


# ADMINISTRATIVE COMMITTEE

**Monday, January 8, 2018**  
**5:00 p.m.**

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, 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 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

## AGENDA

1. Welcome and Introductions.
2. Consider approval of minutes for December 18, 2017.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow an Accessory Building exceeding 10% of the lot area at 55 West 700 North, Brent and Kathy Vodopich, applicants.
4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 1261 Cassidy Circle, Jeremy and Erin-Leigh Hess, applicants.
5. Consider approval of a Conditional Use Permit, in written form, for improvements to an existing building at a commercial location at 565 Medical Drive for Country Oaks Assisted Living of Bountiful, Gilda McBride, applicant.
6. Miscellaneous business and scheduling.

  
Chad Wilkinson, City Planner

**Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.**

**Bountiful City  
Administrative Committee Minutes  
December 18, 2017**

**Present:** Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Dave Badham; Assistant Planner – Kendal Black; Recording Secretary – Julie Holmgren

**1. Welcome and Introductions.**

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

**2. Consider approval of minutes for December 4, 2017.**

Mr. Cheney made a motion for approval of the minutes for December 4, 2017. Mr. Badham seconded the motion.

  A      Mr. Wilkinson  
  A      Mr. Cheney  
  A      Mr. Badham

Motion passed 3-0.

**3. Consider approval of a Lot Line Adjustment at 28 West Monarch Drive and 104 West Monarch Drive, Paul & Kimberly Hansen and Steven & Julie Broderick, applicants.**

Paul Hansen, applicant, was present.

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

The applicants are applying for a Lot Line Adjustment between their properties at 28 Monarch Dr and 104 Monarch Dr in Bountiful, Utah. The property at 28 Monarch Dr includes a parcel identified as Parcel #01-161-0039 which includes Lot 38 of the Amended Bridlewood Subdivision Phase 3 and additional land described as Parcel #01-020-0033 on the property line adjustment plat. The property at 104 Monarch Dr includes Lot 42 of the Amended Bridlewood Subdivision Phase 3 along with additional property as shown on the property line adjustment plat. Both properties are located in the R-3 Residential Zone.

The adjustment will transfer approximately 858 square feet (.02 acres) from Parcel #01-161-0039 to Lot 42. This will bring Parcel # 01-161-0039 to a total of area of approximately 279,233square feet (6.41 acres) and Lot 42 to approximately 20,024square feet (.46 acres). The purpose of the property line adjustment is to adjust the common boundary between the two parcels in order to contain the pool currently located partially on Lot 42 completely within the property boundary for Lot 42. The pool was constructed without permits and currently crosses the property boundary.

1. No new lots are being created in this transfer so this does not need to be an amended subdivision plat

**Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.**

2. The Lot Line Adjustment will impact an existing public utility easement on Lot 42. The owner of Lot 42 will be required to obtain a release of easement in order to change the lot line around the pool that is already in this location, and new public utility easements will need to be dedicated.

Based on findings, Staff recommends approval for a lot line adjustment, with the following conditions:

1. Complete any redline corrections required on the plat
2. Prior to the recording of the lot line adjustment with the County:
  - a. Obtain an easement release from the City Council for the existing PUE located on Lot 42.
  - b. Dedicate a 7 foot (7') wide public utility easement on Lot 42 between the pool and house.
  - c. Obtain a building permit for the existing swimming pool and retaining walls.
3. Once the conditions have been completed the approved lot line adjustment shall be recorded with Davis County.

**Note:** Approval of the property line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared and recorded by the county.

Mr. Wilkinson directed the committee to an aerial photo for examination of the transfer of property. The committee also examined the survey map. Mr. Hansen noted that he purchased his home in April, and then had it surveyed and discovered the Broderick's pool was partially on his property. He also learned that the pool was built over an easement and without a permit. Mr. Badham noted that there was no permit issued for the retaining wall, and asked if Broderick's property sits higher than Hansen's. Mr. Hansen explained that Broderick used fill. Mr. Badham inquired as to how the Brodericks will deal with engineering regarding the requirement to obtain a permit for the existing pool and retaining walls. A discussion ensued and the committee noted that if an engineer cannot sign off on the project, then changes will need to occur. Mr. Wilkinson noted that the city engineer, Paul Rowland, had given preliminary approval for the proposed seven foot easement. Mr. Badham asked if it is implied that when someone obtains a permit that it will be closed out with a final inspection, and Mr. Wilkinson affirmed. Mr. Hansen inquired if there would be an issue with the Broderick's pool house. Mr. Cheney explained that a new easement will run on the side of the trampoline on the east property line, between the house and the pool house, and he pointed out the easement release area on the Google Earth map. Mr. Hansen asked if there were any setback concerns, and Mr. Wilkinson said the setbacks meet code but the easement is the problem. Mr. Badham inquired when the pool was constructed, and Mr. Hansen said it was around 2006.

