

ADMINISTRATIVE COMMITTEE

Monday, February 5, 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 January 8, 2017.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 397 West 800 South, Damon Garner, applicant.
4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 295 East 1650 South, Cameron Kent, applicant.
5. Consider approval of a Conditional Use Permit, in written form, to allow an Accessory Building exceeding 10% of the lot area at 55 West 700 North, Brent and Kathy Vodopich, applicants.
6. Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 1261 Cassidy Circle, Jeremy and Erin-Leigh Hess, applicants.
7. 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
January 8, 2018**

Present: Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney; Assistant Planner – Browne Sebright; Recording Secretary – Julie Holmgren

Absent: Committee Member – Dave Badham

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:02 p.m. and introduced all present.

2. Consider approval of minutes for December 18, 2017.

Mr. Cheney made a motion for approval of the minutes for December 18, 2017. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

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.

Brent and Kathy Vodopich, applicants, were present.

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

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.

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(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.

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.

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.

PUBLIC HEARING: Mr. Wilkinson opened and closed the Public Hearing at 5:05 p.m. with no comments from the public.

Mr. Wilkinson re-emphasized that the accessory structure cannot be used for commercial interests. Mr. Cheney inquired regarding the overhead power service on the property. Mr. Vodopich indicated there is an overhead power line, and the committee examined the Google Earth image of the property and the existing overhead power line. Mr. Wilkinson asked the applicants if they had contacted Bountiful Power regarding setbacks, and Mr. Vodopich indicated he had spoken with the power department, and they did not express concern regarding the accessory building project.

Mr. Cheney made a motion for 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, with conditions outlined by staff and with an additional condition that the rear yard setbacks on the plans be revised if Bountiful Power deems it necessary. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney

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

Motion passed 2-0.

Mr. Vodopich raised his concern regarding the timing for the project, and Mr. Wilkinson explained that the applicants would have a year from the date of the Conditional Use Permit for project completion. Mr. Cheney advised the applicants to ensure their plans include the proper wind design speed of 155.

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.

Jeremy and Erin-Leigh Hess, applicants, were present. Several neighbors were also in attendance.

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

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**
- 2. **Conditional Uses**
 - 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.*

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.

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

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.

PUBLIC HEARING: Mr. Wilkinson opened the Public Hearing at 5:12 p.m. As noted below, two public comments were shared in support of the applicants. The Public Hearing was closed at 5:16 p.m.

Howard VanOrman (1007 East Millstream Way) stated that he is a neighbor and former bishop in the area, and he spoke in support of the applicants. He noted that Ms. Hess's parents are currently residing in the applicant's basement, and that the basement kitchen existed when the applicants purchased the home. Mr. VanOrman stated his observation of the applicants' efforts to have vehicles parked off the street. Mr. VanOrman concluded with a statement of support.

Jan Hedberg (1269 Cassidy Circle) echoed Mr. VanOrman's statement of support for the applicants. Ms. Hedberg explained that she lives next door to the applicants and has not observed any sort of problem regarding the accessory dwelling unit.

Mr. Wilkinson thanked those in attendance for being at the meeting and expressed thanks for the process to legalize situations such as the one being addressed. Mr. Wilkinson noted that the applicants had submitted a good floor plan with their application. Mr. Cheney likewise thanked those in attendance and commended the neighborhood support.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 1261 Cassidy Circle, Jeremy and Erin-Leigh Hess, applicants. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney

Motion passed 2-0.

Mr. Wilkinson explained that the next step in the approval process would involve the applicants signing a deed restriction prepared by the city. After the document is properly signed, the city will record the document with the county recorder.

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

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.**

Mr. Cheney made a motion for 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. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

6. **Miscellaneous business and scheduling.**

Mr. Wilkinson outlined the variance agenda item for January 15, 2018, and a brief discussion ensued regarding that item. Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:21 p.m.

