



**Bountiful City**  
**Administrative Committee Agenda**  
**Tuesday, January 16, 2024**  
**5:00 p.m.**

**NOTICE IS HEREBY GIVEN** that Bountiful City Administrative Committee will hold a meeting in the Planning Department Conference Room, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited to attend. 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.

---

1. Welcome and Roll Call
2. Consideration to Approve the meeting minutes from January 08, 2024
  - To be reviewed at a future date
3. Continued Item from January 08, 2024: Conditional Use Permit request to remodel an existing accessory building into a detached Accessory Dwelling Unit at 2941 South 100 West  
*Assistant Planner Hadlock*
  - Review
  - Public Hearing
  - Action
4. Adjourn



# Administrative Committee Staff Report



**Subject:** Conditional Use Permit for a Detached Accessory Dwelling Unit  
at 2941 South 100 West  
**Authors:** Jonah David Hadlock, Assistant City Planner  
**Date:** January 16, 2024

## **Background**

The applicant, Daniela Anghel, submitted a Conditional Use Permit (CUP) for a detached accessory dwelling unit (ADU) on her property located at 2941 South 100 West, on December 21, 2023. The applicant requests to remodel an existing workshop building located behind the single-family dwelling found onsite. The Bountiful City Administrative Committee reviews all CUPs for ADUs. The Bountiful City Land Use Code defines an ADU (see also “Accessory In-Law Apartment”) as a self-contained dwelling unit within an owner-occupied single-family residence or in a detached accessory structure located on an owner-occupied property.

During the January 8, 2024, Administrative Committed meeting, the Committee reviewed this application, held a public hearing, and continued this item to Tuesday January 16, 2024. The Committee requested to have Staff find out specificity regarding the “future access to ADU” noted on the site plan, as the Committee requested to know whether that would be vehicular or pedestrian access as well as its proposed width. During the public hearing the Committee also answered questions, at the discretion of the Committee, regarding setbacks, utilities, new construction or remodel, size of the unit, and home occupancy requirements.

On January 9, 2024, Staff communicated with the applicant over the phone. The applicant confirmed that that the proposal is a remodel of the existing “workshop structure” and that she would in the future possibly request to have a vehicular “future access to ADU.” Staff indicated over the phone that in order for the City to recognize it as a legal driveway, it would have to be paved and installing gravel over it would not meet the Code. Staff also highly recommended that the applicant attend the upcoming meeting on January 16.

## **Analysis**

Bountiful City Land Use Code § 14-14-124(C) states that an ADU shall meet all the following standards below. Staff findings for each standard are shown as underlined text.

1. Shall be a conditional use only within the Single-Family Residential zone, Residential Multiple (RM) Family Zone, and the Downtown (DN) Mixed Use Zone; and shall not be permitted in any other zone.

*The proposed detached ADU is located within the Single-Family Residential Zone (R-4).*

2. It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.

The site currently contains a single-family dwelling.

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.

The applicant has submitted a CUP application for the proposed detached ADU.

4. A maximum of one (1) accessory dwelling unit shall be permitted on a qualifying lot.

The applicant has submitted a CUP application for an ADU.

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.

The site currently contains a single-family dwelling.

6. A deed restriction limiting the use of a property to a single-family dwelling, prepared by the Bountiful City Planning Director, and signed by 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.

The applicant has submitted a CUP application. Once approved by the Bountiful City Administrative Committee, the Planning Director will prepare the required deed restriction.

7. The property owner must occupy either the principal unit or the accessory dwelling unit as their permanent residence and at no time receive rent for the owner-occupied unit. An application for an accessory dwelling unit shall include proof of owner occupancy as evidenced by voter registration, vehicle registration, driver's license, county assessor records or other similar means required by the Planning Department.

The property owner resides at the primary single-family dwelling and is aware of the deed restriction and occupancy requirements. The property owner may choose to occupy either the principal unit (the single-family dwelling) or the ADU.

8. Separate utility meters shall not be permitted for the accessory dwelling unit.

The restriction applies and the deed restriction will indicate such. The property owner is aware of this provision.

9. It is unlawful to construct an accessory dwelling unit, or to modify a structure to include an accessory dwelling unit, without a building permit, if applicable.

