

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
Mike Cottle
Laura Mitchell
Corey Sweat
Dennis Vest

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, SEPTEMBER 14, 2021, AT THE CITY OFFICES**

AGENDA:

1. Prayer/Thought by Commissioner Cottle.
2. Accept Agenda.
3. Public Hearing - Housing in Certain Commercial Areas Overlay Ordinance – WBMC 17.42.
4. Consider New Ordinance, WBMC 17.42 - Housing in Certain Commercial Areas Overlay.
5. Request for Conditional Use Permit by South Davis Sewer District to Install a Temporary Structure to Mix, Blend, and Stockpile Select Topsoil on the East Portion of Parcel #06-031-0030.
6. Staff report.
7. Consider Meeting Minutes from August 24, 2021.
8. Commission Training.
9. 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 September 10, 2021 by Cathy Brightwell, City Recorder.

Mayor
Kenneth Romney

**City Engineer/ Zoning
Administrator**
Kris Nilsen

**City Recorder/
Community
Development**
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NOTICE OF PUBLIC HEARING

A public hearing will be held at city hall on Tuesday, September 14, 2021, beginning at 7:30 p.m. by the West Bountiful Planning Commission.

The purpose of the hearing is to receive public comment regarding a proposal for Housing in Certain Commercial Areas Overlay (HCCO). The draft overlay zone is limited to the Commercial General (C-G) and Commercial Highway (C-H) districts. Townhomes, multi-family, and mixed-use buildings would be permitted in the HCCO pursuant to the requirements of this proposal.

The city's general plan specifically calls out 500 West and 500 South corridors as suitable locations for higher density housing to help increase housing options.

A description and proposed ordinance are available for review under the Public Notice tab at www.WBCity.org.

All interested parties are invited to participate in the hearing. Written comments may be submitted prior to the meeting to Recorder@WBCity.org

Cathy Brightwell
City Recorder

MEMORANDUM



TO: Planning Commission

DATE: September 10, 2021

FROM: Staff

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

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 the latest suggestions following the discussion at the August 24 meeting and review by legal counsel.

17.42 Housing in Certain Commercial Areas Overlay (HCCO)

17.42.010 Purpose

The purpose of this chapter is to introduce residential uses within specified commercial areas, creating a greater mix of uses in locations that provide transportation options and access to needed services.

17.42.020 Applicability

The Housing in Certain Commercial Areas Overlay (HCCO) shall be applied only to the C-H and C-G zones along 500 West, 400 North, and 500 South. Approval of the HCCO constitutes a rezone, which may be approved or denied in the City Council's sole discretion. The HCCO includes the uses currently allowed in the underlying zone (C-H or C-G), plus residential uses as described in this chapter. All of the regulations of the underlying zone apply, subject to the more specific or restrictive requirements of this chapter.

17.42.030 Development agreement

All applicants receiving HCCO approval shall be required to enter into a development agreement with the City to assure that the development negotiated and defined during the rezone process and required by this chapter is reflected in the actual construction and maintenance of the project.

17.42.040 Uses

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

17.42.050 Site design requirements

A. Heights and Setbacks

1. All residential buildings in the HCCO shall be set back 30 feet from any residential zone. Residential buildings shall not exceed 30 feet in height at the minimum setback line, except that townhomes may be up to 35 feet high at the setback line. For multi-family and mixed-use buildings, building height may be increased beyond the 30 foot setback to a maximum height of 60 feet, with an additional one foot setback required for every additional foot of increased height. Stairways, elevator access structures, or rooftop garden structures (such as shade structures) shall not be included in the maximum height calculation, as long as they do not exceed an additional 12 feet in height.
2. Front yard setbacks shall be landscaped and shall be a minimum of 20 feet from a public right of way. Buildings taller than 50 feet shall be setback one additional foot from the minimum setback for each two feet of additional height over 50 feet. Only 500 West, 500 South, and 400 North streets (and not I-15) shall be considered public rights of way for purposes of the front yard setback and building orientation.
3. Rear and side yard setbacks shall be a minimum of ten feet except next to a residential zone, in which case the requirements of Section 17.42.050.A.1 apply.

