

**Bountiful City
Administrative Committee Minutes
January 27, 2020**

Present: Chairman – Francisco Astorga; Committee Members – Brad Clawson, Dave Badham and Scott Schlegel; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren

1. Welcome and Introductions.

Chairman Astorga opened the meeting at 5:00 p.m. and introduced all present. Mr. Astorga noted the attendance of new committee member Scott Schlegel and explained that Mr. Schlegel would be observing the January 27, 2020 meeting but would not be voting.

2. Consider approval of minutes for January 20, 2020.

Mr. Clawson made a motion to approve the minutes for January 20, 2020. Mr. Badham seconded the motion.

 A Mr. Astorga
 A Mr. Clawson
 A Mr. Badham

Motion passed 3-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 1154 North 950 East, Duane W. Fisher, applicant.

Daniel Fisher (Duane Fisher’s son), was present to represent the applicant.

Curtis Poole presented the staff report (the full staff report follows).

The Applicant, Duane Fisher, requests Conditional Use Permit approval to allow for an Accessory Dwelling Unit at 1154 North 950 East. The property is located in the R-4 Single-Family Residential Zone.

The Applicant is requesting approval of an Accessory Dwelling Unit (ADU) which will be part of a new home construction as the Applicant’s home was destroyed in the Gun Range Fire last summer. Information submitted shows the ADU will be located in the basement and contains one (1) bedroom, a bathroom, separate laundry room, kitchen and living space. The Applicant has recently been issued a building permit for the new home and construction has already begun; however, the Applicant applied for the Conditional Use Permit before the permit was issued.

According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and the Applicant shall meet all standards of the Code for approval. The property is located in the R-4 Single-Family Residential Zone and will consist of a single-family dwelling which will be maintained as such by the Applicant. The lot is 0.774 acres (33,715 square feet). There will

only be one (1) ADU and there will only be one (1) utility connection located at this property. The home will be 3,886 square feet and the ADU will be approximately 800 square feet, which will be approximately 21% of the total home and will be below the maximum 40% standard in the Code.

The property will meet the parking standard required for approval. The entrance to the ADU can be through a connection in the basement or through a side entry door, which would not be visible from the street. The property will continue to have the appearance of a single-family dwelling and should have minimal impact on the surrounding neighborhood.

Staff recommends the Administrative Committee approve the Conditional Use Permit to allow for an Accessory Dwelling Unit at 1154 North 950 East subject to the following conditions:

1. The owner(s) of the property must continually occupy the primary dwelling or the ADU.
2. The property is to be used only as a single-family use and shall be subject to a Deed Restriction.
3. There shall be no separate utility service connections.
4. The ADU shall meet all the standards in 14-14-124 of the City Land Use Ordinance.
5. The Conditional Use Permit is solely for this property and is non-transferable.

PUBLIC HEARING: Mr. Astorga opened the Public Hearing at 5:07 p.m. Leann Phipps (1148 North 950 East) asked for a definition of ADU, and Mr. Astorga and Mr. Poole explained what an ADU is. Ms. Phipps inquired regarding square footage of the new home, and Mr. Astorga noted that the Public Hearing was to address the ADU. Mr. Fisher noted that the new home would be similar in size to the prior home. Trudy Guest (1226 North 950 East) expressed her disfavor of duplexes in the neighborhood. The Public Hearing was closed at 5:10 p.m. with no further comment from the public.

Mr. Poole explained the differences between an ADU and a duplex. He noted that in a duplex situation, both sides of the duplex can be rented and that ADU code requires the property owner to live on site in one of the units. He pointed out that in having the property owner live on site, the property is better maintained. Mr. Astorga noted the ADU code requirement of a deed restriction. A discussion ensued regarding particulars of this ADU including adequate parking, the property owner living on site, property ownership, and access to the ADU.

Mr. Clawson made a motion to approve a Conditional Use Permit to allow for an Accessory Dwelling Unit at 1154 North 950 East, Duane W. Fisher, applicant. Mr. Badham seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Badham

Motion passed 3-0 based on conditions outlined by staff.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 374 East 1650 South, Gerald Deters, applicant.**

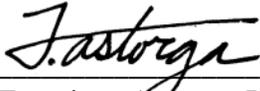
Mr. Badham made a motion to approve a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 374 East 1650 South, Gerald Deters, applicant. Mr. Clawson seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Badham

Motion passed 3-0.

5. **Miscellaneous business and scheduling.**

Mr. Astorga noted that the CUP/ADU application submitted by Douglas Thompson and Yaping Chen is still on hold pending updated measurements to be submitted by the applicants. He further noted that the driveway would accommodate parking for several vehicles. Mr. Astorga ascertained there were no further items of business, and the meeting was adjourned at 5:28 p.m.



Francisco Astorga, Planning Director