

**West Bountiful City
Planning Commission**

October 26, 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 October 22, 2010 per state statutory requirement.

Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, October 26, 2010, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance: **MEMBERS PRESENT:** Chairman James Ahlstrom,; Vice Chair, Steve Schmidt, Terry Turner, Tori Boggess; Commissioners and Alan Malan (Alternate) Commissioner.

MEMBERS/STAFF EXCUSED: Craig Howe; City Administrator, Denis Hopkinson Commissioners.

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

VISITORS: Tara Martin, Doug Lane, Valerie Shaw; WB City Council.

The Planning and Zoning Meeting was called to order at 7:08 p.m. by Chairman James Ahlstrom. Alan Malan offered a prayer.

Accept Agenda

Chairman James Ahlstrom reviewed the agenda as posted. Tori Boggess moved to accept the agenda with the deletion of Commissioner reports . Steve Schmidt seconded the motion. Voting was unanimous in favor among those present.

Business Discussed:

Consider Approval of Conditional Use Permit- Accessory Building, Tara Martin

Planning Commission Packets included a Memorandum from Engineer, Ben White regarding the Martin Accessory Building Conditional Use Permit explaining a possible violation of City Ordinances which led to a suspension of construction of an accessory building (shed) on the property of Tara Martin. An aerial view of the property, a letter from Tara Martin, and a rough draft of the plot plan.

Ben White; City Engineer reviewed the application for a conditional use permit for Tara Martin for an Accessory Building

Chapter 15 Code- Building Permit Section which is not correlating with the current State Code and will be changed in the upcoming weeks. Chapter 17 .24.050 says that a building cannot be less than 10 feet minimum from all main structures with out an approved conditional use permit by the planning commission.

Ben White is fine with the 10 feet minimum but is concerned with the distance it stands from the house which is 15 inches. Ben White recommends 18 inches minimum clear distance between the main structure and the accessory structures south wall with no structural attachments connecting the two structures and that a minimum of 48 “ clear distance be maintained between the main structure and the east wall of the accessory structure and finally there will not be any structural attachments connecting the two structures.

Alan Malan feels there is no reason to create an issue with a building that is not required to have a building permit.

Some discussion took place as to the need of changing our current ordinance regarding accessory structures.

Tara Martin stood before the Planning Commission and explained that she studied out the State and City Codes before beginning the building of the accessory structural building. She explained that she did not understand that there was an additional information in Chapter 17 regarding accessory building until she received a letter from Ben White regarding a possible violation. She explained that she felt that she was under the appropriate umbrella allowed by city code. Mrs. Martin feels like she is a responsible citizen that tries to uphold the laws and ordinances. She described the use of the building as being a personal space for "mom" that will house hobby and exercise equipment with some storage. It will have some electricity, will be one level and will not have any windows. She provided a drawing of the layout and measurements as it will exist on her property. The shed is on a steel base and will sit on gravel. She desires to follow all the rules especially for safety.

After reviewing the City Code the planning commission decided to grant the following as provisions were met to comply with City Code 17.60.040 and 17.24.050 D.

ACTION TAKEN:

Tori Boggess moved to approve a request for a 17.24.050.D for a conditional use permit which satisfies 17.60.040 granting Tara Martin an Accessory Building with the proposed recommendations from Staff, the walls closest to the main structure be fire rated walls, no structural attachments connecting the two structures, that the structure be walled off on the south wall, and a minimum of a 48" clear distance be maintained between the main structure and the accessory structure east wall. Alan Malan seconded the motion and voting was unanimous in favor.

Staff Report

- Ben White stated that since Mike Eggett's departure it has been hard to keep up on the ordinances. Heidi has reformatted the ordinances and are much easier to read now.
- We will be having a applicant come before the city requesting a zoning change to the general plan. The request will be from Holly. He recommended that everyone having an interest in this attend the Open House that Holly is hosting this coming Thursday evening. Mr. White proposed that anything that we may want to change concerning our General Plan be reviewed and added to this process and it is quite a detailed process.
- Town Hall meeting hosted by Craig Hall. The format will be open so everyone will be able to have their concerns addressed.
- Friday morning 800 West and 400 North on the East side of the intersection will be closed to traffic to repair some broken water valves. Some people will be without water during that time. It will take as long as it takes. A flyer is going home with the elementary children tomorrow. Door hangers will be placed on those homes which will be without water.
- A police auction will held on Saturday, November 6, 2010.

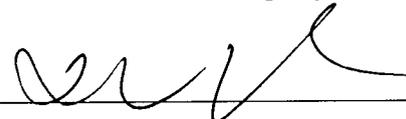
Steve Schmidt moved to approve the minutes dated October 12, 2010 as corrected. Terri Turner seconded the motion voting was unanimous in favor.

Adjournment

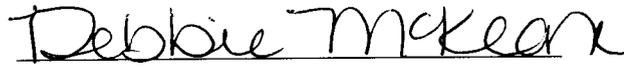
Steve Schmidt moved to adjourn the regular session of the Planning Commission Meeting. Alan Malan seconded the motion. Voting was unanimous in favor. The meeting adjourned at 7:58 p.m.



JAMES AHLSTROM /CHAIRMAN



HEIDI VORDECKERS/CITY RECORDER



DEBBIE MCKEAN /SECRETARY

