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Kenneth Romney

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.

Minutes of the West Bountiful City Council meeting held on Tuesday, March 29, 2022, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

MEMBERS: Mayor Ken Romney, Council members James Ahlstrom, James Bruhn, Kelly Enquist, Mark Preece, Rod Wood, and Planning Commission members Alan Malan, Corey Sweat, Mike Cottle, and Dennis Vest

STAFF: Duane Huffman (City Administrator), Kris Nilsen (City Engineer), Cathy Brightwell (City Recorder), Steve Maughan (Public Works Director), Steve Doxey (City Attorney), Jake Young (Contract Planner).

PUBLIC: Gary Jacketta, Jay Gough, Todd Willey, Tim Stephens – Woods Cross Community Development Director, Richmond Thornley

Mayor Romney called the work meeting to order at 7:32 pm.

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

Duane Huffman explained that this meeting was called so that representatives of Scratch Development, owners of the land previously known as the Smith property, could present their vision for development on their property which consists of 84 acres on the city's southwest border (north of 500 South and east of Legacy Parkway). He presented history of the property. In 1999, after a challenge by West Bountiful, the 2nd District Court reversed Woods Cross's decision to accept a petition for annexation for the property. He noted that this resulted in some contention between the previous owners (Smiths) and West Bountiful. In 2010, Woods Cross and West Bountiful worked together and jointly adopted the West Bountiful/Woods Cross Legacy CDA Plan. Based on its principles, 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 job creation and economic development such as research parks, offices, retail, and similar uses but specifically noted that residential development was not anticipated. Twelve years have passed, and the expected economic development has not occurred.

Rich Day, Aaron Johnson, Johnny Arbuckle, and Greg Whitchurch (IBI) introduced themselves. Mr. Arbuckle said they are all Davis County born and bred and anxious to create a great development here. The preliminary plans for the study area which include their 85 acres plus 20 acres owned by the Kingston's (currently zoned commercial by Woods Cross) consists of a commercial block in front transitioning to multi-family, townhouses, and single family moving to the north. Density is decreased moving east and north to better fit with existing and expected development. There is a 100 ft. buffer along the A-1 canal and a major power corridor runs through the property. They envision a walkable community, with access to existing trail systems, are trying to incorporate green space, and a road network designed to break up traffic that connects to Highgate Subdivision.

The commercial area would be neighborhood oriented and likely include a grocery store, which has been supported in their studies, and other retail outlets who see gaps that can be filled. Two separate

apartment communities are proposed, one along Legacy Parkway due to the height of the overpass. Behind the apartments, townhouses are proposed and will be alley-fed eliminating a lot of driveway space, then to the north housing will transition to single family homes on 6-8,000 sf lots. It is estimated there will be approximately 1000 total units including 600 apartments, 250 townhomes, 80 cottage/patio homes and about 70 single family homes. They also plan to include 2 small parks and a lot of miscellaneous green space.

There was discussion about access to the community. The current proposal calls for south access points on 500 South and an east connection to Highgate subdivision. The main south access point is via a small piece on the east side that connects to Redwood Rd. and a second access farther west is limited to right-in/right-out by UDOT due to the proximity to the on-ramp. Highgate owners were concerned about bringing a lot of traffic through their development, so the roads were designed to be awkward. Access to the north through Ivory connecting to 400 North would also be beneficial but it is not a good arterial as a lot of driveways back out on to the road. They indicated they will conduct a full traffic study when the plans are better set.

Jay Gough, Highgate, said they had concerns about access through their development, but the proposed road design will limit through traffic. They also had concerns about the higher density, but the power lines provide a natural transition. He said it's a high quality project that won't take anything away from Highgate. He added that they would like to see what happens down the road if higher density is on the table.

There was general discussion about future access via 1450 West connecting to 500 South which is on UDOT's long term plans and how imminent domain may play into acquisition.

There was discussion about having different communities along the west side in different cities. What would be the pros and cons? Who can best provide utilities to the residents?

When asked if they had annexation preferences, Mr. Arbuckle responded that they do not; they would be excited to work with either city. They said this is a great location with a lot of interest for the project. The question is what does West Bountiful want? Would they buy into such a project? Is it too much density? They said they have talked with Ivory, and they are open to connectivity to the south if needed, although it will be costly to cross the canal. The canal is a good barrier for transitioning from Ivory's larger lots to the proposed higher density.

Mayor Romney said it would be nice if we could come together with Woods Cross to evaluate the project and discuss options. He is also interested in seeing how the plan fits with our general plan and take a better look at connectivity options.

Tim Stephens, Community Development director for Woods Cross, said that Scratch representatives have so far only talked with the city manager and staff who recommended they talk to West Bountiful about annexation before further consideration.

Possible zone changes were discussed including using the canal as a boundary which was contemplated in the Legacy Overlay and Blended Use zones. Jake Young, contract planner, said it makes sense to look at a new zone where the project is proposed. It is important to set the standard for

what you want. If adjacent properties are interested, they could opt in if it is determined to be in the city's best interest.

Council members commented that consideration must be given to our residents who want 1 acre lots everywhere on the west side. Any zoning changes would need to include a clear transition. Also, proposed density is too high to cram onto two access roads. Traffic studies will be necessary to determine impact to city roads.

Mr. Huffman suggested the Scratch representatives give a similar presentation to Woods Cross and then we can schedule a joint work session to discuss. Our goal will be to try to work something out between our cities.

Rich Day said they have a lot of experience with these types of projects and have worked hard to come up with something they believe will be best for everyone.

2. Adjourn.

MOTION: *James Bruhn Moved to Adjourn the Meeting. Rod Wood seconded the Motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Tuesday, April 19, 2022.

Cathy Brightwell, City Recorder