

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

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.

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.**

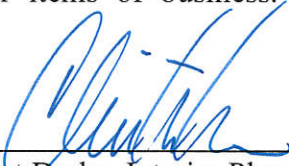
Mr. Badham made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 412 West 1400 North, Matthew Ford, applicant. Mr. Clawson seconded the motion.

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.



Clint Drake, Interim Planning Director