

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355

Chairman
Denis Hopkinson

Commissioners
Laura Charchenko
Mike Cottle
Alan Malan
Terry Turner
Corey Sweat, Alt.

**THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS
REGULARLY SCHEDULED MEETING ON TUESDAY, JANUARY 26, 2016
AT 7:30 PM AT THE CITY OFFICES AT 550 NORTH 800 WEST**

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Discuss the Request by Ivory Homes to Amend the Language in the Blended Use (B-U) Zone, and Consider Setting Date for Public Hearing.
3. Staff Report.
4. Consider Approval of January 12, 2016 Meeting Minutes.
5. Adjournment.

Individuals needing special accommodations including auxiliary communicative aids and services during the meeting should notify Cathy Brightwell at 801-292-4486 twenty-four (24) hours before the meeting.

*This notice has been sent to the Clipper Publishing Company, and was posted on the State Public Notice website and the City's website on **January 21, 2016**.*

MEMORANDUM



TO: Planning Commission

DATE: January 7, 2016

FROM: Ben White

RE: B-U Zone Base Density

Ivory Homes has made a request that the City consider increasing the base density in the Blended Use (B-U) Zone to a density greater than one unit per acre. The City requested in the December 22, 2015 Planning Commission meeting, that Ivory provide a concept plan for what a project might look like with an increased density. A site plan showing 178 lots on 123 acres is included with this memo. The Planning Commission should remember that this is a zoning change and not a project review. There is nothing with the proposed request that would bind a current or future property owner to a specific project design.

A Public Hearing will be required before any recommendation to change or not change the base density in the B-U zone can be considered by the Planning Commission. If it is the opinion of the Planning Commission that the base density remain 1 unit per acre in the B-U zone, the property owner is still entitled to due process and may propose specific language for consideration. If the Planning Commission believes that some adjustment to the base density is appropriate for the B-U zone, then that recommendation would need to be determined and drafted.

For reference, the existing municipal code language related to residential units in the B-U zone is included below.

17.26.030 Uses Within Blended Use (B-U) Zone.

D. The following uses shall be permitted for blended use zone projects, subject to approval as required Residential of the following types:

5. Single family dwelling units. The minimum residential lot size in the B-U zone shall be one lot per one (1) acre; this shall not apply to PUDs, which shall be regulated by provisions of Chapter 17.68 of the Municipal Code. Single family dwelling units in the B-U zone shall comply with the building standards and other provisions of Sections 17.16.040 through 17.16.080 of the Municipal Code in this chapter.

IVORY HOMES

978 East Woodoak Lane • Salt Lake City, Utah 84117 • (801) 747-7000 • Fax (801) 747-7090

December 7, 2015

Ben White
West Bountiful City Engineer, Zoning Administrator
550 North 800 West
West Bountiful, UT 84087

RE: Property at 400 North and 1450 West

Mr. White:

As you may be aware, Ivory Development is the contract purchaser of approximately 123 acres of property just west of 1450 West at about 400 North. The specific parcels include 06-031-0007, 06-031-0012, 06-031-0019, 06-031-0023 and 06-031-0034. These parcels are highlighted on the attached Davis County parcel maps.

With a parcel of this size we believe there is a unique opportunity to develop a master planned community that will be a positive addition to West Bountiful City. Our vision is an attractive, well maintained community that considers the rural atmosphere of the city. It will include a blend of residential uses and open spaces unified with high quality architectural standards. We contemplate 1 acre lots providing a buffer for the existing residential uses, ½ acre lots making up the majority of the community, and a pocket of age targeted, maintenance free living.

As part of the project we intend to provide approximately 25 acres of open space (20% percent) and there is a potential to enhance an additional 13 acres within the power line corridor. With these 38 acres we envision:

- 1.5 miles of multiuse trails that connect to the Legacy Trail in multiple locations.
- Improved park areas with playgrounds, ball courts, picnic areas, and other active uses.
- Creating a Club Ivory community amenity which will include a swimming pool and clubhouse.
- Enhancements to Millcreek to make it a community amenity that the neighborhood can interact with.
- Community wide landscaping plan that will integrate the open space plantings, street trees and residential landscaping.
- Additional amenities as appropriate

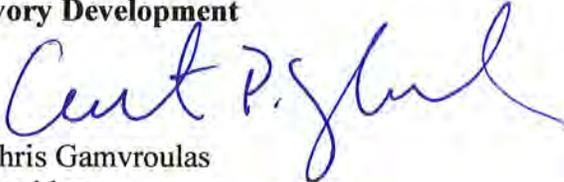
Currently, the Blended Use District does not allow for the flexibility required to accomplish the design of this community as contemplated. The primary constraint is the required minimum lot size of 1 acre. As such, we respectfully request consideration to amend the City's zone text to allow for the additional flexibility needed.

