THE WEST BOUNTIFUL PLANNING COMMISSION
WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, AUGUST 22, 2017 AT THE CITY OFFICES

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by Invitation
1. Accept Agenda.
2. Consider Conditional Use Permit from William Marshall for an Accessory Dwelling Unit at 1140 W 400 North.
3. Staff Report.
5. Adjournment.

Individuals needing special accommodations including auxiliary communicative aids and services during the meeting should notify Cathy Brightwell at 801-292-4486 twenty-four (24) hours before the meeting.

This notice has been sent to the Clipper Publishing Company, and was posted on the State Public Notice website and the City’s website on August 15, 2017 by Cathy Brightwell, City Recorder.
West Bountiful City
Planning Commission

August 22, 2017

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website and on the West Bountiful City website on August 15, 2017 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, July 25, 2017 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Corey Sweat (Alternate), and Council member Kelly Enquist

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

MEMBERS/STAFF EXCUSED: Commissioners Terry Turner and Laura Charchenko

VISITORS: Gary Jacketta, Ray Felsted

The Planning Commission Meeting was called to order at 7:30 pm by Chairman Denis Hopkinson. Corey Sweat offered a prayer and thought.

1. Accept Agenda

Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as presented. Corey Sweat seconded the motion. Voting was unanimous in favor among members present.

2. Consider Conditional Use Permit from William Marshall for an Accessory Dwelling Unit at 1140 W 400 North.

Commissioner packets included a memorandum from Cathy Brightwell/Ben White dated August 14, 2017 regarding a Conditional Use Permit Application from William Marshall and site plans for an Accessory Dwelling Unit at 1140 West 400 North.

Ben White introduced the application. Mr. Marshall was not able to attend this evening but sent a representative, Mr. Ray Felsted. Currently Mr. Marshall has a 750 sq. ft. home to which he would like to add a garage and an upstairs living space. This dwelling would serve as a place to
put his vehicles as well as additional space for his elderly mother. The dwelling would contain a
car garage on the main floor with living quarters above the garage. The home is not conducive
to an addition, so in order to have living space above the garage there must be an outside door or
door leading to the living area from the garage area. Because the entrance is outside the home
this type of dwelling is considered an ADU and a Conditional Use Permit must be approved
before a building permit can be issued. Ben White showed the Commissioners some aerial views
of the property.

Mr. White directed the Commissioners to review the requirements in WBMC Chapter 17.82,
Section 17.82.050 which lists the standards for this type of dwelling.

Chairman Hopkinson asked for comments from the Commissioners.

Mike Cottle asked if all the setbacks meet city requirements; he answered in the
affirmative.

Corey Sweat asked why Conditional Use Permits expire upon the sale of the home. Ben
White responded that future residents/buyers may not read city code and it is a way to let them
know the requirements of the ADU and require them to come in for a new Conditional Use
Permit.

Alan Malan felt the application was pretty straight forward.

Chairman Hopkinson asked why the applicant could not just apply for a building permit
for an addition without it being an ADU. Mr. White explained that it is because of the way he is
choosing to construct the building as two dwelling units.

Chairman Hopkinson invited Raymond Felsted (representative for William Marshall) to take the
stand. Mr. Felsted informed them that the dwelling would be owner occupied.

ACTION TAKEN:

Corey Sweat moved to approve the Conditional Use Permit for William Marshall located at
1140 West 400 North with the following findings and conditions: the proposed use is
necessary or desirable to provide a service or facility that will contribute to the general well-
being of the neighborhood and community; will not be detrimental to the health, safety or
general welfare of persons residing or working in the vicinity, or injurious to property or
improvements in the vicinity; accompanying improvements will not inordinately impact
schools, utilities, and streets; and that conditions imposed in the conditional use permit will
mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the
proposes of the subsection. Conditions of the Permit: applicant will obtain a building permit,
pass all necessary building code inspections, and comply with the requirements of WBMC
17.82.050 with the current plan being to have the ADU occupied by a non-driving family
member; should that change, adequate parking will be provided. This permit is non-
transferable. If at any time the home is not occupied by the applicant or his immediate family, or the applicant sells the property, the permit shall be revoked pursuant to 17.60.080. If the applicant decides to lease the ADU, they will include, in any lease document, language that the lease will terminate upon the sale of the property. Alan Malan seconded the motion and voting was unanimous in favor among those members present.

3. Staff Report

Ben White
- Representatives from the High Gate Subdivision are planning to present their plans for the subdivision at the next Planning Commission meeting. If Staff receives the necessary information, a public hearing will be held at that time.
- Discussed an email from Duane Huffman regarding the West Side development with a proposal for a joint meeting with city council and developer. He is checking availability for the meeting.

Cathy Brightwell
- Informed the Commissioners of the upcoming Land Use Training class offered by ULCT this coming Saturday. Those interested contact her so she can register them.


ACTION TAKEN:
Alan Malan moved to approve of the minutes of the July 25, 2017 meeting as presented. Corey Sweat seconded the motion and voting was unanimous in favor.

5. Adjournment

ACTION TAKEN:
Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 7:55 pm. Alan Malan seconded the motion. Voting was unanimous in favor.

The foregoing was approved by the West Bountiful City Planning Commission on September 12, 2017, by unanimous vote of all members present.

Cathy Brightwell – City Recorder