

1 APPROVED Minutes of the
2 **BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE**
3 **July 13, 2020**
4 **12:00 p.m.**
5

6 **Present:** Chairman – Francisco Astorga; Committee Members – Brad Clawson and Scott
7 Schlegel; Assistant Planner – Kendal Black; Recording Secretary – Darlene Baetz
8

9 **1. Welcome and Introductions.**

10 Chairman Astorga opened the meeting at 5:01 p.m. and introduced all present.
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12

13 **2. Consider approval of minutes for June 2, 2020.**

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15 Mr. Schlegel made a motion to approve the minutes for June 2, 2020. Mr. Clawson seconded
16 the motion. Motion passed 3-0.
17

18 A Chairman Astorga
19 A Mr. Clawson
20 A Mr. Schlegel
21

22 **3. PUBLIC HEARING – Consider approval of a Conditional Use Permit for a Home**
23 **Occupation Lawncare Business at 416 West 850 South, Landon Olsen, applicant.**
24

25 Landen Olsen, applicant, was present. Kendal Black presented the staff report.
26

27 The Applicant, Landon Olsen, requests Conditional Use Permit approval to allow for a Lawn
28 Care/Landscaping Home Occupation (Tree Service) at 416 West 850 South. The property is
29 located within the R-4 Single Family Residential Zone. The Applicant operates Sanctuary
30 Tree Service, a tree service business. The Applicant indicates there will be one (1) other
31 employee, besides himself, there will be one (1) personal vehicle, and there will be one (1)
32 ten (10) foot trailer associated with the business, which will be parked on the driveway.
33

34 There will be ten percent (10%) of the home (driveway) that will be used in connection with
35 the business; which is within the standards required by Code. There will be tools, equipment
36 and materials consistent with tree maintenance, stored at the Applicant's home, in the back
37 end of the garage.
38

39 Staff recommends the Administrative Committee hold a public hearing and approve the
40 Conditional Use Permit to allow for a Tree Service Home Occupation at 416 W 850 S,
41 subject to the following conditions:
42

- 43 1. The one (1) employee, other than the applicant, will not congregate around the home.
- 44 2. The Applicant shall maintain an active Bountiful City Business License.
- 45 3. The Home Occupation will not create nuisances discernible beyond the premises (e.g.,
46 dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
- 47 4. Any storage of material in connection with the business shall be in accordance with
48 standards of the Bountiful City Land Use Code.

- 1 5. The use will comply with all the applicable fire, building, plumbing, electrical, life safety,
2 and health codes in the State of Utah, Davis County and Bountiful City.
- 3 6. Any signage connected with the business shall meet the standards of the Sign Code and
4 receive approval through a separate permit.
- 5 7. The Conditional Use Permit is solely for this site and in non-transferable.

6
7 Chairman Astorga opened the **PUBLIC HEARING** at 5:09 p.m.

8
9 Chairman Astorga read an email received from Celia Knowles as written.

10
11 Hi. I've lived in this neighborhood for 25 years. I'm not exactly sure what, "The home
12 occupation must be incidental and secondary to the use of the dwelling..." means. What I
13 don't want is this to look like a business in any way shape or form. I do not want there to be a
14 sign out front in the yard or on the front door or window advertising the business name. This
15 neighborhood has had only families living in it for longer than the 25 years I have been here.
16 I do not want any businesses to creep in little by little. If we allow this one, then others will
17 creep in too and it will be harder to stop them.

18
19 So, if it will have no signs of the business name anywhere and will still retain
20 it's "appearance or character of the single-family home" [from notice of public hearing] I am
21 okay with it. Otherwise, please deny this application.

22
23 Chairman Astorga closed the **PUBLIC HEARING** at 5:12 p.m.

24
25 Mr. Olsen discussed that the truck and trailer will be located on his property.

26
27 Mr. Clawson made a motion to approve a Conditional Use Permit to allow for a Home
28 Occupation Lawncare Business at 416 West 850 South with the 124 East 750 North, Nathan
29 Baxter, applicant, with the seven (7) conditions outlined by staff. Mr. Schlegel seconded the
30 motion. Motion passed 3-0.

31
32 A Chairman Astorga

33 A Mr. Clawson

34 A Mr. Schlegel

35
36 **4. PUBLIC HEARING – Consider approval of a Conditional Use Permit for a Home**
37 **Occupation Electrical Contractor at 298 South 800 East, Maurits Noot, applicant.**

38
39 Maurits Noot was present. Kendal Black presented the staff report.

40
41 The Applicant, Maurits Noot, requests Conditional Use Permit approval to allow for an
42 Electrical Contractor Home Occupation at 298 South 800 East. The property is located within
43 the R-4 Single Family Residential Zone. The Applicant operates Noot Electric, an electrical
44 service business. The Applicant indicates there are not any other employees that will be
45 working at the home, that there will be one (1) personal vehicle consisting of a pick-up truck,
46 which is mainly parked in the garage.

47
48 There will be approximately eight point six percent (8.6%) of the home that will be used in

1 connection with the business; which is within the standards required by Code. There will be
2 tools, some basic, electrical hand tools and small power tools will be kept in the truck, the
3 garage, and in the basement storage.
4

5 Staff recommends the Administrative Committee hold a public hearing and approve the
6 Conditional Use Permit to allow for an Electrical Business Home Occupation at 298 South
7 800 East, subject to the following conditions:
8

- 9 8. The Applicant shall maintain an active Bountiful City Business License.
- 10 9. The Home Occupation will not create nuisances discernible beyond the premises (e.g.,
11 dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
- 12 10. Any storage of material in connection with the business shall be in accordance with
13 standards of the Bountiful City Land Use Code.
- 14 11. The use will comply with all the applicable fire, building, plumbing, electrical, life safety,
15 and health codes in the State of Utah, Davis County and Bountiful City.
- 16 12. Any signage connected with the business shall meet the standards of the Sign Code and
17 receive approval through a separate permit.
- 18 13. The Conditional Use Permit is solely for this site and in non-transferable.
19

20 Chairman Astorga opened and closed the **PUBLIC HEARING** at 5:17 p.m. with no
21 comment from the public.
22

23 Mr. Schlegel made a motion to approve a Conditional Use Permit to allow for a Home
24 Occupation Electrical Contractor at 298 South 800 East with the six (6) conditions outlined
25 by staff. Mr. Clawson seconded the motion. Motion passed 3-0.
26

27 A Chairman Astorga
28 A Mr. Clawson
29 A Mr. Schlegel
30

31 **5. Consider approval of a Lot Line Adjustment at 346 East 100 South and 153 South 300**
32 **East, Hank Nelson and Guy & Kelsey Gibbons, applicants.**
33

34 Mr. Gibbons was present. Kendal Black presented the staff report.
35

36 The Applicants, ROE Homes and Guy & Kelsey Gibbons, are requesting a Lot Line
37 Adjustment between their two properties located at 346 East 100 South and 153 South 300
38 East. Both properties, shown as Lot 1 (ROE Homes' Property) and Lot 2 (Gibbons'
39 Property), are located in the R-4 Single-Family Zone. The purpose of the adjustment is to
40 convey a portion of Lot 1 to Lot 2. Lot 1 will convey 6,945 square feet (0.159 acres), shown
41 as Parcel A, to Lot 2. The adjustment will bring Lot 1 to 15,788.825 square feet (0.362 acres)
42 and Lot 2 to 10,958.708 square feet (.251 acres). Public Utility Easements will not be
43 affected with the Lot Line Adjustment.
44

45 Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with
46 the following conditions:
47

- 48 1. Complete any redline corrections required on the plat.

1
2 2. The approved Lot Line Adjustment shall be recorded with Davis County.
3

4 Mr. Clawson made a motion to approve the Lot Line Adjustment at 346 East 100 South and
5 153 South 300 East with the two (2) conditions outlined by staff. Mr. Schlegel seconded the
6 motion. Motion passed 3-0.
7

8 A Chairman Astorga
9 A Mr. Clawson
10 A Mr. Schlegel
11

12 **6. Consider approval of a Lot Line Adjustment at 1738 Stone Ridge Circle and 1723 Stone**
13 **Ridge Circle, Scott Keller and Kathy Anderson, applicants.**
14

15 Mr. Jon Butler, attorney representing Mr. Keller and Ms. Anderson was present. Kendal
16 Black presented the staff report.
17

