

**West Bountiful City  
Planning Commission**

**July 13, 2010**

**Posting of Agenda** -The agenda for this meeting was posted on the State of Utah and City of West Bountiful Web-Site and sent to Clipper Publishing Company on July 9, 2010 per state statutory requirement.

**Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, July 13, 2010, at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**           **MEMBERS PRESENT:** Chairman James Ahlstrom; Denis Hopkinson, Steve Schmidt; Stephen Fackrell, Commissioners and Alan Malan (Alternate) Commissioners.

**MEMBERS/STAFF EXCUSED:** Craig Howe; City Administrator, Ben White; City Engineer.

**STAFF PRESENT:** Mike Eggett; (Planning), Heidi Voordeckers (City Recorder), and Debbie McKean (Secretary).

**VISITORS:** Matthew Nelson, Terry Oscar Turner.

The Planning and Zoning Meeting was called to order at 7:00 p.m. by Chairman James Ahlstrom. Debbie McKean offered a thought.

**Accept Agenda**

Chairman James Ahlstrom reviewed the agenda as posted. Denis Hopkinson moved to accept the agenda as posted. Steve Schmidt seconded the motion. Voting was unanimous in favor among those present.

**Business Discussed:**

Discussion and Update on Status of Proposed Accessory Dwelling Unit (ADU) Ordinance and Proposed Flag Lot Ordinance- review of documents and history of previous meetings.

Chairman Ahlstrom noted that this ordinance has been reviewed about 3 years ago and discussed in meetings over a 6 month period and then forwarded to the City Council. Evidently that information had not been passed on to the City Council for review and approval. Mike Eggett researched and found no information or action that has been approved and adopted by ordinance. It is necessary to review and resubmit the information to the City Council.

Mike Eggett provided copies of minutes, ordinance drafts and memos that he found in relationship to the ADU Ordinance. Some discussion took place about what constitutes a family.

Denis Hopkinson noted that he recalls discussing some of the proposed draft ordinances from other cities and Draper came the closest to fitting into the Commissioners desires at that time. He noted several language changes were made in detail. He also recalls public comments being made by individuals that came specifically for that purpose.

Mr. Hopkinson requested that Chairman Ahlstrom allow the commission to review the Ordinance Draft presented to them this evening from the City of Draper. Chairman Ahlstrom allowed that process to take place.

The commissioners reviewed the Draper Ordinance draft giving suggested changes to alter it to best fit our cities needs and desires.

Changes or Suggested Additions to the Draper Draft

- It was decided that the definition of a single family dwelling unit would be unlimited individuals who are related by blood or marriage maintaining a common household, or up to four 4 non-related individuals maintaining a common household. Mike Eggett corrected the amount to be as our city code reads five (5) non-related individuals.

### **Section 9-31-040 Development Standards-Permitted Use Section**

- Section (a)- No Changes suggested- okay as is.
- Section (b) eliminate the language “and/or Guest House.” WB Ordinance will have no allowances for “Guest Houses”. Some discussion took place regarding those homes such as Historical Homes with “Carriage Houses/Guest Homes” and how this ordinance will pertain to them. The current ordinance will be in place until the new ordinance is adopted by City Council.
- Strike any language in Draper Ordinance that refers to “Guest House”.
- Section (c) regarding parking issues need to include “asphalt” as a possible parking surface. Adequate parking will be made available per 17-52 of the Municipal. No more than two parking stalls shall be made available and must comply with current parking ordinances in place within the Municipal Code.
- Section (d) – No Changes necessary
- Section (e) - No Changes made- must be part of the ordinance
- Section (f)- No changes needed per commissioners
- Section (g)- No changes- no suggested changes – okay as is.
- Section (h)- No changes suggested – leave as is
- Section (i)- Regarding Access between Units. It was recommended that “unrestricted” be stricken and a definition included.
- Section (j)- Regarding Compensation- add “for profit” in the language of this section and also add language that states no lease agreement or contracts of the within the ADU. Add language that volunteer compensation can be accepted in maintaining residence.

**WBC -Deed Requirements** - This suggested section is great and no needed changes.

**Section 9-31-050 Conditional Use.** Denis Hopkinson would like this section stricken. Commission decided to delete this section from the code.

**Section 9-31-060 Notice.** Commission suggested to strike this section.

**Add Language** that states before a Conditional Use Permit can be issued by approval of the Planning Commission. The Conditional Use Permit with a Bi-Annual review of ADU. No negative impact to neighboring area or neighborhood as a whole shall be recognized in order to permit the ADU. Public Hearing would occur at the Planning Commission level.

Review of Flag lot Development Guidelines and Policy Draft to be made into an Ordinance.

Some discussion took place regarding commissioners prior review to this topic. It was noted that a Standard had been put into place by the present commission. Mike Eggett was charged with researching more information to formulate an ordinance that will suit our city needs. He was asked to look to other cities for suggested ordinances for flag lots.

Mike will schedule a Public Hearing on the Planning commission level in the next month and then make an agenda item for forwarding the recommendations to the City Council. Suggested meeting was August 10<sup>th</sup> Public Commission Meeting.

### **STAFF REPORT**

- Heidi reported that there will be a joint RDA/CDA meeting with Woods Cross this Thursday Night at 6:00 p.m. at Woods Cross Meeting.
- There will be a special meeting of the City Council on July 15<sup>th</sup> at 7:30 p.m. because of the July meetings being cancelled

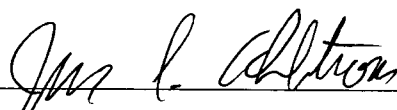
- Mike went on a site tour today in regards to CDA's and has aerial site plans for the commissions review. He felt the tours was very beneficial to future planning in our CDA area.
- Mr. Eggett invited the commission to the August 3<sup>rd</sup> City Council to get information on the proposed CDA budget.
- Denis Hopkinson noted that economic betterment will be an imperative requirement when considering who develops in the CDA area. The goal is to be support services for the West side of the city.

**Approval of Minutes dated June 8, 2010**

Denis Hopkinson moved to approve the minutes dated June 8, 2010 as corrected. Steve Schmidt seconded the motion and voting was unanimous in favor.

**Adjournment**

Alan Malan moved to adjourn the regular session of the Planning Commission Meeting. Steve Schmidt seconded the motion. Voting was unanimous in favor. The meeting adjourned at 8:35 p.m.

  
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JAMES AHLSTROM /CHAIRMAN

  
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HEIDI VORDECKERS/CITY RECORDER

  
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DEBBIE MCKEAN /SECRETARY

