

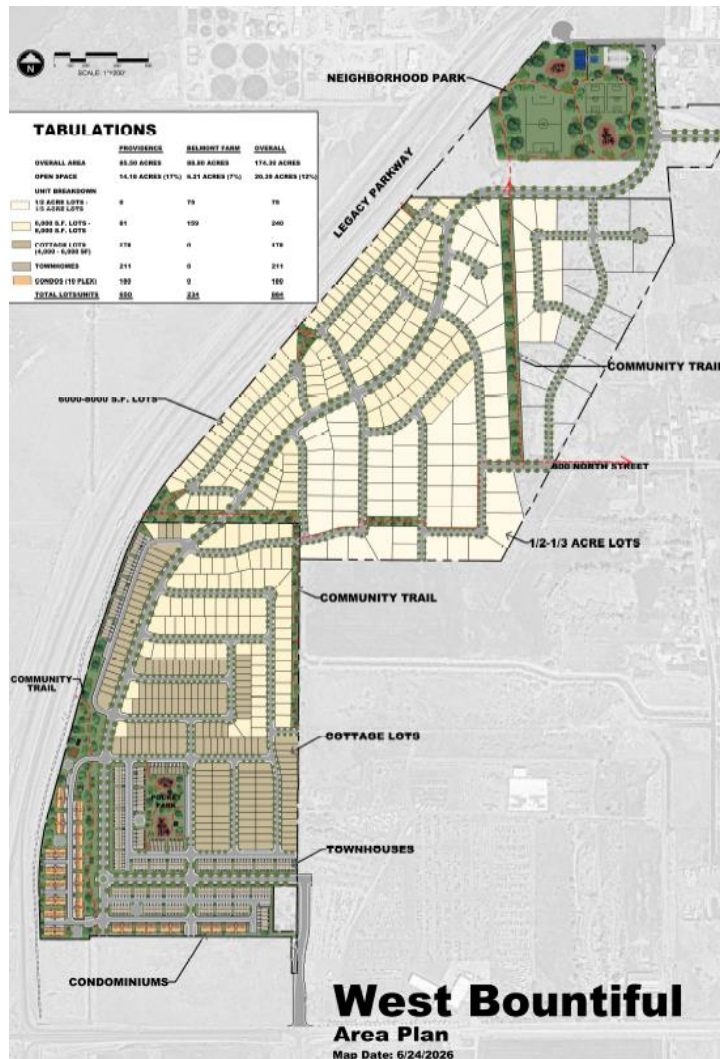
West Bountiful's West Side

Area Plan Community Meeting – June 29, 2026

Setting the Stage

- The purpose of this meeting
 - Introduce a concept for review

The Concept



	Belmont (Ivory)	Providence	Overall
Area	85.50 Acres	88.80 Acres	174.30 Acres
1/3-1/2 Acre Lots	75	0	75
6K – 8K S.F. Lots	159	81	240
4K -6K S.F. Lots	0	178	178
Townhomes	0	211	211
Condos	0	180	180
Total Units	234	650	884
Open Space*	6.21 Acres	14.18 Acres	20.39

Why Now? Why This?

