

## ADMINISTRATIVE COMMITTEE

**Monday, September 10, 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 (801) 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 August 27, 2018.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 603 North 1200 East, Nate Wheatley, applicant.
4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 1581 Stone Hollow Drive, William Low, applicant.
5. Consider approval of a Conditional Use Permit, in written form, for improvements to an existing building in conjunction with a proposed private school use at 95 North Main Street for Liberty Hills Academy, Jill Thompson, applicant.
6. Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 155 East 400 South, Curt and Teri Stock, 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  
August 27, 2018**

**Present:** Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren

**Excused:** Committee Member – Beth Holbrook

**1. Welcome and Introductions.**

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

**2. Consider approval of minutes for July 23, 2018.**

Mr. Cheney made a motion for approval of the minutes for July 23, 2018. 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 for improvements to an existing building in conjunction with a proposed private school use at 95 North Main Street for Liberty Hills Academy, Jill Thompson, applicant.**

Jill Thompson, applicant, and John Brunt, architect, were present.

Mr. Wilkinson explained that the conditional use approval is contingent on the City Council's decision at their August 28, 2018 meeting where they will determine if this matter is a conditional or a permitted use.

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

The applicant is requesting a Conditional Use Permit for the purpose of making improvements to the Wight House for a proposed private school. Liberty Hills Academy was previously housed in the old Sandcastle Theatre in Woods Cross. The applicant applied for a zoning text amendment for the Downtown zone because schools were not a permitted use in that zone. The City Council approved the request to add schools as an allowed use and is currently amending permitted and conditional uses for the Downtown zone, to allow for schools subject to the approval of a Conditional Use Permit.

According to City Code, 14-2-506, a Conditional Use Permit 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 the applicable standards. A Conditional Use Permit may be denied or revoked if the proposed conditions to achieve



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compliance are not met. The Wight House is in the Downtown zone, which the City Council is amending to allow for schools subject to the approval of a Conditional Use Permit. The applicant has submitted plans for student loading and unloading, and parking. The applicant has shown vehicles loading and unloading students will enter from and exit onto 100 north. School hours are between 8:30 and 2:30, with the loading and unloading occurring just outside those time frames. The circulation plan uses the City parking area to the west as well as the shared parking area immediately adjacent to the subject property. To limit impacts to businesses located to the south (including Zion's Bank) a condition has been added requiring that loading and unloading traffic occur only as shown on the submitted plan. The parking plan shows a daytime use for 49 spaces, including staff and required school parking. According to City Code 14-18-107, schools are required to have 1 parking stall for each staff and 1 parking stall for every 4 auditorium or assembly seats. The parking plan submitted by the applicant shows a daytime use for 49 spaces, 15 for staff and 5 for the required assembly parking. The applicant is calculating seating for 20 for assemblies; however, the school indicates that it has 50 students enrolled. If parking is required for assembly seating of 50 it would increase the required daytime parking by 8 stalls. Applicant should clarify total assembly seating.

Based upon the above findings, staff recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall maintain a current Bountiful City Business License.
2. The Conditional Use Permit is for this location only and is non-transferable.
3. The applicant shall obtain a building permit and meet all required codes prior to any renovations to the building.
4. Student loading and unloading circulation shall only occur as shown on the submitted plan and shall not cross properties to the south to exit or enter from Center Street. Student loading and unloading shall only occur to the rear (west) of the building and no loading or unloading of students shall occur on 100 North or Main Street so as to negatively impact traffic flow.
5. The applicant shall adhere to all parking requirements outlined in the Bountiful Land Use and Bountiful City Codes. City owned (Redevelopment Agency) parking may be used to meet the minimum parking requirements for the use; however, use of the parking area does not grant any rights of possession, any real estate interest or contract right, or right of way on any Redevelopment Agency property. Parking on this lot is public parking and shall be on a first-come-first-served basis, and should not be considered solely for the use of the applicant.
6. Applicant shall adhere to all applicable state laws and Utah State Administrative Codes related to the school use.

Mr. Wilkinson inquired regarding the anticipated number of parking stalls to be utilized during assemblies. Mr. Brunt explained that none of the students are licensed drivers so student parking for them is not an issue and occasionally a parent will utilize parking in order to meet with a teacher. Ms. Thompson stated that even though there are 50 students that does not mean there would be 50 cars parked during an assembly. That number would likely be much lower since many families carpool and there are about 20 families represented in the



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student body. Ms. Thompson also stated that most school assemblies take place in the evening, so impact on parking will generally not be significant.

