

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, JUNE 14, 2022,
AT THE CITY OFFICES, 550 N 800 WEST**

AGENDA:

1. Prayer/Thought - Commissioner Vest.
Pledge of Allegiance – Commissioner Mitchell.
2. Confirm Agenda.
3. Conditional Use Application – Tyson Davis, 941 W 1950 North (Farm Animals).
4. Conditional Use Application - Onion Patch Securities (Outdoor Vehicle Storage).
5. Preliminary Plat for Belmont Farms 9-Lot Subdivision, 1450 W 400 North – Ivory Development.
6. New Water-Efficient Landscape Ordinance, WBMC 12.28.
7. Consider Meeting Minutes from May 24, 2022.
8. Staff report.
9. Adjourn.

*This notice has been sent to the Davis Journal and was posted on the State Public Notice Website
and the City website on June 10, 2022, by Cathy Brightwell, City Recorder.*

MEMORANDUM



TO: Planning Commission

DATE: June 9, 2022

FROM: Kris Nilsen, Cathy Brightwell

RE: Conditional Use Application for Farm Animals

Background

An application for a Farm Animal Conditional Use Permit was received on June 1, 2022, from Tyson Davis for his property at 941 W 1950 N in Mountain View Estates to keep 2 horses on their property. Adjacent neighbors were notified of the application on June 7, 2022.

West Bountiful Municipal Code 17.20.080 – Farm Animal Regulations - allows farm animals on properties within the city based on a point system. A resident may apply for a conditional use permit to increase the number of animals allowed on their property. For a horse, this means the points can drop from 40 for each large animal to 25. With this decrease in points, the applicant could have 2 horses (50 points) on his .58 acre property (58 points). This section of code prohibits structures such as barns, stables, and corrals if within 75 ft of any neighboring dwelling.

WBMC 17.50 – Clear View and Fence Regulations - allows a fence up to 6 ft in height in the front yard if located 15 ft or more from the sidewalk.

Proposal

The applicant's proposal is to have the two horses in a small (3500 sf) pasture in his front yard. Because of underground easements on his property, the front setback for his home is 92 ft making his front yard larger than his rear yard. Due to this unusual situation, the horse pasture will be approximately 23 ft from the neighbor's home to the east. A 5 ft high fence made of corral panels, secured by T-posts, is proposed to contain the horses. The fence will be set back 15 feet from the sidewalk and 5 feet from the existing fence along the walkway to the trail.

Conditional Use Requirements

The Conditional Use ordinance, WBMC 17.60.040, directs the Commission to approve the conditional use if reasonable conditions can mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards (requirements of the Chapter and all other applicable requirements of the Municipal Code), the conditional use may be denied.

WBMC 17.60.040 also requires the Commission to consider the following findings prior to approving a conditional use.

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;
6. The proposed use will conform to the intent of the city's general plan; and
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.

Possible Conditions

If the planning commission approves the request, Staff recommends the following conditions.

1. Applicant will control animal waste, debris, noise, odor, and drainage in accordance with usual and customary health standards to protect the health, safety, and welfare of the animals and the public.
2. Animal feed will not be stored in the front yard.
3. Dust from pasture will be kept to a minimum.
4. Weeds around the pasture will be maintained.
5. Applicant will comply with any restrictive covenants on the property.
6. The conditional use permit will expire upon sale of the property.

Google Maps

941W 1950 N



Image capture: Sep 2021 © 2022 Google

West Bountiful, Utah

Google

Street View - Sep 2021

17.20.080 Farm Animal Regulations

A. Farm animals may be kept on properties according to the following requirements:

1. For each acre, a parcel, or adjacent properties, whether owned or leased, shall be eligible to contain or house farm animals rating one hundred (100) points or prorated for any part thereof.
 - a. Large animals such as horses, ponies, donkeys, mules, llamas and cows require a minimum area of .40 acres: Forty (40) points each.
 - b. Medium animals such as sheep and goats, and other animals of similar size: Twenty (20) points each.
 - c. Small animals such as ducks, chickens, geese, rabbits and turkeys: Four (4) points each.
 - d. Pigs, provided that pens are located at least two hundred (200) feet from neighboring dwellings: Forty (40) points each.
 - e. Miniature or pygmy farm animals will have one-half the points of the normal sized species.
2. The points listed in Subsection A.1 above may be decreased for large, medium and small animals subject to approval of a conditional use permit by the planning commission pursuant to Chapter 17.60 of the West Bountiful Municipal Code and the provisions below.
 - a. The minimum points allowed shall be twenty-five (25) for each large animal, ten (10) for each medium animal, and two (2) for each small animal.
 - b. Neighbors adjoining the applicant's property for which the conditional use permit is requested will be notified by city staff at least five (5) days prior to the public meeting. Such notification will include the name and address of the applicant, the specific reason for the application, and the date, time and location of the planning commission meeting at which the application will be discussed.
3. Dependent offspring, up to nine (9) months of age, shall not be counted in determining the total number of animals on the parcel(s).
4. Adopted dependent offspring, up to nine (9) months of age, shall not be counted in determining the total number of animals on the parcel(s), subject to approval of a conditional use permit as outlined in Subsection A.2. above. Such conditional use permit shall be valid for no longer than nine months, as determined by the planning commission.
5. Honeybees, pursuant to the requirements of Title 4, Chapter 11 of the Utah Code.

B. For multiple properties to be eligible for combined point calculation under Subsection A, the following criteria must be met:

1. The properties shall be owned or leased by the same person or entity.
2. All properties used for the combined point calculation must be contiguous.
3. If one or more properties are leased:
 - a. The lease must be in writing and signed by both parties.

- b. The leased property, in its totality, must be used in some meaningful way by lessee in the keeping of farm animals.
- C. All animals, except bees, must be kept in an area enclosed by a fence or structure sufficient to prevent escape.
- D. Setbacks for all structures shall meet applicable zoning requirements for each parcel, as well as the following requirements, as applicable.
 - 1. No animal shelter, including pens, coops and beehives, may be located less than six (6) feet from any property line or dwelling.
 - 2. Barns, stables, corrals, or similar structures used to house medium and large animals may not be located less than seventy-five (75) feet from any neighboring dwelling.
 - 3. An apiary, housing colonies of bees, must be at least six (6) inches above the ground and, if located less than fifteen (15) feet from a property line, a solid six (6) foot vertical barrier running along or near the property line and extending at least four (4) feet beyond the apiary in each direction is required.
- E. To protect the health, safety and welfare of the animals and the public, animal waste, debris, noise, odor, and drainage shall be kept in accordance with usual and customary health standards associated with that type of animal.
- F. Failure to comply with any portion of this section shall invalidate any use specified in this section and shall subject the owner to penalties and/or fines as specified elsewhere in this title.

HISTORY

Adopted by Ord. [374-15](#) on 11/18/2015

MEMORANDUM



TO: Planning Commission

DATE: June 10, 2022

FROM: Kris Nilsen and Cathy Brightwell

RE: Conditional Use Application – Onion Patch Securities, LLC for Outdoor Storage

Background

On April 27, 2022, Onion Patch Securities, LLC submitted a Conditional Use Application for outdoor vehicle storage on vacant ground. This application is part of a larger land use package that involves Onion Patch and Manheim Remarketing.

The city council recently approved the adoption of a new zone – Outdoor Vehicle Storage Overlay (OVSO). Onion Patch submitted a Rezone Request to change 6.7 acres of their property, as shown on the attached diagram, to OVSO. Outdoor vehicle storage is a conditional use in the OVSO.

