

Mayor
Kenneth Romney

**City Engineer/ Land
Use Administrator**
Kris Nilsen

City Recorder
Remington Whiting

**City Council
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WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Robert Merrick

Vice Chairman
Corey Sweat

Commissioners
Laura Mitchell
Richmond Thornley
Dennis Vest

**THE WEST BOUNTIFUL CITY COUNCIL AND PLANNING COMMISSION WILL
HOLD A SPECIAL WORK SESSION MEETING AT 6:15 PM AND THE PLANNING
COMMISSION WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY,
MAY 12TH, 2026, AT THE CITY OFFICES**

AGENDA

6:15 pm – Special Work Session – Detached Accessory Dwelling Units Discussion

7:30 pm – Regular Meeting

Invocation/Thought – Commissioner Mitchell

Pledge of Allegiance – Commissioner Payne

1. Confirm Agenda
2. Code Change Application – Side Yard Restrictions – Garner
3. Code Change Application – A-1 District Height Restriction – Garner
4. Approve Meeting Minutes from April 28th, 2026.
5. Staff Reports.
6. Adjourn.

*This agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCityut.gov),
and posted at City Hall on May 8th, 2026 by Remington Whiting, City Recorder.*

**West Bountiful City
Planning Commission Meeting**

May 10, 2026

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on May 8, 2026, per state statutory requirement.

Minutes of the Work Session/ Planning Commission of West Bountiful City held on Tuesday, May 10, 2026, at West Bountiful City Hall, Davis County, Utah.

MEMBERS ATTENDING: Chairman Robert Merrick, Vice Chairman Corey Sweat, Commissioners Dennis Vest, Richmond Thornley, and Council member Julie Thompson.

Councilmembers/Staff Attending: Duane Huffman (Administrator), Mayor Romney, Councilmembers Enquist, Thompson, Butterfield, Alhstrom, and Nielsen.

MEMBERS/STAFF EXCUSED: Commissioner Laura Mitchell.

STAFF ATTENDING: Kris Nilsen (City Engineer), Remington Whiting (Community Development), and Debbie McKean (Secretary).

PUBLIC ATTENDING: Alan Malan, Justin and Shanna Williams, Scott Gardner

Work Session: Detached Accessory Dwelling Units

Duane Huffman opened the work session at 6:20 pm stating that SB284 requires that cities make October 1st the deadline to have detached ADU's a requirement. Examples were provided by staff for surrounding cities.

Mr. Huffman stated that tonight the goal is to come up with primary goals and guiding principles, not details. The state has proposed regulations that place the minimum requirement is 11,000 square foot lots. Other things to consider but not all inclusive in planning the regulations would be parking, design requirements, height dimension, setbacks, owner occupancy, number of ADU/DADU allowed per property, utilities, neighborhood aesthetics, neighborhood impact, and safety.

Goals/Guiding Principles

After some discussion the City Council/Planning Commission felt there was value in allowing DADU's. The following became the focus for the planning commission to move forward in planning and recommendations for the City Council to consider:

1. **Allowing Owner Flexibility-** Age in place, affordable housing, income subsidy allow personal property rights while protecting the impact to neighbors.
2. **Protect Neighbor Impacts-** consider privacy, safety, noise/light. No short-term rentals and Air BBs.

3. **Property Maintenance/Stability-** Owner must occupy one of the dwellings on the property. This will help to manage the appearance/use of the property as the owner takes the responsibility. Will help to eliminate transit situations that could occur if owner is not on the property.
4. **Difference in inhabited and non-inhabited-Services-**consider impacts of having full-time use of property vs recreation/workspace/storage use. (noise, privacy, safety).
5. **Not have unnecessary requirements/regulations-** Consider using ratios of property footprint to regulate instead of lot size. Study setback impacts for safety, privacy issues. Regulate size/height of dwelling. Do not want to open flood gates to accommodate all property owners. Do not want arbitrary regulations. Keep current ADU regulations in mind and maybe just make minor adjustments. Needs to be a benefit to the community and not a detriment. Guiding principle should be density so as to protect the rural feel of our community.

Staff will prepare draft material for planning commission review.

Planning Commission began at 7:30 pm as scheduled.

Thought/Invocation by Commissioner Sweat
Pledge of Allegiance- Chairperson Merrick

1. Confirm Agenda

Chairman Merrick reviewed the proposed agenda. Dennis Vest moved to approve the agenda as presented. Corey Sweat seconded the motion. Voting was unanimous in favor among all members present.

2. Code Change Application- Side Yard Restrictions-Garner

A memorandum from Staff dated May 8, 2026 regarding a Code Change Application included the application and a letter from the applicant was included in the commissioner packet.