Mr. Wilkinson explained the city’s future plans include additional parking in that area. Mr. Cheney pointed out that properties behind the businesses in the area are private, and those property owners would be entitled to utilize the RDA parking.

A discussion ensued regarding student drop-off and pick-up. Ms. Thompson stated that if a child is not ready to be picked up, parents will be instructed to circle and queue. She also explained that children will be escorted to the pick-up area by school staff. It was suggested that traffic cones be utilized for purposes of training parents for student drop-off and pick-up.

**PUBLIC HEARING:** Mr. Wilkinson opened and closed the Public Hearing at 5:14 p.m. with no comments from the public.

Mr. Wilkinson stated that the conditions outlined by staff address the main concerns, but he cautioned that other concerns may arise once the school officially opens. Mr. Cheney noted that as the school grows, drivers exiting the parking lot might need to be instructed to perform a right turn only. Mr. Wilkinson re-emphasized that most of the parking is city owned and the school should not expect exclusivity for school parking.

Mr. Cheney made a motion for approval of a Conditional Use Permit for improvements to an existing building in conjunction with a proposed private school use at 95 North Main Street for Liberty Hills Academy, Jill Thompson, applicant. Mr. Wilkinson seconded the motion.

  A      Mr. Wilkinson  
  A      Mr. Cheney

Motion passed 2-0.

**4. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 155 East 400 South, Curt and Teri Stock, applicants.**

Jeff Cook, a contractor representing the Stocks, was present.

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

The applicants are proposing an addition on the back of their garage for the purpose of providing living space to their son with medical disabilities. Plans submitted show a separate entrance to the unit at the back of the home. There is a living room and kitchen space on the first level and stairs leading up to a bedroom and bathroom on the second level. There will not be an internal connection from this unit to the existing home.

According to City Code, 14-4-124, a Conditional Use Permit for Accessory Dwelling Units (ADU) is required to meet all of the criteria listed in the Code. The plans submitted by the applicants show the home is located in the R-4 Single Family Residential zone and the existing home is a single family dwelling and will be maintained as such by the applicants.

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

This will be the only ADU located on this property. The ADU is for the purpose of providing living space for their son with medical disabilities. There will only be one utility connection located at this property. The ADU will not exceed 25% of the primary dwelling square footage, and meets all of the setback and lot building square footage requirements. The lot is .245 acres and should have minimal impact on the neighboring properties.

Based upon the above 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 entrance to the accessory dwelling unit must be located on the side or rear of the garage and not facing the street in order to maintain the appearance of a single family home.
3. The property is to be used only as a single-family use and shall be subject to a deed restriction.
4. Occupants of the Accessory Dwelling Unit shall be limited to: Legal dependents, children, parents, siblings, grandchildren, or grandparents of the primary occupant.
5. There will be no separate utility service connections
6. The ADU shall meet all the criteria in 14-14-124 of the city Ordinance
7. The Conditional Use Permit is solely for this property and is non-transferable.

**PUBLIC HEARING:** Mr. Wilkinson opened and closed the Public Hearing at 5:21 p.m. with no comments from the public.

Mr. Wilkinson explained that a deed restriction has been prepared and must be signed by the Stocks prior to issuance of the building permit.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 155 East 400 South, Curt and Teri Stock, applicants. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney

Motion passed 2-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 3222 South Bountiful Boulevard, Ryon Hays, 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 3222 South Bountiful Boulevard, Ryon Hays, applicant. Mr. Wilkinson 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

Motion passed 2-0.

**6. Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:23 p.m.

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Chad Wilkinson, City Planner

Pending



RANDY C. LEWIS  
MAYOR

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

CITY MANAGER  
Gary R. Hill

## Memo

Date: September 5, 2018  
To: Administrative Committee  
From: Curtis Poole, Assistant Planner  
Re: Staff Report for the Administrative Committee Meeting on Monday, September 10, 2018

## Overview

3. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 603 North 1200 East, Nate Wheatley applicant.

### Background

The applicant is proposing a separate unit for the purpose of providing a living area for their parents. Plans submitted show a separate entrance which will not give this home the appearance of a duplex. The unit will contain a full kitchen, bathroom, a living space and bedroom. The plans also show that there can be an internal connection between the primary living area and this unit.