Mr. Badham made a motion for approval of a Lot Line Adjustment at 28 West Monarch Drive and 104 West Monarch Drive, Paul & Kimberly Hansen and Steven & Julie Broderick, applicants, with conditions outlined by staff. Mr. Cheney seconded the motion.

**Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.**

- A Mr. Wilkinson
- A Mr. Cheney
- A Mr. Badham

Motion passed 3-0.

Mr. Hansen inquired regarding a timeframe for the conditions, and Mr. Wilkinson explained that the timing would be up to the Brodericks.

**4. PUBLIC HEARING: Consider approval of a Conditional Use Permit for improvements to an existing building at a commercial location at 565 Medical Drive for Country Oaks Assisted Living of Bountiful, Gilda McBride, applicant.**

Gilda McBride, applicant, was present, along with a contractor, Scott Pederson.

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

The property where the Assisted Living center is located is in the H (Hospital) Zone. Assisted Living Centers are classified in the City Ordinance as a conditional use in the H zone requiring a Conditional Use Permit.

The applicant's proposal is to convert the garage space into additional living units and a bathroom in the Assisted Living Center at 565 Medical Drive. This is a change of use in the garage portion of the property only. This will increase the number of living units from five to eight. The applicant has a current business license with Bountiful City.

The parking requirements state that three traditional parking spaces and one handicapped parking space are required for eight living units. Parking spaces must be striped and located on a paved surface. The off-street parking shall be constructed in a manner that vehicles may enter and exit from a public street by forward motion only. Because the applicant has requested an expansion to the number of units on site, the parking requirement must be brought up to the current code.

The applicant will also be required to obtain a building permit and meet the requirements of the Building Code for the change of use from a garage to Assisted Living units.

Based on the findings, staff recommends approval with the following conditions.

1. The applicant keeps a current Bountiful City Business License.
2. The Conditional Use Permit is for this location only and is non-transferable.
3. The applicant must obtain a building permit for the remodel prior to the remodel of the garage into living spaces and a bathroom
4. Prior to occupancy of the 3 new units, the applicant will be required to provide off-street parking at the rate of 4 parking spaces, one being a van accessible disabled person parking space.
5. The applicant shall adhere to all parking requirements outlined in the Bountiful Land Use and Bountiful City Codes.

**Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.**

**PUBLIC HEARING:** Mr. Wilkinson opened and closed the Public Hearing at 5:18 p.m. with no comments from the public.

Mr. Badham noted that assisted living facilities are governed by the State, and they have strict requirements regarding parking. Mr. Pederson explained that by adding two more parking spaces they will meet the parking requirements. Mr. Badham asked if the State has looked at the actual plans. Mr. Pederson said that the State has looked at the plans including the rooms, restrooms and HVAC. Mr. Cheney inquired regarding the location of the business sign, and Ms. McBride explained that it will be relocated.

Mr. Cheney made a motion for approval of a Conditional Use Permit for improvements to an existing building at a commercial location at 565 Medical Drive for Country Oaks Assisted Living of Bountiful, Gilda McBride, applicant. Mr. Badham seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Mr. Badham

Motion passed 3-0.

**5. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 15 Briggs Drive, Derek Peterson, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 15 Briggs Drive, Derek Peterson, applicant. Mr. Badham seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Mr. Badham

Motion passed 3-0.

