

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

AMENDED

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, APRIL 9, 2024 AT THE CITY OFFICES.**

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

1. Confirm Agenda
2. Public Hearing – Recommendation of Zoning Assignment for SDDS Annexation
3. Conditional Use Permit Application – Diesel Pump Injection Utah LLC – Barbera
- 4. Conditional Use Permit Application – Backstage Performing Arts – Hathaway**
5. Preliminary Plat Review – Salmon 2-Lot Subdivision – 647 N 800 West
6. Discussion – Flag Lot Code Text Change Application – Thacker & Pope
- ~~7. Discussion – SDDS CUP Application – Lighting, Buffering~~
8. Approve Meeting Minutes from March 12, 2024
9. Staff Reports (Engineering, Community Development)
10. 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 April 8, 2024, Remington Whiting, City Recorder.*



MEMORANDUM

TO: Planning Commission

DATE: April 9, 2024

FROM: Staff

RE: Public Hearing – Zoning Recommendation
South Davis Sewer District – approx. 1800 W 1200 North

State code section 10-9a-205 requires that the planning commission hold a public hearing to allow the public to comment on any proposed zoning assignment. Following this public hearing, the city council is scheduled to vote on the annexation at their next public meeting on April 16th, 2024.

Background

The South Davis Sewer District has petitioned to annex their property at 1200 N into the jurisdiction of West Bountiful. Currently, the Sewer District has about 33.4 acres within city limits where most of their operations occur. They also own an additional 12.67 acres of unincorporated land, some of which will be used in their impending plant expansion. The district believes it is in their interest and the community's interest to have all of their property within city limits; city staff agrees with this assessment.

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

Review

The land under consideration is included in the city's General Plan and annexation plan. In those documents it is planned to be zoned as agricultural. All of the incorporated land it is currently adjacent to is part of the Sewer District property where they run their plant 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

On March 12th, the planning commission voted to recommend a zoning designation of Agricultural Specialty for the 12.67 acres.



MEMORANDUM

TO: Planning Commission

MEETING DATE: April 9, 2024

FROM: Staff

RE: Diesel Pump Injection Utah LLC

Staff received an application from Adolfo on April 3, 2024 for a conditional use permit for Diesel Injelectro Utah, LLC, located at 1116 W 500 South.

Diesel Pump Injelectro intends to employ 2 people full-time and provide services to repair injection pumps and diesel injectors. They do not plan on repairing engines or cars on-site themselves.

The West Bountiful City Municipal Code, Commercial Highway (C-H) zone, Section 17.34.030 lists *motor vehicle sales and service and outdoor storage of retail vehicle inventory* as a conditional use which may be approved by the planning commission. The Conditional Use ordinance, Section 17.60.040, requires the planning commission to *consider* whether:

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; and
6. 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.

Recommended Conditions, consistent with similar businesses in the area:

1. Fire Inspection approval;
2. Upon issuance of this Permit, Diesel Pump Injelectro Utah, LLC., will acquire a West Bountiful City business license.



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: 1116 w 500 S

NAME OF BUSINESS/USE: Diesel Pump injectro utah LLC / Diesel injection

PARCEL NUMBER: #12 ZONE: Industrial DATE OF APPLICATION: 03-29-2024

Applicant Name: Adolfo Barbera

Applicant Address: 513 w 2650 n sunset UT 84015

Primary phone: (469) 992-0867 / (321) 503-2864

E-mail address: Tuinteca@hotmail.com

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.

Primary use at this location is a workspace to repair injection pumps and diesel injectors. Customers will bring in the parts they need fixed and we will handle repairs.

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: 03-29-2024 Applicant Signature: 

FOR OFFICIAL USE ONLY

Application Received Date: _____
Application Fee Received Date: _____
Permit Approval: _____

Permit Number: _____
Fire Inspection Date: _____
Fire Inspection Approval Date: _____



COMMERCIAL BUSINESS LICENSE APPLICATION

West Bountiful City
BUSINESS LICENSING DEPARTMENT
550 N 800 West
Phone: (801) 292-4486
Licensing@wbcity.org

Please allow 5 -7 business days for processing

Business Information:

Business License #:

Business Name: Diesel pump inyectro ut LLC (dba) 03-29-2024
Business Address: 1116 W 500 S Door #12 Phone: (469) 992 0867
Mailing Address (if different): _____ Email: _____
State License No: _____ State Sales Tax #: 15835442-002-57C Federal Tax #: 43-3135643

Applicant Information:

Name(s): Adolfo Barbera Title: owner
Address: 513 W 2650 N sunset, UT, 84015 Phone(s): (469) 992-0867
Email Address(es): Tuinteca@hotmail.com
Manager/Local Contact(s): Reinaldo Barbera Phone: (321) 503-2864

Owner/Landlord:

Owner of Business (if different than above): _____
Owner's Home Address: _____ Phone: _____
Landlord/Owner of Building: _____ Phone: _____

Type of Business/Description of Business to Be Conducted:

Diesel injection / Service and repair of injection pumps and diesel injectors

License Fees:

Annual License Fee: Base fee is \$50.00 (\$25 on/after October 1)		\$	<u>5</u>
Number of Full Time Employees	<u>2</u> x	\$5.00 per employee	\$ <u>5</u>
Number of Part Time Employees	_____ x	\$2.50 per employee	\$ _____
TOTAL DUE:			\$ <u>10</u>

I hereby make application for the issuance of a business license from West Bountiful City in accordance with the provisions of West Bountiful Municipal Code, Title 5. 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. Licensing runs January 1 - December 31 regardless of when license is issued.

Date: 03-29-2024

Sign Here: _____

FOR OFFICIAL USE ONLY

Application Received Date: _____ Health Dept Inspect/Approval: _____
Payment Received Date: _____ Fire Inspection Date(s): _____
Conditional Use Req/Approval: _____ Fire Marshall Approval Date: _____

MEMORANDUM



TO: Planning Commission

DATE: April 9th, 2024

FROM: Remington Whiting

RE: Conditional Use Permit for Commercial Business License – Backstage Performing Arts

On August 22nd, 2022, Kayeli Hathaway submitted a business license application to city staff for Backstage Performing Arts, located at 724 West 500 South. Backstage Performing Arts is an arts studio that teaches sewing, dance, music, and theater. Said location is used for practicing, costume design, and lessons. This location will not feature any performances or concerts.

According to city code 17.32.030, theaters that will be located in the C-G zone are required to obtain a conditional use permit. Upon recent review, it was determined that a conditional use permit was never granted by the planning commission. The Conditional Use ordinance, Section 17.60.040, requires the planning commission to consider whether:

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; and
6. 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.

Staff recommends the following conditions be required with granting of this conditional use permit, consistent with similar businesses in the area:

1. Pass a mandatory fire inspection.



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: 724 W 500 S West Bountiful, UT 84087

NAME OF BUSINESS/USE: Backstage Performing Arts

PARCEL NUMBER: _____ ZONE: C-6 DATE OF APPLICATION: 03/26/24

Applicant Name: Kayla Hathaway

Applicant Address: 1913 S 525 W Woods Cross, UT 84087

Primary phone: 801-580-0801

E-mail address: backstageperformingartsutah@gmail.com

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.

