriate scope or any additional information/reports that may reasonably be expected to be required in connection with any application for an HCCO rezone and a development agreement. The applicant is also encouraged to meet with the building official and the fire marshal to be advised of how building and fire code requirements may affect the proposed development.
- C. After an initial rezone fee for the HCCO application process, fees associated any needed reports or summaries, will be determined and paid by the applicant but the reports shall be managed by City staff. Any unused funds will be refunded to the applicant or transferred to be used as payment toward other respective application fees, at the request of the developer. For all proposed rezones and associated development plans, a complete application is required before authorization to proceed to the Planning Commission.
- D. Visual Presentation. If not provided as part of the proposed project application, the applicant shall provide for the review of the Planning Commission and the City Council a visual presentation, preferably using computer graphics, depicting the buildings to be constructed, siting, for the proposed development within the context of existing, surrounding development.
- E. Planning Commission Review of Initial Rezone Application; Preparation of Proposed Development Agreement:
 1. Following TRC review, the initial application shall be referred to the Planning Commission for review and comment at a public hearing. The City shall mail notice of the first such public hearing to owners of property within 300 feet of the proposed project.
 2. The Planning Commission shall make a recommendation to the City Council of approval, approval with modifications/conditions, or denial. Such recommendations shall include any recommended changes/modifications to the draft development agreement.
 3. If approval is recommended, and after the public hearing and combined with comments from the Planning Commission, the planning department, with the assistance of the city attorney, and with the concurrence of the applicant, shall prepare a second draft of a development agreement.

F. City Council Public Hearing:

1. If the planning department and the applicant cannot concur on the terms and conditions of a proposed development agreement, the applicant may prepare and submit their own proposed development agreement, addressing all the required information and their proposed changes contrary to the Planning Commission recommendation. Upon the submission of such agreement, and the submission of any other related/modified project-specific plans requiring approval of the City Council, the application shall be scheduled and noticed before the City Council. The City shall mail notice of the public hearing to owners of property within 300 feet of the proposed project.
2. City Council Public Hearing: The initial application, additional reports/information, the Planning Commission recommendation, together with the proposed development agreement and the complete submission of all other related, project-specific information requiring approval of the City Council, shall constitute a final application for the potential rezone. If approved, by the City Council, the rezone application and development agreement shall authorize the applicant to proceed with an administrative site plan process. If a subdivision is required, such as for a condominium project or to define a new lot, an administrative subdivision process will follow the approvals by the City Council.

Definitions to be added to definitions section:

Townhouse – means a 1 to 3 story building having 3 to 8 attached dwelling units that may be arranged in groups of such buildings.

Multi-family – “Multiple-family dwelling” means a building arranged or designed with more than four dwelling units.

Mixed Use - General retail, office, and residential uses vertically integrated in the same building that features consistent approaches to lighting, landscaping, signage, building design, and materials use.

MEMORANDUM



TO: Planning Commission

DATE: May 21, 2021

FROM: Cathy Brightwell, Kris Nilsen

RE: Review Fence Regulations

BACKGROUND

In 2015 and 2017 the city modified its fencing regulations by adding definitions, simplifying language, and making clarifications. It appears more clarification may be needed regarding front yard fencing based on what we have observed around the city. (See attached photos)

ISSUES

The primary issue appears to be whether “open fencing” should be allowed in front yards. Our existing fencing code does not make an exception for open fencing while most of our neighboring cities do.

For example,

- North Salt Lake prohibits solid fences, walls, and sight obscuring vegetation that exceeds two feet in height in the front setback but allows chain link fences or fences which are 75% or more open to be four feet in height.
- Layton Code states, “a non-view obstructing fence not exceeding six feet in height may be erected in any front yard space, including those areas that are normally reserved for a clear view.”
- Bountiful allows a 4 foot “open style” fence in the front setback, and any wall or other type fence cannot exceed 3 feet in height, except as further restricted in a clear-view area. Open style is defined as fencing that is at least 75% open.

The current fence regulations are shown below.

17.XX.100 Fence Requirements (Residential Zones)

1. Fences and walls may not exceed six feet in height within any required rear yard or interior side yard. Notwithstanding the foregoing, the planning commission may approve the erection of a fence to a height greater than six feet within any required rear yard or interior side yard upon a showing that the increased height is reasonably necessary to protect the property from an adjacent incompatible land use.
2. Notwithstanding any other provision of this Title, no fence, wall, or hedge may exceed four (4) feet in height within any front yard setback. Within any front yard setback, no fence, wall or hedge may exceed two (2) feet in height within three (3) feet of any street right of way or sidewalk (whichever is closer to the primary building on the lot).

3. When a fence, wall or hedge is located along a property line separating two lots and there is a difference in the grade of the properties on the two sides of the property line, the fence, wall or hedge may be erected or allowed to the maximum height permitted as measured from the higher grade.
4. Clear view of intersecting streets. In all districts which require a front yard no obstruction to view in excess of two (2) feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points forty (40) feet from the intersection of the street lines, except pedestal type identification signs and a reasonable number of trees pruned so as to permit unobstructed vision of traffic.