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: January 30, 2018
To: Administrative Committee
From: Browne Sebright, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, February 5, 2018

Overview

3. PUBLIC HEARING - Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 397 W 800 S, Damon Garner, applicant.

Background

The property where the Home Occupation Business is proposed is located in the R-4 Residential Zone. Home Occupation Contractor Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

Findings

The application submitted indicates that the property will be used for the office of a handyman business. The applicant indicated that a personal vehicle used for the business will be parked on the driveway. The applicant will store his tools in the vehicle, including screwdrivers, saws, hammers and wrenches. The applicant has indicated that 5% of the home will be used for the business for administrative duties including filing cabinets and electronic storage. The applicant has indicated that there will be no employees on site. The applicant has acknowledged that no work may be performed on site and there will be no signage advertising the business on site. The use appears to be incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

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 applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Conditional Use Permit is solely for this site and is non-transferable.
5. No work, other than office related operations, will be performed at this site.

Bountiful Land Use Ordinance

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 discernible 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 Ordinance and other applicable codes.

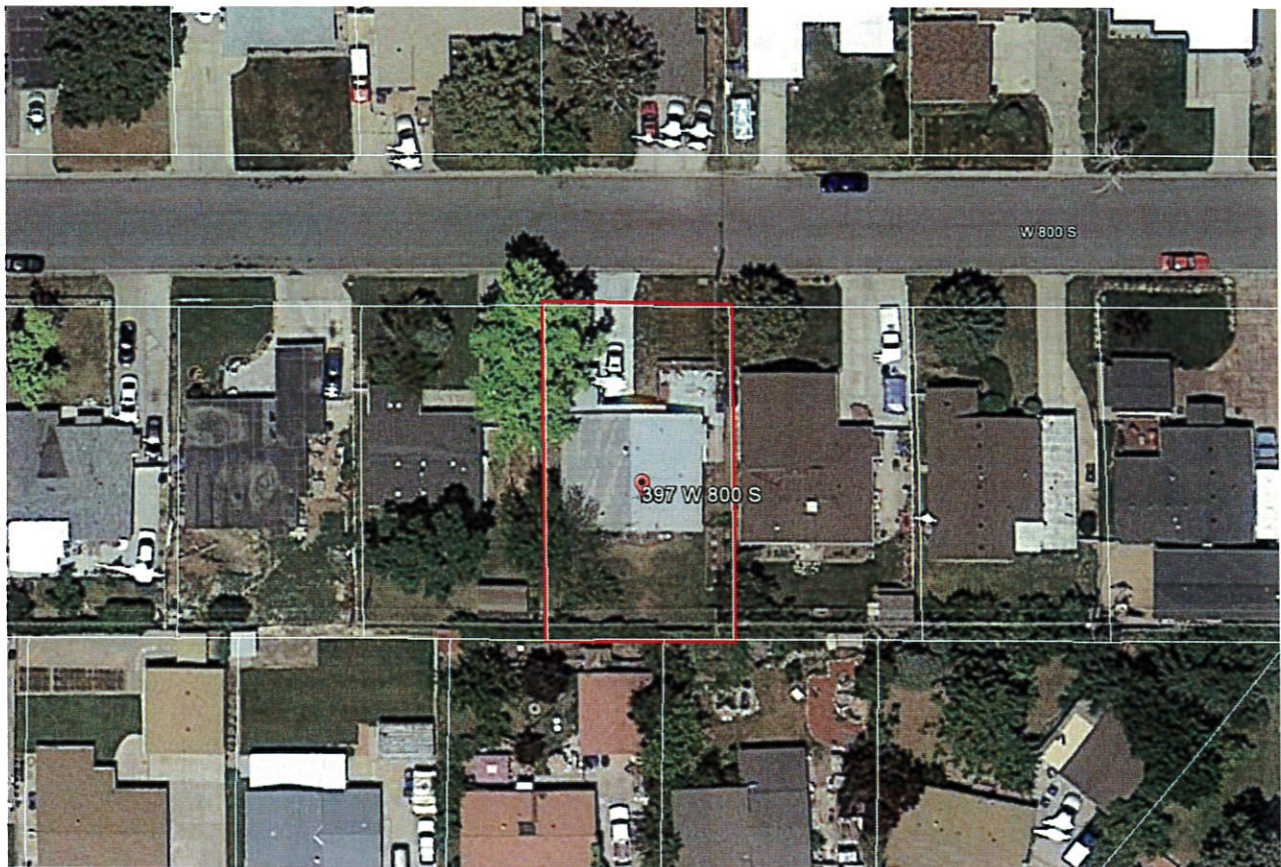
14-17-108 HOME OCCUPATION CONDITIONAL USES

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 Ordinance as it may be amended from time to time.

