

Bountiful City
Administrative Committee Minutes
March 23, 2020

Present: Chairman – Francisco Astorga; Committee Members – Brad Clawson and Dave Badham; Assistant Planner – Curtis Poole

1. Welcome and Introductions.

Chairman Astorga opened the meeting at 5:15 p.m. and introduced all present. Mr. Astorga noted that due to the evolving COVID-19 pandemic and to allow for social distancing, the meeting location was changed from the city offices to the South Davis Metro Fire Station and the meeting start time was delayed to 5:15 p.m.

2. Consider approval of minutes for March 9, 2020 and March 16, 2020.

Mr. Clawson made a motion to approve the minutes for March 9, 2020. Mr. Astorga seconded the motion.

<u> A </u>	Mr. Astorga
<u> A </u>	Mr. Clawson
—	Mr. Badham (abstained)

Motion passed 2-0.

Mr. Badham made a motion to approve the minutes for March 16, 2020. Mr. Clawson seconded the motion.

—	Mr. Astorga (abstained)
<u> A </u>	Mr. Clawson
<u> A </u>	Mr. Badham

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of Conditional Use Permit to allow for an Accessory Dwelling Unit at 621 East 350 North, Spencer Hymas, applicant.

Spencer Hymas, applicant, was present.

Curtis Poole presented the staff report (the full staff report follows).

The Applicant, Spencer Hymas, requests Conditional Use Permit approval to allow for an Accessory Dwelling Unit (ADU) at 621 East 350 North. The property is located in the R-4 Single- Family Residential Zone.

The Applicant’s property is located in the R-4 Single-Family Residential Zone. The Applicant is requesting approval of an ADU which is part of the construction of a new residence. Information submitted by the Applicant shows the proposed ADU will contain one (1) bedroom, a bathroom, kitchen, laundry room and living space.

According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and the Applicant shall meet all standards of the Code for approval. The property is currently a vacant lot and with the proposed construction will consist of one (1) Single-Family dwelling which will be maintained as such by the Applicant. The lot is 0.204 acres (8,886 square feet). There will only be one (1) ADU and there will only be one (1) utility connection located at this property. The Applicant has submitted building plans which indicate the living space at this location will be approximately 3,499 square feet and further indicates the proposed ADU will be approximately 691 square feet, which will be less than 20% of the total residence and below the maximum 40% standard in the Code.

The property will meet the parking standard required for approval with the construction of a two (2) car garage and driveway. The ADU will be accessed by a stairwell leading down from the interior of the garage or an interior door connection in the basement. The property will have the appearance of a Single-Family dwelling and should have minimal impact on the surrounding neighborhood.

Staff recommends the Administrative Committee approve the Conditional Use Permit to allow for an Accessory Dwelling Unit at 621 East 350 North subject to the following conditions:

1. The Owner(s) of the property must continually occupy the primary dwelling or the ADU.
2. The property is to be used only as a Single-Family residence and shall be subject to a Deed Restriction.
3. There shall be no separate utility service connections.
4. The Applicant shall apply separately for a building permit to be reviewed and inspected by Staff.
5. The ADU shall meet all the standards in 14-14-124 of the City Land Use Code.
6. The Conditional Use Permit is solely for this property and is non-transferable.

Mr. Poole noted that the city received a couple of phone calls and emails from citizens inquiring about the ADU with a few expressing opposition to the ADU project.

PUBLIC HEARING: Mr. Astorga opened the Public Hearing at 5:25 p.m. Leon Tate (622 East 350 North) inquired regarding the site plan and project plan, and Messrs. Poole and Astorga explained a few specifics of the project and reiterated condition #1. Mr. Tate expressed concern about neglect or mischief on the part of ADU renters and suggested the city institute a system for rectifying renter problems. Gary Meacham (643 East 350 North) noted that he was initially concerned about the ADU project but after reviewing the plans and learning of the conditions, his concerns were alleviated. Dan Bradshaw (662 East 350 North) noted he is not in favor of this particular ADU project. The Public Hearing was closed at 5:32 p.m. with no further comment from the public.

Mr. Astorga explained the city code changes regarding mother-in-law and accessory dwelling units, and he specifically noted that code requires the property owner to live on site. He also noted that if the house sells, the new property owner will be required to live on site. Mr. Astorga noted that with limited city resources, the city relies on the public to alert the city of ADU infractions. Mr. Badham reiterated that the property owner must live on site and that the property never be rented to two tenants. Mr. Hymas noted his commitment to be good neighbors and rent to upstanding citizens. Mr. Badham explained that if an ADU applicant meets the code criteria that the committee must approve the project. Mr. Badham inquired regarding the size of the ADU, and Mr. Poole clarified that the home was three levels and the ADU would occupy less than 40%.

Mr. Clawson made a motion to approve a Conditional Use Permit to allow for an Accessory Dwelling Unit at 621 East 350 North, Spencer Hymas, applicant, with conditions outlined by staff. Mr. Badham seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Badham

Motion passed 3-0 based on conditions outlined by staff.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 1968 South Davis Boulevard, Douglas P. Thompson and Yaping Chen, applicants.**

Mr. Badham made a motion to approve a Conditional Use Permit, **in written form**, to allow for an Accessory Dwelling Unit at 1968 South Davis Boulevard, Douglas P. Thompson and Yaping Chen, applicants. Mr. Clawson seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Badham

Motion passed 3-0.

5. **Miscellaneous business and scheduling.**

Mr. Astorga noted the next meeting would be held, as needed, on Tuesday, April 7, 2020 at 5:00 p.m. at the South Davis Metro Fire Station. He ascertained there were no further items of business. The meeting was adjourned at 5:47 p.m.



Francisco Astorga, Planning Director