

Mayor
Kenneth Romney

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

**Community
Development**
Addison Jenkins

**City Council
Representative**
Dell Butterfield

WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Alan Malan

Vice Chairman
Corey Sweat

Commissioners
Laura Mitchell
Dennis Vest
Robert Merrick
Tyler Payne

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, MAY 28, 2024 AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Vest

Pledge of Allegiance – Commissioner Malan

1. Confirm Agenda
2. Discussion – Moderate Income Housing Plan – Parking
3. Discussion – Ivory Homes PUD Submittal
4. Approve Meeting Minutes from May 14, 2024
5. Staff Reports (Engineering, Community Development)
6. Adjourn

*This agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCity.org),
and provided to the Davis Journal on May 24, 2024, Remington Whiting, City Recorder.*

**West Bountiful City
Planning Commission Meeting**

May 28, 2024

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 May 24, 2024 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 28, 2024, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Chairman Alan Malan, Commissioners Dennis Vest, Robert Merrick, Tyler Payne (Alternate) and Council member Dell Butterfield (attending via Zoom).

MEMBERS EXCUSED: Laura Mitchell and Corey Sweat

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

PUBLIC ATTENDING: Councilmember Enquist, Gary Jacketta, and Skylar Tolbert (Ivory Homes).

Prayer by Commissioner Vest

Pledge of Allegiance- Commissioner Malan

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

1. Confirm Agenda

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

2. Discussion- Moderate Income Housing Plan- Parking

Commissioner packet included a memorandum dated May 24, 2024 from Addison Jenkins regarding Moderate Income Housing Plan – Parking Ordinance Draft copy of Ordinance 17.52. with an amended copy of previous reviewed draft.

Addison Jenkins stated that the comments and requests from last meeting discussion have been incorporated into this draft. Any new edits from this meeting's discussion will be incorporated into a final draft for the planning commission to consider at their next meeting, June 11th, along with a public hearing, before forwarding the draft recommendation to the city council for consideration and adoption.

Chairman Malan requested that the sentence located in the introduction of 17.52.040 be moved to item K and L. In addition, add to K a language regarding units near major transit corridors.

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

3. Discussion- Ivory Homes PUD Submittal

Commissioner packets included a memorandum dated May 24, 2024 from Addison Jenkins regarding Ivory Homes PUD Submittal with an attached copy of the requirements for submittal and staff comments of the status of those requirements, application, and site plans.

Ivory Homes has submitted an incomplete Planned Unit Development (PUD) Overlay application for a 120-lot residential subdivision on 2 parcels they own extending west of 1450 W along the north and south sides of 400 N. The property is a combined 110.098 acres located in the A-1 zone.

Addison Jenkins informed the commission that staff has reviewed the initial submittal and found many requirements for a PUD application to be missing, as is detailed in the attached response. He noted that representatives from Ivory Homes have received the city's request for a complete and more comprehensive application; Ivory is here tonight to engage in an initial discussion about the proposed project with the city.

Skylar Tolbert from Ivory Homes briefly reviewed the submitted proposal. He noted that there are 111 acres left to develop. That equates to approximately 100 1-acre lots left after roads are developed. Skylar presented an initial overview of the development. On the outer properties of the development, fencing would loop around front yards to maintain a rural feel. The fencing would be located at the back of the sidewalk. He proposed a ribbon curb that is conducive to a more rural design. They have a street tree plan for all properties with a choice of 3 of the trees listed as acceptable for city code. This will provide color and enhancement of the property landscape. Homeowners would receive a certificate to purchase the trees as a requirement.

Mr. Tolbert provided three options to the commission for bonus density in the PUD.

- Proposal # 1- Close the trail loop by completing the right of way along 400 North as shown in the red portion of the site plan. Utilities may be a challenge to that proposal. Cost is estimated to be roughly \$250,000 without relocating utilities.
- Proposal #2- Within the development beautify and enhance the trails by the canal. Cost has not yet been determined as the plan has not been completed.
- Proposal #3- A "fee in lieu". The city could use this money toward one or more projects it deems worthy.

Mr. Tolbert noted that the traffic study has been completed and a copy was given to each commissioner for their review. Mr. Tolbert briefly reviewed the results.

Commissioner Merrick was concerned with the time of year the study was done since school was not in session at that time. He pointed out that he is concerned that there could be much more traffic involved during that time.

Commissioner Payne inquired about storm runoff with a ribbon curb design. It was explained that the swale created is the storm drain. Kris Nilsen explained that the maintenance involved in this kind of design can be troublesome, but there are designs and maintenance standards that can mitigate this. Many communities across the country have started using bio-swales which have advantages to traditional curb, gutter, and storm drain in certain climates and environments.

Commissioner Vest stated that his opinion is that there are not enough 1 acre lots. He has concerns with the traffic study as well. Skylar pointed out that the increase of density for 20 additional homes should not impact the traffic or services beyond the entitled zoning currently in place.

Chairman Malan also expressed his concerns with the traffic study. He was concerned with the width of the proposed roads in relation to the current city standards. He inquired about fencing if it was animal rated or just for looks. Skylar noted he did not think it was animal rated but for mere aesthetics. Mr. Malan noted that the trail would be adjacent to the retention basins which would likely need to be fenced for protection. He also pointed out that there would be no parking for access to the trailhead within the development. Mr. Tolbert recognized that the trail would need to be created and beautified and was undetermined about the cost of that project.

Commissioner Payne inquired about city services provided between an additional 20 homes in that area. He responded that the marginal difference would not have much of an impact.

Duane Huffman pointed out that the application presented tonight is incomplete and further discussion should be pending.

4. Approve Meeting Minutes from May 14, 2024

Action Taken:

Dennis Vest moved to approve the minutes from May 14, 2024. Robert Merrick seconded the motion and voting was unanimous in favor.

5. Staff Report

a. Engineering (Kris Nilsen)

- Highgate is still submitting piece of their package for review.
- Park lighting is still in progress and going well.
- Ivory Home was contacted and told that loads would be counted. They responded favorably and appear to be doing what they have been asked to do.

b. Community Development (Addison Jenkins)

- Letters have been sent out regarding code enforcement for weeds and landscaping. To date they are seeing some compliance.
- June 25th – Primary Election – No Planning Commission. Possibly July 23rd meeting will be cancelled if not needed. Should items come up that need attention a special meeting may be called.

6. Adjourn

Action Taken:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:35 pm. Dennis Vest seconded the motion. Voting was unanimous in favor.

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