

BOUNTIFUL CITY
ADMINISTRATIVE COMMITTEE AGENDA
Tuesday, July 13, 2020
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold a meeting in the Conference Room at **South Davis Metro Fire Station, 255 South 100 West, 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 June 2, 2020.
3. **PUBLIC HEARING** – Consider approval of a Conditional Use Permit for a Home Occupation Lawn care Business at 416 West 850 South, Landeon Olsen, applicant.
4. **PUBLIC HEARING** – Consider approval of a Conditional Use Permit for a Home Occupation Electrical Contractor at 298 South 800 East, Maurits Noot, applicant.
5. Consider approval of a Lot Line Adjustment at 346 East 100 South and 153 South 300 East, Hank Nelson and Guy & Kelsey Gibbons, applicants.
6. Consider approval of a Lot Line Adjustment at 1738 Stone Ridge Circle and 1723 Stone Ridge Circle, Scott Keller and Kathy Anderson, applicants.
7. Consider approval of a Lot Line Adjustment at 1017 N 1200 E and 1051 N 1200 E, Darren Wesemann and Justin and Jessica Whittaker, applicants.
8. Consider approval of Conditional Use Permit **in written form** to allow for a Home Occupation Lawncare Business at 124 East 750 North, Nathan Baxter, applicant.
9. Consider approval of Conditional Use Permit **in written form**, to allow for an Accessory Dwelling Unit at 21 West 800 North, Rachel Dabb and Patrick Hawkins, applicants.
10. Miscellaneous business and scheduling.

1 **Bountiful City**
2 **Administrative Committee Minutes**
3 **June 2, 2020**
4

5 **Present:** Chairman – Francisco Astorga; Committee Members – Brad Clawson and Scott
6 Schlegel; Assistant Planner – Kendal Black; Recording Secretary – Darlene Baetz
7

8 **1. Welcome and Introductions.**
9

10 Chairman Astorga opened the meeting at 5:01 p.m. and introduced all present.
11

12 **2. Consider approval of minutes for May 5, 2020.**
13

14 Mr. Clawson made a motion to approve the minutes for May 5, 2020. Mr. Schlegel seconded
15 the motion. Motion passed 3-0.
16

17 A Chairman Astorga

18 A Mr. Clawson

19 A Mr. Schlegel
20

21 **3. PUBLIC HEARING: Consider approval of Conditional Use Permit to allow for a Home**
22 **Occupation Lawncare Business at 124 East 750 North, Nathan Baxter, applicant**
23

24 Nathan Baxter, applicant, was present.
25

26 Kendal Black presented the staff report (the full staff report follows).
27

28 The applicant, Nathan Baxter, requests Conditional Use Permit approval to allow for a Lawn
29 Care and/or Landscaping Home Occupation at 124 East 750 North. The property is located
30 within the R-4 Single Family Residential Zone.
31

32 The applicant operates Baxter’s Mow and Snow, LLC, a landscaping and lawn care business.
33 The Applicant indicates he will be the only employee and there will be one (1) personal
34 vehicle and one (1) ten (10) foot trailer associated with the business, which will be parked on
35 the RV pad.
36

37 There will be five percent (10%) of the home will be used in connection with the business;
38 which is within the standards required by Code. There will be tools, equipment and materials
39 consistent with landscaping and lawn maintenance, stored at the Applicant’s home, in the
40 back end of the garage.
41

42 Staff recommends the Administrative Committee approve the Conditional Use Permit to
43 allow for a Lawn Care and/or Landscaping Home Occupation at 124 East 750 North, subject
44 to the following conditions:
45

- 46 1. The Applicant shall maintain an active Bountiful City Business License.
- 47 2. The Home Occupation will not create nuisances discernible beyond the premises (e.g.,
48 dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).

- 1 3. Any storage of material in connection with the business shall be in accordance with
- 2 standards of the Bountiful City Land Use Code.
- 3 4. The use will comply with all the applicable fire, building, plumbing electrical and life
- 4 safety and health codes in the State of Utah, Davis County and Bountiful City.
- 5 5. Any signage connected with the business shall meet the standards of the Sign Code and
- 6 receive approval through a separate permit.
- 7 6. The Conditional Use Permit is solely for this site and in non-transferable.
- 8

9 Chairman Astorga opened and closed the **PUBLIC HEARING** at 5:06 p.m. with no
10 comment from the public.

11
12 Mr. Schlegel made a motion to approve a Conditional Use Permit to allow for a Home
13 Occupation Contractor/Landscaping Business at 124 East 750 North, Nathan Baxter,
14 applicant, with the six (6) conditions outlined by staff. Mr. Clawson seconded the motion.
15 Motion passed 3-0.

16
17 A Chairman Astorga
18 A Mr. Clawson
19 A Mr. Schlegel
20

- 21 **4. PUBLIC HEARING:** Consider approval of Conditional Use Permit to allow for an
22 Accessory Dwelling Unit at 21 West 800 North, Rachel Dabb and Patrick Hawkins,
23 applicant.

24
25 Rachel Dabb and Patrick Hawkins, applicants, were not present.

26
27 Kendal Black presented the staff report (the full staff report follows).

28
29 The applicants, Rachel Dabb and Patrick Hawkins, request Conditional Use Permit approval
30 to allow for an Accessory Dwelling Unit (ADU) at 21 West 800 N. The property is located in
31 the R-4 Single-Family Residential Zone.

32
33 The applicants' property is located in the R-4 Single-Family Residential Zone. The
34 Applicants are requesting approval of an ADU which will be part of the existing residence.
35 Information submitted by the Applicants shows the proposed ADU will be in the currently,
36 unfinished basement and be constructed to consist of two (2) bedrooms, a bathroom, kitchen
37 and living space.

38
39 According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and the
40 Applicants shall meet all standards of the Code for approval. The property has an existing
41 Single-Family dwelling and will be maintained as such by the Applicants. The property is
42 approximately 0.21 acres (9,017 square feet). There will only be one (1) ADU and there will
43 only be one (1) utility connection located at this property. The Applicants have submitted
44 building plans which indicate the living space at this residence is approximately 2,024 square
45 feet and further indicate the proposed ADU will be approximately 808 square feet, which
46 will be thirty-nine point nine percent (39.9%) of the total residence and below the maximum
47 forty percent (40%) standard in the Code.
48

1 The property will meet the parking standard required for approval with the existing three (3)
2 car garage and driveway. The ADU will be accessed through an exterior, basement entrance
3 located under the patio cover at the rear of the residence. The property will have the
4 appearance of a Single-Family dwelling and should have minimal impact on the surrounding
5 neighborhood.

6
7 Staff recommends the Administrative Committee approve the Conditional Use Permit to
8 allow for an Accessory Dwelling Unit at 21 West 800 North subject to the following
9 conditions:

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

19
20 Chairman Astorga opened and closed the **PUBLIC HEARING** at 6:12 p.m. with no
21 comment from the public.

22
23 Mr. Schlegel was concerned about the measurement for this item is so close to the maximum
24 measurement. He asked staff if the ADU applications should address an exact sq footage.

25
26 Mr. Black clarified the shared space for the home and stated the measurement for the ADU
27 should be corrected to 808 sq ft.

28
29 Chairman Astorga discussed the current ADU code and the possible changes needed for an
30 amended ADU code.

31
32 Chairman Astorga made a motion to approve a Conditional Use Permit to allow for an
33 Accessory Dwelling Unit located at 21 West 800 North, Rachel Dabb and Patrick Hawkins,
34 applicants, with the six (6) conditions outlined by staff and the addition of Condition 7 and 8.

35
36 *Condition #7 "The Bountiful City Planning Department staff will work with the applicant
37 to verify the square footage of the entire home, structure and the allocation of the utility
38 room in neither one per the current definition of the floor area."*

39
40 *Condition #8 "The final written form shall include the specific findings in compliance
41 with the 60/40 rule and appropriate drawings from the applicant to be included in packet
42 for the Committee to review."*

43
44 Mr. Clawson seconded the motion. Motion passed 3.0.

45
46 A Chairman Astorga
47 A Mr. Clawson
48 A Mr. Schlegel

1
2 **5. Consider approval of Conditional Use Permit in *written form*, to allow for a Home**
3 **Occupation Contractor/Landscaping Business at 1697 North Pages Place, Tim Brandt,**
4 **applicant.**

5
6 Mr. Schlegel made a motion to approve a Conditional Use Permit, **in written form**, to allow
7 for an Accessory Dwelling Unit at 1697 North Pages Place, Tim Brandt, applicant, with the
8 five (5) conditions outlined by staff. Mr. Clawson seconded the motion. Motion passed 3-0.
9

10 A Chairman Astorga
11 A Mr. Clawson
12 A Mr. Schlegel
13

14 **6. Consider approval of Conditional Use Permit in *written form*, to allow for an Accessory**
15 **Dwelling Unit at 3706 Huntington Drive, Nicholas and Lindsey Woolley, applicants.**

16
17 Mr. Schlegel made a motion to approve a Conditional Use Permit, **in written form**, to allow
18 for an Accessory Dwelling Unit at 3706 Huntington Dr, Nicholas and Lindsay Woolley,
19 applicant, with the six (6) conditions outlined by staff. Mr. Clawson seconded the motion.
20 Motion passed 3-0.
21

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

26 **7. Consider approval of a Conditional Use Permit in *written form*, to allow for a**
27 **Commercial Food Preparation Business (production of produce) at 37 North Main**
28 **Street, Melissa Ure, applicant.**

29
30 Mr. Schlegel made a motion to approve a Conditional Use Permit, **in written form**, to allow
31 for an Accessory Dwelling Unit at 37 North Main St, Melissa Ure, applicant, with the three
32 (3) conditions outlined by staff. Mr. Clawson seconded the motion. Motion passed 3-0.
33

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

38 **8. Miscellaneous business and scheduling.**
39

40 Chairman Astorga noted the next meeting would be held, as needed, on Tuesday, July 13,
41 2020 at 5:00 p.m. at the South Davis Metro Fire Station. He ascertained there were no further
42 items of business. The meeting was adjourned at 5:55 p.m.
43
44
45

46 _____
47 Francisco Astorga
Administrative Committee Chairman

Administrative Committee Staff Report

Subject: PUBLIC HEARING: Conditional Use Permit to allow for a Lawn Care/Landscaping Home Occupation
Author: Kendal Black, City Planner
Address: 416 West 850 South
Date: July 13, 2020



Description of Request

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.

