

ADMINISTRATIVE COMMITTEE

Monday, July 8, 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 June 17, 2019.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 144 Oakridge Drive, Kelly and Heather Passey, applicants.
4. Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 620 East Pheasant Way, James Michael Carey, applicant.
5. Miscellaneous business and scheduling.


Francisco Astorga, Bountiful 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 17, 2019**

Present: Acting Chairman – Clint Drake; Committee Members – Brad Clawson; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren; Planning Intern – Kai Uchida

Excused: Committee Member – Dave Badham

1. Welcome and Introductions.

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

2. Consider approval of minutes for June 3, 2019.

Mr. Clawson made a motion for approval of the minutes for June 3, 2019 as written. Mr. Drake seconded the motion.

A Mr. Drake
A Mr. Clawson

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 620 East Pheasant Way, James Michael Carey, applicant.

James Michael Carey, applicant, and Julie Carey 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) to be constructed with a new addition to the existing garage on the property. The ADU living space will be above both the existing portion and new addition to the garage. The ADU will have two bedrooms, a living space and full kitchen. The garage sits behind the existing home.

According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and applicants shall meet all standards of the Code. The existing home is located in the R-3 Single-Family Residential zone and is a single-family dwelling and will be maintained as such by the applicant. The lot is double the minimum lot size in the R-3 zone with 0.51 acres (approximately 22,215 square feet). There will be only one ADU and there will only be one utility connection located at this property. The primary home is 4,700 square feet and the square footage of the ADU is 1,410 which is less than the 40% standard in the Code.

The proposed addition to the garage and ADU meets all of the setback requirements in code. The ADU will be accessed by a stairwell behind the garage and home which will not be

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visible from the street. The property will meet the minimum parking standard in code, will continue to have the appearance of a single-family home and as such should have minimal impact on the neighboring properties. The existing home currently has two full kitchens and with the addition of the kitchen in the ADU the total kitchens will exceed what is allowed in the Code. The applicant has agreed to modify (removing the oven and electrical connections) the basement kitchen in the home to meet code.

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. The basement kitchen in the existing home shall be modified by removing the oven and electrical connections to meet standards in the Code.
4. There shall be no separate utility service connections.
5. The ADU shall meet all the criteria in 14-14-124 of the City Land Use Ordinance.
6. The Conditional Use Permit is solely for this property and is non-transferable.

Mr. Drake inquired regarding the height of the ADU and a discussion ensued with the committee concluding there would be no significant height impact on neighbors. Mr. Clawson expressed an initial concern regarding a potential problem regarding separation of the primary structure and the ADU but noted that upon further examination he saw no problem.

PUBLIC HEARING: Mr. Drake noted that, other than the Careys, no one from the public was present. Mr. Drake opened and closed the Public Hearing at 5:09 p.m. with no comments from the public.

Mr. Clawson made a motion for approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 620 East Pheasant Way, James Michael Carey, applicant. Mr. Drake seconded the motion. Mr. Drake reiterated that the use is non-transferable and only applies to the specified organization.

A Mr. Drake
A Mr. Clawson

Motion passed 2-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for General Retail with Outside Storage at 2301 South Main Street, Performance Ford Lincoln Bountiful, applicant.**

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

Mr. Clawson made a motion for approval of a Conditional Use Permit, in written form, to allow for General Retail with Outside Storage at 2301 South Main Street, Performance Ford Lincoln Bountiful, applicant. Mr. Drake seconded the motion.

- A Mr. Drake
- A Mr. Clawson

Motion passed 2-0.

5. Miscellaneous business and scheduling.

Mr. Drake surmised there were no further items of business. The meeting was adjourned at 5:11 p.m.

Clint Drake, Interim Planning Director

Pending



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: July 1, 2019
To: Administrative Committee
From: Curtis Poole, Assistant City Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, July 8, 2019

Overview

- 3. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 144 Oakridge Drive, Kelly and Heather Passey, applicants.

Background

The applicants are requesting approval of an Accessory Dwelling Unit (ADU) to be constructed along with a new addition to the existing home on the property. The ADU living space will be above the new addition to the attached garage. The ADU will have a bedroom, a living space and full kitchen. The property is a corner lot.

Findings

According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and applicants shall meet all standards of the Code for approval. The existing home is located in the R-3 Single-Family Residential zone and is a single-family dwelling and will be maintained as such by the applicants. The lot is 0.439 acres (19,122 square feet). There will be only one ADU and there will only be one utility connection located at this property. The ADU will be less than the required 40% standard in the Code.

The proposed additions to the home and ADU meet all of the setback requirements and will meet the minimum parking standards in code. The proposed ADU will be accessed by a stairwell and breezeway on the interior of the building; however, plans also show an entrance on the corner side of the property. One of the conditions of approval is that entrances to the ADU should not be on the front or corner side of the property, but shall be on an interior side or rear of the home to visually appear as a single-family home. This will need to be addressed in order to receive approval of the Conditional Use Permit.