Fencing is listed as a separate section in each of the residential zones and the description of “clear-view of intersecting streets” is only listed in each fencing section. There may be benefits to creating a new standalone section in Title 17 for fencing and clear view so that it is clear it applies to all zones.



EXAMPLE OF CURRENT CODE

975 W/400 N

EXAMPLE OF OPEN FENCING

560 W Pages Ln





592 W 1810 N



700 N 1100 W

EXAMPLES OF FENCES

1



567 W Pages Ln



1100 West

West Bountiful City**May 11, 2021****Planning Commission Meeting*****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 May 10, 2021.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 11, 2021 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS: Chairman Alan Malan, Mike Cottle, Dee Vest, Corey Sweat, Laura Charchenko, and Council member Kelly Enquist.

STAFF: Kris Nilsen (City Engineer), Cathy Brightwell (Community Development), Steve Doxey (City Attorney), and Debbie McKean (Secretary)

VISITORS: John Janson, Jake Young, Buster Hafen, Scott Parkin, Walter Plumb, John Bankhead

The Planning Commission meeting was called to order at 7:30 pm by Chairman Malan.

1. Prayer by Commissioner Charchenko**2. Accept Agenda**

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

3. Update Concept Plan for Brookside Ranch PUD

Commissioner packets included a memorandum dated May 10, 2021 from Staff regarding an updated PUD application and site plan for Brookside Ranch from Gardner-Plumb, LLC.

The developers of Brookside Ranch initially applied for a Planned Unit Development (PUD) on March 22, 2021 for their property at the west end of 400 North consisting of 126 acres. The application was presented at the planning commission's March 23 meeting which included discussion on lot size, open space, access, and amenities.

Staff provided a letter to the developer requesting they provide items required by the PUD ordinance, WBMC 17.68, for a complete application and other items that would be helpful for the city's review of the rezone request.

John Bankhead, representing the applicant, summarized the proposal. He reviewed the base density drawing that shows 105 1-acre lots. They are requesting the maximum twenty percent bonus which increases the total number of lots to 126.

Mr. Bankhead noted that lot size was a big issue in the last meeting. He pointed out that their proposal includes a diversity in lot sizes which range from .5 acre to 3+ acres as encouraged by W BMC 17.68.010. The lots on the eastern border will be at least 1 acre to act as a buffer to neighboring properties. He added that they will have heightened design standards that will enable the project to consistently hold its value over time, and CCR's will be crafted to provide further assurance that the development's design includes and maintains amenities, housing designs, and streetscapes that are reflective of a rural community.

The developer will also work with UDOT to deed 10 acres of open space to West Bountiful City and will contribute \$500,000 towards the construction of a city park on the UDOT property. The park will be designed, owned and maintained by West Bountiful City to ensure that it effectively meets the city's vision and standards. Additionally, improvements will be made to the existing trail system and the Rocky Mtn Power corridor for pedestrian and equestrian use and will be maintained by the Brookside Ranch HOA.

Mr. Bankhead reiterated that they feel they have met the criteria required for the PUD and bonus density and believe the proposal provides benefits to the city.

Commissioner Comments:

Mike Cottle likes the base density plan provided in the packet. He inquired about HOA fees. Developer said it is too early to know but he feels they would likely be under \$100.

Corey Sweat believes that the power corridor should not be considered when calculating bonus density. He noted that some of the open spaces may not be such a benefit to city and would like to see more details regarding the smaller areas of open space to ensure the city is not stuck with caring for these small spaces. Mr. Bankhead pointed out that this could be handled by using a larger space for the city park and smaller spaces could be used for pickle ball or such things that would not create large amounts of traffic.

Commissioner Sweat asked how the HOA would maintain the trails. He is concerned that over time the city would get stuck with the maintenance. Mr. Bankhead responded that it would be through a long-term agreement between the developer and Rocky Mtn Power. He views it as a low maintenance type trail system with some benches.

He inquired about the UDOT property proposed for the city park and asked if agreements had been processed. Mr. Bankhead responded that they have submitted their proposal.

Commissioner Sweat said he thinks they are on the right track and with some tweaking, a nice development could be created.

Laura Charchenko is concerned about the city maintaining another park and the cost it will be to the city without any monetary return. Also concerned with the mosquito population and how the park will affect 1200 North traffic, along with parking issues. She likes the concept as presented but is uncertain whether using the RMP corridor is fair to include in the property counted for bonus density.

Mr. Bankhead commented that the city has indicated they want a west side park and prefers to maintain it themselves. He added that they are open to suggestions for the open space development plan.

Dee Vest believes they are headed in the right direction, but he emphasized that neighboring homeowners still want one acre lots to be adhered to.

He prefers the larger park instead of small pocket parks. He inquired about the north east open space on the diagram. Mr. Bankhead explained that the east side open space is a place holder for a road and a portion of it is owned by the city.