Rather than attempt to identify specific changes to the ordinance with this request, we would like to suggest a series of meetings with city staff and the planning commission. Our goal would be to determine a list of mutually beneficial amendments that allow for the completion of this community as identified.

We look forward to working with West Bountiful City to create this community.

Sincerely,

Ivory Development



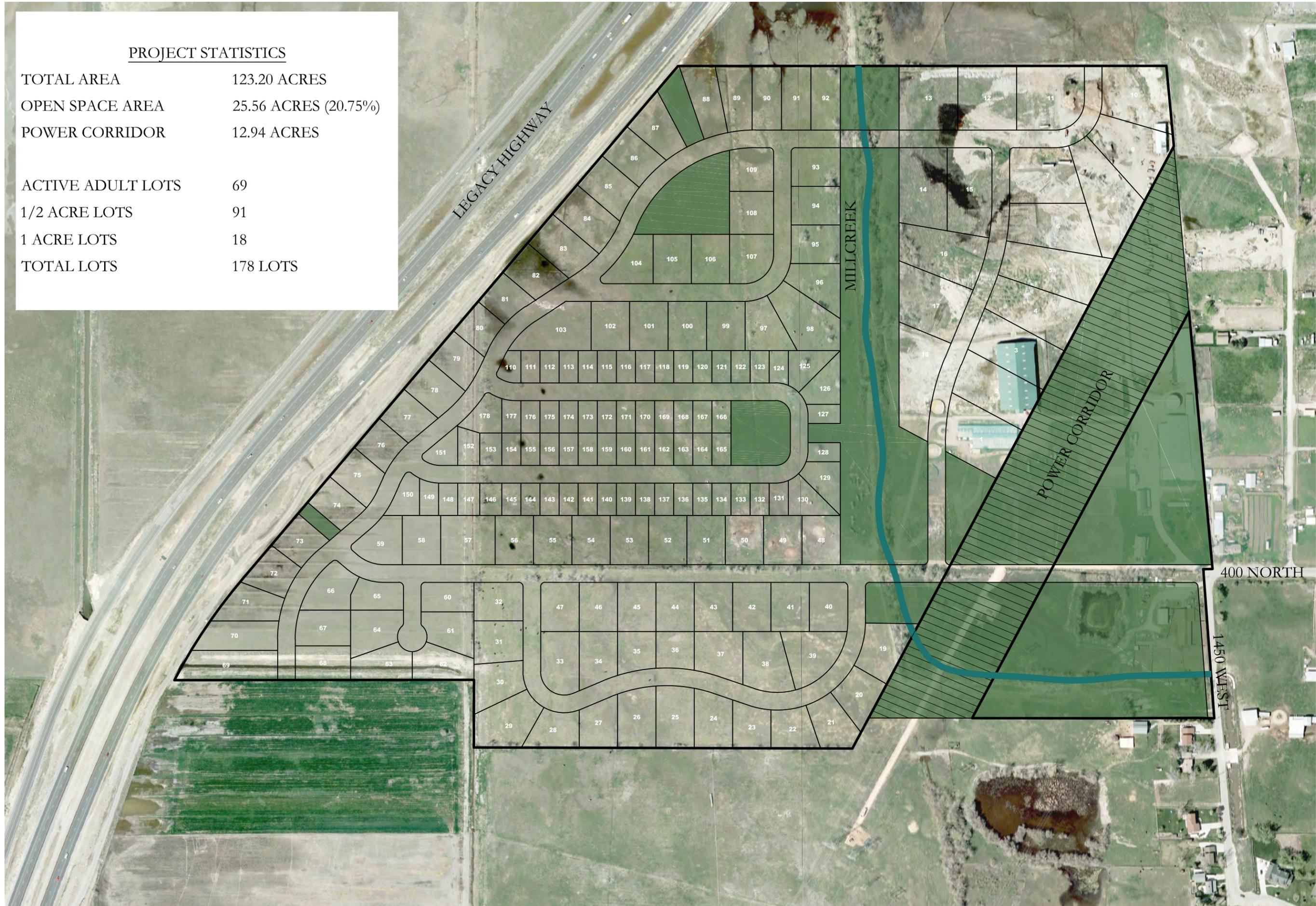
Chris Gamvroulas
President

PROJECT STATISTICS

TOTAL AREA	123.20 ACRES
OPEN SPACE AREA	25.56 ACRES (20.75%)
POWER CORRIDOR	12.94 ACRES
ACTIVE ADULT LOTS	69
1/2 ACRE LOTS	91
1 ACRE LOTS	18
TOTAL LOTS	178 LOTS



SCALE
1"=300'



IVORY HOMES - Concept Plan

1 **West Bountiful City** **PENDING APPROVAL** **January 12, 2016**
 2 **Planning Commission**

3

4 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice
 5 website and the West Bountiful City website, and sent to Clipper Publishing Company on
 6 January 8, 2016 per state statutory requirement.

7 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**
 8 **January 12, 2015, at West Bountiful City Hall, Davis County, Utah.**

9

10 **Those in Attendance:**

11

12 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Vice Chairman
 13 Terry Turner, Laura Charchenko, Mike Cottle, Alan Malan, Corey Sweat
 14 (Alternate) and Councilmember Andy Williams

15

16 **MEMBERS EXCUSED:**

17

18 **STAFF PRESENT:** Ben White (City Engineer), Cathy Brightwell
 19 (Recorder) and Debbie McKean (Secretary)

20

21 **VISITORS:** Nick Mingo, Gary Jacketta, Council member Enquist,
 22 Dennis and Trent Vest

23

24 The Planning Commission Meeting was called to order at 7:30 p.m. by Chairman Denis
 25 Hopkinson. Chairman Hopkinson gave a prayer.

26 **I. Accept Agenda.**

27 Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as posted.
 28 Alan Malan seconded the motion and voting was unanimous in favor among members present.

29

30 **Business Discussed:**

31 **II. Discuss the Request by Ivory Homes to Amend the Language in the Blended Use (B-U)**
 32 **Zone and Consider Setting Date for Public Hearing**

33 Included in the Commissioner's Packet was a memorandum dated January 6, 2016 from Ben
 34 White regarding B-U Zone Base Density with concept site plans.

35 **The staff memorandum included the following information:**

- 36 • Request submitted from Ivory Homes requesting an increase in base density in the
- 37 Blended Use (B-U) zone to a density greater than one unit per acre.
- 38 • City requested Ivory to provide a concept plan for the project showing what the increased
- 39 density request might look like.
- 40 • Attached to the memorandum was a site plan showing 178 lots on 123 acres.
- 41 • Reminder that this is a zoning change and not a project review.
- 42 • The proposed request would not bind a current or future property owner to a specific
- 43 project design.
- 44 • Public hearing is required and owner is entitled to due process.
- 45 • Reference to the existing municipal code language related to residential units in the B-U
- 46 Zone 17.26.030 Uses Within Blended Use (B-U) Zone, D.5

47 Chairman Hopkinson reviewed the memorandum from Ben White with the Commissioners. Mr.

48 White reviewed the proposed request and directed them to the concept site plans provided from

49 Ivory Homes. Ben White also included a copy of current property owner site plan. He also

50 referenced the language in the B-U zone ordinance that would need to be addressed if changes

51 were made to the document.

52 Chairman Hopkinson described the A-1 canal and its function and whereabouts on the property.

53 He pointed out the buffers in the B-U zone on the site map and noted that the top of the zone is

54 1200 North where the Vest property is. He explained the proposed property divisions and lot

55 sizes on the concept plan.

56 Chairman Hopkinson told the Commissioners that the question before them is whether or not

57 they want to consider the proposed changes.

58 **Corey Sweat** explained that his first opinion was in support of the concept but as he reviewed

59 the current proposal he feels that it is too dense.

60 **Mike Cottle** felt West Bountiful residents want to keep the area rural and this is too dense.

61 **Terry Turner** did not feel like the concept supports what the City and Citizen's want.

62 **Laura Charchenko** believes the proposal with smaller lots is not what people on the west side

63 want. She likes the concept as a whole but feels that a PUD could be the avenue for this

64 development without a change to the ordinance.

65 **Alan Malan** does not feel the zoning language needs to be changed, that the PUD ordinance or a

66 development agreement could be the avenue in which this property could be developed.

67 **Nick Mingo** representing Ivory Homes took the stand. He explained that he submitted the
68 concept plans a few weeks ago at the city's request hoping it did not divert attention from the
69 request for zoning change to a general development proposal. He noted that his vision is for the
70 east side of the property (38.5 acres) to be 1 acre lots and open space as a buffer, and moving
71 west blend into ½ acre lots with some higher density in the center of the development, e.g., a
72 gated community with smaller homes and lots. The reason for their request to modify the zone is
73 to support amenities, both as they are constructed and long term as the HOA maintains them. He
74 added that it was clear the City did not want any of these to be city owned or maintained. He
75 reiterated that there is no mention of amenities on this plan because they want to put in what the
76 city and residents want. They are currently conducting a survey to see what the citizen's desire
77 but are thinking about a pool, sports fields, sports courts, equestrian facilities, trails, etc. He
78 asked the Commissioners to keep their minds open and realize this is a concept only to show
79 why the language should be changed and not a specific development proposal. Engineering and
80 other such things have not been addressed yet and will not be until the concept plans are closer to
81 being accepted.

82 Chairman Hopkinson reminded the Commission that this is only a concept and a good start of
83 some ideas for them to consider. He asked the Commissioner's to review the plan from the
84 outside where large lots would be blending into the smaller density lots. He is not comfortable
85 with a development agreement that is out of their hands. They need to consider a language
86 change to the B-U zone or hold to the current density and let Ivory Homes proceed with their due
87 process.

88 Mr. Mingo reminded them that he is not asking them to bind themselves to anything. This is just
89 a beginning plan. Ben White reminded them that they are discussing a zoning change. This
90 concept plan is only to provide them an idea of what the project could look like if a language
91 change were allowed to be made.

92 Councilmember Williams asked if a PUD would be necessary if the B-U language was changed.
93 Chairman Hopkinson said that there may still be some need for a small portion of the
94 development to have a PUD.

95 Mr. Hopkinson felt that they have a very good start in moving this forward. He explained a few
96 of the things that would need to be worked out as far as engineering things such as more than one
97 access road into and out of the property. The power corridor will also be difficult to work
98 around.

99 Mr. Mingo said he is not interested in moving to a Public Hearing until they are closer to
100 approving the concept. He asked what the City would like to see changed from these concept
101 plans. Comments were favorable for the Equestrian idea plans. Ms. Charchenko loves the blend
102 from 1 acre to ½ acre but feels there may be a challenge with the density on the inner part of the

103 development. She explained how she believes the citizen's of West Bountiful think in regards to
104 high density and animals. Mr. Malan likes the connection of trails and also connection to the
105 subdivision to the east.

106 Mr. White reminded the Commission that this is not about concept but about a language change.
107 Some discussion took place regarding water flow of the A-1 canal and Mill Creek. Mr.
108 Hopkinson suggested that water design could play an important part in bringing the properties
109 together.

110 Chairman Hopkinson requested the discussion be pushed out two weeks and encouraged the
111 Commissioners to continue to consider if they want to do a language change or not. He quickly
112 reviewed some of the consideration they can ponder as they do so.

113

114 **III. Review Concept Proposal for 2-lot Subdivision, Olsen Farms 8, at 1752 N 1100 West**

115 Included in the Commissioner's packet was a memorandum from Ben White dated January 7,
116 2016 regarding the one acre parcel of land between 1100 West Street and Eagle Glenn Circle
117 which has frontage on both streets.

- 118 • Owner, Jeff Olsen desires to divide the acre into two ½ acre lots.
- 119 • This is a two lot subdivision without any right of way to be dedicated so both preliminary
120 and final plat approvals can be done in a single approval.
- 121 • A Public Hearing needs to be set.

122 Ben White informed the Commission that there is no action that needs to be taken tonight but he
123 wanted to inform them of this project. Jeff Olson desires to subdivide this 1 acre lot (that has
124 two frontages) into two lots. Property is located north of James Bruhn's property at 1752 North
125 1100 West. Curb and sidewalk do not exist on 1100 West along the frontage of the property but
126 would be required as part of the subdivision approval.

127 Mr. White noted that a public hearing is required and preliminary and final plat approval can be
128 done at one time.

129 **ACTION TAKEN:**

130 *Alan Malan moved to set a public hearing for the subdivision request at 1752 North 1100*
131 *West, Olsen Farms 8/Jeff Olsen as soon as can be arranged. Mike Cottle seconded the motion*
132 *and voting was unanimous in favor.*

133 Staff will set the hearing as soon as the required paperwork is turned in from Mr. Olsen.

134

135 **IV. Staff Report**

136 **Ben White reported:**

- 137 • Ben White reported that they may see an email for a joint work session with the City
- 138 Council in regards to Ovation Homes. It is tentatively set for 6:00 p.m. next Tuesday
- 139 evening, January 19. More documentation has been requested from the developer and
- 140 what they are offering for bonus density. Chairman Hopkinson stressed the need for
- 141 overflow parking. Packet materials will be provided prior to the meeting.
- 142 • Open bids are in for Pages Lane and look favorable. As weather clears the project will
- 143 begin. Curb and gutter on both sides with bike lanes in both directions. Water line and
- 144 storm drain projects will also be a part of this improvement.
- 145 • Prospector Rail trail is now being maintained and cleared of snow by the City.

146

147 **V. Approval of Minutes for December 22, 2015**

148 **ACTION TAKEN:**

149 *Laura Charchenko moved to approve the minutes dated December 22, 2015 as presented.*
 150 *Alan Malan seconded the motion and voting was unanimous in favor.*

151

152 **Adjournment**

153 **ACTION TAKEN:**

154 *Alan Malan moved to adjourn the regular session of the Planning Commission meeting at*
 155 *8:25 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.*

156

157

158
 159 The foregoing was approved by the West Bountiful City Planning Commission on January 26, 2016, by
 160 unanimous vote of all members present.

161 _____

162 Cathy Brightwell - City Recorder

163