

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Rodney Wood

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
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City Recorder
Cathy Brightwell

City Engineer
Kris Nilsen

Public Works Director
Steve Maughan

WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, SEPTEMBER 20, 2022, AT THE CITY OFFICES

Invocation/Thought – By Mayor Romney; Pledge of Allegiance – By Kelly Enquist

1. Approve Agenda.
2. Proclamation 2022-03, A Proclamation Designating September 17–23, 2022 as Constitution Week in West Bountiful.
3. Public Comment - Two minutes per person; five minutes if on behalf of a group.
4. Belmont Farms Final Plat for 6-Lot Subdivision at 400 N & 1450 West (Ivory Homes).
5. Resolution 526-22, A Resolution Updating the Housing Element (Section VI) of the West Bountiful General Plan.
6. 2022 Moderate Income Housing Report.
7. Meeting Minutes from September 6, 2022.
8. Staff Reports – Police, Public Works, Engineering, Community Development, Administration.
9. Mayor/Council Reports.
10. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
11. Adjourn.

This agenda was posted on the State Public Notice website, the city website, emailed to the Mayor and City Council, and provided to the Davis Journal on September 16, 2022, by Cathy Brightwell, City Recorder.



West Bountiful City

Proclamation #2022-03

A PROCLAMATION DESIGNATING SEPTEMBER 17, 2022, THROUGH SEPTEMBER 23, 2022, AS CONSTITUTION WEEK IN WEST BOUNTIFUL

WHEREAS, September 17, 2022, marks the two hundred and thirty-fifth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23rd as Constitution Week.

NOW THEREFORE, I, Kenneth Romney, Mayor of West Bountiful City, on behalf of the City Council, do hereby proclaim September 17 through September 23, 2022, as Constitution Week and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

Dated this 20th day of September 2022.

Mayor Kenneth Romney

Attest:

Cathy Brightwell, City Recorder

MEMORANDUM



TO: Mayor and City Council

DATE: September 16, 2022

FROM: Kris Nilsen, City Engineer

RE: Belmont Farms Subdivision – Phase 1

Ivory Development has applied for a six (6) lot subdivision located on the west side of 1450 West at 400 North. 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 project has been reviewed by staff to meet the underlying A-1 zone requirements for lot size and frontage, as represented.

A future phase to south will fill in the gaps with three additional lots. The property adjacent to the west is the large overhead electrical transmission corridor owned by Utah Power and Light (RMP). West of the transmission corridor is additional property owned by the applicant.

Grading and Drainage

- Grading and drainage are designed to not flow onto the adjacent south and west properties.
- Drainage from the front of the lots will flow to the fronting street.
- Drainage from the rear of the lots will be contained on the lots with rear yard retention areas.
- Drainage from the street will be captured and held in an off-site detention basin before release to Millcreek drainage.

Street, curb, and sidewalk

- The 66 foot wide right of way and street improvements for 400 North street will be extended west through the subdivision.
- A temporary turnaround will be installed at the west end of the 400 North extension.
- One interior permanent cul-de-sac will serve 3 lots with phase 1 and three future lots.
- New street frontage improvements will be installed along 1450 West.

Utilities

- All service laterals will connect from the new internal streets; no utility laterals will be connected to the existing 1450 West street.
- The Sewer outfall is existing and located in the new section of the 400 North extension.
- WBWCD secondary water service will be extended from the 400 N/1450 W intersection.

Street Lighting

- Street lighting is designed to be installed as per city standards at intersections and at a maximum spacing of 350 feet.

Geotechnical Study

- A geotechnical report that includes the project site has been completed.
- Finished Floors are required to be a minimum of 1 foot above TBC and the Base Flood Elevation (BFE) of the Millcreek Drainage.
- Basements will not be allowed due to water table elevations and BFE.

Existing Structures

- The subdivision site has three existing accessory structures and one existing single-family home. All structures will be demolished and properly disposed of to make the subdivision vacant and available for new building permits.
- Existing culinary water lines are located on the site and will be removed.
- Removal of the existing structures and utilities will be included in the improvement bond and agreement.

Staff Review Comments

The applicant has been asked to complete the following items.

1. Easements in the title report listed as Record Matter Nos. 8 through 13 and 14 are NOT shown on the plat. The Developer will either obtain a release of those easements or identify on the plat their exact location and the location of any buffer areas that would restrict buildable area.
2. Easements or agreements with adjacent property owners relevant to the proposed subdivision shall be reviewed and approved by the City Staff.
 - a. RMP for portion of proposed temporary turn around and street section that is outside of existing 66-foot-wide easement.
 - b. RMP for portion of secondary water that is outside the existing 66-foot-wide easement.
3. Provide written approval from RMP for the 20-foot width and location of the proposed easement for the existing overhead power on Lot 1 and Lot 6.
4. Ensure transfer of ownership of 1450 West right of way from Davis County to West Bountiful City will be completed after the plat is signed and recorded due to Davis County process time.
5. Provide copy of an Approved Davis County Flood Control Permit and discharge into Millcreek Channel.
6. Complete remaining staff comments from prior reviews regarding plat and construction drawing corrections.

Discussion

The Planning Commission has recommended to have the developer deed the storm basin area to the city for ownership and maintenance. They propose the following.

1. No Fencing;
2. Dedicate area and Improvements to the City; and
3. Developer installs all landscaping as part of the project:
 - i. Coble rock with fabric layer
 - ii. Some trees on outside edge of berm perimeter
- b. City takes over all maintenance after improvement warranty period

Possible Motions

1. Motion to table the item to next meeting.
2. Motion to approve the Final Plat with the condition that all remaining Staff Review comments are addressed as well as the standard recording requirements listed below.

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



- ZONE A-1
 - A. FRONT YARD SETBACK IS 30'
 - B. REAR YARD SETBACK IS 30'
 - C. SIDE SIDE YARD SETBACK IS 10' MIN. AND 24" COMBINED
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (FUD&E) ARE SHOWN AT 10' MIN. AND 7' SIDE AS SHOWN OR UNLESS OTHERWISE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAN. IF ANY MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURE BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
4. 58" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN CURB.
5. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
6. ALL FINISHED FLOOR ELEVATIONS TO BE 1.0 FEET ABOVE TBC.
7. LOT 7 DRIVEWAY IS PROHIBITED FROM BEING LOCATED IN THE INTERSECTION OF 404 NORTH AND 1450 WEST STREETS. THE DRIVEWAY MAY BE LOCATED WITHIN 50 FEET OF A NORTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF 1450 WEST STREET.
8. SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON AN ANTICIPATED HARDSCAPE AREA OF 0.08 ACRES AND THAT 2% OF THE REMAINING LANDSCAPE AREA IS PLANTED IN TURF AND 1% OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS HAVE HIGHER PERCENTAGE TURF AREAS. INSUFFICIENT DESIGN OF IRRIGATION SYSTEM OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING COSTS AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.
9. LOTS 2 & 3 WILL REQUIRE INDIVIDUAL FLOOD CONTROL CONSTRUCTION PERMITS FROM DAVIS COUNTY FLOOD CONTROL PRIOR TO THE START OF CONSTRUCTION.
10. FUTURE DEVELOPMENT TO THE WEST WILL BE REQUIRED TO REMOVE THE EXISTING TEMPORARY TURN AROUND (AT THE DEVELOPERS EXPENSE) PER WEST SOUTHLIFF CITY STANDARDS.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS TO REMOVE AND REPLACE 1450 WEST TEMPORARY STREET IMPROVEMENTS.

DEVELOPER
IVORY HOMES
1001 WEST WOOD OAK LANE
LAKE CITY, UT 84117
KYLAR TOLBERT
rt@ivoryhomes.com

TRENT T. 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 17-23-7(1) 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 I have done said work 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, situate in the Northwest Quarter of Section 23, Township 2 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in West Bountiful 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 Torrens Plat) and South 85°51'41" West 125.28 feet from the Center Quarter Corner of said Section 23 and running thence:

South 89°51'41" West 38.32 feet along said centerline of 400 North Street;

thence South 03°42'39" East 190.87 feet along the West right-of-way line of 1450 West Street,
thence South 89°51'41" West 252.47 feet,
thence South 00°08'19" East 43.05 feet,
thence Westerly 15.19 feet along the arc of a 17.004-foot radius non-tangent curve to the left (center bears North 89°51'41" East and the long chord bears South 25°43'47" East 14.69 feet with a central angle of 51°10'51"),
thence Westerly 190.00 feet along the arc of a 50.004-foot radius non-tangent curve to the right (center bears North 47°27'51" West and the long chord bears South 7°16'32" West 190.00 feet with a central angle of 217°46'29"),
thence South 51°38'45" West 88.24 feet,
thence South 89°51'41" West 285.67 feet,
thence North 28°08'00" East 1392.15 feet,
thence South 05°14'50" East 877.68 feet to the Point of Beginning.

Contains: 407,814 square feet or 9.362 acres, 6 lots.

