



**Bountiful City**  
**Administrative Committee Agenda**  
**Monday, March 16, 2026**  
**3:00 p.m.**

**Notice is hereby given** that the Bountiful City Administrative Committee will hold a meeting in the Planning Department Conference Room, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

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1. Welcome
2. Meeting Minutes from January 26, 2026
  - Review
  - Action
3. Conditional Use Permit for a Home Occupation Landscaping Business at 3201 South 75 East  
*Planning Technician Coleman*
  - Review
  - Public Hearing
  - Action
4. Conditional Use Permit for a Detached Accessory Dwelling Unit located at 1073 North 200 West  
*Planning Technician Coleman*
  - Review
  - Public Hearing
  - Action
5. Conditional Use Permit for a Detached Accessory Dwelling Unit at 607 West 3100 South  
*Assistant Planner Leech*
  - Review
  - Public Hearing
  - Action

6. Conditional Use Permit for a Home Occupation Landscaping Business at 132 West 2800 South  
*Assistant Planner Leech*

- Review
- Public Hearing
- Action

7. Conditional Use Permit for a Home Occupation Contracting Business at 914 East Concord Way  
*Assistant Planner Leech*

- Review
- Public Hearing
- Action

8. Adjourn

1 **Draft Minutes of the**  
2 **BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE**  
3 **Monday, January 26, 2025 – 3:00 p.m.**

4  
5 Official notice of the Administrative Committee Meeting was given by posting an agenda at City  
6 Hall, and on the Bountiful City Website and the Utah Public Notice Website.  
7

8 **Planning Conference Room**  
9 795 South Main Street, Bountiful, Utah 84010

10  
11 Present: Administrative Committee Acting Chair Amber Corbridge  
12 Brad Clawson  
13 Jill Fraiser  
14  
15 Assistant Planner Chaz Leech  
16 Recording Secretary Rachel Coleman  
17  
18

19 **1. Welcome**

20  
21 Acting Chair Corbridge called the meeting to order at 3:01 p.m. and welcomed everyone.  
22

23 **2. Meeting Minutes from December 22, 2025**

24  
25 Acting Chair Corbridge notified the committee of one change that needed to be made to the  
26 Meeting Minutes. Changes were noted and changed by Recording Secretary Coleman.  
27

28 Committee Member Clawson motioned to approve the minutes from December 22, 2025.  
29 Committee Member Frasier seconded the motion. The motion was approved with Committee  
30 Members Corbridge, Clawson, and Frasier voting “aye.”  
31

32 **3. Short-Term Rental Permit within an Accessory Dwelling Unit at 36 West 1350 North**

33  
34 Acting Chair Corbridge opened the Public Hearing at 3:06 p.m. No comments were made.  
35 Acting Chair Corbridge closed the Public Hearing at 3:06 p.m.  
36

37 Committee Member Frasier motioned to approve the Short-Term Rental within an Accessory  
38 Dwelling Unit at 36 West 1350 North. Committee Member Clawson seconded the motion. The  
39 motion was approved with Committee Members Corbridge, Clawson, and Frasier voting “aye.”  
40

41 **4. Adjourn**

42  
43 Chair Corbridge adjourned the meeting at 3:07 p.m.



# Administrative Committee Staff Report



**Subject:** Conditional Use Permit for a Home Occupation  
Landscaping located at 3201 South 75 East  
**Authors:** Rachel Coleman, Planning Technician  
**Date:** 03/16/26

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## **Background**

The applicant, James Keddington has submitted a Conditional Use Permit (CUP) application for a Home Occupation – Landscaping for his sprinkler installation and repair business at **3201 S 75 E**, located in the R-3 (Single-Family Residential) zone. Home Occupations are listed as conditional use in the R3- Zone.

## **Analysis**

Bountiful City Land Use Code 14-17-106 states that **landscaping services** require Conditional Use Permit approval. Bountiful City Administrative Committee reviews all CUPs for Home Occupation – Landscaping. Staff reviewed the submitted application and finds that Home Occupations for Landscaping shall meet all the following standards below shown in *italics*. Staff findings for each standard are shown as underlined text.

1. *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 the Title.*

The applicant's submittal shows that the exterior of the structure is not being altered in any way and that the use is incidental to its primary purpose as a residential dwelling. The office will take up one small room in the interior.

2. *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.*

The applicant's submittal shows that the landscaping business home office will be conducted within a single room within the dwelling and no other employees will be working onsite (See Attachment 4).

3. *The use shall not involve the area of required, covered, off-street parking.*

The applicant's submittal shows that the use is confined to a home office and a work truck which is also the applicant's personal vehicle will be parked in the driveway of the residence (See Attachment 2).

4. *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*

The applicant's submittal shows that all tools and equipment will be stored in his work truck (See Attachment 1).

*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*

The applicant's submittal shows that the use is confined to a home office and will not create any nuisances.

5. *The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.*

The applicant's submittal shows that the use is confined to a home office, and any sprinkler system repairs or installations will be performed off-site (Attachment and Attachment 2).

6. *The use shall not involve mechanical or electrical apparatus, equipment, or tools not commonly associated with a residential use or as a re customary to home crafts.*

The applicant's submittal shows that the use is confined to a home office.

7. *The use shall not generate traffic in greater volumes than would 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.*

The applicant's submittal shows that the use is confined to a home office (Attachment 1 and Attachment 2).

8. *The use shall not involve the parking of equipment or motor vehicles having a gross weight of twelve thousand (12,000) pounds or more directly at the residence.*

The applicant's submittal shows that the work truck will be parked in the driveway, and any needed trailer will be parked along the gravel driveway on the interior side yard (See Attachment 2 and Attachment 3).

9. *The use shall be in compliance with all applicable fire, building, plumbing, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.*

See Recommendations below

### **Significant Impacts**

The applicant has stated that tools will be stored in the work truck and that the use of a home office is not out of character for the neighborhood.

### **Recommendation**

Staff recommends that the Administrative Committee review the submitted application, hold a public hearing and approve the requested Home Occupation Landscaping Conditional Use Permit for a sprinkler repair and installation business office at 3201 S 75 E subject to the following conditions of approval:

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, 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.

### **Attachments**

1. Statement of Intent
2. Statement of Intent Continued
3. Site Plan
4. Floor Plan

## Statement of Intent - Conditional Use Permit

**Company Name:** Prestige Home Service, LLC dba True Flow Sprinklers

**Business Category:** Sprinkler Repair and Installation

**Address:** 3201 South 75 East, Bountiful UT, 84010

**Contact Name:** James Keddington

**Contact Phone:** 801.200.1277

**Contact Email:** [jmkeddington@gmail.com](mailto:jmkeddington@gmail.com)

My wife and I have purchased a sprinkler repair and installation franchise from True Flow Sprinklers.

I have completed the DOPL required training to be a qualifier for a contracting company in this category. DOPL will not issue a contractors license until I have a business license.

We have a registered LLC and dba names with the State of Utah. We have an EIN with the federal government.

### **Equipment**

We have only one work truck that serves also as my personal vehicle. All tools required for completing customer jobs are stored in my truck.

There will be no added vehicle equipment footprint to our neighborhood. Should a trailer ever be needed, we currently have in excess of 300 square feet of available trailer parking on the side of our home that is not in use.

### **Employees**

At this time we have no employees. Our plan is to hire one employee the first week of April.

There will be no congregation of employees at the home location. Employees all have their own transportation and meet on job sites.

**Site Plan**

Park my work truck/ personal vehicle in the driveway

Go to job site each day

Use laptop at home in home office to book appointments, do bookkeeping, and do marketing.

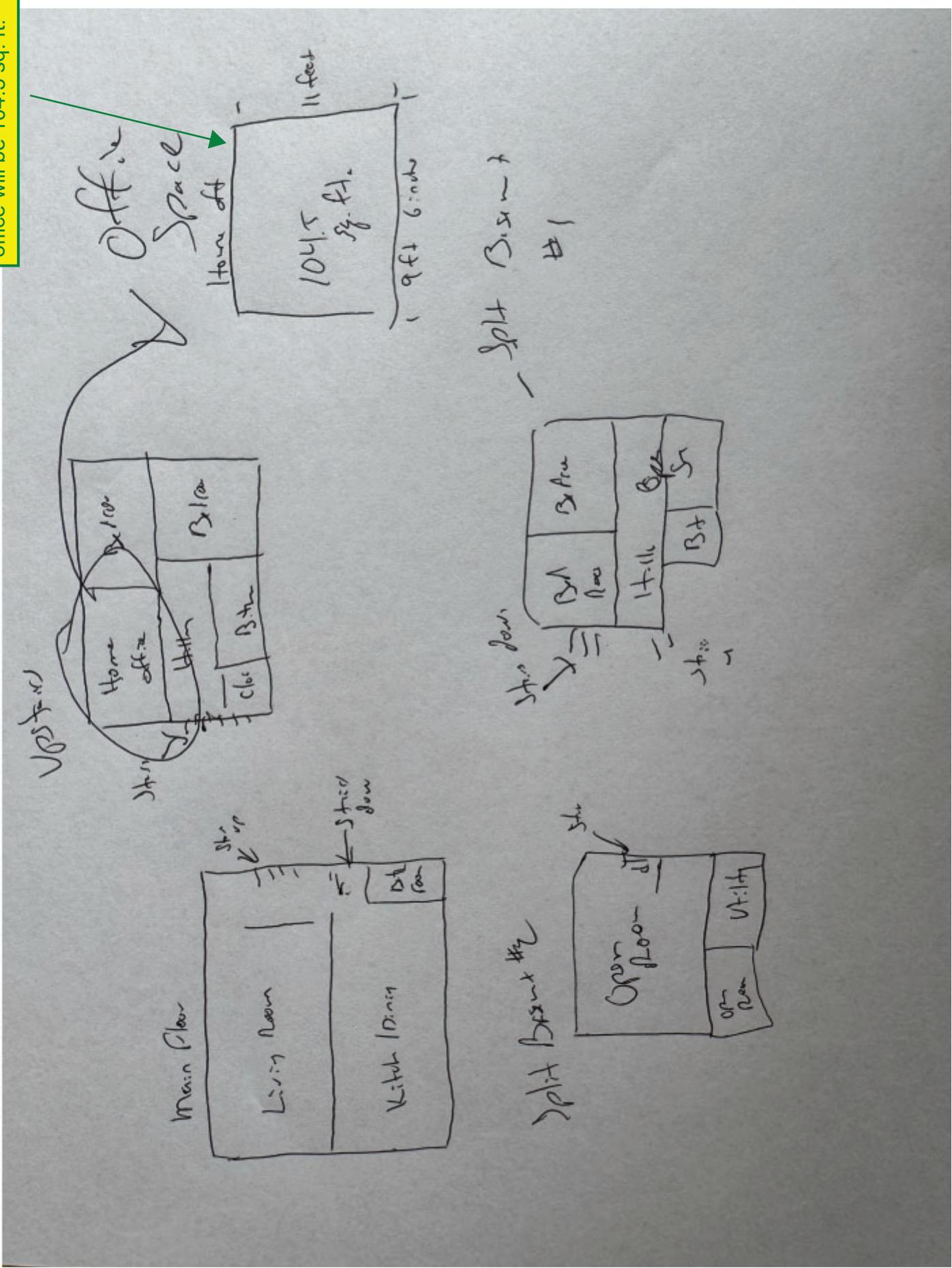
# 3201 S 75 E



The applicant indicated that if a trailer is used for work purposes, it will be parked in the side yard.

Davis County Property Search Online indicates that the entire home is 2,610 sq ft. The home office will be 104.5 sq. ft.

Reviewed by Planning Department  
 Rachel Coleman, Planning Technician  
 03/04/2026 12:04:21 PM





# Administrative Committee Staff Report



**Subject:** Conditional Use Permit for a Detached Accessory Dwelling Unit at  
1073 North 200 West  
**Authors:** Rachel Coleman, Planning Technician  
**Date:** March 16, 2026

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## Background

The applicant, Myrna Hansen, who is the property owner submitted a Conditional Use Permit (CUP) application for a Detached Accessory Dwelling Unit (DADU) located at 1073 N 200 W. The property is located in the Single-Family Residential (R-4) subzone. The Bountiful City Administrative Committee reviews CUP applications for detached ADUs. The Bountiful City Land Use Code defines an ADU as “*A self-contained dwelling unit within an owner-occupied single-family residence or in a detached accessory structure located on an owner-occupied property. See Section 14-14-124.*”

The applicant proposes replacing the existing detached garage with a new detached ADU and garage. Demolition and building permit applications will be submitted concurrently for efficiency, and the project includes replacement of the existing concrete driveway.

## Analysis

### Section I - ADU Compliance

Staff reviewed the submitted application and finds that the proposed detached ADU complies with Land Use Code § 14-14-124(C) (shown below in italics). Staff findings are shown as underlined text.

1. *Shall be a conditional use only within the Single-Family Residential zone, Residential Multiple (RM) Family Zone, and the Downtown (DN) Mixed Use Zone; and shall not be permitted in any other zone.*

The single-family dwelling is located within the Single-Family Residential (R-4) subzone.

2. *It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.*

The site currently contains a single-family dwelling, and the proposed ADU is in an accessory structure (See Attachment 1).

3. *It is unlawful to reside in, or allow to reside in, an accessory dwelling unit that has not received a conditional use permit or without written authorization from the Bountiful City Planning Department.*

The applicant has submitted a CUP application for this detached ADU to obtain authorization for a building permit.

4. *A maximum of one (1) accessory dwelling unit shall be permitted on a qualifying lot.*

The applicant has submitted a CUP application for a detached ADU.

5. *It is unlawful to construct, locate, or otherwise situate an accessory dwelling unit on a lot or parcel of land that does not contain a habitable single-family dwelling.*

The site contains an existing single-family dwelling (See Attachment 1).

6. *A deed restriction limiting the use of a property to a single-family dwelling, prepared by the Bountiful City Planning Director, and signed by all owners of the property on which an accessory dwelling unit is located, shall be recorded with the Davis County Recorder's Office prior to occupancy of the accessory dwelling unit. If a building permit is required, then said deed restriction shall be recorded prior to issuance of the building permit.*

The Planning Director will prepare a deed restriction once the Administrative Committee approves this request and all applicable conditions of approval are met. According to the online records of the Davis County Assessor's Office, the subject property (parcel no. 03-003-0139) is owned by Myrna L Hansen and Lucille Stringham.

7. *The property owner must occupy either the principal unit or the accessory dwelling unit as their permanent residence and at no time receive rent for the owner-occupied unit. An application for an accessory dwelling unit shall include proof of owner occupancy as evidenced by voter registration, vehicle registration, driver's license, county assessor records or other similar means required by the Planning Department.*

The deed restriction will indicate that the property owner must either occupy the principal unit or the ADU as their permanent residence. The applicant is aware of the owner-occupancy requirement.

8. *Separate utility meters shall not be permitted for the accessory dwelling unit.*

The deed restriction will include this requirement.

9. *It is unlawful to construct an accessory dwelling unit, or to modify a structure to include an accessory dwelling unit, without a building permit, if applicable.*

Once the CUP is approved, the applicant will obtain a building permit and request occupancy upon completion of construction.

10. *Adequate off-street parking shall be provided for both the primary residential use and the accessory dwelling unit, and any driveway and parking area shall be in compliance with*

*this Title. In addition to the parking required for the principal unit at the time of construction, one (1) off-street parking space shall be provided for an accessory dwelling unit. Any additional occupant vehicles shall be parked off street in City Code compliant parking areas. On-street parking may be utilized in compliance with the current parking limitations outlined in the Bountiful Traffic Code regarding on-street parking.*

There is no evidence of parking requirements in 1930, when the principal unit was constructed. By the time parking standards were adopted in 1955, the property was zoned Residential R-2A, which required one parking space for the principal unit. Accordingly, the current requirement is one (1) off-street parking space for the principal dwelling unit and one (1) additional space for the ADU, for a total of two (2) off-street parking spaces. The site plan demonstrates that sufficient off-street parking is provided to accommodate both the principal unit and the proposed ADU (See Attachment 1).

11. *Shall be at least three hundred fifty (350) square feet in size and shall not exceed one thousand two hundred fifty (1,250) square feet.*

The proposed ADU is 1,177 square feet (See Attachment 1).

12. *Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.*

According to Davis County Assessor's Office online records, the lot area is .40 acres, which equates to 17,424 square feet.

13. *Shall be configured so that any exterior doors, stairs, windows, or similar features are located as far away from adjoining properties as is reasonably possible to provide privacy to those properties.*

Based on the ADU's location and the placement of its windows and doors relative to surrounding properties, Staff does not anticipate any privacy impacts. The south elevation, which is nearest to the adjoining property, contains no doorways, and all windows are located on the first floor. The proposed ADU has a minimum setback of five (5) feet from the adjacent property line to the south, and the windows facing the adjacent property are limited to a maximum size of four feet by two feet (4' x 2') (see Attachments 1 and 4).

