

1 **BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE**
2 **May 31, 2022**

3
4 Present: Committee members Francisco Astorga (Chair), Todd Christensen, and Dave
5 Badham
6 Assistant City Planner Nicholas Lopez
7 Recording Secretary Hanna Welch

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10 **1. Welcome and Introductions**

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12 Chair Astorga opened the meeting at 5:00 p.m. and introduced all present.
13

14 **2. Review and approval of minutes for April 25, 2022**

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16 MOTION: Chair Astorga motioned to continue minutes from previous meeting till the next
17 meeting. Seconded by Dave Badham.
18

19 VOTE: The motion passed (3-0).
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21 **3. 357 West 2600 South- Conditional Use Permit for a Detached Accessory Dwelling Unit,**
22 **Randy & Mary Beth Thompson, Applicants- Assistant City Planner, Nicholas Lopez**
23

24 Mr. & Mrs. Thompson, applicants, were present. Assistant Planner Lopez presented the item.
25

26 Assistant Planner Lopez reported that the Conditional Use Permit was for Detached ADU at
27 the applicant's primary residence and will be in accordance with 14-14-124 of the Bountiful
28 City Land Use Ordinance. The address for proposed ADU is in the R-4 zone, which is
29 designated as a Single-Family Residence. The proposed structure has not been built. Only one
30 ADU is being proposed. The Conditional Use Permit will require a Deed Restriction for a
31 detached ADU stating that applicants will live at proposed address if the ADU is rented out.
32 The Applicants have listed the proposed address as primary address.
33

34 The proposed ADU will have an area of 650 square feet. The lot is 17,000 sqft and
35 residential building is 8,000 sqft. The Site Plan for ADU shows that the structure is parallel
36 with the West Bountiful Water Tank. It is positioned on the interior of lot with the closest
37 neighbor is 80 feet from ADU. The ADU is hidden from the street view. 14-4-105 states that
38 accessory structures combined shall not be more than 10% of lot. Calculated total of Accessory
39 structure for site plan is 9% which is within regulations. The ADU is more than 24 ft behind
40 property line and away from all others by 4 ft to meet regulations. The structure will be 13ft in
41 height.
42

43 Attachment B shows circular driveway which the applicants plan to pour an extension from
44 to the ADU. There are existing parking spaces in place regardless. The door faces inward
45 towards the lot. It is a simple build, but anything that came up with building will be reviewed
46 when applying for building permit.
47

48 Mr. & Mrs. Thompson, applicants had nothing further to add.
49

1 Committee Member Badham inquired, before the public hearing, about the number of the units
2 allowed on a lot, as well as the percentage allowed for a single-family residence.

3
4 Assistant City Planner, Nicholas Lopez restated that the maximum of 10% is allowed for all
5 accessory structures on a lot. There is no language in the Land Use Ordinance that states how
6 many structures are allowed on a property.

7
8 Committee Chair Francisco Astorga reported what assistant City Planner Nicholas Lopez
9 stated during presentation that the total footprint of the existing garage and the proposed ADU
10 equals to 9%.

11
12 Committee Member Badham questioned the need to review the requirements in the Land Use
13 Ordinance and the number of accessory structures on a lot especially with the emergence of
14 ADU's in Bountiful City. Badham stated that multiple structures on a lot look piece mill, like
15 a patch quilt and explained that he and the people he represents are not for ADU's. wants no
16 loopholes in the code.

17
18 Chair Astorga reiterated that the code does not regulate the number of accessory structures on
19 a lot.

20
21 Committee Member Todd Christenson questioned the significance of 10,000 square foot figure
22 on page 9 in the staff packet.

23
24 Assistant City Planner Lopez and Chair Astorga determined that it has been a typo because the
25 lot is 17,000 square feet.

26
27 Committee reviewed the calculations to determine exact measurements. The actual numbers
28 are 676 sq ft for the garage, 640 sq ft for the proposed ADU which combined equal 1316.
29 Divide that by 1766, which equals the sq footage for 10% of the lot equals 7.7 % for all the
30 accessory structure on the lot. This leaves 450 sq ft before the applicants would reach 10% of
31 the lot with accessory structures.

32
33 Committee Member Christenson clarified that the circular driveway was previously installed,
34 and the applicants are changing the gravel leading to the side of the house up to the ADU to
35 concrete to accommodate foot traffic to ADU. He also inquired about required parking spaces.

36
37 The committee determine that there is adequate parking with over five spaces available.

38
39 Assistant City Planner, Lopez indicated that parking would not be an issue in this case because
40 there is ample space, and applicant has plans to extend walk/drive up to the ADU.

41
42 Chair Astorga noted that the code will take precedent and the building code will be in effect.

43
44 Committee Member Badham inquired if the circular driveway is permitted because there are
45 strict regulations on them. Also, there are many hard surfaces in the site plan, does the front of
46 the lot meet the requirements for the landscaping code with permeable and impermeable
47 surfaces.

1
2 Applicant statement has landscaped recently to meet code, the circular driveway is twenty
3 some odd years old and at the time the city only asked if the curb needs to the cut when the
4 driveway was installed

5
6 Chair Astorga searched the code.

7
8 It was ascertained by the committee that the circular drive is in place for the traffic on 2600 S
9 houses for turning around with

10
11 Assistant City Planner, Lopez reiterated that landscaping only get review for the front yard.
12 Which is property line going back 25 feet and, in that area, no more than 50% shall be
13 impervious. The staff notes illustrate landscaping for the site.

14
15 Chair Astorga determined that the right portion of the drive shall be landscaped to meet city
16 code and gave scenarios of xeriscaping that would be appropriate but left it to the applicants
17 deaccession.

18
19 Chair Astorga asked for final questions.

20
21 Public Hearing Opened at 5:28 PM

22
23 No Comments were made.

24
25 Public Hearing Closed at 5:29 PM

26
27 MOTION: Committee Member Badham made a motion to APPROVE the Condition Use
28 Permit for Accessory Dwelling Unit as drafted in the staff report with the conditions that the
29 changes to page 9 of packet be made to the accurately portray percentages of the accessory
30 structures and square footage from 10,000 square feet to 17,000 square feet and to have the
31 building official review code for access to unit and to check landscape square footage.

32
33 Seconded by Committee Member Todd Christensen.

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35 VOTE: The motion passed unanimously (3-0).

36
37 Draft of Condition Use Permit to be continued till the next administrative committee.

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39 Chair Astorga ascertained there were no further items of business. The meeting was adjourned
40 at 5:32 p.m.

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45 _____
46 Francisco Astorga
47 Administrative Committee Chair

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