



**Bountiful City**  
**Administrative Committee Agenda**  
**Monday, October 06, 2025**  
**3:00 p.m.**

**Notice is hereby given** that the Bountiful City Administrative Committee will hold a meeting in the Planning Department Conference Room, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

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1. Welcome
2. Meeting Minutes from April 14, 2025
  - Review
  - Action
3. Meeting Minutes from September 29, 2025
  - Review
  - Action
4. Conditional Use Permit for a Detached Accessory Swelling Unit at 521 West 3500 South  
*Planning Technician Coleman*
  - Review
  - Public Hearing
  - Action
5. Adjourn



**Draft Minutes of the  
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE  
Monday, April 14, 2025 – 3:00 p.m.**

Official notice of the Administrative Committee Meeting was given by posting an agenda at City Hall, and on the Bountiful City Website and the Utah Public Notice Website.

**Planning Conference Room**  
795 South Main Street, Bountiful, Utah 84010

Present:	Administrative Committee	Chair Amber Corbridge Brad Clawson Aaron Arbuckle
	Assistant Planner	DeAnne Morgan
	Planning Tech	Rachel Coleman
	Recording Secretary	Sam Harris – Absent

**1. Welcome**

Chair Corbridge called the meeting to order at 2:59 p.m. and welcomed everyone.

**2. Meeting Minutes from March 24, 2025**

Committee Member Clawson motioned to approve the minutes from March 24, 2025. Committee Member Arbuckle seconded the motion. The motion was approved with Committee Members Corbridge, Clawson, and Arbuckle voting aye.”

**3. Conditional Use Permit for Tattoo Parlor/Body Art Establishment at 567 West 2600 South**

Assistant Planner Morgan presented the item as outlined in the packet.

Chair Corbridge opened the Public Hearing at 3:10. No comments were made. Chair Corbridge closed the Public Hearing at 3:10.

Committee Member Clawson motioned to approve the Conditional Use Permit for Tattoo Parlor/Body Art Establishment at 567 West 2600 South. Committee Member Hill seconded the motion. The motion was approved with Committee Members Corbridge, Clawson, and Hill voting aye.”

**4. Conditional Use Permit for Home Occupation for a Landscaping Business at 885 East 1050 North**

Planning Technician Coleman presented the item as outlined in the packet.

Committee Member Clawson asked a question regarding the use of only personal vehicles. Planning Technician Coleman stated that it will only be personal vehicles.

Committee Member Arbuckle questioned if people would be coming to the residence. Planning Technician Coleman confirmed that no one would be coming to the residence.

Chair Corbridge opened the Public Hearing at 3:10. No comments were made. Chair Corbridge closed the Public Hearing at 3:10.

Committee Member Arbuckle motioned to approve the Conditional Use Permit for Home Occupation Landscaping Business at 885 East 1050 North. Committee Member Clawson seconded the motion. The motion was approved with Committee Members Corbridge, Clawson, and Arbuckle voting aye.”

**5. Conditional Use Permit for Home Occupation for a Preschool Business at 607 West 3100 South**

Planning Technician Coleman presented the item as outlined in the packet.

Committee Member Clawson asked a question regarding the annual inspection of preschools and the access. Assistant Planner Morgan stated that it would be planning department.

Committee Member Clawson had a clarifying question about the definition of class & session, and if it is the same thing. Planning Technician Coleman confirmed that it would be the same thing.

Chair Corbridge opened the Public Hearing at 3:20. No comments were made. Chair Corbridge closed the Public Hearing at 3:20.

Committee Member Clawson motioned to approve the Conditional Use Permit for Home Occupation Preschool Business at 607 West 3100 South. Committee Member Arbuckle seconded the motion. The motion was approved with Committee Members Corbridge, Clawson, and Arbuckle voting aye.”

**6. Adjourn**

Chair Corbridge adjourned the meeting at 3:21 p.m.

**Draft Minutes of the  
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE  
Monday, September 29, 2025 – 3:00 p.m.**

Official notice of the Administrative Committee Meeting was given by posting an agenda at City Hall, and on the Bountiful City Website and the Utah Public Notice Website.

**Planning Conference Room**  
795 South Main Street, Bountiful, Utah 84010

Present:	Administrative Committee	Chair Francisco Astorga
		Brad Clawson
		Jill Fraiser
		Amber Corbridge
	Assistant Planner	Chaz Leech
	Planning Technician	Rachel Coleman
	Recording Secretary	Sam Harris

**1. Welcome**

Chair Astorga called the meeting to order at 3:04 p.m. and welcomed everyone.

**2. Meeting Minutes from April 14, 2025**

Committee Member Corbridge motioned to continue the minutes from April 14, 2025, to the next meeting. Committee Member Clawson seconded the motion. The motion was approved with Committee Members Corbridge, Clawson, and Frasier voting “aye.”

Committee Member Corbridge was excused from the meeting at (3:10 p.m.?, provided best guess).

**3. Meeting Minutes from September 08, 2025**

Committee Member Frasier mentioned that the Cell Tower Upgrade that was mentioned in the last meeting was not in the minutes. Chair Astorga mentioned that the item would be fully noticed when it is placed on an agenda.

Committee Member Frasier motioned to approve the minutes from September 08, 2025. Chair Astorga seconded the motion. The motion was approved with Committee Members Astorga, Clawson, and Frasier voting “aye.”

**4. Conditional Use Permit Home Occupation for a Residential Preschool at 1946 Bonneview Drive**

47 Planning Technician Coleman presented the item as outlined in the packet.

48  
49 Committee Member Frasier had questions regarding the swimming pool criteria written in the  
50 staff report. Carrie Sweet, Applicant, stated that there is not a swimming pool on the property.  
51 Planning Technician explained that the swimming pool language is found in the applicable Code,  
52 and that it did not apply to the subject application.

