

Mayor

Kenneth Romney

**City Engineer/ Land
Use Administrator**

Kris Nilsen

City Recorder

Remington Whiting

**City Council
Representative**

Julie Thompson

**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 PLANNING COMMISSION WILL HOLD A REGULAR
MEETING AT 7:30 PM ON TUESDAY, JULY 14TH, 2026, AT THE CITY OFFICES**

Invocation/Thought – Commissioner Mitchell

Pledge of Allegiance – Commissioner Thornley

1. Confirm Agenda
2. Second Review of A-1 Height Regulations Code.
3. Detached Accessory Dwelling Units Discussion.
4. Approve Meeting Minutes from June 9th, 2026.
5. Staff Reports.
6. Adjourn.

*This agenda was posted on the State Public Notice website (Utah.gov/pmnl), the city website (WBCityut.gov),
and posted at City Hall on July 9th, 2026 by Remington Whiting, City Recorder.*

MEMORANDUM



TO: Mayor and Council

DATE: July 9th, 2026

FROM: Staff

RE: Second Review of A-1 District Height Regulations Code

This memo introduces a request from the city council to provide new recommendations on the A-1 District's building height regulations.

Background

WBMC 17.16.060 regulates the maximum height for main and accessory structures in the A-1 district. Structures have a standard maximum of 35' with allowances of up to an additional 5' depending on the side setbacks. The exception allowing the additional 5' was enacted in 2014.

On April 28th, 2026, Scott Garner submitted a Text Change Application that would reduce the maximum height allowed in the A-1 District from 40' to 35' with no exceptions. His application also included a letter listing additional requested changes for the planning commission to consider.

The planning commission discussed the application on May 12th and 26th with a public hearing being held on the 26th. Following the public hearing, the planning commission forwarded a negative recommendation for the requested code change for the following reasons:

- A belief that a 5-foot increase would not significantly improve privacy.
- Concerns that regulating roof design standards could be prohibited by UCA 10-20-618.
- Concerns that regulating design standards would overstep private property rights.
- Concerns regarding the proposed limitation of a main building to two stories, particularly given West Bountiful's restrictions on basements.

The city council reviewed the application and recommendation from the planning commission on Tuesday, June 2nd, 2026. Following the discussion, the council requested that the planning commission further consider the following items:

- Increasing required combined setbacks in relation to increased building height (WBMC 17.16.060(A)).
- Limiting the height of architectural features such as parapet walls, skylights, towers, and similar elements (WBMC 17.16.060(D)).

Planning Commission Considerations

In considering the city council's request to consider these items, the planning commission may want to consider:

Increasing required combined setbacks in relation to increased building height:

1. Effectiveness in Reducing Visual Impacts
 - a. At what level would increased setbacks help reduce the visual impact or perceived mass of taller structures?
 - b. At what level would increased setbacks better preserve open space and the privacy of neighboring properties?
2. Relationship Between Height and Setbacks
 - a. How can the city justify the level of additional setbacks in relation to each additional foot of building height?
3. Simplicity
 - a. Rather than trying to determine a justification for a relationship between increased height for increased setbacks, would it be more straightforward to stick with a maximum height not based on setbacks?

Limiting the Height of Architectural Features:

1. Purpose of Height Exception
 - a. Why are architectural features allowed to exceed the height limit?
 - b. Are they primarily functional or decorative?
 - c. Should purely decorative features receive the same allowance as functional ones?
2. Neighborhood Character and Impacts
 - a. Do taller architectural features affect the visual character of residential neighborhoods?
 - b. Do taller architectural features affect neighboring properties by blocking views, sunshine, etc.?
 - c. Do homes appear significantly taller or more imposing than intended?
3. Maximum Height Above Roof
 - a. Would allowing architectural features to extend only a certain number of feet help concern?
 - b. Would establishing different limits depending on the type of feature help?