Housing Options

- Attainable ownership options

Local Control

- State preemption
- Annexation into another city

Property Rights + Community Interests

- Most existing homes were once someone else's open space

Not About

Revenue for the City

- Goal is not to cost taxpayers more

Wanting to Build a Bigger City

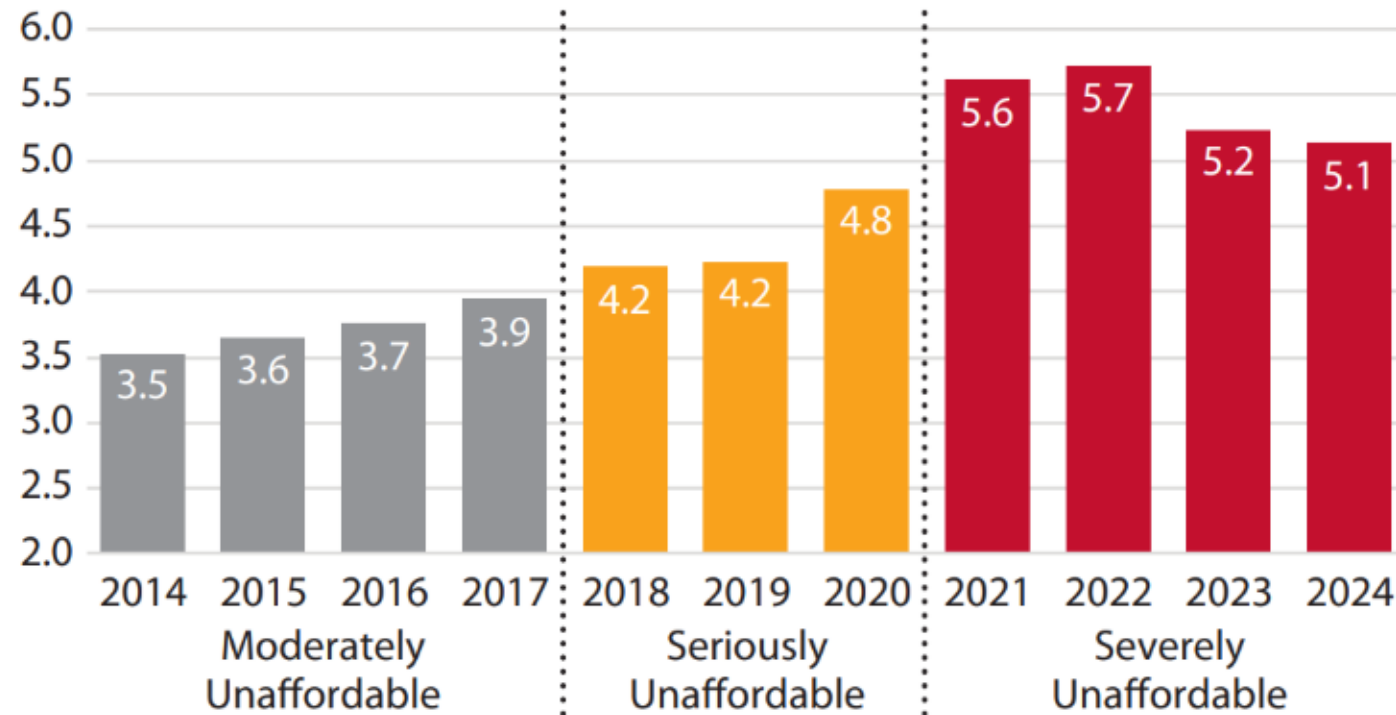
- Nothing inherently better about being bigger

Private Interests of City Leaders

- Seriously?