Proposal

Onion Patch intends to lease this land to Manheim Remarketing for temporary storage of vehicles subject to approval by the city council of the above Rezone request and Development Agreement. Before those decisions can be made, the planning commission must approve a conditional use permit to impose any conditions it finds necessary to mitigate the reasonably anticipated detrimental effects of the proposed use. This approval will be contingent on the city council's approval of the rezone and development agreement.

Conditional Use Requirements

The Conditional Use ordinance, WBMC 17.60.040, directs the Commission to approve the conditional use if reasonable conditions can mitigate the reasonably anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects cannot be substantially mitigated by the imposition of reasonable conditions to achieve compliance with applicable standards (requirements of the Chapter and all other applicable requirements of the Municipal Code), the conditional use may be denied.

WBMC 17.60.040 also requires the Commission to consider the following findings prior to approving a conditional use.

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;

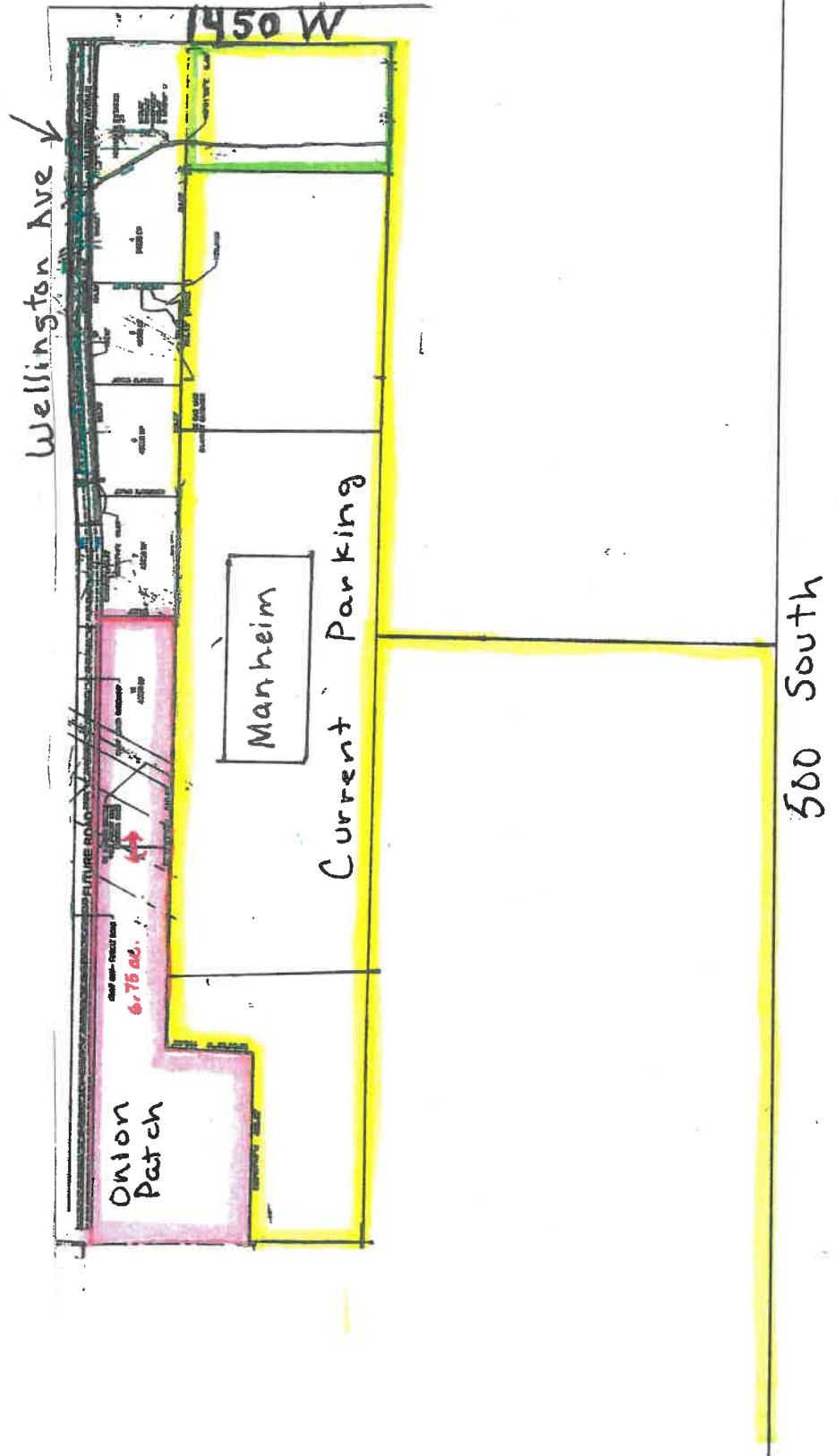
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony 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;
6. The proposed use will conform to the intent of the city's general plan; and
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.

Possible Conditions

Staff recommends consideration of the following conditions to mitigate the reasonably anticipated detrimental effects of the proposed use.

1. Security and nuisance attraction - A perimeter fence will be installed around the leased property. The fence will be a minimum of 6 feet in height and be a minimum of 80% open, e.g., chain link with slats or solid.
2. Pollution - Dust will be controlled to an acceptable level.
3. Safety and aesthetics - Weeds within and around the fenced area will be maintained.
4. Noise and nuisance - Operating hours will match those of the existing operation.
5. Pollution and nuisance - Any lighting on the property will be directed downward onto the site.
6. Safety and nuisance - No vehicle access will be permitted to the property except from Manheim's property to the south.
7. Proper approval of zone change, and development agreement by city council.

Onion Patch – Manheim



17.46 Outdoor Vehicle Storage Overlay - OVSO

17.46.010 Purpose

The purpose of this chapter is to introduce temporary outdoor vehicle storage uses within specified areas.

17.46.020 Applicability

The Outdoor Vehicle Storage Overlay (OVSO) shall be applied only to the Blended Use (B-U) zone. Approval of the OVSO constitutes a rezone, which may be approved or denied in the City Council's sole discretion. The OVSO includes the uses currently allowed in the underlying zone, plus outdoor storage of motor vehicles as described in this chapter. Except as modified by the OVSO, all of the regulations of the underlying zone apply, subject to the more specific or restrictive requirements of this chapter.

17.46.030 Development Agreement

All applicants receiving OVSO 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.

17.46.040 Uses

In addition to the uses allowed in the underlying zone, outdoor vehicle storage shall be a conditional use in the OVSO pursuant to the requirements and procedures of this chapter.

17.46.050 Signs

Signs in the OVSO shall be governed by Chapter 17.48, except all illuminated signs shall have downward directed and shielded lighting.

17.46.060 Application Process

An application for the OVSO is considered a rezone application subject to the rezone process provided in this chapter.

- A. General Requirements. The applicant shall submit to the City a complete application for a rezone and conditional use permit, accompanied by the appropriate fees as listed in the Consolidated Fee Schedule, a site plan (which may serve as the project master plan for purposes of the B-U zone), and a draft development agreement. The application, development agreement template, and their associated requirements are available on the city website and at the city offices.
- B. Pre-application Conference. The applicant is required to have a pre-application conference with city staff 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. Complete Application. For all proposed rezones and associated development plans, a complete application, as determined by city staff, is required before authorization to proceed to the Planning Commission.

D. 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, or denial. Such recommendation shall include any recommended modifications to the draft development agreement. Any approval of the conditional use permit application shall be subject to the City Council's approval of the rezone.
4. If approval with modifications is recommended, the city staff, with the assistance of the city attorney and the concurrence of the applicant, shall prepare a second draft of the development agreement for submission to the City Council. If denial is recommended, the application, development agreement, and related documents will be submitted to the City Council as-is.