**6. Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:22 p.m.

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Chad Wilkinson, City Planner



MAYOR  
RANDY LEWIS

CITY COUNCIL  
RICHARD HIGGINSON  
BETH HOLBROOK  
JOHN M. (MARC) KNIGHT  
KENDALYN HARRIS  
CHRIS R. SIMONSEN

CITY MANAGER  
GARY R. HILL

## Memo

Date: December 18, 2017  
To: Administrative Committee  
From: Kendal Black, Assistant Planner  
Re: Staff Report for the Administrative Committee Meeting on Monday, January 8, 2018

## Overview

- 3. PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for an Accessory Building exceeding 10% of the lot area at 55 W 700 N, Brent and Kathy Vodopich, applicants.

### Background

The property is located in the R-4 Residential Single-Family Zone. The Applicant would like to build an accessory building which will serve as a garage. Bountiful City Land Use Code states that the total footprint of accessory structures may not exceed 10% of the entire lot of parcel area without requiring a Conditional Use Permit. The footprint of the proposed accessory structure will occupy more than 10% of the total parcel area so a Conditional Use Permit is required.

There is a potential for large accessory structures to be used for commercial purposes, which is not allowed in single family zones. Therefore, this type of configuration should be viewed as an "anticipated detrimental effect" as described in the Utah State Municipal Code which reads:

#### ***10-9a-507 Conditional uses.***

*(1) A land use ordinance may include conditional uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.*

*(2) (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.*

*(b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*

### Findings

According to the plans submitted by the applicant, the accessory building will be constructed of metal. The structure will be 40 feet deep and approximately 33 feet wide with the front facing north. The structure will be located 5 feet from the eastern property line, 10 feet from the southern property line, and 30 feet from the primary structure. The accessory building will meet all required setbacks, easements, and height restrictions. The accessory building will occupy approximately 14.4% of the total square footage of the property. The accessory building size will be approximately 91.7% of the main dwelling. The lot is 0.21 acres and the accessory building should have minimal impact on neighboring properties.

## Staff Recommendation

Based on the findings, staff has determined that 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 Accessory Building shall meet all criteria in 14-4-105 of the Bountiful City Code.
2. The property owner shall obtain a building permit.
3. The applicant shall follow IBC building codes.
4. The Conditional Use Permit is solely for this site and is non-transferable.
5. The accessory structure WILL NOT be used for commercial interests or monetary gain.

## Relevant Codes

### **14-4-105 YARD AND SETBACK REQUIREMENTS**

*The following minimum yard requirements shall apply in the (R) Zone:*

- J. Accessory Structure, Primary Use Required – An accessory structure shall not be permitted on any lot or parcel of land unless a primary structure is first constructed on the site. If the primary structure is removed and not immediately replaced, any accessory structure must also be removed. A lot or parcel shall not be subdivided such that an accessory structure is located on a lot or parcel without a primary structure.
2. Accessory Structure, Conditional Use – An accessory structure may be allowed as a conditional use in accordance with the following:
  - a. The approval body shall consider the following when reviewing the proposed accessory structure:
    - i. The extent that sunlight, air, and viewsheds are obstructed/disturbed,
    - ii. The proximity to adjoining structures,
    - iii. The contour of the land, both existing and proposed,
    - iv. Features peculiar to the site and the immediately adjoining properties.
    - v. The location of windows, doors, balconies, and other openings that may intrude on the privacy of adjoining property owners,
    - vi. The proposed and potential uses based on size, configuration, and other aspects of the structure.
  - b. The total building footprint of any and all accessory structures shall not exceed fifteen percent (15%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.
  - c. An accessory structure shall meet all of the setbacks of a primary structure or it shall be located behind the rear building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line. The approving body may require an increased setback based on the criteria of 14-4-106(C.)(1.)
  - d. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and any other protrusion on either the accessory building or the primary structure.
  - e. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any dwelling on an adjacent property.
  - f. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.
  - g. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
  - h. An accessory structure shall meet all applicable provisions of the International Building Code.
  - i. An accessory structure shall not encroach on any easements, recorded or otherwise.
  - j. The sidewall of an accessory structures shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the

average slope of the ground to the highest point of the roof, including any coping, parapet, or similar feature.

- k. The height of an accessory structure shall not exceed twenty (20) feet.

