

Mayor
Kenneth Romney

**City Engineer/ Land
Use Administrator**
Kris Nilsen

**Community
Development**
Addison Jenkins

**City Council
Representative**
Dell Butterfield

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

Chairman
Alan Malan

Commissioners
Laura Mitchell
Corey Sweat
Dennis Vest
Robert Merrick
Tyler Payne

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, MARCH 12, AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Sweat
Pledge of Allegiance – Commissioner Merrick

1. Confirm Agenda
2. Discussion and Recommendation of Zoning Assignment for SDDS Annexation
3. Discussion of Conditions for the South Davis Sewer District Conditional Use Permit
4. Discussion of Moderate Income Housing Plan Parking Update
5. Approve Meeting Minutes from February 13, 2024
6. Staff Reports (Engineering, Community Development)
7. 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 March 8, 2024, Remington Whiting, City Recorder.*



MEMORANDUM

TO: Planning Commission

DATE: March 12, 2024

FROM: Staff

RE: Annexation Petition – South Davis Sewer District – approx. 1800 W 1200 North

This memo introduces the subjects of recommending a zoning designation for the area currently under consideration for annexation at approximately 1800 W 1200 N

Background

The South Davis Sewer District is currently going through the process of requesting the annexation of their property at 1200 N. Currently, the District has about 33.4 acres within city limits where most of their operations occur. They also own an additional 12.666 of unincorporated land, some of which will be used in their currently planned expansion. The district believes it is in their interest and the community's interest to have all of their property within city limits.

The district filed and the city council accepted a petition of annexation, which begins a formal process of consideration. Part of this consideration is determining a zoning designation of the property is annexed.

Similar to any other zone change, it is the planning commission's responsibility to make a recommendation to the city council on a zoning designation for land under consideration for annexation.

Review

The land under consideration is included in the city's General Plan and annexation plan. It is planned in those documents to be zoned as agricultural. It is currently adjacent to property with the designation of Agricultural Specialty (which is an agricultural zone). All of the current and planned uses of this area (sewer district operations, residential, and quasi-public) are permitted or conditional uses in the Agricultural Specialty district.

Recommendation

Based on the city's General Plan and the proposed uses for the property, staff recommends that the commission consider recommending a zoning designation of Agricultural Specialty for the 12.666 acres currently being considered for annexation. A public hearing at the next planning commission meeting may be scheduled to receive public comment on this proposal.



ANNEXATION PETITION

West Bountiful City

Office of City Recorder

550 N 800 W

West Bountiful, UT 84087

(801) 292-4486,

www.wbcity.org

DATE: November 16, 2023

PETITIONER/SPONSOR NAME(s): South Davis Sewer District / Matt Myers (General Manager)

PHONE: 801-232-7017 **EMAIL:** mmyers@sdsd.us

ADDRESS: 1800 WEST 1200 NORTH WEST BOUNTIFUL UT 84047

DESCRIPTION/LOCATION/SIZE OF PROPERTY TO BE ANNEXED:

12.666 acres to be annexed. See attached for legal description and survey plat

- ATTACH:**
- a) An accurate and recordable map/plat prepared by a licensed surveyor
 - b) Legal description of the property to be annexed

PROPERTY OWNER'S STATEMENT:

The undersigned real property owners respectfully petition that the above described lands and territory in Davis County, Utah be immediately annexed to West Bountiful City. In support of this Petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the described territory and are owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Davis County, Utah, and that said territory lies contiguous to the corporate limits of West Bountiful City, a municipal corporation of Utah.

PROPERTY OWNER(s):

Name: Matt Myers Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

FOR OFFICIAL USE ONLY

Date Received: _____ Fees Paid: _____

Date Accepted by City Council: _____ Certified Date: _____

Notice of Certification: _____ Approved/Denied: _____

LEGAL DESCRIPTION

PREPARED 12/01/2023, by ALI

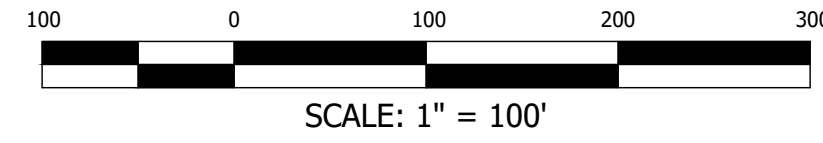
LEGAL DESCRIPTION; ANNEXATION INTO WEST BOUNTIFUL CITY

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING A NORTHWEST CORNER OF THE CORPORATE LIMITS OF WEST BOUNTIFUL CITY AS DEPICTED ON THE EXTENSION OF WEST BOUNTIFUL CITY LIMITS ANNEXATION PLAT, RECORDED AS ENTRY #1050093 IN THE OFFICE OF THE DAVIS COUNTY RECORDER (D.C.R.), SAID POINT IS NORTH 00°02'54" WEST 439.89 FEET ALONG SAID WEST LINE FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 14, AND RUNNING THENCE NORTH 00°02'54" WEST 735.68 FEET ALONG SAID WEST LINE; THENCE NORTH 90°00'00" EAST 750.00 FEET TO A NORTHWEST CORNER OF SAID CORPORATE LIMITS OF WEST BOUNTIFUL CITY; THENCE SOUTH 00°02'54" EAST 735.60 FEET (SOUTH 00°00'00" EAST 736.12 FEET BY RECORD) ALONG A WEST LINE OF SAID CORPORATE LIMITS OF WEST BOUNTIFUL CITY TO THE NORTH LINE OF 1200 NORTH STREET, A PRIVATE ROAD CONVEYED TO SOUTH DAVIS SEWER DISTRICT IN A QUIT CLAIM DEED RECORDED AS ENTRY #3165162 (D.C.R.), SAID NORTH LINE BEING CONTIGUOUS WITH A SOUTH LINE OF SAID CORPORATE LIMITS OF WEST BOUNTIFUL CITY; THENCE SOUTH 89°59'37" WEST 750.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 12.666 ACRES.

(NOTE: THE NAD83 STATE PLANE BEARING ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IS NORTH 00°17'11" EAST IN THE UTAH NORTH ZONE)



SOUTH DAVIS SEWER DISTRICT ANNEXATION PLAT

ANNEXATION INTO THE CORPORATE LIMITS OF WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

I, AARON INABNIT, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT ACCORDING TO THE LAWS OF THE STATE OF UTAH, UTAH ANNOTATED CODE 17-23-20, THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO THE CORPORATE LIMITS OF WEST BOUNTIFUL CITY, UTAH.