E. City Council Review:

1. Rezone Application. The initial application, additional 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 rezone. The City Council will consider the application for rezone at a public meeting, except as provided in Subsection E.2.
2. City Council Public Hearing. If city staff and the applicant cannot agree on the terms of the development agreement after the Planning Commission recommendation, the applicant may prepare and submit its own proposed development agreement, addressing all the required information and any proposed changes inconsistent with the Planning Commission recommendation. Upon the submission of such a development agreement (and all other documents requiring approval of the City Council), the rezone 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.
3. City Council Approval. If the City Council approves the rezone application and development agreement, the applicant may proceed with any remaining administrative site plan process. If a subdivision is required, the applicant may proceed with an administrative subdivision process.

MEMORANDUM



TO: Planning Commission

DATE: June 11, 2022

FROM: Kris Nilsen, City Engineer

RE: Belmont Farms Subdivision – Preliminary Plat

Ivory Development has applied for a nine-lot subdivision located on the west side of 1450 West at 400 North and consisting of 13.28 acres. The property is within the B-U zone and the proposed use is single family detached residential dwellings, matching the existing use adjacent to the property on the east and south. The B-U zone requires any project located within 300 feet of the A-1 Canal to blend a combination of appropriate uses, this project is not within 300 feet of the A-1 Canal and therefore not required to blend additional uses with residential. The project has been reviewed by staff to meet the underlying A-1 zone requirements. The lots all meet the A-1 zoning requirements for size (min. 43,560 sf) and frontage (min. 85 ft.), as represented.

Purpose The purpose of the preliminary plat is to require formal preliminary approval of a subdivision in order to minimize changes and revisions which might otherwise be necessary on the final plat. Approval of the preliminary plat by the planning commission does not constitute final acceptance of the subdivision but is authorization for the subdivider to proceed with the preparation of plans and specifications for the minimum improvements required and preparation of the final plat.

Preliminary Plat Review Checklist (WBMC 16.16.020)

Items in bold text need to be addressed.

- A. The preliminary plat shall be drawn to a scale not smaller than 100 feet to the inch and shall include following information.
1. The proposed name of the subdivision;
 2. The location of the subdivision as it forms part of a larger tract or parcel, including a sketch of the future street system of the un-platted portion of the property;
 3. A vicinity map of the proposed subdivision, drawn at a scale of 500 ft. to the inch, showing all lots and streets in the project, and all abutting streets, with names of the streets;
 4. The names and addresses of the subdivider, the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided;
 5. A contour map drawn at intervals of at least one foot, showing all topographic features with verification by a qualified engineer or land surveyor;
 6. Certification of the accuracy of the preliminary plat of the subdivision and any traverse to permanent survey monuments by a Utah registered land surveyor;
 7. The boundary lines of the tract to be subdivided, with all dimensions shown;
 8. Existing sanitary sewers, storm drains, subdrains, culinary and secondary water supply mains and culverts and other utilities within the tract or within 100 feet;
 9. The location, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces and lots showing the size of each lot in square footage and properly labeling spaces to be dedicated to the public;
 10. The location, principal dimension, and names of all existing or recorded streets, alleys and easements, both within the proposed subdivision and within 100 ft. of the boundary, showing

- whether recorded or claimed by usage; the location and dimensions to the nearest existing bench mark or monument, and section line; the location and principal dimensions of all water courses, public utilities, and other important features and existing structures within the land adjacent to the tract to be subdivided, including railroads, power lines, and exceptional topography;
11. The existing use or uses of the property and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines drawn to scale.
 12. The location of existing bridges, culverts, surface or subsurface drainage ways, utilities, buildings or other structures, pumping stations, or appurtenances, within the subdivision or within 200 ft., and all known wells or springs as well as the location of any 100 year flood plains as determined by FEMA;
 13. **Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants;**
 - a. **Indicate existing WBWCD pressurized secondary water.**
 - b. **Indicate existing culinary water size is 8" in 400 North and 1450 West.**
 14. Boundary lines of adjacent tracts of unsubdivided land within 100 ft. of the tract proposed for subdivision, showing ownership and property monuments;
 15. Verification as to the accuracy of the plat;
 16. Each sheet of the set shall also contain the name of the project, scale (not less than 100 ft. to the inch, except vicinity map), sheet number, and north arrow.
- B. In addition to the foregoing plat, the subdivider shall provide the following documents:
1. **A storm water plan in accordance with 16.28.060 Hydrology Report;**
 2. A plan for providing street lighting in the subdivision in compliance with the city's design standards;
 3. **Copies of any agreements with adjacent property owners relevant to the proposed subdivision;**
 - a. **Utah Power and Light (RMP) for proposed utility crossing.**
 - b. **Ivory Development for storm drain improvements outside of subdivision boundary.**
 4. **A comprehensive geotechnical and soils report prepared by a qualified engineer based upon adequate test borings or excavations in accordance with the city's design standards'**
 5. **A copy of a preliminary title report evidencing satisfactory proof of ownership;**
 6. **Satisfactory evidence that all utilities and services will be available for the subdivision and that the utilities and easements have been reviewed by the utility companies;**
 - a. **SDSD**
 - b. **WBWCD**
 7. **A Davis County development and construction permit, if the proposed project is located within 100 ft. of a critical flood area as defined by Davis County (Davis County Flood Plain Permit);**
 8. Copies of proposed protective covenants in all cases when subsurface drains are to be located within the subdivision;
 9. When the subdivider is not an individual corporation or registered partnership, a notarized statement bearing the signatures of all owners of record of the property to be subdivided which designates a single individual who shall act for and on behalf of the group in all appearances before public bodies, agencies or representatives necessary to execute the purpose of subdividing the property; and
 10. When a subdivision contains lands which are reserved in private ownership for community use, including common areas, the subdivider shall submit with the preliminary plat a preliminary 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. The subdivider shall also comply with all other applicable federal, state and local laws and regulations and shall provide evidence of such compliance if requested by the city.

C. Payment of Preliminary Plat fees.

Preliminary Plan - Additional Review Comments by City Staff

Sheet 1 of 3 – Preliminary Site Plan

- a. Temporary turn around shall consist of curb, sidewalk and full depth street improvements if contained within the subdivision boundary.
- b. Temporary turn around can be compacted gravel (base coarse) if located outside the subdivision boundary (on the Utah Power and Light property). Provide easement if located outside the subdivision boundary.
- c. Revise the typical ROW cross section per West Bountiful City current as follows:
- d. 4-foot-wide Park strip
- e. 6" thick concrete sidewalk on 6" Base.
- f. Asphalt width on 1450 west is currently 24 feet. The proposed curb location may need to move west to maintain 24 feet of asphalt width.
- g. The existing bridge will need to be extended west with the street widening on 1450 West. Bridge improvements will require approval of Davis County and the City.

Drainage and Sheet 2 of 3 Preliminary Grading plan

1. Provide A storm water plan and design calculations in accordance with 13.30.080 Storm Water Design Criteria;
 - h. Address Limited Impact Development (LID) design and indicate why LID is not being used in the design if that is the case.
 - i. Project will need to address storm drain retention, detention, and pollution treatment where applicable.
 - j. High ground water at the project site would reduce or eliminate the ability to use retention and will need to be determined as part of the design.
2. West Bountiful City existing storm drain along the south side of 400 North is a minimum size of 36" diameter pipe. Extend size 36" diameter storm drain through the project site in 400 North.
3. Provide easements for storm drain improvements outside of the subdivision boundary.
4. Storm Water Discharges into the Millcreek Drainage Channel shall be approved by Davis County as the operator of the Channel.

