

Bountiful City
Administrative Committee Minutes
May 21, 2018

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Beth Holbrook; Assistant Planner – Browne Sebright; Recording Secretary – Julie Holmgren

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:01 p.m. and introduced all present.

2. Consider approval of minutes for April 16, 2018.

Mr. Cheney made a motion for approval of the minutes for April 16, 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 Business at 240 West 400 North, Shawn Dee Petersen, applicant.

Shawn Petersen, applicant, was present.

Mr. Sebright 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 RM-13 Multiple Family Zone. Home Occupation Contractor 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 the office of a construction business. The applicant has indicated that he will use one personal truck for the business which will be parked on the driveway behind the home. The applicant has indicated that the home and yard tools for the business will be located in the shed in the back yard of the property. The shed is approximately 250 sq ft in size. The applicant has indicated that one 180 sq ft room in the basement of the home will be used as a small office for the applicant. The applicant has acknowledged that there will be no signage advertising the business on site. The use appears to be incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

On a site visit to the property, staff observed several vehicles parked on unpaved surfaces in the rear yard of the home. Parking vehicles on unpaved surfaces is a Code violation in Bountiful City. The applicant was notified on this violation on May 14, 2018.

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
3. No work, other than office related operations, will be performed at this site.
4. 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.
5. The Conditional Use Permit is solely for this site and is non-transferable.
6. The vehicles parked on unpaved surfaces must be moved to compliant locations prior to issuance of a business license.

Mr. Wilkinson inquired regarding improperly parked vehicles on the property. Mr. Petersen indicated that he had moved two of the vehicles and needed to move another. Mr. Wilkinson explained that issuance of the business license would be delayed until all vehicles on the property are moved to a compliant location. Mr. Petersen was instructed to contact Mr. Sebright for re-inspection of the property prior to issuance of the business license. Ms. Holbrook inquired regarding the use of the storage shed, and Mr. Wilkinson explained that use of the shed for storing tools is permissible but manufacturing of a product or congregating of employees would not be permissible.

PUBLIC HEARING: Mr. Wilkinson opened and closed the public hearing at 5:06 p.m. with no comments from the public.

Ms. Holbrook asked the applicant how long he has been a contractor. Mr. Petersen replied that it is something he has done for a good part of this life and has desired to venture out on his own.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 240 West 400 North, Shawn Dee Petersen, applicant. Ms. Holbrook seconded the motion.

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

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 763 Park Shadows Circle, Dana Gray, 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 763 Park Shadows Circle, Dana Gray, applicant. Ms. Holbrook seconded the motion.

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

Motion passed 3-0.

5. Miscellaneous business and scheduling.

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:09 p.m.



Chad Wilkinson, City Planner