Background/Analysis

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.

Recommended Action

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:

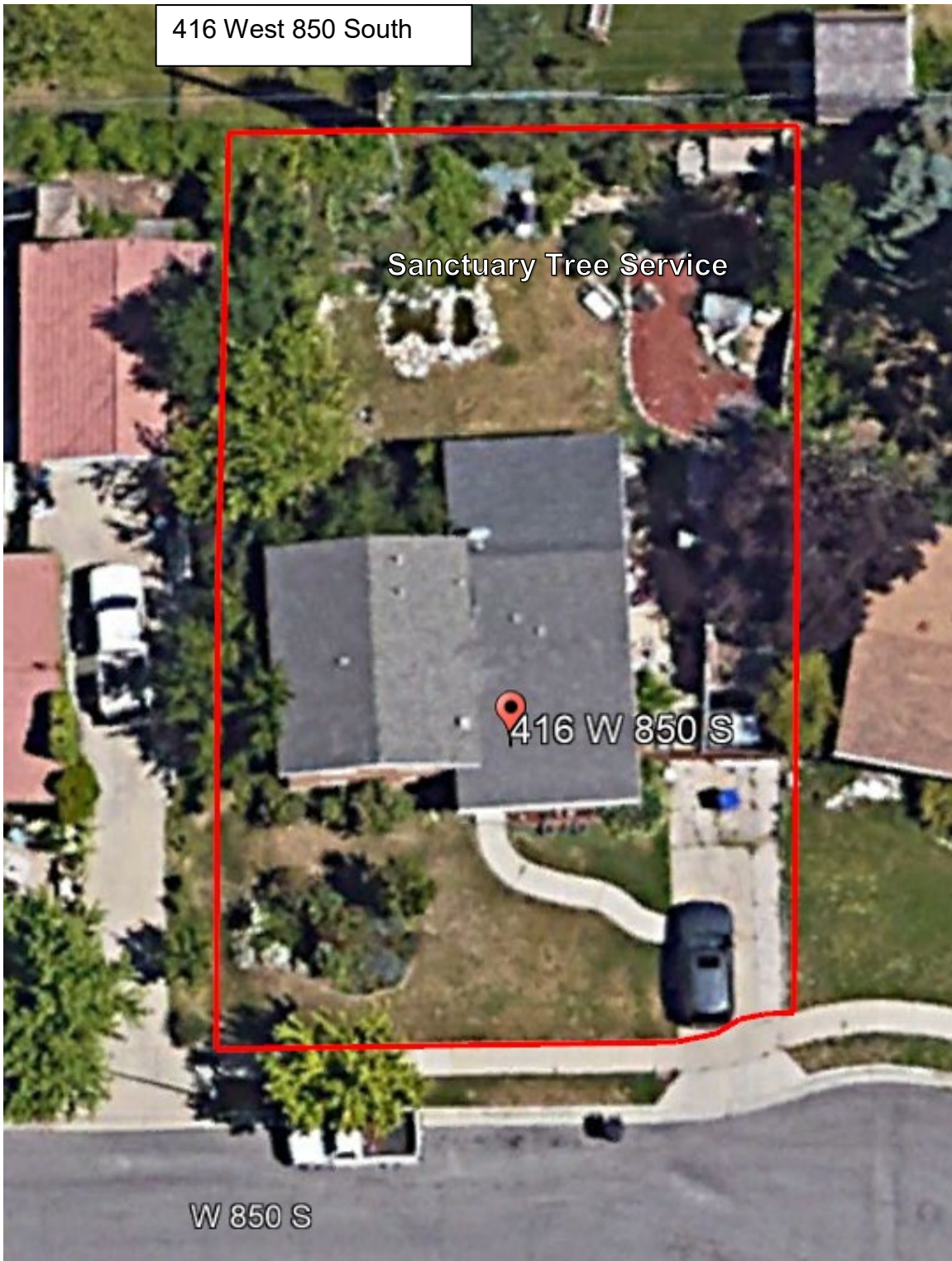
1. The one (1) employee, other than the applicant, will not congregate around the home.
2. The Applicant shall maintain an active Bountiful City Business License.
3. The Home Occupation will not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor 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.
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.

Attachments

1. Aerial Photo
2. Bountiful Land Use Code 14-17-105 & 14-17-108
3. Application submitted
4. Site Plan

Attachments

1. Aerial Photo



2. Bountiful Land Use Code 14-17-105 & 14-17-108

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.*

14-17-108 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.*

014335-0004 Darlene ... 06/18/2020 05:41PM
Permits / Inspection - 20357|L005 - 2020
Payment Amount: 50.00
Application Amount: 75.00
*****5875



For Office Use Only	
Date Rec'd	6-18-2020
Application Fee	\$50.00
Zone	R-4

1

20357

CONDITIONAL USE PERMIT APPLICATION
(For Home Occupation - Contractors, Construction & Landscaping, Lawn Care or Snow Removal)

Date of Submittal: 6/10/20

Property Address: 416w 850s.

Applicant Name: LONDON OLSEN

Applicant Address: 416w. 850s

Applicant Phone #: 801-696-7840

Applicant E-Mail: Londonolsen93@gmail.com

Authorization (Owner Signature): Buck

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

Project Name and Description: Tree service.

Please respond to the following questions (per Land Use Code Section 14-17-105):

- What tools/equipment/materials will be used for the business, and where will they be stored? A trailer / my driveway.
- Will you use any vehicles for the business? If so, please indicate on your site plan where the vehicle(s) will be parked. Yes, my truck. (personal)
- How much of the home will be used for the business (percentage)? Please note that area on your site plan. 10%. (driveway)
- Are there any employees (besides those living at the home) who will be involved in the business? Yes, 1.

Department of Planning and Economic Development
790 South 100 East • Bountiful, Utah 84010
Phone 801.298.6190

No chemicals will be stored.

4. Site Plan

Legend

- 416 W 850 S
- city limits bountiful
- Feature 1
- Feature 2
- parcels



Untitled Map

Write a description for your map.

Administrative Committee Staff Report

Subject: PUBLIC HEARING: Conditional Use Permit to allow for an Electrical Contractor Home Occupation
Author: Kendal Black, City Planner
Address: 298 South 800 East
Date: July 13, 2020



Description of Request

The Applicant, Maurits Noot, requests Conditional Use Permit approval to allow for an Electrical Contractor Home Occupation at 298 South 800 East. The property is located within the R-4 Single Family Residential Zone.

Background/Analysis

The Applicant operates Noot Electric, an electrical service business. The Applicant indicates there are not any other employees that will be working at the home, that there will be one (1) personal vehicle consisting of a pick-up truck, which is mainly parked in the garage.

There will be approximately eight point six percent (8.6%) of the home that will be used in connection with the business; which is within the standards required by Code. There will be tools, some basic, electrical hand tools and small power tools will be kept in the truck, the garage, and in the basement storage.