- B. Building Orientation. Buildings shall face the adjacent public right of way. Buildings located behind other buildings or designed to face a driveway or drive aisle, may be oriented a different direction,

except that they may not face a residential zone. New residential buildings shall include a six foot walkway to connect to a sidewalk along 500 West, 400 North, 500 South, or 1100 West, as appropriate.

- C. Dumpsters. Dumpsters shall be located to the side, to the rear, or in the interior of the building and shall be enclosed on three sides with a six-foot masonry wall and the fourth side shall include a gate.
- D. Lighting. All lighting shall be directed downward and shielded to prevent light trespass beyond the property line. Lighting fixtures shall be dark sky compliant with a cutoff shield not allowing light to go upward. LED light fixtures are required. Parking lot lights shall be no taller than 20 feet. The following locations, at a minimum, shall be lighted: building entrances, sidewalks to parking, parking areas, outdoor gathering plazas and driveway entrances to the site.
- E. Landscaping. Ten percent of the total site (including building, parking, and setbacks) shall be landscaped and include irrigation. The site landscape shall include a minimum of 5 trees and 15 shrubs per acre. Trees shall be a minimum of 1.5 inch caliper and shrubs a minimum of 5-gallon; two 1-gallon ornamental grasses or perennials equal one shrub up to 50% of the shrub requirement. The use of xeriscape materials such as rock or wood mulches (including a weed mat) are allowed for up to 50% of the landscaping. Water efficient landscaping is required. Within the landscape areas a maximum of 50% coverage may be turfgrass. No turfgrass shall be allowed in areas less than 10 feet in width; these areas must be landscaped with shrubs, trees, rocks, or mulch.

Setbacks adjacent to a residential zone, as described in Section 17.42.050.A, shall be landscaped. Required buffering of adjacent residential zones shall include a six-foot masonry wall located on the property line (subject to the fencing and clear view requirements of Chapter 17.50); medium to large trees planted every 30 feet; and an inert mulch, including synthetic turf; and turf/groundcover at a 50/50 ratio. Such areas may also incorporate spaces for recreational activities; provided, that no swimming pool, court, playground, or other recreational facility shall be located within 15 feet of a residential zone.

Irrigation systems shall be managed by an EPA waterwise irrigation controller. Smart irrigation practices such as drip and sensors are encouraged.

A landscape and irrigation plan, stamped by a professional landscape architect, engineer, or certified irrigation designer, including plant locations/types, grading, and irrigation systems, must be submitted for review and approval by City staff.

- F. Park Space Options and Requirements. Ten percent of the total site is required to be devoted to usable passive or active recreation space. This is in addition to the required landscape area, except that landscape areas that include usable recreation space shall count toward the park space area requirement. Usable recreation space includes squares, plazas, active recreation (courts and fields), community gardens, and patios. The availability to the public of such spaces will be negotiated in the development agreement.

Roof top gardens and leisure spaces are encouraged and may count toward up to 50% of the park space area requirement. Where roof tops are proposed for use as garden and/or recreation space, parapet walls shall be at least four feet high; or secure, decorative fencing (not chain link) at least two feet in height shall be installed on top of the two foot parapet wall required under Section 17.42.060.A.

A passive people-oriented plaza surrounding the primary building entrance of at least 2,500 square feet, with shade trees and seating for residents, shall be included. The plaza shall count toward the park space area requirement.

- G. Twenty-four hour on-site management is required for complexes containing more than 20 residential units. For projects with 20 or fewer units, on-site management is encouraged.

