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
Corey Sweat
Dennis Vest, Alternate

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING AT 7:30 PM ON TUESDAY, OCTOBER 8, 2019 AT THE CITY OFFICES

Prayer/Thought by Invitation

1. Accept Agenda.
2. Public Hearing – Updates to the General Plan, Including a Land Use Element, a Transportation and Traffic Element, and a Moderate-Income Housing Element.
3. Public Hearing – Proposed Changes to Land Use Fees in the Consolidated Fee Schedule.
4. Public Hearing – Proposed Changes to Recording Requirements for Accessory Dwelling Units – WBMC 17.82.040.
5. Conditional Use Permit for *Arts & Smarts for Little Hearts* at 764 W 2300 North.
6. Consider Tailgate Acres 4-lot Subdivision at 140 S 1100 West.
7. Consider Updates to Land Use Fees in Consolidated Fee Schedule.
8. Consider Accessory Dwelling Units/County Recording Requirements.
9. Consider Updates the West Bountiful General Plan.
10. Staff report.
11. Consider Approval of Minutes from September 24, 2019 Meeting.
12. Adjourn.

- -

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 October 7, 2019 by Cathy Brightwell, City Recorder.

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NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, October 8, 2019 at 7:30 p.m., or as soon thereafter as agenda allows, at 550 N 800 West, West Bountiful.

The purpose of the hearing is to receive public comment regarding proposed updates to the West Bountiful General Plan including a land use element, a transportation and traffic element, and a moderate-income housing element based on requirements in UCA 10-9a-403.

A copy of the proposal may be viewed on the City website: www.wbcity.org. All interested parties are invited to participate. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder

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NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, October 8, 2019 at 7:30 p.m., or as soon thereafter as agenda allows, at 550 N 800 West, West Bountiful.

The purpose of the hearing is to receive public comment regarding proposed changes to Land Use Fees in the Consolidated Fee Schedule.

A copy of the proposal may be viewed on the City website: www.wbcity.org. All interested parties are invited to participate. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder

Mayor
Kenneth Romney

City Engineer/ Zoning Administrator
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NOTICE OF PUBLIC HEARING

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, October 8, 2019 at 7:30 p.m., or as soon thereafter as agenda allows, at 550 N 800 West, West Bountiful.

The purpose of the hearing is to receive public comment regarding proposed changes to WBMC 17.82.040 Conditional Use for Accessory Dwelling Units.

A copy of the proposal may be viewed on the City website: www.wbcity.org. All interested parties are invited to participate. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder

MEMORANDUM

DATE: October 4, 2019

TO: Planning Commission

FROM: Cathy Brightwell

RE: Conditional Use Permit for Home Occupation – Arts & Smarts for Little Hearts

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Mandi Klein has filed a Conditional Use Permit application and a Home Occupation Business License application to open a preschool in her home at 764 W 2300 North. Ms. Lewis has signatures from surrounding neighbors, none of whom have objections to her plan.

Initially the preschool will be held from 9:30 to 11:30 am with an afternoon session possible in the future. She plans to enroll a maximum of 8 children so traffic will consist of parents dropping off and picking up their children only during those times. Parents will drop their children in front of the house and Ms. Klein will greet them at the gate. If any parent has a need to stay, they can park in the driveway or in front of the house.

The Utah Department of Health does not require a license when care is provided for less than 4 hours per day. The South Davis Fire Agency issued a fire inspection clearance on September 24, 2019, and staff has received a copy of Ms. Klein's Criminal Background Clearance dated September 24, 2019.

Staff believes this preschool meets the requirements of West Bountiful Municipal Code, Chapter 5.28 Home Occupation and Chapter 17.60 Conditional Uses and recommends approval of the Conditional Use Permit.

Affirmative Findings:

1. The proposed use is desirable to provide a service that will contribute to the general well-being of the neighborhood and community;
2. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity, or injurious to property in the vicinity;
3. The proposed use shall not inordinately impact the streets in the area; and
4. The proposed use will comply with the regulations specified in the AR-1-10 zoning ordinance.

Recommended Conditions:

The Conditional Use Permit will be issued subject to:

1. Parents will be told to drop off and pick up their children directly in front of the home, or park in the driveway or immediately in front of the home.
2. No external signage will be used for the preschool.
3. A person who is not a resident of the dwelling shall not be employed to work on the premises.

CONDITIONAL USE PERMIT APPLICATION

West Bountiful City
PLANNING AND ZONING
550 N 800 W, West Bountiful, UT 84087
Phone: (801) 292-4486
Fax: (801) 292-6355
www.wbcity.org

#19-0006

PROPERTY ADDRESS: 764 W 2300 N.

PARCEL NUMBER: **ZONE:** **DATE OF APPLICATION:**

Name of Business: Arts & Smarts For Little Hearts Preschool

Applicant Name: Mandi Klein

Applicant Address: 764 W. 2300 N.

Primary phone: 435-218-9487 Fax Number:

E-mail address: mandiklein19@gmail.com

Describe in detail the conditional use for which this application is being submitted. Attach a site plan which clearly illustrates the proposal. A separate sheet with additional information may be submitted if necessary.

I'd like to start a small home-run preschool. Children will home to my home during class hours 9am-11:30am to play and be taught.

The Applicant(s) hereby acknowledges that they have read and are familiar with the applicable requirements of Title 17.60 of the West Bountiful City Code, pertaining to the issuance of Conditional Use Permits. If the applicant is a corporation, partnership or other entity other than an individual, this application must be in the name of said entity, and the person signing on behalf of the Applicant hereby represents that they are duly authorized to execute this Application on behalf of said entity.

Fee must accompany this application - $20 for Residential Zone, $50 for Business Zone

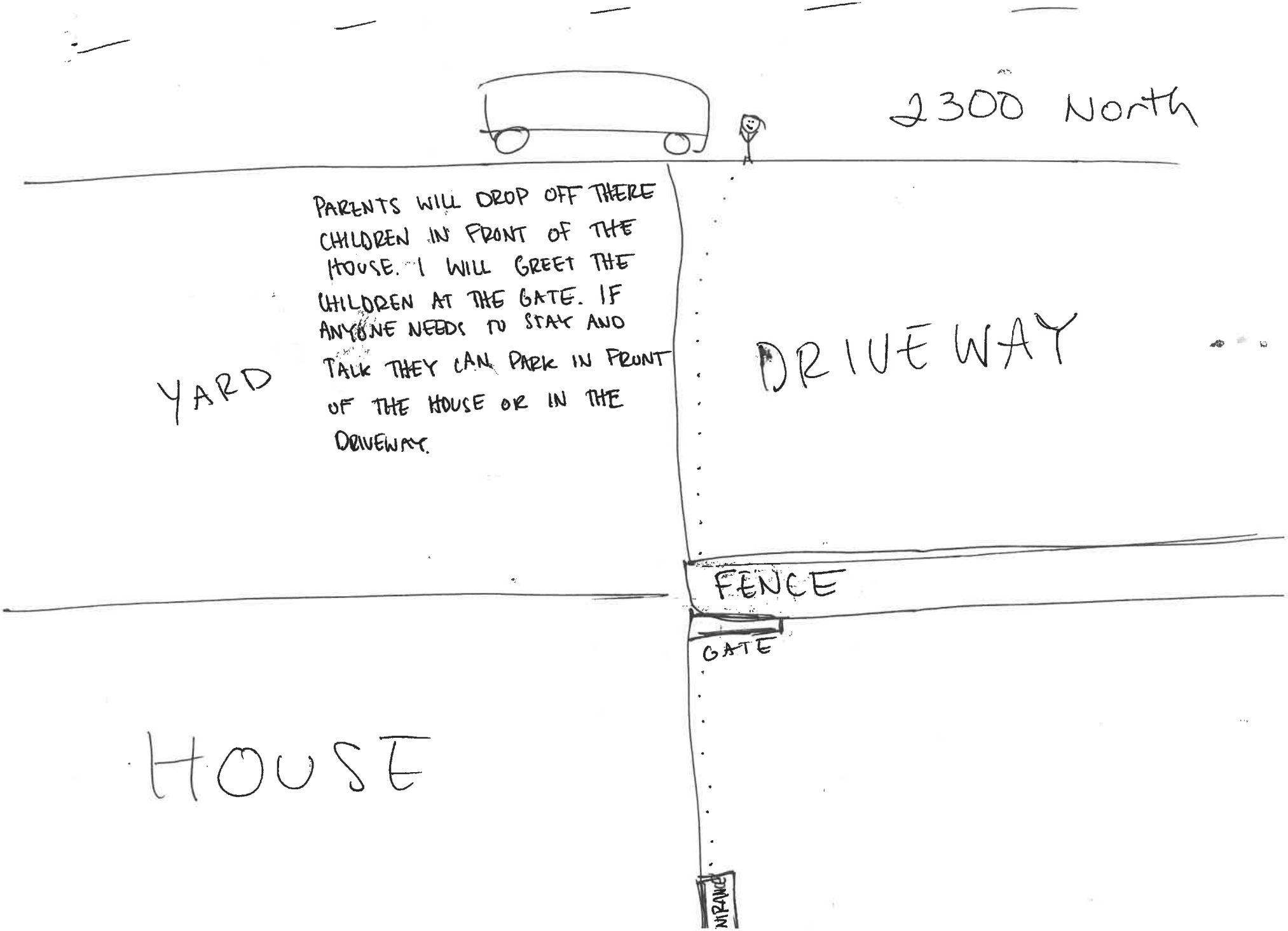
I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge.

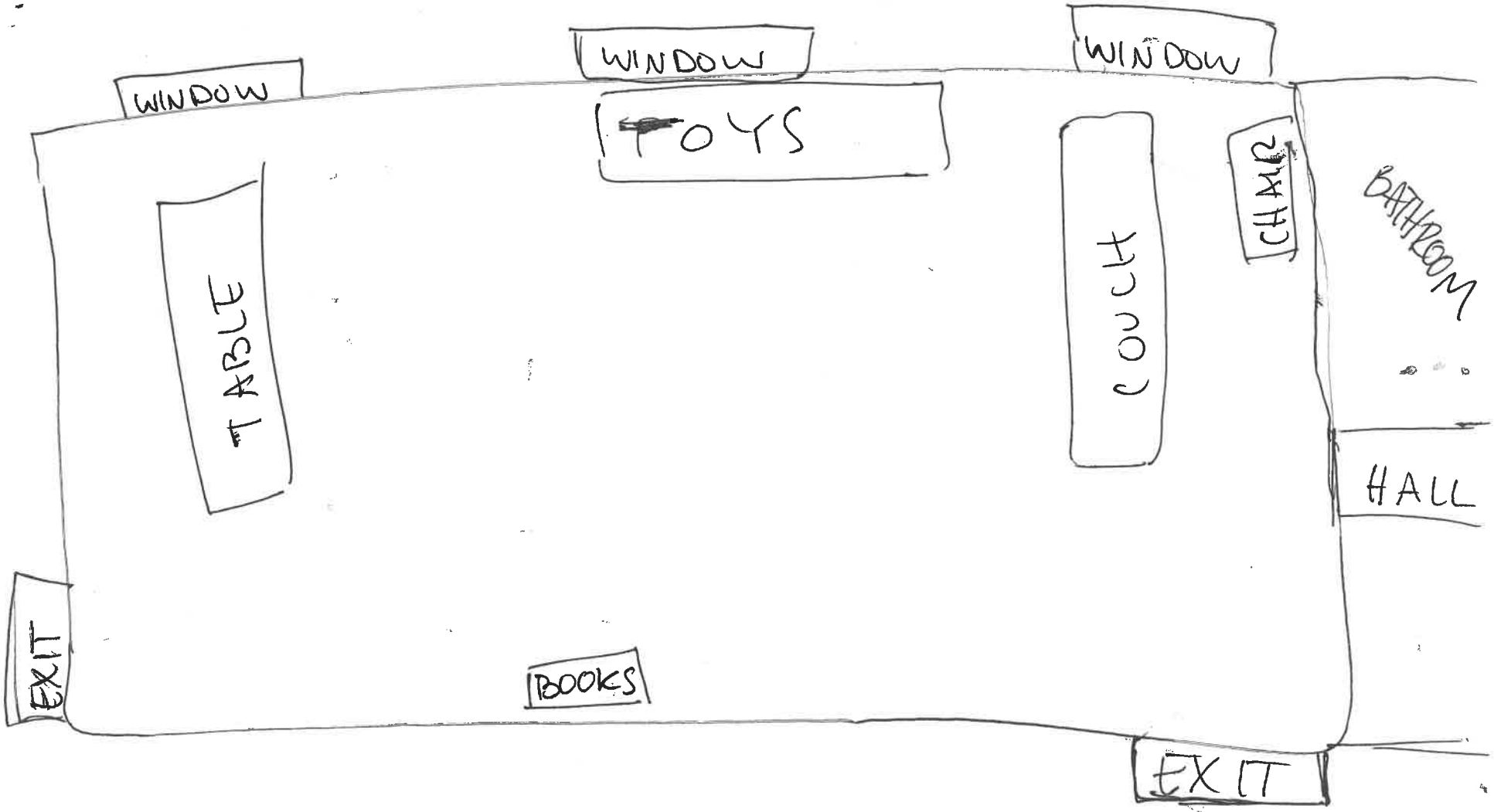
Date: 9/5/19 Applicant Signature: Mandi Klein

FOR OFFICIAL USE ONLY

Application Received Date: 9-25-19 Permit Number: 19-0006
Application Fee Received Date: 9-25-19 Fire Inspection Date: 9-24-19
Permit Approval:

Revised March 2016


2300 North
PARENTS WILL DROP OFF THERE CHILDREN IN FRONT OF THE HOUSE. I WILL GREET THE CHILDREN AT THE GATE. IF ANYONE NEEDS TO STAY AND TALK THEY CAN PARK IN FRONT OF THE HOUSE OR IN THE DRIVEWAY.
YARD
DRIVEWAY
FENCE
GATE
HOUSE
ENTRANCE



IN CASE OF EMERGENCY THERE ARE TWO EXITS WE CAN USE DEPENDING ON THE EMERGENCY. THERE ARE ALSO THREE WINDOWS.

HOME OCCUPATION BUSINESS LICENSE APPLICATION

Please allow 7-10 business days for processing

West Bountiful City
BUSINESS LICENSING DEPARTMENT
550 N 800 W, West Bountiful, UT 84087
Phone: (801) 292-4486
www.wbcity.org

Home Owner Information:

Owner's Name: First: Mandi Last: klein

Address: 764 W. 2300 N. West Bountiful

Email address: mandikleinl9@gmail.com

Home Phone: 435-218-9487 Mobile phone:

Emergency Contact and Phone: 435-218-9735

Business Information:

1. Name of business: Arts & smarts for Little Hearts Preschool

State Tax ID No.: Federal Tax ID No.: 84-2938849

2. Describe the proposed business activity, including hours of operation:

A preschool - hours of operation 9am - 11:30am maybe 1pm to 3pm

3. Name of person(s) participating in business (must reside at the home):

Mandi klein

4. Describe which room(s) or areas of the property will be used, and how they will be used, in conducting this business from your home. List the approximate square footage of such rooms as well as the total square footage of the main floor of your home; if a garage or other accessory structure will be used, list the approximate square footage to be used and the total square footage of the garage or structure:

Main Floor is 1,150 square feet. I will be using the downstairs great room as well as the bathroom and backyard for playing games.

5. Describe how, where, and in what amounts the materials, supplies and/or equipment related to your proposed home occupation will be displayed or stored:

My toys and art supples will be stored in bookshelves in classroom or in the closet downstairs

6. Are any chemicals or hazardous materials used in connection with your home occupation? If yes, state the amount and type of chemicals or materials stored or used.

no.

7. Will individuals come to your home to obtain any product, to utilize any service, or for any other purpose in connection with your proposed home occupation? If yes, please explain:

yes, children will come to my home to play and be taught

8. If your home occupation is a day care center, nursery, or preschool, please state how many children 8 and caregivers 1 will be involved in a typical work day. Please also attach evidence of all licenses, permits, or approvals from federal, state, or local agencies authorizing the day care center, nursery, or preschool.

9. If any vehicles or other equipment will be used in your home occupation, where will they be parked or stored?

no.

10. Do any vehicles or other equipment come to your property in connection with your home occupation? If yes, please explain: just parents dropping off their children.

11. Will the home occupation involve the use of commercial vehicles for delivery of material to or from the premises? If yes, please explain: no.

12. Does the proposed home occupation conform with conditions, covenants and restrictions (CCR's) pertaining to your property? yes. If no, please explain: _____

Applicant Certification:

I hereby apply for a home occupation business license from West Bountiful City in accordance with the provisions of Title 5, West Bountiful Municipal Code. I understand that under certain conditions prescribed in the Municipal Code I may be required to apply for a conditional use permit as well. I acknowledge that before this application may be approved, I must provide the attached notice to the owners of property within a 300 foot radius of the exterior boundaries of the property on which the home occupation is to be conducted. I certify that the above information is true and correct to the best of my knowledge, and that I agree with the attached specific requirements and all other applicable provisions of the Municipal Code. I understand the information on this application may be made available to the public upon request.

Date: 9/5/19

Sign Here: Mandi Klein
Applicant

FOR OFFICIAL USE ONLY

Application Received Date: 9/26/19
Fire Inspection Date: 9/24/19
Health Dept. Inspection: _____

Application fee received: ~~[illegible]~~ NA
Approval Date: _____

NOTICE TO NEIGHBORS

Dear Neighbor: Date of Notice: 9/5/19

This notice is to advise you that Mandi Klein (name of applicant) located at 764 W 2300 N.

has applied for a home occupation business license with West Bountiful City to conduct a business at his or her residence. The nature and description of the proposed business is:

A preschool

Please sign below confirming that you have been notified of the intent to operate this business from the above address.

YOUR SIGNATURE BELOW INDICATES ONLY THAT YOU HAVE RECEIVED THIS NOTICE, NOT THAT YOU APPROVE OF THIS APPLICATION. IF YOU OBJECT TO THIS APPLICATION, YOU MUST FILE A WRITTEN PROTEST AT THE CITY OFFICES NO LATER THAN FIVE (5) BUSINESS DAYS AFTER THE DATE YOU RECEIVE THIS NOTICE.

Signatures of property owners within a 300 foot radius of the exterior boundaries of the intended business location:

Name	Address
[illegible]	741 W 2300 N.
Joseph Runtz II	778 W. 2300 N.
[illegible]	736 W. 2300 N.
[illegible]	753 W 2300 N
[illegible]	753 W. 2300 N.
LEFT WRITTEN NOTICE	750 W. 2300 N.
LEFT WRITTEN NOTICE	765 W. 2300 N.

I hereby certify that the foregoing signatures are genuine. They constitute the signatures of the owners of property within a 300-foot radius of the exterior boundaries of my property, or I have otherwise provided the City satisfactory evidence that this notice has been delivered to all such property owners (i.e., certified letter).

Date: 9/5/19 Sign Here: Mandi Klein
Applicant

MEMORANDUM

TO: **Planning Commission**

DATE: **October 2, 2019**

FROM: **Ben White, City Engineer**

RE: **Tailgate Acres Subdivision**

Summary

Jack Williams lives on 1100 West just south of the recently approved Highgate Subdivision. He owns 11.37 acres which is predominantly in the A-1 zone with the westerly proposed 1.13 acre Lot 4 being in the B-U zone. The proposed development is a little unique.

- All 4 lots contain at least one acre.
- The house on Lot 1 was constructed as a flag lot more than 30 years ago where the only road frontage was 1100 West. With the creation of the Highgate Subdivision, the entire north line of Lot 1 is adjacent to a street right of way. Due to the designation when the house was originally constructed, staff considers the east side of the lot as the front yard and the west side of the lot as the rear yard.
- Lot 2 has 59.46 feet of road frontage. However, at the thirty-foot front setback line, the lot exceeds the minimum 85 ft. required.
- Lot 3 is a 3.85 acre lot which also includes a temporary turn around for 1450 West street.
- Lot 4 is a 1.13 acre lot located in the B-U zone. Staff considers this lot a commercial lot.

Utilities

Lot 1 and 2 Utility Services: water, sewer and irrigation services were stubbed to lots 1 and 2 as part of the Highgate subdivision construction.

1450 West Utilities: A city water line already extended through the proposed 1450 West street extension. The water line was constructed years ago to provide service to the auto auction. The only water line work required is to stub services to Lots 3 and 4. Sanitary sewer and irrigation lines were also installed in the 1450 West extension while the Highgate Subdivision was being constructed. Storm drainage will flow north along the newly constructed 1450 West. There is also a drainage behind Lot 4.

Street Cross Sections

Staff is proposing the standard 50’ wide street right of way which includes a 4’ sidewalk and 4’ park strip on both sides of the road with the sidewalk stopping short of the temporary turn around.

Where this is a dead end street and the owner/applicant does not intend to sell Lot 3 or 4 immediately, he is requesting that the construction of the sidewalk for these two lots be deferred until a building permit application is submitted or until 1450 West is extended further south. Staff is also recommending a note be added to the plat notifying the owner of Lot of the responsibility to remove the temporary cul-de-sac turn around and construct the appropriate curb and sidewalk improvements in the future when 1450 West does extend.

Street Lighting

Highgate has the responsibility to install a streetlight on 1450 West at the south boundary of their development. Staff is not recommending an additional streetlight.

Geotechnical Study

Staff is not recommending a separate geotechnical report for this project. Most infrastructure is already constructed and there has been no indication that conditions vary from what has been observed at Highgate.

Existing Structures

There is an accessory structure straddling the Lot 1 and 2 property line. This structure must be removed as a condition of plat recordation. Also, there are two existing accessory structures on Lot 2 which will need to be removed as a condition of a building permit on that lot. (One is in the front yard setback and one violates the side yard setback).

Possible Motions

A motion to approve the Preliminary and Final Plat which may include the items highlighted in bold text as well as the standard recording requirements listed below.

1. Provide a title report with no objectionable entries;
2. Payment of Inspection fee and storm water impact fee;
3. Post the appropriate improvement bonds;
4. Execute an Improvement Agreement with the City;
5. Deed the required water rights to the City

PRELIMINARY PLAT SUBDIVISION APPLICATION

West Bountiful City

550 N 800 W
West Bountiful, UT 84087
(801) 292-4486
www.wbcity.org

DATE: 9-23-19

SUBDIVISION NAME: ~~Jacob~~ Tail Gate Acres

SUBDIVISION LOCATION: 140 So 1100 W

PARCEL NUMBER: ZONE: TOTAL SIZE:

Property Owner(s): Jack Williams

Developer: Jack Williams

Address: 140 So 1100 W City: W/Bountiful

Primary phone: 801 792 1708 Cell phone: Same

E-mail address(es): None

Property Owner's Statement:

I (We), the owner(s) of the above described parcel(s) hereby authorize Jack Williams, the Developer, to act for and on behalf of the Owner(s) in all appearances before the public bodies, agencies or representatives necessary to execute the purpose of subdividing the property.

Jack Williams
Property Owner Signature

Property Owner Signature

THIS APPLICATION IS CONSIDERED COMPLETE WHEN THE REQUIREMENTS OF WBMC 16.16.020 ARE MET.

FOR OFFICIAL USE ONLY

Preliminary Plat Review fees: Fee pd: $ 1200.00 Date pd: 9/23/19 Received by: MT

($50/lot) = $ 200.00 plus ($100/acre or part) = $ 1,000

Application Complete: _____ Date: _____ Planning Commission Approval: _____
City Engineer

Updated November 2018

TAILGATE ACRES

CONSTRUCTION DRAWINGS

LOCATED IN THE SOUTH HALF OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

GENERAL NOTES

1. THE CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AS FIELD DESIGNATED STORAGE AREAS, STAGING OR ACCESS AREAS, CONSTRUCTION AND MATERIAL WASTE AREAS AND/OR AS APPROVED BY THE CITY ENGINEER.
2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE PROJECT ENGINEER, THE CONTRACTOR, THE CITY ENGINEER, AND THE CITY INSPECTOR.
3. THE CONTRACTOR SHALL, CONSTRUCT ACCORDING TO THE FOLLOWING, AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED IN WRITING:
   –WEST BOUNTIFUL CITY DESIGN STANDARDS–CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS–LATEST EDITION
   –UNIFORM FIRE CODE (LATEST EDITION)
   –UNIFORM BUILDING CODE (LATEST EDITION)
4. THE TERM CONTRACTOR SHALL MEAN ALL CONTRACTORS, SUBCONTRACTORS, AND ALL FOLLOW ON CONTRACTORS. REQUIREMENTS FOR ONE SHALL APPLY TO ALL.
5. ADDITIONAL NOTES THAT ARE SHOWN ON DESIGN OR DETAIL DRAWINGS ARE TO BE ADHERED TO IN THEIR ENTIRETY.
6. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF PROPOSED CONSTRUCTION WITHIN THE UTILITY'S AREA OF RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING HIS CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED AND TO FIELD LOCATE ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
7. GEOTECHNICAL INFORMATION FOR THIS PROJECT MAY BE FOUND IN A GEOTECHNICAL REPORT PREPARED BY WILDING ENGINEERING (REPORT #17055 DATED JULY 20, 2017). THE CONTRACTOR IS REQUIRED TO REVIEW AND ADHERE TO THIS DOCUMENT.
8. THE CONTRACTOR SHALL PROVIDE WEST BOUNTIFUL CITY WITH A COPY OF THE FILED NOTICE OF INTENT (NOI) PRIOR TO CONSTRUCTION.

ROADWAY NOTES

1. UNLESS OTHERWISE NOTED, ROADWAY CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE, AND VEGETATION OF NATURAL TERRAIN.
2. THE IMPORTED STRUCTURAL FILL WITHIN THE ROAD RIGHT OF WAY SHALL BE PER WEST BOUNTIFUL CITY SPECIFICATIONS WITH RESPECT TO MATERIAL TYPE AND COMPACTION.
3. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE NOTED.