### Findings

According to City Code, 14-4-124, a Conditional Use Permit for Accessory Dwelling Units (ADU) is required to meet all of the criteria listed in the Code. The plans submitted by the applicants show the home is located in the R-3 Single Family Residential zone and the existing home is a single family dwelling and will be maintained as such by the applicant. This will be the only ADU located on this property. The ADU is for the purpose of providing living space for their parents. There will only be one utility connection located at this property. The ADU will not exceed 25% of the primary dwelling square footage, and meets all of the setback and lot building square footage requirements. The lot is 1.461 acres and should have minimal impact on the neighboring properties.

### Staff Recommendation

Based upon the above 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 entrance to the accessory dwelling unit must be located on the side or rear of the home and not facing the street in order to maintain the appearance of a single family home.
3. The property is to be used only as a single-family use and shall be subject to a deed restriction.
4. Occupants of the Accessory Dwelling Unit shall be limited to: Legal dependents, children, parents, siblings, grandchildren, or grandparents of the primary occupant.
5. There will be no separate utility service connections
6. The ADU shall meet all the criteria in 14-14-124 of the city Ordinance
7. 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 conditionally permitted only within a singlefamily residential zone, and shall not be permitted in any other zone.*
  2. *It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.*
  3. *It is unlawful to reside in, or allow to reside in, an accessory dwelling unit that has not received a conditional use permit or without written authorization from the Bountiful City Planning Department.*
  4. *A maximum of one (1) accessory dwelling unit shall be permitted as a conditional use on any lot or parcel in a single-family zone.*
  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. *Those that reside in the accessory dwelling unit shall be members of the immediate family of the principal owner-occupants 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 approved accessory dwelling unit shall be designed and maintained in such a manner that the property maintains 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 and a conditional use permit.*
  11. *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. *An attached accessory dwelling unit shall be deemed unlawful and shall not be occupied unless all of the following criteria are met:*