Attainable Housing – Things Have Changed

Figure 4: Utah's Median Multiple, 2014-2024



Source: U.S. Census Bureau, American Community Survey and UtahRealEstate.com

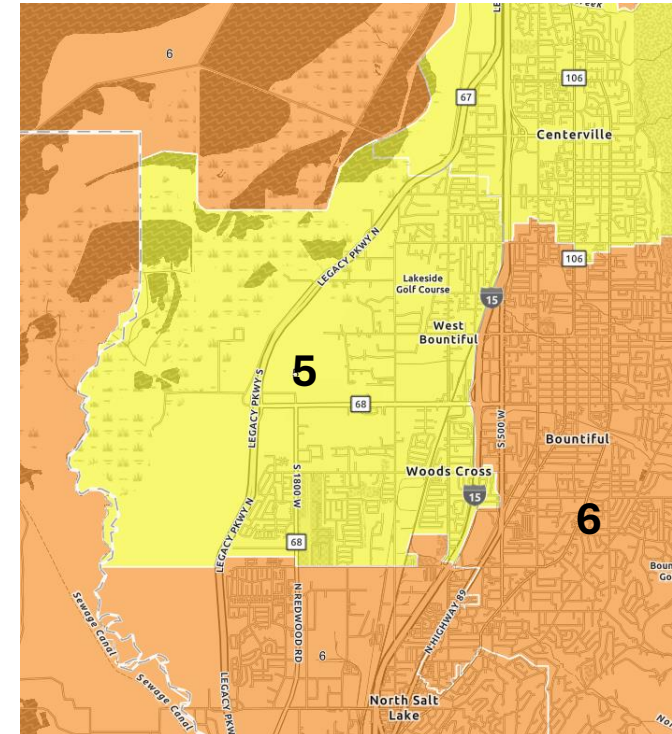
Housing Options – West Bountiful

\$535,000 average home value (aging housing)

\$115,000 median income

Only 9% of Utah households can currently afford to buy a median-priced home in Utah

Ratio of home value to income 3 is healthy



Housing Options – Concept

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Local vs. State

Governor Abbott Signs Laws To Combat Statewide Housing Crisis In Austin

August 18, 2025 | Austin, Texas | [Press Release](#)

Governor Greg Abbott today ceremonially signed [Senate Bill 15](#), [Senate Bill 840](#), and [House Bill 24](#) into law to tackle the housing shortage and improve housing affordability across the state during a bill signing ceremony at the Texas Capitol.

"Housing affordability is one of the key issues on the minds of Texans today," said Governor Abbott. "Thankfully, we have taken large steps to make the American dream of affording a home a reality. Thank you to all the lawmakers and housing advocates who continue working to make Texas the best place to live, work, and raise a family."

The Governor was joined by Senator Paul Bettencourt, Senator Bryan Hughes, Representative Gary Gates, Representative Cole Hefner, Representative Angelina Orr, and other housing policy advocates.

[Watch the Governor's full bill signing ceremony here.](#)

Senate Bill 15 (Bettencourt/Gates) prohibits cities from requiring unreasonably large lot and unplatted tracts of land, allowing for smaller and denser development. Additionally, for a municipality may not require certain setback requirements, covered parking, more than one parking space, more than 30% permeable surface, certain ceiling height requirements, maximum building articulation.