Date _____ Trent R. Williams
License No. 8034

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:

Grant and 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 herein 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)S.S.
County of _____

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 Declaration 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, UT

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

MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 8/19/22

DAVIS COUNTY RECORDER
BY _____
DEPUTY RECORDER

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARINGS	CHORDS
C3	15.00	22.63	88°29'49"	S46°54'55"E	20.66
C4	17.00	26.70	90°00'00"	S44°51'41"W	24.04
C7	50.00	246.41	262°21'24"	N86°51'41"E	62.89
C8	50.00	56.32	64°32'15"	S18°46'24"W	53.39
C9	17.00	15.19	51°10'51"	N25°27'06"E	14.68
C10	17.00	26.70	90°00'00"	N45°08'19"W	24.04
PC1	17.00	15.19	51°10'51"	S25°43'44"E	14.68
PC2	50.00	190.09	217°49'29"	S67°35'33"W	94.60

SECTION CORNER

EXISTING STREET MONUMENT

PROPOSED STREET MONUMENT

SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR
NAIL STAMPED "ENSGN ENG. & LAND SURV."

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

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

MY COMMISSION EXPIRES: _____

_____ RESIDING IN _____ COUNTY, _____
NOTARY PUBLIC



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

WWW.ENGINEERING.COM

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.866.2963

RICHFIELD
Phone: 435.869.2981

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

MANAGER: C.PRESTON
DRAWN BY: J.MOSS
CHECKED BY: T.WILLIAMS
DATE: 8/19/22



HORIZONTAL GRAPHIC SCALE

0 40 8

(IN FEET)

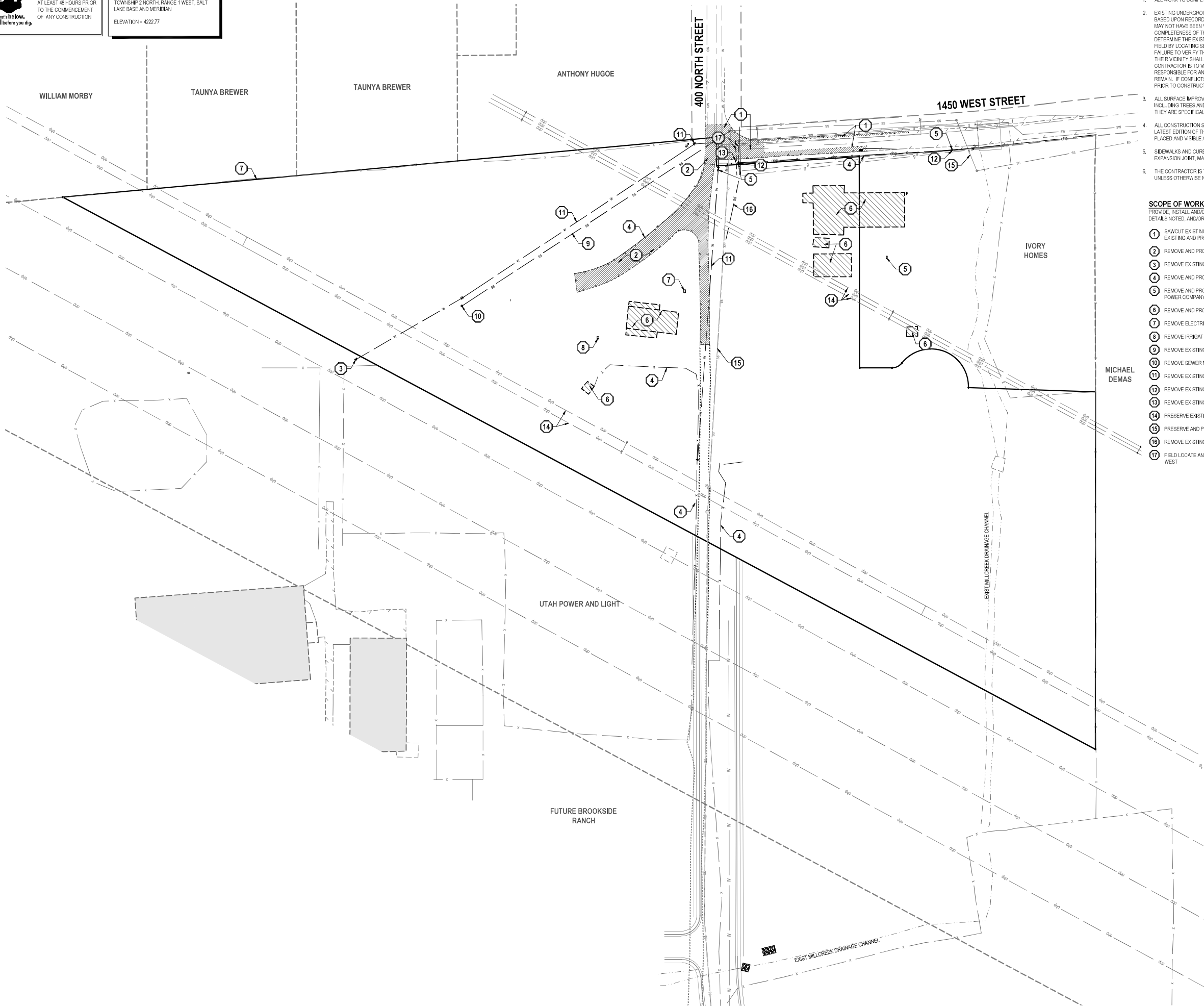
811

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BENCHMARK

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



GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 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 SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
- SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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

- SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
- REMOVE EXISTING FIRE HYDRANT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
- REMOVE AND PROPERLY DISPOSE OF EXISTING POWER POLE AND GUY WIRE. COORDINATE WITH LOCAL POWER COMPANY.
- REMOVE AND PROPERLY DISPOSE OF EXISTING BUILDING/STRUCTURE.
- REMOVE ELECTRICAL BOX
- REMOVE IRRIGATION BOX
- REMOVE EXISTING SANITARY SEWER LINE
- REMOVE SEWER MANHOLE
- REMOVE EXISTING WATERLINE AND VALVES
- REMOVE EXISTING CABLE BOX
- REMOVE EXISTING SIGN
- PRESERVE EXISTING OVERHEAD POWERLINES
- PRESERVE AND PROTECT SEWER LINE
- REMOVE EXISTING STORM DRAIN LINE
- FIELD LOCATE AND REMOVE EXISTING 2" SECONDARY WATER CONNECTIONS AND CAP AT MANHOLE IN 1450 WEST



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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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



REV.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

DEMOLITION PLAN

PROJECT NUMBER
L22456
DRAINED BY
J.MOSS
PROJECT MANAGER
C.PRESTON

PRINT DATE
9/7/22
CHECKED BY
C.PRESTON

C-100

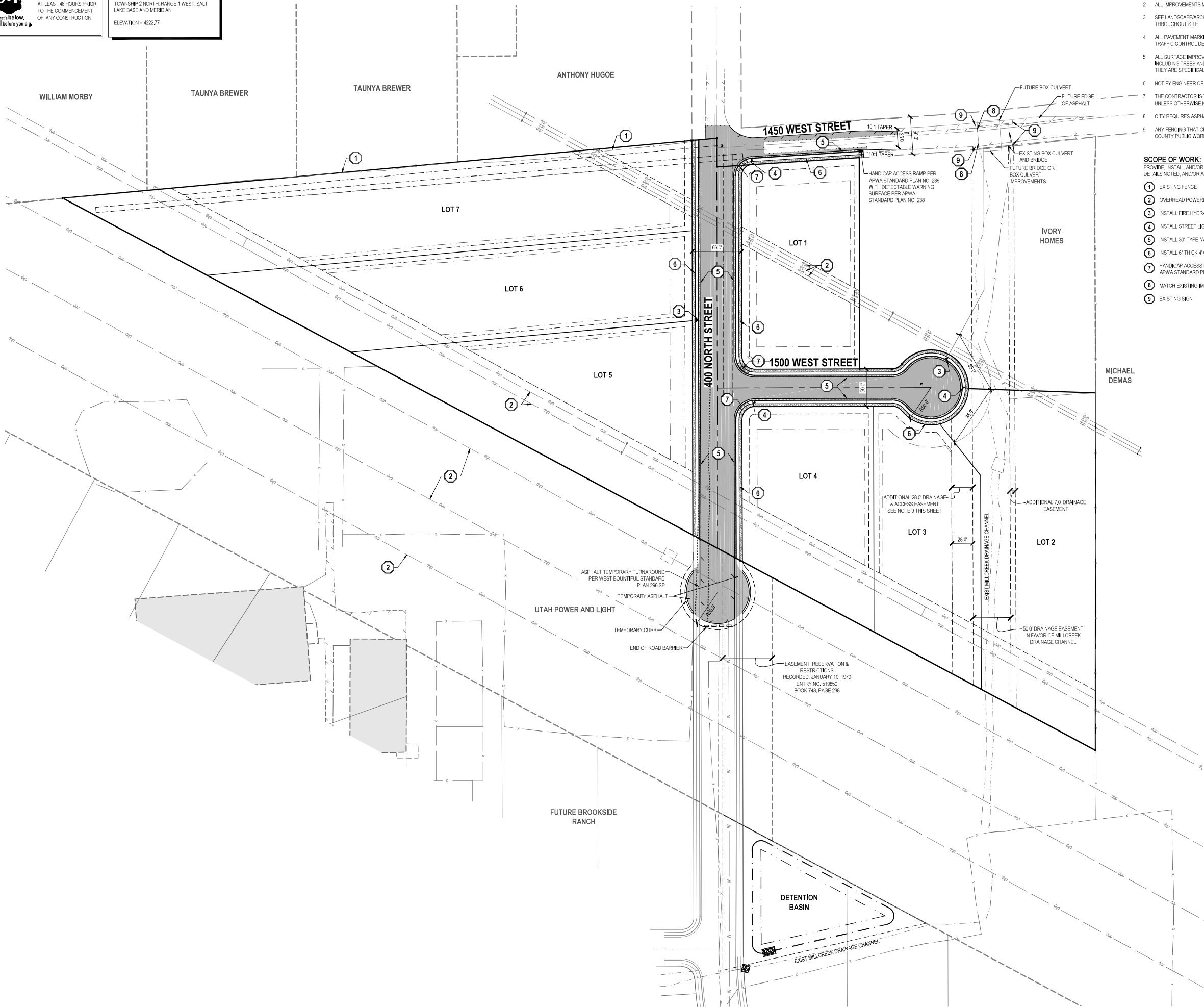
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BENCHMARK

