

Mayor
Kenneth Romney

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

**City Recorder/
Community
Development**
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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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, AUGUST 24, 2021, AT THE CITY OFFICES**

1. Prayer/Thought by Chairman Malan.
2. Accept Agenda.
3. Final Draft of the Housing in Certain Commercial Areas Overlay Ordinance
– WBMC 17.42, Schedule Public Hearing.
4. Preliminary Review of New Landscape Regulations.
5. Staff report.
6. Consider Meeting Minutes from August 10, 2021.
7. Commission Training.
8. 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 August 20, 2021 by Cathy Brightwell, City Recorder.*

**West Bountiful City
Planning Commission Meeting**

August 24, 2021

***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 August 20, 2021 per state statutory requirement.*

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, August 24, 2021 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Chairman Alan Malan, Mike Cottle, Dee Vest, Corey Sweat, Laura Mitchell.

STAFF ATTENDING: Kris Nilsen (City Engineer), Cathy Brightwell (Recorder), and Debbie McKean (Secretary).

STAFF EXCUSED: Council member Kelly Enquist.

VISITORS: John Janson, Jake Young

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

1. **Prayer by Corey Sweat.**
2. **Accept Agenda**

Dee Vest moved to approve the agenda as presented. Laura Mitchell seconded the motion. Voting was unanimous in favor among all members present.

3. **Final Draft of the Housing in Certain Commercial Areas Overlay Ordinance WBMC 17.42, Schedule Public Hearing.**

Included in the commissioner's packet was a memorandum from Staff dated August 20, 2021, regarding Housing in Certain Commercial Areas Overlay (HCCO) with a redline draft for final review.

Cathy Brightwell noted that the planning commission has been working on the proposal to allow housing in Certain Commercial Areas Overlay (HCCO) for several months, after being directed by city council to research the issue and make a recommendation. The attached redline draft includes suggestions made by commissioners at the July 9 meeting and by staff for changes related to landscape percentages, building type definitions and pictures, and parking for vehicles and bikes.

Ms. Brightwell reviewed the redline document with the commission regarding changes that were made by staff and legal. Parking will be contained in its own section since it was the same for all types of designs. Page 3 was altered to remove “pedestrian plaza every 250 feet” from the picture, and new pictures of building types were added that are found in Utah.

There was discussion on the proposed document regarding parking, clear view area, landscaping to include synthetic grass, height of parapet walls – will remain 4 ft, and bike racks which will be clarified to be a minimum of four and will apply to residential and mixed use buildings. Indoor bike storage/lockers are encouraged but not required.

Cathy Brightwell recommended that the city’s new landscaping ordinance, which is in progress, include the HCCO landscaping requirements. That will be done when the city landscape code is adopted.

A public hearing will be scheduled for September 14, 2021, to include the changes that were discussed this evening.

4. Preliminary Review of New Landscape Regulations.

Commissioner packets included a memorandum dated August 20, 2021, from Cathy Brightwell and Kris Nilsen regarding Water-wise Landscape Regulations with the following attachments: a copy of the city’s current landscape ordinance with preliminary redlines, a copy of the Weber Basin Water Efficient Landscape template, and Layton’s recently adopted Landscape ordinance.

Consideration:

Extreme drought conditions continue to plague the state and water issues are expected to continue into future years. In an effort to manage the limited water supply in 2021, Weber Basin Conservancy District implemented watering restrictions in June, and the West Bountiful city council followed by adopting Resolution 496-21 implementing the same water restrictions for 2021. The city recognizes water as a valuable resource that should be used wisely and as efficiently as possible and supports conservation efforts to protect water supply inventories for both present and future water needs. With 60% of residential water used outdoors, Weber Basin has asked cities to update landscape ordinances to encourage water efficient landscape regulations.

Cathy Brightwell introduced the preliminary documents for a new efficient landscape ordinance. She pointed out that our current ordinance only focuses on landscape design plans dealing with new developments and new construction. Staff would like to expand the code to include both residential and commercial guidelines taking into consideration Weber Basin’s Efficient Landscape template pursuing efforts to be more water-wise. She noted that both Weber Basin and Layton included extensive lists of plants/trees which are probably not necessary to be included in Code. The goal will be to keep it simple.

Cathy said she talked with Layton staff about their process and results. They shared that they worked closely with Weber Basin but wish they had included USU early on to get a more comprehensive view of what is needed.

Jake Young encouraged the commission to strongly consider every means possible to conserve outdoor water usage as that is the biggest use of water for a household. He said he is on several state committees regarding water and the situation is dire. Every city needs to be responsible to do what they can to conserve. He mentioned low-scape as another option to xeri-scape.

There was discussion of the redline draft and the following changes were requested.

- Strike most of paragraph 2 in 12.28.010 - Purpose as it is not necessary.
- Clarify different types of permits and the different types of landscape expected in different zones.
- Move landscape regulations in each of the zones into this section of code.
- Eliminate what types of trees can be planted and create and reference a separate list that will be easy to update.
- Update prohibited materials in parkstrips and drainage swales
- Consider a percentage be set for the front landscape and leave the rear yards to property owners to decide.
- Set a maximum time period that front yard landscaping needs to be completed.

5. Staff Report

Kris Nilsen:

- Pickle Ball shade structures and tables should be in place within a couple of weeks.
- He found that the Pages Lane tunnel lighting is the responsibility of Bountiful. They have been contacted and are working on it.
- Making progress on the Public Works building design. Contracts have been awarded.
- Block that was back-ordered for the new well building is due in sometime in September.
- Golf course is working hard to save water and ensuring they have access to water supplies needed to maintain their asset. The city council is looking at purchasing a pump to be used in ponds as necessary.

Cathy Brightwell:

- Fence ordinance was presented to City Council and there was a lot of discussion. They are looking at several changes and will reconsider the proposal at their next meeting. They stated their appreciation for all the work that has been done by planning commission.
- Annexation has been requested for the Putnam property on 1450 West. Surrounding neighbors are being contacted encouraging them to join in.
- City has had complaints of trucks hauling dirt onto the old equestrian center property. Chairman Malan reported he was told there were 30 on Monday and 40 today. Ivory Homes has purchased half of that property and Plumb has kept the rest. We have not

heard any news about Ivory's plans to develop. Kris will be contacting them about mass hauling.

6. Consider Meeting Minutes from August 10, 2021.

Action Taken:

Mike Cottle moved to approve of the minutes of the August 10, 2021, meeting as presented. Dee Vest seconded the motion and voting was unanimous in favor.

7. Commission Training-

All commissioners completed 20 minutes of training.

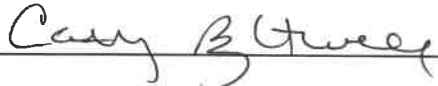
8. Adjourn.

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 10:00 pm. Laura Mitchell seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on September 14, 2021, by unanimous vote of all members present.


Cathy Brightwell – City Recorder

