



Bountiful City
Administrative Committee Agenda
Monday, March 24, 2025
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.

1. Welcome
2. Meeting Minutes from December 16, 2024
 - Review
 - Action
3. Meeting Minutes from February 18, 2025
 - Review
 - Action
4. Conditional Use Permit for Piercing Services at 599 West 2600 South
Assistant Planner Morgan
 - Review
 - Public Hearing
 - Action
5. Adjourn

**Draft Minutes of the
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
Monday, December 16, 2024 – 5:00 p.m.**

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

Planning Conference Room
795 South Main Street, Bountiful, Utah 84010

Present:	Administrative Committee	Chair Francisco Astorga
		Andrew Hill
		Brad Clawson
	Assistant Planner	DeAnne Morgan
	Recording Secretary	Sam Harris

1. Welcome

Chair Astorga called the meeting to order at 5:01 p.m. and welcomed everyone.

2. Meeting Minutes from August 05, 2024

Committee Member Hill motioned to approve the minutes from August 05, 2024, and Chair Astorga seconded the motion. Committee Member Clawson abstained from the motion.

3. Home Occupation Conditional Use Permit for a Construction Business at 1653 North Pages Place Drive

Assistant Planner Morgan presented the item as outlined in the packet.

Chair Astorga asked if the condition of approval that the applicant shall maintain an active business license, was included in the first Conditional Use Permit granted in 2017. Assistant Planner Morgan stated that it was included in the 2017 Conditional Use Permit. Chair Astorga questioned that since they didn't renew their business license they were out of compliance. Assistant Planner Morgan stated that this is why they had to reapply for a Conditional Use Permit.

Committee Member Hill asked if there have been any reports or complaints from neighbors. Assistant Planner Morgan stated that there have not been any complaints and there are no changes to the previously granted Conditional Use Permit.

Chair Astorga opened the Public Hearing at 5:06 p.m. No comments were made. Chair Astorga closed the Public Hearing at 5:06 p.m.

Chair Astorga asked about the noticing requirements for a Conditional Use Permit Public Hearing. Assistant Planner Morgan stated that a sign is to be posted on the site ten (10) days prior, and a Public Notice posted on the City Website and the Public Notice Website. Committee Member Hill asked for the location of the public notice sign. Assistant Planner Morgan indicated that it was placed adjacent to the street as she pointed to the location on the printed packet.

Committee Member Hill motioned to approve the Home Occupation Conditional Use Permit for a Construction Business at 1653 North Pages Place Drive. Committee member Clawson seconded the motion. The motion was approved with Committee Members Astorga, Hill, and Clawson voting “aye.”

4. Meeting Schedule for 2025

Committee Member Clawson motioned to approve the Public Notice for the Administrative Committee meeting schedule to remain as meetings taking place on Monday evenings as needed. Committee member Hill seconded the motion. The motion was approved with Committee Members Astorga, Hill, and Clawson voting “aye.”

Chair Astorga informed the Committee that the Administrative Committee may dissolve in 2025. Planning Director Astorga would then delegate those items to the Planning Commission or Staff.

5. Adjourn

Chair Astorga adjourned the meeting at 5:14 p.m.

**Draft Minutes of the
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
Tuesday, February 18, 2025 – 5:00 p.m.**

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

Planning Conference Room
795 South Main Street, Bountiful, Utah 84010

Present:	Administrative Committee	Chair Amber Corbridge Todd Christensen Aaron Arbuckle
	Planning Technician Recording Secretary	Rachel Coleman Sam Harris

1. Welcome

Chair Corbridge called the meeting to order at 5:00 p.m. and welcomed everyone.

2. Meeting Minutes from December 16, 2024

Deferred to next meeting

3. Conditional Use Permit for a Detached Accessory Dwelling Unit at 427 East 2050 South

Chair Corbridge switched the items order due to applicant not being present yet.

Planning Technician Coleman presented the item as outlined in the packet.

Committee Member Christensen asked about the exterior doors and windows referring to the zoning code regarding the privacy and placement of the windows. Committee Member Christensen also stated that it looks like Staff has reviewed this and determined that this is not an issue. Chair Corbridge asked about the vegetation. Planning Technician Coleman clarified that there is vegetation between the properties. Committee Member Christensen asked if the vegetation is no longer there, would that change anything in terms of privacy. Applicant, Ana Patricia Jenkins, asked a clarifying question as to which windows the Committee is referring to. Chair Corbridge replied by stating that the Committee is referring to the window on the property line side. Ana Patricia Jenkins clarified that the window that the Committee is referring to is no longer there. Committee Member Arbuckle asked if the entire building is being used for the Accessory Dwelling Unit. Ana Patricia Jenkins confirmed that it is the entire building.