Recommended Action

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

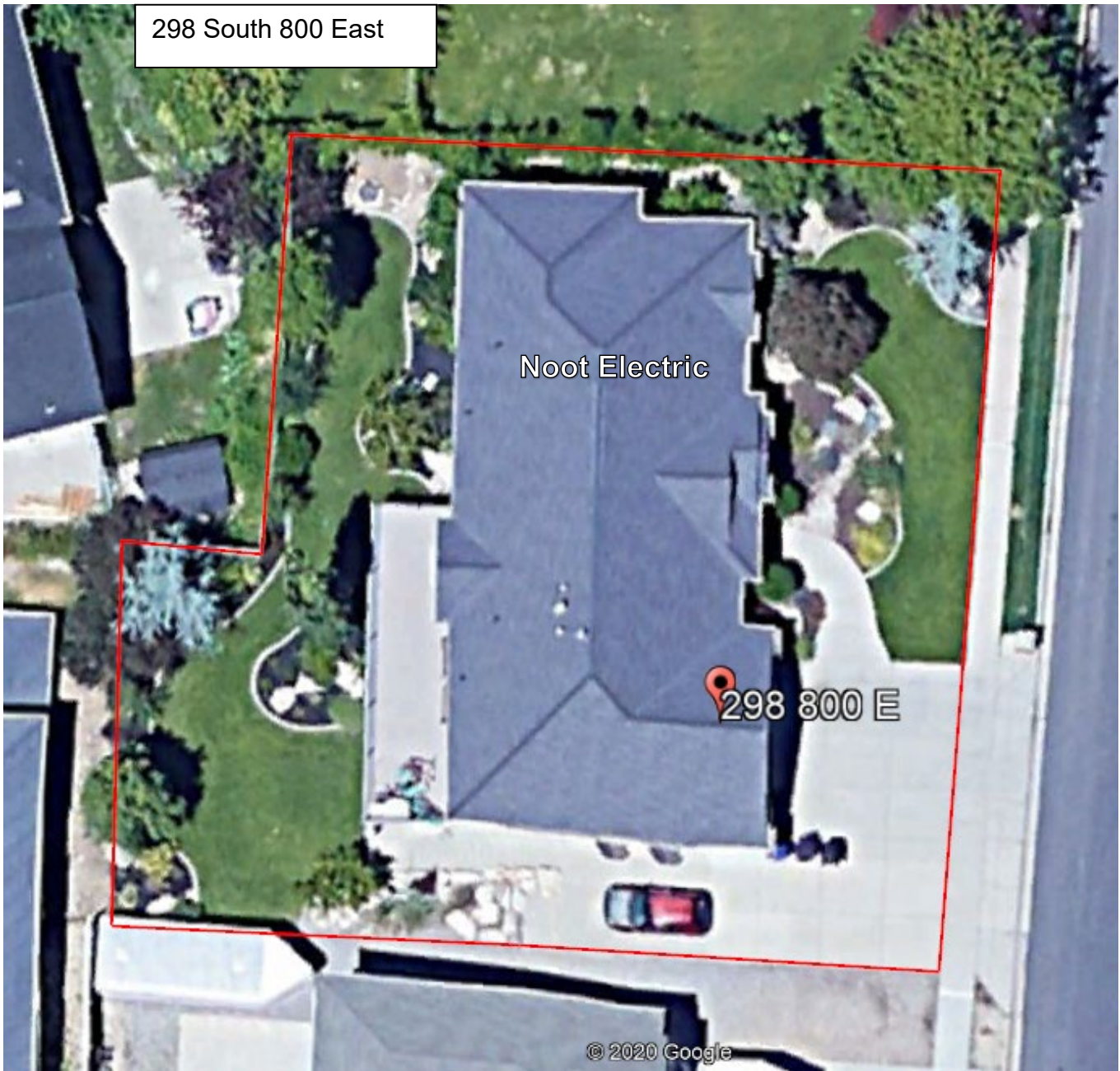
1. The Applicant shall maintain an active Bountiful City Business License.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in 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.

Attachments

1. Aerial Photo
2. Bountiful Land Use Codes 14-17-105 & 14-17-108
3. Application submitted
4. Site Plan

Attachments

1. Aerial Photo



2. Bountiful Land Use Codes 14-17-105 & 14-17-108

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.*

14-17-108 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. Application Submitted



For Office Use Only

Date Rec'd 6-25-2020

Application Fee \$50.00 50.00

Zone R-4

20373

CONDITIONAL USE PERMIT APPLICATION
(For Home Occupation - Contractors, Construction & Landscaping, Lawn Care or Snow Removal)

Date of Submittal: Jun/25/2020

Property Address: 2985 800 E Bountiful, UT 84010

Applicant Name: Maurice Noot

Applicant Address: 2985 800 E Bountiful, UT 84010

Applicant Phone #: (435) 513-0423

Applicant E-Mail: NOOT ELECTRIC@gmail.com

Authorization (Owner Signature): [Signature]

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

Project Name and Description: NOOT ELECTRIC Home office

Please respond to the following questions (per Land Use Code Section 14-17-105):

- What tools/equipment/materials will be used for the business, and where will they be stored? BASIC Electrical Hand & small power tools kept in truck, garage and Basement storage
- Will you use any vehicles for the business? If so, please indicate on your site plan where the vehicle(s) will be parked. Chev 1500 parked in garage mainly.
- How much of the home will be used for the business (percentage)? Please note that area on your site plan. less than 10%
- Are there any employees (besides those living at the home) who will be involved in the business? NO

I have 1 employee that goes to work from His home and does

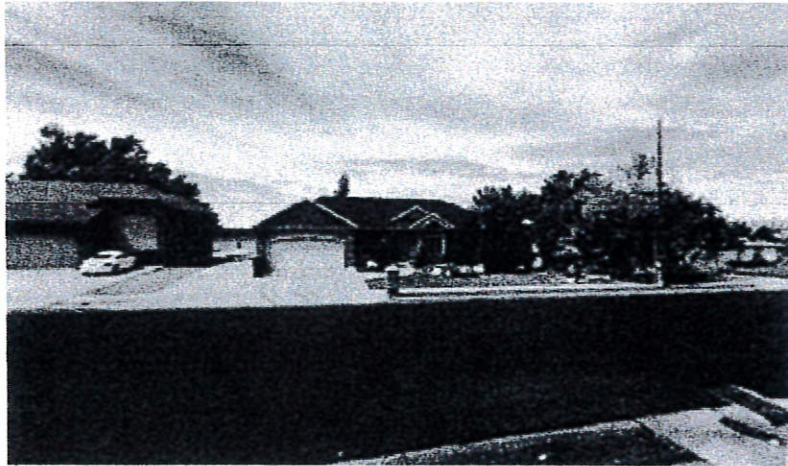
Department of Planning and Economic Development

790 South 100 East • Bountiful, Utah 84010

Phone 801.298.6190

to my office to go to work

Google Maps 298 800 E



Home

298 800 E
Bountiful, UT 84010



Directions



Save



Nearby



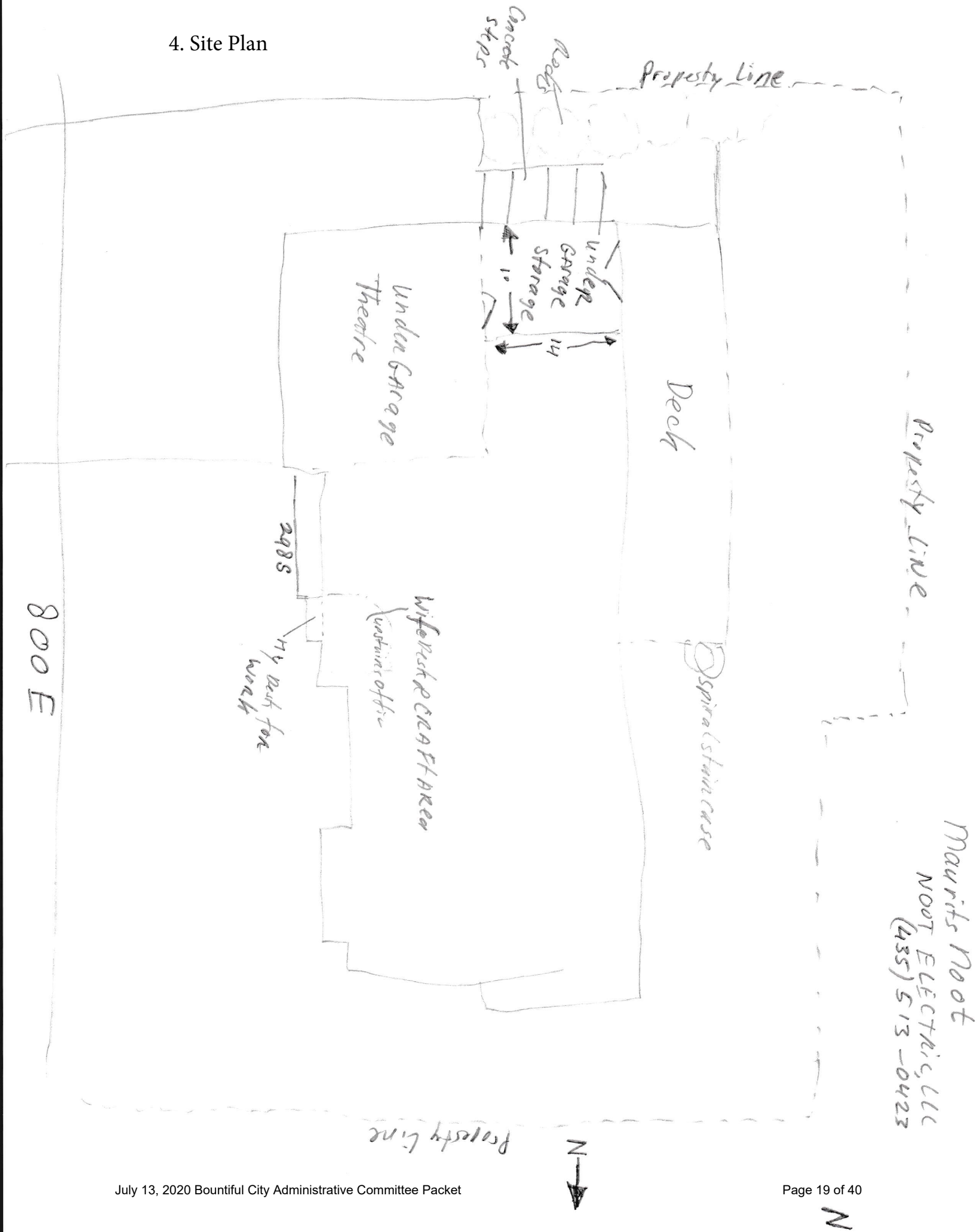
Send to your
phone



Share

Photos

4. Site Plan



Administrative Committee Staff Report

Subject: Lot Line Adjustment
Author: Kendal Black, Assistant City Planner
Address: 346 East 100 South and 153 South 300 East
Date: July 13, 2020



Overview

Consider approval of a Lot Line Adjustment between 346 East 100 South and 153 South 300 East, ROE Homes and Guy & Kelsey Gibbons, Applicants.