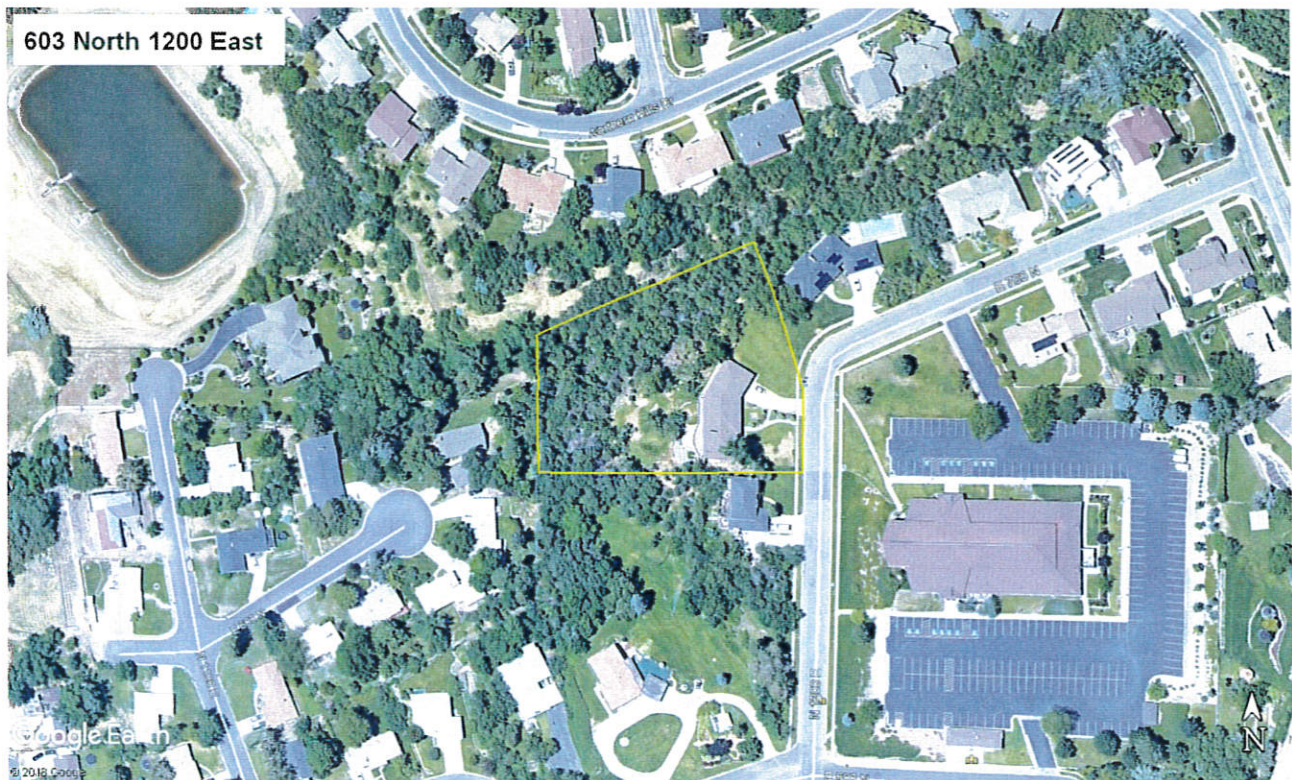


1. Shall not exceed twenty five percent (25%) of the total square footage of the primary dwelling structure
2. Shall not exceed five percent (5%) of the buildable land of the lot,
3. Shall be at least three hundred fifty (350) sq ft in size,
4. Shall meet all of the requirements of the International Building Code relating to dwelling units,
5. An attached accessory dwelling unit shall meet all of the required setbacks for a primary dwelling.
6. Shall not have a room used for sleeping smaller than one hundred twenty (120) square feet, exclusive of any closet or other space,
7. The owner shall record 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.

D. A detached accessory dwelling unit shall meet all of the above criteria, plus the following:

1. Shall require a conditional use permit, reviewed and approved by the Bountiful City Administrative Committee.
2. Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.
3. Shall be configured so that any exterior doors, stairs, windows, or similar features are located as far away from adjoining properties as is reasonably possible to provide privacy to those properties.
4. Shall meet all of the setbacks required of a detached accessory structure requiring a conditional use permit.

## 603 N 1200 E



August 21, 2018

Conditional Use Permit Application

Wheatley Residence  
603 North 1200 East  
Bountiful, Utah

*How does our proposed project fit in with surrounding properties and uses?*

This is a single family residence with all living space contained under one roof. The home will not reflect any additional living space inside from the outside of the home. The elderly couple that will occupy the suite are the parents of the Owners. They will live in the home during the summer months and have another residence in a warmer climate during the colder months. They will use one of the garage spaces for parking.

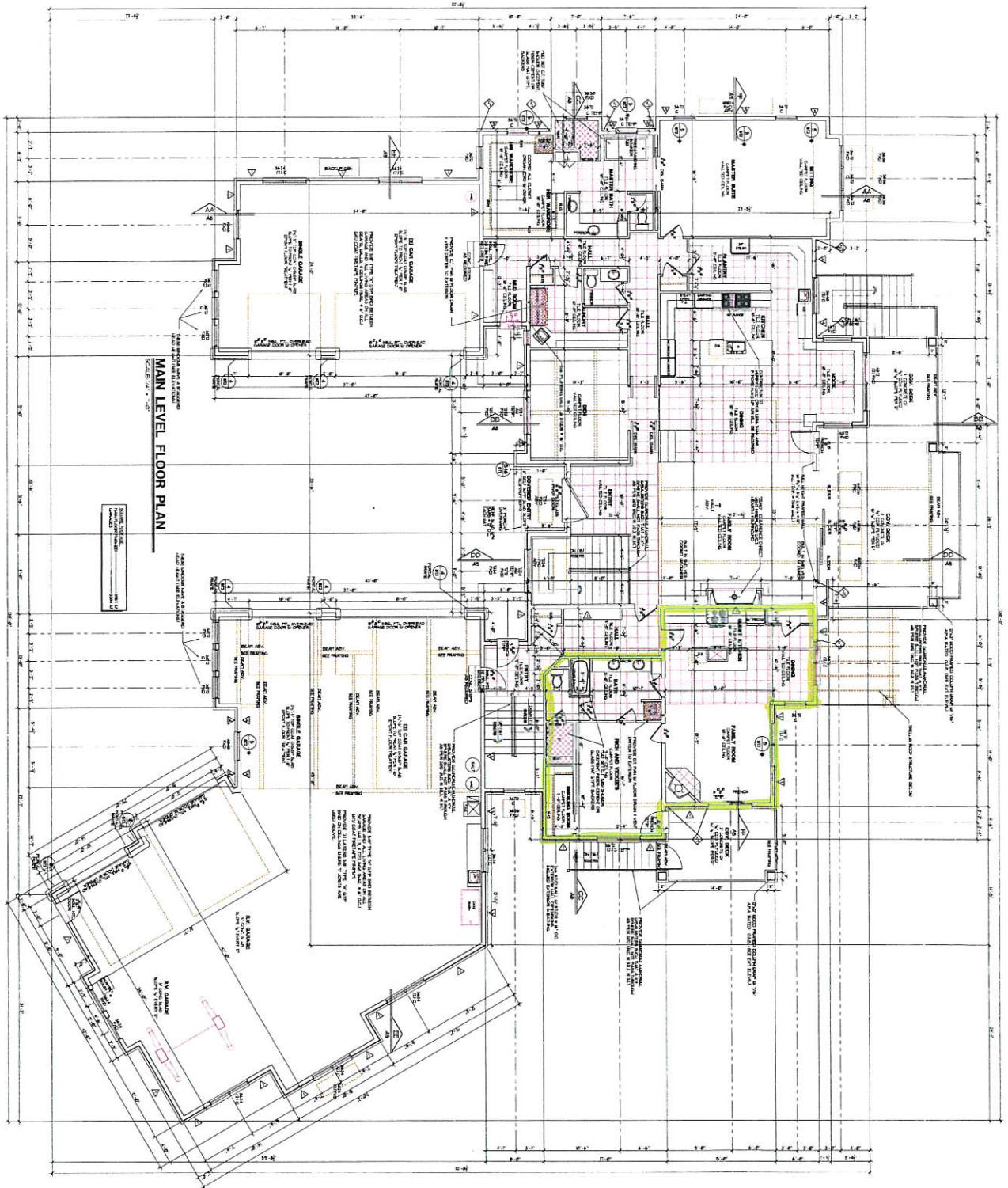
*In what ways does the project not fit in with surrounding properties and uses?*