REVIEW COPY

ANNEXATION DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING A NORTHWEST CORNER OF THE CORPORATE LIMITS OF WEST BOUNTIFUL CITY AS DEPICTED ON THE EXTENSION OF WEST BOUNTIFUL CITY LIMITS ANNEXATION PLAT, RECORDED AS ENTRY #1050093 IN THE OFFICE OF THE DAVIS COUNTY RECORDER (D.C.R.), SAID POINT IS NORTH 00°02'54" WEST 439.89 FEET ALONG SAID WEST LINE FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 14, AND RUNNING THENCE NORTH 00°02'54" WEST 735.68 FEET ALONG SAID WEST LINE; THENCE NORTH 90°00'00" EAST 750.00 FEET TO A NORTHWEST CORNER OF SAID CORPORATE LIMITS OF WEST BOUNTIFUL CITY; THENCE SOUTH 00°02'54" EAST 735.60 FEET (SOUTH 00°00'00" EAST 736.12 FEET BY RECORD) ALONG A WEST LINE OF SAID CORPORATE LIMITS OF WEST BOUNTIFUL CITY TO THE NORTH LINE OF 1200 NORTH STREET, A PRIVATE ROAD CONVEYED TO SOUTH DAVIS SEWER DISTRICT IN A QUIT CLAIM DEED RECORDED AS ENTRY #3165162 (D.C.R.), SAID NORTH LINE BEING CONTIGUOUS WITH A SOUTH LINE OF SAID CORPORATE LIMITS OF WEST BOUNTIFUL CITY; THENCE SOUTH 89°59'37" WEST 750.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 12.666 ACRES.

ACCEPTANCE BY WEST BOUNTIFUL CITY

THIS IS TO CERTIFY THAT WE, _____, HAVE RECEIVED A PETITION BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HERON REQUESTING THAT SAID TRACT BE ANNEXED INTO THE CORPORATE LIMITS OF WEST BOUNTIFUL CITY, UTAH, AND THAT A COPY OF THE ORDINANCES HAVE BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH CODE ANNOTATED, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT(S), AS SHOWN.

MAYOR: WEST BOUNTIFUL CITY _____

CITY RECORDER ATTEST: _____

COUNTY SURVEYOR

APPROVED BY THE DAVIS COUNTY SURVEYOR ON THIS _____ DAY OF _____, 20____.

DAVIS COUNTY SURVEYOR _____

COUNTY RECORDER

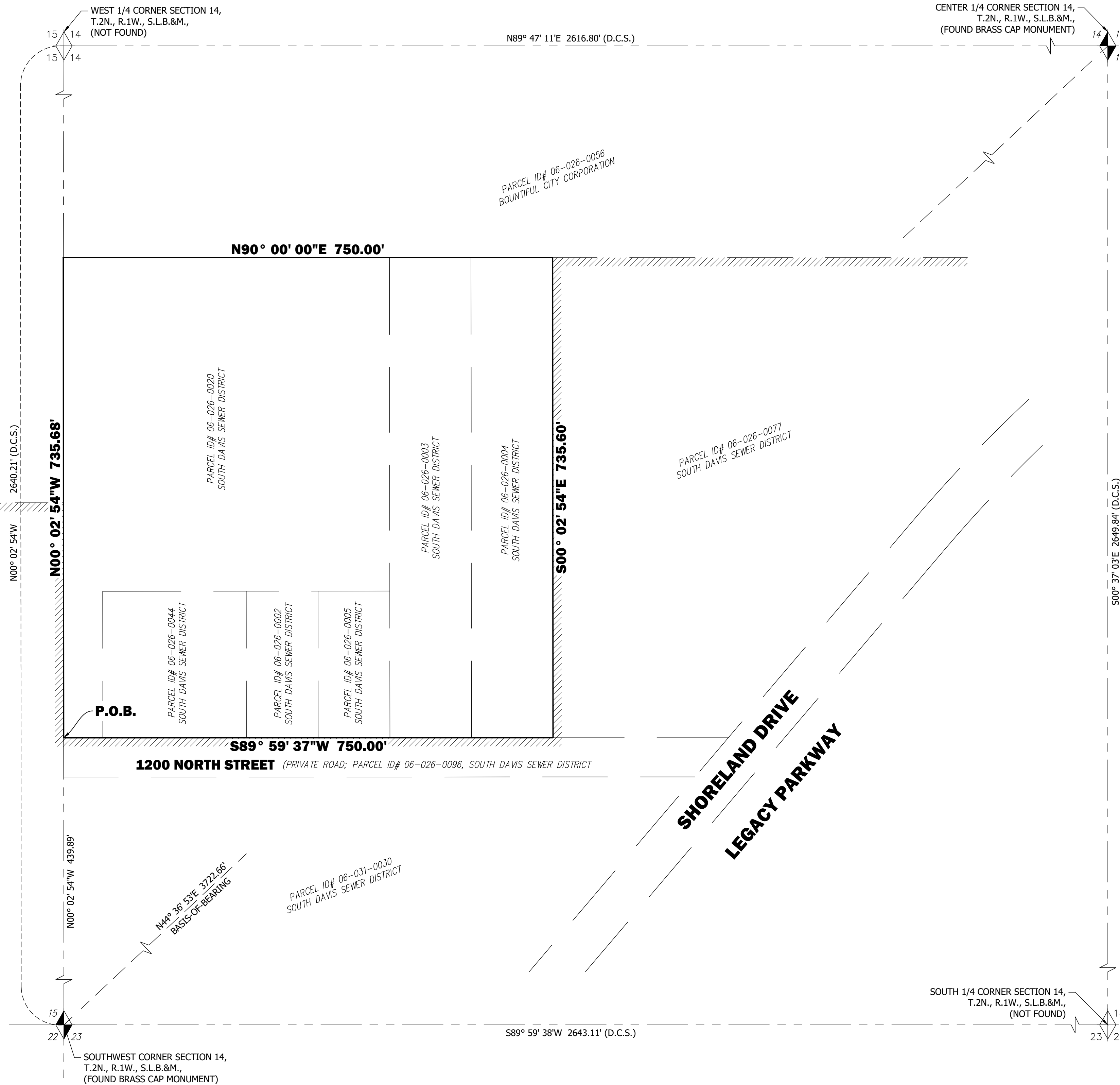
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF SOUTH DAVIS SEWER DISTRICT, DATE _____ TIME _____
BOOK _____ PAGE _____ REF _____

COUNTY RECORDER _____

NOTES

- BASIS-OF-BEARING IS NORTH 44° 36' 53" EAST 3722.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST SECTION CORNER TO A FOUND BRASS CAP MONUMENT AT THE CENTER QUARTER CORNER, SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.
- THE NAD83 STATE PLANE BEARING ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IS NORTH 00°17'11" EAST IN THE UTAH NORTH ZONE (D.C.S.).

LEGEND	
ANNEXATION LINE	_____
ADJACENT PROPERTY	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
WEST BOUNTIFUL CITY LIMITS (PER EXTENSION OF "WEST BOUNTIFUL CITY LIMITS", ENTRY #1050093, DAVIS COUNTY RECORDER)	_____
DAVIS COUNTY SURVEYOR	(D.C.S.)
	DAVIS COUNTY (UNINCORPORATED) WEST BOUNTIFUL CITY



CITY ENGINEER'S APPROVAL

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

WEST BOUNTIFUL CITY ENGINEER

CITY ATTORNEY'S APPROVAL

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

WEST BOUNTIFUL CITY ATTORNEY



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1136010
2023/11/26 ALI
2023/11/30 JIS

MEMORANDUM



TO: Planning Commission

DATE: March 12, 2024

FROM: City Staff

RE: Staff Report – Discussion on Conditions for the future South Davis Sewer District North Plant upgrade, located at 1800 W 1200 North

The South Davis Sewer District has applied for a conditional use permit to upgrade, replace, and expand facilities and processes at their wastewater treatment facility as well as construct a new office near the intersection of 1200 North and the Legacy Parkway frontage road. They have also submitted an Annexation Petition for 6 parcels north of their current plant that will be part of the plant expansion. After these parcels are annexed, the planning commission will need to move forward with final consideration of the conditional use permit application.