DRY UTILITY NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH AND INSTALL BLANK (USUALLY SCHEDULE 80, 4" OR 6" PVC) SLEEVES AT LOCATIONS DEPTHS AND NUMBERS REQUIRED FOR FUTURE UTILITY ROAD CROSSINGS. THESE SLEEVES MAY BE USED FOR POWER, NATURAL GAS, IRRIGATION PURPOSES, TELEPHONE, COMMUNICATION CABLES, ETC. CONCURRENT WITH ROAD CONSTRUCTION, DESIGN DRAWINGS WILL BE FURNISHED TO EACH SERVICE PROVIDER, REQUESTING SUCH, FOR FUTURE SERVICE ROUTING OF THEIR UTILITY. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN EACH UTILITY'S ROUTING DESIGN, FURNISH AND INSTALL CONDUITS ACCORDING TO THE RESPECTIVE UTILITY'S SPECIFICATIONS AND TO PROVIDE NORTHINGS, EASTINGS, AND ELEVATIONS OF SUCH SLEEVES SO THAT THIS INFORMATION CAN BE PLACED ON AS–BUILT RECORD DRAWINGS. NO ROAD CUTS WILL BE ALLOWED AFTER PAVING OPERATIONS HAVE BEEN COMPLETED. ADDITIONAL UTILITY CROSSINGS WILL BE BY BORING, JACKING, AND/OR CASINGS AND SOLELY AT THE CONTRACTORS EXPENSE. UTILITY LOCATIONS THAT PARALLEL ROAD CONSTRUCTION WILL BE AS SHOWN IN THE DESIGN DRAWINGS. AS A MINIMUM, ROAD INTERSECTIONS WILL REQUIRE THREE (3) SLEEVES TO BE PLACED ON EACH LEG OF THE INTERSECTION AND AT 500 FEET (+) SLEEVE SPACING ON ROAD TANGENTS.

PROJECT BASIS OF BEARING AND BENCHMARK

PROJECT BASIS OF BEARING:
THE PROJECT BASIS OF BEARING IS SOUTH 00°03'47" EAST BETWEEN THE CENTER OF SECTION 23 (TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN), A FOUND BRASS CAP, AND THE SOUTH QUARTER CORNER OF SAID SECTION SECTION 23, A FOUND BRASS CAP.

PROJECT BENCHMARK:
THE PROJECT BENCHMARK IS THE SOUTH QUARTER CORNER OF SAID SECTION SECTION 23, A FOUND BRASS CAP, HAVING AN ELEVATION OF 4228.00'.

PROJECT TOPOGRAPHY: THE PROJECT WAS DESIGNED WITH CONVENTIONAL TOPOGRAPHY.

WEST BOUNTIFUL WATER NOTES

1. 10'–0" MIN. EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER PIPE LINES.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM TO TOP OF PIPES. THIS SEPARATION SHALL BE MAINTAINED FOR AT LEAST 10'–0" EITHER SIDE OF CROSS POINT.
3. UTAH DIVISION OF DRINKING WATER APPROVAL IS REQUIRED TO LOOP ANY WATER PIPE LINE UNDER A SANITARY SEWER PIPE LINE.
4. ALL THRUST BLOCKS MUST BE INSPECTED BY WEST BOUNTIFUL CITY PUBLIC WORKS PRIOR TO CONCRETE PLACEMENT.
5. ALL FITTINGS MUST BE INSPECTED BY WEST BOUNTIFUL CITY PUBLIC WORKS PRIOR TO BACKFILL.
6. A THREE (3') FOOT SEPARATION IS REQUIRED BETWEEN WATER SERVICE LATERAL TAPS.
7. ALL BENDS, TEES VALVES AND OTHER FITTINGS SHALL BE INSTALLED WITH CONCRETE AND MEGALUG OR ALPHAGRIP TYPE RESTRAINT AND SHALL BE GREASED AND WRAPPED WITH 8 MIL POLYETHYLENE.
8. BACKFILL: PROVIDE AND PLACE PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 96–PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8–INCHES BEFORE COMPACTION. ALL BEDDING BACKFILL SHALL BE CONTINUOUS AND UNIFORM IMPORTED ENGINEERED 3/4" MINUS GRANULAR MATERIAL.
9. PRESSURE TEST ALL WATER LINES FOR A MINIMUM OF 2 HOURS AT 200 PSI PRESSURE WITH ZERO LOSS.
10. ALL NEW HYDRANTS SHALL BE MUELLER SUPER CENTURION
11. STAINLESS STEEL BOLTS ARE REQUIRED FOR ALL BURIED APPURTENANCES AND "COR–BLUE" OR EQUAL BOLTS ON ALL BURIED FITTINGS.
12. DISINFECTION SHALL BE IN ACCORDANCE WITH APWA STANDARD SPECIFICATIONS, STATE OF UTAH RULE 309–520, AWWA A100 WATER WELLS, AWWA C651 DISINFECTION OF WATER MAINS, AWWA C652 DISINFECTION OF WATER STORAGE FACILITIES AND AWWA C654 DISINFECTION OF WELLS.
13. A MINIMUM FOUR FOOT DEPTH OF BURY FROM TOP OF PIPE TO GROUND SURFACE IS REQUIRED UNLESS SPECIFICALLY STATED OTHERWISE.
14. ALL 14" AND LARGER VALVES SHALL BE MUELLER LINESEAL III SERIES BUTTERFLY VALVES CLASS 250 WITH BURIED SERVICE ACTUATORS. VALVES 12" AND SMALLER SHALL BE MUELLER A–2360 SERIES, AMERICAN FLOW SERIES 2500 OR APPROVED EQUAL GATE VALVES.
15. PIPE LENGTHS SHOWN IN PROFILE ARE HORIZONTAL LENGTHS. NO ADJUSTMENT FOR VERTICAL COMPONENT HAVE BEEN MADE.
16. DISCHARGING SUPER CHLORINATED WATER INTO THE SANITARY SEWER SYSTEM REQUIRES ADVANCE WRITTEN PERMISSION FROM SOUTH DAVIS SEWER DISTRICT.
17. ALL MATERIALS INCLUDING PIPE, GASKETS, LUBRICANTS AND O–RINGS SHALL BE ANSI–CERTIFIED AS MEETING THE REQUIREMENTS OF NSF STANDARD 61 AND STAMPED WITH THE NSF LOGO.
18. PIPES AND PIPE FITTINGS CONTAINING MORE THAN 8% LEAD AND LEAD–TIP GASKETS SHALL NOT BE USED. REPAIRS TO LEAD–JOINT PIPE SHALL BE MADE USING ALTERNATIVE METHODS.
19. PIPE, PIPE JOINTS, FITTINGS, VALVES AND HYDRANTS SHALL CONFORM TO NSF STANDARD 61 OR STANDARD 14, AND APPLICABLE ANSI/AWWA STANDARDS C104–A21.4–03 THROUGH C550–05 AND C900–7 THROUGH C950–07.
20. DO NOT DROP PIPE INTO TRENCH. PIPE ACCIDENTALLY OR INTENTIONALLY DROPPED SHALL BE REMOVED FROM THE JOBSITE REGARDLESS WHETHER THERE IS VISIBLE DAMAGE OR NOT.
21. OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE SEALED AND SAFELY SECURED AT THE END OF EACH WORK DAY.
22. ALL WATER SERVICE LATERALS INCLUDING PIPING, METER, METER SETTER AND CONNECTION TO PRIVATE PROPERTY OWNER'S SYSTEM SHALL CONFORM TO THE CURRENT PLUMBING CODE ADOPTED BY THE STATE OF UTAH. PLUMBING PIPES AND FITTINGS SHALL BE CERTIFIED TO MEET ANSF/ANSI 372 OR NSF/ANSI 61, ANNEX G. CAP SERVICE FUTURE SERVICE LINES IF NOT IMMEDIATELY CONNECTED.
23. PVC PIPE SHALL BE INSTALLED PER ASTM D2774 RECOMMENDED PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING AND PVC PIPE, AND AWWA MANUAL OF PRACTICE M23, 2002.
24. TRACE WIRE SHALL BE 12 GAUGE SHIELDED COPPER WITH WATERTITE CONNECTORS. TRACE WIRE TO BE RUN WITH ALL WATER MAINS, HYDRANT LATERALS AND SERVICE LATERALS TO THE METER BOX. WIRES ARE TO BE TERMINATED INSIDE VALVE AND METER BOXES AND AT HYDRANT BASES.

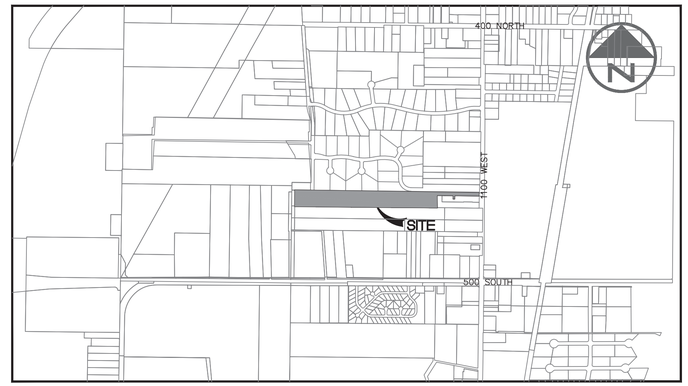
SANITARY SEWER NOTES

1. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SOUTH DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
2. ALL SEWER MAINS AND APPERTANCES SHALL CONFORM TO UTAH ADMINISTRATION CODE R309–5056(4).
3. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER (INCLUDING LATERALS) IS 10 FEET.
4. SEWER MAIN PIPE LENGTHS SHOWN ON THESE DRAWINGS ARE MEASURED FROM INSIDE WALL OF MANHOLE TO INSIDE WALL OF MANHOLE. SEWER MAIN SLOPES ARE CALCULATED USING THESE LENGTHS.
5. UNLESS OTHERWISE NOTED, GRAVITY SEWERS SHALL BE PVC SDR–35, GREEN PIPE.
6. ALL GRAVITY SEWER LATERALS SHALL BE 4" PVC UNLESS OTHERWISE NOTED. MINIMUM SLOPE OF 4" LATERAL IS 2.0%. ALL LATERALS SHALL BE EXTENDED 20' BEYOND THE TOP BACK OF CURB.
7. SEWER STUBS SHALL HAVE A 2"X4" POST PAINTED GREEN.

WEBER BASIN WATER IRRIGATION NOTES

1. ALL IRRIGATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH WEBER BASIN WATER STANDARDS AND SPECIFICATIONS.
2. ALL IRRIGATION LINE VALVES, TEES, AND REDUCERS SHALL HAVE FLANGE FITTINGS UNLESS SPECIFICALLY NOTED OTHERWISE. ALL VALVES AND REDUCERS SHALL BE FLANGED AGAINST TEES UNLESS SPECIFICALLY NOTED OTHERWISE. MECHANICAL JOINT PIPE ABUTTING THESE FLANGES REQUIRE THE USE OF A FLANGE ADAPTER. MECHANICAL RESTRAINTS (MEGALUG) SHALL BE USED ON ALL BENDS AND JOINTS ON WATER MAIN.
3. ALL IRRIGATION MAIN PIPING SHALL BE PURPLE C–900 DR–14 PVC WITH A #12 LOCATOR WIRE.
4. IRRIGATION SERVICES SHALL BE 1" UNLESS OTHERWISE NOTED ON THE PLANS.
5. CONTRACTOR TO FOLLOW MANUFACTURES RECOMMENDATIONS FOR DEFLECTING JOINTS IN PIPE FOR NAVIGATING ROAD CURVES WITHOUT FITTINGS. DESIGN DRAWINGS SHOW BENDS FOR ALL CURVES WITH RADIUS LESS THAN 300 FEET.
6. MINIMUM COVER OVER ALL IRRIGATION LINES MUST BE MAINTAINED (30" MIN) UNLESS OTHERWISE NOTED ON PLAN AND PROFILE SHEETS. SHOULD THE CONTRACTOR CHOOSE TO BURY THE IRRIGATION LINE DEEPER THAN REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN WEBER BASIN APPROVAL AND RESOLVE ANY RESULTING CONFLICTS ENCOUNTERED WITH OTHER UTILITIES. DRAINS SHALL BE INSTALLED AT ALL LOW POINTS AND COMBINATION AIR/VACUUM VALVES SHALL BE INSTALLED AT ALL HIGH POINTS.
7. ALL IRRIGATION VALVES SHALL BE STAMPED "IRRIGATION". ALL CONCRETE COLLARS AROUND SECONDARY WATER VALVE COVERS AND LIDS SHALL BE SQUARE SHAPED.

VICINITY MAP



PROJECT OWNER

JACK WILLIAMS
140 SOUTH 1100 WEST
WEST BOUNTIFUL, UTAH 84087

SHEET INDEX

C101	COVER SHEET
1 OF 2	FINAL PLAT
2 OF 2	FINAL PLAT
C201	MASTER UTILITY PLAN
C301	1450 WEST PLAN AND PROFILE
C304	HIGHGATE AVE (FROM THE HIGHGATE SUBDIVISION PROJECT) PLAN AND PROFILE
C401	CONSTRUCTION DETAILS
C402	CONSTRUCTION DETAILS

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

G:\DATA\18178 Williams Property\dwg\Tailgate Acres C101 Overall Sheets.dwg
PLOT DATE: Sep 20, 2019

NO.	REVISION	DATE

PROJECT INFORMATION

TAILGATE ACRES

COVER SHEET

WEST BOUNTIFUL, UTAH

DRAWN	CHECKED	PROJECT #
MEC	DPW	18178

LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
09/20/2019
STATE OF UTAH
ENGINEER'S STAMP

DATE 9/19/19

SCALE NONE

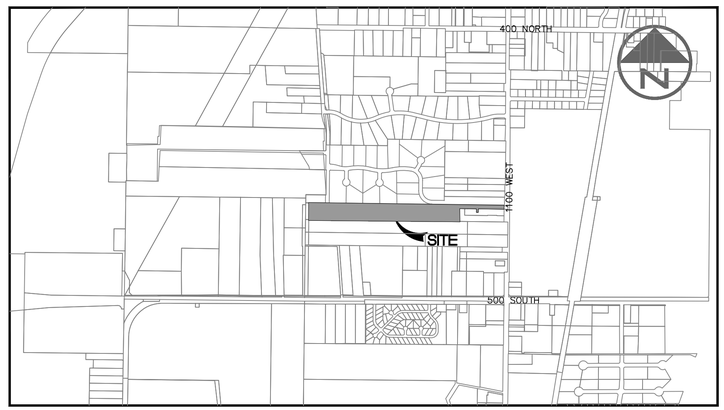
SHEET C101

TAILGATE ACRES

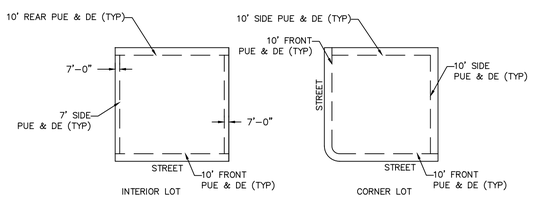
LOCATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

FINAL PLAT

VICINITY MAP



TYPICAL PUBLIC UTILITY & DRAINAGE EASEMENTS (PUE & DE)



THE TYPICAL UTILITY AND DRAINAGE EASEMENTS SHOWN ARE FOR EACH LOT

NOTES:

1. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PRIVATE REAR AND SIDE YARD DRAINS.
2. ALL FINISH FLOOR ELEVATIONS ON BUILDINGS CONSTRUCTED SHALL BE AT LEAST 12" ABOVE THE ADJACENT CURB EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER AND CITY COUNCIL (SEE WEST BOUNTIFUL MUNICIPAL CODE 15.08.020(E).)
3. REFER TO THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT FOR GROUNDWATER AND FOUNDATION DESIGN INFORMATION.
4. WILDING ENGINEERING REBAR AND CAP WILL BE SET AT THE REAR LOT CORNERS AND AT THE CORNERS OF THE OVERALL BOUNDARY. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

PLANNING COMMISSION	CITY ENGINEER	CITY ATTORNEY	CITY COUNCIL APPROVAL
RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____ AD, 20___ BY THE WEST BOUNTIFUL CITY PLANNING COMMISSION	RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____ AD, 20___ BY THE WEST BOUNTIFUL CITY CITY ENGINEER.	RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____ AD, 20___ BY THE WEST BOUNTIFUL CITY ATTORNEY.	RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____ AD, 20___ BY THE WEST BOUNTIFUL CITY COUNCIL.
CHAIRMAN, CITY PLANNING COMMISSION	WEST BOUNTIFUL CITY ENGINEER	WEST BOUNTIFUL CITY ATTORNEY	WEST BOUNTIFUL CITY RECORDER / MAYOR

SURVEYOR'S CERTIFICATE

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 186126 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

TAILGATE ACRES

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE _____ SIGNATURE _____

BOUNDARY DESCRIPTION

BEGINNING ON THE WEST LINE OF 1100 WEST STREET AND AT THE SOUTHEAST CORNER OF HIGHGATE ESTATES SUBDIVISION, SAID POINT BEING SOUTH 00°03'47" EAST 1951.20 FEET AND EAST 2364.77 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEST BOUNTIFUL, UTAH; AND RUNNING THENCE SOUTH 00°17'54" EAST ALONG THE 1100 WEST RIGHT OF WAY LINE 51.08 FEET; THENCE SOUTH 89°53'13" WEST 341.26 FEET; THENCE SOUTH 00°06'47" EAST 47.00 FEET; THENCE SOUTH 89°53'13" WEST 24.00 FEET; THENCE NORTH 00°06'47" WEST 47.00 FEET; THENCE SOUTH 89°53'13" WEST 220.64 FEET; THENCE SOUTH 01°55'50" EAST 174.82 FEET; THENCE SOUTH 89°38'24" WEST 119.18 FEET; THENCE NORTH 89°50'37" WEST 118.99 FEET; THENCE SOUTH 89°20'30" WEST 110.62 FEET; THENCE NORTH 89°44'33" WEST 89.85 FEET; THENCE SOUTH 89°17'57" WEST 209.79 FEET; THENCE SOUTH 89°47'24" WEST 379.86 FEET; THENCE SOUTH 89°22'57" WEST 178.99 FEET; THENCE SOUTH 89°49'41" WEST 496.24 FEET; THENCE SOUTH 89°36'09" WEST 296.31 FEET; THENCE NORTH 00°18'34" WEST 237.69 FEET TO THE SOUTH LINE OF SAID HIGHGATE ESTATES SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE 2,580.82 FEET TO THE SOUTHEAST CORNER OF SAID HIGHGATE ESTATES SUBDIVISION AND THE POINT OF BEGINNING.

CONTAINS 11.37 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°03'47" EAST FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 23.

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

TAILGATE ACRES

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT INTENDED FOR PUBLIC USE. THIS DEDICATION SHALL WARRANT, DEFEND AND SAVE THE CITY HARMLESS AGAINST EASEMENTS OR OTHER ENCUMBRANCES ON ANY AREA DEDICATED FOR PUBLIC USE OR INTENDED IN WITNESS FOR PUBLIC USE WHICH, WILL INTERFERE WITH THE INTENDED USE, MAINTENANCE AND OPERATION OF SAID AREAS. IN WITNESS WHEREOF WE HAVE HITHERTO SIGNED THIS PLAT, THIS___DAY OF_____, 20__, AD.

PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE _____

PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE _____

ACKNOWLEDGEMENT

STATE OF UTAH }S.S
COUNTY OF _____

ON THE _____ DAY OF _____,A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER/HIM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ EXPIRATION DATE _____

ACKNOWLEDGEMENT

STATE OF UTAH }S.S
COUNTY OF _____

ON THE _____ DAY OF _____,A.D. 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER/HIM FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH _____

COMMISSION NUMBER _____ EXPIRATION DATE _____

TAILGATE ACRES

LOCATED IN THE SOUTH HALF OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

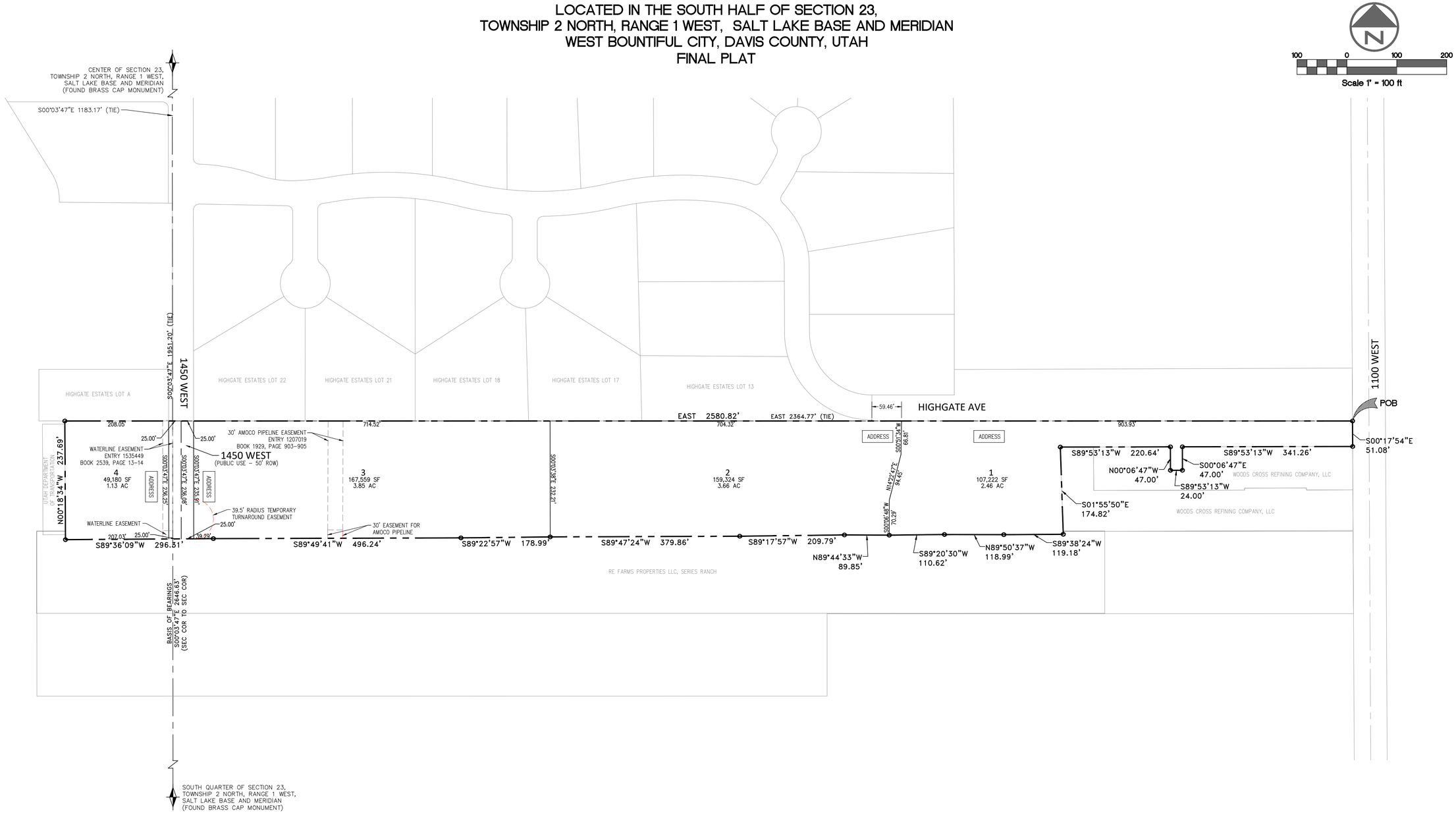
DAVIS COUNTY RECORDER

RECORDED NO. _____
State of Utah, County of Davis,_____
Recorded and filed at the request of_____
Date _____ Time _____ Book _____ Page _____

Fee $ _____ Davis County Recorder _____

TAILGATE ACRES

LOCATED IN THE SOUTH HALF OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
FINAL PLAT



LEGEND

SECTION LINE
FOUND SECTION CORNER
SET 5/8 REBAR AND CAP (WILDING ENGINEERING) (BOUNDARY LINE)
PROPOSED CENTERLINE
ADJACENT PROPERTY / ROW LINE
XXXX W. PROPOSED LOT ADDRESS

PREPARED BY:

