

Mayor
Kenneth Romney

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

City Recorder
Remington Whiting

**City Council
Representative**
Julie Thompson

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCityut.gov

Chairman
Robert Merrick

Vice Chairman
Corey Sweat

Commissioners
Laura Mitchell
Tyler Payne
Richmond Thornley
Dennis Vest

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, FEBRUARY 10TH, 2026, AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Vest
Pledge of Allegiance – Commissioner Mitchell

1. Confirm Agenda
2. Conditional Use Permit – Gameday Men’s Health
3. Public Hearing – Proposed Code Updates Referencing the Utah Land Use, Development and Management Act.
4. Consider Proposed Code Updates Referencing the Utah Land Use, Development and Management Act Recommendation.
5. Consider Preliminary Plat for Belmont Farms 2A.
6. Approve Meeting Minutes from January 27th, 2026.
7. Staff Reports.
8. Adjourn.

This agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCityut.gov), and posted at City Hall on February 6th, 2026 by Remington Whiting, City Recorder.



MEMORANDUM

TO: Planning Commission

DATE: February 6th, 2026

FROM: Staff

RE: Gameday Men's Health – Conditional Use Permit

This memo reviews a conditional use permit that was submitted for Gameday Men's Health.

Background

On January 28, 2026, Jon Benson submitted an application for a conditional use permit to operate a men's health clinic at 801 N 500 W, Suite 103. The property is located within the C-G zone. The proposed clinic would provide medical services specializing in hormone optimization, medical weight loss, peptide therapy, treatment of erectile dysfunction, and vitamin wellness services. Pursuant to WMBC 17.32.030, *hospitals and medical service facilities* located within the C-G zone are permitted as a conditional use.

WBMC 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, under the circumstances of the particular case, 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.

Recommended Conditions, consistent with similar businesses in the area:

1. Fire Inspection approval;
2. Upon issuance of this Permit, Gameday Men's will acquire a West Bountiful City business license.
3. Signage will comply with city regulations.
4. It be limited to an outpatient medical clinic.
5. No change in use without approval from the city.
6. The Conditional Use Permit will only be valid for the current business occupant and shall not transfer automatically to the new tenants.



CONDITIONAL USE PERMIT APPLICATION

West Bountiful City
PLANNING AND ZONING
550 N 800 W, West Bountiful, UT 84087
Phone: (801) 292-4486
www.wbcityut.gov

PROPERTY ADDRESS: 801 N 500 W, Suite 103, West Bountiful, UT 84010

NAME OF BUSINESS/USE: Gameday Men's Health Bountiful

PARCEL NUMBER: _____ ZONE: _____ DATE OF APPLICATION: 1/27/2026

Applicant Name: GMDY UTAH LLC Address: 7533 S Center View Ct, West Jordan UT 84084

Applicant E-mail: jonbenson@gamedaymenshealth.com Primary Phone: 801-792-9749

Property Owner, Phone (if different): Scott Bennion - 801-718-3771

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.

Men's health clinic, offering the following treatments: hormone optimization, medical weight loss, peptide therapy erectile dysfunction solutions, and vitamin wellness

The Applicant(s) hereby acknowledges that they have read and are familiar with 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: 1/27/2026 Applicant Signature: Jonathan Benson

Date: _____ Property Owner (if different): _____

FOR OFFICIAL USE ONLY
Application Received Date: 01/28/26 Permit Number: 26-02
Application Fee Received Date: 02/03/26 Fire Inspection Date: _____
Permit Approval: _____ Fire Inspection Approval Date: _____

MEMORANDUM



TO: Planning Commission

DATE: February 6th, 2026

FROM: City Staff

RE: Proposed Code Updates Referencing the Utah Land Use, Development and Management Act Recommendation.

This memo introduces a proposed code update to update references to the Land Use, Development, and Management Act from Utah Code.

Background

Prior to the year 2025, the Utah Municipal Land use, Development, and Management Act (LUDMA) was codified in Chapter 9a of Title 10 of the Utah State Code. LUDMA sets out the framework of how local governments, including municipalities, must regulate land use, development and planning. Recently during the first special legislative session, the legislature adopted SB 1008. This newly adopted bill renumbered Title 10, Chapter 9a as Title 10 Chapter 20 of the Utah Code.

Discussion

Throughout the West Bountiful Municipal Code, references are made to Utah Code Title 10, Chapter 9a. To ensure accuracy and avoid confusion, staff recommend updating these references to reflect current state code. Although unlikely, there remains a possibility that the newly renumbered code could be renumbered again in the future.

After consulting with legal counsel, staff recommend referencing the Utah Municipal Land Use, Development, and Management Act (LUDMA) by name, rather than by specific title and chapter numbers. The attached redline draft is provided for discussion.

Recommendation

Following the direction from the planning commission on January 27th, 2026, staff scheduled a public hearing for the code update. Following the public hearing, the commission can either forward a positive or negative recommendation to the city council for consideration.

17.62.030 Medical Cannabis Pharmacies

The following standards apply to all medical cannabis pharmacies:

1. Generally.
 1. Medical cannabis pharmacies shall comply with all state law requirements, including those related to security, access, licensing, advertising, and operations.
 2. A medical cannabis pharmacy shall comply with the land use regulations for the zoning district in which it is located.
 3. Medical cannabis pharmacies shall not be located in or within 600 feet of a district that is zoned primarily residential or within 200 feet of a community location measured from the nearest entrance to the cannabis production establishment following the shortest ordinary route of pedestrian travel to the boundary of the community location or residential zone.
 4. An applicant for a land use permit to operate a medical cannabis pharmacy shall comply with the land use requirements and application processes described in the [Utah](#) Municipal Land Use, Development, and Management Act, ~~as amended, Utah Code Ann. § 10-9a-101, et seq.;~~ and the West Bountiful Municipal Code.
 5. Each medical cannabis pharmacy shall obtain a city business license before conducting business within the city and shall be subject to all business license requirements, including any requirements that are specific to medical cannabis pharmacies.

17.62.040 Cannabis Production Establishments

The following standards apply to all cannabis production establishments:

A. Generally.

1. Cannabis production establishments shall comply with all state law requirements, including those related to security, access, licensing, advertising, and operations.
2. A cannabis production establishment shall comply with the land use regulations for the zoning district in which it is located.
3. Cannabis production establishments shall not be located in or within 600 feet of a district that is zoned as primarily residential or within 1,000 feet of a community location measured from the nearest entrance to the cannabis production establishment following the shortest ordinary route of pedestrian travel to the boundary of the community location or residential zone.
4. Cannabis production establishments shall be designed to filter inside air exchanges to the outside through air filter systems to prevent the emission of dust, fumes, vapors, odors or waste into the environment.
5. An applicant for a land use permit to operate a medical cannabis pharmacy shall comply with the land use requirements and application processes described in the [Utah](#) Municipal Land Use, Development, and Management Act, ~~as amended, of, Utah Code Ann. § 10-9a-101, et seq.;~~ and the West Bountiful Municipal Code.
6. Each cannabis production establishment shall obtain a city business license before conducting business within the city and shall be subject to all business license requirements, including any requirements that are specific to cannabis production establishments.

17.08.120 Appeal From Decision Of Land Use Authority

1. Exclusive Procedure. Notwithstanding any provision of the Municipal Code to the contrary, any appeal from the decision of a land use authority administering or interpreting a land use ordinance or from a fee charged under this title in accordance with [the Utah Municipal Land Use, Development, and Management Act, of Utah Code Ann. § 10-9a-510](#), as amended, may be made only in accordance with the provisions of this section and any applicable section in Title 16. Any appeal from the decision of a land use authority administering or interpreting the city's geologic hazards ordinance may be made only in accordance with the provisions of this section, subject to applicable provisions of State law, including [the Utah Municipal Land Use, Development, and Management Act, of Utah Code Ann. § 10-9a-703\(2\)](#), as amended. Only those decisions in which a land use authority has applied a land use ordinance to a particular application, person, or parcel may be appealed to the appeal authority.

16.24.030 Appeals

Any person aggrieved by any decision, determination, or requirement of the planning commission, zoning administrator, or city engineer, under this title, or by a fee charged under this title in accordance with [the Utah Municipal Land Use, Development, and Management act, Code Ann. § 10-9a-510](#), as amended, may appeal such decision, determination, requirement or fee to the city council under this chapter in accordance with the appeal procedures set forth in Chapter 17.08. Any person aggrieved by any decision, determination, or requirement of the city council under this title may appeal such decision to district court in the manner provided by law. ~~;~~

16.24.010 Appeal Authority

1. For purposes of requests for a variance under Section 16.24.020, appeals under Section 16.24.030, or appeals from a fee charged under this title in accordance with ~~the Utah Municipal Land Use, Development, and Management Act Code Ann. § 10-9a-510~~, as amended, the appeal authority shall be the city council. Notwithstanding the foregoing, in appeals under Section 16.24.030 or from a fee charged under this title, the city council will act as appeal authority concerning any issue on which the city council has not acted as land use authority. To the extent of any issue on which the city council acted as land use authority, any appeal shall be made to district court in the manner provided by law.
2. The appeal authority shall act in a quasi-judicial manner, shall serve as the final arbiter of issues involving the interpretation or application of land use ordinances under this title, and shall respect the due process rights of each of the participants in the appeal or request for variance. Except as otherwise specifically provided in this chapter, the procedures for appeal, including time for appeal, burden of proof, and standard of review, shall be those set forth in Chapter 17.08.