Sheet of 3 – Preliminary Utility Plan

1. Culinary Water Line in 400 North will need to be upsized to a minimum of 10" diameter.
2. Project is required to install and provide pressurized secondary water for outdoor use. Weber Basin Water Conservancy District is located in 400 North and 1450 West at the project boundary.
3. Add hydrant to dead end line at west end of proposed 400 North.

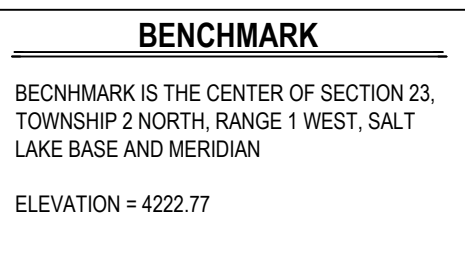
Review and approval shall be received by all impacted utility companies such as:

1. Weber Basin Water Conservancy District
2. South Davis Sewer District
3. Davis County (Storm Drain Channels)

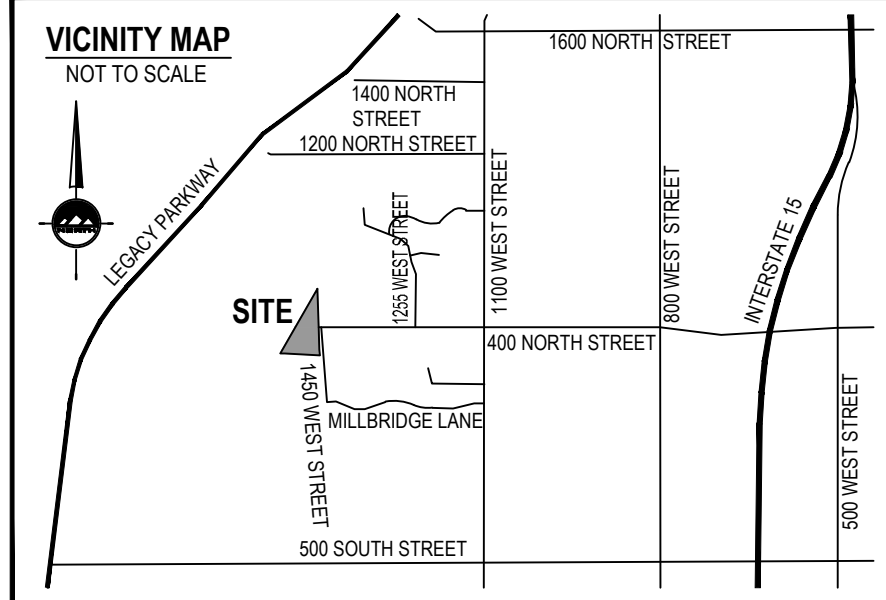
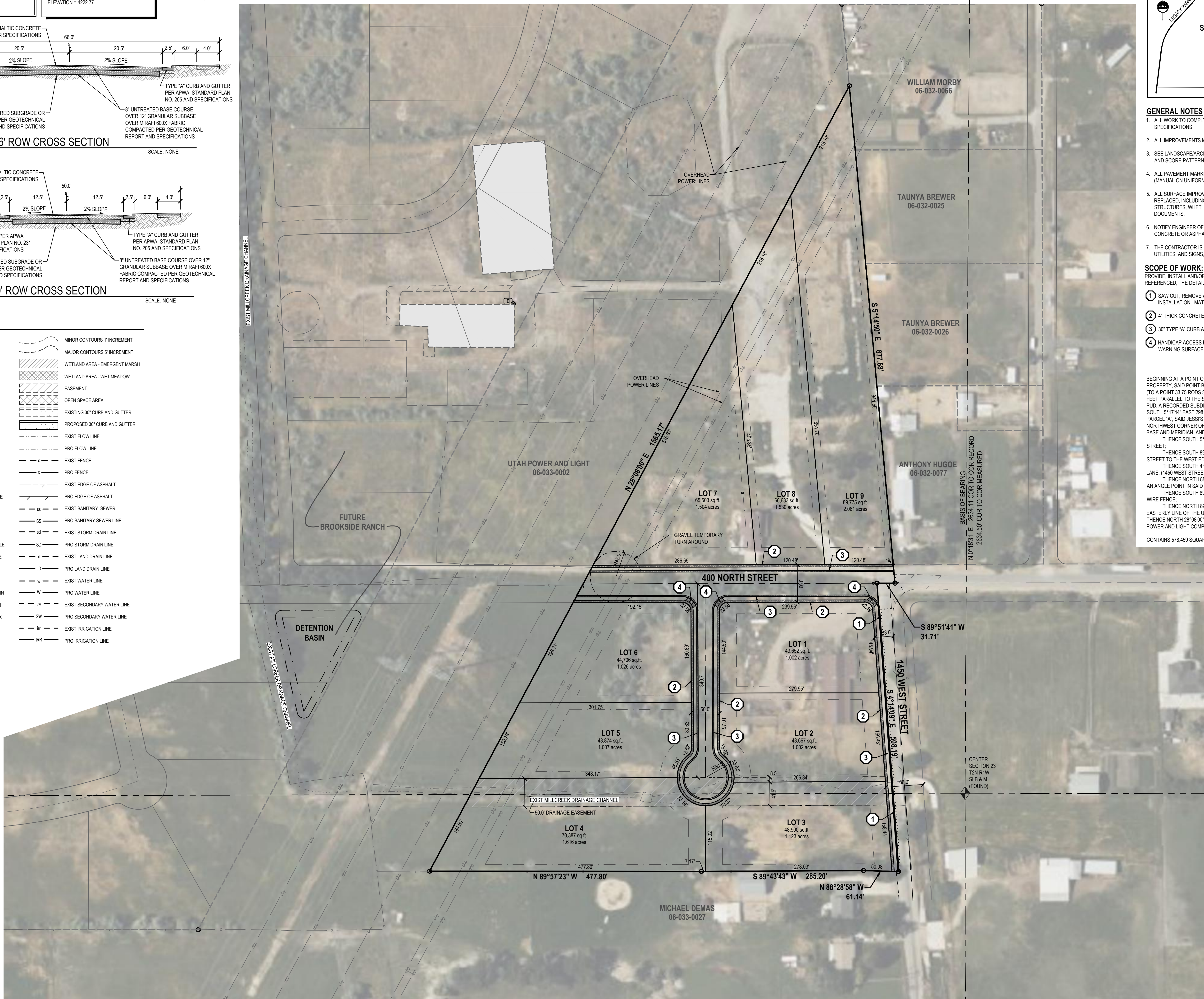
Recommendation by City Engineer:

After review of the submitted Preliminary Plat (Drawing Set), an approval by the Planning Commission should be subject to the following conditions:

1. Address all remaining Preliminary Plat Checklist Items and Additional Staff Review Comments.
2. Address all Planning Commission Comments
3. Submit a revised Preliminary Plan for Review by City Staff