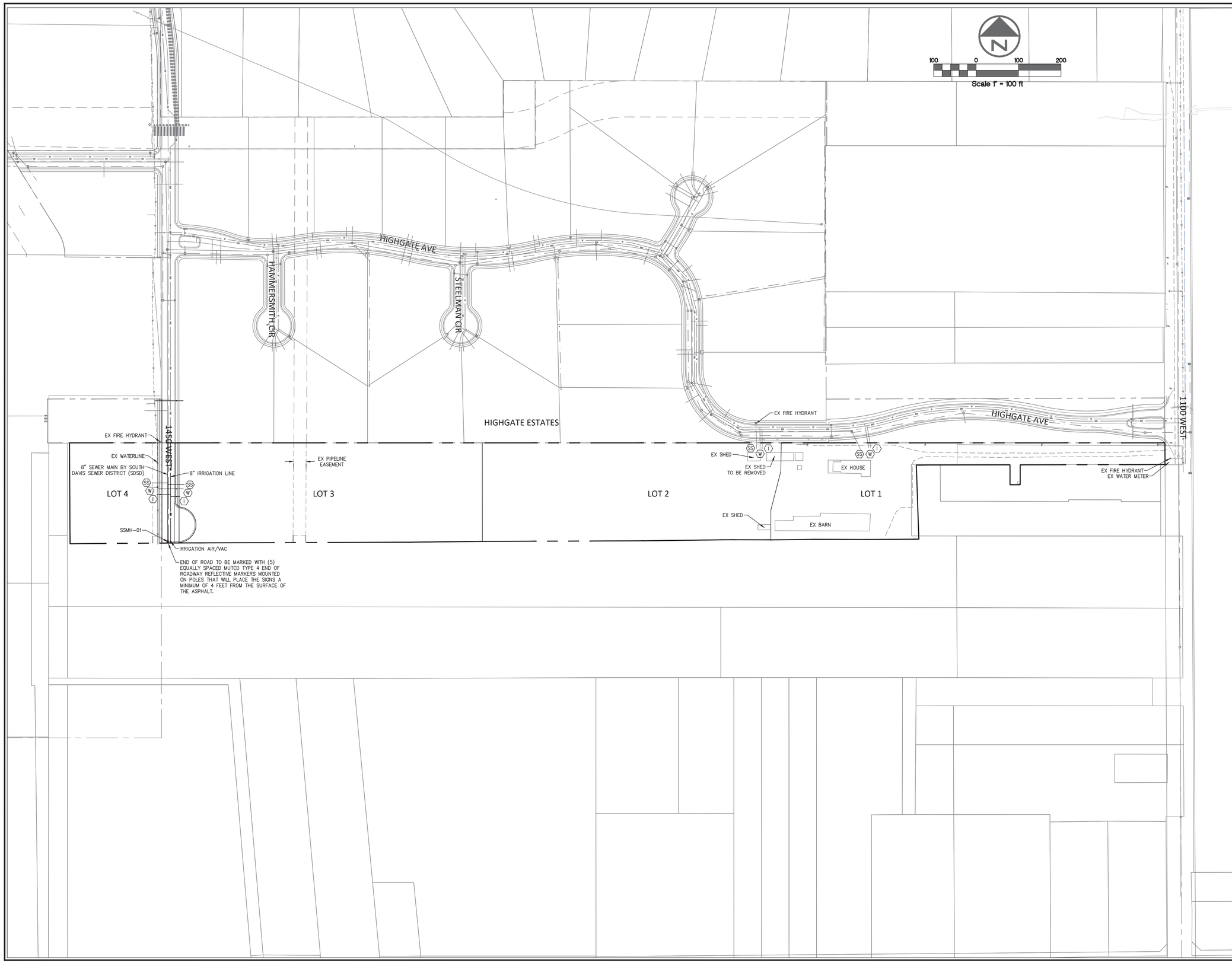
WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.9113
www.wildingengineering.com

G:\DATA\18178 Williams Property\dwg\Tailgate Acres Final Plat.dwg
PLOT DATE: Sep 20, 2019

SHEET 2 OF 2

DAVIS COUNTY RECORDER

RECORDED NO. _____
State of Utah, County of Davis, _____
Recorded and filed at the request of _____
Date _____ Time _____ Book _____ Page _____
Fee $ _____ Davis County Recorder



WILDING ENGINEERING

14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

LEGEND

W	EXISTING WATERLINE
	EXISTING FIRE HYDRANT
W	PROPOSED WATERLINE
W	1" WATER SERVICE
	PROPOSED FIRE HYDRANT
IRR	EXISTING IRRIGATION LINE
IRR	PROPOSED IRRIGATION LINE
I	1" IRRIGATION SERVICE
	EXISTING SEWER
	PROPOSED SEWER
SS	SEWER LATERAL

G:\DATA\18178 Williams Property\dwg\Tailgate Acres C101 Overall Sheets.dwg
PLOT DATE: Sep 20, 2019

NO.	REVISION	DATE

PROJECT INFORMATION

TAILGATE ACRES

MASTER UTILITY PLAN

WEST BOUNTIFUL, UTAH

DRAWN	CHECKED	PROJECT #
MEC		18178

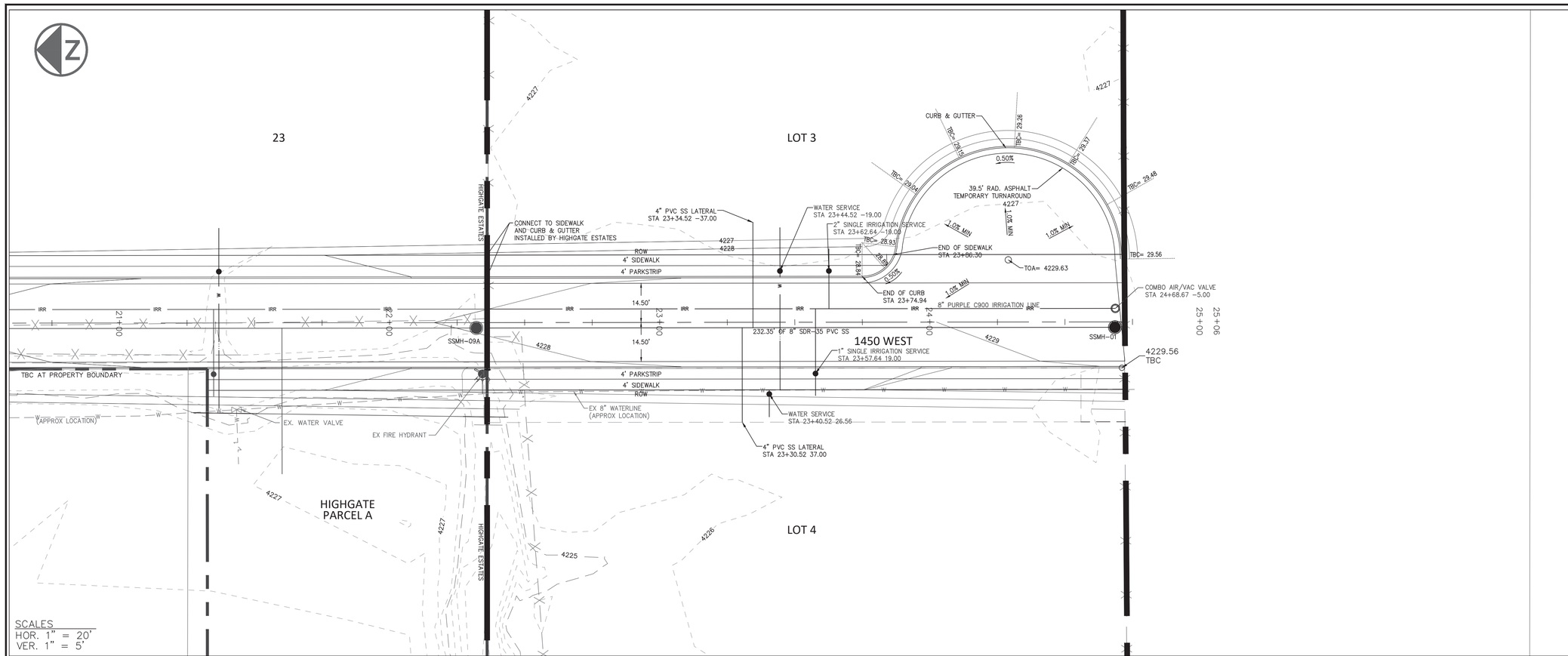
LICENSED PROFESSIONAL ENGINEER
No. 5261757
MIKE E. CARLTON
09/20/2019
STATE OF UTAH

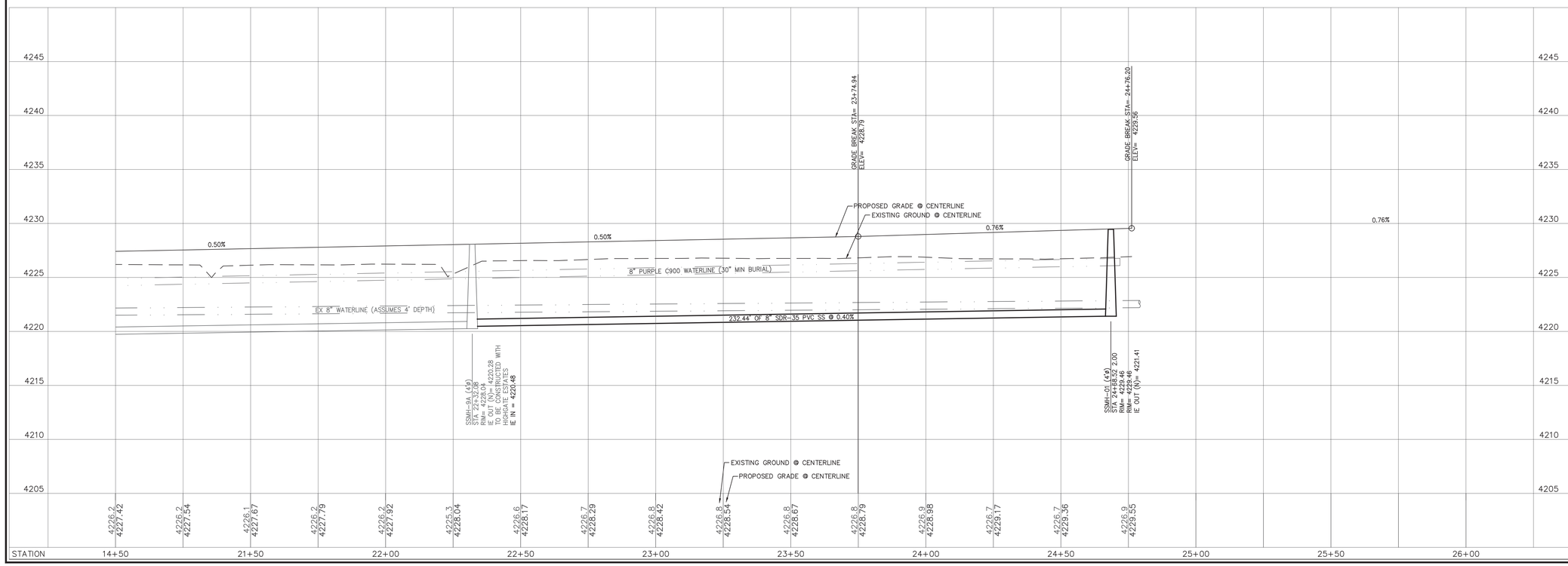
ENGINEER'S STAMP

DATE: 9/19/19

SCALE: 1" = 100'

SHEET: C201





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Bluffdale, Utah 84065
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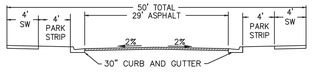
www.wildingengineering.com

DRAWING NOTES:



4" ASPHALT W/ SEAL COAT
8" ROADBASE
12" IMPORTED SUBBASE
OVER MIRIFI 600X OR EQUAL

1450 W STREET CROSS SECTION

C:\DATA\18178 Williams Property\dwg\Tailgate Acres C301 1450 W PP.dwg
PLOT DATE: Oct 03, 2019

NO.	REVISION	DATE
1	WEST BOUNTIFUL COMMENT	10/3/19

PROJECT INFORMATION

TAILGATE ACRES

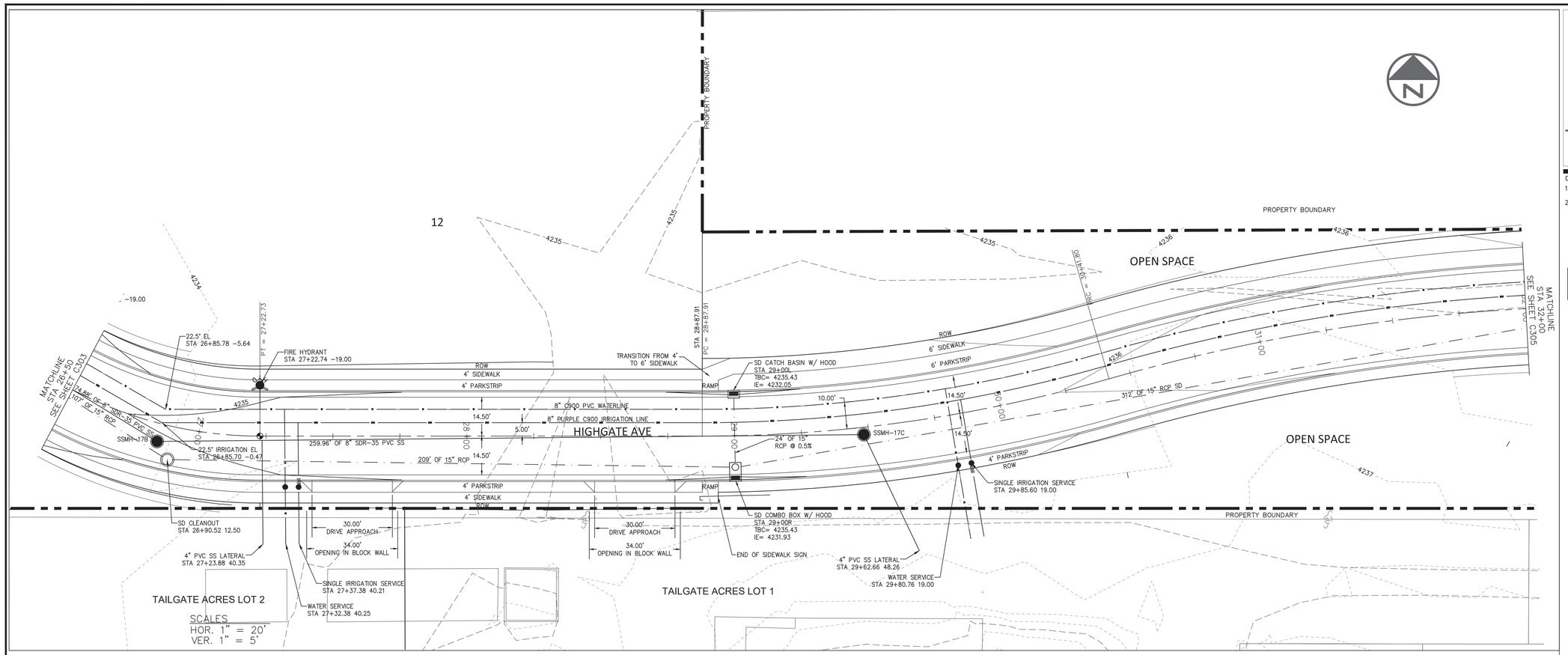
1450 WEST

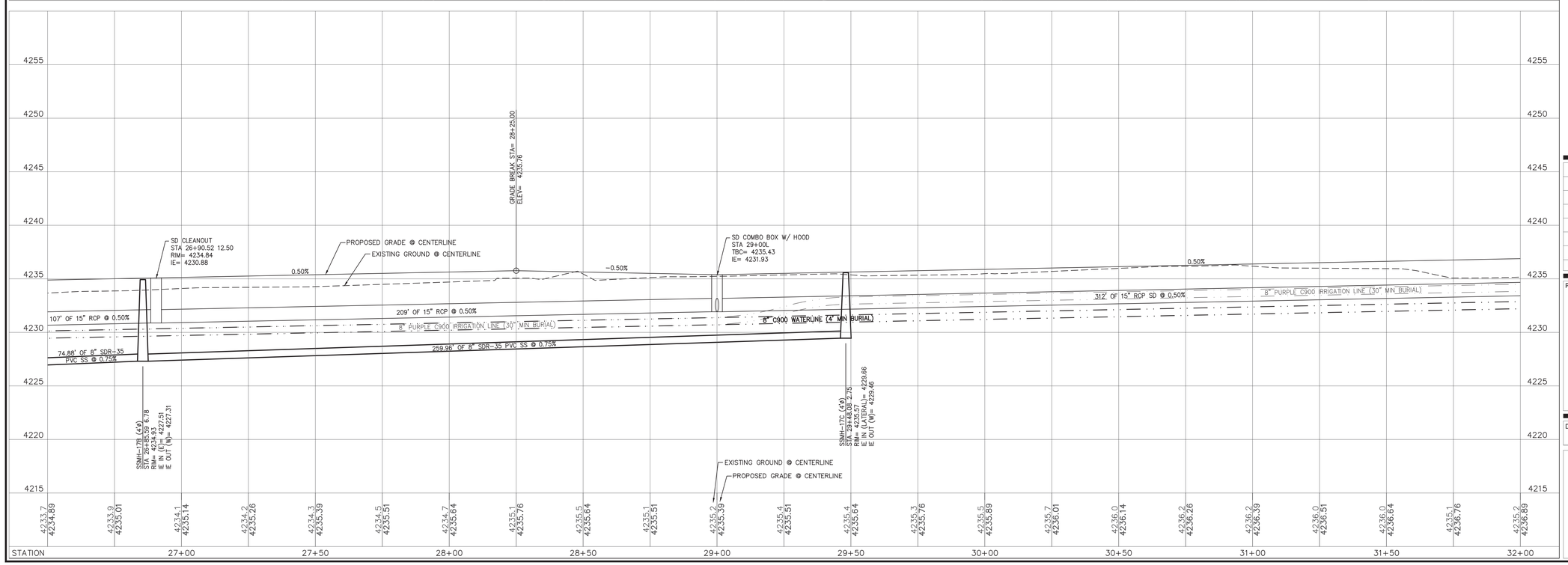
WEST BOUNTIFUL, UTAH

DRAWN	CHECKED	PROJECT #
MEC/SWR		18178

LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
10/04/2019
STATE OF UTAH
ENGINEER'S STAMP

DATE	9/19/19
HORIZONTAL SCALE	1" = 20'
VERTICAL SCALE	1" = 5'
SHEET	C301

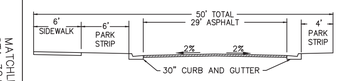




WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

DRAWING NOTES:

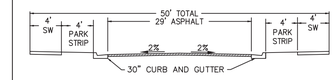
1. ALL ADA RAMPS SHALL CONFORM TO ADA SPECIFICATIONS AND STANDARDS. A DETAIL IS PROVIDED ON SHEET C403.
2. ALL STORM DRAIN CLEANOUTS, CATCH BASINS, AND COMBINATION BOXES SHALL BE PER APWA DETAILS.



4" ASPHALT W/ SEAL COAT
8" ROADBASE
12" IMPORTED SUBBASE
OVER MIRIFI 600X OR EQUAL
SEE DETAIL, SHEET C401 FOR MORE INFORMATION

STREET CROSS SECTION

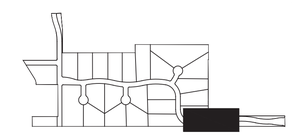
EAST OF STA 28+87.91



4" ASPHALT W/ SEAL COAT
8" ROADBASE
12" IMPORTED SUBBASE
OVER MIRIFI 600X OR EQUAL
SEE DETAIL, SHEET C401 FOR MORE INFORMATION

STREET CROSS SECTION

WEST OF STA 28+87.91



KEYMAP

G:\DATA\17055 Highgate Estates\dwg\Design\Highgate C301 Highgate Ave PP.dwg
PLOT DATE: Apr 01, 2019

NO.	REVISION	DATE
6	MOVED WILLIAMS DRIVE APPROACHES	3/22/2019
5	WILLIAMS DRIVE APPROACHES / CITY COMMENT	7/30/18
4	LOT 8 AND 22 REVISION	7/6/18
3	SEPARATED SOUTH DAVIS SEWER PORTION OF PROJECT	5/10/18
2	SOUTH DAVIS SEWER / WEBER BASIN WATER COMMENT	3/6/18
1	WEST BOUNTIFUL CITY COMMENT	1/30/18

PROJECT INFORMATION

HIGHGATE ESTATES

HIGHGATE AVE
STA 26+50 - 32+00

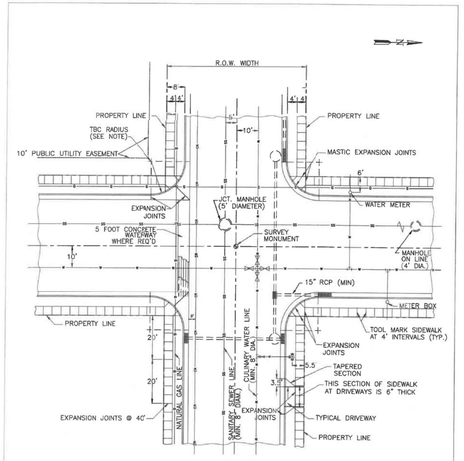
WEST BOUNTIFUL, UTAH

DRAWN	CHECKED	PROJECT #
MEC		17055

LICENSED PROFESSIONAL ENGINEER
No. 5251757
MIKE E. CARLTON
09/19/2019
STATE OF UTAH

ENGINEER'S STAMP

DATE	12/27/17
HORIZONTAL SCALE	1" = 20'
VERTICAL SCALE	1" = 5'
SHEET	C304



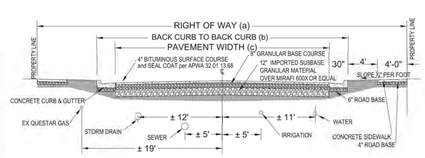
NOTES

1. TBC RADIUS SHALL BE 20' WHEN BOTH STREETS ARE 50' R.O.W., 30' RADIUS FOR ALL OTHER SITUATIONS.

TYPICAL STREET SECTION

REVISED 1/17

PLAN 295 SP



R.O.W. (a)	(b)	(c)
50'	34'	29'
66'	50'	45'

CRUSHED AGGREGATE
SUB BASE COURSE MATERIAL

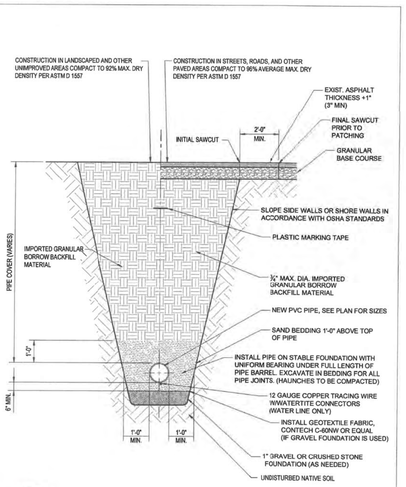
SIEVE (inch)	% PASSING
3"	100
1"	81-91
1/2"	67-77
NO. 4	40-50
NO. 16	20-26
NO. 200	6-10

1. DO NOT CROSS CENTERLINE WITH SEWER
2. DO NOT EXTEND STORM DRAIN INTO PARK STRIP
3. DO NOT EXTEND WATER CLOSER THAN 1' TO GUTTER

HIGHGATE STREET CROSS SECTION

REVISED 7/17

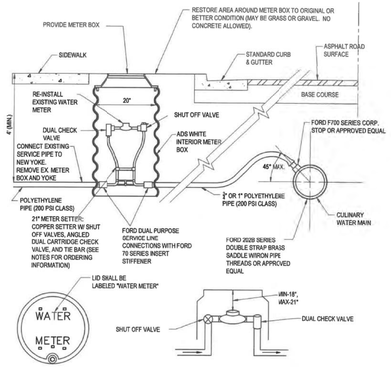
PLAN 296 SP



TYPICAL PLASTIC PIPE TRENCH SECTION

REVISED 1/17

PLAN 384 SP



TYPICAL RESIDENTIAL WATER SERVICE

REVISED 12/14

PLAN 521 SP

1 OF 2

NOTES:

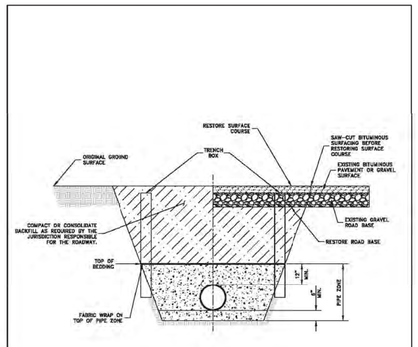
1. 10'-0" MIN. EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE.
2. WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM TO TOP OF PIPES. THIS SEPERATION SHALL BE MAINTAINED FOR AT LEAST 10'-0" EITHER SIDE OF CROSS POINT.
3. NO METER BOXES SHALL BE INSTALLED IN DRIVE APPROACHES OR SIDEWALKS.
4. MINIMUM LATERAL SIZE 3/4".
5. ALL RESIDENTIAL METERS REQUIRE A MINIMUM 20" METER BOX DIA.
6. PRIOR TO BACKFILLING AROUND METER BOX SECURE INSPECTION OF INSTALLATION FROM CITY TO VERIFY INSTALLATION MEETS ALL REQUIREMENTS INCLUDING HEIGHT CLEARANCES.
7. BACKFILL: PROVIDE AND PLACE PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95-PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8-INCHES BEFORE COMPACTION.
8. PRESSURE TEST ALL WATER LINES AND SERVICES.
9. NO CONCRETE IS ALLOWED AROUND METER BOX PER CITY POLICY.
10. FORD 70 SERIES INSERT STIFFENERS ARE TO BE USED AT ALL CONNECTIONS AND FITTINGS WHERE POLYETHYLENE PIPE OR TUBING IS USED.
11. CITY POLICY PROHIBITS THE USE OF JUMPERS, BYPASS PIPES OR HOSE TYPE CONNECTIONS TO THE METER SETTER OR SERVICE LINE.
12. METER SETTER: FORD OR MUELLER
13. PROVIDE TRACER WIRE ON ALL WATER LATERALS FROM THE MAIN LINE TO THE METER BOX.
14. WATER METER BOX SHALL BE LOCATED BETWEEN BACK OF CURB AND FRONT OF SIDEWALK, IF CURB AND GUTTER AND SIDEWALK ARE NOT PRESENT, THEN METER BOX SHALL BE LOCATED AS SHOWN ON THE DRAWINGS.

TYPICAL RESIDENTIAL WATER SERVICE

REVISED 12/14

PLAN 521 SP

2 OF 2



SECTION

NOTES:

1— THE DISTRICT RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).

2— CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES. WHICH MAY BE EXPOSED, DAMAGED, OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE DISTRICT ENGINEER TO MODIFY GRADE OF PIPELINE, IN ORDER TO GO AROUND UTILITIES.

3— ALL SEWER MAINS AND LATERALS SHALL BE BEDDED WITH A MINIMUM OF 6 INCHES OF IMPORTED 1-INCH GRADED GRAVEL. PLACE THE PIPE AND 12 INCHES OVER THE PIPE. UNSTABLE CLAYS, ORGANIC SOILS, OR OTHER UNSTABLE BASE MATERIAL MAY REQUIRE A GREATER DEPTH OF BEDDING OR ALTERNATE MATERIALS.

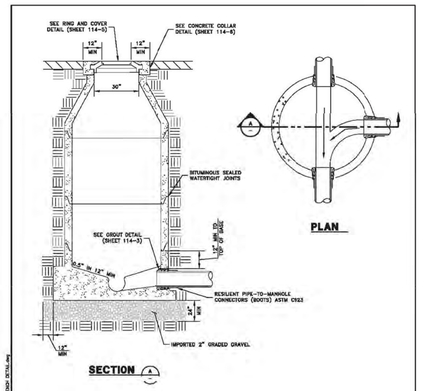
SCALE: NONE

ORIGINAL		
DRY LINER	WET LINER	NONE
REVISIONS		

SOUTH DAVIS SEWER DISTRICT

STANDARD SEWER TRENCH DETAIL

SHEET: 114-1



SECTION

NOTES:

1— THE MINIMUM DIAMETER OF ANY MANHOLE THAT HAS A TOTAL OF 3 OR MORE, 8-INCH OR LARGER PIPES ENTERING AND/OR LEAVING IT, OR ANY PIPE GREATER THAN 15 INCHES IN DIAMETER ENTERING OR LEAVING IT, SHALL BE 60 INCHES UNLESS OTHERWISE APPROVED IN WRITING BY THE DISTRICT. THE MINIMUM DIAMETER FOR ALL OTHER MANHOLES SHALL BE 48 INCHES.

2— CONCRETE MANHOLES SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND CONFORM TO ASTM C478 SPECIFICATIONS.

3— MANHOLE BASES SHALL BE PRECAST.

4— ALL MANHOLES MUST HAVE A CONCENTRIC CONE UNLESS OTHERWISE APPROVED.

5— FLOW CHANNELS THROUGH MANHOLES SHALL HAVE 0.2 FOOT SLOPE OR MATCH THE ENGINEERED SLOPE OF PIPE.

6— MANHOLE STEPS ARE NOT PERMITTED.

7— MANHOLES SHALL BE BEDDED WITH A MINIMUM OF 24 INCHES OF IMPORTED 2-INCH GRADED GRAVEL. GRAVEL BEDDING SHALL EXTEND A MINIMUM OF 12 INCHES OUTSIDE THE OUTSIDE LIMITS OF THE BASE SECTION.

8— EXTRA CARE MUST BE TAKEN TO PROPERLY BED AND HAUNCH PIPE CONNECTIONS TO MANHOLES TO AVOID SETTLEMENT AND/OR SHIFTING OF PIPES.

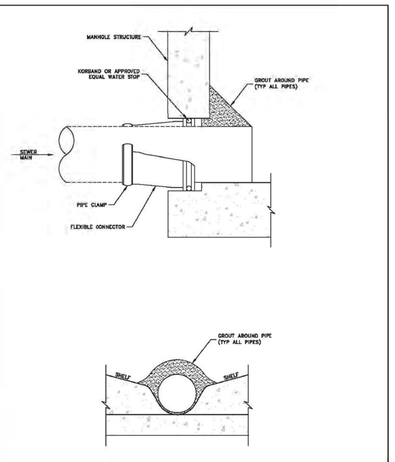
SCALE: NONE

ORIGINAL		
DRY LINER	WET LINER	NONE
REVISIONS		

SOUTH DAVIS SEWER DISTRICT

PRECAST MANHOLE DETAIL

SHEET: 114-2



NOTE:

GROUT ONLY THE INLETS AND OUTLETS OF MANHOLE, AS SHOWN. GROUT WORK MUST BE DONE COMPLETELY FROM SHELF TO SHELF TO RECEIVE DISTRICT APPROVAL.

SCALE: NONE

ORIGINAL		
DRY LINER	WET LINER	NONE
REVISIONS		

SOUTH DAVIS SEWER DISTRICT

GROUT DETAIL

SHEET: 114-3

WILDING ENGINEERING
14721 South Heritage Crest Way
Bluffdale, Utah 84065
801.553.8112
www.wildingengineering.com

G:\DATA\18178 Williams Property\dwg\Tailgate Acres C401 Details.dwg
PLOT DATE: Sep 19, 2019

NO.	REVISION	DATE

PROJECT INFORMATION

TAILGATE ACRES

DETAILS

WEST BOUNTIFUL, UTAH

DRAWN	CHECKED	PROJECT #
MEC	DPW	18178

LICENSED PROFESSIONAL ENGINEER No. 5251757 MIKE E. CARLTON 09/19/2019 STATE OF UTAH

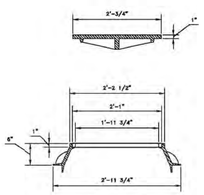
ENGINEER'S STAMP

DATE: 9/19/19

SCALE: N/A

SHEET: C401

PLAN



SECTION

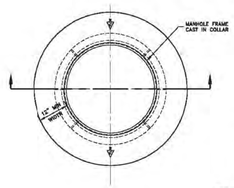
NOTES:

1- CASTING TO MEET REQUIREMENTS OF ASTM A48 CLASS 35B.
2- CASTING TO BE PAINTED BLACK WITH ASPHALT BASED PAINT.
3- CASTING TO BE FURNISHED WITH MACHINED SEATING SURFACES.
4- MFR NAME AND HEAT/CAST DATE TO BE CAST ON RING & COVER.
5- COUNTRY OF ORIGIN TO BE MARKED PER USCS REGULATIONS.
6- USE OF LOW-PROFILE HARDWARE IS PROHIBITED.

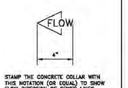
ORIGINAL			
07/11/2014	RTR		MEC
REVISIONS			

SOUTH DAVIS SEWER DISTRICT
RING & COVER DETAIL

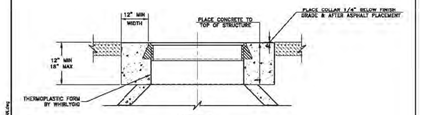
SCALE: NONE
SHEET: 114-5



PLAN



STAMP THE CONCRETE COLLAR WITH FLOW DIRECTION OR SIGNS TO SHOW FLOW DIRECTION IF MANHOLE IS CONNECTED TO THE MANHOLE. CONTACT THE SOUTH DAVIS SEWER DISTRICT FOR STAMPING TOOL, IF NEEDED.



SECTION

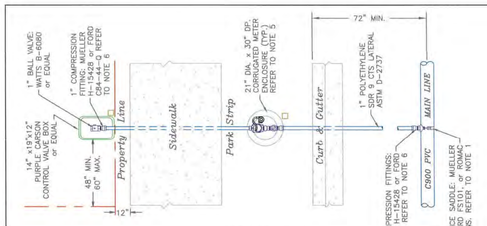
NOTE:

IN STREETS, ROADWAYS & OTHER PAVED AREAS, CONSTRUCT CAST-IN-PLACE, WEBR-COLLAR TOP FOR THERMOPLASTIC FORM AT WHELTON CORP. (800-848-1555) OR EQUAL. SEE WHELTON CATALOG #WC-1000. IF THE WHELTON THERMOPLASTIC FORM, OR UNIMPROVED AREAS, USE STEEL RISERS TO MATCH GRADE.

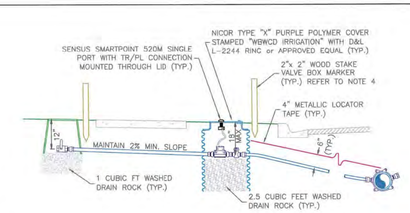
ORIGINAL			
07/11/2014	RTR		MEC
REVISIONS			

SOUTH DAVIS SEWER DISTRICT
CONCRETE COLLAR DETAIL

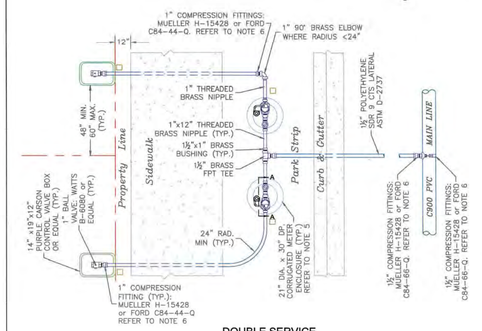
SCALE: NONE
SHEET: 114-6



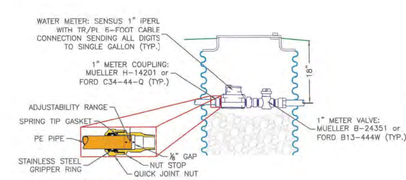
SINGLE SERVICE



PROFILE



DOUBLE SERVICE



METER DETAIL
SECTION A-A

NOTES

1. EQUIVALENT DOUBLE STRAP SADDLES ALLOWED WITH DISTRICT APPROVAL. CONSULT DISTRICT ENGINEER FOR MAINLINE PIPE SIZES GREATER THAN 12" OR FOR MAINLINE PIPE MATERIAL OTHER THAN C900 PVC. HOT TAPPING NOT ALLOWED.
2. METER & ENCLOSURE SHALL BE LOCATED BEHIND CURB WITHIN STREET R.O.W. OR PUBLIC UTILITY EASEMENT IF NO CURB OR GUTTER EXISTS.
3. VALVE & METER ENCLOSURE LIDS SHALL BE STAMPED "WBWCD IRRIGATION".
4. VALVE BOX MARKERS MUST BE SET ADJACENT TO EVERY VALVE & METER.
5. ENSURE VALVE CONTROL NUT CAN BE SERVICED BY WRENCH WHEN POSITIONING UNDER ENCLOSURE
6. LID.
7. ALL COMPRESSION-TYPE CONNECTIONS REQUIRE STAINLESS STEEL INSERT STIFFENERS. THE TUBING SHOULD BE INSERTED INTO THE FITTING SO THAT THE END OF THE TUBING IS WELL PAST
8. THE RUBBER GASKET AND AT LEAST ⅜" FROM THE BOTTOM OF THE SOCKET. ALL WORK SHALL BE INSPECTED & APPROVED BY DISTRICT INSPECTOR PRIOR TO BACKFILL. ALL INSPECTIONS SHALL BE COORDINATED 24 HOURS IN ADVANCE.

DRWN:	BRYANT JACOBS	1/20/14	SHEET
UPDATED:	BRYANT JACOBS	1/27/17	1
CHECKED:	JON PARRY	1/27/17	OF
APPROVED:	JON PARRY	1/27/17	NA

WEBER BASIN WATER CONSERVANCY DISTRICT

SECONDARY WATER SERVICE WITH 1" METER

SCHEDULE	
1	APCO 140 SERIES COMBINATION AIR-VACUUM RELIEF VALVE OR APPROVED EQIVALENT
2	BALL VALVE w/HAND OPERATOR
3	DISTRICT APPROVED TAP OR SADDLE TEE
4	6" BRASS NIPPLE
5	6" BRASS NIPPLE
6	GALV. 90° ELBOW
7	#14 MESH STAINLESS STEEL SCREEN

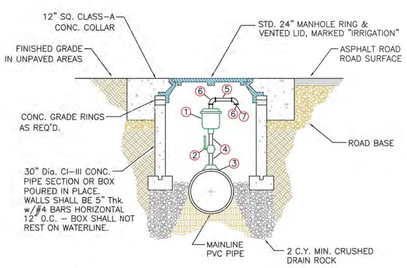
NOTES:
COMBINATION AIR-VACUUM RELIEF VALVE SIZE SHALL BE DETERMINED BY THE PROJECT ENGINEER. COMPONENT & FITTING SIZES SHALL COMPLY ACCORDINGLY.

APCO 140 SERIES COMBINATION AIR-VAC. SHALL BE USED UNLESS DETERMINED OTHERWISE BY THE PROJECT ENGINEER.

WATERMAIN SHALL BE TAPPED IN A MANNER APPROVED BY THE ENGINEER.

1", 1-½" & 2" AIR VACS SHALL HAVE THREADED FITTINGS; 3" & 4" AIR VACS SHALL HAVE FLANGED FITTINGS.

LOCATE VAULT IN PARK STRIP, SHOULDER OR TOWARD EDGE OF ROAD OUT OF LINE OF TRAFFIC.



TYPICAL COMBINATION AIR-VACUUM VALVE STATION
NOT TO SCALE

WEBER BASIN WATER CONSERVANCY DISTRICT

WILDING ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

G:\DATA\18178 Williams Property\dwg\Tailgate Acres C401 Details.dwg
PLOT DATE: Sep 19, 2019

NO.	REVISION	DATE

PROJECT INFORMATION

TAILGATE ACRES

DETAILS

WEST BOUNTIFUL, UTAH

DRAWN	CHECKED	PROJECT #
MEC	DPW	18178

LICENSED PROFESSIONAL ENGINEER No. 5251757 MIKE E. CARLTON 09/19/2019 STATE OF UTAH

ENGINEER'S STAMP

DATE: 9/19/19

SCALE: N/A

SHEET: C402

MEMORANDUM

TO: **PLANNING COMMISSION**

DATE: **OCTOBER 7, 2019**

FROM: **BEN WHITE**

RE: **FEE SCHEDULE UPDATE**

The proposed changes to the land use fees are as discussed in the previous Planning Commission meetings. The changes include:

- Lot Line Adjustment fee deleted.
- New fee for Subdivision Plat Amendments
- Recording Fees are updated to reflect an increased recording cost at the County.
- Rezone fee clarified to include municipal code text changes.
- Sign Permit – flat fee
- Solar Building Permit – flat fee

We have also included the Water Use Fee for Construction. This fee is charged during construction and the original $63 fee was tied to the water rate at the time. The current water rate is $50 so this fee is being adjusted.

ZONING

Annexation Application fee	$ 200 - 500
Easement – Application to Vacate	$ 100
~~**Lot Line Adjustment**~~	~~$ 100~~
Plat Amendment	$ 100 – no easements $ 150 – relocate easements
~~Plat~~ Recording Fee - Plat	Actual cost
Recording Fee - Document	$50/document
Re-zone/Text Change Application	$ 150

Subdivision Application and Review Fees

Conceptual Site Plan Review – ALL applications	$100 per application submittal
Major Subdivision	
Preliminary Review (due with submission)	$ 50 per lot, plus $100/acre/part
Final Review (due with submission)	$200 per lot, plus $100/acre/part
Minor/Metes & Bounds Subdivision (due w/Planning Commission submission)	$200 per lot, plus $100/ acre/part
~~County Recording Fee (see City Recorder for information)~~	~~Price varies~~
Subdivision Improvement Bond Cost	~~120~~100% of Public Improvements (10% ~~of 120%~~ cash bond held by City)
Subdivision Inspection Fee	3% of Improvement Bond

Variance Application	$ 100

PERMITS - CONSTRUCTION

Building Permit (Chapter 15.08, Res. 137-99)

West Bountiful City uses the following fee tables to determine appropriate building permit fees.

Square footage = Valuation per square foot

Main & Upper floors	sq.ft. X $77.62
Basement	sq.ft. X $19.49 finished, *OR*
	sq.ft. X $14.87 unfinished
Garage	sq.ft. X $20.41 frame *OR*
	sq.ft. X $23.02 block
Carport	sq.ft. X $13.94
Deck	sq.ft. X $ 9.66

Valuation, determined by the Building Inspector, applied to chart below determines Permit fee

BUILDING PERMIT FEE

$1	to	$500	:	$23.50						
$501	to	$2,000	:	$23.50	for the first	$500	plus	$3.50	for each addl	$100
$2,001	to	$25,000	:	$69.25	for the first	$2,000	plus	$14.00	for each addl	$1,000
$25,001	to	$50,000	:	$391.75	for the first	$25,000	plus	$10.00	for each addl	$1,000
$500,001	to	$100,000	:	$643.75	for the first	$50,000	plus	$7.00	for each addl	$1,000
$100,001	to	$500,000	:	$993.75	for the first	$100,000	plus	$5.60	for each addl	$1,000
$500,001	to	$1,000,000	:	$3,233.75	for the first	$500,000	plus	$4.75	for each addl	$1,000

Bonds:

Public Works Improvement Bond	$2,400
Public Works Improvement Bond and Historic Design Bond	$3,000

Deposits:

Home or Commercial construction	$1,000
Accessory Building Permits	$ 100
Cell Phone Tower Co-location	$ 500
Signs	$ 75
Tenant Fit Up	$ 500

Historical Overlay– Certificate of Appropriateness application and Architectural Review Board fee: $ 150

Sign Permit $ 75/building facade

Solar Building Permit – includes permit, review, state fee $ 225

Water use fee for construction $ ~~63~~ 50

MEMORANDUM

TO: **PLANNING COMMISSION**

DATE: **OCTOBER 2, 2019**

FROM: **BEN WHITE**

RE: **ACCESSORY DWELLING UNIT (ADU) UPDATE - SECTION 17.82**

Accessory Dwelling Units (ADUs) are a conditional use in the city. ADUs are currently allowed as a Conditional Use with the Conditional Use Permit expiring upon sale of the property. In addition to other requirements, there are specific construction requirements which must be met to be eligible for approval as an ADU.

The public hearing regarding the proposed change is to receive public input regarding the proposed change to require the conditions of an ADU to be recorded with the county recorder. The recorded document would provide notice to all future owners of the ADU requirements. The proposed change is the underlined text below.

17.82.040 Conditional Use

Any ADU shall conform to the development standards of Section 17.82.050 and shall constitute a conditional use in all residential zones subject to the approval and issuance of a conditional use permit by the Planning Commission and recording with the County Recorder.

October 7, 2019 Draft

WEST BOUNTIFUL CITY GENERAL PLAN

2006 - 2026

June 5, 2007

UPDATED
XXXXX, 2019

ACKNOWLEDGMENTS

Mayor Kenneth Romney

West Bountiful City Council
James Ahlstrom
James Bruhn
Kelly Enquist
Mark Preece
Andy Williams

West Bountiful Planning Commission
Denis Hopkinson, Chair
Laura Charchenko
Mike Cottle
Alan Malan
Corey Sweat
Dennis Vest

West Bountiful City Staff
Duane Huffman, City Administrator
Ben White, City Engineer/Zoning Official
Steve Doxey, City Attorney
Cathy Brightwell, City Recorder/Community Development

I. INTRODUCTION

1.1 Introduction

West Bountiful City is more connected than ever before to the rest of the Wasatch Front through the development of the Utah Transit Authority FrontRunner commuter rail system, the Legacy Parkway, and Interstate 15. Other than the far west side of the city, the majority of vacant land has been developed bringing with it more people and traffic. Growth and development in cities to the north and south contribute to this congestion. It is important for the City to continue to plan now for what the City should look and feel like throughout the next two decades.

The goal of the West Bountiful City General Plan is to anticipate the changes that will face the City in the future and provide direction for future growth and decision making. It should be viewed as a flexible guide capable of responding to unforeseen events or trends. To ensure consistency, relevancy, and timeliness, the General Plan should be reviewed and amended through a formalized process of broad public involvement.

General Plan Purpose and Authority

Utah State law requires that each city prepare and adopt a comprehensive, long-range general plan to focus on present and future needs of the city as well as address growth and development of land within the community. Each city, "May determine the comprehensiveness, extent, and format of the General Plan." (Utah Code Annotated 10-9-301)

Additionally, Section 10-9a-403 of the Utah State Code establishes the availability of moderate-income housing as a statewide concern, and it requires municipalities to propose a plan for moderate-income housing as part of their general plan. "Moderate-income housing" is defined as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located. Median incomes are established by the U.S. Department of Housing and Urban Development (HUD) for the metropolitan statistical area ("MSA"), based on household size. Guidelines also state that no more than 30 percent of a household's income should be spent on housing costs, including utilities.

1.2 Community Vision Statement

West Bountiful City is a quiet community located in southern Davis County with a strong vision for its future. This vision includes preserving the qualities and characteristics that make it a wonderful location to live, shop, and recreate. The vision also includes hopes and desires for improvements and expansions of specific aspects of the City and the services it provides. The goals, objectives, policies, and future plans included in this General Plan are designed to help the City achieve the aspirations outlined in this vision statement.

Land Use

West Bountiful is primarily a residential community that is proud of its agricultural history and highly values its rural atmosphere. Situated between I-15 and the Great Salt Lake, the City is somewhat isolated from the rest of Davis County, and has therefore been able to retain its rural character as the areas around it have become increasingly developed. The location of West Bountiful's primary commercial district - on the east side of Interstate 15 - helps maintain this rural feel by providing a buffer between primarily residential parts of town and those that are commercial. The rural qualities of the City are highly valued by the community, and future land use planning should preserve these qualities, and, at the very least, not negatively impact or alter the existing rural character of the community. Interest has been expressed by the community for exploring a transfer of development rights program to facilitate the preservation of agricultural and open lands within the western part of the City.

West Bountiful is happy with the existing mix of land uses and densities and would like to maintain these. The community is interested in expanding some land uses: creating an additional office or light industrial park and allowing for greater variety in residential housing options in designated areas. The community enjoys the predominantly residential character of the City west of Interstate 15 and is happy to have all commercial development located along the outer edges of the City's boundaries. Thus, future commercial and light industrial opportunities are intended only along 500 South, the southern border of West Bountiful, or in the already-existing commercial corridor on the east side of Interstate 15. Similarly, in general the community would like any higher-density developments, such as multi-family housing, to be limited to the outer boundaries of the City.

The residents view the City as one where residents live together as a community and actively participate in the betterment of their neighborhoods. Residents insist on attractive and high-quality development, and clean, well-maintained neighborhoods and streets. West Bountiful is home to some stunning examples of early Utah architecture, and the City is committed to the preservation and enhancement of its historic district. Fostering attractive streetscapes within the historic district is a priority. The enhancement and beautification of the City's gateways through signage, lighting, and consistent streetscape design is a goal of the community.

Parks and Trails

The community has expressed a strong interest in protecting existing parks and open spaces and in creating more permanent recreational opportunities within the City. Goals for new parks, recreational opportunities, and open space include an equestrian center, a natural observation/education area, a community recreation center, small neighborhood parks, and a network of trails throughout the City. Specifically, the community has expressed a desire for more park space in the southern and western portions of the City, where current recreational opportunities are limited. The City would like to work with private property owners to incorporate parks into future subdivision designs as the southwest portion of the City develops. Enacting appropriate development incentives via ordinance will encourage development of such

parks. In addition, the citizens are concerned with refurbishing some of the aged components of existing parks and ensuring the continued use and enjoyment of existing parks.

The Legacy Parkway provides West Bountiful with a unique opportunity to connect to a regional trail and greenway system. The community would like to see the Legacy Parkway trailheads connected to the rest of the City through a coordinated urban trail system of sidewalks, bike lanes, and multi-purpose paths. In 2010, the City constructed an East to West trail that will follow the North side of the DSB canal from 800 W to the Legacy Parkway Trail. Connecting the trail from 800 West to 600 West is being pursued. This trail will be a connector that provides ready access from the center of town to the Prospector Rail Trail (along the old DR&G right-of-way) then further West to the Legacy Parkway Trail.

Bordering the Great Salt Lake, West Bountiful's character is in part defined by its wide-open spaces. The protection of this open space, whether undeveloped and natural or agricultural, is a priority for the community. The City is interested in maintaining these open space qualities and preserving the opportunity for future West Bountiful generations to enjoy them.

Transportation

West Bountiful City is faced with many changes. Legacy Parkway and the Utah Transit Authority's FrontRunner commuter rail has increased choices available to West Bountiful residents and contribute to an urban atmosphere; however, many West Bountiful residents cherish the rural qualities of their community and wish to retain those characteristics. West Bountiful must continue to participate in regional discussions and decisions on transportation and strive to maintain a rural feel. At the same time, West Bountiful should add the necessary accommodations to major transportation facilities so that motorists, bicyclists and pedestrians can travel safely and at reasonable speeds.

Socioeconomics

The City will build on its current positive image and quality of life to maintain its position as a residential community, offering a rural feeling with urban services. The City will continue to build on its strong retail economic base, through additional regional retail development, as well as expansion of neighborhood retail services. Business park and office development will also be pursued, along with life-cycle housing and expanded community amenities.

Housing

Residents of West Bountiful City value the high quality of homes and residential lifestyle of their community. Residents also value the opportunity to remain in the City as lifetime residents. The City therefore encourages community development that provides a greater range of life-cycle housing and housing types. However, preference is given to multi-family housing and other higher-density projects which occur at appropriate locations in the City - primarily along or near 500 South along the shared border of West Bountiful and Woods Cross. Maintaining existing

allowable density, and in some cased decreasing the density allowed, is important to West Bountiful citizens.

Annexation

The City is interested in exploring annexation options to help achieve the land use and socioeconomic goals of the community. The City has identified three guiding principles for assessing the annexation potential of additional land into West Bountiful City: 1) Logical, efficient and convenient delivery of services; 2) Visual corridors at entryways to City, including along Legacy Highway; and 3) Opportunities to expand the current economic base. Annexation should be pursed fairly aggressively to ensure that property desired to be located within West Bountiful is not lost to neighboring communities.

Public Utilities and Community Facilities

The City recognizes the importance of providing high quality public utilities that support current demands as well as desired future land uses, and that work to ensure that utilities meet the needs of the population. The City also understands the importance of coordinating utility improvements with one another to achieve the best cost effectiveness. The community has indicated a need for improvements in storm water management and is concerned with issues related to flooding. Responding to these issues, the City and community have expressed a desire for a Capital Improvements Program that places emphasis on coordinating utility expansions and improvements to meet the current and future needs of the City, its businesses, and residents.

West Bountiful City provides its residents with high-quality, responsive, and professional public services. Residents are pleased with the level of service that they receive and feel safe in their neighborhoods. The community is pleased with the level of service provided by local law enforcement, garbage collection, education, and governmental entities. The City should continue to provide the same excellent quality of services to the community, and work to expand and enhance these services when possible. Ensuring adequate emergency service is a high priority to both the residents and the City. West Bountiful City and its residents are committed to improving access, both in and out of the City, in times of emergency and will work with the Utah Department of Transportation and local emergency responders to ensure the safety of the community.

Natural Environment

West Bountiful City is proud of its natural and developed environment and has expressed a significant community goal is to preserve open space. Residents place importance on open spaces located throughout the City including agricultural lands, current and future parks, trails, view corridors, and wildlife habitat areas. West Bountiful shares similar wildlife habitats as the shoreline of the Great Salt Lake, most of which are being protected by the Legacy Parkway and related open space preserves. These marshes, swamps, and wetlands provide an important

framework for the remaining open spaces of West Bountiful. Preservation of these habitats and other open spaces will protect the natural environment and beauty of the area for current and future generations and set a tone for future development patterns.

West Bountiful recognizes that private landowners own the majority of the remaining open spaces within the City; therefore, the need to balance the delicate relationship of property rights, community interests, and the natural environment is important. With careful management and implementation strategies for private land developments within the City, the desires of current and future residents to protect open spaces and develop new parks and trails will allow the community to maintain its high quality of life which makes West Bountiful an attractive place to live, work, and recreate.

1.3 The Planning Process

At the beginning of this planning process, West Bountiful City was being guided by the goals and strategies of the 1990 – 2010 West Bountiful City Master Plan adopted in 1992 and the 2006 – 2026 West Bountiful City General Plan adopted in 2007. Although general plans typically include a twenty-year vision, they usually have a functional life of about five years and require periodic updating. The 2019 West Bountiful General Plan builds upon the ideas and framework of the earlier plans and prepares the City for another decade of successful growth.

1.4 Approval Process

The West Bountiful City Planning Commission conducted a public hearing on October 8, 2019 to receive public comment and input on the 2019 West Bountiful City General Plan update. On xxxxxx, 2019, the West Bountiful City Planning Commission made a formal recommendation to the City Council on the adoption of the General Plan. After reviewing and revising the Draft Plan, the City Council adopted the 2019 General Plan Update on xxxx, 2019.

1.5 General Plan Implementation

The implementation of the West Bountiful City General Plan involves the combined effort of citizens, developers, and policy making bodies acting on the information, goals, and policies it contains. Through their good work, the development policies outlined in this plan can be realized.

A major key to the success of the General Plan is the establishment of solid, implementable objectives and policies. Several important regulatory and administrative tools can be used to ensure the implementation of the General Plan. Each of the following tools play an interconnected and indispensable part in transforming the development policies of the General Plan into reality.

Zoning Ordinance

Land Use zoning is a basic tool of planning implementation. Zoning receives its legal basis from local state enabling legislation and can trace its beginning to the 1926 landmark U.S. Supreme Court case of Village of Euclid v. Ambler Realty Company. Title 17 Chapter 27 of the Utah Code Annotated, 1953, sets forth the powers of counties to establish zoning regulations. Cities and towns find their legislative right and authority to zone in Title 10, Chapter 9 of the Utah Code.

Local zoning ordinances control the use of land and influence the design and layout of individual development projects. In essence, a zoning ordinance is concerned with two issues: (1) the minimization of adverse impacts of one property upon another and; (2) the optimization of development patterns and activities considered desirable by the community. Therefore, the components of the zoning ordinance provide the basis for measuring whether the development policies are followed.

Traditionally, zoning ordinances have focused on regulating land development through such means as specifying minimum lot size, minimum building setbacks and maximum height, permitted and conditional uses, the placement of required landscaping, etc. A wide variety of special zoning ordinance provisions can assist in the implementation of General Plan development policies. These provisions include planned unit developments (PUDs), overlay or floating zones, performance standards, conditional or special uses, regulation of environmentally sensitive lands, non-conforming uses, and home businesses.

Subdivision Ordinance

Subdivision regulation became an important tool of city officials during the 1920s. The Standard City Planning and Enabling Act published by the United States Department of Commerce in 1928 made subdivision regulation a part of a comprehensive and continuing program of city planning, rather than a device used independently to achieve limited ends. Subdivision regulations were adopted by many communities following World War II to take advantage of federal GI and FHA programs designed to assist young married families in the purchase of new housing.

The adoption of a subdivision ordinance helps accomplish good neighborhood design, a unified street system, and efficient land use patterns. Subdivision design standards have three general purposes: (1) to prevent any subdivision development in sensitive environmental areas, such as land with a high water table, floodplains, or excessive slopes; (2) to ensure that all new subdivisions are in general compliance with the General Plan and; (3) to confirm that all proposed subdivisions are coordinated with abutting properties with respect to street connections, utility lines, drainage facilities, and recreational space.

Although subdivision ordinances vary from community to community, many have similar requirements and regulations. These regulations cover such subjects as road width and design; block design; curb, gutter and sidewalks; utility easements; landscaping; sewage disposal; street lighting; storm drainage; erosion and sediment control; and parks, recreation, and open space.

Redevelopment Authority

Redevelopment Authority (RDA) funding is used to create an opportunity to revitalize blighted commercial and residential areas. The Utah Neighborhood Development Act, Title 11, Chapter 19 of the Utah Code Annotated, 1953, authorizes cities to establish redevelopment agencies. Implementation tools of the agency include cost write-downs, eminent domain, tax increment financing, enterprise zones, and transfer of development rights.

Capital Improvements Program

A Capital Improvement Program (CIP), usually five years in scope, is a systematic long-range program to fund existing public facilities and provide for new construction. Goals, objectives, and policies established in the General Plan should serve as the basis for the CIP, which in turn, becomes an effective device in implementing the General Plan.

Historic Preservation

Title 11, Chapter 18 of the Utah Code Annotated, 1953, established the Historic District Act in 1967. This act allows local government to expend public funds for the preserving, protecting, and enhancing of historical areas and sites. Since its passage, the Historic District Act has been used by cities throughout the state to develop and adopt locally suited historic preservation programs and regulations.

Annexation Declaration

The Boundary Commission Act, enacted in 1979, established a state-wide policy for urban development and annexation. The Act also provided for the creation of county Boundary Commissions for the purpose of reviewing protests, by affected entities, of annexations of greater than five acres. Cities are required to prepare an annexation declaration which should be accompanied by a map or legal description of unincorporated territories which the city is interested in controlling.

Negotiations

Formal bargaining between city officials and developers may result in agreeable trade-offs for a particular project. City officials can also negotiate with local businesses and civic leaders to help implement parts of the General Plan. The purchase of land for the buffering of heavy manufacturing, the straightening of shared city boundaries, and the placement of city gateway signs can be successfully negotiated.

Design Guidelines

Design guideline documents are a set of standards and guidelines which a city can use to ensure a consistent and complementary look among the architecture, streetscape, site design, and signage of developments within the city. Design guidelines can be prepared for residential or commercial land uses, historic districts or parking lots, signage, or street cross-sections. Although they are just guidelines, these standards can be provided to developers to help them understand the community's desired style, mass, scale, and design for all new development projects. If needed, these guidelines can be codified in a city ordinance and used to require that new developments meet the standards of the City and blend into the existing architecture and design of the community.

1.6 Updating the General Plan

The West Bountiful City General Plan was written as a framework for land use policies and plans designed to shape and guide the growth of the City for the next twenty years. Despite its long-range vision, the General Plan should be a dynamic document and updated every five to ten years. Upon the completion and implementation of a General Plan, the process of researching new data, evaluation and analysis of that data, plan formulation, and implementation should be on-going. A periodic re-evaluation process helps to maintain the validity of the goals, objectives, and policies of the General Plan itself. In addition, active efforts should be made to update ordinances and enact new ordinances to match the General Plan and help implement the goals outlined in the General Plan.

Annual Update Process

In order for the General Plan to be viable, effective, and current, the following process is provided as a guide for the review and revision of the Plan.

The General Plan's development goals, objectives, and policies should be reviewed annually as part of the City's report and budgeting process. Any revisions to the document will be submitted to the Planning Commission for their review and a public hearing will be held to receive important citizen input. All recommended changes to the General Plan will be submitted to the City Council for evaluation, adoption, or denial.

The General Plan should undergo a major revision every five to ten years. Updates should be timed with the release of the U.S. Census Bureau's release of new population information. The U.S. Census is the best data available for measuring the dynamics of municipal change.

Individual Requests Process

From time to time there will be requests to change the General Plan by individuals. The General Plan needs to remain flexible enough to change if circumstances warrant such. Careful evaluation

is necessary to accurately weigh the individual petitioner's interest and the interest of the community as a whole.

With a written application, and accompanying documentation and supporting information, any individual may request that the General Plan be changed. Planning Commissioners should judge each application on its own merits, without concern of setting a precedent. They should review each request and base a decision on the evidence provided by an applicant and at a public hearing that overwhelming data supports the belief that the General Plan should be modified.

II. LAND USE

2.1 Goals & Objectives

GOAL 1: Maintain the existing quality of life and predominantly rural image of West Bountiful.

OBJECTIVE 1: Maintain a land use map that serves as a vision statement for the land use of the City, protects the characteristics of West Bountiful that are important to the community, and supports development and growth in appropriate areas.

POLICY 1: Review, and revise as necessary, the land uses categories identified in the City Code to ensure that they provide the necessary tools to implement the land use plan.

POLICY 2: Identify in the land use plan appropriate areas for future commercial development which will not adversely impact existing neighborhoods.

POLICY 3: Identify in the land use plan areas for future residential development.

POLICY 4: Identify in the land use plan key agricultural areas or open spaces to be preserved.

OBJECTIVE 2: Maintain large tracts of open or agricultural space in appropriate places to preserve the rural character of the City, but still allow for future commercial and residential development.

POLICY 1: Consider expanding the use of clustered development in areas with low density zoning to allow development potential, while still preserving large tracts of open space and the rural character of the community.

POLICY 2: Primarily maintain maximum density in designated residential areas, while considering the use of some flexible controls such as overlay zones, cluster development, or transfer of development rights (TDR) to provide for some flexibility in lot sizes and preserve open space.

POLICY 3: Regulate development in areas less suitable for development. These may include areas with high water tables, wetlands, wildlife or waterfowl habitat, and other sensitive areas.

GOAL 2: Promote pride for West Bountiful City with clean, attractive, and well-maintained districts and gateways.

OBJECTIVE 1: Identify key areas of the City for beautification efforts.

POLICY 1: Encourage street tree planting with all new development proposals, and the proper maintenance of existing street trees.

POLICY 2: Develop standards that minimize site disturbance and preserve large, mature trees, views, and other rural qualities in areas of future development.

POLICY 3: Review and enforce all zoning laws, especially those that control abandoned vehicles and the accumulation of junk and debris.

OBJECTIVE 2: Major gateways into West Bountiful City should be identified, protected, and enhanced in order to emphasize, preserve, and protect the character and appearance of the community.

POLICY 1: Maintain consistent sidewalk, park strip, curb, gutter, and sidewalk standards at gateways to the City and along key transportation corridors.

POLICY 2: Implement and monitor a sign control ordinance capable of providing for the needs of commercial areas while at the same time protecting West Bountiful City from the negative impact of visual clutter.

POLICY 3: Provide adequate, visible, and attractive street signs. Encourage the placement of "Welcome to West Bountiful City" signs at major entry points such as 500 South, 400 North, 1600 North, 500 West, and the north entrance to the City at 640 West.

POLICY 4: Promote the use of street and yard lights in new and existing neighborhoods.

GOAL 3: Protect the quality of existing residential neighborhoods, ensure new residential development is of high quality, and provide a variety of housing opportunities.

OBJECTIVE 1: Ensure architectural consistency and quality design for all new residential development.

POLICY 1: Develop a series of residential design guidelines to ensure new development meets the City's standards.

POLICY 2: Encourage new residential development to be compatible in lot size, design, and layout with adjacent neighborhoods.

OBJECTIVE 2: Provide housing opportunities for West Bountiful residents of all stages of life.

POLICY 1: Protect and maintain existing neighborhood densities, while allowing for flexibility for various dwelling sizes in appropriate places.

POLICY 2: Identify in the land use plan appropriate areas for a variety of dwellings sizes, to meet the changing needs of existing West Bountiful residents.

POLICY 3: Consider the use of multi-family or townhome mixed-use development as buffers between commercial and single-family residential areas, in the vicinity of the commuter rail station, and other appropriate areas.

GOAL 4: Promote a stable economy by encouraging high-quality commercial and office development in appropriate areas.

OBJECTIVE 1: Provide for commercial, office, and light manufacturing development in appropriate places to strengthen the economic base of West Bountiful City.

POLICY 1: Maintain commercial design guidelines to ensure that new commercial development fits into the existing character of the West Bountiful community.

POLICY 2: Cooperate with neighboring jurisdictions to plan for commercial and office development along key transportation corridors and near the Legacy Parkway interchanges.

POLICY 3: Allow for small-scale neighborhood retail establishments in appropriately zoned areas West of I-15 to meet resident needs.

POLICY 4: Encourage regional retail development at 500 West and 400 North.

POLICY 5: Encourage business park development near the Legacy Parkway interchange, or within designated annexation boundaries.

OBJECTIVE 2: Establish clear guidelines regarding the ability to conduct business from home.

POLICY 1: Establish clear policies that allow for appropriate home businesses and that encourage cottage industries. Respect of the character of residential neighborhoods and do not allow for home businesses with undue levels of traffic, noise, unusual hours of operation, unsightly appearance or disruption of neighborhoods.

GOAL 5: Promote and protect West Bountiful City's heritage and historic areas.

OBJECTIVE 1: Protect and enhance West Bountiful's historic district as the heart and focal point of the City.

POLICY 1: Maintain a local Historic Preservation Overlay Zone, which encompasses the nationally recognized West Bountiful Historic District and additional historic properties near the heart of the City, as a local regulatory tool to ensure protection and enhancement of the City's historic properties.

POLICY 2: Maintain a Historic Preservation Overlay Zone ordinance, including performance criteria and design guideline language, to ensure that all new development, and redevelopment of existing historic properties, within the historic district respects and enhances the historic integrity of the district.

POLICY 3: Erect historic or vintage street signs with the original street names and numbering system along Onion Street, Howard Street, etc.

POLICY 4: Coordinate planning efforts within the historic district with the West Bountiful City Historic Preservation Commission to ensure that all new construction and streetscape projects enhance rather than compromise the integrity of the historic district.

OBJECTIVE 2: Identify opportunities for expanding the protection of historic structures within the City.

POLICY 1: Encourage the nomination of historic homes outside of the official West Bountiful Historic District for the National Register of Historic Places.

POLICY 2: Explore opportunities for designating additional nationally recognized historic districts, such as 1100 West, or expanding the boundaries of the current district.

POLICY 3: Consider the development of demolition and alteration restrictions for contributing historic structures in the City.

GOAL 6: Protect the safety and general welfare of the residents of West Bountiful City.

OBJECTIVE 1: Minimize the impact of industrial land uses on adjacent neighborhoods.

POLICY 1: Develop guidelines for the establishment of adequate buffer zones between industrial land uses and abutting commercial and residential uses.

POLICY 2: Where possible, establish minimum acceptable standards for noise levels, air quality, on-site lighting, odor, and water pollution.

2.3 Existing Land Use Patterns

West Bountiful City contains a variety of land uses. The City continues to evolve from an area once composed essentially of agricultural uses into a diverse urban community. Where at one time there were extensive tracts of natural wetlands, farmlands, and grasslands, there now exist subdivisions, and commercial and industrial businesses. West Bountiful City has successfully merged the best elements of both urban and rural uses into well balanced community.

West Bountiful City has approximately 2119 acres within its 2019 municipal boundaries. Developed land area has exceeded undeveloped land. Non-urban, undeveloped land is defined as agricultural, parks and recreation, vacant, etc. Urban, or developed land, includes residential land uses, industrial, commercial, and public or quasi-public, etc.

Existing Land Uses

Residential

Residential uses are by far the most common land use in West Bountiful City. The vast majority of residential units are single family homes. Other housing types, such as duplexes, multi-family units, and mobile home parks account for a very small amount of land with West Bountiful City boundaries. Most duplex and multi-family housing is concentrated on or very near to 800 West. The majority of the City is

currently comprised of three residential zoning districts with densities of one-acre, one-half acre, and one-quarter acre lot sizes

Commercial

West Bountiful City's primary commercial district is located east of Interstate 15 along 500 West (U.S. Highway 91). Scattered commercial development also fronts along 500 South. These businesses are primarily comprised of retail shops, restaurants, bulk warehouse stores, professional offices, car dealerships or small manufacturing firms. West Bountiful City's largest commercial businesses are the At Home, Lowe's, Ross and Costco shopping centers. The commercial districts are essentially separated from the rest of West Bountiful City by the freeway, and access across this large barrier is limited to a handful of under and over passes. Despite the somewhat inconvenient location of the City's commercial areas, West Bountiful residents prefer to keep the commercial part of the City separated from the rest of the primarily residential community.

Civic, Utility, and Religious

At the center of West Bountiful's historic district, the West Bountiful City Hall serves as the governmental and geographic heart of the City. The West Bountiful Police Department shares space within the City Hall building. The current City Hall was constructed in 2006 and is currently meeting the physical needs of the City and the Police Department. The Public Works department also is housed in a garage / office structure next to City Hall and adjacent to the Elementary School property. The Public Works department also has a materials and storage yard at the northwest corner of Jessie's Meadow subdivision. Ultimately the location of each Public Works facility is not optimal due to noise and traffic from heavy equipment in a residential and school zone. It is the intention of the City to relocate these facilities, as soon as practical.

There is only one school within West Bountiful City boundaries, the West Bountiful Elementary School. The elementary school is currently being reconstructed to accommodate the growing population as well as replace aged and failing infrastructure. Currently, middle and high school aged children attend Centerville Junior High, Bountiful Junior High, Viewmont or Bountiful High School.

There is no fire station located within the West Bountiful city boundaries. Fire service is provided by the South Davis Metro Fire District. There is one fire station located on the western side of Interstate 15 in North Salt Lake, which could be accessed if an event (fire, earthquake, flood, etc.) were to occur and block the limited access points across the freeway. A new fire station is currently being constructed in Centerville which will improve the response time for emergency vehicles.

There are a number of religious buildings located within the city boundaries, including four meeting houses for the Church of Jesus Christ of Latter-day Saints. Post office, library, and health care services are all provided in neighboring communities, and West Bountiful residents are content with driving out of the City for these services.

A large utility corridor travels southwest to northeast through the western portion of the city that includes overhead power lines and gas pipelines. The construction of buildings within this corridor will be

restricted which creates a swath of land where open space, recreational and agricultural uses may be its best uses.

Industrial

There is a significant portion of West Bountiful land contained within the Holly Refinery industrial campus. The City values the company and its workers and desires to work with the refinery to ensure the safety of its workers. As environmental studies become more sophisticated and potential dangers are identified for the workers, the City supports the efforts of the refinery to protect its employees by strengthening and sheltering buildings and/or relocating buildings within the campus to include offices, warehouses and shops to areas that are considered buffer areas. Appropriate zoning needs to be considered to allow for the uses that are customary to mechanical, pipe fitting (welding), and construction shops. In providing means of securing the safety of the refinery's employees the City does not intend to increase the overall footprint of the refinery, nor encourage facilities closer to existing residential zones.

The refinery, whose property straddles 800 West, is typically a good neighbor and West Bountiful residents do not experience many negative impacts despite the close proximity of the refinery. The fact that 800 West does travel directly through the refinery poses some health, safety, and security risks to both residents and Holly Oil. The safety issue poses some compelling reasons to close this section of 800 West, but West Bountiful citizens would likely need another alternate north-south access route if this were to occur.

A few other, smaller industrial or manufacturing businesses are scattered along 500 South and 500 West, and typically have little to no negative impact on the greater West Bountiful community.

Parks, Recreation, and Open Space

The majority of park and recreation area is provided by the West Bountiful City Park, located next to I-15 on Pages Lane, and the West Bountiful City Golf Course on 1100 West. There is a small neighborhood park in the Birnam Woods 3 subdivision, and a very small pocket park in the very northernmost portion of the City. The southern and western portions of the City are currently not well served by the existing city park and golf course, and the population of West Bountiful could support additional park and recreation development. There is potential for additional neighborhood park development as the largely undeveloped western portions of the City eventually build out. This land is all privately owned. The City should work with private developers and landowners to ensure that park space is included in future subdivision developments. There will likely be overhead utilities, wetland and water table constraints to address when parks or other recreational facilities are developed in the southwestern quadrant of the City.

The City commissioned a Parks, Open Space, Recreation, Arts and Trails Master Plan which was completed in 2018. The Plan identifies needs and provides information and suggestions on how to plan to meet these future needs.

The construction of the Legacy Parkway included the development of a multi-use trail for bikes, pedestrians, and equestrians. The Legacy Parkway trail connects the communities along the entire Legacy

Parkway. Four trailheads service the West Bountiful area at areas where roads have been converted to cul-de-sacs or re-aligned to accommodate construction of the Parkway. A larger regional trailhead with substantially more parking was provided on the west side of the Legacy Parkway at 500 South Street. This trailhead is accessible to West Bountiful residents via 500 South and provides access to a trail for the west-side of the Parkway running from 500 South to Center Street in North Salt Lake.

Independent of the Legacy Parkway development, the City has coordinated with UTA to create a multi-purpose trail along the abandoned Denver & Rio Grande Railroad alignment (Prospector Rail Trail) and with Davis County along the DSB canal (Onion Parkway Trail). These trails provide north-south and east-west access through the city to the Legacy trail.

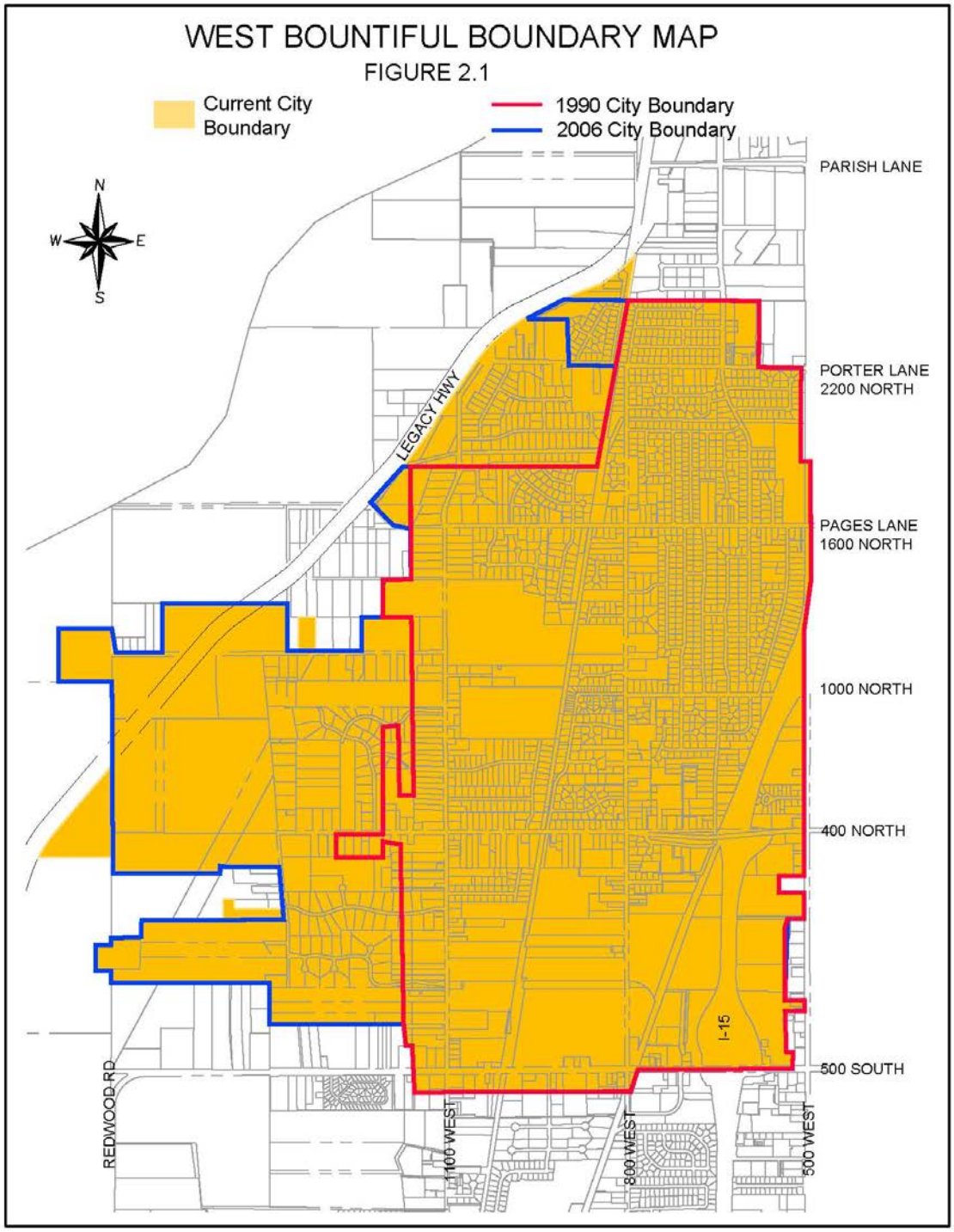
West Bountiful benefits from its surrounding open space. This open space is comprised of primarily privately-owned property within the western portion of the City. Much of this open space is currently used for agricultural purposes and will likely be converted into suburban residential development over time unless protected as open space by the community. The potential annexation areas on the western side of the City are all currently undeveloped and provide both open space and environmental values. There are a few vacant lots still scattered throughout the City. These will likely fill in with residential land uses over time unless set aside for small neighborhood or pocket parks. There is a large buffer of open space surrounding the Holly Oil refinery property. The buffer space is owned by the petroleum company and is important to maintain the safety and security of the refinery facilities. Although this property is not used by the public as recreational space, it is valuable open space to the community.