397 W 800 S





For Office Use Only

Date Rec'd _____

Application Fee \$50.00 _____

Zone _____

CONDITIONAL USE PERMIT APPLICATION
(For Home Occupation - Contractors, Construction & Landscaping, Lawn Care or Snow Removal)

Date of Submittal: 01/23/17
Property Address: 397 W 800 S Bountiful, UT 84010
Applicant Name: Damon Garner
Applicant Address: 397 W 800 S Bountiful, UT 84010
Applicant Phone #: 385-229-2203
Applicant E-Mail: WINps801@gmail.com
Authorization (Owner Signature): [Signature]
(If applicant is not owner, applicant must submit notarized authorization from all property owners)

Project Name and Description: Win Property Solutions - small, infrequent administrative duties with minimal equipment storage Handyman service.

Please respond to the following questions (per Land Use Code Section 14-17-105):

- What tools/equipment/materials will be used for the business, and where will they be stored? Hand tools (screwdrivers, saws, hammers, and wrenches) stored in unmarked, old USPS van parked in driveway
Will you use any vehicles for the business? If so, please indicate on your site plan where the vehicle(s) will be parked. Yes, old unmarked USPS van parked on driveway
How much of the home will be used for the business (percentage)? Please note that area on your site plan. 5% - filing cabinet space and electronic storage
Are there any employees (besides those living at the home) who will be involved in the business? No.

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

Property Owners Affidavit

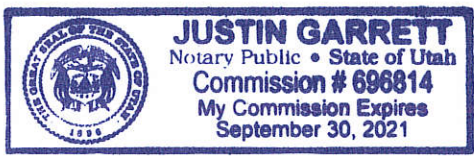
I (we) Zachary Alan States, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all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

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

State of Utah)
) §
County of Davis)

Subscribed and sworn to before me this 23rd day of January, 2018.

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: _____

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

Property Owners Affidavit

I (we) Danielle Elise States _____, 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.

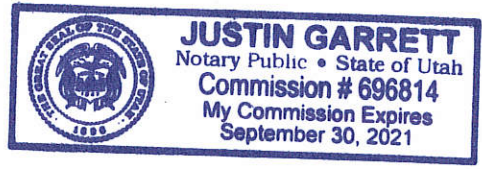
Danielle Elise States

Owner's Signature
State of Utah)
County of Davis)

Owner's Signature (co-owner if any)

Subscribed and sworn to before me this 25th day of January, 2018.

Notary Public: Justin Garrett



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)

