



Bountiful City
Administrative Committee Agenda
Monday, April 14, 2025
3:00 p.m.

Notice is hereby given that the Bountiful City Administrative Committee will hold a meeting in the Planning Department Conference Room, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

1. Welcome
2. Meeting Minutes from March 24, 2025
 - Review
 - Action
3. Conditional Use Permit for a Tattoo Parlor/Body Art Establishment at 567 West 2600 South
Assistant Planner Morgan
 - Review
 - Public Hearing
 - Action
4. Conditional Use Permit for Home Occupation Landscaping Business at 885 East 1050 North
Planning Technician Coleman
 - Review
 - Public Hearing
 - Action
5. Conditional Use Permit for Home Occupation Preschool at 607 West 3100 South
Planning Technician Coleman
 - Review
 - Public Hearing
 - Action
6. Adjourn

1 **Draft Minutes of the**
2 **BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE**
3 **Monday, March 24, 2025 – 3:00 p.m.**
4

5 Official notice of the Administrative Committee Meeting was given by posting an agenda at City
6 Hall, and on the Bountiful City Website and the Utah Public Notice Website.
7

8 **Planning Conference Room**
9 795 South Main Street, Bountiful, Utah 84010
10

11 Present: Administrative Committee Chair Francisco Astorga
12 Brad Clawson
13 Andrew Hill
14
15 Assistant Planner DeAnne Morgan
16 Recording Secretary Sam Harris
17
18

19 **1. Welcome**
20

21 Chair Astorga called the meeting to order at 3:01 p.m. and welcomed everyone.
22

23 **2. Meeting Minutes from December 16, 2024**
24

25 Committee Member Hill motioned to approve the minutes from December 16, 2024. Committee
26 Member Clawson seconded the motion. The motion was approved with Committee Members
27 Astorga, Clawson, and Hill voting aye.”
28

29 **3. Meeting Minutes from February 18, 2025**
30

31 Committee Member Clawson motioned to approve the minutes from February 18, 2025. Chair
32 Astorga seconded the motion. The motion was approved with Committee Members Astorga,
33 Clawson, and Hill voting aye.”
34

35 **4. Conditional Use Permit for Piercing Services 559 West 2600 South**
36

37 Assistant Planner Morgan had a correction on the address from 599 to 559 on the Agenda.
38

39 Assistant Planner Morgan presented the item as outlined in the packet.
40

41 Chair Astorga explained why this new type of Conditional Use Permit has been brought to the
42 Committee including the recently amended definition in the code for Tattoo/Body Art which
43 includes Piercing Services.
44

45 Committee Member Hill asked if this application has gone through the building permit process.
46 Assistant Planner Morgan stated that since it is an already established building with no major
47 changes there is no need for a building permit.

48
49 Committee Member Clawson asked if they want to expand to full body can they or is there
50 restrictions or conditions. Assistant Planner Morgan confirmed that it is a permitted use with an
51 approved Conditional Use Permit and that there are no restrictions to that effect, but it could be
52 added as a condition.

53
54 Chair Astorga opened the Public Hearing at 3:13. No comments were made. Chair Astorga
55 closed the Public Hearing at 3:14.

56
57 Lindsey Prater, the applicant, stated that she is excited about coming to Bountiful and offering
58 services here.

59
60 Committee Member Hill motioned to approve the Conditional Use Permit for Piercing Services
61 at 559 West 2600 South. Committee Member Clawson seconded the motion. The motion was
62 approved with Committee Members Astorga, Clawson, and Hill voting aye.”

63
64 **5. Adjourn**

65
66 Chair Astorga adjourned the meeting at 3:17 p.m.

Administrative Committee Staff Report



Subject: Conditional Use Permit for Body Art Establishment at
567 West 2600 South

Authors: DeAnne Morgan, Assistant Planner

Date: April 10, 2025

Background

The applicant, Val Gregory, with Indie Studio Suites has submitted a Conditional Use Permit (CUP) application for body art at 567 West 2600 South, located in the C-G (General Commercial) zone.

Analysis

Bountiful City Land Use Code 14-6-103 Permitted, Conditional, and Prohibited Uses in commercial zones states body art establishments require Conditional Use Permit approval. Bountiful City Administrative Committee has been designated to review all CUPs for commercial businesses without a site plan. Staff reviewed the submitted application and finds that a commercial business for body art shall be approved if reasonable conditions are proposed to mitigate anticipated detrimental effects of the proposed use with consideration of the following standards: all below shown in *italics*. Staff findings for each standard are shown as underlined text.

1. *The location of the proposed use in relationship to other existing uses in the general vicinity.*

The applicant's submittal shows that the Indie Studio Suites exists as beauty services, including hair, nails, teeth whitening, permanent makeup, and massage therapy. The addition of fine line tattoos is complementary to these services. The suites include 46 private studios within the building. Indie Studios would host body art professionals in the suites, providing a high-quality environment at an affordable cost.

2. *The effects of the proposed use and/or accompanying improvements on existing developments in the general vicinity.*

Because Indie Studios leases space to many different licensed beauty professionals, fine line tattooing would likely never make up more than 15% of the leased studios. Indie's studios are fully compliant with the Davis County health regulations.

Indie Studios stated that the studios will benefit Bountiful City economically, as the clients seeking fine line body art services may also eat or shop nearby as they come in for beauty treatments.

Indie studios stated they will only allow body art professionals who serve the same demographics as their other licensed professionals, which would not be similar to the types of tattoo parlors that may be located in industrial areas. The artists will be required to be licensed beauty professionals to fit in with their business model.

3. *The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping with are in harmony with the area.*

The business hours will be 9:00 to 6:00 pm, Monday through Friday, 9:00 am to 4:00 pm on Saturday, and closed on Sunday. There will be no extended hours or nighttime traffic or disruptive customer activity. The business model is appointment-based, which will control client flow and congestion.

As part of the Colonial Square Development, there is an approved shared parking agreement.

See Recommendations below

Significant Impacts

There are no anticipated significant impacts to the neighboring properties.

Recommendation

Staff recommends that the Administrative Committee review the submitted application, hold a public hearing, and approve the requested Conditional Use Permit for a piercing services business at 559 West 2600 South subject to the following conditions of approval:

1. The hours of operation will be limited to 9:00 am to 6:00 pm, Monday through Friday, 9:00 am to 4:00 pm on Saturday, and closed on Sunday.
2. The Conditional Use Permit is solely for this site and is non-transferable.

567 West 2600 South

VICINITY PLAN

CITY



SITE



Attachments

1. Statement of Intent and Use and Impact Explanations
2. Architectural Plans
3. Floorplan

INDIE

STUDIO SUITES

February 22, 2025

Bountiful Planning and Zoning
790 South 100 East
Bountiful, UT 84010

Dear Bountiful Planning and Zoning,

I am writing on behalf of Indie Studio Suites (Indie Bountiful LLC), which has had the privilege of contributing to the community by (1) providing affordable studio suites for licensed beauty professionals who own their own small businesses, and (2) offering a variety of beauty services to the community through the professional services available at Indie. For example, the Lease Coordinator at Indie, who has lived in Bountiful for many years, is an experienced cosmetologist and has been serving her clients at Indie for the past few years.