We are a performing arts studio that teaches singing, dance, acting lessons. We also make costumes in the building and teach a couple sewing classes.

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: 03/26/24 Applicant Signature: [Handwritten Signature]

FOR OFFICIAL USE ONLY

Application Received Date: 03/26/24
Application Fee Received Date: 03/26/24
Permit Approval: _____

Permit Number: _____
Fire Inspection Date: 08/23/22
Fire Inspection Approval Date: _____



COMMERCIAL BUSINESS LICENSE APPLICATION

West Bountiful City
BUSINESS LICENSING DEPARTMENT
550 N 800 West
Phone: (801) 292-4486
www.wbcity.org

Please allow 3 - 5 business days for processing

Business Information:

Business License #: 1485

Business Name: Backstage Performing Arts (dba)
Business Address: 724 W 500 S West Bountiful 84087 Phone: 801-580-0801
Mailing Address (if different): _____ Email: kayeli@bpautah.co
State License No: _____ State Sales Tax #: _____ Federal Tax #: 82-3411159

Applicant Information:

Name(s): Kayeli Hathaway Title: Director
Address: 1913 S 525 W Woods Cross 84087 Phone(s): 801-580-0801
Email Address(es): kjhpaix@gmail.com kayeli@bpautah.co
Manager/Local Contact(s): Shelby Hawley Phone: 801-637-9410

Owner/Landlord:

Owner of Business (if different than above): _____
Owner's Home Address: _____ Phone: _____
Landlord/Owner of Building: Watchman Properties Phone: 801-292-1400

Type of Business/Description of Business to Be Conducted:

Performing Arts studio. We will be teaching sewing, dance, music and theater.

License Fees:

Annual License Fee: Base fee is \$50.00 (\$25 on/after September 1)		\$ <u>50.00</u>	<u>25.00</u>
Number of Full Time Employees	<u>10</u> x	\$5.00 per employee	\$ <u>50.00</u> <u>25.00</u>
Number of Part Time Employees	<u>10</u> x	\$2.50 per employee	\$ <u>25.00</u>
TOTAL DUE:			\$ <u>75.00</u> <u>50.00</u>

I hereby make application for the issuance of a business license from West Bountiful City in accordance with the provisions of West Bountiful Municipal Code, Title 5. 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. Licensing runs January 1 - December 31 regardless of when license is issued.

Date: 08/22/22

Sign Here: Kayeli Hathaway

FOR OFFICIAL USE ONLY

Application Received Date: 8/22/22 Health Dept Inspect/Approval: _____
Payment Received Date: 9/1/22 Fire Inspection Date(s): 8/23/22
Conditional Use Req/Approval: _____ Fire Marshall Approval Date: _____

MEMORANDUM



TO: Planning Commission
DATE: April 5, 2024
FROM: Kris Nilsen – City Engineer and Staff
RE: Troy Salmon Subdivision – Preliminary Plat

The Owner of the property located at 647 North 800 West has applied for Preliminary Plat Approval for a two (2) lot subdivision, with one of the lots as a flag lot. The Planning Commission granted a conditional use permit (with conditions, minutes attached) for the proposed flag lot in the meeting on November 28, 2023. The property is within the R-1-10 zone and consists of 43,287.13 square feet (0.994 acres). The proposed lots meet the required R-1-10 zoning requirements for size and frontage for a standard lot and a flag lot. There are two existing detached accessory structures and one existing home on the property. Both detached structures shall be demolished and removed. The existing home will remain on the proposed lot 1.

Purpose. The purpose of the preliminary plat is to require formal preliminary approval of a subdivision to minimize changes and revisions which might otherwise be necessary on the final plat. 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.

PRELIMINARY PLAT REVIEW WBC 16.16.020.

The following checklist has been provided to the applicant. **Items in bold text need to be addressed.**

- A. The preliminary plat shall be drawn to a scale not smaller than 100 feet to the inch and shall include the following information.
 1. The proposed name of the subdivision;
 2. The location of the subdivision as it forms part of a larger tract or parcel, including a sketch of the future street system of the un-platted portion of the property;
 3. A vicinity map of the proposed subdivision, drawn at a scale of 500 ft. to the inch, showing all lots and streets in the project, and all abutting streets, with names of the streets;
 4. The names and addresses of the subdivider, the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided;
 5. A contour map drawn at intervals of at least one foot, showing all topographic features with verification by a qualified engineer or land surveyor;
 6. Certification of the accuracy of the preliminary plat of the subdivision and any traverse to permanent survey monuments by a Utah registered land surveyor;
 7. The boundary lines of the tract to be subdivided, with all dimensions shown;
 8. **Existing sanitary sewers, storm drains, subdrains, culinary and secondary water supply laterals, mains and culverts and other utilities within the tract or within 100 feet;**
 - a. **Indicate on the site plan which existing laterals will serve Lot 1 or Lot 2 for sewer, irrigation and culinary water.**

9. The location, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces and lots showing the size of each lot in square footage and properly labeling spaces to be dedicated to the public;
10. The location, principal dimension, and names of all existing or recorded streets, alleys and easements, both within the proposed subdivision and within 100 ft. of the boundary, showing whether recorded or claimed by usage; the location and dimensions to the nearest existing bench mark or monument, and section line; the location and principal dimensions of all water courses, public utilities, and other important features and existing structures within the land adjacent to the tract to be subdivided, including railroads, power lines, and exceptional topography;
11. The existing use or uses of the property and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines drawn to scale.
12. The location of existing bridges, culverts, surface or subsurface drainage ways, utilities, buildings or other structures, pumping stations, or appurtenances, within the subdivision or within 200 ft., and all known wells or springs as well as the location of any 100-year flood plains as determined by FEMA;
13. **Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants;**
 - a. **Indicate the proposed new WBWCD lateral and meter for Lot 2 and the existing lateral and meter for Lot 1.**
 - i. **The asphalt cannot currently be cut to install a new WBWCD lateral connection (existing restrictions on cutting 800 west asphalt). I am aware that WBWCD may allow the existing 1” lateral to serve both lots 1 and 2 (change to a double service), and a new meter installed for lot 2 (if this is the case indicate this on the plan).**
 - ii. **Provide written approval from WBWCD for the irrigation improvements prior to application for final plat.**
 - iii. **Indicate what type/material of wall is proposed on the west side of proposed lot 2 (flag lot).**
14. Boundary lines of adjacent tracts of unsubdivided land within 100 ft. of the tract proposed for subdivision, showing ownership and property monuments;
15. Verification as to the accuracy of the plat;
16. Each sheet of the set shall also contain the name of the project, scale (not less than 100 ft. to the inch, except vicinity map), sheet number, and north arrow.

