

# ADMINISTRATIVE COMMITTEE

Monday, May 20, 2019  
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at **Bountiful City Offices, 150 North Main Street, Suite 103**, 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 April 8, 2019.
3. Consider approval of a Lot Line Adjustment at 253 South 200 East and 249 South 200 East, Allen Larsen, applicant.
4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 515 North 900 East, Janet Brown, applicant.
5. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 62 West 800 North, Franklin Alexander Romero, applicant.
6. Consider approval of a Conditional Use Permit, in written form, to allow an Accessory Building exceeding 10% of the lot area at 146 West 100 South, Jan Rawlins, applicant.
7. Miscellaneous business and scheduling.



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Clint Drake, Interim 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  
April 8, 2019**

**Present:** Chairman – Chad Wilkinson; Committee Members – Brad Clawson and Dave Badham; Assistant Planner – Curtis Poole; Recording Secretary – Darlene Baetz

**1. Welcome and Introductions.**

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

**2. Consider approval of minutes for April 1, 2019.**

Mr. Clawson made a motion for approval of the minutes for April 1, 2019 as written. Mr. Wilkinson seconded the motion.

  A      Mr. Wilkinson  
  A      Mr. Clawson  
\_\_\_\_      Mr. Badham

Motion passed 2-0.

[Mr. Badham arrived.]

**3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow an Accessory Building exceeding 10% of the lot area at 146 West 100 South, Jan Rawlins, applicant.**

Jan Rawlins, applicant, and Jonathon Arlington were present.

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

The applicant is requesting approval of an Accessory Dwelling Unit (ADU) as part of a proposed detached garage. The ADU will be on the second floor of the proposed garage. In addition to the ADU the footprint of the proposed garage and existing accessory structures will exceed 10% of the lot square footage and will require approval.

According to City Code, 14-4-124, a Conditional Use Permit for Accessory Dwelling Units (ADU) is required and the applicant shall meet all standards of the Code. The plans submitted by the applicant show the home is located in the R-4 Single-Family Residential zone and is a single-family dwelling and will be maintained as such by the applicant. There will be only one ADU and there will only be one utility connection located at this property. The ADU will be on the upper level of the proposed detached garage and will be approximately 396 square feet which will meet the minimum and maximum square footage standards in the Code. The applicants will meet the minimum parking standard in the Code, requiring at least four parking spaces and at least 2 will be in the proposed garage. As the ADU can be accessed from east side of the proposed garage (facing the home), the primary

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dwelling will continue the appearance of a single-family dwelling and will have minimal impact on the neighboring properties.

According to City Code, 14-4-105 § J. 2. b., a Conditional Use Permit is required for accessory structures when the total building footprint of all accessory structures exceed 10%, but “shall not exceed 15% of the entire lot or parcel area.” The proposed garage is 720 square feet. There is an existing barn on the lot which is 1,322 square feet. The total square footage of the property is 11,369. The applicant has indicated she will remove approximately 489 square feet from the existing barn, which will bring the final square footage of the barn to 833 square feet. The proposed garage and the altered barn together will be approximately 1,552 square feet which will be about 13% of the total lot square footage. The detached garage will allow for additional covered parking for the applicant.

Based upon the above findings, staff has determined 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 or accessory dwelling.
2. The property is to be used only as a single-family use and shall be subject to a deed restriction.
3. There will be no separate utility service connections.
4. The ADU shall meet all the criteria in 14-14-124 and 14-4-105 of the City Land Use Ordinance.
5. The existing barn shall be altered according to the plans submitted by the applicant prior to occupancy of the ADU.
6. The Conditional Use Permit is solely for this property and is non-transferable.

**PUBLIC HEARING:** Mr. Wilkinson opened and closed the Public Hearing at 5:13 p.m. with no comments from the public.

Mr. Wilkinson recommended that the removal of the square footage of the barn be completed before the final inspection.

Mr. Clawson made a motion for approval of a Conditional Use Permit to allow an Accessory Building exceeding 10% of the lot area at 146 West 100 South, with the 6 conditions outlined by staff and the clarification of condition 5 to read “The existing barn shall be altered according to the plans submitted by the applicant prior to *final inspection*.” Mr. Badham seconded the motion.

A Mr. Wilkinson  
A Mr. Clawson  
A Mr. Badham

Motion passed 3-0.

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

4. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Landscaping Business at 1950 South 200 West, #19, Jossilyn Mason, applicant.**

The City had received several calls from individuals concerned that the HOA doesn't allow for a business within the boundaries of the HOA. Mr. Wilkinson stated that the HOA gave a letter to Ms. Mason giving permission for this business to be approved at this location.

Mr. Badham made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Landscaping Business at 1950 South 200 West, #19, Jossilyn Mason, applicant. Mr. Clawson seconded the motion.

A Mr. Wilkinson  
A Mr. Clawson  
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 412 West 1400 North, Matthew Ford, applicant.**

Mr. Badham made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 412 West 1400 North, Matthew Ford, applicant. Mr. Clawson seconded the motion.

A Mr. Wilkinson  
A Mr. Clawson  
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 5:16 p.m.

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Clint Drake, Interim Planning Director



RANDY C. LEWIS  
MAYOR

CITY COUNCIL  
Kate Bradshaw  
Kendalyn Harris  
Richard Higginson  
John Marc Knight  
Chris R. Simonsen

CITY MANAGER  
Gary R. Hill

## Memo

Date: May16, 2019  
To: Administrative Committee  
From: Curtis Poole, Assistant City Planner  
Re: Staff Report for the Administrative Committee Meeting on Monday, May 20, 2019

## Overview

3. Consider approval of a Lot Line Adjustment at 249 and 253 South 200 East, Allen Larsen, applicant.

## Background

The applicant is applying for a Lot Line Adjustment between two of his properties located at 249 S 200 East (parcel #03-034-0002) and 253 South 200 East (parcel #03-034-0009). Both properties are located in the R-4 zone. The purpose of the adjustment is to convey a portion of the northern parcel to the southern parcel in order for the existing structure on the southern property to meet setback requirements. The property line adjustment will convey approximately 321 square feet, shown on aerial map as Center Parcel, from the northern parcel to the southern parcel. The adjustment will bring the southern parcel to 6,027 square feet (approximately 0.138 acres) and the southern parcel to 9,697 square feet (approximately 0.22 acres). The home on the northern parcel will be demolished for the purpose of building a new home. The home on the southern parcel will remain, and the adjustment to the lot line will help the structure meet setback standards of the code. No new lots are being created in the conveyance.

## Findings

1. No new lots were created in this conveyance so an amended subdivision plat will not be necessary.
2. No new building permits have been issued or proposed.

