



WEST BOUNTIFUL CITY

550 NORTH 800 WEST
801-292-4486
WBCITYUT.GOV

PUD Overlay Application Checklist

An application for a rezone to a PUD Overlay shall be accompanied by the following:

- ☐ A written description of how the subject property and the rezone application meet the intent of this zone, including the proposed design theme and the manner in which the application furthers the City's goal of continuing the rural theme into the future.
- ☐ A conceptual development plan, drawn to scale, showing property boundaries, proposed uses, proposed lots, and proposed roads.
- ☐ Conceptual building elevations, materials, and commitments to architectural features.
- ☐ Proposed typical street cross sections addressing the width of street pavement, park strips and sidewalks, type of curb and gutter, park strip landscaping, street lighting, and street furniture.
- ☐ A written description of the recreational amenities.
- ☐ A density bonus justification, if applicable, addressing the criteria found in Section 17.68.090.
- ☐ A detailed description of the flexibility being requested over traditional development in the current zone.
- ☐ A conceptual improvement plan for all amenities and public improvements, such as storm drainage.
- ☐ A draft development agreement, to be considered concurrently with the rezone, committing in writing to the concepts described above. See Section 17.68.030.

Project Expectations (Minimum Requirements for All PUD Requests)

Parking, Garages & Parking Lots

- ☐ Each dwelling unit includes at least a two (2) car garage, constructed in accordance with West Bountiful City building standards.
- ☐ Adequate off-street parking is provided, including recreational vehicle parking, unless specifically excluded in the Development Agreement and CC&Rs.
- ☐ All parking spaces, parking areas, and driveways are hard-surfaced and properly drained.
- ☐ Large expanses of asphalt are reduced and broken into smaller parking lots, with ample landscaping to buffer cars from neighboring properties.

Attractive Elevations — Variety in Architecture

- ☐ A variety of elevations, roof types (e.g., mansard, hip, gabled, traditional), colors, materials, and other architectural features are incorporated to eliminate or greatly reduce the impression of tract housing.
- ☐ The appearance of garage doors is mitigated — through side-entry garages not facing public streets, recessed garage doors, front elevations at least twice the width of the garage, or other creative solutions such as windows, carriage-door style, and/or color coordination.
- ☐ Dwellings with the same or similar elevations, façade, exterior design, or appearance are not placed adjacent to each other or across the street from dwellings with similar characteristics.

Upgraded Materials

- ☐ All residential structures include at least eighty (80) percent hard-surface exterior materials, defined as brick, stucco, stone, stacked stone, simulated/composite wood concrete siding, or similar materials.
- ☐ Samples of proposed materials are presented to the City for review in connection with approval of the PUD Overlay Zone.

Vehicular & Pedestrian Access

- ☐ Adequate vehicular and pedestrian access is provided.
- ☐ A traffic impact study is included as part of the preliminary PUD Overlay plan, if required, projecting auto and truck traffic generated by the proposed uses. The study is prepared by a registered traffic engineer (unless expressly waived by the City) and addresses, at minimum: on-site circulation, capacities of existing streets, number of additional trips generated, recommended traffic flow enhancements, origin/destination studies, and peak traffic generation movements.

Project Considerations (As Applicable)

Open Spaces

- ☐ Preservation, maintenance, and ownership of all open spaces is accomplished by either: (a) dedication of land to the City as a public park or parkway system; or (b) creation of a permanent open space easement over private open space, with ownership and maintenance the responsibility of a corporation or association established with articles of association, bylaws, or similar rules satisfactory to the City.
- ☐ A detailed improvement plan is submitted as part of the subdivision process, indicating the landscaping, trails, facilities, and other amenities proposed. Upon City Council approval of the amenities package, all improvements are completed in accordance with the development approval. If any open space is anticipated to be dedicated to the City, landscaping materials, irrigation systems, and other improvements are completed in accordance with adopted City design and improvement standards.

Connection with Trails

- ☐ If the PUD is traversed by or connected to a City or regional trail, the trail connection or extension is installed consistent with all applicable ordinances and improvement standards of West Bountiful City.

Non-Residential Structures

□ Any proposed nonresidential structures (such as recreational amenities) are complementary to the surrounding and historic architecture in scale, massing, roof shape, and exterior materials; are scaled down into groupings of smaller attached structures that imitate single-family home design or incorporate features consistent with the City's historical or rural character; and do not create masses out of proportion to surrounding residential structures.

Signage

□ Entry feature signage helps unify the project and provide a positive image; signage for nonresidential community buildings is part of a coordinated signage system for the entire PUD. Natural materials (wood, stone, rock, metal) with external illumination are encouraged. The size, location, design, and nature of signs, and the intensity and direction of any area or floodlighting (down-lighting only), are detailed in the application. Sign size and location conform to the monument signage requirements of Chapter 17.48, unless modifications are approved as part of the PUD Overlay.

General Contributions

The City will review any contributions specified in the Development Agreement as part of PUD Overlay approval. Contributions may include, but are not limited to, any combination of the following:

- Dedication of land for public park purposes.
- Dedication of land for public school purposes.
- Dedication of land for public road right-of-way purposes.
- Construction of, or addition to, roads servicing the proposed project, when reasonably related to the traffic generated.
- Installation of required traffic safety devices.
- Reservation of areas containing significant natural, environmental, historic, archaeological, or similar resources.



APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD-REZONE)

West Bountiful City

550 N 800 W
West Bountiful, UT 84087
(801) 292-4486
www.wbcityut.gov

DATE: _____

SUBDIVISION NAME: _____

SUBDIVISION LOCATION: _____

PARCEL NUMBER: _____ ZONE: _____ SIZE OF PARCEL: _____

Property Owner(s): _____

Developer: _____

Address: _____

Primary phone (1): _____ Phone (2): _____

E-mail address: _____

Property Owner's Statement:

I (We), the owner(s) of the above described parcel(s) hereby authorize _____, the Developer, to act for and on behalf of the Owner(s) in all appearances before the public bodies, agencies or representatives necessary to execute the purpose of subdividing the property.

Property Owner Signature

Property Owner Signature

THIS APPLICATION IS CONSIDERED COMPLETE WHEN THE REQUIREMENTS OF WBMC 17.68 ARE MET.

FOR OFFICIAL USE ONLY

Application Received: _____

PUD Fee (\$150) paid: _____

Planning Commission Recommended Approval: _____

City Council Approval: _____