17.16.060 Height Regulations

A. Maximum height of structures. No structure shall be erected to a height greater than thirty-five (35) feet as measured from the top back of curb, or crown of the road if there is no curb to the highest part of the roof, except as otherwise provided in this section. The elevation of the top back of curb or crown of the road shall be measured at a point on a line perpendicular to the front lot line that intersects the midpoint of the front lot line.

1. The height of a main structure, except for non-commercial structures, may be increased to a maximum of forty (40) feet if the structure is set back as shown in the chart below.

Height		Minimum Side Setback	Combined Side Setback
	≤35 ft	10 ft	24 ft
>35 ft	≤36 ft	11 ft	26 ft
>36 ft	≤37 ft	12 ft	28 ft
>37 ft	≤38 ft	13 ft	30 ft
>38 ft	≤39 ft	14 ft	32 ft
>39 ft	≤40 ft	15 ft	34 ft

2. The height of an accessory or non-commercial structure may be increased to a maximum of forty (40) feet if the structure is set back in the rear yard and side yards as shown in the chart below using both measurements.

ACCESSORY STRUCTURE		Measurement 1	Measurement 2
Maximum Height (Roof Peak and/or Wall Height)		Minimum Side/Rear Setback ¹ at Maximum Height of Roof Peak	Minimum Side/Rear Setback ¹ at Maximum Height of Wall
	≤20 ft	6 ft ²	6 ft ²
>21 ft	≤35 ft	10 ft	10 ft
>35 ft	≤36 ft	11 ft	11 ft
>36 ft	≤37 ft	12 ft	12 ft
>37 ft	≤38 ft	13 ft	13 ft
>38 ft	≤39 ft	14 ft	14 ft
>39 ft	≤40 ft	15 ft	15 ft

¹Does not apply to street side yards, which have separate restrictions.

²Setback may be reduced to 3 ft. if adjacent wall is built to fire code standards.

B. Additional height allowed. Public buildings and quasi-public buildings may be erected to a height greater than thirty-five (35) feet when approved as a conditional use by the planning

commission.

C. Lot-specific height allowance.

1. Specific circumstances. The city engineer may approve additional height of up to four (4) feet for all structures on a lot under the following circumstances:
 - a. Where the natural ground elevation at the front of the proposed structure is above the top back of curb (TBC), additional height less than or equal to the elevation difference may be added.
 - b. Where the front setback for the proposed structure exceeds the minimum setback, additional height may be added based on a slope of 3.33%; that is, the additional height shall not exceed one foot of height for every thirty (30) feet of additional horizontal setback.
 - c. Where the determined groundwater elevation is within two feet of the main floor elevation of the proposed structure, additional height may be added to achieve two feet of separation between the ground water surface elevation and the main floor elevation.
 - d. Where the gravity sewer lateral service elevation for the proposed structure is shallow and requires cover for freeze protection, additional height may be added based on a slope of 2.00%; that is, the additional height shall not exceed one foot of height for every fifty (50) feet of horizontal distance between the sewer main and the foundation wall where the lateral enters the structure.
 - e. Where a proposed foundation drain for the proposed structure is gravity draining to a shallow gravity storm drain elevation. Additional height may be added based on a slope of 1.00%; that is, the additional height shall not exceed one foot of height for every 100 feet of horizontal distance between the storm drain and the foundation wall.
2. Good cause. Where there are unexpected existing site conditions other than as described in this section, and for good cause shown, the city engineer may approve additional height, but only to the extent necessary to mitigate such site conditions.

D. Exceptions to height limitations. Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limits herein prescribed, but no space above the height limit shall be allowed for the purposes of providing additional floor space, and such increased height to all other provisions of the municipal code.

E. Minimum height of dwellings. No dwelling shall be erected to a height less than one story above grade.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

Amended by Ord. 414-19 on 3/11/2019

Amended by Ord. 427-20 on 6/8/2020

Amended by Ord. 441-21 on 5/4/2021

Amended by Ord. 451-22 on 4/8/2022

Amended by Ord. 473-23 on 7/18/2023

MEMORANDUM



TO: Planning Commission

DATE: July 9th, 2026

FROM: City Staff

RE: **Planning Commission Discussion – Detached Accessory Dwelling Units**

The purpose of this memo is to continue the planning commission discussion regarding Detached Accessory Dwelling Units (DADUs) in West Bountiful City.