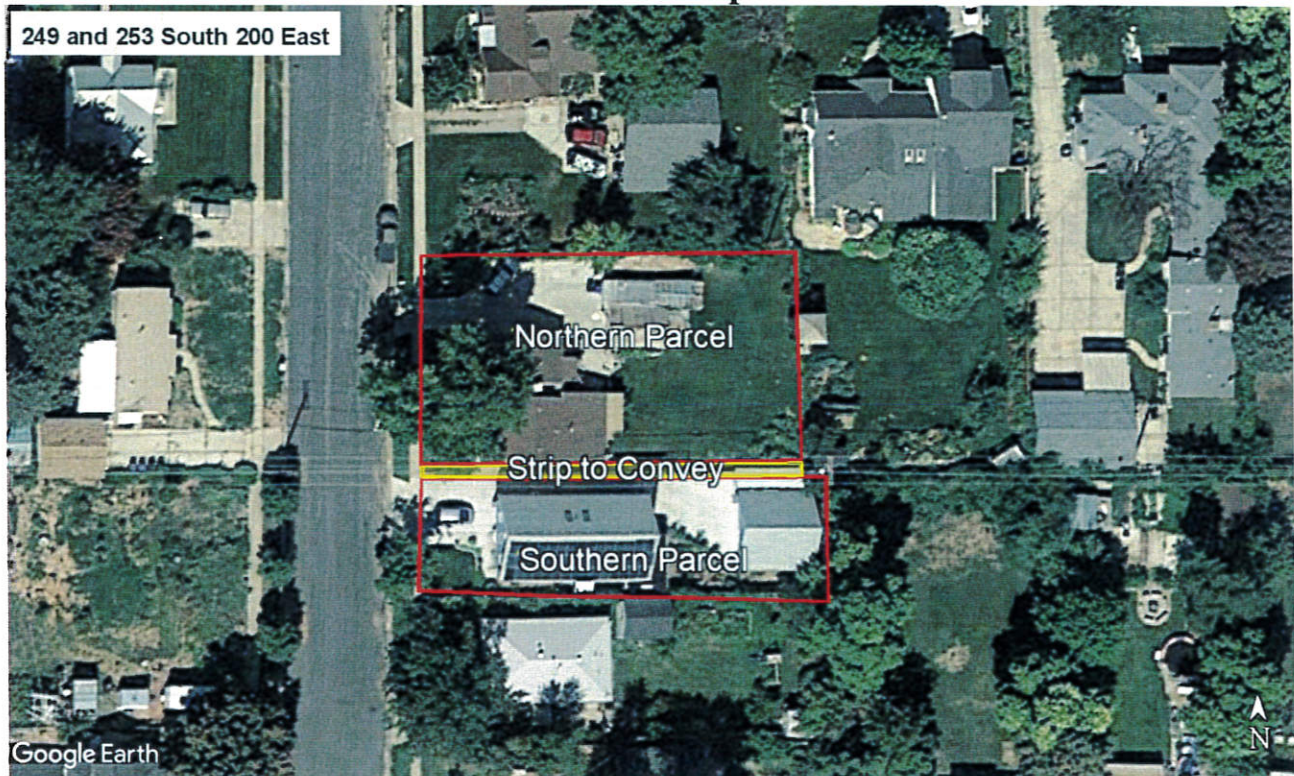
## Staff Recommendation

Based on the above findings, Staff recommends approval of the lot line adjustment, with the following conditions:

1. Complete any redline corrections required on the plat.
2. 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.

### Aerial Map



## LAND BOUNDARY DESCRIPTIONS

ENTELLUS PROJ. # 1809001, LARSEN  
PREPARED May 14, 2019

### EXISTING DESCRIPTIONS

#### NORTH PARCEL DESCRIPTION (TAX PARCEL #03-034-0002)

*FROM A SPECIAL WARRANTY DEED RECORDED AS ENTRY #2916740, DAVIS COUNTY RECORDER'S OFFICE.*

BEGINNING 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 3, BLOCK 14, PLAT "A", BOUNTIFUL TOWNSITE SURVEY; RUNNING THENCE EAST 112 FEET; THENCE SOUTH 75 FEET; THENCE WEST 128.5 FEET, MORE OR LESS, TO THE EAST LINE OF A STREET; THENCE NORTH 75 FEET ALONG SAID EAST LINE OF STREET; THENCE EAST 16.5 FEET TO THE POINT OF BEGINNING.

#### SOUTH PARCEL DESCRIPTION (TAX PARCEL #06-034-0009)

*FROM A WARRANTY DEED RECORDED AS ENTRY #2846759, DAVIS COUNTY RECORDER'S OFFICE.*

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 14, PLAT "A", BOUNTIFUL TOWNSITE SURVEY, IN THE CITY OF BOUNTIFUL, DAVIS COUNTY, UTAH, AND RUNNING THENCE EAST 8 RODS; THENCE SOUTH 2.5 RODS; THENCE WEST 8 RODS; THENCE NORTH 2.5 RODS TO THE POINT OF BEGINNING.

### NEW DESCRIPTIONS

#### STRIP DESCRIPTION

BEGINNING ON A POINT ON THE EAST LINE OF A STREET, ALSO BEING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 14, PLAT "A", BOUNTIFUL TOWNSITE SURVEY, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 00°00'22" WEST 2.50 FEET ALONG SAID EAST LINE; THENCE NORTH 89°41'37" EAST 128.50 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 00°00'22" EAST 2.50 FEET TO SAID NORTH LINE; THENCE SOUTH 89°41'37" WEST 128.50 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 2 AND TO THE POINT OF BEGINNING, CONTAINING 321 SQUARE FEET OR 0.007 ACRES.



1470 South 600 West  
Woods Cross, Utah  
84010

Tel. 801.298.2236  
Web [www.entellus.com](http://www.entellus.com)

NEW NORTH PARCEL DESCRIPTION

BEGINNING 90 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 3, BLOCK 14, PLAT "A", BOUNTIFUL TOWNSITE SURVEY; RUNNING THENCE EAST 112 FEET; THENCE SOUTH 75 FEET; THENCE WEST 128.5 FEET, MORE OR LESS, TO THE EAST LINE OF A STREET; THENCE NORTH 75 FEET ALONG SAID EAST LINE OF STREET; THENCE EAST 16.5 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING A PARCEL DESCRIBED AS FOLLOWS:

BEGINNING ON A POINT ON THE EAST LINE OF A STREET, ALSO BEING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 14, PLAT "A", BOUNTIFUL TOWNSITE SURVEY, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 00°00'22" WEST 2.50 FEET ALONG SAID EAST LINE; THENCE NORTH 89°41'37" EAST 128.50 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 00°00'22" EAST 2.50 FEET TO SAID NORTH LINE; THENCE SOUTH 89°41'37" WEST 128.50 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 2 AND TO THE POINT OF BEGINNING.