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. The entrances to the ADU shall be modified to meet the standards of the Code, particularly section 14-14-124, section C-9.
4. There shall be no separate utility service connections.
5. The ADU shall meet all the criteria in 14-14-124 of the City Land Use Ordinance.
6. 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



Kelly & Heather Passey

144 Oakridge Dr, Bountiful Utah 84010

- 1) How does your proposed project fit in with the surrounding properties and uses?
 - a. This is a mid-century house that has gone years without any remodeling or updating. We plan to renovate it to be our primary residence after selling our home at 3960 mountain oaks dr, Bountiful Utah early this year. There is no current garage as is common in the area and only a single carport and we plan to build a new 3-car garage that is connecting to the house for easy access via a breezeway. There are several surrounding homes that are also mid-century homes and, as you can see from our architectural designs, we plan to keep it with that style to fit in with the surrounding neighborhood and help beautify a property that has become a bit of an eye sore.
- 2) In what ways does the project not fit in with the surrounding properties?
 - a. None. It is a single family home by design and will be our primary residence.
- 3) What will you do to mitigate the potential conflicts with surrounding properties and uses.
 - a. We are following requirements and intend to build within the confines set by the city. We don't see or envision any conflicts. We know many of the neighbors who are in the local church we belong to and all are excited for what we are doing. Again, we don't see any conflicts.

1 2 3 4 5

KEYED NOTES

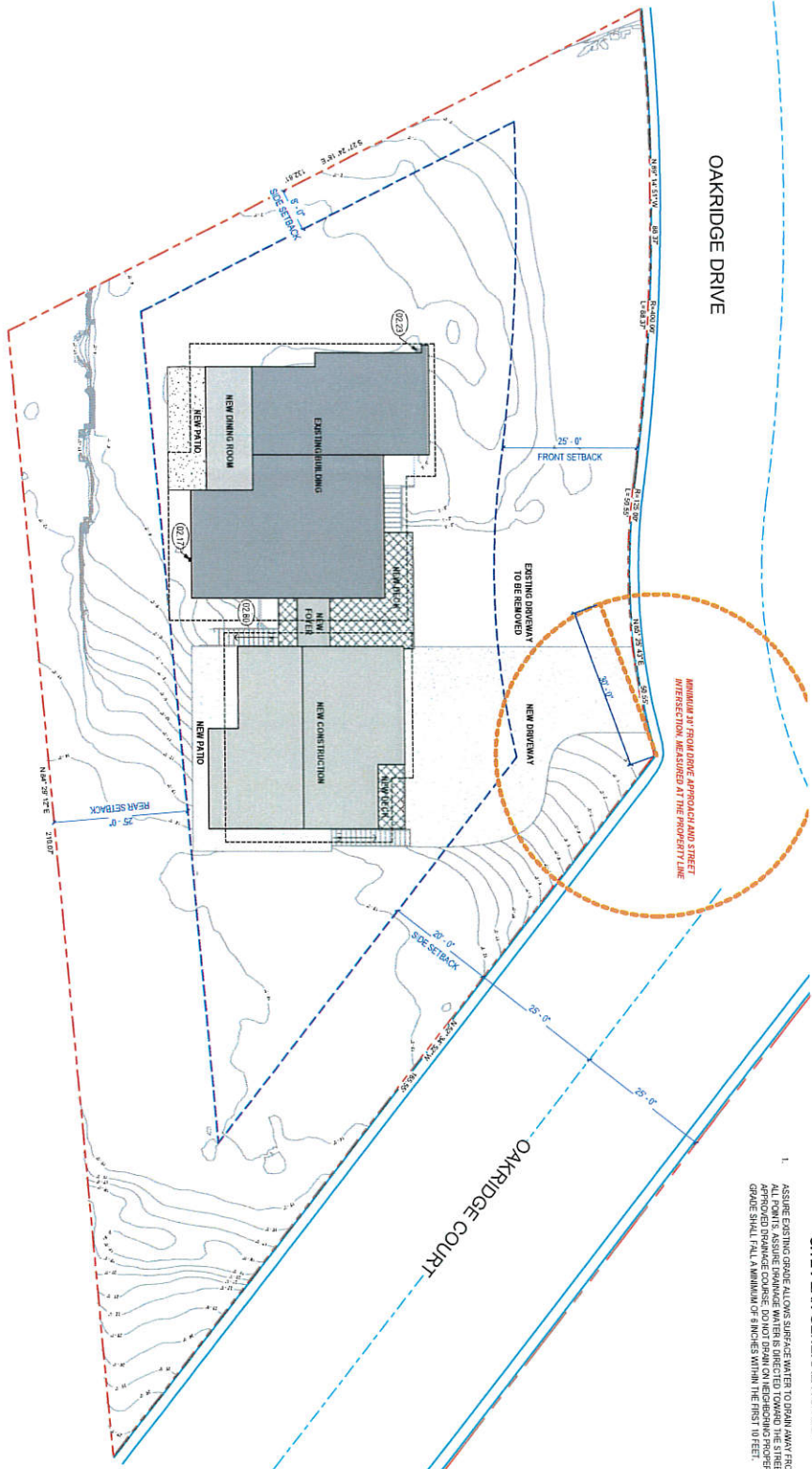
- 02.17 EXISTING ELECTRICAL SERVICE METER LOCATION
- 02.23 EXISTING UTILITY METER TO REMAIN
- 02.80 REMOVE EXISTING HOSE DRAB AND RELOCATE TO FRONT OF HOUSE