Agricultural

Residents of the community value the agricultural qualities of West Bountiful. Agricultural land, including farming, grazing of livestock, and horse property is the second most prevalent land use in West Bountiful City. Nearly all of the agricultural property within the City is located west of 1100 West and is currently zoned for a density of one dwelling unit per acre. Maintaining animal rights and lots large enough to support recreational farming and horses is a priority. The one unit per acre zoning applying to the majority of the land in the western portion of the City will eventually result in significant suburban development. If the preservation of rural character is a priority for the community, the current residential zoning will not be an effective regulatory tool in accomplishing this goal on its own.

Land Use Survey

Comprehensive land use surveys have been conducted in West Bountiful City over the past four decades. The first survey was completed in 1978 by Millard Consultants. The second study was the work of Weber State College students enrolled in an Advanced Planning Technique course as part of a 1989 class project. Despite the length of time since the last survey and the expansion of the City boundaries through annexation, the land uses within the City have not changed significantly since 1990. Figure 2.1 shows the city boundaries in 1990, in 2006 when the current General Plan was drafted, and current boundary.


WEST BOUNTIFUL BOUNDARY MAP
FIGURE 2.1
Current City Boundary
1990 City Boundary
2006 City Boundary
N
W
E
S
PARISH LANE
PORTER LANE
2200 NORTH
PAGES LANE
1600 NORTH
1000 NORTH
400 NORTH
500 SOUTH
LEGACY HWY
I-15
REDWOOD RD
100 WEST
800 WEST
500 WEST

2.4 Future Land Use Plan

The land use plan mirrors the current zoning and sets the foundation for all land use decisions within West Bountiful. The land use plan identifies general land use classifications and in some cases the density within the classification (i.e. medium density residential, rural density residential, etc.). Each of the land use classifications shown in the Future Land Use Map corresponds to classifications in the existing West Bountiful Zoning Ordinance (see Table 2.1).

Table 2.1	
West Bountiful General Plan Land Use Classification	**West Bountiful City Code Zoning Classification**
Parks and Open Space	Not associated with a particular zone
Commercial	(C-G) General Commercial
Neighborhood Commercial	(C-N) Neighborhood Commercial
Highway Commercial	(C-H) Highway Commercial
Industrial	(I-G) General Industrial
Business Park/Light Manufacturing	(L-I) Light Industrial
Medium Density Residential	(R-1-22) Residential
Low Density Residential	(R-1-10) Residential
Rural Density Residential	(A-1) Agricultural
Blended Use	

Land Use Classifications

Open Space/Parks

This category is reserved for publicly owned recreation areas. Properties within the Parks and Open Space classification may contain uses ranging from simple undeveloped, natural open spaces to formal facilities such as a trail, recreation complex or developed park.

Commercial

This classification includes uses intended to serve the commercial needs of the community at large. Automobile service, retail, hotel, office, restaurant, and similar types of uses are allowed under this designation. This classification also includes areas that contain large shopping centers of regional significance, such as the Shopko and Costco developments along 500 West.

Neighborhood Commercial

The neighborhood commercial classification includes small commercial areas within primarily residential areas. This designation can contain a mix of land uses; however, the businesses are primarily smaller in scale than those found in a mixed-use or commercial area. Some neighborhood commercial areas may contain an "anchor" store such as a small grocer or market. These businesses are intended to serve the needs of a very specific neighborhood. Examples of small neighborhood commercial uses may include dry cleaners, convenience stores, small dental, medical, legal, insurance or other professional offices and day cares.

Highway Commercial

Highway commercial areas can contain a mix of land uses, such as commercial and office within the same area. Mixed land uses in the community commercial classification may be varied either vertically (i.e. mix of uses in one building such as an office over a retail establishment) or horizontally (i.e. single use buildings with different uses located next to one another). The residents of West Bountiful are opposed to vertical mixed uses and have established Blended Use Zone to allow for horizontally mixed uses with buffering areas to transition into residential and agricultural zones. Areas falling under this classification are located near 500 South particularly at the west end of 500 South.

Industrial

This classification includes heavy manufacturing and other traditional industrial land uses. The only industrial area within West Bountiful is the Holly Oil Refinery.

Business Park/Light Manufacturing

This classification includes campus-like research and office developments, and smaller light industrial uses. These districts are usually located adjacent to or near intersections of major transportation corridors such as freeways and state roads and along main collector roads. Much of the land classified as business park/light manufacturing falls in the western portion of the City. There are some additional light manufacturing, or light industrial land uses currently existing along 500 South and between the Union Pacific Railroad tracks and Interstate 15.

Medium Density Residential

This classification applies to residential areas and subdivisions with a maximum density of up to four dwelling units per acre. Typical developments in the medium density residential designation are single family homes. This area may also include a limited number of multi-family housing which was constructed years ago. Such developments are not considered a permitted use today.

Low Density Residential

This classification applies to residential areas and subdivisions with a maximum density of up to two dwelling units per acre. Areas assigned to this classification consist of single-family homes and may allow for some limited animal and agricultural uses.

Rural Density Residential

This classification allows both residential and agricultural land uses within the City, and areas within current city annexation boundaries. Many residents keep animals for their private use, and a few parcels are still used for limited agricultural purposes. This classification includes areas that are currently undeveloped or are used primarily for agricultural uses. These lands are currently zoned to allow one dwelling unit per acre.

Blended Use

This classification is a way to help with agricultural preservation by including commercial with rural density residential.

Table 2.2 below summarizes the past and present land uses. The Future Land Use Map (Figure 2-2) illustrates the preferred land uses in specific areas of the City. Generally, the map mirrors current land uses in those areas where the present use is deemed desirable and appropriate. Vacant areas, areas with inappropriate current uses, and areas likely to transition to other uses may carry different designations on the Land Use Map than their present use.

Table 2.2

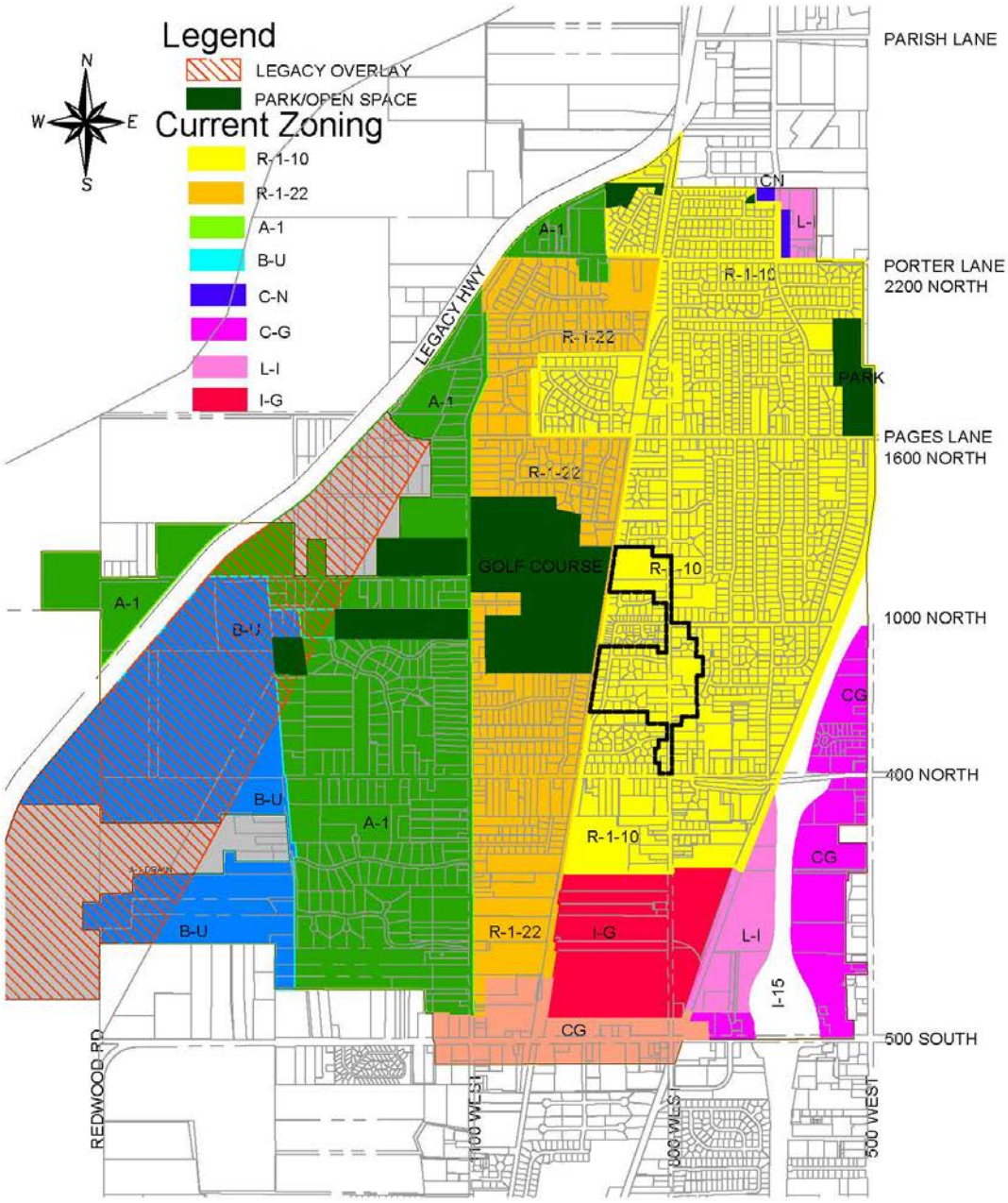
WBC Land Use Percentage Comparison

Land Use	**1978**		**1990**	**2019**
Residential	21.7%		23.4%	15.3%
Commercial	2.1%		3.3%	4.9%
Industrial	8.4%		9.3%	16.4%
Public	5.2%		6.8%	4.1%
Transportation	19.0%		17.1%	11.8%
Agriculture	38.8%		21.9%	36.8%
Vacant	4.8%		18.2%	10.7%
TOTAL	**100%**		**100%**	**100%**

Source: 1978 West Bountiful City Comprehensive Plan, 1990 Land Use Field Study

WEST BOUNTIFUL FUTURE LAND USE MAP

FIGURE 2.2



Overlay Zones

The West Bountiful Future Land Use Plan includes a Historic Preservation Overlay Zone and a Legacy Overlay Zone.

Historic Preservation Overlay

West Bountiful contains some extraordinary examples of historic Utah architecture. Enough historic homes exist along the 800 West corridor that the area was officially designated by the National Register of Historic Places as the West Bountiful Historic District in 2004. West Bountiful residents are very proud of the City's history and have a desire to preserve and celebrate this heritage through land use planning and urban design.

With the City Hall and an elementary school located within this same corridor, the historic district functions as the heart of the West Bountiful community. Because this historic district represents so much of the West Bountiful community heritage and serves an important role as the civic heart of the City, special consideration should be given to streetscape and urban design enhancements throughout this corridor.

To protect the integrity of West Bountiful's historic city center, West Bountiful has created a historic preservation overlay zone, shown on the Land Use Map (Figure 2-2), to create a local level tool for regulating development within this area.

The boundary of the local Historic Preservation Overlay Zone includes all lands within the official West Bountiful Historic District, as well as some additional historic properties along 1000 North. It should be noted that the nationally recognized West Bountiful Historic District is different than the local Historic Preservation Overlay Zone. The glossary of planning terms, included in Appendix C of this document, describes the distinction between these two tools and the various levels of protection that they can provide for historic structures. For purposes of this General Plan, the term "historic district" is used generically to describe all properties located within either the official West Bountiful Historic District or the Historic Preservation Overlay Zone.

The recommended Historic Preservation Overlay Zone is intended to ensure that all new development, and any modification or demolition of historic structures, is carefully evaluated to ensure that the action will not adversely impact the historic character and integrity of the area. It is recommended that the new Historic Preservation Overlay Zone ordinance be developed in conjunction with the West Bountiful Historic Commission.

Interest has been expressed by members of the community as well as City officials and staff for allowing additional development within the historic district of the City. Likewise, it is desired that any new development within the district be designed and constructed in a manner that contributes to, rather than detracts from, the historic character and feel of the area.

Legacy Overlay Zone

The Legacy Overlay Zone is centered on 500 South near the Legacy Highway. This is a joint zoning effort with Woods Cross City. Because future develop in this area will cross city boundaries, both cities recognized the value of having one set of development standards that spans both cities. The goal of the development standards is to construct projects which have similar architectural designs regardless of the city boundary. The design standards should include architectural details and styles, building materials, relative size and massing, colors, pedestrian access, streetscape amenities and landscaping.

The City should consider a unique street cross section for the historic district, to enhance pedestrian safety and beautify the street. There are a number of street design tools and techniques that may be useful in establishing a sense of place for both pedestrians and motorists as they enter into the historic district. These tools include bulb-outs, neck-downs, chicanes, cross walk pavement treatments, landscaped medians, raised crosswalks, or roundabouts. The City should explore the impact of these and other options on street beautification, pedestrian safety, bicycle lane travel, on-street parking, and flow of traffic. Pedestrian and bicyclist safety and street beautification should be the primary goals of any improvements to the historic district street cross-section; however, mobility for motorists should be considered as well.

Regardless of the implementation of any traffic calming tools, the City should work to enhance the aesthetic and atmosphere of the district for both motorists and pedestrians, and to reinforce a sense of place within the historic district. Urban design elements to consider include decorative street and pedestrian lighting (perhaps embellished with hanging plant baskets or flags), park benches along sidewalks or parkstrips, consistent street tree plantings, historic street signage, and upgraded sidewalk or crosswalk paving materials. Throughout this process, a commodity should be placed on ensuring that high-density development does not occur on property fronting 800 West. Increases in densities within the overlay zone may be conditionally awarded, but only upon demonstration that development proposals meet or exceed specific performance standards outlined in the Historic Preservation Overlay Zone ordinance. Performance standards in the ordinance may include:

- Guidelines for new construction to ensure a seamless blend with neighboring historic structures (building materials, colors, size, styles).
- Guidelines for modifications to existing structures to ensure preservation of historic integrity (building materials, colors, styles).
- Setbacks consistent with historic precedence.
- Historic signage and street lighting.

Future Land Use

The residents of West Bountiful are proud of the character, neighborliness, and personality of the City. The West Bountiful Land Use plan intends to carry forward these same attributes into the future. In general, the land use plan maintains the same land use patterns already occurring within the City:

- Low-density residential development will be protected from higher intensity uses, and from traffic created by higher intensity uses.
- Commercial development will be concentrated along major transportation corridors.

- Existing parks and open spaces will be maintained, and open spaces will be preserved
- The historic district will remain as the centerpiece of West Bountiful and will be protected and enhanced.

Gateway Enhancement

A gateway is a prominent entrance to a city or community that provides visitors and residents with an initial glimpse into the character of the community. Gateways provide the first visual impression of a city. These first impressions are key in defining a city's role in the larger region. West Bountiful, like most cities along the Wasatch Front, is a suburban community bordered by more suburban communities. Often the municipal boundaries become blurred and indistinct. Gateway enhancements are one way to help create a sense of place and identity for a community. The goal is for visitors to know that they have entered a new City when they cross through a major gateway.

West Bountiful currently has a number of key gateways (500 South, Pages Lane, 400 North), and is soon to have two more as the Legacy Parkway is completed. West Bountiful has much to share with its neighbors and visitors, and the City's gateways should reflect the City's key values and qualities. Gateway enhancements should include both landscaping and signage. Designs should use consistent elements yet be adaptable to various locations. Using similar design elements will create consistency and a seamless presentation to visitors regardless of which gateway they cross.

Another type of gateway which exists in West Bountiful, although not a physical threshold into the City, is the view of the City from the Legacy Parkway. Although people may not stop in West Bountiful, they should get a sense for the community when traveling along this corridor. By protecting the agricultural and open lands along the western edge of the City, West Bountiful conveys a clear statement to Legacy Parkway travelers that this is a city which cares about its heritage, natural resources, and future generations. Many communities do not have the opportunity, or foresight, to set aside large tracts of open space, and West Bountiful should display this tremendous resource.

Commercial Districts

West Bountiful has two primary commercial districts within its boundaries: 500 West and 500 South. Similar to a city's gateways, the appearance of commercial districts can speak to the values and characteristics of a community. There are components of commercial district/corridor designs that can greatly influence the overall feel and aesthetics of the community. Among other considerations, a good commercial district should include the following:

- Pedestrian amenities.
- Streetscape design.
- Building mass and scale.
- Architectural style and detailing.
- Building materials and colors.
- Signage standards (pole, monument, blade, flush mounted, materials).
- Permeability of storefronts (entrances and fenestration).

- Building and parking location and orientation.

West Bountiful has an opportunity to establish a consistent look, character, and feel for all commercial areas within the City. It is recommended that the City prepare a set of commercial design guidelines to ensure that all new commercial development meets the City's standards, and consistently contributes to the overall aesthetic and character of the City. At a minimum, the commercial districts of the City should include:

- Accommodations for pedestrians along the street and through parking areas.
- Improved streetscape treatments like landscaping, street lighting, and wider sidewalks.
- Shared driveways and access points.
- Decreased building setbacks.
- Parking to be located behind buildings.
- Attractive, downward-shining lighting to enhance safety of the street at night and minimize light pollution.

Neighborhood Enhancement

West Bountiful is a primarily a residential community, and therefore preservation and enhancement of the City's neighborhoods is one of the most important elements of land use planning for the City. West Bountiful includes neighborhoods of all different ages, densities, and characters. The design guidelines could be organized around the three different residential land use classifications and zones:

- Rural Density Residential/Agricultural (A-1):
- Low Density Residential (R-1-22):
- Medium Density Residential (R-1-10):

Agricultural Preservation

The rural, open feel of West Bountiful was identified by the local community as one of the City's greatest assets. Residents expressed a desire to maintain the small town, rural feel of their community as the City plans for inevitable growth and development. Most of the land within West Bountiful's municipal boundaries was once agricultural land, and much of this has slowly transitioned into more suburban residential land uses over time. However, much of the western portion of the City still remains agricultural. In addition to the agricultural lands within the City's boundaries, there is undeveloped land identified for annexation between the Legacy Parkway and City's western border.

West Bountiful has an opportunity to be proactive in its land use planning to ensure the preservation of as much land as possible both within the existing municipal boundaries and potential annexation areas. While preservation of open space, rural character, and viewsheds are priorities for the City, the respect of private property rights is also a priority. Therefore, development will be allowed to occur within the current municipal boundary per the established base zoning.

One way to help preserve agricultural space is to consider clustered development. Clustered development does not mean "high density" development. The term is used to simply describe the layout and distribution of development lots. It does increase the allowable density of a small area, but the overall average density of the larger area remains the same. For example, consider an area with a base zoning of one dwelling unit per acre. In a 50-acre area, a typical development would contain 50 one-acre lots. Alternatively, the same area could also be developed with 50 one-half acre lots and 25 acres would be saved as open space. The development would have the same number of units, but 50% of its space is reserved for open space use. The purpose of clustering is not to allow increased densities, but rather to preserve open spaces within individual developments.

2.5 Tools and Implementation Strategies

There are a number of tools that West Bountiful can use to implement the Future Land Use Plan and achieve the goals and objectives outlined in this Chapter.

Future Land Use Map

A future land use map is one of the most valuable tools a City can employ to direct future land use patterns and decisions. West Bountiful's Future Land Use Map, found in this chapter as Figure 2-2, outlines the way the City would like all future land use patterns to be shaped. The map, and associated land use classifications, should be referred to when any new development or rezoning is proposed. The Map should serve as a guide to city planners when evaluating whether a zone change is appropriate or consistent with the City's plan for that particular area. Referring to the map when making these types of decisions will ensure that all future development, or redevelopment, within the City is compatible with the desires and vision of both the City's leaders and its residents. The map can be adjusted during the process of refinements to this General Plan, if circumstances arise in the future that suggest the need to do so.

City Ordinances and Zoning Map

A city's zoning map and ordinances are the city's primary tools for implementation of its Land Use Plan. Unlike a Future Land Use Map, a zoning map and ordinance gives a city legal authority to restrict what level and type of development can occur on a particular parcel.

III. PARKS AND OPEN SPACE

West Bountiful City recognizes the value parks, trails and other open space provides to the City. For these reasons the City hired Landmark Design to complete a Parks, Open Space, Recreation, Arts and Trails Master Plan. A full copy of the 2018 Plan is included in Appendix 1.

IV. TRANSPORTATION

4.1 Background and Introduction

A transportation network is more than streets and cars: it is a fabric of motorists, bicyclists, pedestrians, and mass transit capabilities sharing the same spaces. Each of these transportation modes plays a critical role, and it is important to have these choices available. However, given issues like, diminishing air quality and climate change, transportation networks may be fundamentally different in thirty years compared to today.

With easy access to Legacy Parkway, Interstate 15, and the FrontRunner train West Bountiful can direct efforts to consider additional ways to enhance its transportation network.

The structure of this Transportation Element focuses on roadways, transit, and Active Transportation modes. Each transportation mode is discussed based on its role in West Bountiful City in 2019, and the role it might play in the future. Figure 4.1 is the city's Transportation Master Plan.

Vision Statement
Legacy Parkway and the Utah Transit Authority's FrontRunner commuter rail have increased choices available to West Bountiful residents and contribute to an urban atmosphere; however, many West Bountiful residents cherish the rural qualities of their community and wish to retain those characteristics. West Bountiful must continue to participate in regional discussions and decisions on transportation and strive to maintain a rural feel. At the same time, West Bountiful should add the necessary accommodations to major transportation facilities so that motorists, bicyclists and pedestrians can travel safely and at reasonable speeds.

4.2 Goals and Objectives

GOAL 1: Plan for transportation needs in West Bountiful City, and work with local, state, and regional decision-makers regarding issues that affect the City.

<u>OBJECTIVE 1</u>: Maintain representation for West Bountiful City on local, regional, and state transportation and land use technical and decision-making bodies.

<u>OBJECTIVE 2</u>: Encourage dialogue with land use and transportation planning partners in surrounding cities.

<u>OBJECTIVE 3</u>: Continue to refine and update the five-year Capital Improvements Program, including transportation infrastructure.

OBJECTIVE 4: Explore additional funding sources for improving the current street system, such as Federal-Aid Urban funds, state gasoline tax money, etc.

GOAL 2: Balance access, mobility, and safety on West Bountiful City streets, making best use of existing facilities and programs before investing in additional infrastructure.

OBJECTIVE 1: Integrate transportation systems into the development review process for West Bountiful City. New development projects should be reviewed by staff to ensure that any modifications to transportation systems meet the intent of the Master Transportation Plan.

OBJECTIVE 3: Actively participate in any ongoing plans regarding the Legacy Parkway, 500 South, Interstate 15, and commuter rail; these projects impact transportation patterns in West Bountiful, and the City should be involved in decisions made regarding these facilities.

OBJECTIVE 4: Pursue avenues for increasing the number of north-south routes through West Bountiful City, such as a new 1450 West alignment. Consider ways to improve north-south connectivity when approving future developments in West Bountiful City.

OBJECTIVE 5: Continue to work with UDOT and Union Pacific Railroad to find optimal solutions to the railroad crossing issues in West Bountiful, particularly at 500 South and Pages Lane.

OBJECTIVE 6: Promote a consistent and continuous transportation network among existing and future development.

POLICY 1: Restrict lengths of dead-end streets and require second accesses for streets longer than a specified length.

POLICY 2: Require provisions for temporary turnarounds on dead-end streets.

POLICY 3: Establish pedestrian, bicycle, and equestrian paths that are consistent with maintaining a rural environment. Consider an improved cross section on busier streets such as 800 West or 1100 West.

POLICY 4: Require all utilities to be installed underground in new subdivisions.

GOAL 3: Provide safe and connected bicycle and pedestrian facilities.

OBJECTIVE 1: Create connected bicycle and pedestrian facilities on major routes accessing the commuter rail station in Woods Cross (for instance, 500 South and 800 West). Encourage the use of non-motorized transportation modes to access commuter rail.

OBJECTIVE 2: Examine areas with high pedestrian volumes and evaluate the need and possibility for added crosswalks or other types of pedestrian crossing treatments. These may include pedestrian-activated flashing lights, pavement treatments, or pedestrian signals.

OBJECTIVE 3: Prioritize completion of missing sidewalk sections by identifying heavily used school routes, recreation paths, and transit access routes.