53  
54 Chair Astorga opened the Public Hearing at 3:14 p.m. No comments were made. Chair Astorga  
55 closed the Public Hearing at 3:14 p.m.

56  
57 Carrie Sweet added that there will not be more than twelve (12) kids to keep the loving and safe  
58 environment.

59  
60 Committee Member Clawson motioned to approve the Conditional Use Permit Home  
61 Occupation for a Residential Preschool at 1946 Bonneview Drive. Committee Member Frasier  
62 seconded the motion. The motion was approved with Committee Members Astorga, Clawson,  
63 and Frasier voting “aye.”

64  
65 **5. Adjourn**

66  
67 There was conversation between Staff and Committee regarding the placement of Public Notice  
68 Hearing signs specifically the Call Tower Upgrade from August 04, 2025, meeting.

69  
70 Chair Astorga adjourned the meeting at 3:22 p.m.

# Administrative Committee Staff Report



**Subject:** Conditional Use Permit for a Detached Accessory Dwelling Unit  
**Authors:** Rachel Coleman, Planning Technician  
**Date:** October 06, 2025

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## Background

The applicant (property owner), Lisa Hicks submitted a Conditional Use Permit (CUP) application for a detached accessory dwelling unit (DADU) located at **521 West 3500 South**. The site is located in the Single-Family Residential (R-4) subzone. The Bountiful City Administrative Committee reviews CUP applications for detached ADUs. The Bountiful City Land Use Code defines an ADU as “*A self-contained dwelling unit within an owner-occupied single-family residence or in a detached accessory structure located on an owner-occupied property. See Section 14-14-124.*”

## Analysis

Section I - ADU Compliance. Staff reviewed the submitted application and finds that the proposed detached ADU complies with Land Use Code § 14-14-124(C) (below in italics). Staff findings for each standard are shown as underlined text.

1. *Shall be a conditional use only within the Single-Family Residential zone, Residential Multiple (RM) Family Zone, and the Downtown (DN) Mixed Use Zone; and shall not be permitted in any other zone.*

The single-family dwelling is located within the Single-Family Residential (R-4) subzone.

2. *It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.*

The site currently contains a single-family dwelling and the proposed ADU is in an accessory structure.

3. *It is unlawful to reside in, or allow to reside in, an accessory dwelling unit that has not received a conditional use permit or without written authorization from the Bountiful City Planning Department.*

The applicant has submitted a CUP application for this detached ADU in order to be authorized to apply for a building permit to construct the proposed ADU.

4. *A maximum of one (1) accessory dwelling unit shall be permitted on a qualifying lot.*

The applicant has submitted a CUP application for this one (1) detached ADU.

5. *It is unlawful to construct, locate, or otherwise situate an accessory dwelling unit on a lot or parcel of land that does not contain a habitable single-family dwelling.*

The site contains an existing single-family dwelling.

6. *A deed restriction limiting the use of a property to a single-family dwelling, prepared by the Bountiful City Planning Director, and signed by all owners of the property on which an accessory dwelling unit is located, shall be recorded with the Davis County Recorder's Office prior to occupancy of the accessory dwelling unit. If a building permit is required, then said deed restriction shall be recorded prior to issuance of the building permit.*

The Planning Director will prepare a deed restriction once the Administrative Committee approves this request, and all applicable conditions of approval are met. According to online records of the Davis County Assessor's Office, the subject property, parcel no. 010610039, is owned by Kelly T & Lisa J Hicks.

7. *The property owner must occupy either the principal unit or the accessory dwelling unit as their permanent residence and at no time receive rent for the owner-occupied unit. An application for an accessory dwelling unit shall include proof of owner occupancy as evidenced by voter registration, vehicle registration, driver's license, county assessor records or other similar means required by the Planning Department.*

The deed restriction will indicate that the property owner must either occupy the principal unit or the ADU as their permanent residence. The applicant is aware of the owner occupancy requirement.

8. *Separate utility meters shall not be permitted for the accessory dwelling unit.*

The deed restriction will indicate such.

9. *It is unlawful to construct an accessory dwelling unit, or to modify a structure to include an accessory dwelling unit, without a building permit, if applicable.*

Once the CUP is approved, the applicant will provide occupancy once the work is completed.

10. *Adequate off-street parking shall be provided for both the primary residential use and the accessory dwelling unit, and any driveway and parking area shall be in compliance with this Title. In addition to the parking required for the principal unit at the time of construction, one (1) off-street parking space shall be provided for an accessory dwelling unit. Any additional occupant vehicles shall be parked off street in City Code compliant parking areas. On-street parking may be utilized in compliance with the current parking limitations outlined in the Bountiful Traffic Code regarding on-street parking.*

According to Davis County Assessor's Office online records the existing single-family dwelling was built in 1962. According to Bountiful City Land Use Code records (1980-1993), the lot containing the primary dwelling was annexed into Bountiful City sometime between 1982 and 1993. By 1993, the property was zoned Single-Family Residential (R-1-6.5), which required two (2) off-street parking spaces for the primary dwelling. The current proposal requires a total of three (3) off-street parking spaces: two (2) for the primary residence and one (1) for the detached ADU. The site plan demonstrates that there is sufficient off-street parking to accommodate both the primary dwelling and the proposed ADU.

- 11. Shall be at least three hundred fifty (350) square feet in size and shall not exceed one thousand two hundred fifty (1,250) square feet.*

The proposed ADU is approximately 1250 square feet.

- 12. Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.*

According to Davis County Assessor's Office online records the lot area is 0.68 acres which equates to 29,620 square feet.