Background/Analysis

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

Findings

1. There are not any new lots being created in this conveyance, therefore, an amended, subdivision plat will not be necessary.
2. There have been no new building permits issued or proposed.

Staff Recommendation

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.

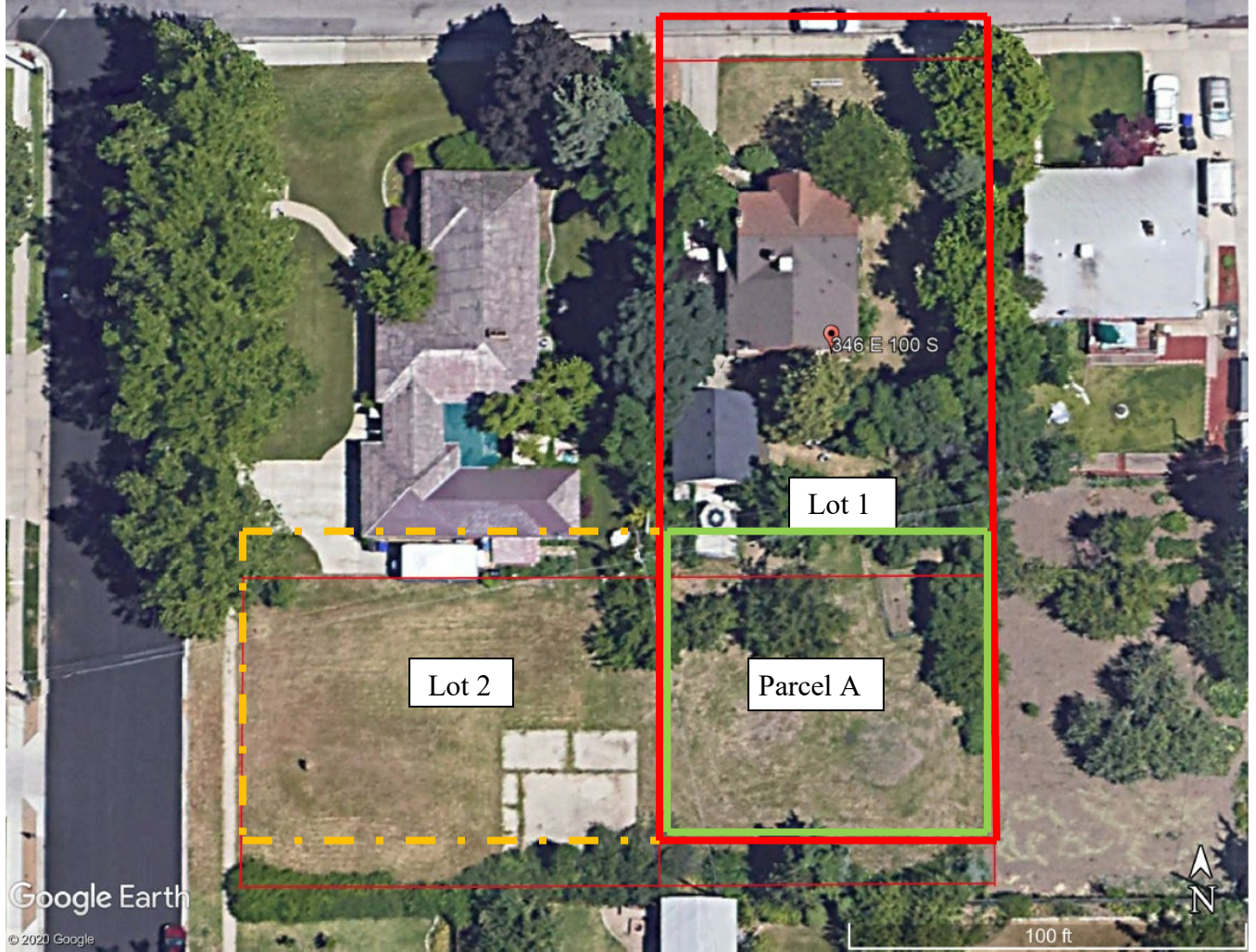
Note: Approval of the property line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared by the applicant and recorded by the Davis County Recorder's Office.

Attachments

1. Aerial Map
2. Drawing
3. Application Submitted

Attachments

1. Aerial Map





Submittal Date: _____

LOT LINE ADJUSTMENT APPLICATION

Property #1	
Address	346 East 100 South Bountiful UT 84010
Owner(s)	DVE Homes LLC
Phone	801-200-4169 Email hanksonelson@gmail.com

Property #2	
Address	153 South 300 East Bountiful UT 84010
Owner(s)	Guy & Kelsey Gibbons
Phone	801-712-7167 Email guyrgibbons@gmail.com

1. Items that shall be included with any Lot Line Adjustment Application:

- A Bountiful City Lot Line Adjustment Application completed in detail and notarized. The application must be signed and notarized by each property owner(s) or authorized agent(s).
- Payment of Filing Fee: \$50 Administrative Committee
- A survey by a licensed Utah Surveyor - one (1) PDF file* of the proposed site plan; one (1) Word file* with description of parcel to be conveyed; and two (2) 24 x 36 of the proposed site plan drawn at 1:10 scale or as required by the City Planner or City Engineer. A site plan shall include:
 1. A north arrow, the scale of the drawing, and the date of the drawing.
 2. Street names and addresses.
 3. All existing easements, rights-of-way, and any other restrictions on the use of the property.
 4. Existing buildings and other significant features within 50' of the boundaries to be adjusted.
 5. Legal description of existing property boundaries and the area to be adjusted.
 6. When required by the City Planner or City Engineer, a survey including contours of the land at intervals of two feet (2') or better.

*Please email these documents to Planning Department Administrative Assistant.

Administrative Committee Staff Report

Subject: Lot Line Adjustment
Author: Kendal Black, Assistant City Planner
Address: 1738 S. Stone Ridge Circle and 1723 S. Stone Ridge Circle
Date: July 13, 2020



Overview

Consider approval of a Lot Line Adjustment between 1738 S. Stone Ridge Circle and 1723 S. Stone Ridge Circle, The KK Lifetime QTIP Trust & the SK Lifetime QTIP Trust and Kathy Sue Andersen, Applicants.

Background/Analysis

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

Findings

1. There are not any new lots being created in this conveyance, therefore, an amended, subdivision plat will not be necessary.
2. There have been no new building permits issued or proposed.

Staff Recommendation

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.

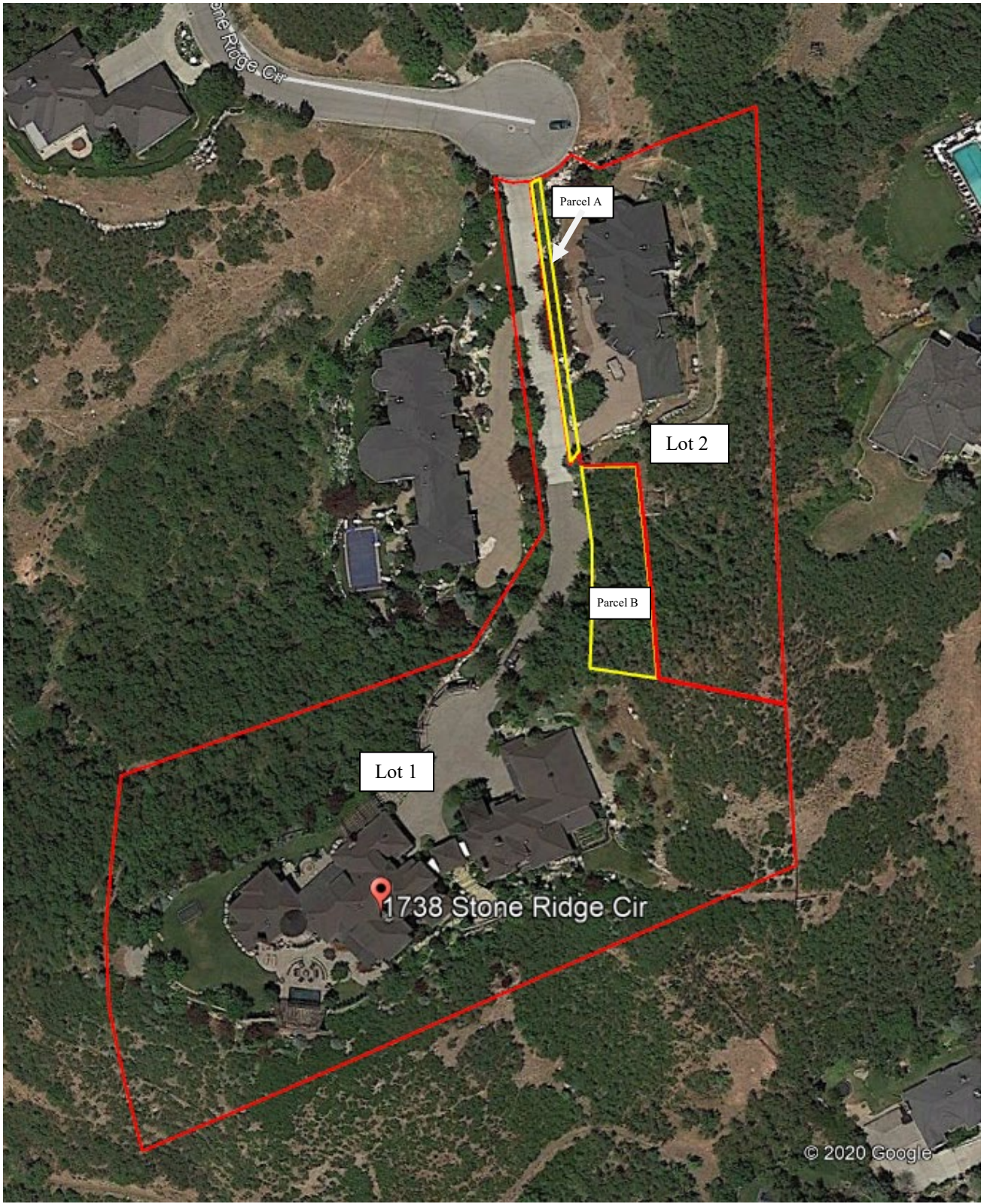
Note: Approval of the property line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared by the applicant and recorded by the County.

