

Bountiful City
Administrative Committee Minutes
July 23, 2018

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren

Excused: Committee Member – Beth Holbrook

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:05 p.m. and introduced all present.

2. Consider approval of minutes for June 25, 2018.

Mr. Cheney made a motion for approval of the minutes for June 25, 2018. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

3. Consider approval of a Lot Line Adjustment at 3210 Fred’s Place and 3242 South 200 West, James & Margaret Barnes and HNJ Investment LLC (Harv Jeppson), applicants.

Neither of the applicants were present.

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

The applicants are applying for a Lot Line Adjustment between their properties at 3210 S 250 W (Barnes property) and 3242 S 200 W (H N J Investment LLC/ Jeppson Subdivision property) in Bountiful, Utah. Both properties are located in the R-4 zone. The purpose of the property line adjustment is to convey 12,327 square feet (0.283 acres), shown as Parcel A on the lot line adjustment plan, from the H N J Investment LLC/Jeppson Subdivision property to the Barnes property, bringing the H N J Investment LLC/Jeppson Subdivision property Lot 1 to 23,435 square feet (0.538 acres) and bringing the Barnes Property to 24,055 square feet (.552 acres). The lot line adjustment does not create a new lot.

1. No new lots are being created in this transfer so this does not need to be an amended subdivision plat.
2. No new building permits have been issued or proposed for the newly created lot.

Based on findings, Staff recommends approval for a lot line adjustment, with the following conditions:

1. Complete the redline corrections required on the plat.

2. The approved lot line adjustment shall be recorded with Davis County.

Note: Approval of the property line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared and recorded by the county.

Mr. Cheney made a motion for approval of a Lot Line Adjustment at 3210 Fred's Place and 3242 South 200 West, James & Margaret Barnes and HNJ Investment LLC (Harv Jeppson), applicants. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 3222 South Bountiful Boulevard, Ryon Hays, applicant.**

Ryon Hays, applicant, was present.

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

The property for the proposed Home Occupation request is located in the R-4 Zone. Home Occupations in this zone are permitted in the City Code, 14-4-103, as requiring a Conditional Use Permit.

The application submitted indicates that the property will be used to operate a handyman business. The applicant will use the garage and a basement room for the business office. The applicant indicated that all construction tools, painting equipment, and most other equipment pertaining to the business will be stored in his truck, which will be parked in the driveway. One of the five bedrooms of the home will be used as an office for the business. The applicant indicated that there will be no additional employees involved in the business. Less than 50% of the home will be used for the business and does appear incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

Based upon the above findings, staff has determined that 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 applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, odors, noxious fumes, glare, traffic, etc.).
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Conditional Use Permit is solely for this site and is non-transferable.

PUBLIC HEARING: Mr. Wilkinson opened and closed the Public Hearing at 5:10 p.m. with no comments from the public.

Mr. Wilkinson emphasized that home businesses should be invisible to neighbors. Mr. Cheney stressed that the code prohibits parking of businesses vehicles on the street and that there should be no congregating of employees at the home.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 3222 South Bountiful Boulevard, Ryon Hays, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson

A Mr. Cheney

Motion passed 2-0.

5. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor and Landscaping Business at 2960 South Maple Cove Lane, Jacob Stout, applicant.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor and Landscaping Business at 2960 South Maple Cove Lane, Jacob Stout, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson

A Mr. Cheney

Motion passed 2-0.

6. Miscellaneous business and scheduling.

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:12 p.m.


Chad Wilkinson, City Planner