B. In addition to the foregoing plat, the subdivider shall provide the following documents:

1. **A storm water plan in accordance with 16.28.060 Hydrology Report.**
 - a. **Revise the description of the runoff path for Basin 1 in the RUNOFF VOLUME CALCULATIONS to indicate the overflow path is to the NW corner of proposed lot 2, NOT the 600 north private road (see comment 3 below).**
 - b. **Combined Storage - Total drainage storage is shown in two locations on sheet C-400, revise the combined storage shown in the bottom right corner of sheet C-400 to match the total storage shown in the RUNOFF VOLUME CALCULATIONS.**
2. A plan for providing street lighting in the subdivision in compliance with the city's design standards;
3. **Copies of any agreements with adjacent property owners relevant to the proposed subdivision;**
 - a. **Provide an executed copy of the recorded surface drainage agreement/easement on the Bryce Bangerter Property.**
4. A comprehensive geotechnical and soils report prepared by a qualified engineer based upon adequate test borings or excavations in accordance with the city's design standards;

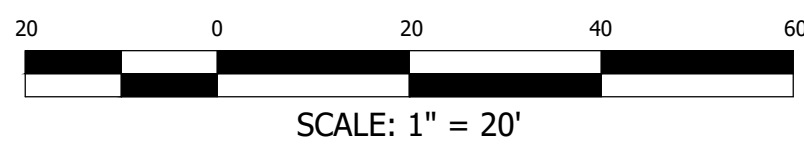
5. **A copy of a preliminary title report evidencing satisfactory proof of ownership;**
 - a. **Clear Off Schedule B Part II - Exception 19 from the title report prior to application for final plat.**
 - b. **Before the final plat and a recent title report are provided, the owner/signer on the plat and on the title, report shall match the actual current owner of the property.**
6. Satisfactory evidence that all utilities and services will be available (will-serve letters) for the subdivision and that the utilities and easements have been reviewed by the utility companies and approved;
7. A Davis County development and construction permit, if the proposed project is located within one hundred (100) feet of a critical flood area as defined by Davis County;
8. Copies of proposed protective covenants in all cases when subsurface drains are to be located within the subdivision;
9. When the subdivider is not an individual corporation or registered partnership, a notarized statement bearing the signatures of all owners of record of the property to be subdivided which designates a single individual who shall act for and on behalf of the group in all appearances before public bodies, agencies or representatives necessary to execute the purpose of subdividing the property; and
10. When a subdivision contains lands which are reserved in private ownership for community use, including common areas, the subdivider shall submit with the preliminary plat a preliminary copy of the proposed articles of incorporation, homeowner's agreements and bylaws of the owner(s) or organization empowered to own, maintain and pay taxes on such lands and common areas.
11. The subdivider shall also comply with all other applicable federal, state and local laws and regulations and shall provide evidence of such compliance if requested by the city.

ADDITIONAL STAFF REVIEW COMMENTS FOR DISCUSSION

1. The applicant has provided a proposed single-family structure layout on the proposed flag lot (lot 2) (see attached sheet C-400 site plan). As shown, the frontage is on the south side of the flag lot and the side yards are on the east and west, with the north side being the rear yard.
2. Surface Drainage - in the case that surface drainage from the proposed Lots 1 and 2 exceeds the 100-year storm event, the overflow path for surface drainage is designed to surface flow out the NW corner of proposed Lot 2. Then flow NW over the Bryce Bangerter Property to existing drainage easements through Heritage Pointe Subdivision and to Heritage Point circle Public ROW.
3. As per the approval of the conditional use permit for a flag lot in this subdivision, the flag lot entrance shall have a monument with the address of the flag lot in letters/numbers that are reflective or have a light so they can be easily seen at night.

Recommendation By City Engineer:

After review of the Preliminary Plat Submittal, I (City Engineer) recommend Preliminary Plat approval by the Planning Commission with the condition that all Staff and Planning Commission review comments shall be addressed prior to application for final plat.

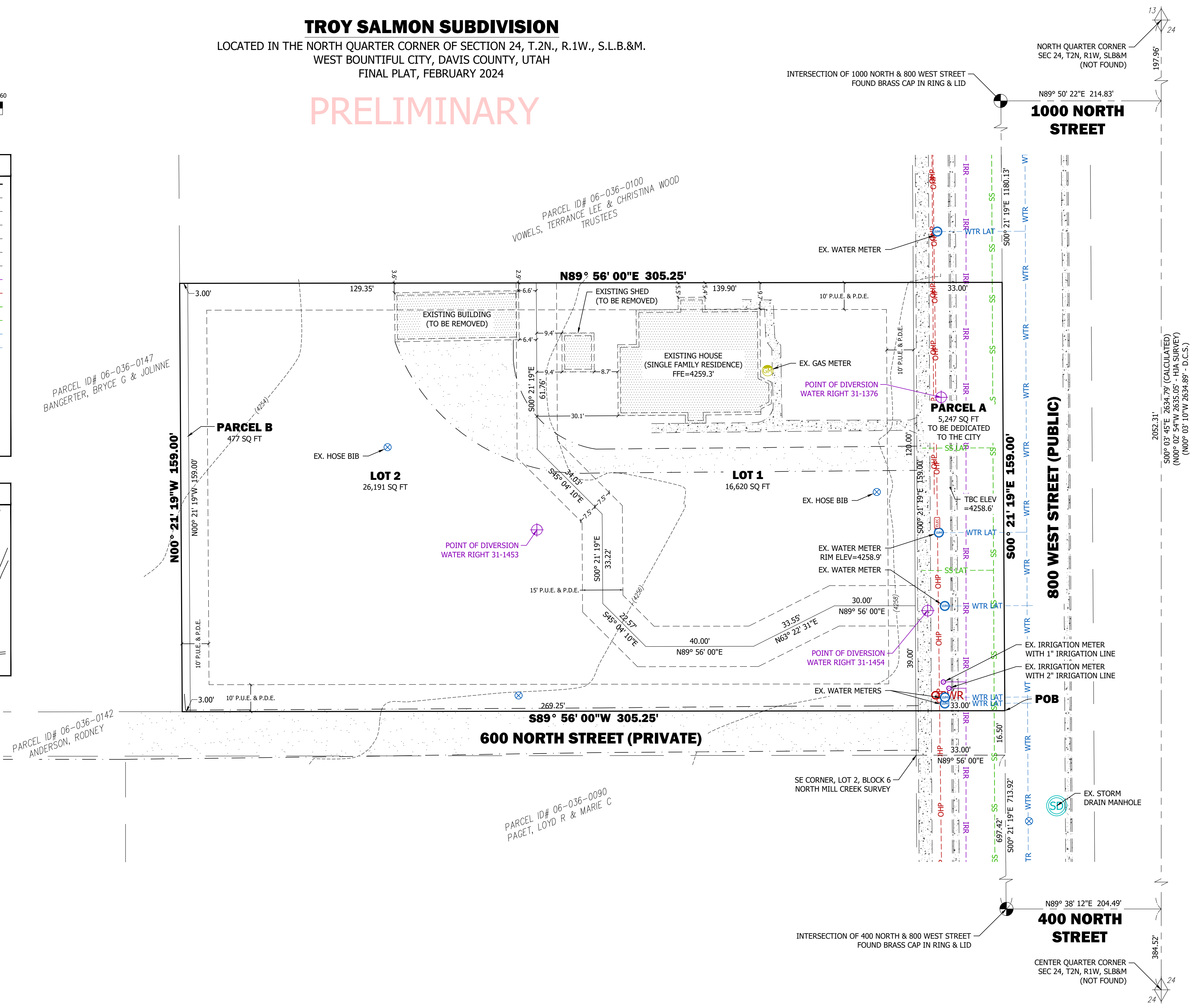
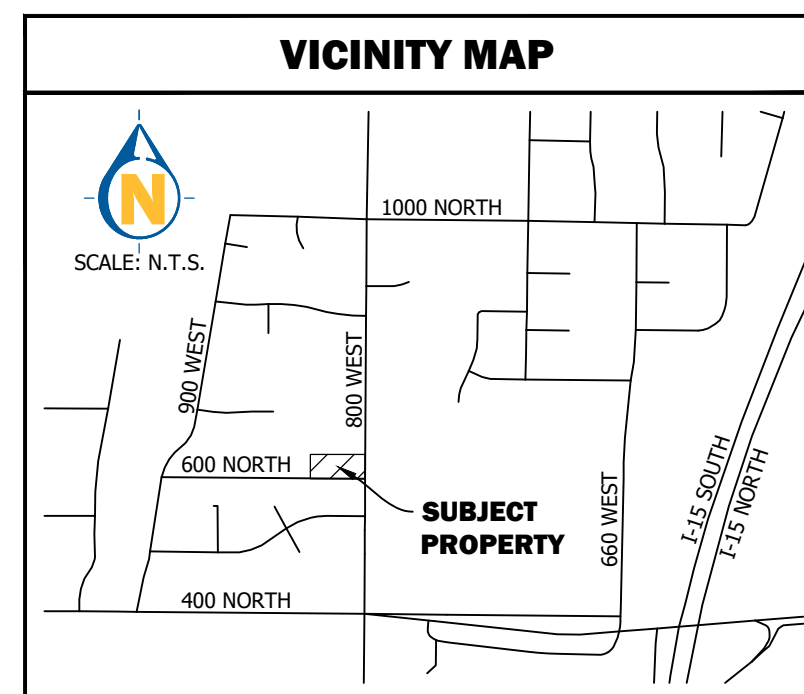


TROY SALMON SUBDIVISION

LOCATED IN THE NORTH QUARTER CORNER OF SECTION 24, T.2N., R.1W., S.L.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
FINAL PLAT, FEBRUARY 2024

PRELIMINARY

LEGEND	
PROPERTY LINE	_____
INTERIOR LOT LINE	_____
ADJACENT PROPERTY LINE	_____
EASEMENT LINE	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EX. IRRIGATION LINE	--- IRR --- IRR ---
OVER HEAD POWER LINE	--- OHP ---
SANITARY SEWER LINE	--- SS --- SS ---
SEWER LATERAL	--- SS LAT ---
WATER LINE	--- WTR ---
WATER LATERAL	--- WTR LAT ---
PUBLIC UTILITY EASEMENT = P.U.E	
PUBLIC DRAINAGE EASEMENT = P.D.E.	
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○



SURVEYOR'S CERTIFICATE

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 7098776 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO LOTS HEREAFTER TO BE KNOWN AS THE TROY SALMON SUBDIVISION.

PRELIMINARY

STEPHEN M. BURT, P.L.S. UT #7098776 DATE _____

DESCRIPTION

A PARCEL OF LAND WITHIN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, ALSO KNOWN AS ALL THOSE LANDS CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #1199584 IN THE DAVIS COUNTY RECORDER'S OFFICE (D.C.R.), SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE CENTERLINE OF 800 WEST STREET IN WEST BOUNTIFUL, UTAH, SAID POINT IS N00° 03' 45" W 384.52 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89° 38' 12" W 204.49 FEET ALONG THE CENTERLINE OF 400 SOUTH STREET AND NORTH 00° 21' 19" WEST 713.92 FEET ALONG THE CENTERLINE OF 800 WEST STREET FROM THE CENTER QUARTER CORNER OF SAID SECTION AS SHOWN ON SURVEY #8149 FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE, SAID POINT IS ALSO DESCRIBED AS NORTH 89° 56' 00" EAST 33.00 FEET AND NORTH 00° 21' 19" WEST 713.92 FEET ALONG THE CENTERLINE OF 800 WEST STREET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 6, OF THE NORTH MILL CREEK SURVEY OF THE WEST BOUNTIFUL TOWNSHIP; AND RUNNING THENCE SOUTH 89° 56' 00" WEST 305.25 FEET ALONG THE NORTH LINE OF THAT PROPERTY CONVEYED IN A SPECIAL WARRANTY DEED (ENTRY #2801334, D.C.R.) TO THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED IN A WARRANTY DEED (ENTRY #2445038, D.C.R.); THENCE NORTH 00° 21' 19" WEST 159.00 FEET ALONG THE EAST LINE OF SAID CONVEYANCE TO THE SOUTHWEST CORNER OF THAT PROPERTY CONVEYED IN A QUIT CLAIM DEED (ENTRY #3344334, D.C.R.); THENCE NORTH 89° 56' 00" EAST 305.25 FEET ALONG THE SOUTH LINE OF SAID CONVEYANCE TO THE CENTERLINE OF 800 WEST STREET; THENCE SOUTH 00° 21' 19" EAST 159.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.114 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS THE TROY SALMON SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREET, PARCELS, AND PUBLIC UTILITY EASEMENTS WHICH WILL INTERFERE WITH DEDICATED PUBLIC USE.

SIGNED THIS _____ DAY OF _____, 20____.

H. STEVEN ELDRIDGE
TRUSTEE, ELDRIDGE 1979 TRUST DATED AUGUST 8, 1979

TRUST ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, H. STEVEN ELDRIDGE, TRUSTEE OF THE ELDRIDGE 1979 TRUST DATED AUGUST 8, 1979, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

NOTES

- THIS PLAT IS BASED ON SURVEY #8149 FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE.
- PARCEL A OF THIS SUBDIVISION WILL BE DEDICATED TO THE CITY AS PART OF THE RIGHT OF WAY OF 800 WEST STREET.
- THE RETENTION/DETENTION POND AND SUB SURFACE DRAIN APPURTENANCES ARE PRIVATELY OWNED AND OPERATED AND ALL MAINTENANCE AND REPAIR IS THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS OF LOT 1 AND LOT 2 AND NOT THE CITY.
- ALL FINISHED FLOOR ELEVATIONS TO BE 12" ABOVE THE STREET CURB OR CENTER OF PROPERTY.

