

Bountiful City
Administrative Committee Minutes
March 26, 2018

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Beth Holbrook; Assistant Planner – Kendal Black; Recording Secretary – Julie Holmgren

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:00 p.m. and introduced all present.

2. Consider approval of minutes for March 12, 2018.

Mr. Cheney made a motion for approval of the minutes for March 12, 2018. Ms. Holbrook seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney
 A Ms. Holbrook

Motion passed 3-0.

3. Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 449 West 3100 South, Kent Gines, applicant.

Kent Gines, applicant, was present.

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

The property where the Home Occupation Business is proposed is located in the R-4 Single Family Zone. Home Occupation Contractor Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

The application submitted indicates that the property will be used for the offices of a construction business. The applicant indicated that a truck used for the business will be parked at the home in the garage. The applicant has indicated that the existing commercial dumpster will be removed within a week. The applicant has indicated that 300 square feet of the garage will be used to park his truck and store all hands tools, compressors, and generators for the business. The applicant has indicated that 90 square feet of the home will be used as an office for a future, part-time secretary and that 60 square feet of the home will be used as a small office for the applicant. The total area of the business inside the home will not exceed 300 square feet. The applicant has acknowledged that there will be no signage advertising the business on site. Approximately 8% of the home will be used for the business. The use appears to be incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

Based on the findings, staff has determined that 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 applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).
3. No work, other than office related operations, will be performed at this site.
4. No commercial dumpster, trailer, or any other storage receptacle will be used for the storage or disposal of job-related debris at the home.
5. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
6. The Conditional Use Permit is solely for this site and is non-transferable.
7. The garage shall not be used for storage of construction materials, associated with the Home Occupation.
8. The dumpster currently situated on the property must be removed by April 9, 2018.

PUBLIC HEARING: Mr. Wilkinson opened the public hearing at 5:04 p.m. Mr. Gary Davis (2814 South 500 West) was present and stated that he was in support of Mr. Gines' home occupation contractor business. There were no further comments from the public, and Mr. Wilkinson closed the public hearing at 5:04 p.m.

Mr. Wilkinson explained that the home should look like a home and not like a business and the dumpster must be removed. Mr. Gines explained that his mother had recently been hospitalized which turned his attention to her, but he noted the dumpster will soon be removed. Mr. Gines also explained he will be moving a truck and trailer that have been parked on the property. Mr. Wilkinson noted the code regarding detached garages and explained that use is limited for a reason. Mr. Gines stated he lives in the basement of the home owned by his mother. Ms. Holbrook inquired regarding the commercial dumpster use, and Mr. Gines stated he had been using the dumpster for business and personal use. Mr. Cheney inquired regarding the detached and attached garages. Mr. Gines stated that nothing of his is stored in the front garage, that he primarily uses the detached garage, and that his tools are not large. Mr. Gines explained that his business involves windows.

Ms. Holbrook made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 449 West 3100 South, Kent Gines, applicant, with conditions outlined by staff and with an additional condition that the dumpster be removed within 14 days (by April 9, 2018). Mr. Cheney seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney
 A Ms. Holbrook

Motion passed 3-0.

4. **Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:09 p.m.



Chad Wilkinson, City Planner