## 55 West 700 North







<b>F</b>	<b>Office Use Only</b>
	Date Rec'd _____
	Application \$ _____
	Zone _____

Jan 8

### CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: Dec. 7<sup>th</sup> 2017

Property Address: 55 West 700 North Bountiful

Applicant Name: Brent & Kathy Vodopich

Applicant Address: 55 West 700 North Bountiful

Applicant Phone #: 307-231-1089

Applicant E-Mail: \_\_\_\_\_

Authorization (Owner Signature): Kathy Vodopich

*(If applicant is not owner, applicant must submit notarized authorization from all property owners)*

**Project Name and Description:** Vodopich garage

33x40 detached metal garage

Building Greater than 10 percent of  
lot area

#### Committee

Administrative Committee \$50.00 (application fee)

Planning Commission \$250.00 (application fee)

- The Site Plan Review Committee will review complete applications prior to review by the Planning Commission.

The application must be signed and notarized by each property owner or authorized agent(s).

### Property Owners Affidavit

I (we) Brent & Kathy Vodopich, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

Brent Vodopich  
Owner's Signature

Kathy Vodopich  
Owner's Signature (co-owner if any)

State of Utah )  
  §  
County of Davis )

Subscribed and sworn to before me this 7<sup>th</sup> day of December, 2017.

Notary Public: Shawna Andrus



### Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property located at \_\_\_\_\_, in Bountiful City, Utah, do hereby appoint \_\_\_\_\_, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize the aforementioned agent to appear on my (our) behalf before any City board or commission considering this application.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah )  
  §  
County of Davis )

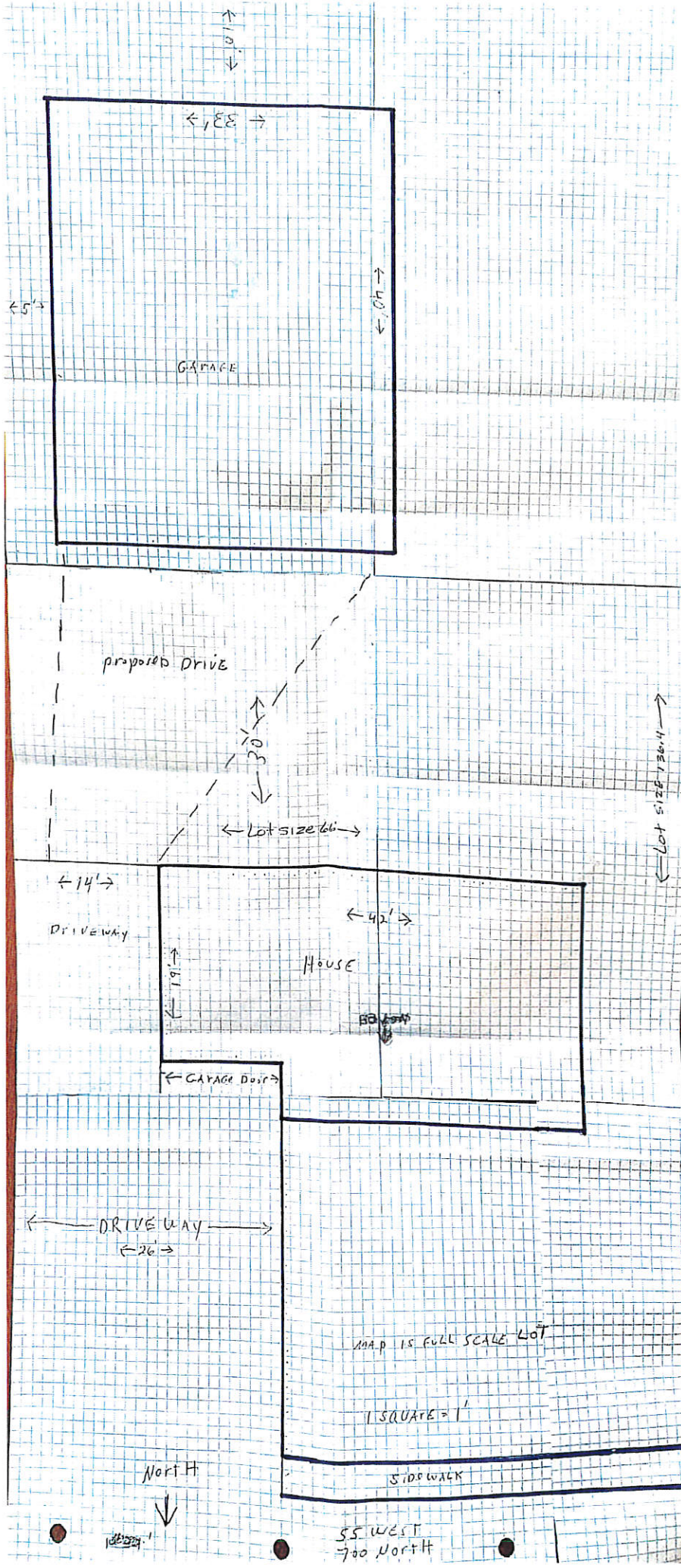
On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary Public: \_\_\_\_\_