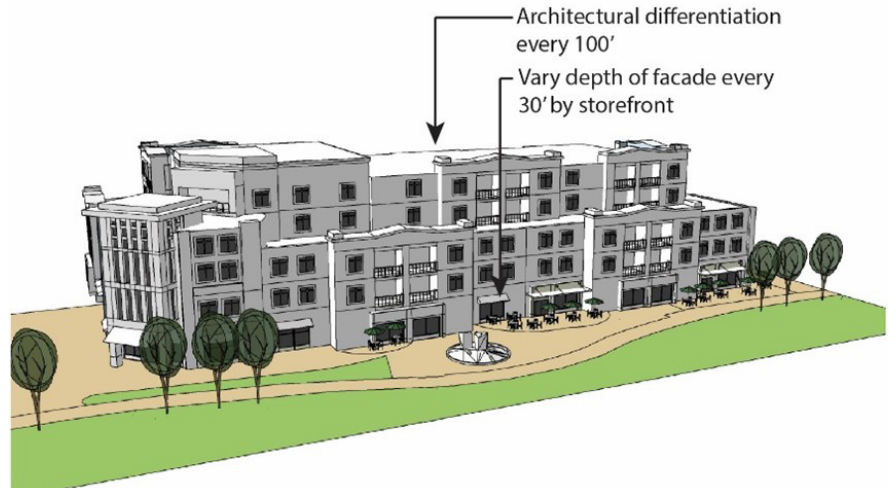
17.42.060 Building Design Requirements

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 for at least 65% of the first floor façade of each building, excluding the windows. All stories above the first floor shall incorporate the above specified materials for at least 50% of the façade. The planning commission may consider other materials 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 parapet wall with a minimum height of two feet, where no recreational uses of the roof are anticipated.

B. Façade Treatments and Size

No single building shall exceed 200 feet in length or width. No new building elevation may exceed 100 feet in length without at least a three-foot variation in the depth of the façade along the public right of way or any façade that faces the required plaza, and a two-foot variation on other façades.



Residential unit balconies shall not be interpreted to meet this requirement. Top floors shall have architectural differentiation from the other floors of the building and roof lines shall vary every 50 feet, at a minimum. For first floor uses in a mixed-use building, the appearance of small shops or storefronts with variation in the first floor façade every 30 feet or less is required.

- C. Building types. Residential uses in the HCCO may be incorporated into one or more of the following building types.

1. Townhome -

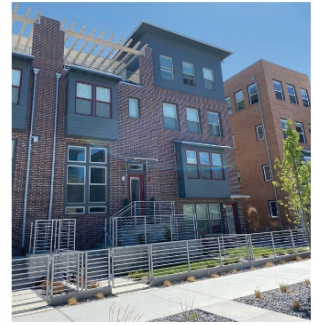
Horizontally attached units in a rowhouse configuration, usually divided into lots for ownership purposes. Townhomes may be located in a one- to three-story building consisting of three to eight attached dwelling units and may be arranged in groups of such buildings. This building type can include live/work units, which shall be specified in the development

agreement. Private garages are required and shall be located at the rear of the building, allowing the primary façade to front a public street or a greenspace/courtyard having a usable outdoor space that allows for active and passive recreation. Private garages shall be wired for at least one 220-volt line for electrical vehicle charging. **Common** guest parking shall not include any driveway that accesses a garage.



Townhome examples

- 2. Multi-family** –A multi-story residential building arranged or designed with more than four dwelling units, which may be divided into condominium units or be a for rent product.



Multi-family examples

- 3. 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. Intended for a mix of primarily residential use with retail or commercial office uses located on the first floor.



Mixed-use examples

- D. Windows. In mixed-use buildings, windows (including windows in doors) shall cover a minimum of 50 percent of the front first story face. For all other building types and facades of a mixed-use building, windows (including windows in doors) shall cover at least 25 percent of all facades.
- E. Balconies. For the residential portions of buildings, one balcony shall be constructed with a minimum of sixty (60) square feet per unit. Terraces and ground level porches and patios of similar size shall also be permitted and shall count toward the balcony requirement.
- F. Entrances. Entrances shall be recessed or covered to provide shelter from inclement weather. Porte cocheres are also permitted.
- G. Parking Requirements.
 - 1. Location of Parking and Parking Garages. Parking for a multi-family residential or mixed-use building shall be located underneath, within (as in podium-style parking), to the side, or to the rear of the building. An above or partially above grade parking garage within the interior of a building having more than 20 residential units, if located within 50 feet of a public right-of-way, shall include commercial uses that wrap the street-facing façade. No visible podium parking is allowed fronting on 500 West, 400 North, 500 South or 1100 West unless such parking is wrapped with commercial uses on the street-facing facade. If an above grade or a partially above grade parking garage is incorporated into a building that is located more than 50 feet from a public street, any portions above ground shall be designed to complement the building in a manner that the parking garage is not readily discernable as such or is surrounded with a five foot-wide intensive landscape treatment that includes trees and shrubs covering at least 75 percent of each parking garage façade.
 - 2. All projects of any building type shall provide the following minimum number of parking spaces:
 - Studio apartments – 1 space per unit;
 - One bedroom units – 1.5 spaces per unit;
 - Two or more bedroom units – 2 spaces per unit.

All projects shall provide additional guest parking spaces equal to one guest parking space for every four units. Any parking calculations that result in less than a whole number shall be rounded up.
 - 3. To further evaluate the above parking space requirements for a particular project, the city may require an independent parking study where parking demand calculations exceed 50 spaces, shared parking is being considered, or the proposed use may impact previously calculated parking demands for adjacent uses. Any such study will be managed by the city but paid for by the developer. The city may adjust the above parking requirements consistent with the parking study's conclusions to reflect such factors as shared parking and compatible uses. The Planning Commission shall make findings reflecting the study or discounting the study and may suggest modifications of the parking standards or simply leave the standards as-is. Parking stalls 9-feet by 18-20 feet are required but a parking study could also address compact car spaces in terms of size and as a percentage of the overall parking.

4. Shared parking is encouraged based on a parking study, but only for up to 30 percent 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 ten years and shall be renewed thereafter.
5. Bike parking is encouraged for residential projects. Bike parking should be well lighted and secure, with a combination of indoor bike storage and exterior bike parking. Where a mixed-use building is proposed, a conveniently located permanently attached bike rack accommodating a minimum of four bikes per building is required for commercial patrons.
6. Residential portions of parking garages and structures, including carports, shall include at least one 220-volt outlet for every ten units for personal vehicle charging. More such outlets for vehicle charging are encouraged.

17.42.070 Signs

Signs in the HCCO shall be governed by Chapter 17.48, except all signs shall have downward directed and shielded lighting. Only monument signs and signs on the building are allowed.

17.42.080 Application procedures

- A. General Requirements. An application for the HCCO is considered a rezone application subject to the rezone process provided in this chapter. The application shall be accompanied by a draft development agreement. The application, development agreement template, and their associated requirements are available online and at the city offices.
- B. Pre-application Conference. The applicant is required to have a pre-application conference with a member of the planning department and city engineer to ascertain the appropriate scope of the project and any additional information or reports that may be required in connection with the application and 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. Required Studies. A geotechnical study is required for any proposed building over one story. A traffic study is required for projects with 50 or more residential units.
- D. Fees. In addition to the initial rezone application fee for the HCCO, the applicant will pay for any studies required as part of the approval process. All such studies will be procured and managed by city staff. Any unused funds will be refunded to the applicant or transferred to be used as payment toward other application fees, at the request of the applicant. For all proposed rezones and associated development plans, a complete application is required before authorization to proceed to the Planning Commission.
- E. 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 and siting for the proposed development within the context of existing, surrounding development.

F. Planning Commission Review of Initial Rezone Application; Preparation of Proposed Development Agreement:

1. The initial application shall be referred to the Planning Commission for review and comment.
2. The City shall mail notice of an initial public hearing to owners of property within 300 feet of the proposed project.
3. The Planning Commission shall make a recommendation to the City Council of approval, approval with modifications/conditions, or denial. Such recommendation shall include any recommended changes/modifications to the draft development agreement.
4. If approval is recommended, the planning department, with the assistance of the city attorney and the concurrence of the applicant, shall prepare a second draft of the development agreement.

F. City Council Review and Public Hearing:

1. If city staff 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 any proposed changes contrary to the Planning Commission recommendation. Upon the submission of such agreement, and the submission of any other related project-specific plans requiring approval of the City Council, the application shall be scheduled and noticed for public hearing 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, and 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.

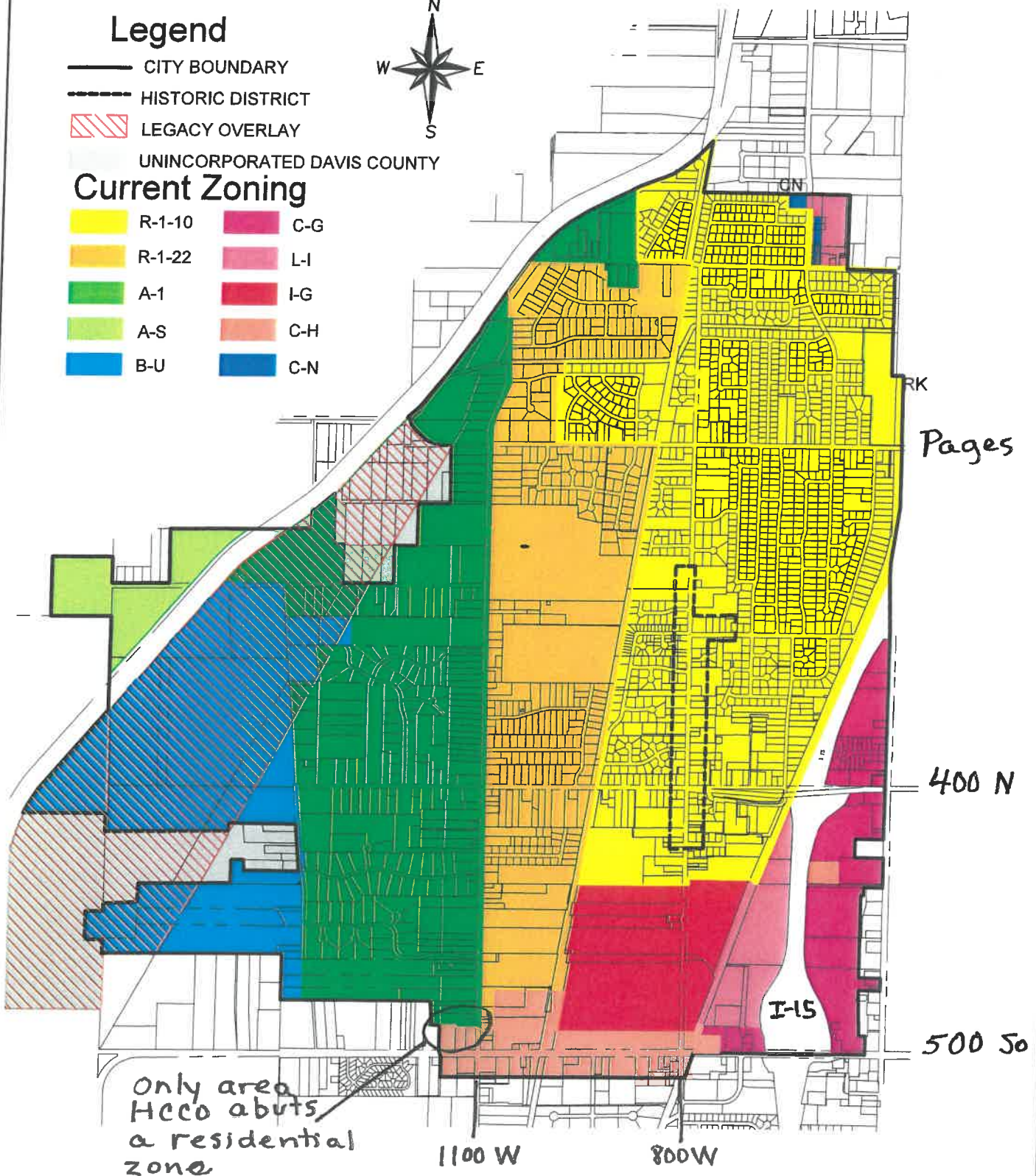
WEST BOUNTIFUL CURRENT ZONING MAP

Legend

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

Current Zoning

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



MEMORANDUM



TO: Planning Commission

DATE: September 10, 2021

FROM: Staff

RE: South Davis Sewer District – Topsoil Prep

South Davis Sewer District (“SDSD”), considered a quasi-public entity, has applied for a conditional use permit to install a temporary agricultural structure to mix, blend and stockpile select topsoil on 2.25 acres of Parcel #06-031-0030. This property is in the Agricultural Specialty (A-S) District which lists public or quasi-public uses as a conditional use. A site plan showing the property and proposed buildings is attached.

This seven acre parcel will also be the site for future biological treatment expansion and construction staging for SDSD as part of its regular business and is not part of this conditional use application.

Sinc Constructors Co. has arranged a temporary lease of 2.25 acres of SDSD’s property within West Bountiful for the mixing, blending, and stockpiling of select topsoil. Of necessity, this mixing and blending needs to be done in a controlled (dry) environment, free from water, rain, snow, ice or other adverse environmental conditions. They plan to install a temporary agricultural structure or structures covering about 1-acre for this use. Additional activities may also include 1) providing fill on the site, 2) grading or leveling the property, 3) leaving a stockpile of topsoil for future landscaping, 4) landscaping, 5) storm water control, and 6) nursery or other agriculture operations.

The Conditional Use ordinance, Section 17.60.040, requires the planning commission to *consider* whether:

1. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community;
2. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use;
7. The conditions to be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection.

Staff recommends the following conditions be required with the granting of this conditional use permit:

1. No construction noise is to be detectible before 7:00 a.m. This is the same time frame construction noise is restricted throughout the city.
2. Dust control.
3. Light: Security and site lighting should be directed downward and not negatively impact neighboring properties.
4. Traffic: Access is limited to the frontage road west of Legacy Highway. No impact is expected due to increased traffic.
5. Upon issuance of this Permit, a West Bountiful City building permit be submitted for the structure(s).



CONDITIONAL USE PERMIT APPLICATION

West Bountiful City

PLANNING AND ZONING

550 N 800 W, West Bountiful, UT 84087

Phone: (801) 292-4486

Fax: (801) 292-6355

www.wbcity.org

PROPERTY ADDRESS: 1800 W 1200 N West Bountiful, UT

PARCEL NUMBER: 060310030 ZONE: _____ DATE OF APPLICATION: _____

Name of Business: South Davis Sewer District

Applicant Name: South Davis Sewer District

Applicant Address: 1800 W. 1200 N West Bountiful, UT

Primary phone: 801-295-3469 Fax Number: 801-295-3486

E-mail address: dwayment@sdsc.us

Describe in detail the conditional use for which this application is being submitted. Attach a site plan which clearly illustrates the proposal. A separate sheet with additional information may be submitted if necessary.

There will be several uses of this 7-acre parcel. The west 2.5 acres will be for future biological treatment expansion. The center 2.25 acres is for future construction staging. The east 2.25 acres of this site is the subject of the CUP. It will temporarily be used for processing and mixing topsoil in a dry environment, constructing a temporary agricultural structure to protect said topsoil, grading and leveling and stabilizing the site, temporary storage of hauling & mixing equipment, a nursery, and other minor agricultural operations. The temporary covered structure will also reduce any dust originating on site. We understand a building permit will be required for the temporary structure(s). Exact structure arrangement may change.

The Applicant(s) hereby acknowledges that they have read and are familiar with the applicable requirements of Title 17.60 of the West Bountiful City Code, pertaining to the issuance of Conditional Use Permits. If the applicant is a corporation, partnership or other entity other than an individual, this application must be in the name of said entity, and the person signing on behalf of the Applicant hereby represents that they are duly authorized to execute this Application on behalf of said entity.

Fee must accompany this application - \$20 for Residential Zone, \$50 for Business Zone

I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge. I understand the information on this application may be made available to the public upon request.

Date: 8/26/2021

Applicant Signature: [Signature]

Application Received Date: 8/30/21

Application Fee Received Date: 9/9/21

Permit Approval: _____

FOR OFFICIAL USE ONLY

Permit Number: 21-06

Fire Inspection Date: NA

Legend



STATE FISH & GAME

BOUNTIFUL CITY CORP
SEWER DIST.

SEWER DIST.

STATE FBG

SEWER DIST

7 ACRE PARCEL / SITE

FUTURE BIOLOGICAL

FUTURE CONSTRUCTION

STAGING
AREA

225 Ac

TEW
SPR

ENTRANCE

2.25 AC

An aerial photograph showing a road intersection. A yellow-paved area, likely a construction zone or a specific lane, is visible. A white sign with black text reads 'FRONTAGE ROAD'. A black arrow points towards the intersection. The surrounding area includes a road with a dashed white line and some greenery.

NATURE CONSERVANCY





West Bountiful City

August 24, 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 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.

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