

**BOUNTIFUL CITY**  
**ADMINISTRATIVE COMMITTEE AGENDA**  
**Monday, August 10, 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](mailto: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 July 13, 2020.
3. **PUBLIC HEARING** - Consider approval for an ADU located at 2856 Wood Hollow Way, Kent Whipple, applicant. The Administrative Committee may also consider approval **in written form**.
4. **PUBLIC HEARING** – Consider approval for a Handyman Home Occupation located at 3377 South 350 West, Blake Dalton, applicant. The Administrative Committee may also consider approval **in written form**.
5. Consider approval of a Lot Line Adjustment at 56 West 1200 South and 51 West 1100 South, Jeremy & Kelly Holt and Kyle & Karoline Cannon, applicants.
6. Consider approval of a Lot Line Adjustment at 3148 South Sunset Hollow Drive and 3166 South Sunset Hollow Drive, Melinda Jensen and Richard & Tracy Whitney, applicants.
7. Consider approval of Conditional Use Permit **in written form** to allow for a Home Occupation Lawn care Business at 416 West 850 South, Landon Olsen, applicant.
8. Consider approval of Conditional Use Permit **in written form**, to allow for a Home Occupation Electrical Contractor at 298 South 800 East, Maurits Noot, applicants.
9. Miscellaneous business and scheduling.



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**Bountiful City**  
**Administrative Committee Minutes**  
**July 13, 2020**

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

**1. Welcome and Introductions.**

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

**2. Consider approval of minutes for June 2, 2020.**

Mr. Schlegel made a motion to approve the minutes for June 2, 2020. Mr. Clawson seconded the motion. Motion passed 3-0.

  A         Chairman Astorga  
  A         Mr. Clawson  
  A         Mr. Schlegel

**3. PUBLIC HEARING – Consider approval of a Conditional Use Permit for a Home Occupation Lawncare Business at 416 West 850 South, Landon Olsen, applicant.**

Landon Olsen, applicant, was present. Kendal Black presented the staff report.

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. 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.

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.

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

6  
7 Chairman Astorga opened the **PUBLIC HEARING** at 5:09 p.m.

8  
9 Chairman Astorga read an email received from Celia Knowles as written.

10  
11 Hi. I've lived in this neighborhood for 25 years. I'm not exactly sure what, "The home  
12 occupation must be incidental and secondary to the use of the dwelling.." means. What I  
13 don't want is this to look like a business in any way shape or form. I do not want there to be a  
14 sign out front in the yard or on the front door or window advertising the business name. This  
15 neighborhood has had only families living in it for longer than the 25 years I have been here.  
16 I do not want any businesses to creep in little by little. If we allow this one, then others will  
17 creep in too and it will be harder to stop them.

18  
19 So, if it will have no signs of the business name anywhere and will still retain  
20 it's "appearance or character of the single-family home" [from notice of public hearing] I am  
21 okay with it. Otherwise, please deny this application.

22  
23 Chairman Astorga closed the **PUBLIC HEARING** at 5:12 p.m.

24  
25 Mr. Olsen discussed that the truck and trailer will be located on his property.

26  
27 Mr. Clawson made a motion to approve a Conditional Use Permit to allow for a Home  
28 Occupation Lawncare Business at 416 West 850 South with the 124 East 750 North, Nathan  
29 Baxter, applicant, with the seven (7) conditions outlined by staff. Mr. Schlegel seconded the  
30 motion. Motion passed 3-0.

31  
32 A Chairman Astorga

33 A Mr. Clawson

34 A Mr. Schlegel

35  
36 **4. PUBLIC HEARING – Consider approval of a Conditional Use Permit for a Home**  
37 **Occupation Electrical Contractor at 298 South 800 East, Maurits Noot, applicant.**

38  
39 Maurits Noot was present. Kendal Black presented the staff report.

40  
41 The Applicant, Maurits Noot, requests Conditional Use Permit approval to allow for an  
42 Electrical Contractor Home Occupation at 298 South 800 East. The property is located within  
43 the R-4 Single Family Residential Zone. The Applicant operates Noot Electric, an electrical  
44 service business. The Applicant indicates there are not any other employees that will be  
45 working at the home, that there will be one (1) personal vehicle consisting of a pick-up truck,  
46 which is mainly parked in the garage.

47  
48 There will be approximately eight point six percent (8.6%) of the home that will be used in



1 connection with the business; which is within the standards required by Code. There will be  
2 tools, some basic, electrical hand tools and small power tools will be kept in the truck, the  
3 garage, and in the basement storage.  
4

5 Staff recommends the Administrative Committee hold a public hearing and approve the  
6 Conditional Use Permit to allow for an Electrical Business Home Occupation at 298 South  
7 800 East, subject to the following conditions:  
8

- 9 8. The Applicant shall maintain an active Bountiful City Business License.  
10 9. The Home Occupation will not create nuisances discernible beyond the premises (e.g.,  
11 dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).  
12 10. Any storage of material in connection with the business shall be in accordance with  
13 standards of the Bountiful City Land Use Code.  
14 11. The use will comply with all the applicable fire, building, plumbing, electrical, life safety,  
15 and health codes in the State of Utah, Davis County and Bountiful City.  
16 12. Any signage connected with the business shall meet the standards of the Sign Code and  
17 receive approval through a separate permit.  
18 13. The Conditional Use Permit is solely for this site and is non-transferable.  
19

20 Chairman Astorga opened and closed the **PUBLIC HEARING** at 5:17 p.m. with no  
21 comment from the public.  
22

23 Mr. Schlegel made a motion to approve a Conditional Use Permit to allow for a Home  
24 Occupation Electrical Contractor at 298 South 800 East with the six (6) conditions outlined  
25 by staff. Mr. Clawson seconded the motion. Motion passed 3-0.  
26

27 A Chairman Astorga  
28 A Mr. Clawson  
29 A Mr. Schlegel  
30

31 **5. Consider approval of a Lot Line Adjustment at 346 East 100 South and 153 South 300**  
32 **East, Hank Nelson and Guy & Kelsey Gibbons, applicants.**  
33

34 Mr. Gibbons was present. Kendal Black presented the staff report.  
35

36 The Applicants, ROE Homes and Guy & Kelsey Gibbons, are requesting a Lot Line  
37 Adjustment between their two properties located at 346 East 100 South and 153 South 300  
38 East. Both properties, shown as Lot 1 (ROE Homes' Property) and Lot 2 (Gibbons'  
39 Property), are located in the R-4 Single-Family Zone. The purpose of the adjustment is to  
40 convey a portion of Lot 1 to Lot 2. Lot 1 will convey 6,945 square feet (0.159 acres), shown  
41 as Parcel A, to Lot 2. The adjustment will bring Lot 1 to 15,788.825 square feet (0.362 acres)  
42 and Lot 2 to 10,958.708 square feet (.251 acres). Public Utility Easements will not be  
43 affected with the Lot Line Adjustment.  
44

45 Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with  
46 the following conditions:  
47

- 48 1. Complete any redline corrections required on the plat.

1  
2           2. The approved Lot Line Adjustment shall be recorded with Davis County.  
3

4           Mr. Clawson made a motion to approve the Lot Line Adjustment at 346 East 100 South and  
5           153 South 300 East with the two (2) conditions outlined by staff. Mr. Schlegel seconded the  
6           motion. Motion passed 3-0.  
7

8             A             Chairman Astorga

9             A             Mr. Clawson

10            A             Mr. Schlegel  
11

12 **6. Consider approval of a Lot Line Adjustment at 1738 Stone Ridge Circle and 1723 Stone**  
13 **Ridge Circle, Scott Keller and Kathy Anderson, applicants.**  
14

15           Mr. Jon Butler, attorney representing Mr. Keller and Ms. Anderson was present. Kendal  
16           Black presented the staff report.  
17

18           The Applicants, The KK Lifetime QTIP Trust & The SK Lifetime QTIP Trust and Kathy Sue  
19           Andersen, are requesting a Lot Line Adjustment between their two properties located at 1738  
20           South Stone Ridge Circle and 1723 South Stone Ridge Circle. Both properties, shown as Lot  
21           1 (The KK Lifetime QTIP Trust & the SK Lifetime QTIP Trust Property) and Lot 2  
22           (Andersen's Property), are located in the R-F Single-Family Zone. The purpose of the  
23           adjustment is to convey a portion of Lot 1 to Lot 2. Lot 1 will convey 1,840 square feet (0.04  
24           acres), shown as Parcel A, to Lot 2. Lot 2 will convey 5,183 square feet (0.12 acres), shown  
25           as Parcel B, to Lot 1. The adjustment will bring Lot 1 to 116,010.94 square feet (2.663  
26           acres) and Lot 2 to 49,477.856 square feet (1.136 acres). There is a Public Utility Easement,  
27           which is affected by the Lot Line Adjustment, along the western portion of the newly  
28           conveyed property to Lot 1 that will not be vacated by The KK Lifetime QTIP & the SK  
29           Lifetime QTIP Trusts.  
30

31           Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with  
32           the following conditions:  
33

34           1. Complete any redline corrections required on the plat.  
35

36           2. The approved Lot Line Adjustment shall be recorded with Davis County.  
37

38           Mr. Schlegel made a motion to approve a Lot Line Adjustment at 1738 Stone Ridge Circle  
39           and 1723 Stone Ridge Circle with the two (2) conditions outlined by staff. Mr. Clawson  
40           seconded the motion. Motion passed 3-0.  
41

42             A             Chairman Astorga

43             A             Mr. Clawson

44             A             Mr. Schlegel  
45

46 **7. Consider approval of a Lot Line Adjustment at 1017 N 1200 E and 1051 N 1200 E,**  
47 **Darren Wesemann and Justin and Jessica Whittaker, applicants.**  
48

1 Mr. Wesemann was present. Kendal Black presented the staff report.  
2

3 The Applicants, Darren Wesemann and Justin Whitaker, are requesting a Lot Line  
4 Adjustment between their two properties located at 1017 North 1200 East and 1051 North  
5 1200 East. Both properties, shown as Lot 1 (Wesemann's Property) and Lot 2 (Whitaker's  
6 Property), are located in the R-3 Single-Family Zone. The purpose of the adjustment is to  
7 convey a portion of Lot 1 to Lot 2. Lot 1 will convey **58** square feet (**0.001** acres), shown as  
8 Parcel A, to Lot 2. There is a Public Utility Easement, which is affected by the Lot Line  
9 Adjustment, along the southeastern portion of the newly conveyed property to Lot 2 that will  
10 not be vacated by Darren Wesemann.  
11

12 Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with  
13 the following conditions:  
14

- 15 1. Complete any redline corrections required on the plat.
- 16
- 17 2. The approved Lot Line Adjustment shall be recorded with Davis County.  
18

19 Chairman Astorga made a motion to approve the Lot Line Adjustment at 1017 N 1200 E and  
20 1051 N 1200 E with the two (2) conditions outlined by staff. Mr. Schlegel seconded the  
21 motion. Motion passed 3-0.  
22

23   A   Chairman Astorga  
24   A   Mr. Clawson  
25   A   Mr. Schlegel  
26

27 **8. Consider approval of Conditional Use Permit in written form to allow for a Home**  
28 **Occupation Lawn care Business at 124 East 750 North, Nathan Baxter, applicant.**  
29

30 Mr. Schlegel made a motion to approve the Conditional Use Permit in written form to allow  
31 for a Home Occupation Lawn care business at 124 East 750 North. Mr. Clawson seconded  
32 the motion. Motion passed 3-0.  
33

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

38 **9. Consider approval of Conditional Use Permit in written form, to allow for an Accessory**  
39 **Dwelling Unit at 21 West 800 North, Rachel Dabb and Patrick Hawkins, applicants.**  
40

41 Ms Dabb and Mr. Hawkins were present. Kendal Black presented the staff report.  
42

43 Mr. Schlegel made a motion to approve the Conditional Use Permit in written form, to allow  
44 for an Accessory Dwelling Unit at 21 West 800 North. Mr. Clawson seconded the motion.  
45 Motion passed 3-0.  
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47   A   Chairman Astorga  
48   A   Mr. Clawson

1        A        Mr. Schlegel

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**10. Miscellaneous business and scheduling.**

- a. Chairman Astorga proposed the written form of Conditional Use Permits would be move the approval to the same meeting as the agenda item.
- b. Bountiful City staff is working on amending the Accessory Dwelling Unit (ADU) code and will be noticed appropriately.

Chairman Astorga ascertained there were no further items of business. The meeting was adjourned at 5:43 p.m.

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Francisco Astorga  
Administrative Committee Chairman

PENDING APPROVAL

# Administrative Committee Staff Report

**Subject:** PUBLIC HEARING: Conditional Use Permit to allow for an Accessory Dwelling Unit  
**Author:** Kendal Black, City Planner  
**Address:** 2856 Wood Hollow Way  
**Date:** August 10, 2020



## Description of Request:

The Applicants, Kent and Janele Whipple, request Conditional Use Permit approval to allow for an Accessory Dwelling Unit (ADU) at 2856 Wood Hollow Way. The property is located in the R-F Single-Family Residential Zone.

## Background and Analysis:

The Applicants' property is in the R-F Single-Family Residential Zone. The Applicants are requesting approval of a detached ADU. Information submitted by the Applicants shows the proposed ADU will be constructed to consist of one (1) bedrooms, a bathroom, kitchen and living space.

