

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 the Clipper Publishing Company on February 3, 2011 per state statutory requirement.

Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, February 8, 2011, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman James Ahlstrom; Denis Hopkinson, Steve Schmidt, Terry Turner, Tori Boggess; Commissioners, and Alan Malan (Alternate) Commissioner.

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

MEMBERS/STAFF EXCUSED:

VISITORS: none present

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

Accept Agenda

Chairman James Ahlstrom reviewed the agenda as posted. Terry Turner moved to accept the agenda as presented. Steve Schmidt seconded the motion. Voting was unanimous in favor.

Business Discussed:

Scheduled Public Hearings

ACTION TAKEN:

Denis Hopkinson moved to move into a Public Hearing to receive public comment and input regarding the potential addition of Chapter 17.82 Accessory Dwelling Units (ADU) to the Municipal Code at 7:05 p.m. Tori Boggess second the motion and voting was unanimous in favor among those present.

Ben White introduced the ADU (Accessory Dwelling Units code Chapter 17.82. He reviewed the modifications made to the definitions in the previous draft. Mr. White pointed out that he created the definitions to be simple and distinguished.

No public comments were made.

ACTION TAKEN:

Denis Hopkinson moved to close the Public Hearing for Chapter 17.82 at 7:10 p.m. Tori Boggess seconded the motion and voting was unanimous in favor among those present.

Some discussion took place between the commission and staff regarding the definition of "dwelling unit". It was determined to add the language "independent of the main dwelling", to the definition of "dwelling unit". Alan Malan suggested that a language change be made "as you create an independent unit".

Public Hearing to receive comment and input regarding the proposed changes to Chapter 17.80 (Home Occupations) of the Municipal Code.

ACTION TAKEN:

Tori Boggess moved to move into a Public Hearing to receive public comment and input regarding the potential addition of Chapter 17.80 Home Occupation to the Municipal Code at 7:15 p.m. Denis Hopkinson second the motion and voting was unanimous in favor among those present.

Ben White introduced the Home Occupation Ordinance Chapter 17.80 explaining the proposed changes streamlining the process to obtain a Home Occupation Permit and the criteria for which a business needs to appear Ben White introduced the Home Occupation Ordinance Chapter 17.80 explaining the proposed changes streamlining the process to obtain a Home Occupation Permit and the criteria for which a business needs to appear before the Planning Commission.

He pointed out that the City Recorder and Staff may deem other business that comes for application as being qualified to meet with the Planning Commission for approval. He noted that there are some exceptions to having a business such as persons under 18 years of age, city endorsed events, garage sales, boutiques, and other such business that are conducted once a month or less.

No public comments were made.

Denis Hopkinson moved to close the Public Hearing for Chapter 17.80 of the Home Occupation code at 7:25 p.m. Alan Malan seconded the motion and voting was unanimous in favor among those present.

Consider the ADU (Accessory Dwelling Unit) Ordinance for potential recommendation to the City Council

A short discussion on forwarding the ADU Ordinance to the City Council took place. The following suggestions were made:

- Denis Hopkinson recommended some slight language changes.
- Alan Malan suggested to add "independent unit with its own independent ingress/egress" to the definition of "dwelling unit".
- Denis Hopkinson suggested to add "to an existing residential unit" to the definition of "dwelling unit". Alan Malan pointed out that this concept is covered under section G. No changes will be made in this regard.
- Alan Malan inquired about parking situations. No changes were made.
- Chairman Ahlstrom want to clarify the "Dwelling Unit" definition in regards to ingress/egress situation. Some discussion to place.
- Ben White recreated the definition taking in consideration all the comments that were made by the commissioners. "Dwelling Unit means one or more rooms within a dwelling physically divided (by locked door or wall or by any other similar means) from the main dwelling with separate means of ingress/egress and independent sleeping and bathroom facilities."

ACTION TAKEN:

Denis Hopkinson move to forward the ADU (Accessory Dwelling Unity) Ordinance to the City Council with the proposed modifications to 17.82.040 and the proposed changes to the definition four in 17.82.030 for their review and approval. Tori Boggess seconded the motion and voting was Alan Malan- yea, Steve Schmidt –yea, Tori Boggess- yea, Denis Hopkinson-yea and Chairman Ahlstrom-yea.

Consider proposed changes to Chapter 17.80 Home Occupations for potential recommendation to the City Council.

- Chairman Ahlstrom noted in 5.28.050 A. some concern in the language concerning age being 18 and under. After a brief discussion, it was determined to change the age to 14 and under.
- Denis Hopkinson pointed out under Section D if for example the Boy Scouts would be exempt. It was suggested that non-profit agency be added as Section F.
- Alan Malan questioned about selling produce and if they had to be 14 and under. It was suggested to add another Item (G) to include the selling of produce on their property.

ACTION TAKEN:

Alan Malan moved to forward the Home Occupation 5.28 to the City Council for their review and approval with noted changes made this evening. Denis Hopkinson seconded the motion and voting was unanimous in favor.

Ben will email the commission the final document to be forwarded to City Council .

Staff Report:

- Ben White reported that he will be bringing back the sign ordinance as it looks like the new suggested legislation is going to die in regards to signs.
- Changes will be coming in regards to zoning ordinances and a public hearing will need to take place.
- Subdivision Ordinance will also be coming to an agenda in the near future. New fees schedule for water rights. Chairman Ahlstrom would like to address fees for small subdivisions.
- There is a subdivision request in the near future for the Equestrian Center property. Christensen's have partnered with a developer.
- Conditional Use application will be appearing on the next agenda for a home in the Olsen Farm area wanting to build a detachable garage. This information is given to the commission as a heads up for them to review the requirements for this to be allowed.

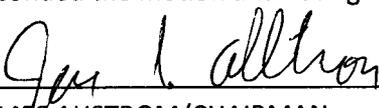
Approval of Minutes dated February 8, 2011

Note: This item was moved to the beginning of the agenda.

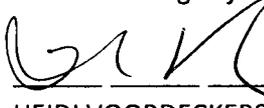
Steve Schmidt moved to approve the minutes dated February 8, 2011 as presented. Alan Malan seconded the motion and voting was unanimous in favor among those members present.

Adjournment

Denis Hopkinson moved to adjourn the regular session of the Planning Commission meeting. Alan Malan seconded the motion and voting was unanimous in favor. The meeting adjourned at 8:00 p.m.



JAMES AHLSTROM/CHAIRMAN



HEIDI VOORDECKERS/CITY RECORDER

DEBBIE MCKEAN/SECRETARY