16.16.040 Vacating Or Changing A Recorded Subdivision Plat

A subdivision plat may be vacated or amended only in accordance with state law as set forth in ~~Section 10-9a-608,~~ the Utah Municipal Land Use, Development, and Management Act Code Annotated, as amended.

16.16.020 Preliminary Plat

- F. Waiver for Minor or Small Subdivisions. Provided the conditions listed in [the Utah Municipal Land Use, Development and Management Act Code Ann. § 10-9a-605](#), as amended, are met and the planning commission has recommended for approval the record of survey map, a subdivider may present his or her survey map directly to the city council for final approval of said subdivision. If the survey map meets with the council's approval, the requirement of preparing a final plat for the subdivision may be waived. Upon this waiver, the subdivider may sell land by metes and bounds, without the necessity of recording a plat. In the development of the subdivision, however, the subdivider must provide such public infrastructure improvements and easements as required by the city and must comply with all of the requirements and specifications set forth by the planning commission and city council as the basis for granting subdivision approval.

Following approval by the city council and receipt of all necessary approvals and signatures, city council must submit a certificate of written approval along with the metes and bounds description for the subdivision, as outlined in [Utah Code Ann. § 10-9a-605](#) [the Utah Municipal Land Use, Development and Management Act](#), if a plat is not recorded for such subdivision.

16.18.010 Purpose

The purpose of this chapter is to comply with [the Utah Municipal Land Use, Development and Management Act, as amended, Code §§ 10-9a-604 to 604.9](#), and to increase administrative efficiency in reviewing subdivision applications for one- or two-family residential use.

17.04.030 Definitions

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this title. The words "used" and "occupied" shall include arranged, designed, constructed, altered, converted, rented, leased or intended to be used or occupied. Words used in this title but not defined herein shall have the meanings as defined in any other ordinances adopted by the city.

“Lot line adjustment” means a relocation of a lot line boundary between adjoining lots or between a lot and adjoining parcels in accordance with ~~UCA Section 10-9a-608~~ [the Utah Municipal Land Use, Development and Management Act, as amended](#), whether or not the lots are located in the same subdivision, and with the consent of the owners of record. "Lot line adjustment" does not mean a new boundary line that creates an additional lot or constitutes a subdivision.

"Subdivision" means any land that is divided, re-subdivided, or proposed to be divided into two or more lots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on the installment plan or upon any and all other plans, terms, and conditions.

1. "Subdivision" includes:

- a. the division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
- b. except as provided in subsection 2., divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

2. "Subdivision" does not include:

- a. a bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel

remaining from the division or partition violates an applicable zoning ordinance;

- b. a boundary line agreement recorded with the county recorder's office between owners of adjoining parcels adjusting the mutual boundary in accordance with [the Utah Municipal Land Use, Development and Management Act, as amended, UCA Section 10-9a-524](#) if no new parcel is created;
- c. a recorded document, executed by the owner of record revising the legal descriptions of multiple parcels into one legal description encompassing all such parcels; or adjoining a lot to a parcel;
- d. a boundary line agreement between owners of adjoining subdivided properties adjusting their mutual boundary in accordance with [the Utah Municipal Land Use, Development and Management Act, as amended, UCA Sections 10-9a-524 and 10-9a-608](#) if no new dwelling lot or housing unit will result from the adjustment; and the adjustment will not violate any applicable land use ordinance;
- e. a bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division is in anticipation of future land use approvals on the parcel or parcels; does not confer any land use approvals; and has not been approved by the land use authority;
- f. a parcel boundary adjustment;
- g. a lot line adjustment;
- h. a road, street, or highway dedication plat;
- i. a deed or easement for a road, street, or highway purpose; or
- j. any other division of land authorized by law.

16.04.020 Definitions

The following words and phrases, as used in this title, shall have the respective meanings set forth hereafter, unless a different meaning clearly appears from the context. Whenever any words or phrases used herein are not defined, but are defined in related sections of the Utah Code or in the zoning ordinances of the city, such definitions are incorporated herein and shall apply as though set forth herein in full.

“Lot line adjustment” means a relocation of a lot line boundary between adjoining lots or between a lot and adjoining parcels in accordance with [the Utah Municipal Land Use, Development and Management Act, as amended, UCA Section 10-9a-608](#) whether or not the lots are located in the same subdivision, and with the consent of the owners of record. "Lot line adjustment" does not mean a new boundary line that creates an additional lot or constitutes a subdivision.

"Parcel boundary adjustment" means a recorded agreement between owners of adjoining parcels adjusting the mutual boundary, either by deed or by a boundary line agreement in accordance with [the Utah Municipal Land Use, Development and Management Act, as amended, UCA Section 10-9a-524](#), if no additional parcel is created and:

- A. None of the property identified in the agreement is a lot; or
- B. The adjustment is to the boundaries of a single person's parcel

“Plat” means a map or other geographical representation of lands being laid out and prepared in accordance with [the Utah Municipal Land Use, Development and Management Act, as amended. Code Ann. § 10-9a-603](#)

"Subdivision" means any land that is divided, re-subdivided, or proposed to be divided into two or more lots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

1. "Subdivision" includes:
 - a. the division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument,

regardless of whether the division includes all or a portion of a parcel or lot;
and

- b. except as provided in subsection 2., divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

2. "Subdivision" does not include:

- a. a bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable zoning ordinance;
- b. a boundary line agreement recorded with the county recorder's office between owners of adjoining parcels adjusting the mutual boundary in accordance with [the Utah Municipal Land Use, Development and Management Act, as amended, UCA Section 10-9a-524](#) if no new parcel is created;
- c. a recorded document, executed by the owner of record revising the legal descriptions of multiple parcels into one legal description encompassing all such parcels; or joining a lot to a parcel;
- d. a boundary line agreement between owners of adjoining subdivided properties adjusting their mutual boundary in accordance with [the Utah Municipal Land Use, Development and Management Act, as amended, UCA Sections 10-9a-524 and 10-9a-608](#) if no new dwelling lot or housing unit will result from the adjustment; and the adjustment will not violate any applicable land use ordinance;
- e. a bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division is in anticipation of future land use approvals on the parcel or parcels; does not confer any land use approvals; and has not been approved by the land use authority;
- f. a parcel boundary adjustment;
- g. a lot line adjustment;
- h. a road, street, or highway dedication plat;
- i. a deed or easement for a road, street, or highway purpose; or

j. any other division of land authorized by law.

MEMORANDUM



TO: Planning Commission

DATE: February 6, 2026

FROM: Kris Nilsen – City Engineer

RE: Belmont Farms Phase 2A Subdivision – Preliminary Plat Subdivision Application

This memo introduces a development that was previously approved as Planned Unit Development (PUD) by the City Council in August of 2025 (see attached Exhibit A, the memo and concept map from the August 2025 City Council Meeting).

Ivory Development has applied for Preliminary Plat Subdivision approval for Belmont Farms Phase 2A subdivision that contains eleven (11) lots and two (2) open space/detention parcels (see attached exhibit B). Phase 2A connects to the west end of 400 N and extends northly along the west side of the RMP corridor. Phase 2A is within the A-1 District and consists of 11.12 acres. The proposed lots meet the A-1 District (zone) requirements, except for the PUD approved smaller/cluster lot areas being less than one (1) acre. The overall density of Phase 2A is one (1) unit per acre where there are eleven proposed lots on the base area of 11.12 Acres.

Purpose. Preliminary Plat Subdivision Application provides a formal review and a 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 are Staff Review Comments.

- 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;

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,
13. Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants;
 - a. **Change the portion of the label on sheet PP-2, Culinary water line in profile at station 1+50.**
 - i. **Change the word “loop” to “lay”.**
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. **A CLOMR Shall be submitted and approved prior to Final Plat Approval**
 - b. **A LOMR Shall be completed prior to occupancy being granted by the City.**
 - c. **Receive an approved West Bountiful City Flood Plain Control Permit/Flood Plain Development Permit prior to Final Plat Approval.**
 - d. **On sheet O-3C, Show the temporary retention basin that is shown on Sheet PP-4.**
 - e. **Add a Note to the Plat and the Construction Drawings indicating all Finished Floor elevations shall be a minimum of two (2) feet above the following two Elevations,**
 - i. **The adjacent designed Mill Creek Top of Bank Elevation (as shown on the approved construction drawings).**
 - ii. **FEMA FIRM elevation 2019 feet.**
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;
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. **Where a specific easement location cannot be determined, the burden is on Ivory to either get a release from the easement holder or identify, with the easement holder's help, the**

exact location of the facilities involved and then get a release for the balance of the property.

6. Satisfactory evidence that all utilities and services will be available 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.

Recommendation By City Engineer:

After reviewing the Preliminary Plat Subdivision Application Submittal, I (City Engineer) recommend Preliminary Plat Subdivision approval by the Planning Commission with the condition that Planning Commission review comments (if any) and Staff Review Comments shall be addressed prior to final plat approval by Staff.

