

**Bountiful City
Administrative Committee Minutes
March 9, 2020**

Present: Chairman – Francisco Astorga; Committee Members – Brad Clawson and Scott Schlegel; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren

1. Welcome and Introductions.

Chairman Astorga opened the meeting at 5:00 p.m. and introduced all present.

2. Consider approval of minutes for February 24, 2020.

Mr. Schlegel made a motion to approve the minutes for February 24, 2020. Mr. Clawson seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Schlegel

Motion passed 3-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 36 East 1400 South, Ike Bradshaw, applicant.

Ike Bradshaw, applicant, and his wife, Maggie, were present.

Curtis Poole presented the staff report (the full staff report follows).

The Applicant, Ike Bradshaw, requests Conditional Use Permit approval to allow for an Accessory Dwelling Unit at 36 East 1400 South. The property is located in the R-4 Single-Family Residential Zone.

The Applicant's property is located in the R-4 Single-Family Residential Zone. In this part of the City there are a number of existing duplexes and recently approved Accessory Dwelling Units (ADU's). The Applicant is requesting approval of an ADU which is proposed as part of a new detached garage construction. There is currently a detached garage located on the property which will be demolished to build the new detached garage. Information submitted by the Applicant shows the proposed ADU will contain one (1) bedroom, a bathroom, kitchen and living space.

According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and the Applicant shall meet all standards of the Code for approval. The property is located in the R-4 Single-Family Residential Zone and consists of a single-family dwelling which will be maintained as such by the Applicant. The lot is 0.281 acres (12,214 square feet). There will only be one (1) ADU and there will only be one (1) utility connection located at this property. The Applicant has indicated the residence at this location is 2,046 square feet and further indicated the proposed ADU will be approximately 752 square feet, which will be

approximately 37% of the total residence and will be below the maximum 40% standard in the Code.

The property will meet the parking standard required for approval with the construction of the new two (2) car garage and existing driveway. The entrance to the ADU will be on the west side of the detached garage and will not be visible from the street. The property will continue to have the appearance of a Single-Family dwelling and should have minimal impact on the surrounding neighborhood.

Staff recommends the Administrative Committee approve the Conditional Use Permit to allow for an Accessory Dwelling Unit at 36 East 1400 South subject to the following conditions:

1. The Owner(s) of the property must continually occupy the primary dwelling or the ADU.
2. The property is to be used only as a Single-Family residence and shall be subject to a Deed Restriction.
3. There shall be no separate utility service connections.
4. The Applicant shall apply separately for a building permit to be reviewed and inspected by Staff.
5. The ADU shall meet all the standards in 14-14-124 of the City Land Use Code.
6. The Conditional Use Permit is solely for this property and is non-transferable.

Mr. Bradshaw noted his garage will be similar in appearance to a neighbor's garage. Mr. Schlegel inquired regarding setbacks, and Mr. Bradshaw explained that the garage would follow the same basic footprint as the current garage, but setbacks would be modified to meet code. The committee examined the ADU plans as Mr. Bradshaw highlighted specific aspects. Mr. Bradshaw also noted there would be adequate parking for a renter.

PUBLIC HEARING: Mr. Astorga opened the Public Hearing at 5:10 p.m. Kathleen Terry (197 East 1400 South) inquired regarding potential renters of the garage apartment and also commented about congested street parking in the area. Mr. Poole explained that the ADU code allows for any person to rent an ADU as long as the property owner lives on site. Ms. Terry noted there are many rentals in the neighborhood. Mr. Poole addressed ADU parking and explained there must be four off-street spaces and that Mr. Bradshaw's project has ample parking. Mr. Bradshaw explained that he would run a background check on any person interested in renting his ADU. The Public Hearing was closed at 5:12 p.m. with no further comment from the public.

Mr. Clawson made a motion to approve a Conditional Use Permit to allow for an Accessory Dwelling Unit at 36 East 1400 South, Ike Bradshaw, applicant, with conditions outlined by staff. Mr. Schlegel seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Schlegel

Motion passed 3-0 based on conditions outlined by staff.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 3112 South 950 East, Bryan Spangler, applicant.**

Mr. Schlegel made a motion to approve a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 3112 South 950 East, Bryan Spangler, applicant. Mr. Clawson seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Schlegel

Motion passed 3-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 3082 South 200 East, Scott Frost, applicant.**

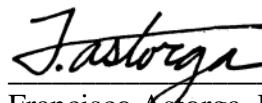
Mr. Schlegel made a motion to approve a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 3082 South 200 East, Scott Frost, applicant. Mr. Clawson seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Schlegel

Motion passed 3-0.

6. **Miscellaneous business and scheduling.**

Mr. Astorga noted the next meeting would be held on March 16th and ascertained there were no further items of business. The meeting was adjourned at 5:20 p.m.



Francisco Astorga, Planning Director