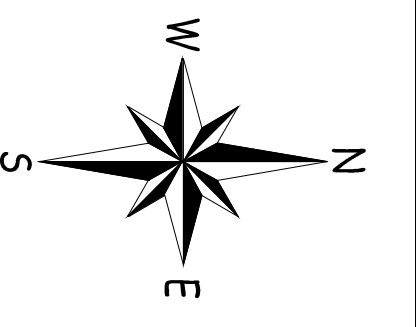
Attachments

1. Aerial Map
2. Drawing
3. Application Submitted

Attachments

1. Aerial Map



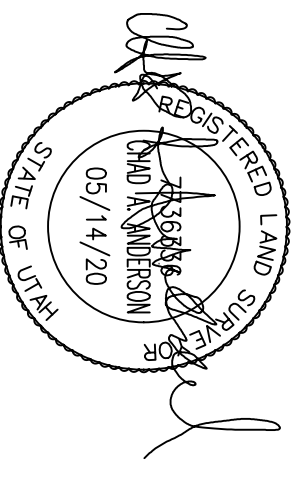


SYMBOL LEGEND	
	DEED LINE
	SURVEY BOUNDARY
	EASEMENT

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 26250, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT THE SURVEY AND THE THEREON DESCRIBED PARCELS AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A. ANDERSON, P.L.S. DATE: 05/14/20



DESCRIPTION

803 TO 802: BEGINNING AT A MONUMENT AT THE CENTER OF THE CUL-DE-SAC OF STONE RIDGE CIRCLE, THENCE 44.00 FEET S82°42'46"E TO THE POINT OF BEGINNING, THENCE 44.00 FEET S24°52'46"E TO THE POINT OF BEGINNING, THENCE 44.00 FEET S06°30'30"E TO THE POINT OF BEGINNING, AND RUNNING THENCE S06°30'30"E ALONG THE CURRENT PROPERTY LINE 198.60 FEET TO A POINT ON THE SOUTHERLY EDGE OF THE EXISTING DRIVEWAY OF LOT 802, SAID POINT BEING ON A NON-TANGENT 26.16 FOOT RADIUS CURVE TO THE LEFT, THENCE 207.09 FEET S82°42'46"E TO A POINT ON THE SOUTHERLY EDGE OF THE EXISTING DRIVEWAY OF LOT 802, SAID POINT BEING ON A NON-TANGENT 26.16 FOOT RADIUS CURVE TO THE LEFT, THENCE 14.28 FEET S82°42'46"E TO A POINT ON THE SOUTHERLY EDGE OF SAID CUL-DE-SAC, SAID POINT ALSO BEING ON A NON-TANGENT 44.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG SAID CURVE 80.73 FEET (CHORD BEARS N70°48'25"E 8.71 FEET) TO THE POINT OF BEGINNING, CONTAINING 1,840 SQ FT OR 0.04 ACRE.

802 TO 803: BEGINNING AT A MONUMENT AT THE CENTER OF THE CUL-DE-SAC OF STONE RIDGE CIRCLE, THENCE 44.00 FEET S24°52'46"E TO THE CURRENT PROPERTY CORNER BETWEEN LOTS 802 AND 803 OF THE STONE RIDGE SUBDIVISION, PLAT H, THENCE 215.81 FEET S06°30'30"E TO THE POINT OF BEGINNING, AND RUNNING THENCE S06°30'30"E ALONG THE CURRENT PROPERTY LINE OF SAID LOTS 802 AND 803 TO A POINT ON THE SOUTHERLY EDGE OF THE EXISTING DRIVEWAY OF LOT 802, SAID POINT BEING ON A NON-TANGENT 26.16 FOOT RADIUS CURVE TO THE LEFT, THENCE 207.09 FEET S82°42'46"E TO A POINT ON THE SOUTHERLY EDGE OF SAID CUL-DE-SAC, SAID POINT ALSO BEING ON A NON-TANGENT 44.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG SAID CURVE 80.73 FEET (CHORD BEARS N70°48'25"E 8.71 FEET) TO THE POINT OF BEGINNING, CONTAINING 5,183 SQ FT OR 0.12 ACRE.

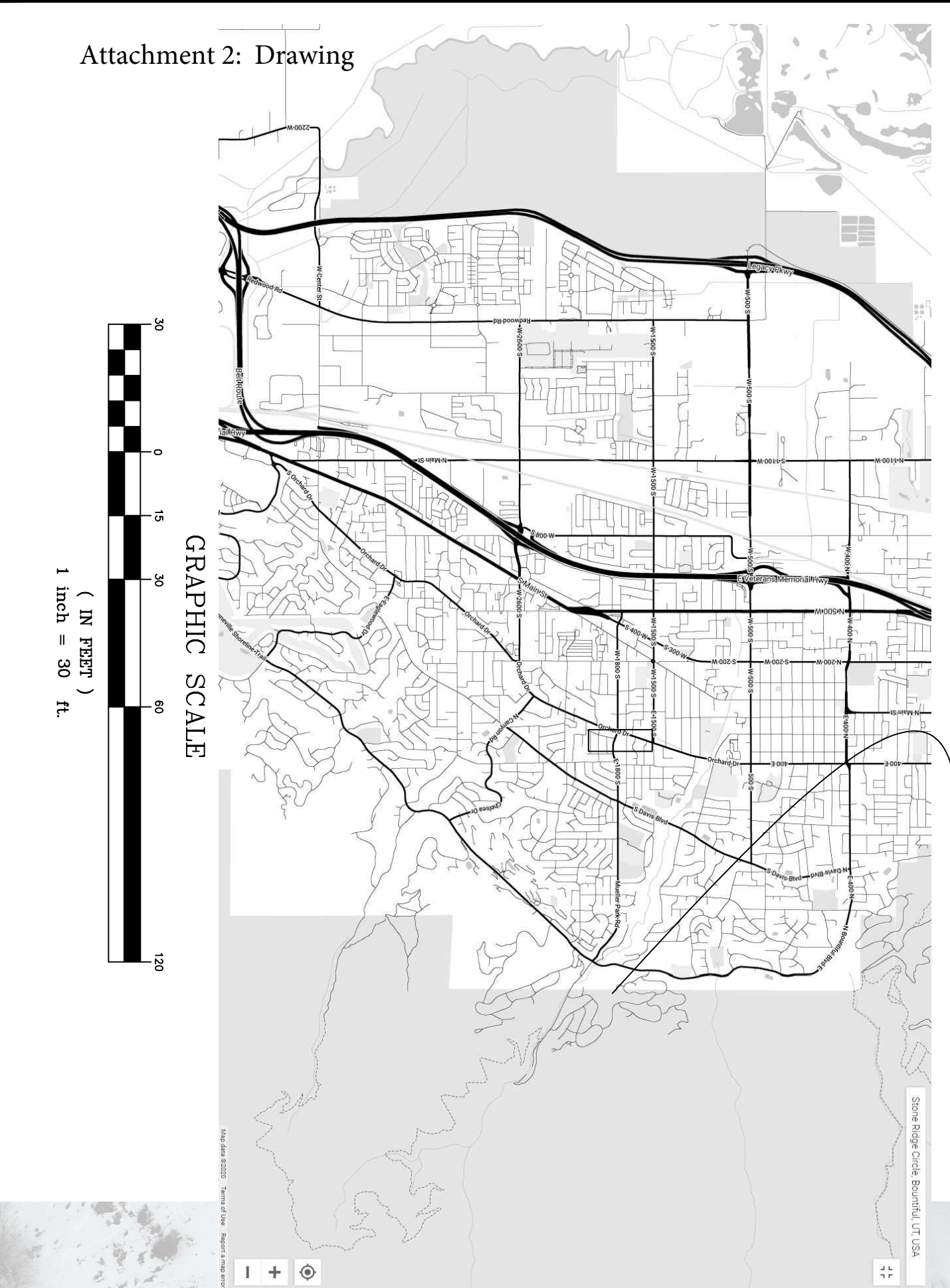
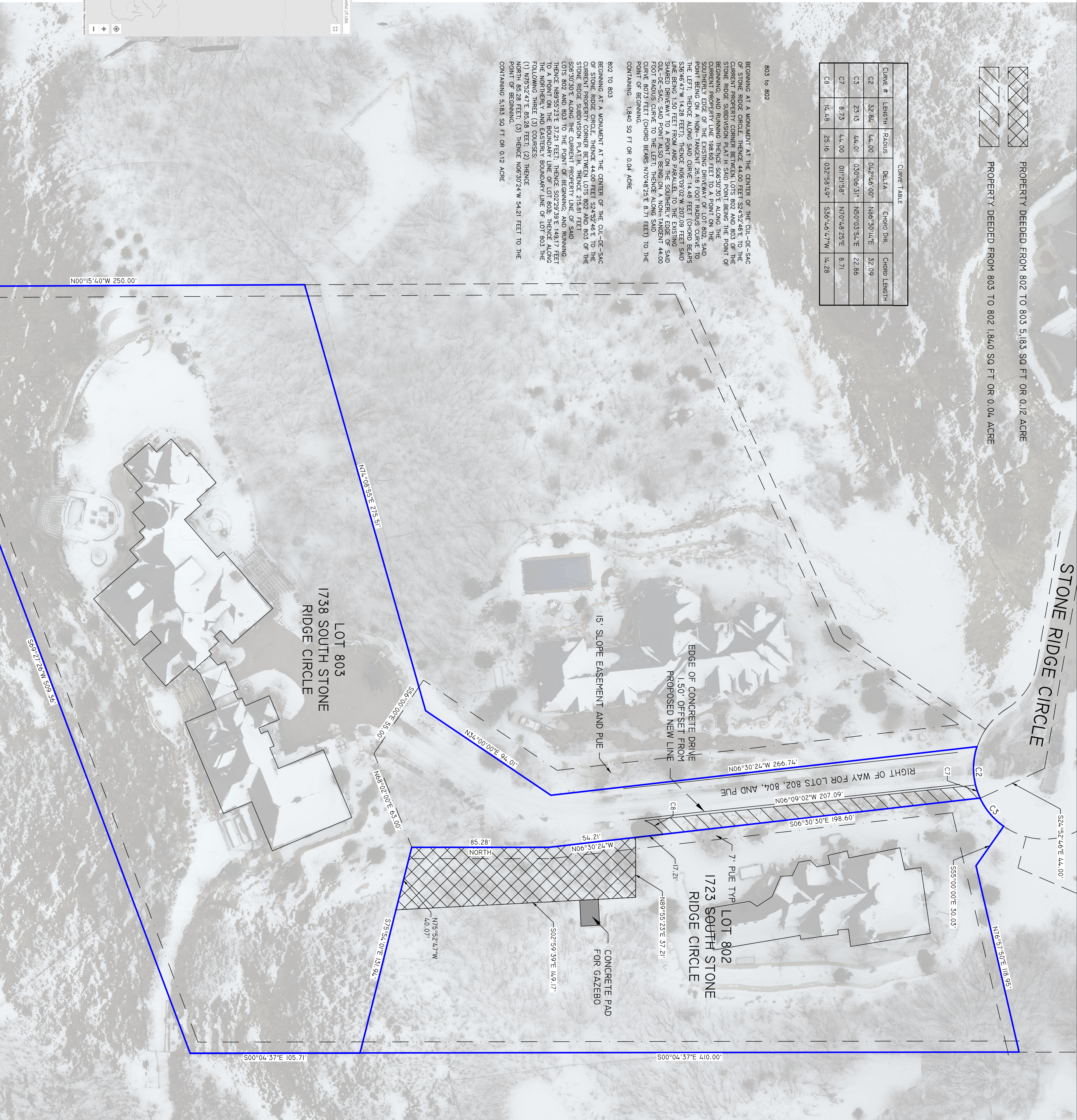
PROPERTY DEEDED FROM 802 TO 803 5,183 SQ FT OR 0.12 ACRE