MEMORANDUM



TO: City Council
DATE: May 16, 2025
FROM: Staff
RE: Belmont Farms PUD Application – Ivory Homes

This memo introduces for discussion an application for a planned unit development (PUD) overlay submitted by Ivory Homes for Belmont Farms phases 2A/2B.

The planning commission held a public hearing on the application on May 13th, and following their discussion, forwarded a positive recommendation with conditions to the city council.

There is more work to do on the terms of the proposed development agreement associated with this PUD before it is ready for full consideration. However, staff and the developer agree that council discussion and potential direction is needed at this point in the process.

Summary and Background

A Planned Unit Development (PUD) is an overlay zone intended to allow creative development and community benefits such as “usable open space, higher quality development, diverse housing types, or enhanced rural character.’ Because it is an overlay zone, it is granted at the discretion of the city council following a recommendation of the planning commission.

West Bountiful Municipal Code (WBMC) 17.68 outlines the process for review and adoption of a PUD overlay. If a PUD overlay is granted, a developer must still apply for and follow the subdivision process, using the base zone and any terms granted in the PUD.

In 2022, Ivory Homes was granted approval for Belmont Farms, a 6-lot subdivision at the west end of 400 N between 1450 W and the Rocky Mountain Power corridor. This was a traditional subdivision that met the requirements of the A-1 zone. Ivory Homes owns an additional 110 acres west of the power corridor.

On Thursday, May 1st, 2025, Ivory Homes applied for a PUD overlay for 21.14 acres for Belmont Farms 2A and 2B. This PUD would allow for 19 lots, with no request for bonus density.

Analysis

As the granting of a PUD is a legislative act, the primary analysis should be whether benefits to the community warrant the flexibility requested. This memo will review 1. the potential community benefits, 2. the requested design flexibility, and 3. the public hearing and planning commission recommendation.

Proposed Community Benefits

Ivory's application for this PUD places heavy emphasis on the community benefit of rural character and theme. Other benefits include quality architecture, upgraded building materials, 1.25 acres of open space, and an entrance feature. The following subsections review these benefits in context of WBMC 17.68.

- A. Ivory Homes asserts that their proposed PUD will benefit the community by preserving and enhancing the rural character of the area through thoughtful design and architectural elements. They emphasize the use of upgraded, high-quality exterior materials such as brick, stone, and composite wood products, specifically excluding vinyl siding to support the rural aesthetic. Their application outlines several specific features intended to achieve this goal:
- Installation of a 4-foot white split-rail fence along an equestrian trail to reinforce a traditional rural feel.
 - Street tree planting located behind the sidewalk to create a uniform tree canopy and help establish a distinct sense of place for each street.
 - Use of a rural road cross-section that includes ribbon curbs and landscaped drainage swales, contributing to the overall rural design theme.
- B. **Streets and Connectivity:** The application includes plans for improved vehicular and pedestrian connectivity. The proposed layout provides access to 400 North and anticipates a future roadway connection northward to 1200 North for street connectivity. The developer originally proposed a 4' sidewalk on one side of the road and a 4' "decomposed granite" trail on the other. The planning commission strongly recommends concrete sidewalk on both sides of the road (and the developer is fine with this).
- C. **Parking and Garages:** The proposed PUD emphasizes enhanced curb appeal and visual consistency by requiring courtyard-style garages, including painted doors and windows. These design choices are intended to reduce the visual prominence of garages and contribute to neighborhood beautification. RV parking is permitted but must be located behind the front plane of the home to minimize visibility from the street. Additionally, each home will include a driveway sized to accommodate at least two vehicles, helping to minimize the need for on-street parking.

D. Recreational Amenities Provided: The proposed plan includes a brief reference to open space, including a 0.44 acre parcel landscaped with sod and a monument entrance sign, and a 0.8 acre parcel landscaped as a detention basin.

Design Flexibility

According to the application, Ivory Homes is looking for the following design flexibility:

A. Lot Sizes. The standard minimum lot size in the A-1 zone is 1 acre (43,560 square feet). Ivory Homes is requesting the following lot sizes (smallest to largest):

Lot	Size	Acres
203	23,064	0.53
201	23,692	0.54
206	23,894	0.55
207	24,612	0.57
202	25,891	0.59
204	30,436	0.70
301	34,333	0.79
302	35,675	0.82
209	37,590	0.86
210	37,590	0.86
208	38,850	0.89
205	39,900	0.92
307	43,423	1.00
303	43,706	1.00
304	44,214	1.02
306	47,287	1.09
211	48,895	1.12
305	58,856	1.35
308	65,506	1.50

Notably, the PUD is divided into two phases: 2A and 2B. In phase 2A, only 1 of 11 lots meets the 1-acre standard; whereas, in phase 2B, 6 of 8 lots are 1 acre or larger.

Staff view the size of lots to be a policy question and recognizes that differentiation in sizes can help create variety and quality in a subdivision.

B. Roadway Cross Section. WBMC 16.12.040 and the city’s “Minimum Construction Standards’ govern the width, pavements, and other elements associated with road cross sections in the city. The following is a summary of the differences requested:

1. Width of pavement: For a 50’ road, the city’s pavement standard is 29’. Ivory’s original request was 25’. For a 66’ road, the city’s standard is 45’, they originally

called for 41'. After the planning commission meeting, Ivory Homes updated their submission to show the city's standard.

2. Sidewalk: The city's standard is a 4' concrete sidewalk. Ivory is requesting/offering a 4' "trail" of decomposed granite along one half of the 50' road.
3. Curb: The city's standard is a 6' high back curb. Ivory is requesting a ribbon curb with a 4.5' drainage swell. The original submission had this swell at 6' when the asphalt width was 25'.
4. Storm drainage. City standards include sections for a storm drainage system with collection boxes, cleanouts, pipes, etc. Ivory Homes request has no storm drain pipe - all the properties will contain their own water, and that the drainage swell will collect and detain any water from the road.
5. Length of dead ends – This will be addressed in the next section.

Staff recognize that flexibility in the road profile may help reach the goal of creating a more rural feel. However, staff has the following notes:

1. Sidewalk/Trail – Staff has significant concerns with the trail in place of sidewalk, and the planning commission concurred. The primary issues are maintenance and usability. The developer is open to either the trail or sidewalk
2. Curb/Swell/Storm drainage. This basic design has functioned fairly well in the Millbridge subdivision, and staff strongly supports the placement of the ribbon concrete border at the edge of the asphalt. Staff would want clear language regarding homeowners responsibility to maintain the swell.

Staff also need storm water calculations showing that the swell can contain the necessary water. The original submission had a 6' swell with a narrower asphalt width. The re-submission with the full 29' if asphalt resulted in a narrower swell. Council should consider carefully what design option would best serve the community.

- C. Access and Length of Dead Ends. City standards limit the length of cul-de-sacs at 400'. Dead ends with future planned connections are limited to 1,000. In the case where these lengths are exceeded, standards call for a secondary access. Ivory is requesting the ability to construct phase 2A with a temporary turnaround and phase 2B with at least a temporary access constructed from the north end of the subdivision to 1200 North. From a fire code perspective, the fire marshal with South Davis Metro Fire has given preliminary approval to these concepts.

While access is always a paramount concern, staff understand the value in maintaining flexibility in the design of the remaining property beyond the proposed phases (the other

90 acres) while allowing property owners to utilize their land. Staff also give heavy deference to the opinions of the fire marshal.

Staff's primary concern with this proposal is the lack of clarity with the future access to the north. Is Ivory Homes proposing/willing to purchase land for this access? Are they relying on the city building a future road? Staff would want very clear language in a development regarding the terms of this future access. Since the planning commission, Ivory Homes has agreed to draft additional proposed language.

- D. Lastly, Ivory is requesting broad flexibility for "any other items shown" in the plans they have provided. Staff believe strongly that all flexibility granted be very clearly described in the development agreement, with exhibits only being used for reference. At the planning commission meeting, Ivory Homes agreed to remove this request.

Public Hearing and Planning Commission Recommendations

As a PUD Overlay is a legislative land use decision, a public hearing on the application was noticed and held at the May 13th planning commission meeting. The planning commission heard from seven residents, all of which expressed concerns or opposition to the proposals. The comments generally centered around:

- Truck traffic associated with the dirt hauling Ivory Homes has had to the property for several years, and the additional traffic that will come from the construction of this development.
- The need for an additional access to the property, with the intent to alleviate traffic on 400 N.
- The desire to maintain the minimum lot size of 1 acre as required in the A-1 zone.

