



BOUNTIFUL CITY
ADMINISTRATIVE COMMITTEE AGENDA
Monday, August 30, 2021
5:00 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 at 795 South Main Street, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at (801) 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome
2. Consider approval of minutes for August 2, 2021
3. Consider approval of a Lot Line Adjustment at 1743 and 1749 Stone Ridge Drive, John & Wendy Gunderson and William & Julia Hamilton, applicants
 - a. Action
4. Consider a Conditional Use Permit for a Home Occupation Construction at 1502 North 650 East - Shaun Berrett, applicant
 - a. Review and Public Hearing
 - b. Action
 - c. Consider drafted approval in written form
5. Adjournment

**Draft Minutes of the
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
August 2, 2021**

Present: Committee members Francisco Astorga (Chair), Lloyd Cheney, and Dave Badham
Assistant City Planner Kendal Black
Recording Secretary Jacinda Shupe

1. Welcome and Introductions

Chair Astorga opened the meeting at 5:04 p.m. and introduced all present.

2. Consider approval of minutes for June 28, 2021

MOTION: Committee Member Badham made a motion to APPROVE the minutes for April 05, 2021. Chair Astorga seconded the motion.

VOTE: The motion passed 3-0.

3. Consider approval of minutes for July 12, 2021

MOTION: Committee Member Badham made a motion to APPROVE the minutes for April 05, 2021. Chair Astorga seconded the motion.

VOTE: The motion passed 3-0.

4. Consider a Conditional Use Permit for an Accessory Dwelling Unit (ADU) at 196 East 1650 South–Makell Webb & Taylor Lewis, applicant

Ms. Webb, applicant, was present. Planner Black presented the item.

Planner Black indicated that the applicant is requesting a basement ADU zoned R4. Planner Black indicated that the only thing he would recommend is planting bushes to make the entrance less obvious. Everything else meets all requirements.

Ms. Webb stated that she has already planted shrubs. She passed around pictures to the Committee for viewing.

Committee Member Badham requested to see the street view of the residence. Chair Astorga left the meeting and returned to the meeting at 5:07 to grab his iPad. The street view of the residence was viewed and discussed by the Committee.

Chair Astorga opened the public hearing at 5:12 p.m.

There were no comments.

1 Chair Astorga closed the public hearing at 5:12 p.m.
2

3 Committee Member Badham brought into discussion if this residence would meet the new
4 requirements from the State for ADU's. Chair Astorga explained in detail the new law
5 concluding there would be no issues with the front entrance of this residence.
6

7 MOTION: Committee Member Cheney made a motion to APPROVE the Conditional Use
8 Permit to permit an Accessory Dwelling Unit located at 196 East 1650 South as
9 recommended by staff with a modification to item #5 to include that the shrubs remain
10 perpetuity. Committee Member Badham seconded the motion.
11

12 VOTE: The motion passed unanimously (3-0).
13

14 MOTION: Committee Member Badham made a motion to APPROVE the drafted approval
15 in WRITTEN form with the modification made to item #5 including the shrubs shall remain
16 in perpetuity directly in front of the entry to further hide the ADU's entrance. Committee
17 Member Cheney seconded the motion.
18

19 VOTE: The motion passed unanimously (3-0).
20

21 CONDITIONS OF APPROVAL:

- 22 1. The accessory dwelling unit shall meet all the standards in Section 14-14-124 of the City
23 Land Use Code including the following:
24 a. The owner(s) of the property must continually occupy the principal dwelling or
25 the accessory dwelling unit.
26 b. The property is to be used only as a Single-Family dwelling with an accessory
27 dwelling unit and shall be subject to a Deed Restriction.
28 c. There shall be no separate utility service connections.
29 d. The Applicants shall apply separately for a building permit to be reviewed and
30 inspected by Staff.
31 2. The required walkway and all other applicable aspects of the ADU conversion are to be
32 inspected, including the required walkway, proper window egress, proper door width,
33 that the ADU is an independent unit from the main dwelling, etc. Building codes shall be
34 inspected prior to the City signing the deed restriction.
35 3. The Conditional Use Permit for the accessory dwelling unit is solely for this property and
36 is non-transferable to another property.
37 4. The Deed Restriction shall be signed within six (6) months of the date of approval.
38 5. Shrubs shall be planted and remain in perpetuity directly in front of the entry to further
39 hide the ADU's entrance.
40

41 Chair Astorga ascertained there were no further items of business. The meeting was adjourned
42 at 5:21 p.m.
43
44
45

46 _____
47 Francisco Astorga
Administrative Committee Chair



Administrative Committee Staff Report

Subject: Lot Line Adjustment
Author: Kendal Black, Assistant City Planner
Address: 1743 and 1749 Stone Ridge Drive
Date: August 17, 2021

Overview

Consider approval of a Lot Line Adjustment between 1743 Stone Ridge Drive, John K. & Wendy K. Gunderson, and 1749 Stone Ridge Drive, William L. & Julia T. Hamilton, Applicants.