NEW SOUTH PARCEL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 14, PLAT "A", BOUNTIFUL TOWNSITE SURVEY, IN THE CITY OF BOUNTIFUL, DAVIS COUNTY, UTAH, AND RUNNING THENCE EAST 8 RODS; THENCE SOUTH 2.5 RODS; THENCE WEST 8 RODS; THENCE NORTH 2.5 RODS TO THE POINT OF BEGINNING.

INCLUDING A PARCEL, DESCRIBED AS FOLLOWS:

BEGINNING ON A POINT ON THE EAST LINE OF A STREET, ALSO BEING AT THE NORTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE NORTH 00°00'22" WEST 2.50 FEET ALONG SAID EAST LINE; THENCE NORTH 89°41'37" EAST 128.50 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 00°00'22" EAST 2.50 FEET TO SAID NORTH LINE; THENCE SOUTH 89°41'37" WEST 128.50 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 2 AND TO THE POINT OF BEGINNING.

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84010

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N89° 41' 37"E 128.50'

S00° 00' 22"E  
72.50'

S00° 00' 22"E  
2.50'

S00° 00' 22"E 41.25'

3.50'

TAX PARCEL #03-034-0002

N89° 41' 37"E 128.50'

S89° 41' 37"W 128.50'

TAX PARCEL #03-034-0009

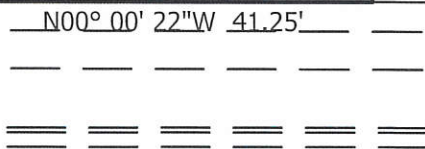
S89° 41' 37"W 132.00'

72.50'

N00° 00' 22"W

N00° 00' 22"W 41.25'

N00° 00' 22"W  
2.50'



### 200 EAST STREET

STRIP DESCRIPTION

BEGINNING ON A POINT ON THE EAST LINE OF A STREET, ALSO BEING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 14, PLAT "A", BOUNTIFUL TOWNSHIP SURVEY, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 00°00'22" WEST 2.50 FEET ALONG SAID EAST LINE; THENCE NORTH 89°41'37" EAST 128.50 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 00°00'22" EAST 2.50 FEET TO SAID NORTH LINE; THENCE SOUTH 89°41'37" WEST 128.50 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 2 AND TO THE POINT OF BEGINNING, CONTAINING 321 SQUARE FEET OR 0.007 ACRES.



Entellus

1470 South 600 West  
Woods Cross, Utah 84010  
Phone 801-298-2236

*Return*

ALLEN LARSEN

249 SOUTH AND 253 SOUTH 200 EAST STREET  
TAX PARCELS #03-034-0002 and 03-034-0009  
LOCATED IN THE SE 1/4 OF SECTION 19, T.2N., R.1E., S.L.B.&M.  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN:  
JRC 05/10/2019  
PROJECT: 1809001  
BOUNDARY 1809001.dwg

X900

1809001

REV: 05/14/2019 BY: JRC



RANDY C. LEWIS  
MAYOR

CITY COUNCIL  
Kate Bradshaw  
Kendalyn Harris  
Richard Higginson  
John Marc Knight  
Chris R. Simonsen

CITY MANAGER  
Gary R. Hill

## Memo

Date: May 14, 2019  
To: Administrative Committee  
From: Curtis Poole, Assistant City Planner  
Re: Staff Report for the Administrative Committee Meeting on Monday, May 20, 2019

## Overview

- 4. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 515 North 900 East, Janet Brown, applicant.

### Background

The applicant is requesting approval of an Accessory Dwelling Unit for a new detached structure on the property. The accessory unit will contain a full kitchen, a separate garage, living space, and three bedrooms. The building will be behind the main home.

### Findings

According to City Code, 14-4-124, a Conditional Use Permit for Accessory Dwelling Units (ADU) is required and applicants shall meet all standards of the Code. The existing home is located in the R-4 Single-Family Residential zone and is a single-family dwelling and will be maintained as such by the applicant. The lot is much larger than most in the R-4 zone with 1.31 acres (approximately 57,063 square feet), which provides additional space for detached structures. There will be only one ADU and there will only be one utility connection located at this property. The primary home is 3,614 square feet and the square footage of the detached ADU is 1,444, which is less than the 40% standard in the Code. The proposed detached structure meets all of the setback and lot building square footage requirements. The total square footage of all detached structures on the lot is also less than the maximum of 10% standard of the Land Use Ordinance. As the ADU is behind the main home and the size of the lot is large enough that it will continue to have the appearance of a single family residence and should have minimal impact on the neighboring properties.

### Staff Recommendation

Based upon the above findings, staff has determined 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 residence or the ADU.
2. The property is to be used only as a single-family use and shall be subject to a deed restriction.
3. There shall be no separate utility service connections.
4. The ADU shall meet all the criteria in 14-14-124 of the City Land Use Ordinance.
5. The Conditional Use Permit is solely for this property and is non-transferable.

## **Bountiful Land Use Ordinance**

**14-14-124**

### **ACCESSORY DWELLING UNIT**

- A. *Purpose: The city recognizes that accessory dwelling units (ADUs) in single-family residential zones can be an important tool in the overall housing plan for the city. The purposes of the ADU standards of this code are to:*
  1. *Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;*
  2. *Provide for affordable housing opportunities;*
  3. *Make housing units available to moderate income people who might otherwise have difficulty finding homes within the city;*
  4. *Provide opportunities for additional income to offset rising housing costs;*
  5. *Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle; and*
  6. *Preserve the character of single-family neighborhoods by providing standards governing development of ADUs.*
- B. *An accessory dwelling unit shall only be approved as a conditional use.*
- C. *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 single-family 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. *The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, but not both, as their permanent residence and at no time receive rent for the owner occupied unit. Application for an ADU shall include proof of owner occupancy as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.*
  8. *Separate utility meters shall not be permitted for the accessory dwelling unit.*

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. A separate entrance to the ADU shall not be allowed on the front or corner lot side yard. Any separate entrance shall be located to the side or rear of the principal residence.
  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. In no case shall fewer than four (4) total off street parking spaces be provided with at least 2 of the spaces provided in a garage. Any additional occupant vehicles shall be parked off-street in City Code compliant parking areas.
- E. 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.

