

Bountiful City
Administrative Committee Minutes
November 19, 2018

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Dave Badham; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren; Staff Engineer – Brad Clawson.

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:00 p.m. and introduced all present. Mr. Wilkinson welcomed Brad Clawson, staff engineer, who will attend future Administrative Committee meetings as the engineering representative.

2. Consider approval of minutes for October 22, 2018 and October 29, 2018.

Mr. Cheney made a motion for approval of the minutes for October 22, 2018 and October 29, 2018. Mr. Badham seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney
 A Mr. Badham

Motion passed 3-0.

[Mr. and Mrs. Geronimo were detained; hence, item #4 was heard before item #3.]

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 114 West 3300 South, Marco and Melynda Geronimo, applicants.

Marco and Melynda Geronimo, applicants, were present.

Mr. Poole presented a summary of the staff report (the full staff report follows).

The applicants are proposing an Accessory Dwelling Unit as part of their new home construction. The proposed unit will contain a full kitchen, bathroom and half bath, laundry room, living space and a bedroom. The plans submitted show the entrance to the unit in the rear of the home.

According to City Code, 14-4-124, a Conditional Use Permit for Accessory Dwelling Units (ADU) is required and applicants shall meet all standards of the Code. The plans submitted by the applicants show the proposed home is located in the R-4 Single Family Residential zone and will be a single family dwelling and maintained as such by the applicants. This will be the only ADU and there will be only one utility connection located at this property. According to plans submitted by the applicants, the ADU will be 1029 square feet of the 4657 square foot total living area at this proposed residence, which is less than the 40% standard in the Code. The plans for the proposed residence meet all of the setback and lot

building square footage standards. The applicants will meet the minimum parking standard in the Code, requiring at least four parking spaces, as the plans show 4 garage spaces in addition to the driveway. The plans show access to the ADU from the rear of the home giving the proposed home the appearance of a single family dwelling and should have minimal impact on the neighboring properties.

Based upon the above findings, staff has determined the applicants would comply with all requirements for the Conditional Use Permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The principal owner(s) of the property must occupy the primary structure.
2. The entrance to the accessory dwelling unit must be located on the side or rear of the home and not facing the street in order to maintain the appearance of a single family home.
3. The applicants shall provide a complete set of architectural drawings as part of the building permit application.
4. The property is to be used only as a single-family use and shall be subject to a deed restriction.
5. There will be no separate utility service connections
6. The ADU shall meet all the criteria in 14-14-124 of the city Land Use Ordinance.
7. The Conditional Use Permit is solely for this property and is non-transferable.

Mrs. Geronimo noted that their plans currently include an ADU door in the back of the home, but the plans might be revised to include that door on the side, depending on how the plans work with the property slope. Mr. Geronimo asked if they would need to have the Administrative Committee's approval in order to move the door to the side, and Mr. Wilkinson stated that the ADU entrance must be located on the side or rear of the home and not in the front.

PUBLIC HEARING: Mr. Wilkinson opened the Public Hearing at 5:15 p.m. Mr. Glen Ingersoll (1559 West 1300 South, Salt Lake City) noted that he was hopeful the committee would approve the ADU in order to provide a place for him to live. The Public Hearing was closed at 5:16 p.m. with no further comments from the public.

Mr. Wilkinson noted that this particular ADU is a bit challenging because it is attached by the garage door which makes it appear almost like a duplex, and he posed the possibility of the Geronimos revising their plans to include an interior connection for the two units. He noted that the ADU cannot have an entrance at the front of the property and that a side entrance might be the best alternative. Mr. and Mrs. Geronimo stated that they were willing to move the location of the door. Mr. Wilkinson asked if there would be a sidewalk included to get to the ADU entrance, and Mrs. Geronimo stated there would be a sidewalk with the sidewalk's placement depending upon how it works with the slope of the property. Mr. Badham inquired regarding the slope on the west side of the property and how that would impact the placement of the home on the property. Mrs. Geronimo stated that most likely the home will be tilted to mitigate as much retention as possible since their preference is to avoid the necessity of a retaining wall. Mr. Badham inquired if the basement would be a walkout on the west side. Mrs. Geronimo stated that it would be walkout about halfway back on the west with a walkout basement. Mr. Cheney pointed out that there is about ten feet of fall in the area in question and it could end up being significantly lower than the main floor. Mr.

