



**BOUNTIFUL CITY**  
**ADMINISTRATIVE COMMITTEE**  
**Monday, April 17, 2023**  
**5:00 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome.
2. Approval of the meeting minutes for March 20, 2023.
  - Review and Action
3. 1709 N 200 W Apt #2 – Home Occupation Conditional Use Permit for a Handyman (HDR Handyman LLC).  
*Assistant City Planner Nicholas Lopez*
  - Review
  - Comment
  - Action
4. Adjourn



**Draft Minutes of the  
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE  
March 20, 2023**

Location: 795 South Main St. Bountiful City, Utah  
Present: Committee members Francisco Astorga (Chair) and Brad Clawson  
Assistant City Planner Nicholas Lopez  
Recording Secretary Hanna Welch

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**1. Welcome and Introductions**

Chair Francisco Astorga opened the meeting at 5:05 p.m. and introduced all present and excused Member Scott Schlegel.

**2. Review and approval of minutes for February 27, 2023**

MOTION: Member Brad Clawson made motion to APPROVE minutes. Chair Astorga seconded motion.

VOTE: The motion passed (2-0).

**3. 1343 S 425 W - Home Occupation Conditional Use permit for Contractor/ Construction  
Assistant City Planner Nicholas Lopez**

Mr. Jeppson, applicant, was present.

The Home Occupation that is proposed follows the Land Use Code section 14-17-108 and 14-17-105 with regards to the Home Occupation business license and more specific home occupation for contractor/construction.

Chair Astorga and Nicholas Lopez discussed the differences between the staff report and the code subsection. The staff report omits language describing the regulation of max vehicle gross weight of 12,000 pounds.

The resident did offer that his vehicle is an SUV and under the gross weight limit.

Public Hearing was opened 5:09p.m. and closed 5:09 p.m. with no comment.

MOTION: Member Brad Clawson made motion to APPPROVE item with conditions outlined in the staff report. Chair Astorga seconded motion.

VOTE: (2-0)

**4. Meeting Adjourned at 5:16 p.m.**



# Administrative Committee Staff Report



**Subject:** Home Occupation Conditional Use Permit  
**Author:** Nicholas Lopez, Assistant City Planner  
**Property:** 1709 North 200 West  
**Date:** April 17, 2023

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## Background

The applicant, Duran Hilario, submitted a Home Occupation Conditional Use Permit application to operate as a handyman home occupation at 1709 North 200 West out of a rental apartment with permission of the property owners.

## Analysis

The subject site is in the Multi-Family Residential (RM-13) Zone. Land Use Code § [14-17-108](#) indicates that a handyman home occupation requires a Conditional Use Permit. Land Use Code § [14-17-105](#) indicates that a proposed home occupation shall meet the following criteria:

- 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.
  - *The applicant does not propose any changes to the dwelling affecting the appearance, character, or condition. There are no unmitigated impacts.*
- 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.
  - *All work related to the business is proposed to be done off-site. No additional employees present are proposed.*

- C. The use shall not involve more than 50% of the entire dwelling.
- *The applicant indicated that their intent is to use the dwelling as only an office, and all storage is either off-site or in the vehicle.*
- D. The use shall not involve the area of required, covered, off-street parking.
- *No required covered off-street parking is being utilized for this use. Vehicle used is personal and will be parked in designated stall.*
- 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.
- *All work is service-oriented and is to be performed off-site.*
- 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.
- *No noise, dust, odors, noxious fumes, glare, or other nuisances is to impact the site and/or neighbors as all work is service-oriented and is to be performed off-site. There are no unmitigated impacts.*
- G. The use shall not involve using or storing flammable material, explosive, or other dangerous materials, including gun powder.
- *No storage of the above materials are to be located on-site. There are no unmitigated impacts.*
- 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.
- *No such use is being proposed to occur. The proposed use, a handyman home occupation, shall be limited to apparatus, equipment and/or tools commonly associated with a residential use. Any apparatus, equipment, or tools of a commercial nature shall be expressly prohibited. As conditioned, there are no unmitigated impacts.*
- I. The use shall not generate traffic in greater volumes than 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.
- *The proposed home occupation use does not increase traffic in greater volumes than normally expected. There are no unmitigated impacts.*

- 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.
  - *The applicant's personal vehicle, which is being used for the business, does not weigh more than twelve thousand (12,000) pounds.*
- K. The use shall be in compliance with all applicable fire, building, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.
  - *No outstanding non-compliances with the following codes. There are no unmitigated impacts.*
- 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.
  - *The property owner agrees to the inspections that may be needed in the future. There are no unmitigated impacts.*

### **Recommendation**

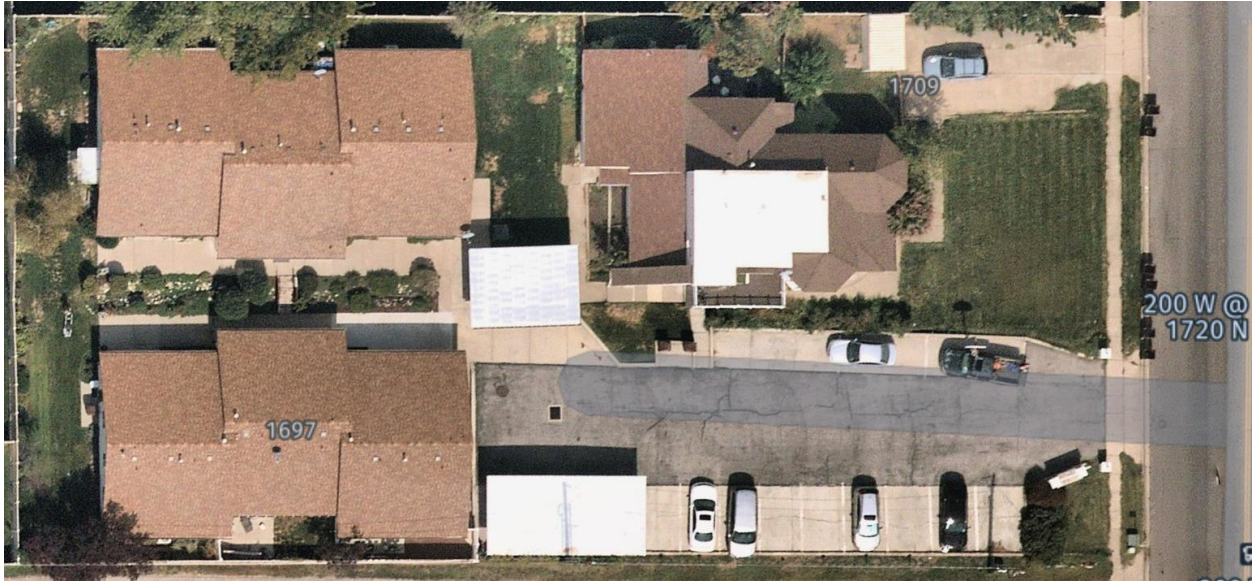
Staff recommends that the Administrative Committee approve the Conditional Use Permit for the handyman home occupation at 1709 North 200 West based on the following conditions of approval:

1. The applicant shall maintain an active Bountiful City business license.
2. The home occupation use shall be subject to all Home Occupation Requirements outlined in Bountiful City Land Use Code § 14-17-105 (listed in the analysis section of this staff report).
3. The use, a handyman home occupation, shall be limited to apparatus, equipment and/or tools commonly associated with a residential use. Any apparatus, equipment, or tools of a commercial nature are expressly prohibited.
4. If the use, a handyman home occupation, is found out of compliance with applicable codes, the City may revoke the approved Conditional Use Permit and issued business license.
5. The Conditional Use Permit is solely for this site and is non-transferable.

### **Attachments**

1. Site Plan
2. Floor Plan

Site Plan



Floor Plan

