

Mayor
Kenneth Romney

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

City Recorder
Remington Whiting

**City Council
Representative**
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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 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/pmn), the city website (WBCityut.gov),
and posted at City Hall on July 9th, 2026 by Remington Whiting, City Recorder.*

**West Bountiful City
Planning Commission Meeting**

July 14, 2026

**The meeting on July 14th, 2026, was held; however, the public was unable to access the meeting due to the building doors being locked from 7:30pm - 7:58pm. Any actions taken during this will be reconsidered at a future meeting.*

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 July 9, 2026, per state statutory requirement.

Minutes of the Planning Commission of West Bountiful City held on Tuesday, July 14, 2026, at West Bountiful City Hall, Davis County, Utah.

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

MEMBERS/STAFF EXCUSED:

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

PUBLIC ATTENDING: Alan Malan

Thought/Invocation by Commissioner Mitchell
Pledge of Allegiance- Commissioner Thornley

1. Confirm Agenda

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

2. Second Review of A-1 Height Regulations Code

Planning Commission packet included a memorandum dated July 9, 2026 from staff regarding Second Review of A-1 Height Regulation Code. The memo introduces a request from the city council to provide new recommendations on the A-1 District's building height regulations.

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 received from Scott Garner on April 28th at the 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.

City Council returned the request back to the Planning Commission for further review to consider the following options:

- 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)).

Commissioners thoroughly discussed the reasons behind the request and the various effects it would have throughout the city if the code change was made. After much discussion and consideration of the request, it was determined by the Commission with the support of Councilmember Thompson to deny the request. Determining that none of the issues would be solved by requested changes to the code. Commissioners concluded that this issue is not a city issue and that the responsibility to oversee this is with the HOA.

Action Taken:

Corey Sweat moved to deny the code change request after the second review and send it back to City Council with no recommended changes and with further recommendation to let the HOA handle the situation. Dennis Vest seconded the motion and voting was unanimous in favor.

3. Detached Accessory Dwelling Units Discussion

Commissioners received a memorandum from Staff dated July 9, 2026 regarding Detached Accessory Dwelling Units (DADU's) in West Bountiful City with attached matrix.

Due to recent 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.

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

Remington Whiting displayed the matrix that summarized the general direction provided so far regarding DADU standards in West Bountiful City:

The commission reviewed and discussed the following:

- **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.

Recommendation: Allow the 10,000 square feet lot size to be the standard requirement to allow DADU's.

- **Parking:** The commission generally favored requiring one additional off-street parking space for each ADU.

Recommendation: At least one additional off-street parking space for each ADU/DADU with a possible additional requirement depending on the size of the DADU.

- **Maximum Size:** Rather than establishing a maximum square footage for DADUs, the commission favored regulating size based on already existing maximum lot coverage requirements.

Recommendation: Dwelling needs to include a kitchen, bathroom, and living area with no minimum requirement. Must not exceed 35% of the size of the rear yard adhering to already existing maximum lot coverage requirements. Further discussion needs to take place regarding if the DADU would be built in front of the existing home.

- **Lot Coverage:** The Commission discussed keeping the maximum lot coverage at 35%, which is consistent with the current standard for accessory structures.

Recommendation: Keep the maximum lot coverage at 35% which is consistent to the current standard for accessory structures.

- **Number of ADUs:** The Commission discussed allowing one ADU (attached or detached) per lot.

Recommendation: Only allow one ADU or DADU per lot. May not have both.

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

Recommendation: Owner must live in either the primary home or the DADU/ADU.

These additional items were discussed by the Commission:

Minimum DADU size- Commission's recommendation was to let each property owner determine what would work best on their lot in keeping with city codes.

Maximum building height/setbacks (rear, side, front/street-side, and separation from other structures). Commissioners determined that the current code regulations should be adhered to when building a DADU.

Short-term rental (STR) regulations- This item still needs to be discussed. Commissioners would like to place a moratorium on STR's until the DADU are in code. Commissioners desired further discussion with the City Council on this item.

Other items for consideration and discussion are to address already existing ADU's that could be turned into a DADU.

What is the Goal of the City in regards to allowing DADU's? Should we be more or less restrictive to control density. Is density a concern? Commission Thompson there needs to be an understanding of the statute before making any permanent decisions. All DADU's must be permanent structures- no trailers.

4. Approve Meeting Minutes from June 9, 2026.

Action Taken:

Corey Sweat moved to approve the minutes from the June 9, 2026 Planning Commission Meeting as corrected. Laura Mitchell seconded the motion, and voting was unanimous in favor.

5. Staff Reports

a. Engineering (Kris Nilsen)

- Upcoming projects include Olsen Farms Phase 8 with 4 lots and Bruhn 3 lot subdivision on Pages Lane.
- City is finishing up all outstanding projects.
- Road sealing will be taking place soon
- Kris will have an updated report on Enbridge at the next meeting

b. Community Development (Remington Whiting)

- Continue to work on the ADU discussion
- A Farm Animal Conditional Use Permit will be on the next agenda
- WinCo has applied for a Conditional Use Permit to occupy the old At Home building.
- City received an unpermitted use application
- City receiving responses to Building Permit notes that were sent out
- A new building permit has been received in the Highgate area
- Continuing to address code enforcements involving weed issues and dead vegetation.
- Working on a Checklist for Land Use application.
- Working on Appeal Authority process

Councilmember Thompson reported that her, Commissioner Vest and Councilmember Butterfield attended a Lifetime Open House and that they were very complimentary toward working with Staff and Commission.

She is keeping an open mind concerning the west side development and appreciated Commissioner Vest's response to a letter received from a citizen. She looks forward to reviewing citizen's comments and further discussion with the council and commission.

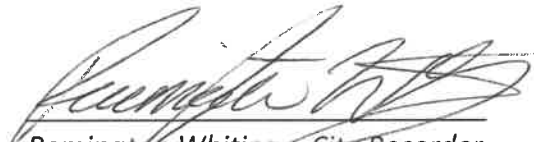
6. Adjourn.

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 9:03 pm. Laura Mitchell 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