With the unanimous support of the Bountiful Planning Commission and, most recently on February 11, 2025 by the unanimous approval of the Bountiful City Council of Ordinance 225-03, Body Art Establishments are now a conditional use in the Commercial-General zone where Indie is located—Indie is now requesting that Bountiful City Planning and Zoning approve this conditional use, taking into consideration the following points:

1. **Complementary Beauty Services:** Licensed body art professionals would add an important service to Indie's existing clientele, which includes licensed professionals in hair, nails, teeth whitening, permanent makeup, and massage therapy. Many fine-line tattoos and other body art carry high sentimental value—such as honoring one's ancestry or remembering the passing of a beloved child or loved one. These services are a natural fit for Indie's private studios and professional setting, which would allow clients to avoid traveling to distant or industrial zones for these services.

2. **Economic Growth, Job Creation, Current Supply-Demand Imbalance:** The current supply of low-quality body art establishments has led to high costs for professionals and the community. Allowing Indie to host body art professionals will create a high-quality, professional environment at an affordable cost for these professionals. This, in turn, will result in a better quality of life for the professionals and savings for the clients they serve. Additional licensed professionals working in Bountiful will multiply economically and decrease related employment of some of these professionals who may be single-mothers, or newly licensed out of school and now will experience increased opportunity to work at an affordable, upscale location in Bountiful. Lastly, as body art is a discretionary, luxury expense, these client may likely eat or shop nearby as they come in for their beauty treatment, which further stimulates and expands the local economy.
3. **Promoting Health and Safety Standards with Davis County Health Requirements in Clean, Upscale Environment:** Indie’s studios are fully compliant with the county’s health regulations, ensuring a safe and healthy environment with appropriate furnishings and equipment. Lower-quality facilities that are not properly maintained pose a greater risk to community members seeking body art services.
4. **Supporting Local Artists and Entrepreneurs:** Allowing body art professionals to operate in Indie’s commercial space provides an opportunity for local artists to thrive within a professional and regulated environment. Many body art professionals are independent entrepreneurs who rely on the freedom to operate in spaces that match their professional standards. Indie’s model offers a unique and ideal space for such artists to grow their businesses, without needing to invest in the significant overhead costs associated with running a standalone tattoo parlor.
5. **Low Concentration in a Private Studio Environment:** Indie is home to many different licensed beauty professionals, making it unlikely that body art professionals would ever make up more than 15% of the leased studios. Should this percentage be exceeded, it is in Indie’s self-interest to self-regulate ensuring the concentration remains low. This is in the best interest of Indie’s business model, particularly during non-recessionary times and periods of economic downturn when discretionary services like body art may not constitute a high concentration of studios.
6. **Cultural Shift Toward Acceptance and Evolution of Body Art as a Beauty Service:** Body art today is vastly different from the way it was perceived when the original code was written in Bountiful. Today, tattoos often represent beauty or personal meaning, whereas, in the past, body art may have been associated with gangs or subcultures. The tattoos of yesterday and those who provide these would not be a good fit to the Indie brand—especially where approx. 90% of clients are female and prefer beauty style and accessory body art over a traditional heavy gothic style that may lack beauty appeal. Traditional tattoo parlors often have hours of

midday/afternoon to late evening hours whereas Indie’s body art professionals will primarily cater to providing beauty accessories to female clients and Indie has regular hours from 9:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 4:00 p.m. on Saturday, and closed on Sunday. While all stakeholders involved in this request may support the freedom of expression through body art in venues like Indie, the original code likely reflected concerns about keeping body art establishments in limited industrial zones.

- 7. Alignment with Bountiful Zoning Goals and Regulated Space for Professional Development:** Bountiful City’s zoning regulations are designed to support the growth of businesses that cater to diverse needs while maintaining community standards. By granting a CUP for body art professionals at Indie, the city can ensure that these services are provided in a professional and controlled environment, thereby aligning with the city’s broader goals of promoting a vibrant and mixed-use commercial district. This can help Bountiful remain competitive in attracting businesses and residents while preserving a high standard of professionalism in the services offered. Having a licensed body art professional in a controlled, self-regulated space like Indie supports the professional growth of tattoo artists. These professionals often have a wealth of skills and training that can be nurtured in a space that prioritizes client care, customer service, and professionalism. Allowing these professionals to operate in a high-quality environment encourages excellence in the industry, ensuring that body art in Bountiful is practiced by well-trained, qualified individuals who are committed to providing the best experience possible for their clients.

Thank you for your time and consideration of this request. We trust you will make a decision that best supports and serves our community, the professionals who live and work here, and the other stakeholders.

Sincerely,



Val Gregory
Managing Member / Owner
(801) 318-0446

Attachment:

See below attachments for additional information and specific responses to CUP application questions.

Attachment

CUP Application Questions

As a provider of licensed studio suites for beauty professionals to service the needs of the community, and operating within the properly zoned C-G zone of Indie, our request is to allow body art professionals—who are not currently prohibited from servicing clients at Indie—to provide this service. The current zoning and property use ordinances support Indie and other licensed professionals in our location, as well as the two other beauty salons in Colonial Square and many others in the C-G zone throughout the city.

Based on this, the scope of this discussion, related to the below questions, specifically pertains to the request for licensed body art professionals to be permitted to service clients within Indie in the C-G zone.

How does the proposed project fit with the surrounding properties and uses?

As outlined in the letter of intent, licensed body art professionals are a natural fit with the other licensed beauty professionals, who are already servicing many of the same clients by providing nail, hair, esthetician, teeth whitening, and other beauty services. There is no difference in the hours of operation or the type of clientele coming into Indie for these services, as many clients see various licensed professionals for different beauty needs and from the vantage point of client's and other beauty professionals there no adverse distinction of a body artist beauty professional.

In what ways does the project not fit with the surrounding properties and uses?

If Indie were to lease a significant percentage of studios to traditional tattoo parlor professionals, who may resemble members of gangs or subcultures with heavy tattoos (the type of parlors likely present when most city codes were written), then this would not be a good fit with the other beauty professionals at Indie, who predominantly offer beauty services to female clients.

As mentioned above, to maintain the brand, atmosphere, and environment of Indie, we would disallow traditional tattoo artists. It would not be worth allowing a single person to work at Indie who may not align with our brand, as this could risk losing several other professionals who provide body art, such as fine-line tattoos—e.g., “Be Kind” in small, light ink on the inside arm or shoulder, or a small butterfly tattoo on the stomach as a tribute to a deceased child. These types of beauty body art, along with other beauty services, reflect Indie’s professional standards.

The body art professionals at Indie are trained as beauty professionals, and their work differs significantly from that of traditional tattoo parlors.

In conclusion, Indie will not allow tattoo artists who are not beauty professionals, as they do not align with our brand and are not conducive to our business model.

What will you do to mitigate potential conflicts with surrounding properties and uses?

As explained in the previous response, we will disallow any traditional tattoo artists and will only allow beauty body art professionals who serve the same demographics as our other licensed professionals. This is in the best interest of both our short-term business and long-term brand reputation.

Additionally, while our manager will make every effort to screen out traditional tattoo artists who are not beauty professionals, we may also choose to modify our lease agreements to include language that ensures body art professionals serve a certain percentage of female clients. This will also provide Indie with the ability to discontinue their lease if a body art professional fails to meet these criteria. If the CUP is approved, we will consider legal protections to ensure that only beauty body art professionals align with our target client base.

Please let me know if you have any further questions, need any adjustments or would like us to provide any clarifications.

Best regards,



Val Gregory
Managing Member / Owner Representative
(801) 318-0446

SALON

567 W 2600 S, BOUNTIFUL, UT 84010



VICINITY PLAN



ABBREVIATION LEGEND

A.B.C.	AGGREGATE BASE COURSE	H.W.	HOT WATER
A.F.F.	ABOVE FINISH FLOOR	LAV.	LAVATORY
ALUM.	ALUMINUM	M.H.	MAN HOLE
BD.	BOND	MFL.	METAL
C.J.	CONSTRUCTION JOINT	N.I.C.	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	OCC.	OCCUPANCY
CONT.	CONTINUOUS	ON C.	ON CENTER
CP.	CENTER POINT	OPP.	OPPOSITE
DBL.	DOUBLE	ORD.	OVER FLOW DRAIN
DIA.	DIAMETER	P.L.	PLASTIC LAMINATE
E.J.	EXPANSION JOINT	PLY WD.	PLYWOOD
E.S.	EQUAL	P.T.	PRESSURE TREATED
F.D.	FLOOR DRAIN	REB.	REFLECTED CEILING PLAN
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	R.D.	ROOF DRAIN
F.E.	FIRE EXTINGUISHER	R.T.U.	ROOF TOP UNIT
F.F.E.	FINISH FLOOR ELEVATION	S.	SEWER
F.O.C.	FACE OF CONCRETE	S.D.	STORM DRAIN
F.O.S.	FACE OF STUD	SHF.	SHIRT
GA.	GAGE	SM.	SIMILAR
GYP BD.	GYP-SUM BOARD	TYP.	TYPICAL
H.C. RAMP	HANDICAP RAMP	U.N.O.	UNLESS NOTED OTHERWISE
HD. WD.	HARD WOOD	VERT.	VERTICAL
H.M.	HOLLOW METAL	WD.	WOOD
HORIZ.	HORIZONTAL	WR.	WATER RESISTANT

CODE ANALYSIS

APPLICABLE CODES:
 INTERNATIONAL BUILDING CODE - 2018
 INTERNATIONAL MECHANICAL CODE - 2018
 INTERNATIONAL PLUMBING CODE - 2018
 NATIONAL ELECTRICAL CODE - 2017
 INTERNATIONAL FIRE CODE - 2018
 INTERNATIONAL FUEL GAS CODE - 2018
 ICC(ANS) A117-1-2009

CHP. 3 USE & OCCUPANCY
 302.1 OCCUPANCY GROUP - B

CHP. 4 GENERAL BUILDING HEIGHTS & AREAS
 TYP. USE: Y/N: N/D

CHP. 9 FIRE PROTECTION SYSTEMS
 FULLY SPRINKLED AND MONITORED: YES

CHP. 10 MEANS OF EGRESS
 TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:
 OCCUPANT LOADS

BASIS LEVEL	3,020 / 150 =	20.00
GROUND LEVEL	3,216 / 150 =	21.44
SECOND LEVEL	2,724 / 150 =	18.16

TOTAL 61 OCCUPANTS

NUMBER OF EXITS REQUIRED PER FLOOR: 1
 NUMBER OF EXITS PROVIDED PER FLOOR: 2

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	A0.2	BASEMENT REFLECTED CEILING PLAN
	A1.1	GROUND FLOOR PLAN
	A1.2	GROUND FLOOR REFLECTED CEILING PLAN
	A1.3	SECOND FLOOR PLAN
	A1.4	SECOND FLOOR REFLECTED CEILING PLAN
	A1.5	ROOF PLAN
	A2.1	BUILDING ELEVATIONS
	A4.1	WALL SECTIONS
	A5.1	INTERIOR ELEVATION & WINDOW SCHEDULE
	A6.1	DOOR SCHEDULE
	A7.1	FINISH SCHEDULE
	A7.2	FURNITURE PLAN
	A8.1	DETAILS
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	S1.1	SPECIAL INSPECTIONS & TESTING
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	S2.0	FOOTING & FOUNDATION PLAN
	S3.0	GROUND FLOOR FRAMING PLAN
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	S3.2	ROOF FRAMING PLAN
	S4.0	FRAMING DETAILS
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	M2.5	MAIN LEVEL MECHANICAL FLOOR PLAN
	M2.6	TOP LEVEL MECHANICAL FLOOR PLAN
	M2.7	BASEMENT LEVEL CONDENSATE FLOOR PLAN
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	M2.9	MECHANICAL / PLUMBING DETAILS
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	P2.4	BASEMENT LEVEL WATER AND GAS PIPING FLOOR PLAN
	P2.5	MAIN LEVEL WATER AND GAS PIPING FLOOR PLAN
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	E0.0	BASEMENT POWER PLAN
	E2.1	LEVEL 1 POWER PLAN
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	E2.3	ROOF POWER PLAN
	E3.0	BASEMENT LIGHTING PLAN
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	E6.1	ELECTRICAL SCHEDULES
	E6.2	ELECTRICAL SCHEDULES
	E7.1	ELECTRICAL DETAILS

SYMBOL LEGEND

	SM	SECTION MARKER (FULL CUT)
	SM	SECTION MARKER (PARTIAL CUT)
	SM	DETAIL MAKER
	DIM	DIMENSION
	DBT	DOOR TAG
	WT	WINDOW TAG
	A101	ELEVATION MARKER
	0	GRID LINE MAKER
	7	REFERENCED KEYNOTE
	1 A101	VIEW NAME
	scale: 1/8" = 1'-0"	VIEW TITLE
		NORTH ARROW
	101	ROOM TAG

PROJECT CONSULTANTS

DKON + ASSOCIATES
 ARCHITECTURE / PLANNING, INTERIORS
 833 SOUTH 200 EAST
 SALT LAKE CITY, UT 84111
 801.266.6400

WCA STRUCTURAL ENGINEERING INC.
 STRUCTURAL ENGINEER
 442 NORTH MAIN STREET
 BOUNTIFUL, UT 84010
 801.268.1118

PVE
 MECHANICAL / ELECTRICAL ENGINEER
 90 SOUTH 400 WEST, SUITE 340
 SALT LAKE CITY, UT 84101
 801.269.3158



IF THESE PLANS DO NOT BEAR THE SEAL OF AN ENGINEER, THEY ARE FALSE.
 I HEREBY CERTIFY THAT I AM AN ENGINEER AND I HAVE REVIEWED THESE PLANS
 AND I AM NOT PROVIDING MY SERVICES UNDER SEAL OR TO THE
 DEPARTMENT OF UTILITY AND WATER DEVELOPMENT OR TO ANY OTHER
 PROFESSIONAL BOARD OR BOARD OF PROFESSIONALS.

SALON
 567 W 2600 S, BOUNTIFUL, UT 84010
FOR PERMIT

#	DATE	DESCRIPTION

ISSUE: 12.23.2019
 PROJECT NO: 19107
 DRAWN BY: AO
 CHECKED BY: TA

SHEET TITLE

TITLE SHEET

G000

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5/20/2020 10:10:35 PM
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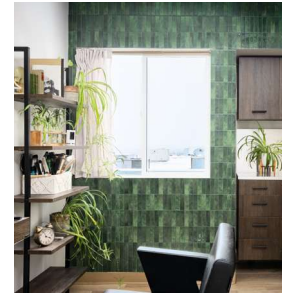
BOUNTIFUL

INDIE
STUDIO SUITES

NOW LEASING!

WHAT MAKES INDIE DIFFERENT?

- Modern Industrial Design with High Ceilings
- Designer Custom Furniture Made in Utah
- Tons of Parking Availability for Clients
- Fully Customizable Suites (Paint, Decoration, etc.)
- Good Access & Visibility in Retail Plaza
- Close to I-15 and Main Roads
- Security Cameras in Hallways
- 24/7 Access (Doors Lock at Night for Safety)
- Utilities, Wifi, & Breakroom Included
- Free Laundry on Site
- Month to Month Agreement Option
- Free Rent with 12+ Month Lease



INDIE STUDIO SUITES

567 W. 2000 S., Bountiful UT
Administrative Committee Packet
April 14, 2025

TO LEARN MORE TEXT "INDIE" TO (801) 318-0446



myindiostudio.com



(801) 318-0446



bountiful@myindiostudio.com

BOUNTIFUL

INDIE STUDIO SUITES

TERM & WEEKLY RATE

	MO- TO-MO	12 MO	24 MO
S	\$225	\$205	\$195 (Mo 1-12) \$200 (Mo 13-24)
S	\$255	\$235	\$215 (Mo 1-12) \$220 (Mo 13-24)
S	\$275	\$255	\$235 (Mo 1-12) \$240 (Mo 13-24)
S+	\$285	\$265	\$245 (Mo 1-12) \$250 (Mo 13-24)
D	\$315	\$295	\$275 (Mo 1-12) \$284 (Mo 13-24)
D	\$380	\$360	\$330 (Mo 1-12) \$345 (Mo 13-24)
D	\$450	\$430	\$400 (Mo 1-12) \$410 (Mo 13-24)

**MOVE-IN
SPECIAL!**

2 WEEKS FREE

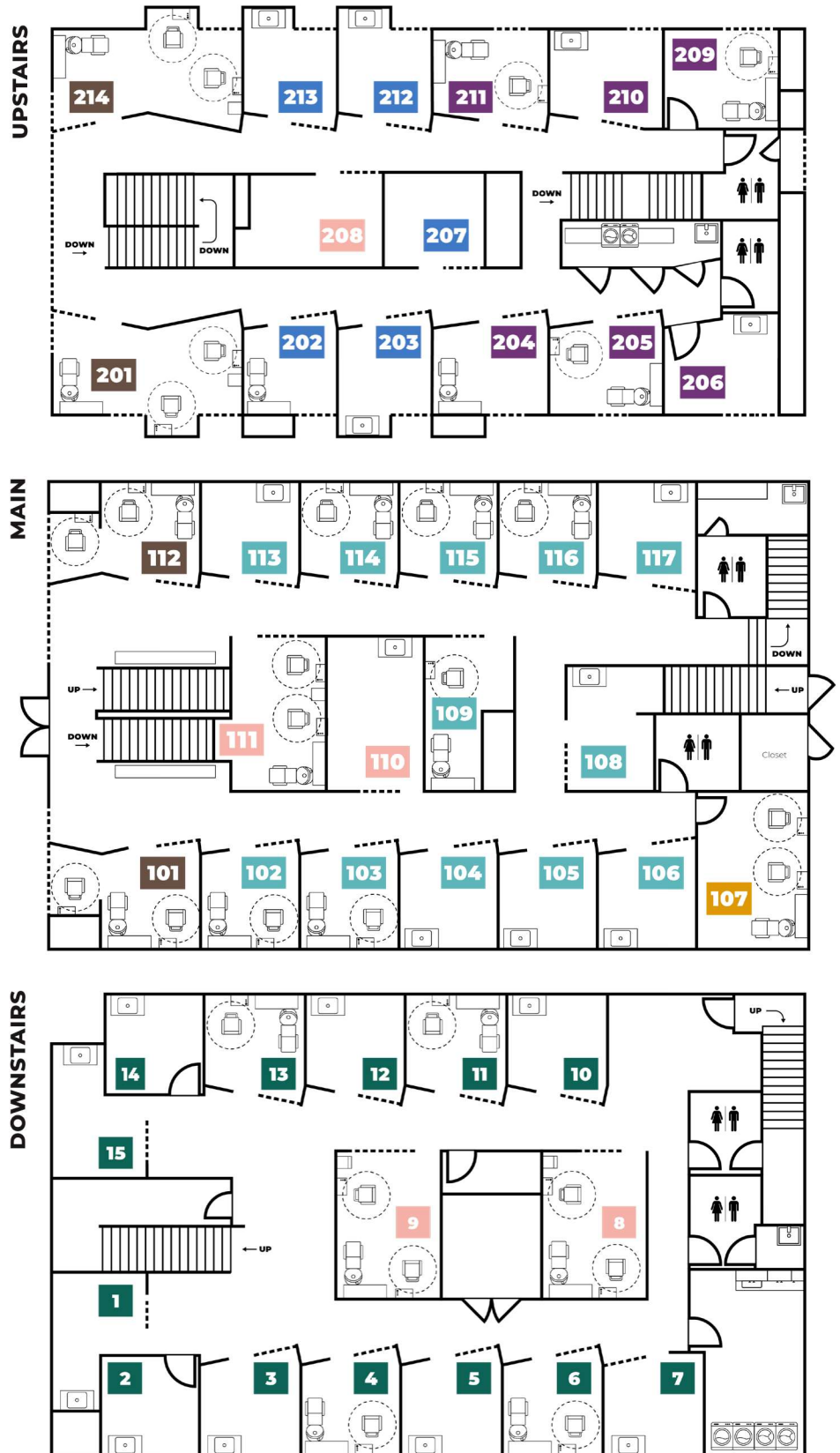
WHEN YOU SIGN A 12 MONTH LEASE

1ST MONTH FREE

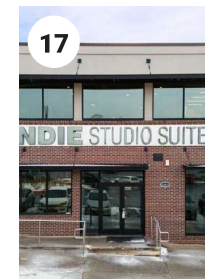
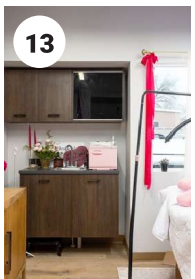
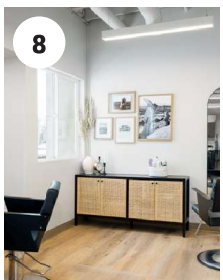
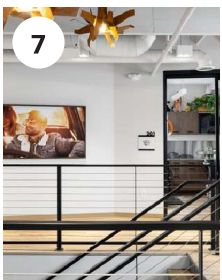
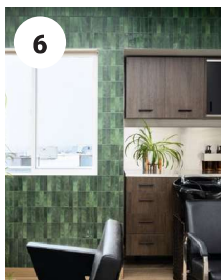
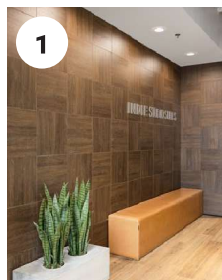
WHEN YOU SIGN A 24 MONTH LEASE

INDIE STUDIO SUITES

567 W. Bountiful, Bountiful UT
Administrative Committee Packet
April 14, 2025



Bountiful



Staff Report

Subject: Conditional Use Permit for a Home Occupation for Landscaping Services at 885 East 1050 North
Authors: Rachel Coleman, Planning Technician
Date: April 14, 2025



Background

The applicant, Aaron Lerdahl has submitted a Conditional Use Permit (CUP) for a Home Occupation – Landscaping Services for his lawncare business at 885 E 1050 North, located in the R-4 (Single-Family Residential) zone.

Analysis

Bountiful City Land Use Code 14-17-108 Home Occupation Conditional Uses states that lawn care and landscaping requires CUP approval. Bountiful City Administrative Committee reviews all CUPs for Home Occupation – Landscaping. Staff reviewed the submitted application and finds that a Home Occupation for lawncare and landscaping meets all the following standards below shown in *italics*. Staff findings for each standard are shown as underlined text.

