

**Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website and the West Bountiful City website, and sent to Clipper Publishing Company on January 3, 2013 per state statutory requirement.

**Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, January 8, 2013, at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**

**MEMBERS PRESENT:** Vice Chairman Terry Turner, Mike Cottle, Alan Malan, and Laura Charchenko/Alternate.

**MEMBERS/STAFF EXCUSED:** Chairman Denis Hopkinson and Steve Schmidt.

**STAFF PRESENT:** Ben White (City Engineer), Cathy Brightwell (Deputy Recorder) and Debbie McKean (Secretary).

**VISITORS:** Damon Hugoe

The Planning Commission Meeting was called to order at 7:30 p.m. by Vice Chairman Terry Turner. Mike Cottle offered a prayer.

**I. Accept Agenda**

Vice Chairman Turner reviewed the agenda. Laura Charchenko moved to accept the agenda as posted. Mike Cottle seconded the motion. Voting was unanimous in favor of members present.

**Business Discussed:**

**II. Damon & Debbie Hugoe, 945 West 400 North requesting permission to build a garage that exceeds the City's Height restriction, which requires approval from the Planning Commission (W.B. Code, Section 17.20.060)**

Included in the Commissioner's packet was a memorandum dated January 3, 2013 from Ben White and Cathy Brightwell regarding the proposed Hugoe garage at 945 West 400 North. Also included were a site map of the proposed construction in relation to the property and a photo of the home/property. The memorandum included the following highlights:

- Proposed structure is a "barn" style which matches with the existing home design.
- Except for one thing, the proposal appears to conform to general standards of the City's Municipal code and Building Code (17.20.060).
- The exception is that the proposed garage exceeds twenty (20) feet and has a loft and must be approved by the Planning Commission.
- Staff pointed out that the garage style matches well with the existing home and that could not be achieved without exceeding the twenty foot height limit. Second floor is a one room storage area and with height limitations limits its principle use to storage and a

possible game room. The location of the garage/barn does not appear to have a negative impact on neighbors.

Ben White introduced the application for a detached "barn" style garage requested from Mr. Damon Hugoe with a request to raise the height of the structure 1 foot 6 inches above the twenty foot maximum. Mr. White pointed out that there are no neighbors within 400 feet of the structure and would not intrude with the existing properties. Mr. Hugoe explained that the second floor would have about a 7 foot ceiling and would only be used for storage. The highest point on the outside structure is 21 feet 6 inches. It was pointed out by staff that the structure matches the existing home perfectly. Mr. Malan requested that the upper room would not be used for living space.

**ACTION TAKEN:**

**Alan Malan moved to approve the Conditional Use Permit Hugoe garage plan at 945 West 400 North as presented with a condition that the second story not to be used for living space. Mike Cottle seconded the motion and voting was unanimous among those members present.**

**III. Staff Report**

- **Cathy Brightwell reported that a Conditional Use permit will be received tomorrow so there will be an agenda item for next meeting.**
- **Ben White reported that the Ranches at Lakeside Subdivision is moving forward.**

**V. Approval of Minutes of November 27, 2012.**

**ACTION TAKEN:**

**Laura Charchenko moved to approve of the minutes dated November 27, 2012 as presented. Alan Malan seconded the motion and voting was unanimous in favor.**

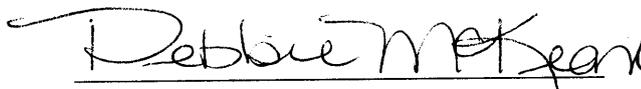
**VI. Adjournment**

**ACTION TAKEN:**

**Laura Charchenko moved to adjourn the regular session of the Planning Commission meeting. Alan Malan seconded the motion. Voting was unanimous in favor among the members present. The meeting adjourned at 7:48 p.m.**

  
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**TERRY TURNER/VICE CHAIRMAN**

  
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**HEIDI VOORDECKERS/CITY RECORDER**

  
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**DEBBIE MCKEAN /SECRETARY**