Background

The South Davis Sewer District operates a wastewater treatment facility west of Legacy Parkway. Primarily due to changes in the District’s discharge permit, the plant is required to upgrade several processes. In addition, some of the existing facilities have reached the end of their useful life and need to be replaced or upgraded. The SDSA is also proposing to relocate and expand their administrative building to allow better access for public meetings while restricting the public from the functional parts of the facility. There are two (2) single family residences within the site area that are owned by the SDSA and currently rented out to residents.

The property currently within city limits is zoned as Agricultural Specialty, and public uses are a conditional use within this zone.

The Conditional Use ordinance, WBMC 17.60.040, requires the planning commission to consider the following:

1. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community;
2. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use;

6. The proposed use will conform to the intent of the city's general plan; and
7. The conditions to be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection.

Conditional Use Permit

The attached letter from Aqua Engineering describes the proposed upgrades to processes and replacement of facilities at the site. In considering the proposed application and the health, safety and welfare of the community, staff have identified the following criteria that should be reviewed as part of the project construction and future operation of the treatment facility.

Staff recommends the developing conditions in these areas:

1. Dust, Sediment, Drainage: Being located so close to important wetlands, the Great Salt Lake, and a high water table, any leaks or seepage from the plant has a chance of highly impacting surrounding soil and water. The site and facility must maintain a Storm Water Pollution Prevention Plan (SWPPP) and associated Best Management Practices (BMP's) for the site during construction and post construction that addresses prevention and cleanup of dust and sediment control. The site should have plans and protocols that prevent plant operations from negatively impacting surrounding soil and water.
2. Noise: The SDSD should demonstrate that their upgraded and expanded facility should not create significantly more noise than the existing facility once completed.
3. Appropriate Buffering: As this facility is very visible from the frontage road and Legacy Parkway, appropriate conditions may include requiring a landscaping and/or fencing plan to create buffering and reduce the visual impact of plant operations on views of the Great Salt Lake and surrounding wetlands.
4. Lighting: Based on the size of the property and adjoining uses, conditions may include requiring that all lighting be "down-lighting," limiting after-hours site lighting to security lighting only, and creating a lighting plan that mitigates the potential negative effects.
5. Odors: The SDSD is currently working with city staff on finding a third party to produce an odor mitigation plan to ensure the city has adequate information to define appropriate conditions to be imposed on their permit.
6. Future Mitigation: Establish a process for mitigating any detrimental effects that the Planning Commission and Staff become aware of after their review.



CONDITIONAL USE PERMIT APPLICATION

West Bountiful City

PLANNING AND ZONING

550 N 800 W, West Bountiful, UT 84087

Phone: (801) 292-4486

Fax: (801) 292-6355

www.wbcity.org

PROPERTY ADDRESS: 1800 West 1200 North, West Bountiful, UT 84087

NAME OF BUSINESS/USE: South Davis Sewer District / Wastewater Treatment

PARCEL NUMBER: 060310030 060280002 ZONE: A-S DATE OF APPLICATION: November 11, 2023

Applicant Name: Matt Myers / District Manager

Applicant Address: 1800 West 1200 North, West Bountiful, UT 84087

Primary phone: (801) 232-7017

E-mail address: mmyers@sdsd.us

Describe in detail the conditional use for which this application is being submitted. Attach a site plan which clearly illustrates the proposal and separate sheet with additional information if necessary.

See Attached Memo

The Applicant(s) hereby acknowledges that they have read and are familiar with the applicable requirements of Title 17.60 of the West Bountiful City Code, pertaining to the issuance of Conditional Use Permits. If the applicant is a corporation, partnership or other entity other than an individual, this application must be in the name of said entity, and the person signing on behalf of the Applicant hereby represents that they are duly authorized to execute this Application on behalf of said entity.

Fee must accompany this application - \$20 for Residential Zone, \$50 for Business Zone

I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge. I understand the information on this application may be made available to the public upon request.

Date: 11/2/23 Applicant Signature: MATTHE MYERS

FOR OFFICIAL USE ONLY

Application Received Date: 11/3/23 Permit Number: 23-08
Application Fee Received Date: 11/3/23 Fire Inspection Date: _____
Permit Approval: _____ Fire Inspection Approval Date: _____



TECHNICAL MEMORANDUM

TO: West Bountiful City
FROM: Brad Rasmussen, Principal
DATE: November 11, 2023
SUBJECT: Conditional Use Permit
PROJECT NO.: 001709.C

The South Davis Sewer District operates the treatment facility that is located partially in West Bountiful City and Davis County. Primarily due to changes in the District's discharge permit the plant is required to upgrade several processes. In addition to the permitting requirements some of the existing facilities have reached their useful life and need to be replaced or upgraded. The following are the key upgrades related to the District:

1. New Headworks – This facility is replacing the existing headworks and primary pump station. The old headworks structure will be demolished and replaced with a different building.
2. Flash Mix Basin – The new basin is being installed to allow for better mixing of the chemical coagulant that is used to remove phosphorus which is one of the requirements of the new permit.
3. Chemical Building – At the location of the old headworks a new building will be constructed which holds the coagulant chemicals used to remove phosphorus. The building will be heated to allow for several different chemicals to be utilized in the process.
4. Primary Clarifier – This is an addition to the three existing primary clarifiers. It is a tank that is mostly subsurface.
5. MBBR / Blower Building – The MBBR is an open top biological tank that will hold media that enhances the removal of ammonia which was reduced in the discharge permit. Connected to the MBBR tank is a blower building that houses blowers which supply oxygen to the process. Integrated into this facility is a snail trap that removes snails from the flow so they will not accumulate within the basin. The blower building also contains a classifier to remove the snails so they can be shipped to the landfill for final disposal.
6. Digester and Digester Building – The additional solids produced due to the phosphorus removal process requires additional tankage for retention time. The building attached to the digester houses pumps, heat exchangers and boilers for the process. Due to the proximity to the existing digesters the existing administration building will need to be demolished.
7. Dewatering Building – Due to the additional solids it is necessary to expand the dewatering capacity at the plant. It was decided that using a mechanical dewatering system would be better than evaporation beds. The existing evaporation beds will continue to be available for redundancy, but the new process is anticipated to be used for the majority of the dewatering.
8. Administration Building – Due to relocating the digester a new administration building is going to be constructed as part of this project. The new building will be on the east end

of the property. This will allow better public access for public meetings and allow for better restriction of access to the rest of the treatment facility.

9. The outfall line is going to be replaced. The existing line is a CMP pipe and has been installed for over 60 years and it has reached its useful life.
10. Replacement Equipment – there are several areas in the solids handling systems that are receiving new pumps and other equipment. These updates are within existing structures.