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____,
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #2182001 2024/01/30 JJS
2024/03/25 JJS

CITY ENGINEER
RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____.
WEST BOUNTIFUL CITY ENGINEER

PLANNING COMMISSION
RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF WEST BOUNTIFUL CITY.
CHAIRMAN

CITY ATTORNEY
RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____.
WEST BOUNTIFUL CITY ATTORNEY

WEST BOUNTIFUL CITY COUNCIL
PRESENTED TO THE CITY COUNCIL OF WEST BOUNTIFUL CITY, UTAH, THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: _____
MAYOR: _____

PRELIMINARY

DRAINAGE CALCULATIONS EX LOT 1

11-Mar-24

PRE-DEVELOPMENT AREA ANALYSIS			
Area	sq.ft.	Acres	C
Building	3,108	0.07	0.85
Improvements	3,390	0.08	0.90
Landscape	35,995	0.83	0.15
Total	42,493	0.98	0.26

POST-DEVELOPMENT AREA ANALYSIS			
Area	sq.ft.	Acres	C
Building	3,108	0.07	0.85
Improvements	3,390	0.08	0.90
Landscape	35,995	0.83	0.15
Total	42,493	0.98	0.26

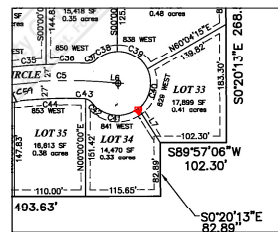
100 YEAR STORAGE ANALYSIS

NOAA Precipitation Frequency Data Serv
Latitude: 40.8963 Degree Longitude: -111.9024 Degree
Allowable Runoff 0.06 cfs/acre

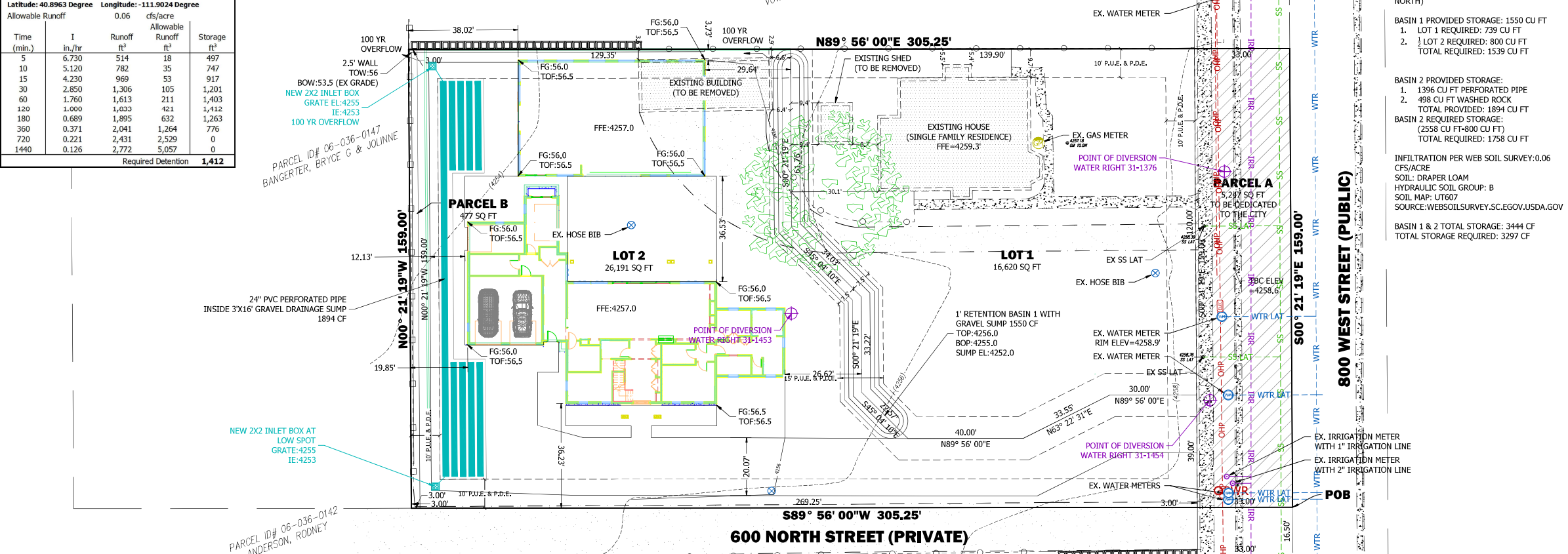
Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	6.730	514	18	497
10	5.120	782	35	747
15	4.230	969	53	917
30	2.850	1,306	105	1,201
60	1.760	1,613	211	1,403
120	1.000	1,033	421	1,412
180	0.689	1,895	632	1,263
360	0.371	2,041	1,264	776
720	0.221	2,431	2,529	0
1440	0.126	2,772	5,057	0

Required Detention **1,412**

HERITAGE POINT SUB DIVISION



TOP BACK OF CURB IN HERITAGE POINT SUB DIVISION IS 4248.92'



RUNOFF VOLUME CALCULATIONS

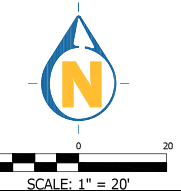
ALL OF LOT 1 AND THE WESTERLY HALF OF LOT 2 WILL HAVE DRAINAGE DIRECTED TOWARDS RETENTION BASIN 1 WITH 100 YR OVERFLOW DIRECTED TOWARDS PRIVATE ROAD (600 NORTH)

- BASIN 1 PROVIDED STORAGE: 1550 CU FT**
- LOT 1 REQUIRED: 739 CU FT
 - LOT 2 REQUIRED: 800 CU FT
- TOTAL REQUIRED: 1539 CU FT**

- BASIN 2 PROVIDED STORAGE:**
- 1396 CU FT PERFORATED ROCK
 - 498 CU FT WASHED PIPE
- TOTAL PROVIDED: 1894 CU FT**
- BASIN 2 REQUIRED STORAGE: 1894 CU FT (2558 CU FT=800 CU FT)**
- TOTAL REQUIRED: 1758 CU FT**

INFILTRATION PER WEB SOIL SURVEY: 0.06 CFS/ACRE
SOIL: DRAPER LOAM
HYDRAULIC SOIL GROUP: B
SOIL MAP: UT607
SOURCE: WEBSOILSURVEY.SC.EGOV.USDA.GOV

BASIN 1 & 2 TOTAL STORAGE: 3444 CF
TOTAL STORAGE REQUIRED: 3297 CF



DRAINAGE CALCULATIONS LOT 1

22-Feb-24

PRE-DEVELOPMENT AREA ANALYSIS			
Area	sq.ft.	Acres	C
Building	2,268	0.05	0.85
Improvements	1,852	0.04	0.90
Landscape	12,500	0.29	0.15
Total	16,620	0.38	0.33

POST-DEVELOPMENT AREA ANALYSIS			
Area	sq.ft.	Acres	C
Building	2,268	0.05	0.85
Improvements	1,852	0.04	0.90
Landscape	12,500	0.29	0.15
Total	16,620	0.38	0.33

100 YEAR STORAGE ANALYSIS

NOAA Precipitation Frequency Data Serv
Latitude: 40.8963 Degree Longitude: -111.9024 Degree
Allowable Runoff 0.06 cfs/acre

Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	6.730	254	7	247
10	5.120	386	14	372
15	4.230	478	21	457
30	2.850	644	41	603
60	1.760	796	82	713
120	1.000	994	165	739
180	0.689	934	247	687
360	0.371	1,006	494	512
720	0.221	1,199	989	210
1440	0.126	1,367	1,978	0

Required Detention **739**

DRAINAGE CALCULATIONS LOT 2

21-Feb-24

Pre-Development Area Analysis			
Area	sq.ft.	Acres	C
Building	840	0.02	0.85
Improvements	1,538	0.04	0.90
Landscape	22,694	0.52	0.15
Total	25,072	0.58	0.22

Post-Development Area Analysis			
Area	sq.ft.	Acres	C
Building	7,100	0.16	0.85
Improvements	11,001	0.25	0.90
Landscape	6,971	0.16	0.15
Total	25,072	0.58	0.68

100 Year Storage Analysis

NOAA Precipitation Frequency Data Serv
Latitude: 40.8963 Degree Longitude: -111.9024 Degree
Allowable Runoff 0.06 cfs/acre

Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	6.730	787	10	777
10	5.120	1,198	21	1,177
15	4.230	1,494	31	1,463
30	2.850	2,000	62	1,938
60	1.760	2,470	124	2,346
120	1.000	2,807	249	2,558
180	0.689	2,901	373	2,528
360	0.371	3,124	746	2,378
720	0.221	3,722	1,492	2,230
1440	0.126	4,244	2,984	1,260

Required Detention **2,558**

80th Percentile Retention Analysis

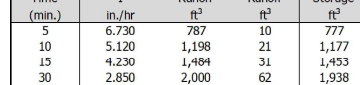
$P_{new} EQ. A R_{new} = 0.225(Imp)^{-0.05}$ when $Imp < 55\%$
 $P_{new} EQ. B R_{new} = 1.14(Imp)^{-0.371}$ when $Imp > 55\%$
 $WQRV EQ. WQRV = (P_{80\%} * R_{new} * A) / 12$
Retention Retention = $WQRV * 43560$

Parameter	Value
$P_{80\%}$	0.50 (in.)
Imp_{new}	0.09
$Imp_{80\%}$	72%
A	0.58 (acre)
R_{new}	0.07
$R_{80\%}$	0.45
WQRV	0.009 ac-ft
Retention	398 cu.ft.

Combined Storage

Retention	398 cu.ft.
Detention	2161 cu.ft.
Combined Storage	2,558 cu.ft.

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PRELIMINARY NOT FOR CONSTRUCTION

SALMON RESIDENCE
647 NORTH 800 WEST STREET
LOCATED IN THE NW 1/4 OF SECTION 24, T24N, R.16E, S.11E, B&M,
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN: CSA 2024-03-27
APPROVED: STA 2024-03-27
PROJECT #: 2182001
SITE 2182001.dwg

C400
SITE PLAN

\\entellus-cv-fan\1210\2182001_ID_PROD\PRODUCTION\04_14_24\Site\2182001.dwg 2024-03-27 1:54:16 PM CHRISTOPHER ANGLE

MEMORANDUM



TO: Mayor & City Council
DATE: April 9, 2024
FROM: Staff
RE: Text Change Application Regarding Flag Lots

This memo summarizes a request by Chance Pope for a change in city code regarding flag lot regulations.

Background

Chance Pope, at 1188 W 400 North, is located in the A-1 zone and is in the process of trying to create a new lot by combining some parcels behind his current lot to build a new house on. He is petitioning the commission to consider changing the way the area of flag lots are calculated. Currently the city code regarding flag lots reads:

6. The body of the lot shall meet the lot size and dimensional requirements of the applicable zone. The staff area shall not be used in computing lot size. Proposed buildings shall comply with the minimum setbacks required for the zone. Determinations as to which are the front, side, and rear setbacks shall be made at the time of the subdivision application and shall be designated on the plat. (16.12.060 D)

Mr. Pope is proposing eliminating the requirement that the staff of the lot not count toward the total area of the lot when determining if a lot meets the minimum lot size requirements for a given zone. In his particular case, he would be required to either buy property from neighbors or from his father-in-law, Mr. Thacker, in order to satisfy both the requirements that the lot be at least one acre, not including the staff, and that the lot “shall not contain peculiarly shaped elongations which would be unusable for normal purposes solely to provide necessary square footage.” His argument is that allowing the area of the staff of a flag lot to count toward the minimum lot size requirement does not significantly change the requirements, and makes it easier to fulfil the requirement that lots be “regularly” shaped.

Considerations

- West Bountiful has numerous parcels and pieces of land in the A-1 and R-1-22 zones that could be redeveloped or subdivided into buildable lots, this change could have an impact on the total number of buildable lots in these areas.
- This requested change would give property owners more flexibility and opportunity in deciding what to do with the land they own.
- Keeping the setback requirements ensures that future homes will be built with appropriate distances between them and their neighbors.
- Minimum lot size requirements have a ‘letter-of-the-law’ aspect (exact square footage), and a ‘spirit-of-the-law’ aspect (rural feel vs suburban feel, permitted uses), the commission may want to discuss whether this change would impact either of these aspects in acceptable ways.

Recommendation

Upon an initial review, staff is open to this text change. If members of the planning commission have specific questions or concerns about this particular situation or potential city-wide impacts, staff can research and address them before the commission votes on this application.



APPLICATION TO REZONE/CHANGE TEXT

West Bountiful City
PLANNING AND ZONING
550 N 800 W
West Bountiful, UT 84087
(801) 292-4486
www.WBCity.org

PROPERTY ADDRESS: 1188 W. 400 N. DATE OF APPLICATION: 4/3/2024

PARCEL NUMBER: 06:032:0142 and others CURRENT ZONE: A-1 PROPOSED ZONE: A-1

LEGAL DESCRIPTION ATTACHED: YES NO

Applicant Name(s): Chance Pope

Applicant Address (if different than above): _____

Primary phone: 801-668-9536 E-mail address: chance@mossindustrial.com

Describe in detail the request being made and the reasons why the change will benefit the people of West Bountiful. A separate sheet with additional information may be submitted if necessary.

I would like to propose a text amendment to 16.12.060 (D)(6) as seen below:

6. The ~~body of the~~ lot shall meet the lot size and dimensional requirements of _____
the applicable zone. ~~The staff area shall not be used in computing lot size.~~
Proposed buildings shall comply with the minimum setbacks required for the _____
zone. Determinations as to which are the front, side, and rear setbacks shall _____
be made at the time of the subdivision application and shall be designated on _____
the plat.

I hereby apply to change text in the West Bountiful Municipal Code, or rezone the property identified above in accordance with the provisions of Utah State Code 10-9a-503. I certify that the above information is true and correct to the best of my knowledge.