Chair Corbridge opened the Public Hearing at 5:10 p.m. Jean-Baptist Thieset had concerns about the parking situation including street parking, the window placement possibly looking into his property without the vegetation, and the property values impact on surrounding neighbors.

Ana Patricia Jenkins responded by stating that it should make the values go up because her property taxes went up because she added value to the property. Committee Member Christensen stated the City does not require applicants to complete any sort of economic or property value analysis. Chair Corbridge closed the Public Hearing at 5:14 p.m.

Chair Corbridge stated that the parking code was met, with one (1) parking space, back when the home was built. Chair Corbridge added that one (1) additional parking space is required for the Accessory Dwelling Unit which the applicant is complying with. Committee Member Christensen clarified that the parking is sufficient, and that the City does allow on street except in the winter months.

Committee Member Christensen clarified that the applicant is taking measures about the window concern. Committee Member Arbuckle stated that there is not privacy issue because the structure is on the opposite side of the property. Chair Corbridge stated the structure meets the requirements of the maximum building height with it being one (1) story.

Committee Member Arbuckle motioned to approve the Conditional Use Permit for an Accessory Dwelling Unit at 427 East 2050 South. Committee Member Christensen seconded the motion. The motion was approved with Committee Members Corbridge, Christensen, and Arbuckle voting aye."

4. Home Occupation Conditional Use Permit for a Construction Business at 404 West 325 South

Planning Technician Coleman presented the item as outlined in the packet.

Committee Member Christensen asked if the applicant already has a business license for construction. Recording Secretary Harris stated that they do not have one at that address, but at another location, also stating that it is possible that they moved at which point it is required to obtain a new Conditional Use Permit.

Committee Member Arbuckle asked if the applicant is doing construction on site. Planning Technician Coleman stated that it is just a home office for construction.

Chair Corbridge opened the Public Hearing at 5:25 p.m. No comments were made. Chair Corbridge closed the Public Hearing at 5:25 p.m.

Committee Member Christensen motioned to approve the Home Occupation Conditional Use Permit for a Construction Business at 404 West 325 South. Committee Member Arbuckle seconded the motion. The motion was approved with Committee Members Corbridge, Christensen, and Arbuckle voting "aye."

5. Adjourn

Chair Corbridge adjourned the meeting at 5:25 p.m.

Administrative Committee Staff Report



Subject: Conditional Use Permit for Piercing Services at 559
West 2600 South
Authors: DeAnne Morgan, Assistant Planner
Date: 03/24/2025

Background

The applicant, Lindsey Prater, with Groovy Peach Piercing Co. has submitted a Conditional Use Permit (CUP) application for specialty piercing services at 589 West 2600 South, located in the C-G (General Commercial) zone. Piercing services are listed as a conditional use under body art establishments in the C-G zone.

Analysis

Bountiful City Land Use Code 14-6-103 Permitted, Conditional, and Prohibited Uses in commercial zones states body art establishments, which includes piercing services, requires Conditional Use Permit approval. Bountiful City Administrative Committee has been designated to review all CUPs for commercial businesses without a site plan. Staff reviewed the submitted application and finds that a commercial business for piercing services shall be approved if reasonable conditions are proposed to mitigate anticipated detrimental effects of the proposed use with consideration of the following standards: all below shown in *italics*. Staff findings for each standard are shown as underlined text.

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

The applicant's submittal shows that the exterior of the structure is not being altered in any way. There have been interior updates to the flooring, paint, and lighting.

The Applicant states that their business will align with the mix of specialty retail and personal services such as Bricks & Minifigs, Hallmark, Indy Clover, and the Gem Smith, that are prevalent within the Colonial Square Development. The piercing studio will be located near several hair salons, a nail salon, and the Family Wellness Center. It fits in with other beauty and wellness businesses. The intended clientele will be primarily families looking for safe, hygienic, and professional ear piercings for children, which fits into the other businesses in the development such as a preschool, and bakery which are family and community-oriented.

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

Groovy Peach Piercing Co. specializes in ear, nostril, and navel piercings only and distinguishes themselves in advertising and branding from full-service body piercing studios. They do not offer full-body piercings, facial piercings (such as eyebrows, lips, or tongues), or any other branding, tattooing, or other body modification.

