

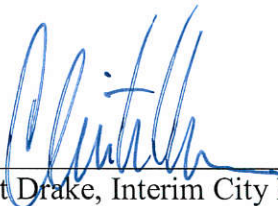
ADMINISTRATIVE COMMITTEE

Monday, June 17, 2019
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at **Bountiful City Offices, 150 North Main Street, Suite 103**, Bountiful, Utah, 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.

AGENDA

1. Welcome and Introductions.
2. Consider approval of minutes for June 3, 2019.
3. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 620 East Pheasant Way, James Michael Carey, applicant.
4. Consider approval of a Conditional Use Permit, in written form, to allow for General Retail with Outside Storage at 2301 South Main Street, Performance Ford Lincoln Bountiful, applicant.
5. Miscellaneous business and scheduling.



Clint Drake, Interim City Planner

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

**Bountiful City
Administrative Committee Minutes
June 3, 2019**

Present: Acting Chairman – Clint Drake; Committee Members – Brad Clawson and Dave Badham; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren

1. Welcome and Introductions.

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

2. Consider approval of minutes for May 20, 2019.

Mr. Badham made a motion for approval of the minutes for May 20, 2019 as written. Mr. Clawson seconded the motion.

A Mr. Drake
A Mr. Clawson
A Mr. Badham

Motion passed 3-0.

3. Consider approval of a Lot Line Adjustment at 127 Oakridge Drive and 131 Oakridge Drive, Larry Moore, applicant.

Larry Moore, applicant, was present.

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

The applicant is applying for a Lot Line Adjustment between two properties, 127 Oakridge Drive (parcel #01-032-0079) and 131 Oakridge Drive (parcel #01-032-0084) and to memorialize a previous lot line adjustment between 131 Oakridge Drive and 3648 South Oakridge Circle (parcel #01-033-0001). The purpose of the adjustment between 127 and 131 Oakridge Drive is to match the existing retaining wall and fence.

The first adjustment (shown as Quit Claim 1) is to memorialize a previous lot line adjustment between 131 Oakridge Drive and 3648 South Oakridge Drive. This conveyed 459 square feet (approximately 0.0105 acres) from 3648 South Oakridge Drive to 131 Oakridge Drive. The second adjustment (shown as Quit Claim 2) is a conveyance of 124 square feet (approximately 0.0029 acres) from 127 Oakridge Drive to 131 Oakridge Drive. The third adjustment (shown as Quit Claim 3) is a conveyance of 395 square feet (approximately 0.0091 acres) from 131 Oakridge Drive to 127 Oakridge Drive.

The adjustment will bring 127 Oakridge Drive to 22,052 square feet (approximately 0.5062 acres), and will bring 131 Oakridge Drive to 12,023 square feet (approximately 0.2760 acres), and will bring 3648 South Oakridge Drive to 18,617 square feet (approximately 0.4274 acres). No new lots are being created in the conveyance.

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1. No new lots were created in this conveyance so an amended subdivision plat will not be necessary.
2. No new building permits have been issued or proposed.

Based on the above findings, Staff recommends approval of the lot line adjustment, with the following conditions:

1. Complete any redline corrections required on the plat.
2. The approved lot line adjustment shall be recorded with Davis County.

Note: Approval of the property line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared by the applicant and recorded by the County.

Mr. Moore noted that the main purpose of the lot line adjustment is to make the property lines line up with an existing retaining wall and fence and to memorialize a previous lot line adjustment.

Mr. Clawson made a motion for approval of a Lot Line Adjustment at 127 Oakridge Drive and 131 Oakridge Drive, Larry Moore, applicant. Mr. Badham seconded the motion.

A Mr. Drake
A Mr. Clawson
A Mr. Badham

Motion passed 3-0.

4. Consider approval of a Lot Line Adjustment at 764 North 225 East, Terry S. Toone, applicant.

Terry Toone, applicant, and Jill Toone, were present.

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

The applicant is applying for a Lot Line Adjustment between two of his properties located at 764 North 225 East. Both properties, Lot 35 and Lot 36, are located in the R-4 zone. The purpose of the adjustment is to straighten the existing lot line between the two properties and to meet setback standards for the existing garage. Lot 35 will convey approximately 206 square feet, shown as Parcel B, to Lot 36. Lot 36 will convey approximately 47 square feet, Shown as Parcel A, to Lot 35. The adjustment will bring Lot 35 to 8,407 square feet (approximately 0.193 acres) and Lot 36 to 9,801 square feet (approximately 0.225 acres).

The home on Lot 35 will remain and the existing garage on Lot 36 will remain with a future proposal to build a home on Lot 36 by the applicant. Standards in the code prohibited the adjustment with an existing non-dwelling structure on the property; however in order to

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secure construction loans the applicant was required to have a new parcel number for Lot 36 which required the lot line adjustment. As a condition of approval of the lot line adjustment, the applicant will need to begin construction of the new home on Lot 36 within 90 days, and if not will need to remove the existing garage to bring the property into compliance. There is another issue regarding this existing garage. The original plat map shows a 5' easement running along the northern border of both lots. The garage has been built on this easement and will need to be altered or removed to bring the property into compliance for approval of a building permit. The drive approach on the southern portion of these two lots will need to be removed and relocated on Lot 36 so as not to create a shared driveway between the two lots. No new lots are being created in the conveyance.

1. No new lots were created in this conveyance so an amended subdivision plat will not be necessary.
2. No new building permits have been issued or proposed.

Based on the above findings, Staff recommends approval of the lot line adjustment, with the following conditions:

1. Complete any redline corrections required on the plat.
2. Alter or remove the garage to eliminate the encroachment into the easement on the north of the property.
3. Apply for building permit and begin construction on new home within 90 days from approval of the lot line adjustment or remove the existing garage on Lot 36. An agreement and/or bond memorializing this condition will need to be completed before approval.
4. The approved lot line adjustment shall be recorded with Davis County.

Note: Approval of the property line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared by the applicant and recorded by the County.

Mr. Toone explained that the easement was established at the subdivision's inception and the garage was built two years later (it is now almost 60 years old). Mr. Toone asked for easement clarification, and Mr. Drake stated it is typically five feet on each side for a total of ten feet. Mr. Toone expressed his curiosity regarding the original owner building the garage on top of the easement and noted he has been unable to locate a building permit for the garage. Mr. Poole confirmed that a permit has not been located. Mr. Drake noted that the garage encroaches into the easement, including the power easement. Mr. Drake outlined several possible solutions, including demolishing the garage, moving the structure, or removing the back portion of the garage. Mr. Toone stated he might be willing to consider one of those solutions if there was no other way to resolve the encroachment. Mr. Toone expressed his desire to explore the possibility of a variance or keep searching for a building permit. Mr. Badham posed a few alternative solutions including a variance to adjust the

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easement. Mr. Drake explained that one of the criteria for applying for a variance is that it cannot be a self-imposed hardship, and this situation would not qualify because the Toones are wishing to split the property into two lots and are creating their own hardship. Mr. Toone explained that he purchased the property believing it was two lots. Mr. Drake noted that as far as the city and the county are concerned, it is not two lots. Mr. Badham asked if the easement could be abandoned. Mr. Poole explained that type of action would require City Council approval. Mr. Drake explained that requirement number two might potentially be modified if the easement could be properly abandoned. A discussion ensued regarding potential solutions to the easement problem. It was ultimately determined that the committee did not have enough information, and they offered to put the lot line adjustment approval on hold for the time being. Mr. Drake reminded the Toones that a plat has to receive approval from all utilities. Ms. Toone inquired if the adjustment to the garage would need to be completed before they could start building, and Mr. Drake said yes. Mr. Poole stated that the property would have to be in compliance prior to issuance of a building permit. Mr. Drake suggested that the language in condition number three be revised from “90 days” to “120 days” to allow the Toones additional time. Mr. Toone inquired regarding the shared driveway, and Mr. Poole outlined the city’s drive approach requirements. Mr. Drake pointed out that the plat shows two lots, and he inquired as to when the lots were consolidated. The Toones indicated they did not know when the consolidation happened, and Mr. Drake suggested that perhaps the lots were consolidated in order for the original owner to meet requirements to construct the free standing garage.