A- There are similar garages in the neighbor hood.

B- There are no ways that this project does not fit in with surrounding properties and uses.

C- I have spoken with some of my neighbors, and they are ok with the proposed project.



10/22/2011

55 WEST  
700 NORTH



MAYOR  
RANDY LEWIS

CITY COUNCIL  
RICHARD HIGGINSON  
BETH HOLBROOK  
JOHN M. (MARC) KNIGHT  
KENDALYN HARRIS  
CHRIS R. SIMONSEN

CITY MANAGER  
GARY R. HILL

## Memo

Date: December 18, 2017  
To: Administrative Committee  
From: Kendal Black, Assistant Planner  
Re: Staff Report for the Administrative Committee Meeting on Monday, January 8, 2017

## Overview

4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 1261 Cassidy Circle, Jeremy and Erin-Leigh Hess, applicants.

### Background

The applicant's home is in the R-3 Residential Single-Family Zone. The applicant would like to authorize an Accessory Dwelling Unit in the basement of the home. Plans submitted show the proposed accessory dwelling will include a full kitchen, a full bath, two bedrooms, and a family room. The ADU will have its own primary entrance, in addition to an internal connection to the rest of the home via the kitchen.

Single-family homes with second kitchens can be problematic in maintaining the proper use of the home once the property changes hands or when new situations arise. There can be a desire to use the space as a duplex or multi-family unit which is not allowed. Therefore, the Code requires approval of a Conditional Use permit and the recording of a deed restriction to provide notice to future owners that the home is not a duplex and that future use of the accessory unit is subject to specific conditions. The Code also requires that the owner of the property live in principal unit in order to maintain the single family nature of the home.

#### **10-9a-507**

#### **Conditional Uses**

2. *A. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.*

*B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*

### Findings

According to the plans submitted, the home will maintain the appearance of a single-family residential home. The primary residence and the accessory dwelling unit will have a total of four parking spots, two inside the garage and two directly in front of the garage on the driveway. The Bountiful Land Use Ordinance restricts ADUs to 25% of the total square footage of the primary dwelling structure. The

ADU will occupy approximately 24.5% of the square footage of primary structure. The lot is 0.21 acres and the ADU should have minimal impact on neighboring properties.

### **Staff Recommendation**

Based on the findings, staff has determined that 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 structure.
2. The property is to be used only as a single-family use and a deed restriction must be signed.
3. Occupants of the Accessory Dwelling Unit shall be limited to: Legal dependents, children, parents, siblings, grandchildren, or grandparents of the primary occupant.
4. There will be no separate utility service connections
5. The ADU shall meet all the criteria in 14-14-124 of the city Ordinance
6. The Conditional Use Permit is solely for this property and is non-transferable.