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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. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE 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, SOD, 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.
 8. CITY REQUIRES ASPHALT PATCHES TO MATCH EXISTING ASPHALT THICKNESS PLUS 1".
 9. ANY FENCING THAT CROSSES MILLCREEK ACCESS EASEMENT MUST INCLUDE 16.0' GATE APPROVED BY DAVIS COUNTY PUBLIC WORKS.

- 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. EXISTING FENCE
 2. OVERHEAD POWERLINE
 3. INSTALL FIRE HYDRANT ASSEMBLY COMPLETE PER APWA STANDARD PLAN NO. 511 AND SPECIFICATIONS
 4. INSTALL STREET LIGHT PER WEST BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS
 5. INSTALL 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205
 6. INSTALL 6" THICK 4' CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231
 7. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 236 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238
 8. MATCH EXISTING IMPROVEMENTS
 9. EXISTING SIGN

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

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TOOELE

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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

1-7-22

STATE OF UTAH

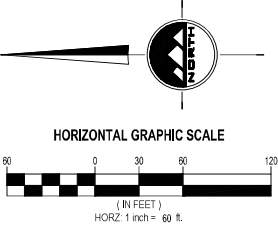
CAMERON HESS PRESTON

REV.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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8			

SITE PLAN

PROJECT NUMBER: L22456
PRINT DATE: 9/7/22
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-200



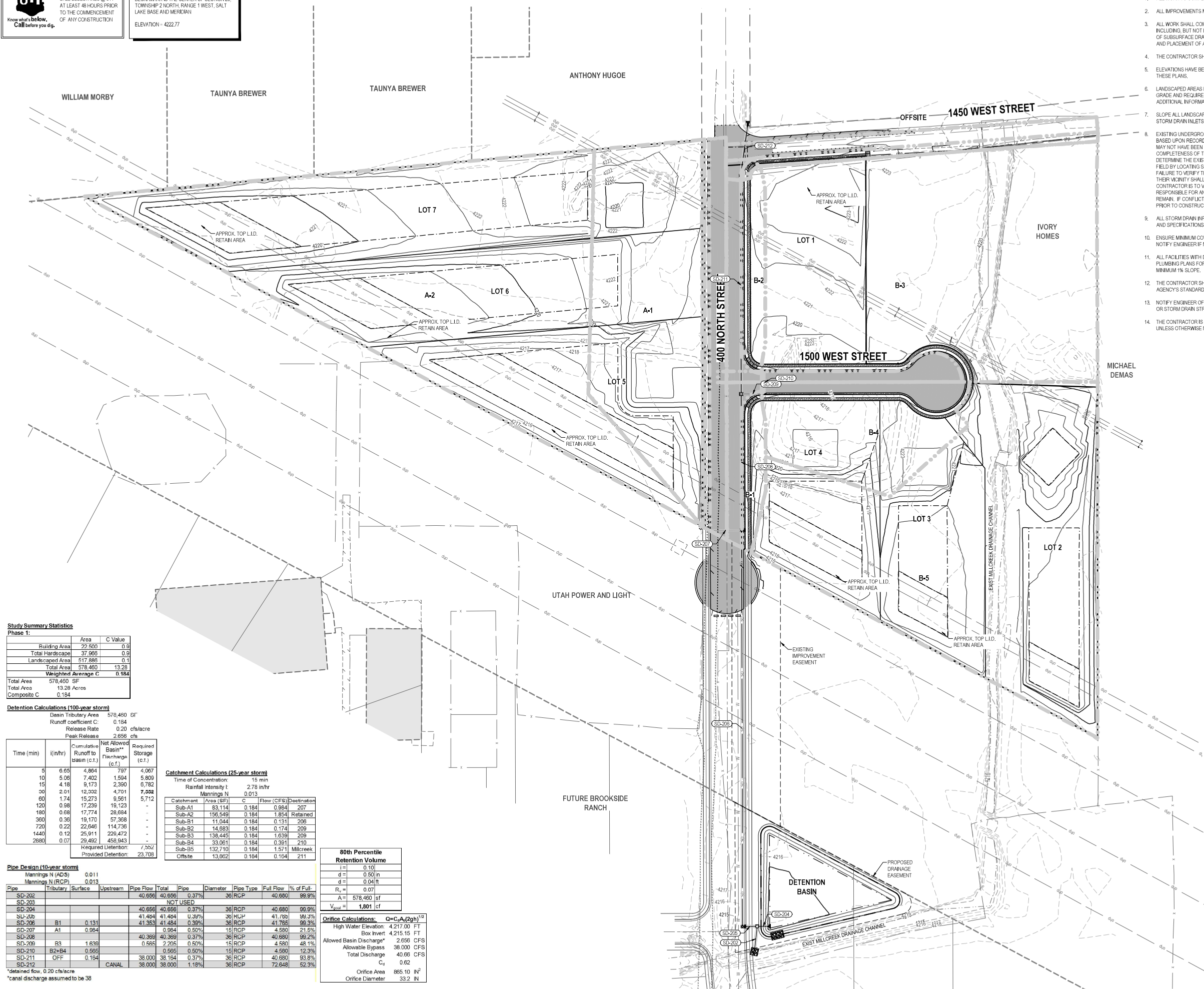
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Study Summary Statistics
Phase 1:

	Area	C Value
Building Area	22,500	0.9
Total Hardscape	37,065	0.9
Landscaped Area	517,885	0.1
Total Area	578,450	13.28
Weighted Average C		0.184
Total Area	578,450 SF	
Total Area	13.28 Acres	
Composite C		0.184

Detention Calculations (100-year storm)

Basin Tributary Area	578,450 SF
Runoff coefficient C:	0.184
Release Rate	0.20 cfs/acre
Peak Release	2,655 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	5,808
15	4.16	9,173	2,390	6,782
20	3.01	12,302	4,701	7,552
30	1.74	15,273	9,561	5,712
40	0.98	17,239	19,123	-
60	0.68	17,774	28,684	-
90	0.36	19,170	57,368	-
120	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
Manning's 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	14,893	0.184	0.174	209
Sub-B3	138,445	0.184	1.639	209
Sub-B4	33,061	0.184	0.381	210
Sub-B5	132,710	0.184	1.571	Millcreek
Offsite	13,062	0.184	0.164	211

80th Percentile Retention Volume

I =	0.10
d =	0.50 in
d =	0.04 ft
R _v =	0.07
A =	578,450 sf
V _{total} =	1,801 cf

Orifice Calculations: Q=C_dA(2gh)^{1/2}

High Water Elevation	4,217.00 FT
Box Invert	4,215.15 FT
Allowed Basin Discharge*	2,655 CFS
Allowable Bypass	38,000 CFS
Total Discharge	40.66 CFS
C _d	0.62
Orifice Area	865.10 IN ²
Orifice Diameter	33.2 IN

Pipe Design (10-year storm)

Manning's N (ADS)	0.011
Manning's N (RCP)	0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full
SD-202				40.656	40.656	0.37%	36	RCP	40.680	99.9%
SD-203				40.656	40.656	0.37%	36	RCP	40.680	99.9%
SD-204				41.484	41.484	0.39%	36	RCP	41.785	99.3%
SU-A2b				41.353	41.484	0.39%	36	RCP	41.785	99.3%
SD-206	B1	0.131		0.084	0.084	0.50%	15	RCP	4.590	21.5%
SD-207	A1	0.084		40.389	40.389	0.37%	36	RCP	40.680	99.2%
SD-208				0.585	0.585	0.50%	15	RCP	4.590	48.1%
SD-209	B3	1.639		0.585	0.585	0.50%	15	RCP	4.590	12.3%
SD-210	B2+B4	0.695		38.000	38.164	0.37%	36	RCP	40.680	93.8%
SD-211	OFF	0.164		38.000	38.000	1.18%	36	RCP	72.648	52.3%
SD-212			CANAL							

