

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, AUGUST 9, 2022,
AT THE CITY OFFICES, 550 N 800 WEST**

AGENDA:

1. Prayer/Thought - Commissioner Sweat.
Pledge of Allegiance – Commissioner Cottle.
2. Confirm Agenda.
3. Super Stop Convenience Store Rebuild, 560 W 500 South.
4. Belmont Farms – Phase 1 Final Plat.
5. Miscellaneous Landscape Corrections.
6. Consider Meeting Minutes from July 12, 2022.
7. Staff report.
 - a. Moderate Income Housing Plan - 2022
 - b. Lunch with the League (via Zoom), Sept. 6, 12-1 pm – Your Land, Your Plan –
Using Public Assets for Healthier Communities
8. Adjourn.

*This notice has been sent to the Davis Journal and was posted on the State Public Notice Website
and the city website on August 5, 2022, by Cathy Brightwell, City Recorder.*

MEMORANDUM



TO: Planning Commission

DATE: August 5, 2022

FROM: Staff

RE: Review of Site Plan - Super Stop Convenience Store Rebuild at 560 W 500 South

This memo discusses a request to demolish and rebuild the Super Stop convenience store at 560 W 500 South owned by Omar Mansour.

Background

Mr. Mansour is interested in modifying his current layout and store to make it more functional and attractive. To do so, planning commission is being asked to review the proposed site plan including landscape and setbacks proposals.

Review

The following sections of code apply to this request. A copy of the newly adopted Water Efficient Landscape Standards (WBMC 12.28) is also attached.

17.32.080 Development Standards – Commercial General

1. Site Plan. A site plan for all phases of the proposed development shall be presented for review and approval, as provided in the land development code.
2. 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.

17.32.050 Yard Regulations

The following regulations apply in the C-G commercial general district:

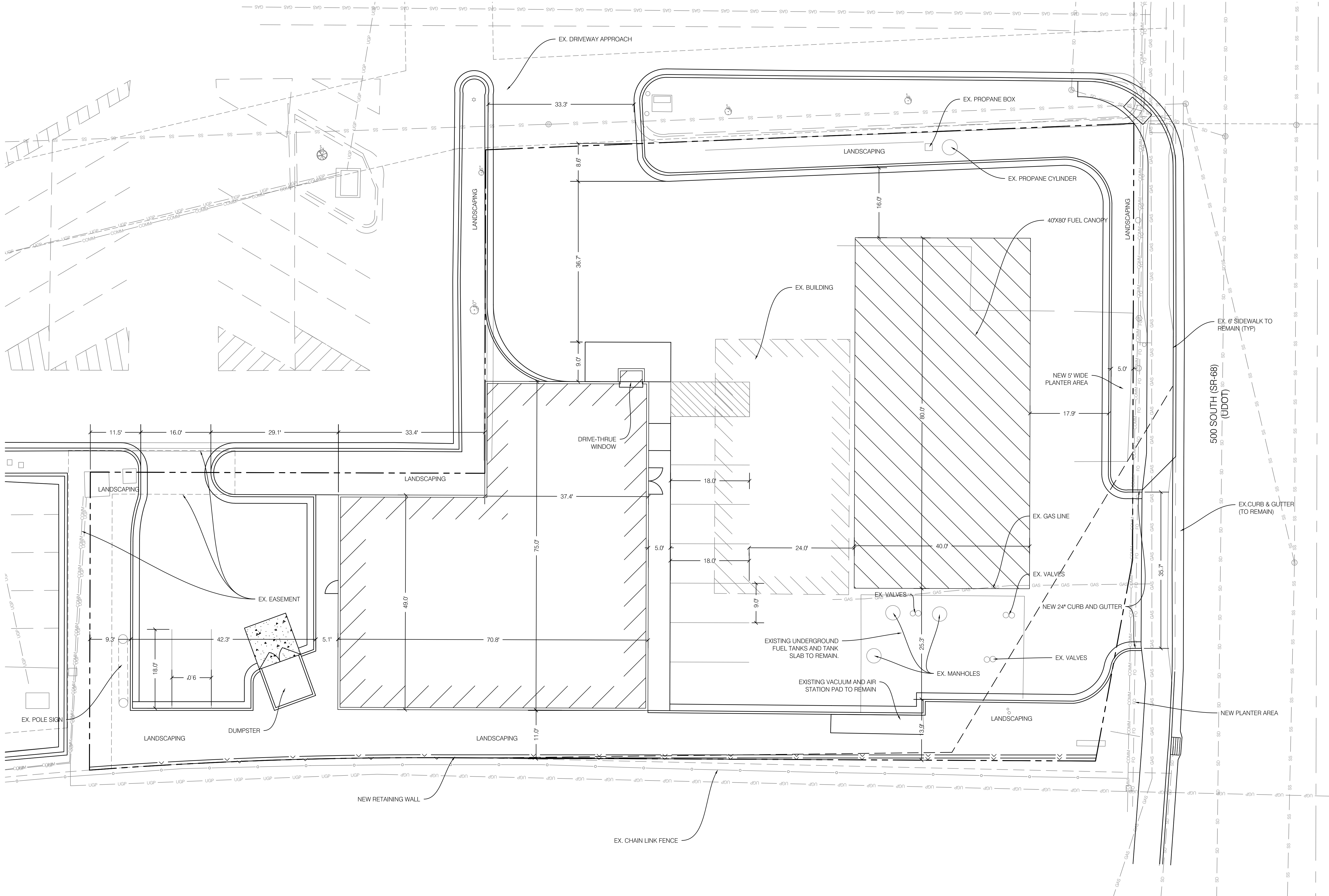
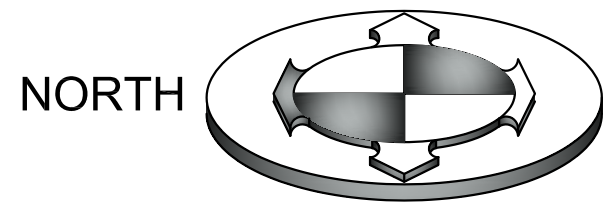
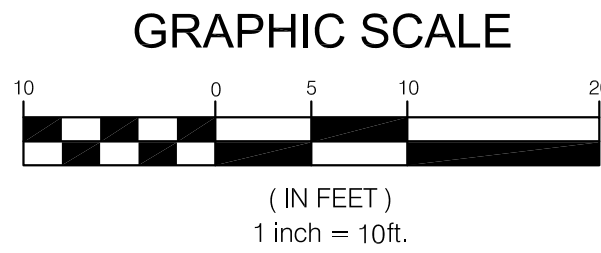
1. Front Yard. The minimum front yard setback for all structures shall be twenty-five (25) feet;
2. Side Yard. The minimum side yard setback for all structures in a C-G zone shall be ten (10) feet except when the planning commission determines a zero to ten (10) foot lot line is desirable or appropriate, whereupon the request will become a conditional use and shall require approval of the planning

commission. Where the parcel abuts any residential zone or predominantly residential area, a side yard of at least thirty (30) feet shall be provided on that side adjacent to a residential zone/area. The side yard requirement adjacent to a residential zone may be modified if approved by the planning commission. On corner lots the side yard which faces the street shall not be less than twenty (20) feet for all structures.

3. Rear Yard. The minimum rear yard setback for all structures in a C-G zone shall be twenty (20) feet, except when the planning commission determines a zero to twenty (20) foot lot line is desirable or appropriate, thereupon the request will become a conditional use and shall require approval of the planning commission. Where the parcel abuts a residential zone or predominantly residential area, a rear yard of thirty (30) feet shall be provided. The rear yard requirement adjacent to a residential zone/area may be modified if approved by the planning commission.

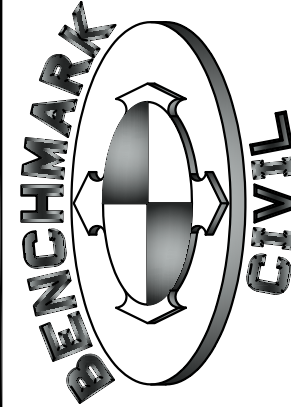
CONCEPT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
WEST BOUNTIFUL, DAVIS COUNTY, UTAH



AOA PROPERTIES
OMAR
560 W 500 S
WEST BOUNTIFUL, UT

BENCHMARK
ENGINEERING &
LAND SURVEYING
919 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 562-7192
www.benchmarkcivil.com



NO.	DATE	DESCRIPTION
1	07/26/2022	CONCEPT
2		
3		
4		
5		
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7		
8		
9		
10		

CONCEPT
PLAN

SHEET
1 OF 1

PROJECT NO. 2003040

SCALE MEASURES IN CH ON FULL SIZE SHEETS
ADJUST ACCORDANT FOR REDUCED SIZE SHEETS

12.28 Water Efficient Landscape Standards

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 public's limited water resources by reducing water waste and establishing guidelines for designing, installing, and maintaining water efficient landscapes throughout the city.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

Amended in its entirety by Ord. 455-22 on 6/24/2022

12.28.020 Applicability

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

- A. All new landscapes in all zones of the city associated with construction of any new residential home, commercial or industrial structure, public facility, or mixed-use development.
- 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 the 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 or other sections of the West Bountiful Municipal Code, 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.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

Amended in its entirety by Ord. 455-22 on 6/24/2022

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.

“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.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

Amended in its entirety by Ord. 455-22 on 6/24/2022

12.28.040 General Standards

The following general standards apply:

- 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 other federal, state, or municipal statute, ordinance, or law. A minimum of twenty-five per cent (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 city's Municipal Code.
- D. Irrigating any landscape between the hours of 10:00 am and 6:00 pm is prohibited.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

Amended in its entirety by Ord. 455-22 on 6/24/2022

12.28.050 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 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 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. 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.)

D. Mulch. After completion of all planting, all irrigated non-turf areas 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.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

Amended in its entirety by Ord. 455-22 on 6/24/2022

12.28.060 Irrigation Design Standards

- A. Responsibility. The owner of the premises shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers, including refuse disposal areas, as may be required by the provisions of this chapter.
- B. Landscaping Materials. All landscaping materials shall be maintained in good condition so as to present a healthy, neat and orderly appearance, and plants not in this condition shall be replaced when necessary and shall be kept free of refuse and debris.
- C. Irrigation Systems. Irrigation systems shall be maintained in good operating condition to promote the conservation of water while providing adequate coverage for the plants.
- D. All landscape improvements installed within the City's right-of-way are placed by permission of the City but the City shall not be responsible for the maintenance and upkeep of said improvements.
- E. This requirement shall take effect when building permits are required for the following situations in the affected zone(s):

1. All new construction on vacant parcels;
2. Any substantial modification to an existing site or structure in which the estimated construction cost is greater than fifty thousand dollars (\$50,000) in either a single application or any number of applications within a ten (10) year period;
3. Subdivision approval in an A-I zone with rural street design approval.

F. The required landscaping percentage shall be strictly followed.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

12.28.070 Landscape And Irrigation Plans Required

For applicable properties, these standards take effect when building permits are required. A landscape and irrigation plan shall be provided to the city for review as part of the building permit application package.

HISTORY

Amended in its entirety by Ord. 455-22 on 6/24/2022

12.28.080 Completion Of Improvements

All required landscaping improvements 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 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.

HISTORY

Amended in its entirety by Ord. 455-22 on 6/24/2022

12.28.090 Homeowners Association Restrictions

No Homeowner's 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.

HISTORY

Amended in its entirety by Ord. 455-22 on 6/24/2022

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 irrigation water is provided by a third-party service district and restrictions are in place.
- B. Washing sidewalks, driveways, parking areas, tennis courts, patios, or other hard surface areas except to alleviate immediate health or safety hazards.

HISTORY

Amended in its entirety by Ord. 455-22 on 6/24/2022

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.

HISTORY

Amended in its entirety by Ord. 455-22 on 6/24/2022



MEMORANDUM



TO: Planning Commission

DATE: August 9, 2022

FROM: Kris Nilsen, City Engineer

RE: Belmont Farms Subdivision – Preliminary / Final Plat

Ivory Development has applied for a seven-lot subdivision located on the west side of 1450 West at 400 North and consisting of 10.37 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.

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;
 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**
 - c. **Davis County**
 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.

Final Plat Review Checklist (WBMC 16.16.030)

Purpose The purpose of the final plat is to obtain formal approval by the planning commission and city council before a subdivision plat is recorded in the office of the Davis County recorder. The final plat and all information and procedures relating to it shall comply with the provisions of WBMC 16.16.030. The final plat and construction plans shall conform in all respects to those regulations and requirements specified during the preliminary plat procedure.

Items in bold text need to be addressed.

A. The final plat shall include the following information.

1. **Payment of Final Plat fees.**
2. An accurate and complete survey to second order accuracy shall be made of the land to be subdivided.
3. The final plat shall show:
 - a. The subdivision name and general location of the subdivision in bold letters at the top.
 - b. A north arrow and scale of the drawing and the date.
 - c. Accurately drawn boundaries and shall note the proper bearings and dimensions of all boundary lines of the subdivision.
 - d. All survey and mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines.
 - e. All lots, blocks and parcels offered for dedication for any purpose shall be delineated and designated with dimensions, boundaries and courses clearly shown and defined.
 - f. The square footage of each lot.
 - g. The right-of-way lines of each street, and the width of any portion being dedicated as well as the widths of any existing dedications. The widths and locations of adjacent streets and other public properties within fifty (50) feet of the subdivision shall be shown with dotted lines.
 - h. All lots and blocks are to be numbered consecutively and continue consecutively throughout the subdivision with no omissions or duplications.
 - i. All streets, including named streets, within the subdivision shall be numbered in accordance with and in conformity with the adopted street numbering system adopted by the city.
 - j. The side lines of all easements shall be shown by fine dashed lines. The plat shall also show the width of all easements and ties sufficient to definitely locate the same with respect to the subdivision. All easements shall be clearly labeled and identified.
 - k. The plat shall fully and clearly show all stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site.
 - l. The name of the surveyor, together with the date of the survey, the scale of the map and notations as to the number of sheets comprising the plat. Required certificates, acknowledgements and descriptions shall appear on the title sheet.
4. When a subdivision contains lands which are reserved in private ownership for community use, including common areas, the subdivider shall submit with the final plat a final 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.
5. Prior to recording, a current title report will be submitted for review by the city attorney.
Prior to signature(s) on Final Plat, verify the owner's dedication has been revised or the title report issue has been resolved.
6. Subdivider will enter into a bond agreement to insure completion of all required improvements within 18 months.

7. Payment of Final Plat fees.

Mylar Plat (19" x 30") to be recorded signed by all required and authorized parties with appropriate notarial acknowledgements after approval by city council.

Additional Review Comments by City Staff

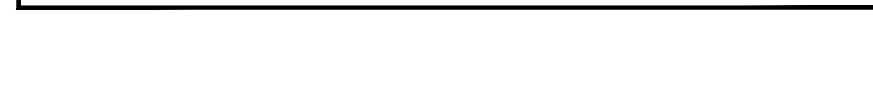
Staff is meeting with the developer Friday, 8-5-2022 to discuss Engineering and Public Works issues with the design. I will provide additional comments on Monday, 8-8-2022

Recommendation by City Engineer:

After review of the submitted Preliminary and Final Plats (drawing set), an approval by the Planning Commission should be subject to the following conditions:

1. Address all remaining check list items and additional staff review comments.
2. Address all Planning Commission comments.
3. Submit a revised Final Plat and Plans for Review by City Staff

LOCATED IN THE WEST HALF
OF SECTION 23
TOWNSHIP 2 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
WEST BOUNTIFUL, DAVIS COUNTY, UTAH
AUGUST 2022



TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

A parcel of land, situated in the Northwest Quarter of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in West Boulfist City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the centerline of 400 North Street said point being North 00°15'37" East 369.73 feet along the section line (NAD83 Bearing being North 0°38'33" East between the Center Quarter Corner and the North Quarter Corner of said Section 23, per the Davis County Township Reference Plat and 89°51'44" West 125.28 feet from the Center Quarter Corner of said Section 23 and running thence:

Contains: 451,484 square feet or 10.365 acres

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

In witness whereof We(I) have hereto set our hands(s) this _____ day of _____ A.D., 20_____.

By: _____ By: _____

STATE OF UTAH)
County of Davis) S.S.

On the _____ day of _____, A.D., 20____, _____
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____
Utah, who after being duly sworn, acknowledged to me that He/She is the _____
of _____, a Limited
Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for
the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____,

_____, RESIDING IN _____ COUNTY.

NOTARY PUBLIC

LOCATED IN THE WEST HALF OF SECTION 23 TOWNSHIP 2 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN WEST BOUNTIFUL, DAVIS COUNTY, UTAH	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; padding: 5px;">DAVIS COUNTY RECORDER</td> </tr> <tr> <td style="width: 50%; padding: 5px;">ENTRY NO. _____</td> <td style="width: 50%; padding: 5px;">FEE _____</td> </tr> <tr> <td colspan="2" style="padding: 5px;">PAID _____ FILED FOR RECORD AND _____</td> </tr> </table>	DAVIS COUNTY RECORDER		ENTRY NO. _____	FEE _____	PAID _____ FILED FOR RECORD AND _____	
DAVIS COUNTY RECORDER							
ENTRY NO. _____	FEE _____						
PAID _____ FILED FOR RECORD AND _____							

PROVAL _____ _____, 20____	SHEET 1 OF 1		RECORDED THIS _____ DAY OF _____ 20____
	PROJECT NUMBER : L22498 MANAGER : C. PRESTON DRAWN BY : J. MOSS CHECKED BY : T. WILLIAMS DATE : 8/4/22		_____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____
_____ MAYOR			_____ DAVIS COUNTY RECORDER BY _____ _____ DEPUTY RECORDER

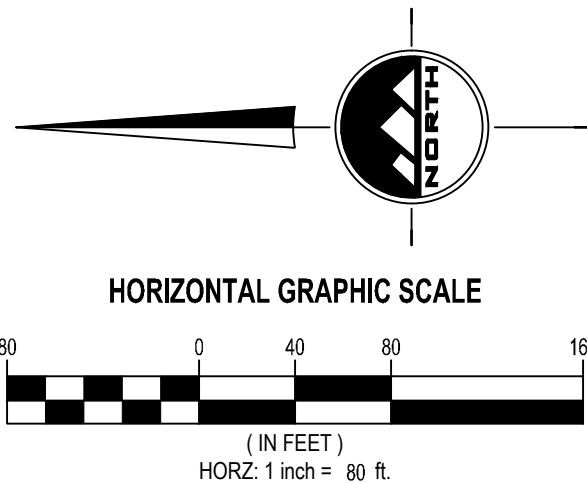
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	15.00'	22.63'	86°26'49"	S46°54'55"E	20.55'
C4	17.00'	26.70'	90°00'00"	S44°51'41"W	24.04'
C5	17.00'	15.19'	51°10'51"	S25°44'54"E	14.69'
C6	50.00'	69.67'	79°50'17"	N11°24'01"W	64.17'
C7	50.00'	246.41'	282°21'11"	N89°51'41"E	62.69'
C8	50.00'	56.31'	64°32'15"	S18°46'24"W	53.39'
C9	17.00'	15.19'	51°10'51"	N25°27'06"E	14.69'
C10	17.00'	26.70'	90°00'00"	N45°03'19"W	24.04'
PC1	2719.15'	64.63'	1°21'43"	S44°22'21"E	64.63'
PC2	50.00'	120.42'	137°58'09"	S29°21'01"E	93.35'

STATE OF UTAH
County of Davis J.S.

