

ADMINISTRATIVE COMMITTEE

Monday, July 23, 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 June 25, 2018.
3. Consider approval of a Lot Line Adjustment at 3210 Fred's Place and 3242 South 200 West, James & Margaret Barnes and HNJ Investment LLC (Harv Jeppson), applicants.
4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 3222 South Bountiful Boulevard, Ryon Hays, applicant.
5. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor and Landscaping Business at 2960 South Maple Cove Lane, Jacob Stout, applicant.
6. Miscellaneous business and scheduling.



Chad Wilkinson, City Planner

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

**Bountiful City
Administrative Committee Minutes
June 25, 2018**

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Beth Holbrook; 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 June 4, 2018.

Mr. Cheney made a motion for approval of the minutes for June 4, 2018. Ms. Holbrook seconded the motion.

- A Mr. Wilkinson
- A Mr. Cheney
- A Ms. Holbrook

Motion passed 3-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor and Landscaping Business at 2960 South Maple Cove Lane, Jacob Stout, applicant.

Jacob Stout, applicant, was present.

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

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

The application submitted indicates that the property will be used for a property maintenance, yard maintenance and landscaping company. The applicant will use their personal truck for the business, which will be parked in the driveway of the home. The applicant has indicated that lawn mowers, trimmers and shovels will be stored in a trailer which will also be parked in the driveway of the home. The applicant indicated that there will some labor help involved in the business, but that there will not be employees or customers on site, that no work will be performed on site and that there will be no signage advertising the business on site. Approximately 5% of the home will be used for the business. 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.

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

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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.

PUBLIC HEARING: Mr. Wilkinson opened and closed the Public Hearing at 5:04 p.m. with no comments from the public.

Mr. Wilkinson noted that all code standards apply to the conditional use permit, even those that are not specifically mentioned in the conditions. Mr. Cheney emphasized that the home occupation business should be conducted such that neighbors are not even aware of the business.

Ms. Holbrook made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Contractor and Landscaping Business at 2960 South Maple Cove Lane, Jacob Stout, applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Ms. Holbrook

Motion passed 3-0.

4. Miscellaneous business and scheduling.

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:07 p.m.

Chad Wilkinson, City Planner



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: July 18, 2018
To: Administrative Committee
From: Curtis Poole, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, July 23, 2018

Overview

3. Consider approval of a Lot Line Adjustment at 3210 S 250 W and 3242 S 200 W, James G. and Margaret K. Barnes and H N J Investment LLC., (Harv Jeppson), applicants.

Background

The applicants are applying for a Lot Line Adjustment between their properties at 3210 S 250 W (Barnes property) and 3242 S 200 W (H N J Investment LLC/ Jeppson Subdivision property) in Bountiful, Utah. Both properties are located in the R-4 zone. The purpose of the property line adjustment is to convey 12,327 square feet (0.283 acres), shown as Parcel A on the lot line adjustment plan, from the H N J Investment LLC/Jeppson Subdivision property to the Barnes property, bringing the H N J Investment LLC/Jeppson Subdivision property Lot 1 to 23,435 square feet (0.538 acres) and bringing the Barnes Property to 24,055 square feet (.552 acres). The lot line adjustment does not create a new lot.

Findings

1. No new lots are being created in this transfer so this does not need to be an amended subdivision plat.
2. No new building permits have been issued or proposed for the newly created lot.