The planning commission carefully considered the public comments made, and discussed the proposed benefits of the PUD overlay. There was significant discussion about the access issued of the property. The commission also discussed in detail the need for the development agreement to bind the developer to the requested 19 lots (so that it doesn't expand in the future), and for no future portions of the land to be developed in a piecemeal fashion (Ivory Homes agreed that its future submission would include the remaining 90 acres). After about two and a half hours on this item, the planning commission made a positive recommendation with the following conditions:

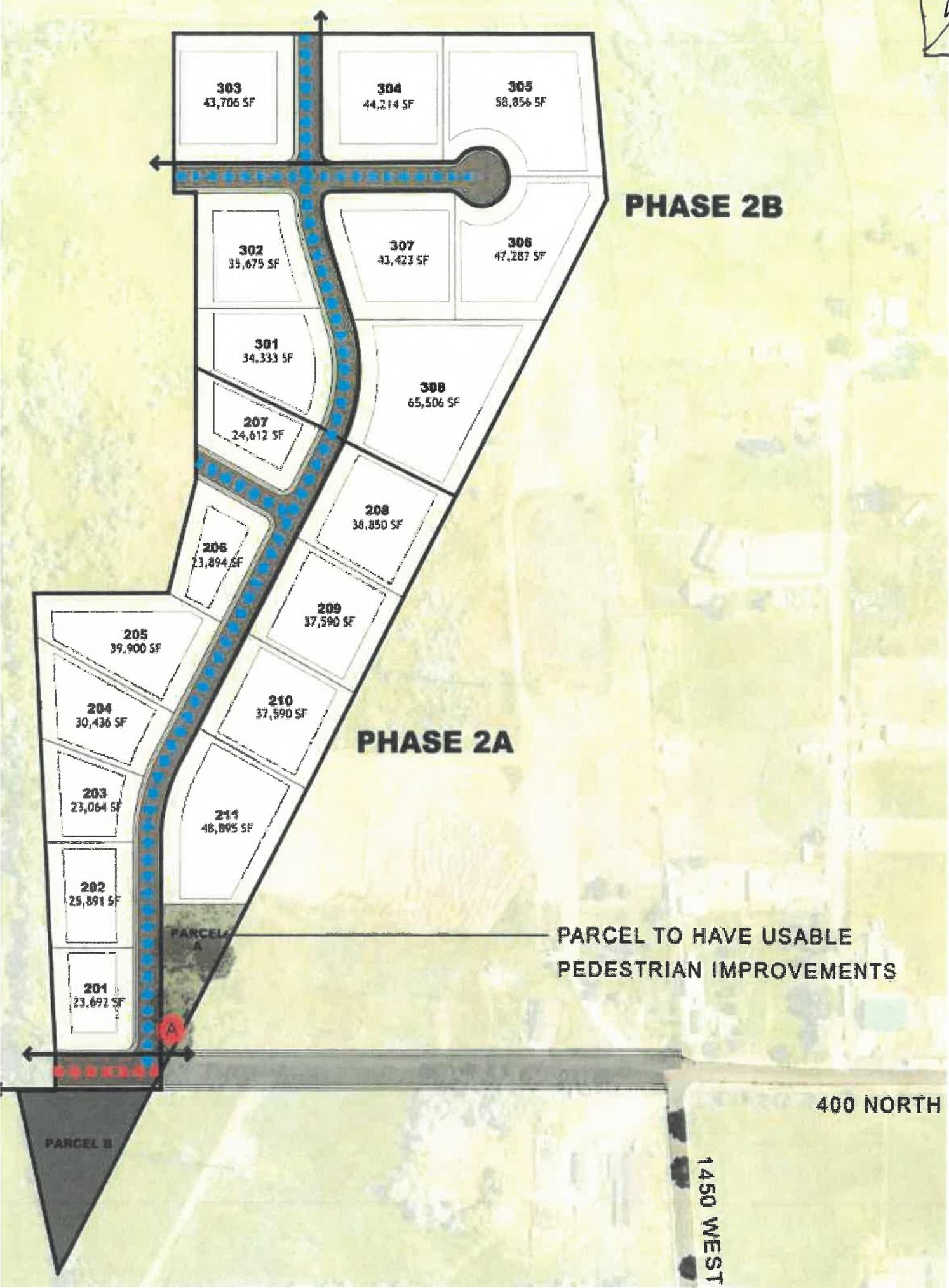
1. The developer negotiate with the city council a very clear access agreement for phase 2B.
2. Concrete sidewalks be installed on both sides of all roads.
3. The development agreement clearly limit Phases 2A/2B to a maximum on 19 lots, with the smallest being at least 0.5 acres and the average being 0.89 acres.

6/8

City Council Direction

A PUD overlay is ultimately a discretionary decision by the city council. In preparing any PUD overlay ordinance and development agreement, it is vital to have direction from the council. Staff intends to seek council direction on the specific items:

- A. Is the council open to the general idea of this proposed PUD overlay?
- B. If so, what specific terms are important to the council related to the proposed future access to 1200 N?
- C. How does the council feel about the proposed street cross section/drainage?
- D. Are there any other items or terms that the council wants to discuss/change?



PHASE 2B

PHASE 2A

PARCEL TO HAVE USABLE PEDESTRIAN IMPROVEMENTS

400 NORTH

1450 WEST

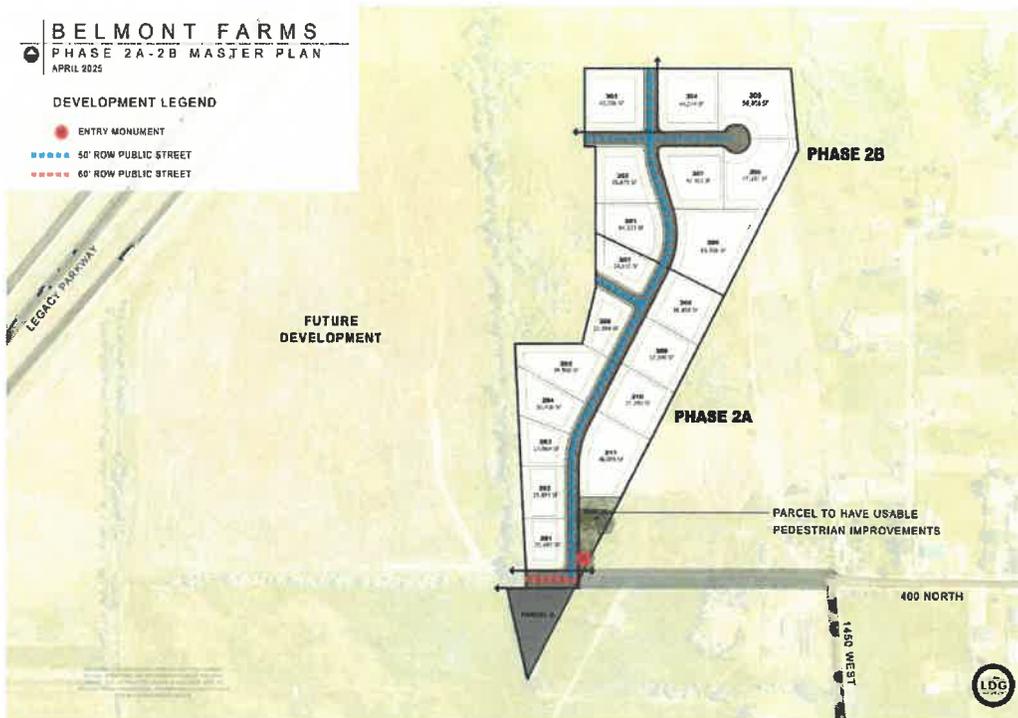
PARCEL B

PARCEL A



Conceptual Site Plan

The Conceptual Site Plan is included in Appendix A. The key features of this plan are the overall project boundary, the proposed lot layout including lot sizes, locations of open spaces, the roadway network with proposed cross sections for the 66' collector road and the 50' local road, and the proposed phasing of the development construction.



Conceptual Building Elevations

The proposed residential homes are illustrated in Ivory's catalog of homes included in Appendix B. This catalog demonstrates the variety of home plans and elevations available in Belmont Farms.

To maintain the rural community theme, the architecture will be limited to traditional styles and materials. More detail to the architectural requirements can be found in the community CC&Rs and the rural aesthetic will be regulated by the HOA.

