

**West Bountiful City  
Planning Commission**

**October 28, 2014**

**Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website and the West Bountiful City website, and sent to Clipper Publishing Company on October 24, 2014 per state statutory requirement.

**Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, October 28, 2014, at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**

**MEMBERS PRESENT:** Chairman Denis Hopkinson, Terry Turner, Alan Malan, Laura Charchenko, and Corey Sweat-alternate

**MEMBERS/STAFF EXCUSED:** Mike Cottle, Kelly Enquist (City Council)

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

**VISITORS:** Mark Preece (City Council), Eric Eastman

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

**I. Accept Agenda**

Chairman Hopkinson reviewed the agenda. Terry Turner moved to accept the agenda as discussed. Alan Malan seconded the motion. Voting was unanimous in favor.

**Business Discussed:**

**II. Discussion of West Centerville Neighborhood Plan - Councilmember Preece**

Included in the Commissioner's packet was a memorandum dated October 23, 2014 from Cathy Brightwell/Ben White regarding the West Centerville Neighborhood Plan along with a draft copy of a letter that will be sent to Mayor Paul Cutler and Centerville City Council from West Bountiful Mayor and City Council and a copy of a flyer from Centerville City regarding information about the development and advertising an open house that has since passed. The packet also included a three page handout with attached site plan of the proposed area from

Centerville City with information from a Strategic Property Owners Meeting held on October 16, 2014 and a report from a survey taken regarding the development.

The memorandum included the following information:

- Centerville began considering a General Plan amendment last May that consists of mixed development including office, retail, gas/convenience stores and multi-family dwellings. This development is located in West Centerville (east of Legacy Parkway and south of Parrish Lane).
- The project is implementing a Transit Oriented Development area that would include a future transit stop for the Frontrunner.
- Several proposals are being considered, however one such proposal would consist of high density residential development for up to 7000 residents.
- This project has a huge impact on West Bountiful.
- Some West Bountiful citizens have become greatly involved.
- Two meetings have been set regarding this issue: Wednesday, November 12- Public Hearing at the Planning Commission level; Wednesday, November 19- Special Planning Commission Meeting and Public Hearing
- West Bountiful Mayor and Council will send a letter to Centerville Mayor and Council asking for a meeting that would help our two cities work jointly toward a solution for this project.

Chairman Hopkinson invited Councilmember Preece to give us an update and information regarding the West Centerville proposed development which is proposing high density housing for upwards of 7000 people. Mr. Hopkinson invited the Commissioner's to look at a site plan regarding the development and where our city boundaries intersect. Mr. White noted that the rear yards of the properties on 2350 North are in West Bountiful and the Landscaping Business to the north begins the boundary of Centerville City.

Chairman Hopkinson explained that the existing complex of housing is nowhere near the density that this new project would have. Storage Units would be removed in order to create development. This is not planned to be a low income housing development.

Councilmember Preece informed the Commission that some of these apartments would have 3 bedrooms with 2 parking stalls per unit, unlike the apartment complex by the movie theatres that only allow one parking space per unit. Mr. Preece explained how the development came to the table. He stated that in their current Master Plan this type of housing was not planned. The drive for this type of development comes from Centerville planners wanting a Frontrunner Station in this area. They believe that in order to qualify for that station there has to be enough housing in the area to make for the demand. Councilmember Preece referred to a graph that shows how the development would benefit the city. He noted that Centerville could potentially increase their population by 40%.

UTA was represented at the open house that Centerville held. Mr. Preece was told by UTA that this area would not qualify for a train stop for several reasons. He stated that even with 7000 people they would still not consider a stop at this location.

Mr. Preece reported that one of the proposals is for mixed use and the business side of the plan could bring another 4,000 people to the area commuting back and forth from work. This is a huge impact on our city.

Mr. Preece reported that Centerville does not seem interested in including us in the planning stages at all. He does not have much hope that they will listen to our concerns. The letter drafted from our Mayor and Council will be reviewed on Tuesday night and then sent to Centerville in hopes that they will desire to meet with us and include us in the planning process.

Some discussion took place regarding some of the West Bountiful properties abutting Centerville. Councilmember Preece stated that many West Bountiful residents are upset over this proposed development.

Chairman Hopkinson stated that we can raise impact issues of safety, health and welfare that affect our community, and the impact development will have on our school and parks. He referred to some of the other communities that have had great impact on cities in a negative way because of their large development.

Councilmember Preece stated that a lot of West Bountiful citizens have sent passionate letters regarding their negative feelings about this large of a development. Chairman Hopkinson encouraged everyone to support the public hearing meetings that are being held.

### **III. Discussion of General Plan Proposed Update Process.**

Chairman Hopkinson asked staff for their update regarding this process. Ben White reminded that the real focus for the General Plan is on land use and everything else falls into place from there. Mr. Hopkinson would like to develop a recommended timetable for the City Council to consider.

Each Commissioner received a CD of the General Plan last week. Mr. Hopkinson asked the Commission how they felt as they have reviewed the General Plan:

- **Corey Sweat** has begun reading through the Master Plan but would like to review it at least a couple of times before he states his opinion.
- **Terry Turner** hopes that the process includes a macro prospective. He needs to further study it to make sure of what changes he would suggest.
- **Laura Charchenko** has read through the General Plan and would like to know if it is necessary to rework the plan or do we just need to tweak it a bit. She is in awe of how much time and effort it must have taken to develop such a document.
- **Alan Malan** wants to see the Blended Use Zone language put into the General Plan. He pointed out that we should get a mission statement and possibly update the theme of the current General Plan.
- **Chairman Hopkinson** suggested that maybe we just need to do some tweaking including the addition of the Blended Use Zone that has been added since the last updated General

Plan. He encouraged the Commission to continue to study the General Plan and see what direction they would like to take this.

**IV. Land Use Case Review – Ben White**

Mr. White shared two legal cases on Referendums; Legislative versus Administrative decisions. He gave examples of the Public overturning decisions made by the legislative body by vote of ballot. Referendums have a place in the system but can be dangerous when people are using emotions and lack of knowledge to override a decision.

**V. Staff Report**

- **Cathy Brightwell** informed the Commission that the next scheduled meeting will be November 25<sup>th</sup> since t November 11<sup>th</sup> is a scheduled holiday.
- **Chairman Hopkinson** asked Ben White to look into all the signage that has been put up in the north Commons area. He noted that it has become excessive.

**VI. Approval of Minutes of August 12, 2014.**

**ACTION TAKEN:**

**Laura Charchenko moved to approve of the minutes dated October 14, 2014 as presented. Alan Malan seconded the motion and voting was unanimous in favor among those members present.**

**VI. Adjournment**

**ACTION TAKEN:**

**Alan Malan moved to adjourn the regular session of the Planning Commission meeting. Laura Charchenko seconded the motion. Voting was unanimous in favor. The meeting adjourned at 8:28 pm.**

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The foregoing was approved by the West Bountiful City Planning Commission on November 25, 2014, by unanimous vote of all members present.

Cathy Brightwell

Cathy Brightwell – City Recorder