*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. XXXX REPRESENTS AN ELEVATION OF 4800.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 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

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TOOELE

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

PROFESSIONAL ENGINEER
No. 5049039
1-7-22
CAMERON HESS PRESTON

REV.	DATE	REVISION	BY
1		FOR REVIEW	
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OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER: L22456
FIRST DATE: 9/7/22
DRAWN BY: JMOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-300

811

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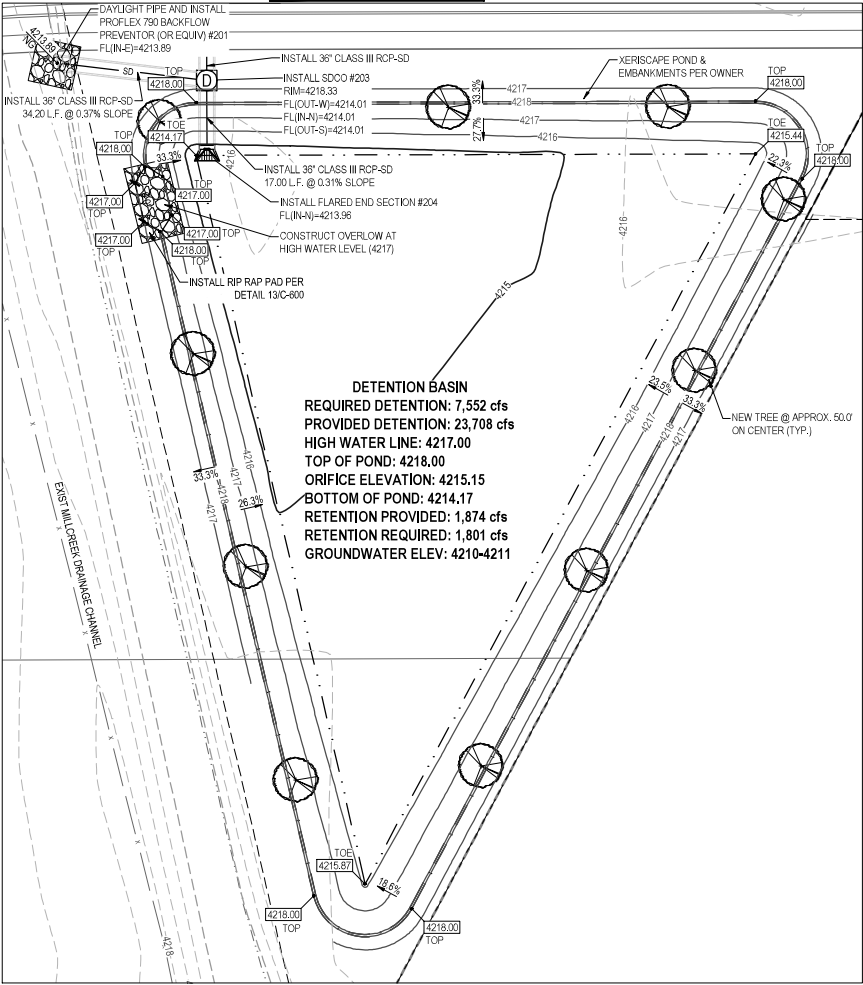
BENCHMARK

BENCHMARK IS THE CENTER OF SECTION 23.

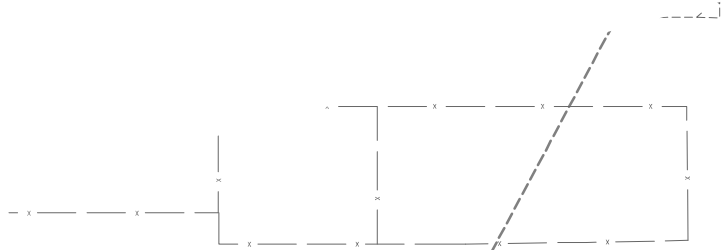
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT

LAKE BASE AND MERIDIAN

ELEVATION = 4222.77

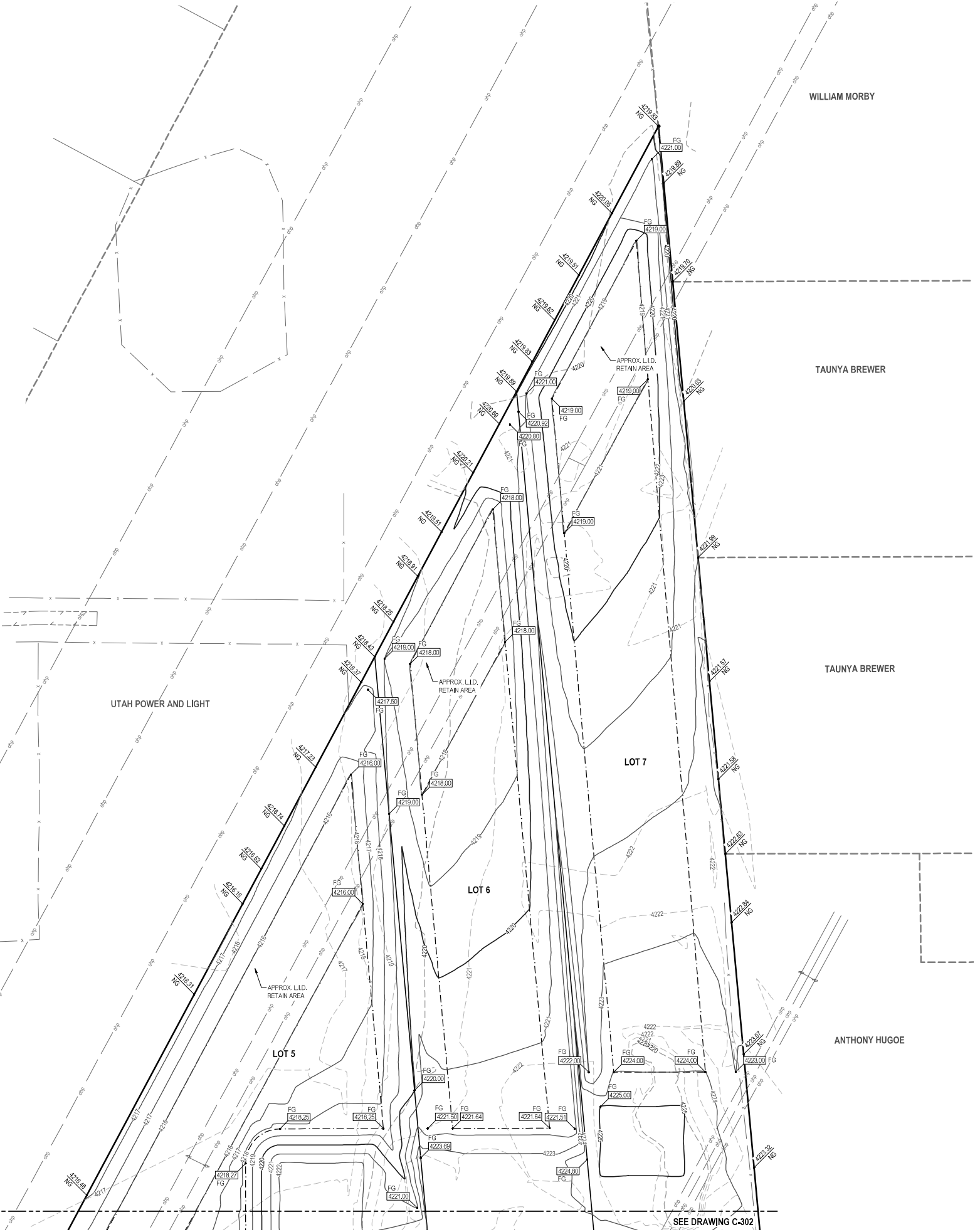


DETAIL 'A'
SCALE: 1" = 20'

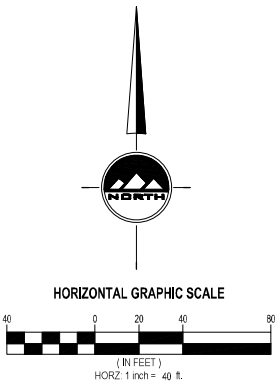


FUTURE BROOKSIDE RANCH

SEE DRAWING C-302



SEE DRAWING C-302



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EMAIL: skylar@ivoryhomes.com

