

Mayor
Kenneth Romney

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

**City Recorder/
Community
Development**
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Alan Malan

Commissioners
Mike Cottle
Laura Mitchell
Corey Sweat
Dennis Vest

**THE PLANNING COMMISSION WILL HOLD A REGULAR
MEETING AT 7:30 PM ON TUESDAY, MARCH 22, 2022,
AT THE CITY OFFICES, 550 N 800 WEST**

AGENDA:

1. Prayer/Thought - Commissioner Sweat.
Pledge of Allegiance – Commissioner Cottle.
2. Confirm Agenda.
3. Conditional Use Application for West Bountiful Public Works Facility
4. Discuss Proposed Changes to WBMC 12.28, Water Efficient Landscaping.
5. Consider Meeting Minutes from March 8, 2022.
6. Staff report.
7. Adjourn.

*This notice has been sent to the Davis Journal and was posted on the State Public Notice Website
and the City website on March 18, 2022, by Cathy Brightwell, City Recorder.*

**West Bountiful City
Planning Commission Meeting**

March 22, 2022

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 March 18, 2022, per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, March 22, 2022, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Chairman Alan Malan, Commissioners Dennis Vest, Laura Mitchell, Mike Cottle, Corey Sweat, and Council member Kelly Enquist.

STAFF ATTENDING: Kris Nilsen (City Engineer), Cathy Brightwell (Recorder), Duane Huffman (City Administrator), Steve Maughan (Public Works Director) and Debbie McKean (Secretary).

VISITORS: Gary Jacketta

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

1. **Prayer by Commissioner Sweat.
Pledge of Allegiance - Commissioner Cottle.**
2. **Accept Agenda**

Mike Cottle moved to approve the agenda as presented. Corey Sweat seconded the motion. Voting was unanimous in favor among all members present.

3. **Consider Conditional Use Application for West Bountiful City Public Works Facility at 1410 West 1200 North**

Commissioner packets included a staff memorandum dated March 18, 2022, from Kris Nilsen, a Conditional Use Application, site plan, and letter to the Commission from Duane Huffman on behalf of applicant for the city's new public works facility.

Kris Nilsen explained that West Bountiful City has applied for a conditional use permit to build a new public works facility at 1410 W 1200 North. The property is in the A-1 Zone and Legacy Overlay Zone and the proposed use is "public" which is conditional in the A-1.

Mr. Nilsen noted that the Legacy Overlay zone was intended for large developments expected when the Legacy Parkway was built to the west. It does not fit with small single site development. The only inconsistency found in the L-O zone is that it prohibits metal buildings. Mr. Huffman noted that there is specific language in WBMC 17.30.050 Design Guidelines that allows the planning commission to waive certain criteria as needed.

It was suggested that the Legacy Overlay Zone code be readdressed and updated to meet the current needs of the area, including possible elimination of the zone entirely. The commissioners were in agreement to review the ordinance in the near future.

Mr. Nilsen explained that the city owns and operates a public works system that serves the residents of West Bountiful City for culinary water, streets, storm water, parks, and solid waste management. As part of operating and maintaining a public system, the city plans for a new facility to improve operations and keep up with service needs within the city.

The building is 80 ft by 225 ft with a 15 ft awning in the rear for outdoor covered storage. It will include space for staff offices, work areas, and conference room for meetings with contractors. Storage space is planned for water pipes, parts, equipment storage and maintenance, material storage (waste and recycle collection receptables, signs, salt, road base, sand, gravel, mulch, wood chips, etc.).

The entire property will be fenced, frontage will be landscaped, and the primary building will have a concrete apron extending to the east with asphalt pad to the north and west of the structure. The site has been engineered to meet all necessary storm water requirements, has sufficient areas for off-street parking, and lighting is designed to remain on the property, and other than security lighting, will only be turned on when needed for night-time response needs.

In considering the proposed application and the health, safety and welfare of the community, the Commission considered the following: Drainage, Noise, Light, Traffic, Parking, Landscaping, and Outdoor Storage.

Action Taken:

Corey Sweat moved to grant Conditional Use Permit #22-02 to West Bountiful City for a Public Works Facility located at 1410 West 1200 North based on the following affirmative findings:

1. *The proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses, and*
2. *The conditions to be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection.*

The following conditions are imposed:

1. *Noise - Limit hours of construction operation to work between 7:00 AM start and 10:00 PM stop except for emergencies, such as water breaks or road plowing.*
2. *Lighting – All lighting will be “down-lighting.” Limit after hours site lighting to security lighting only, except for emergencies, such as water breaks or road plowing.*
3. *Dust and sediment control – The site and facility will maintain a Storm Water Pollution Prevention Plan (SWPPP) and associated Best Management Practices (BMP’s) for the site during construction and post construction that addresses prevention and cleanup of dust and sediment control.*
4. *Fencing - The site facility will maintain perimeter fencing.*
5. *Outdoor Storage will be allowed on the north side of building.*

Laura Mitchell seconded the motion and voting was unanimous in favor.