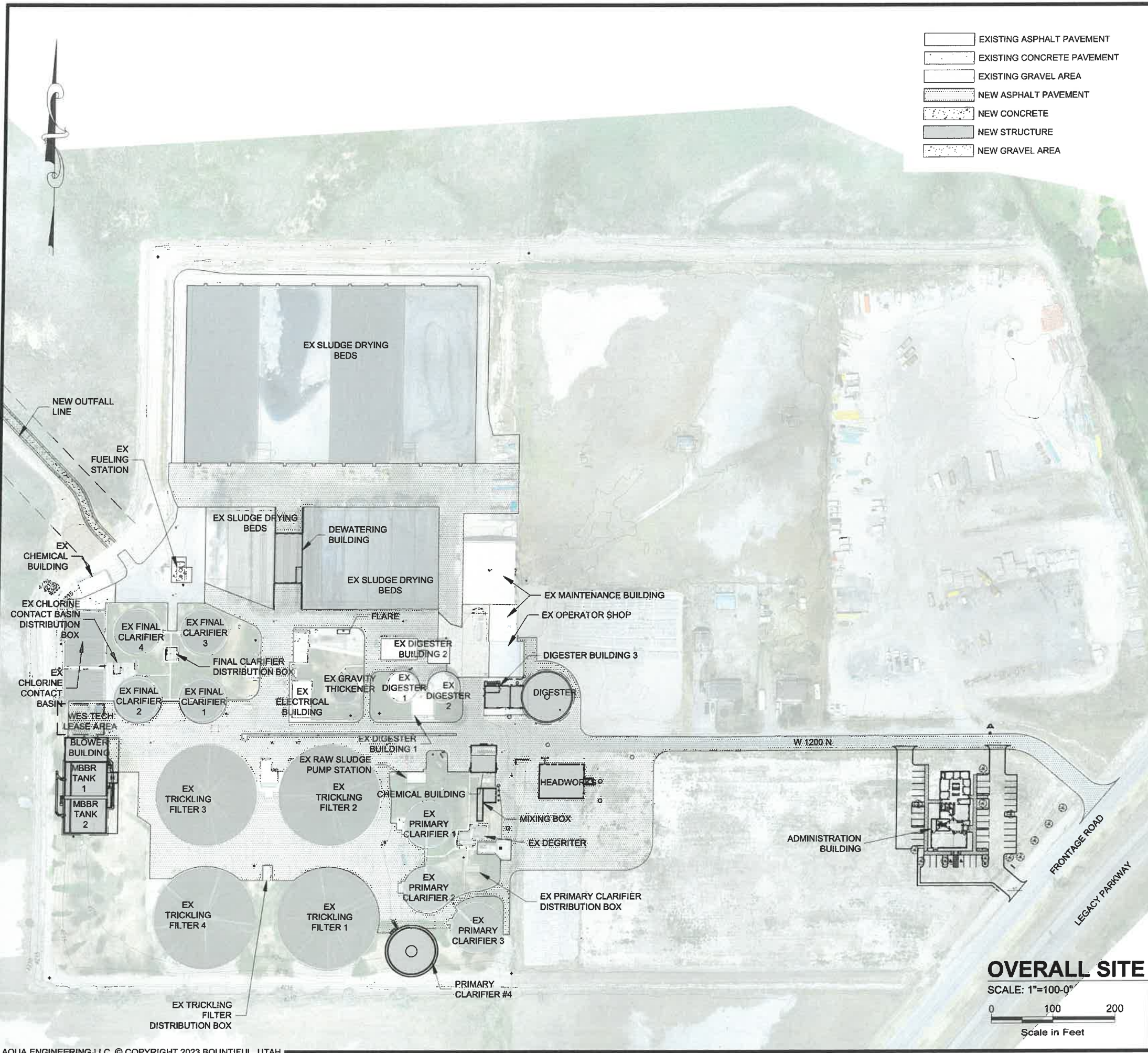
Enclosed with this application is an overall site plan of the project with some areas enlarged to allow for additional detail. In addition, we are furnishing elevations of the buildings to help you understand the overall project a little better.

If you need additional information, please feel free to contact me with any questions.

Brad Rasmussen
533W 2600S Suite 275
Bountiful, UT 84010
Brad.rasmussen@aquaeng.com
801-299-1327



11/2/2023 C:\USERS\DEREK.HYDE\DCACDC\CS\AQUA ENGINEERING\1001709.C S\SDS NORTH PLANT UPGRADE\PROJECT FILES\001 SITE CIVIL\011-01C201 - CONDITIONAL USE.DWG



- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL AREA
- NEW ASPHALT PAVEMENT
- NEW CONCRETE
- NEW STRUCTURE
- NEW GRAVEL AREA

DRAWING IS TO SCALE
IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

NO.	DATE	ORIGINAL			REVISIONS		
		DESIGN	DRAWN	CHECKED	EIT	DCH	BMR
0	11/02/2023						

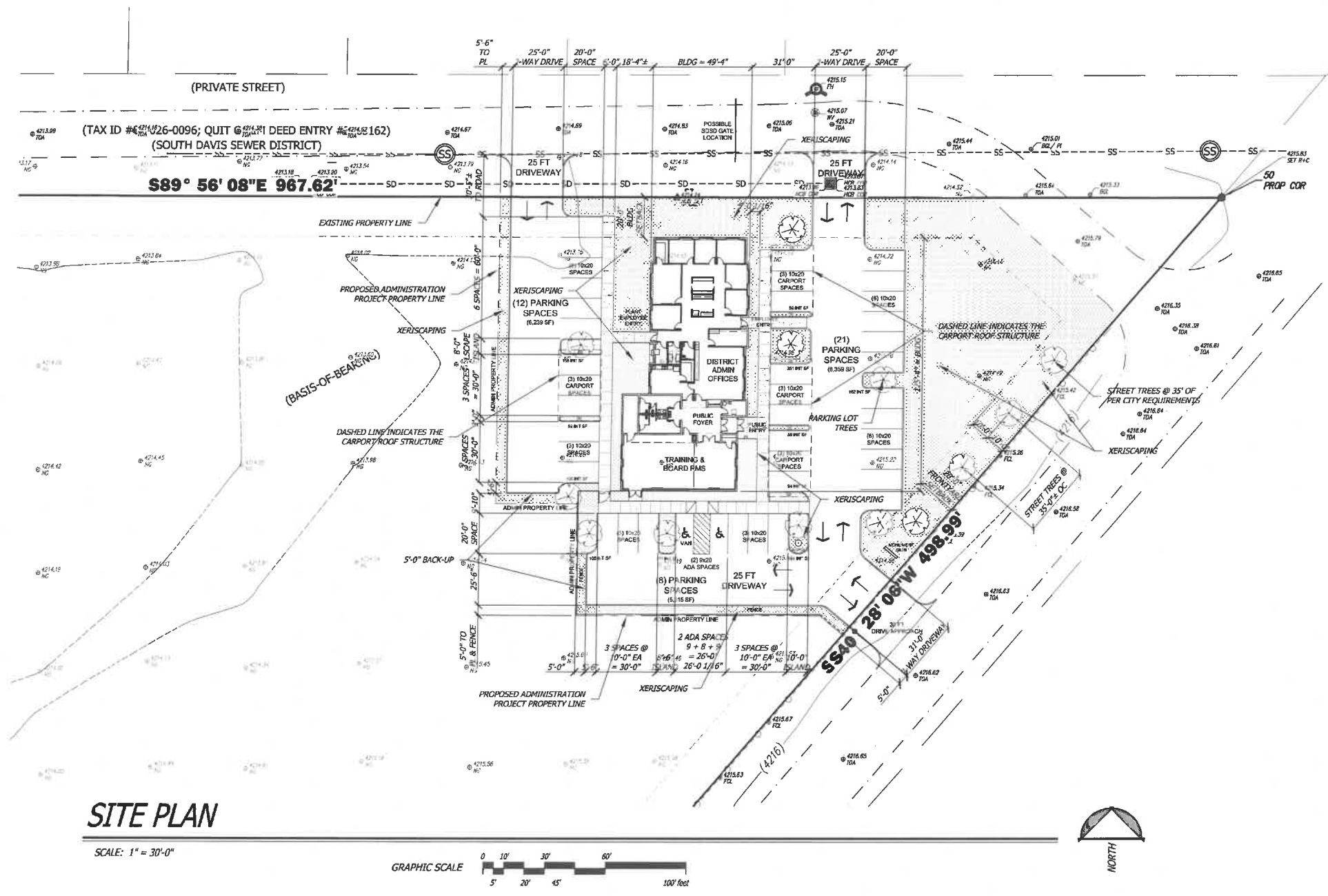
SOUTH DAVIS SEWER DISTRICT
NORTH PLANT UPGRADE
1800 W 1200 N WEST BOUNTIFUL, UT 84087
CIVIL
OVERALL SITE PAVING AND GRADING PLAN