Mr. Drake summarized the lot line adjustment conditions. He asked the Toones if they desired to include a condition regarding vacating the easement, and Mr. Toone said no.

Mr. Badham made a motion for approval of a Lot Line Adjustment at 764 North 225 East, Terry S. Toone, applicant, with a modification to condition number three to allow 120 days rather than 90 days. Mr. Clawson seconded the motion. Mr. Drake clarified that one condition of approval is that the garage must be altered or removed, and that the Toones must enter into an agreement with the City memorializing the same. Mr. Toone acknowledged his understanding.

 A Mr. Drake
 A Mr. Clawson
 A Mr. Badham

Motion passed 3-0.

5. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for General Retail with Outside Storage at 2301 South Main Street, Performance Ford Lincoln Bountiful, applicant.

Jason Hale, representing Performance Ford Lincoln Bountiful, applicant, was present.

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

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The applicant is requesting a Conditional Use Permit for the purpose of temporarily using the parking lot at this location, the old Smith's Grocery Store building location, for overflow parking of their fleet and other vehicles to sell on their existing lot located a few blocks to the north of this site. The applicant will be moving their fleet vehicle sales to Woods Cross in late June.

According to City Code, 14-2-506, a Conditional Use Permit shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards. A Conditional Use Permit may be denied or revoked if the proposed conditions to achieve compliance are not met. The applicant, Performance Ford Lincoln Bountiful, operates a dealership to the north of the subject property and all sales will be conducted at the dealership and not at this location. No additional signage has been requested for this temporary location. The applicant intends to move the fleet vehicles to Woods Cross the end of June at which time the overflow parking at this location will cease.

A proposed parking plan for the vehicles has been submitted by the applicant indicating the areas where the overflow parking will occur. The plan shows there will be adequate space to allow for vehicular traffic around the neighboring Chevron station as well as passage between Highway 89 and 500 West. The applicant has received approval from the current property owner, the Olson's, as required for this Conditional Use Permit.

Based upon the above findings, staff recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall maintain a current Bountiful City Business License.
2. The Conditional Use Permit is for this location only and is non-transferable.
3. The applicant shall only park vehicles in the designated zones of the parking lot in accordance with the proposed parking plan so as not to impede vehicular travel between Highway 89 and 500 West and neighboring businesses.

Mr. Hale explained that Performance Ford Lincoln Bountiful originally indicated they would only be using the designated parking area until the end of June, 2019, but they have extended that date until the end of December, 2019. Mr. Hale also reported that the dealership has kept the parking area clean and orderly. Mr. Poole noted that the property owner ultimately can decide how long the dealership can utilize the overflow parking.

PUBLIC HEARING: Mr. Drake opened and closed the Public Hearing at 5:46 p.m. with no comments from the public.

Mr. Clawson made a motion for approval of a Conditional Use Permit to allow for General Retail with Outside Storage at 2301 South Main Street, Performance Ford Lincoln Bountiful, applicant. Mr. Badham seconded the motion. Mr. Drake reiterated that the use is non-transferable and only applies to the specified organization. He also expressed thanks to Mr. Hale for his company's cooperation and their contribution to the community.

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A Mr. Drake
A Mr. Clawson
A Mr. Badham

Motion passed 3-0.

6. Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 515 North 900 East, Janet Brown, applicant.

Mr. Badham made a motion for approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 515 North 900 East, Janet Brown, applicant. Mr. Clawson seconded the motion.

A Mr. Drake
A Mr. Clawson
A Mr. Badham

Motion passed 3-0.

7. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 62 West 800 North, Franklin Alexander Romero, 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 62 West 800 North, Franklin Alexander Romero, applicant. Mr. Badham seconded the motion.

A Mr. Drake
A Mr. Clawson
A Mr. Badham

Motion passed 3-0.

8. Miscellaneous business and scheduling.

Mr. Drake announced that Francisco Astorga will start working as the city's new Planning Director on June 24. The next Administrative Committee meeting is scheduled for June 17, 2019. Mr. Drake ascertained there were no further items of business. The meeting was adjourned at 5:50 p.m.

Clint Drake, Interim Planning Director



RANDY C. LEWIS
MAYOR

CITY COUNCIL
Kate Bradshaw
Kendalyn Harris
Richard Higginson
John Marc Knight
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

Memo

Date: June 12, 2019
To: Administrative Committee
From: Curtis Poole, Assistant City Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, June 17, 2019

Overview

- 3. PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 620 Pheasant Way, Michael Carey, applicant.

Background

The applicant is requesting approval of an Accessory Dwelling Unit (ADU) to be constructed with a new addition to the existing garage on the property. The ADU living space will be above both the existing portion and new addition to the garage. The ADU will have two bedrooms, a living space and full kitchen. The garage sits behind the existing home.

Findings

According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and applicants shall meet all standards of the Code. The existing home is located in the R-3 Single-Family Residential zone and is a single-family dwelling and will be maintained as such by the applicant. The lot is double the minimum lot size in the R-3 zone with 0.51 acres (approximately 22,215 square feet). There will be only one ADU and there will only be one utility connection located at this property. The primary home is 4,700 square feet and the square footage of the ADU is 1,410 which is less than the 40% standard in the Code.

The proposed addition to the garage and ADU meets all of the setback requirements in code. The ADU will be accessed by a stairwell behind the garage and home which will not be visible from the street. The property will meet the minimum parking standard in code, will continue to have the appearance of a single-family home and as such should have minimal impact on the neighboring properties. The existing home currently has two full kitchens and with the addition of the kitchen in the ADU the total kitchens will exceed what is allowed in the Code. The applicant has agreed to modify (removing the oven and electrical connections) the basement kitchen in the home to meet code.

Staff Recommendation

Based upon the above findings, staff has determined the applicant would comply with all requirements for the Conditional Use Permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The principal owner(s) of the property must occupy the primary residence or the ADU.
2. The property is to be used only as a single-family use and shall be subject to a deed restriction.
3. The basement kitchen in the existing home shall be modified by removing the oven and electrical connections to meet standards in the Code.
4. There shall be no separate utility service connections.
5. The ADU shall meet all the criteria in 14-14-124 of the City Land Use Ordinance.
6. The Conditional Use Permit is solely for this property and is non-transferable.

Bountiful Land Use Ordinance

14-14-124

ACCESSORY DWELLING UNIT

- A. *Purpose: The city recognizes that accessory dwelling units (ADUs) in single-family residential zones can be an important tool in the overall housing plan for the city. The purposes of the ADU standards of this code are to:*
1. *Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;*
 2. *Provide for affordable housing opportunities;*
 3. *Make housing units available to moderate income people who might otherwise have difficulty finding homes within the city;*
 4. *Provide opportunities for additional income to offset rising housing costs;*
 5. *Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle; and*
 6. *Preserve the character of single-family neighborhoods by providing standards governing development of ADUs.*
- B. *An accessory dwelling unit shall only be approved as a conditional use.*
- C. *An accessory dwelling unit shall not be approved, and shall be deemed unlawful, unless it meets all of the following criteria:*
1. *An accessory dwelling unit shall be conditionally permitted only within a single-family residential zone, and shall not be permitted in any other zone.*
 2. *It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.*
 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.*
 4. *A maximum of one (1) accessory dwelling unit shall be permitted as a conditional use on any lot or parcel in a single-family zone.*
 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.*
 6. *A deed restriction limiting the use of a property to a single-family use, prepared and signed by the Bountiful City Planning Director and 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.