## Aerial Map



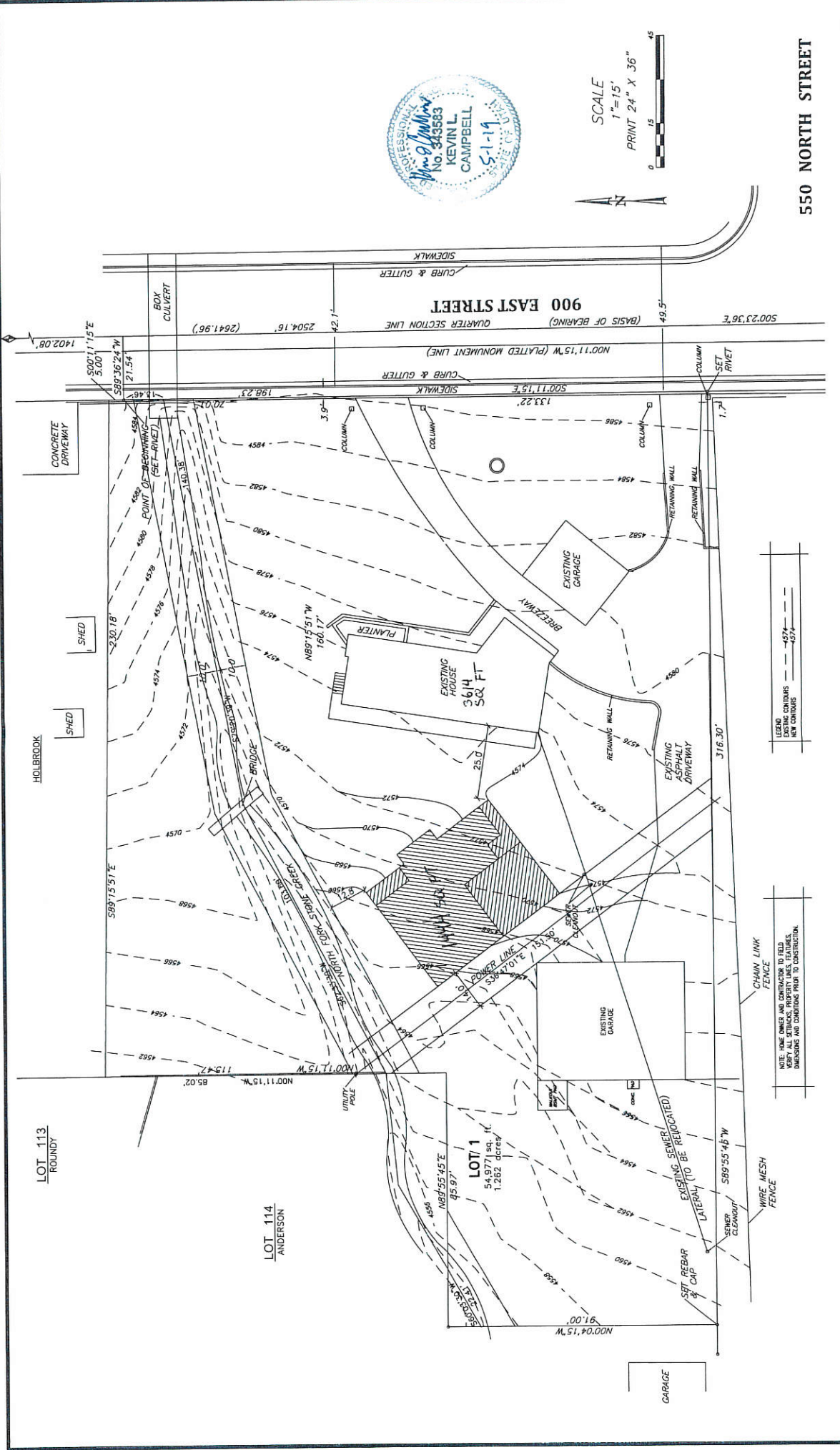
Typed responses to the following questions:

➤ How does your proposed project fit in with surrounding properties and uses?  
The proposed accessory dwelling unit will be built in a residential area which is already developed with houses. The property is currently used for a single family house, which is what the accessory dwelling unit will be.

➤ In what ways does the project not fit in with surrounding properties and uses?  
The surrounding houses do not have accessory dwelling units, in this way the proposed project will not fit in. The property sits next to an undeveloped vacant field which is a different use.

➤ What will you do to mitigate the potential conflicts with surrounding properties and use? The proposed accessory dwelling unit will not be visible from the road, so once it is built neighbors and people on the street will not know it is there. Construction vehicles will use the primary structure driveway to get in and out, not disturbing neighbors. The property is surrounded by trees which will help to conceal site and sound from neighbors.

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



SCALE  
 1" = 15'  
 PRINT 24" X 36"  
 0 15 45

550 NORTH STREET

SHEET	1
OF	1
PROJECT NO.	NULL

**ESI ENGINEERING**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 3500 SOUTH MAIN STREET SUITE 206  
 SALT LAKE CITY, UTAH 84115  
 TEL: (801) 263-1732



BOUNTIFUL CITY  
 515 NORTH 900 EAST

PLAN VIEW

REVISION	DATE	BY	DESCRIPTION	DESIGN	KLC

CHECKED	DATE	04/22/2011

NOTE: HOME OWNER AND CONTRACTOR TO FIELD EXISTING CONTOURS AND CONDITIONS PRIOR TO CONSTRUCTION.

LEGEND  
 --- EXISTING CONTOURS  
 - - - - - NEW CONTOURS

LOT 113  
 ROUNDY

LOT 114  
 ANDERSON

**LOT 1**  
 54,977 sq. ft.  
 1.262 acres

GARAGE

SHED

SHED

HOLBROOK

CONCRETE DRIVEWAY

BOX CULVERT

POINT OF BEGINNING (SEE RIVET)

BRIDGE

PLANTER

EXISTING GARAGE

EXISTING ASPHALT DRIVEWAY

EXISTING GARAGE

EXISTING GARAGE

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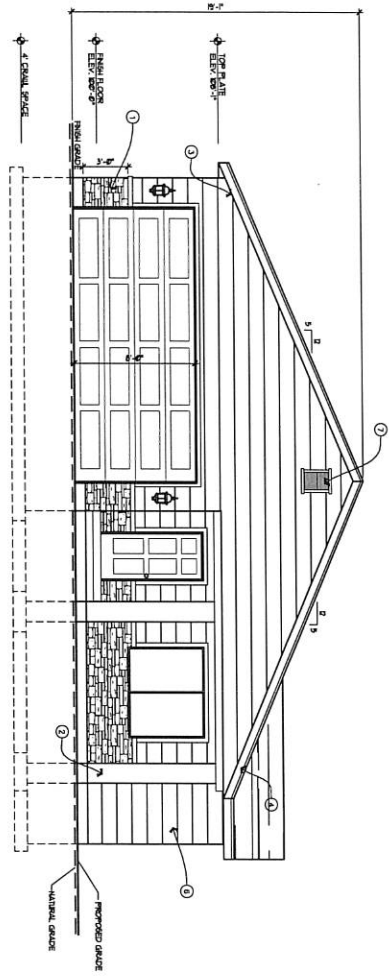
BRIDGE

