



BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE

**Monday, June 26, 2023
5:00 p.m.**

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome.
2. Approval of the meeting minutes for May 1, 2023.
 - Review and Action
3. 2174 S. Claremont Dr. – Home Occupation Conditional Use Permit for Lawncare Business.
Assistant City Planner Nicholas Lopez
 - Review
 - Public Hearing
 - Action
4. Adjourn

Administrative Committee Staff Report



Subject: Evergreen Lawncare
Author: Nicholas Lopez, Assistant City Planner
Property: 2174 Claremont Drive
Date: June 26, 2023

Background

The property owner and applicant, Brett Craven, submitted a Home Occupation Conditional Use Permit application to operate a Lawn Care/Snowplow home occupation at 2174 Claremont Drive.

Analysis

The subject site is located in the Single-Family Residential (R-3) Zone. Land Use Code § 14-17-108 indicates that a lawncare/snowplow home occupation requires a Conditional Use Permit. Land Use Code § 14-17-105 indicates that a proposed home occupation shall meet the following criteria:

- A. The use shall be clearly incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition thereof. There shall be no displays, advertisements, stock in trade, or signs related to the business except for one (1) flat wall sign placed on the dwelling that shall not exceed four (4) square feet in size, and any sign required by State Law and/or which meet the provisions of this Title.
 - The applicant does not propose any changes to the dwelling affecting the appearance, character, or condition of the structure. There are no unmitigated impacts.

- B. The use shall be conducted entirely within a dwelling, except for work performed offsite. Only members of the family related by blood, marriage, or adoption, and who reside in the dwelling, may work onsite. The only exception is that one (1) additional person may be employed as a secretary, apprentice, or assistant where there are no more than five (5) family members actively engaged in the home occupation. Employees who are not family members and/or who do not reside at the dwelling shall not meet, park, or otherwise congregate at the home or in the general vicinity. Additional outside employees are not allowed if there is more than one home occupation at the property.
 - All work related to the business will be done within the Home in the area designated for the use or off-site. No additional employees present.

- C. The use shall not involve more than 50% of the entire dwelling.
- The use will utilize no more than ~6% (154 Square Feet) of the dwelling, that being a home office. All storage of materials will either be in one of the garages, trailer or shed.
- D. The use shall not involve the area of required, covered, off-street parking.
- The property provides a total of 4 covered off-street parking spaces. It is proposed that two (2) of these parking spaces, specifically one (1) in the upper garage and one (1) in the lower garage, will be allocated for business purposes, such as tool storage and parking the work truck.
- E. No product or commodity shall be stored onsite, and no customer may physically visit the site of a home occupation to take delivery of a product or commodity. Commodities may be produced on the premises and sold offsite.
- All work is performed off-site except working in the office in the dwelling.
- F. The use shall not create noise, dust, odors, noxious fumes, glare, or other nuisances, including interruption of radio and/or television reception, which are discernable beyond the premises.
- No noise, dust, odors, noxious fumes, glare, or other nuisances shall be created by this use as all work is off-site. There are no unmitigated impacts.
- G. The use shall not involve using or storing flammable material, explosive, or other dangerous materials, including gun powder.
- No storage of the materials will be allowed on-site. There are no unmitigated impacts.
- H. The use shall not involve mechanical or electrical apparatus, equipment, or tools not commonly associated with a residential use or as are customary to home crafts.
- No such use is being proposed to occur. The proposed use, a lawncare business, shall be limited to apparatus, equipment and/or tools commonly associated with residential use. Any apparatus, equipment, or tools of a commercial nature shall be expressly prohibited. As conditioned, there are no unmitigated impacts.
- I. The use shall not generate traffic in greater volumes than normally be expected in a residential neighborhood nor involve the use of commercial vehicles other than standard delivery vehicles for delivery of materials to or from the premises.
- No traffic shall be generated at the residence for this use. There are no unmitigated impacts.

- J. The use shall be in compliance with all applicable fire, building, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.
 - No outstanding non-compliances with the following codes. There are no unmitigated impacts.

- K. The residence and property may be inspected from time to time to determine continued compliance with the provisions of Code and other applicable codes.
 - The property owner agrees to the following. There are no unmitigated impacts.

Recommendation

Staff recommends that the Administrative Committee approve the Conditional Use Permit for the lawncare/snowplow home occupation used at 2174 Claremont Drive based on the following conditions of approval:

1. The applicant shall maintain an active Bountiful City business license.
2. The home occupation use shall be subject to all Home Occupation Requirements outlined in Bountiful City Land Use Code § 14-17-104 (listed in the analysis section of this staff report).
3. The use, a lawncare/snowplow home occupation shall be limited to apparatus, equipment and/or tools commonly associated with a residential use. Any apparatus, equipment, or tools of a commercial nature are expressly prohibited.
4. If the use, a lawncare/snowplow home occupation, is found out of compliance with applicable codes, the City may revoke the approved Conditional Use Permit and issued business license.
5. The Conditional Use Permit is solely for this site and is non-transferable.