- 13. Shall be configured so that any exterior doors, stairs, windows, or similar features are located as far away from adjoining properties as is reasonably possible to provide privacy to those properties.*

Based on its location, including the placement of windows and doors relative to surrounding properties, staff does not anticipate any privacy concerns.

- 14. Shall meet all the setbacks required of an accessory structure.*

See item (b) below, under Enhanced Height and Setbacks, of Section 14-4-105(J)(2)

- 15. Shall be located behind the front building line of the principal unit.*

The proposed ADU is approximately ninety (90) feet behind the front building line of the principal unit.

- 16. The separate entrance of the accessory dwelling unit may be visible from the front or corner lot side yard based on proximity and appropriate mitigation.*

The entrance of the proposed detached ADU is located completely behind the existing single-family dwelling and is approx. ninety (90) feet from the front property line.

Section II - Accessory Structure Conditional Use Compliance. Staff reviewed the submitted application and finds that the proposed accessory structure complies with Bountiful City Land

Use Code Section 14-4-105(J)(2) (below in italics). Staff findings for each standard are shown as underlined text.

- a. *The total footprint of any and all accessory structures shall not exceed fifteen percent (15%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.*

The lot is 29,620 square feet. Fifteen (15%) of the lot is 4,443 square feet. The proposed ADU is approximately 1,250 square feet.

- b. *An accessory dwelling unit may comply with the following **Enhanced Height and Setbacks**:*

<u>Height</u>	<u>Maximum</u>	<u>Proposed</u>
Maximum Height	25 feet	20.5 feet Left Elevation, complies 17 feet Right Elevation, complies
Sidewall Height	20 feet	19 feet Rear Elevation, complies 18 feet Front Elevation, complies

The proposed ADU meets the Reduced Setback requirements, which states that the ADU must be at least 10 feet behind the front building line of the primary structure. It will be approximately ninety (90) feet from the front property line. The Reduced Setback standards are:

<u>Setback</u>	<u>Minimum</u>	<u>Proposed</u>
Side - Left	8 feet	171 feet (approx.), complies
Side - Right	8 feet	50 feet (approx.), complies
Rear	8 feet	10 feet, complies

- c. *An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys and any other protrusion on either the accessory building or the primary structure.*

The accessory structure is located approximately forty (42) feet from the primary structure.

- d. *No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any primary dwelling on an adjacent property.*

Based on aerial photography the existing accessory structure complies with this standard.

- e. *The eaves of an accessory structure shall be setback at least one (1) foot from any property line.*

The site and elevation plans show a ten (10) foot setback with twenty-four (24) inch eaves, resulting in at least an eight (8) foot eave setback from the rear property line, meeting code requirements.

- f. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.*

Based on the distance from all property lines the ADU will not impact roof runoff onto adjacent properties.

- g. An accessory structure shall meet all applicable provisions of the International Building Code.*

The proposed ADU shall comply with all applicable building codes.

- h. An accessory structure shall not encroach on any easements, recorded or otherwise.*

The proposed structure does not encroach on any easements.

- i. Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.*

Not applicable

Section III - CUP Mitigation. Staff reviewed the submitted application and finds that the proposed detached ADU is mitigated, as conditioned, based on Land Use Code § 14-2-506(C) (below in italics). Staff findings for mitigation are shown as underlined text.

- A. A conditional use permit shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards.*
- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal, or if the imposition of reasonable conditions to achieve compliance with applicable standards is not possible, the conditional use permit request may be denied.*
- C. Standards applicable to conditional uses include all the requirements of this Title, and consideration of the following:*
- 1. The location of the proposed use in relationship to other existing uses in the general vicinity.*

2. *The effects of the proposed use and/or accompanying improvements on existing developments in the general vicinity;*
3. *The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping which are in harmony with the area.*

### **Accessibility**

The applicant has indicated that the ADU will be accessed from the off-street parking area. From there, entry is through the left side yard via a gate that connects to the rear yard along a gravel road (*See Email from applicant about Plan for Pathway*).

### **Department Review**

This staff report was written by the Planning Technician.

### **Significant Impacts**

None.