SITE PLAN GENERAL NOTES

1. ASSURE EXISTING GROUND SURFACE WATER TO DRAIN AWAY FROM HOUSE AT ALL POINTS. ASSURE EXISTING WATER IS DIRECTED TOWARD THE STREET OR TO AN OPEN GRADE SHALL FALL A MINIMUM OF 3 INCHES WITHIN THE FIRST 10 FEET.

OAKRIDGE DRIVE

OAKRIDGE COURT



1 SITE PLAN
1" = 10'-0"

SITE PLAN LEGEND

	EXISTING BUILDINGS
	NEW CONSTRUCTION
	EXISTING CONCRETE
	NEW CONCRETE
	NEW DECKING

LINE TYPE LEGEND

	PROPERTY LINE
	PROPERTY SETBACK
	CRAB
	ROAD CENTERLINE
	EXTENTS OF ROOF OVERHANG

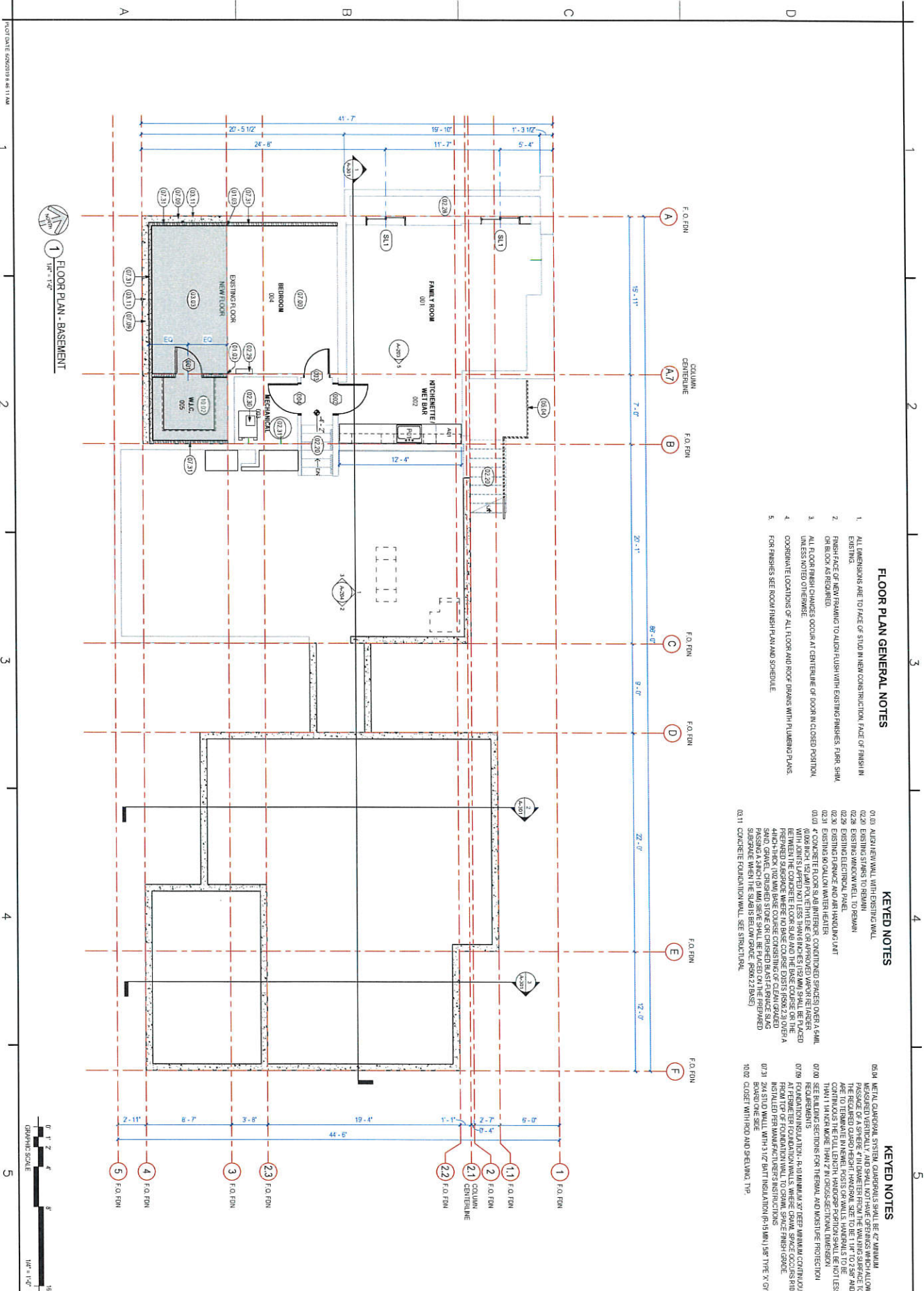
SITE INFORMATION

BOVA VISTA SUBDIVISION, LOT 52
 PARCEL ID: 01020249
 ZONE: R-3



A B C D

<p>RENOVATION TO THE MR. & MRS. KELLY PASSEY RESIDENCE 144 OAKRIDGE DRIVE BOUNTIFUL, UTAH 84010</p>		<p>Designed by RME</p> <p>Submitted 24 JUNE 2019</p> <p>REV</p>	<p>Drawn by CM</p> <p>Scale As Indicated</p> <p>Project Number 1169</p>	<p>Date</p> <p>Appr.</p>	<p>Appr.</p>
<p>SHEET NUMBER G-002</p>		<p>REVA architecture inc.</p>			



1 FLOOR PLAN - BASEMENT



FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD IN NEW CONSTRUCTION. FACE OF FINISH IN EXISTING.
2. FINISH FACE OF NEW FRAMING TO ALIGN FLUSH WITH EXISTING FINISHES. FINISH SHALL BE BLOCK AS REQUIRED.
3. ALL FLOOR FINISH CHANGES OCCUR AT CENTRUM OF ROOM IN CLOSED POSITION. UNLESS NOTED OTHERWISE.
4. CORRESPONDING LOCATIONS OF ALL FLOOR AND ROOF DRAINS WITH PLUMBING PLANS.
5. FOR FINISHES SEE ROOM FINISH PLAN AND SCHEDULE.

KEYED NOTES

- 0201 ALUM. NEW WALL WITH EXISTING WALL.
- 0228 EXISTING STRIPS TO REMAIN.