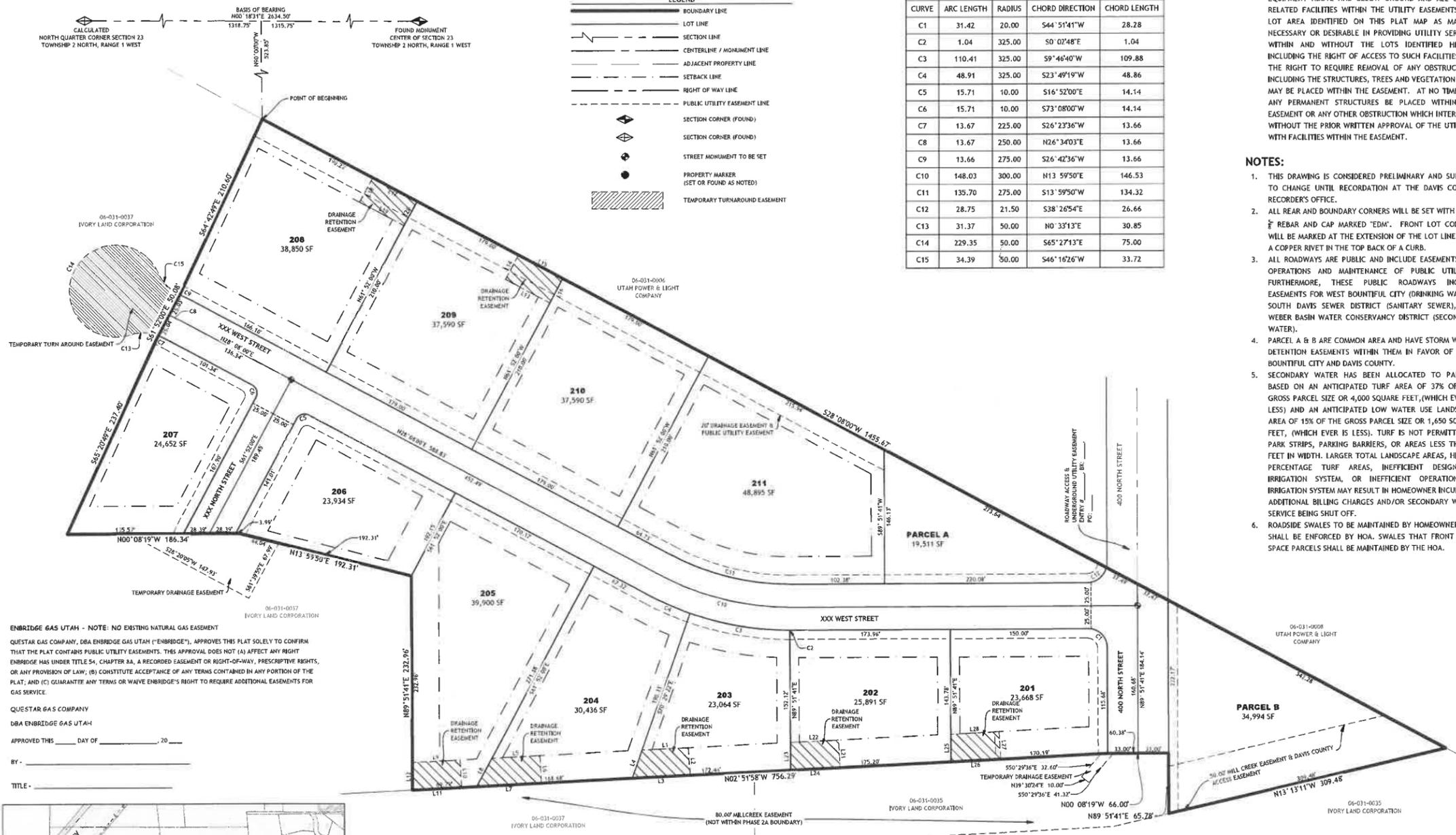
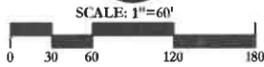
To create a diverse and visually interesting streetscape, the mirroring of home plans for properties that are either adjacent to one another or directly across the street is strictly prohibited. A variety of elevations, roof types, colors, materials, and other architectural features will be used to greatly reduce the impression of repetition. This policy ensures a rich variety and cohesive themes in architectural elevations throughout the development, contributing to a more dynamic and appealing neighborhood aesthetic.

The rural cross section, fencing, and landscaping (park strip, street trees, fence) will provide a cohesive theme and feel to this planned residential development.

Exhibit "B"

BELMONT FARMS PHASE 2A SUBDIVISION LOCATED IN THE NORTHWEST (NW) 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

BASIS OF BEARING:
NORTH 00°18'31" EAST BEARING A FOUND MONUMENT MARKING THE CENTER CORNER OF SECTION 23 AND A CALCULATED MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- PUBLIC UTILITY EASEMENT LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (FOUND)
- STREET MONUMENT TO BE SET
- PROPERTY MARKER (SET OR FOUND AS NOTED)
- TEMPORARY TURNAROUND EASEMENT

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	31.42	20.00	S44°51'41"W	28.28
C2	1.04	325.00	S0°02'48"E	1.04
C3	110.41	325.00	S9°46'40"W	109.88
C4	48.91	325.00	S23°49'19"W	48.86
C5	15.71	10.00	S16°52'00"E	14.14
C6	15.71	10.00	S73°08'00"W	14.14
C7	13.67	225.00	S26°23'36"W	13.66
C8	13.67	250.00	N26°34'03"E	13.66
C9	13.66	275.00	S26°42'36"W	13.66
C10	148.03	300.00	N13°59'50"E	146.53
C11	135.70	275.00	S13°59'50"W	134.32
C12	28.75	21.50	S38°26'54"E	26.66
C13	31.37	50.00	N0°33'13"E	30.85
C14	229.35	50.00	S65°27'13"E	75.00
C15	34.39	50.00	S46°16'26"W	33.72

NARRATIVE:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SURVEYED PROPERTY INTO LOTS, STREETS AND INFRASTRUCTURE IMPROVEMENTS.

UTILITY NOTE:
1. PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN. INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING THE STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE EASEMENT.

NOTES:

- THIS DRAWING IS CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE UNTIL RECORDATION AT THE DAVIS COUNTY RECORDER'S OFFICE.
- ALL REAR AND BOUNDARY CORNERS WILL BE SET WITH A 2" X 1/2" REBAR AND CAP MARKED "EDM". FRONT LOT CORNERS WILL BE MARKED AT THE EXTENSION OF THE LOT LINE WITH A COPPER RIVET IN THE TOP BACK OF A CURB.
- ALL ROADWAYS ARE PUBLIC AND INCLUDE EASEMENTS FOR OPERATIONS AND MAINTENANCE OF PUBLIC UTILITIES. FURTHERMORE, THESE PUBLIC ROADWAYS INCLUDE EASEMENTS FOR WEST BOUNTIFUL CITY (DRINKING WATER), SOUTH DAVIS SEWER DISTRICT (SANITARY SEWER), AND WEBER BASIN WATER CONSERVANCY DISTRICT (SECONDARY WATER).
- PARCEL A & B ARE COMMON AREA AND HAVE STORM WATER DETENTION EASEMENTS WITHIN THEM IN FAVOR OF WEST BOUNTIFUL CITY AND DAVIS COUNTY.
- SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON AN ANTICIPATED TURF AREA OF 37% OF THE GROSS PARCEL SIZE OR 4,000 SQUARE FEET, (WHICH EVER IS LESS) AND AN ANTICIPATED LOW WATER USE LANDSCAPE AREA OF 15% OF THE GROSS PARCEL SIZE OR 1,650 SQUARE FEET, (WHICH EVER IS LESS). TURF IS NOT PERMITTED IN PARK STRIPS, PARKING BARRIERS, OR AREAS LESS THAN 8 FEET IN WIDTH. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.
- ROADSIDE SWALES TO BE MAINTAINED BY HOMEOWNER AND SHALL BE ENFORCED BY HOA. SWALES THAT FRONT OPEN SPACE PARCELS SHALL BE MAINTAINED BY THE HOA.

ENBRIDGE GAS UTAH - NOTE: NO EXISTING NATURAL GAS EASEMENT
QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH
APPROVED THIS _____ DAY OF _____, 20____

BY: _____
TITLE: _____



LINE TABLE

LINE	LENGTH	BEARING
L1	50.87	S02°51'58"E
L2	30.00	S87°08'02"W
L3	63.22	N02°51'58"W
L4	32.44	S70°29'22"E
L5	52.10	S02°51'58"E

LINE TABLE

LINE	LENGTH	BEARING
L6	30.00	S87°08'02"W
L7	70.13	N02°51'58"W
L8	35.00	S61°52'00"E
L9	51.96	S02°51'58"E
L10	30.00	S87°08'02"W

LINE TABLE

LINE	LENGTH	BEARING
L11	53.39	N02°51'58"W
L12	30.03	N89°51'41"E
L13	54.51	N28°08'00"E
L14	30.00	S61°52'00"E
L15	54.51	S28°08'00"W

LINE TABLE

LINE	LENGTH	BEARING
L16	30.00	N61°52'00"W
L17	54.51	N28°08'00"E
L18	30.00	N61°52'00"W
L19	54.51	S28°08'00"W
L20	30.00	S61°52'00"E

LINE TABLE

LINE	LENGTH	BEARING
L21	30.00	N87°08'02"E
L22	52.96	N02°51'58"W
L23	30.03	S89°51'41"W
L24	54.39	S02°51'58"E
L25	30.03	S89°51'41"W

LINE TABLE

LINE	LENGTH	BEARING
L26	54.39	S02°51'58"E
L27	30.00	N87°08'02"E
L28	52.96	N02°51'58"W

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

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

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

CITY ATTORNEY'S APPROVAL
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
DATED THIS _____ DAY OF _____, 20____

WEST BOUNTIFUL CITY ENGINEER DATE
CHAIRMAN, WEST BOUNTIFUL CITY PLANNING COMMISSION
CITY RECORDER CITY MAYOR
WEST BOUNTIFUL CITY ATTORNEY



SURVEYOR'S CERTIFICATE
I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD PROFESSIONAL SURVEY LICENSE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17. I VERIFY ALL MEASUREMENTS AND I HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
BELMONT FARMS PHASE 2A SUBDIVISION
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

10/24/2025
FOR REVIEW ONLY
DO NOT RECORD

4938730
TYLER E. JENKINS
STATE OF UTAH

BOUNDARY DESCRIPTION
A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY PROPERTY LINE OF UTAH POWER AND LIGHT COMPANY, SAID POINT BEING N00°18'31"E 1315.75 FEET AND N90°00'00"W 523.85 FEET FROM THE CENTER OF SAID SECTION 23 AND RUNNING THENCE ALONG SAID WESTERLY PROPERTY LINE S28°08'00"W 1455.67 FEET; THENCE LEAVING SAID WESTERLY PROPERTY LINE N13°13'11"W 309.48 FEET; THENCE N89°51'41"E 65.78 FEET; THENCE N00°08'19"W 66.00 FEET; THENCE N02°51'58"W 756.29 FEET; THENCE N89°51'41"E 232.96 FEET; THENCE N13°59'50"E 192.31 FEET; THENCE N00°08'19"W 186.34 FEET; THENCE S65°27'49"E 237.40 FEET; THENCE S61°52'00"E 50.08 FEET; THENCE S64°42'49"E 210.60 FEET TO SAID WESTERLY PROPERTY LINE AND THE POINT OF BEGINNING.
CONTAINS 11.12 ACRES IN AREA
ROTATE BEARINGS 0 2002° CLOCKWISE TO ACHIEVE NAD 83 DATUM BEARINGS.

OWNER'S DEDICATION
I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS, AND COMMON AREAS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:
BELMONT FARMS PHASE 2A SUBDIVISION
AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO WEST BOUNTIFUL CITY ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY WEST BOUNTIFUL CITY. ALSO, AS OWNER(S) DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT A PERPETUAL NON-EXCLUSIVE EASEMENT OVER PARCEL A AND AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT

ACKNOWLEDGEMENT
ON THE _____ DAY OF _____, 20____, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC COMMISSION NUMBER SIGNATURE
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

BELMONT FARMS PHASE 2A SUBDIVISION
LOCATED IN THE NORTHWEST (NW) 1/4 OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

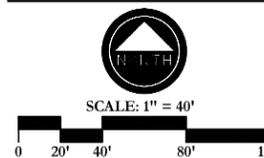
SHEET 1 OF 1

DAVIS COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS,
RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE: _____
DAVIS COUNTY RECORDER

DATE REVISIONS BY



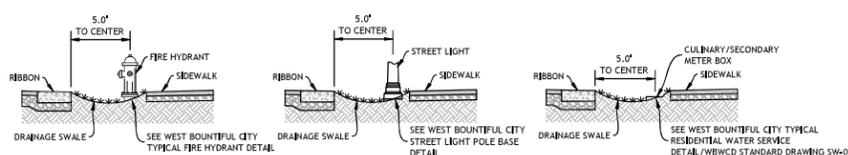
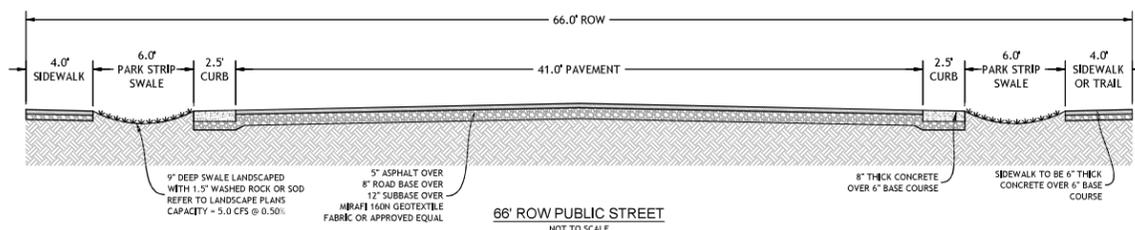
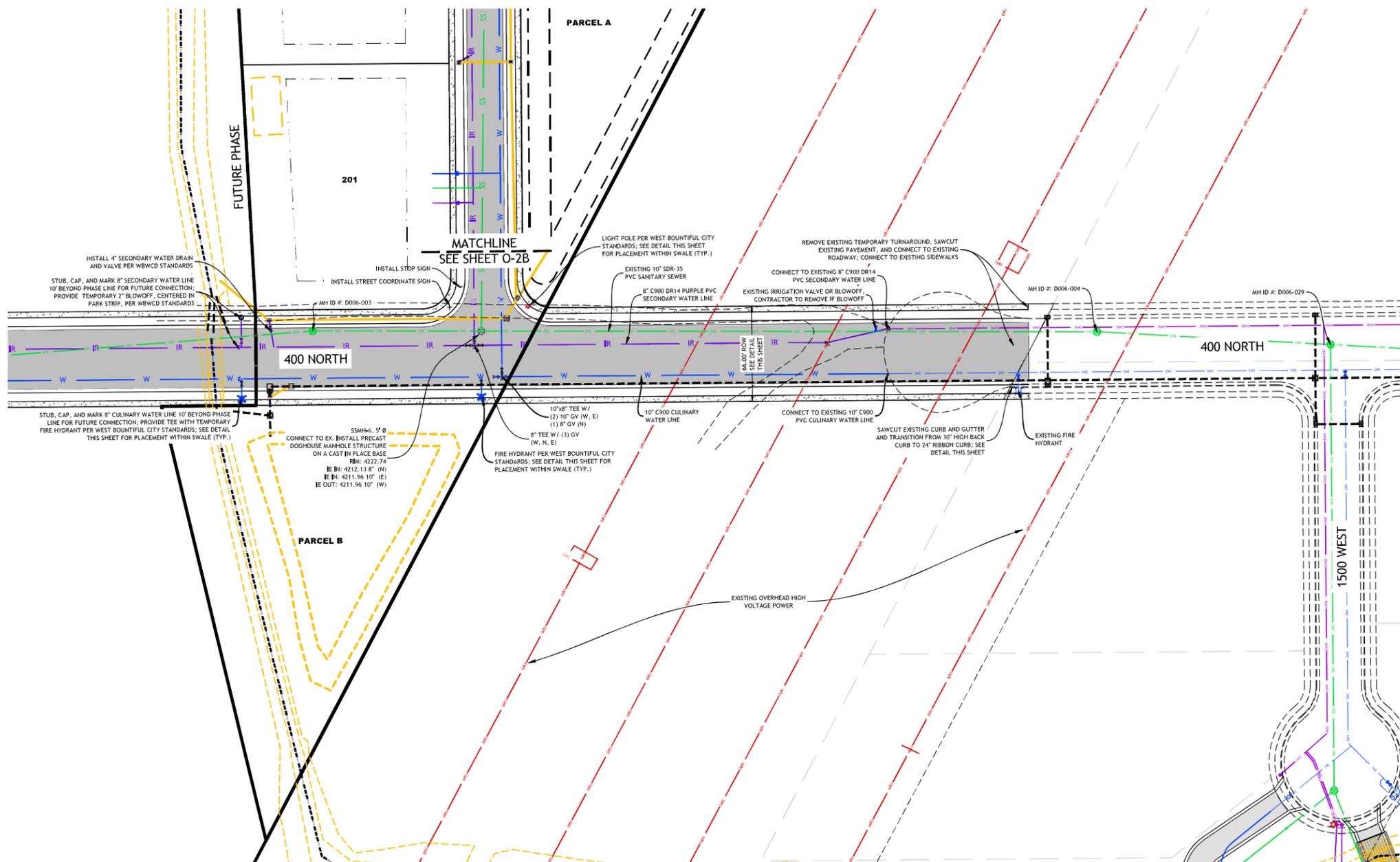
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



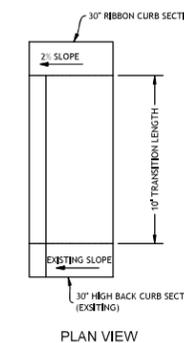
OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



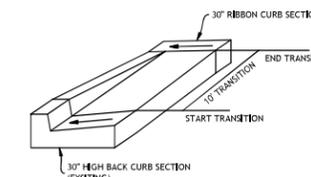
- NOTES:
- All sanitary sewer improvements shall conform with the standards and specifications of South Davis Sewer District.
 - All culinary water improvements shall conform with the standards and specifications of West Bountiful City.
 - All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
 - All storm drain improvements shall conform with the standards and specifications of West Bountiful City.
 - All improvements in the Millcreek Drainage Canal shall conform with the standards and specifications of Davis County Public Works.
 - All improvements in the public right of way shall conform with the standards and specifications of West Bountiful City.
 - All private improvements shall conform to APWA standards and specifications.
 - Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.



UTILITY PLACEMENT WITHIN DRAINAGE SWALE
NOT TO SCALE

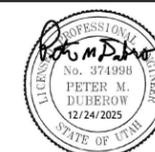


PLAN VIEW



ISOMETRIC VIEW

30" CURB AND GUTTER TRANSITION
NOT TO SCALE

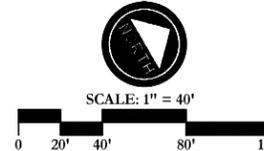


Belmont Farms Phase 2A Site and Utility Plan I

PROJECT: _____
 DRAWN BY: _____ BAG
 REVIEWED BY: _____ PMD
 REVISIONS: _____
 No. DATE REMARKS

DATE: December 23, 2025

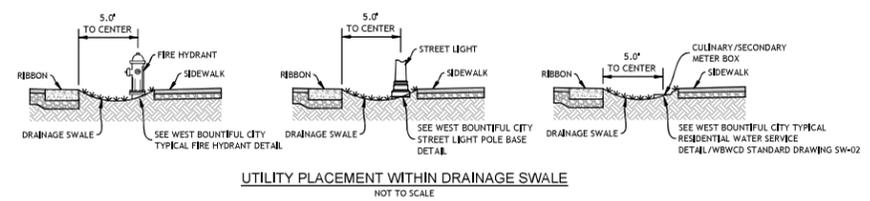
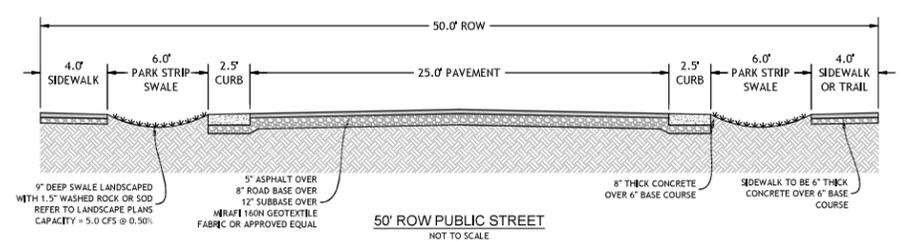
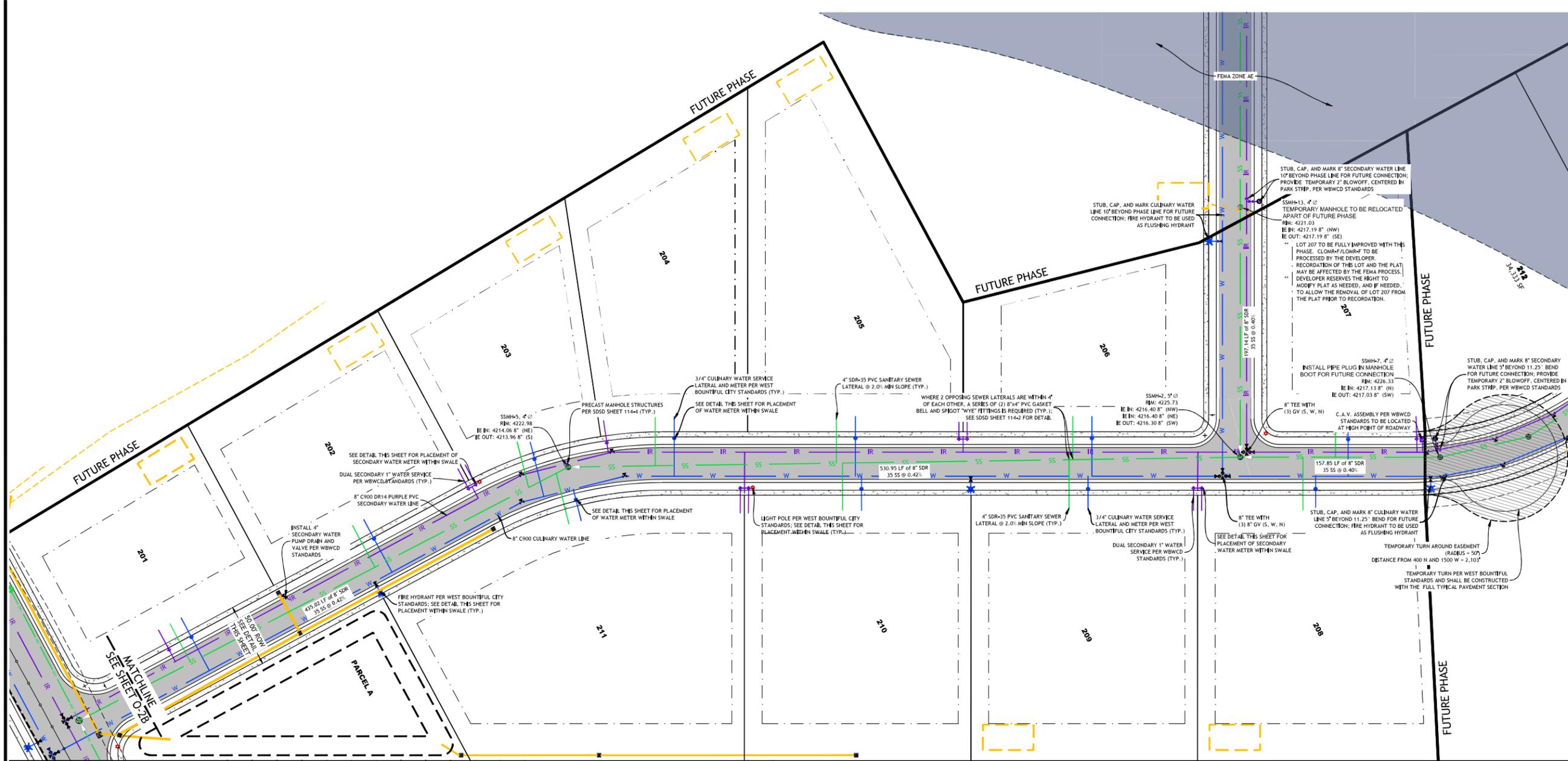
SHEET NUMBER:
O-2A



OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



- NOTES:
- All sanitary sewer improvements shall conform with the standards and specifications of South Davis Sewer District.
 - All culinary water improvements shall conform with the standards and specifications of West Bountiful City.
 - All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
 - All storm drain improvements shall conform with the standards and specifications of West Bountiful City.
 - All improvements in the Millcreek Drainage Canal shall conform with the standards and specifications of Davis County Public Works.
 - All improvements in the public right of way shall conform with the standards and specifications of West Bountiful City.
 - All private improvements shall conform to APWA standards and specifications.
 - Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

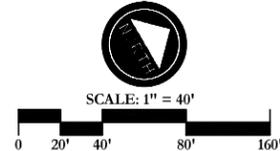


Belmont Farms
Phase 2A
Site and Utility Plan II

PROJECT:	
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: December 23, 2025

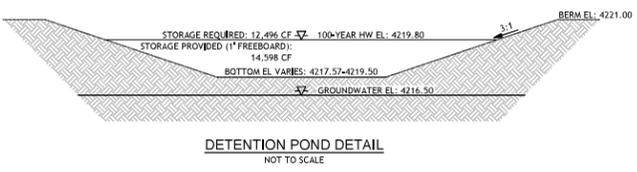
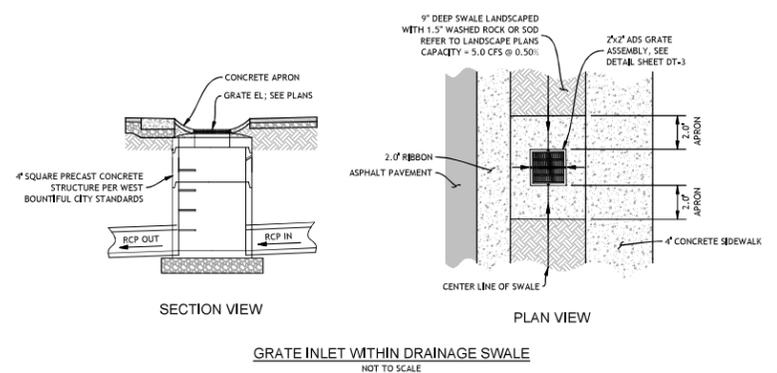
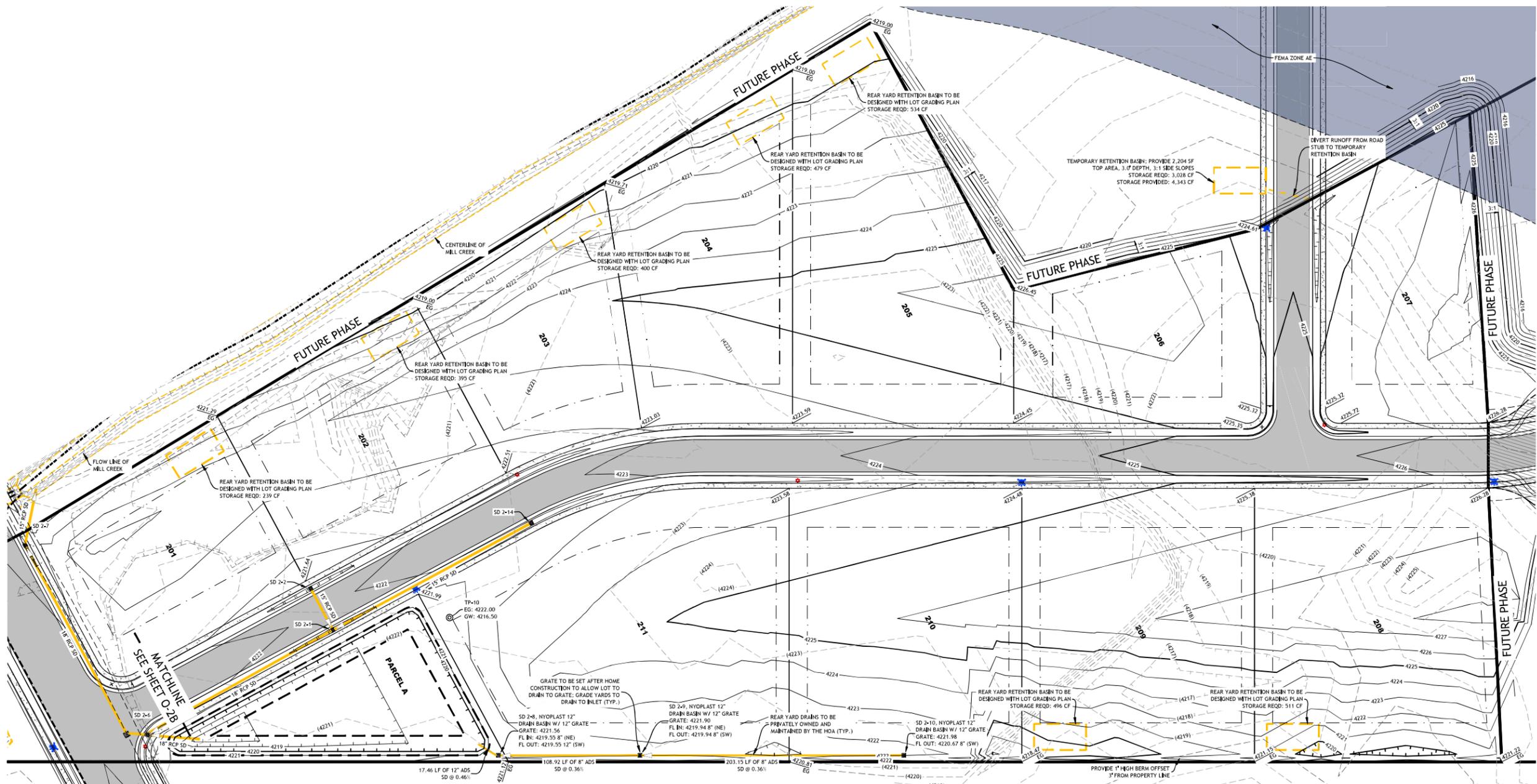
SHEET NUMBER:
O-2B



OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



- NOTES:
- All sanitary sewer improvements shall conform with the standards and specifications of South Davis Sewer District.
 - All culinary water improvements shall conform with the standards and specifications of West Bountiful City.
 - All secondary water improvements shall conform with the standards and specifications of Weber Basin Water Conservancy District.
 - All storm drain improvements shall conform with the standards and specifications of West Bountiful City.
 - All improvements in the Millcreek Drainage Canal shall conform with the standards and specifications of Davis County Public Works.
 - All improvements in the public right of way shall conform with the standards and specifications of West Bountiful City.
 - All private improvements shall conform to APWA standards and specifications.
 - Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.



Belmont Farms
Phase 2A
Grading and Drainage Plan II

PROJECT:	
DRAWN BY:	BAG
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: December 23, 2025
SHEET NUMBER:
O-3B

**West Bountiful City
Planning Commission Meeting**

January 27, 2026

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 January 23, 2026, per state statutory requirement.*

Minutes of the Planning Commission of West Bountiful City held on Tuesday, January 27, 2026, at West Bountiful City Hall, Davis County, Utah.

MEMBERS ATTENDING: Chairman Robert Merrick, Vice Chairman Corey Sweat, Commissioners Dennis Vest, Laura Mitchell, Tyler Payne, Richmond Thornley (alternate), and Council member Julie Thompson.

MEMBERS/STAFF EXCUSED: Alan Malan, Christina Thornley, Korri and Marshall Thornley, ? Dransfield, Julia Barnett

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

PUBLIC ATTENDING:

**Thought/Invocation by Chairman Merrick
Pledge of Allegiance- Commissioner Vest**

- 1. Swearing in of Commissioner Richmond Thornley**
- 2. Confirm Agenda**

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

- 3. Discuss West Bountiful City Code Updates Referencing the Utah Land Use.**

Commissioner packets included a memorandum from Staff dated January 23, 2026 regarding West Bountiful City Code Updates Referencing the Utah Land Uses with a redlined copy of the changes that need to be made. This memo introduces a proposed code update to update references to the Land Use, Development, and Management Act from Utah Code.

Mr. Whiting explained prior to the year 2025, the Utah Municipal Land use, Development, and Management Act (LUDMA) was codified in Chapter 9a of Title 10 of the Utah State Code. LUDMA sets out the framework of how local governments, including municipalities, must regulate land use, development and planning.

Remington informed the commission that during the first special legislative session, the legislature adopted SB 1008. This newly adopted bill renumbered Title 10, Chapter 9a as Title 10 Chapter 20 of the Utah Code.

He noted that throughout the West Bountiful Municipal Code, references are made to Utah Code Title 10, Chapter 9a. To ensure accuracy and avoid confusion, staff recommend updating these references to reflect current state code. There remains a possibility that the newly renumbered code could be renumbered again in the future. After consulting with legal counsel, staff recommend referencing the Utah Municipal Land Use, Development, and Management Act (LUDMA) by name, rather than by specific title and chapter numbers. The redline copies were reviewed by the commission.

Dennis Vest suggested a few changes that were noted by staff.

The Planning Commission directed staff to schedule a public hearing for February 10, 2026, and return with additional options if requested.

4. Discuss Planning Commission's Annual Priorities

Commissioner packet included a memorandum from staff dated January 23, 2026 regarding Planning Commission's Annual Priorities along with a list of suggestions from staff. This memo was intended to facilitate discussion on establishing priorities for the Planning Commission's work for 2026.

Remington Whiting submitted the following list of potential areas that the commission could focus on for 2026. The list included the following:

Preliminary List of Potential Focus Areas: (Note: * items are required to comply with strategies of the Moderate-Come Housing Goals. Other listed items include items that are required to meet the City's adopted General Plan goals).

A. *Adopt Graduated Fee Reductions for Moderate-Income Housing Projects (MIH Goal) – Required to comply with strategy 2 of the Moderate-Come Housing Goals. Must be adopted by the end of 2026.

B. *Consider Update to the PUD Code to Provide a Density Bonus for Projects that include affordable housing (MIH Goal) - Required to comply with strategy 3 of the Moderate-Come Housing Goals. Must be adopted by the end of 2026.

C. *Create a Draft Detached ADU Ordinance for Review by the Planning Commission and the City Council (MIH Goal) – Required to comply with strategy 1 of the Moderate-Come Housing Goals. Must be adopted by the end of 2026. Staff recommend waiting until after the legislative session.

D. Short-Term Rentals – The Commission previously discussed the possibility of addressing short-term rentals in the city code. The code is currently silent on short-term rentals.

E. Update Land Use Fee Schedule – Staff has identified a number of land use fees that may need to be updated or added to the fee schedule.

F. Home Occupation Refinement – Following an audit of unlicensed home occupations, staff have identified several issues not clearly contemplated in the current code. They city may want to continue to refine these regulations.

G. Definition of “Attached” for Structures – Clarify the definition to reduce confusion and ensure consistent classification of “attached” structures.

H. Code Cleanup – Update outdated or incorrect references within the West Bountiful Municipal Code

Remington Whiting pointed out regarding item “F” some situations they have found regarding Home Occupation that is going on currently but are not included as part of our code.

Commission reviewed and discussed these potential items and offered the following additional possibilities:

Dennis Vest suggested that detached structures be included in item “G”.

Laura Mitchell wants to address items that will make staff’s jobs easier.

Tyler Payne supports discussing “E” and “A”.

It was suggested to inquire with City Council regarding Item “D” to see if they are interested in the commission reviewing it. Council member Thompson will take that to the council for discussion. Currently there is no code to prohibit short-term rentals. Staff were directed to research other municipalities that may have a code for this.

Priorities were items D, C, H, and then others as they can be fit on the agenda through the year.

5. Approve Meeting Minutes from January 13, 2026.

Action Taken:

Corey Sweat moved to approve the minutes from January 13, 2026, Planning Commission Meeting as presented. Laura Mitchell seconded the motion, and voting was unanimous in favor.

6. Staff Reports

a. Engineering (Kris Nilsen)

- Miscellaneous bid schedule for the Child Park is being worked on.
- Enbridge wants to begin the first of March laying cement on the island, so they don’t have to use blankets to cover their work. They are still working out issues with laying pipes. Update is pending. Kris will push them for a schedule.

- A few subdivisions will be coming on board soon. Belmont and Thacker specifically.
- James Bruhn 900 West 1600 North is applying for a 2-lot subdivision with a 1.2-acre lot currently.
- Still working out what projects will be worked on.
- Baseball field rental needs to be addressed according to Corey Sweat. Possible signs posting who has reserved the fields. Staff will work on that situation.

b. Community Development (Remington Whiting)

- Building permits have slowed considerably.
- Code enforcement specifically dealing with signs in residential areas.
- Please complete the ethics training if you have not already done so and let me know.

7. Adjourn.

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 8:31 pm. Dennis Vest 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.