### **Recommendation**

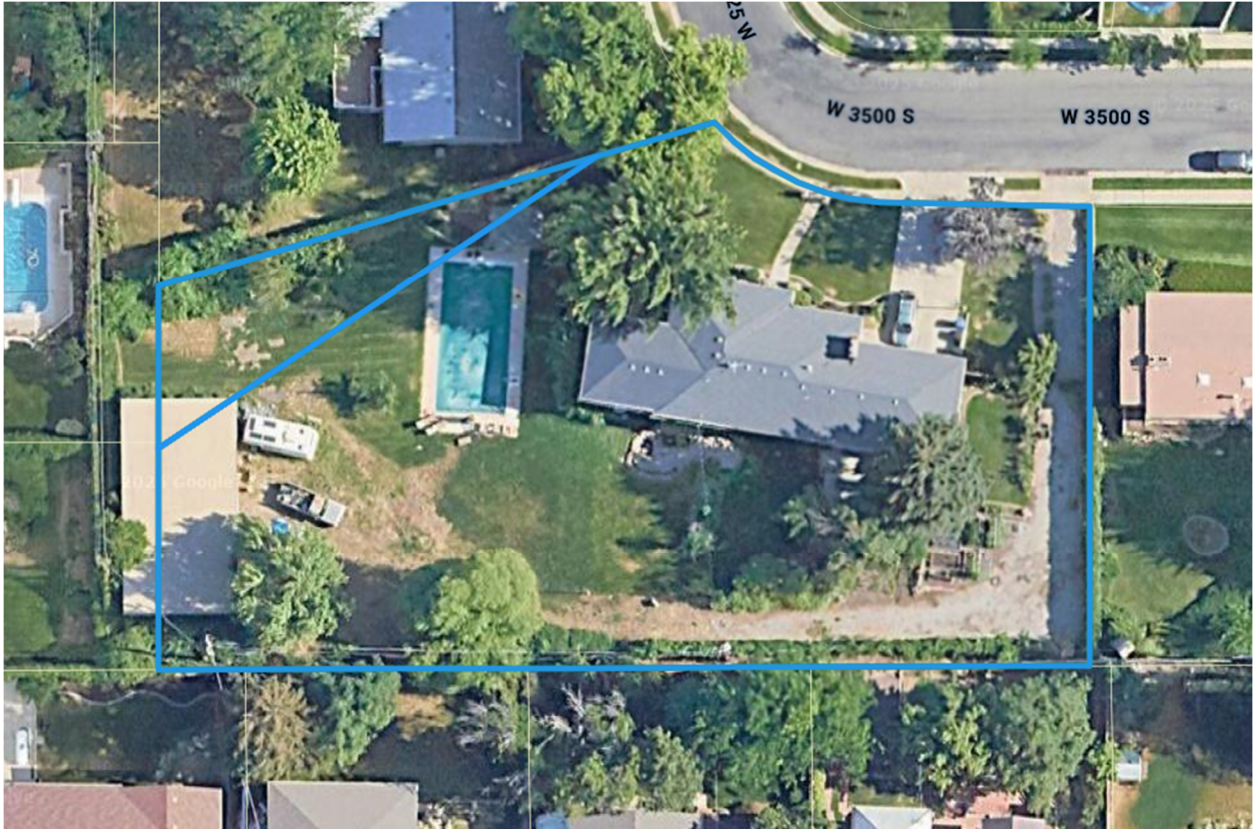
Staff recommends that the Administrative Committee review the request, hold a public hearing, and approve the Conditional Use Permit allowing a detached accessory dwelling unit at **521 West 3500 South**, subject to the following conditions of approval:

1. The accessory dwelling unit shall meet all the standards in Section 14-14-124 of the City Land Use Code including, but not limited to, the following:
  - a. The owner(s) of the property shall continually occupy the principal dwelling or the accessory dwelling unit.
  - b. The property is to be used only as a single-family dwelling with a detached accessory dwelling unit and shall be subject to a deed restriction.
  - c. There shall be no separate utility service connections.
2. The Applicant shall apply separately for a building permit to be reviewed and inspected by Staff.

### **Attachments**

- 1-4 Floor Plan
- 5-7 Elevations
- 8-10 Site Plan
- 11 Email from applicant about Plan for Pathway

## 521 West 3500 South



# Construction Summary

Construction Type: VB  
Occupancy Group: R-3

Applicable Codes:  
2021 Residential Code

Jurisdiction:  
Bountiful City Building Department  
795 S. Main St.  
Bountiful, UT 84010  
801.298.6125