Badham stated that, to him, the plans appear to be a duplex or twin home. Mr. Wilkinson said that at a minimum there needs to be an additional interior connection to integrate the two units. Mrs. Geronimo asked if it might be better if they revised their plans by removing the separation wall, and Mr. Wilkinson said that would be helpful. Mr. Wilkinson inquired regarding the stairway in the garage. Mrs. Geronimo stated they want to have a suspended slab to provide for storage and that they would have a basement as well. Mr. Cheney asked if there would be access to the rest of the basement or just to the storage, and Mrs. Geronimo stated that there would be access to the rest of the basement. Mr. Badham reiterated his opinion that the proposed plans appear as a duplex and not as a single family home. Mr. Wilkinson agreed that it definitely has those elements, but there is no ADU door in the front and the units share a garage and that helps the situation. Mr. Cheney pointed out that the garage appears as a side-load garage and that from the front it could appear as a small storage area. Mr. Wilkinson stated that he was comfortable moving forward if the applicants' plans are revised to include an additional interior connection and that the ADU door is not at the front of the home. Mr. Geronimo stated that their intent was that the home appear as a single family home, and that their desire was to provide a place for his mother to live. Mr. Wilkinson re-emphasized that there needed to be an additional interior connection to show the ADU is part of the main home.

Mr. Cheney made a motion to approve of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 114 West 3300 South, Marco and Melynda Geronimo, applicants, with two additional conditions as follows: First, the applicants shall remove the interior garage wall from their plans. Second, the applicants shall revise their plans to provide for an additional interior connection between the ADU and the main floor. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
N Mr. Badham

Motion passed 2-1.

4. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 2008 Browns Park Drive (1200 East), John Norman, Jr., applicant.

Jill Norman, representing John Norman, Jr., was present.

Mr. Poole presented a summary of the staff report (the full staff report follows).

The applicant is proposing an Accessory Dwelling Unit in the basement of their home. The proposed unit will contain a full kitchen, bathroom, a living space and a bedroom. The plans show there is an internal connection between the primary residence and the accessory dwelling unit as well as sliding glass doors which can be accessed from the rear of the home.

According to City Code, 14-4-124, a Conditional Use Permit for Accessory Dwelling Units (ADU) is required and applicants shall meet all standards of the Code. The plans submitted by the applicant show the home is located in the R-4 Single Family Residential zone and is a single family dwelling and will be maintained as such by the applicant. This will be the only

ADU and there will be one utility connection located at this property. The ADU will be 850 square feet of the 3600 square foot total living area at this residence, which is less than the 40% standard in the Code. The primary structure meets all of the setback and lot building square footage requirements. The applicant will meet the minimum parking standard in the Code, requiring at least four parking spaces and at least 2 will be in the existing garage. As the ADU can be accessed from the interior of the exiting home, or through the rear sliding glass doors, it will continue the appearance of a single family dwelling and should have minimal impact on the neighboring properties.

Based upon the above findings, staff has determined the applicant would comply with all requirements for the Conditional Use Permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The principal owner(s) of the property must occupy the primary structure.
2. The entrance to the accessory dwelling unit must be located on the side or rear of the home and not facing the street in order to maintain the appearance of a single family home.
3. The property is to be used only as a single-family use and shall be subject to a deed restriction.
4. There will be no separate utility service connections
5. The ADU shall meet all the criteria in 14-14-124 of the city Land Use Ordinance
6. The Conditional Use Permit is solely for this property and is non-transferable.

Mrs. Norman clarified that non-transferable means the Conditional Use Permit runs with the property but cannot be transferred to another property.

PUBLIC HEARING: Mr. Wilkinson opened the Public Hearing at 5:06 p.m. Mr. John Norman, Sr. (2008 Browns Park Drive) voiced that he was hopeful the committee would approve the ADU in order to provide a place for him to live. The Public Hearing was closed at 5:07 p.m. with no further comments from the public.

Mr. Wilkinson inquired regarding sliding doors and a walkway on the property. Mrs. Norman explained that there's a walkway under the patio and the basement is a walkout basement, so there is access to the ADU in the back.

Mr. Badham made a motion to approve a Conditional Use Permit to allow for an Accessory Dwelling Unit at 2008 Browns Park Drive (1200 East), John Norman, Jr., applicant. Mr. Cheney seconded the motion. Prior to the vote being taken, Mr. Wilkinson reiterated the importance of the deed restriction, the necessity of the home appearing as a single dwelling, and that the owner must live in one part of the home.

 A Mr. Wilkinson
 A Mr. Cheney
 A Mr. Badham

Motion passed 3-0.

5. **Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:28 p.m.



Chad Wilkinson, City Planner