### **Bountiful Land Use Ordinance**

#### **14-14-124      ACCESSORY DWELLING UNIT**

- A. *An accessory dwelling unit shall only be approved as a conditional use.*
- B. *An accessory dwelling unit shall not be approved, and shall be deemed unlawful, unless it meets all of the following criteria:*
1. *An accessory dwelling unit shall be permitted only within a single family residential zone.*
  2. *It is unlawful to allow, construct, or occupy an accessory dwelling unit within a duplex or multi-family residential building.*
  3. *It is unlawful to occupy, or allow to occupy, an accessory dwelling unit without written authorization from the Bountiful City Planning Department.*
  4. *A maximum of one (1) accessory dwelling unit shall be permitted on any lot or parcel.*
  5. *It is unlawful to construct, locate, or otherwise situate an accessory dwelling unit on a lot or parcel of land that does not contain a habitable single family dwelling.*
  6. *A deed restriction limiting the use of a property to a single-family use, prepared and signed by the Bountiful City Planning Director and all owners of the property on which an accessory dwelling unit is located, shall be recorded with the Davis County Recorder's Office prior to occupancy of the accessory dwelling unit. If a building permit is required, then said deed restriction shall be recorded prior to issuance of the building permit.*
  7. *Occupancy and use of any accessory dwelling unit shall be by members of the immediate family of the principal owner of the dwelling and shall be limited only to legal dependents, children, parents, siblings, grandchildren and grandparents.*
  8. *Separate utility service connections shall not be allowed.*
  9. *Any property and any structure that contains an accessory dwelling unit shall be designed and maintained in such a manner that it gives the appearance of a single family residential use.*
  10. *It is unlawful to construct an accessory dwelling unit, or to modify a structure to include an accessory dwelling unit, without a building permit.*
  11. *An accessory dwelling unit shall meet all of the required setbacks for a primary dwelling.*
  12. *Adequate off-street parking shall be provided for both the primary residential use and the accessory dwelling unit, and any driveway and parking area shall be in compliance with this Title.*
- C. *Where permitted, an accessory dwelling unit shall meet all of the following criteria:*
1. *Shall not exceed 25% of the total square footage of the primary dwelling structure,*
  2. *Shall not exceed 5% of the buildable land of the lot,*

3. *Shall be at least 350 sq ft in size,*
4. *Shall meet all of the requirements of the International Building Code relating to dwelling units,*
5. *Shall not have a room used for sleeping smaller than 120 square feet, exclusive of any closet or other space,*
6. *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 accessory dwelling unit shall only be used in accordance with the provisions of the Bountiful City Land Use Ordinance as it may be amended from time to time,*
7. *Only 1 Accessory Dwelling Unit per parcel of land.*

## 1261 Cassidy Circle





For Office Use Only

Date Rec'd \_\_\_\_\_

Application \$ \_\_\_\_\_

Zone \_\_\_\_\_

CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 12-05-2017

Property Address: 1261 Cassidy Circle

Applicant Name: Jeremy Hess & Erin-Leigh Hess

Applicant Address: 1261 Cassidy Circle

Applicant Phone #: 801-850-1338

Applicant E-Mail: hessiderider@msn.com erinleighhess@gmail.com

Authorization (Owner Signature): [Signature] Erin Leigh Hess  
*(If applicant is not owner, applicant must submit notarized authorization from all property owners)*

**Project Name and Description:** Deed restriction for property that  
included kitchen in 11/2016 purchase. Stating limited use  
to single family / immediate family as stated in  
14-14-124 B.o - Supplementary Development Standards

**Committee**

- Administrative Committee \$50.00 (application fee)
- Planning Commission \$250.00 (application fee)

- The Site Plan Review Committee will review complete applications prior to review by the Planning Commission.



**Plans need to include:**

- Bountiful City will prepare labels and mail out the notice to all property owners within three hundred feet (300') of the subject property boundaries based on the most recent Davis County Tax Assessment records.

\*\*The fee for the preparation and mailing of notices has been added to the application fee. **Do not get labels from Davis County Recorders office**, if you do, you will still be charged the entire fee on page 1.

*\*Items heard by the Administrative Committee do not require mailing labels.*

- Plans needed for a site plan review , two (2) full sized, and one (1) 11x17 copy and one (1) .PDF file, of the proposed site plan drawn at 1:10 scale or as required by the City Engineer and City Planner. A site plan shall include:

- A north arrow, the scale of the drawing, and the date of the drawing.
- Street names and addresses.
- Property lines with dimensions.
- All sidewalks, driveways, curbs and gutter, and parking areas.
- All existing easements, rights-of-way, and any other restrictions on the use of the property.
- Existing buildings, proposed buildings, and other significant features on the site.
- Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries
- When required by the City Planner or City Engineer, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.



Typed responses to the following questions:

- How does your proposed project fit in with surrounding properties and uses?  
*Same - No changes. Single Family living in home as many neighbors do.*
- In what ways does the project not fit in with surrounding properties and uses?  
*Not a project - A single family in one dwelling.*
- What will you do to mitigate the potential conflicts with surrounding properties and uses?