Staff Recommendation

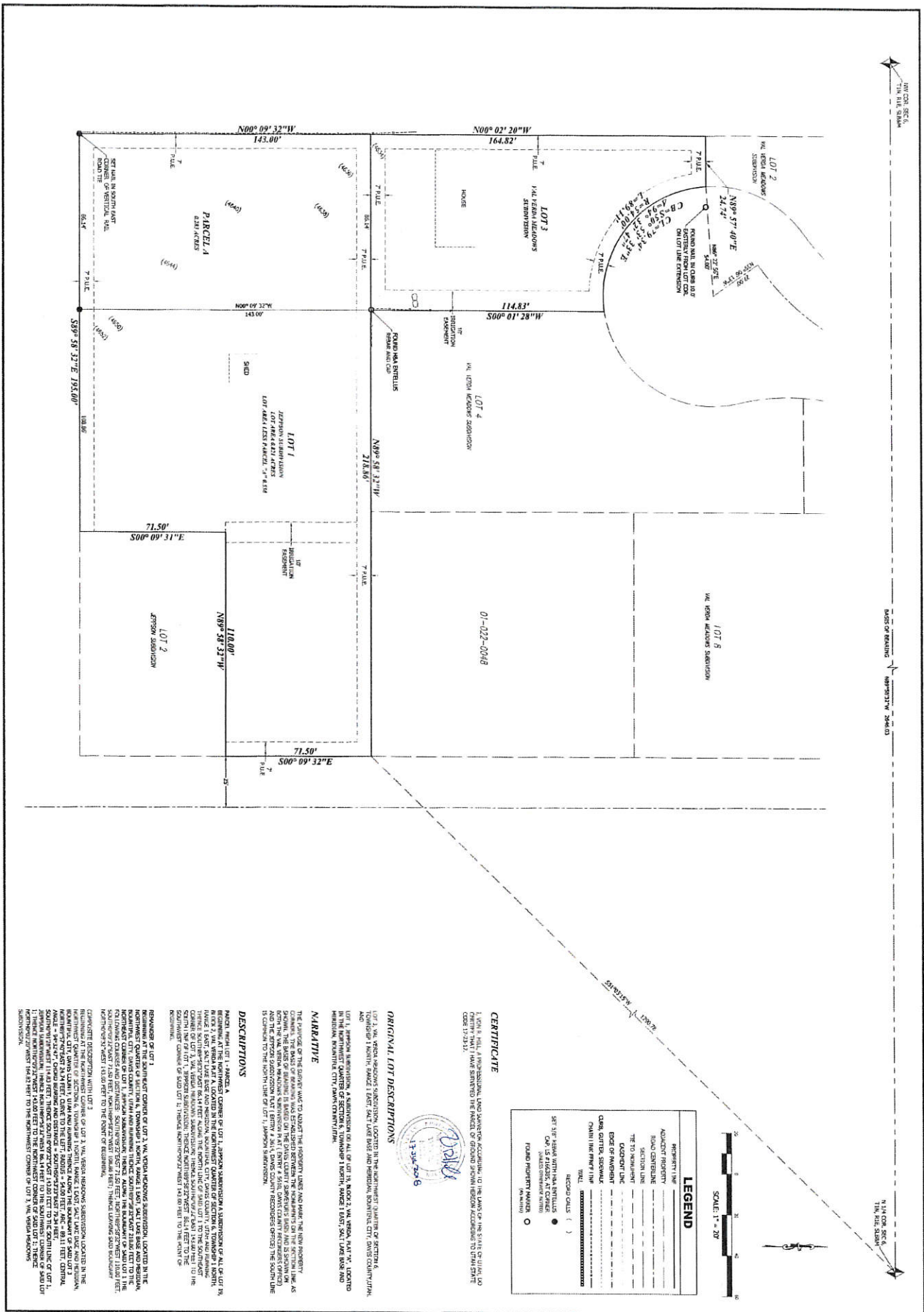
Based on findings, Staff recommends approval for a lot line adjustment, with the following conditions:

1. Complete the 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.

3210 S 250 W and 3242 S 200 W







RANDY C. LEWIS
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CITY MANAGER
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Memo

Date: July 18, 2018
To: Administrative Committee
From: Curtis Poole, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, July 23, 2018

Overview

4. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 3222 Bountiful Blvd, Ryon Hays, applicant.

Background

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

Findings

The application submitted indicates that the property will be used to operate a handyman business. The applicant will use the garage and a basement room for the business office. The applicant indicated that all construction tools, painting equipment, and most other equipment pertaining to the business will be stored in his truck, which will be parked in the driveway. One of the five bedrooms of the home will be used as an office for the business. The applicant indicated that there will be no additional employees involved in the business. Less than 50% of the home will be used for the business and 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. 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, 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.