7. The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, but not both, as their permanent residence and at no time receive rent for the owner occupied unit. Application for an ADU shall include proof of owner occupancy as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.
8. Separate utility meters shall not be permitted for the accessory dwelling unit.
9. Any property and any structure that contains an approved accessory dwelling unit shall be designed and maintained in such a manner that the property maintains the appearance of a single-family residential use. A separate entrance to the ADU shall not be allowed on the front or corner lot side yard. Any separate entrance shall be located to the side or rear of the principal residence.
10. It is unlawful to construct an accessory dwelling unit, or to modify a structure to include an accessory dwelling unit, without a building permit and a conditional use permit.
11. 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 no case shall fewer than four (4) total off street parking spaces be provided with at least 2 of the spaces provided in a garage. Any additional occupant vehicles shall be parked off-street in City Code compliant parking areas.

E. A detached accessory dwelling unit shall meet all of the above criteria, plus the following:

1. Shall require a conditional use permit, reviewed and approved by the Bountiful City Administrative Committee.
2. Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.
3. 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.
4. Shall meet all of the setbacks required of a detached accessory structure requiring a conditional use permit.

Aerial Map



PROJECT NAME AND DESCRIPTION:

Carey Addition

Mother-in-law living space over the garage

HOW DOES YOUR PROPOSED PROJECT FIT IN WITH SURROUNDING PROPERTIES AND USES?

It will give a 3rd car garage similar to other homes in the area, and it will supply the additional living space necessary for our family

IN WHAT WAY DOES THE PROJECT NOT FIT IN WITH SURROUNDING PROPERTIES AND USES?

Most of the homes in the immediate neighborhood probably don't have a 4th car garage.

WHAT WILL YOU DO TO MITIGATE THE POTENTIAL CONFLICTS WITH SURROUNDING PROPERTIES AND USES:

Separate living space will only be occupied by family.

Project: Addition for Mike & Julie Carey

620 East Pheasant Way
Bountiful, Utah
Contact: Jeremy Roberts
801 721-2012

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

- 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), TO INCLUDE APPENDIX J, ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2012 EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION
- 2015 EDITION OF THE INTERNATIONAL PLUMBING CODE (IPC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2015 EDITION OF THE INTERNATIONAL MECHANICAL CODE (IMC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2015 EDITION OF THE INTERNATIONAL FUEL GAS CODE (IFGC), ISSUED BY THE INTERNATIONAL CODE COUNCIL
- 2015 EDITION OF THE INTERNATIONAL FIRE CODE

SHEET INDEX:

- G001 - TITLE PAGE
- S101 - SITE PLAN
- A101 - MAIN FLOOR PLAN
- A102 - UPPER FLOOR PLAN
- A103 - FOUNDATION DIMENSIONS
- A104 - EXISTING MAIN FLOOR
- A201 - EXTERIOR ELEVATIONS
- A202 - EXTERIOR ELEVATIONS
- A301 - CROSS SECTION
- E101 - MAIN FLOOR ELECTRICAL PLAN
- E102 - UPPER FLOOR ELECTRICAL PLAN

SQUARE FOOTAGE INDEX:

- GARAGE ADDITION: 648 SQ FT
- UPPER LEVEL ADDITION: 1410 SQ FT
- DECK: 120 SQ FT

GENERAL NOTES

1. THE GENERAL CONTRACTOR, ALL SUPPLIERS AND SUBCONTRACTORS WILL FOLLOW THE DIRECTION OF THE OWNER TO MAINTAIN UNDISTURBED AREAS OF THE SITE THAT ARE OUTSIDE THE PROJECT LIMIT LINE.
2. THE PURPOSE OF THE CONTRACT DOCUMENTS IS TO DESCRIBE THE DESIGN INTENT OF THE PROPOSED IMPROVEMENTS. IN ORDER TO FULLY UNDERSTAND THE SCOPE OF THE WORK INVOLVED THE GENERAL AND SUB CONTRACTORS ARE RESPONSIBLE FOR VISITING THE SITE AND STUDYING THE CONTRACT DOCUMENTS PRIOR TO BIDDING OR COMMENCING WORK. THE GENERAL AND SUB CONTRACTORS WILL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS RELATED TO THE CONSTRUCTION DESCRIBED, WHETHER FULLY SPECIFIED OR NOT SUCH AS FASTENERS, CONNECTORS, GALVANIZING, HARDWARE, FINISHES AND OTHER SUCH WORK THAT WOULD CONSTITUTE A COMPLETE APPLICATION.
3. THE CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND WORK PERFORMED BY OTHER TRADES, DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR OR SUB CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE DESIGNER PRIOR TO CONTINUING CONSTRUCTION OF THE AREA IN QUESTION.
4. DIMENSIONS ARE TO THE CENTERLINE OF STEEL, THE NOMINAL FACE OF CONCRETE OR MASONRY AND THE FACE OF STUDS UNLESS OTHERWISE NOTED.
5. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS UNLESS OTHERWISE NOTED OR SHOWN OTHERWISE. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. IF GENERAL NOTES AND SPECIFICATIONS APPEAR TO BE IN CONFLICT CONTRACT DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE, ANY LOCAL AMENDMENTS TO IT, AND ALL OTHER APPLICABLE CODES, REGULATIONS AND STANDARDS.
7. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE, UNLESS NOTED OTHERWISE.
8. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED FOR INSTALLATION OF ALL MATERIALS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL DESIGN AND ENGINEERING OF THE FOLLOWING SUB TRADES: ELECTRICAL, PLUMBING, HVAC, PREPARE AND SUBMIT ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS NECESSARY TO OBTAIN RELATED PERMITS.
11. DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.
12. ALL WORKMANSHIP ON THE PROJECT SHALL CONFORM TO THE BEST QUALITY OF THE TRADE.
13. PATCH AND REPAIR ALL FINISHED SURFACES DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE OWNER.
14. "TYP" OR "TYPICAL" AS USED IN THESE DOCUMENTS, MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. HEALS ARE USUALLY EXCEPTED UNLESS OTHERWISE NOTED.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PLACE PROTECTIVE AND DUST BARRIERS AND TO KEEP EXISTING FINISHED AREAS CLEAN AND UNOBSERVED AT ALL TIMES.
16. BEFORE STARTING A PROPOSAL, ALL BIDDERS SHALL CAREFULLY EXAMINE THE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS, SHALL VISIT THE SITE OF THE WORK, SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS AND SHALL INCLUDE IN THE PROPOSAL THE COST OF ALL ITEMS INCLUDED IN THE CONTRACT AND APPEARANCES REQUIRED TO CONSTITUTE A COMPLETE INSTALLATION.
17. FURNISH EVERYTHING NECESSARY AND INCIDENTAL FOR PROPER AND SATISFACTORY COMPLETION OF ALL WORK SPECIFIED, INDICATED OR SHOWN IN THE CONTRACT DOCUMENTS.
18. ALL EXPOSED SURFACES THAT HAVE BEEN AFFECTED BY THE CONSTRUCTION PROCESS SHALL BE CLEANED, VACUUMED OR BUSHED IN ORDER TO LEAVE THE PREMISES READY FOR OCCUPANCY WITH NO FURTHER CLEANING NECESSARY BY THE OWNER.
19. COORDINATE WITH THE OWNER TO SCHEDULE UTILITY DOWNTIMES, PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO ARRANGING FOR DOWNTIMES.
20. CONTRACTOR PARKING, DELIVERIES, AND STORAGE, THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR APPROVED LOCATIONS. PARKING AND STORAGE ARE NOT TO DAMAGE EXISTING LANDSCAPE OR TERRAIN.
21. AT THE COMPLETION OF EACH WORK DAY CLEAN THE SITE OF ALL DEBRIS AND WASTE. INSTALL NECESSARY SAFETY BARRIERS, AND STORE TOOLS OUT OF THE WAY.
22. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND SECURITY OF THE PROJECT. SUBCONTRACTORS ARE RESPONSIBLE FOR PROTECTING SECURITY AND WEATHER PROTECTION OF THE PROJECT. IT RELATES TO THE PERFORMANCE OF THEIR WORK. THE GENERAL CONTRACTOR WILL BE FULLY RESPONSIBLE FOR COMPLETE PROTECTION FROM INCLIMENET WEATHER.
23. THE GENERAL CONTRACTOR ASSUMES FULL LIABILITY FOR ANY PROBLEMS THAT MAY ARISE DUE TO POTENTIAL ERRORS, OMISSIONS, AND/OR CONFLICTS ON THESE PLANS. IF ANY SUCH ERRORS ARE FOUND CONTACT THE DESIGNER FOR CLARIFICATION AS NEEDED.
24. THE GENERAL AND SUB CONTRACTORS MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN, THE DESIGNERS WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS AND/OR SUBSTITUTIONS, IF NOT THE CONTRACTOR WILL BE RESPONSIBLE TO BEAR ALL LIABILITY AND COSTS ASSOCIATED WITH SUCH CHANGES.