	SECTION CORNER		MINOR CONTOURS 1" INCREMENT
	EXIST MONUMENT		MAJOR CONTOURS 5" INCREMENT
	PRO MONUMENT		WETLAND AREA - EMERGENT M
	EXIST REBAR AND CAP		WETLAND AREA - WET MEADOW
	SET ENSIGN REBAR AND CAP		EASEMENT
	EXIST WATER METER		OPEN SPACE AREA
	PRO WATER METER		EXISTING 30" CURBS AND GUTTERS
	EXIST WATER MANHOLE		PROPOSED 30" CURBS AND GUTTERS
	PRO WATER MANHOLE		EXIST FLOW LINE
	EXIST WATER VALVE		PRO FLOW LINE
	PRO WATER VALVE		EXIST FENCE
	EXIST FIRE HYDRANT		PRO FENCE
	PRO FIRE HYDRANT		EXIST EDGE OF ASPHALT
	EXIST SECONDARY WATER VALVE		PRO EDGE OF ASPHALT
	PRO SECONDARY WATER VALVE		EXIST SANITARY SEWER
	EXIST IRRIGATION VALVE		PRO SANITARY SEWER LINE
	PRO IRRIGATION VALVE		EXIST STORM DRAIN LINE
	EXIST SANITARY SEWER MANHOLE		PRO STORM DRAIN LINE
	PRO SANITARY SEWER MANHOLE		EXIST LAND DRAIN LINE
	EXIST STORM DRAIN CLEAN OUT		PRO LAND DRAIN LINE
	PRO STORM DRAIN CLEAN OUT		EXIST WATER LINE
	EXIST STORM DRAIN CATCH BASIN		PRO WATER LINE
	PRO STORM DRAIN CATCH BASIN		EXIST SECONDARY WATER LINE
	EXIST STORM DRAIN COMBO BOX		PRO SECONDARY WATER LINE
	PRO STORM DRAIN COMBO BOX		EXIST IRRIGATION LINE
	EXIST STORM DRAIN CULVERT		PRO IRRIGATION LINE
	PRO STORM DRAIN CULVERT		
	EXIST SIGN		
	PRO SIGN		
	EXIST UTILITY MANHOLE		
	EXIST UTILITY POLE		
	EXIST GAS VALVE		



1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCARE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS

- 1 SAW CUT, REMOVE AND REPLACE EXISTING ASPHALT FOR CURB, GUTTER AND UTILITY INSTALLATION. MATCH EXISTING CROSS SECTION.
- 2 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
- 3 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
- 4 HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.

BEGINNING AT A POINT TO THE EASTERLY LINE OF THE UTAH POWER AND LIGHT COMPANY PROPERTY, SAID POINT BEING SOUTH 0°39'30" WEST 556.88 FEET ALONG THE SECTION LINE TO A POINT 33.33 FEET SOUTH OF THE SECTION LINE AND NORTH 89°32'38" EAST 2500.06 FEET PARCEL A, THENCE TO THE SECTION LINE TO THE WEST LINE OF PARCEL A, JESSIE MEADOWS PUD, SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LONG 116°00'00" WEST, THE DAVIS COUNTY RECORDER AND SOUTH 51°17'44" EAST 236.62 FEET ALONG THE WEST LINE TO THE SOUTHWEST CORNER OF PARCEL A, SAID JESSIE MEADOWS PUD AND SOUTH 51°14'50" EAST 538.97 FEET FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LONG 116°00'00" WEST, TO THE CENTER LINE OF SAID LAKE WIRE FENCE.

THENCE SOUTH 51°14'50" EAST 877.68 FEET TO THE CENTER LINE OF SAID LAKE WIRE FENCE;

THENCE SOUTH 89°51'41" WEST 31.71 FEET ALONG THE CENTER LINE OF 400 NORTH STREET TO THE WEST EDGE OF ASPHALT OF A LAKE, (1450 WEST STREET);

THENCE SOUTH 89°51'41" WEST 31.71 FEET ALONG THE CENTER LINE OF ASPHALT OF A LAKE, (1450 WEST STREET) TO THE EXTENSION OF A CHAIN LINK FENCE;

THENCE NORTH 88°28'58" WEST 61.14 FEET TO AND ALONG A CHAIN LINK FENCE TO AN ANGLE POINT IN SAID CHAIN LINK FENCE;

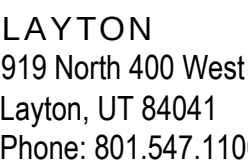
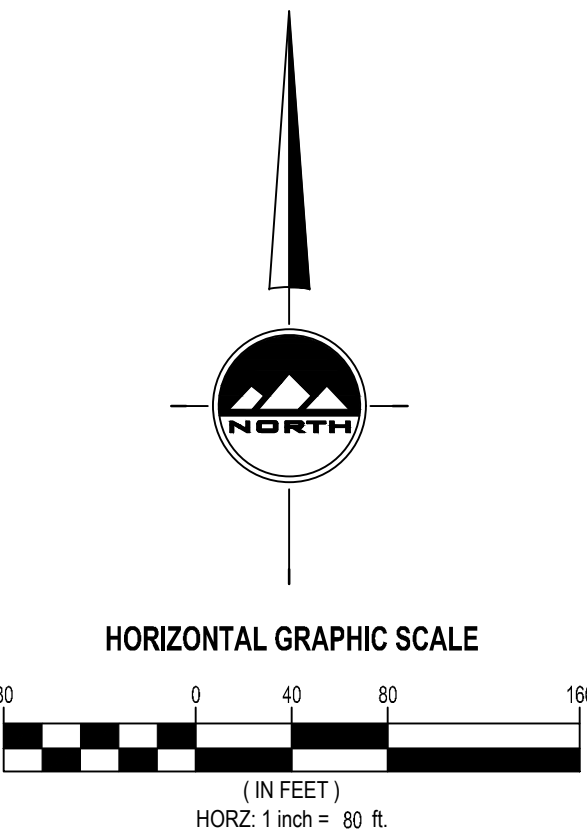
THENCE NORTH 89°43'43" WEST 285.20 FEET ALONG A CHAIN LINK FENCE TO A BARB WIRE FENCE;

THENCE NORTH 89°57'23" WEST 477.80 FEET ALONG A BARB WIRE FENCE TO THE EASTERLY LINE OF THE UTAH POWER AND LIGHT COMPANY PROPERTY;

THENCE NORTH 28°08'00" EAST 1665.17 FEET ALONG THE EASTERLY LINE OF THE UTAH POWER AND LIGHT COMPANY PROPERTY TO THE POINT OF BEGINNING.

CONTAINS 578.459 SQUARE FEET, 13,280 ACRES.

SITE DATA TABLE		
TOTAL AREA	578,459 sq.ft.	13.28 acres
TOTAL LOTS	9 LOTS	
LOTS/ACRE	0.67	
AVERAGE LOT SIZE	58,035 sq.ft.	1.33 acres



SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:

IVORY HOMES
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

**BELLMONT FARMS SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
1500 WEST 400 NORTH STREET
WEST BOUNTIFUL, UTAH**



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY SITE PLAN

PROJECT NUMBER	PRINT DATE
L2249D	4/5/22
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

1 OF 3

MEMORANDUM



TO: Planning Commission

DATE: June 10, 2022

FROM: Cathy Brightwell, Kris Nilsen

RE: Water-efficient Landscape Regulations

The planning commission spent a couple of months developing and negotiating new regulations consistent with Weber Basin's standards that replace the city's current landscape ordinance, WBMC 12.28. Following a public hearing on April 26, 2022, the planning commission voted unanimously to recommend approval of the draft proposal.

The catalyst for these code changes was to allow property owners to qualify for the "Flip Your Strip" rebate program offered by Weber Basin; however, the real goal of the changes is the long-term conservation of water far beyond parkstrips.

Several members of the city council were concerned that the requirements in the proposal go too far to justify the small amount residents will receive for "Flip Your Strip" and suggested the city adopt more reasonable water-wise guidelines.

Recently, several neighboring cities have adopted ordinances that qualify for Weber Basin's rebate program without implementing strict regulations, but instead recommend and encourage water-wise standards.

Staff has modified the earlier draft proposal making minor revisions and changing "shall" to "should" throughout the document. Also, attached to the end of the proposal are cites in current code that address Landscaping and may need some modifications for clarity and consistency. Because the planning commission is not scheduled to hold another meeting until mid-July, these proposals are presented for discussion and possible recommendation to move back to city council as no other public hearing is required.