14. *Shall meet all the setbacks required of an accessory structure.*

See item (b) below, under **Standard Height and Setbacks**, of Section 14-4-105(J)(2)

15. *Shall be located behind the front building line of the principal unit.*

The proposed ADU is approximately 76 feet behind the front building line of the principal unit (see Attachment 1).

16. *The separate entrance of the accessory dwelling unit may be visible from the front or corner lot side yard based on proximity and appropriate mitigation.*

The entrance of the proposed detached ADU is located completely behind the existing single-family dwelling and is approximately 138 feet from the front property line (See Attachment 1).

**Section II - Accessory Structure Conditional Use Compliance**

Staff reviewed the submitted application and finds that the proposed accessory structure complies with Bountiful City Land Use Code Section 14-4-105(J)(2) (shown below in italics). Staff findings are shown as underlined text.

a. *The total footprint of any and all accessory structures shall not exceed fifteen percent (15%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.*

The lot is 17,424 square feet. Fifteen percent (15%) of the lot is 2,613 square feet. The proposed ADU is approximately 1,177 square feet. The total footprint of all existing and proposed accessory structures is 1,177 square feet. **Complies** (see Attachment 1).

b. *An accessory structure shall comply with the following **Standard Height and Setbacks**:*

<u>Height</u>	<u>Standard</u>	<u>Proposed</u>
Maximum Height	20 feet	14.5 feet, <b>complies</b>
Maximum Sidewall Height	15 feet	North Elevation - 8 feet South Elevation - 8 feet East Elevation – 14.5 feet West Elevation – 14.5 feet <b>Complies</b>

The proposed ADU meets the Reduced Setback requirements, found in §14-4-105(J)(b)(i) which states that the ADU must be at least 10 feet behind the front building line of the primary structure. It will be approximately 76 feet behind the front building line. The Reduced Setback standards are:

<u>Setback</u>	<u>Minimum</u>	<u>Proposed</u>
Left Side	3 feet	5 feet (approx.), <b>complies</b>
Right Side		46 feet, <b>complies</b>
Rear		58 feet, <b>complies</b>

c. *An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys and any other protrusion on either the accessory building or the primary structure.*

The accessory structure is located approximately 15 feet from the primary structure (See Attachment 1).

- d. *No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any primary dwelling on an adjacent property.*

Based on aerial photography, the existing accessory structure complies with this standard.

- e. *The eaves of an accessory structure shall be setback at least one (1) foot from any property line.*

Complies (See Attachment 5).

- f. *An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.*

Based on the distance from all property lines, the ADU will not impact roof runoff onto adjacent properties.

- g. *An accessory structure shall meet all applicable provisions of the International Building Code.*

The proposed ADU will comply with all applicable building codes.

- h. *An accessory structure shall not encroach on any easements, recorded or otherwise.*

The proposed structure does not encroach on any easements (see Attachment 1).

- i. *Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.*

The applicant has indicated that the existing driveway will be removed and replaced with a new concrete driveway that will provide access to a proposed two-car garage attached to the proposed ADU (Attachment 1).

Section III - CUP Mitigation. Staff reviewed the submitted application and finds that the proposed detached ADU is mitigated, as conditioned, based on Land Use Code § 14-2-506(C) (shown below in italics). Staff findings for mitigation are shown as underlined text.

- A. *A conditional use permit shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards.*
- B. *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal, or if the imposition of reasonable conditions to*

*achieve compliance with applicable standards is not possible, the conditional use permit request may be denied.*

*C. Standards applicable to conditional uses include all the requirements of this Title, and consideration of the following:*

*1. The location of the proposed use in relationship to other existing uses in the general vicinity.*

The proposed ADU is designed to reduce visual impact, maintain privacy for adjacent properties, and enhance the property's overall appearance.

*2. The effects of the proposed use and/or accompanying improvements on existing developments in the general vicinity;*

See "Significant Impacts" comment below.

*3. The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping which are in harmony with the area.*

The materials being used for the walls of the proposed ADU include white LP siding, which is consistent with the aesthetics of the neighborhood character (see Attachments 3 and 5).

#### Section IV - Accessibility

The proposed driveway will provide a direct path from the front yard to a concrete walkway that will lead to the proposed ADU (see Attachment 1).

#### **Department Review**

This staff report was written by the Planning Technician and reviewed by the Senior Planner.

#### **Significant Impacts**

There are no significant impacts anticipated from the proposed detached ADU. The structure complies with applicable standards for height, setbacks, and design, and is compatible with surrounding residential development. See Background section for information regarding construction phasing of ADU.

#### **Recommendation**

Staff recommends that the Administrative Committee review the request, conduct a public hearing, and approve the Conditional Use Permit allowing a detached accessory dwelling unit at 1073 N 200 W.

1. The accessory dwelling unit shall meet all the standards in Section 14-14-124 of the Bountiful City Land Use Code, including, but not limited to, the following:

- a. The owner(s) of the property shall continually occupy either the principal dwelling or the accessory dwelling unit.
- b. The property shall be used only as a single-family dwelling with a detached accessory dwelling unit and shall be subject to a recorded deed restriction.
- c. There shall be no separate utility meter or service connections for the accessory dwelling unit.
- d. The applicant shall complete and record the ADU deed restriction prior to submitting a building permit application.
- e. The applicant shall apply separately for a building permit, which shall be reviewed and inspected by City Staff.

**Attachments**

1. Site Plan
2. Architectural Plan Set



Next Title: Home  
 4190 S Highland Drive, S4A 114  
 Millis, MA 02046  
 felix.guzman@next-title.com

DATE: 1/06/26  
 PROJECT #: 2026-02  
 DRAWN BY: PFG  
 CHECKED BY: PFG

**PROJECT**

**HANSEN ADU**

**REVISIONS**

1073 N 200 W,  
 Bountiful, UT 84010

ARCHITECTURAL  
 ARCHITECTURAL  
 SITE PLAN

**A0**

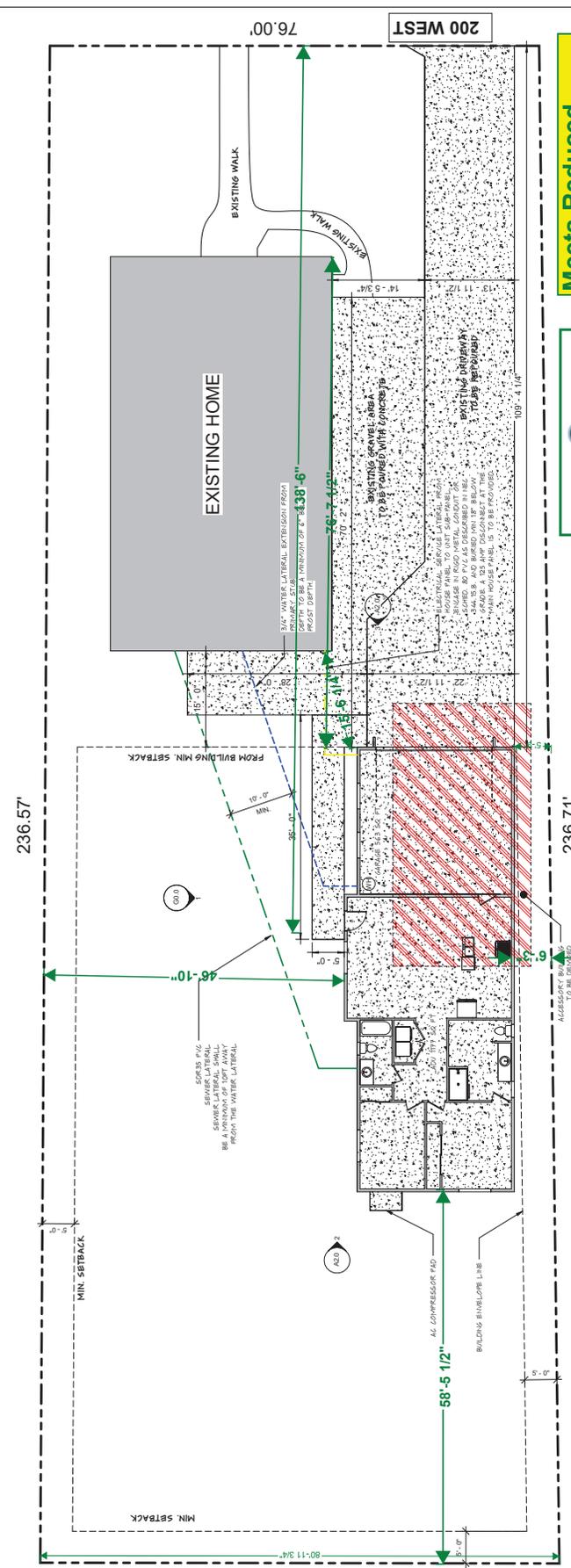
**AREA COVERAGE**  
 LOT AREA - 18,894 SF  
 EXISTING HOUSE FOOTPRINT - 2,122 SF  
 PROPOSED ADU FOOTPRINT - 1,740 SF  
 NEW COVERAGE ADDED - 1,740 SF  
 TOTAL COVERAGE 3,862 SF  
 TOTAL % COVERAGE 20.77%

**UTILITIES FOR ADU**  
**ELECTRIC** - CONNECT ADU SUB-PANEL TO EXISTING SERVICE AS SHOWN  
**WATER** - CONNECT ADU WATER SUPPLY TO EXISTING WATER STUB BEHIND EXISTING HOME AS SHOWN (FIELD VERIFY LOCATION)  
**SEWER** - CONNECT ADU SEWER BEHIND EXISTING HOME TO INCLUDE CLEAN-OUT AS REQUIRED

**UTILITY NOTES:**  
 UTILITIES ARE TO EXTEND FROM PRIMARY UTILITIES, NO SEPARATE METERS ALLOWED.  
 UTILITIES, A SEPARATION OF 12 INCHES IS REQUIRED BETWEEN ELECTRIC AND WATER LINES AND A SEPARATION OF 24 INCHES IS REQUIRED BETWEEN WATER AND SEWER TRENCHES ARE TO BE SPACED BY A MINIMUM OF 5 FEET OF UN-DISTURBED BARTH. IF THEY ARE REQUIRED TO RUN IN THE SAME TRENCH, REQUIREMENTS FROM PLUMBING CODE SECTION 603.2 ARE TO BE MET.

- SITE NOTES:**
- BEFORE CONSTRUCTION BEGINS, BUILDER IS TO OBTAIN DIMENSIONS AGAINST SITE PLAN DIMENSIONS.
  - COORDINATE, PROVIDE AND INSTALL WITH SEWER, WATER, GAS AND OWNER UNDERGROUND GAS AND WATER LINES TO UTILITY MAINS. LICENSED PROFESSIONAL ENGINEER.
  - PROPER DRAINAGE SHALL BE PROVIDED BY A LICENSED PROFESSIONAL ENGINEER.
  - DRAINAGE SHALL HAVE A MINIMUM SLOPE OF 5% AWAY FROM BUILDING FOR A MINIMUM OF 10'-0" IN ALL AREAS PREVIOUS AND IMPROVING INCLUDING CONCRETE SURFACES.
  - ANY SLOPE SHALL NOT BE GREATER THAN 1 VERTICAL UNIT FOR EVERY 2 HORIZONTAL UNITS. ALL LOCAL CODES SHALL BE MET. ANY GREATER SLOPE SHALL BE RETAINED AND DESIGNED BY A PROFESSIONAL.
  - HOMS SHALL BE STACKED BY A PROFESSIONAL SURVEYOR TO INSURE ACCURACY OF FOUNDATION.
- LEGEND**  
 PROPERTY LINE

- THIS SITE LAYOUT PLAN IS PRESENTED FOR INFORMATIONAL PURPOSES OF BUILDING LOCATION ONLY AND SHALL NOT BE VIEWED AS A SURVEY, LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, DRAINAGE PLAN, OR UTILITY / CIVIL ENGINEERED PLAN.
- ALL BOUNDARY, SETBACK, BASEMENT, UTILITY AND EXISTING PERMANENT OBJECT INFORMATION AS SHOWN WAS SUPPLIED TO FEFRANK DESIGNS, LLC VIA ARCADIS PUBLIC PARCELS MAP SERVER. PLEASE REFER TO A COMPLETED SURVEY MAP FOR ALL SURVEY DATA, TREE LOCATION & FINISHED FLOOR INFORMATION.
- IF THE HOME'S INTERIOR FINISHED FLOOR ELEVATION, SURVEY OR TOPOGRAPHY, LANDSCAPE SITE PLAN, IRRIGATION PLAN, PAVING PLAN, GRADING PLAN, DRAINAGE PLAN, OR UTILITY / CIVIL ENGINEERED PLAN IS REQUIRED BY THE A.I.C.C., IT SHALL BE PROVIDED BY OTHERS AS A SEPARATE ATTACHMENT TO THE PERMIT PLAN SET PACKAGE AND SHALL BE REVIEWED AND APPROVED BY THE PROJECT DESIGNER OF RECORD PRIOR TO PERMIT SUBMISSION AND INSTALLATION.
- ANY SIDEWALKS OR CURBS DISTURBED BY THE WORK SHALL BE RESTORED TO THE ORIGINAL STRUCTURES. SIDEWALK PANELS SHALL BE RESTORED TO PULL PANEL WIDTHS AND LENGTHS (DEFINED BY EDGES OF THE SIDEWALK AND THE NEAREST CONTROL JOINTS OR EXPANSION JOINTS). PARTIAL PATCHING OF SIDEWALKS SHALL NOT BE ACCEPTABLE. PAVEMENT FINISHES, THICKNESSES AND GRABES SHALL MATCH THE EXISTING SIDEWALK.
- DIMENSIONS AS SHOWN ARE FROM BUILDING CORNERS TO THEIR RESPECTIVE PERPENDICULAR LOCATIONS ALONG THE BOUNDARY LINES.
- PROPOSED FENCES AND/OR GATES ARE NOT SHOWN AND SHALL BE PROVIDED AND SUBMITTED BY OTHERS, WHEN APPLICABLE.
- CONTRACTOR TO VERIFY THAT EROSION AND SEDIMENTATION CONTROL FOR THE CONSTRUCTION SITE IS DONE FOLLOWING THE BEST MANAGEMENT PRACTICES DESCRIBED IN THE CITY REQUIREMENTS.
- ALL PLANTS, TURFGRASS AND TREE SPECIES AND TYPES SHALL BE CHOSEN BY THE OWNER.



**Meets Reduced Setback Requirements Land Use Code 14-4-105 (J)(2)(b)(i)**

Reviewed by Planning Department  
 Rachel Coleman, Planning Technician  
 03/05/2026 1:24:01 PM  
 See yellow box for planning review notes

Reviewed by Planning Department  
 Rachel Coleman, Planning Technician  
 03/04/2026 2:54:39 PM

ARCHITECTURAL SITE PLAN  
 SCALE: 1/8" = 1'-0"



Next Step Homes  
 4190 S Highland Drive, Ste 114  
 Miller Creek, UT 84124  
 felix.guzman@next-step-homes.com

DATE: 1/06/26  
 PROJECT #: 2026-02  
 DRAWN BY: PFG  
 CHECKED BY: PFG

PROJECT

# HANSEN ADU

REVISIONS

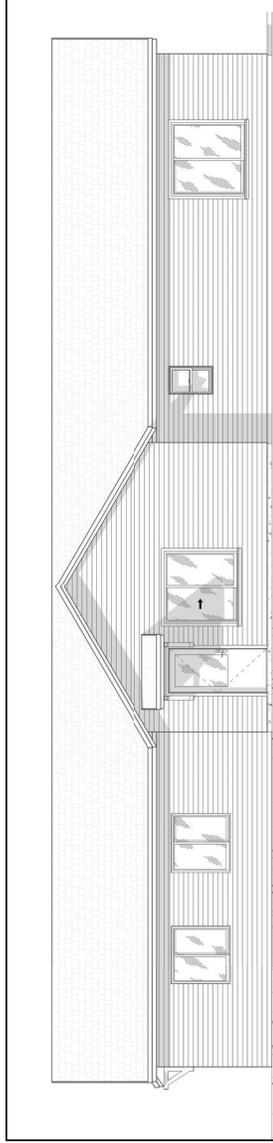
1073 N 200 W,  
 Bountiful, UT 84010

ARCHITECTURAL

COVER

60.0

## HANSEN ADU 1073 N 200 W, BOUNTIFUL, UT 84010 01/27/2026



**Reviewed by Planning Department**  
 Rachel Coleman, Planning Technician  
 03/05/2026 1:19:40 PM  
 See yellow box for planning review notes

See pages 3, 4, and 7 for notes.