BRIDGE

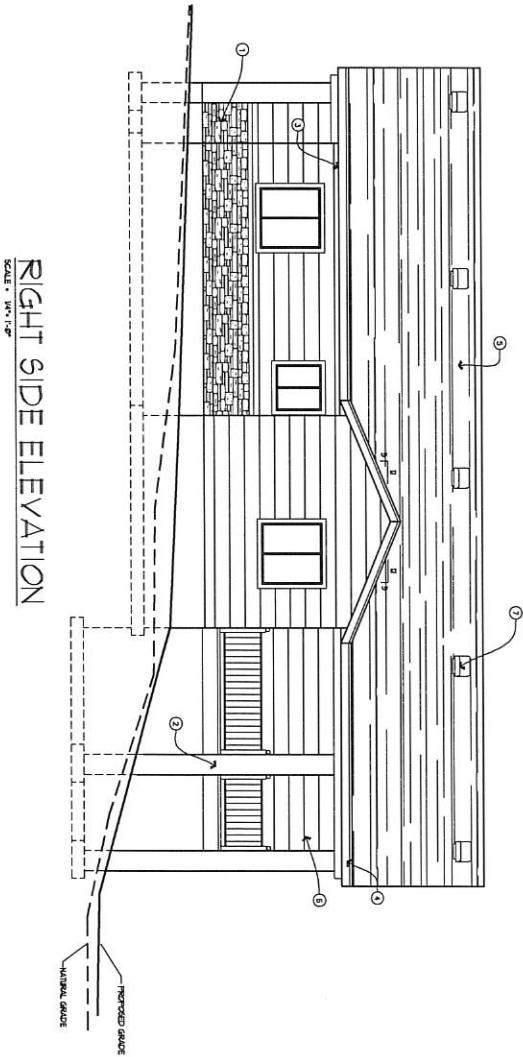
BRIDGE

BRIDGE

BRIDGE



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

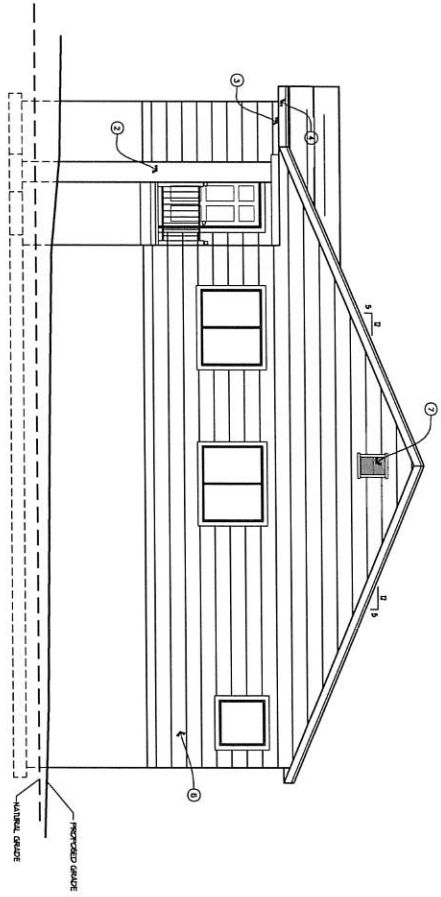


RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

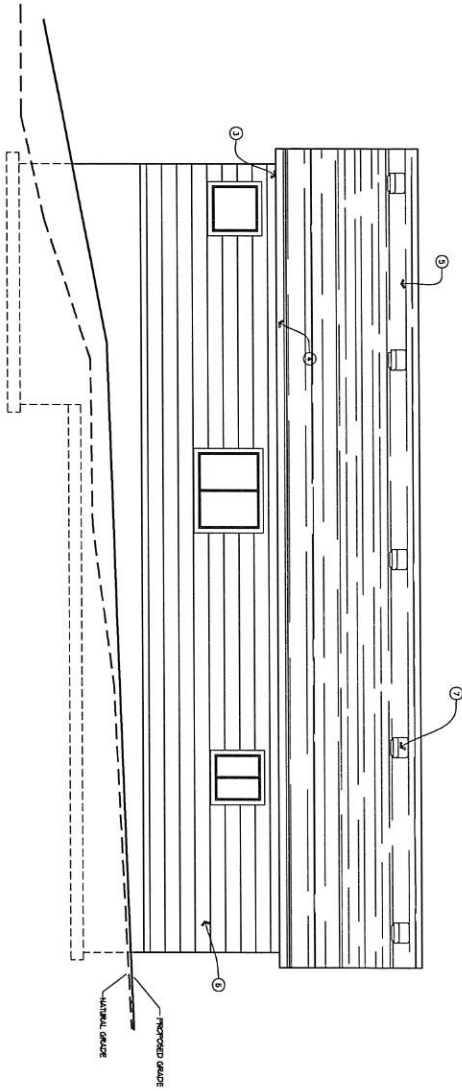
KEYNOTES
1. SLOPE VENTERS OVER GUTTER
2. SLOPE VENTERS OVER GUTTER
3. CORNER AT PER SIDE CORNER SPECIFICATIONS
4. 4" ALUMINUM RAIN GUTTER
5. SLOPE VENTERS OVER BY 1/2" AND ICE SHIELD AS PER LOCAL CODE
6. SLOPE
7. ATTIC VENTS 1 INCH 1/2 INCH

NOTE: PROPOSED 100 FT. OF ATTIC SPACE VENTILATION FOR GARAGE FOR 500 FT. OF ATTIC SPACE AS PER 2018 IRC

SHEET NAME <b>FRONT &amp; RIGHT SIDE ELEVATIONS</b>	ENGINEER <b>TANNER CLEMENTS</b>	ENGINEER STAMP*	PLAN NAME <b>Woodbury</b>	© COPYRIGHT Salt City Home Design All Rights Reserved. The use of these plans is expressly limited to Salt City Home Design. Reproduction, reuse or publication in any form without written or e-mail permission is prohibited.	<b>SALT CITY</b> HOME DESIGNS
SHEET NUMBER <b>2.0.1</b>	SNOW LOAD <b>30#</b>			P.O. Box 711 Riverton, Utah 84065	
	SAVED DATE <b>5/7/19</b>				