*Function and use same as neighbors' surrounding homes.*

*Ensuring presentable, well maintained Family Home that fits into the neighborhood.*

The application must be signed and notarized by each property owner or authorized agent(s).

### Property Owners Affidavit

I (we) Jeremy & Erin-Leigh Hess, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

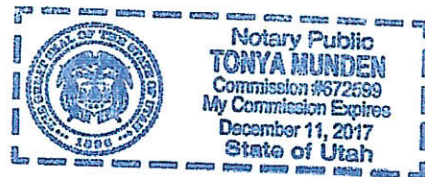
[Signature]  
Owner's Signature

[Signature]  
Owner's Signature (co-owner if any)

State of Utah )  
                                  §  
County of Davis )

Subscribed and sworn to before me this 5<sup>th</sup> day of December, 2017.

Notary Public: [Signature]



### Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property located at \_\_\_\_\_, in Bountiful City, Utah, do hereby appoint \_\_\_\_\_, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize the aforementioned agent to appear on my (our) behalf before any City board or commission considering this application.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah )  
                                  §  
County of Davis )

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Notary Public: \_\_\_\_\_

Home SQ FT 4075

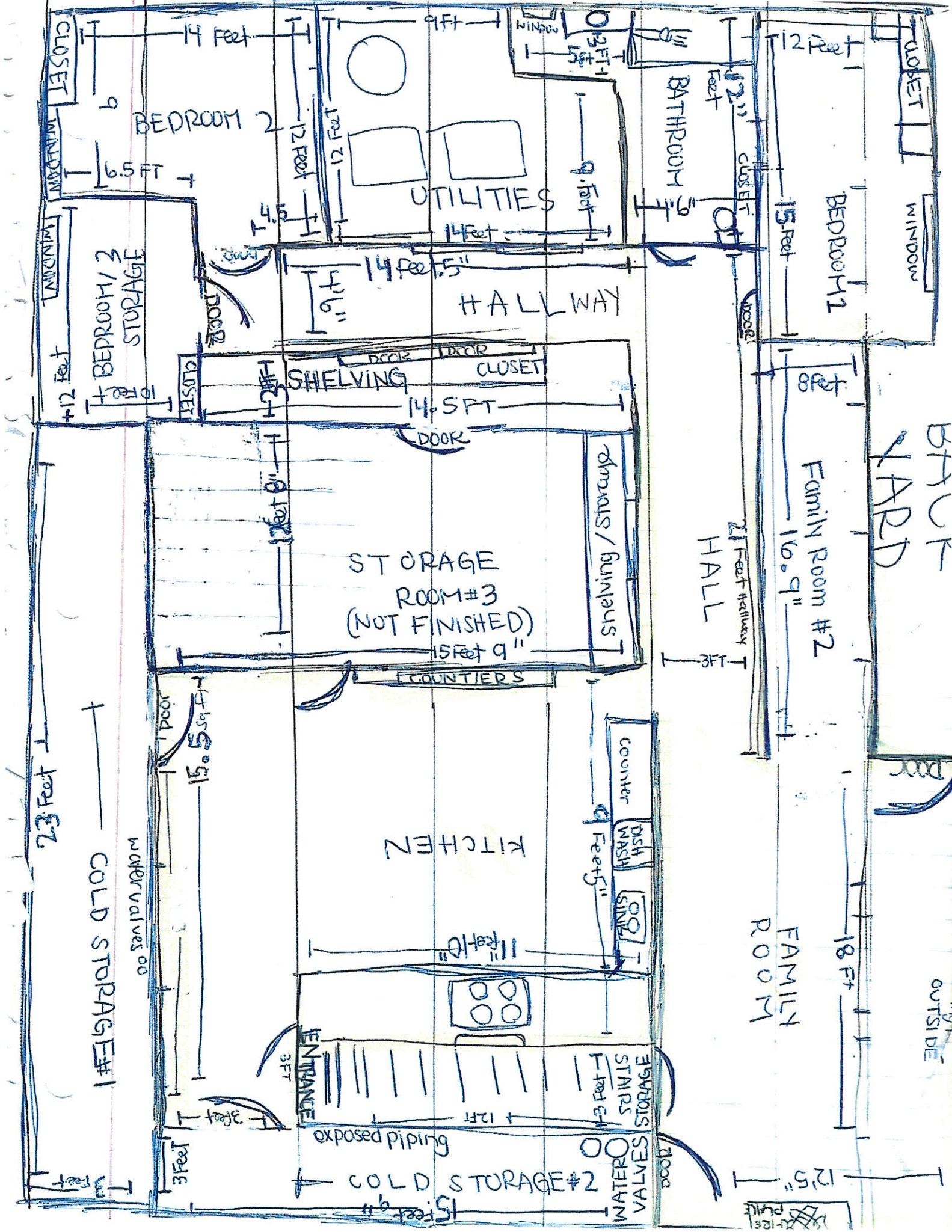
MOM/DAD USE	
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<u>Room</u>	SQ FT
Cold Storage 2	45
Kitchen	157.68
Family Room	223.5
Hallway 1	63
Bedroom 1	180
Bathroom	71.25
Hallway 2	64.875
Shelving Closet	43.25
<b>TOTAL</b>	<b>848.555</b>