3222 Bountiful Blvd

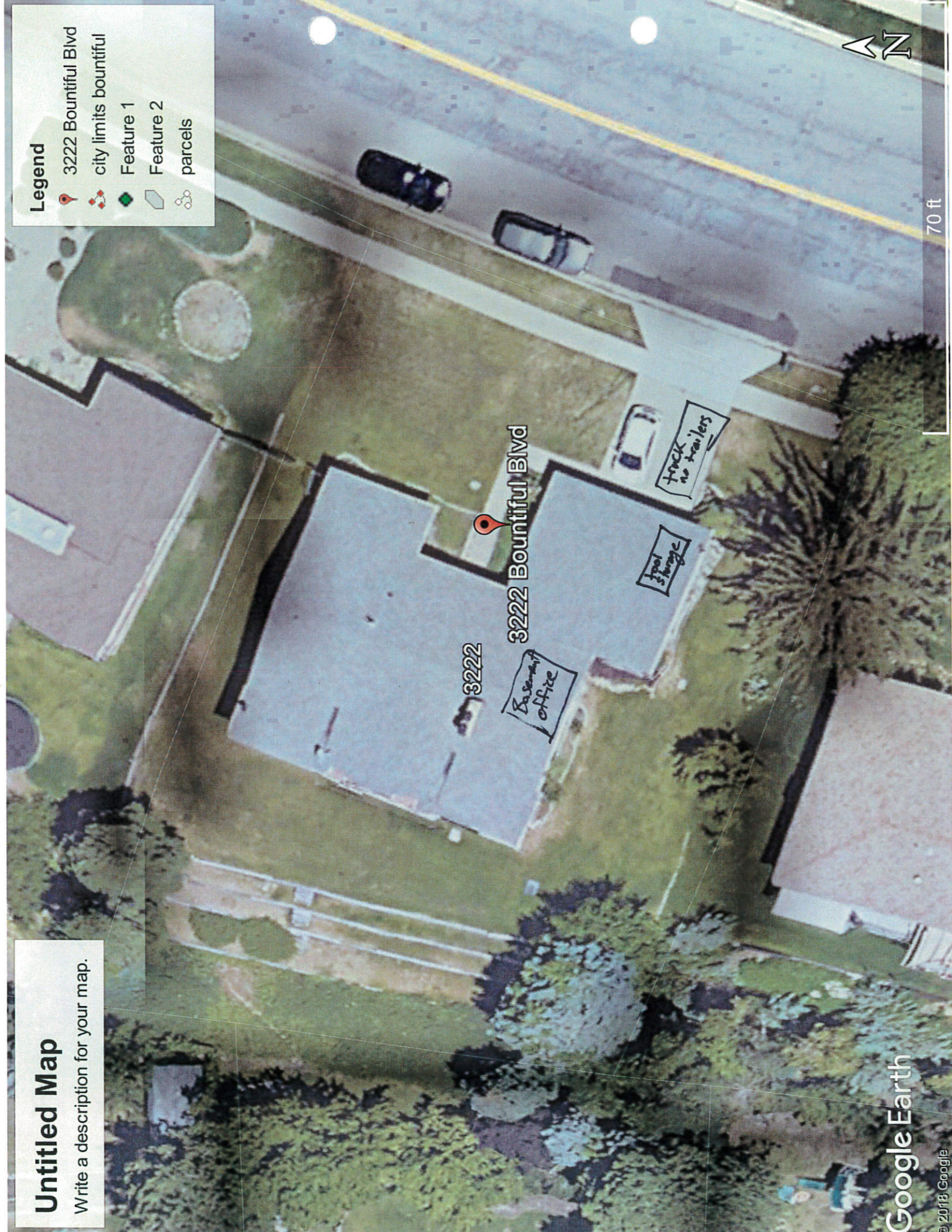


Untitled Map

Write a description for your map.

Legend

-  3222 Bountiful Blvd
-  city limits bountiful
-  Feature 1
-  Feature 2
-  parcels





**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 June 25, 2018, at Bountiful City Hall to consider the request of Jacob Stout, for a Conditional Use Permit allowing a Home Occupation Contractor and Landscaping Business at the following location:

2960 South Maple Cove Lane, Bountiful City, Davis County, Utah

ALL OF LOT 2, DEER RUN AT MAPLE HILLS SUB PLAT B. CONTAINS 2.7386 ACRES

Parcel 05-107-0002

The Bountiful City Administrative Committee heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Administrative Committee makes the following findings:

1. This matter is properly heard before the Administrative Committee.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request to operate a contractor and landscaping business meets the letter and the intent of the specific requirements in §14-17 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 Jacob Stout to operate a contractor and landscaping business located at 2960 South Maple Cove Lane, in Bountiful, Davis County, Utah, 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.

The Conditional Use Permit was approved on June 25, 2018, and this written form was approved this 23rd day of July, 2018.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary