

**Bountiful City
Administrative Committee Minutes
June 17, 2019**

Present: Acting Chairman – Clint Drake; Committee Members – Brad Clawson; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren; Planning Intern – Kai Uchida

Excused: Committee Member – Dave Badham

1. Welcome and Introductions.

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

2. Consider approval of minutes for June 3, 2019.

Mr. Clawson made a motion for approval of the minutes for June 3, 2019 as written. Mr. Drake seconded the motion.

 A Mr. Drake
 A Mr. Clawson

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 620 East Pheasant Way, James Michael Carey, applicant.

James Michael Carey, applicant, and Julie Carey were present.

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

The applicant is requesting approval of an Accessory Dwelling Unit (ADU) to be constructed with a new addition to the existing garage on the property. The ADU living space will be above both the existing portion and new addition to the garage. The ADU will have two bedrooms, a living space and full kitchen. The garage sits behind the existing home.

According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and applicants shall meet all standards of the Code. The existing home is located in the R-3 Single-Family Residential zone and is a single-family dwelling and will be maintained as such by the applicant. The lot is double the minimum lot size in the R-3 zone with 0.51 acres (approximately 22,215 square feet). There will be only one ADU and there will only be one utility connection located at this property. The primary home is 4,700 square feet and the square footage of the ADU is 1,410 which is less than the 40% standard in the Code.

The proposed addition to the garage and ADU meets all of the setback requirements in code. The ADU will be accessed by a stairwell behind the garage and home which will not be visible from the street. The property will meet the minimum parking standard in code, will continue to have the appearance of a single-family home and as such should have minimal

impact on the neighboring properties. The existing home currently has two full kitchens and with the addition of the kitchen in the ADU the total kitchens will exceed what is allowed in the Code. The applicant has agreed to modify (removing the oven and electrical connections) the basement kitchen in the home to meet code.

Based upon the above findings, staff has determined the applicant would comply with all requirements for the Conditional Use Permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The principal owner(s) of the property must occupy the primary residence 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. The basement kitchen in the existing home shall be modified by removing the oven and electrical connections to meet standards in the Code.
4. There shall be no separate utility service connections.
5. The ADU shall meet all the criteria in 14-14-124 of the City Land Use Ordinance.
6. The Conditional Use Permit is solely for this property and is non-transferable.

Mr. Drake inquired regarding the height of the ADU and a discussion ensued with the committee concluding there would be no significant height impact on neighbors. Mr. Clawson expressed an initial concern regarding a potential problem regarding separation of the primary structure and the ADU but noted that upon further examination he saw no problem.

PUBLIC HEARING: Mr. Drake noted that, other than the Careys, no one from the public was present. Mr. Drake opened and closed the Public Hearing at 5:09 p.m. with no comments from the public.

Mr. Clawson made a motion for approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 620 East Pheasant Way, James Michael Carey, applicant. Mr. Drake seconded the motion. Mr. Drake reiterated that the use is non-transferable and only applies to the specified organization.

A Mr. Drake
A Mr. Clawson

Motion passed 2-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for General Retail with Outside Storage at 2301 South Main Street, Performance Ford Lincoln Bountiful, applicant.**

Mr. Clawson made a motion for approval of a Conditional Use Permit, in written form, to allow for General Retail with Outside Storage at 2301 South Main Street, Performance Ford Lincoln Bountiful, applicant. Mr. Drake seconded the motion.

A Mr. Drake
A Mr. Clawson

Motion passed 2-0.

5. Miscellaneous business and scheduling.

Mr. Drake surmised there were no further items of business. The meeting was adjourned at 5:11 p.m.



Francisco Astorga, Planning Director