### GENERAL NOTES

WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS PROCESS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE EXECUTION OF WORK AND IMMEDIATELY REPORT ANY ERRORS TO THE OWNER AND ARCHITECT.

UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE CONTRACT DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE.

ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER/ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2015 INTERNATIONAL RESIDENTIAL CODE, COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY THE GENERAL CONTRACTOR.

NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED.

### BUILDING INFORMATION

OWNER: TINA HANSEN  
 BUILDER: JIM SANDERS 385-363-9253  
 DESIGNER: FELIX GUZMAN 385-209-5213  
 ENGINEER: BRIAN JOHNSON 385-254-2704

1,748 SQ. FT.

### DRAWING INDEX

ARCHITECTURAL  
 60.0 COVER  
 ARCHITECTURAL  
 AD ARCHITECTURAL SITE PLAN  
 ARCHITECTURAL  
 A1.0 MAIN LEVEL FLOOR PLAN  
 A2.0 ELEVATIONS  
 A3.0 SECTION & PERSPECTIVE VIEWS  
 A4.0 ELECTRICAL PLAN  
 A5.0 PRODUCT SPEC





Next Ty Homes  
 4190 S Highland Drive, S# 114  
 Mill Creek, UT 84124  
 felix.gardner@nexttyhomes.com

DATE: 1/06/26  
 PROJECT #: 2026-02  
 DRAWN BY: PFG  
 CHECKED BY: PFG

**PROJECT**

**HANSEN ADU**

**REVISIONS**

1073 N 200 W,  
 Bountiful, UT 84010

**ARCHITECTURAL**  
**MAIN LEVEL FLOOR**  
**PLAN**

**A1.0**

**FIRE PROTECTION NOTES:**

1. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS REQUIRING TYPE 'X' GYPSUM BOARD ON SUPPORTING WALLS, UNDER STAIR STAIRCASE, AND AIR SOFFITS.
2. FIRE BLOCKING AS REQUIRED BY IRC 302.11 FOR STUD WALLS, CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, BETWEEN STAIR STRINGERS, PENETRATIONS AT CEILING AND FLOOR LEVELS, AND CHIMNEYS. SEE CODE SECTION FOR DETAILS.

**PLUMBING NOTES:**

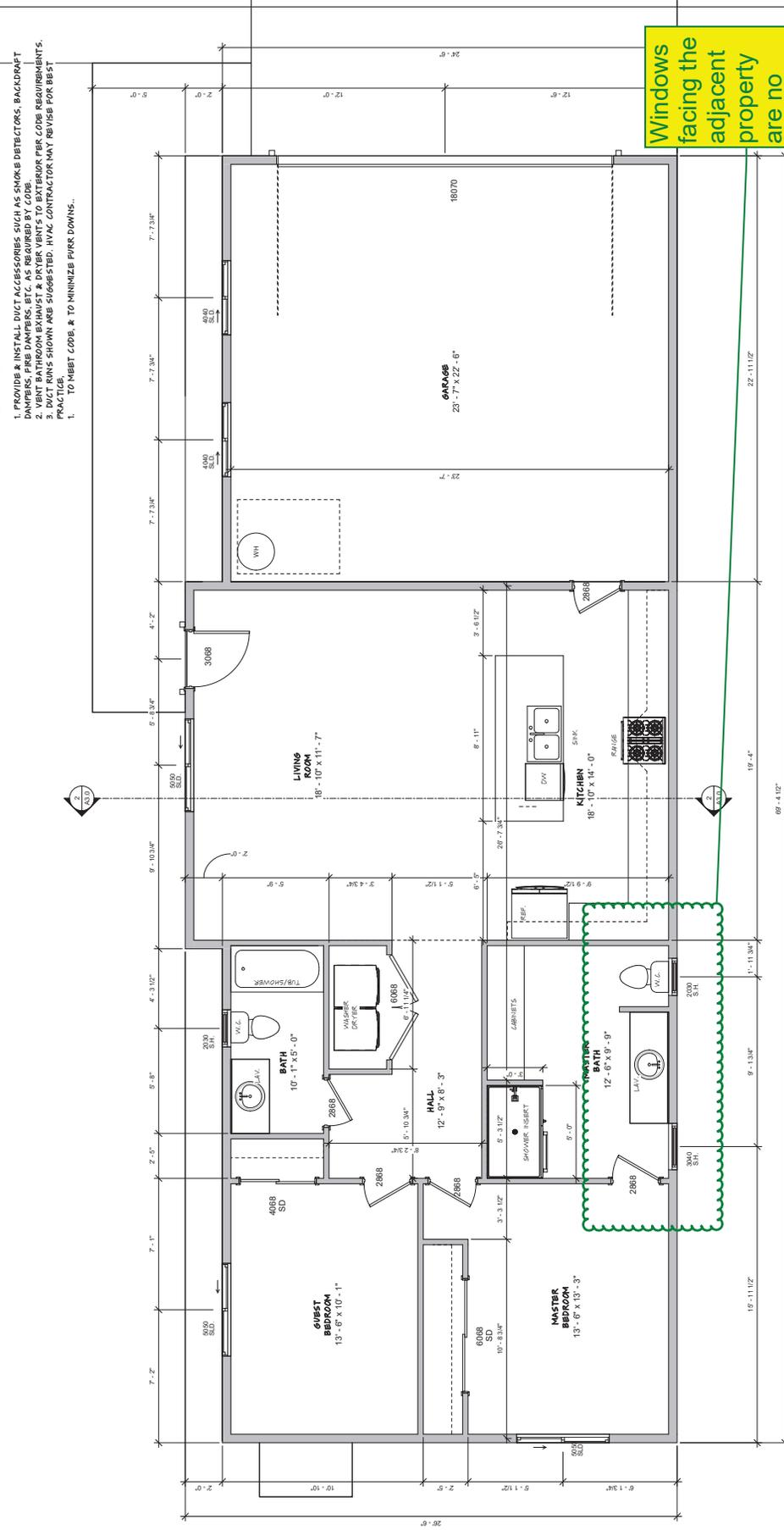
1. PIPES REQUIRING GYPSON PANELS, REQUIRED IN TUB AND SHOWER WALLS, OR OTHER MATERIALS, AS APPROVED BY CODE, FINISH WITH TILE OR OTHER WATERPROOF COVERING.
2. HOT WATER SUPPLIED TO BATHTUBS AND WHEELPOOL TUBS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120 F BY A WATER TEMPERATURE LIMITING DEVICE.
3. WATER SUPPLY TO SINKS AND TOILETS SHALL BE LIMITED TO 120 F.
4. USE PEX-A (APPROPRIATE TYPE AND RATING) FOR WATER LINES, WHERE WATER LINES OCCUR WITHIN THE SLAB. INSTALL WITH CONDIT SLEEVE PER IPC C-102.

**MECHANICAL NOTES:**

1. PROVIDE & INSTALL DUCT ACCESSORIES SUCH AS SMOKE DETECTORS, BACKDRAFT DAMPERS, FIRE DAMPERS, ETC. AS REQUIRED BY CODE.
2. VENT BATHROOM EXHAUST & DRYER VENTS TO EXTERIOR PER CODE REQUIREMENTS.
3. DUCT RUNS SHOWN ARE SUGGESTED. HVAC CONTRACTOR MAY REVISE FOR BEST PRACTICES.
1. TO MEET CODE, & TO MINIMIZE PURK DOWNS.

DOOR SCHEDULE			
Type Mark	Type Comments	Rough Width	Rough Height
2868		2' - 8"	6' - 9"
3068		3' - 2"	6' - 9"
4068 SD	SLIDER	4' - 2"	6' - 9"
6068	DEL DR.	6' - 2"	6' - 9"
6068 SD	SLIDER	6' - 2"	6' - 9"
18070	GARAGE DR.	18' - 2"	7' - 1"

WINDOW SCHEDULE			
Type Mark	Type Comments	Rough Width	Rough Height
2030	S.H.	3' - 1"	2
3040	S.H.	2' - 7"	1
4040	SLD.	4' - 0 1/2"	2
5050	SLD.	5' - 0 1/2"	3



Windows facing the adjacent property are no more than 4'x2'.

1 FLOOR PLAN  
 A1.0 SCALE: 3/8" = 1'-0"



Next Try Homes  
 4190 S Highland Drive, S# 114  
 Mill Creek, UT 84124  
 felix.gardner@next-tryhomes.com

DATE: 1/06/26  
 PROJECT #: 2026-02  
 DRAWN BY: PFG  
 CHECKED BY: PFG

**PROJECT**

**HANSEN ADU**

**REVISIONS**

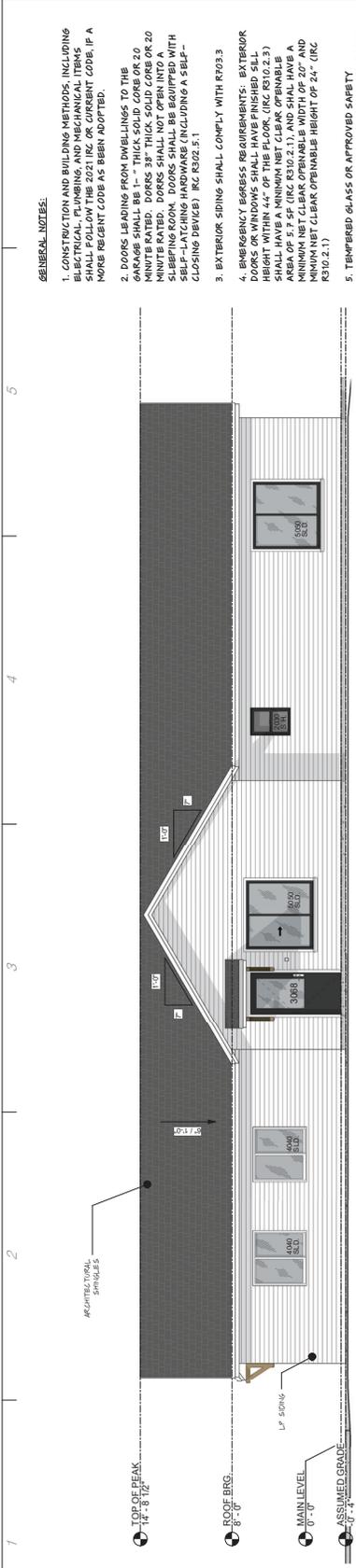
1073 N 200 W,  
 Bountiful, UT 84010

**ARCHITECTURAL  
 ELEVATIONS**

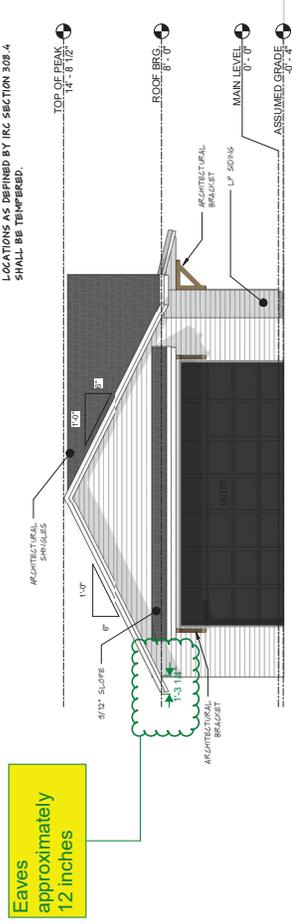
**A2.0**

**GENERAL NOTES:**

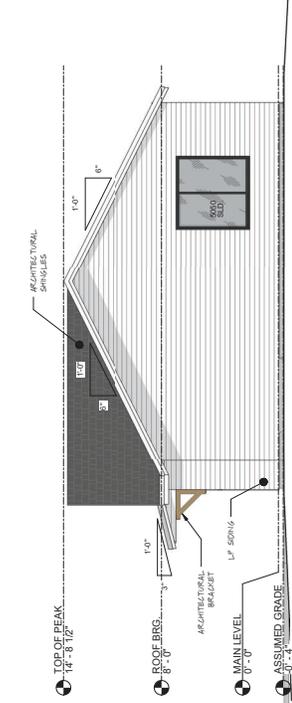
1. CONSTRUCTION AND BUILDING METHODS, INCLUDING ELECTRICAL, PLUMBING, AND MECHANICAL ITEMS SHALL FOLLOW THE 2021 IRC OR CURRENT CODE, IF A MORE RECENT CODE HAS BEEN ADOPTED.
2. DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1" THICK SOLID CORE OR 20 MINUTE RATED. DOORS SHALL NOT OPEN INTO A SLEEPING ROOM. DOORS SHALL BE EQUIPPED WITH CLOSING DEVICES (IRC R302.5.1)
3. EXTERIOR SIDING SHALL COMPLY WITH R303.3
4. BARRIER FREE REQUIREMENTS: EXTERIOR DOORS OR WINDOWS SHALL HAVE FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR (IRC R310.2.3) SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF (IRC R302.2.1), AND SHALL HAVE A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" (IRC R310.2.1)
5. TEMPERED GLASS OR IMPROVED SAFETY GLAZING IS REQUIRED ON ALL GLASS IN HAZARDOUS LOCATIONS AS STIPULATED IN IRC R308.4.
6. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL223. IRC R308.4.
7. SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE CONCRETE WITH A MINIMUM FINISH FIBER FOR HEATED SLABS. SEE SECTION 402.2.7
8. ALL WINDOWS/GLASS WITHIN HAZARDOUS LOCATIONS AS DEFINED BY IRC SECTION 308.4 SHALL BE TEMPERED.



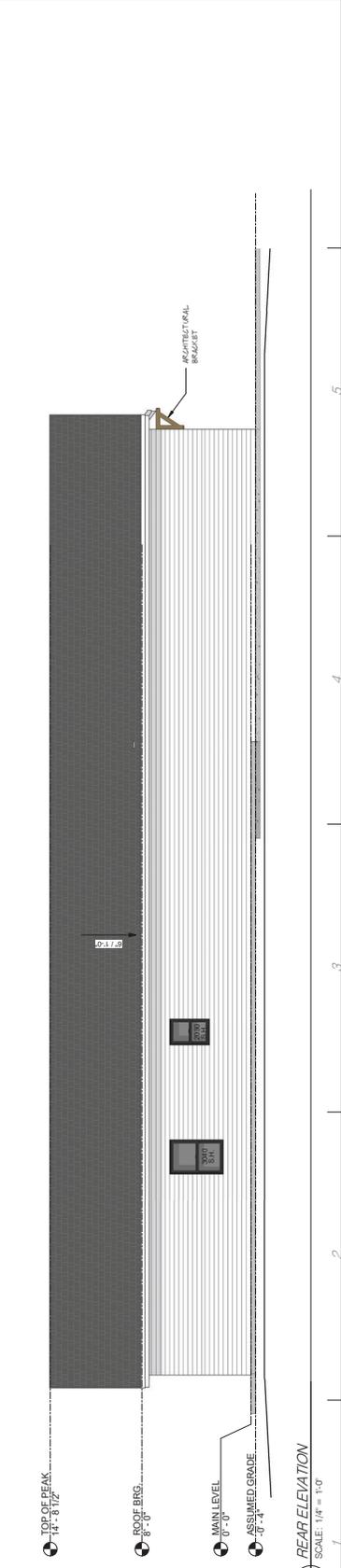
1. FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



3. RIGHT ELEVATION  
 SCALE: 1/4" = 1'-0"



2. LEFT ELEVATION  
 SCALE: 1/4" = 1'-0"



4. REAR ELEVATION  
 SCALE: 1/4" = 1'-0"



Next Ty Homes  
 4190 S Highland Drive, Ste 114  
 Mill Creek, UT 84124  
 felix.guzman@nexttyhomes.com