Date: 4-3-24 Applicant Signature: 

FOR OFFICIAL USE ONLY

Application & \$150 Fee Received Date: _____ Public Hearing Date: _____

Letters sent to affected neighbors: _____ Public Notice Sign Placed _____

Planning Commission Approval: _____ City Council Approval: _____

4.4.2024

Text Amendment Proposal

TO
City Staff, Planning
Commission and City
Council of West
Bountiful City, Utah

FROM
Spencer Llewelyn, PLS

RE
Text Amendment
Proposal

We appreciate this opportunity to propose the following "Text Amendment" to the current City Code.

For background of the project we have at hand I am working with Chance Pope and Kevin Thacker to prepare a two lot subdivision in the city. One of the lots has an existing home where Chance and his family currently reside. The plan is to use a portion of Chance and Kevin's properties to create a new flag lot behind Chance's current house so that Chance can build a new home for him and his family. The land is currently in an A-1 zone and the intent is to keep the property in the A-1 zone.

City staff has been very helpful in guiding us through this process. Through the process staff has raised concerns about the shape of the proposed lots and specific areas in City Code that dictate the shape and area calculations of flag lots. We agree with staff that we want to do what we can with property currently owned by Mr. Thacker and Mr. Pope to make as much of a regularly shaped lot as possible with current constraints.

While reviewing the City Code we feel like we could provide regular shaped lots that meet the current A-1 zoning code if we could propose the following text change to City Code Section 16.12.060 (D)(6) as shown below:

6. The ~~body of the~~ lot shall meet the lot size and dimensional requirements of the applicable zone. ~~The staff area shall not be used in computing lot size.~~ Proposed buildings shall comply with the minimum setbacks required for the zone. Determinations as to which are the front, side, and rear setbacks shall be made at the time of the subdivision application and shall be designated on the plat.

We appreciate your attention to this matter and look forward to meeting with you to discuss this further.