Homeowner:
Mike & Julie Carey
801 888-1176
801 682-7753

General Contractor:
RPM Construction
Jeremy Roberts
801 721-2012

CAREY RESIDENCE
ADDITION PLAN
620 East Pheasant Way
Bountiful, Utah

SHEET NO.
G101
DESCRIPTION
TITLE PAGE

Scale: 1/4" = 1 Foot

Creative
Line
L.L.C.
Creative Line
Construction
CreativeLinePlans.com
905Nible Hill
801 688-7041

Carey Residence
 620 East Pheasant Way
 Bountiful, Utah
 Area: 9,459 Sq Ft
 .30 Acres
 Scale: 1" = 10'

ZONE R-3
 FRONT SETBACK: 25'
 SIDE SETBACK: 8' EACH
 REAR SETBACK: 20'



Note: All storm water runoff will be kept on site during construction and final landscaping is shown.

Note: Surface drainage shall be directed to a storm sewer system. The site shall be graded to allow for the installation of a storm sewer system. The storm sewer system shall be installed to the street. The storm sewer system shall be installed to the street. The storm sewer system shall be installed to the street.

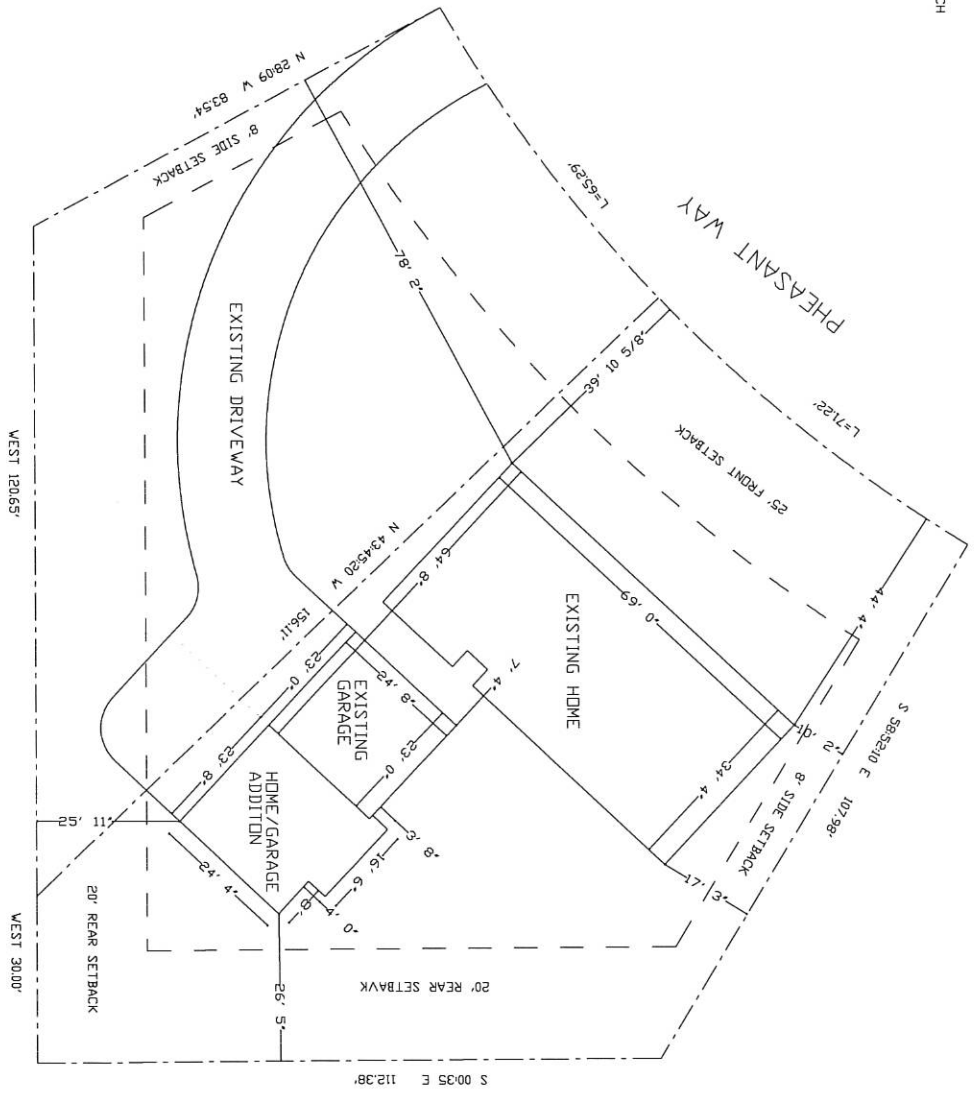
Note: The grade adjacent to all foundation walls shall fall within 24 inches of the existing ground surface. The foundation walls shall be constructed of concrete. The foundation walls shall be constructed of concrete. The foundation walls shall be constructed of concrete.

Note: Street, curb, and gutter all be inspected and cleared of all road debris and snow.