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WEST BOUNTIFUL, UTAH



NO.	DATE	REVISION	BY
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GRADING AND
DRAINAGE PLAN

PROJECT NUMBER
L22456
DRAWN BY
JMOSS
PROJECT MANAGER
C.PRESTON
PRINT DATE
9/7/22
CHECKED BY
C.PRESTON

C-301

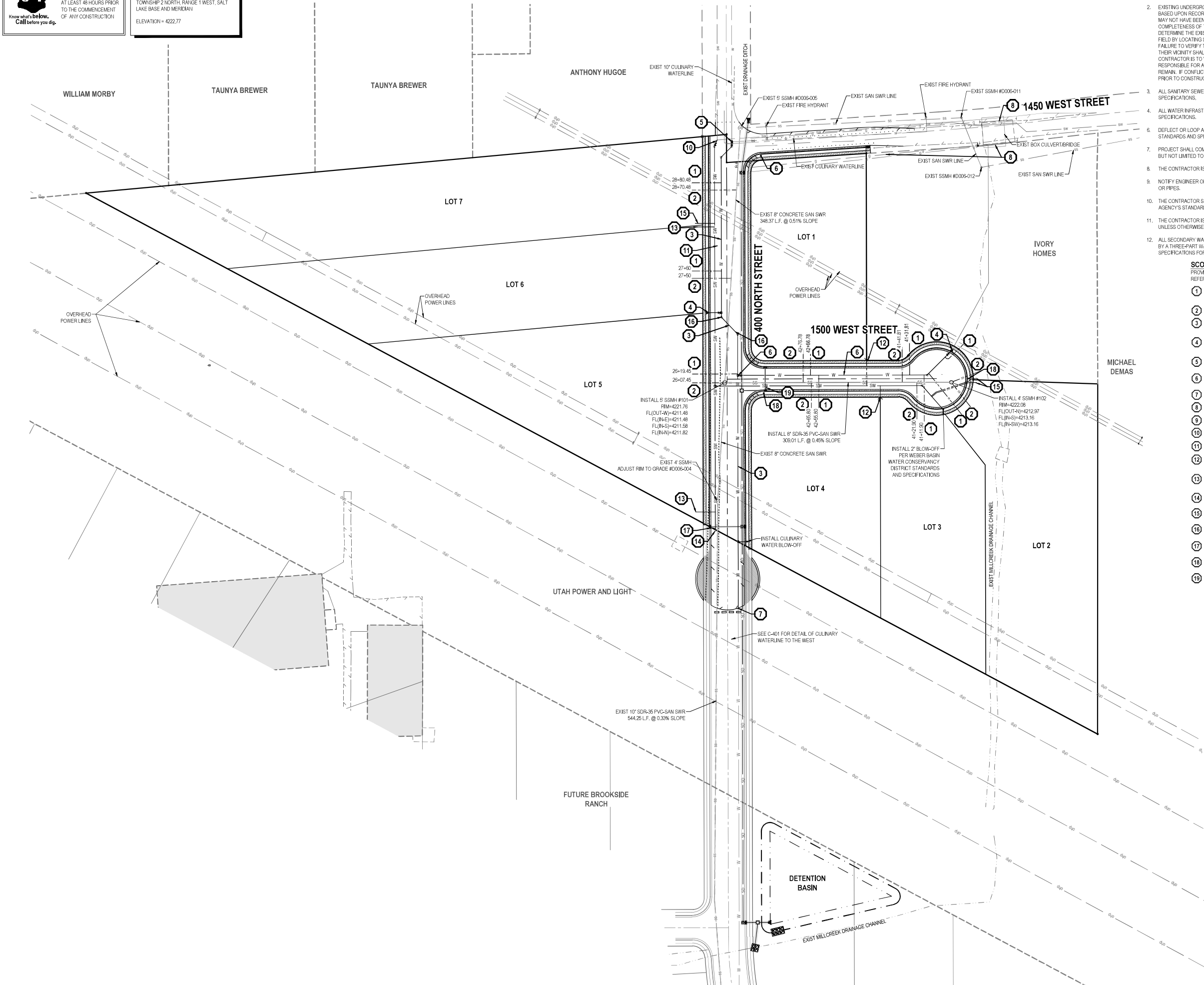
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TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
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- GENERAL NOTES
1.

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.
5.

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

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.
7.

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

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

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

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

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-300 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-300 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



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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



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UTILITY PLAN

PROJECT NUMBER
L22456

PRINT DATE
9/7/22

DRAWN BY
J.MOSS

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-400

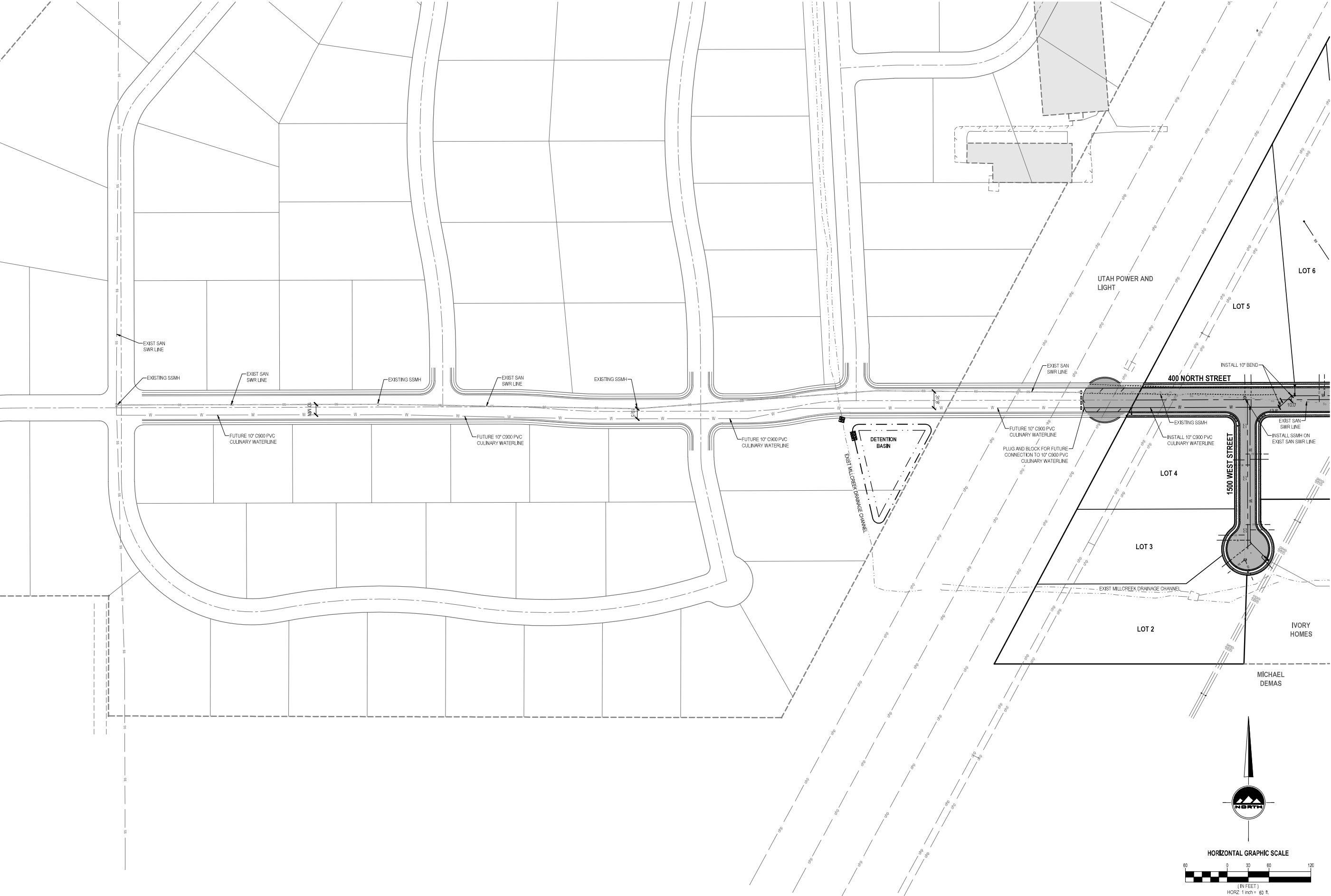
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TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN
ELEVATION = 4222.77



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WEST BOUNTIFUL, UTAH

PROFESSIONAL ENGINEER

1-7-22

NO. 5049039

CAMERON NESS PRESTON

REV.	DATE	REVISION	BY
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FUTURE 400 NORTH
UTILITY PLAN

PROJECT NUMBER
L22456

PRINT DATE
9/7/22

DRAWN BY
J.MOSS

CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

C-401

MEMORANDUM



TO: Mayor & Council

DATE: September 16, 2022

FROM: Staff & Consultants

RE: **Annual Moderate-Income Housing Report**

This memo introduces a proposed amendment to the city's General Plan housing section in accordance with new requirements in state law (HB 462).

Background

The city is required to provide an annual housing report to the State that includes goals toward increasing moderate income housing. These goals are required to be included in the Housing section of the city's General Plan. Recent changes in state law now require cities to include an implementation plan with the selected goals. The city is required to submit the report this year by October 1st.

In the past, the city made moderate income housing goals that focused on the following strategies:

- Allowing and updating the accessory dwelling unit (ADU) ordinance.
Progress: *Completed a rewrite of ADU ordinance and policy not to charge impact fees for ADUs, making them more cost-effective.*
- The possibility of providing funding to the city employees to assist them with their housing needs (down payment assistance).
Progress: *Not completed.*
- Providing for multi-family use opportunities in the commercial zone.
Progress: *Completed with adoption of the Housing in Certain Commercial Areas Overlay.*
- Preserving affordable housing (mobile home park).
Progress: *This was addressed when the city worked with Woodhaven mobile home park.*

Proposal

The planning commission reviewed the city's current goals and progress along with the 24 strategic options outlined in state law and selected the following three to recommend for inclusion in the city's plan and report.

- Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, such as residential development near major transit investment corridors or senior living facilities.
- Reduce, waive, or eliminate impact fees related to moderate income housing.
- Develop and adopt a station area plan in accordance with UCA 10-9a-403.1 (REQUIRED)

Following a public hearing on September 13, the planning commission recommends the city council adopt the attached changes to the Housing section of its General Plan.

WEST BOUNTIFUL CITY

RESOLUTION #526-22

A RESOLUTION UPDATING THE HOUSING ELEMENT OF THE WEST BOUNTIFUL GENERAL PLAN

WHEREAS, the West Bountiful City Council is empowered to adopt and amend the City's General Plan pursuant to UCA 10-9a-401; and

WHEREAS, in 2022, the legislature required that by October 1, 2022, the city amend its general plan to recognize the legislature's determination that municipalities facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and

WHEREAS, the required amendments shall include an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years; and

WHEREAS, the city is required to include a recommendation to implement a minimum of three moderate income housing strategies as described in UCA 10-9a-403(b) i; and

WHEREAS, the West Bountiful Planning Commission held a properly noticed public hearing on September 13, 2022, and unanimously voted to recommend the City Council adopt amendments to the General Plan that include the required elements listed above.

NOW THEREFORE, BE IT RESOLVED by the City Council of West Bountiful City that Section VI of the West Bountiful 2019-2039 General Plan be modified as reflected in attached Exhibit A.

This ordinance will become effective upon signing and posting.

Adopted this 20th day of September 2022.

Ken Romney, Mayor

VOTING:

James Ahlstrom	Yea ____	Nay ____
James Bruhn	Yea ____	Nay ____
Kelly Enquist	Yea ____	Nay ____
Mark Preece	Yea ____	Nay ____
Rod Wood	Yea ____	Nay ____

ATTEST:

Cathy Brightwell, City Recorder

WEST BOUNTIFUL GENERAL PLAN

VI HOUSING

6.1 Background and Introduction

6.2 Goals and Objectives

6.3 Existing Conditions

6.4 Tools and Implementation Strategies

6.5 Housing Resources

6.1 Background and Introduction

West Bountiful is a community made up of a mix of historic homes, middle class homes, new high-end developments, and a mobile home park. As of 2020, there are approximately 1814 occupied housing units for its 5917 residents located with easy access to I-15 and Legacy Parkway. Most residents commute to locations outside of the city for work and school, making West Bountiful largely a “bedroom community.” However, the city also has a strong retail component and is a regional retail destination for much of southern Davis County.

This section will address the current housing available in the city and evaluate compliance with affordable housing guidelines as set forth in Section 10-9a-403 of the Utah State Code.

Vision

Residents of West Bountiful City value the rural and residential lifestyle of their community and the opportunity to remain in the city as lifetime residents. The city therefore encourages community development that provides a range of life-cycle housing and housing types.

Summary of Findings

1. Housing prices have risen at a greater rate than income.
2. Opportunity for affordable housing comes mainly in the form of single-family dwelling units located throughout the city. Rental units are scarce, about 8% of total housing units. Due to the relatively small number of rental units, households that are unable to qualify for housing loans would have a more difficult time finding housing in West Bountiful.
3. Statistics from the most recent American Community Survey and current projections show that moderate-income housing options in West Bountiful are limited. Possible affordable housing options include the city's older houses, and available affordable rental units, including a mobile home park.
4. Recent ordinance updates would allow for construction of multi-family dwellings in commercial districts.

6.2 Goals and Objectives

GOAL 1: Maintain the pleasing and well-kept appearance of all neighborhoods.

OBJECTIVE: Encourage well-maintained neighborhoods through community clean-up days, code enforcement, upkeep of vacant lots, and beautification awards and awareness.

GOAL 2: Allow housing that meets the demands of all stages of the life cycle, including starter and senior housing, where appropriate.

OBJECTIVE: Expand the range of existing housing available to accommodate the housing needs of a wider range of life stages which includes the development of starter and senior housing in appropriately zoned areas.

POLICY 1: An emphasis is placed on ensuring that multi-family housing and other higher-density projects occur at appropriate locations in the City, which is primarily along or near 500 South and 500 West along the shared borders with Bountiful and Woods Cross.

POLICY 2: Multi-family or townhome mixed-use development should be promoted in commercial districts along transportation corridors.

POLICY 3: Continue to allow accessory dwelling units as a way to provide senior and starter housing.

6.3 Existing Conditions

The Area Median Income (AMI) for West Bountiful based on the 2016-2020 U.S. Census estimate is \$99,797. Moderate income is defined as 80% of the median County income. Using Census data for Davis County and the state law definitions, the actual AMI is \$87,570 and therefore the 80% moderate income threshold is \$70,056 for West Bountiful.

Owner-occupied households are estimated at 1487 (82% of total households) with average mortgage payments of \$1844. The number of owner-occupied households has decreased from previous housing studies and indicates more homes are being rented. The average rent charged in 2020 was \$1607.

The chart below shows that construction of new homes in West Bountiful was trending upward until the 2020 pandemic and has not returned to pre-pandemic levels. An increase in the number of home additions, remodels, and ADUs is likely a response to higher housing costs.

YEAR	NEW HOME UNITS	HOME ADDN/ REMODELS	ACCESSORY DWELLING UNITS
2017	31	8	3
2018	35	13	1
2019	47	10	1
2020	19	24	3
2021	22	25	2
2022 (through August)	10	15	5

Affordability Analysis

1. **Household Income**

The average size of a household in West Bountiful is 3.16 persons in 2016, which shows a significant drop. Average income is \$99,797 but the actual affordable housing emphasis is for persons and families with incomes less than \$70,056.

2. Housing Affordability

The average price of a home in West Bountiful, based on the 2016-2020 U. S. Census, is \$342,600 and in the County, it is \$320,100.

Current real estate sources for West Bountiful report home prices increased 14-18% from 2021 to 2022 and estimate the average median sale price for July 2022 to be in the range of \$594,000 - \$650,000.

Housing is considered affordable when no more than thirty percent (30%) of the gross monthly income is used to pay for housing costs including utilities. For a household making \$70,056 annually, the monthly housing costs should not exceed about \$1800 for the housing to be considered affordable.

6.4 Tools and Implementation Strategies

The above analysis demonstrates that there is reduced opportunity for moderate-income households to obtain quality housing in the city, as compared to other years. The available affordable housing comes mainly in the form of smaller single-family dwelling units, multi-family units, accessory dwelling units, and mobile homes.

It is important for West Bountiful to consider a variety of housing types in the future to be able to meet the needs of a variety of residents, including special needs populations, elderly housing, and entry-level housing.

During the last several years, the Utah State Legislature has attempted to address the current housing crisis through required strategies intended to reduce housing costs within communities. A Moderate Income Housing Plan (MIHP) is required by the State as part of UCA 10-9-307. This requirement was first introduced in 1996 and has since been updated nearly every year. The most recent changes outline 24 strategies that can help to address the current housing crisis. Of those 24 strategies, West Bountiful must select three and devise an implementation timeline to accomplish each goal/strategy. The strategies are intended to help provide housing for those persons/families making less than 80% of the AMI which is based on average incomes in the County.

PURPOSE AND OBJECTIVE:

1. To meet the needs of people of various income levels living, working, or desiring to live or work in the community.
2. To allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life.
3. Determine how the jurisdiction will provide realistic opportunity to meet the need for additional moderate income housing within the next five years.
4. Receive consideration for funding of projects based on compliance with the moderate income housing requirement.

STRATEGY 1 – Develop and Adopt a Station Area Plan in Accordance with UCA 10-9a-403.

Although West Bountiful's city boundaries do not include a transit station, the nearest station in Woods Cross is within one-half mile. The one-half mile distance is considered a walkable length and therefore for specified areas along 500 South, a station area plan could be developed in a coordinated effort with Woods Cross City.

Steps and Implementation Timeline (2023-2025):

1. Coordinate with Woods Cross during the first six months of 2023. Consider a formal agreement.
2. After a coordination strategy is created, seek funding for such a plan within Wasatch Front Regional Council's resources during the last 6 months of 2023.
3. Create the plan during 2024.
4. Hold hearings and move the plan through to adoption toward the end of 2024 and likely complete that process during 2025.

STRATEGY 2 – Amend Land Use Regulations to Eliminate or Reduce Parking Requirements for Residential Development Where a Resident is Less Likely to Rely on the Resident's Own Vehicle, Such as Residential Development Near Major Transit Investment Corridors or Senior Living Facilities.

The city's parking regulations have not been reviewed or updated for some time. A review of parking ratios, an allowance for parking studies, and shared parking could be included in an update of this zoning chapter.

Steps and Implementation Timeline (2023):

1. Review and update current parking regulations.
2. Create new draft.
3. Present draft to staff for comments.
4. Present updated draft to planning commission for comments. Schedule joint work session with city council if necessary.
5. Set a public hearing with the Planning Commission.
6. Present to City Council for adoption in 2023.

STRATEGY 3 - Reduce or Waive Impact Fees for Moderate Income Housing

The city currently waives impact fees for accessory dwellings units (ADUs). Waiving and reducing fees is a city council responsibility.

Steps and Implementation Timeline (2023):

1. The city council will discuss the pros and cons of reducing/waiving such fees during 2023.
2. If a decision is made to reduce or eliminate certain fees, the city council will adopt a revised fee schedule in 2023.

Other topics relating to housing have been discussed as follows:

1. Special Needs

Affordable housing is an issue for persons with special needs as well as for the population at large. The lack of affordable housing, and particularly of affordable housing targeted to those at or below 50 percent of AMI, is a major cause of homelessness. Affordable housing targeted at very low-income households will be rental housing as many families with incomes at 30 to 50 percent of AMI simply cannot qualify for mortgages. Numerous Accessory Dwelling Units have been constructed to specifically address the needs of extended family members with special needs.

2. Elderly Housing

Many seniors prefer to live in the same community when circumstances require that they move out of their homes. At the present time, there is one community in West Bountiful that targets senior citizens.

3. Accessory Dwelling Units (ADUs)

- a. West Bountiful has chosen to implement an accessory dwelling unit strategy over more traditional multifamily projects such as multistory apartment complexes.
- b. Accessory dwelling units (often termed “mother-in-law” apartments) have many benefits. In addition to providing affordable rental housing, they can allow first-time homeowners to gain access to homes that would otherwise be out of reach by renting out an additional unit. When homeowner’s income and/or need for more space increases, the accessory unit may no longer be needed as a rental. The homeowner can then expand into the space vacated by the former accessory unit.
- c. Impact fees have been waived for ADUs.

6.5 Housing Resources

There are a variety of housing programs available to help maintain and increase the City’s affordability. These programs, listed below, are encouraged for use by residents.

1. Housing Resources and Programs

- a. HOME, *Investment Partnership Acts*

THE HOME, Investment Partnership Acts were established to develop and support affordable rental housing and homeownership mainly through the rehabilitation of existing units rather than new construction targeting low and very low-income households. This grant program is flexible in allowing participating jurisdictions to decide the most appropriate use of money in their communities. The program requires that at least 90 percent of the rental assistance be targeted to households with incomes no higher than 60 percent of the area median. Participating jurisdictions are required to match 25 percent the federal funds used. This program is typically administered in conjunction with other non-profits. More information can be found at http://www.hud.gov/offices/cpd/affordable_housing/programs/home/index.cfm

- b. HUD’s *Title I program*

“Insures loans to finance the light or moderate rehabilitation of properties... This program may be used to insure such loans for up to 20 years on either single- or multi-family properties. The maximum loan amount is \$25,000 for improving a single-family home.” More information can be found at http://www.hud.gov/offices/hsg/sfh/title/ti_home.cfm.

- c. HUD’s *203k Rehab program*

- i. The borrower can get just one mortgage loan, at a long-term fixed (or adjustable) rate, to finance both the acquisition and the rehabilitation of a property.

- ii. To provide funds for the rehabilitation, the mortgage amount is based on the projected value of the property with the work completed, taking into account the cost of the work.
- iii. To minimize the risk to the mortgage lender, the mortgage loan (the maximum allowable amount) is eligible for endorsement by HUD as soon as the mortgage proceeds are disbursed, and a rehabilitation escrow amount is established. At this point the lender has a fully insured mortgage loan. More information can be found at <http://www.hud.gov/offices/hsg/sfh/203k/203kabou.cfm>.

d. *Community Development Block Grant*

The Community Development Block Grant (CDBG) program is a federal entitlement grant program for urban communities seeking to revitalize neighborhoods, improved community facilities, prevent and eliminate slums, aid low- and moderate-income families, and promote economic development. West Bountiful City participates with Davis County's administration of their CDBG program.

2. **Special Needs**

Utah Assistive Technology Foundation (UTAF) provides assistive devices and services, including home modifications to those who are disabled. The goal of UAFT is to assist those who are disabled in Utah to enhance their independence, education, employment, and quality of life. Zions Bank provides zero interest loans for all approved UATF projects. UATF can be reached at (800) 524-5152.

a. *Lifecare*

Lifecare was established to maximize the independence of older people and people with disabilities by providing lawn care, yard clean up, and snow shoveling for County residents over the age of 60. They also coordinate a number of home repair and maintenance projects through their Volunteer Ventures program. Lifecare can be reached at (801) 978-2452.

b. *Section 202 Loans for Housing the Elderly.*

The HUD Section 202 program offers capital advances to finance the construction and the rehabilitation of structures to serve as supportive housing for very low-income elderly persons. It also provides rent subsidies to help make the projects affordable. If the project serves very low-income elderly persons for 40 or more years, the capital advance does not need to be repaid.

c. *Davis County Aging Services*

Davis County Aging Services is committed to promoting the dignity, self-determination, well-being, and contribution of older persons-both as individuals and within the context of their families and communities. We value people and respect their right to a quality of life. Davis County Aging Services will provide reasonable accommodations for customers with disabilities upon request. These services are funded in part by the Davis County Board of Commissioners and the Utah Department of Human Services.
http://www.co.davis.ut.us/aging_services/default.cfm.

d. *Community Development Corporation of Utah (CDC)*

- i. Community Development Corporation of Utah (CDC) provides neighborhood homeownership for those shut out of the housing market, and market rate buyers. The Affordability Project is an innovative initiative designed to reduce the cost of homes in all phases of development and construction to serve those families that are hardest to serve- those with very low incomes and/or those with special needs. Through the Neighborhood Home Ownership program, the CDC builds new homes and rehabilitates existing housing then works with interested low-income homebuyers to help them qualify to purchase these homes. The CDC also administers federally funded loan/grant down payment assistance programs in various areas. The goal of the program is to assist eligible homebuyers to purchase single-family homes with help of down payment and closing costs assistance.
- ii. The CDC also administers a home improvement program for income eligible homeowners, whose homes are in need of repairs and need help financially to get the work done. Homeowners must simply submit an application to access this program. CDC also maintains a materials and supplies warehouse to help low-income families. All materials are donated or purchased at cost and are available to any sponsored CDC client. CDC can be contacted at (801) 994-7222. The warehouse can be contacted at (801) 487-6275

e. *Habitat for Humanity*

Habitat for Humanity provides housing for people who are inadequately housed and who lack the resources to improve their situation through conventional means. Habitat does not charge interest on the loans, and the monthly mortgage payments are lower than standard mortgage loans. Habitat for Humanity can be contacted at (801) 463-0554.

f. *Utah Housing Corporation (“UHC”)*

Utah Housing Corporation (“UHC”) is a public corporation that assists in the creation of affordable housing opportunities for lower and moderate-income households across the state. UHC offers a number of loan programs for first-time and low or moderate –income homebuyers to consider when applying for a home loan. Utah Housing Corporation can be contacted at (801) 902-8200. UHC programs are as follows:

- i. FirstHome is a home ownership assistance program offered by the Utah Housing Corporation (UHC). First-time homeowner loans are available at below-market interest rates for qualifying applicants. The maximum purchase price may not exceed the price and income limits set by UHC.
- ii. FirstHome Plus is another homeownership assistance program offered by the Utah Housing Corporation. The CHAMP loan offers down payment and closing cost assistance in the form of a second mortgage.
- iii. CROWN is a lease-to-own program developed by the Utah Housing Corporation (UHC) to bring home ownership within reach of very low-income households that are willing to make a long term commitment to the community. Cities and counties cooperate with UTHC to make land available to construct homes. UHC then leases these homes to those households within the 50 to 55 percent of AMI range. CROWN creates permanent home ownership opportunities by utilizing Low Income Housing Tax Credits to construct new, affordable single-family detached or attached homes. Lease payments last until the fifteen-year tax credit period

expires. At this point, residents have the option of purchasing the home at a very attractive price through a low interest UHC mortgage loan. The qualified low-income residents who become homeowners through the CROWN program are also eligible to receive training in the areas of housekeeping, home maintenance, and basic budgeting.

- iv. The Utah Housing Corporation also sponsors other specialized programs including the REACH and ECHO programs, both of which construct new modest homes for low and moderate-income persons.

g. Other Resources for Affordable Housing Development

i. *Low Income Housing Tax Credits ("LIHTC")*

- 1) The federal government has developed a program to encourage the construction, rehabilitation and preservation of rental housing for very low, low and moderate-income households. This program makes approximately \$4.3 million available annually to the State of Utah. The LIHTC program is administered by the Utah Housing Corporation (UHC), which determines the amount of tax credit available to applicant projects and operations and on the percentage of the project that will be restricted to low income tenants. The program limits rents on the units and also limits the incomes of the tenants. The UHC establishes maximum rents in accordance with HUD standards. Projects receiving LIHTC must maintain the status as low-income project for a minimum of 15 years.
- 2) The LIHTC program provides a credit equal to nine percent of the construction cost for new construction or substantial rehabilitation for projects which do not use other federal assistance and a four percent credit for acquisition of existing projects and for those projects which use other federal subsidies (CDBG excluded). Credits are claimed annually for ten years. The credits may be used by the owner of the property or sold through syndication.

i. *Olene Walker Housing Loan Fund*

The Olene Walker Housing Loan Fund is comprised of state appropriations and federal funds to provide loans at below-market interest rates for the construction of affordable housing. The majority of projects built using this fund are multi-family. While the majority of the fund is used for loans, a small amount of the fund is available for grants.