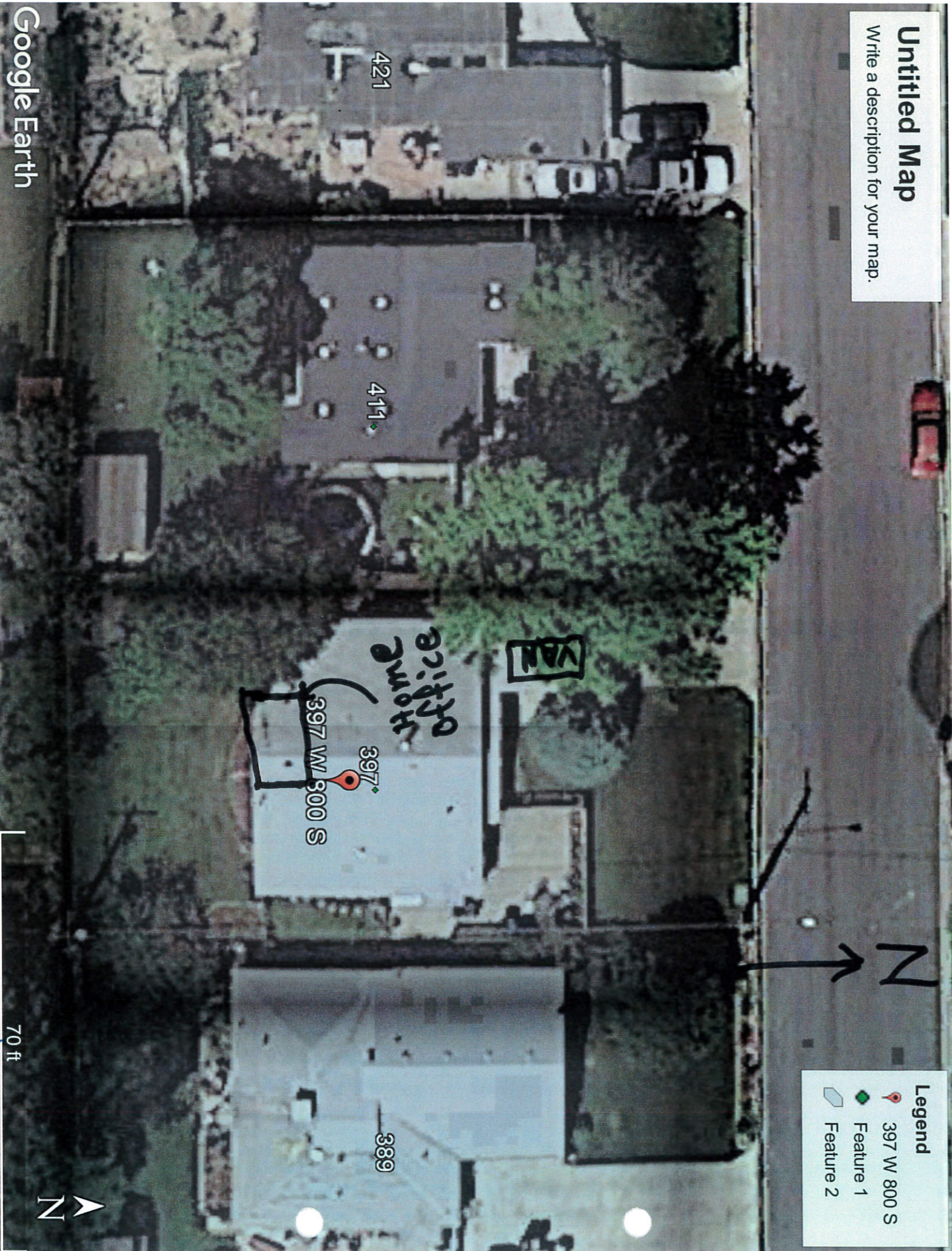
On the ____ day of _____, 20____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary Public: _____

Untitled Map

Write a description for your map.

- Legend**
- 397 W 800 S
 - Feature 1
 - Feature 2



Google Earth

70 ft



Printed 01-23-17



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: January 30, 2018
To: Administrative Committee
From: Browne Sebright, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, February 5, 2018

Overview

4. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 295 E 1650 S, Cameron Kent, applicant.

Background

The property where the Home Occupation Business is proposed is located in the R-4 Residential Zone. Home Occupation Contractor Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

Findings

The application submitted indicates that the property will be used for the office of a general contractor business. The applicant indicated that a personal vehicle used for the business will be parked on the driveway. The applicant has indicated that approximately 20% of the home (230 square feet) will be used for the business for an office and storage for hand tools. The applicant has indicated that there will be no employees on site. The applicant has acknowledged that no work may be performed on site and there will be no signage advertising the business on site. The use appears to be incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

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 applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Conditional Use Permit is solely for this site and is non-transferable.
5. No work, other than office related operations, will be performed at this site.

Bountiful Land Use Ordinance

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 discernible 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 Ordinance 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 Ordinance as it may be amended from time to time.