Remington Whiting introduced a text change amendment application from Scott Garner, which requests a change to the parameters or definition of street side yards in West Bountiful Municipal Code (WBMC).

Discussion took place regarding the dynamics of property. Mr. Gardner took the stand and explained his desire to build a playground for his kids but is unable to based on the current code.

Corey Sweat questions the current code and its validity in situations like Mr. Gardner's. The nine foot height restriction does not work for the project Mr. Gardner has in mind.

Remington pointed out the research he did to explain why the code was put in place. He was unable to find a specific reason as to why the current code was adopted.

Corey suggested Laura Mitchell be present for the discussion.

Staff suggested the following to consider when making their decision:

Prevent Oversized Accessory Structures Near the Street. Size limitations help ensure that only small sheds or similar accessory structures qualify, rather than larger garages or detached buildings that could dominate the appearance of a corner lot.

Encourage Orderly Placement of Accessory Structures Requiring the structure to be located behind the main structure helps maintain the accessory nature of the building and reduces its visibility from the street.

Maintain Neighborhood Aesthetics on Corner Lots Corner lots often appear to have two front yards due to their exposure to multiple streets. The restriction may have been intended to preserve an open streetscape and maintain a consistent neighborhood appearance.

Any implications for how this would affect the A-1 zone. This proposal would affect all corner lots/parcels across the A-1 zone. As such, the planning commission should carefully consider.

Whether this request should apply only to the A-1 zone or to the other residential zones well. If recommended for the A-1 zone, are there reasons it should or shouldn't be applied across all residential zones? Again, it would apply to many corner lots/parcels.

Commission directed staff to create language of how setbacks fall on a corner lot. Redefine the definition of rear setback to all zones. Staff will draft language for the code and schedule a public hearing to provide a recommendation to the city council.

3. Code Change Application- A-1 District Height Restrictions-Garner

Included in the Commissioner packet was a memorandum from Staff dated May 8, 2026 regarding a Code Change Application, the application and a letter from the applicant.

Mr. Whiting noted that Scott Garner submitted a Text Change Application that would reduce the maximum height allowed in the A-1 District from 40' to 35'. His application also included a letter listing additional requested amendments for the planning commission to consider.

Mr. Gardner asked for following additional requests:

- Limit residential homes to a maximum of two stories.
- Consider additional design standards addressing the visual impact of flat-roof contemporary homes, particularly when built near the maximum allowable height.

In considering Mr. Garner's request, the planning commission discussed and considered Mr. Garner's proposals.

Current Zone Standard/Maximum Additional Setbacks: A-1 -35/40 R-1-22 35/35 R-1-10 35/35

The following was reviewed:

MAXIMUM HEIGHTS IN NEARBY CITIES

- Centerville -35' maximum main structure height but can request an additional 10% by way of Conditional Use Permit making the maximum height 38.5'
- Bountiful- 35' maximum main structure height in all residential zones.
- North Salt Lake- 35' maximum main structure height in all residential zones.
- Farmington- 27' maximum main structure height unless a special exception is found in all residential zones.
- Woods Cross- 35' maximum main structure height in residential and agricultural zones.
- West Point- 38' maximum main structure height in residential zones.

Staff will set a public hearing to address the applicant's request for the next planning commission meeting.

4. Approve Meeting Minutes from April 28, 2026.

Action Taken:

Corey Sweat moved to approve the minutes from the April 28, 2026 Planning Commission Meeting as presented. Richmond Thornley seconded the motion, and voting was unanimous in favor.

5. Staff Reports

a. Engineering (Kris Nilsen)

- 10th North under construction adding curb gutter and sidewalk at the bend of the street.
- 2200 North paving project and some small street in other areas
- UDOT needs to maintain the structures that they have taken over in ownership. They are not allowed to stage on vacant properties they own. They keep it occupied to prevent people coming onto the property.
- Working through things with UDOT and UTA. Still under procurement so they cannot give out a lot of information. Early 2027 construction will begin. Possibly late 2026.

b. Community Development (Remington Whiting)

- Application from Enbridge to build on the Northside of 500 South east of the on bound ramp. They will come to request an 8-foot fence.
- Illegal Candidate/advertising signs are being collected.

- Permits are increasing and they have received a lot lately. They have updated the current process and hope to fulfill them in less than the 14-day requirement.
- Code enforcement is picking up and notifications are being getting
- Still trying to organize the code ordinances better.
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Julie Thompson reported on the city council's decision regarding the code change they forwarded at the last meeting. She explained how the voting went and that it passed by a 3 to 2 vote. The support given to the planning commission's decision was greatly appreciated by the commission.

6. Adjourn.

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:40 pm. Dennis Vest seconded the motion. Voting was unanimous in favor.

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



Remington Whiting – City Recorder