

**Bountiful City
Administrative Committee Minutes
February 12, 2018**

Present: Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney; Assistant Planner – Browne Sebright; Recording Secretary – Julie Holmgren

Excused: Committee Member – Beth Holbrook

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:02 p.m. and introduced all present.

2. Consider approval of minutes for February 5, 2018.

Mr. Cheney made a motion for approval of the minutes for February 5, 2018. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 28 East North Canyon Road, Jodi Crawley, applicant.

Jodi Crawley, applicant, was present. [Ms. Crawley was delayed and arrived at the meeting shortly after presentation of the staff report.]

Mr. Sebright presented a summary of the staff report (the full staff report follows).

The property where the Home Occupation Business is proposed is located in the R-4 Residential Zone. Home Occupation Contractor Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

The application submitted indicates that the property will be used to keep paperwork for a home renovation business. The applicant has previously been granted a conditional use permit for the same business at a previous address and has since moved. This application is to continue that business at this new address. The applicant uses a pickup truck for the business, which will be parked at the jobsite and not at the home. All tools and equipment will also be stored on the jobsite and not at the residence and will be moved from jobsite to jobsite. There will be no employees or customers on site. The applicant has indicated that no work will be performed on site and that there will be no signage advertising the business. A space of approximately 150 square feet of the home will be used as an office. The use appears to be incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Conditional Use Permit is solely for this site and is non-transferable.
5. No work, other than office related operations, will be performed at this site.

Mr. Cheney asked if there had been any complaints regarding the previous conditional use permit, and Mr. Sebright said he was not aware of any.

PUBLIC HEARING: Mr. Wilkinson opened and closed the Public Hearing at 5:05 p.m. with no comments from the public.

Ms. Crawley explained that she needed to sell the home where she previously had a conditional use permit. Mr. Wilkinson asked if Ms. Crawley anticipates future relocation of the current home business, and Ms. Crawley said that might be a possibility.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 28 East North Canyon Road, Jodi Crawley, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 397 West 800 South, Damon Garner, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 397 West 800 South, Damon Garner, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 295 East 1650 South, Cameron Kent, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 295 East 1650 South, Cameron Kent, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

6. Miscellaneous business and scheduling.

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:09 p.m.



Chad Wilkinson, City Planner