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



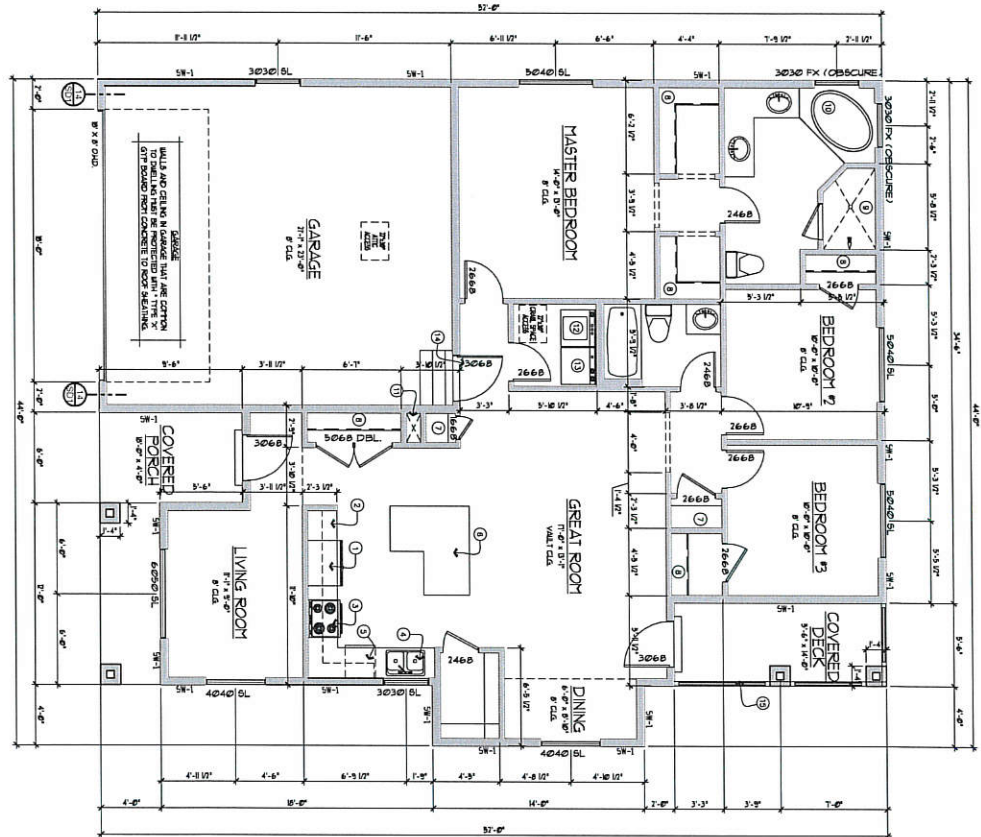
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

KEYNOTES
1. SHINGLES OVER QUARTER GRADE TO FINISH
2. COULING AS PER OWNER SPECIFICATIONS
3. 2X6 ALUMINUM FINISH BOARD WITH CORNER BRIMS
4. 4" ALUMINUM RAIN DIVERTER
5. ASPHALT SHINGLES OVER BRIMLY AND 3/8" SHEATH OF 2X6 LOCAL SOFFIT
6. 6" ROND
7. LITTLE WINGS 1 FOOT J-ASBEST

NOTE: PROVIDE 100 FT OF SLATE BRIDGE INSTALLATION PER 200 FT OF BRIDGE OR 100 FT OF BRIDGE AT PERMITS

SHEET NAME <b>REAR &amp; LEFT SIDE ELEVATIONS</b> SHEET NUMBER <b>2.0.2</b>	ENGINEER <b>TANNER CLEBENS</b> SNOW LOAD <b>30#</b> SAVED DATE <b>5/7/19</b>	ENGINEER STAFF  	PLAN NAME  <h1 style="text-align: center;">Woodbury</h1>	© SCOTT RIGHT, Salt City Home Designs. All Rights Reserved. The use of these plans is expressly limited to Salt City Home Designs. Reproduction, resale or publication by any method in whole or in part, is prohibited. P.O. Box 771 Riverton, Utah 84065	
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MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
1444 Bq. R.

**BEARING WALL NOTES**

ALL BEARING WALLS AND PARTIAL PARTITIONS SHALL BE REINFORCED PER TYPICAL BEARING WALL REQUIREMENTS PER LOCAL AND STATE REGULATIONS. THE FOLLOWING TABLES SHALL BE USED TO DETERMINE THE REQUIRED WALL THICKNESS AND REINFORCEMENT. ALL WALLS SHALL BE CONSTRUCTED WITH 4" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.