DATE: 1/06/26  
 PROJECT #: 2026-02  
 DRAWN BY: Author  
 CHECKED BY: Checker

**PROJECT**

**HANSEN ADU**

**REVISIONS**

1073 N 200 W,  
 Bountiful, UT 84010

**ARCHITECTURAL SECTION & PERSPECTIVE VIEWS**

**A3.0**

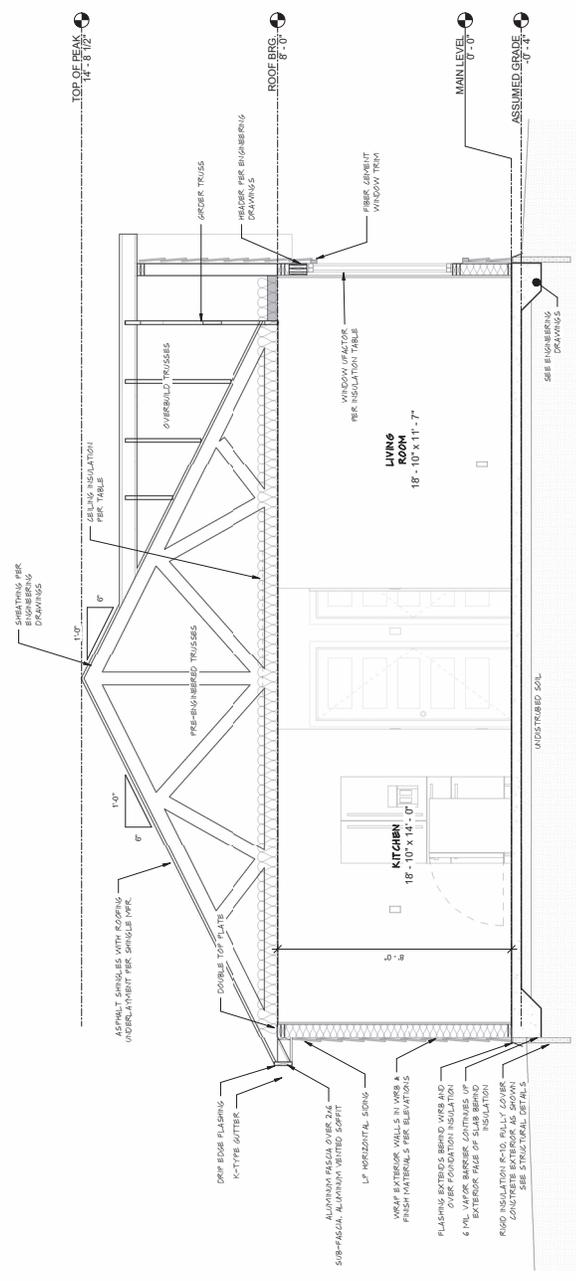
**INSULATION & FENESTRATION - IRC M1102.1.3 (R402.1.3) - CLIMATE ZONE 5**

COMPONENT	REQUIREMENT
WINDOWS (VERTICAL FENESTRATION)	U-FACTOR ≤ 0.32
SKYLIGHTS	U-FACTOR ≤ 0.32
GLAZED FENESTRATION SHGC	NR (NO REQUIREMENT)
CEILING / ATTIC	R-49 (SEE NOTE 1)
WOOD-FRAME ABOVE-GRADE WALLS	ONE OF THE FOLLOWING: • R-20 CAVITY, OR • R-13 CAVITY + R-10 CONTINUOUS (C), OR • R-20 CONTINUOUS (C) ONLY
SLAB-ON-GRADE (UNHEATED) VERTICAL/PERIMETER	R-10 CONTINUOUS (C), 4 FT

**NOTES:**  
 1) WHERE R-60 IS REQUIRED, INSTALLING R-49 OVER 100% OF THE CEILING AREA SATISFIES THE CEILING REQUIREMENT (R402.1.3) (SEE GUIDANCE).  
 2) FOR "X" VALUES ON MASS, BASEMENT, AND CRAWL WALLS: USE THE FIRST VALUE WHEN THE SECOND VALUE WHEN >60% IS ON THE INTERIOR CAVITY. "CI" = CONTINUOUS INSULATION.  
 3) R-VALUES ARE MINIMUMS; U-FACTORS AND SHGC ARE MAXIMUMS.  
 4) ALL INSULATION SHALL BE INSTALLED AS COMPLIANT WITH THE "WOOD-FRAME WALL R-VALUE" COLUMN IN CZ 5 WHEN INSTALLED IN THE CAVITY (UTAH CODE 15A-3-203; IRC TABLE M1102.1.3 FOOTNOTE J). VERIFY WITH AHJ IF USING THIS OPTION.



1 FRONT VIEW 2  
 A3.0 SCALE: 1/2" = 1'-0"



2 OVERALL SECTION  
 A3.0 SCALE: 1/2" = 1'-0"



Next Step Homes  
 4190 S Highland Drive, S#4 114  
 Mill Creek, VT 04124  
 felix.guzman@next-stephomes.com

DATE: 1/06/26  
 PROJECT #: 2026-02  
 DRAWN BY: PFG  
 CHECKED BY: PFG

**PROJECT**

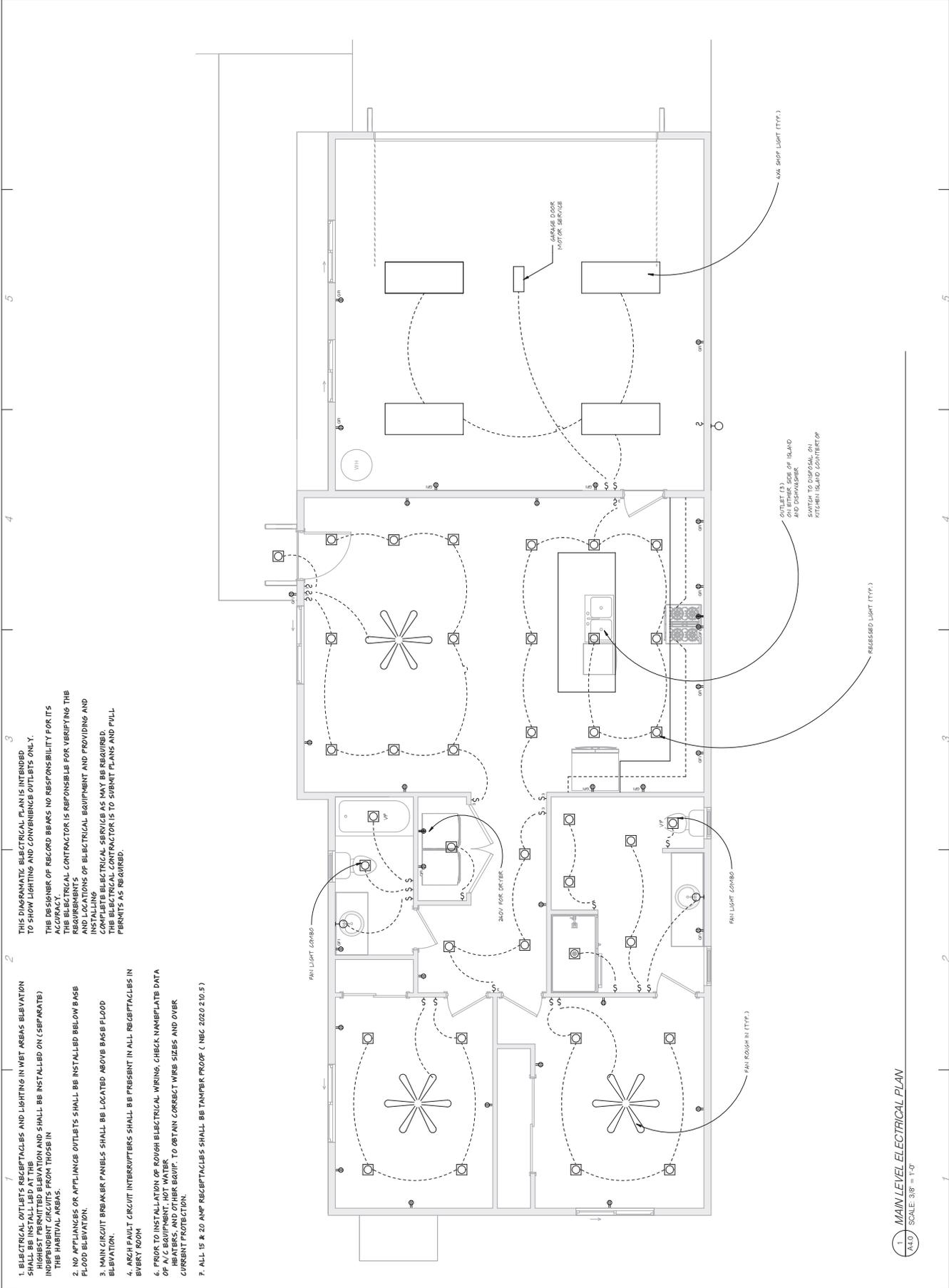
**HANSEN ADU**

**REVISIONS**

1073 N 200 W,  
 Bountiful, UT 84010

**ARCHITECTURAL  
 ELECTRICAL PLAN**

**A4.0**



THIS DIAGRAMATIC ELECTRICAL PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. THE DESIGNER OF RECORD BEARS NO RESPONSIBILITY FOR ITS ACCURACY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE REQUIREMENTS OF ELECTRICAL EQUIPMENT AND PROVIDING AND INSTALLING THE EQUIPMENT. THE ELECTRICAL CONTRACTOR IS TO SUBMIT PLANS AND PULL PERMITS AS REQUIRED.

1. ELECTRICAL OUTLETS, RECEPTACLES AND LIGHTING IN WET AREAS ELEVATION SHALL BE INSTALLED AT THE HIGHER PERMITTED ELEVATION AND SHALL BE INSTALLED ON (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN THE HABITUAL AREAS.
2. NO APPLIANCE OR AFFLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION.
3. MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION.
4. AREA BUILT CIRCUIT INTERRUPTERS SHALL BE PRESENT IN ALL RECEPTACLES IN BULKY ROOM.
5. PRIOR TO INSTALLATION OF ROUGH ELECTRICAL WIRING, CHECK NAMEPLATE DATA OF A/C EQUIPMENT, HOT WATER HEATER EQUIP. TO OBTAIN CORRECT WIRE SIZES AND OVER CURRENT PROTECTION.
7. ALL 15 & 20 AMP RECEPTACLES SHALL BE TAMPER PROOF ( NEC 2020.210.5 )

1. MAIN LEVEL ELECTRICAL PLAN  
 A4.0 SCALE: 3/8" = 1'-0"



Next Tiny Homes, 5th 114  
 4199 S Hill Road, UT 84124  
 felix.guzman@next-tinyhomes.com  
 DATE: 1/06/23  
 PROJECT #: 2026-02  
 DRAWN BY: PFG  
 CHECKED BY: PFG

PROJECT

HANSEN ADU

REVISIONS

1079 N 200 W,  
 Bountiful, UT 84010

ARCHITECTURAL  
 PRODUCT SPEC

A5.0

Category	Unit Type	Unit Name	Image	Dimensions
Electrical	Panel	Homeline Square D		14.25" Wide, 20.91" Tall, 3.47" Thick
	Breakers	Homeline Square D		N/A
	Outlets	Leviton (decors)		N/A
	Switches	Leviton (decors)		N/A
	Cin Lights	HALO 6" LED		6"
	Recreative Lighting	LED LED		
Plumbing	Water Heater	Rheem Performance 40 gallon electric water heater		20" Wide-48" Tall
	Shower Insert	Sterling Virell Shower Insert		60 in. x 34 in
	Toilets	Project Source Pro-Flush (MT-803PR) or equivalent.		31 in x 27 in
	Vanity Sink	Rectangle shaped porcelain vanity sink		23.625 in. Length X 14.75 in. Width X 7 in. Depth
	Vanity Faucet Kitchen Sink Kitchen Faucet	Vanity Faucet - Specific selection TBD by Owner Kitchen Sink - Specific selection TBD by Owner Kitchen Faucet - Specific selection TBD by Owner	  	
HVAC	Garbage Disposal			N/A
	Shower Head/Handle	Moen Heald/Handle - Specific selection TBD by Owner		
	Ductless Mini-split	Samsung (head(s) or equivalent (BTU to be determined by mechanical contractor)		
	Condenser/Heat Pump	Samsung or equivalent (Cap/Capacity to be determined by mechanical contractor)		
Roofing	Shingles	GAF Timberline HDZ Asphalt Shingles		N/A
	Softie/Fascia	Ply Gem Aluminum soffits/fascia		N/A
Exterior	Siding	LP Siding		3/8 in. x 4 ft. x 8 ft.
	Exterior Doors Door Hardware	Masonite Fiberglas Solid Core Exterior Door (Profile to be selected by owner) Sunetic Hardware (Profile to be selected by owner)		

Exterior material will be white LP Siding.









Nest Tiny Homes  
4190 Nightrider Lane  
Mesa, AZ 85204  
Tel: 480-948-1114  
Email: nesttinyhomes.com

DATE: 02.08.26  
PROJECT #: 2024-001  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]