According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and the Applicants shall meet all standards of the Code for approval. The property has an existing Single-Family dwelling and will be maintained as such by the Applicants. The property is approximately 0.38 acres (16,552.8 square feet). There will only be one (1) ADU and there will only be one (1) utility connection located at this property. The Applicants have submitted building plans which indicate the living space at this residence is approximately 6,459 square feet and further indicate the proposed ADU will only be 350 square feet (the minimum allowed), which will be five point four percent (5.4%) of the total residence and below the maximum forty percent (40%) standard in the Code.

The property will meet the parking standard required for approval with the existing three (3) car garage and driveway. The ADU will be accessed through a path leading from the side of the house and back down to the ADU at the rear of the residence. The ADU will be primarily used as a playhouse and for visiting family. The applicants wanted to apply for a Conditional Use Permit for an ADU to make it legal in case they decide to rent it out in the future. The property will have the appearance of a Single-Family dwelling and should have minimal impact on the surrounding neighborhood.

The applicants have already applied for a building permit and are in the process of building the structure.

## Recommended Action

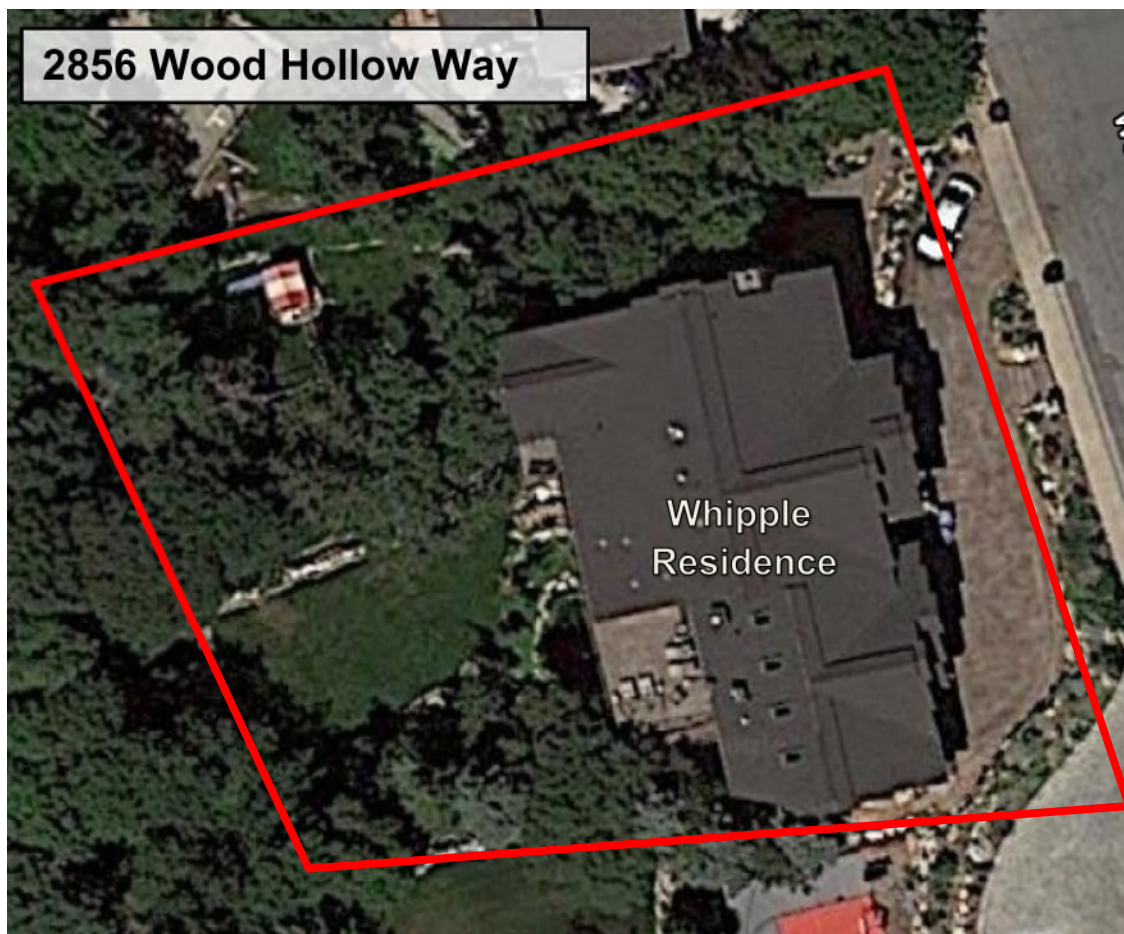
Staff recommends the Administrative Committee approve the Conditional Use Permit to allow for an Accessory Dwelling Unit at 2856 Wood Hollow Way subject to the following conditions:

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.

### **Attachments**

1. Aerial Photo
2. Bountiful Land Use Code
3. Application submitted
4. Floor Plans
5. Site Plan

### **Aerial Photo**



## Bountiful Land Use Code

### 14-14-124 ACCESSORY DWELLING UNIT

- A. *Purpose: The city recognizes that accessory dwelling units (ADUs) in single-family residential zones can be an important tool in the overall housing plan for the city. The purposes of the ADU standards of this code are to:*
1. *Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;*
  2. *Provide for affordable housing opportunities;*
  3. *Make housing units available to moderate income people who might otherwise have difficulty finding homes within the city;*
  4. *Provide opportunities for additional income to offset rising housing costs;*
  5. *Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle; and*
  6. *Preserve the character of single-family neighborhoods by providing standards governing development of ADUs.*
- B. *An accessory dwelling unit shall only be approved as a conditional use.*
- C. *An accessory dwelling unit shall not be approved, and shall be deemed unlawful, unless it meets all of the following criteria:*
1. *An accessory dwelling unit shall be conditionally permitted only within a single-family residential zone, and shall not be permitted in any other zone.*
  2. *It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.*
  3. *It is unlawful to reside in, or allow to reside in, an accessory dwelling unit that has not received a conditional use permit or without written authorization from the Bountiful City Planning Department.*
  4. *A maximum of one (1) accessory dwelling unit shall be permitted as a conditional use on any lot or parcel in a single-family zone.*
  5. *It is unlawful to construct, locate, or otherwise situate an accessory dwelling unit on a lot or parcel of land that does not contain a habitable single-family dwelling.*
  6. *A deed restriction limiting the use of a property to a single-family use, prepared and signed by the Bountiful City Planning Director and all owners of the property on which an accessory dwelling unit is located, shall be recorded with the Davis County Recorder's Office prior to occupancy of the accessory dwelling unit. If a building permit is required, then said deed restriction shall be recorded prior to issuance of the building permit.*
  7. *The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, but not both, as their permanent residence and at no time receive rent for the owner occupied unit. Application for an ADU shall include proof of owner occupancy as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.*

8. *Separate utility meters shall not be permitted for the accessory dwelling unit.*
9. *Any property and any structure that contains an approved accessory dwelling unit shall be designed and maintained in such a manner that the property maintains the appearance of a single-family residential use. A separate entrance to the ADU shall not be allowed on the front or corner lot side yard. Any separate entrance shall be located to the side or rear of the principal residence.*
10. *It is unlawful to construct an accessory dwelling unit, or to modify a structure to include an accessory dwelling unit, without a building permit and a conditional use permit.*
11. *Adequate off-street parking shall be provided for both the primary residential use and the accessory dwelling unit, and any driveway and parking area shall be in compliance with this Title. In no case shall fewer than four (4) total off street parking spaces be provided with at least 2 of the spaces provided in a garage. Any additional occupant vehicles shall be parked off-street in City Code compliant parking areas.*

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,*
2. *Shall not exceed ten percent (10%) of the buildable land of the lot,*
3. *Shall be at least three hundred fifty (350) sq ft in size,*
4. *Shall meet all of the requirements of the International Building Code relating to dwelling units,*
5. *An attached accessory dwelling unit shall meet all of the required setbacks for a primary dwelling.*
6. *Shall not have a room used for sleeping smaller than one hundred twenty (120) square feet, exclusive of any closet or other space,*

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

1. *Shall require a conditional use permit, reviewed and approved by the Bountiful City Administrative Committee.*
2. *Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.*
3. *Shall be configured so that any exterior doors, stairs, windows, or similar features are located as far away from adjoining properties as is reasonably possible to provide privacy to those properties.*
4. *Shall meet all of the setbacks required of a detached accessory structure requiring a conditional use permit.*





014637-0001 Darlene ... 07/27/2020 05:38PM  
Permits / Inspectio... - 20435|L005 - 2020  
Payment Amount: 125.00  
Transaction Amount: 125.00  
CREDIT-PLN: \*\*\*\*\*7867

### CONDITIONAL USE PERMIT APPLICATION

20435

Date of Submittal: July 27, 2020

Property Address: 2856 Wood Hollow Way

Applicant Name: Kent & Janele Whipple

Applicant Address: Same

Applicant Phone #: 801-792-4484; 801-706-3631

Applicant E-Mail: janswhip@gmail.com

Applicant Signature: Kent Whipple Janele Whipple  
*(If applicant is not owner, applicant must submit notarized authorization from all property owners.)*

Project Name and Description: ADU

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Land Use Application Fee (check one box) – payable to Bountiful City**

Administrative Committee ~~\$50.00~~ 125.00

Planning Commission \$250.00

- The Site Plan Review Committee will review complete applications prior to review by the Planning Commission.

<b>For Office Use Only</b>	
Date Rec'd	_____
Zone	_____

Planning Department  
790 South 100 East  
Bountiful, Utah 84010  
Phone 801.298.6190

The application must be signed and notarized by each property owner or authorized agent(s).

### Property Owners Affidavit

I (we) Kent & Janele Whipple, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

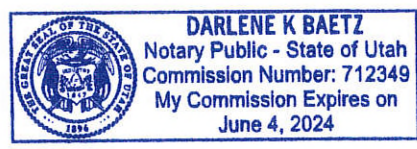
Kent Whipple  
Owner's Signature

Janele Whipple  
Owner's Signature (co-owner if any)

State of Utah )  
                                  §  
County of Davis )

Subscribed and sworn to before me this 27 day of July, 2020.

Notary Public: Darlene K. Baetz



### Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property located at \_\_\_\_\_, in Bountiful City, Utah, do hereby appoint \_\_\_\_\_, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize the aforementioned agent to appear on my (our) behalf before any City board or commission considering this application.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah )  
                                  §  
County of Davis )

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary Public: \_\_\_\_\_

## Conditional Use Permit Application Responses to Questions

**Applicants:** Kent and Janele Whipple

**Address:** 2856 Wood Hollow Way, Bountiful UT 84010

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

1. The architectural design and materials used are “mountain home/cabin” style with natural cedar wood siding, eaves, and with a Bartile, masonry, shake style shingle.
2. The ADU will be on an oversized lot .39 acres in a neighborhood of oversized lots (not crowded).
3. The structure is primarily designed to be a grand kids club house.

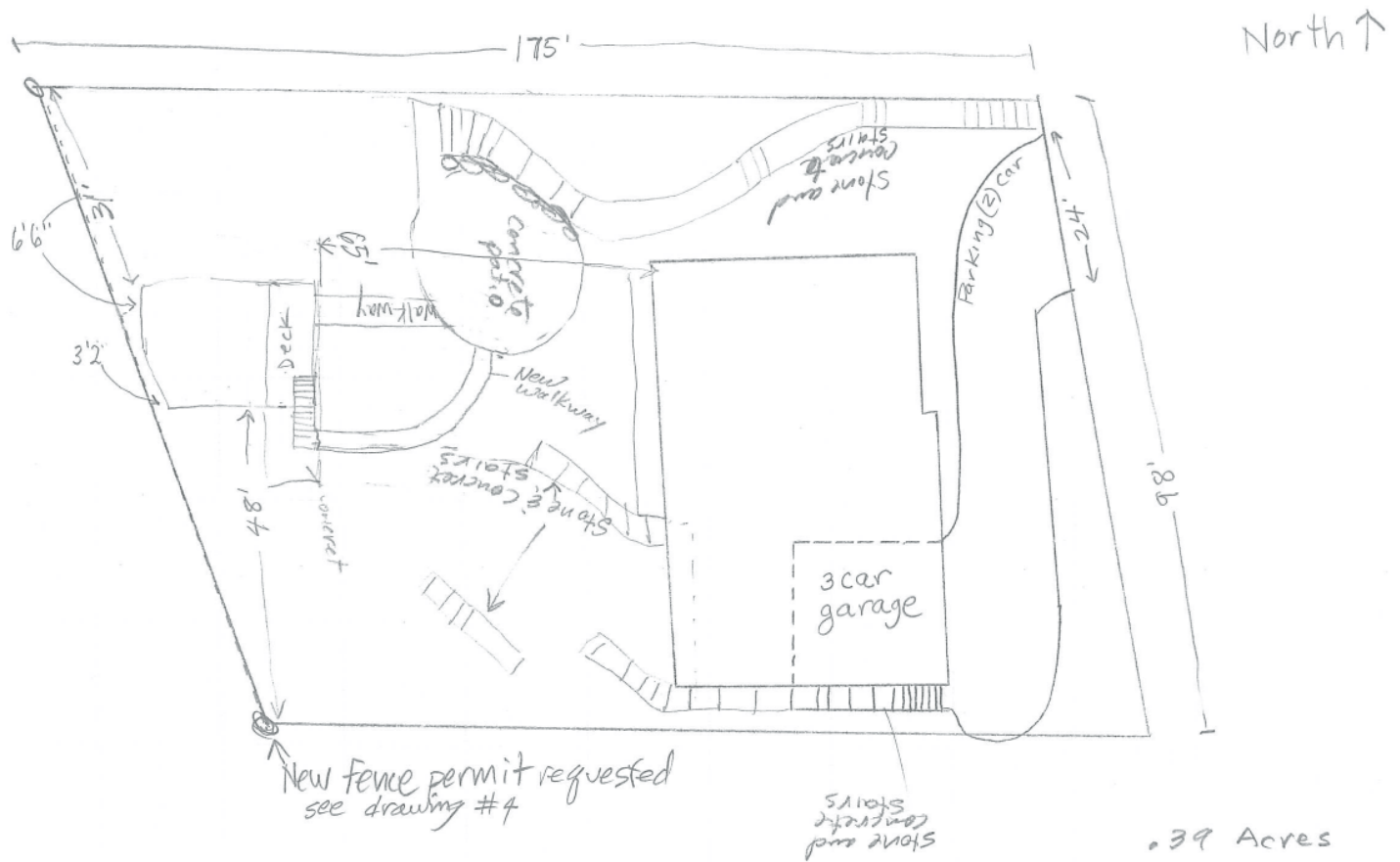
**In what ways does the project not fit in with surrounding properties and uses?**

This will be the first ADU in the neighborhood.