Groovy Peach requires all technicians to undergo a 12-week apprenticeship program to train in sterile technique, client care, and precision piercing methods. All staff are certified in First Aid and Bloodborne Pathogen Safety. They will utilize hospital-grade sterilization equipment and procedures, only implant-grade, hypoallergenic titanium jewelry, and follow strict sanitation protocols.

The applicant states that the Davis County Health Department has inspected and approved the space as being in compliance with all health and safety regulations.

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

The business hours will be Monday-Saturday, 10:00 am – 7:00 pm. There will be no extended hours or nighttime traffic or disruptive customer activity. The business model is appointment-based, which will control client flow and congestion.

As part of the Colonial Square Development, there is an approved shared parking agreement. The submitted floorplan shows four piercing stations. At full capacity the number of parking spaces that would be required for both employees and customers is eight.

See Recommendations below

Significant Impacts

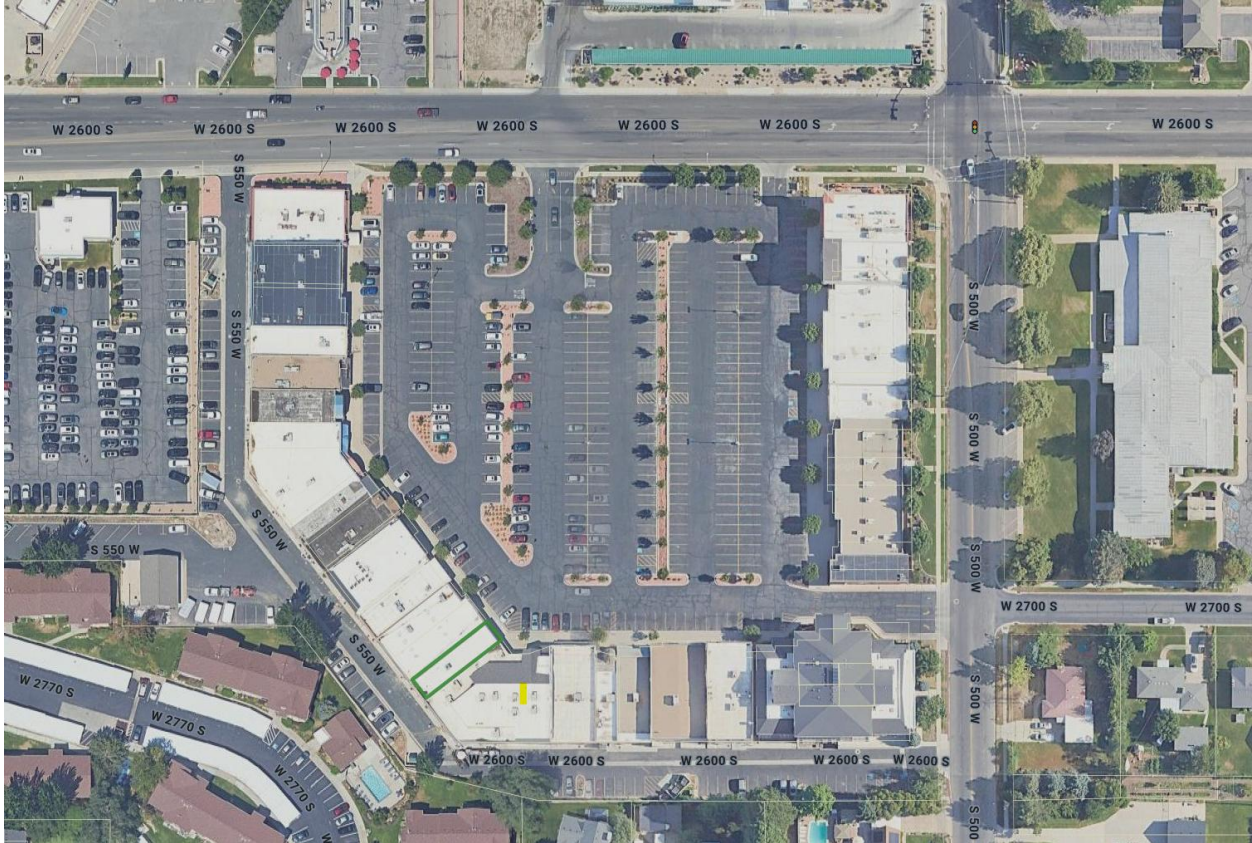
There are no anticipated significant impacts to the neighboring properties.

