Mayor
Kenneth Romney

City Engineer/ Land Use Administrator
Kris Nilsen

Community Development
Addison Jenkins

City Council Representative
Dell Butterfield

WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Alan Malan

Vice Chairman
Corey Sweat

Commissioners
Laura Mitchell
Dennis Vest
Robert Merrick
Tyler Payne

THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, JUNE 11, 2024 AT THE CITY OFFICES.

Invocation/Thought – Chairman Malan
Pledge of Allegiance – Vice Chairman Sweat

1. Confirm Agenda
2. Public Hearing – Parking Ordinance Amendments for Moderate Income Housing Plan
3. Discussion & Recommendation to City Council – Parking Ordinance Amendments for Moderate Income Housing Plan
4. Approve Meeting Minutes from May 28, 2024
5. Staff Reports (Engineering, Community Development)
6. Adjourn

This agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCity.org), and provided to the Davis Journal on June 7, 2024, by Remington Whiting, City Recorder.

West Bountiful City **June 11, 2024**
Planning Commission Meeting

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 June 7, 2024 per state statutory requirement.*

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, June 11, 2024, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Chairman Alan Malan, Commissioners Corey Sweat, Dennis Vest, Tyler Payne (Alternate) and Council member Dell Butterfield

MEMBERS EXCUSED: Laura Mitchell, Robert Merrick

STAFF ATTENDING: Kris Nilsen (City Engineer), Addison Jenkins (Community Development), and Debbie McKean (Secretary).

PUBLIC ATTENDING:

Prayer by Commissioner Malan
Pledge of Allegiance- Commissioner Sweat

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

1. Confirm Agenda

Chairman Malan reviewed the proposed agenda. Dennis Vest moved to approve the agenda as presented. Corey Sweat seconded the motion. Voting was unanimous in favor among all members present.

2. Public Hearing- Parking Ordinance Amendments for Moderate Income Housing Plan

Presented for the public's review this evening was the planning commission's work on amending the city's parking ordinances to fulfill one of the city's strategies required by state legislation.

Community Development Specialist Addison Jenkins explained that a new state law required West Bountiful City to amend its general plan to select three strategies to provide a realistic opportunity to meet the need for additional moderate-income housing within its jurisdiction. To help accomplish its moderate-income housing goals, the city selected the following 3 strategies from options provided by the state:

1. Develop and Adopt a Station Area Plan
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.
3. Reduce, Waive, or Eliminate Impact Fees related to Moderate Income Housing.

To facilitate opportunities to increase moderate-income housing in West Bountiful, the city began work in 2023 by amending its parking requirements in accordance with Strategy 2.

Updates to the city's parking code included defining minimum parking spaces for dwelling units in residential and mixed-use buildings and zones, and opportunities for a reduction in requirements for developments within a ½ mile of public transit. Per State law, the city must continue to work towards the selected strategies each year and demonstrate these additional efforts. Once work is done on a given strategy, the general plan will be amended again to select additional strategies, which staff anticipates in 2024-2025.

At the March 12th meeting, commission members and staff discussed several ways to decrease parking requirements that might contribute to reductions in housing costs.

- Residential Health Care Facilities
- Senior Living Facilities
- Guest Parking Requirements
- Transit-adjacent Multi-family Residential

At the May 14th and May 28th planning commission meeting, the planning commission reviewed an initial draft parking ordinance prepared by Citi Design and provided significant feedback. The comments and requests from those discussions were incorporated into this draft. It has been reviewed by the city attorney.

Action Taken:
Corey Sweat moved to open the public hearing at 7:35 p.m. to hear comments on the proposed Parking Ordinance Amendments for Moderate Income Housing Plan 2024. Dennis Vest seconded the motion and voting was unanimous in favor.

Public Comment-No public present

Action Taken:
Dennis Vest moved to close the public hearing at 7:36 p.m. on the proposed Parking Ordinance Amendments for Moderate Income Housing Plan 2024. Corey Sweat seconded the motion and voting was unanimous in favor.

3. Discussion/Recommendation to City Council- Parking Ordinance Amendments for Moderate Income Housing Plan

Upon holding the public hearing this evening and review of the final draft of the Parking Ordinance Amendment for 2024 Moderate Income Housing Plan a motion was made.

Alan Malan requested to remove the language at the end of the opening paragraph of 17.52.040 noted in blue highlights. Discussion took place between Chairman Malan, Commissioner Sweat, and Mr. Jenkins regarding language in subsection K(4) that would allowed for a further reduction in parking minimums beyond those established in the draft code changes. Mr. Jenkins explained that the language was meant cap all available parking minimum reductions and to give the city and incentive to provide to developers to encourage the creation of moderate income housing. Commissioners explained that they did not desire to have the developer stack percentages. Commissioners requested that K(3) be changed from a 20% to a 15% reduction in parking spaces. Alternate Commissioner Payne was in favor of keeping K(4) as

an incentive to the developer. Commissioners Vest, Malan, and Sweat requested that K(4) be removed from the draft. Commissioners expressed their desire to give the least number of reductions and increase them in as small increments as possible.

After further discussion the following changes were made to the document:

- Delete blue lined language in the opening paragraph of 17.52.040
- Change K(3) from 20% to 15%
- Strike K(4)
- Create Residential Uses as a sub-section

Action Taken
Corey Sweat moved to approve the final draft for the Parking Ordinance Amendments for Moderate Income Housing Plan for 2024 per the changes decided upon after discussion which is to delete blue lined language in the opening paragraph, change K(3) to 15%, strike K(4) and create a sub section for Residential Uses for K and L and to forward the document as corrected to the city council for their review. Tyler Payne seconded the motion and voting was unanimous in favor.

4. **Approve Meeting Minutes from May 28, 2024**

Action Taken:
Corey Sweat moved to approve the minutes from May 28, 2024. Dennis Vest seconded the motion and voting was unanimous in favor.

5. **Staff Report**

a. **Engineering (Kris Nilsen)**
   - Working on project on 1200 North and 1100 West to put out to bid
   - Park lights project has been completed
   - Still gather information on replacing the big toy in the south end of the park

b. **Community Development (Addison Jenkins)**
   - Seeing progress on code enforcement.

6. **Adjourn**

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:32 pm. Dennis Vest seconded the motion. Voting was unanimous in favor.

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