The home fits in completely with the surrounding properties. It will be a new, well constructed home adding to the property values of the existing neighborhood.

*What will you do to mitigate the potential conflicts with surrounding properties and uses?*

There are no conflicts with surrounding properties.





**MAIN LEVEL FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**A3**

NO.	DATE	DESCRIPTION

MAIN FLOOR PLAN  
**WHEATLEY RESIDENCE**  
 CUSTOM HOME PLAN  
 CONTRACT NO. WY-1-2019-05-0000-0000-0000-0000-0000-0000



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 07/18/2019 09:00 AM  
 PLAN 001-19-0000-0000-0000-0000-0000-0000





RANDY C. LEWIS  
MAYOR

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

CITY MANAGER  
Gary R. Hill

## Memo

Date: September 5, 2018  
To: Administrative Committee  
From: Curtis Poole, Assistant Planner  
Re: Staff Report for the Administrative Committee Meeting on Monday, September 10, 2018

## Overview

- 4. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 1581 Stone Hollow Drive, William and Shirley Low applicants.

### Background

The applicant is proposing a separate living unit as part of their new home construction. Plans submitted show a separate entrance which will not give this home the appearance of a duplex. The unit will contain a full kitchen, bathroom, a living space, bedroom and deck. The plans also show that there can be an internal connection between the primary living area and this unit.

### Findings

According to City Code, 14-4-124, a Conditional Use Permit for Accessory Dwelling Units (ADU) is required to meet all of the criteria listed in the Code. The plans submitted by the applicants show the proposed home is located in the R-F Single Family Residential zone and is a single family dwelling and will be maintained as such by the applicants. This will be the only ADU located on this property. There will only be one utility connection located at this property. The ADU will not exceed 25% of the primary dwelling square footage, and meets all of the setback and lot building square footage requirements. The construction of the proposed home and ADU is contingent on the approval of a variance by the Planning Commission for encroachments on slopes greater than 30 percent and cuts and fills and retaining walls greater than 10 feet in height. The lot is 19.060 acres and should have minimal impact on the neighboring properties.

## **Staff Recommendation**

Based upon the above 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 entrance to the accessory dwelling unit must be located on the side or rear of the home and not facing the street in order to maintain the appearance of a single family home.
3. The property is to be used only as a single-family use and shall be subject to a deed restriction.
4. Occupants of the Accessory Dwelling Unit shall be limited to: Legal dependents, children, parents, siblings, grandchildren, or grandparents of the primary occupant.
5. There will be no separate utility service connections
6. The ADU shall meet all the criteria in 14-14-124 of the city Ordinance
7. The Conditional Use Permit is solely for this property and is non-transferable.
8. The Conditional Use Permit is contingent on the approval of a variance for encroachments into slopes greater than 30 percent and cuts and fills and retaining walls greater than 10 feet in height.