Background/Analysis

The Applicants request a Lot Line Adjustment between their two (2) properties located at 1743 and 1749 Stone Ridge Drive. Both properties, shown as Lot 402 (Gunderson's Property) and Lot 403 (Hamilton's Property), are in the R-F Single-Family Zone. The proposal includes transferring 0.016 acres, shown as Parcel A, from Lot 402 (Gunderson) to Lot 403 (Hamilton), and includes transferring 0.016 acres, shown as Parcel B, from Lot 403 (Hamilton) to Lot 402 (Gunderson). The adjustment does not create any new parcels.

Findings of Fact

1. The proposed Lot Line Adjustment does not create any new lots; therefore, an amended subdivision plat is not necessary.
2. The proposed lot area of Lot 402 is 30,906 square feet (0.710 acres).
3. The proposed lot area of Lot 403 is 40,682 square feet (0.934 acres).

Staff Recommendation and Conditions of approval

Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with the following conditions of approval:

1. Complete any redline corrections required on the plat.
2. The approved Lot Line Adjustment shall be recorded with Davis County, subject to final form approved by the City Engineer.

Note: Approval of the lot line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared by the applicant and recorded by the Davis County Recorder's Office.

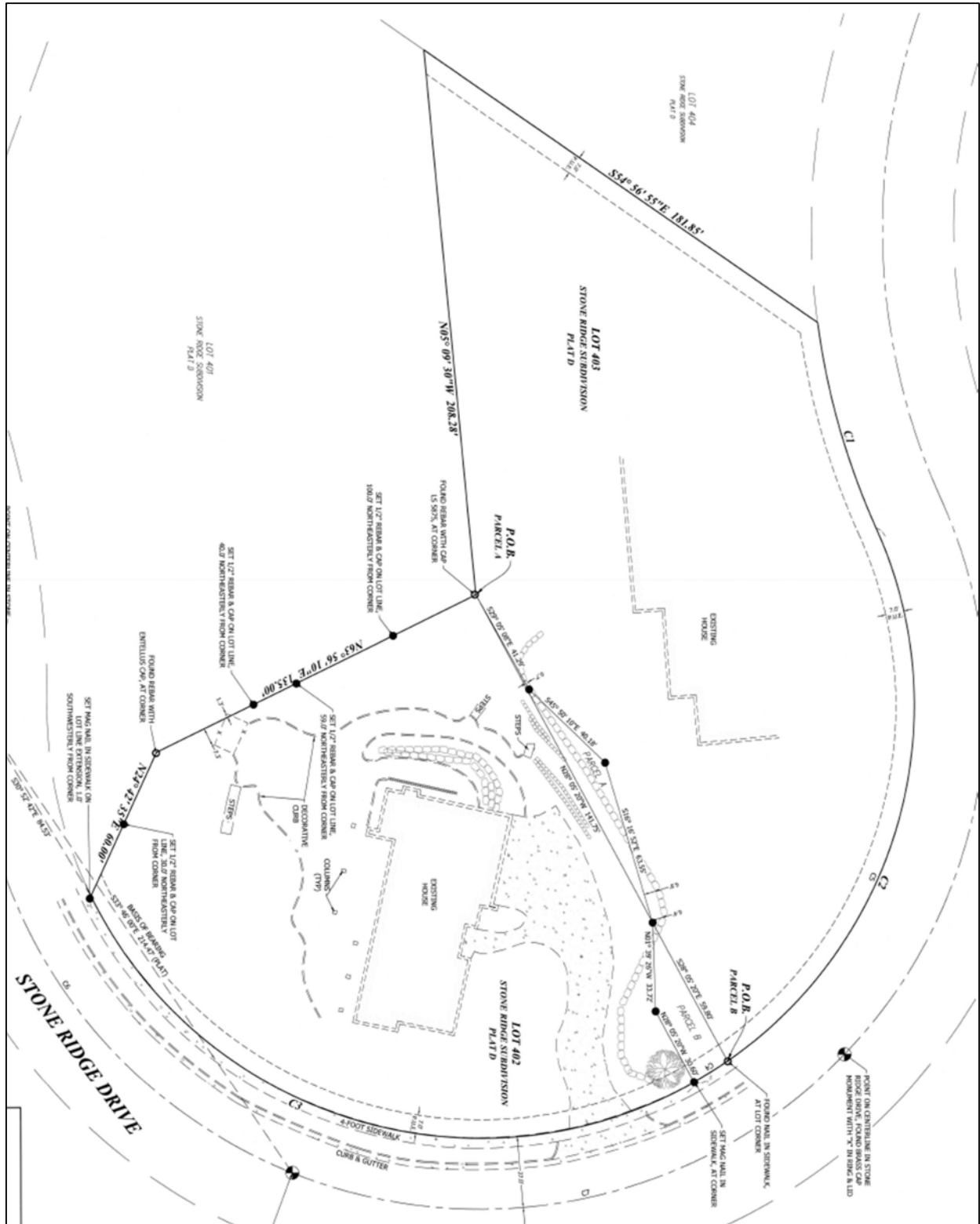
Attachments

1. Aerial Map
2. Proposed Lot Line Adjustment (Diagram)

Attachment 1 – Aerial Map



Attachment 2 – Proposed Lot Line Adjustment (Diagram)