Recommendation

Staff recommends that the Administrative Committee review the submitted application, hold a public hearing, and approve the requested Conditional Use Permit for a piercing services business at 559 West 2600 South subject to the following conditions of approval:

1. The hours of operation will be limited to 10:00am-7:00pm.
2. The Conditional Use Permit is solely for this site and is non-transferable.

559 West 2600 South



Attachments

1. Statement of Intent
2. Statement on Compatability
3. State on Conflict Mitigation
4. Site Plan
5. Floorplan
6. Photographs



Statement of Intent

Conditional Use Permit Application – Groovy Peach Piercing Co.

559 W 2600 S, Bountiful, UT 84010

To Whom It May Concern,

Groovy Peach Piercing Co. is pleased to submit this Statement of Intent in support of our Conditional Use Permit application for our new location at 559 W 2600 S, Bountiful, UT 84010. This will be our third location in Utah, and we are excited to bring our unique, professional, and welcoming piercing experience to the Bountiful community.

Groovy Peach Piercing Co. was founded on the mission of inspiring creativity, belonging, and growth, and we are committed to providing a safe, comfortable, and memorable piercing experience for our clients. Our approach prioritizes professionalism, safety, and hospitality, ensuring that every client—whether it's their first piercing or one of many—feels welcome and well cared for.

We have leased the commercial space previously occupied by Hip and Humble and later StretchLab. While we have not made any structural changes to the property, we have refreshed the space with new flooring, paint, and updated lighting to create a beautiful and inviting environment for our clients.

Additionally, the Davis County Health Department has inspected and approved our space, confirming compliance with all health and safety regulations necessary for our industry. Our team maintains the highest standards of sanitation and professional practice, ensuring that we operate in full alignment with both county and state regulations.

We have already established a strong client base in Davis and Weber Counties, with many customers currently traveling to our South Jordan location for services. With this new location in Bountiful, we are thrilled to offer our services in closer proximity to those clients while also introducing our elevated piercing experience to new customers in the area.

We appreciate your time and consideration of our application and look forward to contributing positively to the Bountiful business community. Please let us know if any additional information is needed. We would love to answer any questions you may have.

Sincerely,

Lindsey Prater

Lindsey Prater

Groovy Peach Piercing Co.

(801) 641-7586



Statement on Compatibility with Neighboring Properties and Uses

Groovy Peach Piercing Co. is excited to bring its safe, professional, and welcoming piercing experience to 559 W 2600 S, Bountiful, UT 84010, in a retail and service-oriented area that caters to families, individuals, and local shoppers. Our business aligns seamlessly with our neighboring establishments by enhancing the diverse mix of specialty retail, personal services, and family-friendly experiences already present in the area.

As a business focused on self-expression, artistry, and high-quality service, Groovy Peach Piercing Co. complements and supports the surrounding businesses in several key ways:

- Retail & Specialty Shopping Synergy – Our store naturally aligns with businesses like Bricks & Minifigs, Hallmark, Indy Clover, and The Gem Smith, attracting customers who value unique, personalized items and experiences. Piercings are often meaningful purchases, similar to custom jewelry and collectibles, and we offer a high-quality service that enhances the shopping experience in the area.**
- Beauty & Wellness Services – Located near several hair salons, a nail salon, and the Family Wellness Center, Groovy Peach provides a natural extension of self-care services. Many of our clients seek ear styling and piercings as a form of personal enhancement, aligning with neighboring beauty and wellness businesses.**
- Family & Community-Oriented Atmosphere – We uphold the same welcoming and inclusive environment as Orchard Preschool, Parson's Bakery, and other local businesses by offering a safe, family-friendly space where parents and children feel comfortable. Many of our clients are families looking for safe, hygienic, and professionally performed ear piercings for children, reinforcing our commitment to community trust and safety.**
- Foot Traffic & Economic Contribution – By attracting a diverse clientele from Davis and Weber Counties, we contribute to the economic vitality of the area, bringing in customers who may also patronize neighboring restaurants, retail stores, and service providers.**

Groovy Peach Piercing Co. is honored to be part of this vibrant business community and is committed to operating in a way that enhances, complements, and supports the businesses around us. Our focus on professionalism, safety, and client experience makes us a strong fit within this location, ensuring a positive impact on both neighboring businesses and the community at large.

We look forward to fostering strong relationships with fellow business owners and contributing to the thriving, diverse atmosphere of Bountiful.