**Approved by Planning Department**

Rachel Coleman, Planning Technician  
09/10/2025 4:40:35 PM

See yellow box for planning notes

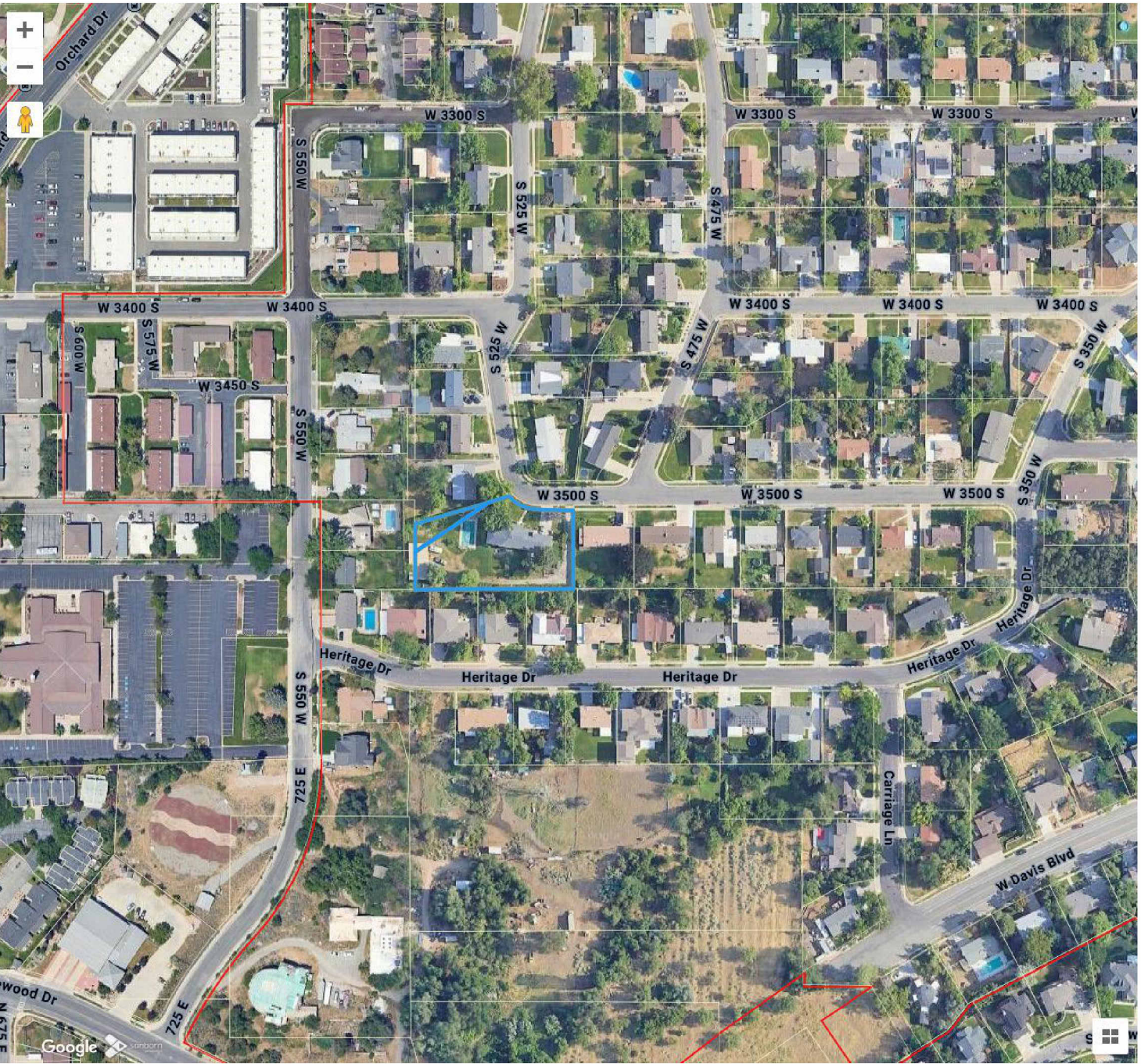
Sara Hicks

# Hicks ADU

Meets requirements for allowable square footage in Bountiful City Land Use Code 14-14-124



# Vicinity Map



General Notes:

- 1) PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE JOB SITE TO REVIEW THE SCOPE OF WORK & EXISTING CONDITIONS AFFECTING THE PROPOSED GRADING, DEMOLITION, CONSTRUCTION, MECHANICAL, AND ELECTRICAL INSTALLATION, & OVERALL COORDINATION & SHALL MAKE PROVISIONS TO THE COST THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, & DIMENSIONS, & CONCIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 2) FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE OWNER OR DESIGNER PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- 3) INSTALL ALL EQUIPMENT & MATERIALS IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES TAKE PRECEDENCE.
- 4) ALL WORK PERFORMED & MATERIALS INSTALLED SHALL BE IN STRICT ACCRODANCE WITH ALL APPLICABLE CODES, REGULATIONS, & ORDINANCES HAVING JURISDICTION. CONTRACTOR SHALL GIVE ALL NOTICES & COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, & LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL & UTILITY COMPANY SPECIFICATIONS & LOCAL STATE JURISDICTIONAL CODES, ORDINANCES, & APPLICABLE REGULATIONS.
- 5) TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH THE OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. MERAKI DRAFTING AND DESIGN LLC. IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GAURANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

## Area Schedule

Main Floor	882 SF
2nd Floor	368 SF
Total Living	1250 SF

## Site Coverage:

Parcel Area:	27,007 SF
Building Footprint:	1,460 SF
Covered Patios:	520 SF
Total Impervious Coverage:	1,980 SF

Sheet Index	
Sheet Number	Sheet Name
A0	Cover
A1.1	First Floor Plan
A1.2	2nd Floor Plan
A2	Roof Plan
A3	Elevations
A4	Elevations
A5	Perspectives
C1	Site Plan
E1	First Floor Electrical
E2	2nd Floor Electrical



- 1 PROVIDE CUSTOM TILE SHOWER WITH GLASS ENCLOSURE & DOOR. SLOPE FLOOR TO DRAIN. TILE & FIXTURES SELECTED BY OWNER.
- 2 LOCATION OF STACK WASHER/DRYER. PROVIDE 220V POWER, GAS STUB, COMBUSTION AIR, HOT & COLD WATER, DRAIN & VENTING TO EXTERIOR OF HOME.
- 3 PROVIDE BROILER FOR HOT WATER AND SPACE HEATING. INSTALL PER MANUFACTURER INSTALLATION INSTRUCTIONS.
- 4 PROVIDE UNDERCOUNTER DISHWASHER. STYLE & COLOR BY OWNER. PROVIDE WATER, POWER, & DRAIN.
- 5 LOCATION OF REFRIGERATOR/FREEZER AS SELECTED BY OWNER. PROVIDE WATERSTUB & 110V POWER.
- 6 LOCATION OF 50 GAL GAS WATER HEATER PROVIDE GAS STUB, WATER, DRAIN, SEISMIC RESTRAINTS, OVERFLOW PROTECTION, & 18" PLATFORM.
- 7 LOCATION OF AC CONDENSING UNIT. PROVIDE 4" CONCRETE PAD, 220V POWER, & POWER DISCONNECT.
- 8 PROVIDE 20-MIN FIRE RATED, SELF-CLOSING DOOR BETWEEN GARAGE & HOME.
- 9 FLASH & CAULK ALL PENETRATIONS AT MECHANICAL ROOM & EXTERIOR WALLS
- 10 LOCATION OF ELECTRICAL METER WITH UFER GROUND & DISCONNECT
- 11 STAIRS TO HAVE MAXIMUM RISER HEIGHT OF 8 INCHES THE GREATEST RISE HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES. THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
- PROVIDE GAURDRAIL. STYLE AND MATERIAL AS SELECTED BY OWNER.
- 12 PROVIDE DUCTLESS INDOOR HEATING HEAD UNIT. TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 13 PROVIDE MULTI UNIT HEAT PUMP FOR DUCTLESS HEAD UNITS. SIZE TO BE DETERMINED BY OTHERS.
- 14 PROVIDE 200A ELECTRICAL PANEL WITH UFER GROUND UNDERGROUND SERVICE.