The applicant has submitted a building permit application for the proposed detached ADU.

10. 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 addition to the parking required for the principal unit at the time of construction, one (1) off-street parking space shall be provided for an accessory dwelling unit. Any additional occupant vehicles shall be parked off the street in City Code compliant parking areas. On-street parking may be utilized in compliance with the current parking limitations outlined in the Bountiful Traffic Code regarding on-street parking.

The site has seven (7) parking spaces. A single-family dwelling requires four (4) parking spaces. The proposed detached ADU requires one (1) parking space.

11. Shall be at least three hundred fifty (350) square feet in size and shall not exceed one thousand two hundred fifty (1,250) square feet.

The site plans show that the proposed DADU is approximately 570 square feet.

12. Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.

According to the recorded Lot Line Adjustment: Val Vista Plat "D" Subdivision Lot 50, the lot is 17,333 square feet. See additional section below: 2023 Plat/Lot Line Adjustment.

13. 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.

The proposed detached ADU complies with this provision.

14. Shall meet all the setbacks required of an accessory structure.

The proposed detached ADU complies with this provision. The required side and rear yard setbacks are three feet (3'), minimum.

15. Shall be located behind the front building line of the principal unit.

The proposed detached ADU complies with this provision.

16. The separate entrance of the accessory dwelling unit may be visible from the front or corner lot side yard based on proximity and appropriate mitigation.

*The entrance of the proposed detached ADU is not visible from the front.*

### 2023 Plat/Lot Line Adjustment and 2900 South access

On January 24, 2023, the City Council approved a Lot Line Adjustment which combined two (2) parcels which were created from portions of Lots 42, 44 and 47 of the original Val Vista Subdivision. This Lot Line adjustment included the strip of land (109.5' x 12.0') from the middle of the lot towards 2900 South. For additional details see this [staff report](#) (link).

The Land Use Code indicates a minimum driveway width of twelve feet (12'). In the future, subject, the code at the time of installation/application the property owner would have the ability to install/construct a driveway along this long narrow strip of land subject to City procedures.

### **Recommendation**

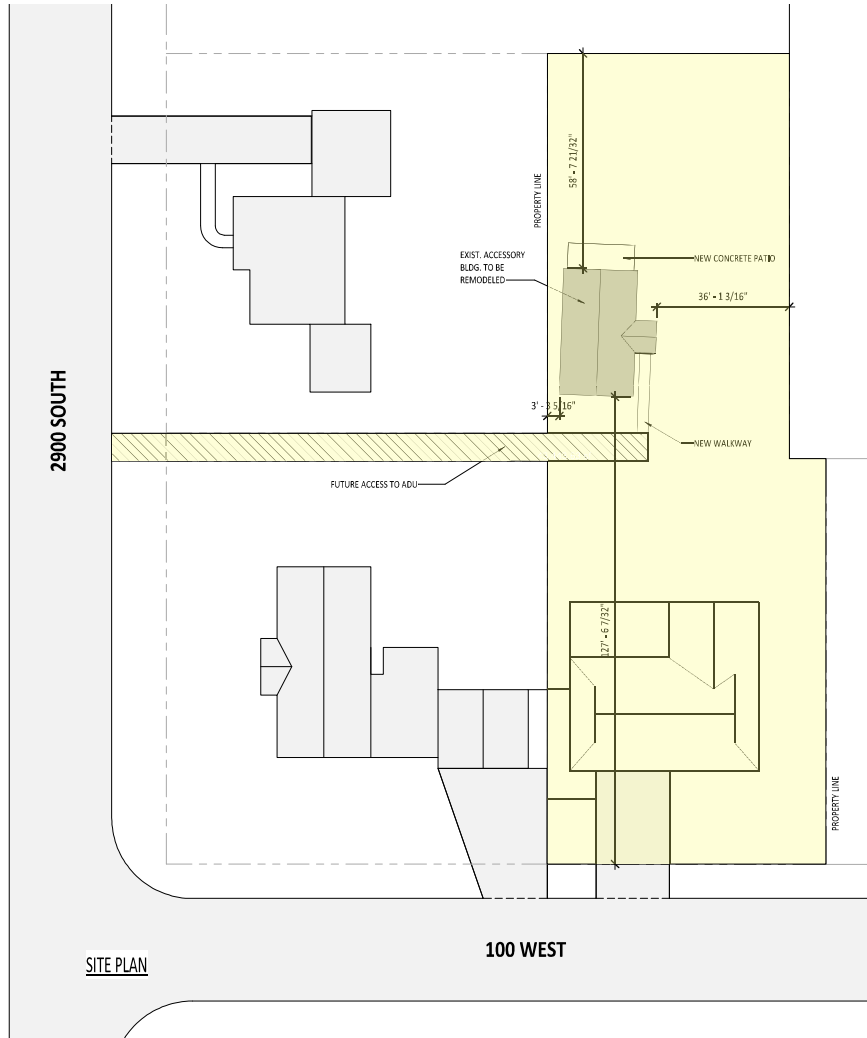
Staff recommends the Administrative Committee review the proposal, hold a public hearing, and consider approving the requested Conditional Use Permit allowing a detached accessory dwelling unit at 2941 South 100 West subject to the following conditions of approval:

1. The accessory dwelling unit shall meet all the standards in Section 14-14-124 of the City Land Use Code including the following:
  - a. The owner(s) of the property shall continually occupy the principal dwelling or the accessory dwelling unit.
  - b. The property is to be used only as a Single-Family dwelling with an accessory dwelling unit and shall be subject to a Deed Restriction.
  - c. There shall be no separate utility service connections.
  - d. The Applicants shall apply separately for a building permit.
2. The City shall inspect the site prior to the Planning Director signing the deed restriction.
3. The Conditional Use Permit for the accessory dwelling unit is solely for this property and is non-transferable to another property.
4. The Deed Restriction shall be signed prior to occupancy.

### **Attachments**

1. Site Plan, Floor Plan, and Elevations
2. Additional Photographs
3. Subdivision Map

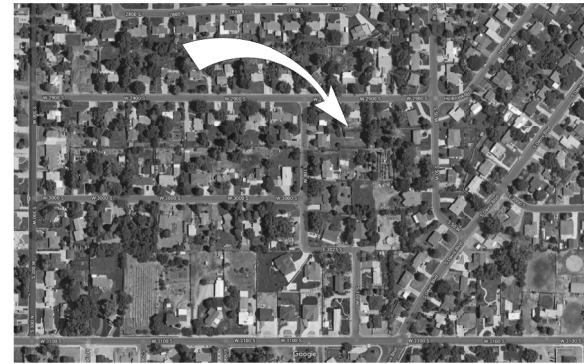
S:\005\1111\2 833\00-2\11-2 Prod Draw\2 833 - 11-2\11-2-11-2.dwg



**SITE PLAN**  
SCALE 1/8" = 1'-0"



# DANIELA ANGHEL ACCESSORY DWELLING UNIT 2941 SOUTH 100 WEST BOUNTIFUL, UT 84010



**VICINITY MAP**

SHEET INDEX	
SHEET NO.	SHEET TITLE
G1.00	COVER SHEET
G1.01	GENERAL INFORMATION
A1.01	FLOOR AND ROOF PLANS
A2.01	EXTERIOR ELEVATIONS & SECTIONS



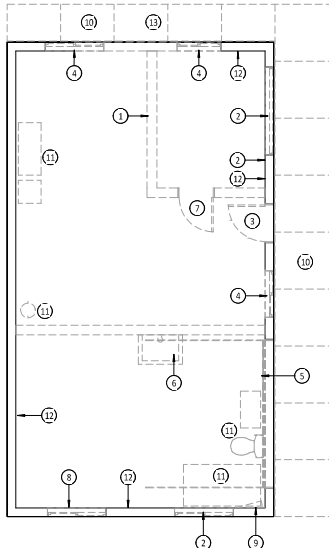
**DANIELA ANGHEL  
ACCESSORY DWELLING UNIT  
2941 SOUTH 100 WEST  
BOUNTIFUL, UT 84010**

REVISIONS	
DATE	DESCRIPTION

PROJECT NO. 21833  
DRAWN BY MSR  
CHECKED BY CEG  
DATE 05 APR 2022  
PROP. NO.  

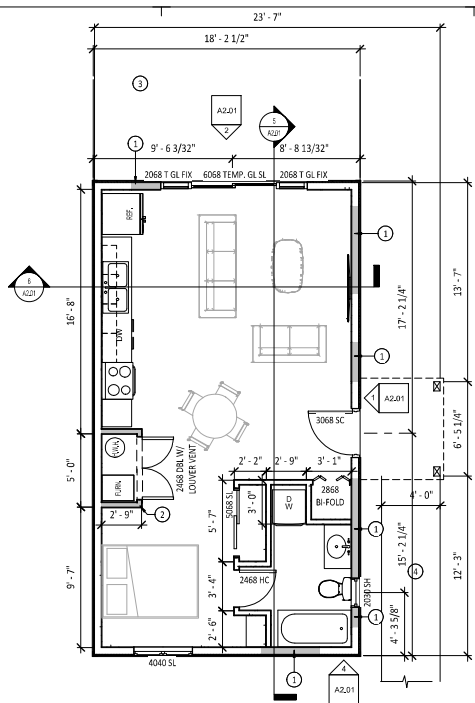
COVER SHEET

**G1.00**



FLOOR PLAN - DEMOLITION

SCALE: 1/4" = 1'-0"



FLOOR PLAN

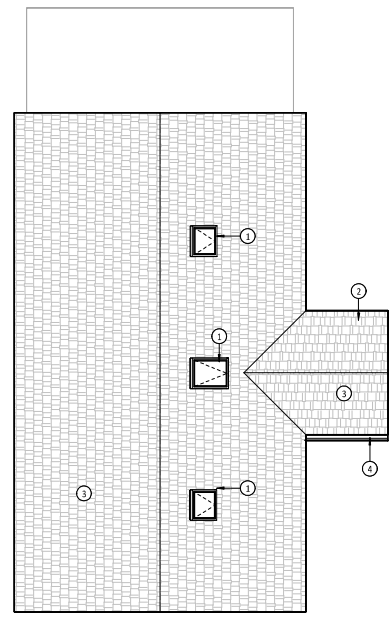
SCALE: 1/4" = 1'-0"

KEYED NOTES - MAIN LEVEL DEMOLITION

MARK	DESCRIPTION
1	REMOVE WALL
2	REMOVE WINDOWS AND INFILL OPENING
3	REMOVE DOOR AND FRAME OPENING
4	REMOVE AND CUT OPENING FOR NEW DOOR OR DOOR SYSTEM
5	REMOVE OVERHEAD DOOR AND FRAME OPENING
6	REMOVE SINK CAB AND TERMINATE PIPES FLUSH WITH FLOOR LEVEL
7	REMOVE DOOR AND DISPOSAL
8	REMOVE WINDOW AND ADJUST ROUGH OPENING FOR NEW
9	REMOVE AND RELOCATE ELECTRIC PANEL PER ELECTRIC PLAN
10	REMOVE ALL EXISTING CONCRETE PAVES AND/OR BULDING
11	SAW CUT EXIST. CONC. SLAB AS REQUIRED FOR INSTALLATION OF SINKER AND OTHER PLUMBING PIPING FOR NEW FIXTURES ABOVE
12	REMOVE ALL INTERIOR GYPSUM OR OTHER WALL FINISHES. INSTALL NEW R-15 INSULATION AND COVER WITH 1/2" GYP. BD. OVER 4" HI AIR BARRIER
13	RELOCATE IRRIGATION CONTROL VALVES AND BOX

KEYED NOTES - MAIN LEVEL

MARK	DESCRIPTION
1	INFILL WALL WITH WOOD STUDS TO MATCH EXISTING
2	2X4 STUD WALL WITH 1/2" GYP. BOARD SIDE
3	NEW 4" THICK CONCRETE PATIO WITH THICKENED EDGE OVER 4" (MIN) COMPACTED ROAD BASE OVER COMPACTED SUB-GRADE
4	NEW 4" X 4" THICK CONCRETE WALKWAY TO FUTURE DRIVEWAY