## **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 conditionally permitted only within a singlefamily residential zone, and shall not be permitted in any other zone.*
  2. *It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.*
  3. *It is unlawful to reside in, or allow to reside in, an accessory dwelling unit that has not received a conditional use permit or without written authorization from the Bountiful City Planning Department.*
  4. *A maximum of one (1) accessory dwelling unit shall be permitted as a conditional use on any lot or parcel in a single-family zone.*
  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. *Those that reside in the accessory dwelling unit shall be members of the immediate family of the principal owner-occupants 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 approved accessory dwelling unit shall be designed and maintained in such a manner that the property maintains 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 and a conditional use permit.*
11. *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. *An attached accessory dwelling unit shall be deemed unlawful and shall not be occupied unless all of the following criteria are met:*

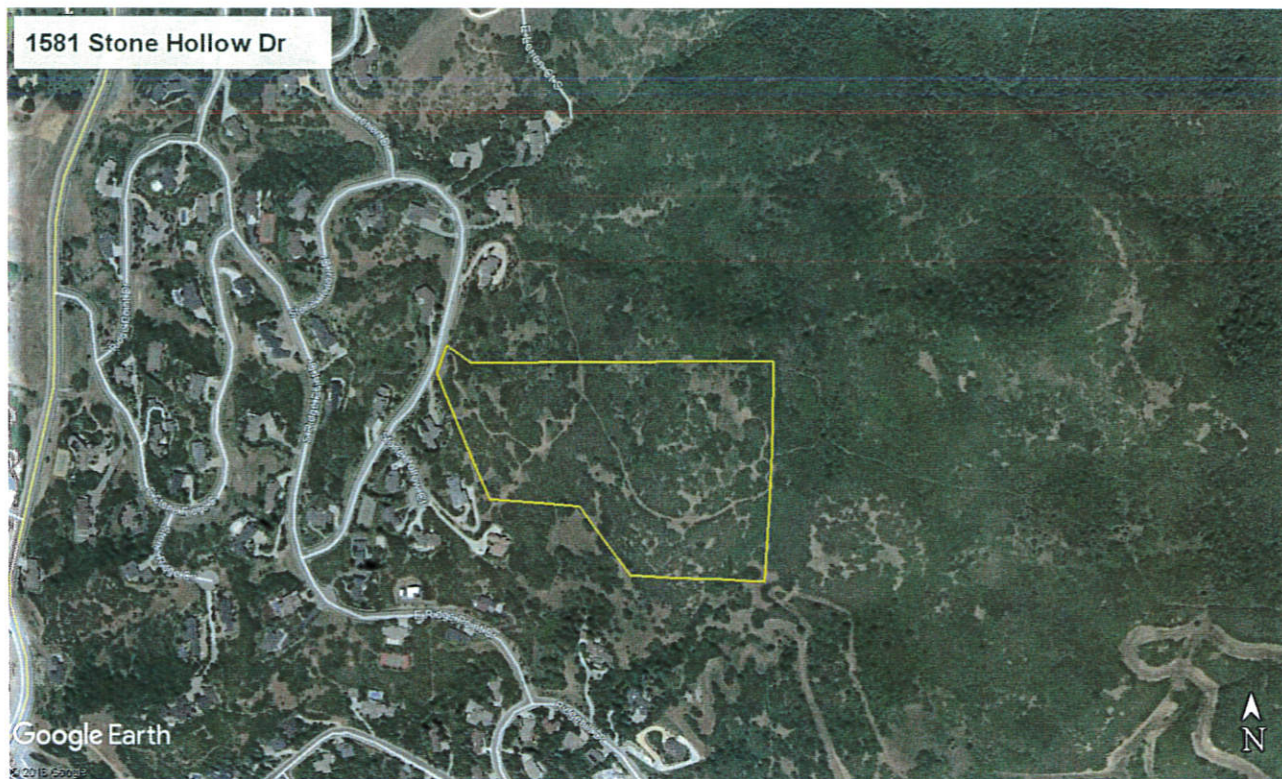
1. *Shall not exceed twenty five percent (25%) of the total square footage of the primary dwelling structure*
2. *Shall not exceed five percent (5%) of the buildable land of the lot,*
3. *Shall be at least three hundred fifty (350) sq ft in size,*
4. *Shall meet all of the requirements of the International Building Code relating to dwelling units,*
5. *An attached accessory dwelling unit shall meet all of the required setbacks for a primary dwelling.*
6. *Shall not have a room used for sleeping smaller than one hundred twenty (120) square feet, exclusive of any closet or other space,*
7. *The owner shall record 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.*