- 0229 EXISTING ELECTRICAL PANEL.
- 0231 EXISTING 90 GAL. WATER HEATER.
- 0202 4" CONCRETE FLOOR SLAB INTERIOR CONFINED SPACES OVER A WALL (1000 INCH² 122 M²) TO BE INTERIOR CONFINED SPACES OVER A WALL. THE CONCRETE FLOOR SLAB SHALL BE REINFORCED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE ON THE HORIZONTAL. THE CONCRETE FLOOR SLAB SHALL BE REINFORCED WITH #4 BARS AT 12" O.C. IN THE POSITIVE MOMENT AREAS. THE REINFORCEMENT SHALL BE PASSED THROUGH THE WALL AND ANCHORED AS REQUIRED. THE REINFORCEMENT SHALL BE PASSED THROUGH THE WALL AND ANCHORED AS REQUIRED. THE REINFORCEMENT SHALL BE PASSED THROUGH THE WALL AND ANCHORED AS REQUIRED.
- 0211 CONCRETE FOUNDATION WALL. SEE STRUCTURAL.

KEYED NOTES

- 0204 METAL CLADDING SYSTEM SHALL BE 1/2" MINIMUM METAL CLADDING AND SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 IN. DIAMETER FROM THE WALLING SURFACE TO THE INTERIOR OF THE BUILDING. THE WALLING SURFACE SHALL BE CONTINUOUS THROUGH THE WALLING SURFACE. THE WALLING SURFACE SHALL BE CONTINUOUS THROUGH THE WALLING SURFACE. THE WALLING SURFACE SHALL BE CONTINUOUS THROUGH THE WALLING SURFACE.
- 0701 SEE BUILDING SECTIONS FOR THERMAL AND MOISTURE PROTECTION REQUIREMENTS.
- 0702 SEE BUILDING SECTIONS FOR THERMAL AND MOISTURE PROTECTION REQUIREMENTS.
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- 0712 SEE BUILDING SECTIONS FOR THERMAL AND MOISTURE PROTECTION REQUIREMENTS.
- 0713 SEE BUILDING SECTIONS FOR THERMAL AND MOISTURE PROTECTION REQUIREMENTS.
- 1002 CLOSED WITH ROOF AND SHEETING TYP.

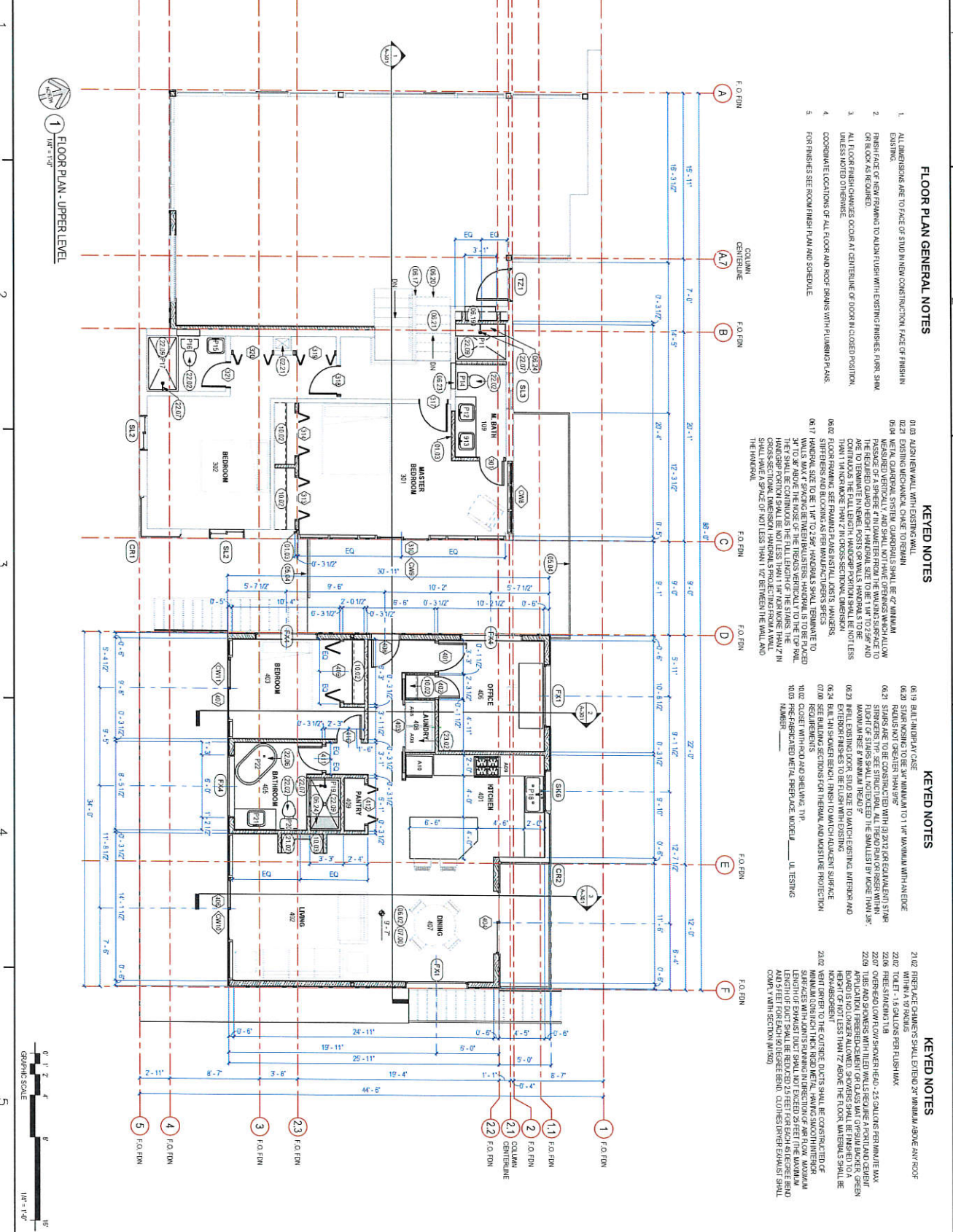
RENOVATION TO THE MR. & MRS. KELLY PASSEY RESIDENCE
144 OAKRIDGE DRIVE BOUNTIFUL, UTAH 84010

BASEMENT FLOOR PLAN

Designed by RME	Submitted 24 JUNE 2019	REV	
Drawn by CM	File		
Reviewed by	Scale		
Checked by As indicated	Project Number		
Submitted by	1859		
Approved			

REA
architecture inc.

SHEET NUMBER
A-100



FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD IN NEW CONSTRUCTION. FACE OF FINISH EXISTING.
2. FINISH FACE OF NEW FRAMING TO MATCH FLUSH WITH EXISTING FINISHES. FINISH SWIM OR ROCK AS REQUIRED.
3. ALL FLOOR FINISH CHANGES OCCUR AT CENTRELINE OF DOOR IN CLOSED POSITION, UNLESS NOTED OTHERWISE.
4. CORNER/ELE LOCATIONS OF ALL FLOOR AND ROOF BRANS WITH FINISHING PLANS.
5. FOR FINISHES SEE ROOM FINISH PLAN AND SCHEDULE.

KEYED NOTES

- 013 ALUMINUM WALL WITH EXISTING WALL
- 021 EXISTING MECHANICAL CHASE TO REMAIN
- 024 METAL GARBOARD SYSTEM GARBOARDS SHALL BE 42" MINIMUM
- 025 METAL GARBOARD SYSTEM GARBOARDS SHALL BE 42" MINIMUM
- 026 METAL GARBOARD SYSTEM GARBOARDS SHALL BE 42" MINIMUM
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- 049 METAL GARBOARD SYSTEM GARBOARDS SHALL BE 42" MINIMUM
- 050 METAL GARBOARD SYSTEM GARBOARDS SHALL BE 42" MINIMUM

KEYED NOTES

- 0619 BUILT-IN DISPLAY CASE
- 0620 SHIP NOSE TO BE 3/4" MINIMUM TO 1 1/4" MAXIMUM WITH AN EDGE
- 0621 RADIUS NOT GREATER THAN 3/8"
- 0622 STRIPTERS, TIP: SEE STRUCTURAL. ALL TREADS AND GRESER WITHIN
- 0623 FLOOR OF SHIP SHALL NOT EXCEED THE SHALLEST BY MORE THAN 3/8"
- 0624 MAXIMUM RISE OF MINIMUM TREAD OF
- 0625 MINIMUM TREAD OF MINIMUM TREAD OF
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- 0627 MINIMUM TREAD OF MINIMUM TREAD OF
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- 0640 MINIMUM TREAD OF MINIMUM TREAD OF

KEYED NOTES

- 2102 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2103 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2104 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2105 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2106 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2107 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2108 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2109 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2110 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2111 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2112 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2113 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2114 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2115 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2116 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2117 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2118 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2119 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF
- 2120 FIRE-RATE CHAMBER SHALL EXTEND 2" MINIMUM ABOVE ANY ROOF

RENOVATION TO THE MR. & MRS. KELLY PASSEY RESIDENCE
144 OKRIDGE DRIVE BOUNTIFUL, UTAH 84010

UPPER FLOOR PLAN

DESIGNED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
SUBMITTED BY: [Name]

REVISIONS:

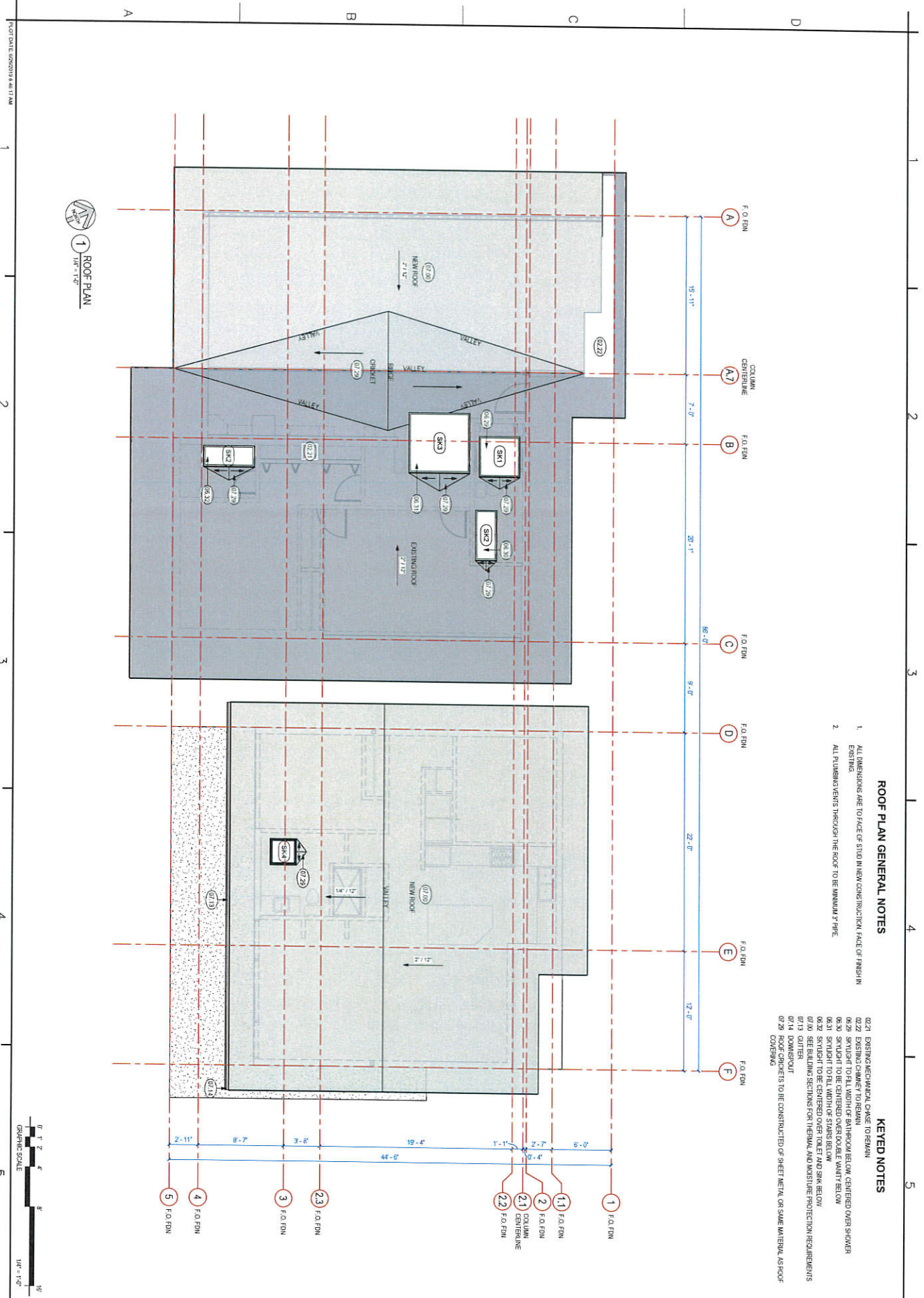
REV	DESCRIPTION	DATE	APP

Scale: As indicated
Project Number: 185

GRAPHIC SCALE: 1/8" = 1'-0"

SHEET NUMBER: A-102





ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDY IN NEW CONSTRUCTION. FACE OF FINISH EXISTING.
2. ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE.

KEYED NOTES

- 02-21 EXISTING MECHANICAL CHASE TO REMAIN
- 02-22 EXISTING CHIMNEY TO REMAIN
- 06-29 SKYLIGHT TO FILL WIDTH OF BATHROOM BELOW. CENTERED OVER SHOWER
- 06-30 SKYLIGHT TO BE CENTERED OVER DOUBLE VANITY BELOW
- 06-31 SKYLIGHT TO FILL WIDTH OF STAIRS BELOW
- 06-32 SKYLIGHT TO BE CENTERED OVER TOILET AND SINK BELOW
- 06-33 EXISTING ROOF TO REMAIN. VERIFY AND ADJUST PROTECTION REQUIREMENTS
- 07-13 GUTTER
- 07-14 DOWNSPOUT
- 07-29 ROOF CRICKETS TO BE CONSTRUCTED OF SHEET METAL OR SIMILAR MATERIAL AS SHOWN COVERING

1 ROOF PLAN
1/8" = 1'-0"



RENOVATION TO THE
MR. & MRS. KELLY PASSEY RESIDENCE
144 OAKRIDGE DRIVE
BOUNTIFUL, UTAH 84010

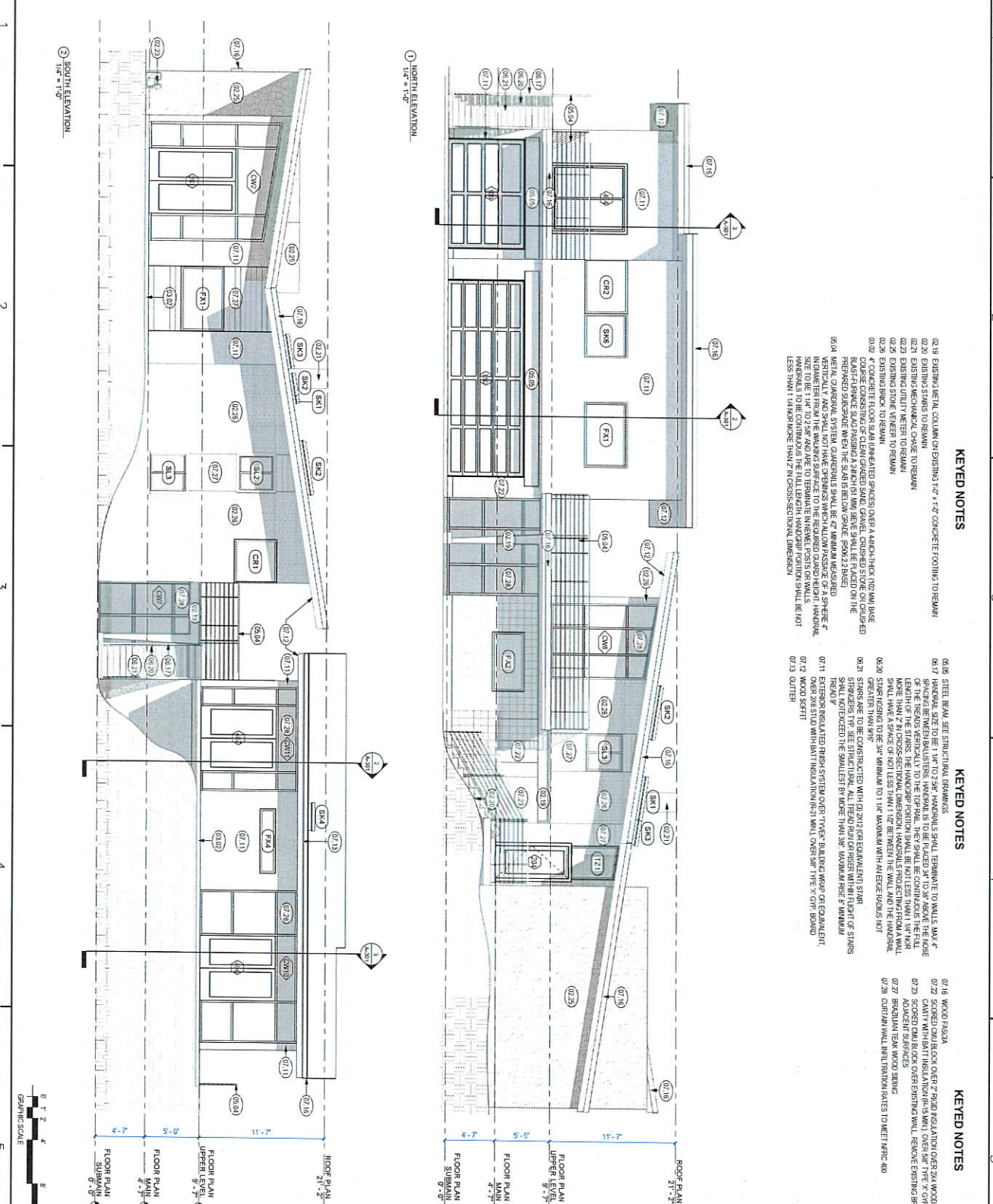
ROOF PLAN

Designed by	RME
Drawn by	CM
Reviewed by	CM
Checked by	CM
Submitted by	CM
Approved by	CM

Submitted	24 JUNE 2019		
File			
Scale	As indicated		
Project Number	189		
Rev.	Description	Date	Appr.



SHEET NUMBER
A-103



KEYED NOTES

- 0219 EXISTING METAL COLUMN ON EXISTING 4" x 4" CONCRETE FOOTING TO REMAIN
- 0220 EXISTING STAIRS TO REMAIN
- 0221 EXISTING MECHANICAL CHASE TO REMAIN
- 0222 EXISTING UTILITY METERS TO REMAIN
- 0223 EXISTING STONE VENEER TO REMAIN
- 0224 EXISTING STONE VENEER TO REMAIN
- 0225 EXISTING STONE VENEER TO REMAIN
- 0226 EXISTING STONE VENEER TO REMAIN
- 0227 EXISTING STONE VENEER TO REMAIN
- 0228 EXISTING STONE VENEER TO REMAIN
- 0229 EXISTING STONE VENEER TO REMAIN
- 0230 EXISTING STONE VENEER TO REMAIN
- 0231 EXISTING STONE VENEER TO REMAIN
- 0232 EXISTING STONE VENEER TO REMAIN
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KEYED NOTES

- 0216 STEEL BEAM, SEE STRUCTURAL DRAWINGS
- 0217 SPACING BETWEEN BALUSTERS, HANDRAIL IS TO BE PLACED 2" TO 3" ABOVE THE BASE OF THE RAILS VERTICALLY TO THE TOP RAIL, THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS, THE HANDRAIL PORTION SHALL BE NOT LESS THAN 1 1/2" MAXIMUM HEIGHT FROM THE FINISHED FLOOR TO THE TOP OF THE HANDRAIL, THE HANDRAIL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL
- 0218 STAIR RISERS TO BE 3" MINIMUM TO 1 1/4" MAXIMUM WITH AN EDGE MOULD NOT GREATER THAN 1/2"
- 0219 STAIRS TO BE CONSTRUCTED WITH 2" X 2" OR EQUIVALENT STAIR STRINGERS
