

**Bountiful City
Administrative Committee Minutes
July 8, 2019**

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

Excused: Committee Member – Dave Badham

1. Welcome and Introductions.

Chairman Astorga opened the meeting at 5:00 p.m. and introduced all present.

2. Consider approval of minutes for June 17, 2019.

Mr. Astorga indicated that although he was not present at the June 17, 2019 Administrative Committee meeting, he had reviewed the audio recording of the meeting. Mr. Clawson made a motion for approval of the minutes for June 17, 2019. Mr. Astorga seconded the motion.

 A Mr. Astorga
 A Mr. Clawson

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 144 Oakridge Drive, Kelly and Heather Passey, applicants.

Kelly and Heather Passey, applicants, were present.

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

The applicants are requesting approval of an Accessory Dwelling Unit (ADU) to be constructed along with a new addition to the existing home on the property. The ADU living space will be above the new addition to the attached garage. The ADU will have a bedroom, a living space and full kitchen. The property is a corner lot.

According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and applicants shall meet all standards of the Code for approval. The existing home is located in the R-3 Single-Family Residential zone and is a single-family dwelling and will be maintained as such by the applicants. The lot is 0.439 acres (19,122 square feet). There will be only one ADU and there will only be one utility connection located at this property. The ADU will be less than the required 40% standard in the Code.

The proposed additions to the home and ADU meet all of the setback requirements and will meet the minimum parking standards in code. The proposed ADU will be accessed by a stairwell and breezeway on the interior of the building; however, plans also show an entrance on the corner side of the property. One of the conditions of approval is that entrances to the

ADU should not be on the front or corner side of the property, but shall be on an interior side or rear of the home to visually appear as a single-family home. This will need to be addressed in order to receive approval of the Conditional Use Permit.

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

1. The principal owner(s) of the property must occupy the primary residence or the ADU.
2. The property is to be used only as a single-family use and shall be subject to a deed restriction.
3. The entrances to the ADU shall be modified to meet the standards of the Code, particularly section 14-14-124, section C-9.
4. There shall be no separate utility service connections.
5. The ADU shall meet all the criteria in 14-14-124 of the City Land Use Ordinance.
6. The Conditional Use Permit is solely for this property and is non-transferable.

Mr. Passey indicated that he intends to comply with the outlined conditions, but he inquired regarding a modification of the access point on the east side and a possible variance. A discussion ensued regarding the placement of the stairway, and Mr. Poole noted a potential alteration. Mr. Astorga reiterated that the entrance to the ADU cannot be located on the front or side of the property, and explained this is not an ideal variance case, but noted that the Passeys certainly have the right to apply. Mr. Passey pointed out that he was simply making an inquiry. Mr. Clawson clarified that the purpose of the code as it applies to ADUs is to prevent the structure from resembling a duplex.

PUBLIC HEARING: Mr. Astorga opened and closed the Public Hearing at 5:09 p.m. with no comments from the public.

Mr. Clawson made a motion for approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 144 Oakridge Drive, Kelly and Heather Passey, applicants. Mr. Astorga seconded the motion.

A Mr. Astorga
A Mr. Clawson

Motion passed 2-0.

4. Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 620 East Pheasant Way, James Michael Carey, applicant.


Mr. Clawson made a motion for approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 620 East Pheasant Way, James Michael Carey, applicant. Mr. Astorga seconded the motion.

A Mr. Astorga
A Mr. Clawson

Motion passed 2-0.

5. Miscellaneous business and scheduling.

Mr. Astorga ascertained there were no further items of business. The meeting was adjourned at 5:10 p.m.



Francisco Astorga, Planning Director