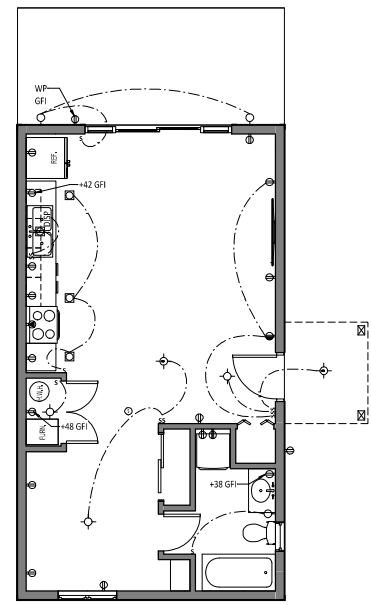


ROOF PLAN

SCALE: 1/4" = 1'-0"

KEYED NOTES - ROOF PLAN

MARK	DESCRIPTION
1	EXISTING SKYLIGHTS TO REMAIN
2	NEW GABLE ROOF AT ENTRY
3	REMOVE EXISTING SHINGLE SYSTEM DOWN TO WOOD DECK. INSTALL NEW ASPHALT SHINGLE SYSTEM OVER EXISTING AND NEW ROOF
4	NEW RAIN GUTTER AND DOWNSPOUTS



ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

MARK	TYPE	MARK	TYPE
SW	SINGLE POLE TOGGLE SWITCH	EX	50 CFM EXHAUST FAN/LIGHT COMB.
3SW	THREE WAY TOGGLE SWITCH	EF	50 CFM EXHAUST FAN
4SW	FOUR WAY TOGGLE SWITCH	SD	110V SMOKE DETECTOR w/ BATTERY
OP	GARAGE DOOR OPENER	CM	CARBON MONOXIDE DETECTOR
DS	DIMMER TOGGLE SWITCH	TV	TELEVISION JACK(CABLE,SATELLITE,ETC.)
110V	110 VOLT DUPLEX OUTLET	D	GARAGE DOOR OPENER
110VFO	110 VOLT FOURPLEX OUTLET	K	KEYLESS ENTRY
220V	220 VOLT OUTLET	B	DOORBELL
110VHS	110 VOLT HALF-SWITCHED OUTLET	SP	SPEAKER
110VSO	110 VOLT SPECIALTY OUTLET	IC	INTERCOM
110VFD	110 VOLT FLOOR DUPLEX OUTLET	SL	STEP LIGHT
110VGF	110 VOLT GROUND FAULT INTERRUPTER	⊕	DISPOSAL
WP	110 VOLT WATERPROOF GFI OUTLET	GF	2' STRIP FLUORESCENT FIXTURE
WP	TELEPHONE JACK	2' X 2'	2' X 2' FLUORESCENT FIXTURE
RC	RECESSED CAN	2' X 4'	2' X 4' FLUORESCENT FIXTURE
EC	EYEBALL RECESSED CAN		
WC	WALL WASH RECESSED CAN		
CC	CORNER WASH RECESSED CAN		
LVC	LOW VOLTAGE RECESSED CAN		
CM	CEILING MOUNT FIXTURE	TL	TRACK LIGHTING
WM	WALL MOUNT FIXTURE	4'	4' STRIP FLUORESCENT FIXTURE
BL	BOLLARD LIGHT	2' X 4'	2' X 4' FLUORESCENT FIXTURE

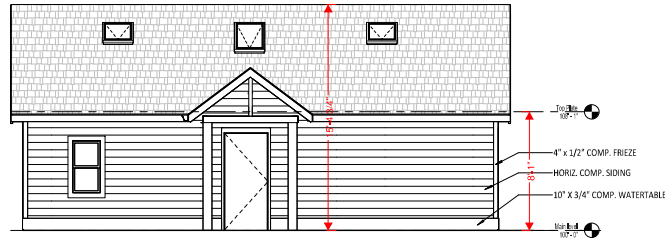
REVISIONS

DATE	DESCRIPTION

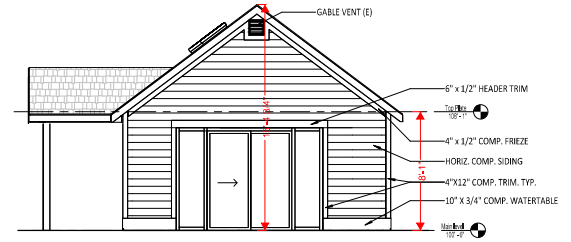
PROJECT NO. 21853  
 DRAWN BY MSR  
 CHECKED BY CEG  
 DATE 05 APR. 2022  
 PROP. NO. -



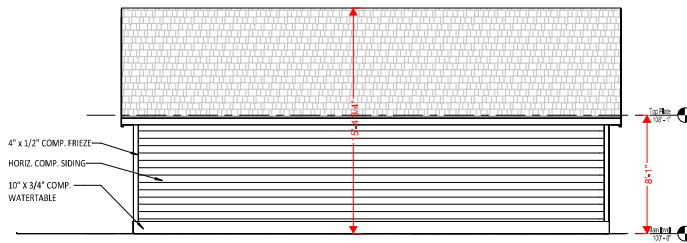
Approved by Planning Department  
 Jonah David Hadlock, Assistant Planner  
 12/21/2023 9:45:33 AM



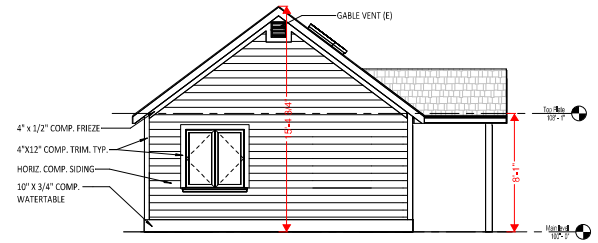
1 South Elevation  
 SCALE: 1/4" = 1'-0"



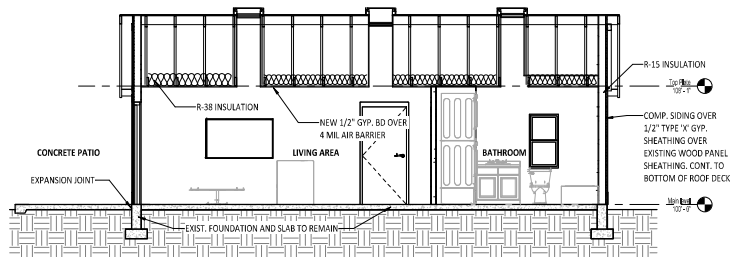
2 East Elevation  
 SCALE: 1/4" = 1'-0"



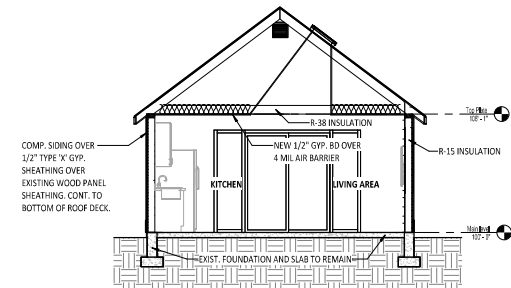
3 North Elevation  
 SCALE: 1/4" = 1'-0"



4 West Elevation  
 SCALE: 1/4" = 1'-0"



5 Section  
 SCALE: 1/4" = 1'-0"



6 Section  
 SCALE: 1/4" = 1'-0"

**MCNEIL ENGINEERING**  
 Economic and Sustainable Design. Professionals You Know and Trust.  
 Civil Engineering • Consulting & Landscape Architecture  
 Structural Engineering • Land Surveying & HDS  
 8410 South Sandy Parkway, Suite 100 Sandy, Utah 84070 801.355.7700 mcneilengineering.com

**DANIELA ANGHIEL**  
 ACCESSORY DWELLING UNIT  
 2941 SOUTH 100 WEST  
 BOUNTIFUL, UT 84010

REVISIONS	DATE	DESCRIPTION

PROJECT NO. 21853  
 DRAWN BY MSH  
 CHECKED BY CEG  
 DATE 02 FEB. 2022  
 PROP. NO.  

**EXTERIOR ELEVATIONS & SECTIONS**

**A2.01**