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

1. We intend to construct an 8 foot matching cedar fence (6 feet solid, 2 feet 75% open).
2. Construct the ADU in a place where it practically not visible from the street.
3. We will install small 8” visually distorted glass blocks facing the adjoining rear area and a stained-glass window with glass that protects the neighbor’s privacy. No other windows face the rear neighbor’s property.
4. The porch and entrance are facing away from the adjacent property line and doesn’t extend to an area visible from the adjacent lot.

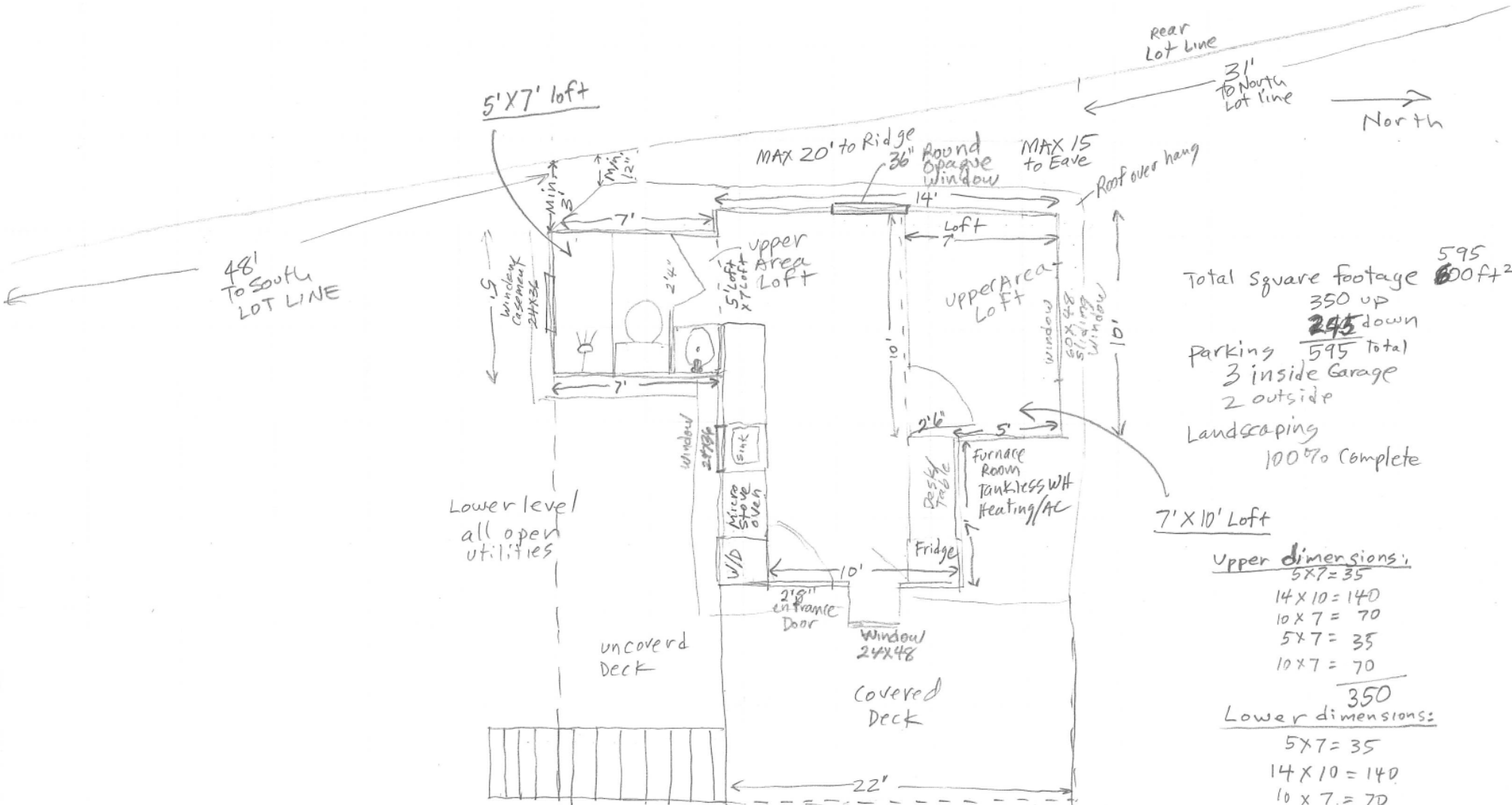
2 story  
600 feet total



Scale:  
 $\frac{1}{2}'' = 10'$

Whipple ADU Application  
2856 Wood Hollow Way  
Bountiful, UT 84010  
Parcel ID: 05-079-0020  
LOT 124

Drawing #1



Total Square Footage ~~600~~ 595 ft<sup>2</sup>  
 350 up  
 245 down  
 Parking 595 Total  
 3 inside Garage  
 2 outside  
 Landscaping  
 100% to Complete

Upper dimensions:  
 $5 \times 7 = 35$   
 $14 \times 10 = 140$   
 $10 \times 7 = 70$   
 $5 \times 7 = 35$   
 $10 \times 7 = 70$   
 350  
 Lower dimensions:  
 $5 \times 7 = 35$   
 $14 \times 10 = 140$   
 $10 \times 7 = 70$   
 245

2856 Wood Hollow Way  
 Bountiful, UT 84010  
 Drawing # 2  
 Parcel ID: 05-079-0020  
 Lot 124  
 WHIPPLE ADU

1/4" = 1 foot

Drawing #2

North →



1/4" = 1 foot

Whipple ADU  
2856 Wood Hollow Way  
Bountiful UT 84010  
Parcel ID: 05-079-0020  
LOT 124

Drawing #3





Front Side (East)



Rear (West Side)



North Side





South side



Front of  
ADU





North side of  
primary  
residence  
(lower)



North  
side of  
primary  
residence  
(upper)

Contact Information

Recorder (/./././home) / Property Search

Mailing Address  
Davis County  
Recorder  
P.O. Box 618  
Farmington, Utah  
84025

Physical Address  
Recorder's Office  
(Room 106)  
61 South Main  
Farmington, Utah  
84025

Office Information  
General office hours  
are Monday through  
Friday  
8:00 a.m. to 5:00  
p.m. (except county  
holidays)

(801) 451-3225 ::  
Main  
(801) 451-3141 :: FAX

# Property Search

**IMPORTANT NOTICE:** Beginning Monday, March 30, 2020, in an effort to maintain critical government services and to protect the health of the public and our employees, changes to services are described in our [soft closure procedure \(/recorder/home\)](#).

Davis County Tax Information - Please Read

**This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.**

Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

## Tax Information

### Property Information

Year:

#### Parcel

Serial Number: 050790020

Tax District: 0001

Legal Description: ALL OF LOT 124, MAPLE HILLS SUB NO 2 PLAT D. CONT. 0.38 ACRES.

SITUS Address: 2856 S WOOD HOLLOW WAY BOUNTIFUL

#### Building/Land Values

Acres: 0.38

Residence Year Built: 1981

Residence Square Feet: 6459

### Tax Information

**Delinquency Payoff Amount (for specific future Payoff Date):** *No delinquencies were found for this serial number at this time.*

DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.

**2019 Tax Statement Recipient:** WHIPPLE, JANELE  
2856 SOUTH WOOD HOLLOW WAY  
BOUNTIFUL, UT 84010



Fire Station  
5 pm  
Aug. 10<sup>th</sup>

051

**APPLICATION FOR ACCESSORY DWELLING UNITS**  
(Section 14-14-124 Bountiful City Code)

For Office Use Only

Application Date: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Planner: \_\_\_\_\_

Application Fee: \$250 ADU Permit# \_\_\_\_\_ Building Permit # \_\_\_\_\_

Name of Applicant or Authorized Agent(s): Kent and Janelle Whipple

Address: 2856 Wood Hollow Way City: Bountiful State: UT Zip: 84010

Parcel ID #: 05-079-0020 Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

LOT 124 801-792-4484 kentrwhip@gmail.com

**APPLICATION SUBMITTAL PROCEDURES**

- (1) \_\_\_\_\_ The applicant shall ***make an appointment*** to meet with a member of the Planning Staff for a ***pre-submittal meeting*** at least one day in advance. **Plans that are "dropped off" without a pre-submittal meeting will not be accepted.**
- (2) \_\_\_\_\_ At the pre-submittal meeting the applicant shall submit ***One 11 x 17 inch*** copy of the proposed Accessory Dwelling Unit plans, including:
  - (a)  Interior floor plan, including total square footage, bedrooms, bathrooms, kitchen, laundry, etc.
  - (b)  Site plan, showing location of ADU entrance, number and location of required parking stalls, elevations, description of what is to be approved, required setbacks, permissible lot coverage, landscaped area, address/lot number/parcel number, north arrow, scale, and other cartographic conventions.
  - (c)  Exterior renderings of the home showing entrance to the ADU Drawings 1, 2 & 3
- (3) \_\_\_\_\_ Once the application is determined complete by the Staff, the applicant shall submit:
  - (a) \_\_\_\_\_ All fees.
  - (b) \_\_\_\_\_ This completed application form.
  - (c) \_\_\_\_\_ Copy of interior floor plans and exterior site plan/renderings.
  - (d) \_\_\_\_\_ A copy of a building permit.
  - (e) \_\_\_\_\_ Impact fee paid.
  - (f) \_\_\_\_\_ *One eleven by seventeen (11 x 17) inch* copy of the complete Plan.

**REQUIREMENTS FOR APPROVAL**

General Requirements:  
All ADUs must comply with the following requirements of the Bountiful City Land Use Code. *Please initial to indicate compliance:*

- (1)  Owner Occupancy. The primary dwelling must be owner occupied.
- (2)  Appearance. The ADU shall not alter the appearance of the structure as a single-family residence.
- (3)  Parking. Adequate, off-street parking shall be provided for the primary residence and the ADU.
- (4)  Size. The floor space of an ADU shall comprise no more than 40% of the living area of the primary dwelling and no smaller than 350 square feet.
- (5)  Zoning. ADUs shall be allowed only in traditionally zoned single-family residential dwellings.
- (6)  Lot Size. The lot shall be a minimum of 8,000 square feet in size and the ADU shall be no bigger than 10% of the total lot size.



- (6)  Meets all required setbacks for a single-family home (3' from the sides and rear of the property line, 5' from the main house, and 12 feet from the neighboring primary structure).
- (7)  Engineering Approval. All ADUs shall be required to obtain a building permit from the Engineering Department prior to construction, and shall conform to all applicable standards in the City's adopted building codes and the International Building Codes.
- (8)  Compliance with CC&Rs and other neighborhood regulations. All accessory apartments shall be subject to any conditions, covenants, and restrictions (CC&Rs) or other neighborhood regulations that may apply to the subject property. Please note that any City approval of an accessory dwelling does not supersede CC&R's.

**APPLICANT CERTIFICATION**

I certify under penalty of perjury that I am the owner or authorized agent of the owner of property involved in the attached application. The statements and answers therein contained and the information provided in the attached plans or other exhibits present thoroughly, to the best of my ability, the argument in behalf of the application herewith requested and that the statements and information above referred to, are in all respects true and correct to the best of my knowledge and belief. I understand and agree to comply with all of the rules for Accessory Dwelling Units. I also understand that if I do not comply with all of these rules, my permit may be revoked.

I agree to allow the Bountiful City Zoning Administrator or representative to inspect my premises as necessary to see that my property complies with the above stated requirements.

Applicant Signature

Date

For Office Use Only

Approved \_\_\_\_\_

Date: \_\_\_\_\_

Disapproved \_\_\_\_\_

Staff: \_\_\_\_\_



**ACCESSORY DWELLING UNIT**

**Declaration of Owner Occupancy**

I/We, Kent Whipple & Janele Whipple

Am/are the owner(s) of the single-family residence located at 2856 Wood Hollow Way

Property tax id # 05-079-0020 Impact Fee Paid \$ \_\_\_\_\_ Date Paid \_\_\_\_\_

Legal Description: 2856 Wood Hollow Way, Bountiful UT 84010

*Please initial to indicate compliance:*

KW JW I/We understand that in order to maintain an ADU in Bountiful City, the property must be owner occupied.