(NEW) Water Efficient Landscape Ordinance

12.28 Water Efficient Landscape Standards and Requirements

12.28.010 Purpose

12.28.020 Applicability

12.28.030 Definitions

12.28.040 General Standards

12.28.050 Landscape Design Standards

12.28.060 Irrigation Design Standards

12.28.070 Landscape and Irrigation Plans Required

12.28.080 Completion of Improvements

12.28.090 Homeowners Association Restrictions

12.28.100 Prohibited Watering Practices

12.28.110 Enforcement And Penalties

12.28.010 Purpose

The purpose of this chapter is to protect and enhance the city's environmental, economic, recreational, and aesthetic resources by promoting efficient use of ~~the city's limited resources by water in landscapes within the city;~~ reducing water waste; and establishing ~~guidelines a structure~~ for designing, installing, and maintaining water efficient landscapes throughout the city.

12.28.020 Applicability

Except as ~~otherwise~~ provided in this chapter, the ~~requirements-provisions~~ of this chapter apply to:

- ~~A. All new and rehabilitated landscapes in all zones of the city. "New landscapes" include any new for public facility projects, residential, commercial, industrial, public facility, or mixed-use development. projects with developer or contractor installed landscaping, and front yards of single family dwellings installed by the homeowner.~~
- ~~B. Any existing residential, commercial, industrial, or mixed-use projects where the owner or developer proposes to modify the landscaped area by more than fifty percent (50%).~~

~~In addition to the foregoing, compliance with landscaping standards in this chapter is highly encouraged for all landscaped areas. These landscaping standards are not intended to conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these landscaping standards, whenever any requirement may be in conflict with Utah law, such conflicting requirements shall not apply.~~

~~The landscaping requirements in this chapter also apply to new and rehabilitated landscaping for commercial and industrial development projects, as well as landscaping of any commercial or industrial site where a proposed addition increases the footprint of buildings on the site by thirty percent (30%) or more, and site modifications where thirty percent (30%) or more of the site, less any buildings, is modified, such as a parking lot addition or alteration.~~

In addition to the foregoing, compliance with the landscaping standards in this chapter is highly encouraged for all landscaped areas.

12.28.030 Definitions

The following definitions shall apply to this chapter.

“Hardscape” means durable landscape materials such as brick or concrete pavers, benches, artificial turf, walls, decorative rocks, mulch, curbing, planters, concrete, asphalt, or other like materials that are not of a vegetative nature. Hardscape does not include building or structure footprints, driveways, and sidewalks.

“Landscaped area” means improved areas of the property that make up the landscape and may include hardscape. The landscaped area does not include non-irrigated natural areas that are intentionally left undeveloped.

“Landscape” means a combination of living vegetation and hardscape.

“Mulch” means any material such as rock, bark, or wood chips that is left loose and applied to the soil.

“Park strip” means a typically narrow landscaped area located between the back-of-curb and sidewalk.

~~“Rehabilitated landscaping” means altering, repairing, or adding to a landscaped area to make possible a compatible use, adopt water-wise standards, increase curb appeal, or decrease maintenance.~~

“Smart automatic irrigation controller” means an automatic timing device used to remotely control valves in the operation of an irrigation system using the internet to connect to a real time weather source or soil moisture sensor. Smart automatic irrigation controllers schedule irrigation events using either evapotranspiration or soil moisture data to control when and how long sprinklers or drip systems operate and will vary based on time of year and weather or soil moisture conditions.

“Turf” means a surface layer of earth containing grass species with full root structures that are maintained as mowed grass, also called lawn.

“Xeriscape” is a style of landscape design requiring little or no irrigation or other maintenance using plants that can survive on low or minimal water usage.

12.28.040 General Standards

- A. Every property within the city to which this chapter applies shall maintain landscape in a well-cared for manner that enhances the appearance of the property.
- B. Landscaping shall consist of a balance of vegetation and hardscape that does not violate any other federal, state, or municipal statute, ordinance, or law. A minimum of twenty-five percent (25%) of the front landscaped area shall be vegetation.
- C. Landscape and hardscape shall comply with the clear view, fencing, and setback requirements of the Municipal Code.

17.28.050 Landscape Design Standards

The following landscape design standards are required for all applicable properties, and strongly encouraged for all landscape projects, to conserve the public's water resources and promote water efficient landscaping. Landscaping may include a combination of turf, plant cover, hardscape, and xeriscape as described below.

- A. Plant Selection. Plants shall be selected for various landscape situations and conditions and be well-suited to the microclimate and soil conditions at the project site. Both native and locally-adapted plants are acceptable. Plants with similar water needs shall be grouped together as much as reasonably practicable. (*Visit weberbasin.com for a list of recommended water-conserving plants.*)
- B. Turf/Lawns. Except for designated recreational areas that allow access to the public,
 - 1. Turf areas located in the front yards of residential areas ~~shall~~should not exceed thirty-five percent (35%) of the total landscaped area on residential properties. Developers and owners are encouraged to also limit side and back yard turf areas to a maximum of thirty-five percent (35%).
 - 2. Turf area ~~shall~~should not exceed twenty percent (20%) of the total landscaped area on non-residential or mixed-use properties, or ten percent (10%) if secondary water is not available.
 - 3. No turf will be planted in park strips, areas less than eight (8) feet wide, parking lot landscaping, or on slopes greater than twenty-five percent (25%).
 - a. Water-conserving plants not requiring overhead spray irrigation may be planted in park strips subject to clear view regulations.
 - b. Park strip areas may be designed as bioswales, especially recommended in commercial, industrial and HOA common areas.
- C. Mulch. After completion of all planting, all irrigated non-turf areas ~~shall~~should be covered with a minimum three (3) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material shall not be placed under the mulch.
- D. Tree Selection. Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. (*See city website for a list of general recommendations and trees prohibited in park strips.*)

12.28.060 Irrigation Design Standards

The following irrigation design standards are ~~required for all applicable properties, and~~ strongly encouraged for all landscape projects.

- A. Irrigation Controller. Landscaped areas shall be provided with a WaterSense-labeled smart automatic irrigation controller, equipped with rain delay or rain shut-off capabilities.
- B. Irrigation valves shall irrigate landscapes with similar site, slope, soil conditions and plant materials with similar water needs.

1. Drip irrigation shall be used for all non-turf areas and be equipped with pressure regulator and filter.
2. Turf and non-turf areas shall be irrigated on separate valves.
3. Drip emitters and sprinklers shall be placed on separate valves.

12.28.070 Landscape and Irrigation Plans Required – LEAVE OR REMOVE?

For new construction, these requirements ~~shall~~ take effect when building permits are required. An acceptable landscape and irrigation plan shall be provided to the city for approval as part of the building permit application package.

For rehabilitated landscaping, an acceptable landscape and irrigation plan shall be provided to the city for approval prior to work beginning when the rehabilitated landscape area exceeds thirty-five percent (35%) in commercial, industrial, developer, and multi-family properties, or exceeds sixty percent (60%) in single-family residential properties.

A landscape plan shall include graphic and written descriptions and specifications that clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences to comply with this chapter.

An irrigation plan will show the components of the irrigation system with water meter size, backflow prevention (when outdoor irrigation is supplied with culinary water), precipitation rates, flow rate and operating pressure for each irrigation circuit or zone, and identification of all equipment.

For commercial, industrial, developer, and public facility projects, the required landscape and irrigation plans shall be prepared by a licensed landscape architect.