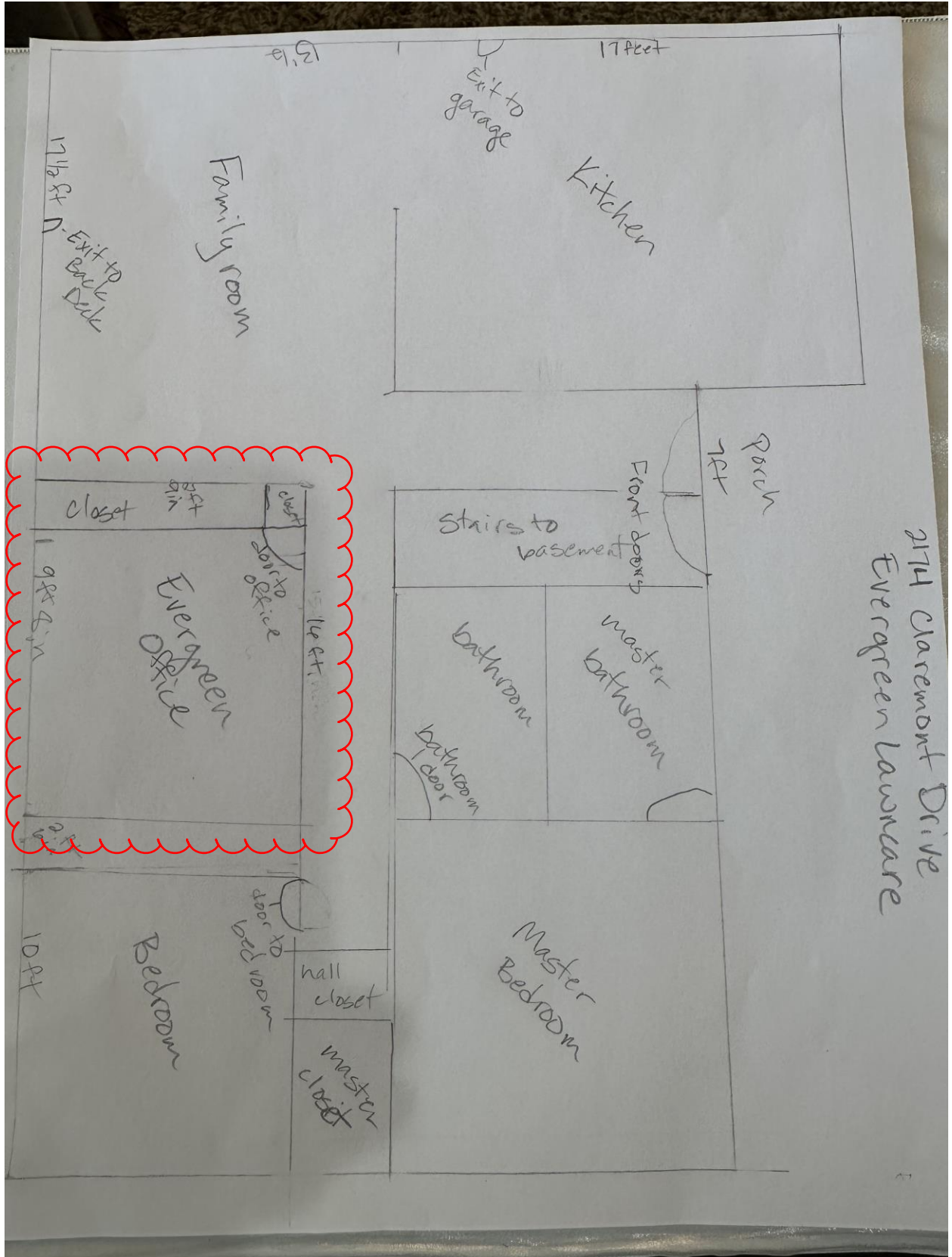
Attachments

1. Site Plan
2. Floorplan
3. Statement of Intent

Site Plan



Floor Plan



Statement of intent – 5/3/2023

I, Brett Craven, intend to run my business, Evergreen Lawncare, from my home. The address is 2174 Claremont Drive, Bountiful, Utah. I will store equipment and trailers at my home in my upper and lower garage and shed. I will have an office in my home.