Daily Montanan

GOVERNMENT & POLITICS ELECTION 2026 ENVIRONMENT JUSTICE LIVING WILDLIFE AND PARKS

GOVERNMENT & POLITICS JUSTICE LIVING

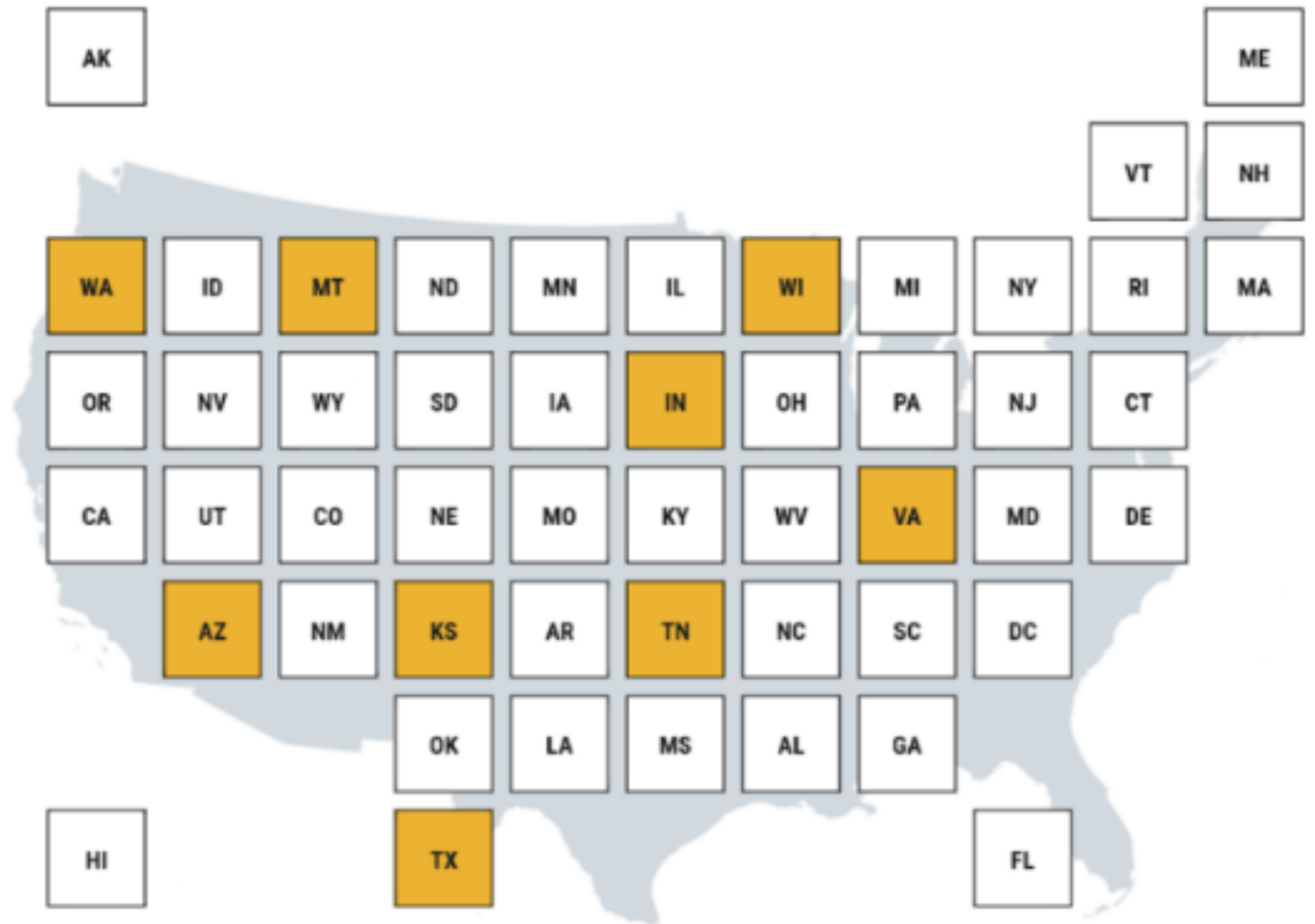
Montana Supreme Court said zoning laws meant to ease housing crisis are valid

Group challenged constitutionality of three laws meant to help cities add high-density housing; unanimous court said bipartisan laws don't violate rights

BY: DARRELL EHRLICK - MARCH 18, 2026 3:29 PM



States that Preempt Local Zoning for Housing



Showing laws as of December 31, 2023

AREAS MATCHING ALL VARIABLES

-  6. Does state law expressly preempt local mandatory inclusionary zoning for residential units? : Yes

