

**Bountiful City  
Administrative Committee Minutes  
October 22, 2018**

**Present:** Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Dave Badham; Assistant Planner – Curtis Poole; 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 October 8, 2018.**

Mr. Cheney made a motion for approval of the minutes for October 8, 2018. Mr. Badham seconded the motion.

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

Motion passed 3-0.

**3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for an Accessory Structure exceeding 10% of lot or parcel area at 150 West 1950 South, Wade and Cindy Longman, applicants.**

Wade and Cindy Longman, applicants, were present.

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

The applicants are applying for a Conditional Use Permit for the purpose of building an accessory structure which will serve as a garage. The proposed structure will exceed the 10% permitted lot coverage for accessory structures. City Code 14-4-105 §J-2 states accessory structures exceeding 10% of lot coverage may be allowed as a Conditional Use.

The applicant's property is located in the R-4, Single Family Residential zone. The lot is 8,851 square feet (.203 acres) and the home on the lot was built in 1958. The proposed accessory structure is a detached two-car garage measuring 34 feet by 38 feet (1,292 square feet), and covers 14.6% of the total lot area. The proposed structure does not exceed 15% maximum allowed as a Conditional Use. The plans submitted by the applicants for the proposed accessory structure meet all set back standards as required by City Code. Also, the plans do not show any windows or openings on the west of the structure which would open towards the neighboring property.

Based on the above findings, Staff has determined the applicants would comply with requirements of the Conditional Use Permit and recommends approval, with the following conditions:

1. The Accessory Structure shall meet all standards of City Code 14-4-105.

2. The applicants shall obtain a building permit.
3. The applicants shall follow all IBC building codes.
4. The Conditional Use Permit is solely for this site and is non-transferrable.

**PUBLIC HEARING:** Mr. Wilkinson opened and closed the Public Hearing at 5:03 p.m. with no comments from the public.

Mr. Badham inquired regarding demolition of the current carport and the status of the driveway. A discussion ensued and the Longmans explained that the driveway will be added on to the west of its current location. Mr. Wilkinson reminded the Longmans of the driveway code and the possibility of the future need for an excavation permit. Mr. Badham inquired regarding the use of a breezeway with the project, and Mr. Wilkinson explained that is not allowed but that a detached garage has the advantage of being built closer to interior property lines.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for an Accessory Structure exceeding 10% of lot or parcel area at 150 West 1950 South, Wade and Cindy Longman, applicants. Mr. Badham seconded the motion.

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

Motion passed 3-0.

**4. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 1221 South 400 East, Ian Cutler, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 1221 South 400 East, Ian Cutler, applicant. Mr. Badham seconded the motion.

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

Motion passed 3-0.

**5. Miscellaneous business and scheduling.**

Mr. Wilkinson announced a pending meeting to be held on October 29, 2018 and ascertained there were no further items of business. The meeting was adjourned at 5:11 p.m.

  
 Chad Wilkinson, City Planner