D. *A detached accessory dwelling unit shall meet all of the above criteria, plus the following:*

1. *Shall require a conditional use permit, reviewed and approved by the Bountiful City Administrative Committee.*
2. *Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.*
3. *Shall be configured so that any exterior doors, stairs, windows, or similar features are located as far away from adjoining properties as is reasonably possible to provide privacy to those properties.*
4. *Shall meet all of the setbacks required of a detached accessory structure requiring a conditional use permit.*

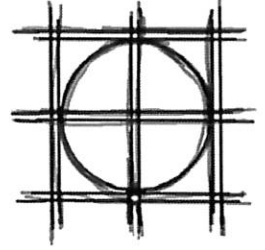


# 1581 Stone Hollow Dr



# Upwalldesignarchitects

1930 S 1100 E, SLC, UT 84106  
801-485-0708 www.upwalldesign.com



30 August 2018

Bountiful City  
Department of Planning and Economic Development  
790 S 100 E  
Bountiful Utah 84010

Subject: Low Residence Conditional Use: Accessory Dwelling Unit

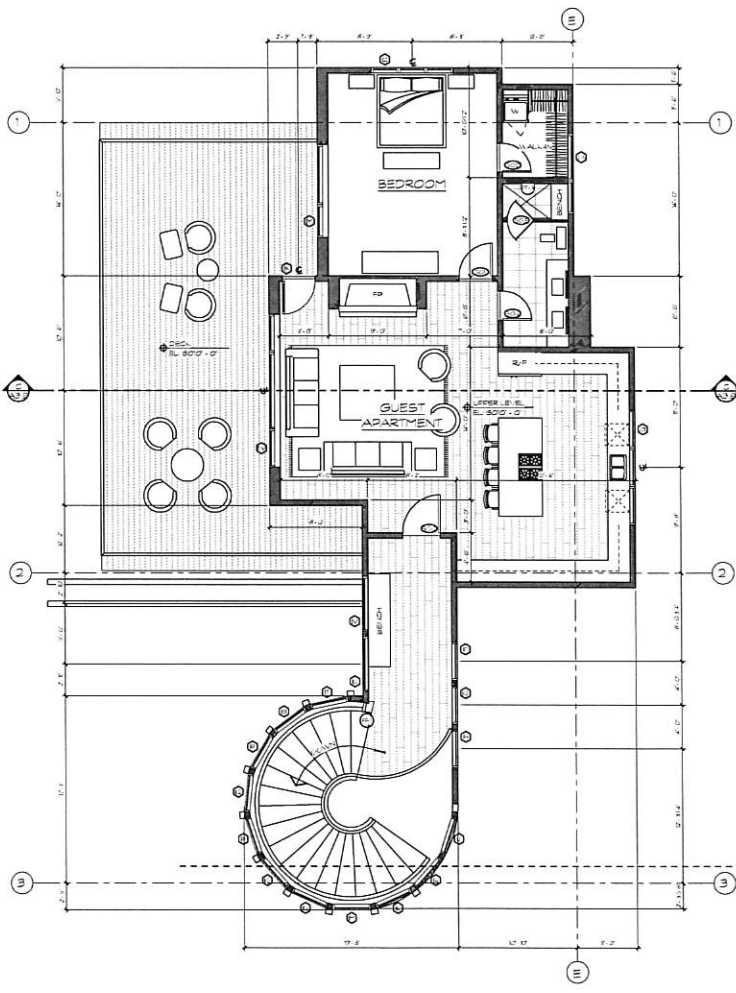
The low family is building a new single family dwelling located at 1581 Stone Hollow Dr. As part of this, the owners would like to build an accessory dwelling unit over the garage. The unit will be about 1,400 S.F. and the total living square footage for the house is about 18,000. This project is similar to other homes in the neighborhood and zone in scale and quality, many of these homes also have accessory dwelling units. The project fits within the size and height restrictions of the neighborhood. There are no wars in which the project does not fit in with the surrounding properties and uses. No mitigation is needed as there are no perceivable conflicts with the surrounding properties. We have presented these plans to the neighborhood and there are no concerns from nearby neighbors.

Please let me know if you need anything else.