On the _____ day of _____ A.D., 20_____,
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of
Utah, who after being duly sworn, acknowledged to me that he/she is the _____, and that
he/she signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of
Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____,
_____, _____ RESIDING IN _____ COUNTY
NOTARY PUBLIC

SECTION CORNER
EXISTING STREET MONUMENT
PROPOSED STREET MONUMENT
SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR
NAIL STAMPED "ENSGN ENG. & LAND SURV."
PU&D= PUBLIC UTILITY & DRAINAGE EASEMENT
EASEMENTS



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3560

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

APPROVED THIS _____ DAY OF _____, 20____
BY THE WEST BOUNTIFUL CITY ATTORNEY.

WEST BOUNTIFUL CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20____
BY THE CITY PLANNING COMMISSION APPROVAL _____

CHAIRMAN, WEST BOUNTIFUL CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____
BY THE WEST BOUNTIFUL CITY ENGINEER

WEST BOUNTIFUL CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____
BY THE WEST BOUNTIFUL CITY COUNCIL

CITY RECORDER CITY MAYOR

PROJECT NUMBER : L2249E

PROJECT NUMBER : L2249E

MANAGER : C.PRESTON

DRAWN BY : J.MOSS

CHECKED BY : T.WILLIAMS

DAVIS COUNTY RECORDER

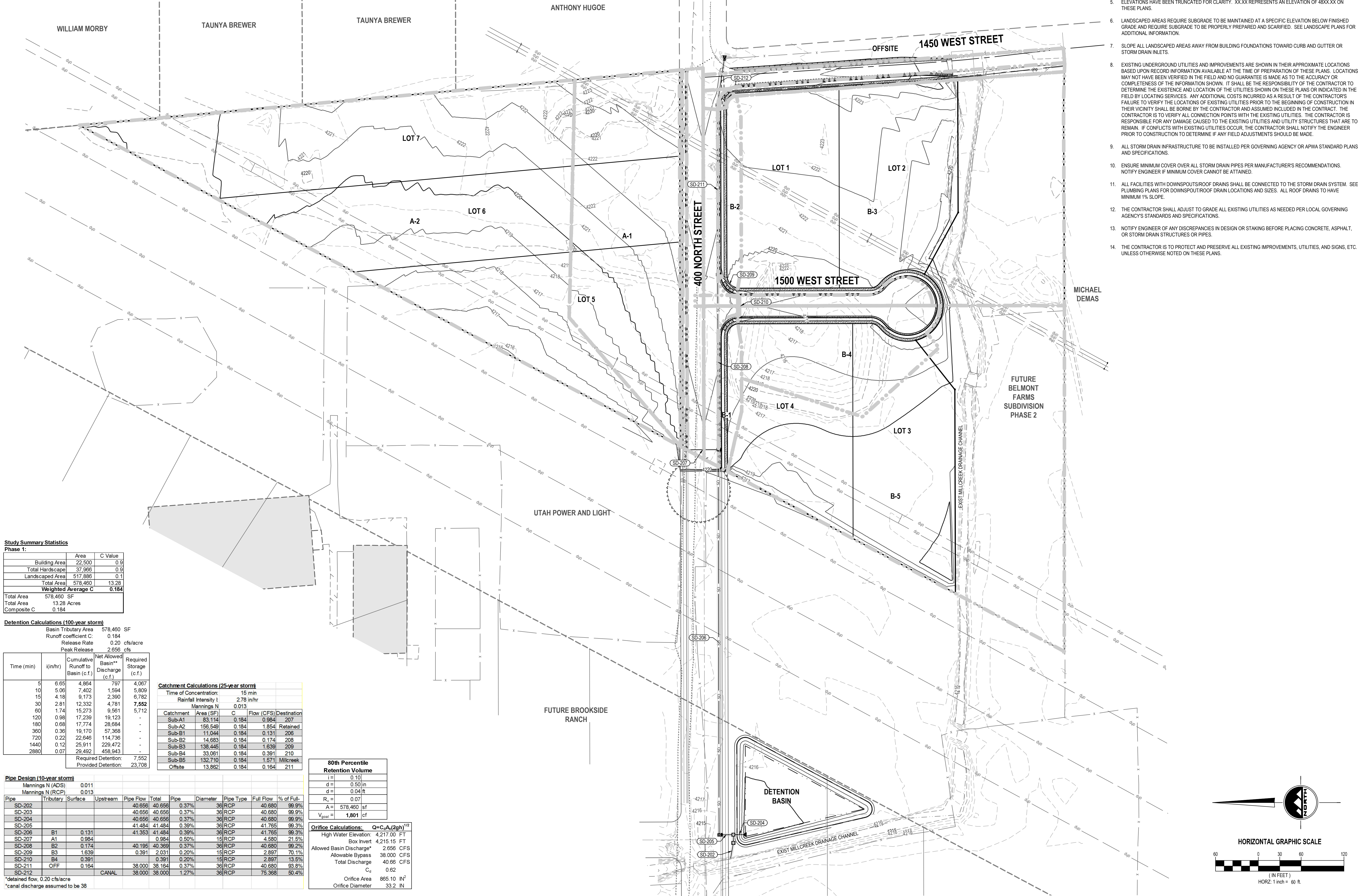
ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORD
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER



BENCHMARK
BENCHMARK IS THE CENTER OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN
ELEVATION = 4222.77



Study Summary Statistics
Phase 1:

	Area	C Value
Building Area	22,500	0.9
Total Hardscape	37,966	0.9
Landscaped Area	517,886	0.1
Total Area	578,460	13.26
Weighted Average C		0.184
Total Area	578,460 SF	
Total Area	13.28 Acres	
Composite C	0.184	