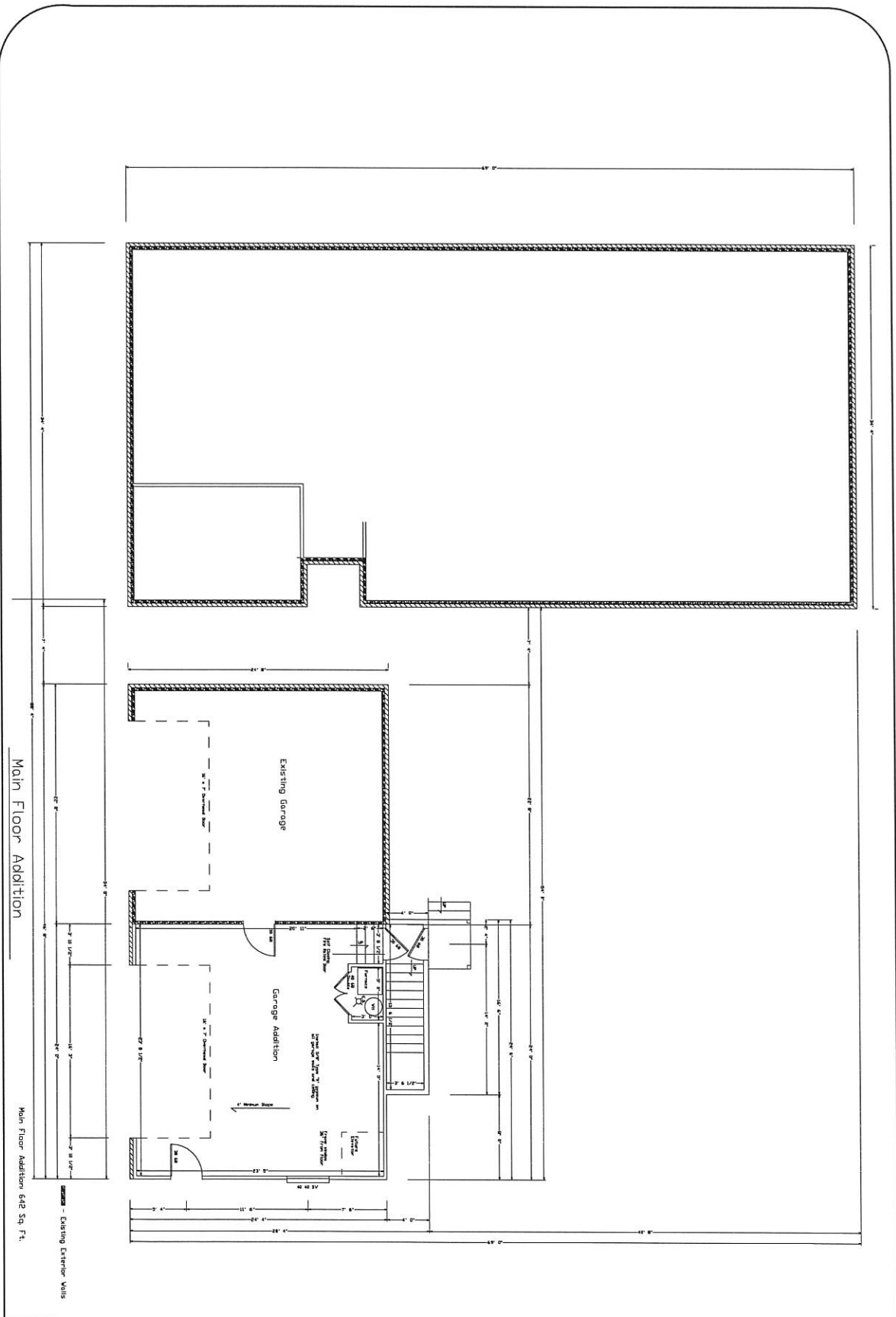
Note: Great signs for equivalent signs to be placed and maintained in accordance with the applicable regulations. The signs shall be placed and maintained in accordance with the applicable regulations. The signs shall be placed and maintained in accordance with the applicable regulations.

Note: Storm water flow onto adjacent lots from grading shall be prevented with adjacent lots.

Note: A lead concrete without urea must be provided at the site for all concrete, joint, slabs, or masonry work, without on the ground is prohibited.



<p>General Contractor: RPM Construction Jeremy Roberts 801 721-2012</p>	<p>Homeowner: Mike & Julie Carey 801 888-1176 801 682-7753</p>
<p>CAREY RESIDENCE ADDITION PLAN 620 East Pheasant Way Bountiful, Utah</p>	
<p>SHEET NO A101</p>	
<p>DESCRIPTION SITE PLAN</p>	
<p>Scale: 1/4" = 1 Foot</p>	
<p>Creative Line LLC Creative Line LLC 801 682-7741</p>	



Creative
 Line
 L.L.C.
 Custom Home
 Creative/Parsons
 9850 Hill
 801 528-7041

Scale: 1/4" = 1 Foot
 SHEET NO.
 A101
 DESCRIPTION
 MAIN FLOOR ADDITION

**CAREY RESIDENCE
 ADDITION PLAN**
 620 East Pheasant Way
 Bountiful, Utah

General Contractor:
 RPM Construction
 Jeremy Roberts
 801 721-2012

Homeowner:
 Mike & Julie Carey
 801 888-1176
 801 682-7753

MASDARY

1. All plumbing shall be installed in accordance with current building code requirements, including the National Plumbing Code.
2. Provide all required permits and components required to complete installation of new equipment, including water heaters, water closets, etc.
3. Provide automatic shutoff on all water faucets.
4. Water heaters installed in a garage shall be protected by a carbon monoxide detector and shall be located at least 30" above the floor level. All water heaters shall be vented to the exterior of the building.
5. Provide expansion tank on every hot water heater.
6. Provide backflow preventer on all water supply lines.
7. Provide shut-off valves for all water supply lines.
8. Provide shut-off valves for all water supply lines.
9. Provide shut-off valves for all water supply lines.
10. Provide shut-off valves for all water supply lines.
11. Provide shut-off valves for all water supply lines.
12. Provide shut-off valves for all water supply lines.

PLUMBING

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ELECTRICAL

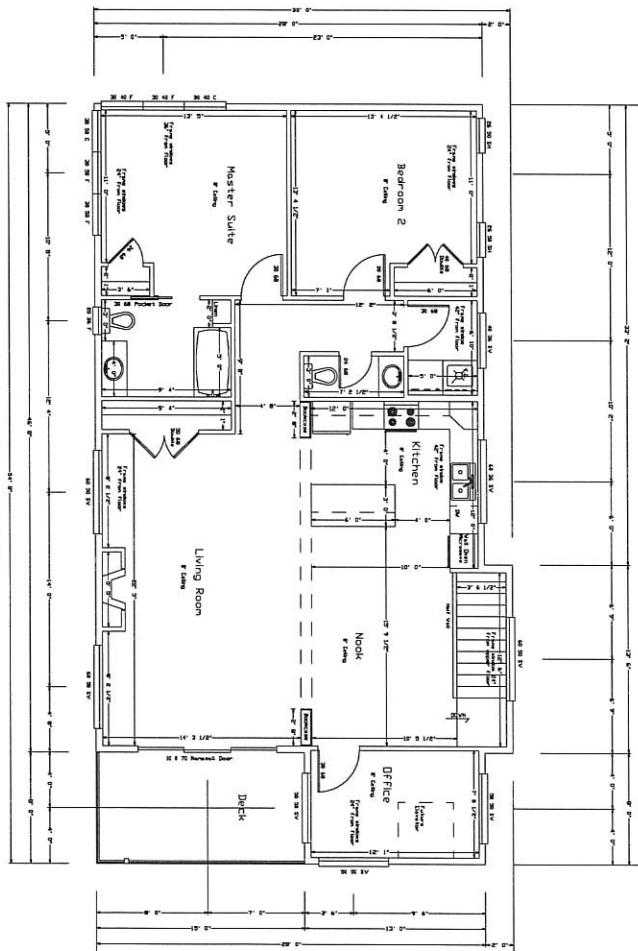
1. All electrical shall be installed in accordance with current building code requirements, including the National Electrical Code.
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3. Provide automatic shutoff on all water faucets.
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12. Provide shut-off valves for all water supply lines.