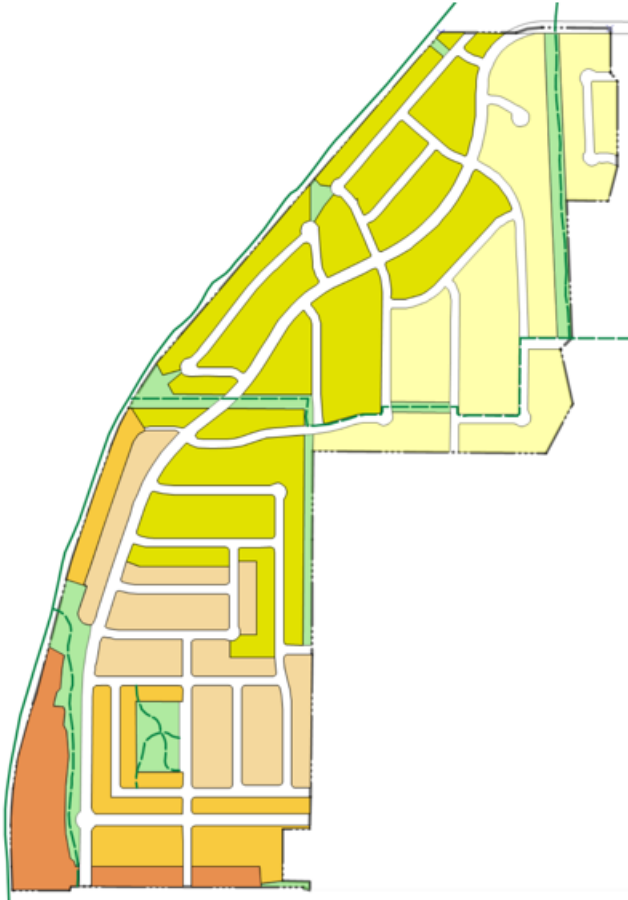
POLICY ADOPTION



Local Input = Local Benefits

- Emphasis on detached, single family, owner-occupied
- Gradual phasing/buffering of density to the west and south
- Road design to protect existing neighborhoods
- Design Standards (building materials/types, landscape/trees)
- Major Trail Connectivity
- Large park for benefit of entire city – developer funded
- Development Agreements (contracts)