Duane Huffman reported that 1200 North residents will be receiving a letter this week explaining the project and expected impacts. The commissioners asked Mr. Huffman to send a copy of the letter to them as well.

On a different topic, Mr. Huffman announced that next Tuesday, March 29th at 7:30 pm a presentation will be made to city council and staff by the new owners of the Smith property southwest of the city limits and invited commissioners to attend. He noted that the new owner was also the owner of the Mountain View Subdivision.

4. Discuss Proposed Changes to WBMC 12.28, Water Efficient Landscaping.

Commissioner packets included a memorandum dated August 20, 2021 from Cathy Brightwell and Kris Nilsen regarding water-efficient Landscaping Regulations and a draft for review and discussion. This topic was discussed during a commission meeting held in August 2021.

Background

With increasing awareness of regional drought conditions and projections of significant population growth along the Wasatch Front over the next 40 years, conservation has become a key initiative of water districts across the state. The monetary cost of water conservation is considered much less than finding new water sources and building new infrastructure. With 60% of residential water used outdoors, Weber Basin Conservancy District (Weber Basin) has asked cities to update landscape ordinances to encourage water efficient landscape regulations. They implemented watering restrictions in 2021 and are expected to limit water usage again in 2022.

To help with these efforts, Weber Basin has begun offering a “flip your strip” rebate program. The program becomes eligible for residents that live in a city that has adopted a landscaping ordinance that meets certain conservation standards as outlined by Weber Basin. To date, Layton, Washington Terrace, Riverdale, and Clearfield have adopted water-efficient landscaping ordinances and qualify for Weber Basin’s rebate program.

Cathy Brightwell stated that the city recognizes water as a valuable resource that should be used wisely and as efficiently as possible and supports conservation efforts to protect water supply inventories for both present and future water needs. She provided a summary of standards from Weber Basin that must be included in a new ordinance in order to qualify for the ‘flip your strip’ rebate program. She said the program has been a good incentive for existing residential properties to begin making changes to their landscaping that are water-wise and customers are grateful for the help. The city receives several calls a week from residents wanting to use the program.

Ms. Brightwell noted that our current ordinance includes a lot of things that we do not currently enforce and until recently staff did not even know that some of the requirements existed, including approving landscape plans for all new construction. Even without the Weber Basin standards, the current ordinance would benefit from changes to update it to meet current needs and conditions in a water conservation environment.

Staff is proposing that the new WBC Water Efficient Landscape Ordinance replace the current ordinance rather than amend it. The document presented this evening is for discussion purposes and not intended to be a final document. The new document includes things from the current ordinance with a blend of new water-wise/efficient landscaping standards.

The draft ordinance was reviewed and discussed. Commissioners prefer the new landscape restrictions to be limited to new construction and front yards at this time. Existing yards would be exempt from the new landscaping ordinance but would qualify for the rebate program “flip your strip” offered by Weber Basin. The end goal is to have less grass areas to water. It was also suggested that the number of definitions be reduced, and enforcement be handled as part of city code enforcement. The Commission also preferred to remove some of the prohibited watering practices listed in 12.28.080 although there was discussion about needed a way to protect against improper culinary water use.

Staff will do further research make changes, then bring it back for review. They would like to set a public hearing for the second meeting in April so it can be forwarded to the City Council for their review and approval.

5. Consider Meeting Minutes from March 8, 2022.

Action Taken:

Corey Sweat moved to approve the minutes from the March 8, 2022, meeting as presented. Dennis Vest seconded the motion and voting was unanimous in favor.

6. Staff Reports

Cathy Brightwell

- Regarding Manheim request: Todd Willey and Jay Gough met with City Council and were told to come up with options to present that may include a temporary zone change or overlay.
- The request for a private school on 400 North was heard by city council last week. A written decision is expected in the next week or two.
- Reminder of next Tuesday's special meeting regarding the Smith Property.

Kris Nilsen

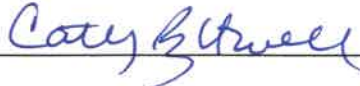
- 600 West road project could start as early as April.
- 400 North well is expected to be up and running early April.
- Public Works facility building is moving forward as scheduled. Grading will begin this week.
- Updated FEMA maps are in and have been reviewed. There are 3 maps for West Bountiful with two of them having changes. They will be on the website within 60 days.
- City water conservation plan is due June 1st.

7. Adjourn.

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 9:15 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on April 12, 2022, by unanimous vote of all members present.


Cathy Brightwell – City Recorder