FLASHING

1. All flashing shall be installed in accordance with current building code requirements, including the National Electrical Code.
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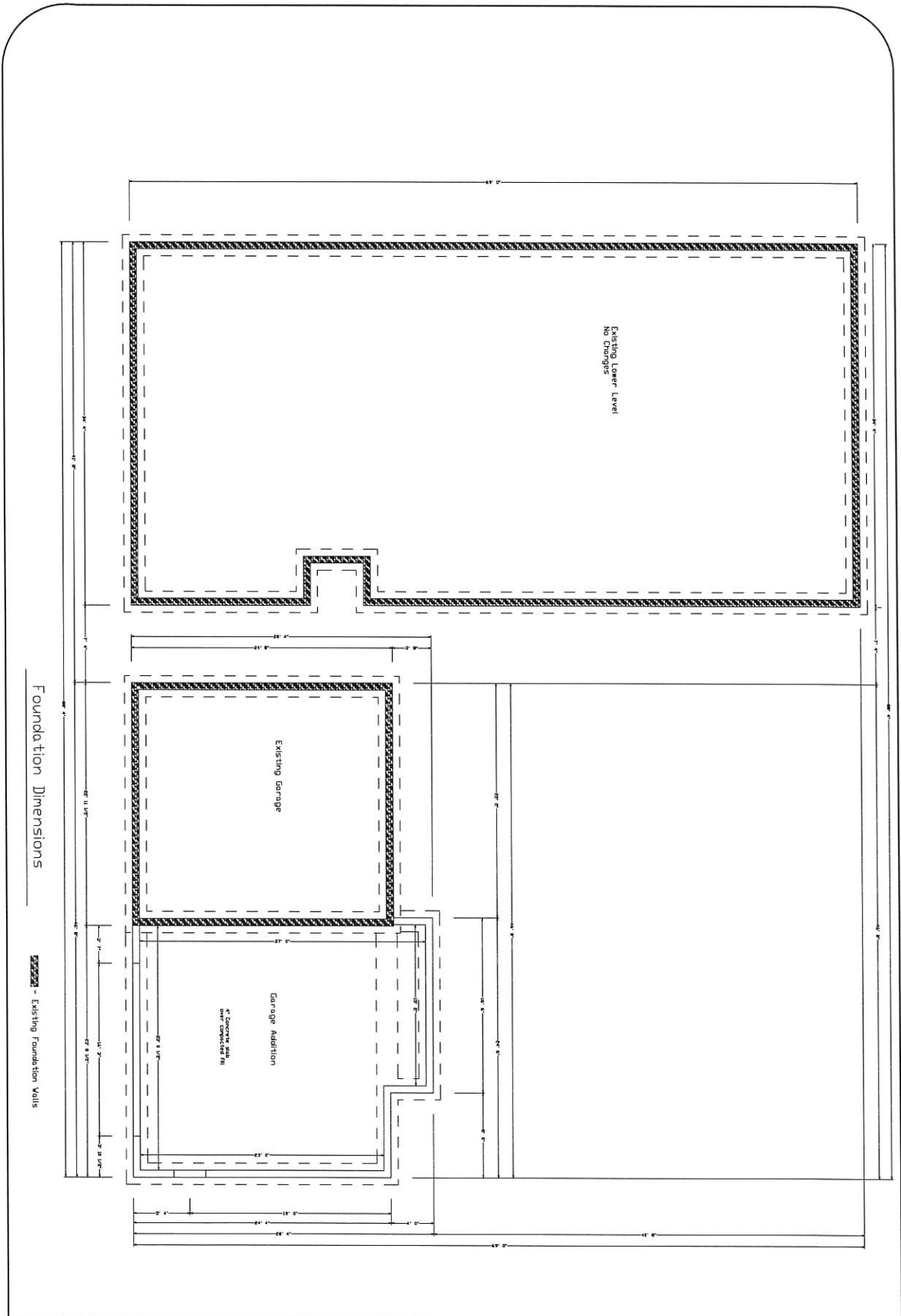
ENERGY EFFICIENCY

1. All energy efficiency shall be installed in accordance with current building code requirements, including the National Electrical Code.
2. Provide all required permits and components required to complete installation of new equipment, including water heaters, water closets, etc.
3. Provide automatic shutoff on all water faucets.
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Upper Floor Addition Upper Floor Addition 1410 St. Ft.

<p>Creative A Line L.L.C. Creative Home Construction 6065 Hill Hill 801 528-7041</p>	<p>SHEET NO. 1410E</p> <p>DESCRIPTION: UPPER FLOOR ADDITION</p> <p>Scale: 1/4" = 1 Foot</p>	<p>CAREY RESIDENCE ADDITION PLAN 620 East Pheasant Way Bountiful, Utah</p>	<p>General Contractor: RPM Construction Jeremy Roberts 801 721-2012</p>	<p>Homeowner: Mike & Julie Carey 801 888-1176 801 682-7753</p>
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Creative
Line
L.L.C.
Submittal
CreativeLinePlans.com
985Nile Hill
801 628-7041