KW JW I/We own this property, and it is my/our legal residence.

KW JW For as long as the accessory apartment exists as a rental unit, I/we will occupy a dwelling unit at this address, as per Chapter 14-14-124 of the Bountiful City Code.

KW JW I/We understand that providing false guarantee or failure to maintain owner occupancy shall result in code enforcement actions against the property and revocation of permits.

KW JW I/We agree that this document will be recorded as a deed restriction with the Davis County Recorder's Office.

I/We certify under penalty of perjury that the foregoing is true and correct:

Owner(s): Kent Whipple  
Signature

Signature

Kent Whipple  
Printed name

Printed name

July 21, 2020  
Date

Date

State of Utah  
County of Davis

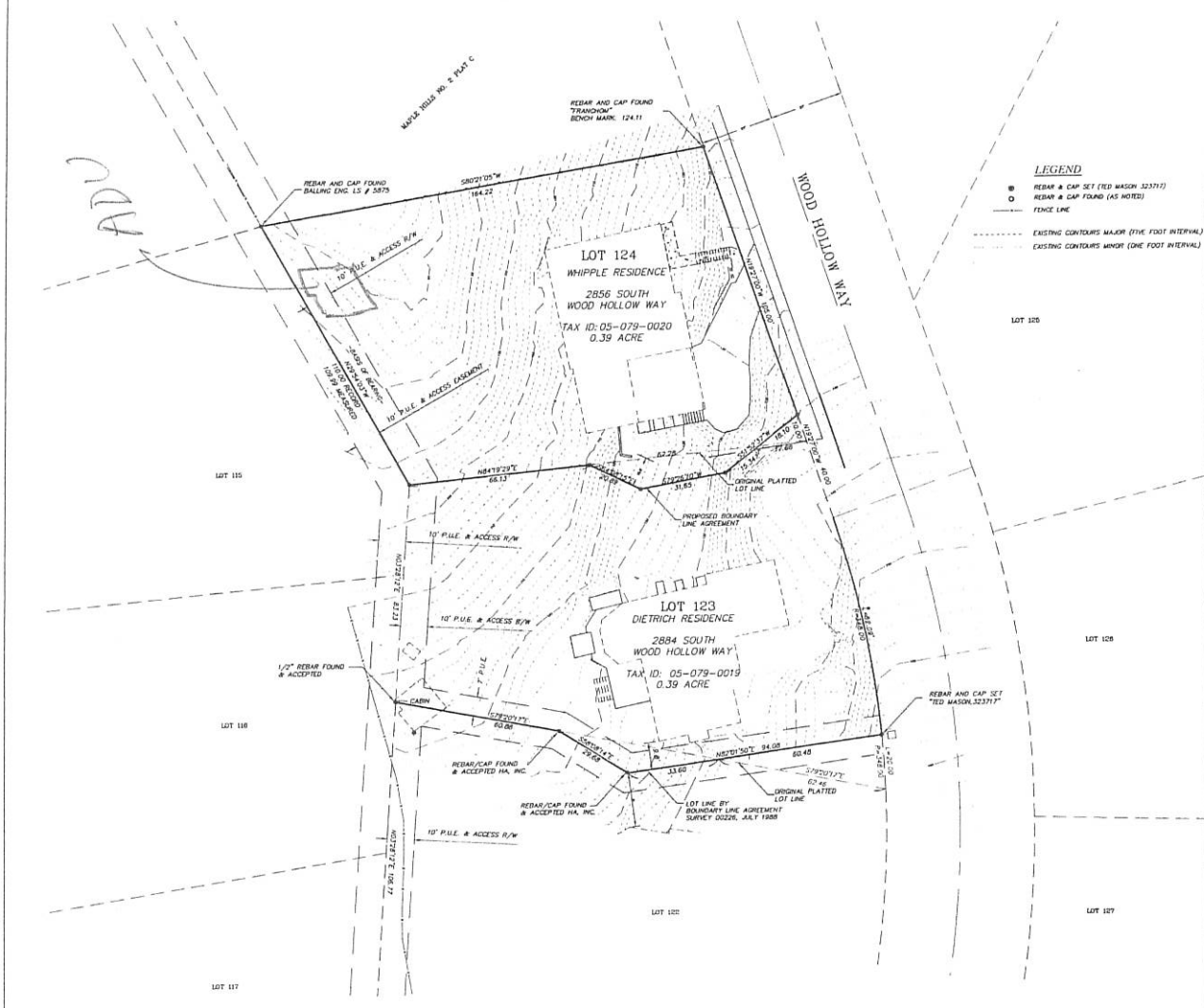
Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

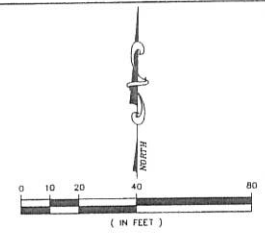


**LOT LINE ADJUSTMENT PLAT**  
 LOTS 123, & 124 MAPLE HILLS NO. 2, PLAT D  
 SECTION 33, T 2 N., R 1 E., S.L.B.&M.  
 DAVIS COUNTY, UTAH



**LEGEND**

- REBAR & CAP SET (TED MASON 323712)
- REBAR & CAP FOUND (AS NOTED)
- FENCE LINE
- - - - - EXISTING CONTOURS MAJOR (ONE FOOT INTERVAL)
- · · · · EXISTING CONTOURS MINOR (ONE FOOT INTERVAL)



**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND TO ADJUST THE PLAT TO FACILITATE DEVELOPMENT BY THE OWNERS.

THE BASIS OF BEARING IS ALONG THE REAR LOT LINE OF LOT 124. THE BEARING BETWEEN TWO FOUND BALLING ENCS. REBAR AND CAPS BEING NORTH 29°14'31" WEST

DAVIS COUNTY PARCEL ID: 05-079-0020 & 05-079-0019

SURVEY COMPLETED 09/20/09

SURVEY REQUESTED BY KENT & JANELLE WHIPPLE/ BRYN & KIMBERLY DIETRICH

CONTOUR INTERVALS ARE ONE FOOT LABELED EVERY FIVE FEET

BENCH MARK FOR THIS SURVEY IS A FOUND FRANCHISE REBAR & CAP FOUND AT THE NORTHEAST CORNER WELD AS 124.5'

**DEED DESCRIPTION LOT 124**

LOT 124, MAPLE HILLS NO. 2, PLAT D, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

(PARCEL ID # 05-079-0020)

**AS-SURVEYED DESCRIPTION LOT 124**

ALL LOT 124, MAPLE HILLS NO. 2, PLAT D, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE

ALSO BEGINNING AT A POINT ALONG THE SOUTHERLY LOT LINE NORTH 84°19'29" EAST 80.13 FEET FROM THE SOUTHWEST CORNER OF LOT 124 MAPLE HILLS SUBDIVISION NO. 2, PLAT D AND RUNNING THENCE NORTH 84°19'29" EAST 82.29 FEET THENCE SOUTH 14°52'37" WEST 13.34 FEET THENCE SOUTH 29°19'10" WEST 31.45 FEET THENCE NORTH 64°00'15" WEST 30.19 FEET TO THE SOUTHERLY LOT LINE OF SAID LOT 124 AND THE POINT OF BEGINNING

EXCEPTING THEREFROM BEGINNING AT POINT ALONG THE SOUTHERLY LOT LINE NORTH 84°19'29" EAST 128.42 FEET FROM THE SOUTHWEST CORNER OF LOT 124 MAPLE HILLS SUBDIVISION NO. 2, PLAT D AND RUNNING THENCE NORTH 3°32'37" EAST 14.02 FEET TO THE WESTERN POINT OF WAY LINE OF WOOD HOLLOW WAY, A 54' WIDE PUBLIC STREET, THENCE ALONG SAID EASTERLY LINE SOUTH 19°27'00" EAST 10.00 FEET, THENCE SOUTH 84°19'29" WEST 17.66 FEET TO THE POINT OF BEGINNING

CONTAINS 0.39 ACRE

**DEED DESCRIPTION LOT 123**

ALL OF LOT 123, MAPLE HILLS NO. 2, PLAT D, ACCORDING TO THE OFFICIAL PLAT THEREOF

ALSO BEGINNING AT A POINT NORTH 79°20'17" WEST 82.48 FEET FROM THE NORTHEAST CORNER OF LOT 122, OF SAID SUBDIVISION, AND RUNNING THENCE SOUTH 82°15'07" WEST 33.60 FEET, THENCE NORTH 50°10'14" WEST 29.48 FEET TO THE NORTHERLY LINE OF SAID LOT 122, THENCE SOUTH 79°20'17" EAST 59.51 FEET TO THE POINT OF BEGINNING

EXCEPTING THEREFROM BEGINNING AT THE SOUTHWEST CORNER OF LOT 123, OF SAID SUBDIVISION AND RUNNING THENCE NORTH 79°20'17" WEST 82.48 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 123, THENCE NORTH 82°15'07" EAST 80.48 FEET TO A POINT ON A 348.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 84°03'50" WEST), AND RUNNING THENCE ALONG SAID CURVE 20.00 FEET TO THE POINT OF BEGINNING

(PARCEL ID: 05-079-0019)

**AS-SURVEYED DESCRIPTION LOT 123**

ALL OF LOT 123, MAPLE HILLS NO. 2, PLAT D, ACCORDING TO THE OFFICIAL PLAT THEREOF

ALSO BEGINNING AT A POINT NORTH 79°20'17" WEST 82.48 FEET FROM THE NORTHEAST CORNER OF LOT 122, OF SAID SUBDIVISION, AND RUNNING THENCE SOUTH 82°15'07" WEST 33.60 FEET, THENCE NORTH 50°10'14" WEST 29.48 FEET TO THE NORTHERLY LINE OF SAID LOT 122, THENCE SOUTH 79°20'17" EAST 59.51 FEET TO THE POINT OF BEGINNING

EXCEPTING THEREFROM BEGINNING AT THE SOUTHWEST CORNER OF LOT 123, OF SAID SUBDIVISION AND RUNNING THENCE NORTH 79°20'17" WEST 82.48 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 123, THENCE NORTH 82°15'07" EAST 80.48 FEET TO A POINT ON A 348.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 84°03'50" WEST), AND RUNNING THENCE ALONG SAID CURVE 20.00 FEET TO THE POINT OF BEGINNING

**DEED DESCRIPTION LOT 122**

ALL OF LOT 122, MAPLE HILLS SUBDIVISION NO. 2, PLAT D, BOUNTIFUL CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF

LESS A PART THEREOF BEGINNING AT A POINT NORTH 79°20'17" WEST 82.48 FEET FROM THE NORTHEAST CORNER OF SAID LOT 122 AND RUNNING SOUTH 82°15'07" WEST 33.60 FEET, THENCE NORTH 50°10'14" WEST 29.48 FEET TO THE NORTHERLY LINE OF SAID LOT 122, THENCE SOUTH 79°20'17" EAST 59.51 FEET TO THE POINT OF BEGINNING

ALSO BEGINNING AT THE SOUTHWEST CORNER OF LOT 123, MAPLE HILLS SUBDIVISION NO. 2, PLAT D AND RUNNING THENCE NORTH 79°20'17" WEST 82.48 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 123, THENCE NORTH 82°15'07" EAST 80.48 FEET TO A POINT ON A 348.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 84°03'50" WEST), AND RUNNING THENCE ALONG SAID CURVE 20.00 FEET TO THE POINT OF BEGINNING

**PUBLIC UTILITY EASEMENT**

A STRIP OF LAND 10 FEET WIDE ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED WITHIN A PORTION OF LOT 122 AND LOT 123, MAPLE HILLS NO. 2, PLAT D, ACCORDING TO THE OFFICIAL PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 122 AND RUNNING THENCE ALONG THE NORTHERLY LOT LINE SOUTH 79°20'17" EAST 80.86 FEET, THENCE SOUTH 82°15'07" EAST 29.68 FEET, THENCE NORTH 82°15'07" EAST 94.08 FEET TO THE NORTHEAST CORNER OF LOT 122 AND THE TERMINUS OF THIS DESCRIPTION

**SURVEYOR'S CERTIFICATE**

I, TED E. MASON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 323712 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN AND DESCRIBED HEREIN. I FURTHER CERTIFY THAT THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

TED E. MASON DATE

LOTS 123, & 124  
 MAPLE HILLS NO. 2, PLAT D  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

