



BOUNTIFUL CITY
ADMINISTRATIVE COMMITTEE AGENDA
Monday, August 24, 2020
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold a meeting in the Conference Room at **150 N Main St #103, Bountiful, Utah, 84010**, 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.

Bountiful City Administrative Committee meetings, including this one, are open to the public. In consideration of the COVID-19 Pandemic, Bountiful City will be observing social distancing and may limit the number of people at the meeting. If you would like to submit a comment for the public hearing listed on the agenda below, please e-mail that comment to planning@bountifulutah.gov prior to the meeting and indicate in the e-mail if you would like your comment read at the meeting; you are also welcome to attend the meeting in person.

1. Welcome and Introductions.
2. Consider approval of minutes for July 9, 2020.
3. Consider approval of minutes for July 13, 2020.
4. Consider approval of minutes for August 10, 2020.
5. **PUBLIC HEARING** – Consider approval for a Conditional Use Permit to allow for a Preschool with more than 8 students located at 961 North 950 East, Corinne Alsup, applicant. The Administrative Committee may also consider approval **in written form**.
6. Consider approval **in written form** for an ADU located at 2856 Wood Hollow Way, Kent Whipple, applicant.
7. Consider approval **in written form** for a Handyman Home Occupation located at 3377 South 350 West, Blake Dalton, applicant.
8. Consider approval **in written form** of Conditional Use Permit to allow for a Home Occupation Lawncare Business at 416 West 850 South, Landeon Olsen, applicant.
9. Consider approval **in written form** of Conditional Use Permit to allow for a Home Occupation Electrical Contractor at 298 South 800 East, Maurits Noot, applicants.
10. Miscellaneous business and scheduling.

1 Draft Minutes of the
2 **BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE**
3 **July 9, 2020**
4 **12:00 p.m.**

5
6 **Present:** Chairman Francisco Astorga
7 Committee Members Dave Badham
8 Brad Clawson
9 Scott Schlegel
10 City Attorney Clint Drake
11 City Planner Curtis Poole
12 Assistant Planner Kendal Black
13 Recording Secretary Darlene Baetz
14

15 **1. Welcome and Introductions.**

16
17 City Planner Poole opened the meeting at 12:30 p.m.
18

19 **2. Accessory Dwelling Unit (ADU) Land Use Code Work Session/Discussion.**

20
21 Committee Members and Staff discussed the possible changes to the Accessory Dwelling Unit
22 (ADU) Land Use Code.
23

24 Committee Member Badham made a motion to adjourn the meeting. Committee Member
25 Schlegel seconded the motion. Meeting was adjourned at 2:02 p.m.
26
27
28
29

30 _____
31 Francisco Astorga
Administrative Committee Chairman

Draft Minutes of the
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
July 13, 2020
12:00 p.m.

Present: Chairman – Francisco Astorga; Committee Members – Brad Clawson and Scott Schlegel; Assistant Planner – Kendal Black; Recording Secretary – Darlene Baetz

1. Welcome and Introductions.

Chairman Astorga opened the meeting at 5:01 p.m. and introduced all present.

2. Consider approval of minutes for June 2, 2020.

Mr. Schlegel made a motion to approve the minutes for June 2, 2020. Mr. Clawson seconded the motion. Motion passed 3-0.

 A Chairman Astorga
 A Mr. Clawson
 A Mr. Schlegel

3. PUBLIC HEARING – Consider approval of a Conditional Use Permit for a Home Occupation Lawncare Business at 416 West 850 South, Landon Olsen, applicant.

Landen Olsen, applicant, was present. Kendal Black presented the staff report.

The Applicant, Landon Olsen, requests Conditional Use Permit approval to allow for a Lawn Care/Landscaping Home Occupation (Tree Service) at 416 West 850 South. The property is located within the R-4 Single Family Residential Zone. The Applicant operates Sanctuary Tree Service, a tree service business. The Applicant indicates there will be one (1) other employee, besides himself, there will be one (1) personal vehicle, and there will be one (1) ten (10) foot trailer associated with the business, which will be parked on the driveway.

There will be ten percent (10%) of the home (driveway) that will be used in connection with the business; which is within the standards required by Code. There will be tools, equipment and materials consistent with tree maintenance, stored at the Applicant’s home, in the back end of the garage.

Staff recommends the Administrative Committee hold a public hearing and approve the Conditional Use Permit to allow for a Tree Service Home Occupation at 416 W 850 S, subject to the following conditions:

1. The one (1) employee, other than the applicant, will not congregate around the home.
2. The Applicant shall maintain an active Bountiful City Business License.
3. The Home Occupation will not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
4. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.

- 1 5. The use will comply with all the applicable fire, building, plumbing, electrical, life safety,
2 and health codes in the State of Utah, Davis County and Bountiful City.
- 3 6. Any signage connected with the business shall meet the standards of the Sign Code and
4 receive approval through a separate permit.
- 5 7. The Conditional Use Permit is solely for this site and in non-transferable.

6
7 Chairman Astorga opened the **PUBLIC HEARING** at 5:09 p.m.

8
9 Chairman Astorga read an email received from Celia Knowles as written.

10
11 Hi. I've lived in this neighborhood for 25 years. I'm not exactly sure what, "The home
12 occupation must be incidental and secondary to the use of the dwelling..." means. What I
13 don't want is this to look like a business in any way shape or form. I do not want there to be a
14 sign out front in the yard or on the front door or window advertising the business name. This
15 neighborhood has had only families living in it for longer than the 25 years I have been here.
16 I do not want any businesses to creep in little by little. If we allow this one, then others will
17 creep in too and it will be harder to stop them.

18
19 So, if it will have no signs of the business name anywhere and will still retain
20 it's "appearance or character of the single-family home" [from notice of public hearing] I am
21 okay with it. Otherwise, please deny this application.

22
23 Chairman Astorga closed the **PUBLIC HEARING** at 5:12 p.m.

24
25 Mr. Olsen discussed that the truck and trailer will be located on his property.

26
27 Mr. Clawson made a motion to approve a Conditional Use Permit to allow for a Home
28 Occupation Lawncare Business at 416 West 850 South with the 124 East 750 North, Nathan
29 Baxter, applicant, with the seven (7) conditions outlined by staff. Mr. Schlegel seconded the
30 motion. Motion passed 3-0.

31
32 A Chairman Astorga

33 A Mr. Clawson

34 A Mr. Schlegel

35
36 **4. PUBLIC HEARING – Consider approval of a Conditional Use Permit for a Home**
37 **Occupation Electrical Contractor at 298 South 800 East, Maurits Noot, applicant.**

38
39 Maurits Noot was present. Kendal Black presented the staff report.

40
41 The Applicant, Maurits Noot, requests Conditional Use Permit approval to allow for an
42 Electrical Contractor Home Occupation at 298 South 800 East. The property is located within
43 the R-4 Single Family Residential Zone. The Applicant operates Noot Electric, an electrical
44 service business. The Applicant indicates there are not any other employees that will be
45 working at the home, that there will be one (1) personal vehicle consisting of a pick-up truck,
46 which is mainly parked in the garage.

47
48 There will be approximately eight point six percent (8.6%) of the home that will be used in

1 connection with the business; which is within the standards required by Code. There will be
2 tools, some basic, electrical hand tools and small power tools will be kept in the truck, the
3 garage, and in the basement storage.
4

5 Staff recommends the Administrative Committee hold a public hearing and approve the
6 Conditional Use Permit to allow for an Electrical Business Home Occupation at 298 South
7 800 East, subject to the following conditions:
8

- 9 8. The Applicant shall maintain an active Bountiful City Business License.
10 9. The Home Occupation will not create nuisances discernible beyond the premises (e.g.,
11 dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
12 10. Any storage of material in connection with the business shall be in accordance with
13 standards of the Bountiful City Land Use Code.
14 11. The use will comply with all the applicable fire, building, plumbing, electrical, life safety,
15 and health codes in the State of Utah, Davis County and Bountiful City.
16 12. Any signage connected with the business shall meet the standards of the Sign Code and
17 receive approval through a separate permit.
18 13. The Conditional Use Permit is solely for this site and is non-transferable.
19

20 Chairman Astorga opened and closed the **PUBLIC HEARING** at 5:17 p.m. with no
21 comment from the public.
22

23 Mr. Schlegel made a motion to approve a Conditional Use Permit to allow for a Home
24 Occupation Electrical Contractor at 298 South 800 East with the six (6) conditions outlined
25 by staff. Mr. Clawson seconded the motion. Motion passed 3-0.
26

27 A Chairman Astorga
28 A Mr. Clawson
29 A Mr. Schlegel
30

31 **5. Consider approval of a Lot Line Adjustment at 346 East 100 South and 153 South 300**
32 **East, Hank Nelson and Guy & Kelsey Gibbons, applicants.**
33

34 Mr. Gibbons was present. Kendal Black presented the staff report.
35

36 The Applicants, ROE Homes and Guy & Kelsey Gibbons, are requesting a Lot Line
37 Adjustment between their two properties located at 346 East 100 South and 153 South 300
38 East. Both properties, shown as Lot 1 (ROE Homes' Property) and Lot 2 (Gibbons'
39 Property), are located in the R-4 Single-Family Zone. The purpose of the adjustment is to
40 convey a portion of Lot 1 to Lot 2. Lot 1 will convey 6,945 square feet (0.159 acres), shown
41 as Parcel A, to Lot 2. The adjustment will bring Lot 1 to 15,788.825 square feet (0.362 acres)
42 and Lot 2 to 10,958.708 square feet (.251 acres). Public Utility Easements will not be
43 affected with the Lot Line Adjustment.
44

45 Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with
46 the following conditions:
47

- 48 1. Complete any redline corrections required on the plat.

1
2 2. The approved Lot Line Adjustment shall be recorded with Davis County.
3

4 Mr. Clawson made a motion to approve the Lot Line Adjustment at 346 East 100 South and
5 153 South 300 East with the two (2) conditions outlined by staff. Mr. Schlegel seconded the
6 motion. Motion passed 3-0.
7

8 A Chairman Astorga
9 A Mr. Clawson
10 A Mr. Schlegel
11

12 **6. Consider approval of a Lot Line Adjustment at 1738 Stone Ridge Circle and 1723 Stone**
13 **Ridge Circle, Scott Keller and Kathy Anderson, applicants.**
14

15 Mr. Jon Butler, attorney representing Mr. Keller and Ms. Anderson was present. Kendal
16 Black presented the staff report.
17

18 The Applicants, The KK Lifetime QTIP Trust & The SK Lifetime QTIP Trust and Kathy Sue
19 Andersen, are requesting a Lot Line Adjustment between their two properties located at 1738
20 South Stone Ridge Circle and 1723 South Stone Ridge Circle. Both properties, shown as Lot
21 1 (The KK Lifetime QTIP Trust & the SK Lifetime QTIP Trust Property) and Lot 2
22 (Andersen's Property), are located in the R-F Single-Family Zone. The purpose of the
23 adjustment is to convey a portion of Lot 1 to Lot 2. Lot 1 will convey 1,840 square feet (0.04
24 acres), shown as Parcel A, to Lot 2. Lot 2 will convey 5,183 square feet (0.12 acres), shown
25 as Parcel B, to Lot 1. The adjustment will bring Lot 1 to 116,010.94 square feet (2.663
26 acres) and Lot 2 to 49,477.856 square feet (1.136 acres). There is a Public Utility Easement,
27 which is affected by the Lot Line Adjustment, along the western portion of the newly
28 conveyed property to Lot 1 that will not be vacated by The KK Lifetime QTIP & the SK
29 Lifetime QTIP Trusts.
30

31 Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with
32 the following conditions:
33

- 34 1. Complete any redline corrections required on the plat.
35
36 2. The approved Lot Line Adjustment shall be recorded with Davis County.
37

38 Mr. Schlegel made a motion to approve a Lot Line Adjustment at 1738 Stone Ridge Circle
39 and 1723 Stone Ridge Circle with the two (2) conditions outlined by staff. Mr. Clawson
40 seconded the motion. Motion passed 3-0.
41

42 A Chairman Astorga
43 A Mr. Clawson
44 A Mr. Schlegel
45

46 **7. Consider approval of a Lot Line Adjustment at 1017 N 1200 E and 1051 N 1200 E,**
47 **Darren Wesemann and Justin and Jessica Whittaker, applicants.**
48

1 Mr. Wesemann was present. Kendal Black presented the staff report.
2

3 The Applicants, Darren Wesemann and Justin Whitaker, are requesting a Lot Line
4 Adjustment between their two properties located at 1017 North 1200 East and 1051 North
5 1200 East. Both properties, shown as Lot 1 (Wesemann's Property) and Lot 2 (Whitaker's
6 Property), are located in the R-3 Single-Family Zone. The purpose of the adjustment is to
7 convey a portion of Lot 1 to Lot 2. Lot 1 will convey **58** square feet (**0.001** acres), shown as
8 Parcel A, to Lot 2. There is a Public Utility Easement, which is affected by the Lot Line
9 Adjustment, along the southeastern portion of the newly conveyed property to Lot 2 that will
10 not be vacated by Darren Wesemann.
11

12 Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with
13 the following conditions:
14

- 15 1. Complete any redline corrections required on the plat.
- 16
- 17 2. The approved Lot Line Adjustment shall be recorded with Davis County.
18

19 Chairman Astorga made a motion to approve the Lot Line Adjustment at 1017 N 1200 E and
20 1051 N 1200 E with the two (2) conditions outlined by staff. Mr. Schlegel seconded the
21 motion. Motion passed 3-0.
22

23 A Chairman Astorga
24 A Mr. Clawson
25 A Mr. Schlegel
26

27 **8. Consider approval of Conditional Use Permit in written form to allow for a Home**
28 **Occupation Lawn care Business at 124 East 750 North, Nathan Baxter, applicant.**
29

30 Mr. Schlegel made a motion to approve the Conditional Use Permit in written form to allow
31 for a Home Occupation Lawn care business at 124 East 750 North. Mr. Clawson seconded
32 the motion. Motion passed 3-0.
33

34 A Chairman Astorga
35 A Mr. Clawson
36 A Mr. Schlegel
37

38 **9. Consider approval of Conditional Use Permit in written form, to allow for an Accessory**
39 **Dwelling Unit at 21 West 800 North, Rachel Dabb and Patrick Hawkins, applicants.**
40

41 Ms Dabb and Mr. Hawkins were present. Kendal Black presented the staff report.
42

43 Mr. Schlegel made a motion to approve the Conditional Use Permit in written form, to allow
44 for an Accessory Dwelling Unit at 21 West 800 North. Mr. Clawson seconded the motion.
45 Motion passed 3-0.
46

47 A Chairman Astorga
48 A Mr. Clawson

1 A Mr. Schlegel
2

3 **10. Miscellaneous business and scheduling.**
4

- 5 a. Chairman Astorga proposed the written form of Conditional Use Permits would be move
6 the approval to the same meeting as the agenda item.
7 b. Bountiful City staff is working on amending the Accessory Dwelling Unit (ADU) code
8 and will be noticed appropriately.
9

10 Chairman Astorga ascertained there were no further items of business. The meeting was
11 adjourned at 5:43 p.m.
12

13
14
15 _____
16 Francisco Astorga
 Administrative Committee Chairman

PENDING APPROVAL

1 Draft Minutes of the
2 **BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE**
3 **August 10, 2020**
4 **12:00 p.m.**
5

6 **Present:** Chairman – Francisco Astorga; Committee Members – Lloyd Cheney and Dave
7 Badham; Assistant Planner – Kendal Black; Recording Secretary – Darlene Baetz
8

9 **1. Welcome and Introductions.**
10

11 Chairman Astorga opened the meeting at 5:00 p.m. and introduced all present. He discussed
12 the two-part process for approval of the Conditional Use Permit and the approval of the written
13 form in the same meeting. The written form would be approved at the same meeting if there
14 are no changes to the conditions.
15

16 **2. Consider approval of minutes for July 13, 2020.**
17

18 Mr. Cheney made a motion to table the minutes for July 13, 2020 to the next meeting. Mr.
19 Badham seconded the motion. Voting was 3-0 with Committee Members Astorga, Badham
20 and Cheney voting aye.
21

22 **3. PUBLIC HEARING - Consider approval for an ADU located at 2856 Wood Hollow Way,**
23 **Kent Whipple, applicant. *Written form may also be considered for approval.**
24

25 Kent Whipple, applicant, was present. Kendal Black presented the staff report.
26

27 The Applicants' property is in the R-F Single-Family Residential Zone. The Applicants are
28 requesting approval of a detached ADU. Information submitted by the Applicants shows the
29 proposed ADU will be constructed to consist of one (1) bedrooms, a bathroom, kitchen and
30 living space.
31

32 According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and the
33 Applicants shall meet all standards of the Code for approval. The property has an existing
34 Single-Family dwelling and will be maintained as such by the Applicants. The property is
35 approximately 0.38 acres (16,552.8 square feet). There will only be one (1) ADU and there
36 will only be one (1) utility connection located at this property. The Applicants have submitted
37 building plans which indicate the living space at this residence is approximately 6,459 square
38 feet and further indicate the proposed ADU will only be 350 square feet (the minimum
39 allowed), which will be five point four percent (5.4%) of the total residence and below the
40 maximum forty percent (40%) standard in the Code.
41

42 The property will meet the parking standard required for approval with the existing three (3)
43 car garage and driveway. The ADU will be accessed through a path leading from the side of
44 the house and back down to the ADU at the rear of the residence. The ADU will be primarily
45 used as a playhouse and for visiting family. The applicants wanted to apply for a Conditional
46 Use Permit for an ADU to make it legal in case they decide to rent it out in the future. The
47 property will have the appearance of a Single-Family dwelling and should have minimal
48 impact on the surrounding neighborhood.

1
2 The applicants have already applied for a building permit and are in the process of building the
3 structure.

4
5 Staff recommends the Administrative Committee approve the Conditional Use Permit to allow
6 for an Accessory Dwelling Unit at 2856 Wood Hollow Way subject to the following
7 conditions:

- 8
9 1. The Owner(s) of the property must continually occupy the primary dwelling or the ADU.
10 2. The property is to be used only as a Single-Family residence and shall be subject to a Deed
11 Restriction.
12 3. There shall be no separate utility service connections.
13 4. The Applicants shall apply separately for a building permit to be reviewed and inspected
14 by Staff.
15 5. The ADU shall meet all the standards in 14-14-124 of the City Land Use Code.
16 6. The Conditional Use Permit is solely for this property and is non-transferable.
17

18 Mr. Black stated that this project was originally started as a tree house changed to an accessory
19 structure and the applicant decided at a later date that they would like to convert this project to
20 an Accessory Dwelling Unit which would require a Conditional Use Permit.

21
22 Mr. Whipple stated there are no trees in the structure. The applicant has allowed space for the
23 growth of the trees. He thanked the staff for their help with this process.
24

25 Chairman Astorga opened and closed the **PUBLIC HEARING** at 5:12 p.m. without any public
26 comment.
27

28 Mr. Cheney discussed the 10 ft easement on the rear property line which includes mirrored
29 easements on the back neighboring property. Mr. Cheney was unaware of any present or future
30 utilities that are in the easement other than cable TV.
31

32 Chair Astorga noted that there are 3 options for the Administrative Committee members to
33 move forward with this item:
34

- 35 1. Shift ADU forward on the property and out of the easement.
36 2. Vacate easement with all the utilities which would also include City Council
37 approval.
38 3. Proceed with an approval with a notice recorded at the Davis County Recorder's
39 office.
40

41 Mr. Cheney stated the preferred method would be to have the easement released by Utilities
42 and City Council. He noted that large easements are preferred in this area.
43

44 Mr. Badham wondered if the entire easement was not released or if the applicant continued
45 without an easement release they would continue at their own risk with a notice to be recorded.
46 This would allow the City to keep control of the easement if it was needed in the future. He
47 asked for clarification for sewer and culinary water.
48

1 Mr. Whipple stated that the ADU would have the sewer pump to the main house and then to
2 the main lateral. There will only be one water meter and one power meter for both the main
3 house and the ADU.

4
5 Mr. Cheney noted this property is not at risk for the City sewer and no historical flooding in
6 this area.

7
8 Mr. Badham asked if the Administrative Committee would have the authority to approve an
9 Accessory Dwelling on an easement. Chair Astorga stated that the Committee could approve
10 with the conditions outlined by staff. The building permit would not be given Occupancy if
11 the conditions have not been met.

12
13 Chair Astorga made a motion to approve a Conditional Use Permit to allow for an ADU located
14 at 2856 Wood Hollow Way with the six (6) conditions outlined by staff and the addition of
15 Condition 7 “The Applicant shall resolve the public utility easement encroachment by seeking
16 to release the easement (or reduce its size) prior to certificate of occupancy/final inspection by
17 the Bountiful City Building Department. Should the easement not be able to be released, the
18 Applicant shall proceed to record a notice on the property, approved by the Bountiful City
19 Planning Director and City Engineer, with Davis County indicating that the accessory dwelling
20 unit is placed over a public utility easement and the owner acknowledges any associated risk
21 of keeping such structure over a public utility easement, and serves as a notice to future owners
22 of the property.” Mr. Badham seconded the motion. Voting was 2-1 with Committee
23 Members Astorga, and Badham voting aye and Cheney voting nay.

24
25 *Written form was not approved at this meeting due to the addition of condition 7.

26
27 **4. PUBLIC HEARING – Consider approval for a Handyman Home Occupation located at**
28 **3377 South 350 West, Blake Dalton, applicant. *Written form may also be considered for**
29 **approval.**

30
31 Blake Dalton was present. Kendal Black presented the staff report.

32
33 The Applicant, Grant Blake Dalton, requests Conditional Use Permit approval to allow for a
34 Handyman Business Home Occupation at 3377 South Sunset Rd (350 West). The property is
35 located within the R-4 Single Family Residential Zone. The Applicant operates a handyman
36 business and there are no employees. There will one (1) personal truck and one (1) trailer that
37 will be parked on the driveway of the property.

38
39 There will be ten percent (10%) of the home that will be used in connection with the business;
40 which is within the standards required by Code. There will be some hand tools that will be
41 stored in the truck and/or trailer.

42
43 Staff recommends the Administrative Committee approve the Conditional Use Permit to allow
44 for a Handyman Business Home Occupation at 3377 South Sunset Rd (350 West), subject to
45 the following conditions:

- 46
47 1. The Applicant shall maintain an active Bountiful City Business License.

2. The Home Occupation will not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use will comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and in non-transferable.

Chairman Astorga opened the **PUBLIC HEARING** at 5:46 p.m.

Jon Blosch asked that this business would not be able to continue should the applicant moves. If the new owners had a home occupation construction/handyman business at this location, they would need to reapply for a separate Conditional Use Permit for the new business.

Chairman Astorga closed the **PUBLIC HEARING** at 5:48 p.m.

Mr. Cheney made a motion to approve a Conditional Use Permit to allow for a Handyman Home Occupation located at 3377 South 350 West with the six (6) conditions outlined by staff and the addition of Condition 7 “As conceded by the Applicant on August 10, 2020, this Conditional Use Permit allowing a Home Occupation Handyman Business will cease once the Applicant moves to another location.” Mr. Badham seconded the motion. Voting was 3-0 with Committee Members Astorga, Badham and Cheney voting aye.

*Written form was not approved at this meeting due to the addition of condition 7.

5. Consider approval of a Lot Line Adjustment at 56 West 1200 South and 51 West 1100 South, Jeremy & Kelly Holt and Kyle & Karoline Cannon, applicants.

Jeremy Holt was present. Kendal Black presented the staff report.

The Applicants, Jeremy Ray & Kelly L. Holt and Kyle & Karoline Cannon, are requesting a Lot Line Adjustment between their two properties located at 56 W 1200 S and 51 W 1100 S. Both properties, shown as Lot 1 (Holt’s Property) and Lot 2 (Cannon’s Property), are located in the R-4 Single-Family Zone. The purpose of the adjustment is to convey a portion of Lot 2 to Lot 1. Lot 2 will convey 4,185 square feet (0.096 acres), shown as Parcel being conveyed to Holt’s, to Lot 1. The adjustment will bring Lot 2 to 8,001 square feet (0.18 acres) and Lot 1 to 15,204 square feet (.35 acres). Public Utility Easements will be affected with the Lot Line Adjustment. Bountiful Power has mentioned that as long as the new owners of the lot to be conveyed understand that there is a power line easement which covers five (5) feet on both sides of any power line on the property, they have no problem with this lot line adjustment. They are reflected in the red line markings on the submitted drawing.

Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with the following conditions:

- 1 1. Complete any redline corrections required on the plat and be aware of the utility easements
2 agreed upon for power lines by completing this lot line adjustment.
- 3 2. The approved Lot Line Adjustment shall be recorded with Davis County.

4
5 **Note:** Approval of the property line adjustment by the City does not act as a conveyance of real
6 property and appropriate conveyance documents must be prepared by the applicant and recorded by
7 the Davis County Recorder's Office.

8 Mr. Cheney made a motion to approve the Lot Line Adjustment at 56 West 1200 South and 51
9 West 1100 South with the two (2) conditions outlined by staff. Mr. Badham seconded the
10 motion. Voting was 3-0 with Committee Members Astorga, Badham and Cheney voting aye.

11
12 **6. Consider approval of a Lot Line Adjustment at 3148 South Sunset Hollow Dr and 3166**
13 **South Sunset Hollow Dr, Melinda Jensen and Richard & Tracy Whitney, applicants.**

14
15 Mr. Jensen was present. Kendal Black presented the staff report.

16 The Applicants, Melinda Jensen and Richard & Tracy E. Whitney, are requesting a Lot Line
17 Adjustment between their two properties located at 3148 S Sunset Hollow Drive and 3166 S
18 Sunset Hollow Drive. Both properties, shown as Lot 1 (Whitney's Property) and Lot 2
19 (Jensen's Property), are located in the R-F Single-Family Zone. The purpose of the adjustment
20 is to convey a portion of Lot 2 to Lot 1. Lot 2 will convey 1,328.58 square feet (0.0305 acres),
21 shown as Parcel A, to Lot 1. The adjustment will bring Lot 2 to 25,155.9 square feet (0.5775
22 acres) and Lot 1 to 33,127.38 square feet (.7605 acres). Public Utility Easements will not be
23 affected with the Lot Line Adjustment.

24
25 Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with the
26 following conditions:

- 27
28 1. Complete any redline corrections required on the plat.
- 29 2. The approved Lot Line Adjustment shall be recorded with Davis County.

30
31 **Note:** Approval of the property line adjustment by the City does not act as a conveyance of real
32 property and appropriate conveyance documents must be prepared by the applicant and recorded by
33 the Davis County Recorder's Office.

34 Mr. Badham made a motion to approve a Lot Line Adjustment at 3148 South Sunset Hollow
35 Dr and 3166 South Sunset Hollow Dr with the two (2) conditions outlined by staff. Mr. Cheney
36 seconded the motion. Voting was 3-0 with Committee Members Astorga, Badham and Cheney
37 voting aye.

38
39 **7. Consider approval of Conditional Use Permit in written form to allow for a Home**
40 **Occupation Lawncare Business at 416 West 850 South, Landeon Olsen, applicant.**

41
42 **8. Consider approval of Conditional Use Permit in written form, to allow for a Home**
43 **Occupation Electrical Contractor at 298 South 800 East, Maurits Noot, applicants.**

44
45 Mr. Cheney made a motion to table both Conditional Use Permits in written form that would
46 allow for a Home Occupation Lawncare Business at 416 West 850 South and to allow for a

1 Home Occupation Electrical Contractor at 298 South 800 East until the next available meeting.
2 Mr. Badham seconded the motion. Voting was 3-0 with Committee Members Astorga,
3 Badham and Cheney voting aye.
4

5 **9. Miscellaneous business and scheduling.**
6

7 Chairman Astorga ascertained there were no further items of business. The meeting was
8 adjourned at 5:59 p.m.
9

10
11
12

Francisco Astorga
13 Administrative Committee Chairman

PENDING APPROVAL

Administrative Committee Staff Report

Subject: PUBLIC HEARING: Conditional Use Permit to allow for an increase in the number of students at Playful Beginnings Preschool
Author: Kendal Black, City Planner
Address: 961 North 950 East
Date: August 13, 2020



Description of Request

The Applicant, Corinne Alsup, requests Conditional Use approval, to have a larger class size at her existing preschool (established in 2018), located at 961 North 950 East. The property is located within the R-4 Single Family Residential Zone.

Background/Analysis

The Applicant currently operates a preschool and there are no other employees. She had 7 students for the 2019-2020 school year, but would like to increase the number of students to 9 for the 2020-2021 school year.

There will be twenty-four percent (24%) of the home that will be used in connection with the business; which is within the standards required by Code.

Recommended Action

Staff recommends the Administrative Committee approve the Conditional Use Permit to allow for an increase in the number of students allowed to attend the Playful Beginnings Preschool located at 961 North 950 East, subject to the following conditions:

1. The Applicant shall maintain an active Bountiful City Business License and follow all Utah State codes and rules for licensure and operation of a preschool/daycare.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g., excessive amounts of traffic, noise, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use will comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and is non-transferable.

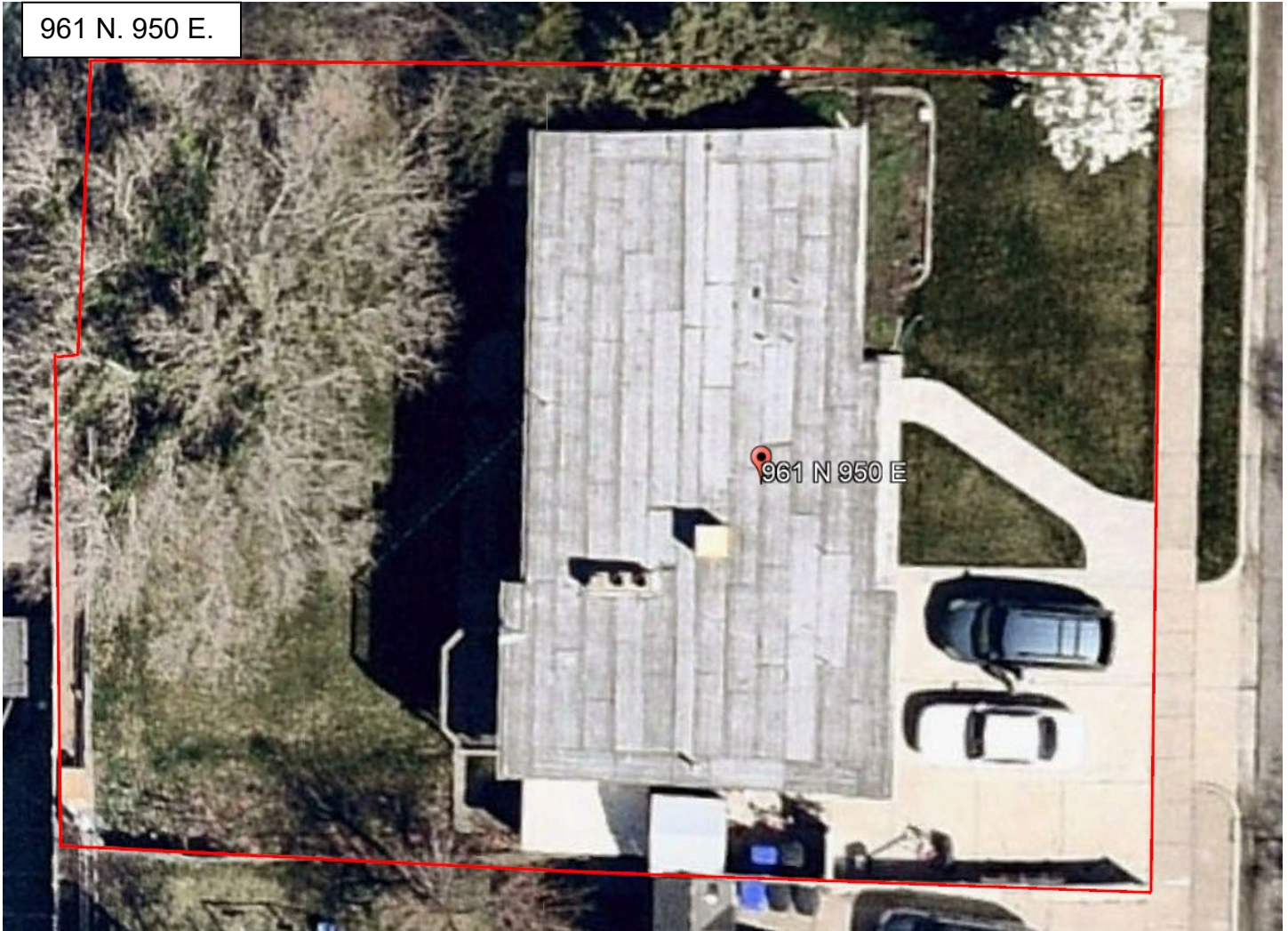
Attachments

1. Aerial Photo
2. Bountiful Land Use Code
3. Application submitted
4. Site Plan

ATTACHMENTS

1. Aerial Photo

961 N. 950 E.



2. Bountiful Land Use Code

14-17-105 HOME OCCUPATION REQUIREMENTS

A proposed home occupation use shall meet the following criteria to qualify for a Home Occupation Business License:

- A. *The use shall be clearly incidental and secondary to the use of the dwelling and shall not change the appearance, character or condition thereof. There shall be no displays, advertisements, stock in trade, or signs related to the business except for: one (1) flat wall sign placed on the dwelling that shall not exceed four (4) square feet in size, and any sign required by State Law and/or which meet the provisions of this Title.*
- B. *The use shall be conducted entirely within a dwelling, except for work performed offsite. Only members of the family related by blood, marriage, or adoption, and who reside in the dwelling, may work onsite. The only exception is that one (1) additional person may be employed as a secretary, apprentice, or assistant where there are no more than five (5) family members actively engaged in the home occupation. Employees who are not family members and/or who do not reside at the dwelling shall not meet, park, or otherwise congregate at the home or in the general vicinity. Additional outside employees are not allowed if there is more than one home occupation at the property.*
- C. *The use shall not involve more than 50% of the entire dwelling.*
- D. *The use shall not involve the area of required, covered, off-street parking.*

- E. *No product or commodity shall be stored onsite, and no customer may physically visit the site of a home occupation to take delivery of a product or commodity. Commodities may be produced on the premises and sold offsite.*
- F. *The use shall not create noise, dust, odors, noxious fumes, glare or other nuisances, including interruption of radio and/or television reception, which are discernable beyond the premises.*
- G. *The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.*
- H. *The use shall not involve mechanical or electrical apparatus, equipment, or tools not commonly associated with a residential use or as are customary to home crafts.*
- I. *The use shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood nor involve the use of commercial vehicles other than standard delivery vehicles for delivery of materials to or from the premises.*
- J. *The use shall not involve the parking of equipment or motor vehicles having a gross weight of twelve thousand (12,000) pounds or more directly at the residence.*
- K. *The use shall be in compliance with all applicable fire, building, plumbing, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.*
- L. *The residence and property may be inspected from time to time to determine continued compliance with the provisions of this Code and other applicable codes.*

14-17-106 SPECIAL CONDITIONS FOR RESIDENTIAL DAY CARE OR GROUP INSTRUCTION

The following conditions shall apply only to Home Occupation Business Licenses for Residential Day Care or Group Instruction, as defined by State Code:

- A. *The rear yard may be used for outside play area, or instruction where a swimming pool is involved.*
- B. *Residential day care facilities shall comply with all regulations of the State of Utah and shall be licensed by the State. One additional person not residing in the dwelling may be employed in the residential day care or group instruction where seven eight (7) or more children or people are involved.*
- C. *Residential group instruction (preschools) shall be limited to no more than twelve (12) people in each session who are not residents of the home. There shall be no more than two (2) sessions per day and each session may not exceed four (4) hours. No child or student may attend more than one (1) session per day. Instruction of more than eight (8) individuals requires issuance of a Conditional Use Permit.*
- D. *A minimum interior floor area of thirty-five (35) square feet and a minimum secured outdoor play area of forty (40) square feet per child shall be provided for residential day care facilities.*
- E. *Total floor area used for residential day care or group instruction may be no more than fifty percent (50%) of the ground floor area of the residence.*
- F. *An annual inspection for continued compliance will be required for license renewal of all residential day care and group instruction facilities.*
- G. *A criminal background check is required for any person who operates or is employed at a daycare or a residential group instruction business.*
- H. *A criminal background check is required for any adult who resides at a dwelling used for a daycare or group instruction business.*
- I. *No person who has been convicted of a sexually oriented crime may operate, be employed by, or reside at a dwelling that is used for a daycare or group instruction business.*

14-17-108 HOME OCCUPATION CONDITIONAL USES

Home occupations in the following areas of work are conditional uses, and licenses may be issued for them only if a conditional use permit is granted following notice and a public hearing:

- A. *Lawn care and/or landscaping,*
- B. *Construction and/or contracting,*
- C. *Snow removal,*
- D. *Residential day care or group instruction facilities with more than eight (8) people,*
- E. *A home occupation office use may be allowed in a detached accessory structure in accordance with the following:*
 - 1. *The total office area, including a restroom and any storage space, shall not exceed three hundred (300) square feet.*
 - 2. *The office shall not be located in an area of required, covered, off-street parking.*
 - 3. *No part of the office space shall be utilized if the required, covered, off-street parking is being utilized for a purpose other than parking.*
 - 4. *The only retail activity allowed is that transacted electronically or by mail. Any retail activity involving the physical delivery of goods or persons to the property is expressly prohibited.*
 - 5. *A home occupation office in a detached accessory structure shall be deemed unlawful and shall not be occupied unless the owner has recorded a deed restriction on the property stating that the use of the property is for a single family dwelling, and that the office space shall only be used in accordance with the provisions of the Bountiful City Land Use Code as it may be amended from time to time.*

3. Submitted Application



CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 8/11/2020
Property Address: 961 N 950 E BOUNTIFUL, UT 84010
Applicant Name: CORINNE AWOP
Applicant Address: 961 N 950 E BOUNTIFUL, UT 84010
Applicant Phone #: 703-340-7188
Applicant E-Mail: playfolbeginningspreschool@gmail.com
Applicant Signature: [Handwritten Signature]

(If applicant is not owner, applicant must submit notarized authorization from all property owners.)

Project Name and Description: PRESCHOOL
No physical project. Requesting permit for larger class size.

Land Use Application Fee (check one box) – payable to Bountiful City

- Administrative Committee ~~\$50.00~~ \$125
- Planning Commission \$250.00

- The Site Plan Review Committee will review complete applications prior to review by the Planning Commission.

RECEIVED

AUG 11 2020

BOUNTIFUL CITY
PLANNING DEPT.

For Office Use Only
Date Rec'd _____
Zone _____

Planning Department

The application must be signed and notarized by each property owner or authorized agent(s).

Property Owners Affidavit

I (we) Jeremy S. Alsup + Corinne C. Alsup, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

[Signature]
Owner's Signature

[Signature]
Owner's Signature (co-owner if any)

State of Utah)
County of Davis)

Subscribed and sworn to before me this 11 day of August, 2020.

Notary Public: [Signature]



Agent Authorization

I (we), _____, the owner(s) of the real property located at _____, in Bountiful City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize the aforementioned agent to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
County of Davis)

On the ____ day of _____, 20____, personally appeared before me _____ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Notary Public: _____

Conditional Use Permit Application
Corinne Alsup
961 North 950 East Bountiful, UT 84010
Playful Beginnings Preschool
(703) 340-7188

How does your proposed project fit in with surrounding properties and uses?

My project, the class size expansion of Playful Beginnings Preschool, fits in with the surrounding properties and uses. No renovations are needed to proceed with this project; therefore, Playful Beginnings will not be a hindrance to the surrounding properties and their occupants. The property, 961 North 950 East, has everything needed to continue with this project.

In what ways does the project not fit in with surrounding properties and uses?

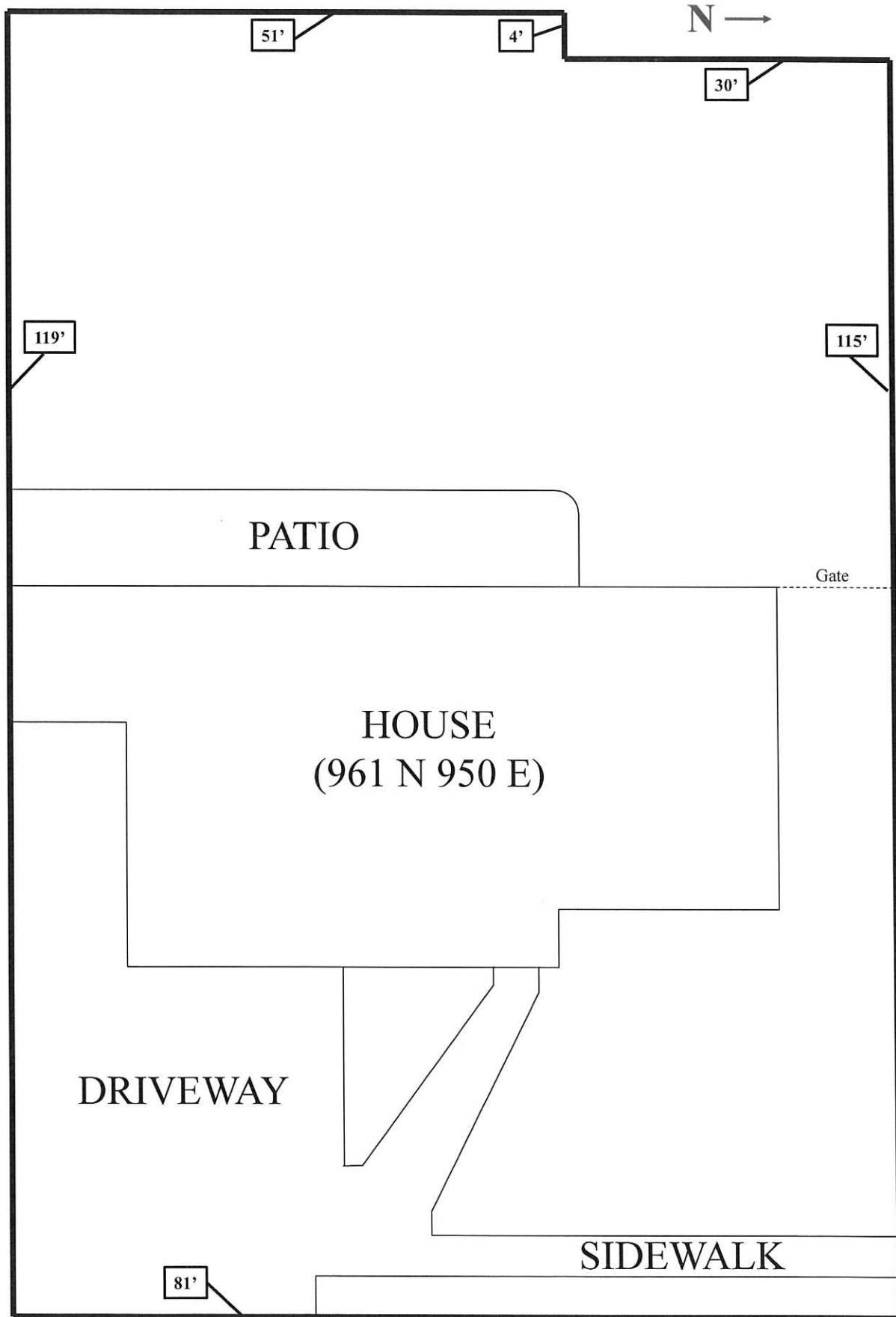
My project, the class size expansion of Playful Beginnings Preschool, has a minimal impact on the surrounding properties and uses. Playful Beginnings Preschool maintains hours of business from 9:00 - 11:45 AM. At these times, 8:50 AM and 11:40 AM, the street will experience an influx of traffic due to student drop off and pick up for 10-15 minutes.

What will you do to mitigate the potential conflicts with surrounding properties and uses?

To mitigate the sudden influx of traffic 950 East will experience I will have a student drop off and pick up area (designated with traffic cones), along with establishing the flow of traffic.

All cars will arrive from 1050 North and start a line in front of the 961 North property driveway. Once a student has been collected from the car in front of the driveway that car will exit the street by turning on 900 North, with the other cars following suit. In this way traffic generated by Playful Beginnings will be concentrated to one side of the street, allowing the street's occupants and other traffic to continue unhampered.

Property Boundaries



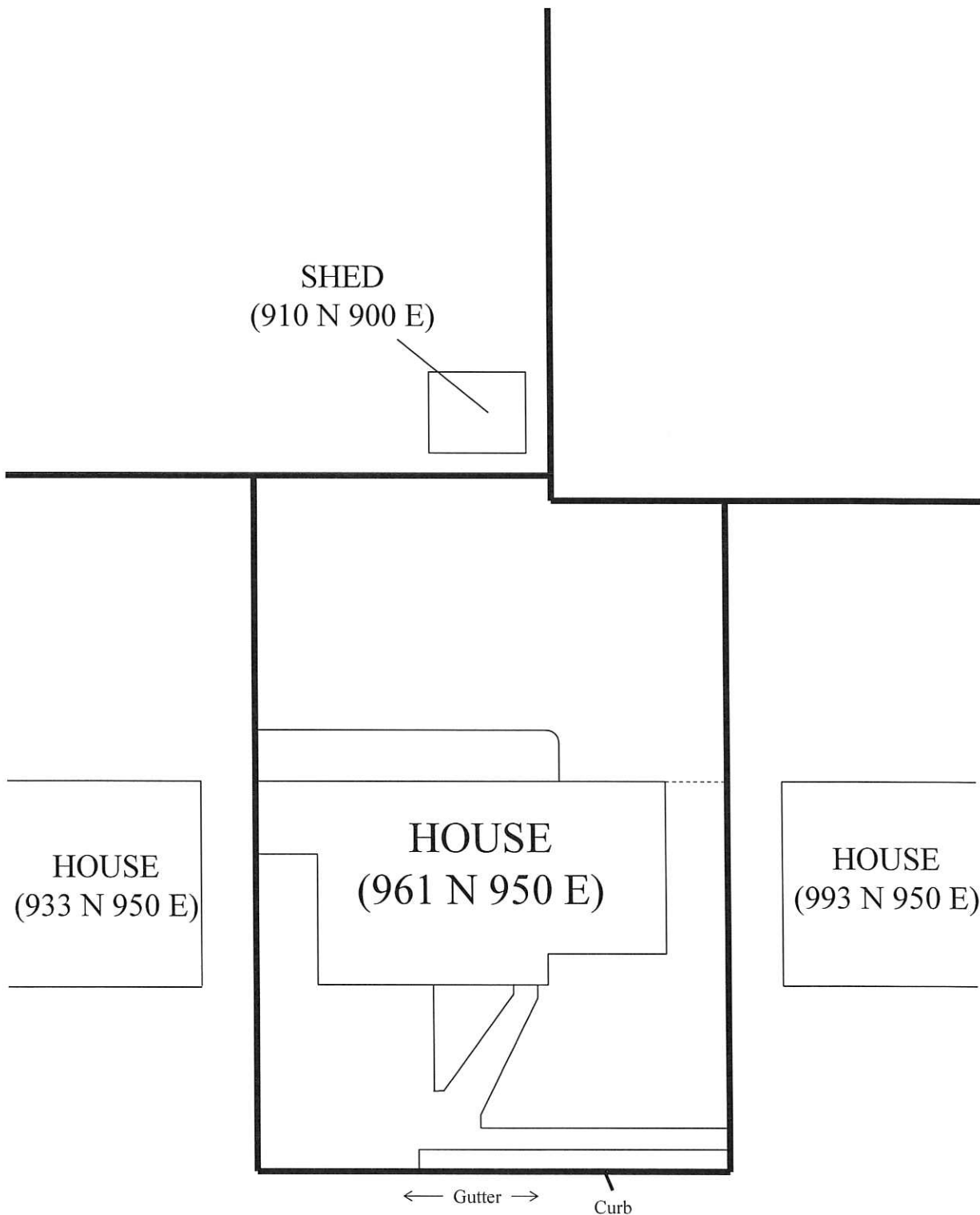
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STREET - 950 E

Property Boundaries with Adjacent Property Features

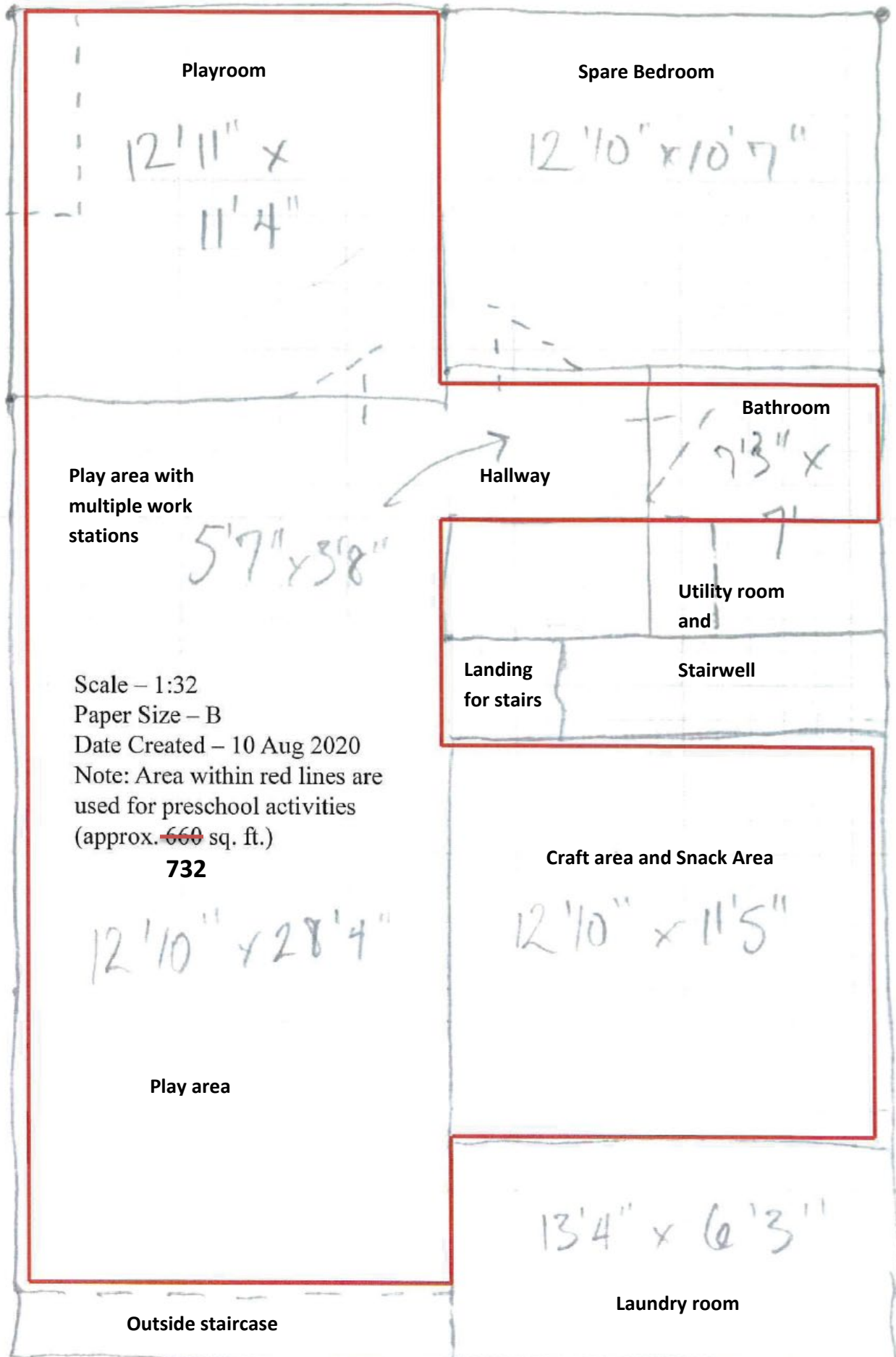
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Date Created – 10 Aug 2020

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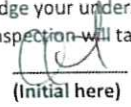
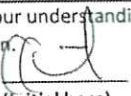


STREET - 950 E

Basement Layout



103127

Bountiful City Code: 14-17-106 SPECIAL CONDITIONS FOR RESIDENTIAL DAY CARE OR GROUP INSTRUCTION	Action Needed:	✓
<p>The following conditions shall apply only to Home Occupation Business Licenses for Residential Day Care or Group Instruction, as defined by State Code:</p>	<p>Complete Bountiful City Day Care Business License Application (\$25.00 fee) <u>Question:</u> Is this a day care or group instruction? GROUP INSTRUCTION</p>	
<p>A. The rear yard may be used for outside play area, or instruction where a swimming pool is involved.</p>	<p>Provide a yard site plan (including square footage)</p>	
<p>B. Residential day care facilities shall comply with all regulations of the State of Utah and shall be licensed by the State. One additional person not residing in the dwelling may be employed in the residential day care or group instruction where eight (8) or more children or people are involved.</p>	<p>Provide a copy of the State of Utah Day Care License for the owner and for any additional worker.</p>	
<p>C. Residential group instruction (preschools) shall be limited to no more than twelve (12) people in each session who are not residents of the home. There shall be no more than two (2) sessions per day and each session may not exceed four (4) hours. No child or student may attend more than one (1) session per day. Instruction of more than eight (8) individuals requires issuance of a Conditional Use Permit.</p>	<p><u>Questions:</u> How many children will attend? How many sessions? What are the hours of operation? <u>More than eight?</u> Please complete Conditional Use Permit application and pay the \$50 fee.</p>	
<p>D. A minimum interior floor area of thirty-five (35) square feet and a minimum secured outdoor play area of forty (40) square feet per child shall be provided for residential day care facilities. INTERIOR SQ. FT. 650 OUTDOOR PLAY AREA ~11000 SQ. FT.</p>	<p>Provide an interior floor area site plan. ✓ <u>Questions:</u> What is the interior square footage of space to be used? What is the outdoor play area square footage? How is the outdoor play area secured? GATE</p>	
<p>E. Total floor area used for residential day care or group instruction may be no more than fifty percent (50%) of the ground floor area of the residence. GROUND FLOOR 1520 SQ. FT.</p>	<p><u>Questions:</u> What is the square footage of the ground floor area of the residence? What is the square footage of the total floor area to be used for the day care or group instruction?</p>	
<p>F. An annual inspection for continued compliance will be required for license renewal of all residential day care and group instruction facilities.</p>	<p>Please acknowledge your understanding that an annual inspection will take place.  (Initial here)</p>	
<p>G. A criminal background check is required for any person who operates or is employed at a daycare or a residential group instruction business.</p>	<p>Provide an original criminal background check for <u>all</u> those working at the day care or group instruction business.</p>	✓
<p>H. A criminal background check is required for any adult who resides at a dwelling used for a daycare or group instruction business.</p>	<p>Provide an original criminal background check for <u>any</u> adult (i.e. over age 18) residing at the residence.</p>	✓
<p>I. No person who has been convicted of a sexually oriented crime may operate, be employed by, or reside at a dwelling that is used for a daycare or group instruction business.</p>	<p>Please affirm your understanding of this special condition.  (Initial here)</p>	



Conditional Use Permit

A public hearing was held on August 24, 2020, at Bountiful City Planning Department to consider the request of Corinne Alsup, for a Conditional Use Permit allowing a Home Occupation Preschool for 7-12 students at 961 North 950 East, Bountiful, Utah.

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 to operate a tree service business meets the letter and the intent of the specific requirements in §14-17 et seq. (Conditional Use Permit provisions) of the Bountiful City Land Use Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for Corinne Alsup to operate a preschool for 7-12 students at 961 North 950 East, in Bountiful, Davis County, Utah, with the following conditions:

1. The Applicant shall maintain an active Bountiful City Business License and follow all Utah State codes and rules for licensure and operation of a preschool/daycare.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g., excessive amounts of traffic, noise, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use will comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and in non-transferable.

The Conditional Use Permit was approved on August 24, 2020, and this written form was approved on August 24, 2020.

Francisco Astorga
Administrative Committee Chairman

ATTEST: Darlene Baetz
Recording Secretary



Conditional Use Permit

A public hearing was held on August 10, 2020 at the South Davis Metro Fire Station to consider the request of Kent and Janele Whipple for a Conditional Use Permit allowing an Accessory Dwelling at 2856 Wood Hollow Way, Bountiful, Utah.

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 Land Use Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for an Accessory Dwelling Unit (ADU) with 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.
7. The Applicant shall resolve the public utility easement encroachment by seeking to release the easement (or reduce its size) prior to certificate of occupancy/final inspection by the Bountiful City Building Department. Should the easement not be able to be released, the Applicant shall proceed to record a notice on the property, approved by the Bountiful City Planning Director and City Engineer, with Davis County indicating that the accessory dwelling unit is placed over a public utility easement and the owner acknowledges any associated risk of keeping such structure over a public utility easement, and serves as a notice to future owners of the property.

The Conditional Use Permit was approved on August 10, 2020, and this written form was approved on August 24, 2020.

Francisco Astorga
Administrative Committee Chair

ATTEST: Darlene Baetz
Recording Secretary



Conditional Use Permit

A public hearing was held on August 10, 2020, at the South Davis Metro Fire Station to consider the request of Grant Blake Dalton, for a Conditional Use Permit allowing a Home Occupation Handyman Business at 3377 South Sunset Rd (350 West), Bountiful, Utah.

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 to operate a tree service business meets the letter and the intent of the specific requirements in §14-17 et seq. (Conditional Use Permit provisions) of the Bountiful City Land Use Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for Grant Blake Dalton to operate a handyman business located at 3377 South Sunset Rd (350 West), in Bountiful, Davis County, Utah, with the following conditions:

1. The Applicant shall maintain an active Bountiful City Business License.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use will comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and in non-transferable.
7. As conceded by the Applicant on August 10, 2020, this Conditional Use Permit allowing a Home Occupation Handyman Business will cease once the Applicant moves to another location.

The Conditional Use Permit was approved on August 10, 2020, and this written form was approved on August 24, 2020.

Francisco Astorga
Administrative Committee Chairman

ATTEST: Darlene Baetz
Recording Secretary



Conditional Use Permit

A public hearing was held on July 13, 2020, at the South Davis Metro Fire Station to consider the request of Landon Olsen, for a Conditional Use Permit allowing a Home Occupation Lawn Care/Landscaping (Tree Service) Business at 416 West 850 South, Bountiful, Utah.

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 to operate a tree service business meets the letter and the intent of the specific requirements in §14-17 et seq. (Conditional Use Permit provisions) of the Bountiful City Land Use Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for Landon Olsen to operate a tree service business located at 416 West 850 South, in Bountiful, Davis County, Utah, with the following conditions:

1. The one (1) employee, other than the applicant, will not congregate around the home.
2. The Applicant shall maintain an active Bountiful City Business License.
3. The Home Occupation will not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
4. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
5. The use will comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
6. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
7. The Conditional Use Permit is solely for this site and in non-transferable.

The Conditional Use Permit was approved on July 13, 2020, and this written form was approved on August 10, 2020.

Francisco Astorga
Administrative Committee Chairman

ATTEST: Darlene Baetz
Recording Secretary



Conditional Use Permit

A public hearing was held on July 13, 2020, at the South Davis Metro Fire Station to consider the request of Maurits Noot, for a Conditional Use Permit allowing a Home Occupation Electrical Contractor Business at 298 South 800 East, Bountiful, Utah.

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 to operate a tree service business meets the letter and the intent of the specific requirements in §14-17 et seq. (Conditional Use Permit provisions) of the Bountiful City Land Use Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for Maurits Noot to operate a electrical contractor business located at 298 South 800 East, in Bountiful, Davis County, Utah, with the following conditions:

1. The Applicant shall maintain an active Bountiful City Business License.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use will comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and is non-transferable.

The Conditional Use Permit was approved on July 13, 2020, and this written form was approved on August 10, 2020.

Francisco Astorga
Administrative Committee Chairman

ATTEST: Darlene Baetz
Recording Secretary