- 0220 STAIRS TO BE CONSTRUCTED WITH 2" X 2" OR EQUIVALENT STAIR STRINGERS
- 0221 STAIRS TO BE CONSTRUCTED WITH 2" X 2" OR EQUIVALENT STAIR STRINGERS
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KEYED NOTES

- 0218 WOOD FLOOR
- 0219 WOOD FLOOR
- 0220 WOOD FLOOR
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<p>RENOVATION TO THE MR. & MRS. KELLY PASSEY RESIDENCE 144 OAKRIDGE DRIVE BOUNTIFUL, UTAH 84010</p> <p>EXTERIOR ELEVATIONS</p>	<p>Designed by: RME Drawn by: CM Reviewed by: Scale Checked by: Project Number Submitted by: 189 Approved by:</p>	<p>Submitted: 24 JUNE 2019 File: Scale: 1/4" = 1'-0" Project Number: 189</p>	<p>REV</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev.</th> <th>Description</th> <th>Date</th> <th>Appr.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev.	Description	Date	Appr.					<p>REVA architecture inc.</p>
Rev.	Description	Date	Appr.									

SHEET NUMBER
A-201

1 2 3 4 5
 0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'
 GRAPHIC SCALE
 1/4" = 1'-0"



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 June 17, 2019, at Bountiful City Hall to consider the request of James Michael Carey for a Conditional Use Permit allowing an Accessory Dwelling at the following location:

620 East Pheasant Way, Davis County, Utah

ALL OF LOT 49, OAKVISTA PARK NO 1. CONT 0.27 ACRES

Parcel 05-064-0058

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 James Michael Carey to be located at 620 East Pheasant Way, Bountiful, Davis County, Utah, 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. The basement kitchen in the existing home shall be modified by removing the oven and electrical connections to meet standards in the Code.
4. There shall be no separate utility service connections.
5. The ADU shall meet all the criteria in 14-14-124 of the City Land Use Ordinance.
6. The Conditional Use Permit is solely for this property and is non-transferable.

The Conditional Use Permit was approved on June 17, 2019, and this written form was approved this 8th day of July, 2019.

Francisco Astorga
Planning Director

ATTEST: Julie Holmgren
Recording Secretary