Commissioner Vest asked why they are asking for 126 lots when it is clear they could have 105. Mr. Bankhead said they believe having a larger number of slightly smaller lots will provide more opportunities to home-buyers during this housing shortage that has resulted in significant increases in price. He added that the development will be top class and an asset to the city especially with the amenities they are proposing.

As a resident on 1200 North, he is also concerned about the traffic on his street which is poorly maintained and would need some major overhauls.

Council member Kelly Enquist supports the direction the developer is going. He believes 1200 North would need to be addressed.

Alan Malan also believes the developer is moving in the right direction. He likes the larger park idea. Feels the trails need to lead to somewhere and not dead-end in the development and suggested a possible drinking fountain could be incorporated on the trail or at the park.

On the southeast corner he thinks the open space is useless wasted space. Mr. Bankhead said that they will investigate what could be done in that area.

Cathy Brightwell said staff will continue to work with the applicant to obtain more information and to address the comments of the Commission.

4. Discuss Modification to WBMLC 17.82, Accessory Dwelling Units and Set Public Hearing

Included in the commissioner's packet was a memorandum from Staff dated May 7, 2021 regarding proposed updates to Accessory Dwelling Unit (ADU) regulations. These issues have been discussed with the planning commission since last fall when consultant planners, John Janson and Jake Young, proposed updates to comply with new state code and clarify standards needed as ADU's are proposed to no longer be a conditional use.

During the 2021 legislative session, SB 82 was passed which modified portions of single-family housing law dealing with ADUs. It requires cities to classify internal ADUs as a permitted land use; eliminates “unrelated” in single family definition referring to whom the ADU can be rented; prohibits many restrictions including size and lot area; and makes changes to the International Residential Code to make it easier to convert/establish internal ADUs in existing homes. The new law applies to “internal” ADUs which are defined as being created within a primary dwelling or within the footprint of the primary dwelling.

A joint meeting with city council was held last month to discuss the new legislation and consider policy changes such as expanding the current ordinance to allow detached ADUs. It was decided that ADUs will continue in their current form which is internal or attached to a primary dwelling.

Discussion:

Cathy Brightwell introduced a redline and clean copy of WBMC 17.82 that was prepared by staff, John Janson, Jake Young and Steve Doxey. The following issues were discussed.

1. An application process is proposed for all ADUs. This will allow staff to ensure the applicant is aware of and complies with all regulations. It also provides a means to track ADUs within the city. Mr. Doxey informed commissioners that as an alternative, the city can use a business license to keep track of the ADU traffic.
 - Chairman Malan asked why we care to track these situations. Mr. Janson spoke to the fact that it allows the city to know how many units are available especially for affordable housing reporting purposes. Non-legal ADUs and duplexing can result if not tracked, and it lets the owners know that the city is watching over how the unit is being managed. Safety is also an issue.
 - Cathy Brightwell stated at this time, the staff is not proposing a business license be imposed but prefers an application process. *Commissioners were in support of this process.*
2. ADU agreements will still be required and recorded on the property.
3. Exceptions were proposed for determining owner-occupied status. Business, medical, military service, or religious reasons for a continuous time period not exceeding two years can be allowed but require an on-site manager be designated for the period of absence. *Consensus to allow exceptions and increase from 2 years to 3 years.*
4. Short term rentals. Do we want to allow, prohibit, or ignore short term rentals? *There was consensus to exclude short term rental regulations at this time.*
5. Impact Fees. We currently waive impact fees on internal and attached ADUs. This was included as a benefit in our Moderate-Income Housing report from 2020. *Consensus to continue the policy.*
6. Any other concerns?
 - *Steve Doxey suggested we add a separate definition describing what a primary dwelling is.*

A public hearing will need to be scheduled before sending a proposal to city council.

5. Staff Report

Kris Nilsen:

- Highgate Phase 2 and Doug's Corner may be ready for the next meeting.
- Pickle Ball courts have been paved and fencing will be put up next week.
- Well house is on schedule to begin construction next week.

Cathy Brightwell:

- There is an illegal fencing issue on Pages Lane and others around the city in violation. Our fencing ordinance does not specify fencing types, only height. Is the commission interested in reviewing the ordinance to see if changes are appropriate? *The commission would like to review the current ordinance.*
- A copy of HB 408 that addresses planning commission training was given to each commissioner. Required annual training must be completed or members cannot function as a commissioner until they get it. Staff will provide resources.

6. Consider Meeting Minutes from April 13, 2021.

Action Taken:

Laura Charchenko moved to approve of the minutes of the April 13, 2021 meeting as presented. Corey Sweat seconded the motion and voting was unanimous in favor.

7. Adjourn.

Action Taken:

Laura Charchenko moved to adjourn the regular session of the Planning Commission meeting at 9:20 pm. Corey Sweat 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 25, 2021, by unanimous vote of all members present.

Cathy Brightwell – City Recorder