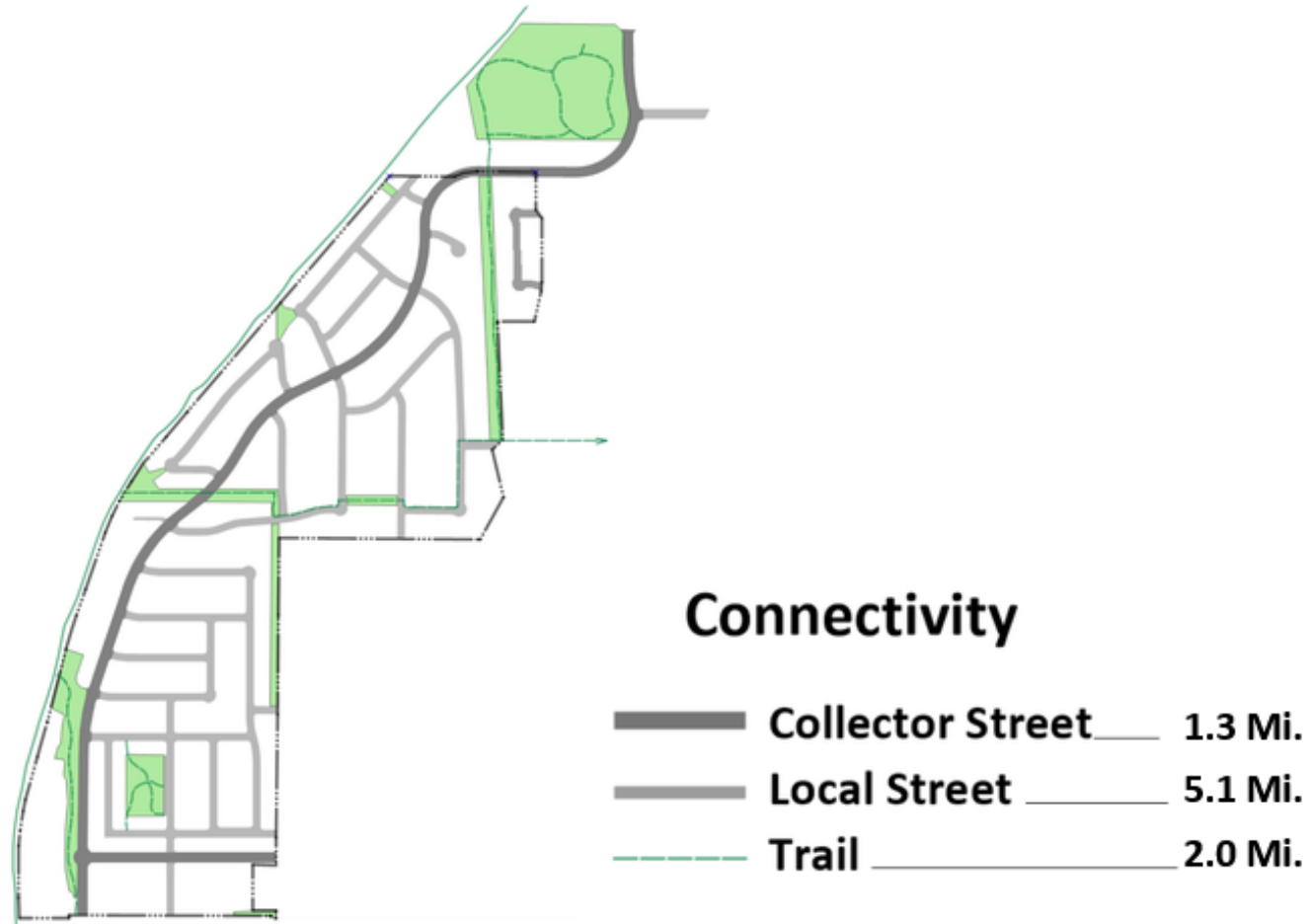
Gradual Phasing of Density



Land Use & Housing Choices

<u>Acres</u>	<u>Homes</u>	
32	75	 SFD 0.33 - 0.50 Ac.
49	240	 SFD 6K - 9K
20	178	 SFD 4K - 6K
14	211	 Townhomes
10	180	 Condos
20		 Parks & Open Space
29		 R-O-W
174	884	

Road Connectivity and Trails



Major Park



Community Impacts

Traffic

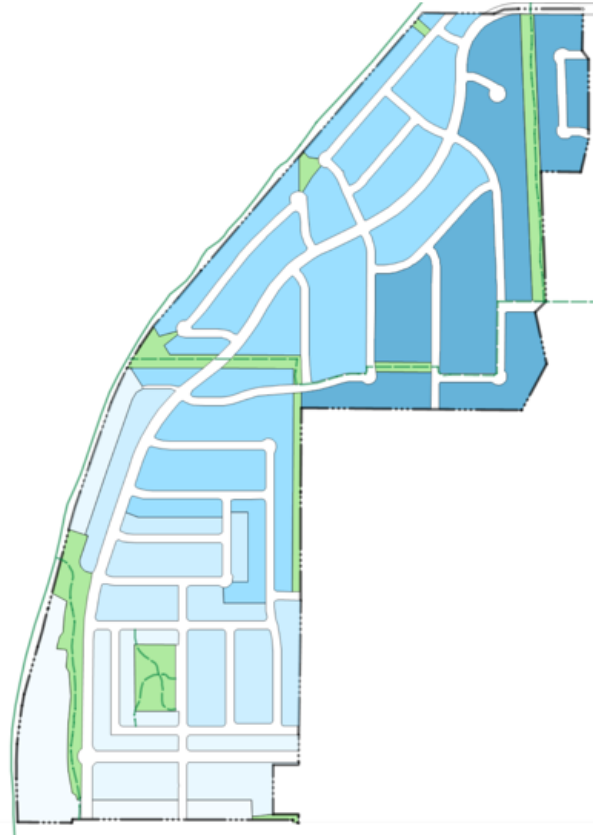
Water

City Services (police,
snow plowing, etc)

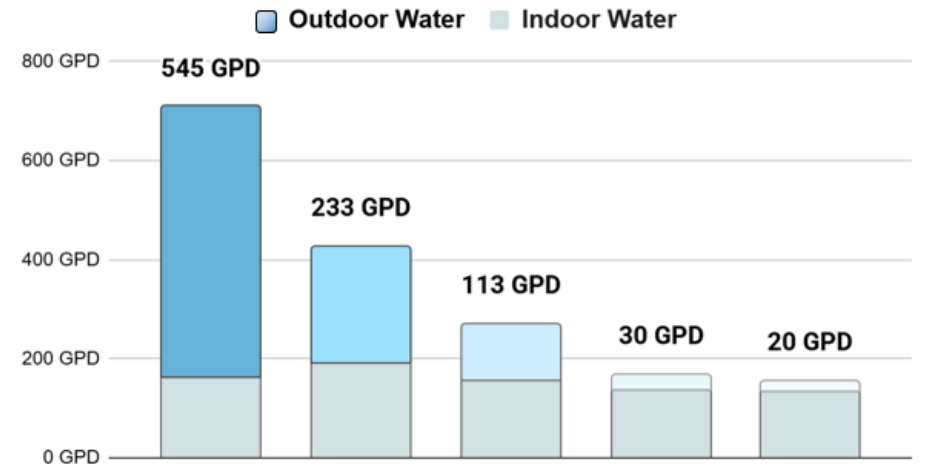
Traffic & Water

- Preliminary Studies: Traffic will not overwhelm current city streets
- Preliminary Studies: Current supplies and storage are enough for this concept