533 W 2600 S, SUITE 275, BOUNTIFUL, UT 84010
 PHONE (801) 299-1327 FAX (801) 298-0153

OVERALL SITE
 SCALE: 1"=100'-0"

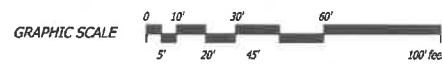
 Scale in Feet

DRAWING NO.
01C201
 SHEET



SITE PLAN

SCALE: 1" = 30'-0"



PROPERTY INFORMATION

OWNER: SOUTH DAVIS SEWER DISTRICT
ADDRESS: APPROX. 1700 WEST 1200 NORTH STREET WEST BOUNTIFUL CITY, UTAH
CURRENT USE: VACANT FOR INDUSTRIAL USES BY SEWER DISTRICT
TAX ID: #06-031-0030
CURRENT ZONING: WEST BOUNTIFUL CITY - ZONE: A-5
PROPOSED USE: OFFICE BLDG - CONDITIONAL USE PER SECTION 17.14.030
PROPOSED SIZE: APPROXIMATELY 1.23 ACRES / 53,394 SF ±
PROPERTY SIZE: 7.029 ACRES = 306,176 SQUARE FEET
LEGAL DESCRIPTION: (QUIT CLAIM DEED, ENTRY #2528812, DAVIS COUNTY RECORDER) A TRACT OF LAND IN FEE, BEING ALL OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SW1/4SW1/4 OF SECTION 14, T.21N. R.11W., S.L.B.& M. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14 AS MONUMENTED WITH A COUNTY BRASS CAP; AND RUNNING THENCE N0°33'37"W (DEED OF RECORD NORTH) 115.672 M (379.50 FT.) ALONG THE WEST LINE OF SAID SECTION 14 TO THE NORTHERLY BOUNDARY LINE OF THE SAID ENTIRE TRACT; THENCE S89° 56'21"E (DEED OF RECORD N89°56'26"E) 295.889 M (970.76 FT.), MORE OR LESS, ALONG SAID NORTHERLY BOUNDARY LINE TO THE NORTHWESTERLY RIGHT OF WAY LINE OF A HIGHWAY, KNOWN AS PROJECT NO. 0067; THENCE S40°28'06"W 151.899 M (498.36 FT.), MORE OR LESS, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF SAID SECTION 14; THENCE N89°55'22"W (HIGHWAY BEARING) 196.172 M (643.61 FT.), MORE OR LESS, ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING.

BUILDING SF SUMMARY

NEW ADMINISTRATION BLDG - SF CALCULATIONS
BOARD ROOM 1,043 GROSS SF
 NET SF = 465 SF - OCCUPANTS PER 2021 IBC TABLE 1004.5 = 465 SF / 15 SF / OCCUPANTS = 31 OCCUPANTS - NOTE THIS USE IS PRIMARILY AN EVENING USE.
TRAINING ROOM 1,043 GROSS SF
 NET SF = 938 SF
 2021 IBC TABLE 1004.5 = 938 SF / 15 SF / OCCUPANTS = 63 OCCUPANTS - NOTE THIS USE WOULD BE A DAY OR NIGHT USE AND WOULD INCLUDE OFFICE EMPLOYEES
OFFICE AREA 4,914 GROSS SF
TOTAL BUILDING 6,532 GROSS SF

SITE PARKING SUMMARY

REQUIRED PARKING PER ZONING SECTION 17.52.040
 B. OFFICE AREA = 4,914 GROSS SF / 200 SF / SPACE = 25 SPACES
 D. BOARD ROOM = 31 OCCUPANTS / 4 OCC / SPACE = 8 SPACES
 D. TRAINING ROOM = 63 OCCUPANTS / 4 OCC / SPACE = 16 SPACES
REQUIRED PARKING = 49 SPACES
 THE BOARD ROOM REQUIRED PARKING SHOULD NOT BE COUNTED IN THE DAYTIME REQUIRED SPACES AS THIS IS AN EVENING USE WHEN THE OFFICE AREA AND TRAINING ROOM ARE NOT USED.
TOTAL DAY TIME USE PARKING REQUIRED = 25 + 16 = 41 SPACES
TOTAL EVENING USE PARKING REQUIRED = 8 + 16 = 24 SPACES