Statement on Measures to Mitigate Potential Conflicts with Surrounding Businesses

At Groovy Peach Piercing Co., we recognize the importance of maintaining strong relationships with our neighboring businesses and ensuring that our presence enhances the overall harmony and success of the area. While our business model differs from some surrounding properties, we are committed to proactively addressing potential concerns and ensuring that we integrate seamlessly into the Bountiful community. Below are the specific measures we will take to mitigate potential conflicts and contribute positively to the area:

I. Clear Differentiation from Full-Service Body Piercing Studios

- Groovy Peach Piercing Co. is a specialized piercing studio focused on ear, nostril, and navel piercings only. We do not offer full-body piercings, facial piercings (such as eyebrows, lips, or tongues), branding, tattoo, or other forms of body modification.**
- Our clientele specifically seeks us out for our welcoming, non-intimidating atmosphere, which is designed to make first-time clients, families, and those new to piercing feel comfortable.**
- In our existing locations, we have built strong, positive relationships with other piercing studios that offer services outside of our scope. We regularly refer clients seeking alternative body piercings to those businesses, ensuring that customers receive the best care from specialists in those services.**
- We are not entering Bountiful to compete with existing full-service body piercing and tattoo studios but instead look forward to collaborating and building strong referral relationships with established businesses in Bountiful and Davis County.**

2. Upholding the Highest Standards of Health, Safety, and Professionalism

- Extensive Technician Training & Certifications – Every Groovy Peach technician undergoes a rigorous 12-week apprenticeship program before becoming an independent piercer. This ensures they are highly trained in sterile technique, client care, and precision piercing methods.**
- First Aid & Bloodborne Pathogen Certified – All of our staff are certified in First Aid and Bloodborne Pathogen Safety, ensuring they are fully prepared to provide safe services and respond to any emergency situation with professionalism.**
- Immunization & Workplace Protections – Every technician is immunized against Hepatitis B to prevent potential exposure risks, and all employees are covered under a company-paid workers' compensation policy to ensure workplace safety and security.**
- Medical-Grade Sterilization Equipment – We utilize only the highest-quality Class B sterilizers and autoclaves, which provide hospital-grade sterilization to guarantee the absolute cleanliness of all reusable tools.**
- Hypoallergenic, Implant-Grade Jewelry – We exclusively pierce with implant-grade, hypoallergenic titanium jewelry, ensuring safe, biocompatible, and high-quality materials for every client, reducing risks of irritation and allergic reactions.**
- Strict Sanitation Protocols – Our piercing procedures adhere to meticulous health and safety standards, including single-use sterile needles, fully sanitized workstations, and professional piercing techniques that exceed industry regulations.**

3. Maintaining a Respectful and Professional Atmosphere

- **Our studio is designed to be upscale, welcoming, and family-friendly, ensuring it aligns with the high standards of nearby retail and service businesses.**
- **We maintain a calm and professional environment, ensuring no disruptive noise, behavior, or activities that would interfere with neighboring businesses.**
- **All branding, signage, and marketing materials are tasteful, in line with the character and aesthetic of the area.**

4. Business Hours That Align with Neighboring Businesses

- **We operate during reasonable, business-friendly hours and do not open early in the morning or stay open late at night.**
- **Our standard business hours are:**
- **Monday – Saturday: 10:00 AM – 7:00 PM**
- **Sunday: Closed**
- **By closing at 7 PM each evening, we ensure that our operations do not contribute to late-night activity, excessive foot traffic, or noise in the area.**
- **Our business model does not rely on extended hours, nightlife traffic, or disruptive customer activity, making us a low-impact addition to the shopping center.**

5. Managing Foot Traffic and Parking Considerations

- **Unlike high-turnover businesses such as retail stores or restaurants, our appointment-based model allows us to control client flow, preventing overcrowding and minimizing strain on shared parking.**
- **Clients typically stay for a structured and time-limited appointment, ensuring we do not contribute to excessive congestion.**
- **We proactively communicate with clients about respectful parking practices to avoid interference with neighboring businesses.**

7. Respecting the Character and Values of the Area

- **Groovy Peach Piercing Co. is committed to professionalism, inclusivity, and community engagement.**
- **Our storefront is modern, stylish, and aligned with the aesthetic of the surrounding businesses, enhancing the area's overall appeal.**
- **We actively contribute to the cultural and economic vibrancy of the shopping center, attracting a diverse clientele, including families, professionals, and individuals seeking high-quality, safe piercings.**

Groovy Peach Piercing Co. is dedicated to being a responsible, considerate, and community-oriented business. By implementing strict health and safety protocols, fostering positive business relationships, and ensuring a professional environment, we are confident that our presence will be a valuable and complementary addition to the Bountiful business community.

