

**West Bountiful City
Planning Commission**

August 24, 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 August 20, 2010 per state statutory requirement.

Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, August 24, 2010, at West Bountiful City Hall, Davis County, Utah.

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

MEMBERS/STAFF EXCUSED: Craig Howe; City Administrator, Dave Tovey, Stephen Fackrell; Commissioners.

STAFF PRESENT: Ben White; City Engineer Heidi Voordeckers (City Recorder), and Debbie McKean (Secretary).

VISITORS: Dana Murphy, Emily LMunyon, Matt Nelson, Melanie Vest, Marc Nadauld, and Valerie Shaw; WB City Council.

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

Accept Agenda

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

Business Discussed:

Consider Approval of Home Occupation Permit- EllyMae's Cutts for Mutts, Emily LaMunyon

Chairman Ahlstrom explained to Ms. LaMunyon about the Home Occupation Ordinance adopted by the city and noted that she is requested to have approval of her business because she is requesting the use of her garage. Heidi Voordeckers reviewed the application and documentation/pictures submitted by the applicant.

Emily LaMunyon presented a request for a Home Occupation Permit at her residence at 1852 North 725 West by the business name of "EllyMae's Cutts for Mutts." Purpose for starting the business is so she can work in the home and be home with the children while her husband attends school. She only expects about 5 clients/week. She stated that she could park a car in the garage if necessary while grooming the dogs, but that the car would be gone during the time she would be doing business. The business would primarily be grooming dogs (including shampoo and cuts, trim nails, clean ears and eyes/face area). Hours of business would be during regular daytime business hours and clients will drop off their dog and pick them up later that day. Dogs will be bathed in the basement bathroom shower and grooming will be done in an enclosed attached garage area. Supplies will be stored on one portable shelf/stand in the garage along with an electric grooming table.

Mr. Hopkinson asked where the animals would be when they were waiting for their owner to get them. Emily stated that they would be inside her home and not in a kennel.

Signatures have been received from all neighbors as required in the ordinance.

Conditions were reviewed by the Commissioners per Chapter 17.80 Home Occupation Ordinance. Requirement H states that "If a home occupation is authorized for a garage, the home occupation must be operated in such a manner that vehicles may be able to park in the garage during business." This provision was satisfied.

Some discussion took place concerning what conditions to place business.

ACTION TAKEN:

Denis Hopkinson Moved to approve the Conditional Use Permit for the Home Occupation Permit for EllyMae's Cutts for Mutts, Emily LaMunyon/owner with the following condition that an annual renewal on conditional use be done yearly with an extension given to December 2011. Steven Schmidt seconded the motion and voting was unanimous in favor.

Discussion and Update on Proposed Accessory Dwelling Unity (ADU) Ordinance

Chairman Ahlstrom explained why the Ordinance has returned to the commission after being forwarded for approval by the City Council. Mr. White; City Engineer noted the reason for the Ordinance and explained that we either need to rescind the ADU ordinance or expand it's application. He pointed out the 3 criteria that was up for review which was related to family, one home connected together and no locking doors or isolated units. Mr. White explained that we need to apply the Ordinance for a Single Family Dwelling and that the Ordinance was written well but did not complete the needs of the city.

Ben White pointed out that as long as a family is co-mingling in the home, this ordinance would not apply. Some discussion took place regarding application to other ordinances in regards to permitting or not permitting rental space within a single family home.

Mr. Ahlstrom suggested that no action be taken this evening, but that staff is directed to research some possible language that would fit the needs of our city in regards to ADU's. Mr. Hopkinson questioned why other cities have this ordinance and we don't. Mr. White pointed out the "free passage" application to the ordinance. He noted that we can use Deed Restrictions to control and monitor the coding.

STAFF REPORT

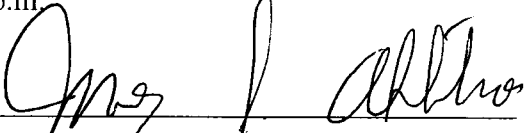
- Heidi asked that the commissioners register for the 1 day ULCT convention for planners if they want to go. Mr. Ahlstrom encouraged all the commissioners to attend.
- Next City Council meeting is August 31st which will be a special meeting for approval of the Contracted Mechanic position. September 7th will be the City Council that will make the appointments for the (3) three positions open on the Planning Commission. Also on the agenda will be further discussion on the Small Lot Subdivision issue.
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Approval of Minutes dated August 10, 2010

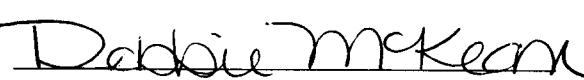
Alan Malan moved to approve the minutes dated August 10, 2010 as presented. Denis Hopkinson seconded the motion voting was unanimous in favor.

Adjournment

Alan Malan moved to adjourn the regular session of the Planning Commission Meeting. Denis Hopkinson seconded the motion. Voting was unanimous in favor. The meeting adjourned at 7: 45 p.m.


JAMES AHLSTROM /CHAIRMAN


BRIAN FORDECKERS/CITY RECORDER


DEBBIE MCKEAN /SECRETARY

