

**Bountiful City
Administrative Committee Minutes
March 4, 2019**

Present: Chairman – Chad Wilkinson; Committee Members – Todd Christensen and Dave Badham; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren

1. Welcome and Introductions.

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

2. Consider approval of minutes for January 28, 2019.

Mr. Badham made a motion for approval of the minutes for January 28, 2019. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 Mr. Christensen (abstained)
 A Mr. Badham

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Landscaping Business at 1552 Charlene Drive, Kenneth Judd, applicant.

Kenneth Judd, applicant, was present.

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

The property for the proposed Home Occupation request is located in the R-3 Zone. Home Occupations in this zone are allowed in City Code, 14-4-103, with approval of a Conditional Use Permit.

The application submitted indicates the property will be used to operate OverGrown Property Maintenance LLC, which provides weekly turf care, shrub trimming and basic property maintenance. The applicant will be storing a utility trailer, lawn mower and other tools pertaining to the business in an offsite storage facility and not at this location, although a truck used for the business will be parked in the driveway of the home. In addition the applicant indicates 1% or less of the home will be used in connection with the business, and mainly will be used for mailing and paperwork storage. The applicant indicates there will be no additional employees involved in the business. The business does appear incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

Based upon the above findings, staff has determined that the applicant would comply with all requirements for the Conditional Use Permit; therefore 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, odors, noxious 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.

PUBLIC HEARING: Mr. Wilkinson opened and closed the Public Hearing at 5:06 p.m. with no comments from the public.

Mr. Badham noted that staff was diligent in providing information regarding the home occupation restrictions. Mr. Christensen inquired regarding business-related visitors at the home. Mr. Judd indicated that there would not be visits from vendors or customers, and that the home would be used for office work associated with running the business.

Mr. Badham made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Landscaping Business at 1552 Charlene Drive, Kenneth Judd, applicant. Mr. Christensen seconded the motion.

 A Mr. Wilkinson
 A Mr. Christensen
 A Mr. Badham

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 4482 Ridge Crest Circle, Matthew and Nicole Garff, applicants.**

Mr. Badham made a motion for approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 4482 Ridge Crest Circle, Matthew and Nicole Garff, applicants. Mr. Wilkinson seconded the motion.

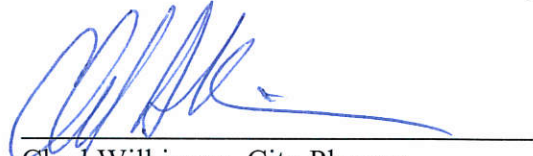
 A Mr. Wilkinson
 Mr. Christensen (abstained)
 A Mr. Badham

Motion passed 2-0.

5. **Miscellaneous business and scheduling.**

Mr. Wilkinson noted that the committee would next meet on March 11, 2019. Mr. Badham noted that with the upcoming City Hall remodel that the Administrative Committee would be meeting elsewhere. Mr. Wilkinson said that those meetings will most likely take place at the

Fire Station on 1st West, but the committee and applicants will be advised regarding the location. Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:11 p.m.



Chad Wilkinson, City Planner