EXTERIOR WALLS TO BE FRAMED W/ 2X6 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE PRESSURE TREATED SOLE PLATE & CONT. DOUBLE TOP PLATE. PROVIDE MIN R-19 FIBERGLASS BATT INSULATION. PROVIDE 1" EXPANDED POLYSTYRENE FOAM BOARD INSULATION UNDER SLUGS. PROVIDE SHEATHING ON ENTIRE HOME. THICKNESS PER STRUCTURAL ENGINEER'S SPECS. PROVIDE MIN R-39 BLOW-IN INSULATION IN ATTIC. PROVIDE SHEATHING OVER ROOF FRAMING. THICKNESS PER STRUCTURAL ENGINEER'S SPECIFICATIONS. PROVIDE MIN 1/2" GYP BOARD @ INTERIOR OF EXTERIOR WALLS.

ALL INTERIOR WALLS TO BE FRAMED W/ 2X4 WOOD STUDS @ 16" O.C. PROVIDE PT SOLE PLATE & CONT DOUBLE TOP PLATE. PROVIDE 1/2" GYP BOARD @ BOTH SIDES OF WALL.

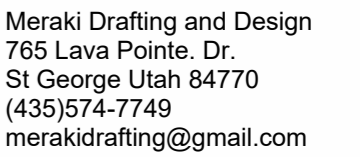
ALL GLASS @ SHOWER & TUB ENCLOSURES MUST BE TEMPERED.

ALL GLASS IN DOORS MUST BE TEMPERED.

ALL WINDOWS WITHIN A 24" ARC OF A CLOSED DOOR w/ ANY POINT LESS THAN 60" AFF MUST BE TEMPERED.

ALL WINDOWS LESS THAN 60" AFF WITHIN 35" OF A STAIRWAY OR LANDING & WITHIN 60" OF SHOWER, TUB, ETC MUST BE TEMPERED.

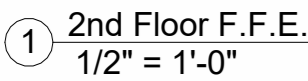
ALL HOSE-BIDS TO BE EQUIPPED w/ FREEZING & BACKFLOW PREVENTION



Sara Hicks  
Hicks ADU  
First Floor Plan

## A1.1

Scale	$3/8" = 1'-0"$
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- 1 PROVIDE CUSTOM TILE SHOWER WITH GLASS ENCLOSURE & DOOR. SLOPE FLOOR TO DRAIN. TILE & FIXTURES SELECTED BY OWNER.
- 2 LOCATION OF STACK WASHER/DRYER. PROVIDE 220V POWER, GAS STUB, COMBUSTION AIR, HOT & COLD WATER, DRAIN & VENTING TO EXTERIOR OF HOME.
- 3 LOCATION FOR CLOTHES WASHER. PROVIDE 110V POWER, HOT & COLD WATER, & DRAIN.
- 4 PROVIDE UNDERCOUNTER DISHWASHER. STYLE & COLOR BY OWNER. PROVIDE WATER, POWER, & DRAIN.
- 5 LOCATION OF REFRIGERATOR/FREEZER AS SELECTED BY OWNER. PROVIDE WATERSTUB & 110V POWER.
- 6 LOCATION OF 50 GAL GAS WATER HEATER PROVIDE GAS STUB, WATER, DRAIN, SEISMIC RESTRAINTS, OVERFLOW PROTECTION, & 18" PLATFORM.
- 7 LOCATION OF AC CONDENSING UNIT. PROVIDE 4" CONCRETE PAD, 220V POWER, & POWER DISCONNECT.
- 8 PROVIDE 20-MIN FIRE RATED, SELF-CLOSING DOOR BETWEEN GARAGE & HOME.
- 9 FLASH & CAULK ALL PENETRATIONS AT MECHANICAL ROOM & EXTERIOR WALLS
- 10 LOCATION OF ELECTRICAL METER WITH UFER GROUND & DISCONNECT
- 11 STAIRS TO HAVE MAXIMUM RISER HEIGHT OF 8 INCHES THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES. THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
- PROVIDE GAUDDRAIL. STYLE AND MATERIAL AS SELECTED BY OWNER
- 12 PROVIDE DUCTLESS INDOOR HEATING HEAD UNIT. TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 13 PROVIDE MULTI UNIT HEAT PUMP FOR DUCTLESS HEAD UNITS. SIZE TO BE DETERMINED BY OTHERS.
- 14

EXTERIOR WALLS TO BE FRAMED W/ 2X6 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE PRESSURE TREATED SOLE PLATE & CONT. DOUBLE TOP PLATE. PROVIDE MIN R-19 FIBERGLASS BATT INSULATION. PROVIDE 1" EXPANDED POLYSTYRENE FOAM BOARD INSULATION UNDER STUCCO. PROVIDE SHEATHING ON ENTIRE HOME. THICKNESS PER STRUCTURAL ENGINEERS SPECS. PROVIDE MIN R-39 BLOW-IN INSULATION IN ATTIC. PROVIDE SHEATHING OVER ROOF FRAMING. THICKNESS PER STRUCTURAL ENGINEER'S SPECIFICATIONS.

PROVIDE MIN 1/2" GYP BOARD @ INTERIOR OF EXTERIOR WALLS.

ALL INTERIOR WALLS TO BE FRAMED W/ 2X4 WOOD STUDS @ 16" O.C. PROVIDE PT SOLE PLATE & CONT DOUBLE TOP PLATE. PROVIDE 1/2" GYP BOARD @ BOTH SIDES OF WALL.

