



## **BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE**

**Monday, May 1, 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 April 17, 2023.
  - Review and Action
3. 306 North 200 East –Home Occupation Conditional Use Permit for Handyman/Contractor.  
*Assistant City Planner Nicholas Lopez*
  - Review
  - Public Hearing
  - Action
4. Adjourn



**DRAFTED MINUTES**  
**BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE**  
**April 17, 2023**

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

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**1. Welcome and Introductions**

Chair Francisco Astorga opened the meeting at 5:02 p.m.

**2. Review and approval of minutes for March 20, 2023**

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

VOTE: The motion passed (3-0).

**3. 1709 North 200 West Apt#2 - Home Occupation Conditional Use permit for Handyman (HDR Handyman LLC)**  
*Assistant City Planner Nicholas Lopez*

Mr. Duran, the applicant, was present.

The Home Occupation that is proposed follows the Land Use Code section 14-17-105 and 14-17-108 with regards to the Home Occupation business license and Handyman.

Members discussed the applicant residence that will be used for the Home Occupation because it is an apartment there was concern about where the equipment would be stored. The applicant has a storage shed on the property that he will be using.

Public Hearing was opened 5:15 p.m. and closed 5:15 p.m. with no comment.

MOTION: Member Dave Badham made a motion to APPPROVE item with conditions outlined in the staff report. Member Brad Clawson seconded motion.

VOTE: (3-0)

**4. Meeting Adjourned at 5:22 p.m.**



# Administrative Committee Staff Report



**Subject:** Home Occupation Conditional Use Permit  
**Author:** Nicholas Lopez, Assistant City Planner  
**Property:** 306 North 200 East  
**Date:** May 1, 2023

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## Background

The applicant and property owner, David Richards, submitted a Home Occupation Conditional Use Permit application to operate as a handyman/contractor home occupation at 306 North 200 East and storage of a plow to be kept on site.

## Analysis

The subject site is in the Multi-Family Residential (RM-13) Zone. Land Use Code § [14-17-108](#) indicates that a handyman/contractor 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 isn't to use the dwelling, and only to use a trailer to store tools, and for the storage of a plow blade.*
- 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. The trailer will be parked in the area behind the home with the side access driveway or in the driveway on the north side of the home.*
- 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 is 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/contractor 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 and trailer, 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.*

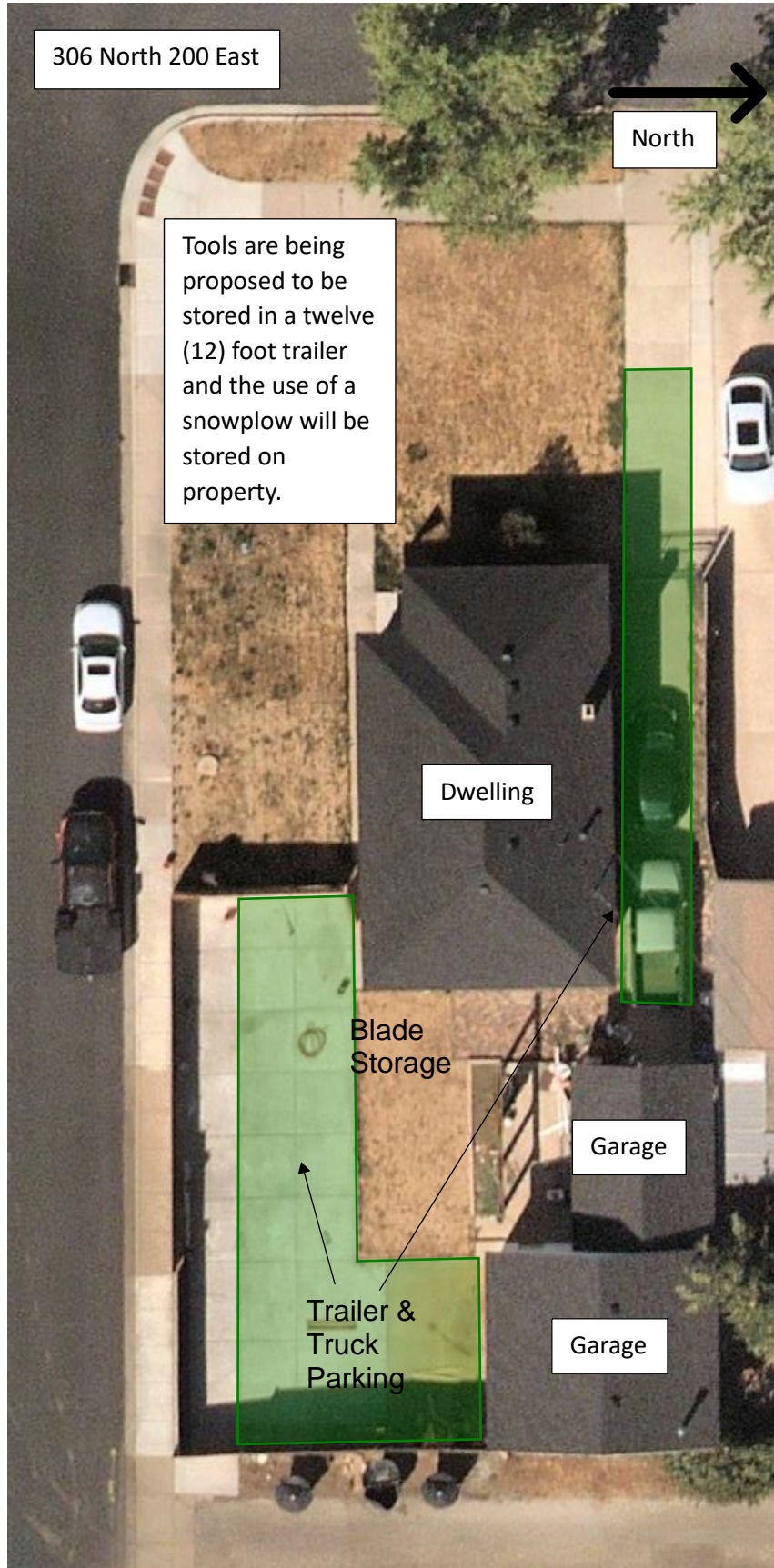
### **Recommendation**

Staff recommends that the Administrative Committee approve the Conditional Use Permit for the handyman/Contractor home occupation at 306 North 200 East 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/contractor 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. Statement of Intent





I intend to do handyman/contractor jobs off site. I intend  
to keep tools including snow plow on site