Detention Calculations (100-year storm)

Basin Tributary Area	578,460 SF
Runoff coefficient C	0.184
Release Rate	0.20 cfs/acre
Peak Release	2,656 cfs

Time (min)	i(in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	6.65	4,864	797	4,067
10	5.06	7,402	1,594	5,809
15	4.18	9,173	2,390	6,782
30	2.81	12,332	4,781	7,552
60	1.74	15,273	9,561	5,712
120	0.98	17,239	19,123	-
180	0.68	17,774	28,694	-
360	0.36	19,170	57,368	-
720	0.22	22,646	114,736	-
1440	0.12	25,911	229,472	-
2880	0.07	29,492	458,943	-
				Required Detention: 7,552
				Provided Detention: 23,708

Catchment Calculations (25-year storm)				
Time of Concentration:		15 min		
Rainfall Intensity I:		2.78 in/hr		
Mannings N		0.013		
Catchment	Area (SF)	C	Flow (CFS)	Destination
Sub-A1	83,114	0.184	0.984	207
Sub-A2	156,549	0.184	1,854	Retained
Sub-B1	11,044	0.184	0.131	206
Sub-B2	14,683	0.184	0.174	208
Sub-B3	138,445	0.184	1,639	209
Sub-B4	33,061	0.184	0.391	210
Sub-B5	132,710	0.184	1,571	Millcreek
Offsite	13,882	0.184	0.184	211

80th Percentile Retention Volume

i =	0.10
d =	0.50 in
d =	0.04 ft
R _c =	0.07
A =	578,460 sf
V _{total} =	1,801 cf

Orifice Calculations: $Q = C_d A (2gh)^{1/2}$

High Water Elevation:	4,217.00 FT
Box Invert	4,215.15 FT
Allowed Basin Discharge*	2,656 CFS
Allowable Bypass	38,000 CFS
Total Discharge	40,656 CFS
C _d	0.62
Orifice Area	865.10 IN ²
Orifice Diameter	33.2 IN

Pipe Design (10-year storm)												
Mannings N (ADS) 0.011												
Mannings N (RCP) 0.013												
Pipe	SD	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-	% of Full-
SD-202					40,656	40,656	36	RCP	40,680	99.9%	99.9%	
SD-203					40,656	40,656	36	RCP	40,680	99.9%	99.9%	
SD-204					40,656	40,656	36	RCP	40,680	99.9%	99.9%	
SD-205					41,484	41,484	36	RCP	41,765	99.3%	99.3%	
SD-206	B1	0.131			41,353	41,484	36	RCP	41,765	99.3%	99.3%	
SD-207	A1	0.984				0.984	15	RCP	4,580	21.5%		
SD-208	B2	0.174			40,195	40,369	36	RCP	40,680	98.2%		
SD-209	B3	1.639			0.391	2.031	15	RCP	2,897	70.1%		
SD-210	B4	0.391			0.391	0.391	15	RCP	2,897	13.5%		
SD-211	OFF	0.184			38,000	38,164	36	RCP	40,680	93.8%		
SD-212				CANAL	38,000	38,000	36	RCP	75,368	50.4%		

*detained flow, 0.20 cfs/acre
*canal discharge assumed to be 38

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 - ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
 - LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 - ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
 - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

EN SIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

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CEDAR CITY
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WWW.ENSIGNENG.COM

FOR:
IVORY HOMES
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP
CONTACT:
SKYLAR TOLBERT
EMAIL: skylar@ivoryhomes.com

**BELMONT FARMS SUBDIVISION
PHASE 1
1500 WEST 400 NORTH STREET
WEST BOUNTIFUL, UTAH**

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER: L22498
PRINT DATE: 5/3/22
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-300