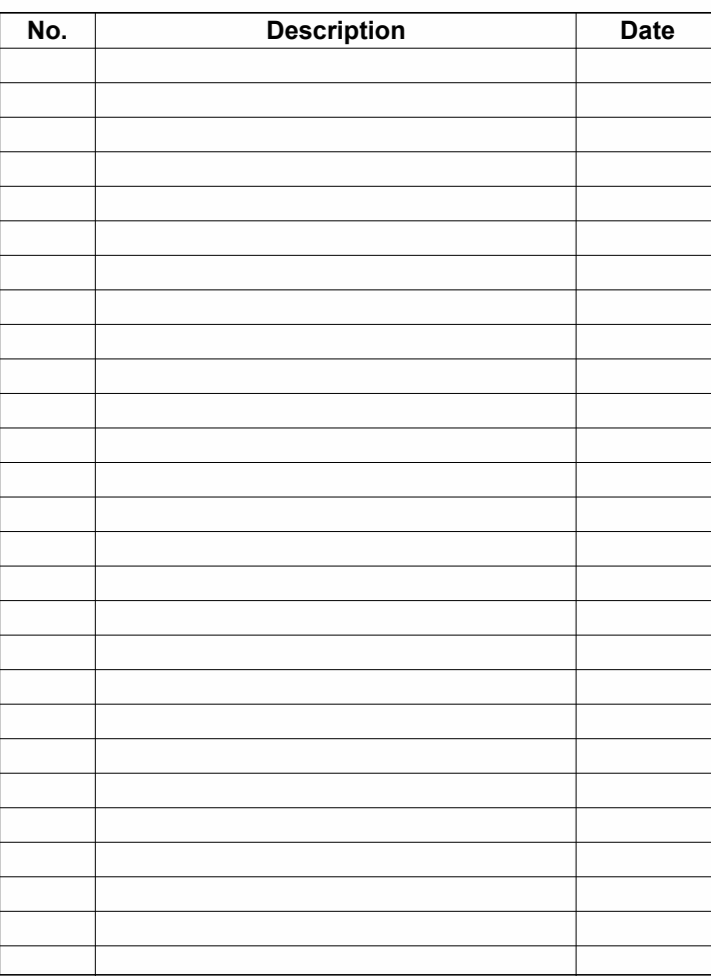
ALL GLASS @ SHOWER & TUB ENCLOSURES MUST BE TEMPERED.

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ALL WINDOWS WITHIN A 24" ARC OF A CLOSED DOOR W/ ANY POINT LESS THAN 60" AFF MUST BE TEMPERED.

ALL WINDOWS LESS THAN 60" AFF WITHIN 35" OF A STAIRWAY OR LANDING & WITHIN 60" OF SHOWER, TUB, ETC MUST BE TEMPERED.

ALL HOSE-BIBS TO BE EQUIPPED W/ FREEZING & BACKFLOW PREVENTION



Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

Scale  $1/2" = 1'-0"$

① Roof Peak  
3/8" = 1'-0"

## ATTIC VENTILATION

N/A

## CONSTRUCTION SPECIFICATIONS

EXTERIOR WALLS TO BE FRAMED W/ 2X6 WOOD STUDS @ 16" O.C.  
UNLESS NOTED OTHERWISE, PROVIDE PRESSURE TREATED SLOE  
PLATE &  
CONT. DOUBLE TOP PLATE. PROVIDE MIN R-19 FIBERGLASS BATT  
INSULATION. PROVIDE 1" EXPANDED POLYSTYRENE FOAM BOARD  
INSULATION UNDER STUCCO. PROVIDE SHEATHING ON ENTIRE HOME.  
THICKNESS PER STRUCTURAL ENGINEER'S SPECS. PROVIDE MIN R-39  
INSULATION ON INSULATION PLATE. PROVIDE SHEATH OVER ROOF  
FRAMING. THICKNESS PER STRUCTURAL ENGINEER'S  
SPECIFICATIONS.  
PROVIDE MIN 1/2" GYP BOARD @ INTERIOR OF EXTERIOR WALLS.

ALL INTERIOR WALLS TO BE FRAMED W/ 2X4 WOOD STUDS @ 16" O.C.  
PROVIDE PT SOLE PLATE & CONT DOUBLE TOP PLATE. PROVIDE 1/2"  
GYP  
BOARD @ BOTH SIDES OF WALL.

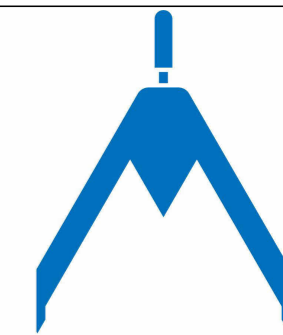
ALL GLASS @ SHOWER & TUB ENCLOSURES MUST BE TEMPERED.

ALL GLASS IN DOORS MUST BE TEMPERED.

ALL WINDOWS WITHIN A 24" ARC OF A CLOSED DOOR w/ ANY POINT LESS THAN 60" AFF MUST BE TEMPERED.

ALL WINDOWS LESS THAN 60" AFF WITHIN 35" OF A STAIRWAY OR LANDING & WITHIN 60" OF SHOWER, TUB, ETC MUST BE TEMPERED.

ALL HOSE-BIBS TO BE EQUIPPED w/ FREEZING & BACKFLOW PREVENTION



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[illegible]

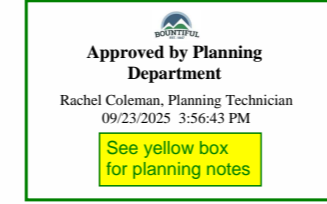
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Sara Hicks

Hicks ADU

## Roof Plan

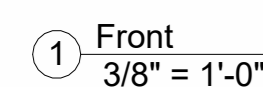
Project number	Project Number
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Checked by	Checker
A2	
Scale	3/8" = 1'-0"



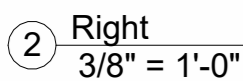
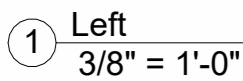
\_\_\_\_\_ Main Floor F.F.E. 0' - 0" 



Both the Rear and Front Elevations meet the sidewall requirement of no greater than 20 feet. See Bountiful City Land Use Code, Enhanced Height and Setbacks 14-4-105 (2)(d).