1. *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 the Title.*

The applicant’s submittal shows that the exterior of the structure is not being altered in any way and that the use is incidental to its primary purpose as a residential dwelling. The applicant has stated that there will be no business operations taking place within the dwelling.

2. *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.*

The applicant has stated that the landscaping business home office will be conducted within a single room within the dwelling and no other employees will be working onsite.

3. *The use shall not involve the area of required, covered, off-street parking.*

The applicant has stated that only a personal vehicle will be parked in the driveway of the residence.

4. *The use shall not involve more than 50% of the entire dwelling.*

The applicant has stated that the landscaping business home office will be conducted within a single room within the dwelling, approximately thirty (30) square feet.

5. *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.*

The applicant has stated that no products, equipment, or inventory will be stored on the property.

6. *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.*

The applicant has stated that there will be no business operations taking place on the property.

7. *The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.*

The applicant has stated that no flammable materials, explosives, or other dangerous substances will be stored on the property.

8. *The use shall not involve mechanical or electrical apparatus, equipment, or tools not commonly associated with a residential use or as a re customary to home crafts.*

The applicant has stated that no mechanical or electrical equipment related to the landscaping business will be stored on the property.

9. *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.*

The applicant has stated that there will be no business operations taking place on the property.

10. *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 has stated that only a personal vehicle will be parked in the driveway of the residence.

11. *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.*

See Recommendations below

Significant Impacts

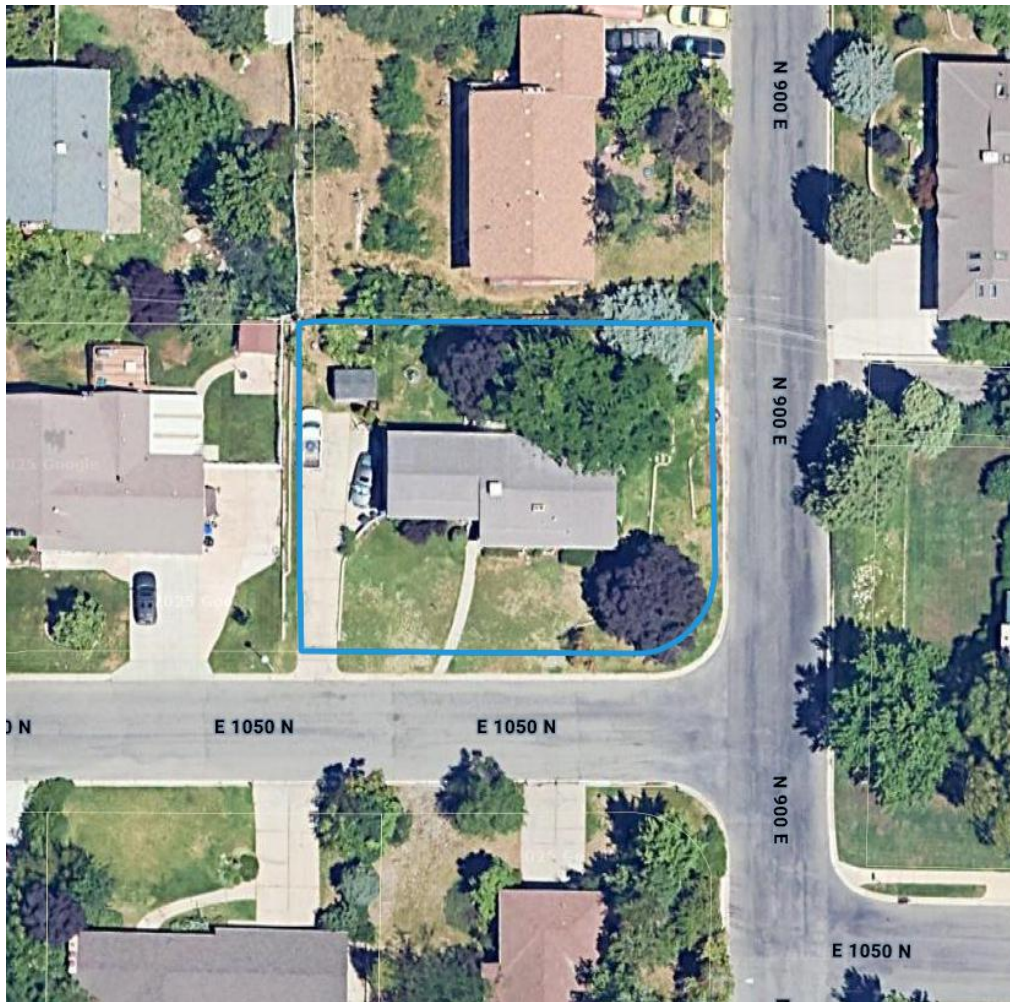
The applicant has stated that there will be no business operations taking place on the property.

Recommendation

Staff recommends that the Administrative Committee review the submitted application, hold a public hearing and approve the requested Home Occupation Conditional Use Permit for a landscape business at 885 East 1050 North subject to the following conditions of approval:

1. The applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Conditional Use Permit is solely for this site and is non-transferable.

885 East 1050 North



Attachments

Attachment 1 and Attachment 2: Statement of Intent

Attachment 3: Floor Plan

Attachment 4: Parking Site Plan

Statement of Intent
Home Occupation Business License
Aaron D. Lerdahl
885 E 1050 N, Bountiful, Utah

To Whom It May Concern,

I, Aaron D. Lerdahl, am submitting this **Statement of Intent** in accordance with the City of Bountiful's requirements for a Home Occupation Business License. My business is registered with the State of Utah at **885 E 1050 N, Bountiful, Utah 84010**, which serves **solely as a tax and mailing address. No business operations of any kind are conducted, nor will ever be conducted, at this address.** My business is currently operated from a separate rental property located in another city.

To ensure compliance with the City of Bountiful's regulations, I acknowledge and affirm the following conditions as required for a Home Occupation Business License:

A. Incidental and Secondary Use: My business will not alter the residential appearance, character, or condition of the dwelling at 885 E 1050 N. No advertisements, signage, stock in trade, or business displays will be present at or associated with this location.

B. Conducted Within the Dwelling & Employment Restrictions: Since no business operations occur at 885 E 1050 N, there are no employees, business meetings, or congregations at this address. I do not have any employees, nor will I have any non-resident employees working onsite.

C. & D. Dwelling & Parking Use: My business does not utilize any portion of the dwelling at 885 E 1050 N for business operations. No off-street or covered parking spaces are occupied for business purposes. However, the property does have the requisite space for proper off-street or parking spaces.

E. No Onsite Storage or Customer Transactions: There is no storage of products, equipment, or inventory at this address. Customers do not visit and will not ever visit the property to take delivery of products or services.

F. No Nuisances Created: My business does not create noise, dust, odors, fumes, glare, or any other disturbances that could impact the surrounding neighborhood as there will be no business operations of any kind at 885 E 1050 N.

G. No Use of Flammable or Hazardous Materials: My business does not nor will it ever involve the use or storage of flammable materials, explosives, or other hazardous substances at 885 E 1050 N.

H. No Industrial or Commercial Equipment: No mechanical or electrical equipment beyond what is customary for residential use is present at the dwelling.

I. No Increased Traffic or Commercial Vehicles: My business does not generate additional traffic beyond what is typical in a residential neighborhood. No commercial vehicles are associated with the business at this address.

J. No Heavy Equipment or Large Vehicles: There are no vehicles exceeding 12,000 pounds gross weight parked at this residence in connection with my business.

K. Compliance with Codes: My business remains in full compliance with all applicable fire, building, plumbing, electrical, health, and safety codes as required by the State of Utah, Davis County, and the City of Bountiful.

L. Property Inspections: I understand that the residence may be subject to periodic inspections to verify compliance with the City of Bountiful's regulations, though no business activities occur or ever will occur at this location.

By submitting this Statement of Intent, I confirm that my business at **885 E 1050 N, Bountiful, Utah**, is solely registered for tax and mailing purposes, with all actual operations occurring outside of this jurisdiction. I fully acknowledge and will adhere to the City of Bountiful's Home Occupation Business License regulations.

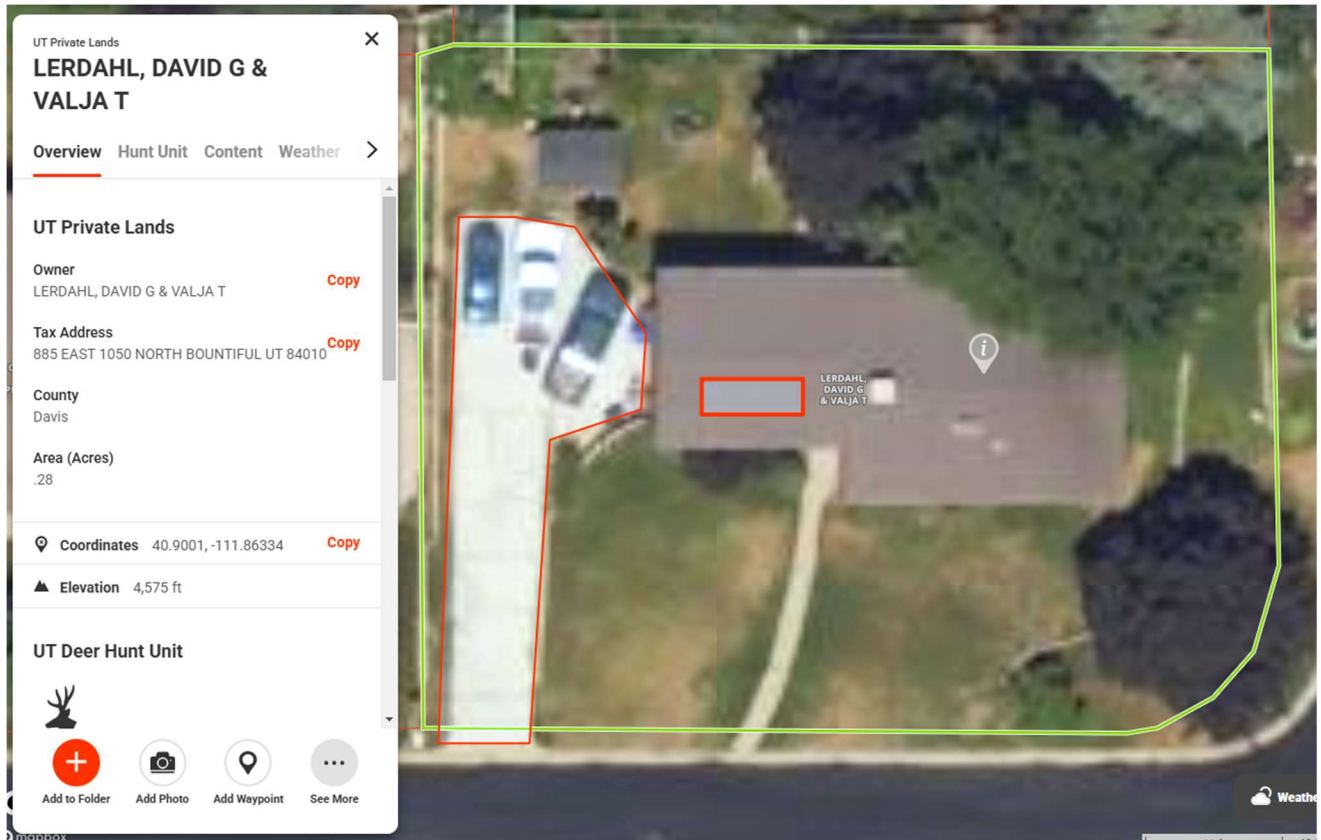
Sincerely,

Aaron D. Lerdahl

Date: 3/15/2025

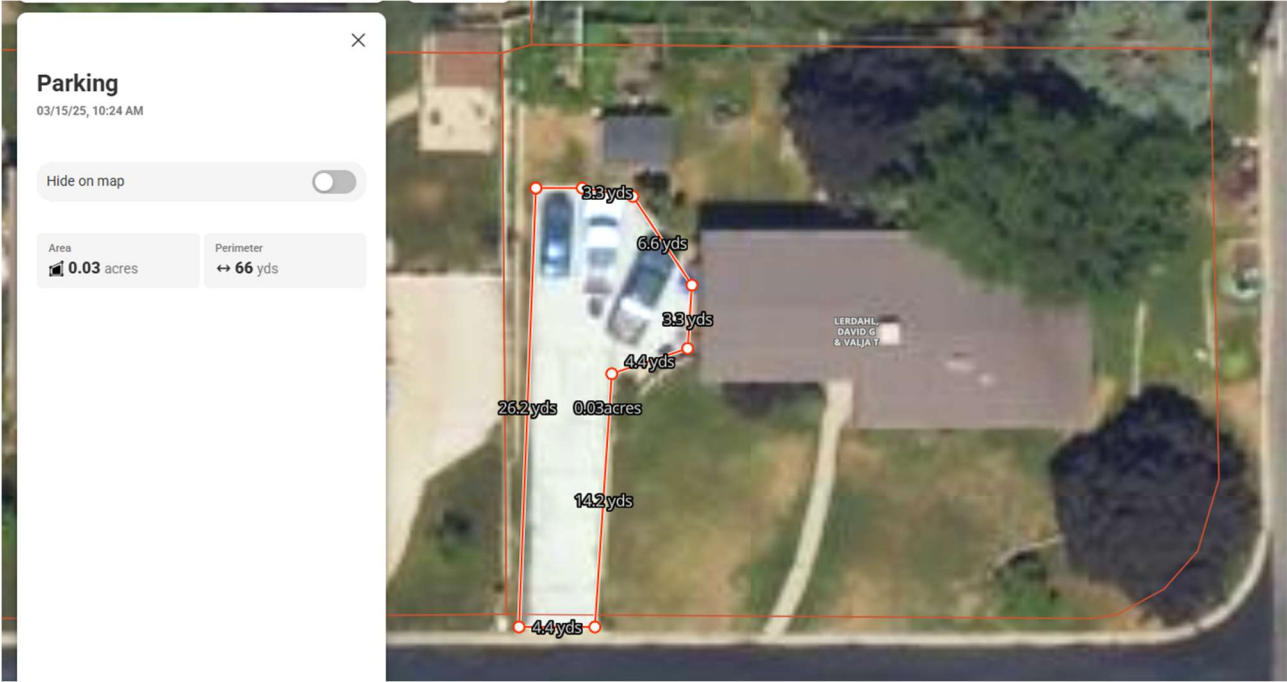
Floor Plan at 885 E 1050 N

Floor plan area on site approximately 30 square feet, though none will be used for business operations.



Parking space at 885 E 1050 N

Parking area on site approximatly 1300 square feet, though none will be used for business operations.