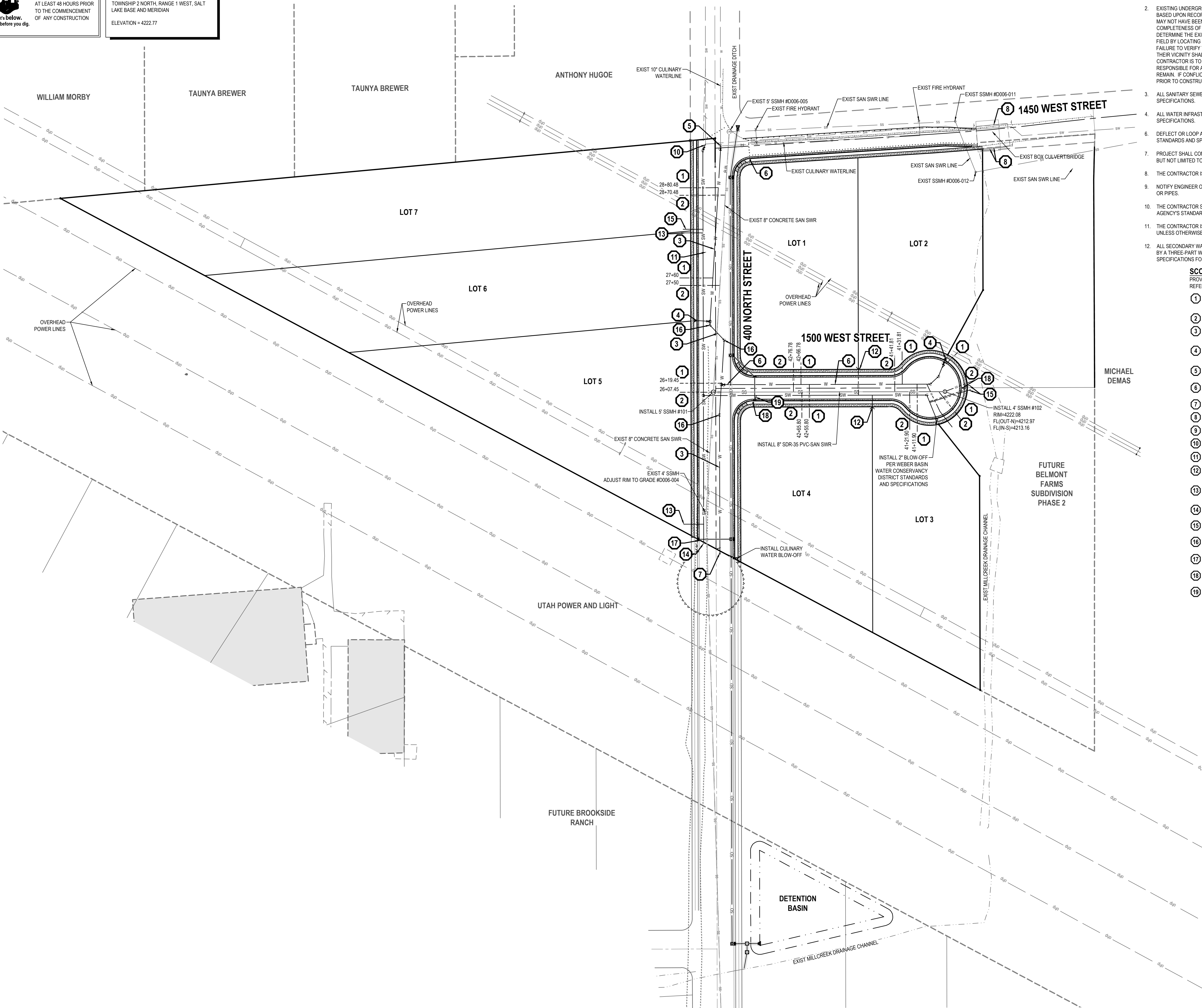
811

Know what's below.
Call before you dig.

CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION

BENCHMARK

BEONHMARK IS THE CENTER OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN
ELEVATION = 4222.77



- GENERAL NOTES
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.

4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.

6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.

8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.

9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.

10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

12. ALL SECONDARY WATER FITTINGS SHALL BE CLASS 350 DUCTILE IRON THAT IS PROTECTED FROM CORROSION BY A THREE-PART WAX TAPE SYSTEM. SEE WEBER BASIN WATER CONSERVANCY DISTRICT CORROSION SPECIFICATIONS FOR DETAILS.

- SCOPE OF WORK:
- 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. INSTALL 3/4" PVC CULINARY WATER SERVICE LINE AND 1" CULINARY WATER METER PER APWA STANDARD PLAN NO. 505 AND SPECIFICATIONS.

2. INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2.0% MINIMUM SLOPE.

3. INSTALL 10" C-900 PVC CULINARY WATER LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

4. INSTALL FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS.

5. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE

6. INSTALL 8" C-900 PVC CULINARY WATER LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

7. CAP AND BLOCK CULINARY WATERLINE FOR FUTURE CONNECTION

8. EXISTING GAS LINE

9. EXISTING SECONDARY WATERLINE

10. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE

11. INSTALL 8" C900 DR14 PVC SECONDARY WATERLINE

12. INSTALL 1-1/2" PVC DUAL TURNOUT SECONDARY WATER SERVICE LINE PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS

13. INSTALL 1-1/2" SINGLE LOT SECONDARY WATER SERVICE LINE PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS

14. CAP AND BLOCK SECONDARY WATERLINE FOR FUTURE CONNECTION

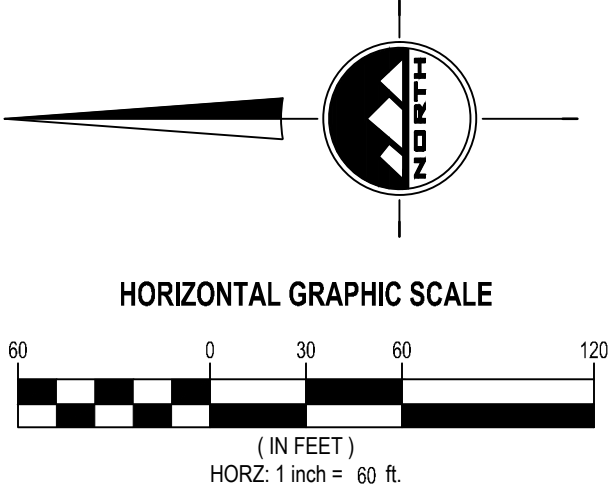
15. INSTALL 2" SINGLE LOT SECONDARY WATER SERVICE LINE PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS

16. INSTALL CULINARY WATER BEND

17. INSTALL 4" SECONDARY WATER DRAIN TO STORM DRAIN PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS

18. INSTALL STREET LIGHT PER WEST BOUNTIFUL STANDARDS AND SPECIFICATIONS

19. INSTALL 4" SECONDARY WATER PUMP DRAIN TO STORM DRAIN PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY

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Phone: 435.843.3590

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WWW.ENSIGNENG.COM

FOR:
IVORY HOMES
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
SKYLAR TOLBERT
EMAIL: skylar@ivoryhomes.com

BELMONT FARMS SUBDIVISION

PHASE 1

1500 WEST 400 NORTH STREET

WEST BOUNTIFUL, UTAH

PROFESSIONAL ENGINEER

SKYLAR TOLBERT

No. 5049039

6-3-22

STATE OF UTAH

CAROLAN HESS PRESTON

NO. DATE REVISION BY

1 2 3 4 5 6 7 8

FOR REVIEW

UTILITY PLAN

PROJECT NUMBER
L2249B

PRINT DATE
8/3/22

DRAWN BY
J.MOSS

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-400

MEMORANDUM



TO: Planning Commission

DATE: August 5, 2022

FROM: Staff

RE: General Landscape References in West Bountiful Municipal Code

This memo discusses general landscape references throughout the municipal code that have been reviewed to complement and be consistent with the newly adopted Water Efficient Landscape ordinance, WBMC 12.28.

Background

The city council adopted Ordinance 455-22 amending its landscape regulations to promote water conservation and efficient use of water. The initial catalyst for these code changes was to allow property owners to qualify for the “Flip Your Strip” rebate program offered by Weber Basin Water Conservancy District (WBWCD); however, the real goal of the changes is the long-term conservation of water far beyond park strips.

Review

Other sections of city code that currently include landscape regulations have been identified and reviewed to ensure they do not conflict with the new ordinance. The affected sections of Code are attached for your review and discussion.

The city's new Water Efficient Landscape ordinance - WBMC 12.28.020 references the following existing zoning landscape requirements. Changes are proposed to complement and be consistent with the new landscape standards.