**PROJECT**

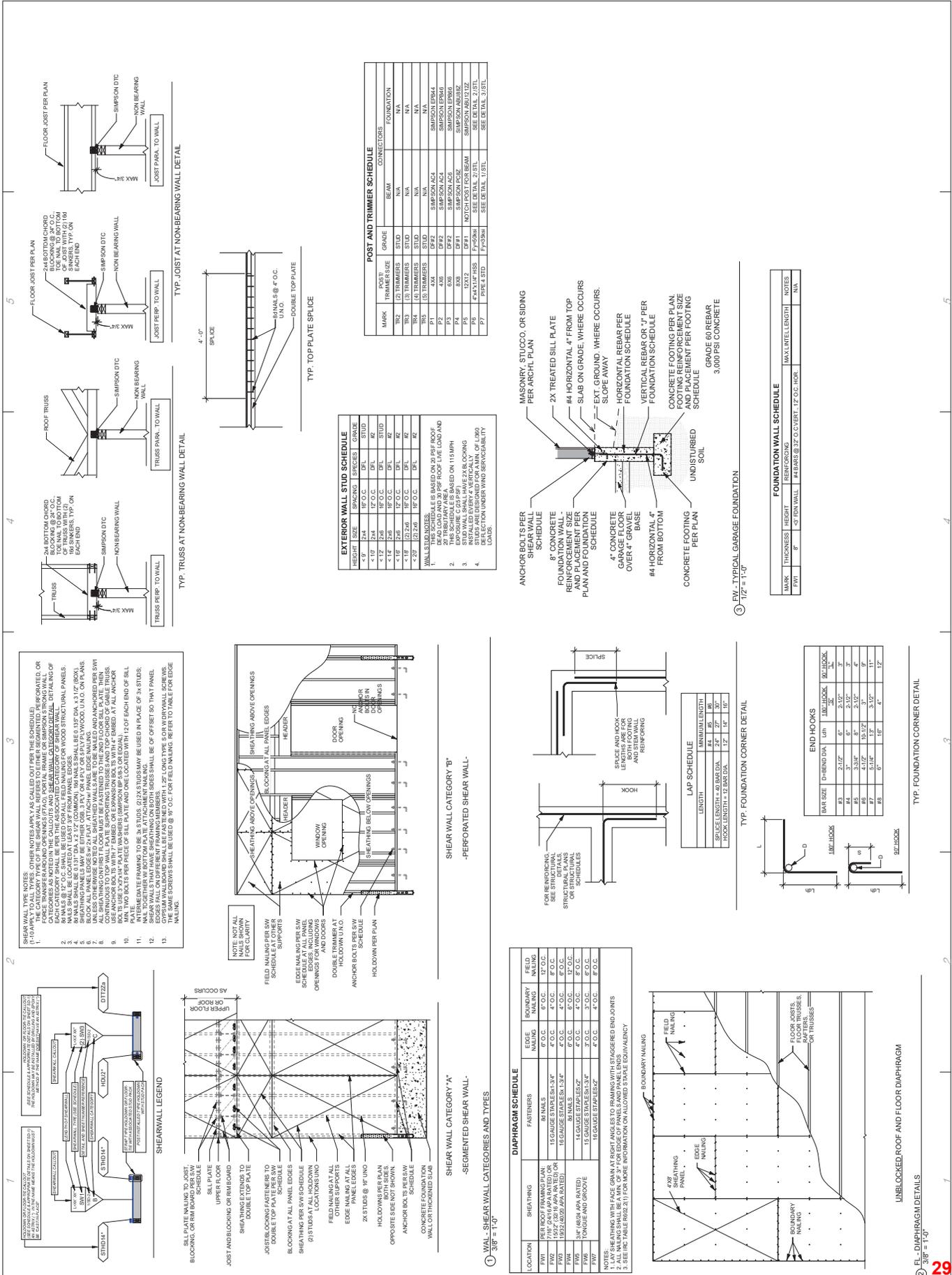
**HANSEN ADU**

**REVISIONS**

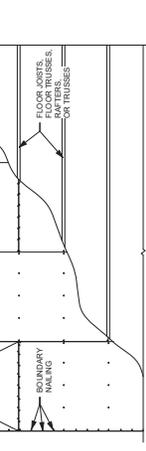
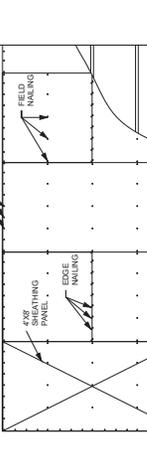
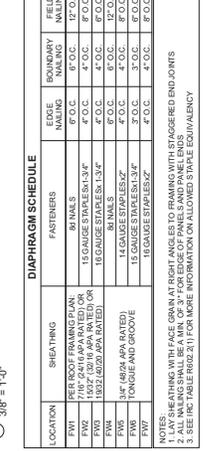
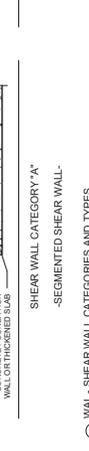
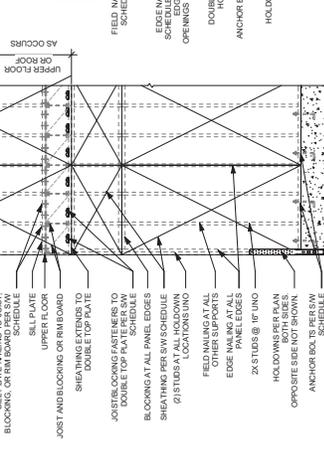
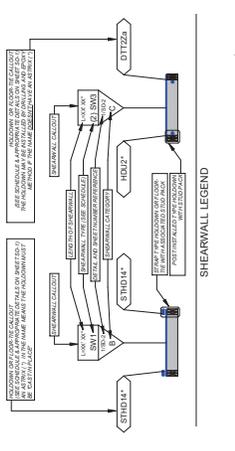
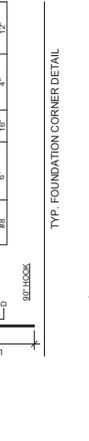
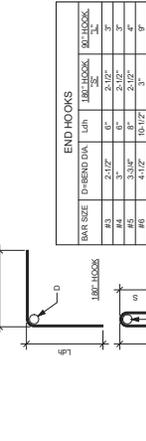
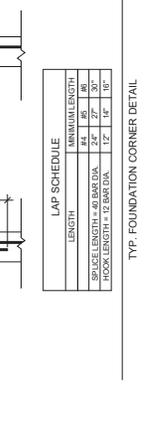
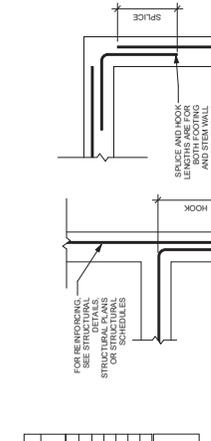
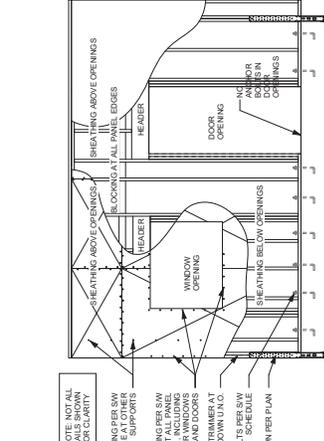
1073 N 200 W  
BOUNTIFUL, UT

STRUCTURAL  
TYP. SHEARWALL &  
GARAGE FOOTING  
DETAILS

**SD-1**



**SHEAR WALL TYPE NOTES**  
OTHER NOTES APPLY AS CALLED OUT PER THE SCHEDULES.  
1. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO FOUNDATION.  
2. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO FLOOR JOISTS.  
3. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO TRUSS ROOF.  
4. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO WALL.  
5. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO CEILING.  
6. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO DOOR.  
7. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO WINDOW.  
8. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO TRUSS.  
9. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO BEAM.  
10. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO COLUMN.  
11. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO POST.  
12. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO BRACE.  
13. 1/4" RAY NAILS SHALL BE USED TO ATTACH SHEARWALL TO RIGGING.



**EXTERIOR WALL STUD SCHEDULE**

HEIGHT	SIZE	SPACING	SPECIES	GRADE
< 9'	2x4	16" O.C.	DPL	STUD
< 10'	2x4	12" O.C.	DPL	STUD
< 11'	2x4	12" O.C.	DPL	STUD
< 12'	2x4	12" O.C.	DPL	STUD
< 13'	2x4	12" O.C.	DPL	STUD
< 14'	2x4	12" O.C.	DPL	STUD
< 15'	2x4	12" O.C.	DPL	STUD
< 16'	2x4	12" O.C.	DPL	STUD
< 17'	2x4	12" O.C.	DPL	STUD
< 18'	2x4	12" O.C.	DPL	STUD
< 19'	2x4	12" O.C.	DPL	STUD
< 20'	2x4	12" O.C.	DPL	STUD
< 21'	2x4	12" O.C.	DPL	STUD
< 22'	2x4	12" O.C.	DPL	STUD
< 23'	2x4	12" O.C.	DPL	STUD
< 24'	2x4	12" O.C.	DPL	STUD
< 25'	2x4	12" O.C.	DPL	STUD
< 26'	2x4	12" O.C.	DPL	STUD
< 27'	2x4	12" O.C.	DPL	STUD
< 28'	2x4	12" O.C.	DPL	STUD
< 29'	2x4	12" O.C.	DPL	STUD
< 30'	2x4	12" O.C.	DPL	STUD

**POST AND TRIMMER SCHEDULE**

MARK	POST	GRADE	CONNECTORS
R1	(2) TRIMMERS	STUD	NA
R2	(2) TRIMMERS	STUD	NA
R3	(2) TRIMMERS	STUD	NA
R4	(2) TRIMMERS	STUD	NA
R5	(2) TRIMMERS	STUD	NA
R6	(2) TRIMMERS	STUD	NA
R7	(2) TRIMMERS	STUD	NA
R8	(2) TRIMMERS	STUD	NA
R9	(2) TRIMMERS	STUD	NA
R10	(2) TRIMMERS	STUD	NA
R11	(2) TRIMMERS	STUD	NA
R12	(2) TRIMMERS	STUD	NA
R13	(2) TRIMMERS	STUD	NA
R14	(2) TRIMMERS	STUD	NA
R15	(2) TRIMMERS	STUD	NA
R16	(2) TRIMMERS	STUD	NA
R17	(2) TRIMMERS	STUD	NA
R18	(2) TRIMMERS	STUD	NA
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R80	(2) TRIMMERS	STUD	NA
R81	(2) TRIMMERS	STUD	NA
R82	(2) TRIMMERS	STUD	NA
R83	(2) TRIMMERS	STUD	NA
R84	(2) TRIMMERS	STUD	NA
R85	(2) TRIMMERS	STUD	NA
R86	(2) TRIMMERS	STUD	NA
R87	(2) TRIMMERS	STUD	NA
R88	(2) TRIMMERS	STUD	NA
R89	(2) TRIMMERS	STUD	NA
R90	(2) TRIMMERS	STUD	NA
R91	(2) TRIMMERS	STUD	NA
R92	(2) TRIMMERS	STUD	NA
R93	(2) TRIMMERS	STUD	NA
R94	(2) TRIMMERS	STUD	NA
R95	(2) TRIMMERS	STUD	NA
R96	(2) TRIMMERS	STUD	NA
R97	(2) TRIMMERS	STUD	NA
R98	(2) TRIMMERS	STUD	NA
R99	(2) TRIMMERS	STUD	NA
R100	(2) TRIMMERS	STUD	NA

**FOUNDATION WALL SCHEDULE**

MARK	THICKNESS	HEIGHT	REINFORCING	NOTES
F1	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F2	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F3	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F4	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F5	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F6	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F7	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F8	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F9	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F10	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F11	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F12	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F13	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F14	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F15	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F16	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
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F68	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
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F79	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F80	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	NA
F81	8"	4'	#4 @ 16" O.C. VERT. 17" O.C. HOR.	



Next Try Homes  
 4190 S Highland Drive, S# 114  
 Mill Creek, UT 84124  
 felix.gustafson@next-tryhomes.com

DATE: 1/06/26  
 PROJECT #: 2026-02  
 DRAWN BY: PFG  
 CHECKED BY: PFG

**PROJECT**

**HANSEN ADU**

**REVISIONS**

1073 N 200 W,  
 Bountiful, UT 84010

**ARCHITECTURAL  
 ELEVATIONS**

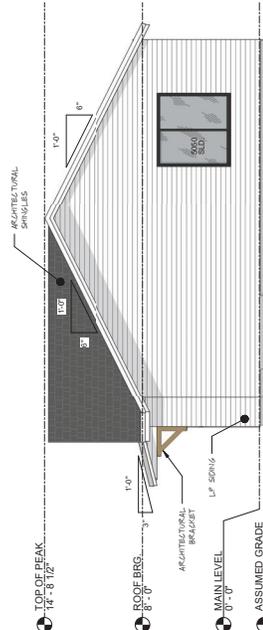
**A2.0**

**GENERAL NOTES:**

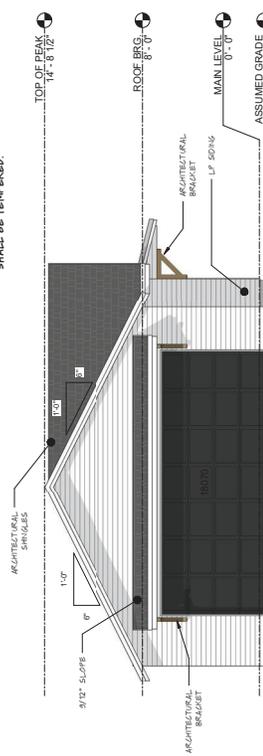
1. CONSTRUCTION AND BUILDING METHODS, INCLUDING ELECTRICAL, PLUMBING, AND MECHANICAL ITEMS SHALL FOLLOW THE 2021 IRC OR CURRENT CODE, IF A MORE RECENT CODE HAS BEEN ADOPTED.
2. DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE 1" THICK SOLID CORE OR 20 MINUTE RATED. DOORS SHALL NOT OPEN INTO A SLEEPING ROOM. DOORS SHALL BE EQUIPPED WITH CLOSING DEVICE) IRC R302.5.1
3. EXTERIOR SIDING SHALL COMPLY WITH R303.3
4. BARRIER FREE REQUIREMENTS: EXTERIOR DOORS OR WINDOWS SHALL HAVE FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR (IRC R302.2.3) SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF (IRC R302.2.1), AND SHALL HAVE A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" (IRC R302.2.1)
5. TEMPERED GLASS OR IMPROVED SAFETY GLAZING IS REQUIRED ON ALL GLASS IN HAZARDOUS LOCATIONS AS STIPULATED IN IRC R308.4.
6. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE TESTED IN ACCORDANCE WITH UL325. IRC R308.4.
7. SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE CONCRETE ON A MINIMUM 4 INCHES THICK FIBER FORTIFIED SLAB. SEE SECTION 402.2.7
8. ALL WINDOWS/GLASS WITHIN HAZARDOUS LOCATIONS AS DEFINED BY IRC SECTION 308.4 SHALL BE TEMPERED.



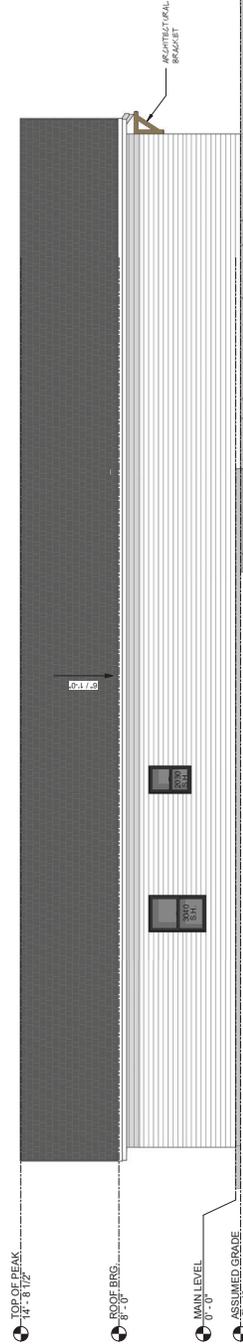
1 FRONT ELEVATION  
 A2.0 SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION  
 A2.0 SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION  
 A2.0 SCALE: 1/4" = 1'-0"



4 REAR ELEVATION  
 A2.0 SCALE: 1/4" = 1'-0"

Reviewed by Planning Department  
 Rachel Coleman, Planning Technician  
 03/05/2026 1:20:42 PM  
 See yellow box for planning review notes

**Meets Standard  
 Height  
 Requirements**  
 Land Use Code 14-4-105(U)(1)(i)

# Administrative Committee Staff Report

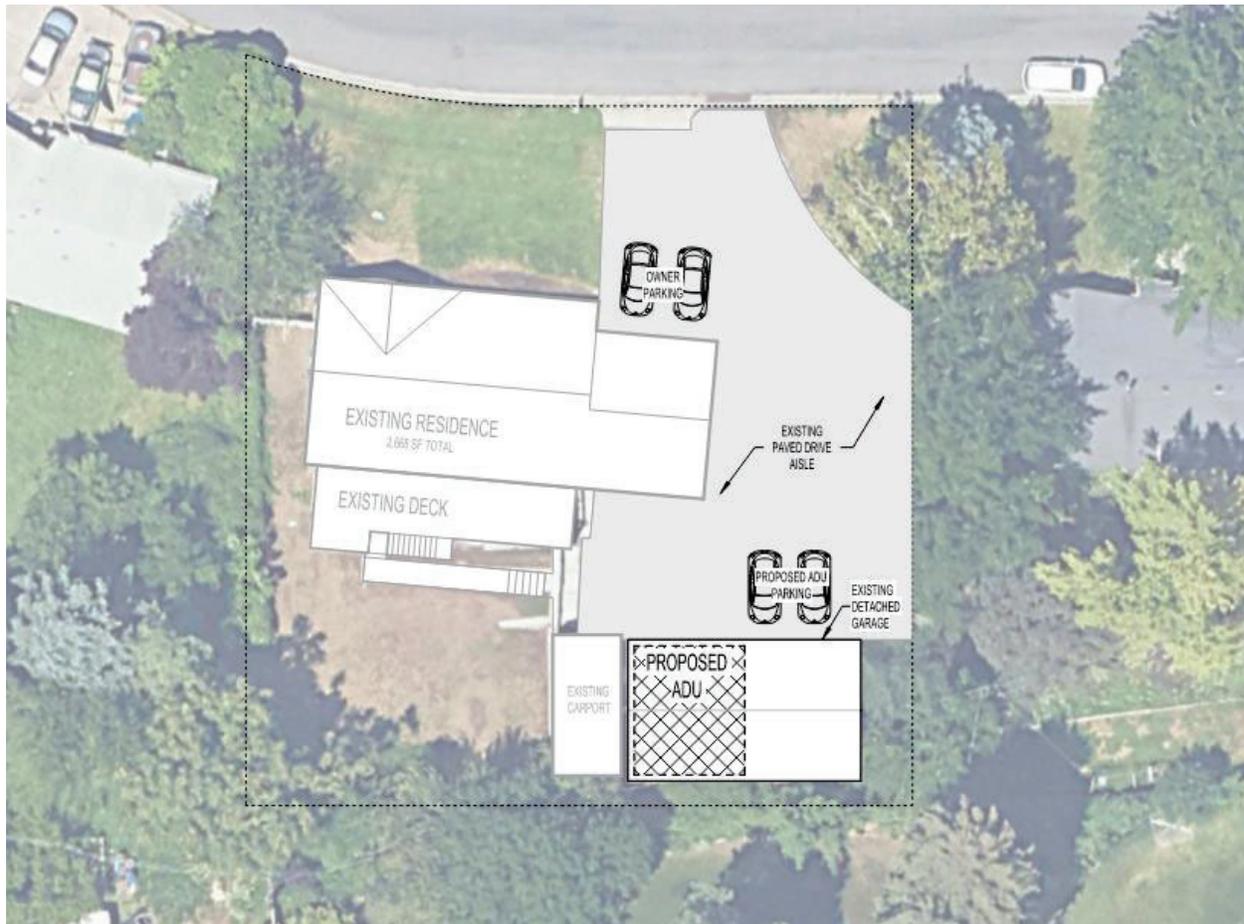


**Subject:** Conditional Use Permit for a Detached Accessory Dwelling Unit at 607 West 3100 South  
**Authors:** Chaz Leech, Assistant Planner  
**Date:** March 16, 2026

---

## Background

The applicant, Adam Coon submitted a Conditional Use Permit (CUP) application for a Detached Accessory Dwelling Unit (DADU) located at **607 West 3100 South**. The applicant proposes to convert an existing detached four (4) car garage into a detached ADU with remaining portion of structure to be used as a two (2) car garage. The site is located in the Single-Family Residential (R-4) subzone. The Bountiful City Administrative Committee reviews CUP applications for detached ADUs. The Bountiful City Land Use Code defines an ADU as “*A self-contained dwelling unit within an owner-occupied single-family residence or in a detached accessory structure located on an owner-occupied property. See Section 14-14-124.*”



## Analysis

Section I - ADU Compliance. Staff reviewed the submitted application and finds that the proposed detached ADU complies with Land Use Code § 14-14-124(C) (below in italics). Staff findings for each standard are shown as underlined text.

1. *Shall be a conditional use only within the Single-Family Residential zone, Residential Multiple (RM) Family Zone, and the Downtown (DN) Mixed Use Zone; and shall not be permitted in any other zone.*

The single-family dwelling is located within the Single-Family Residential (R-4) subzone.

2. *It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.*

The site currently contains a single-family dwelling on a parcel zoned solely for single-family residential buildings.

3. *It is unlawful to reside in, or allow to reside in, an accessory dwelling unit that has not received a conditional use permit or without written authorization from the Bountiful City Planning Department.*

The applicant has submitted a CUP application for this detached ADU in order to be authorized to apply for a building permit to construct the proposed ADU.

4. *A maximum of one (1) accessory dwelling unit shall be permitted on a qualifying lot.*

The applicant has submitted a CUP application for one (1) detached ADU. There are no other existing internal or external ADU's on the proposed site.

5. *It is unlawful to construct, locate, or otherwise situate an accessory dwelling unit on a lot or parcel of land that does not contain a habitable single-family dwelling.*

The site contains an existing single-family dwelling built in 1962.

6. *A deed restriction limiting the use of a property to a single-family dwelling, prepared by the Bountiful City Planning Director, and signed by all owners of the property on which an accessory dwelling unit is located, shall be recorded with the Davis County Recorder's Office prior to occupancy of the accessory dwelling unit. If a building permit is required, then said deed restriction shall be recorded prior to issuance of the building permit.*

Upon approval of CUP application, the Planning Director will prepare a deed restriction to be signed by Jessica Bagshaw and Adam Coon, the legal owners of property as recorded with Davis County, parcel ID 010570017.

7. *The property owner must occupy either the principal unit or the accessory dwelling unit as their permanent residence and at no time receive rent for the owner-occupied unit. An application for an accessory dwelling unit shall include proof of owner occupancy as evidenced by voter registration, vehicle registration, driver's license, county assessor records or other similar means required by the Planning Department.*

Recorded deed restriction will stipulate that the property owner must either occupy the principal unit or the ADU as their permanent residence. The applicant is aware of the owner occupancy requirement.

8. *Separate utility meters shall not be permitted for the accessory dwelling unit.*

Recorded deed restriction will specify as such.

9. *It is unlawful to construct an accessory dwelling unit, or to modify a structure to include an accessory dwelling unit, without a building permit, if applicable.*

Once the CUP is approved, the applicant will obtain the required building permits to modify existing accessory structure currently used as a four (4) car garage.

10. *Adequate off-street parking shall be provided for both the primary residential use and the accessory dwelling unit, and any driveway and parking area shall be in compliance with this Title. In addition to the parking required for the principal unit at the time of construction, one (1) off-street parking space shall be provided for an accessory dwelling unit. Any additional occupant vehicles shall be parked off street in City Code compliant parking areas. On-street parking may be utilized in compliance with the current parking limitations outlined in the Bountiful Traffic Code regarding on-street parking.*

The current proposal requires a total of five (5) off-street parking spaces: four (4) for the primary residence and one (1) for the detached ADU. The site plan demonstrates that there is sufficient off-street parking to accommodate both the primary dwelling and the proposed ADU (See Attachment 1).

11. *Shall be at least three hundred fifty (350) square feet in size and shall not exceed one thousand two hundred fifty (1,250) square feet.*

The proposed ADU is four hundred sixty (460) square feet (See Floorplan).

12. *Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.*

According to Davis County online records the lot area is 0.305 acres which equates to 13,286 square feet.

13. *Shall be configured so that any exterior doors, stairs, windows, or similar features are located as far away from adjoining properties as is reasonably possible to provide privacy to those properties.*

Based on the ADU's location and the placement of its windows and doors relative to surrounding properties, staff does not anticipate any privacy impacts. The existing accessory structure is located in rear portion of property approximately 4 feet from rear property line. The nearest adjacent residences (to the south and southeast) are 80 feet from the proposed ADU. Additionally, the existing site and adjoining properties have several mature trees and shrubs which act as a barrier for sound and visual privacy. The single entrance to ADU will be on the north elevation facing away from all adjacent properties.

14. *Shall meet all the setbacks required of an accessory structure.*

See item (b) below, under Standard Height and Setbacks, of Section 14-4-105(J)(2)

15. *Shall be located behind the front building line of the principal unit.*

The proposed ADU is approximately fifty-five (55) feet behind the front building line of the existing dwelling (See Attachment 1).

16. *The separate entrance of the accessory dwelling unit may be visible from the front or corner lot side yard based on proximity and appropriate mitigation.*

The entrance of the proposed detached ADU is located completely behind the existing single-family dwelling and is approximately eighty-nine (89) feet from the front property line (See Attachment 1). Proposed entrance would not be visible from the street as it would be behind the garage attached to existing dwelling.

Section II - Accessory Structure Conditional Use Compliance. Staff reviewed the submitted application and finds that the proposed accessory structure complies with Bountiful City Land Use Code Section 14-4-105(J)(2) (below in italics). Staff findings for each standard are shown as underlined text.

- a. *The total footprint of any and all accessory structures shall not exceed fifteen percent (15%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.*

The proposed lot is approximately 13,286 square feet (.305 acres). The existing accessory building (460 square feet of which will be converted to an ADU) is 960 square feet. The total footprint of all existing accessory structures is 7.23 %. **Complies** (See Attachment 1).

- b. *An accessory structure shall meet all the setbacks of a primary structure, or it shall be setback at least ten (10) feet behind the front building line of a primary structure and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line.*

The existing accessory structure that is being partially converted to an ADU is; sixty-one (61) feet behind the front building line, nine feet seven inches (9'7") from the side property line and four (4) feet from the rear property line.

- c. *An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys and any other protrusion on either the accessory building or the primary structure.*

The accessory structure is located approximately twenty-seven (27) feet from the primary structure (See Attachment 1).

- d. *No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any primary dwelling on an adjacent property.*

Based on aerial photography the existing accessory structure complies with this standard.

- e. *The eaves of an accessory structure shall be setback at least one (1) foot from any property line.*

Complies (See Attachment 1).

- f. *An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.*

Based on the distance from all property lines the ADU will not impact roof runoff onto adjacent properties.

- g. *An accessory structure shall meet all applicable provisions of the International Building Code.*

The proposed ADU shall comply with all applicable building codes.

- h. *An accessory structure shall not encroach on any easements, recorded or otherwise.*

The proposed structure does not encroach on any easements (see Attachment 1)

- i. *The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet or similar feature.*

Sidewall of existing structure that will be converted does not exceed fifteen (15) feet.

- j. *Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.*

The existing structure is connected to the street with a driveway.

Section III - CUP Mitigation. Staff reviewed the submitted application and finds that the proposed detached ADU is mitigated, as conditioned, based on Land Use Code § 14-2-506(C) (below in italics). Staff findings for mitigation are shown as underlined text.

- A. *A conditional use permit shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards.*
- B. *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal, or if the imposition of reasonable conditions to achieve compliance with applicable standards is not possible, the conditional use permit request may be denied.*
- C. *Standards applicable to conditional uses include all the requirements of this Title, and consideration of the following:*

1. *The location of the proposed use in relationship to other existing uses in the general vicinity.*

The proposed ADU is designed to reduce visual impact, maintain privacy for adjacent properties, and enhance the property's overall appearance.

2. *The effects of the proposed use and/or accompanying improvements on existing developments in the general vicinity;*

See Significant Impacts comment below.

3. *The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping which are in harmony with the area.*

The existing accessory to be converted has parking and traffic circulation that exceeds the standards required. The proposed property and adjacent properties have a large amount of mature trees and shrubbery which are in harmony with the neighborhood character. (See Attachment 3 and Attachment 7).

**Accessibility**

Driveway provides a path from the front yard to the front of the proposed ADU. (*see Attachment I*).

**Department Review**

This staff report was written by the Assistant Planner and reviewed by the Planning Director.

**Significant Impacts**

There are no significant impacts.

**Recommendation**

Staff recommends that the Administrative Committee review the request, hold a public hearing, and approve the Conditional Use Permit allowing a detached accessory dwelling unit at **607 West 3100 South** subject to the following:

1. The accessory dwelling unit shall meet all the standards in Section 14-14-124 of the City Land Use Code including, but not limited to, the following:
  - a. The owner(s) of the property shall continually occupy the principal dwelling or the accessory dwelling unit.
  - b. The property is to be used only as a single-family dwelling with a detached accessory dwelling unit and shall be subject to a deed restriction.
  - c. There shall be no separate utility service connections.
2. Complete and record the ADU deed restriction prior to applying for a building permit.
3. The Applicant shall apply separately for a building permit to be reviewed and inspected by Staff.

**Attachments**

1. Site Plan
2. Floor Plan
3. Elevations
4. Photograph of Existing Garage

A1  
A001

OVERALL SITE PLAN Google Earth  
1" = 20'-0"



**A001**

SITE PLAN

**COON PROPOSED ADU**

607 W 3100 S, BOUNTIFUL, UT 84010

DRAWING ISSUE  
ISSUE DATE

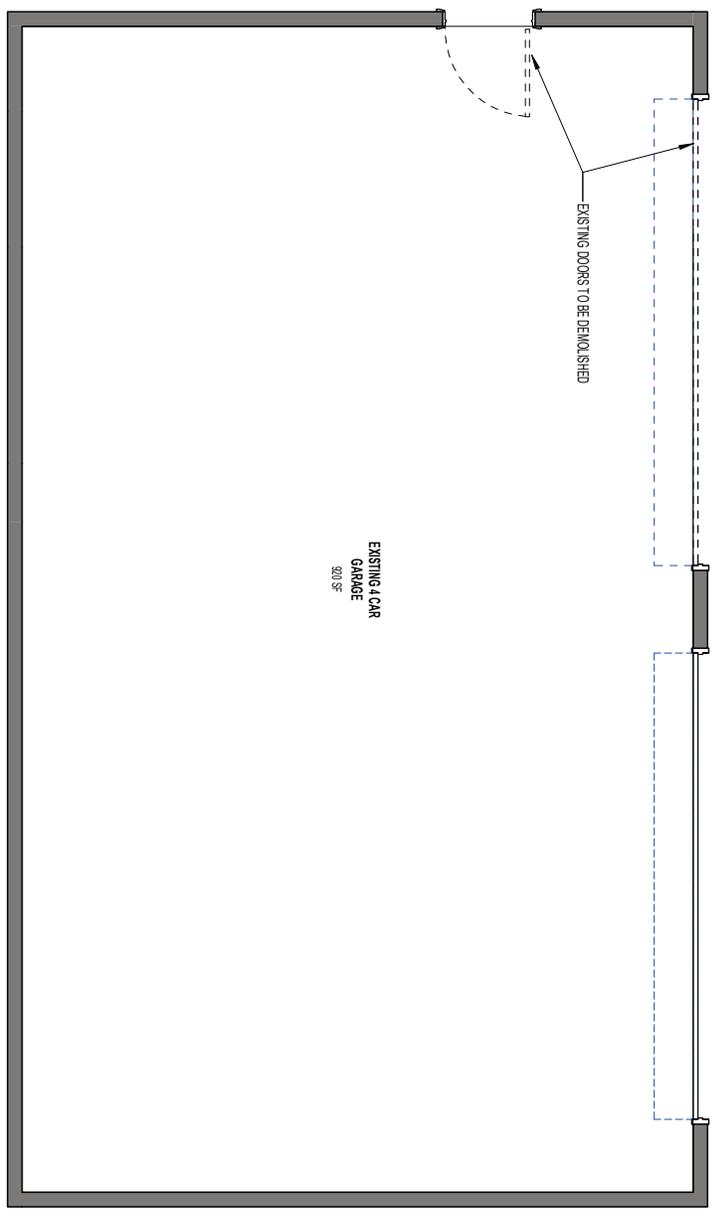
PROJECT PHASE  
00-00-000

Russ Diwakath, AIA  
801.331.7857



A 1 2 3 4

A1  
A100 1/4" = 1'-0"  
EXISTING GARAGE FLOOR PLAN



**A100**

EXISTING FLOOR PLAN

**COON PROPOSED ADU**

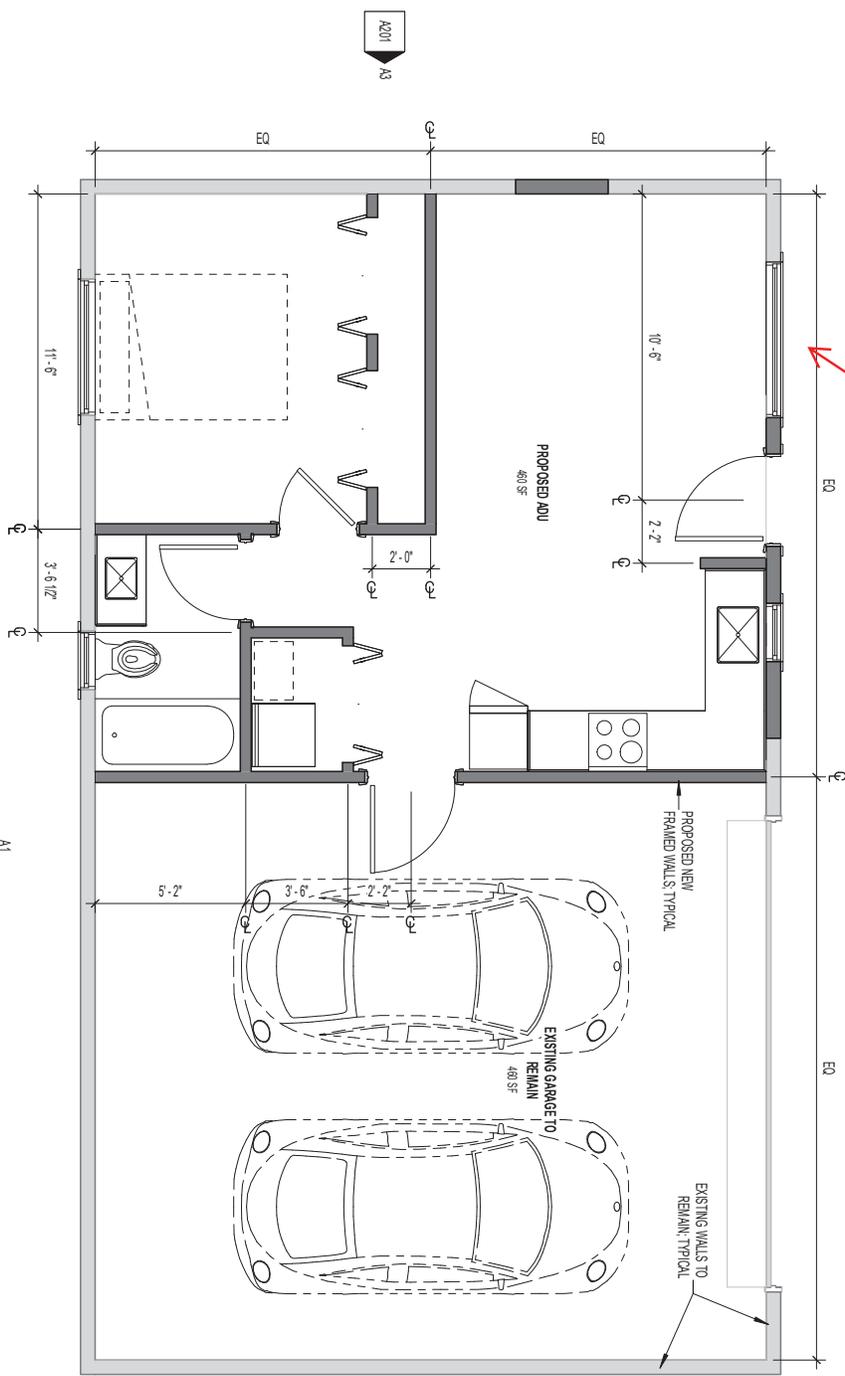
607 W 3100 S, BOUNTIFUL, UT 84010

DRAWING ISSUE	PROJECT PHASE
ISSUE DATE	00-00-000

Russ Dinkworth, AIA  
801.331.7857



A1  
A101  
1/4" = 1'-0"  
ADU FLOOR PLAN



As per Chapter 14 (14-14-124) a deed restriction is required

A deed restriction limiting the use of a property to a single-family dwelling, prepared by the Bountiful City Planning Director, and signed by all owners of the property on which an accessory dwelling unit is located, shall be recorded with the Davis County Recorder's Office prior to occupancy of the accessory dwelling unit. If a building permit is required, then said deed restriction shall be recorded prior to issuance of the building permit.



### COON PROPOSED ADU

607 W 3100 S, BOUNTIFUL, UT 84010

DRAWING ISSUE	PROJECT PHASE
ISSUE DATE	00-00-000

Russ Diwirth, AIA  
801.331.7857



# A101

ADU FLOOR PLAN

A

B

C

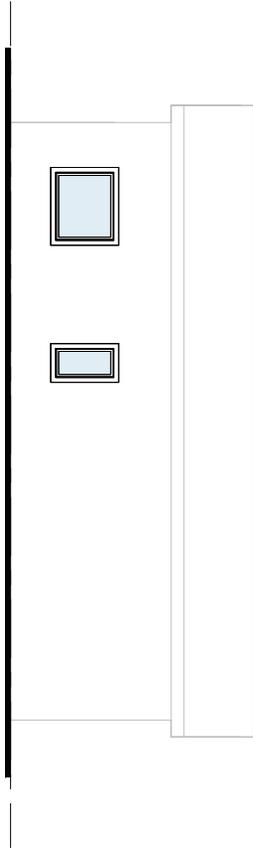
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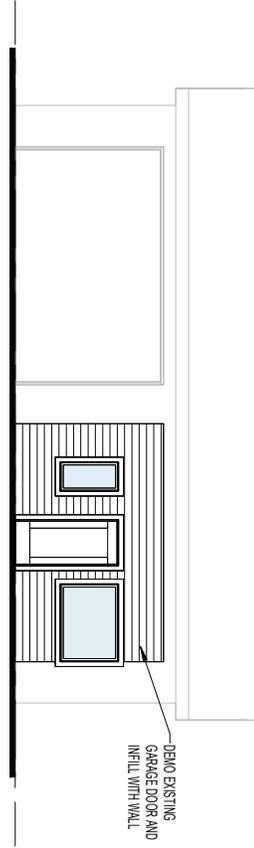
3

4

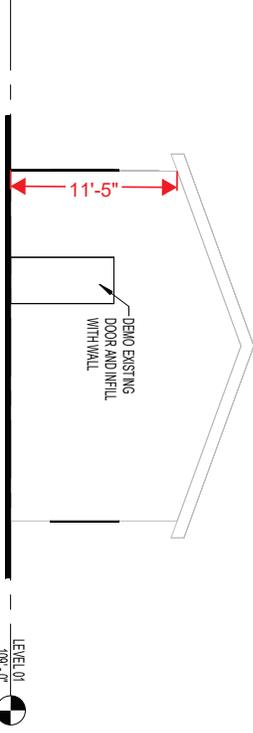
**A1**  
A201  
SOUTH ELEVATION  
1/8" = 1'-0"



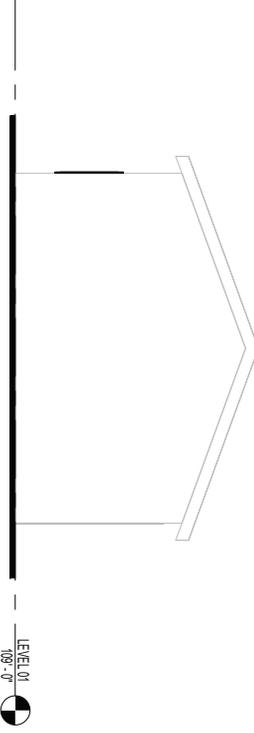
**B1**  
A201  
NORTH ELEVATION  
1/8" = 1'-0"



**A3**  
A201  
WEST ELEVATION  
1/8" = 1'-0"



**B3**  
A201  
EAST ELEVATION  
1/8" = 1'-0"



**A201**

EXTERIOR ELEVATIONS

**COON PROPOSED ADU**

607 W 3100 S, BOUNTIFUL, UT 84010

DRAWING ISSUE  
ISSUE DATE

PROJECT PHASE  
00-00-000

Russ Diwakath, AIA  
801.331.7857





# Administrative Committee Staff Report



**Subject:** Conditional Use Permit for a Home Occupation  
Landscaping Business at 132 West 2800 South  
**Authors:** Chaz Leech, Assistant Planner  
**Date:** March 16, 2026

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## Background

The applicant, Gordon J. Smith, submitted a Conditional Use Permit (CUP) application to operate his landscaping business as a home occupation at 132 West 2800 South, located in the R-4 (Single-Family Residential) zone.

## Analysis

Bountiful City Land Use Code 14-17-108 Home Occupation Conditional Uses states that a lawn care and /or landscaping business requires CUP approval. Bountiful City Administrative Committee reviews all CUPs for Home Occupation – Landscaping. Staff reviewed the submitted application and finds that a Home Occupation for landscaping business meets all the following standards below shown in *italics*. Staff findings for each standard are shown as underlined text.

1. *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 the Title.*

The applicant's submittal shows that the exterior of the structure is not being altered in any way and that the use is incidental to its primary purpose as a residential dwelling. The applicant has stated that there will be no large commercial trucks or equipment stored on the premises and the only business operations taking place within the dwelling will be to manage administrative duties and recording keeping related to the landscaping business.

2. *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.*

The applicant has stated that the business home office will be conducted within a single room within the dwelling and no other employees will be working onsite.

3. *The use shall not involve the area of required, covered, off-street parking.*

The applicant has stated that only personal vehicles will be parked in the driveway of the residence. All equipment and business-related vehicles will be stored off-site at property the applicant owns in Centerville, Utah.

4. *The use shall not involve more than 50% of the entire dwelling.*

The applicant has stated that the landscaping business home office will be conducted in a small portion of the family room within the dwelling (see attached floor plan). Proposed office area is approximately sixty-six and one half (66.5) square feet, and dwelling is one thousand nine hundred fourteen (1,914) square feet. Home occupation will involve three-and one-half percent (3.5%) of entire dwelling.

5. *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.*

The applicant has stated that there will be no landscaping equipment stored on the property. Work conducted within the dwelling will only involve a computer and filing cabinet for administrative work and record keeping. No customers will visit the home.

6. *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.*

The applicant has stated that the only activities occurring on site will be administrative in nature within the confines of the family room within the residence. No noise or other nuisance will occur on the property.

7. *The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.*

The applicant has stated that no flammable materials, explosives, or other dangerous substances will be stored on the property.

8. *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.*

The applicant has stated that no mechanical or electrical equipment related to the landscaping business will be stored on the property.

9. *The use shall not generate traffic in greater volumes than would 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.*

The applicant has stated that there will be no commercial traffic or customer visits to the property.

10. *The use shall not involve the parking of equipment or motor vehicles having a gross weight of twelve thousand (12,000) pounds or more directly at the residence.*

The applicant has stated that there will be no large commercial trucks or equipment stored on the property on a daily basis.

11. *The use shall be in compliance with all applicable fire, building, plumbing, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.*

See Recommendations below

### **Significant Impacts**

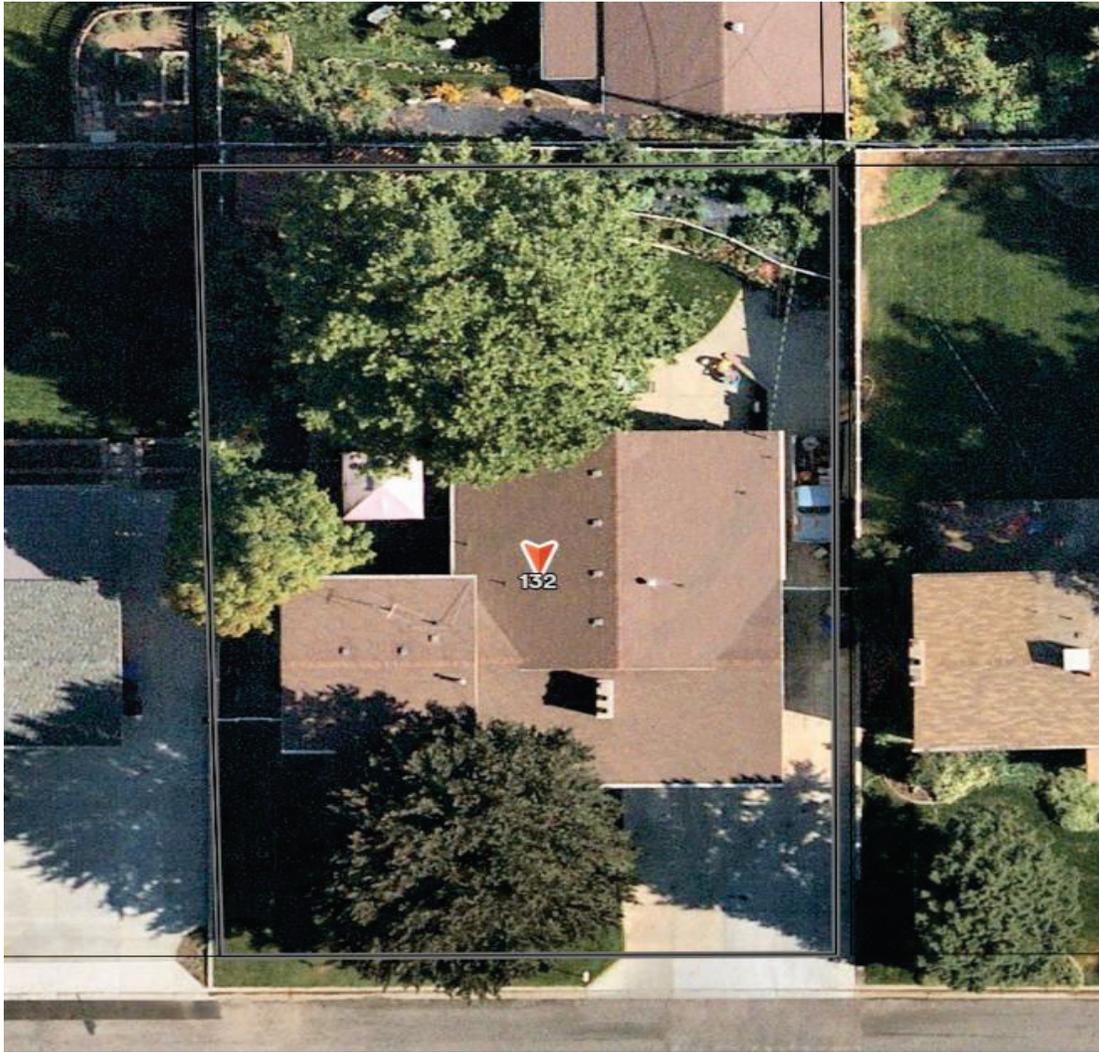
There are no significant impacts to the adjacent dwellings within the surrounding residential neighborhood.

### **Recommendation**

Staff recommends that the Administrative Committee review the submitted application, hold a public hearing, and approve the requested Home Occupation Conditional Use Permit for a landscaping business at 132 West 2800 South subject to the following conditions of approval:

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, 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.

**132 W 2800 S**



**Attachments**

- Attachment 1. Statement of Intent
- Attachment 2: Floor Plan
- Attachment 3. Site Plan
- Attachment 4. Photo of Structure

1/26/2026

## Statement of Intent

The intent of filling out this application is to use my home as an office only. My equipment will be parked at some property of which I am an owner of in Centerville.

I will only be using a small corner of my family room (great room) to have a computer and a filing cabinet for record keeping and office work.

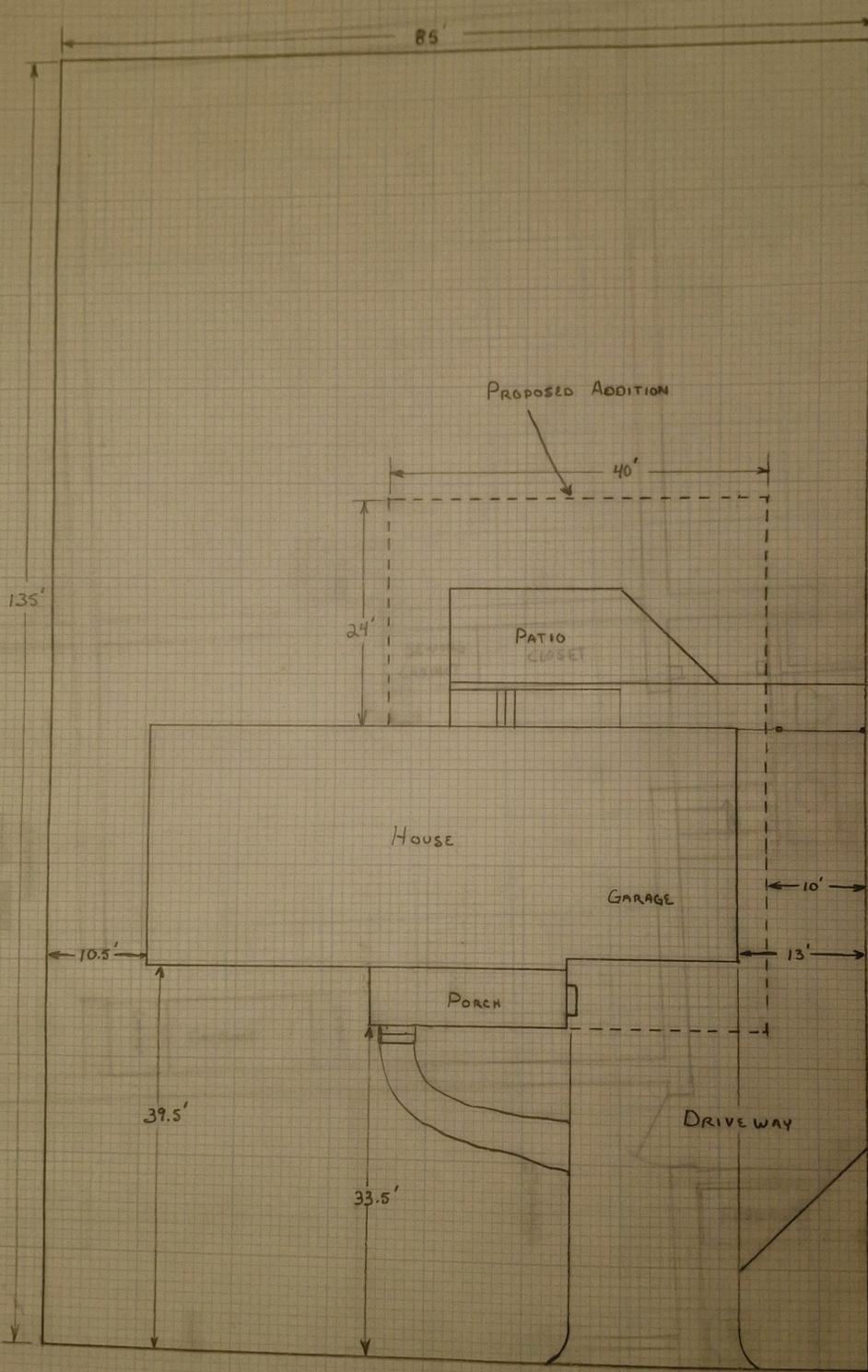
Gordon J. Smith

801-870-2359

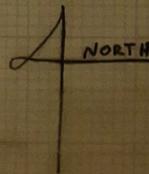


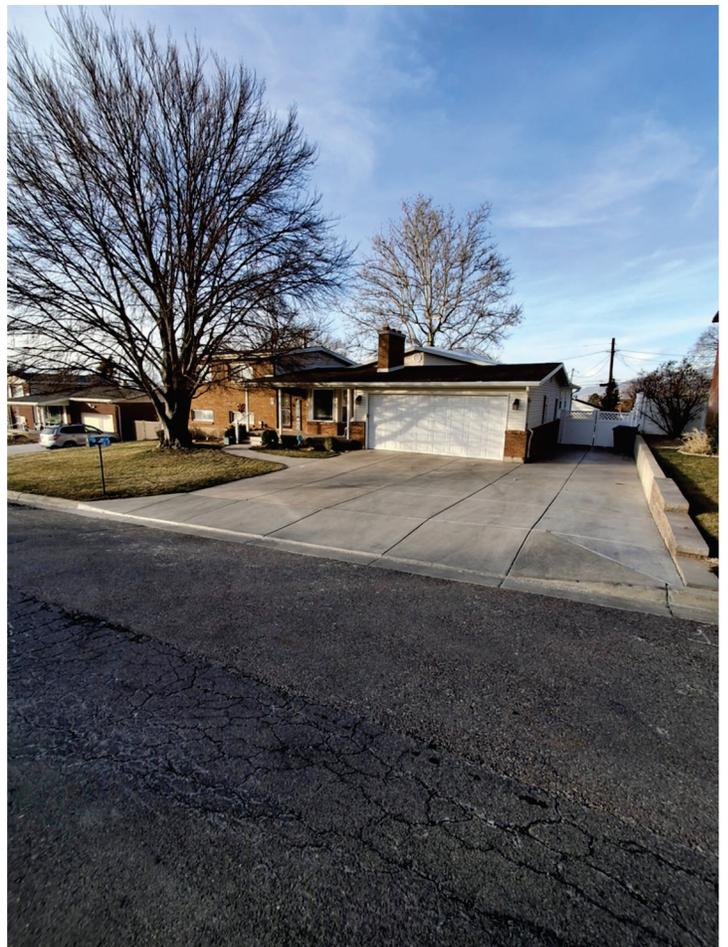
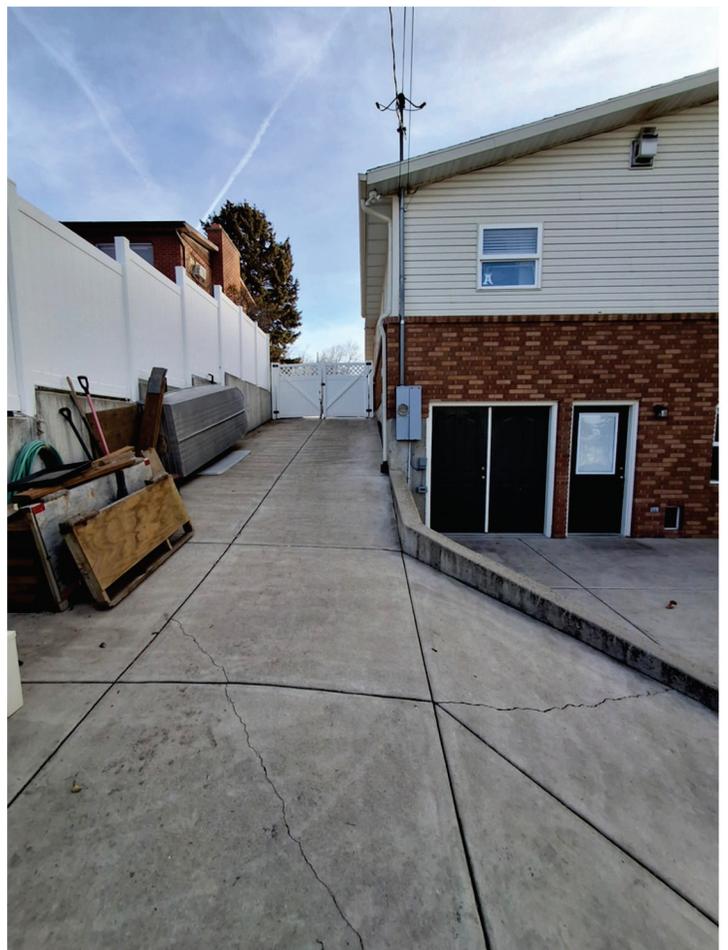
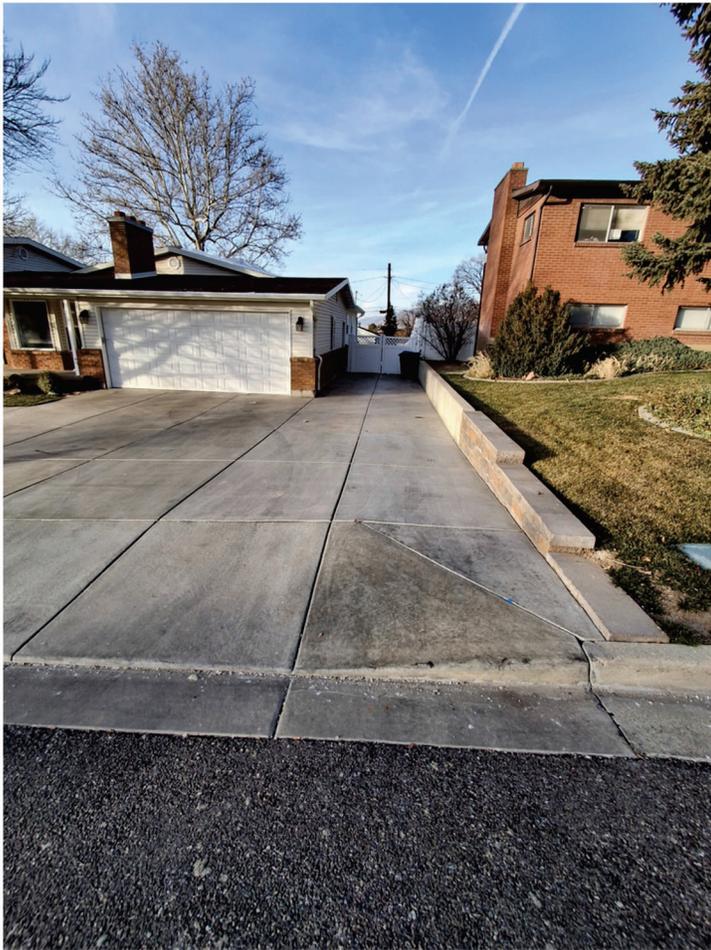
Scale  $\frac{1}{4}'' = 1'$

North



PLOT PLAN FOR:  
 GORDON & KRISTINE SMITH  
 132 WEST 2800 SOUTH  
 BOUNTIFUL, UTAH  
 SCALE 1" = 10"





# Administrative Committee Staff Report



**Subject:** Conditional Use Permit for a Home Occupation Contracting Business at 914 East Concord Way  
**Authors:** Chaz Leech, Assistant Planner  
**Date:** March 16, 2026

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## Background

The applicant, Harold K. Johnson, submitted a Conditional Use Permit (CUP) application to operate his contracting business as a home occupation at 914 East Concord Way, located in the R-4 (Single-Family Residential) zone.

## Analysis

Bountiful City Land Use Code Section 14-17-108 Home Occupation Conditional Uses states that a contracting business requires CUP approval. Bountiful City Administrative Committee reviews all CUPs for Home Occupation – Contracting. Staff reviewed the submitted application and finds that a Home Occupation for the contractor business meets all the following standards below shown in *italics*. Staff findings for each standard are shown as underlined text.

1. *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 the Title.*

The applicant's submittal shows that the exterior of the structure is not being altered in any way and that the use is incidental to its primary purpose as a residential dwelling. The applicant has stated that there will be no large commercial trucks or equipment stored on the premises and the only business operations taking place within the dwelling will be to manage administrative duties and recording keeping related to the construction contracting business.

2. *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.*

The applicant has stated that all of the work will be conducted in a dedicated home office with dimensions of 9 feet by 11 feet and no other employees will be working onsite.

3. *The use shall not involve the area of required, covered, off-street parking.*

The applicant has stated that only personal vehicles will be parked in the driveway of the residence.

4. *The use shall not involve more than 50% of the entire dwelling.*

The applicant has stated that the contracting business home office will be conducted in room dedicated as a home office. Total square footage of home is 3200 square feet and dedicated home office room is 99 square feet resulting in 3.1 % of home being involved for the home occupation.

5. *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.*

The applicant has stated that there will be no equipment stored on the property. Work conducted within the dwelling will only be administrative in nature. No customers will visit the home.

6. *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.*

The applicant has stated that the only activities occurring on site will be administrative in nature. No noise or other nuisance will occur on the property.

7. *The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.*

The applicant has stated that no flammable materials, explosives, or other dangerous substances will be stored on the property.

8. *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.*

The applicant has stated that no mechanical or electrical equipment related to the contracting business will be stored on the property.

9. *The use shall not generate traffic in greater volumes than would 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.*

The applicant has stated that there will be no commercial traffic or customer visits to the property.

10. *The use shall not involve the parking of equipment or motor vehicles having a gross weight of twelve thousand (12,000) pounds or more directly at the residence.*

The applicant has stated that there will be no large commercial trucks or equipment stored on the property.

11. *The use shall be in compliance with all applicable fire, building, plumbing, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.*

See Recommendations below

### **Significant Impacts**

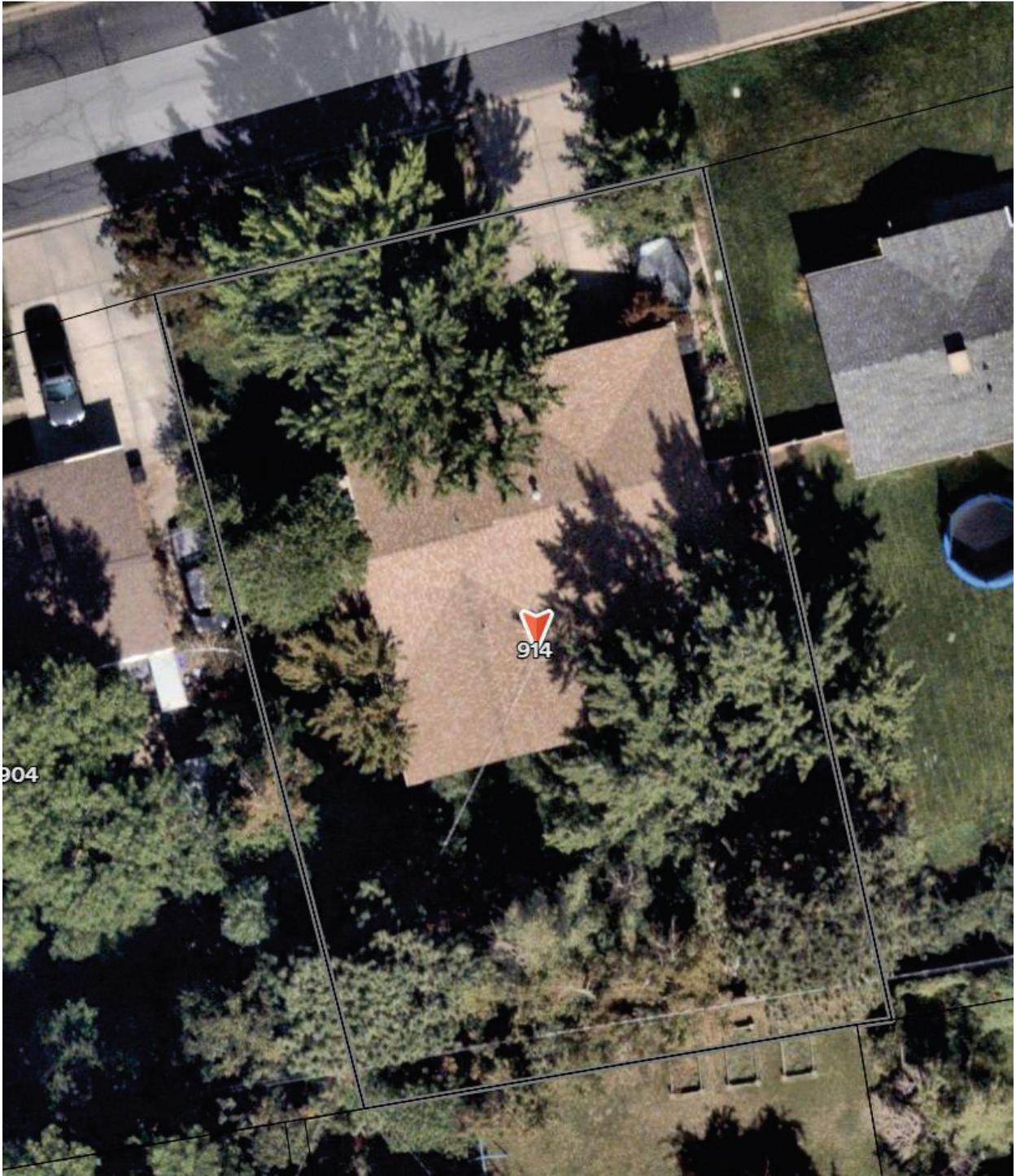
There are no significant impacts to the adjacent dwellings within the surrounding residential neighborhood.

### **Recommendation**

Staff recommends that the Administrative Committee review the submitted application, hold a public hearing, and approve the requested Home Occupation Conditional Use Permit for a contracting business at 914 East Concord Way subject to the following conditions of approval:

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, 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.

914 E Concord Wy



## **Attachments**

- Attachment 1. Statement of Intent
- Attachment 2: Floor Plan
- Attachment 3 Site Plan



site plan



Property Information

Owner JOHNSON, HAROLD K AND WILLIAMS,  
 DARLENE K - TRUSTEES  
 Address 914 EAST CONCORD WAY  
 Property ID 040380034



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Bountiful, Utah makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 5/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

# H.K. JOHNSON

CUSTOM GENERAL CONTRACTING

DATE FEB. 3, 2026



P.O. BOX 285  
BOUNTIFUL, UT 84011

914 E. CONCORD WAY  
MAIN FLOOR: APPROX. 1600 S.F.  
BOT. FLOOR: " " "  
TOTAL: APPROX. 3200 S.F.



BOTTOM FLOOR

FAM. RM.

LAUNDRY

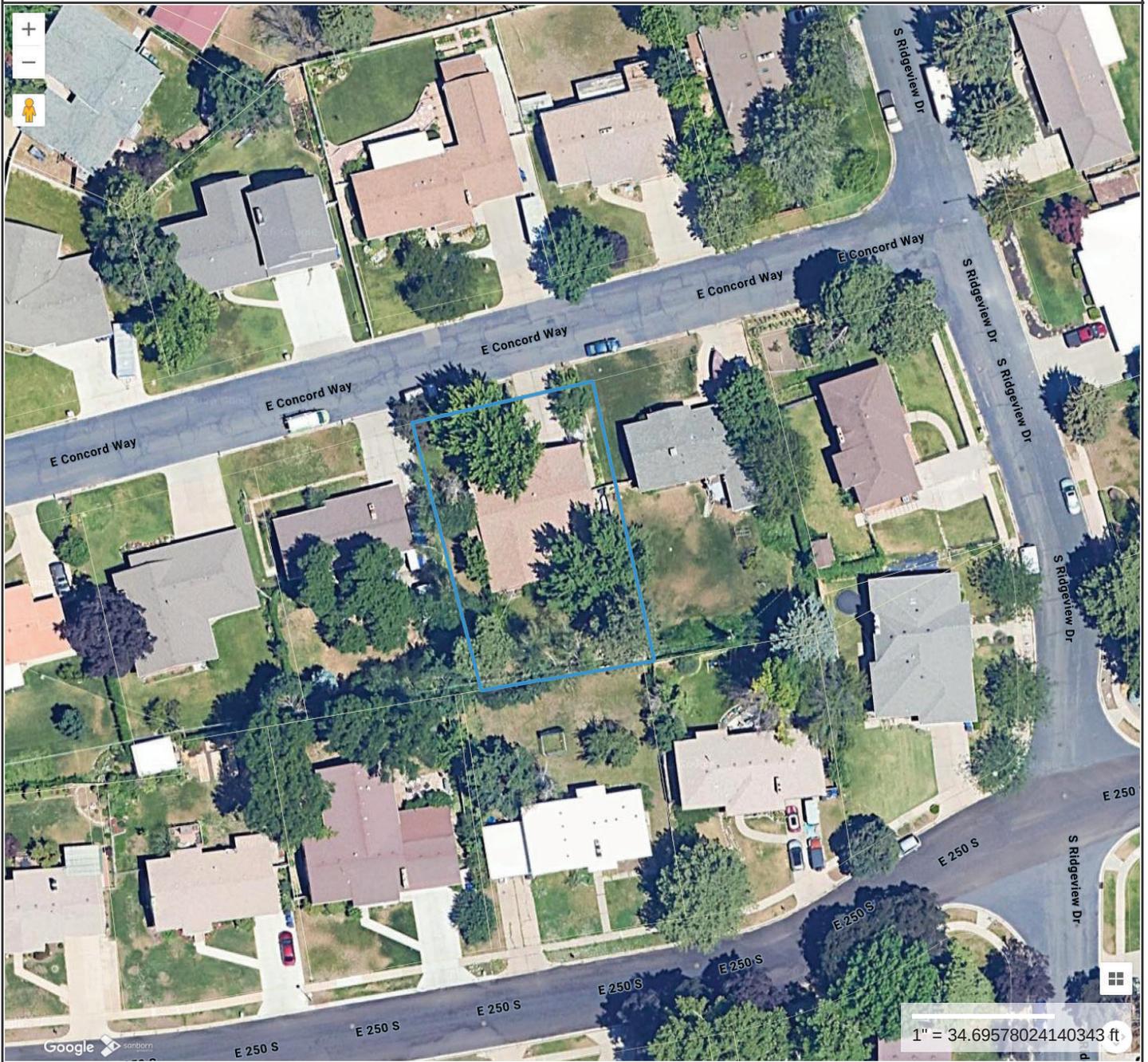
UP →

OFFICE  
9' X 11'

BATH

BR. 1

BR. 2



**Property Information**

**Owner** JOHNSON, HAROLD K AND WILLIAMS,  
DARLENE K - TRUSTEES  
**Address** 914 EAST CONCORD WAY  
**Property ID** 040380034



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