Scale 1/4" = 1 Foot

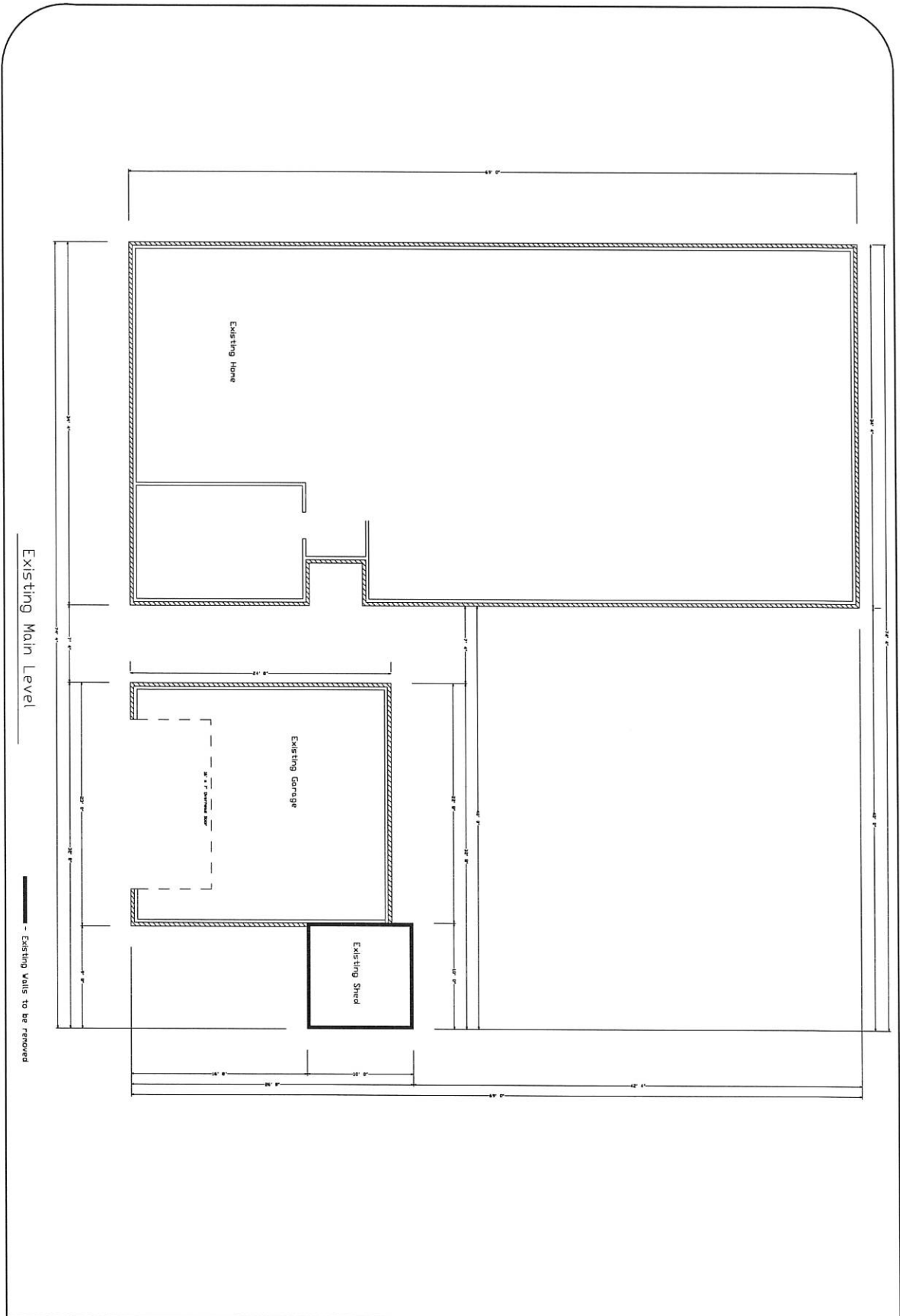
DESCRIPTION
FOUNDATION DIMENSIONS

SHEET NO.
A103

CAREY RESIDENCE
ADDITION PLAN
620 East Pheasant Way
Bountiful, Utah

General Contractor:
RPM Construction
Jeremy Roberts
801 721-2012

Homeowner:
Mike & Julie Carey
801 888-1176
801 682-7753



Creative
Line
L.L.C.
Creative
Construction
801 688-7041

SHEET NO.
A104
DESCRIPTION:
EXISTING MAIN FLOOR
Scale: 1/4" = 1 Foot

CAREY RESIDENCE
ADDITION PLAN
620 East Pheasant Way
Bountiful, Utah

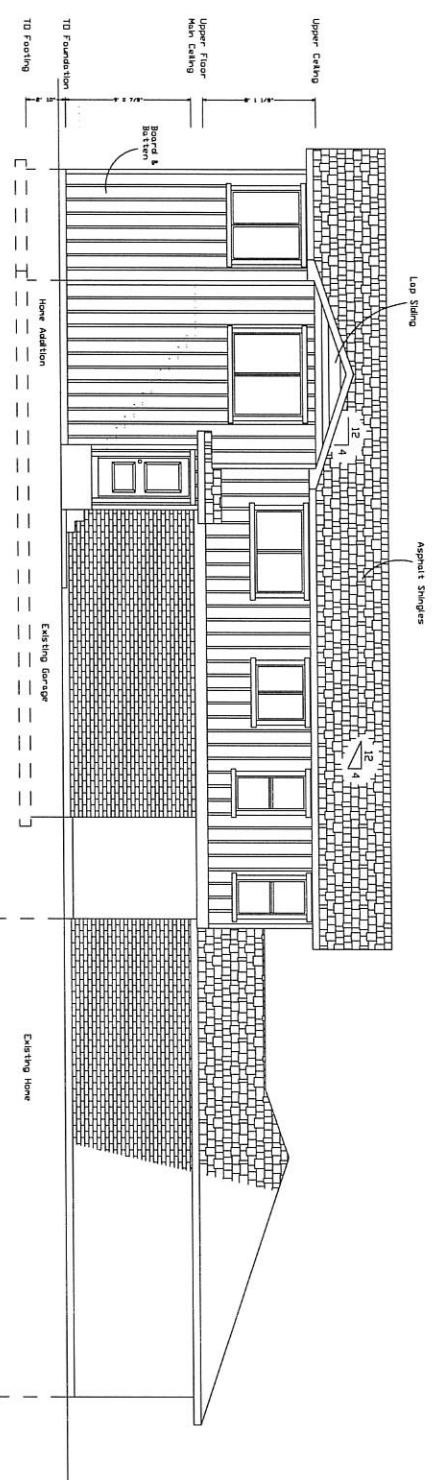
General Contractor:
RPM Construction
Jeremy Roberts
801 721-2012

Homeowner:
Mike & Julie Carey
801 888-1176
801 682-7753

PLAN NOTES

FIRE

1. Garage - 3/4" GFRC gypsum board on metal pipe ceiling, or 2" wood - min 8' x 12'.
2. Garage and structure exterior cover shall be gypsum board - min 5/8" - min 1/2" - min 1/4" - min 1/8" - min 1/16" - min 1/32" - min 1/64" - min 1/128" - min 1/256" - min 1/512" - min 1/1024" - min 1/2048" - min 1/4096" - min 1/8192" - min 1/16384" - min 1/32768" - min 1/65536" - min 1/131072" - min 1/262144" - min 1/524288" - min 1/1048576" - min 1/2097152" - min 1/4194304" - min 1/8388608" - min 1/16777216" - min 1/33554432" - min 1/67108864" - min 1/134217728" - min 1/268435456" - min 1/536870912" - min 1/1073741824" - min 1/2147483648" - min 1/4294967296" - min 1/8589934592" - min 1/17179869184" - min 1/34359738368" - min 1/68719476736" - min 1/137438953472" - min 1/274877906944" - min 1/549755813888" - min 1/1099511627776" - min 1/2199023255552" - min 1/4398046511104" - min 1/8796093022208" - min 1/17592186044416" - min 1/35184372088832" - min 1/70368744177664" - min 1/140737488355328" - min 1/281474976710656" - min 1/562949953421312" - min 1/1125899906842624" - min 1/2251799813685248" - 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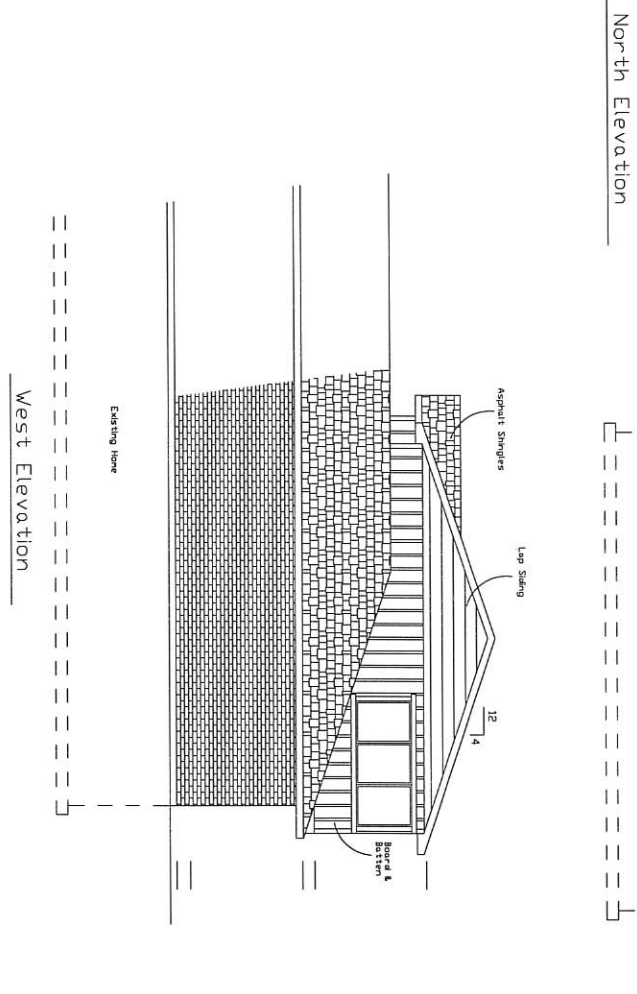


ATTIC VENTILATION / ACCESS

1. The attic access door shall be installed in the existing brick chimney structure. The door shall be constructed with corrosion-resistant steel mesh with the least dimension of 1/2".
2. The attic access door shall be installed in the existing brick chimney structure. The door shall be constructed with corrosion-resistant steel mesh with the least dimension of 1/2".
3. The attic access door shall be installed in the existing brick chimney structure. The door shall be constructed with corrosion-resistant steel mesh with the least dimension of 1/2".

WINDOWS

1. All window openings shall be installed in accordance with the manufacturer's instructions. The manufacturer's instructions shall be provided with each window unit.
2. All window openings shall be installed in accordance with the manufacturer's instructions. The manufacturer's instructions shall be provided with each window unit.
3. All window openings shall be installed in accordance with the manufacturer's instructions. The manufacturer's instructions shall be provided with each window unit.



<p>CREATIVE LINE L.L.C. Creative Line Solutions 6050 S. 1000 E. Suite 100 West Valley City, UT 84119 801-588-7041</p>	<p>CAREY RESIDENCE ADDITION PLAN 620 East Pheasant Way Bountiful, Utah</p>	<p>General Contractor: RPM Construction Jeremy Roberts 801-721-2012</p>	<p>Homeowner: Mike & Julie Carey 801-888-1176 801-682-7753</p>
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FOOTINGS, FOUNDATION & CONCRETE

1. All existing and existing foundation shall be located in accordance with current mechanical code requirements.
2. All existing and existing foundation shall be located in accordance with current mechanical code requirements.
3. Footings: Foundation: 12" wide, 12" deep, 12" high concrete with 4# rebar.
4. Foundation: 12" wide, 12" deep, 12" high concrete with 4# rebar.
5. Foundation: 12" wide, 12" deep, 12" high concrete with 4# rebar.
6. Foundation: 12" wide, 12" deep, 12" high concrete with 4# rebar.
7. Foundation: 12" wide, 12" deep, 12" high concrete with 4# rebar.
8. Foundation: 12" wide, 12" deep, 12" high concrete with 4# rebar.
9. Foundation: 12" wide, 12" deep, 12" high concrete with 4# rebar.
10. Foundation: 12" wide, 12" deep, 12" high concrete with 4# rebar.