17.XX.080 Development Standards (Commercial Neighborhood, Commercial General, Light Industrial)

- A. Site Plan. A site plan for all phases of the proposed development shall be presented for review and approval, as provided in the ~~land development code~~Municipal Code.
- B. Landscaping. Notwithstanding Chapter 12.28, 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.~~

17.34.090 Development Standards (Commercial Highway)

- A. Site Plan. A site plan for all phases of the proposed development shall be presented to the City for review and approval, as provided in the ~~land development code~~Municipal Code.
- B. Landscaping. Notwithstanding Chapter 12.28, the following standards apply in this zone:
 - ~~1. A landscaping plan shall be submitted to and approved by the City as a part of the site plan review;~~
 - ~~2.1.~~ No less than twenty-five percent (25%) of the front set back shall be landscaped. ~~All landscaped areas shall be landscaped with a mixture of grasses, ground cover, shrubs and trees, and may include sculptures, fountains and patios. Unimproved areas (raw ground) without native trees will not count toward such landscaping requirement; and~~
 - ~~3.2.~~ All landscaping shall be adequately irrigated and maintained. ~~in a healthy, neat and attractive manner; and~~
 - ~~4. The City may require a performance bond or cash deposit, in an amount estimated by the City 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.~~
- C. Design Standards.
 - 1. The required minimum front setback may be reduced by ten feet (10') if the entire setback area incorporates manicured landscaping and berming;
 - 2. Building exterior materials facing the public road shall be eighty-five (85%) percent brick, stone, stucco, glass, colored decorative block or cement fiberboard, or stone aggregate; and
 - 3. All outdoor storage must comply with Section 17.92 of this code. If allowed, all outdoor storage shall be screened from public view and shall be located in the side or rear yard,

provided that landscaping may be used in conjunction with berms, walls and fences to screen outdoor storage areas from public view.

17.40.080 Development Standards (Industrial General)

- A. Site Plan. A site plan for all phases of the proposed development shall be presented for review and approval, as provided in the ~~land development code~~ Municipal Code.
- B. Landscaping. ~~Notwithstanding Chapter 12.28, No minimum area is required~~ No less than ten (10) percent of the total lot area shall be landscaped; 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.

~~Notwithstanding Chapter 12.28, no less than fifteen (15)~~ Ten percent of the total site (including building, parking, and setbacks) ~~shall 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~~ twenty-five (25)% percent 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 – 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. Trees shall be planted in parking areas to provide shade to minimize surface heating.

B. Screening. The sides and rear of any off-street parking lot which adjoins an area that is primarily residential shall be screened from such area by a masonry wall or solid visual barrier fence not less than four nor more than six feet in height.

C. 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. Parking lots consisting of more than 20 spaces and 4,000 square feet shall include internal landscaped islands as follows:

1. Office and commercial: 7% of total parking lot area.
2. Industrial and warehouse: 5% of total parking lot area.

Internal parking island areas are intended to define major drives and access ways, to delineate ends of parking rows, and at aisle intersections. Islands shall contain a minimum of 25 square feet and have a minimum average width of at least 5 feet. For every six required parking spaces, or portion thereof, a minimum of one deciduous tree shall be provided within each internal parking island area

15.12.040 – Movement of Buildings

No building or substantial part thereof shall be relocated within the city if otherwise allowed, unless all the following additional requirements are fulfilled. Prior to issuance of a permit to move the same:

~~D 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.~~

A landscape plan, consistent with Chapter 12.28, showing the proposed landscaped area 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

July 12, 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 July 8, 2022, per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, July 12, 2022 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

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

MEMBERS EXCUSED: Council member Kelly Enquist

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

VISITORS: Rick and Janet Lee, Omar Mansour, and Gary Jacketta.

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

**1. Prayer by Commissioner Mitchell
Pledge of Allegiance- Commissioner Malan**

2. Confirm Agenda

Chairman Malan reviewed the proposed agenda. Corey Sweat moved to approve the agenda as presented. Mike Cottle seconded the motion. Voting was unanimous in favor.

3. Conditional Use Application – Janet Lee, 638 N 660 West (Flag Lot).

Commissioner packets included a memorandum dated June 9, 2022, from Kris Nilsen and Cathy Brightwell regarding a Conditional Use Application from Janet Lee for a flag lot at 638 N 660 West.

Kris Nilsen stated that Janet Lee has requested a 2-lot subdivision on the 1-acre property located at 638 N 660 West. There is currently one home on the lot and a flag lot is necessary to create a second lot as the total frontage is approximately 142 feet – not wide enough for two regular lots. Flag lots are a conditional use in the R-1-10 zone, therefore, a Conditional Use Permit for the flag lot must be granted before the city can approve the subdivision application.

Criteria for flag lots are found in WBMC 16.12.060; other conditions as decided upon by the commission will need to be made, then the fire marshal will need to approve it. Mr. Nilsen pointed out that the size of the Rocky Mountain Power easement still must be determined but it currently it appears that there is enough buildable space for a home. Staff informed the commission that the Lee's plan on keeping the larger building that exists on the rear of the property and demolishing the smaller one.

Commissioners reviewed the requirements for flag lots according to the checklist found in WBMC 16.12.060 and found the request for a flag lot at 638 North 660 West favorable.

For discussion, staff included some potential impacts and common complaints regarding flag lots and listed possible mitigating conditions to deal with the negative impacts resulting from a flag lot.

Kris Nilsen explained that it is important to determine which conditions must be met at the time the subdivision is approved and which conditions will be met at the time homes are built and impose those accordingly.

Commissioners reviewed the possible conditions recommended by staff in their memorandum and included the conditions they felt were necessary in the motion to approve.

Action Taken:

Laura Mitchell moved to accept the request for a flag lot for Janet Lee at 638 N 660 West which must meet the criteria listed in WBMC 16.12.060, and imposed the following conditions:

- a. Lighted street numbers, a minimum of four inches tall will be installed at the flag lot entrance for identification to help guide emergency vehicles and other persons to the correct address. The numbers may be lighted from solar sources.***
- b. Six foot privacy fencing will be placed along the north and south property lines of the flag lot, not including the flag lot staff to minimize noise and provide privacy to neighbors.***

Corey Sweat seconded the motion and voting was unanimous in favor.

4. Request for Text Change-Retail Tobacco Specialty Businesses & Flavored Electronics Cigarette Products- Omar Mansour (Super Stop 560 West 500 South)

Commission packets included a memorandum dated July 8, 2022, from staff regarding Flavored Electronic Cigarette Products & Retail Tobacco Specialty Businesses with an attached application to rezone/change text from Omar Mansour.