18 The Applicants, The KK Lifetime QTIP Trust & The SK Lifetime QTIP Trust and Kathy Sue
19 Andersen, are requesting a Lot Line Adjustment between their two properties located at 1738
20 South Stone Ridge Circle and 1723 South Stone Ridge Circle. Both properties, shown as Lot
21 1 (The KK Lifetime QTIP Trust & the SK Lifetime QTIP Trust Property) and Lot 2
22 (Andersen's Property), are located in the R-F Single-Family Zone. The purpose of the
23 adjustment is to convey a portion of Lot 1 to Lot 2. Lot 1 will convey 1,840 square feet (0.04
24 acres), shown as Parcel A, to Lot 2. Lot 2 will convey 5,183 square feet (0.12 acres), shown
25 as Parcel B, to Lot 1. The adjustment will bring Lot 1 to 116,010.94 square feet (2.663
26 acres) and Lot 2 to 49,477.856 square feet (1.136 acres). There is a Public Utility Easement,
27 which is affected by the Lot Line Adjustment, along the western portion of the newly
28 conveyed property to Lot 1 that will not be vacated by The KK Lifetime QTIP & the SK
29 Lifetime QTIP Trusts.
30

31 Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with
32 the following conditions:
33

- 34 1. Complete any redline corrections required on the plat.
35
36 2. The approved Lot Line Adjustment shall be recorded with Davis County.
37

38 Mr. Schlegel made a motion to approve a Lot Line Adjustment at 1738 Stone Ridge Circle
39 and 1723 Stone Ridge Circle with the two (2) conditions outlined by staff. Mr. Clawson
40 seconded the motion. Motion passed 3-0.
41

42 A Chairman Astorga
43 A Mr. Clawson
44 A Mr. Schlegel
45

46 **7. Consider approval of a Lot Line Adjustment at 1017 N 1200 E and 1051 N 1200 E,**
47 **Darren Wesemann and Justin and Jessica Whittaker, applicants.**
48

1 Mr. Wesemann was present. Kendal Black presented the staff report.

2
3 The Applicants, Darren Wesemann and Justin Whitaker, are requesting a Lot Line
4 Adjustment between their two properties located at 1017 North 1200 East and 1051 North
5 1200 East. Both properties, shown as Lot 1 (Wesemann's Property) and Lot 2 (Whitaker's
6 Property), are located in the R-3 Single-Family Zone. The purpose of the adjustment is to
7 convey a portion of Lot 1 to Lot 2. Lot 1 will convey **58** square feet (**0.001** acres), shown as
8 Parcel A, to Lot 2. There is a Public Utility Easement, which is affected by the Lot Line
9 Adjustment, along the southeastern portion of the newly conveyed property to Lot 2 that will
10 not be vacated by Darren Wesemann.

11
12 Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with
13 the following conditions:

- 14
15 1. Complete any redline corrections required on the plat.
16
17 2. The approved Lot Line Adjustment shall be recorded with Davis County.
18

19 Chairman Astorga made a motion to approve the Lot Line Adjustment at 1017 N 1200 E and
20 1051 N 1200 E with the two (2) conditions outlined by staff. Mr. Schlegel seconded the
21 motion. Motion passed 3-0.

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23 A Chairman Astorga
24 A Mr. Clawson
25 A Mr. Schlegel
26

27 **8. Consider approval of Conditional Use Permit in written form to allow for a Home**
28 **Occupation Lawn care Business at 124 East 750 North, Nathan Baxter, applicant.**
29

30 Mr. Schlegel made a motion to approve the Conditional Use Permit in written form to allow
31 for a Home Occupation Lawn care business at 124 East 750 North. Mr. Clawson seconded
32 the motion. Motion passed 3-0.

33
34 A Chairman Astorga
35 A Mr. Clawson
36 A Mr. Schlegel
37

38 **9. Consider approval of Conditional Use Permit in written form, to allow for an Accessory**
39 **Dwelling Unit at 21 West 800 North, Rachel Dabb and Patrick Hawkins, applicants.**
40

41 Ms Dabb and Mr. Hawkins were present. Kendal Black presented the staff report.

42
43 Mr. Schlegel made a motion to approve the Conditional Use Permit in written form, to allow
44 for an Accessory Dwelling Unit at 21 West 800 North. Mr. Clawson seconded the motion.
45 Motion passed 3-0.

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47 A Chairman Astorga
48 A Mr. Clawson


1 A Mr. Schlegel

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10. Miscellaneous business and scheduling.

- a. Chairman Astorga proposed the written form of Conditional Use Permits would be move the approval to the same meeting as the agenda item.
- b. Bountiful City staff is working on amending the Accessory Dwelling Unit (ADU) code and will be noticed appropriately.

Chairman Astorga ascertained there were no further items of business. The meeting was adjourned at 5:43 p.m.



Francisco Astorga
Administrative Committee Chair