MECHANICAL

1. All existing and existing mechanical shall be located in accordance with current mechanical code requirements.
2. All existing and existing mechanical shall be located in accordance with current mechanical code requirements.
3. All existing and existing mechanical shall be located in accordance with current mechanical code requirements.
4. All existing and existing mechanical shall be located in accordance with current mechanical code requirements.
5. All existing and existing mechanical shall be located in accordance with current mechanical code requirements.
6. All existing and existing mechanical shall be located in accordance with current mechanical code requirements.
7. All existing and existing mechanical shall be located in accordance with current mechanical code requirements.
8. All existing and existing mechanical shall be located in accordance with current mechanical code requirements.
9. All existing and existing mechanical shall be located in accordance with current mechanical code requirements.
10. All existing and existing mechanical shall be located in accordance with current mechanical code requirements.

FRAMING & SHEATHING

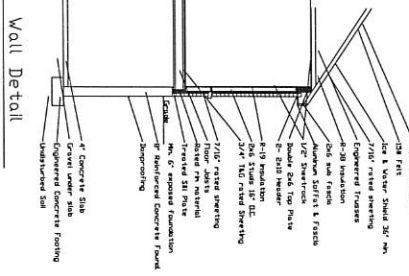
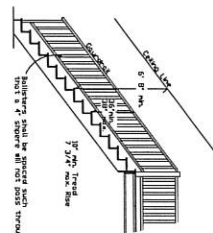
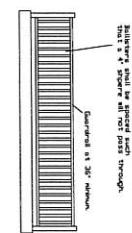
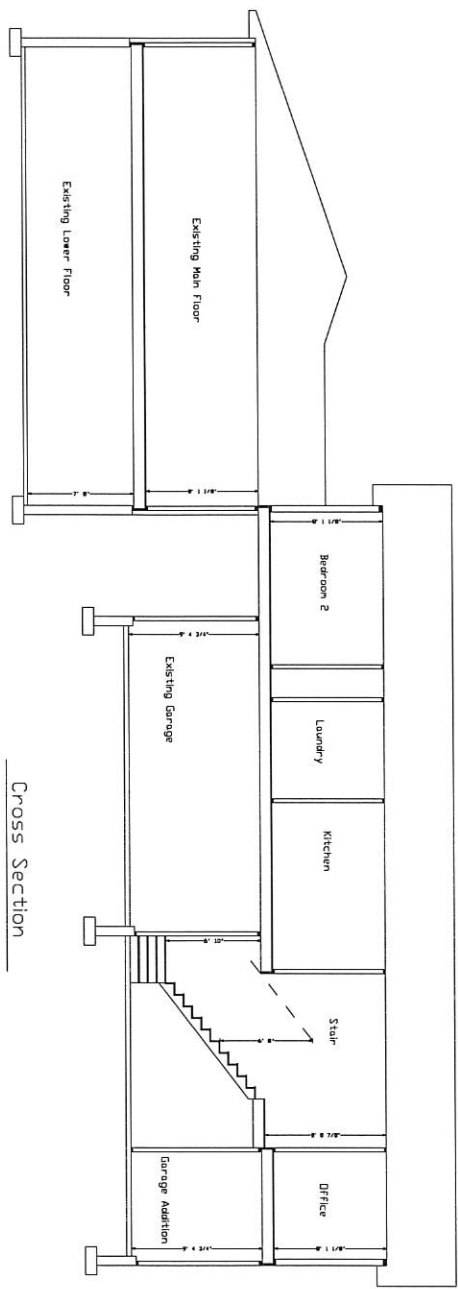
1. Stair - 2x12 joist.
2. Floor framing - 2x12 joist.
3. Wall framing - 2x12 joist.
4. Floor joist - 2x12 joist.
5. Wall sheathing - 1/2" CDX sheathing.
6. Floor sheathing - 1/2" CDX sheathing.
7. Wall sheathing - 1/2" CDX sheathing.
8. Floor sheathing - 1/2" CDX sheathing.
9. Wall sheathing - 1/2" CDX sheathing.
10. Floor sheathing - 1/2" CDX sheathing.

STAIR & HANDRAIL

1. Stair - 2x12 joist.
2. Handrail - 2x4 post.
3. Stair - 2x12 joist.
4. Handrail - 2x4 post.
5. Stair - 2x12 joist.
6. Handrail - 2x4 post.
7. Stair - 2x12 joist.
8. Handrail - 2x4 post.
9. Stair - 2x12 joist.
10. Handrail - 2x4 post.

BATHROOM

1. Shower - 2x4 post.
2. Shower - 2x4 post.
3. Shower - 2x4 post.
4. Shower - 2x4 post.
5. Shower - 2x4 post.
6. Shower - 2x4 post.
7. Shower - 2x4 post.
8. Shower - 2x4 post.
9. Shower - 2x4 post.
10. Shower - 2x4 post.



<p>Homeowner: Mike & Julie Carey 801 888-1176 801 682-7753</p>	<p>General Contractor: RPM Construction Jeremy Roberts 801 721-2012</p>	<p>SHEET NO: A301</p> <p>DESCRIPTION: CROSS SECTION</p> <p>Scale: 1/4" = 1 Foot</p> <p>Creative Line L.L.C. CreativePlan.com 801 688-7041</p>	<p>CAREY RESIDENCE ADDITION PLAN 620 East Pheasant Way Bountiful, Utah</p>
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MAYOR
RANDY C. LEWIS

CITY COUNCIL
Kate Bradshaw
Kendalyn Harris
Richard Higginson
John Marc Knight
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

Bountiful City, Utah Conditional Use Permit

A public hearing was held on June 3, 2019, at Bountiful City Hall to consider the request of Performance Ford Lincoln Bountiful for a Conditional Use Permit allowing a General Retail Business With Outside Storage at the following location:

2301 South Main Street, Bountiful, Davis County, Utah

BEG ON W R/W LINE OF 200 WEST STR, N 0°05' W 626.22 FT FR SE COR LOT 26, SEC 36-T2N-R1W, SLM; TH N 0°05' W 827.68 FT ALG SD W R/W LINE S 31°23'39" W ALG A LINE PARALLEL TO & 50 FT DISTANT FR CENTER LINE OF US HWY 91 FOR A DIST OF 45.58 FT; TH SW'LY ALG A 1457.39 FT RAD CURVE TO RIGHT 113.27 FT TO PT OF CURVATURE SD CURVE; TH S 31°35' W 22.31 FT TO EXIST STATE ROAD R/W MARKER; TH S 35°52' W 50.66 FT; TH S 31°23'39" W 702.28 FT; TH S 86°25' E 20.78 FT; TH N 55°50'17" E 29.20 FT; TH N 65°13'10" E 116.77 FT; TH S 58°17'58" E 155.37 FT; TH S 86°25' E 211.18 FT TO POB. CONT. 4.244 ACRES.

Parcel 06-093-0088

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 general retail business with outside storage meets the letter and the intent of the specific requirements in §14-2 et seq. (Conditional Use Permit provisions) of the Bountiful City Land Use Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for Performance Ford Lincoln Bountiful to operate a general retail business with outside storage located at 2301 South Main Street, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall maintain a current Bountiful City Business License.
2. The Conditional Use Permit is for this location only and is non-transferable.
3. The applicant shall only park vehicles in the designated zones of the parking lot in accordance with the proposed parking plan so as not to impede vehicular travel between Highway 89 and 500 West and neighboring businesses.

The Conditional Use Permit was approved on June 3, 2019, and this written form was approved this 17th day of June, 2019.

Clinton Drake
Acting Planning Director

ATTEST: Julie Holmgren
Recording Secretary