PROPERTY DEEDED FROM 803 TO 802 1,840 SQ FT OR 0.04 ACRE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LENGTH
C2	32.84	44.00	042°46'00"	N86°30'14"E	32.09
C3	23.13	44.01	030°06'51"	N50°03'54"E	22.86
C7	8.73	44.00	011°21'58"	N70°48'25"E	8.71
C8	14.48	25.16	032°58'49"	S36°46'47"W	14.28

803 TO 802: BEGINNING AT THE CENTER OF THE CUL-DE-SAC OF STONE RIDGE CIRCLE, THENCE 44.00 FEET S24°52'46"E TO THE CURRENT PROPERTY CORNER BETWEEN LOTS 802 AND 803 OF THE STONE RIDGE SUBDIVISION, PLAT H, SAID POINT BEING THE POINT OF BEGINNING, AND RUNNING THENCE S06°30'30"E ALONG THE SOUTHERLY EDGE OF THE EXISTING DRIVEWAY OF LOT 802, SAID POINT BEING ON A NON-TANGENT 26.16 FOOT RADIUS CURVE TO THE LEFT, THENCE 207.09 FEET S82°42'46"E TO A POINT ON THE SOUTHERLY EDGE OF SAID CUL-DE-SAC, SAID POINT ALSO BEING ON A NON-TANGENT 44.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG SAID CURVE 80.73 FEET (CHORD BEARS N70°48'25"E 8.71 FEET) TO THE POINT OF BEGINNING, CONTAINING 1,840 SQ FT OR 0.04 ACRE.

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PROJECT NO. 20-01-008
SHEET 1 OF 1

PREPARED FOR: SCOTT & KAREN KELLER
KATHY ANDERSEN

PROJECT: STONE RIDGE SUBDIVISION
PLAT H LOTS 802 & 803

LOT LINE ADJUSTMENT

DAVIS COUNTY

IN THE NE1/4 OF SEC 33, T2N, R1E, SLB&M

ELEMENTS
LAND SURVEYING

WWW.ELEMENTSURVEYING.COM#296 SOUTH 270 EAST, HEBER CITY, UT 84032
801-592-5975 & 801-657-8748



Submittal Date:
5-27-2020

LOT LINE ADJUSTMENT APPLICATION 20293

Property #1

Address 1738 South Stone Ridge Circle

Owner(s) The KK Lifetime QTIP Trust and The SK Lifetime QTIP Trust

Phone (801) 544-5511 Email scottckeller@kip123.com

*Jon Butler - attorney
801-541-7530
jonbutler@parsonsbehle.com*

Property #2

Address 1723 South Stone Ridge Circle

Owner(s) Kathy Sue Andersen

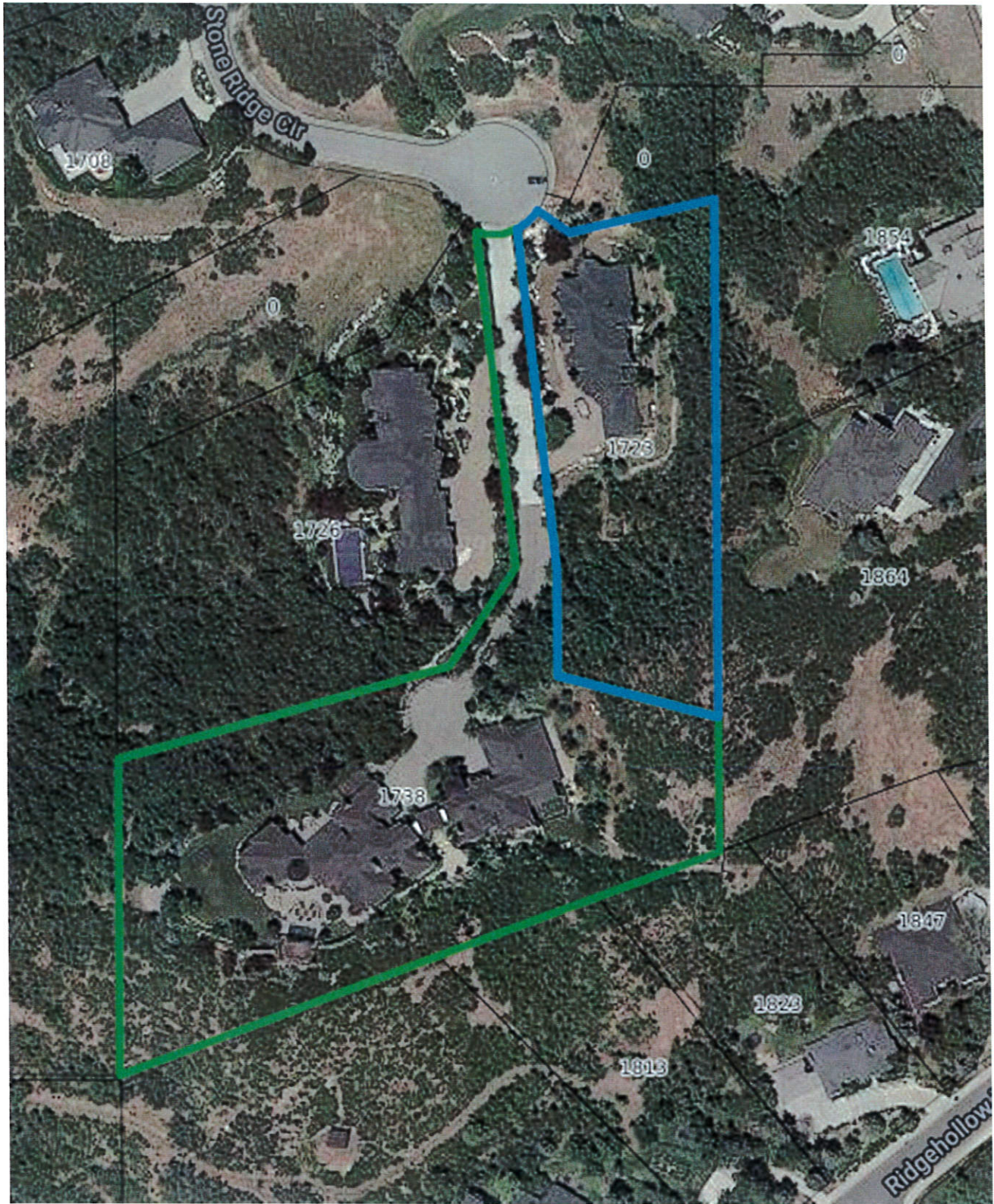
Phone (801) 296-0315 Email kathysa323@gmail.com