295 E 1650 S





Feb. 5

For Office Use Only

Date Rec'd 1-23-18

Application Fee \$50.00 50⁰⁰

Zone _____

CONDITIONAL USE PERMIT APPLICATION
(For Home Occupation - Contractors, Construction & Landscaping, Lawn Care or Snow Removal)

Date of Submittal: 1/21/18

Property Address: 295 EAST 1650 SOUTH

Applicant Name: CAMERON KENT

Applicant Address: 295 EAST 1650 SOUTH

Applicant Phone #: 801-703-1062

Applicant E-Mail: CAMERONIKENT@YAHOO.COM

Authorization (Owner Signature): [Signature]

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

Project Name and Description: BEAR BEAR ENTERPRISES
HOME BUSINESS

Please respond to the following questions (per Land Use Code Section 14-17-105):

- What tools/equipment/materials will be used for the business, and where will they be stored? HAND TOOLS / ~~TABLE SAW~~ / TABLE SAW
- Will you use any vehicles for the business? If so, please indicate on your site plan where the vehicle(s) will be parked. HOME
- How much of the home will be used for the business (percentage)? Please note that area on your site plan. ~~100%~~ FOR OFFICE & GARAGE 150 sq. 80 sq.
- Are there any employees (besides those living at the home) who will be involved in the business? NO

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

Property Owners Affidavit

I (we) Cameron Kent, 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.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)

)

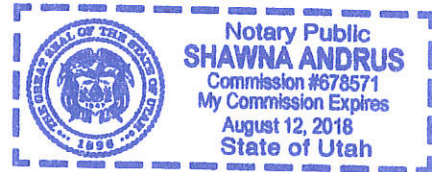
County of Davis)

)

Subscribed and sworn to before me this 23rd day of January, 2018.

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: _____

Property Owners Affidavit

I (we) Robyn Kent, 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.

Robyn Kent
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
 §
County of Davis)

Subscribed and sworn to before me this 23rd day of January, 2018.

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: _____

Untitled Map

Write a description for your map.

295 E 1650 S

- Legend**
- 295 E 1650 S
 - city limits bountiful
 - city limits other
 - Feature 1
 - parcels

Google Earth

100 ft





Bountiful City, Utah Conditional Use Permit

RANDY C. LEWIS
MAYOR

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

CITY MANAGER
Gary R. Hill

A public hearing was held on January 8, 2018, at Bountiful City Hall to consider the request of Brent and Kathy Vodopich for a Conditional Use Permit allowing an Accessory Building exceeding 10% of the lot area at the following location:

55 West 700 North, Bountiful City, Davis County, Utah

ALL OF LOT 12, JUDGE HOLBROOK SUB. CONT. 0.21 ACRES.

Parcel 03-051-0012

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 an accessory building shall meet all the criteria in 14-4-105 and other applicable sections of the City Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for an Accessory Building exceeding 10% of the lot area as requested by Brent and Kathy Vodopich to be located at 55 West 700 North, Bountiful, Davis County, Utah, 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.
6. If deemed necessary by Bountiful City Light & Power, the applicant shall revise the rear yard setbacks on the building plans.

The Conditional Use Permit was approved on January 8, 2018, and this written form was approved this 5th day of February, 2018.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



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 January 8, 2018, at Bountiful City Hall to consider the request of Jeremy and Erin-Leigh Hess for a Conditional Use Permit allowing an Accessory Dwelling at the following location:

1261 East Cassidy Circle, Bountiful City, Davis County, Utah

ALL OF LOT 25, BROWN'S PARK - PART I. CONT. 0.21 ACRES.

Parcel 05-060-0025

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 an accessory dwelling shall meet all the criteria in 14-14-124 and other applicable sections of the City Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for an Accessory Dwelling Unit (ADU) as requested by Jeremy and Erin-Leigh Hess, to be located at 1261 East Cassidy Circle, Bountiful, Davis County, Utah, 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.

The Conditional Use Permit was approved on January 8, 2018, and this written form was approved this 5th day of February, 2018.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary