

**Bountiful City
Administrative Committee Minutes
April 1, 2019**

Present: Chairman – Chad Wilkinson; Committee Members – Brad Clawson; Assistant Planner – Curtis Poole; Recording Secretary – Darlene Baetz

Excused: Committee Member – Dave Badham

1. Welcome and Introductions.

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

2. Consider approval of minutes for March 11, 2019.

Mr. Clawson made a motion for approval of the minutes for March 11, 2019. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Clawson
_____ Mr. Badham

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Landscaping Business at 1950 South 200 West, #19, Jossilyn Mason, applicant.

Jossilyn Mason, applicant, was present.

Mr. Poole presented a summary of the staff report (the full staff report follows).

The property for the proposed Home Occupation request is located in the R-4 Zone. Home Occupations in this zone are allowed in City Code, 14-4-103, with approval of a Conditional Use Permit.

The application submitted indicates the property will be used to operate GreenSpire Yard and Garden Care., which provides “green” lawn and garden care. The applicant indicated there will be a lawn mower and other lawn and garden tools incidental to the business which will be stored in a shed or trailer parked under a carport. There will not be any storage of chemicals related to the business. The applicant also indicated on the application a truck used for the business will be parked under the carport. There will not be any additional employees which will be involved in the business. There will be roughly 32% of the home which will be used as office space for the business, which is less than 50% as required by code. The business does appear incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property. As this property is part of the Villa Nova Condo Association, the applicant has received approval from the property owner in the submission process of this Conditional Use Permit.

Based upon the above findings, staff has determined that the applicant would comply with all requirements for the Conditional Use Permit; therefore staff recommends approval of the Conditional Use Permit 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. noise, dust, odors, noxious fumes, glare, traffic, etc.).
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Conditional Use Permit is solely for this site and is non-transferable.

Ms. Mason presented a letter from the Villa Nova Home Owners Association giving permission to have a business at this location.

PUBLIC HEARING: Mr. Wilkinson opened the Public Hearing at 5:06 p.m.

David Twitchell resides at 1950 South 200 West #16. Mr. Twitchell spoke that he was in favor of the business at this location.

Connie Binks resides at 1950 South 200 West #12. Ms. Binks was making sure that the Home Owners Association had approved the business at this location.

PUBLIC HEARING: Mr. Wilkinson closed the Public Hearing at 5:07 p.m.

Mr. Clawson made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Landscaping Business at 1950 South 200 West, #19, Jossilyn Mason, applicant. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Clawson
_____ Mr. Badham

Motion passed 2-0.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 412 West 1400 North, Matthew Ford, applicant.**

Matthew Ford, applicant, was present.

Mr. Poole presented a summary of the staff report (the full staff report follows).

The property for the proposed Home Occupation request is located in the R-4 Zone. Home Occupations in this zone are allowed in City Code, 14-4-103, with approval of a Conditional Use Permit.

The application submitted indicates the property will be used to operate MJF Home Solutions, which provides drywall repair services. There will be tools associated with this business, which will be stored in a shed in the backyard; however most items will be stored at

an offsite location. The applicant indicates there may be an enclosed 10' trailer which would be parked on the driveway in addition to his personal vehicle. There will be 5% of the home used for this business, which is less than what is required by code. The applicant indicates there will be no additional employees involved in the business. The business does appear incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

Based upon the above findings, staff has determined that the applicant would comply with all requirements for the Conditional Use Permit; therefore staff recommends approval of the Conditional Use Permit 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. noise, dust, odors, noxious fumes, glare, traffic, etc.).
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Conditional Use Permit is solely for this site and is non-transferable.

PUBLIC HEARING: Mr. Wilkinson opened the Public Hearing at 5:11 p.m.

Robert and Geraldine Wood reside at 1435 North 400 West and were concerned about the extra vehicles and general cleanup of the property.

Charles Shafter resides at 1453 North 400 West asked if Mr. Ford was the owner of the property.

PUBLIC HEARING: Mr. Wilkinson closed the Public Hearing at 5:13 p.m.

Mr. Ford stated he is a renter and the owner is aware of the business at this property.

Mr. Ford stated that most of the tools would be stored in a storage unit and a few tools would be stored on site in the shed at the rear of the property. He had worked with code enforcement and has complied and noted that all existing vehicles are on cement.

Mr. Wilkinson stated that this Public Hearing is for the approval of a business license at the location and not for code complaints. However, he noted that Mr. Ford should be aware of his neighbors' concerns and take care of his property. If the neighbors observe code violation they should contact the City.

Mr. Clawson made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 412 West 1400 North, Matthew Ford, applicant. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Clawson
 Mr. Badham

Motion passed 2-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 217 East 2200 South, Jeff Davis, applicant.**

Mr. Clawson made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 217 East 2200 South, Jeff Davis, applicant. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Clawson
 Mr. Badham

Motion passed 2-0.

6. **Miscellaneous business and scheduling.**

Mr. Wilkinson noted that the next Administrative Committee meeting would be located at the new temporary location for City Hall (150 North Main Street, Suite 103). He ascertained there were no further items of business. The meeting was adjourned at 5:21 p.m.


Chad Wilkinson, City Planner