Administrative Committee Staff Report



Subject: Conditional Use Permit for a Construction / Contractor Home Occupation at 1502 North 650 East
Authors: Kendal Black, City Planner
Date: August 30, 2021

Background

The applicant, Shaun R. Berrett, submitted a Conditional Use Permit (CUP) for a Construction / Contractor Home Occupation located at 1502 North 650 East. The property is located within the R-4 Single-Family Residential Zone.

Analysis

The applicant proposes to operate a construction / contractor business with no additional employees. The applicant proposes to utilize one (1) personal vehicle, a pick-up truck, for the business, to be parked on the driveway of the property. The proposal indicates less than ten percent (10%) of the house that will be used in connection with the business. The proposal indicates that associated tools are to be stored in the truck used for the business.

Recommendation & Conditions of Approval

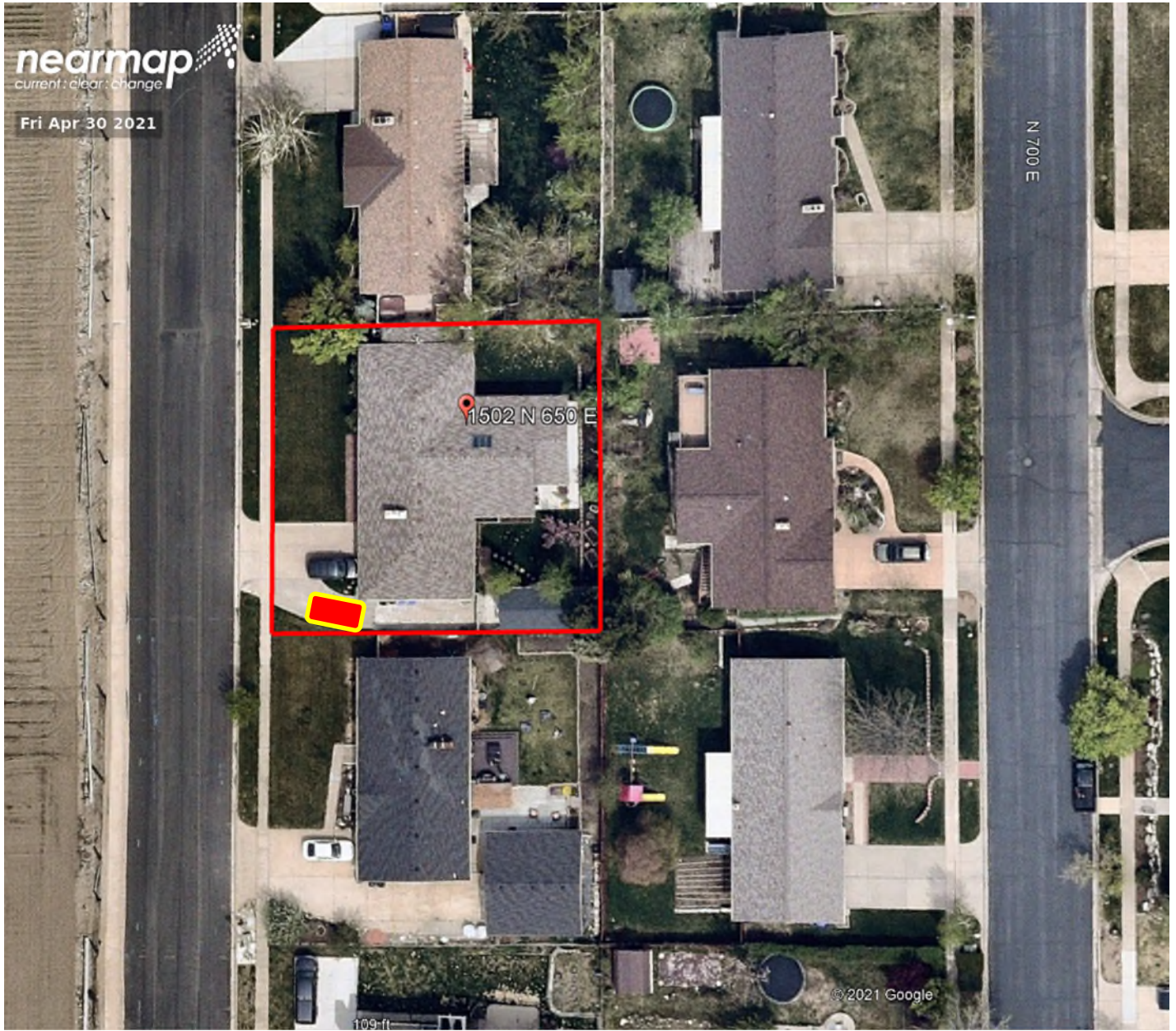
Staff recommends the Administrative Committee hold a public hearing and consider approving the requested Conditional Use Permit for a Construction / Contractor Home Occupation at 1502 North 650 East, subject to the following conditions:

1. The applicant shall maintain an active Bountiful City Business License.
2. The Home Occupation shall not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use shall comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and is non-transferable.

Attachments

1. Aerial Photo
2. Bountiful Land Use Code
3. Site Plan

Attachment 1 - Aerial Photo



Attachment 2 – Bountiful City Land Use Code Section 14-17-105 & 14-17-108

14-17-105 HOME OCCUPATION REQUIREMENTS

A proposed home occupation use shall meet the following criteria to qualify for a Home Occupation Business License:

- A. 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 this Title.*
- B. 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.*
- C. The use shall not involve more than 50% of the entire dwelling.*
- D. The use shall not involve the area of required, covered, off-street parking.*
- E. 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.*
- F. 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.*
- G. The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.*
- H. 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.*
- I. 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.*
- J. 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.*

- K. *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.*
- L. *The residence and property may be inspected from time to time to determine continued compliance with the provisions of this Code and other applicable codes.*

[...]

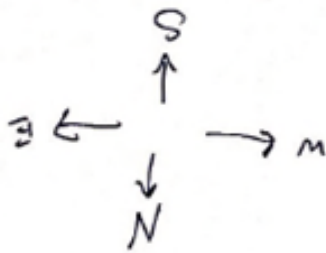
14-17-108 HOME OCCUPATION CONDITIONAL USES

Home occupations in the following areas of work are conditional uses, and licenses may be issued for them only if a conditional use permit is granted following notice and a public hearing:

- A. *Lawn care and/or landscaping,*
- B. *Construction and/or contracting,*
- C. *Snow removal,*
- D. *Residential day care or group instruction facilities with more than eight (8) people,*
- E. *A home occupation office use may be allowed in a detached accessory structure in accordance with the following:*
 - 1. *The total office area, including a restroom and any storage space, shall not exceed three hundred (300) square feet.*
 - 2. *The office shall not be located in an area of required, covered, off-street parking.*
 - 3. *No part of the office space shall be utilized if the required, covered, off-street parking is being utilized for a purpose other than parking.*
 - 4. *The only retail activity allowed is that transacted electronically or by mail. Any retail activity involving the physical delivery of goods or persons to the property is expressly prohibited.*
 - 5. *A home occupation office in a detached accessory structure shall be deemed unlawful and shall not be occupied unless the owner has recorded a deed restriction on the property stating that the use of the property is for a single family dwelling, and that the office space shall only be used in accordance with the provisions of the Bountiful City Land Use Code as it may be amended from time to time.*

Attachment 3 - Site Plan

~~1502 N~~
Lone Ranger Construction



Where I will
Do Invoices, Emails, Billing, Bidding

Where my
Truck will
Be Parked



650 East

RECEIVED

JUL 06 2021

BOUNTIFUL CITY
PLANNING DEPT.



MAYOR
RANDY C. LEWIS

CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

DRAFT
Bountiful City, Utah
Conditional Use Permit Approval
of a Contractor Home Occupation Permit

A public hearing was held on August 30, 2021, at the Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah 84010, to consider the request of Shaun R. Berrett for a Conditional Use Permit allowing a Contractor Home Occupation at the following location:

1502 North 650 East, Bountiful, Davis County, Utah

Parcel 02-079-0025

The Bountiful City Administrative Committee heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Administrative Committee makes the following findings:

1. This matter is properly heard before the Administrative Committee.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request for a Contractor Home Occupation shall meet all the criteria in Sections 14-17-105 & 14-17-108 of the Bountiful City Land Use Code, as conditioned.
4. The proposed request for a Contractor Home Occupation shall meet all applicable sections of the City Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for a Handyman Contractor Home Occupation as requested by Shaun R. Berrett, to be located at 1502 North 650 East, Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall maintain an active Bountiful City Business License.
2. The Home Occupation shall not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use shall comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and is non-transferable.

The Conditional Use Permit for a Contractor Home Occupation and this written form were approved on August 30, 2021.

Francisco Astorga
Administrative Committee Chair

ATTEST: Jacinda Shupe
Recording Secretary