SITE SUMMARY SUMMARY

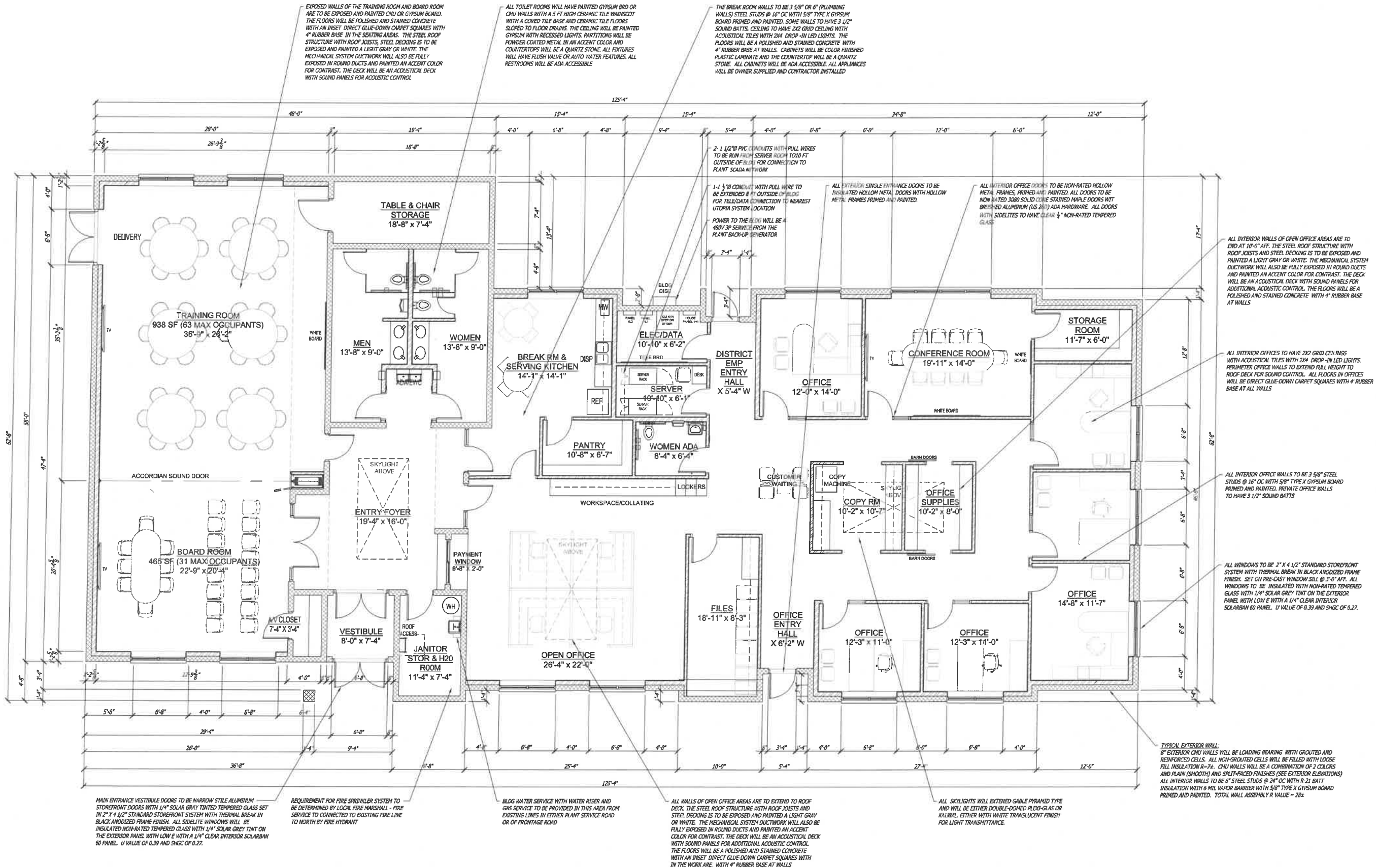
PARKING PROVIDED (ALL SPACES ARE 10 FT X 20 FT)
EAST PUBLIC/EMPLOYEE PARKING
 COVERED EMPLOYEE SPACES 9 SPACES
 OPEN PUBLIC PARKING SPACES 12 SPACES
 SUBTOTAL EAST PARKING 21 SPACES
SOUTH PUBLIC PARKING
 OPEN STANDARD PARKING SPACES 6 SPACES
 OPEN ADA SPACES (1 VAN ACCESSIBLE) 2 SPACES
 SUBTOTAL SOUTH PARKING SPACES 8 SPACES
WEST EMPLOYEE PARKING
 COVERED EMPLOYEE SPACES 3 SPACES
 OPEN EMPLOYEE PARKING SPACES 9 SPACES
 SUBTOTAL WEST PARKING 12 SPACES
TOTAL PARKING SPACES PROVIDED 41 SPACES
ACCESSIBLE ADA SPACES REQUIRED:
 PER 2021 IBC TABLE 1106.2 = 26 - 50 SPACES
 41 SPACES = 2 ADA SPACES
ACCESSIBLE SPACES PROVIDED:
 2 ACCESSIBLE SPACES (1 VAN ACCESSIBLE) WITH SIGNAGE
 (4) LEVEL 2 EXISTING EV STATIONS WITH SIGNAGE

INTERIOR PARKING LOT LANDSCAPING REQUIRED SECT. SECTION 17.52.080 - PARKING LOTS > 20 SPACES = 7%
TOTAL PARKING NET AREA SF
 EAST PARKING AREA = 8,359 SF
 SOUTH PARKING AREA = 5,015 SF
 TOTAL PARKING AREAS = 13,374 SF
7% INTERIOR LANDSCAPE PARKING
 REQUIRED = 19,613 SF X 7% = 1,373 SF
INTERIOR LANDSCAPING PROVIDED
 EAST PARKING AREA = 725 SF
 SOUTH PARKING AREA = 465 SF
 WEST PARKING AREA = 322 SF
TOTAL INTERIOR PARKING LANDSCAPING = 1,512 SF / 19,613 SF = 7.7%
TOTAL SITE SF BREAKDOWN
BLDG FOOTPRINT 6,532 SF 12.2%
LANDSCAPING (INSIDE OF PROPERTY LINES)
 PARKING LOT LANDSCAPE 1,512 SF
 SITE LANDSCAPE AREAS 22,266 SF
 TOTAL LANDSCAPE AREA 23,778 SF 44.6%
HARDSCAPE (INSIDE OF PROPERTY LINES)
 PARKING AND DRIVEWAYS 20,543 SF
 SLABS/WALKS 2,531 SF
 SUBTOTAL HARDSCAPE 23,074 SF 43.2%
TOTAL SITE 53,394 SF 100.00%

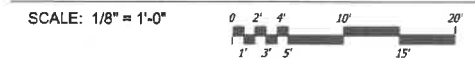
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Project 21-014
NEW ADMINISTRATION OFFICE BUILDING FOR:
 SOUTH DAVIS SEWER DISTRICT
 1800 WEST 1200 NORTH
 WEST BOUNTIFUL, UTAH

Date 10/14/23
 Revisions
AS-1



SCHEMATIC FLOOR PLAN



SF CALCULATIONS	
BOARD ROOM	575 GROSS SF
NET SF = 465 SF	
TRAINING ROOM	1,043 GROSS SF
NET SF = 938 SF	
OFFICE AREA	4,914 GROSS SF
TOTAL BUILDING	6,532 GROSS SF

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DRAWING IS TO SCALE UNLESS NOTED OTHERWISE: 1/2" = 1'-0" 1/4" = 1'-0" 1/8" = 1'-0"				
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REVISIONS				
NO.	DATE	DESIGN	DRAWN	CHECKED

