

Bountiful City
Administrative Committee Minutes
February 24, 2020

Present: Chairman – Francisco Astorga; Committee Members – Brad Clawson and Scott Schlegel; Assistant Planner – Curtis Poole; Recording Secretary – Darlene Baetz

1. Welcome and Introductions.

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

2. Consider approval of minutes for February 10, 2020.

Mr. Clawson made a motion to approve the minutes for February 10, 2020. Mr. Astorga seconded the motion.

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

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of Conditional Use Permit to allow for an Accessory Dwelling Unit at 3112 South 950 East, Bryan Spangler, applicant.

Bryan Spangler, applicant, was present.

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

The Applicant, Bryan Spangler, requests Conditional Use Permit approval to allow for an Accessory Dwelling Unit at 3112 South 950 East. The property is located in the R-3 Single-Family Residential Zone.

The Applicant is requesting approval of an Accessory Dwelling Unit (ADU) to be constructed in their existing home. Information submitted shows the ADU will be located in the basement and contains one (1) bedroom, a bathroom, kitchen 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 located in the R-3 Single-Family Residential Zone and consists of a single-family dwelling which will be maintained as such by the Applicant. The lot is 0.223 acres (9,713 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 indicated the residence at this location is 4,117 square feet and the ADU will be approximately 1,300 square feet, which is approximately 33% of the total residence and will be below the maximum 40% standard in the Code.

The property will meet the parking standard required for approval. The entrance to the ADU can be through an interior connection in the residence or through a separate rear entry door,

which would not be visible from the street. The property will continue to 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 3112 South 950 East 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 use 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. Schlegel inquired regarding the measurements provided by Zillow, and Mr. Spangler indicated that he also had appraisal measurements of the home and the ADU complies with the 40% requirement. Mr. Clawson inquired regarding condition #4, and Mr. Poole explained that since this is not a new build and the basement is already finished that a building permit will not be required. Mr. Astorga asked for a definite square footage percentage of the ADU, and Mr. Spangler calculated the percentage to be 33.8%.

PUBLIC HEARING: Mr. Astorga opened and closed the Public Hearing at 5:07 p.m. with no comment from the public.

Mr. Clawson made a motion to approve a Conditional Use Permit to allow for an Accessory Dwelling Unit at 3112 South 950 East, Bryan Spangler, applicant, with removal of condition #4 and including all other conditions outlined by staff. Mr. Schlegel seconded the motion.

 A Mr. Astorga
 A Mr. Clawson
 A Mr. Schlegel

Motion passed 3-0 based on removal of condition #4 and including all other conditions outlined by staff.

4. **PUBLIC HEARING: Consider approval of Conditional Use Permit to allow for an Accessory Dwelling Unit at 3082 South 200 East, Scott Frost, applicant.**

Scott Frost, applicant, was present.

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

The Applicant, Scott Frost, requests Conditional Use Permit approval to allow for an Accessory Dwelling Unit at 3082 South 200 East. The property is located in the R-3 Single-Family Residential Zone.

The Applicant is requesting approval of an Accessory Dwelling Unit (ADU) which is proposed as part of a basement finish in the Applicant's home. Information submitted shows the proposed ADU will contain two (2) bedrooms, a bathroom, separate laundry room, kitchen 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 located in the R-3 Single-Family Residential Zone and consists of a single-family dwelling which will be maintained as such by the Applicant. The lot is 0.255 acres (11,107 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 indicated the residence at this location is 2,484 square feet and further indicated the proposed ADU will be approximately 800 square feet, which will be approximately 32% of the total residence and will be below the maximum 40% standard in the Code.

The property will meet the parking standard required for approval; however, prior to occupying the ADU the Applicant will need to convert the existing two (2) car carport to a two (2) car garage as required by Code. The entrance to the ADU will be through an interior connection in the residence. The property will continue to 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 3082 South 200 East 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 use and shall be subject to a Deed Restriction.
3. There shall be no separate utility service connections.
4. Prior to occupying the Applicant shall convert the existing carport into a two (2) car garage.
5. The Applicant shall apply separately for a building permit to be reviewed and inspected by Staff.
6. The ADU shall meet all the standards in 14-14-124 of the City Land Use Code.
7. The Conditional Use Permit is solely for this property and is non-transferable.

Mr. Schlegel inquired regarding a storage/utility room near the ADU, and Mr. Frost indicated the area would be locked and not included as part of the ADU. Mr. Schlegel clarified that once the carport is converted to a two car garage that the ADU could then be rented.

PUBLIC HEARING: Mr. Astorga opened and closed the Public Hearing at 5:17 p.m. with no comment from the public.

Mr. Schlegel made a motion to approve a Conditional Use Permit to allow for an Accessory Dwelling Unit at 3082 South 200 East, Scott Frost, applicant. Mr. Clawson seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Schlegel

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

5. **Consider approval of Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 124 West 3100 South, Bradley G. Rickards, applicant.**

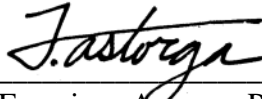
Mr. Clawson made a motion to approve a Conditional Use Permit, **in written form**, to allow for a Home Occupation Contractor Business at 124 West 3100 South, Bradley G. Rickards, applicant. Mr. Astorga seconded the motion.

A Mr. Astorga
A Mr. Clawson
___ Mr. Schlegel (abstained)

Motion passed 2-0.

6. **Miscellaneous business and scheduling.**

Mr. Astorga ascertained there were no further items of business. The meeting was adjourned at 5:19 p.m.



Francisco Astorga, Planning Director