TYPE	REINFORCING	MIN. EDGE	MIN. HEAD	MIN. WALL THICKNESS	MIN. WALL HEIGHT	MIN. WALL AREA
1	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	8' - 0" TO 10' - 0"	12'0" x 8'0" = 96'0"
2	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	10' - 0" TO 12' - 0"	12'0" x 10'0" = 120'0"
3	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	12' - 0" TO 14' - 0"	12'0" x 12'0" = 144'0"
4	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	14' - 0" TO 16' - 0"	12'0" x 14'0" = 168'0"
5	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	16' - 0" TO 18' - 0"	12'0" x 16'0" = 192'0"
6	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	18' - 0" TO 20' - 0"	12'0" x 18'0" = 216'0"
7	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	20' - 0" TO 22' - 0"	12'0" x 20'0" = 240'0"
8	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	22' - 0" TO 24' - 0"	12'0" x 22'0" = 264'0"
9	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	24' - 0" TO 26' - 0"	12'0" x 24'0" = 288'0"
10	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	26' - 0" TO 28' - 0"	12'0" x 26'0" = 312'0"
11	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	28' - 0" TO 30' - 0"	12'0" x 28'0" = 336'0"
12	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	30' - 0" TO 32' - 0"	12'0" x 30'0" = 360'0"
13	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	32' - 0" TO 34' - 0"	12'0" x 32'0" = 384'0"
14	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	34' - 0" TO 36' - 0"	12'0" x 34'0" = 408'0"
15	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	36' - 0" TO 38' - 0"	12'0" x 36'0" = 432'0"
16	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	38' - 0" TO 40' - 0"	12'0" x 38'0" = 456'0"
17	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	40' - 0" TO 42' - 0"	12'0" x 40'0" = 480'0"
18	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	42' - 0" TO 44' - 0"	12'0" x 42'0" = 504'0"
19	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	44' - 0" TO 46' - 0"	12'0" x 44'0" = 528'0"
20	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	46' - 0" TO 48' - 0"	12'0" x 46'0" = 552'0"
21	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	48' - 0" TO 50' - 0"	12'0" x 48'0" = 576'0"
22	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	50' - 0" TO 52' - 0"	12'0" x 50'0" = 600'0"
23	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	52' - 0" TO 54' - 0"	12'0" x 52'0" = 624'0"
24	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	54' - 0" TO 56' - 0"	12'0" x 54'0" = 648'0"
25	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	56' - 0" TO 58' - 0"	12'0" x 56'0" = 672'0"
26	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	58' - 0" TO 60' - 0"	12'0" x 58'0" = 696'0"
27	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	60' - 0" TO 62' - 0"	12'0" x 60'0" = 720'0"
28	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	62' - 0" TO 64' - 0"	12'0" x 62'0" = 744'0"
29	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	64' - 0" TO 66' - 0"	12'0" x 64'0" = 768'0"
30	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	66' - 0" TO 68' - 0"	12'0" x 66'0" = 792'0"
31	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	68' - 0" TO 70' - 0"	12'0" x 68'0" = 816'0"
32	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	70' - 0" TO 72' - 0"	12'0" x 70'0" = 840'0"
33	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	72' - 0" TO 74' - 0"	12'0" x 72'0" = 864'0"
34	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	74' - 0" TO 76' - 0"	12'0" x 74'0" = 888'0"
35	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	76' - 0" TO 78' - 0"	12'0" x 76'0" = 912'0"
36	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	78' - 0" TO 80' - 0"	12'0" x 78'0" = 936'0"
37	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	80' - 0" TO 82' - 0"	12'0" x 80'0" = 960'0"
38	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	82' - 0" TO 84' - 0"	12'0" x 82'0" = 984'0"
39	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	84' - 0" TO 86' - 0"	12'0" x 84'0" = 1008'0"
40	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	86' - 0" TO 88' - 0"	12'0" x 86'0" = 1032'0"
41	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	88' - 0" TO 90' - 0"	12'0" x 88'0" = 1056'0"
42	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	90' - 0" TO 92' - 0"	12'0" x 90'0" = 1080'0"
43	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	92' - 0" TO 94' - 0"	12'0" x 92'0" = 1104'0"
44	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	94' - 0" TO 96' - 0"	12'0" x 94'0" = 1128'0"
45	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	96' - 0" TO 98' - 0"	12'0" x 96'0" = 1152'0"
46	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	98' - 0" TO 100' - 0"	12'0" x 98'0" = 1176'0"
47	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	100' - 0" TO 102' - 0"	12'0" x 100'0" = 1200'0"
48	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	102' - 0" TO 104' - 0"	12'0" x 102'0" = 1224'0"
49	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	104' - 0" TO 106' - 0"	12'0" x 104'0" = 1248'0"
50	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	106' - 0" TO 108' - 0"	12'0" x 106'0" = 1272'0"
51	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	108' - 0" TO 110' - 0"	12'0" x 108'0" = 1296'0"
52	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	110' - 0" TO 112' - 0"	12'0" x 110'0" = 1320'0"
53	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	112' - 0" TO 114' - 0"	12'0" x 112'0" = 1344'0"
54	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	114' - 0" TO 116' - 0"	12'0" x 114'0" = 1368'0"
55	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	116' - 0" TO 118' - 0"	12'0" x 116'0" = 1392'0"
56	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	118' - 0" TO 120' - 0"	12'0" x 118'0" = 1416'0"
57	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	120' - 0" TO 122' - 0"	12'0" x 120'0" = 1440'0"
58	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	122' - 0" TO 124' - 0"	12'0" x 122'0" = 1464'0"
59	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	124' - 0" TO 126' - 0"	12'0" x 124'0" = 1488'0"
60	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	126' - 0" TO 128' - 0"	12'0" x 126'0" = 1512'0"
61	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	128' - 0" TO 130' - 0"	12'0" x 128'0" = 1536'0"
62	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	130' - 0" TO 132' - 0"	12'0" x 130'0" = 1560'0"
63	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	132' - 0" TO 134' - 0"	12'0" x 132'0" = 1584'0"
64	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	134' - 0" TO 136' - 0"	12'0" x 134'0" = 1608'0"
65	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	136' - 0" TO 138' - 0"	12'0" x 136'0" = 1632'0"
66	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	138' - 0" TO 140' - 0"	12'0" x 138'0" = 1656'0"
67	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	140' - 0" TO 142' - 0"	12'0" x 140'0" = 1680'0"
68	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	142' - 0" TO 144' - 0"	12'0" x 142'0" = 1704'0"
69	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	144' - 0" TO 146' - 0"	12'0" x 144'0" = 1728'0"
70	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	146' - 0" TO 148' - 0"	12'0" x 146'0" = 1752'0"
71	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	148' - 0" TO 150' - 0"	12'0" x 148'0" = 1776'0"
72	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	150' - 0" TO 152' - 0"	12'0" x 150'0" = 1800'0"
73	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	152' - 0" TO 154' - 0"	12'0" x 152'0" = 1824'0"
74	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	154' - 0" TO 156' - 0"	12'0" x 154'0" = 1848'0"
75	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	156' - 0" TO 158' - 0"	12'0" x 156'0" = 1872'0"
76	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	158' - 0" TO 160' - 0"	12'0" x 158'0" = 1896'0"
77	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	160' - 0" TO 162' - 0"	12'0" x 160'0" = 1920'0"
78	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	162' - 0" TO 164' - 0"	12'0" x 162'0" = 1944'0"
79	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	164' - 0" TO 166' - 0"	12'0" x 164'0" = 1968'0"
80	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	166' - 0" TO 168' - 0"	12'0" x 166'0" = 1992'0"
81	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	168' - 0" TO 170' - 0"	12'0" x 168'0" = 2016'0"
82	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	170' - 0" TO 172' - 0"	12'0" x 170'0" = 2040'0"
83	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	172' - 0" TO 174' - 0"	12'0" x 172'0" = 2064'0"
84	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	174' - 0" TO 176' - 0"	12'0" x 174'0" = 2088'0"
85	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	176' - 0" TO 178' - 0"	12'0" x 176'0" = 2112'0"
86	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	178' - 0" TO 180' - 0"	12'0" x 178'0" = 2136'0"
87	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	180' - 0" TO 182' - 0"	12'0" x 180'0" = 2160'0"
88	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	182' - 0" TO 184' - 0"	12'0" x 182'0" = 2184'0"
89	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	184' - 0" TO 186' - 0"	12'0" x 184'0" = 2208'0"
90	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	186' - 0" TO 188' - 0"	12'0" x 186'0" = 2232'0"
91	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	188' - 0" TO 190' - 0"	12'0" x 188'0" = 2256'0"
92	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	190' - 0" TO 192' - 0"	12'0" x 190'0" = 2280'0"
93	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	192' - 0" TO 194' - 0"	12'0" x 192'0" = 2304'0"
94	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	194' - 0" TO 196' - 0"	12'0" x 194'0" = 2328'0"
95	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	196' - 0" TO 198' - 0"	12'0" x 196'0" = 2352'0"
96	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	198' - 0" TO 200' - 0"	12'0" x 198'0" = 2376'0"
97	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	200' - 0" TO 202' - 0"	12'0" x 200'0" = 2400'0"
98	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	202' - 0" TO 204' - 0"	12'0" x 202'0" = 2424'0"
99	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	204' - 0" TO 206' - 0"	12'0" x 204'0" = 2448'0"
100	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	206' - 0" TO 208' - 0"	12'0" x 206'0" = 2472'0"
101	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	208' - 0" TO 210' - 0"	12'0" x 208'0" = 2496'0"
102	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	210' - 0" TO 212' - 0"	12'0" x 210'0" = 2520'0"
103	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	212' - 0" TO 214' - 0"	12'0" x 212'0" = 2544'0"
104	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	214' - 0" TO 216' - 0"	12'0" x 214'0" = 2568'0"
105	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	216' - 0" TO 218' - 0"	12'0" x 216'0" = 2592'0"
106	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	218' - 0" TO 220' - 0"	12'0" x 218'0" = 2616'0"
107	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	220' - 0" TO 222' - 0"	12'0" x 220'0" = 2640'0"
108	3#4 @ 12" O.C.	4" O.C.	8" O.C.	12" O.C.	222' - 0" TO 224' - 0"	12'0" x 222'0" = 2664'0"
109	3#4 @ 12					



RANDY C. LEWIS  
MAYOR

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Kate Bradshaw  
Kendalyn Harris  
Richard Higginson  
John Marc Knight  
Chris R. Simonsen

CITY MANAGER  
Gary R. Hill

## **Memo**

Date: May 14, 2019  
To: Administrative Committee  
From: Curtis Poole, Assistant City Planner  
Re: Staff Report for the Administrative Committee Meeting on Monday, May 20, 2019

## **Overview**

5. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 62 West 800 North, Franklin Alexander Romero, applicant.

### **Background**

The property for the proposed Home Occupation request is located in the R-4 Zone. Home Occupations in this zone are allowed in City Code, 14-4-103, with approval of a Conditional Use Permit.

### **Findings**

The application submitted indicates the property will be used to operate Franklin Home Improvement, which provides painting and handyman services. There will be tools associated with this business, which will be stored temporarily in the basement until a shed can be constructed which would house them. In addition to the room in the basement, the applicant indicated they will use a small portion of the living room for paperwork. The applicant indicates he will use his minivan for the business. The applicant indicates there will be no additional employees involved in the business. The business does appear incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

### **Staff Recommendation**

Based upon the above findings, staff has determined that the applicant would comply with all requirements for the Conditional Use Permit; therefore 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, odors, noxious fumes, glare, traffic, outdoor storage, 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.

## **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.

### Aerial Map



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?  
paint sprayer, hand tools, Tile cutter.  
They'll be store in the Basement for now.
- Will you use any vehicles for the business? If so, please indicate on your site plan where the vehicle(s) will be parked. Personal minivan
- How much of the home will be used for the business (percentage)? Please note that area on your site plan. small portion of the living room
- Are there any employees (besides those living at the home) who will be involved in the business? NO

# Untitled Map

Write a description for your map.

## Legend

-  62 W 800 N
-  city limits bountiful
-  Feature 1



W 800 N



RANDY C. LEWIS  
MAYOR

CITY COUNCIL  
Kate Bradshaw  
Kendalyn Harris  
Richard Higginson  
John Marc Knight  
Chris R. Simonsen

CITY MANAGER  
Gary R. Hill

## **Bountiful City, Utah Conditional Use Permit**

A public hearing was held on April 8, 2019, at Bountiful City Hall to consider the request of Jan Rawlins for a Conditional Use Permit allowing an Accessory Building exceeding 10% of the lot area at the following location:

### **146 West 100 South, Bountiful City, Davis County, Utah**

**COM AT THE SE COR OF LOT 2, BLK 30, PLAT A, BOUNTIFUL TS SURVEY; & RUN TH W 4 RODS; TH N 139 FT; TH E 4 RODS; TH S 139 FT TO THE POB. CONT. 0.22 ACRES ALSO, BEG AT THE NE COR OF LOT 2, BLK 30, PLAT A, BOUNTIFUL TS SURVEY; & RUN TH S 89°44'43" W 68.35 FT (W BY RECORD) ALG THE N LINE OF SD LOT 2 TO A PT ON THE EXTENSION OF A FENCE LINE; TH S 00°06'06" W 128.26 FT ALG SD FENCE LINE & ITS EXTENSION TO A FENCE COR; TH S 00°52'15" E 37.41 FT ALG A FENCE LINE & ITS EXTENSION TO A PT ON THE S LINE OF SD LOT 2; TH N 89°35'09" E 2.00 FT (E BY RECORD) ALG SD S LINE TO THE GRANTOR'S SE COR; TH N 00°00'11" E 139.00 FT ALG THE GRANTOR'S LINE TO A COR; TH N 89°35'09" E 66.00 FT (E BY RECORD) ALG THE GRANTOR'S LINE TO THE E LINE OF SD LOT 2; TH N 00°00'11" E 26.48 FT (N 26.00 FT BY RECORD) TO THE NE COR OF SD LOT 2 & TO THE POB. CONT. 0.05 ACRES  
TOTAL ACREAGE 0.27 ACRES**

### **Parcel 03-029-0140**

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 Jan Rawlins to be located at 146 West 100 South, Bountiful, Davis County, Utah, with the following conditions:

1. The principal owner(s) of the property must occupy the primary or accessory dwelling.
2. The property is to be used only as a single-family use and shall be subject to a deed restriction.
3. There will be no separate utility service connections.
4. The ADU shall meet all the criteria in 14-14-124 and 14-4-105 of the City Land Use Ordinance.

5. The existing barn shall be altered according to the plans submitted by the applicant prior to final inspection.
6. The Conditional Use Permit is solely for this property and is non-transferable.

The Conditional Use Permit was approved on April 8, 2019, and this written form was approved this 20<sup>th</sup> day of May, 2019.

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Clint Drake  
Interim Planning Director

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ATTEST: Julie Holmgren  
Recording Secretary