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**Approved Minutes of the
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
February 08, 2021**

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Present: Committee members Curtis Poole (Acting Chair), Brad Clawson, and Dave
Badham
Assistant Planner Kendal Black
Recording Secretary Jacinda Shupe

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1. Welcome and Introductions.

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Acting Chair Poole opened the meeting at 5:00 p.m. and introduced all present.

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2. Consider approval of minutes for January 04, 2021

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Acting Chair Poole requested that we table the approval of the minutes until the next meeting.

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MOTION: Committee Member Badham made a motion to APPROVE tabling the approval of the minutes. Committee Member Clawson seconded the motion.

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VOTE: The motion passed unanimously (3-0).

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3. Consider a Conditional Use Permit for a Home Occupation Welding at 325 west Center Street – Vernon C Taylor Jr., applicant

Mr. Taylor, applicant, was present. Planner Black presented the item.

Planner Black indicated that the applicant would have no employees and keep all tools in a trailer and personal truck with no home use for the business. Residence complies with land use code.

Committee Member Badham inquired about the cleanup of vehicles and items in the yard. Committee discussed appropriate length of time for cleanup of yard and determined 60 days would be sufficient. Committee Member Clawson had no further questions.

Acting Chair Poole opened the public hearing at 5:07 p.m.

There were no comments.

Acting Chair Poole closed the public hearing at 5:07 p.m.

MOTION: Committee Member Clawson made a motion to APPROVE a Conditional Use Permit for a Home Occupation Welding at 325 West Center Street according to the recommended changes from staff. Committee Member Badham seconded the motion.

CONDITIONS OF APPROVAL:

- 1 1. The applicant shall maintain an active Bountiful City Business License.
- 2 2. The Home Occupation shall not create nuisances discernible beyond the premises (e.g.,
- 3 dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
- 4 3. Any storage of material in connection with the business shall be in accordance with
- 5 standards of the Bountiful City Land Use Code.
- 6 4. The use shall comply with all the applicable fire, building, plumbing, electrical, life
- 7 safety, and health codes in the State of Utah, Davis County and Bountiful City.
- 8 5. Any signage connected with the business shall meet the standards of the Sign Code and
- 9 receive approval through a separate permit.
- 10 6. The Conditional Use Permit is solely for this site and in non-transferable.
- 11 7. The trailer and vehicle shall be removed from the grass, relocated to a paved surface, and
- 12 not permitted to be parked on an unpaved surface on the property again. Additionally,
- 13 the property shall be cleaned up of any outside storage/junk and the outside storage/junk
- 14 will be moved into a shed, a garage, or disposed of properly. This should occur within 60
- 15 days of approval of the conditional use permit.

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18 VOTE: The motion passed unanimously (3-0).

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20 **4. Consider a Conditional Use Permit for an Accessory Dwelling Unit at 242 East 1950**
21 **South –Blake Nielson, applicant**

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23 Mr. Neilson, applicant, was present. Planner Black presented the item.

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25 Planner Black indicated that the applicant is requesting a basement Accessory Dwelling Unit
26 at 242 East 1950 South. He indicated that the home meets all city code requirements as far as
27 parking and basement Accessory Dwelling Unit. There is a pathway around the back of the
28 residence to stairs for the entrance.

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30 Acting Chair Poole opened the public hearing at 5:19 p.m.

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32 There were no comments.

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34 Acting Chair Poole closed the public hearing at 5:19 p.m.

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36 MOTION: Committee Member Clawson made a motion to APPROVE a Conditional Use
37 Permit to Permit for an Accessory Dwelling Unit located at 242 East 1950 South as
38 recommended by staff. Committee Member Badham seconded the motion.

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40 Vote: The motion passed unanimously (3-0).

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42 MOTION: Committee Member Clawson made a motion to APPROVE a Conditional Use
43 Permit to Permit for an Accessory Dwelling Unit located at 242 East 1950 in WRITTEN
44 FORM. Committee Member Badham seconded the motion.

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46 CONDITIONS OF APPROVAL:

- 1 1. The accessory dwelling unit shall meet all the standards in Section 14-14-124 of the City
2 Land Use Code including the following:
 - 3 a. The owner(s) of the property must continually occupy the principal dwelling or
4 the accessory dwelling unit.
 - 5 b. The property is to be used only as a Single-Family dwelling with an accessory
6 dwelling unit and shall be subject to a Deed Restriction.
 - 7 c. There shall be no separate utility service connections.
 - 8 d. The Applicants shall apply separately for a building permit to be reviewed and
9 inspected by Staff.
- 10 2. The required walkway and all other applicable aspects of the ADU conversion are to be
11 inspected, including the required walkway, proper window egress, proper door width,
12 that the ADU is an independent unit from the main dwelling, etc. Building codes shall be
13 inspected prior to the City signing the deed restriction.
- 14 3. The Conditional Use Permit for the accessory dwelling unit is solely for this property and
15 is non-transferable to another property.
- 16 4. The Deed Restriction shall be signed within six (6) months of the date of approval.

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19 (3-0). Vote: The motion passed unanimously (3-0).

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21 Planner Black mentioned to the applicant that a City Inspector would visit at a later time.

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23 **5. Consider the written approval for a Conditional Use Permit for an Accessory Dwelling**
24 **Unit at 4 East 1100 South –Evan and Kamille Fox, applicants**

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27 MOTION: Committee Member Clawson made a motion to APPROVE the WRITTEN FORM
28 for a Conditional Use Permit to Permit for an Accessory Dwelling Unit located at 4 East 1100
29 South. Committee Member Badham seconded the motion.

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31 Vote: The motion passed unanimously (3-0).

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33 Acting Chair Poole ascertained there were no further items of business. The meeting was
34 adjourned at 5:25 p.m.

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43 Curtis Poole
44 Administrative Committee Acting Chair