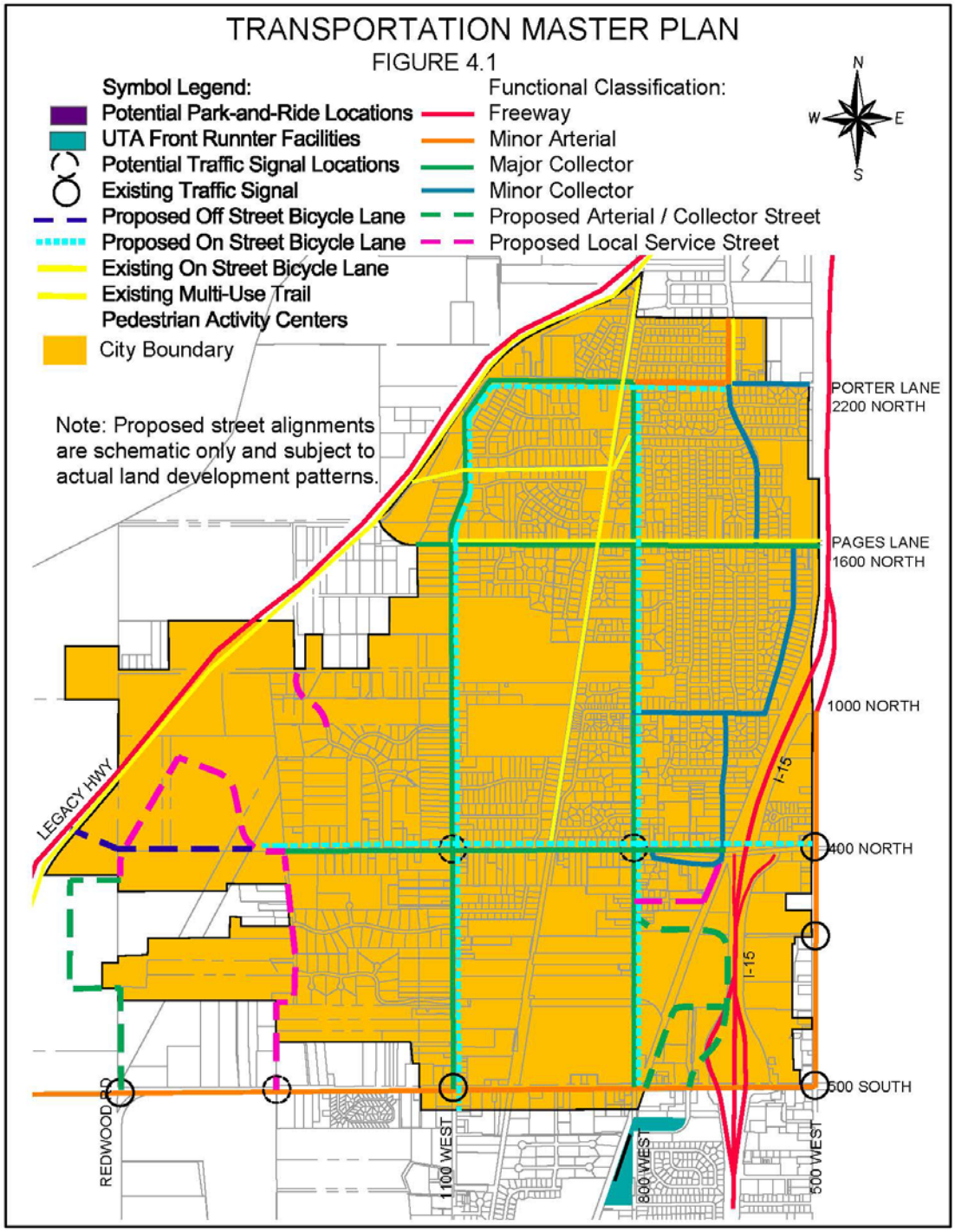
OBJECTIVE 4: Ensure that pedestrian facilities accommodate the needs of people of all physical abilities.

POLICY 1: All new transportation projects, including roadways and pedestrian facilities, should include accommodations for the physically disabled and meet all Americans with Disabilities Act (ADA) standards and requirements.

POLICY 2: All existing transportation (vehicular and pedestrian) facilities that do not currently meet ADA standards, should be brought into compliance as soon as resources are available.

GOAL 4: Increase access to transit facilities.

OBJECTIVE 1: Engage in discussions with the Utah Transit Authority to increase transit options in West Bountiful City, for example, feasibility of transit modes such as bus rapid transit or light rail, frequency of service, flexible bus routes, or locations of fixed transit routes.


TRANSPORTATION MASTER PLAN
FIGURE 4.1
Symbol Legend:
Potential Park-and-Ride Locations
UTA Front Runnter Facilities
Potential Traffic Signal Locations
Existing Traffic Signal
Proposed Off Street Bicycle Lane
Proposed On Street Bicycle Lane
Existing On Street Bicycle Lane
Existing Multi-Use Trail
Pedestrian Activity Centers
City Boundary
Functional Classification:
Freeway
Minor Arterial
Major Collector
Minor Collector
Proposed Arterial / Collector Street
Proposed Local Service Street
N
W
E
S
Note: Proposed street alignments are schematic only and subject to actual land development patterns.
PORTER LANE
2200 NORTH
PAGES LANE
1600 NORTH
1000 NORTH
400 NORTH
500 SOUTH
LEGACY HWY
I-15
I-15
REDWOOD RD
1100 WEST
800 WEST
500 WEST

4.3 Existing Conditions

This section describes each of the major transportation modes in West Bountiful, by identifying existing features for each mode and major issues that keep those modes from functioning at peak performance. The Future Transportation Plan section later in this chapter provides recommendations on how these problems might be remedied.

Traffic

Major traffic routes in West Bountiful include:

- Interstate 15 (I-15)
- Legacy Parkway
- 500 South
- 400 North
- Pages Lane (1600 North)
- Porter Lane (2200 North)
- 500 West
- 600 West
- 800 West
- 1100 West

Issues Identified
West Bountiful faces several traffic challenges. These include a lack of north-south travel routes, railroad obstacles, and access onto 500 South from side streets.

North-South Access
West Bountiful has two major north-south routes west of I-15: 800 West and 1100 West. North and south-bound traffic is limited to these routes because no others extend through the city.

Railroad Obstacles
The Union Pacific Railroad (UPRR) complicates east-west access. UPRR functions as a freight line along the Wasatch Front, and FrontRunner commuter rail runs parallel to UPRR. UPRR has at-grade crossings in West Bountiful at 500 South and Pages Lane. During peak traffic periods, train crossings cause queuing on either side of the railroad. Traffic also disperses through residential neighborhoods to circumnavigate the trains. A particularly popular detour for eastbound traffic stopped at the Pages Lane crossing is 550 West – 660 West to access the 400 North I-15 overpass. This adds detour traffic to residential streets, and residents complain about speeders along this route.

500 South Accessibility
500 South is difficult to access from 800 West street due to traffic volumes and proximity to the railroad tracks. This intersection is not signalized and is close to the railroad tracks.

Transit

Utah Transit Authority (UTA) provides public transit service along the Wasatch Front, including West Bountiful. West Bountiful has one bus transit route that serves the city. It provides service to downtown Salt Lake City twice in the morning and two northbound routes in the evening. The Woods Cross Front Runner train station is located on the south side of 500 South. Pedestrian access across 500 South is difficult except at 500 West and 1100 West where traffic signals with cross walks are constructed.

Issues Identified

- Off-peak transit service is desirable.
- Need for more local circulation.
- Need for park-and-ride lots in West Bountiful. Improved Active Transportation access to the Woods Cross Front Runner station is desirable.

Active Transportation (Bicycle and Pedestrian)

Bicycle and pedestrian facilities in West Bountiful are consistent with its rural nature. Many streets have two lanes of pavement plus a shoulder, but no curb, gutter, sidewalk, park strip, or street trees. Newer subdivisions, located in interior areas of West Bountiful City, frequently have a more developed cross-section and include curb, gutter, sidewalk, and park strip.

The City completed an Active Transportation Plan in 2016. A copy of the Plan can be found in the Appendix 2.

Issues Identified
On busier streets such as 800 West and 1100 West, the lack of complete infrastructure presents a dangerous situation for bicyclists and pedestrians.

4.4 Future Transportation Plan

Roadway Network

<u>700 West/800 West Alignment</u>:
To allow for construction of the FrontRunner commuter rail, 800 West was closed between 500 South and 700 South in Woods Cross. Formerly, 800 West connected West Bountiful and Woods Cross, but this connection has now been broken. There are also safety concerns with a general public access through the Holly Frontier refinery. The solution preferred by West Bountiful is to re-align 800 West around the Holly Frontier property and tie it into 700 West in Woods Cross. 800 West would then be closed between roughly 400 South and 500 South.

There are two major complications with this alignment. First, it requires an additional crossing of the UPRR tracks to tie back into 800 West north of Holly. UPRR will not likely agree to an at-grade crossing, so a grade-separated crossing will probably be necessary. A bridge structure of this alignment will be costly. It is not known, at this point, where funding for that bridge would come from.

Proposed 1450 West Alignment*:*
A new collector is proposed at 1450 West, to increase the number of north-south routes in West Bountiful. 1450 West is a natural choice for two reasons. It is the next logical connection, given the three-block spacing between 500 West, 800 West, and 1100 West; and it connects to the existing terminus of 400 North. This road will serve primarily as an additional option for traffic attempting to reach 500 South and the Legacy Parkway from the southwesterly parts of the City.

Proposed 220 North - 650 W Alignment*:*
A new residential street is proposed that would connect the existing 220 North roadway to 650 West. This new roadway would correct a nonconforming cul-de-sac at 220 North~~,~~ by providing a second outlet, and would provide a connection to 800 West for these residential neighborhoods. The road would extend 220 North to the east, up to the western edge of the Union Pacific Railroad alignment. It would then turn north, follow the railroad tracks, travel under 400 North, and connect to 650 West. Residents in these neighborhoods may experience an increase in traffic since this alignment would create a greater connection to 800 West. The intersection with 650 West would need to be designed to allow for a proper 90-degree intersection.

Proposed Cross-Sections
Most of West Bountiful's transportation network has the same cross-section. This consists of two travel lanes and shoulders of varying widths, curb and gutter, park strip, and sidewalk. While West Bountiful has a unique rural identity which should be preserved, in some instances this conflicts with public safety issues. For instance, it is well established that West Bountiful's residential area is limited to two primary north-south routes: 800 West and 1100 West. As development increases, these roads will experience more pressure, and bicyclists and pedestrians will be more at risk.

To reduce hazards to non-motorized transportation modes, bicycle lanes and sidewalks should be added to both sides of major collector streets. Bicycle lanes should be at least 4 feet wide (preferably 5 feet) and be marked in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). Sidewalks should also be a minimum of 4 feet wide.

Functional Classification
The purpose of functional classification is to organize a roadway system into a hierarchy. This hierarchy allows for varying degrees of functionality: some streets maximize access to adjacent properties, while others limit access in favor of maintaining high travel speeds. As the

functional classification of a facility increases, more restrictions are placed on access. If mobility is the primary function, access should be limited; if access is the primary function, mobility will be limited. There are five functional classes of roads in West Bountiful: freeways, minor arterials, major collector, minor collector and local streets. These five classes are described below. Following these descriptions is a table identifying the functional classifications of major West Bountiful Streets.

Freeways:
Freeways serve mobility rather than access, have interchanges at one-mile intervals, and accommodate high speeds (55 mph or higher). In West Bountiful, both Interstate 15 and Legacy Parkway qualify as freeways. They provide no access to adjacent properties, and link West Bountiful to major regional and national destination points. The Legacy Parkway extends from I-215 in Salt Lake County to the SR-89 interchange in Farmington with interchanges at I-215, 500 South, Parrish Lane, Park Lane and SR-89. Legacy Parkway and I-15 reconstruction is likely in the area in the future.

Principal Arterials:
These roads move traffic within Davis County, and provide direct access to freeways. 500 South is an example of a principal arterial in West Bountiful. 500 South is also classified by UDOT as a Regional Urban or Regional Priority Urban facility (depending on segment). These facilities may have traffic signals every half-mile, with streets spaced 660' apart. They are typically located in urban areas and can accommodate moderate speeds (45 mph or higher) and moderate to high traffic volumes. 500 West is also a principal arterial in West Bountiful and is classified by UDOT as a Regional Priority Urban facility.

Major Collector:
These collectors perform a function similar to principal arterials but allow more access to adjacent properties. These streets typically have approximately 66 feet to 80 feet in right-of-way and connect to other collector streets. While several streets in West Bountiful function as major collectors, the land uses along these corridors indicate that they were not intended to serve this purpose. For instance, 400 North, 800 West and 1100 West serve as major collectors. They connect traffic from other collectors and local streets onto arterials and freeways such as 500 South, Porter Lane and I-15.

Minor Collectors:
Minor collectors function as providers of both mobility and access to residential and commercial areas of the City. Collectors are typically spaced at half-mile intervals or shorter distances, and have intersections placed 300' apart. Speeds on collector streets are limited to 25 – 30 mph. Right-of-way widths on West Bountiful collectors range from 56' – 66'. 1000 North, 600 West, and 660 West are all examples of minor collectors in West Bountiful.

Local Streets:
Local streets are the lowest functional classification, providing the highest level of access and

the least mobility. Movement on local streets typically channels to collectors and onward through the street hierarchy. Trips on local streets are generally short, and traffic volumes are relatively low. Through traffic should be discouraged on local streets, and speeds should be no higher than 25 mph.

Table 4.4	
Functional Classification	**West Bountiful Examples**
Freeway	Interstate 15, Legacy Parkway
Minor Arterial	500 South, 500 West, 640 West
Major Collector	800 West, 1100 West, Pages Ln, 400 North and Porter Lane
Minor Collector	1000 North, 550 West, 600 West, 660 West
Local	All other residential streets

Section V Socioeconomics (deleted)

VI. HOUSING

6.1 Background and Introduction

West Bountiful is a community made up of a mix of historic homes, middle class homes, new high-end developments, and a mobile home park. There are approximately 1610 occupied housing units for its 5700 residents located with easy access to I-15 and Legacy Parkway. Most residents commute to locations outside of the City for work and school, making West Bountiful largely a "bedroom community." However, the City also has a strong retail component and is a regional retail destination for much of southern Davis County.

This section will address the current housing available in the City and evaluate compliance with affordable housing guidelines as set forth in Section 10-9a-403 of the Utah State Code

Vision

Residents of West Bountiful City value the rural and residential lifestyle of their community and the opportunity to remain in the City as lifetime residents. The City therefore encourages community development that provides a range of life-cycle housing and housing types. Maintaining existing allowable density, and in some cases decreasing the density allowed, is important to West Bountiful citizens.

Summary of Findings

The most recent analysis indicates that there currently exists a reasonable opportunity for individuals with moderate incomes to obtain affordable, quality housing in West Bountiful and that the City meets statutory requirements. Roughly estimated, the percentage of units affordable to moderate income households (households making 80 percent or less of Area Median Income ("AMI") is seventy-four percent (74).

Opportunity for affordable housing comes mainly in the form of single-family dwelling units located throughout the City. Rental units are scarce, about 8% of total housing units. Households that are unable to qualify for housing loans would have a more difficult time finding housing in West Bountiful, due to the relatively small number of rental units.

From MIH-2018-Figures in the most recent American Community Survey and current projections show that there is a variety of moderate-income housing options in West Bountiful, and this should be sufficient for the city's needs over the next five years. This stems from the city's older housing stock, available affordable rental units, including a mobile home park.

6.2 Goals and Objectives

GOAL 1: Maintain the pleasing and well-kept appearance of all neighborhoods.

OBJECTIVE 1: Encourage well-maintained neighborhoods through community clean-up days, code enforcement, upkeep of vacant lots, and beautification awards and awareness.

GOAL 2: Allow housing that meets the demands of all stages of the life cycle, including starter and senior housing, where appropriate.

OBJECTIVE 1: Expand the range of existing housing available to accommodate the housing needs of a wider range of life stages which includes the development of starter and senior housing in appropriately zoned areas.

POLICY 1: A commodity is placed on ensuring that any multi-family housing and other higher-density projects occur at appropriate locations in the City, which is primarily along or near 500 South along the shared border of West Bountiful and Woods Cross

POLICY 2: Multi-family or townhome mixed-use development should be limited to locations that provide buffers between commercial and single-family residential areas.

POLICY 3: Continue to allow accessory dwelling units as a way to provide senior and starter housing.

6.3 Existing Conditions

The Median Income for West Bountiful based on the U.S. Census – 2012-2016 American Community Survey 5–year estimates, including benefits, is $84,784. Moderate Income is 80% of the median or $67,827. Based on an estimated 1610 occupied households Table 6.1 below shows the percentage of households falling within different categories as compared to median income and moderate-income levels.

Affordability Analysis

Household Income

The average size of a household in West Bountiful is 3.59 persons; therefore, four has been used as the average family size in order to analyze the affordability of homes in the area. A family of four in West Bountiful would need to earn a minimum of $67,827 a year in order to earn a moderate income (80 percent of the HUD median income).

Housing Affordability

Housing is considered affordable when no more than thirty percent (30%) of the gross monthly income is used to pay for housing costs including utilities. For a household making $67,827 annually, the monthly housing costs cannot exceed $1696 for the housing to be considered affordable. Table 6.1 identifies the percentage of households whose housing costs are less than the thirty percent income threshold. As shown in the table, seventy-four percent (74%) of the households in West Bountiful have

an income equal to the moderate-income threshold whose housing costs fall within the affordability range.

Table 6.1
WEST BOUNTIFUL HOUSEHOLDS
Median Income for 2018 = $84,784
Moderate Income for 2018 = $67,827
Occupied Housing Units = 1610

% of Median	**>30%**	**>50%**	**>80%**	**>100%**
Income	($25,435)	($42,392)	($67,827)	($84,784)
% Households w/ Housing Costs	33%	45%	74%	75%

Source: U.S. Census – 2012-2016 American Community Survey 5-yr Estimate
Moderate Income = 80% of Median Income

Supply of Housing

The supply of residential housing in West Bountiful is identified by the price in Table 6.2. The largest proportion are owner-occupied, single family homes in a fairly even price range distribution from $150,000 to $500,000. There are 1282 single family homes in this price range (over 80 percent of the current stock).

Housing and Occupancy

Within West Bountiful's boundaries there were 1,610 occupied homes (2016 American Community Survey) of which 1470 are owner-occupied.

Table 6.2

Number of Owner-Occupied, Single-Family Homes in West Bountiful by Price Range

From	To	# of homes	% of Total
$ -	$49,999.00	76	5%
$50,000.00	$99,999.00	11	1%
$100,000.00	$149,999.00	33	2%
$150,000.00	$199,999.00	307	21%
$200,000.00	$299,999.00	505	34%
$300,000.00	$499,999.00	470	32%
$500,000.00	$999,999.00	68	5%
$1,000,000.00	+	0	0%
Total		**1,470**	**100%**

Costs of Housing

Single Family Home Market

In recent years, the housing market has been strong across most of the United States. A growing national economy is a significant contributing factor. In West Bountiful, the current housing trends include the construction of the largest house possible on as small of property size allowable. The home size of new construction is also the reflection of the growing economy. In time of recession, there are fewer new home starts and the homes tend to be smaller than when the economy is thriving. The local housing market is also influenced by two significant factors which are increasing housing costs faster than the increasing cost of materials. First, an increasing population along the Wasatch Front is placing greater demands for additional housing units while available developable land continues to decrease. Second, West Bountiful's near proximity to the greater Salt Lake City metropolitan area. A regional concern is that increasing home prices are outpacing incomes which is putting pressure on housing affordability.

6.4 Tools and Implementation Strategies

The above analysis demonstrates that there is reasonable opportunity for moderate-income households to obtain quality housing in the City. The available affordable housing comes mainly in the form of single-family dwelling units, multi-family units, accessory dwelling units and mobile homes.

It is important for West Bountiful to consider a variety of housing types in the future in order to be able to meet the needs of a variety of residents, including special needs populations, elderly housing, and entry-level housing.

Special Needs

Affordable housing is an issue for persons with special needs as well as for the population at large. The lack of affordable housing, and particularly of affordable housing targeted to those at or below 50 percent of AMI, is a major cause of homelessness. Affordable housing targeted at very low-income households will be rental housing as many families with incomes at 30 to 50 percent of AMI simply cannot qualify for mortgages. Numerous Accessory Dwelling Units have been constructed to specifically address the needs of extended family members with special needs.

Elderly Housing

Many seniors prefer to live in the same community when circumstances require that they move out of their homes. At the present time, there is one community in West Bountiful that targets senior citizens. Assisted and senior living facilities can also help the elderly find affordable housing and remain in West Bountiful.

Accessory Dwelling Units (ADUs)

Higher density brings down the cost of units by reducing the cost of land per unit. Higher density can take a variety of forms. West Bountiful has chosen to implement an accessory dwelling unit strategy over more traditional multifamily projects such as multistory apartment complexes

Accessory dwelling units (often termed "mother-in-law" apartments) have many benefits. In addition to providing affordable rental housing, they can allow first-time homeowners to gain access to homes that would otherwise be out of reach by renting out an additional unit. When homeowner's income and/or need for more space increases, the accessory unit may no longer be needed as a rental. The homeowner can then expand into the space vacated by the former accessory unit. Accessory dwellings are a conditional use, and ordinances have been written allowing accessory units only with deed restrictions and designs that ensure these units are not easily adapted to a rental unit situation.

Impact fees have also been waived for ADUs.

Housing Resources and Programs

There are a variety of housing programs available to help maintain and increase the City's present affordability. These programs are summarized as follows:

<u>Preserving the Existing Stock</u>

HOME, Investment Partnership Acts

THE HOME, Investment Partnership Acts were established to develop and support affordable rental housing and homeownership mainly through the rehabilitation of existing units rather than new construction targeting low and very low-income households. This grant program is flexible in allowing participating jurisdictions to decide the most appropriate use of money in their communities. The program requires that at least 90 percent of the rental assistance be targeted to households with

incomes no higher than 60 percent of the area median. Participating jurisdictions are required to match 25 percent the federal funds used. This program is typically administered in conjunction with other non-profits. More information can be found at http://www.hud.gov/offices/cpd/affordable_housing/programs/home/index.cfm

HUD's Title I program

"Insures loans to finance the light or moderate rehabilitation of properties… This program may be used to insure such loans for up to 20 years on either single- or multi-family properties. The maximum loan amount is $25,000 for improving a single-family home." More information can be found at http://www.hud.gov/offices/hsg/sfh/title/ti_home.cfm.

HUD's 203k Rehab program

The borrower can get just one mortgage loan, at a long-term fixed (or adjustable) rate, to finance both the acquisition and the rehabilitation of a property.

To provide funds for the rehabilitation, the mortgage amount is based on the projected value of the property with the work completed, taking into account the cost of the work.

To minimize the risk to the mortgage lender, the mortgage loan (the maximum allowable amount) is eligible for endorsement by HUD as soon as the mortgage proceeds are disbursed, and a rehabilitation escrow amount is established. At this point the lender has a fully-insured mortgage loan. More information can be found at http://www.hud.gov/offices/hsg/sfh/203k/203kabou.cfm.

Community Development Block Grant

The Community Development Block Grant (CDBG) program is a federal entitlement grant program for urban communities seeking to revitalize neighborhoods, improved community facilities, prevent and eliminate slums, aid low- and moderate-income families, and promote economic development. West Bountiful City participates with Davis County's administration of their CDBG program.

Special Needs

Utah Assistive Technology Foundation (UTAF) provides assistive devices and services, including home modifications to those who are disabled. The goal of UAFT is to assist those who are disabled in Utah to enhance their independence, education, employment and quality of life. Zions Bank provides zero interest loans for all approved UATF projects. UATF can be reached at (800) 524-5152.

Lifecare

Lifecare was established to maximize the independence of older people and people with disabilities by providing lawn care, yard clean up, and snow shoveling for County residents over the age of 60. They also coordinate a number of home repair and maintenance projects through their Volunteer Ventures program. Lifecare can be reached at (801) 978-2452.

Section 202 Loans for Housing the Elderly.

The HUD Section 202 program offers capital advances to finance the construction and the rehabilitation of structures to serve as supportive housing for very low-income elderly persons. It also provides rent subsidies to help make the projects affordable. If the project serves very low-income elderly persons for 40 or more years, the capital advance does not need to be repaid.

Davis County Aging Services

Davis County Aging Services is committed to promoting the dignity, self-determination, well-being, and contribution of older persons-both as individuals and within the context of their families and communities. We value people and respect their right to a quality of life. Davis County Aging Services will provide reasonable accommodations for customers with disabilities upon request. These services are funded in part by the Davis County Board of Commissioners and the Utah Department of Human Services. http://www.co.davis.ut.us/aging_services/default.cfm.

Home Ownership

West Bountiful will investigate implementing a mortgage assistance program for city employees, local first responders and similar public service occupations. The program can be modelled after Logan City's "Welcome Home Own in Logan" program. Logan's program is designed to encourage home ownership in Logan and is targeted to first-time homebuyers with incomes below 80 percent AMI. Assistance comes in the form of $5,000 subsidy, which can be used to pay for down payment and/or closing costs. If the home is owner-occupied for five years, the subsidy is fully forgiven. Although not currently available, in the past, the purchaser has also received a grant of $600 to be used for miscellaneous expenses incident to first-time homeownership.

Community Development Corporation of Utah (CDC)

Community Development Corporation of Utah (CDC) provides neighborhood homeownership for those shut out of the housing market, and market rate buyers. The Affordability Project is an innovative initiative designed to reduce the cost of homes in all phases of development and construction to serve those families that are hardest to serve- those with very low incomes and/or those with special needs. Through the Neighborhood Home Ownership program the CDC builds new homes and rehabilitates existing housing then works with interested low-income homebuyers to help them qualify to purchase these homes. The CDC also administers federally funded loan/grant down payment assistance programs in various areas. The goal of the program is to assist eligible homebuyers to purchase single-family homes with help of down payment and closing costs assistance.

The CDC also administers a home improvement program for income eligible homeowners, whose homes are in need of repairs and need help financially to get the work done. Homeowners must simply submit an application to access this program. CDC also maintains a materials and supplies warehouse to help low-income families. All materials are donated or purchased at cost and are

available to any sponsored CDC client. CDC can be contacted at (801) 994-7222. The warehouse can be contacted at (801) 487-6275.

Habitat for Humanity

Habitat for Humanity provided housing for people who are inadequately housed and who lack the resources to improve their situation through conventional means. Habitat does not charge interest on the loans, and the monthly mortgage payments are lower than standard mortgage loans. Habitat for Humanity can be contacted at (801) 463-0554.

Utah Housing Corporation ("UHC")

Utah Housing Corporation ("UHC") is a public corporation that assists in the creation of affordable housing opportunities for lower and moderate-income households across the state. UHC offers a number of loan programs for first-time and low or moderate –income homebuyers to consider when applying for a home loan. Utah Housing Corporation can be contacted at (801) 902-8200. UHC programs are as follows:

- FirstHome is a home ownership assistance program offered by the Utah Housing Corporation (UHC). First-time homeowner loans are available at below-market interest rates for qualifying applicants. The maximum purchase price may not exceed the price and income limits set by UHC.
- FirstHome Plus is another homeownership assistance program offered by the Utah Housing Corporation. The CHAMP loan offers down payment and closing cost assistance in the form of a second mortgage.
- CROWN is a lease-to-own program developed by the Utah Housing Corporation (UHC) to bring home ownership within reach of very low-income households that are willing to make a long-term commitment to the community. Cities and counties cooperate with UTHC to make land available to construct homes. UHC then leases these homes to those households within the 50 to 55 percent of AMI range. CROWN creates permanent home ownership opportunities by utilizing Low Income Housing Tax Credits to construct new, affordable single-family detached or attached homes. Lease payments last until the fifteen-year tax credit period expires. At this point, residents have the option of purchasing the home at a very attractive price through a low-interests UHC mortgage loan. The qualified low-income residents who become homeowners through the CROWN program are also eligible to receive training in the areas of housekeeping, home maintenance, and basic budgeting.
- The Utah Housing Corporation also sponsors other specialized program s including the REACH and ECHO programs, both of which construct new modest homes for low and moderate-income persons.

Subsidized and Special Needs Housing Database

The Utah Department of Community Development manages the Utah Subsidized and Special Needs Housing Database, which is an easy to use resource that helps individuals and families identify the availability of different kinds of rental housing depending upon their specific needs. All multiple-

family rental housing that has reduced rents is listed (by location and type) and will show the rent as a percent of income. The database will also show the number of currently vacant apartments at each listed property. The database can be accessed at the following address: http://webapps.dced.utah.gov/shod/execute/search;jsessionid=6CBA6B65E2CA32F1076D841C8FF99EF5

Other Resources for Affordable Housing Development

Low Income Housing Tax Credits ("LIHTC")

The federal government has developed a program to encourage the construction, rehabilitation and preservation of rental housing for very low, low and moderate-income households. This program makes approximately $4.3 million available annually to the State of Utah. The LIHTC program is administered by the Utah Housing Corporation (UHC), which determines the amount of tax credit available to applicant projects and operations and on the percentage of the project that will be restricted to low income tenants. The program limits rents on the units and also limits the incomes of the tenants. The UHC establishes maximum rents in accordance with HUD standards. Projects receiving LIHTC must maintain the status as low-income project for a minimum of 15 years.

The LIHTC program provides a credit equal to nine percent of the construction cost for new construction or substantial rehabilitation for projects which do not use other federal assistance and a four percent credit for acquisition of existing projects and for those projects which use other federal subsidies (CDBG excluded). Credits are claimed annually for ten years. The credits may be used by the owner of the property or sold through syndication.

Olene Walker Housing Loan Fund

The Olene Walker Housing Loan Fund is comprised of state appropriations and federal funds to provide loans at below-market interest rates for the construction of affordable housing. The majority of projects built using this fund are multi-family. While the majority of the fund is used for loans, a small amount of the fund is available for grants.

VII. ANNEXATION

7.1 Background and Introduction

Vision Statement

The City is interested in exploring annexation options to help achieve the land use and socioeconomic goals of the community. The City has identified three guiding principles for assessing the annexation potential of additional land into West Bountiful City: 1) Logical, efficient and convenient delivery of services; 2) Visual corridors at entryways to the City, including along Legacy Highway; and 3) Opportunities to expand the current economic base. Annexation should be pursued fairly aggressively to ensure that property desired to be located within West Bountiful is not lost to neighboring communities.

7.2 Goals and Objectives

GOAL 1: Preserve and protect the integrity and character of the borders of West Bountiful City.

OBJECTIVE 1: Provide attractive gateways at major entrances to the City and views of the City from the Legacy Parkway.

GOAL 2: Provide for efficient service delivery and logical, simple boundaries.

OBJECTIVE: Streamline the delivery of services to ensure the most cost-effective means of service delivery.

GOAL 3: Promote opportunities for economic development and a strong tax base.

OBJECTIVE: Capitalize on opportunities for economic development to enhance the tax base and provide citizens with a high level of services by annexing property with good economic development potential.

7.3 Existing Conditions

West Bountiful City is bounded on the north by Centerville City, to the east by Bountiful City, and to the south by Woods Cross City. The only opportunities for future annexation are located to the west of the current city boundaries. Because no development will be allowed west of Legacy Parkway, West Bountiful City will likely not want to consider annexation of any additional land to the west of Legacy Parkway. However, there are a few remaining areas of land located between the City's current western boundary and the Legacy Parkway which should be considered for annexation. Due to their location adjacent to Legacy Highway they

provide a visual gateway to the City. Therefore, it will be in the City's best interests to regulate the type of development that takes place in this area.

Area A (see Figure 7.1) will likely be residential in nature. Area B provides some potential for office/business park development, with good access from Legacy Parkway and proximity to 500 South.

7.4 Land Usage

Area A contains approximately 53 acres. The surrounding area is currently zoned for one-acre agricultural uses. It is anticipated that when Area A is annexed, it would receive the same land use zoning designation.

Area B contains approximately 119 acres. The surrounding land use zoning is Blended Use (B-U). This area allows for both commercial and residential uses. The horizontal divider between the two uses will be determined based on development patterns.

7.5 Population

If Area A was fully developed with residential homes and the north portion of Area B was developed as residential, then the annexed area would contain approximately 100 new homes. The estimated population increase would be 400 people, based on an average household size of 4 persons per household.

Table 7.1
Undeveloped Acres and Future Population Increase

	Undeveloped Acres Available for Residential Development	Houses	Population (1-acre lots)
Area A	53	25	100
Area B (north)	118.5	75	300
Area B (all)		100*	400*
Total	171.5	100/125*	400/500*

*Assumes entire area is developed as 1-acre residential

7-6 Cost of Service to Annexation Area

A cost of service study completed by the American Farmland Trust suggests that for every $1 of revenue generated, it costs (on average) $1.15 to provide public services to

residential development. On the other hand, for every $1 of revenue generated by commercial and industrial land, it costs only $0.28 for public services.[1]

7.7 Shared Boundary Considerations

West Bountiful City has already established a logical and efficient northern boundary with Centerville City. To the east, the boundary is with Bountiful City (along 500 West). With the exception of a few businesses on the western side of 500 West that are part of Bountiful City, the City's eastern boundary is fairly regular.

West Bountiful's boundary to the south is Woods Cross City. This southern boundary generally follows along 500 South, jogging back and forth on both sides of the street, and making service delivery somewhat confusing. In the vicinity of 500 South and the Legacy Highway, the Woods Cross boundary extends north of 500 South to its farthest northward extent. West Bountiful City should discourage Woods Cross from annexing any additional property north of 500 South and east of the Legacy Highway. The unincorporated properties remaining in this area logically fit with West Bountiful's southern border and naturally extend West Bountiful City to the Legacy Highway.

VIII. PUBLIC UTILITIES AND COMMUNITY FACILITIES

8.1 Background and Introduction

Vision Statement

The City recognizes the importance of providing high quality public utilities that support current demands as well as desired future land uses. The City also understands the importance of coordinating utility improvements with one another to achieve the best cost effectiveness. The community has indicated a need for improvements in storm water management and is concerned with issues related to flooding. Responding to these issues, the City and community have expressed a desire for a Capital Improvements Program that places emphasis on coordinating utility expansions and improvements to meet the current and future needs of the City, its businesses, and residents.

West Bountiful City provides its residents with high-quality, responsive, and professional public services. Residents are pleased with the level of service that they receive and feel safe in their neighborhoods. The community is pleased with the level of service provided by local law enforcement, garbage collection, education, and governmental entities. The City should continue to provide the same excellent quality of services to the community, and work to expand and enhance these services when possible. Ensuring adequate emergency service is a high priority to both the residents and the City. West Bountiful City and its residents are committed to improving access, both in and out of the City, in times of emergency and will work with the Utah Department of Transportation and local emergency responders to ensure the safety of the community.

8.2 Goals and Objectives

GOAL 1: Develop and maintain a West Bountiful City five-year Capital Improvement Program for transportation and infrastructure development.

OBJECTIVE 1: Prioritize projects in the Capital Improvement Program based on a ranking system that reflects the relationships between improvements to streets, storm drainage, and culinary water.

OBJECTIVE 2: Leverage multiple sources of funds to finance the Capital Improvement Program.

GOAL 2: Continue to maintain excellent water quality and provide adequate water supply for future needs.

OBJECTIVE 1: Maintain high levels of drinking water quality and provide adequate supply for future populations.

OBJECTIVE 2: Coordinate the development and expansion of culinary water projects with other infrastructure projects, including streets, and storm drainage, and encourage the development of additional water sources as needed.

GOAL 3: Provide for the general health, safety and appearance of West Bountiful City by adopting measures to provide adequate flood and storm water control.

OBJECTIVE 1: Properly maintain underground storm drainpipe and open water channels.

OBJECTIVE 2: Install proper equipment in identified areas for flood and storm water control.

OBJECTIVE 3: Adopt and change ordinances and standards to help maintain adequate flood and storm water control.

GOAL 4: Maintain the same excellent quality of community services currently provided by West Bountiful City and Davis County.

OBJECTIVE 1: Maintain the current level and quality of law enforcement provided by the West Bountiful City Police Department.

OBJECTIVE 2: Maintain the same excellent quality of fire protection currently provided by the South Davis Metro Fire Agency.

OBJECTIVE 3: Provide for adequate animal control by continuing the existing contract with Davis County or exploring the feasibility of West Bountiful City providing its own animal control officer.

OBJECTIVE 4: Advocate the active involvement of West Bountiful City in selecting trained and qualified school crossing guards and engineering safety measures for children attending local schools.

OBJECTIVE 5: Continue to contract for building inspection service by state qualified and licensed inspectors and periodically review conditions for the hiring of a West Bountiful City building inspector.

GOAL 5: Reduce the overall impact of the Bountiful Area Refuse Dump on local residents.

OBJECTIVE 1: Enforce all relevant West Bountiful City statues, especially ordinances requiring covered loads.

OBJECTIVE 2: Post signage at city gateways to encourage truck traffic to use 500 West and 500 South to access the landfill rather than filtering through neighborhoods.

GOAL 6: Enhance and expand community services within West Bountiful where needs exist.

OBJECTIVE 1: Explore the possibility of Davis County Library locating a library branch west of Interstate 15 to serve the needs of residents of West Bountiful City and neighboring communities.

OBJECTIVE 2: Explore the possibility of locating a fire station to the west of Interstate 15 to better serve West Bountiful City and neighboring communities.

OBJECTIVE 3: Work with the Utah Department of Transportation and local emergency response agencies to develop a coordinated emergency response plan to protect the safety of West Bountiful residents in the event of a seismic event affecting access in and out of the City.

8.3 Existing Conditions

Public Utilities

Storm Water

Storm water drainage in West Bountiful is accommodated primarily through a system of surface ditches and canals. The City's two major outfalls are Mill Creek and the Deuel Stone and Barton Canal. Mill Creek accommodates drainage for the southern portion of the City, including drainage of commercial properties east of I-15. Recently, Davis County diverted the majority of flows from the Mill Creek system to the A-1 canal, west of 1100 West Street. This diversion has resulted in reduced flows in the lower reaches of the Mill Creek system. However, the capacity of this section of Mill Creek is limited by the culvert size and elevation crossing under Legacy Highway.

The Deuel Stone and Barton (DS&B) canal collects storm water runoff from properties in the northern section of West Bountiful. The canal conveys perennial flows to the Bountiful Pond from its three names-sake streams which originate in the Wasatch Mountains. By the time the DS&B canal reaches the City, the DS&B canal is a concrete-lined channel capable of conveying approximately 1211 cfs of storm water runoff. The canal is owned and maintained by Davis County.

With the construction of curb and gutter becoming more frequent in the City in recent years, the addition of piped underground storm drainage has become more common. In general,

however due to the flat slope exhibited across the City, storm water drainage is a difficult exercise for the City no matter what approach is applied. Surface drainage is an on-going challenge for residents related to storm water problems throughout the City.

Sanitary Sewer

Sanitary Sewer services in the City are provided by the South Davis Sewer District. Currently all treatment is provided at the district's northern wastewater treatment plant that is located on the west end of 1200 North Street. The Sewer district reports that capacity is available for full build-out of the City, within existing city boundaries. New extensions would be required for any expansion into newly annexed or developed areas.

Culinary Water

West Bountiful City provides culinary water directly to area residents. The City purchases most of its drinking water from Weber Basin Conservancy District. The City supplements the system with water from a well located at 550 W 1000 North. The water from this well is pumped to the city's two reinforced concrete tank reservoirs located at approximately 500 South and 350 East and 500 N 400 East in Bountiful City. The water distribution system, owned by West Bountiful City, was mostly developed during the late 1950's. While existing land within the city boundaries is well served by existing culinary water sources, development in annexed areas would require expansion of the system.

The City has implemented a capital replacement program to replace aging water infrastructure. These projects encompass pipeline replacements, new installations, and routine upgrades to existing fire hydrants and water meters. In addition to evaluating needs associated with existing conditions, the plan also includes an evaluation of anticipated areas for growth and annexation.

West Bountiful City **September 24, 2019**
Planning Commission Meeting

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 September 23, 2019 per state statutory requirement.*

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, September 24, 2019 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Mike Cottle, Alan Malan, Laura Charchenko, Council member Kelly Enquist

MEMBERS EXCUSED: Corey Sweat, Dee Vest

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

VISITORS: Gary Jacketta, Dal Wayment

The Planning Commission meeting was called to order at 7:30 pm by Chairman Denis Hopkinson. Mike Cottle offered a prayer.

1. Accept Agenda

Chairman Hopkinson reviewed the agenda. Laura Charchenko moved to accept the agenda. Alan Malan seconded the motion. Voting was unanimous in favor among all members present.

2. Consider Conditional Use for Construction Staging at 1700 West 1200 North (South Davis Sewer District and Canyon Pipeline).

Commissioner packets included a memorandum dated September 16, 2019 from Ben White regarding Canyon Pipeline Conditional Use Permit at 1700 W 1200 North with a copy of the Conditional Use Permit Application from Ken Feldman/Canyon Pipeline, Inc.

Canyon Pipeline has been using property leased from South Davis Sewer District as a construction staging area. It has previously been established that Canyon Pipeline meets the criteria of a "quasi-governmental entity" and therefore qualifies for a Conditional Use for the subject property.

Canyon Pipeline is replacing Dominion Energy's high-pressure gas transmission pipelines throughout Davis County. They use the Sewer District Property as a staging area for equipment, materials and employee parking.

As part of their staging use, they will be storing and staging steel pipe, slurry sand, conex boxes for small parts storage, swamp mats, and bulk storage of 'wash sand' (a non-hazardous sand washed of all salt, silt, clay, dust and powder). The vehicles and equipment stored, staged and working out of this yard are (approximately) 12-14 dump trucks, 5-6 slurry trucks, 8-10 semi-trailers of steel pipe, 12-15 crew trucks, and 2-3 water trucks. Their hours of operation will be Monday – Saturday from 6 am – 5 pm.

Staff has reviewed their use and has identified possible impacts that would negatively impact the area and environment. He added that they also need to ensure they have adequate utilities in place for the use.

Dal Wayment from the Sewer District was present to answer questions.

Alan Malan stated that no outside storage such as tires, batteries or inoperable equipment can be stored on the property.

Laura Charchenko is concerned that the permitted time of 6:00 am may not be early enough for them to begin. Mr. White explained that the 6:00 am hour is what they requested.

Mike Cottle asked for more information about what is included as part of the staging. Mr. Wayment said they make a flow mixture to backfill the pipelines. He stated that they would like to keep the batching process in place because it is important to their projects. Mr. Wayment feels that Canyon Pipeline is very considerate of the environment and keeps a very tidy sight. Mr. Cottle asked if they have any concerns with them and Mr. Wayment answered that they have had no problems and they have been very good to work with.

Councilmember Enquist felt that fleet maintenance would be okay to have done on sight. Ben White stated that the SWPPS program would not allow that to happen unless proper maintenance facilities are in place. Regarding material batching they will have to comply with SWPPS requirements. Further discussion took place regarding regulations.

ACTION TAKEN:

Laura Charchenko Moved to approve the Conditional Use Permit at 1700 W 1200 North for Canyon Pipeline at the South Davis Sewer District location with the following conditions: fugitive dust must not extend beyond the property boundaries, noise should be kept to the levels of those emitted from typical residential properties complying with the city ordinance for noise restrictions, noxious odors should be controlled and not permitted to leave the property, security and site lighting should not negatively impact neighboring properties, adequate utilities will be provided, no inoperable storage allowed including tires, batteries, etc., fueling and batching must follow the SWPPPs guidelines. Findings include, the proposed use is desirable to provide a service that will contribute to the general well-being of the neighborhood and community, negative impacts have been identified and mitigated and will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity or injurious to property, and the proposed use will not inordinately impact schools, utilities, and streets in the area. Mike Cottle seconded the motion and voting was unanimous in favor.

Mr. Wayment gave his appreciation and noted that they are a government entity and that they are working with the pipeline company to provide adequate services for the citizens in the community.

3. Consider Conditional Use for a Firearms Manufacturing/Assembly Facility at 1116 West 500 South.

Commissioner packets included a memorandum dated September 18, 2019 from Ben White regarding Conditional Use Permit Request of Gun Manufacturing /Assembly at 1116 West 500 South from Robert Bowman, BUTMGS, LLC, with an attached copy of the Conditional Use Permit Application. This memo

provides background, asks the commissioners to make a use determination, and reviews potential conditions.

Background

According to Mr. Bowman, foreign firearms parts are purchased and shipped to the site where they will be assembled into fully functioning centerfire guns. The expectation is the stocks, barrels, actions, etc. are purchased ready for assembly. No on-site parts manufacturing is anticipated. Sales will be primarily wholesale with limited on-site retail sales.

Use

The first item the Planning Commission must decide is whether the requested business is allowed in the C-H (Commercial Highway Zoning District). Gun manufacturing/assembly/wholesale is not a listed use in any zone. The C-H District allows conditional uses that include "Other commercial businesses which are similar to those listed […], as determined by the planning commission.

Alan Malan stated he believes this request would fall under 17.34.030(12), "Indoor Fabrication, machining or welding of materials or equipment not for resale.) There was discussion about the term "not for resale" and how it impacts this use. Mr. Malan noted that the definition of resale means something that is resold in its original state, which does not apply here. Mr. White noted that item 12. was originally included at the request of Holly Frontier so they could operate maintenance facilities in that zone for their own internal use.

Chairman Hopkinson felt the requested use could also be conditioned under item (10), "General Merchandise Sales." He added that firearms are federally and state controlled with many regulations to be met. He stated that the city needs to be named as additionally insurance for any issue that may arise. He supports assembly and wholesale but would be fine not having retail as part of the business permit if that is the preference of the Commission. The Conditional Use permit allows us to make conditions for the business that will mitigate any concerns of the City. Further discussion took place as to what conditions should be placed and what liability the city may or may not have.

Councilmember Enquist stated the entire property is very unkempt and he is not convinced some of the other businesses at this location are following our Code.

Chairman Hopkinson asked if they would be issuing live rounds after the weapon was assembled. Staff did not feel they would be doing that. Our code does not allow discharging of a weapon within the city limits and they would have to abide by code.

ACTION TAKEN:

Alan Malan Moved to approve the Conditional Use Permit for Gun Manufacturing/Assembly at 1116 West 500 South for Robert Bowman, BUTMGS LLC with the following findings: the proposed use is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and community, will not be detrimental to health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity; will not inordinately impact schools, utilities, and streets; 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 compatible with adjoining uses; will comply with the regulation and conditions specified in land use ordinance for such use. The conditions to be imposed

include obtaining and complying with all state and federal permits and licensing requirements related to the manufacturing and sales of firearms including any required background checks for potential customers; obtaining a building permit and certificate of occupancy if modifications to the space which fall under the Building Code requirements are contemplated; fire inspector approval; obtaining a city business license; and adding city as additionally insured. Laura Charchenko seconded the motion and voting was unanimous in favor.

4. Discuss Updates to Land Use Fees

Commissioner packets included a memorandum dated September 20, 2019 from Ben White regarding Fee Schedule Updates with an attached copy of the updated fee schedule.

The proposed changes to land use fees have been discussed in previous Planning Commission meetings and include the deletion of the lot line adjustment fee, a new fee for Subdivision Plat Amendments, recording fees are updated to reflect an increased recording cost at the County level, and rezone fee clarification includes municipal code text changes.

Staff is working on a couple additional changes to the fee schedule: a flat fee for wall mounted sign building permits and a flat fee for photovoltaic solar array building permits. Wall mounted sign permits cost the city nearly the same amount regardless of the size/cost of the sign. The same is true of solar applications. It makes sense that the same fee is charged for all similar permits instead of basing the permit cost on a construction dollar value. The proposed fees being evaluated are around $75 per building façade for signs, and $225 for solar applications.

The October 8 meeting will also include a public hearing for these fee items.

5. Discuss Accessory Dwelling Units/County Recording Requirements.

Commissioner packets included a memorandum dated September 20, 2019 from Ben White regarding an update to Accessory Dwelling Units, WBMC Section 17.82.

Staff believes West Bountiful would benefit from a requirement to record with County all conditions of each ADU as it is approved as a Conditional Use. The provides an opportunity to track the ADU uses and for future buyers to be aware of restrictions on the property.

The proposed language is shown below.
17.82.040 Conditional Use - Any ADU shall conform to the development standards of Section 17.82.050 and shall constitute a conditional use in all residential zones subject to the approval and issuance of a conditional use permit by the Planning Commission *and recorded with the County Recorder*.

Staff and Commissioners concurred that ADU's are becoming more and more popular when building new homes. Alan Malan suggested to change "recorded" to "recording."

A public hearing regarding the proposed change is scheduled for October 8th Planning Commission meeting.

6. Discuss updates the West Bountiful General Plan

Commissioner packets included a 2019 updated clean copy of the West Bountiful City General Plan 2006 - 2016.

Most updates have been discussed at previous meetings. Ben White explained the new Table 6.1 and how it shows we have 74% of our residents meet the moderate-income housing level of $67,827. The primary reason for this is that a large number of our residents do not have mortgages; they have been in their homes long enough that their mortgages have been paid off. He also reviewed Table 6.2 that shows approximately 87% of West Bountiful homes are valued between $150,000 and $500,000 but noted that this data is based on U.S. Census - 2012-2016 American Community 5 yr. estimate and continues to change.

Laura Charchenko, referring to Section 2-4, Rural Density Residential Classification, asked that the highlighted text "clustering is encouraged for residential developments" be stricken.

Mike Cottle asked for clarification on impact fees. Ben White explained that they are fees to cover the impact to the city for certain services, i.e., parks, police, water, streets, etc. There was discussion about why the city waives impact fees for Accessory Dwelling Units and Mr. White explained that the city impact fees collected on the main residence have been sufficient, although there is always the chance that could change in the future.

There was also discussion about the purpose of the ADU and Chairman Hopkinson recalled that it was originally intended for family use not as a separate rental unit. Mr. White explained that our ordinance does not require ADUs be limited to family members, but it does require that the property owner live on the premise.

Councilmember Enquist anticipated that ADU's will be on the legislative agenda this year. We should wait and see what they allow us to do or not to do.

7. Staff Report

Ben White

- Expect to see "Tailgate Acres" on the next agenda which is a new 4-lot subdivision immediately south of the Highgate Estates subdivision filed by Jack Williams. Ben asked if Commissioners want to hold a public hearing or just address the development, as the requirement to hold public hearings on subdivisions has been eliminated. They concurred that no public hearing is necessary.
- Mr. Goldberg has filed an 'Intent to Annex' his property on 1200 North which is just west of the recently annexed Cottle property and just east of the City property. Surrounding property owners will be asked if they wanted to annex at the same time. Mr. Goldberg is anxious to move his property into the City as the County has recently changed its zoning from A-1 to A-10 and does not consider his out-buildings to be an agricultural use.
- Information regarding the drilling of the new well will come at the next meeting.

Cathy Brightwell

- Thanked Commission for being flexible with meeting packets while she was on vacation last week and asked the same consideration while she is out of town next week by waiting for packets until Monday, October 7.
- Candidates - Meet and Greet is October 7th at 6:00 at the large bowery at the park. Ballots will be in the mail by the 12th of October.

8. Consider Approval of Minutes from September 10, 2019 meeting.

ACTION TAKEN:

Mike Cottle moved to approve of the minutes of the September 10, 2019 meeting as presented. Laura Charchenko seconded the motion and voting was unanimous in favor.

9. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 9:05pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.

. . . . . .

The foregoing was approved by the West Bountiful City Planning Commission on September 10, 2019 by unanimous vote of all members present.

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Cathy Brightwell – City Recorder