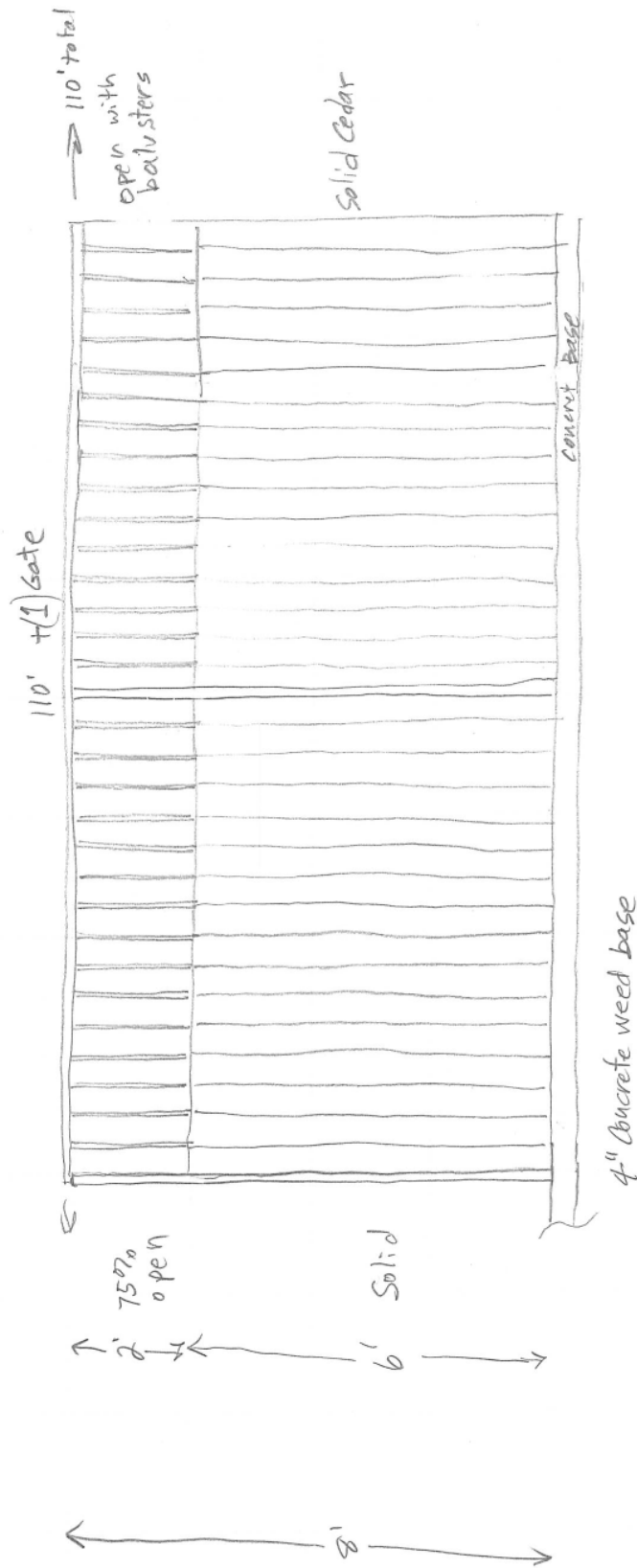
TED MASON, PLS. LAND SURVEYING & DESIGN, LLC  
 LAND PLANNING-LAND SURVEYORS-  
 www.mason-pls.com  
 PUBLIC CITY OF UTAH & BSE  
 (435) 858-0958

LOT LINE  
 ADJUSTMENT PLAT  
 WOOD HOLLOW WAY  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH



DRAWN BY	TM	CHECKED BY	TM
PROJECT NO	123712	DATE	02/20/20
SHEET NO	1		

Fence to be built 110' along rear (west) side of lot



Fence Detail  
Whipple ADU Application  
2856 Wood Hollow Way  
Bountiful, UT 84010  
Parcel ID: 05-079-002D

1/2" = 1 foot

Drawing #4



## Conditional Use Permit

A public hearing was held on August 10, 2020 at the South Davis Metro Fire Station to consider the request of Kent and Janele Whipple for a Conditional Use Permit allowing an Accessory Dwelling at 2856 Wood Hollow Way, 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 Land Use Code.

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 Applicant 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

The Conditional Use Permit was approved on August 10, 2020, and this written form was approved on August 10, 2020.

---

Francisco Astorga  
Administrative Committee Chair

---

ATTEST: Darlene Baetz  
Recording Secretary



# Administrative Committee Staff Report

**Subject:** PUBLIC HEARING: Conditional Use Permit to allow for a Handyman Business Home Occupation  
**Author:** Kendal Black, City Planner  
**Address:** 3377 South Sunset Rd (350 West)  
**Date:** August 4, 2020



## Description of Request

The Applicant, Grant Blake Dalton, requests Conditional Use Permit approval to allow for a Handyman Business Home Occupation at 3377 South Sunset Rd (350 West). The property is located within the R-4 Single Family Residential Zone.

## Background/Analysis

The Applicant operates a handyman business and there are no employees. There will one (1) personal truck and one (1) trailer that will be parked on the driveway of the property.

There will be ten percent (10%) of the home that will be used in connection with the business; which is within the standards required by Code. There will be some hand tools that will be stored in the truck and/or trailer.

## Recommended Action

Staff recommends the Administrative Committee approve the Conditional Use Permit to allow for an Handyman Business Home Occupation at 3377 South Sunset Rd (350 West), 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 in non-transferable.

## Attachments

1. Aerial Photo
2. Bountiful Land Use Code
3. Application submitted
4. Site Plan



## **ATTACHMENTS**

### **1. Aerial Photo**

3377 S Sunset Rd



### **2. 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.*

**3. Submitted Application**





For Office Use Only

Date Rec'd 7-27-2020

Application Fee \$50.00 \_\_\_\_\_

Zone \_\_\_\_\_

①

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

20447

Date of Submittal: 7-27-2020

Property Address: 3377 South 350 West Bountiful, UT 84010

Applicant Name: Grant Blake Dalton

Applicant Address: \_\_\_\_\_

Applicant Phone #: 385-369-1067

Applicant E-Mail: Gbdalton38@gmail.com

Authorization (Owner Signature): [Signature]

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

**Project Name and Description:** Handyman -

**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? Hand tools and a trailer.
- Will you use any vehicles for the business? If so, please indicate on your site plan where the vehicle(s) will be parked. yes. in driveway of address above.
- How much of the home will be used for the business (percentage)? Please note that area on your site plan. 10%
- Are there any employees (besides those living at the home) who will be involved in the business? no.

No chemicals.





The application must be signed and notarized by each property owner or authorized agent(s).

### Property Owners Affidavit

I (we) Kim Allen Snyder, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

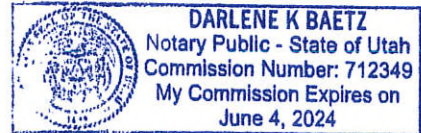
Kim Allen Snyder  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah )  
  §  
County of Davis )

Subscribed and sworn to before me this 30 day of JULY, 2020.

Notary Public: Darlene K Baetz



### Agent Authorization

I (we), Kim Allen Snyder, the owner(s) of the real property located at 3377 So 350 W, in Bountiful City, Utah, do hereby appoint GRANT BLAKE DALTON, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize the aforementioned agent to appear on my (our) behalf before any City board or commission considering this application.

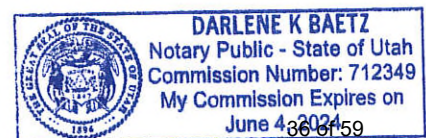
Kim Allen Snyder  
Owner's Signature

\_\_\_\_\_  
Owner's Signature (co-owner if any)

State of Utah )  
  §  
County of Davis )

On the 30 day of JULY, 2020, personally appeared before me \_\_\_\_\_ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Notary Public: Darlene K. Baetz







## Conditional Use Permit

A public hearing was held on August 10, 2020, at the South Davis Metro Fire Station to consider the request of Grant Blake Dalton, for a Conditional Use Permit allowing a Home Occupation Handyman Business at 3377 South Sunset Rd (350 West), 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 tree service 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 Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for Grant Blake Dalton to operate a handyman business located at 3377 South Sunset Rd (350 West), 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, 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 August 10, 2020, and this written form was approved on August 10, 2020.

---

Francisco Astorga  
Administrative Committee Chairman

---

ATTEST: Darlene Baetz  
Recording Secretary



# Administrative Committee Staff Report

Subject: Lot Line Adjustment  
Author: Kendal Black, Assistant City Planner  
Address: 56 W 1200 S and 51 W 1100 S  
Date: August 4, 2020



## Overview

Consider approval of a Lot Line Adjustment between, Jeremy Ray & Kelly L. Holt and Kyle & Karoline Cannon, Applicants.

## Background/Analysis

The Applicants, Jeremy Ray & Kelly L. Holt and Kyle & Karoline Cannon, are requesting a Lot Line Adjustment between their two properties located at 56 W 1200 S and 51 W 1100 S. Both properties, shown as Lot 1 (Holt's Property) and Lot 2 (Cannon's Property), are located in the R-4 Single-Family Zone. The purpose of the adjustment is to convey a portion of Lot 2 to Lot 1. Lot 2 will convey 4,185 square feet (0.096 acres), shown as Parcel being conveyed to Holt's, to Lot 1. The adjustment will bring Lot 2 to 8,001 square feet (0.18 acres) and Lot 1 to 15,204 square feet (.35 acres). Public Utility Easements will be affected with the Lot Line Adjustment. Bountiful Power has mentioned that as long as the new owners of the lot to be conveyed understand that there is a power line easement which covers five (5) feet on both sides of any power line on the property, they have no problem with this lot line adjustment. They are reflected in the red line markings on the submitted drawing.

## 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 and be aware of the utility easements agreed upon for power lines by completing this lot line adjustment.
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

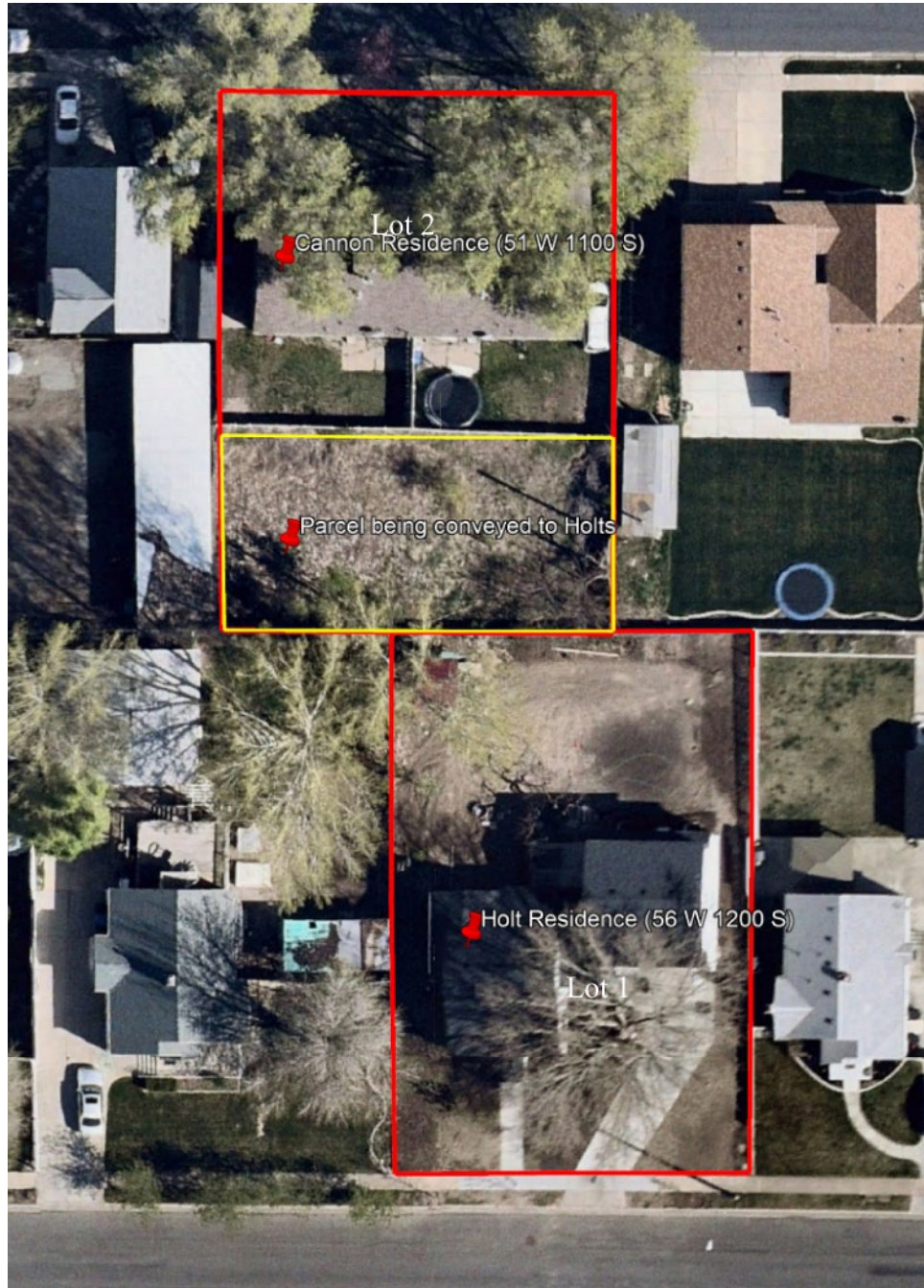
1. Aerial Map

Attachments

1. Aerial Map
2. Drawing
3. Application Submitted

**Attachments**

1. Aerial Map







**LOT LINE ADJUSTMENT SURVEY**  
 PARCELS 03-039-0102 & 03-039-0039 LYING WITHIN THE SOUTH HALF (S 1/2) OF  
 SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH



240 East 2400 South, Salt Lake City, UT 84119  
 801.466.8625



**NOTES**

LOT LINE ADJUSTMENT SURVEY  
 PARCELS 03-039-0102 & 03-039-0039 LYING WITHIN THE SOUTH HALF  
 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH



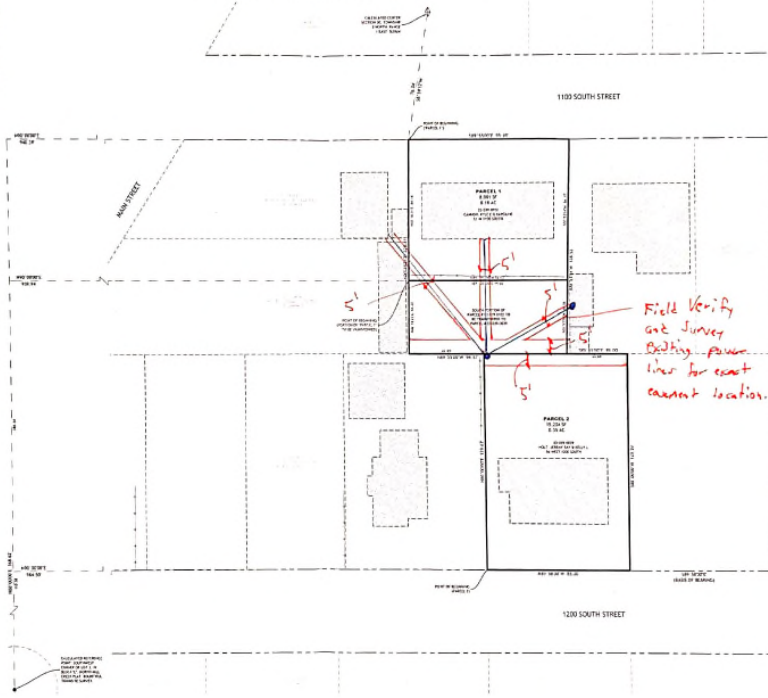
PARCELS  
 03-039-0102 & 03-039-0039

**BOUNDARY/TOPO SURVEY**  
 PROJECT: ASIN  
 PREPARED BY: TJJ  
 REVIEWED: [ ]  
 SCALE: [ ]

DATE: JULY 2018

SHEET NUMBER  
 2 of 2

- LEGEND**
- BOUNDARY LINE
  - CURB LINE
  - CENTERLINE / HOUSING LINE
  - ADJACENT PROPERTY LINE
  - SURVEY LINE
  - RIGHT OF WAY LINE
  - EASEMENT LINE
  - EXISTING CONCRETE & ASPHALT
  - EXISTING BUILDING
  - FENCE LINE
  - ROAD BOUNDARY
  - PROPERTY MARKER SET OR FOUND AS NOTED
  - SECTION CORNER POINTS
  - SECTION CORNER MARK POINTS





014642-0002 Darlene... 07/28/2020 05:25PM  
 Permits / Inspection... - 20443|L035 { 2020  
 Payment Amount: 125.00  
 Transaction Amount: 125.00  
 CREDIT-PLN: \*\*\*\*\*8032

**Attachment 1**

Submittal Date:  
7-28-2020

**LOT LINE ADJUSTMENT APPLICATION**

*20443*

**Property #1**

Address 56 West 1200 South, Bountiful, UT 84010

Owner(s) <sup>801-510-4837</sup> Jeremy & Kelly Holt *03-039-0039*

Phone 801-294-7650 Email iamholt2017@gmail.com

**Property #2**

Address 51 West 1100 South, Bountiful, UT 84010

Owner(s) Kyle & Kordine Cannon *03-039-0102*

Phone 801-668-1976 Email kyle.cannon@hotmail.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~~ <sup>\$12500</sup> 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



2. **Processing Procedure:**

- a. The application will first be submitted to the Bountiful Planning Staff for review.
- b. If the application is complete, it will be placed on the first available agenda for consideration by the Administrative Committee.

3. **Property #1: Owner(s) Authorization and Affidavit**

The undersigned, being duly sworn, depose that I am (we are) the owners(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment are, to the best of my (our) knowledge, true and correct.

Jeremy Holt  
Print Name

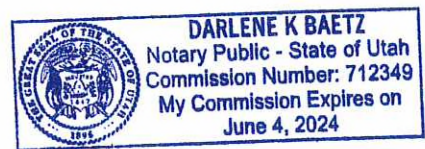
[Signature]  
Signature

State of Utah )  
County of Davis ) SS

The foregoing instrument was acknowledged before me this 28 day of July, 2020

Darlene K Baetz  
Notary Public

My commission expires:  
June 4, 2024



Kelly Holt  
Print Name

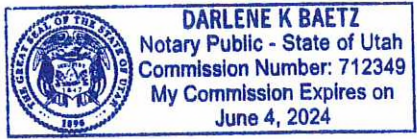
[Signature]  
Signature

State of Utah )  
County of Davis ) SS

The foregoing instrument was acknowledged before me this 28 day of July, 2020

Darlene K Baetz  
Notary Public

My commission expires:  
June 4, 2024



4. Property #2: Owner(s) Authorization and Affidavit

The undersigned, being duly sworn, depose that I am (we are) the owners(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment are, to the best of my (our) knowledge, true and correct.

Kyle Cannon  
Print Name

[Signature]  
Signature

State of Utah )  
County of Davis ) SS

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 20\_\_.

Darlene K. Baetz  
Notary Public

My commission expires:  
June 4, 2024



Karoline Cannon  
Print Name

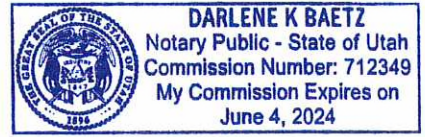
Karoline Cannon  
Signature

State of Utah )  
County of Davis ) SS

The foregoing instrument was acknowledged before me this 28 day of July, 20\_\_.

Darlene K. Baetz  
Notary Public

My commission expires:  
June 4, 2024



Contact Information

Recorder (/./././home) / Property Search

Mailing Address

(https://www.facebook.com/daviscountyutah.gov)

Davis County Recorder P.O. Box 618 Farmington, Utah 84025

Physical Address

Recorder's Office (Room 106) 61 South Main Farmington, Utah 84025

Office Information

General office hours are Monday through Friday 8:00 a.m. to 5:00 p.m. (except county holidays)

(801) 451-3225 :: Main (801) 451-3141 :: FAX

# Property Search

**IMPORTANT NOTICE:** Beginning Monday, March 30, 2020, in an effort to maintain critical government services and to protect the health of the public and our employees, changes to services are described in our [soft closure procedure \(/recorder/home\)](#).

Davis County Tax Information - Please Read

**This website is not an official record or tax statement. The information on this page may not be sufficient for use on any legal documents.**

Do not use this page unless you understand and agree to Terms of Use ([below](#)).

You may print this page, as long as you include this notice, and the Terms of Use with your print.

## Tax Information

### Property Information

Year:

#### Parcel

Serial Number: 030390039

Tax District: 0003

**Legal Description:** BEG ON N SIDE OF CERTAIN 3 ROD STR 110.4 FT N, 984.5 FT E FR SW COR OF LOT 3, BLK L, PLAT NMC, BOUNTIFUL TS SURVEY, S 89^58' E ALG N SIDE OF SD AVE 85 FT, N 128.93 FT, W 85 FT, S 129 FT TO POB. CO

**SITUS Address:** 56 W 1200 SOUTH BOUNTIFUL

#### Building/Land Values

Acres: 0.25

Residence Year Built: 1940

Residence Square Feet: 1055

### Tax Information

**Delinquency Payoff Amount (for specific future Payoff Date):** No delinquencies were found for this serial number at this time.

DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.

Contact Information

Recorder (.J.J./home) / Property Search

Mailing Address

(https://www.facebook.com/daviscountyutah) Davis County Recorder P.O. Box 618 Farmington, Utah 84025

Physical Address

Recorder's Office (Room 106) 61 South Main Farmington, Utah 84025

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You may print this page, as long as you include this notice, and the Terms of Use with your print.

## Tax Information

### Property Information

Year:

Parcel

Serial Number: 030390102

Tax District: 0003

Legal Description: BEG ON THE S LINE OF A 3 ROD STR AT A PT GIVEN AS 5.6 CHAINS N & 941.88 FT E FR THE SW COR OF LOT 3, BLK L, NMC PLAT, BOUNTIFUL TS SURVEY; & RUN TH S 89^55' E ALG SD STR 94.00 FT; TH S 0^05' W 128.50

SITUS Address: 51 W 1100 SOUTH BOUNTIFUL

### Building/Land Values

Acres: 0.28

Residence Year Built: 1985

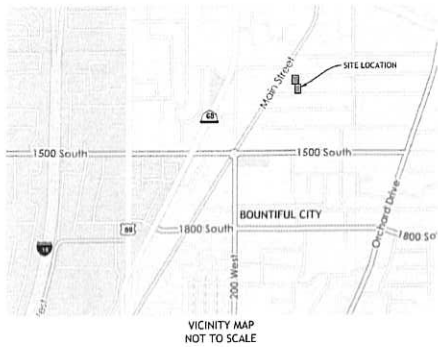
Residence Square Feet: 1422

### Tax Information

**Delinquency Payoff Amount (for specific future Payoff Date):** *No delinquencies were found for this serial number at this time.*

DOES NOT INCLUDE CURRENT YEAR TAXES THAT ARE NOT DELINQUENT.

**LOT LINE ADJUSTMENT SURVEY**  
**PARCELS 03-039-0102 & 03-039-0039 LYING WITHIN THE SOUTH HALF (S 1/2) OF**  
**SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,**  
**BOUNTIFUL CITY, DAVIS COUNTY, UTAH**



**NARRATIVE**  
 EDMP PARTNERS, LLC WAS RETAINED BY JEREMY HOLT TO PERFORM A BOUNDARY LINE ADJUSTMENT SURVEY ON PARCELS IN BOUNTIFUL CITY, DAVIS COUNTY PARCELS 03-039-0102 AND 03-39-0039. THE SURVEY AND LEGAL DESCRIPTIONS WERE COMPLETED TO FACILITATE THE EXCHANGE OF THE SOUTHERN PORTION OF SAID EXISTING PARCEL 03-039-0102.

**BASE OF BEARING**  
 SOUTH BY 58°00' EAST, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF 1200 SOUTH AS EVIDENCED BY OCCUPATION.

**GENERAL NOTES:**

- EXISTING NORTH HILL CREEK PLAY, BOUNTIFUL TOWNSHIP SURVEY UNABLE TO BE LOCATED.
- PUBLIC UTILITY EASEMENTS (PSES) UNABLE TO BE MAPPED DUE TO MISSING PLAT.
- REFERENCE POINT REFERRING TO REFERENCE POINT SOUTHWEST CORNER OF LOT 3, IN BLOCK 'L', NORTH HILL CREEK PLAY SURVEY CALCULATED AND MAPPED FROM ADJOINING SUBDIVISION SURVEYS.
- EXISTING BUILDINGS MAPPED USING AERIAL PHOTOGRAPHY

**LEGAL DESCRIPTIONS**

**PARCEL # 03-039-0102 OVERALL RECORD LEGAL DESCRIPTION**

BEGINNING ON THE SOUTH LINE OF A 3 800 STREET AT A POINT GIVEN AS S & CHAINS NORTH AND 94.88 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 3, IN BLOCK 'L', 196 PLAT, BOUNTIFUL TOWNSHIP SURVEY; AND RUNNING THENCE S89°55'E ALONG SAID STREET 94.00 FEET; THENCE S00°03'W 128.50 FEET; THENCE N89°55'W 92.77 FEET; THENCE N00°33'W 128.50 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINS 0.276 ACRES.

**PARCEL # 03-039-0039 OVERALL RECORD LEGAL DESCRIPTION**

BEGINNING ON THE NORTH SIDE OF CERTAIN 3 RD STREET SOMETIMES KNOWN AS SCYMORE AVENUE, AT A POINT GIVEN AS N10.4 FEET NORTH, 184.5 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 3, IN BLOCK 'L', NORTH HILL CREEK PLAY SURVEY; AND RUNNING THENCE S89°58'E ALONG THE NORTH SIDE OF SAID SCYMORE AVENUE 85 FEET; THENCE NORTH 128.93 FEET; THENCE WEST 85 FEET; THENCE SOUTH 129.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINS 0.25 ACRES.

**AS-SURVEYED PARCEL # 03-039-0102 ("PARCEL 1") LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BOUNTIFUL CITY, DAVIS COUNTY, UTAH AS DESCRIBED:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1100 SOUTH STREET, SAID POINT BEING N00°00'00"E 368.62 FEET AND N90°00'00"E 940.39 FEET FROM THE SOUTHWEST CORNER OF LOT 3, IN BLOCK 'L', NORTH HILL CREEK PLAY, BOUNTIFUL TOWNSHIP SURVEY; AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 1100 SOUTH STREET S89°55'00"E 95.49 FEET; THENCE S00°53'54"W 128.52 FEET; THENCE N89°55'00"W 94.17 FEET; THENCE N00°18'31"E 128.51 FEET TO THE POINT OF BEGINNING. CONTAINING 12,186 SQFT OR 0.28 ACRES IN AREA.

**AS-SURVEYED PARCEL # 03-039-0039 ("PARCEL 2") LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BOUNTIFUL CITY, DAVIS COUNTY, UTAH AS DESCRIBED:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 1200 SOUTH STREET, SAID POINT BEING N00°00'00"E 110.38 FEET AND N90°00'00"E 940.39 FEET FROM THE SOUTHWEST CORNER OF LOT 3, IN BLOCK 'L', NORTH HILL CREEK PLAY, BOUNTIFUL TOWNSHIP SURVEY; AND RUNNING THENCE N00°00'00"E 129.67 FEET; THENCE S89°55'00"E 85.00 FEET; THENCE S00°00'00"W 129.59 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF 1200 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N89°55'00"W 85.00 FEET TO THE POINT OF BEGINNING. CONTAINING 11,018 SQFT OR 0.25 ACRES IN AREA.