PENDING – NOT YET APPROVED

Minutes of the West Bountiful City Council meeting held on Tuesday, September 6, 2022, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

MEMBERS: Mayor Pro Tem Mark Preece, Council members James Ahlstrom, James Bruhn, and Rod Wood.

STAFF: Duane Huffman (City Administrator), Kris Nilsen (City Engineer), Police Asst. Chief Lance Wilkinson, Steve Doxey (City Attorney), and Cathy Brightwell (City Recorder)

EXCUSED: Mayor Romney, Kelly Enquist, Steve Maughan

PUBLIC: Regular Meeting: Alan Malan, Richmond Thornley, D.L. Weeks, Rachel & Callie Phillips, Yee Family, Ashley Dickamore, Bartholomew Family, Clairra & Julie Hallings, Buck Family, Kagie Family, Day Family, Lewis Family, Kristin Peterson, Lanita Rodabough, Curtis Gerber, Drew Farley

Tour of Public Works Facility – 1410 W 1200 North

The following attendees met at the West Bountiful Public Works facility, 1410 W 1200 North, for a tour of the under-construction facility.

Attendees: Mayor Romney, James Ahlstrom, James Bruhn, Mark Preece, Rod Wood, Duane Huffman, Kris Nilsen, Steve Maughan, Alan Malan, Troy North, Dustin Gramoll.

Regular Meeting

Mayor Pro Tem Preece called the regular meeting to order at 7:30 pm, excusing Mayor Ken Romney and Council Member Kelly Enquist. Rod Wood offered an invocation; and James Bruhn led the Pledge of Allegiance.

1. Approve the Agenda.

MOTION: *James Bruhn made a Motion to approve the agenda as posted. Rod Wood seconded the Motion which PASSED unanimously.*

2. Swearing In of 2022-2023 Youth City Council

Council member Ahlstrom introduced the members of the 2022-2023 Youth City Council. Mayor – Elsie Buck, Mayor Pro Tem – Noah Peterson, Recorder - Callie Phillips, Secretary/Communications – Bo Bartholomew, Treasurer – Spencer Lewis, Historian – Clara Kagie, General Members -

Brynlee Bartholomew, Cooper Buck, Gavin Buck, Holly Day, Drew Farley, Curtis Gerber, Clair Halling, Jack Kagie, Spencer Lewis, Camden Morrison, Ella Rodabough, Brooklyn Yee, and advisors Jen and Chris Jacobson.

Mr. Ahlstrom conducted the oath of office for Mayor Buck and the other officers. Mayor Buck then conducted the oath of office for the remaining youth council members.

3. Public Comment – Two Minutes Per Person, or Five Minutes if Speaking on Behalf of a Group.

Dixie Weeks, a Woods Cross resident living in the Westwood trailer park, stated she appreciates the help provided by the West Bountiful police department when needed. She said that yesterday, two dark vehicles sped through the trailer park and with the narrow roads it is very dangerous for residents on bikes, walking, etc. She is concerned about someone being hit. She acknowledged that she is not sure if they were from West Bountiful or Woods Cross. She inquired about West Bountiful's police pursuit policy. She noted that she also attended the Woods Cross city council meeting this evening with the same request. Duane Huffman responded that he would provide the policy to her.

Richmond Thornley, West Bountiful resident, referred to previous discussions about the safety of trail crossings and suggested the city consider some kind of lighting at the trail crosswalks, noting in particular the crosswalk on Porter Lane being very dark in the morning when people are out walking. Mr. Huffman responded that striping and road signs are planned soon, and they will look at the feasibility of lighting.

4. Resolution 525-22, A Resolution Appointing Dell Butterfield as An Alternate to the West Bountiful Planning Commission, and Oath of Office.

Dell Butterfield is proposed to fill the vacant alternate planning commission seat by Mayor Romney pending consent of the city council.

MOTION: *James Ahlstrom made a Motion to approve Resolution 525-22 appointing Dell Butterfield to the Planning Commission. Rod Wood seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye	James Bruhn – aye
Kelly Enquist – excused	Mark Preece – aye
Rod Wood - aye	

5. Public Hearing to Consider Updates to WBMC 15.16 – Flood Damage Prevention Regulations.

Kris Nilsen summarized the request by staff to update the city's flood damage prevention regulations as required by FEMA and the State. He explained that West Bountiful is required to adopt floodplain management measures that meet or exceed the minimum National Flood Insurance Program (NFIP) regulations by September 15, 2022. If the city does not adopt the necessary

regulations, our community will be suspended from the NFIP. Suspension means that no new policies or renewals will be issued to residents in our city.

West Bountiful has a Flood Damage Prevention ordinance, WBMC 15.16, in place that applies to all areas of special flood hazards within West Bountiful. FEMA reviewed our ordinance and provided a checklist of items to be included or changed before they can approve it. The proposal included in Ordinance 460-22 meets the FEMA requirements.

Mr. Nilsen commented that the new flood maps show a reduction in floodplain areas within the city.

MOTION: *James Bruhn made a motion to open the public hearing. James Ahlstrom seconded the motion which PASSED unanimously.*

No public comments were offered.

MOTION: *James Bruhn made a motion to close the public hearing. James Ahlstrom seconded the motion which PASSED unanimously.*

6. Ordinance 460-22, An Ordinance Updating Flood Damage Prevention Regulations.

MOTION: *James Ahlstrom made a Motion to approve Ordinance 460-22 Updating the City's Flood Damage Prevention Regulations. Rod Wood seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye	James Bruhn – aye
Kelly Enquist – excused	Mark Preece – aye
Rod Wood - aye	

7. Ordinance 461-22, An Ordinance Updating Landscape Regulations.

Cathy Brightwell summarized proposed updates and clarifications to the recently approved landscape regulations, WBMC 12.28. She explained that staff also reviewed other sections of the municipal code to find references to landscape regulations to ensure they are made consistent with WBMC 12.28. Those updates are included in the proposed ordinance.

She added that changes are also proposed for landscaping in parking lots. The planning commission is recommending that landscape islands be required in all parking lots with more than twenty spaces or 4000 square feet in size.

MOTION: *James Bruhn made a Motion to approve Ordinance 461-22 as modified. Rod Wood seconded the Motion which PASSED as reflected below.*

James Ahlstrom – aye	James Bruhn – aye
Kelly Enquist – excused	Mark Preece – aye
Rod Wood - aye	

8. Meeting Minutes from August 16, 2022.

MOTION: *Rod Wood Made a Motion to Adopt the Meeting Minutes from August 16, 2022, as Corrected. James Ahlstrom Seconded the Motion which PASSED Unanimously.*

9. Staff Reports

Police – Assistant Chief Wilkinson

- August monthly statistics: Calls for service: 696 consisting of 394 incidents and 302 traffic stops (citations–93, warnings–209); DUI–6 (5 drug related); Assault–3; Theft–3; Fraud–2.
- The safety fair was well-attended. Mayor Romney participated in the K-9 demonstration.

Public Works and Engineering – Kris Nilsen

- 600 West Update – the road was paved today and opened earlier than expected.
- 800 West will be seal-coated tomorrow causing a 24-hour closure. Golf cart shuttle service will be provided to help residents get to their cars.
- New security cameras at the park are installed and working.
- The new well is up and running and the fluoridation pump is working.
- Belmont Farms (Ivory) has received preliminary and final approval from planning commission for a 6-lot subdivision. They are considering going back to planning commission to add an additional lot. Retention and detention and will drain into Millcreek. Detention is off-site on land planned for a future phase.

Community Development

- No report.

Administration

- The cabin at the park is falling down and will be removed when staff time permits. Duane said he consulted with the State Historic Preservation Office and other cabin historical groups and found that the only salvageable materials might be the nails if they are original; nothing else was deemed worth saving.
- Davis County Animal Care is working on a proposal regarding how many animals' households can have. The city currently limits each household to 2 dogs. Animal Care would like to see this number increased consistently across the county.

13. Mayor / Council Reports

James Ahlstrom – Youth Council has a meeting this week. They are busy planning their retreat and service projects.

James Bruhn – There was an arts council meeting last week. They are concerned that the wi-fi capabilities are not sufficient for streaming concerts. Duane said there should not be a problem and they can contact him with questions on how to set it up.

Mark Preece – The sewer district is selling gas and producing more than expected. They are talking about renegotiating the current contract because the value has increased. The south plant has completed renovations, so they can now focus on the north plant.

Rod Wood – no comments.

12. Closed Session, if needed

No closed session needed.

15. Adjourn.

MOTION:

James Ahlstrom made a Motion to Adjourn the Meeting. James Bruhn Seconded the Motion which PASSED Unanimously.

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on Tuesday, September 20, 2022.

Cathy Brightwell, City Recorder