Background

Recently changes to the Utah State Code require municipalities to adopt regulations by October 1, 2026, that permit Detached Accessory Dwelling Units (DADUs) on lots or parcels that:

- Are at least 11,000 square feet in size; and
- Contain an existing single-family dwelling.

Planning Commission Discussion

The planning commission has discussed DADUs during two meetings. (May 12th and 26th). The attached matrix continues to be updated based on these discussions to help facilitate thoughts on specific regulations and to document the direction provided.

Planning Commission Discussion Summary

Based on the Commission's discussions, staff has summarized the general direction provided so far regarding DADU standards in West Bountiful City:

- **Minimum Lot Size:** The general consensus of the commission was to allow DADUs on lots of at least 10,000 square feet. Several commissioners expressed that they did not understand the state's justification for the 11,000 square foot minimum.
- **Parking:** The commission generally favored requiring one additional off-street parking space for each ADU.
- **Maximum Size:** Rather than establishing a maximum square footage for DADUs, the commission favored regulating size based on already existing maximum lot coverage requirements.
- **Lot Coverage:** The Commission discussed keeping the maximum lot coverage at 35%, which is consistent with the current standard for accessory structures.
- **Number of ADUs:** The Commission discussed allowing one ADU (attached or detached) per lot.

- **Owner Occupancy:** The Commission discussed requiring the owner to live in either the primary home or the DADU.

Items Still to Be Decided

The Commission has not yet come to a conclusion on the following items:

- Minimum DADU size
- Maximum building height
- Setbacks (rear, side, front/street-side, and separation from other structures)
- Short-term rental (STR) regulations

City	Min. Lot Size	Parking Requirement >650 sq ft	Parking Requirement <650 sq ft	Parking Requirement (pre UCA 10-21-304)	Min. Size	Max. Size	Height	Lot Coverage	Rear Setback	Side Setback	Other Structure Setback	Front Yard/Street Side Yard	STR	# ADUs	Owner Occupancy	Setback Standards
Bountiful	8,000 Sq Ft	1 additional	1 additional	1 Additional	350 Sq Ft	1,250 Sq Ft	20'	10%	3'	3	5'	25', 20'	No	1	Yes	Accessory Structure Setbacks
North Salt Lake	Single Family Zone, but may not cover more than 25% of rear yard.	1 Additional	2 Additional	2 Additional	300 Sq Ft	1200 sq ft	20'	25%	10ft, under certain circumstances 5ft	8'	NA	30"	Yes	1	Yes	Side - Must meet primary dwelling setbacks. Rear - 10ft unless no windows, doors, or other openings are adjacent to property line, in which case setback is 5 ft.
Farmington	10,000 Sq Ft	1 Additional	1 Additional	1 Additional	Subordinate or equal to primary dwelling.	Subordinate or equal to primary dwelling.	15'	25%	5'	5'	NA	25', 20'	No	1	Yes	Accessory Structure Setbacks
West Point	10,000 Sq Ft	1 Additional	2 Additional	2 Additional	N/A	650 Sq Ft on lots less than 12,000 Sq Ft. 800 Sq Ft on Lots greater than 12,000 Sq Ft.	No taller than primary dwelling	NA	10'	10'	NA	30' 10'	No	1	Yes	Side - 10' Rear - 10'
West Haven	May not cover more than 25% of rear yard.	1 Additional	2 Additional	2 Additional	300 Sq Ft	1200 Sq Ft	35'	25%	20ft, under certain circumstances 15ft	5'	NA	5'	Yes	1	Yes	Side - Must meet primary dwelling setbacks. Rear - 20ft unless no windows, doors, or other openings are adjacent to property line, in which case setback is 15 ft.
WEST BOUNTIFUL	10,000 Sq Ft			1 additional		Must not exceed maximum percentage		35%						1	Yes	
GOAL/JUSTIFICATION	General Consensus of the planning commission.			1 Additional		Will be limited by allowed lot coverage percentage		Currently allowed for accessory structures							Current WBMC Regulation	

**West Bountiful City
Planning Commission Meeting**

June 9, 2026

PENDING – NOT APPROVED

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 June 5, 2026, per state statutory requirement.