Sincerely,

Josh Arrington

Architect – Upwall Design



KEYNOTES	
NUMBER	DESCRIPTION
NO. 1	SEE STAIRS AND GUARD RAIL SPECIFICATIONS FOR CODE REQUIREMENTS. BATHS AND SHOWER FLOORS AND WALLS ABOVE BATHS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-SLIP SURFACE. BATH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 12 ABOVE THE FLOOR. PROVIDE TEMPERED OR LAMINATED SAFETY GLASS DOOR AND ENCLOSURES WHERE INDICATED ON PLAN. PROVIDE EGRESS IN STYLE MOUNTING HARDWARE. DOORS TO BATHS OUTWARD PROVIDE NEAR CENTER OF GULLIES THAT ALL BATHROOMS, SHOWER, TUBS, AND UTILITY WET WALLS.

**STATE OF IOWA**  
 PROFESSIONAL REGISTER  
 ARCHITECTS

28 AUGUST 2028

REVISIONS

A NEW DESIGN FOR THE:  
**LOW RESIDENCE**

**UP WALL**  
 DESIGN INC.

**UPPER LEVEL PLAN**

SCALE 1/4" = 1'-0"

UPPER LEVEL (9.155') 13'8 5/8"

UPPER LEVEL (10.000') 13'0 5/8"

**A2.12**

UPPER LEVEL PLAN





**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 August 27, 2018, at Bountiful City Hall, to consider the request of Jill Thompson (Liberty Hills Academy) for a Conditional Use Permit for improvements to an existing building in conjunction with a proposed private school use at the following address:

**95 North Main Street, Bountiful City, Davis County, Utah**

**BEG NE COR OF LOT 4, BLK 32, PLAT A, BOUNTIFUL TS SURVEY; TH S 40 FT; TH W 127 FT; TH N 40 FT; TH E 127 FT TO BEG. CONT. 0.115 ACRES.**

**Parcel 03-029-0028**

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 improvements to an existing building in conjunction with a proposed private school use 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 Jill Thompson (Liberty Hills Academy) allowing improvements to an existing building in conjunction with a proposed private school at 95 North Main Street, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall maintain a current Bountiful City Business License.
2. The Conditional Use Permit is for this location only and is non-transferable.
3. The applicant shall obtain a building permit and meet all required codes prior to any renovations to the building.
4. Student loading and unloading circulation shall only occur as shown on the submitted plan and shall not cross properties to the south to exit or enter from Center Street. Student loading and unloading shall only occur to the rear (west) of the building and no loading or unloading of students shall occur on 100 North or Main Street so as to negatively impact traffic flow.
5. The applicant shall adhere to all parking requirements outlined in the Bountiful Land Use and Bountiful City Codes. City owned (Redevelopment Agency) parking may be used to meet the minimum parking requirements for the use; however, use of the parking area does not grant any rights of possession, any real estate interest or contract right, or right of way on any Redevelopment Agency property. Parking on this lot is public parking and shall be on a first-come-first-served basis, and should not be considered solely for the use of the applicant.

6. Applicant shall adhere to all applicable state laws and Utah State Administrative Codes related to the school use.

The Conditional Use Permit was approved on August 27, 2018, and this written form was approved this 10<sup>th</sup> day of September, 2018.

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Chad Wilkinson  
Planning Director

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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 August 27, 2018, at Bountiful City Hall to consider the request of Curt and Teri Stock for a Conditional Use Permit allowing an Accessory Dwelling at the following location:

**155 East 400 South, Bountiful City, Davis County, Utah**

**W 1/2 OF THE W 1/2 OF LOT 1, BLK 10, PLAT A, BOUNTIFUL TS SURVEY. CONT. 0.25 ACRES.**

**Parcel 03-033-0052**

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 Curt and Teri Stock, to be located at 155 East 400 South, Bountiful, Davis County, Utah, with the following conditions:

1. The principal owner(s) of the property must occupy the primary structure.
2. The entrance to the accessory dwelling unit must be located on the side or rear of the garage and not facing the street in order to maintain the appearance of a single family home.
3. The property is to be used only as a single-family use and shall be subject to a deed restriction.
4. Occupants of the Accessory Dwelling Unit shall be limited to: Legal dependents, children, parents, siblings, grandchildren, or grandparents of the primary occupant.
5. There will be no separate utility service connections
6. The ADU shall meet all the criteria in 14-14-124 of the city Ordinance
7. The Conditional Use Permit is solely for this property and is non-transferable.

The Conditional Use Permit was approved on August 27, 2018, and this written form was approved this 10<sup>th</sup> day of September, 2018.

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Chad Wilkinson  
Planning Director

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ATTEST: Julie Holmgren  
Recording Secretary