Administrative Committee Staff Report



Subject: Conditional Use Permit for a Home Occupation for Residential Preschool at 607 W 3100 S
Authors: Rachel Coleman, Planning Technician
Date: April 14, 2025

Background

The applicant, Jessica Bagshaw, submitted a Conditional Use Permit (CUP) for a Home Occupation – Residential Preschool at 607 W 3100 S, located in the R-4 (Single-Family Residential) zone. Residential Preschools with nine (9) to twelve (12) children are listed as conditional use in the R4- Zone, which are reviewed by the Administrative Committee.

Analysis

The Administrative Committee shall determine if the proposed use meets the Land Use Code requirements, including access and residential daycare/group instruction requirements, covered in depth below.

Access Requirements

The proposed site currently does not meet the 14-18-109 (A)(1) Access Requirements, as the area behind the curb, adjacent to the drive approach is asphalt surfaced (shown in the image below). The code requires that any off-street parking area shall be access through an approved drive-approach...it is unlawful to drive a motor vehicle on any sidewalk, park strip, or any other area behind the curb within a public right-of-way, with the exception of an approved drive approach.



Staff recommends the applicant remove the existing steel ramp in the right-of-way, and meet one of the of the following (See Attachment 3):

1. Work with the Bountiful Engineering Department to obtain an encroachment permit to widen the drive approach.
2. Remove the asphalt behind the curb in the right-of-way and install landscaping materials.

Residential Daycare/Group Instruction Requirements

The proposed use and site meet the special conditions listed in the Code 14-17-106. Staff findings in underlined text are discussed below:

The following conditions shall apply only to Home Occupation Business Licenses for Residential Day Care or Group Instructions (including preschools), as defined by State Code:

1. *The rear yard may be used for outside play area, or instruction where a swimming pool is involved*

The applicant's submittal indicates that outside playtime will take place within the fenced-in backyard of the residential dwelling. Outside playtime will occur for no more than 20 minutes per class per day during warm months.

2. *Residential day care facilities shall comply with all regulations of the State of Utah and shall be licensed by the State. One additional person not residing in the dwelling may be employed in the residential day care or group instruction where seven (7) or more children or people are involved.*

The applicant has stated that she will not be an instructor in the preschool and that one (1) employee has been hired as a teacher during class times on school days.

3. *Residential group instruction (preschools) shall be limited to no more than twelve (12) people in each session who are not residents of the home. There shall be no more than two (2) sessions per day and each session may not exceed four (4) hours. No child or student may attend more than one (1) session per day. Instruction of more than eight (8) individuals requires issuance of a Conditional Use Permit.*

The applicant's submittal indicates that no more than twelve (12) kids will be in any one class. The applicant has stated that the allowed number of kids includes the applicant's child who is under the age of six (6). There will be no more than two (2) sessions per day and each session will not exceed four (4) hours.

4. *A minimum interior floor area of thirty-five (35) square feet and a minimum secured outdoor play area of forty (40) square feet per child shall be provided for residential day care facilities.*

The preschool will include approximately 440 square feet of interior floor area and 3,500 square feet of outdoor play space. These provisions are compliant with applicable code requirements.

Significant Impacts

The applicant's submittal indicates that the proposed preschool will have minimal impact on surrounding residences. Operations will be limited to daytime hours, with consideration given to avoiding peak traffic periods on neighborhood roads.

Parking and Traffic

The applicant's submittal indicates that one employee will be hired as a teacher during class times on school days. Her parking space will be off-street in a designated parking spot. Traffic during drop-off and pick-up will be minimized by implementing a curbside procedure in which parents remain in their vehicles with engines running, while a teacher assists each student in and out of the car in front of the driveway. The anticipated duration for each drop-off and pick-up period is approximately 5 to 10 minutes per class.

Recommendation

Staff recommends that the Administrative Committee review the submitted application, hold a public hearing, and approve the requested Conditional Use Permit for Home Occupation – Preschool at **607 W 3100 South** subject to the following:

1. Meet the following code requirements prior to obtaining a business license:
 - a. Remove existing steel ramp in the right-of-way
 - b. Complete one of the following:
 - i. Work with Bountiful City Engineering Department. to obtain an encroachment permit to widen the drive approach, **OR**
 - ii. Landscape the yellow hatched area on the site plan (see **Attachment 3**).
2. Comply with the Bountiful City Land Use Code 14-17-106 Special Conditions for Residential Day or Group Instruction.
3. The applicant shall maintain an active Bountiful City business license.
4. An annual inspection for continued compliance will be required for license renewal of all residential day care and group instruction business.

Attachments

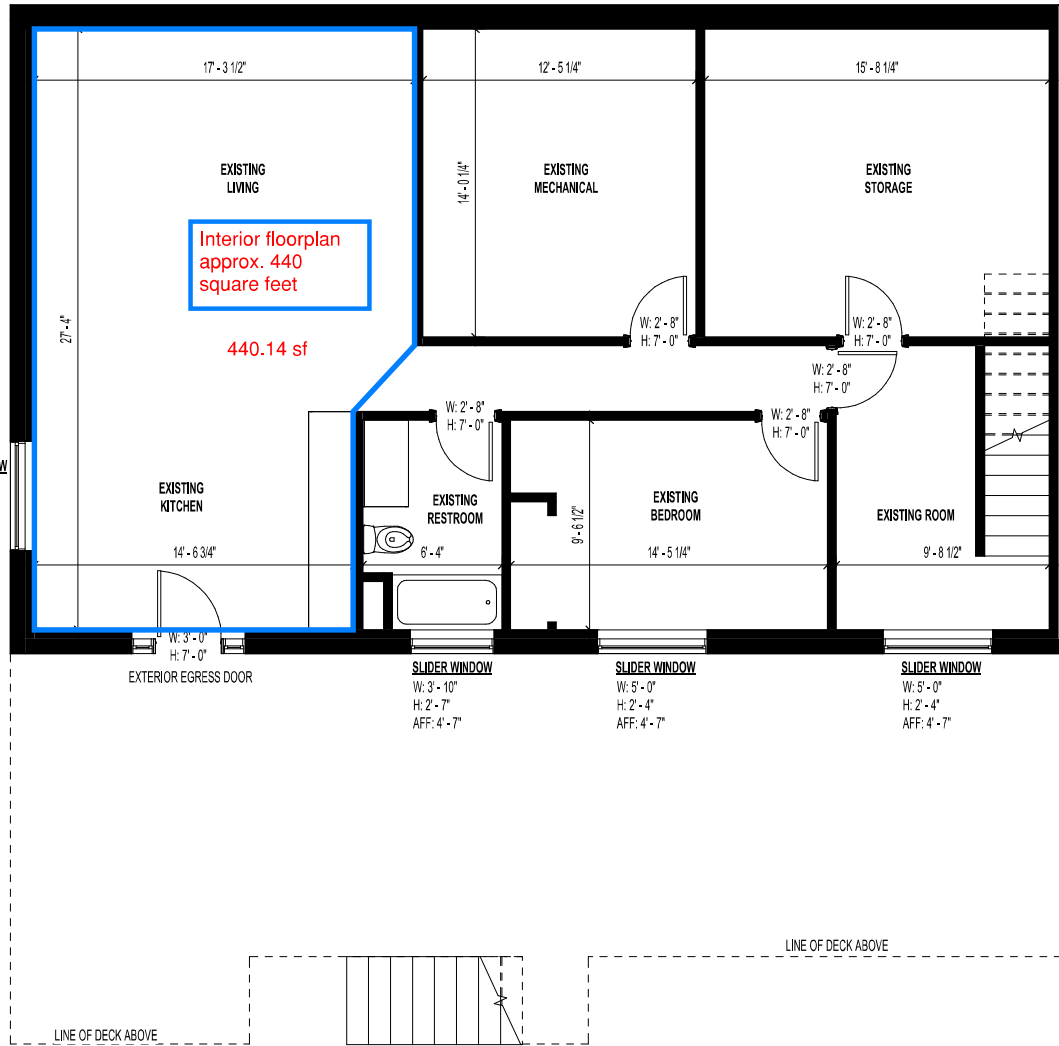
1. Statement of Intent
2. Floorplan with square footage
3. Site Plan

Proposing the acquisition of an already established in-home preschool (Candy Apple Cove Preschool- 2924 S 175 E #5733 Bountiful, UT 84010). The current owner is moving and preschool will no longer be held at her residence. The application for the conditional use permit is requesting to have the business run out of my home with classes occurring here. Preschool will be held in my separate basement apartment which includes a walkout basement, exterior door, bathroom, and open space for school activities and learning. Outside playtime will utilize my fenced-in backyard.

