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WEST BOUNTIFUL CITY

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**WEST BOUNTIFUL CITY COUNCIL WILL HOLD A
SPECIAL MEETING AT 7:30 PM ON TUESDAY, MARCH 29, 2022
AT THE CITY OFFICES, 550 N 800 WEST**

AGENDA:

1. Work Session for Presentation and Discussion of Land Development Opportunities for Parcel #06-030-0049 (unincorporated) – Scratch Development.
2. Adjourn.

This agenda was posted on the State Public Notice website, the city website, emailed to the Mayor, City Council and Planning Commission and provided to the Davis Journal on March 25, 2022, by Cathy Brightwell, City Recorder.

MEMORANDUM



TO: Mayor & Council

DATE: March 25, 2022

FROM: Duane Huffman

RE: **Special Work Meeting – Discuss Scratch Development Proposals for Unincorporated Land**

On March 29, 2022, the city council will hold a special work session to discuss development options with the current owners of 80 acres of property within the city's annexation plan. Scratch Development will present their vision for the property.

Background

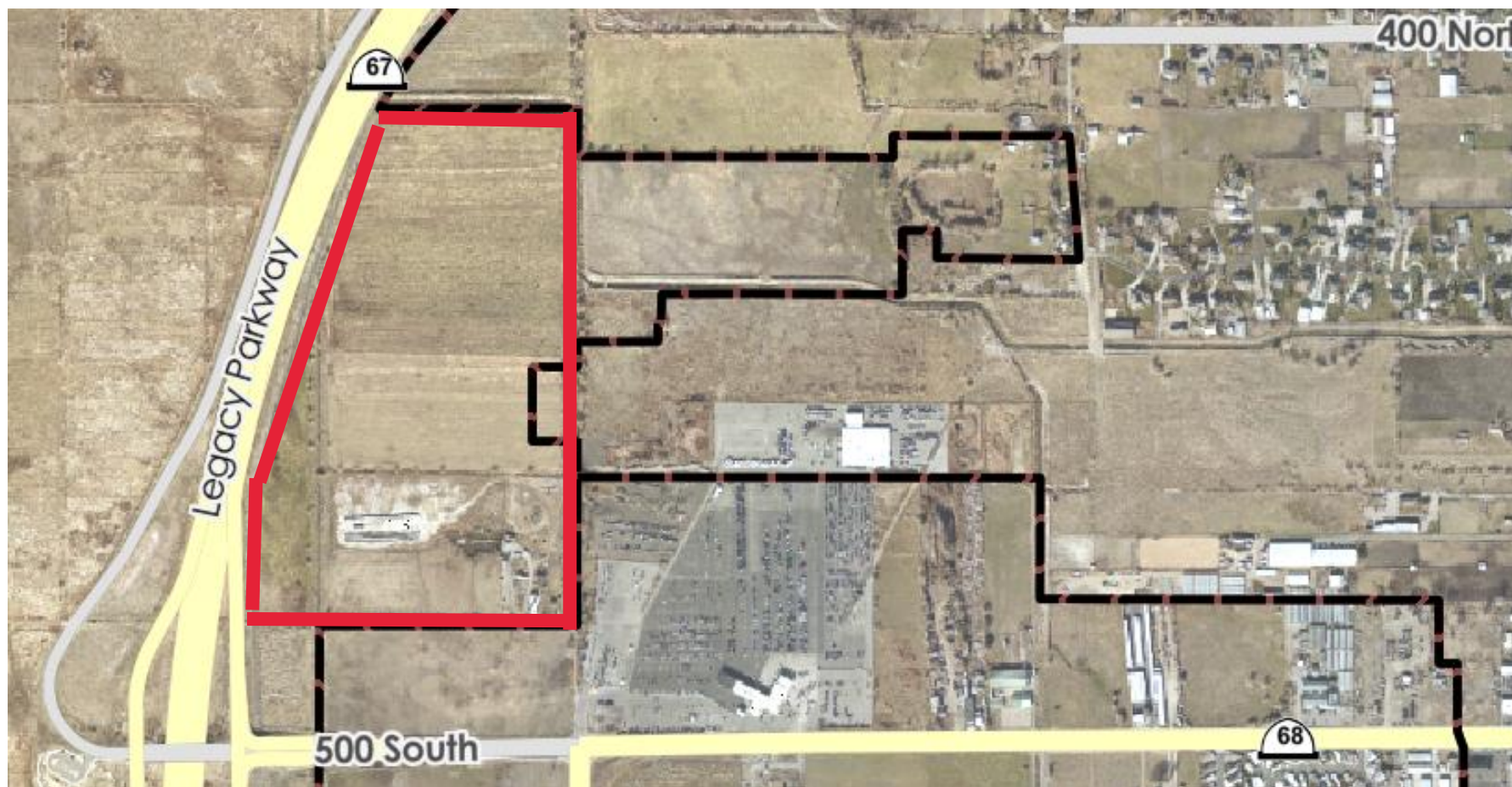
The property under discussion is the 80 acres on the city's southwest border that was historically owned by the Smith family. In 1999, after a challenge by West Bountiful, the Second District Court reversed Woods Cross's decision to accept a petition for annexation of this property into Woods Cross. The property is now included in the annexation plans of both cities.

In 2010, both cities worked together and jointly adopted the WB/WX Legacy CDA Plan. Based on its principals, the cities were able to gain the support of Davis County, the School District, and the other taxing jurisdictions. All the entities believed this area was suited to economic development and job creation. Highlights of the plan include:

- The cities agreed that the area would be zoned either Blend Use (WBC) or Legacy Gateway (WX) and noted that the uses in both zones were very similar.
- The plan specifically noted that residential development was not anticipated. This was critical to gain the support of other taxing jurisdictions, as they did not view residential development as economic development. The School District went as far as to include language in their agreement that any residential development would cause their financial support to the CDA to cease.
- The plan envisions research parks, offices, retail, and similar uses.

Twelve years have now passed since the creation of the Legacy CDA Plan, and economic development has not occurred. The property was sold in 2021, and the new owners have interest in exploring other types of development opportunities beyond what the CDA Plan envisioned, including a significant amount of residential use.

After a presentation by the new owners, the council will have the opportunity to ask questions and discuss the future of the property.



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