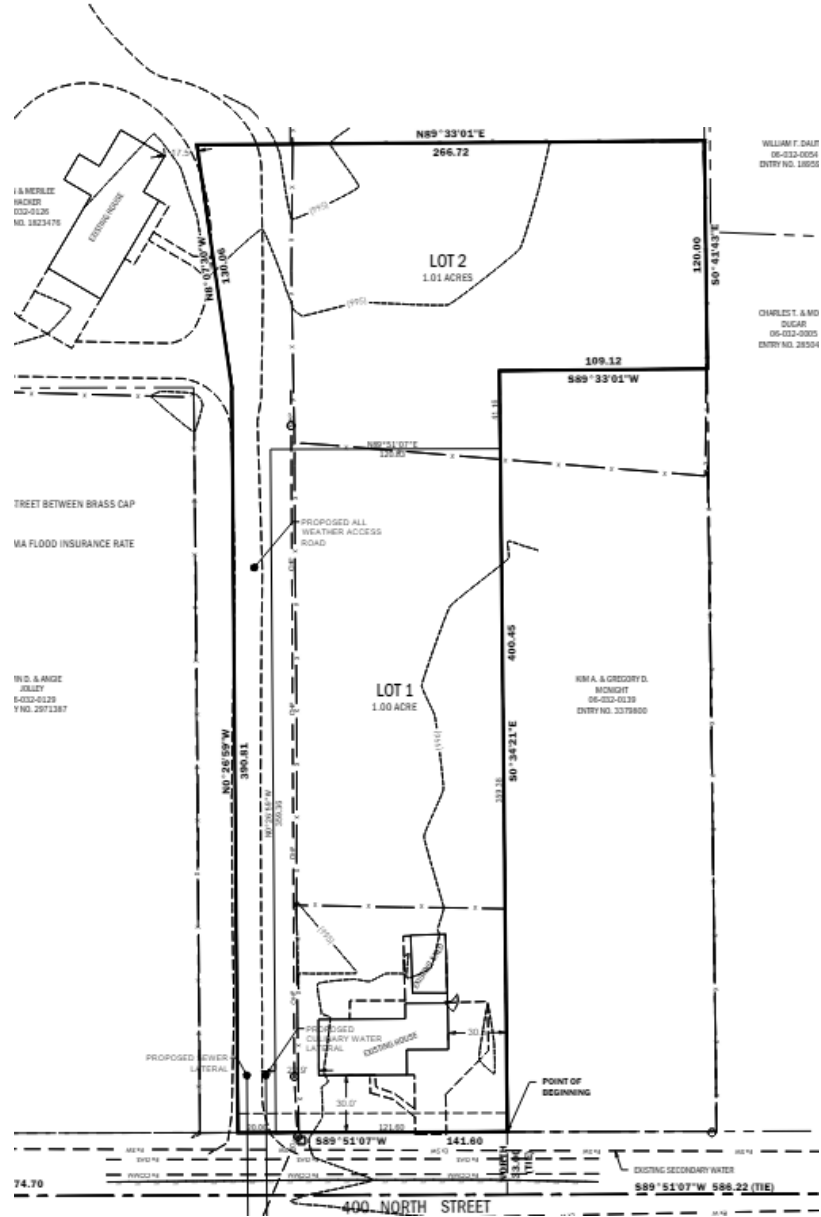
RED SANDS CONSULTING, PLLC

Tel 801.654.8391



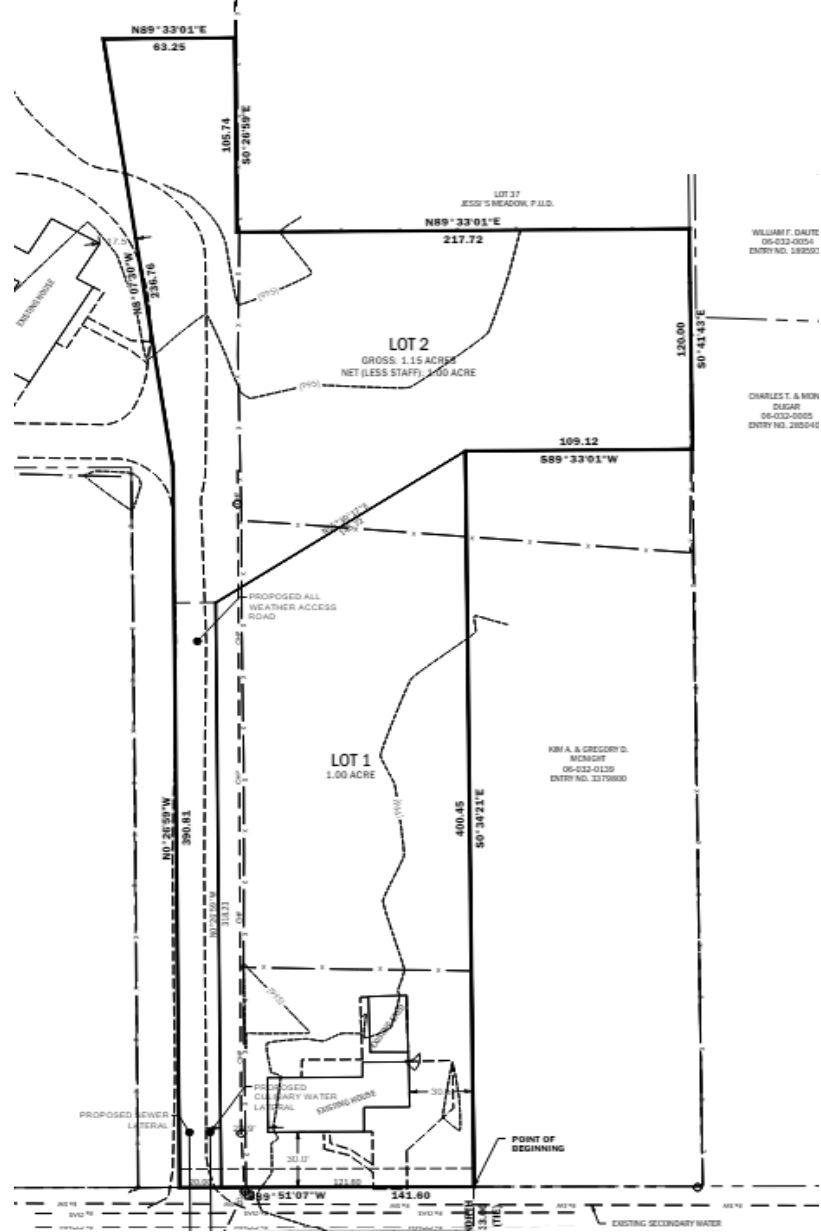
With Text Change

With the proposed text change the lots will be regularly shaped lots. The lots will still meet all other requirements per city code.



Without Text Change

Without the text change, the lots will have irregular shapes because of the setbacks to the adjacent existing home.



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 March 8, 2024 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, March 12, 2024, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

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

MEMBERS EXCUSED: Kris Nilsen

STAFF ATTENDING: Addison Jenkins (Community Development), and Debbie McKean (Secretary)

PUBLIC:

Prayer by Commissioner Sweat
Pledge of Allegiance- Commissioner Merrick

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

1. Confirm Agenda

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

2. Discussion and Recommendation of Zoning Assignment for SDSA Annexation

Commissioner packets included a memorandum from Kris Nilsen-City Engineer dated March 12, 2024 regarding an Annexation Petition from the South Davis Sewer District including a legal description of the property, and a site plan.

Addison Jenkins Introduced the subject of recommending a zoning designation for the area currently under consideration for annexation at approximately 1800 W 1200 N.

He explained that the South Davis Sewer District is currently going through the process of requesting the annexation of their property at 1200 N. The District has about 33.4 acres within city limits where most of their operations occur, but 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.

Notice has been posted and the City Council will decide whether to annex them into the city. When new land is annexed into a city it must be assigned a zone, and in order for the city council to assign a zone to a piece of land it must receive a zoning recommendation from the planning commission first.

The land under consideration is included in the city's General Plan and annexation plan where it is planned 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.

Planning Commission reviewed the area site plan and Addison Jenkins answered questions they had. 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.

Action Taken

Corey Sweat moved to recommend the annexation forward to the City Council, Robert Merrick seconded the motion and voting was unanimous in favor.

3. Discussion of Conditions for the South Davis Sewer District Conditional Use Permit

Commissioner packet included a memorandum dated March 12, 2024 from City Staff regarding discussion on Conditions for the future South Davis Sewer District North Plant upgrade, located at 1800 W 1200 North with a Conditional Use Permit Application, memorandum from Aqua Engineering and site plan.

Addison Jenkins Introduced the application for The South Davis Sewer District 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.

Mr. Jenkins, city administrator Duane Huffman, and Matt from the Sewer District had a meeting with Jacobs Engineering yesterday to discuss concerns about odor from the plant and putting together and odor mitigation study and plan. A study and plan would take several months to complete, so staff anticipates that contracting to complete a study and plan would be a condition imposed, but the final report would come later in the year.

Should odor problems arise in the future, Chairman Malan would like a Sewer District Employee to return and report on the odor remediation efforts to the planning commission every few weeks. Addison will follow up on all types of odor sources that may be of concern. The study will identify where different odors are coming from i.e. lake, dump, or sewer, etc.

Addison Jenkins pointed out the consideration of appropriate buffering. He noted that they should review the ideas they want in place regarding fencing and landscaping. Some discussion took place suggesting possible ideas. Corey suggested asking them what their plans are in this regard. Laura asked about noise issues.

Denis pointed out that there are lighting issues. The current lighting is not pointing downward and facing west. It is as bright as day all night long. A condition may be to provide downlighting and west facing but able to maintain the safety they feel they need on their property.

Each category was reviewed and those of concern to the commission were discussed and suggestions were made.

The question was posed if we have building set backs in the AS zone. Mr. Jenkins answered that there are setback codes in place in that zone. Corey Sweat asked if we need to address the setback issue before they begin the building permit process. In viewing the site plan it appears that setbacks have been considered. The 1200 North road by the sewer district is owned by the Sewer District so the city would not be able to place conditions on that portion of the property.

Chairman Malan want curb, gutter and sidewalk put into the condition for their portion of the road even if it just a deferred agreement for the entire part of the frontage road. He suggested a trail be put in place leading to the Bountiful Pond trail system.

4. Discussion of Moderate-Income Housing Plan Parking Update

Commissioner packets included Planning Commission March 12, 2024 Staff Moderate Income Housing Plan – Parking Update

Addison Jenkins introduced 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.

He stated that 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.

West Bountiful is responsible to show they are making improvement on a regular basis on each of the above strategies. 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.

Discussion took place and it was suggested by Commission that the following be updated. Addison will take the suggestions and make a draft that will be presented to the commission in the next few months.

- 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. Chairman Malan asked how this could be accomplished. Mr. Jenkins will do some research to see some possibilities.

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.

Commissioners discussed how best to meet the requirements of the State's MIH program without overly burdening staff or the city. Addison stated that he would take their comments back to city staff and include a more detailed plan of action at a future meeting.

5. Approve Meeting Minutes from February 13, 2024

Action Taken:

Corey Sweat moved to approve the minutes from February 13, 2024 as presented. Dennis Vest seconded the motion and voting was unanimous in favor.

6. Staff Report

a. Community Development (Addison Jenkins)

- Highgate Phase II is being postponed on the agenda due to some concerns that Kris Nilsen has.
- The Loveland petition was accepted and will be noticed over the next few weeks. All property in that area will be considered for annexation. They will be notified by letter. The county wants to annex in the whole area but it will be up to the city at this point to invite the property owners to do so. The city will move ahead with the Loveland property and the other properties will be considered one by one.
- Dell Butterfield reminded everyone to fill out the Well-Being survey. It has a question regarding ADU's.

- Home Occupation draft will be on the next City Council meeting agenda.
- Addison will be working with Kris on the new subdivision ordinance regarding how to simplify the process adjusting what preliminary application and final application will contain.

Chairman Malan reminded Addison about including the consideration of the airport for the Moderate Income Housing Plan. He will incorporate that into the update plan.

7. Adjourn

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:58 pm. Laura Mitchell seconded the motion. Voting was unanimous in favor.

.....

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