1. Items that shall be included with any Lot Line Adjustment Application:

- A Bountiful City Lot Line Adjustment Application completed in detail and notarized. The application must be signed and notarized by each property owner(s) or authorized agent(s).
- Payment of Filing Fee: \$50 Administrative Committee
- A survey by a licensed Utah Surveyor - one (1) PDF file* of the proposed site plan; one (1) Word file* with description of parcel to be conveyed; and two (2) 24 x 36 of the proposed site plan drawn at 1:10 scale or as required by the City Planner or City Engineer. A site plan shall include:
 1. A north arrow, the scale of the drawing, and the date of the drawing.
 2. Street names and addresses.
 3. All existing easements, rights-of-way, and any other restrictions on the use of the property.
 4. Existing buildings and other significant features within 50' of the boundaries to be adjusted.
 5. Legal description of existing property boundaries and the area to be adjusted.
 6. When required by the City Planner or City Engineer, a survey including contours of the land at intervals of two feet (2') or better.

*Please email these documents to Planning Department Administrative Assistant.

Bountiful City Planning and Economic Development
790 South 100 East • Bountiful, Utah 84010 • 801.298.6190
Fax 801.298.6033





803 to 802

BEGINNING AT A MONUMENT AT THE CENTER OF THE CUL-DE-SAC OF STONE RIDGE CIRCLE, THENCE 44.00 FEET S24°52'46"E TO THE CURRENT PROPERTY CORNER BETWEEN LOTS 802 AND 803 OF THE STONE RIDGE SUBDIVISION PLAT H SAID POINT BEING THE POINT OF BEGINNING; AND RUNNING THENCE S06°30'30"E ALONG THE CURRENT PROPERTY LINE 198.60 FEET TO A POINT ON THE SOUTHERLY EDGE OF THE EXISTING DRIVEWAY OF LOT 802, SAID POINT BEING ON A NON-TANGENT 26.16 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 14.48 FEET (CHORD BEARS S36°46'47"W 14.28 FEET); THENCE N06°09'02"W 207.09 FEET SAID LINE BEING 1.50 FEET FROM AND PARALLEL TO THE EXISTING SHARED DRIVEWAY TO A POINT ON THE SOUTHERLY EDGE OF SAID CUL-DE-SAC, SAID POINT ALSO BEING ON A NON-TANGENT 44.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 8073 FEET (CHORD BEARS N70°48'25"E 8.71 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1,840 SQ FT OR 0.04 ACRE

802 TO 803

BEGINNING AT A MONUMENT AT THE CENTER OF THE CUL-DE-SAC OF STONE RIDGE CIRCLE, THENCE 44.00 FEET S24°52'46"E TO THE CURRENT PROPERTY CORNER BETWEEN LOTS 802 AND 803 OF THE STONE RIDGE SUBDIVISION PLAT H, THENCE 215.81 FEET S06°30'30"E ALONG THE CURRENT PROPERTY LINE OF SAID LOTS 802 AND 803 TO THE POINT OF BEGINNING; AND RUNNING THENCE N89°55'23"E 37.21 FEET; THENCE S02°29'39"E 149.17 FEET TO A POINT ON THE BOUNDARY LINE OF LOT 803; THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINE OF LOT 803 THE FOLLOWING THREE (3) COURSES: (1) N75°52'47"E 85.28 FEET; (2) THENCE NORTH 85.28 FEET; (3) THENCE N06°30'24"W 54.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,183 SQ FT OR 0.12 ACRE

Administrative Committee Staff Report

Subject: Lot Line Adjustment
Author: Kendal Black, Assistant City Planner
Address: 1017 North 1200 East and 1051 North 1200 East
Date: July 13, 2020



Overview

Consider approval of a Lot Line Adjustment between 1017 North 1200 East and 1051 North 1200 East, Darren Wesemann and Justin Whitaker, Applicants.

Background/Analysis

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

Findings

1. There are not any new lots being created in this conveyance, therefore, an amended, subdivision plat will not be necessary.
2. There have been no new building permits issued or proposed.

Staff Recommendation

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.

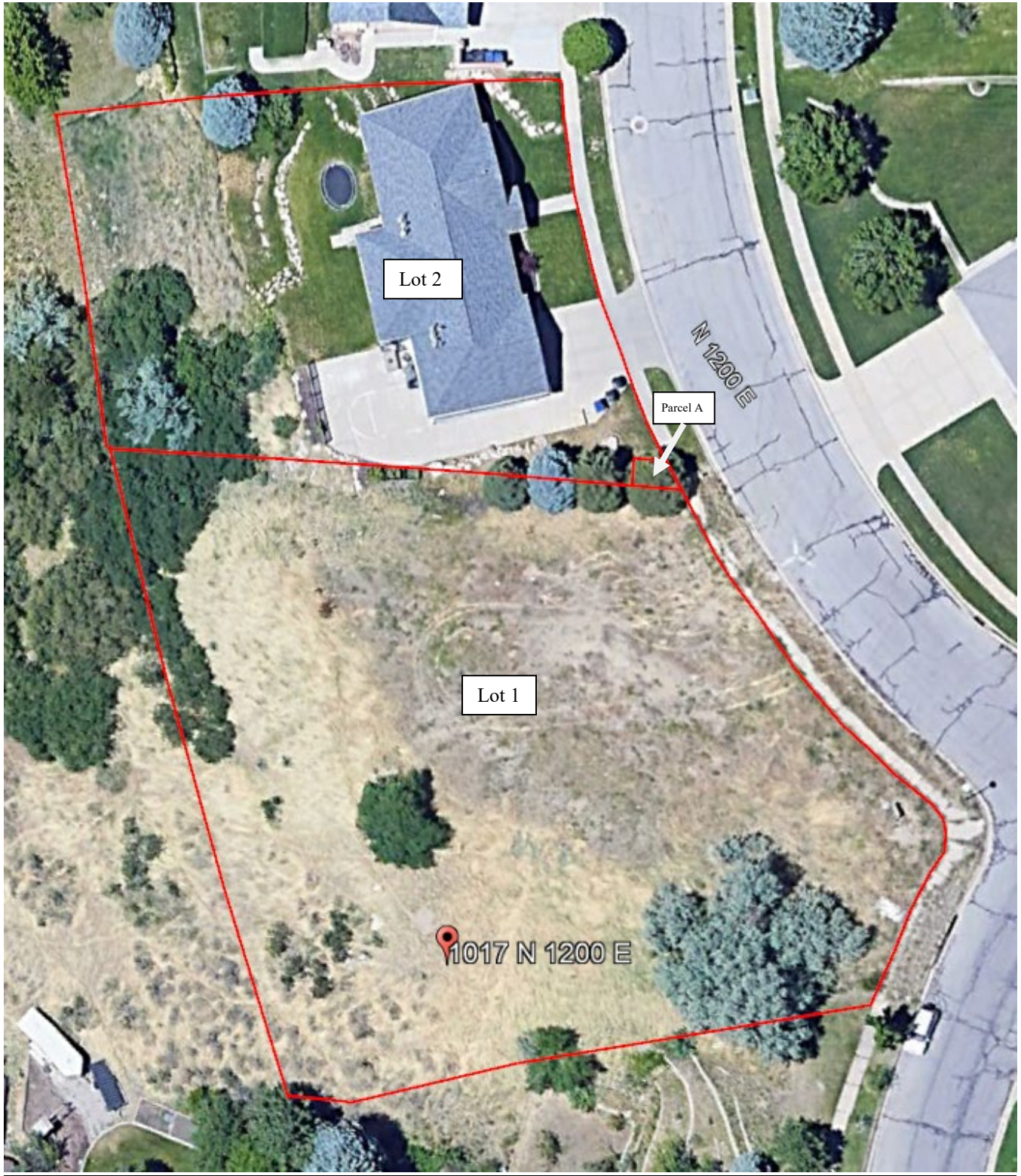
Note: Approval of the property line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared by the applicant and recorded by the County.