The city reserves the right to perform site inspections at any time during the irrigation and landscape installation and to require corrective measures if the requirements of this chapter are not satisfied.

12.28.080 Completion of Improvements – LEAVE OR REMOVE?

All landscaping improvements required for new construction in accordance with the approved landscape and irrigation plans shall be completed as follows.

- A. Commercial, developer, industrial, and public facility projects shall be completed prior to issuance of a Certificate of Occupancy.

A performance bond or cash deposit, in an amount estimated by staff as equivalent to the cost of the required landscaping, may be required to assure installation of required landscaping within the time prescribed in this section.

- B. Individual residential projects shall be completed within one year, but no later than October 31 of the year following completion of construction.

If the installation of any of landscaping improvements cannot be completed due to weather, including drought conditions or other circumstances beyond the control of the owner or developer, an extension of up to nine (9) months may be granted by the land use administrator or designee for good cause shown.

12.28.090 Homeowners Association Restrictions

No Homeowners Association documents that govern the operation of a common interest development shall:

- A. Require the use of any uniform plant material requiring overhead spray irrigation in landscaped areas less than eight (8) feet wide or in other areas that exceed thirty-five percent (35%) of the landscaped area;
- B. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or
- C. Have the effect of prohibiting or restricting compliance with this chapter or other water conservation measures.

12.28.100 Prohibited Watering Practices

Notwithstanding any provision of this chapter to the contrary, water shall be properly used. Waste of water, including but not limited to the following, is prohibited on any property within the city, regardless of whether the standards in this chapter otherwise apply to the property.

- A. Using culinary water for irrigation where restrictions are in place for the use of available existing secondary water.
- B. Washing sidewalks, driveways, parking areas, tennis courts, patios, or other hard surface areas except to alleviate immediate health or safety hazards.
- C. Irrigating any landscape between the hours of 10:00 am and 6:00 pm.

12.28.110 Enforcement and Penalties

The land use administrator and public works director, or their designee, shall be authorized to enforce all provisions of this chapter in accordance with the Municipal Code.

Additionally, the current Landscape Ordinance - WBMC 12.28.030 references the following sections with landscape requirements.

17.32.080(B) – C-N Landscaping. No less than fifteen (15) percent of the total lot area shall be landscaped. A landscaping plan shall be approved by the planning commission as a part of the site plan review. Required side and rear yard areas may be used for driveways or parking; provided, that trees and shrubs of sufficient size and quantity to assure a visual screen from abutting residential properties are installed. All landscaping shall be adequately irrigated and maintained. The planning commission may require a performance bond or cash deposit, in an amount estimated by the planning commission as equivalent to the cost of the required landscaping, to assure installation of required landscaping within six months of approval date. A building permit shall not be granted until receipt of such bond or deposit.

17.36.080(B) – L-I Landscaping. No less than fifteen (15) percent of the total lot area being developed shall be landscaped. A landscaping plan shall be approved by the planning commission as a part of the site plan review. Required side and rear yard areas may be used for driveways or parking; provided, that trees and shrubs of sufficient size and quantity to assure a visual screen from abutting residential properties are installed. All landscaping shall be adequately irrigated and maintained. The planning commission may require a performance bond or cash deposit, in an amount estimated by the planning commission as equivalent to the cost of the required landscaping, to assure installation of required landscaping within six months of approval date. A building permit shall not be granted until receipt of such bond or deposit.

17.40.080(B) – I-G Landscaping. No minimum area is required; however, landscaping shall be considered and provided where deemed appropriate. A landscaping plan shall be approved by the planning commission as a part of the site plan review. Required side and rear yard areas may be used for driveways or parking; provided, that trees and shrubs of sufficient size and quantity to assure a visual screen from abutting residential properties are installed. All landscaping shall be adequately irrigated and maintained. The planning commission may require a performance bond or cash deposit, in an amount estimated by the planning commission as equivalent to the cost of the required landscaping, to assure installation of required landscaping within six months of approval date. A building permit shall not be granted until receipt of such bond of deposit.

17.44.050(E) - HCCO Landscaping. Ten percent of the total site (including building, parking, and setbacks) is recommended to be landscaped and include irrigation. The site landscape should include a minimum of 5 trees and 15 shrubs per acre. Trees should 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 recommended. Within the landscape areas a maximum of 50% coverage may be turfgrass. No turfgrass should be in areas less than 10 feet in width; these areas should 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. Buffering of adjacent residential zones should 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 should be located within 15 feet of a residential zone. Irrigation systems are recommended to 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.

17.52.060(C) – Off-street parking Landscaping. Each parking lot shall provide along the entire frontage of the property (except for any drive approach) a minimum depth of ten (10) feet of permanently maintained landscaping.

17.72.030 – Mobile Home Parks (E) One-story, bulk storage areas shall be provided within a mobilehome park, equivalent to sixty (60) square feet per mobilehome space. The area designated for bulk storage shall be improved, landscaped and screened in such a manner as approved by the planning commission.

(H) All areas not covered by mobilehomes or recreational vehicles, hard surfacing, or buildings shall be landscaped as approved by the planning commission, and such landscaping shall be permanently maintained.

17.76.030(B) – Swimming Pools (Semi-private pools) The area to be used for the swimming pool facilities includes off-street parking of sufficient size to satisfy the needs of the area and still maintain a landscaped area of not less than ten (10) feet on all sides.

15.12.040(D) – Movement of Buildings A landscape plan showing proposed landscaping equal to or exceeding in percentage of landscaped area to total lot area the average of lots within three hundred (300) feet is filed with the City, together with an agreement to complete the same within eighteen (18) months from the date of the permit. The right of occupation shall be conditioned upon this agreement.

West Bountiful City

May 24, 2022

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 20, 2021, per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 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, and Council member Kelly Enquist.

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

VISITORS: Todd Willey, Katherine Pasker, Chad Wilson

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

1. Prayer and thought by Commissioner Cottle

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. Public Hearing for Onion Patch Securities/Manheim Project:

- a. Application for Text Change to Create an Outdoor Vehicle Storage Overlay (OVSO) Zone
- b. Application for Text Change to Amend WBMC 17.92.010 Outdoor Storage and Outdoor Merchandising.
- c. Application for Rezone for a Portion of Onion Patch Securities Property to Commercial Highway (C-H) and OVSO.

Action Taken:

Corey Sweat moved to open the public hearing at 7:33 pm. Dennis Vest seconded the motion and voting was unanimous in favor.

Cathy Brightwell summarized the information provided for the hearings this evening for public comment. At the last meeting, there was a proposal to change the rezone proposal from the B-

U zone to C-H zone. Staff discussed with legal counsel and feels there is not a need to make the change; the new overlay zone can be created with the existing B-U zone. Changes are included in this draft.

Katherine Pasker, the attorney representing Manheim from ParrBrown & Assoc., is here to answer questions. She verified the clarifications made in the document.

Public Comment:

Chad Wilson, 1450 West resident, said he found out about the issue on Sunday as he was taking a walk and saw the public notice sign. He said he and his neighbors are interested in learning about the proposal - what will be visible, access/traffic issues, light pollution, and security. They are concerned about increased vehicle traffic through the neighborhood. Mr. Wilson added that he is aware that there have been auto thefts on the property and is concerned about security.

Todd Willey, representing Onion Patch Securities, spoke to Mr. Wilson's concerns. There will be no impact to the neighborhood. The only access to the leased property will be from the south through Manheim. In addition, there will be a security fence around the area, and it will be lighted with downward directed lighting.

Katherine Pasker, representing Manheim, noted that security will be discussed in more detail in the development agreement.