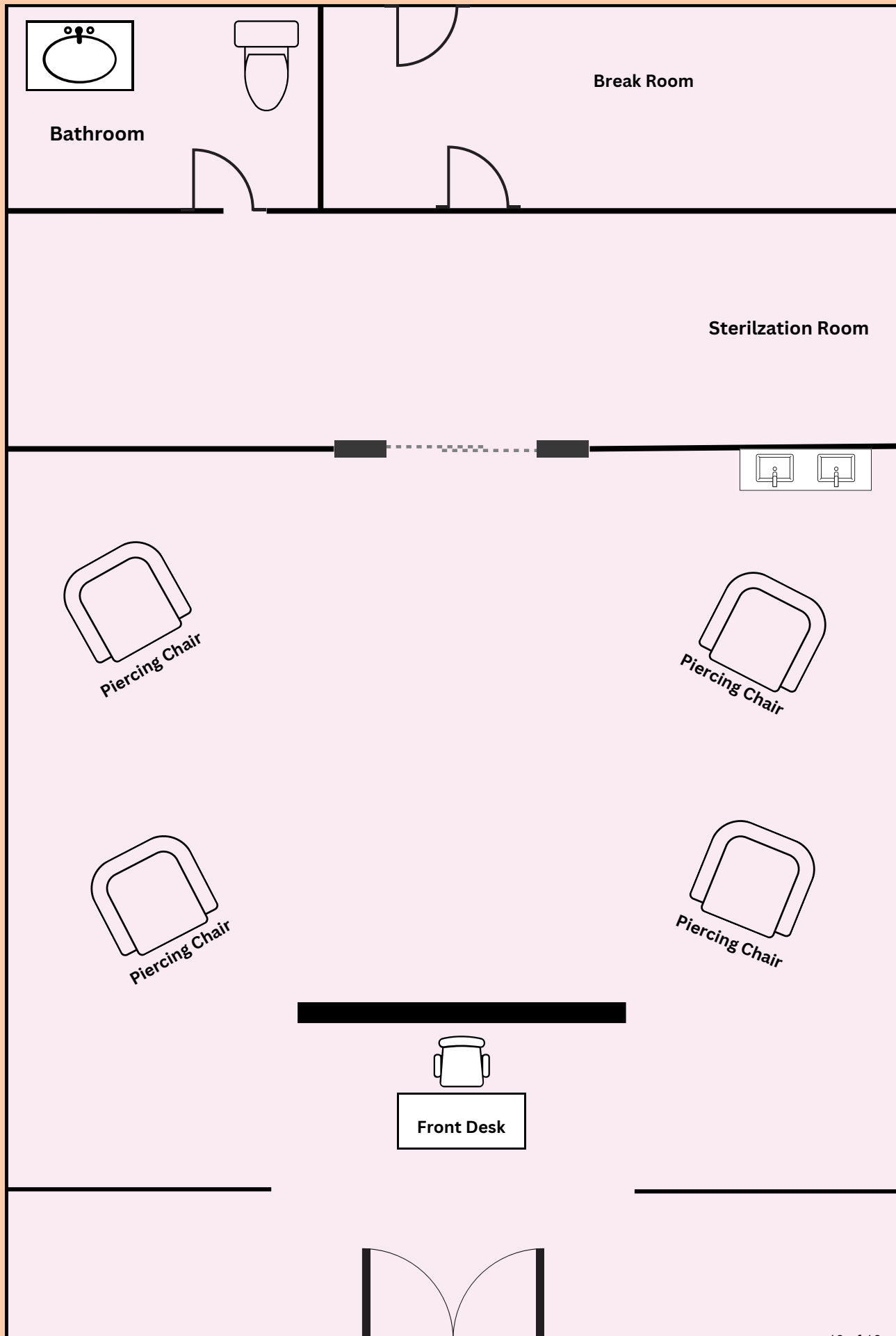
We look forward to working collaboratively with fellow business owners, supporting local commerce, and ensuring that Groovy Peach Piercing Co. is a trusted and respected member of this vibrant city.

SITE PLAN for 559 W 2600 S

The property located at 559 W 2600 S is part of The Square at 2600. The specific parcel has a “zero” lot line, so there are no site improvements other than the building. All other site improvements for The Square at 2600 are existing, as shown below.

(This screenshot was obtained from the Interactive Map on Bountiful City’s website, last accessed 3/4/2025).







Interior Photos

559 W 2600 S

Bountiful, UT

84010





Our Team





**Photos of our South
Jordan Studio**