Ms. Brightwell explained that in 2014, West Bountiful adopted a prohibition on retail tobacco specialty businesses (RTSBs), as defined in state code, in all commercial and industrial zones after determining that it was not in the community's best interest to have RTSB's in the city. In 2020, state code was modified to define RTSBs to include any business that sells flavored electronic cigarette products.

Prior to 2020, Mr. Mansour's business, Super Stop, did not meet the definition of a RTSB. He claims to have sold flavored electronic cigarette products for many years before the change in 2020. The city was unaware of the 2020 state code change until it was notified by another prospective RTSB across the street in Bountiful that was deemed ineligible due to its proximity to the Super Stop.

Cathy Brightwell noted that along with the change in definition, the 2020 update to UCA 10-8-41.6 included a process for county health departments to issue permits to businesses whose licensing requirements had changed from General Tobacco Retailers to RTSBs based on the new definition.

The Davis County Health Department contacted convenience stores to let them know the law had changed and that they could apply for a RTSB permit if they wanted to continue to sell flavored e-tobacco products. Mr. Mansour submitted his application and was issued a RTSB permit the end of 2020 (without any knowledge of the city).

Staff contacted the health department in early June to find out why they issued a Permit to a business that was not allowed within our city per municipal zoning regulations. Utah code states that permits are issued by the health department but are not valid until the municipality issues a business license to the retailer. The health department said they leave the licensing up to the retailer and do not believe it is their responsibility to verify it has been done nor do they check compliance with municipal zoning regulations. Staff asked them to revoke the permit because it did not meet state or municipal regulations and was not valid in West Bountiful. Their attorneys responded that the permit would not be revoked, and the city would have to take action against the business for operating without a retail tobacco specialty license.

The city contacted Mr. Mansour and explained to him that even though he had a permit to operate as a RTSB, it was not valid because he had not received a license from the city. He responded that he thought his city business license met the requirement. When he found out his current city business license did not cover this portion of his business, he submitted the Request for Text Change asking that the city continue to allow flavored e-cigarette products as it has in years past. Mr. Mansour's application provided no further justification. He has stated that flavored electronic cigarette products have been sold at his store for years with no detrimental effect to the community.

Mr. Mansour took the stand and said he would like to continue to sell flavored e-tobacco products. He stated that it appears he is in compliance with the Davis County Health Department but not in compliance according to our city code of which he was totally unaware. He explained that his business and the products he sells has been consistent for the past 8-10 years and that a change in definition by the legislature should not force him to lose a profitable portion of this business. Of the 6 criteria listed in state code for RTSB's, the only one that he meets is #v (*flavored tobacco products*). His sales do not meet the threshold, his products are behind the counter and out of sight, retail tobacco specialty products are not his primary business, and he does not hold himself out as a RTSB (Vape Shop). He has submitted a Request for Text Change asking the city to reconsider its ban.

He was asked by Commissioner Sweat what the portion of sales was for flavored e-tobacco items and what his profit margin is. He responded that it was about 6% of in-store sales with a profit margin for the flavored e-tobacco products of about 40%. He stated that not selling the product would not put him out of business but would negatively impact his business financially.

Mr. Mansour was asked how he complies with age restrictions, and he said he has a sign next to the door and that the health department performs frequent tests on selling to minors. He indicated that he has documentation from the health department showing that he is in compliance with their rules. Mr. Mansour pointed out that the state keeps making changes and he has always done his best to comply with state law and wishes to do so regarding city code as well.

Mr. Mansour added as a side note that he is planning to demolish the existing building next year and build a new, larger building that will be more convenient for customers and increase sales.

Staff provided several options for the Commission to consider regarding Mr. Mansour's request.

- Recommend denial of the request, finding insufficient justification, insufficient specificity, and/or that it is not in the community's interest to modify the character of the C-G zone.
- Recommend the addition of RTSB to the C-G zone as a permitted or conditional use, finding that RTSBs will not harm the zone.

- Require applicant to provide proposed language that would carve out the sale of flavored electronic cigarette products from the city's definition of RTSB. At this point, staff has concerns with diverting from state code in how these establishments are defined.

Discussion took place regarding how to solve the problem. Commissioners recalled when the ban was put in place and the city's desire to keep Vape/Smoke shops out of the city. The recent change to state law now moves something that was allowed as part of a General Tobacco license to requiring a RTSB license. The commission still does not want full Vape shops but acknowledges the impact to an existing business whose status has changed even though the products they sell have not. The city cannot change state law, but it was suggested that a simple adjustment in our code might be possible to allow convenience stores to sell a moderate amount, possibly around 15%, of flavored e-tobacco products as compared to total in-store sales, understanding that they would still need to be licensed as a RTSB.

Commissioner Sweat suggested staff contact Mr. Doxey to see if this is something that would be possible. A text change may allow businesses to continue to sell flavored e-cigarette products without opening up the city to all RTSBs.

Mr. Mansour was told that the process could take some time. If language can be developed, a public hearing will be necessary to change city code and final approval of the city council. It is likely that he will be required to stop selling flavored tobacco e-cigarette products until it is resolved. Staff will discuss the issue with legal counsel and get back to Mr. Mansour.

5. Consider Meeting Minutes from June 14, 2022.

Action Taken:

Laura Mitchell moved to approve of the minutes of the June 14, 2022, meeting as presented. Dennis Vest seconded the motion and voting was unanimous in favor.

6. Staff Report.

Kris Nilsen:

- Ivory Homes has requested two phases for their proposed development of nine lots with Phase 1 being 7 lots and the other 2 of the nine lots will be Phase 2. They are trying to work out drainage issues into Mill Creek and how best to proceed with a bridge over the creek on 1450 West that impacts the two south lots. Plans will be presented as a final plat when received and reviewed.
- 400 N well is 99% complete and still waiting for the fluoride system to be completed. Everything else is great.
- 600 North has begun complete excavations of the road on the south end.
- Public Works facility is moving forward, and they plan on completing the footings and foundation next week.

Cathy Brightwell:

- Bill Goldberg contacted the city and stated he was planning on asking that the north side of 1200 North on the west end be rezoned to some type of commercial or industrial zone. He said several of his neighbors support the idea and he plans on contacting others, such as Desert Cover and Rocky Mountain Power. He said the city's maintenance building is the catalyst on

turning this area into a more commercialized area. He wants to be able to use his property for financial gain and has not been able to do so all these years.

7. Adjourn.

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 8:45 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on August 9, 2022 by unanimous vote of all members present.

Cathy Brightwell – City Recorder