HOME OWNERS USE	
-----------------	--

<u>Room</u>	SQ FT
Cold Storage 1	69
Utilities	153
Bedroom #2	110.75
Bedroom #3	120
Storage Room 3	199.5
Stair Storage	36
<b>TOTAL</b>	<b>688.25</b>

<b>GRAND TOTAL lower</b>	<b>1536.805</b>
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RANDY C. LEWIS  
MAYOR

CITY COUNCIL  
Kendalyn Harris  
Richard Higginson  
Beth Holbrook  
John Marc Knight  
Chris R. Simonsen

CITY MANAGER  
Gary R. Hill

## Bountiful City, Utah Conditional Use Permit

A public hearing was held on December 18, 2017, at Bountiful City Hall, to consider the request of Gilda McBride (Country Oaks Assisted Living of Bountiful) for a Conditional Use Permit allowing improvements to an existing building at a commercial location at the following address:

### 565 Medical Drive, Bountiful City, Davis County, Utah

BEG AT A PT ON THE N LINE OF MEDICAL DRIVE AS SHOWN ON THE OFFICIAL ROAD DEDICATION PLAT; SD PT BEING N 0°06'33" W 35.03 FT ALG THE MONU LINE OF 4TH EAST STR & S 88°21'58" E 571.95 FT ALG THE N LINE OF SD MEDICAL DRIVE & 7.58 FT ALG A 606.00 FT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 0°43'00" CHORD BEARS S 88°02'26" E 7.58 FT FR THE MONU AT 4TH EAST & 200 SOUTH STR, SD PT ALSO BEING N 611.26 FT & E 646.03 FT FR THE SW COR OF SEC 20-T2N-R1E, SLM; & RUN TH N 14°55'19" E 135.48 FT TO THE S LINE OF BRIGGS SUB; TH S 75°04'41" E 130.00 FT ALG SD S LINE; TH S 14°55'19" W 120.96 FT TO A PT ON THE N LINE OF MEDICAL DRIVE; TH 131.06 FT ALG A 606.00 FT RADIUS CURVE TO THE LEFT, THRU A CENTRAL ANGLE OF 12°23'30", CHORD BEARS N 81°27'13" W 130.81 FT TO THE POB. CONT. 0.38 ACRES

### Parcel 04-003-0131

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 to allow improvements to an existing building at a commercial location meets the letter and the intent of the specific requirements in §14-2 et seq. (Conditional Use Permit provisions) of the Bountiful City Land Use Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for Gilda McBride (Country Oaks Assisted Living of Bountiful) allowing improvements to an existing building at a commercial location at 565 Medical Drive, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant keeps a current Bountiful City Business License.
2. The Conditional Use Permit is for this location only and is non-transferable.
3. The applicant must obtain a building permit for the remodel prior to the remodel of the garage into living spaces and a bathroom
4. Prior to occupancy of the 3 new units, the applicant will be required to provide off-street parking at the rate of 4 parking spaces, one being a van accessible disabled person parking space.
5. The applicant shall adhere to all parking requirements outlined in the Bountiful Land Use and Bountiful City Codes.

The Conditional Use Permit was approved on December 18, 2017, and this written form was approved this 8<sup>th</sup> day of January, 2018.

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Chad Wilkinson  
Planning Director

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ATTEST: Julie Holmgren  
Recording Secretary