SOUTH DAVIS SEWER DISTRICT
NORTH PLANT UPGRADE

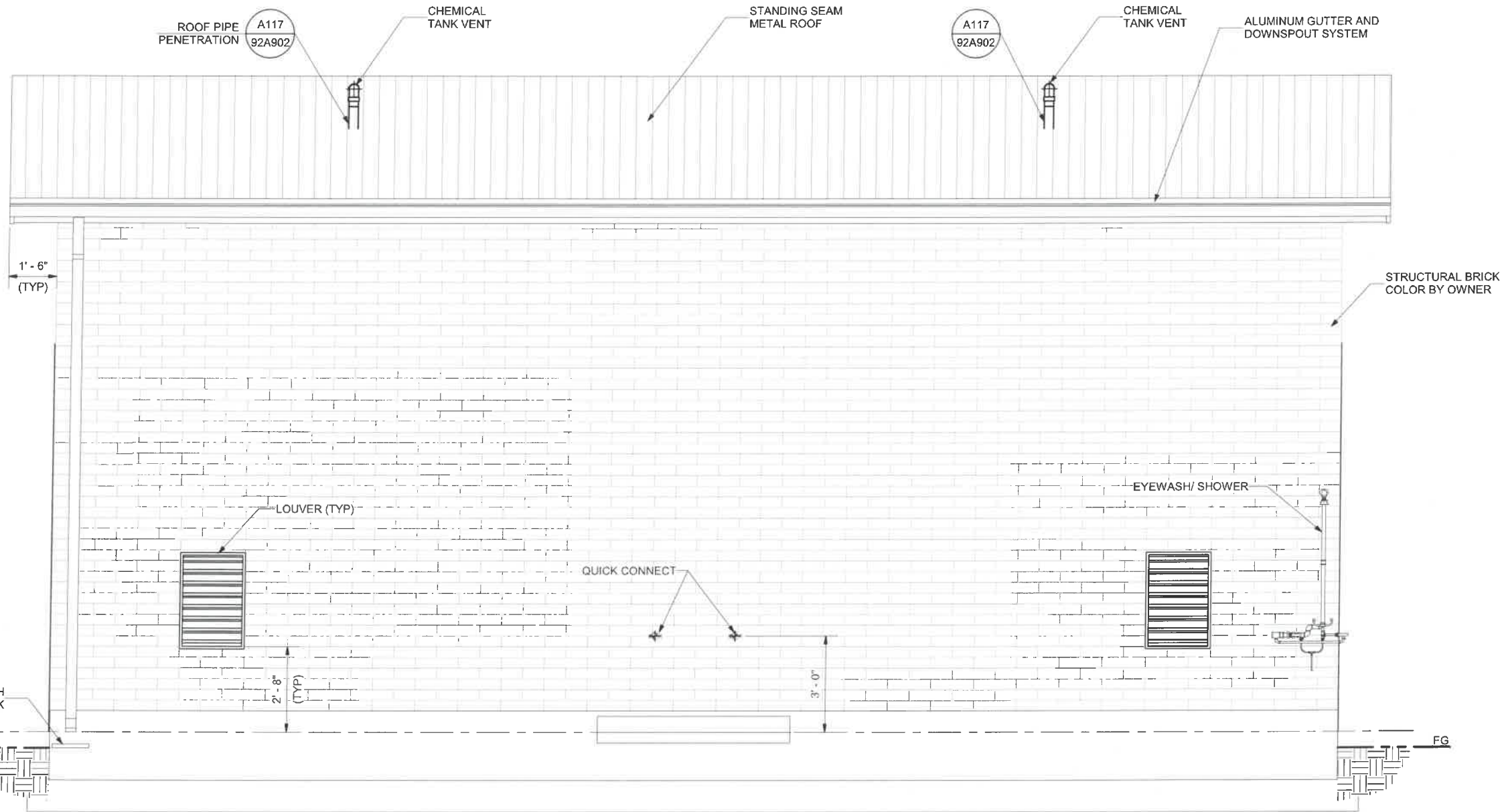
CHEMICAL BUILDING
ARCHITECTURAL
ELEVATION



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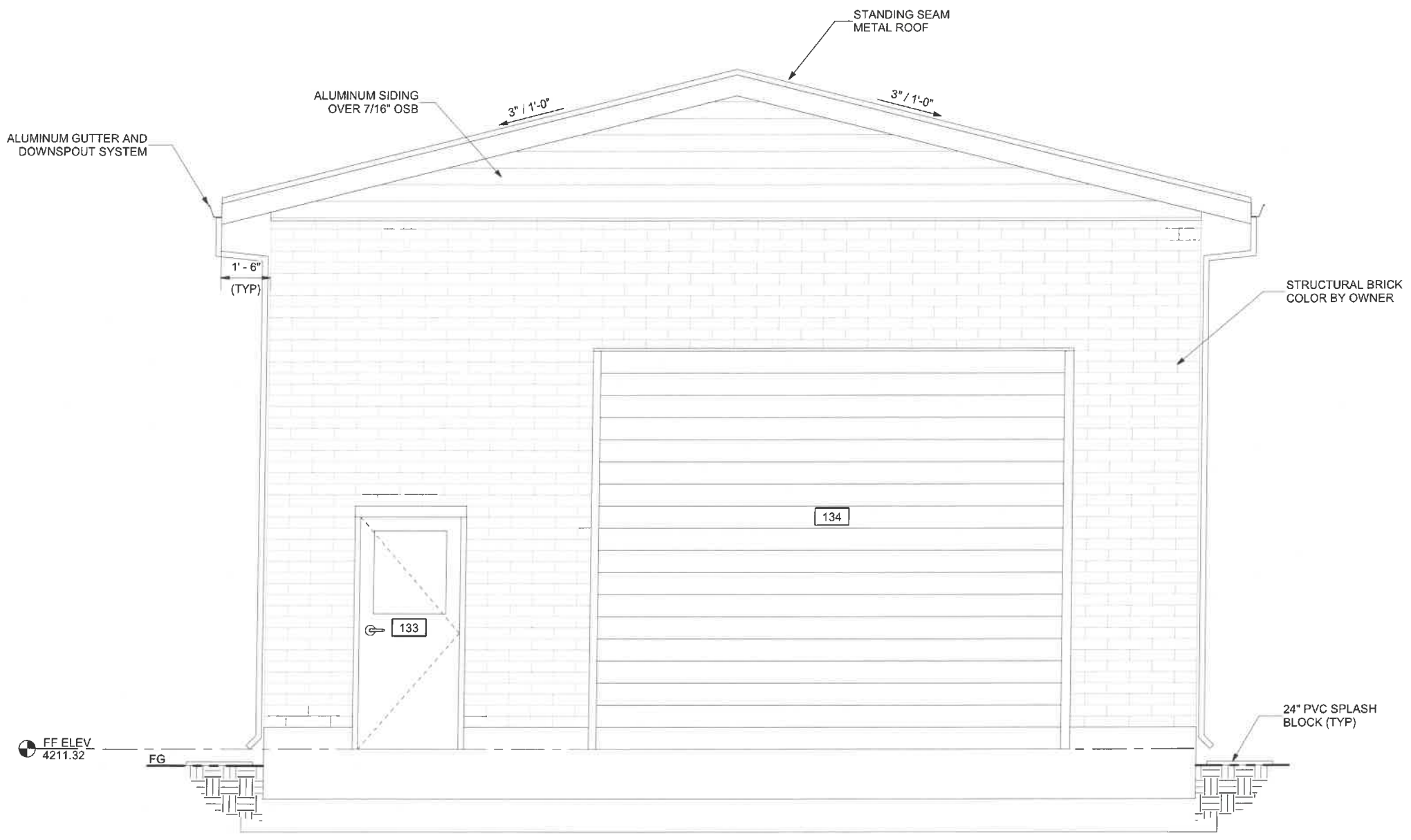
13A301

SHEET



A
13A201
NORTH ELEVATION
1/2" = 1'-0"
0 2 4
Scale in Feet

8/29/2023 4:06:12 PM BIM 360://001709.C.SDSD North Plant Upgrade/CHEMICAL BLDG-V21.rvt



B EAST ELEVATION
 13A201 1/2" = 1'-0"
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 IF BAR MEASURES:
 1" = FULL SCALE
 1/2" = HALF SCALE

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SOUTH DAVIS SEWER DISTRICT
 NORTH PLANT UPGRADE

CHEMICAL BUILDING
 ARCHITECTURAL
 ELEVATION



DRAWING NO.
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 SHEET

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MEMORANDUM

TO: Planning Commission

DATE: March 12, 2024

FROM: Staff

RE: Moderate Income Housing Plan – Parking Update

This memo introduces the issue of continuing work on amending the city’s parking ordinances to help provide moderate income housing. After the commission’s discussion at the March 12th meeting, staff will work to draft changes for further consideration.