Laura Mitchell stated that the property exchanged from Manheim to Highgate (Onion Patch) on 1450 West will remain residential and become part of the Highgate subdivision.

Action Taken:

Laura Mitchell moved to close the public hearing at 7:47 pm. Corey Sweat seconded the motion and voting was unanimous in favor.

4. Consider Applications for Text Change to Create an Outdoor Vehicle Storage Overlay Zone, Amend WBMC 17.92 Outdoor Storage and Rezone Specific Property to C-H/OVSO, and Draft Development Agreement Between Onion Patch Securities, LLC and Manheim Remarketing, Inc.

Discussion took place regarding creating a temporary overlay zone and amending the text for WBMC 17.91 Outdoor Storage to allow outdoor storage of motor vehicles. This will not change other existing allowances. It was decided to add the language "temporary" in the Purpose portion of the new zone to emphasize that it cannot be used for permanent changes. Some discussion took place regarding what is allowed in the temporary zone and a concern that the overlay could be extended beyond the agreed upon term. After review, it was decided that the zone could be reviewed and eliminated after the time has expired if it is no longer necessary. There was also discussion about the previous request to change the proposed underlying zone

to Commercial Highway (C-H). It was determined there was no need for change. It was also discussed that the conditional use could be considered once the city council approves the new zone and text change.

Application to Rezone was reviewed as well as the draft Development Agreement. Cathy Brightwell noted the highlighted areas in the development agreement are from Steve Doxey and reviewed the changes made. The development agreement has a 10-year limit. Some language may need to be changed to accommodate the ground lease.

Cathy Brightwell said staff will run the changes made this evening by legal to make sure everything is in order. If approved by planning commission, this will go to Council for review and approval and then return back to the commission for conditional use approval.

Action Taken:

Laura Mitchell moved to forward the Application for Text Change to Create an Outdoor Vehicle Storage Overlay (OVSO) Zone and Chapter 17.92 Amendment with a Positive Endorsement to City Council after the city attorney reviews and approves the language. Corey Sweat seconded the motion and voting was unanimous in favor.

5. Consider Preliminary and Final Plat for Olsen Farms 8 Subdivision

Commissioner packet included a memorandum dated May 21, 2022, from Kris Nilsen, City Engineer regarding Olsen Farms 8 Subdivision - Final Plat (small subdivision) with an attached site plan.

Chree Martin submitted a subdivision application, formerly the Terry Olsen property, in February that was first reviewed by the Commission in March. It is a four (4) lot subdivision with frontage on Olsen Way to the east and to the north on Olsen Farm Drive (1850 N). The property is within the R-1-10 zone and consists of 1.77 acres. The lots each meet the required R-1-10 zoning requirements for size (10,000 sf) and frontage (85 ft.), as represented.

Staff has reviewed both the Preliminary and Final Plat requirements and provided the following list of outstanding issues from the subdivision checklists:

PRELIMINARY PLAT:

1. A storm water plan in accordance with 16.28.060 Hydrology Report.

- a. *Provide Erosion Control Plan and BMP's.*
- b. *Provide SWPPP UPDES UTH # prior to start of construction.*

5. A copy of a preliminary title report evidencing satisfactory proof of ownership.

- a. *The following Notice of Interest in the title report needs to be addressed to allow for recording of the final plat; SCHEDULE B, PART II, Exception No. 12, Notice of Interest recorded October 20, 2021, as Entry No. 3428883 in Book 7869 at Page 2110 of Official Records, wherein it states the following, to-wit: Terence L. Olsen claims the interest of the real property.*
- b. *Possible options to allow for recording the plat are below: i. Obtain a recorded release of the notice of interest from Terence L. Olsen. ii. Add Terence L. Olsen's name to the owner's dedication "as his interest may appear."*

6. **Satisfactory evidence that all utilities and services will be available for the subdivision and that the utilities and easements have been reviewed by the utility companies.**
- a. *Review and Approval by Weber Basin Water Conservancy District (WBWCD)*
 - i. *Provide "Will Serve Letter" from WBWCD.*
 - ii. *Proposed secondary water improvements are approved by WBWCD.*
 - b. *Provide approval letter or correspondence from the Natural Gas Easement Owner (Dominion Energy) for the following,*
 - i. *Service laterals proposed to cross the existing 40-foot-wide gas easement on lot 804.*
 - ii. *Driveway (hard surface) proposed crossing of the existing 40-foot-wide gas easement on lot 804.*
 - iii. *Proposed buildable area being near (or adjacent) to the existing 40-foot-wide gas easement on lot*

FINAL PLAT:

1. Payment of Final Plat fees.

- 5. Prior to recording, a current title report will be submitted for review by the city attorney to verify the owner's dedication has been revised or the title report issue has been resolved.**

CITY STAFF REVIEW COMMENTS

Utilities – Sheet V210

1. Add Note to sheet indicating, LOT 804 proposed Sewer lateral connection to the existing mainline shall be installed per South Davis Sewer District requirements and standards.
2. Add Note to sheet indicating, LOT 804 proposed culinary lateral shall be installed in accordance with all requirements of Utah Administrative Code, R309-550-7 (Separation of Water Mains and Transmission Lines from Sewers).
3. Add Note to sheet indicating, the existing water valve and meter to be removed on LOT 803 shall be terminated at the street connection.
4. Revise the detail for "adjacent road x-section", to have zero distance between ROW and property line.
5. Add Note to sheet indicating, all improvements and construction shall comply with City design standards and construction specifications.
6. Indicate proposed location of shared mailbox for review by city.

Staff recommends that an approval by the planning commission should be subject to the following conditions:

1. All highlighted checklist items shall be addressed.
2. City staff review comments shall be addressed.

Action Taken:

Corey Sweat moved to approve and forward to city council, the Olsen Farms 8 Subdivision Preliminary and Final Plats and Grading Plans with the conditions that all highlighted items noted above will be addressed along with the City Staff review comments. Laura Mitchell seconded the motion and voting was unanimous in favor.

6. Consider Meeting Minutes from May 10, 2022.

Action Taken:

Laura Mitchell moved to approve of the minutes of the May 10, 2022, meeting as presented. Dennis Vest seconded the motion and voting was unanimous in favor.

7. Staff Report.

Kris Nilsen:

- Doug Coon's subdivision application did not pass city council due to Weber Basin issues.
- 600 West road construction is moving forward quickly and running smoothly.
- 400 North well – meeting next week to get the fluoride pump issue resolved.
- New Public Works building construction is having difficulty getting concrete but should be resolved in about 3 weeks. We will be receiving smaller loads of dirt. Dennis Vest asked about the hauling of dirt from the good site to the bad site. Kris explained what was happening with all the hauling. He explained that we do not need any more fill at the new site, and they are taking it to the old site. Dennis noted that he was disgruntled about the location of the temporary power pole.

Cathy Brightwell:

- Ivory Homes brought in their preliminary plat plans for Belmont Farms earlier, but the full application was not received until yesterday. Staff will try to have a preliminary review ready for the next meeting.
- City Council has asked staff and planning commission to take another look at the draft landscaping ordinance to come up with something that encourages conservation but is not so strict. They also want the Commission to define quasi-public and re-review areas in the city where private schools could be placed.

Commission Comments:

- Corey Sweat reported the rear drainage culverts in Alice acres are not being maintained and homeowners have placed fences on the north side making it difficult to maintain by the property owners. Kris will follow up on this item.

8. Adjourn.

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:42 pm. Mike Cottle seconded the motion. Voting was unanimous in favor.

The foregoing was approved by the West Bountiful City Planning Commission on June 14, 2022, by unanimous vote of all members present.

Cathy Brightwell – City Recorder