**AS SURVEYED SOUTH PORTION OF PARCEL # 03-039-0102 ("PARCEL 1") TO BE TRANSFERRED, LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BOUNTIFUL CITY, DAVIS COUNTY, UTAH AS DESCRIBED:

BEGINNING AT A POINT N00°00'00"E 284.44 FEET AND N90°00'00"E 936.94 FEET FROM THE SOUTHWEST CORNER OF LOT 3, IN BLOCK 'L', NORTH HILL CREEK PLAY, BOUNTIFUL TOWNSHIP SURVEY; AND RUNNING THENCE S89°55'00"E 94.62 FEET; THENCE S00°53'54"W 44.36 FEET; THENCE N89°55'00"W 94.17 FEET; THENCE N00°18'31"E 44.33 FEET TO THE POINT OF BEGINNING. CONTAINING 4,185 SQFT OR 0.096 ACRES IN AREA.

**PROPOSED PARCEL # 03-039-0102 ("PARCEL 1") LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BOUNTIFUL CITY, DAVIS COUNTY, UTAH AS DESCRIBED:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1100 SOUTH STREET, SAID POINT BEING N00°00'00"E 368.62 FEET AND N90°00'00"E 940.39 FEET FROM THE SOUTHWEST CORNER OF LOT 3, IN BLOCK 'L', NORTH HILL CREEK PLAY, BOUNTIFUL TOWNSHIP SURVEY; AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 1100 SOUTH STREET S89°55'00"E 95.49 FEET; THENCE S00°53'54"W 84.17 FEET; THENCE N89°55'00"W 94.62 FEET; THENCE N00°18'31"E 84.18 FEET TO THE POINT OF BEGINNING. CONTAINING 8,002 SQFT OR 0.18 ACRES IN AREA.

**PROPOSED PARCEL # 03-039-0039 ("PARCEL 2") LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; BOUNTIFUL CITY, DAVIS COUNTY, UTAH AS DESCRIBED:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 1200 SOUTH STREET, SAID POINT BEING N00°00'00"E 110.38 FEET AND N90°00'00"E 940.39 FEET FROM THE SOUTHWEST CORNER OF LOT 3, IN BLOCK 'L', NORTH HILL CREEK PLAY, BOUNTIFUL TOWNSHIP SURVEY; AND RUNNING THENCE N00°00'00"E 129.67 FEET; THENCE N89°55'00"W 44.40 FEET; THENCE N00°18'31"E 44.33 FEET; THENCE S89°55'00"E 85.00 FEET; THENCE S00°53'54"W 44.36 FEET; THENCE S89°55'00"E 85.44 FEET; THENCE S00°00'00"W 129.59 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF 1200 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N89°58'00"W 85.00 FEET TO THE POINT OF BEGINNING. CONTAINING 15,204 SQFT OR 0.35 ACRES IN AREA.

**EDM**  
Partners

2815 East 1300 South, Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com

NORTH

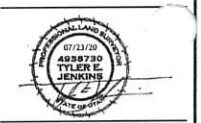
SCALE: 1" = 20'

0 10 20 40 60

DEVELOPER:

NOTES:

**LOT LINE ADJUSTMENT SURVEY**  
**PARCELS 03-039-0102 & 03-039-0039 LYING WITHIN THE SOUTH HALF**  
**(S 1/2) OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST,**  
**SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH**



PARCELS

03-039-0102 & 03-039-0039

**BOUNDARY/TOPO SURVEY**

PROJECT: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_ KMN

REVIEWED BY: \_\_\_\_\_ TEJ

REVISIONS: \_\_\_\_\_

No. DATE: \_\_\_\_\_ REMARKS: \_\_\_\_\_

DATE: JULY 2020

SHEET NUMBER: 1 of 2

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# Administrative Committee Staff Report

Subject: Lot Line Adjustment  
Author: Kendal Black, Assistant City Planner  
Address: 3148 S Sunset Hollow Drive and 3166 S Sunset Hollow Drive  
Date: August 4, 2020



## Overview

Consider approval of a Lot Line Adjustment between 3148 S Sunset Hollow Drive and 3166 S Sunset Hollow Drive, Melinda Jensen and Richard & Tracy E. Whitney, Applicants.

## Background/Analysis

The Applicants, Melinda Jensen and Richard & Tracy E. Whitney, are requesting a Lot Line Adjustment between their two properties located at 3148 S Sunset Hollow Drive and 3166 S Sunset Hollow Drive. Both properties, shown as Lot 1 (Whitney's Property) and Lot 2 (Jensen's Property), are located in the R-F Single-Family Zone. The purpose of the adjustment is to convey a portion of Lot 2 to Lot 1. Lot 2 will convey 1,328.58 square feet (0.0305 acres), shown as Parcel A, to Lot 1. The adjustment will bring Lot 2 to 25,155.9 square feet (0.5775 acres) and Lot 1 to 33,127.38 square feet (.7605 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.

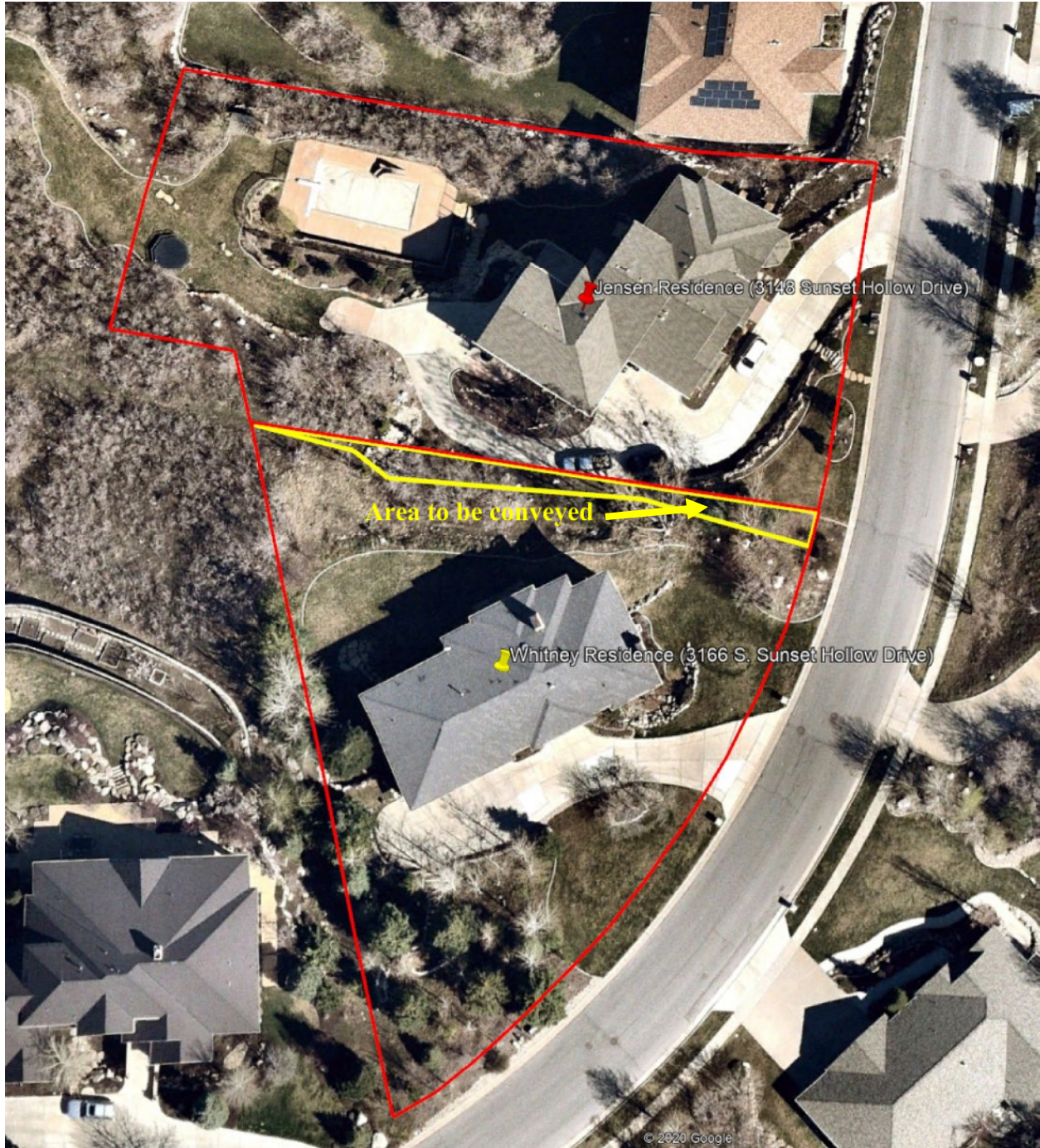
**Note:** Approval of the property line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared by the applicant and recorded by the Davis County Recorder's Office.

## Attachments

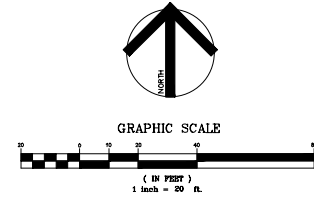
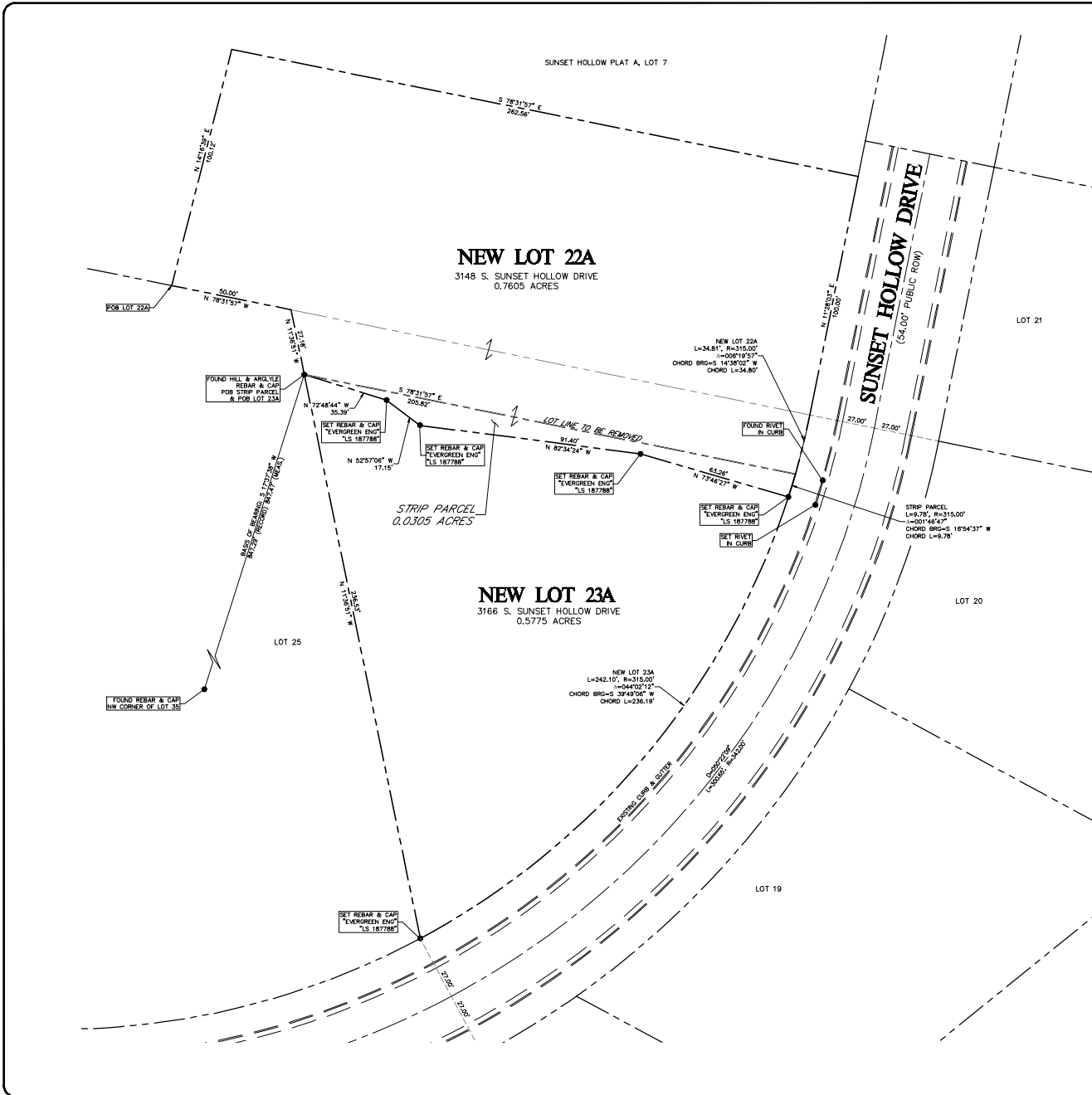
1. Aerial Map
2. Drawing
3. Application Submitted

# Attachments

## 1. Aerial Map







**LEGAL DESCRIPTION-EXISTING LOT 22A**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 22, AMENDED PLAT OF SUNSET HOLLOW SUBDIVISION, PLAT B, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOONVILLE CITY, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH 14°16'39" EAST 100.12 FEET ALONG THE WESTERLY LINE OF SAID LOT; THENCE SOUTH 78°31'57" EAST 262.56 FEET ALONG THE NORTHERLY LINE OF SAID LOT; THENCE SOUTH 11°26'51" WEST 100.00 FEET ALONG THE EASTERLY LINE OF SAID LOT; THENCE SOUTHERLY ALONG THE ARC OF A 315.00-FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 25.03 FEET, (CENTRAL ANGLE = 54°33'07", CHORD BEARING AND DISTANCE = SOUTH 13°42'27" WEST 25.02 FEET); THENCE NORTH 78°31'57" WEST 205.82 FEET; THENCE NORTH 11°36'51" WEST 27.18 FEET; THENCE NORTH 78°31'57" WEST 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.73 ACRES.

**LEGAL DESCRIPTION-EXISTING LOT 23A**

BEGINNING AT A POINT WHICH IS SOUTH 78°31'57" EAST 50.00 FEET AND SOUTH 11°36'51" EAST 27.18 FEET FROM THE SOUTHWEST CORNER OF LOT 22, AMENDED PLAT OF SUNSET HOLLOW SUBDIVISION, PLAT B, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOONVILLE CITY, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 78°31'57" EAST 203.82 FEET TO THE WESTERLY LINE OF SUNSET HOLLOW DRIVE AND A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF A 315.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ARC DISTANCE OF 25.03 FEET, (CENTRAL ANGLE = 54°33'07", CHORD BEARING AND DISTANCE = SOUTH 13°42'27" WEST 25.02 FEET); THENCE NORTH 78°31'57" WEST 205.82 FEET; THENCE NORTH 11°36'51" WEST 27.18 FEET; THENCE NORTH 78°31'57" WEST 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.68 ACRES.

**LEGAL DESCRIPTION-STRIP PARCEL**

BEGINNING AT A POINT WHICH IS SOUTH 78°31'57" EAST 50.00 FEET AND SOUTH 11°36'51" EAST 27.18 FEET FROM THE SOUTHWEST CORNER OF LOT 22, AMENDED PLAT OF SUNSET HOLLOW SUBDIVISION, PLAT B, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOONVILLE CITY, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 78°31'57" EAST 203.82 FEET TO THE WESTERLY LINE OF SUNSET HOLLOW DRIVE AND A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF A 315.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ARC DISTANCE OF 47.9 FEET, (CENTRAL ANGLE = 0°46'41", CHORD BEARING AND DISTANCE = SOUTH 16°54'37" WEST 8.78 FEET); THENCE NORTH 72°48'44" WEST 63.39 FEET; THENCE NORTH 82°24'24" WEST 91.40 FEET; THENCE NORTH 52°57'06" WEST 12.10 FEET; THENCE NORTH 72°48'44" WEST 35.39 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0305 ACRES.

**LEGAL DESCRIPTION-NEW LOT 22A**

BEGINNING AT THE SOUTHWEST CORNER OF LOT 22, AMENDED PLAT OF SUNSET HOLLOW SUBDIVISION, PLAT B, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOONVILLE CITY, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH 14°16'39" EAST 100.12 FEET ALONG THE WESTERLY LINE OF SAID LOT; THENCE SOUTH 78°31'57" EAST 262.56 FEET ALONG THE NORTHERLY LINE OF SAID LOT; THENCE SOUTH 11°26'51" WEST 100.00 FEET ALONG THE EASTERLY LINE OF SAID LOT; THENCE SOUTHERLY ALONG THE ARC OF A 315.00-FOOT RADIUS CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 34.81 FEET, (CENTRAL ANGLE = 04°19'57", CHORD BEARING AND DISTANCE = SOUTH 14°38'02" WEST 34.80 FEET); THENCE NORTH 72°48'44" WEST 63.39 FEET; THENCE NORTH 82°24'24" WEST 91.40 FEET; THENCE NORTH 52°57'06" WEST 12.10 FEET; THENCE NORTH 72°48'44" WEST 35.39 FEET; THENCE NORTH 11°36'51" WEST 27.18 FEET; THENCE NORTH 78°31'57" WEST 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7605 ACRES.

**LEGAL DESCRIPTION-NEW LOT LOT 23A**

BEGINNING AT A POINT WHICH IS SOUTH 78°31'57" EAST 50.00 FEET AND SOUTH 11°36'51" EAST 27.18 FEET FROM THE SOUTHWEST CORNER OF LOT 22, AMENDED PLAT OF SUNSET HOLLOW SUBDIVISION, PLAT B, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOONVILLE CITY, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 78°31'57" EAST 203.82 FEET TO THE WESTERLY LINE OF SUNSET HOLLOW DRIVE AND A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF A 315.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ARC DISTANCE OF 242.10 FEET, (CENTRAL ANGLE = 44°21'27", CHORD BEARING AND DISTANCE = SOUTH 39°49'06" WEST 236.19 FEET); THENCE NORTH 11°36'51" WEST 236.53 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5775 ACRES.

**NARRATIVE**

1. BASES OF BEARINGS SOUTH 17°37'38" WEST 842.29' BETWEEN A FOUND REBAR & CAP AT THE NORTHWEST CORNER OF LOT 22A AND A FOUND REBAR & CAP AT THE NORTHWEST CORNER OF LOT 38 AS SHOWN HEREON.
2. PROPERTY CORNERS SET OR FOUND AS SHOWN HEREON.
3. LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, BOONVILLE CITY, UTAH.
4. DATE OF SURVEY: JULY 22, 2020.
5. PURPOSE OF SURVEY: ESTABLISH NEW BOUNDARY LINES AS A RESULT OF ENDOCHANGING IMPROVEMENTS ON LOT 23A.
6. SURVEY REQUESTED BY: DOCK WHITNEY / DAN JENSEN.
7. THE OWNERS OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENDOCHANGMENTS, OF ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
8. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
9. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

**SURVEYORS CERTIFICATE**

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. BY 7786, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY.  
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

Gregory R. Wolbach      Gregory R. Wolbach      July 31, 2020  
GREGORY R. WOLBACH      GREGORY R. WOLBACH      DATE



FOR: SUNSET-HOL-RCS

**Evergreen Engineering, Inc.**  
1014 Salt Lake City - Utah • Phone: (801) 557-5645 • Fax: (801) 557-5646  
1014 Salt Lake City - Utah • Phone: (801) 557-5645 • Fax: (801) 557-5646  
www.evergreen-engineering.com

DATE	BY	COMMENTS

SURVEYED BY:	MD/ADM
DRAWN BY:	ADM
CHECKED BY:	ADM

**RECORD OF SURVEY - LOTS 22A & 23A**  
**SUNSET HOLLOW SUBDIVISION, PLAT B**  
DATE: 7/31/2020  
FOR: SUNSET-HOL-RCS



## LOT LINE ADJUSTMENT

<b>1</b>	<b>Property Owners &amp; Bountiful City</b>	Property Owners meet with City Planner to discuss their Lot Line Adjustment.
<b>2</b>	<b>Property Owners</b>	<b>LOT LINE ADJUSTMENT APPLICATION*</b> (Attachment 1) Property Owners sign application and submit property survey to Bountiful City. Application must contain <u>all</u> property owners' signatures and be properly notarized.
<b>3</b>	<b>Bountiful City Staff</b>	Set up Agenda - Send out copies of agenda to invite property owners to the meeting.
<b>4</b>	<b>Administrative Committee &amp; Property Owners</b>	Administrative Committee meets with property owners to approve Lot Line Adjustments.
<b>5</b>	<b>Bountiful City Staff</b>	Prepare <b>NOTICE OF APPROVAL</b> - with parcel description attachments. (This gives the County permission to record the deeds.)
<b>6</b>	<b>Administrative Committee Chairman</b>	Sign and notarize <b>NOTICE OF APPROVAL</b> .
<b>7</b>	<b>Property Owners</b>	Prepare and sign Deeds. <b>(PLEASE NOTE:</b> Property Owners are responsible for preparing Deeds.)
<b>8</b>	<b>Property Owners</b>	Record <b>NOTICE OF APPROVAL</b> and Deeds at Davis County Recorders' Office.** Provide Bountiful City with copy of recorded <b>NOTICE OF APPROVAL</b> .
<b>9</b>	<b>Bountiful City Staff</b>	Maintain copy of recorded <b>NOTICE OF APPROVAL</b> in Property Owner's file at City Hall.

### PHONE NUMBERS

Bountiful City Planning  
298-6190

Davis County Recorders Office  
Davis County Memorial Courthouse  
28 East State Street  
Farmington, Utah  
451-3225

### LOT LINE COSTS

\* Fee with Administrative Committee

6016

\$50.00

*Forms of Payment are Cash, Check or Credit Card  
(except Am Ex and payable to Bountiful City)*

\*\* *Recording fees are \$10.00 for the first page and \$2.00 each additional page.*

*(Cash or Check only - Payable to Davis County Recorders Office)*





## LOT LINE ADJUSTMENT APPLICATION

<b>Property #1</b>	
Address	<u>3148 Sunset Hollow Dr., Bountiful, UT 84010</u>
Owner(s)	<u>Melinda Jensen</u>
Phone	<u>801-598-2208</u> Email <u>melinda.w.jensen@gmail.com</u>

<b>Property #2</b>	
Address	<u>3166 Sunset Hollow Dr., Bountiful, UT 84010</u>
Owner(s)	<u>Richard and Tracy Whitney</u>
Phone	<u>801-330-9662</u> Email <u>dicktracy4321@comcast.net</u>

**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.

2. **Processing Procedure:**

- a. The application will first be submitted to the Bountiful Planning Staff for review.
- b. If the application is complete, it will be placed on the first available agenda for consideration by the Administrative Committee.

3. **Property #1: Owner(s) Authorization and Affidavit**

The undersigned, being duly sworn, depose that I am (we are) the owners(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment are, to the best of my (our) knowledge, true and correct.

Melinda Jensen  
Print Name

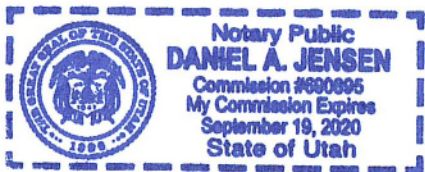
Melinda Jensen  
Signature

State of Utah )  
County of Davis Salt Lake ) ss

The foregoing instrument was acknowledged before me this 4 day of August, 2020

Daniel Jensen  
Notary Public

My commission expires:



\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

State of Utah )  
County of Davis ) ss

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

My commission expires:

4. Property #2: Owner(s) Authorization and Affidavit

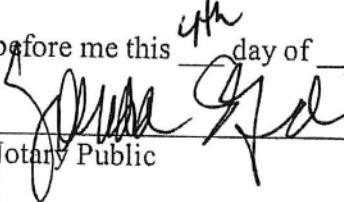
The undersigned, being duly sworn, depose that I am (we are) the owners(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment are, to the best of my (our) knowledge, true and correct.

Richard Whitney  
Print Name

  
Signature

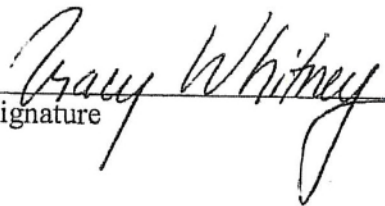
State of Utah )  
County of Davis ) ss

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of August, 2020.

  
Notary Public

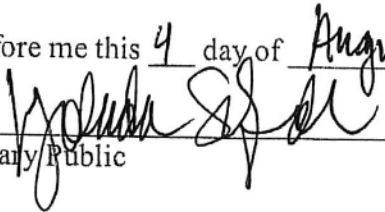
My commission expires: 1/22/2022  

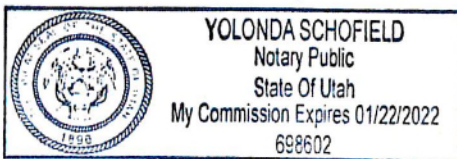

Tracy Whitney  
Print Name

  
Signature

State of Utah )  
County of Davis ) ss

The foregoing instrument was acknowledged before me this 4 day of August, 2020.

  
Notary Public

My commission expires: 1/22/2022  






## Conditional Use Permit

A public hearing was held on July 13, 2020, at the South Davis Metro Fire Station to consider the request of Landon Olsen, for a Conditional Use Permit allowing a Home Occupation Lawn Care/Landscaping (Tree Service) Business at 416 West 850 South, 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 tree service 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 Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for Landon Olsen to operate a tree service business located at 416 West 850 South, in Bountiful, Davis County, Utah, with 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.

The Conditional Use Permit was approved on July 13, 2020, and this written form was approved on August 10, 2020.

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Francisco Astorga  
Administrative Committee Chairman

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ATTEST: Darlene Baetz  
Recording Secretary







## Conditional Use Permit

A public hearing was held on July 13, 2020, at the South Davis Metro Fire Station to consider the request of Maurits Noot, for a Conditional Use Permit allowing a Home Occupation Electrical Contractor Business at 298 South 800 East, 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 tree service 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 Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for Maurits Noot to operate a electrical contractor business located at 298 South 800 East, 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, 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.

The Conditional Use Permit was approved on July 13, 2020, and this written form was approved on August 10, 2020.

---

Francisco Astorga  
Administrative Committee Chairman

---

ATTEST: Darlene Baetz  
Recording Secretary