[illegible]

Scale	$3/8" = 1'-0"$
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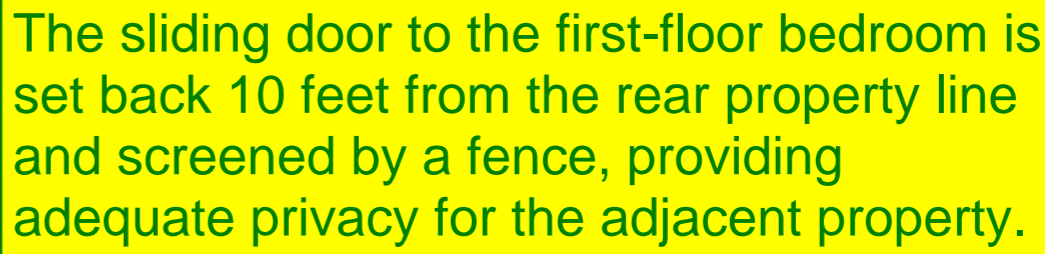
Both the Right and Left Elevations meet the maximum building height requirement of no greater than 25 feet. See Bountiful City Land Use Code, Enhanced Height and Setbacks 14-4-105 (2)(c).

- 1 PROVIDE VERTICAL WOOD SIDING. COLOR AND STYLE TO BE SELECTED BY OWNER. WOOD SIDING SHALL BE NAILED TO HORIZONTAL NAILING STRIPS NOT MORE THAN 24 INCHES ON CENTER OVER A MINIMUM OF ONE LAYER OF WATER RESISTIVE BARRIER.
- 2 PROVIDE LOW-E GLAZED VINYL FRAMED WINDOWS. TEMPERED PER REQUIREMENTS LISTED IN CONSTRUCTION SPECS. BEDROOMS MUST HAVE AT LEAST ONE OPERABLE WINDOW w/ A MIN 5.7 SQ FT OPENING. MIN 24" HIGH & 20" WIDE
- 3 PROVIDE METAL STANDING-SEAM ROOF PANELS TO MANUFACTURERS SPECIFICATIONS OVER TWO LAYERS OF UNDERLAYMENT. PROVIDE VALLEY FLASHING & DRIP EDGE TO MATCH ROOF COLOR. METAL COLOR SELECTED BY OWNER.
- 4 SOLID CORE EXTERIOR DOOR. STYLE & COLOR AS SELECTED BY OWNER FINISHED GRADE.
- 4 FLASH & COUNTER FLASH ALL ROOF TO WALL INTERSECTIONS TO PROVIDE WATERTIGHT FINISH. ALL EXPOSED FLASHING TO BE PAINTED TO MATCH STUCCO.
- 5 4-PANEL SLIDING PATIO DOOR w/TEMPERED GLASS. STYLE AND COLOR TO BE SELECTED BY OWNER.



Sara Hicks
Hicks ADU
Elevations

# A4



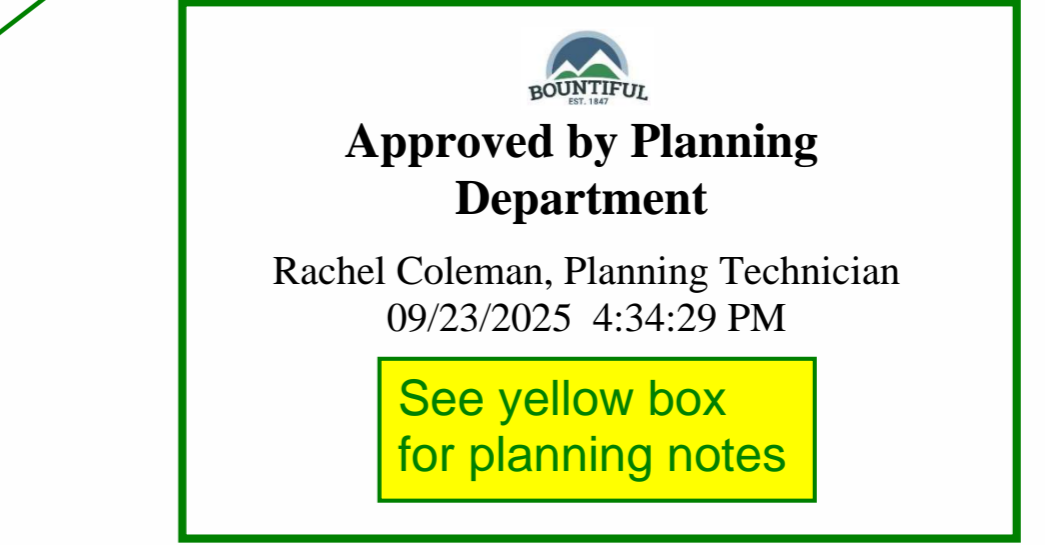
The narrow rear window on the first floor serves a closet, and the two narrow rear windows on the second floor serve a hallway. These uses help ensure privacy for the neighboring property.

**Approved by Planning  
Department**

Rachel Coleman, Planning Technician  
09/23/2025 4:34:29 PM

See yellow box  
for planning notes

### 1 Front Perspective



## ② Rear Perspective



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[illegible]

Sara Hicks

## Hicks ADU

## Perspectives

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# A5

Scale



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## Site Plan

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C1

Scale	$3/32" = 1'-0"$
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# Attachments 11

Email from Lisa Hicks in response to a walkway as a Condition of Approval