Background

In 2022, 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 in the near future. 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.

In order 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 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 the strategy, the general plan will be amended again to select additional strategies, which staff anticipates in 2024-2025.

Value in Reducing Parking Requirements

Moderate-income housing is defined as housing that is affordable to households making 80% of the Area Median Income where no more than 30% of household income is used to pay for housing. Since the AMI for West Bountiful is \$92,765, Moderate Income for West Bountiful is \$74,212 (80% of AMI). With no more than 30% of household income going toward housing, Moderate-Income Housing in West Bountiful is defined as costing \$1,855 or less per month.

There has been a broad trend across the country recently to reduce or eliminate certain parking requirements for residential uses as there is strong evidence that government-mandated parking increases the costs of housing. Structured parking can cost from \$20,000 - \$80,000 per parking space to construct. The high cost of providing structured parking can lead to higher rents for tenants, even for those without cars. For a typical affordable housing development, adding one space per unit increases leasing costs by roughly 12.5%.

Further Parking Strategies

There are several areas in the city's current parking code that could be easily modified to decrease parking requirements and lead to reductions in housing costs.

- Residential Health Care Facilities
 - Currently the city requires 1 parking space for 5 beds, no requirements on visitor parking
- Senior Living Facilities
 - Currently the city does not define Senior Living Facilities separately from Residential Health Care Facilities or general Residential dwellings
- Guest Parking Requirements
 - Currently the city requires 1 visitor parking space for every 4 units in multi-family residential projects
- Transit-adjacent Multi-family Residential
 - Currently the city allows a developer to request up to a 10% reduction in parking requirements for a project within ½ mile of certain transit facilities

In addition to changing existing parking requirements, the city may wish to explore other avenues of modernizing its parking code. Options include:

- Shared-parking Policy
 - A shared-parking policy allows developers to count parking spaces for different uses and different times of the day separately. A parking space needed for a business office is used differently and at different times than one used for retail or a movie theater or an apartment. Because city code allows for multi-family residential development in commercial districts, a shared-parking policy may help reduce the cost of future development.
- Eliminating Some Parking Minimums, Adopting Parking Maximums
 - The city could explore further reducing parking minimums for multi-family residential developments, or even including parking maximums. The city might also consider requiring developers to provide a per-unit-cost difference based on new parking regulations and require developers to pass these savings on to residents.

Conclusion

The city should consider and discuss an adequate array of actions to implement Strategy 2 in a way that maximizes benefits to current and future residents. A serious, robust, and comprehensive approach will more likely lead to conditions that can increase the supply of housing affordable to households making median and moderate incomes.

Under state code sections 10-9a-408 and 17-27a-408, West Bountiful must report on the city's efforts each year. This year's report must include:

- A description of each action taken by the jurisdiction during the previous 12-months to implement the selected strategies;
- A description of each land use regulation and/or decision made by the jurisdiction during the previous 12-months to implement the selected strategies, including an explanation of how the regulation and/or decision supports the jurisdiction's efforts to implement the strategy;
- A description of any barriers encountered by the jurisdiction in the previous 12-months in implementing the strategies;
- Information regarding the number of internal and detached ADUs located within the jurisdiction (i.e. building permits, business licenses to rent);
- A description of how the market has responded to the selected strategies, including the number of entitled moderate income housing units or similar data; and
- Any recommendations on how the State can support the jurisdiction in implementing the strategies.

The city's report is due to the state Department of Workforce Services Division of Housing and Community Development by August 1st.

**West Bountiful City
Planning Commission Meeting**

February 13, 2024

PENDING – NOT APPROVED

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on February 9, 2024 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, February 13, 2024, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Chairman Alan Malan, Commissioners Corey Sweat, Dennis Vest, Laura Mitchell, Tyler Payne, Robert Merrick and Councilmember Dell Butterfield.

MEMBERS EXCUSED:

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

Those in Attendance: Deby Marshall, Councilmember Enquist, Jodi Hugoe, Sean Hugoe, Cody Hugoe, Lee Hugoe, Laurie Merrick.

Prayer by Commissioner Vest

Pledge of Allegiance- Commissioner Sweat

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

1. Swearing in of Commissioners Laura Mitchell, Robert Merrick, and Tyler Payne

Remington White (City Recorder) performed the swearing in of Commissioner Laura Mitchell, Robert Merrick, and Tyler Payne.

2. Confirm Agenda

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

3. Consider Primary Plat for the Hugoe Subdivision

Commissioner packets included a memorandum from Kris Nilsen-City Engineer on February 9, 2024, regarding the Hugoe Subdivision Preliminary Plat with attached site plans.

Kris Nilsen introduced the preliminary plat owners of the Hugoe property (Sean Hugoe, Jodi Hugoe on behalf of Barbara M Dilks Hugoe Trust, and Damon V Hugoe Trustee) located at 1448 West 400 North have applied for a two (2) lot subdivision. It was noted that the property is within the A-1 zone and consists of two (2) acres. The proposed lots meet the required A-1 zoning requirements for size and frontage. The preliminary and final plat fees have been paid.

Mr. Nilsen stated the purpose of the preliminary plan is to require formal preliminary approval of a subdivision to minimize changes and revisions which might otherwise be necessary on the final plat. It

was noted that approval of the preliminary plat by the planning commission does not constitute final acceptance but authorizes the subdivider to proceed with preparations of plans and specifications for final plat in accordance with WBC 16.16.030 Final Plat. This was reviewed under the subdivision code.

Kris Nilsen stated that all the requirements in WBC 16.16.20 were satisfied.

Upon reviewing the Preliminary Plat submittal for the Hugoe Subdivision, Kris Nilsen recommended approval by the Planning Commission subject to completion of all staff and planning commission comments before the project receives Final Plat Approval from Staff.

Action Taken

Corey Sweat moved to approve the preliminary plat for the Hugo Subdivision located at 1448 West 400 North as presented by staff and outlined in the memorandum dated February 9, 2024, from Kris Nilsen. Laura Mitchell seconded the motion and voting was unanimous in favor.

4. Meeting Minutes from January 23, 2024

Action Taken

Dennis Vest moved to approve the minutes from January 23, 2024, as presented. Corey Sweat seconded the motion and voting was unanimous in favor.

5. Staff Report

a. Engineering (Kris Nilsen)

- Google Fiber has been making repairs.
- Still working with the Sewer District for their improvements.
- The contract is out for the City Park electric improvements.
- Working on 660 West to put needed bids out.

b. Community Development (Addison Jenkins)

- Loveland and Sewer District have submitted their request for annexation.
- Home Occupation was discussed on the City Council Agenda

6. Adjourn

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:00 pm. Robert Merrick 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.