Minutes of the Planning Commission of West Bountiful City held on Tuesday, June 9, 2026, at West Bountiful City Hall, Davis County, Utah.

MEMBERS ATTENDING: , Vice Chairman Corey Sweat, Commissioners Dennis Vest, Laura Mitchell, Richmond Thornley (Alternate), and Council member Julie Thompson.

MEMBERS/STAFF EXCUSED: Remington Whiting (Community Development), Chairman Robert Merrick

STAFF ATTENDING: Kris Nilsen (City Engineer) and Debbie McKean (Secretary).

PUBLIC ATTENDING: Alan Malan

**Thought/Invocation by Commissioner Sweat
Pledge of Allegiance- Commissioner Mitchell**

1. Confirm Agenda

Chairman Merrick reviewed the proposed agenda. Laura Mitchell moved to approve the agenda as presented. Richmond Thornley seconded the motion. Voting was unanimous in favor among all members present.

2. Consider 8-foot Fence Request for Enbridge Regulator Station

Planning Commission packet included a memorandum dated June 5, 2026 from staff regarding Consideration of an 8ft Fence at Approximately 562 West 500 South for Enbridge Gas with attached site plans.

Kris Nilsen introduced a request to construct an 8-foot fence around the perimeter of a public structure for Enbridge Gas on the Northeast corner of the 500 South interchange. He noted that Pursuant to WBMC 17.50.040, the maximum height for fences is 6 feet. WBMC 17.50.050 grants the planning commission the ability to extend the height to 8ft: *“The planning commission may approve the erection of a fence to a height greater than six (6) feet within any required rear yard or side yard upon a showing that the increased height is reasonably necessary to protect the property from an adjacent incompatible land use.”*

Mr. Nilsen explained that application was received on May 8, 2026, from Enbridge submitting a request for approval of an 8-foot fence to surround a proposed Gas Regulator Station. The

proposed station would be located on the northeast corner of the 500 South interchange, just west of the gas station.

Action Taken:

Laura Mitchell moved to approve the request for Enbridge to build an 8-foot fence at the Regulator Station located at approximately 562 West 500 South. Dennis Vest seconded the motion and voting was unanimous in favor.

3. Approve Meeting Minutes from May 26, 2026.

Action Taken:

Richmond Thornley moved to approve the minutes from the May 26, 2026 Planning Commission Meeting as presented. Dennis Vest seconded the motion, and voting was unanimous in favor.

4. Staff Reports

a. Engineering (Kris Nilsen)

- Porter Lane asphalt is in place. Still working on shoulder work and utilities.
- 1450 North 700 West still needs asphalt laid.
- 500 South Enbridge project should be completed in 3 to 4 weeks.
- Belmont 2A is close to having final plat approval
- Building Permits remain steady and the checklist Remington put into place is working great.

Councilmember Thompson reported:

- The activities for the 250 Celebration are being worked on. The fire hydrants along the parade route will be decorated.
- She had an interview with the Journal regarding all the plans they have for the 250 Celebration.
- The rear yard set back recommendation from planning commission was approved. City Council will be sending back the height restriction request for further review and recommendations from the council.

Commissioner Vest reported:

- The letter received from Jeanette Ingles is considered a GRAMA request and will be a staff issue. Planning Commission has no need to respond. Dennis will let Jeanette know that.
- Dennis asked if the city has plans to expand the parking lot at the golf course. He reported that at least once a week there are cars lined up and down 1600 North on both sides. Mr. Nilsen responded that there has been discussion on that matter and he will return with an update.

5. Adjourn.

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 7:50 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.