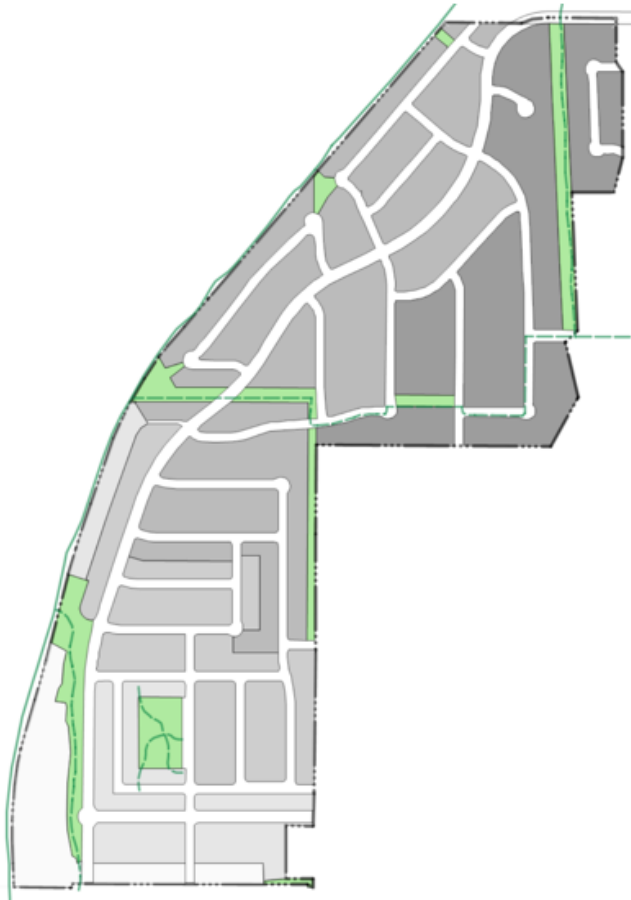
Water



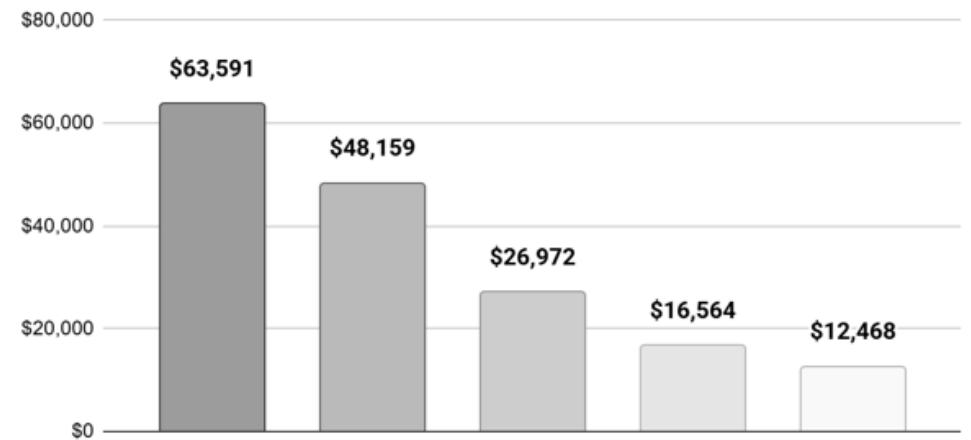
Water Use per Home



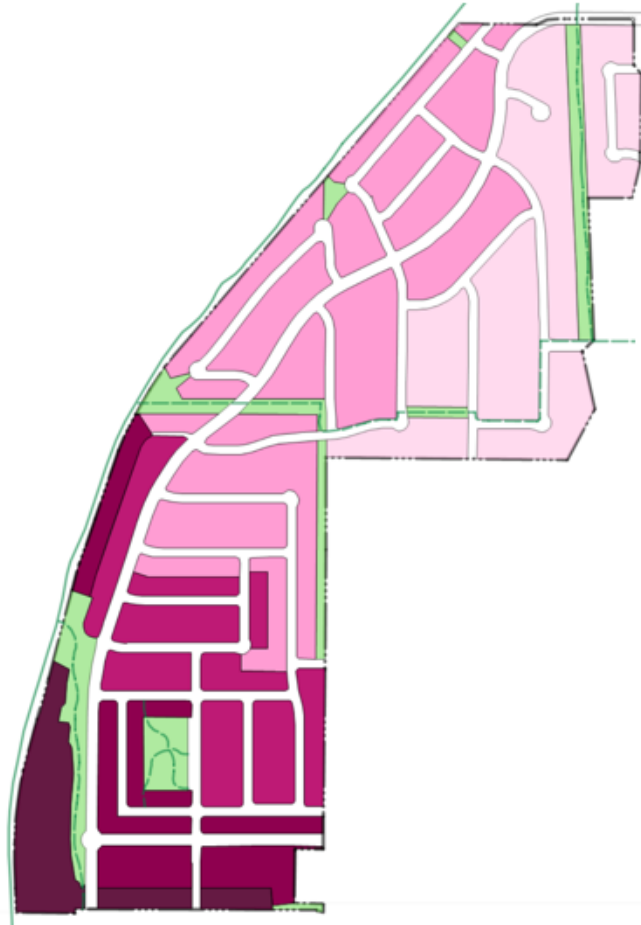
Community Resources



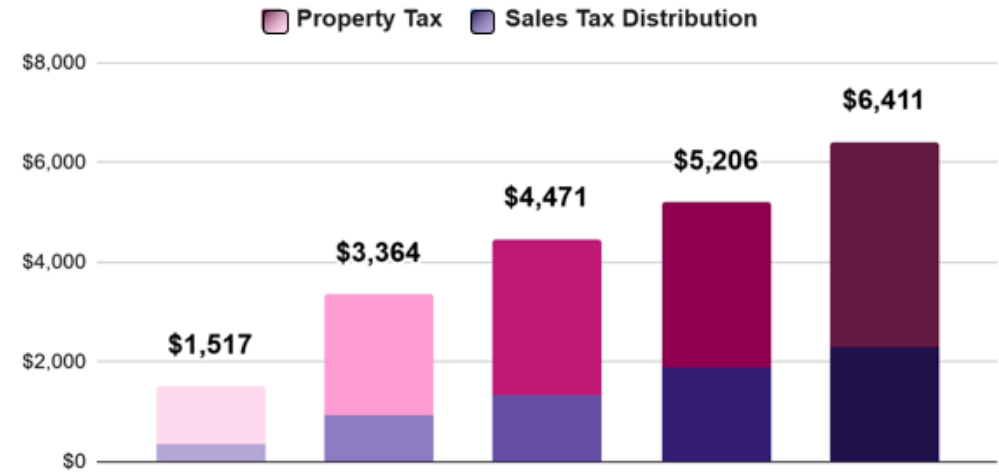
Annual Infrastructure Maintenance Costs per Housing Unit



Protecting Tax-Payers



Annual Revenues



Lots of Work Still to Do

- Other impacts
 - Schools
 - Fire District
 - Sewer District
 - Etc.
- More Detailed Designs and Plans
 - Wetlands
 - Road designs/profiles
 - Open space maintenance

Processes
From Here

Community Input

Development Agreement

Annexation

Zoning Changes

Subdivision Applications

Community Input

- Questions
- Ideas
- Concerns

- QR Code
- Email
info@wbcityut.gov
- Paper