Aside from myself, one employee will be hired as a teacher during class times on school days. Her parking space will be off-street in a designated parking spot. Running this business from my home will not change the exterior appearance, nor will it require any structural changes or additions to the home.

There are many children in the neighborhood and surrounding area in need of a preschool. The closure of the current preschool location will leave many Bountiful families needing a place to send their children for preschool. Continuing this business out of my home will fill that need as I am only 1 mile away from the current location.

My home is in a single family zone. Preschool classes will run from 9:30-12:00, and 12:30-3:00 Monday-Friday September through May. No more than 12 kids will be in any one class. We will follow the Davis school district calendar for holidays and summer break. This proposal will have a minimal impact on surrounding homes in the area as the business will be run during daytime hours and with special attention to avoid times of the day when the neighborhood roads may be busiest. The bulk of class time will be spent inside with only 20 minutes of outside play designated per class per day during warm months. During dropoff and pickup, we will minimize traffic by having parents stay in their cars with engines running and pull up to the curb where the teacher will then load/ unload each student in front of my driveway. As cars line up we will instruct them to pull over to the right curb and not idle in front of neighbor's driveways or mailboxes. For each class we anticipate that dropoff and pickup will take 5-10 minutes. This system has proven successful with the current preschool location in Bountiful.



A1 BASEMENT LEVEL FLOOR PLAN
A102 3/16" = 1'-0"



Russ Dilworth, AIA
801.831.7857

COON HOUSE

607 W. 3100 S. BOUNTIFUL, UT 84010

DRAWING ISSUE
ISSUE DATE

PROJECT PHASE
00-00-000

BASEMENT FLOOR PLAN

A102



Russ Dilworth, AIA
801.831.7857

COON HOUSE
807 W 3100 S BOUNTIFUL UT 84010
DRAWING ISSUE
ISSUE DATE PROJECT PHASE
00-00-000

SITE PLAN

A101



C

B

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Needs Corrections

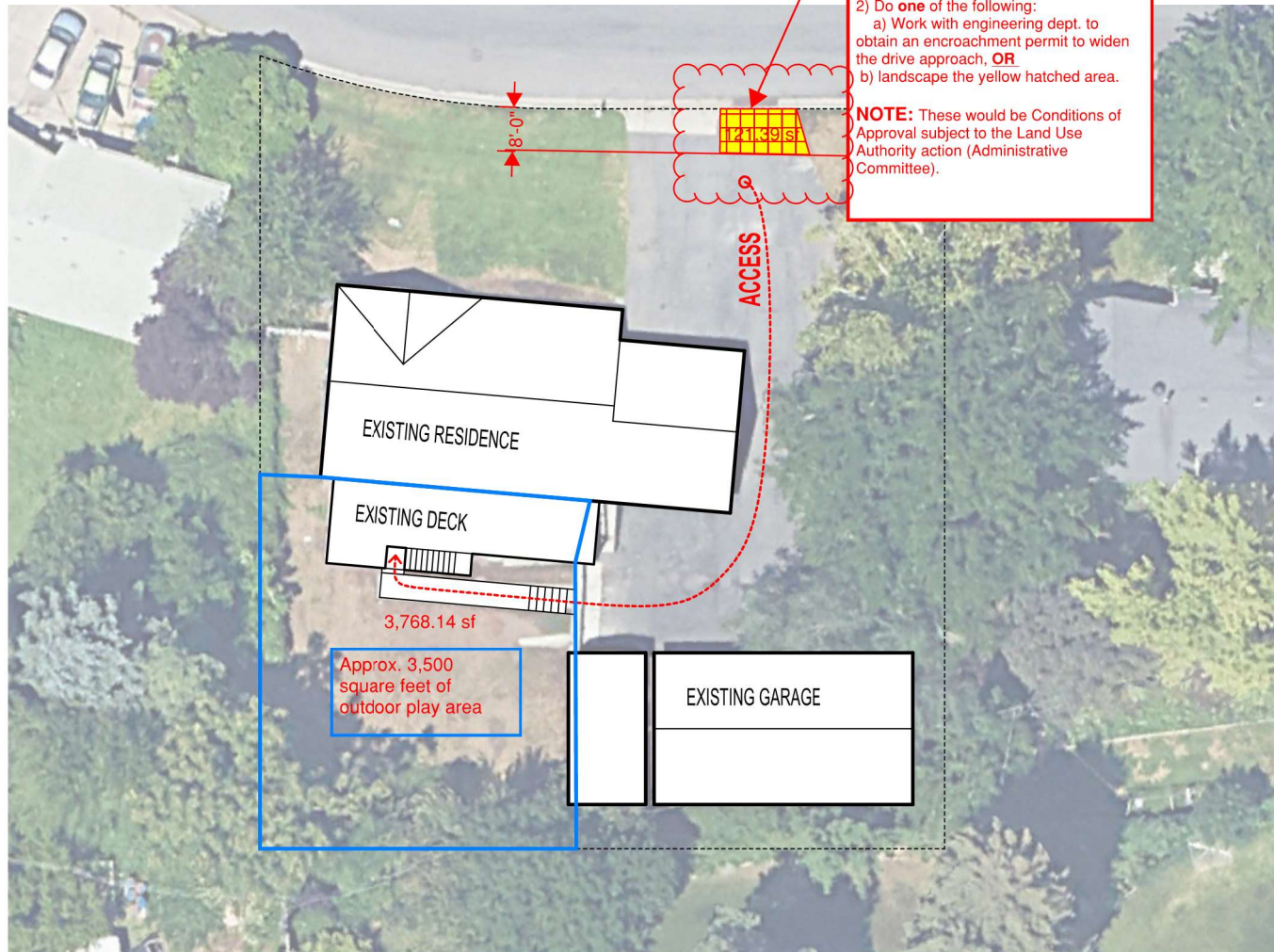
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Rachel Coleman, Bountiful City Planning Dept.

This portion of the pavement is in the public right-of-way. The following steps need to take place in order to comply with **Bountiful City Land Use Code 14-18-109**.

- 1) Remove steel ramp
- 2) Do **one** of the following:
 - a) Work with engineering dept. to obtain an encroachment permit to widen the drive approach, **OR**
 - b) landscape the yellow hatched area.

NOTE: These would be Conditions of Approval subject to the Land Use Authority action (Administrative Committee).



A1 OVERALL SITE PLAN Google Earth
A101 1" = 20'-0"