Attachments

1. Aerial Map
2. Drawing
3. Application Submitted

Attachments

1. Aerial Map





Submittal Date:

6-8-2020

LOT LINE ADJUSTMENT APPLICATION

20327

Property #1

Address 1017 N 1200 E Bountiful UT 84010
Owner(s) Darren Wesemann 04-015-0085
Phone 801-808-7200 Email darren.wesemann@gmail.com

Property #2

Address 1051 N. 1200 E., Bountiful UT 84010
Owner(s) Justin Whittaker, Jessica Whittaker
(801) 6985885
Phone (801) 6999577 Email juwhittaker@dtdmail.net

1. Items that shall be included with any Lot Line Adjustment Application:

- A Bountiful City Lot Line Adjustment Application completed in detail and notarized. The application must be signed and notarized by each property owner(s) or authorized agent(s).
- Payment of Filing Fee: \$50 Administrative Committee
- A survey by a licensed Utah Surveyor - one (1) PDF file* of the proposed site plan; one (1) Word file* with description of parcel to be conveyed; and two (2) 24 x 36 of the proposed site plan drawn at 1:10 scale or as required by the City Planner or City Engineer. A site plan shall include:
 1. A north arrow, the scale of the drawing, and the date of the drawing.
 2. Street names and addresses.
 3. All existing easements, rights-of-way, and any other restrictions on the use of the property.
 4. Existing buildings and other significant features within 50' of the boundaries to be adjusted.
 5. Legal description of existing property boundaries and the area to be adjusted.
 6. When required by the City Planner or City Engineer, a survey including contours of the land at intervals of two feet (2') or better.

*Please email these documents to Planning Department Administrative Assistant.



Conditional Use Permit

A public hearing was held on June 2, 2020, at Bountiful City Offices to consider the request of Nathan Baxter, for a Conditional Use Permit allowing a Home Occupation Contractor Business at 124 East 750 North, 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 contractor 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 Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for Nathan Baxter to operate a contractor business located at 124 East 750 North, 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 and 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 June 2, 2020, and this written form was approved on July 13, 2020.

Francisco Astorga
Administrative Committee Chairman

ATTEST: Darlene Baetz
Recording Secretary

Administrative Committee Staff Report



Subject: Follow Up: Approved Conditional Use Permit for an Accessory Dwelling Unit
Author: Kendal Black, City Planner
Address: 21 West 800 North
Date: July 13, 2020

On May 19, 2020 the Administrative Committee approved a Conditional Use Permit to allow for an Accessory Dwelling Unit at 21 West 800 North with the following conditions of approval:

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 Applicants 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 Bountiful City Planning Department staff will work with the applicant to verify the square footage of the entire home, structure and the allocation of the utility room in neither one per the current definition of the floor area.
8. The final written form shall include the specific findings in compliance with the 60/40 rule and appropriate drawings from the applicant to be included in packet for the Committee to review.

The purpose of this follow-up staff report is to show compliance with Condition of Approval no. 7 & 8 as listed above. At the time of the Administrative Committee meeting in May, there was concern raised by multiple members of the committee on measurements and square footage of the proposed ADU. Applicant provided a new drawing with updated measurements, square footage, and a highlighted portion that was not part of the ADU, see attachment 1

Attachment 1 reflects that the overall area of the structure is 2,200 square feet, and the ADU to be 866 square feet; however, the applicant included the utility room (4'-5" by 6'-2") as part of the principal use. In removing the utility room from the overall area of the structure per the definition of floor area, staff identifies the following which complies with the current ADU Code:

Overall area of the structure	2,200 square feet
Area of the structure per the definition of floor area	2,172.7 square feet
Area of the utility room (4'-5" by 6'-2")	27.27 square feet
Area of the ADU	866 square feet
Percentage of the ADU over the total area	39.85%

As a reference below is the Bountiful City Land Use Code definition of floor area and ADU Floor area provisions:

14-3-102 (121) *FLOOR AREA: The sum of the areas of one or several floors of a building, including areas used for human occupancy in basements, attics and penthouses, as measured from the exterior face of walls. It does not include cellars, unenclosed porches, or attics not used for human occupancy, or any floor space in accessory buildings or in the principal building intended and designed for the parking of motor vehicles in order to meet the parking requirements of this Ordinance, or any such floor space intended and designed for accessory heating and ventilating equipment. It shall include the horizontal area at each floor level devoted to stairwells and elevator shafts.*

[...]

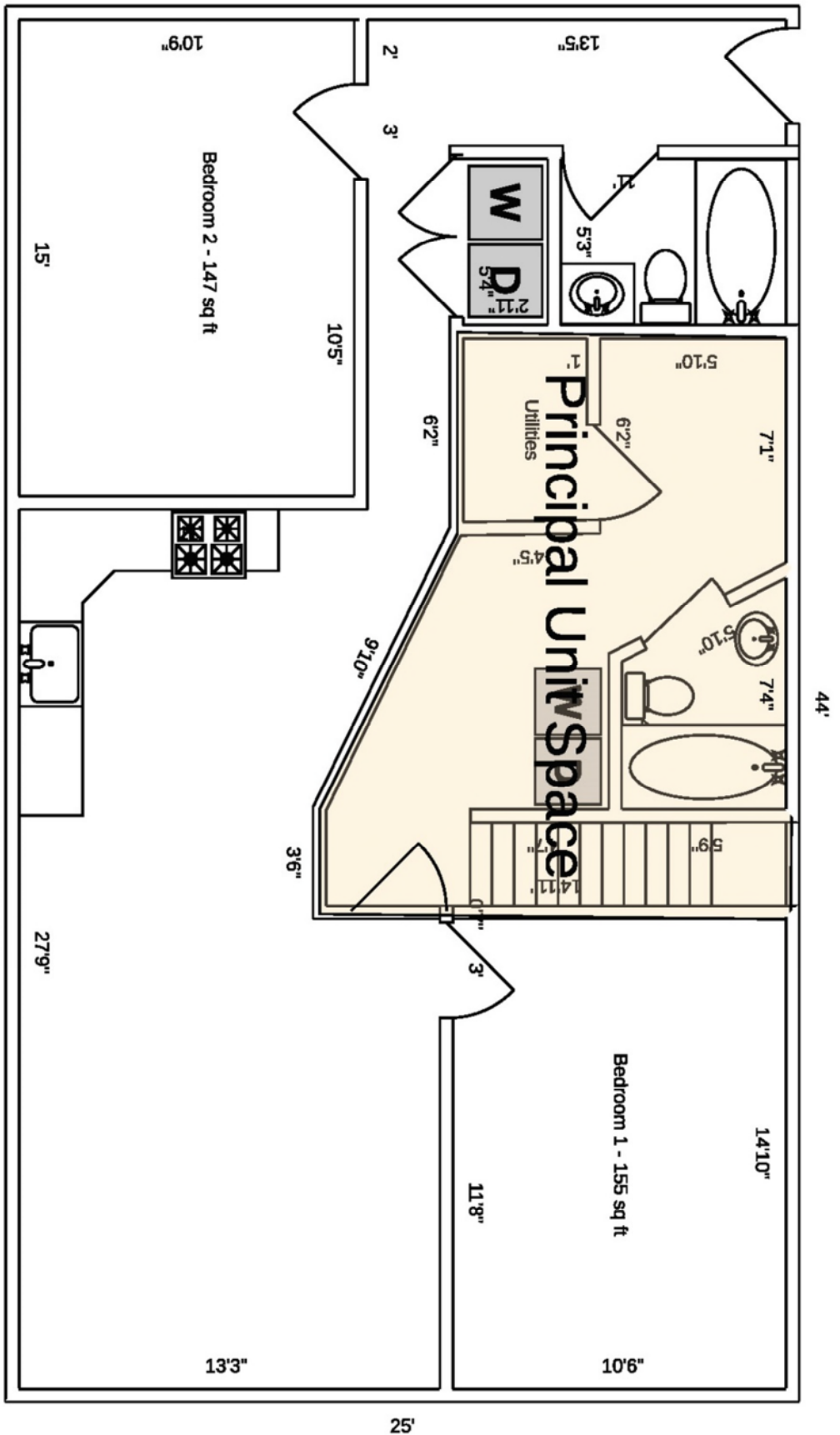
14-14-124(D) *An attached accessory dwelling unit shall be deemed unlawful and shall not be occupied unless all of the following criteria are met:*

1. *Shall not occupy more than forty percent (40%) of the total floor area square footage of the primary dwelling structure*

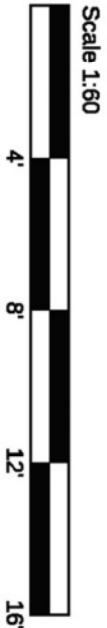
Attachments

1. Updated floor plan submitted on June 3, 2020
2. Approved Conditional Use Permit in written form (to be reviewed and signed)

Attachment 1: Updated floor plan submitted on June 3, 2020



**Revised set of plans
Submitted June 3, 2020**



Accessory Dwelling Unit
866 square feet
 39.36% of total area; total area is 2200 square feet
 Wall+sheetrock allowance in drawings is 5"
 1100 square feet total in basement; 234 square feet in
 principal unit

Principal unit space is 18'9" wide and 10'8" on shorter side and 14'11" on longer wall.



Conditional Use Permit

A public hearing was held on June 2, 2020 at the South Davis Metro Fire Station to consider the request of Rachel Dabb and Patrick Hawkins for a Conditional Use Permit allowing an Accessory Dwelling at 21 West 800 North, 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 Ordinance.

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 Applicants 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 Bountiful City Planning Department staff will work with the applicant to verify the square footage of the entire home, structure and the allocation of the utility room in neither one per the current definition of the floor area.
8. The final written form shall include the specific findings in compliance with the 60/40 rule and appropriate drawings from the applicant to be included in packet for the Committee to review.

The Conditional Use Permit was approved on June 2, 2020, and this written form was approved on July 13, 2020.

Francisco Astorga
Administrative Committee Chairman

ATTEST: Darlene Baetz
Recording Secretary