



BOUNTIFUL CITY
ADMINISTRATIVE COMMITTEE AGENDA
Monday August 22, 2022
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold a meeting in the Planning Department Conference Room, Bountiful City Hall at 795 South Main Street, 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.

1. Welcome.

2. 33 E 2750 S – Conditional Use Permit for a Short-Term Rental, Ron and Deborah Brown, Applicants
 - a. Review
 - b. Public hearing
 - c. Consider drafted approval in written form

3. 1231 E 1725 S – Conditional Use Permit for a Short-Term Rental, Ken Aird (Trustee), Applicant
 - a. Review
 - b. Public hearing
 - c. Consider drafted approval in written form

4. Adjournment

Administrative Committee Staff Report



Subject: Short-Term Rental
Authors: Nicholas Lopez, Assistant Planner
Address: 33 East 2750 South
Date: August 22, 2022

Background

The applicants, Ron and Deborah Brown, request approval of a short-term rental located at 33 East 2750 South.

Analysis

Short-term rentals are subject to the Bountiful City Land Use Code (BCLUC) § 14-14-127 as outlined below:

1. Short-term rentals are allowed within the Single-Family Residential (R) Zone, Residential Multiple-Family (RM) Zone, and Downtown (DN) Mixed Use Zone; and shall not be permitted in any other zone.
 - a. *The property is in the R-4 Single-Family Residential Zone.*
2. Short-term rentals are only allowed within approved Accessory Dwelling Units. It is unlawful to allow, construct, or reside in a short-term rental within an entire single-family dwelling, duplex, or multi-family residential dwelling or property.
 - a. *On April 5th, 2022 this site was approved for an IADU.*
3. A maximum of one (1) short-term rental shall be permitted on a qualifying lot.
 - a. *Only one (1) short-term rental is being proposed.*
4. It is unlawful to construct, locate, or otherwise situate a short-term rental on a lot or parcel of land that does not contain a habitable single-family dwelling.
 - a. *Original home built 1976 according to Davis County Assessor Office.*
5. If an Accessory Dwelling Unit is approved as a short-term rental, the parking for the Accessory Dwelling Unit shall be governed by the Accessory Dwelling Unit Ordinance. The site shall comply with the current parking limitations outlined in the Bountiful Traffic Code regarding on-street parking.
 - a. *The site currently can hold 8-9 vehicles off street.*
6. The site shall comply with the current Noise Ordinance. The use of sound equipment, sound related activities, and/or noise heard from the property line from 11:00 PM to 6:00 AM shall be prohibited.
 - a. *No noise violations currently exist within the site.*

7. The site shall not exceed International Building Code (IBC) occupancy standards based on unit square footage.
 - a. *IBC states that 1 person for every 200 square feet. The unit is approximately ~1200 Square Feet making it max occupancy 6 individuals.*
8. Prior to short-term rental occupancy the property owner shall place a notice behind the main short-term rental door to make occupants aware of parking standards and noise restrictions, etc. The Planning Department will produce the notice after approval. It is the property owner's responsibility to maintain the notice, and to share applicable regulations with renters by other means utilized by the property owner, such as onsite booklet, e-mail communications, website, rental agreement, etc.
 - a. *The property owner is aware of all applicable city ordinances and the consequences they may be subject to if a record of non-compliance is established.*
9. A short-term rental within an accessory dwelling unit shall meet all development standards found in Bountiful City Land Use Code 14-14-124 Accessory Dwelling Units, any applicable codes, etc.
 - a. *The site meets all applicable codes.*
10. A short-term rental shall not be approved unless it is compliant with all State and local laws, ordinances, rules, and regulations. This includes all applicable zoning and building codes. A short-term rental shall be prohibited within a non-conforming use or non-compliant structure.
 - a. *The site has no records of non-compliance.*

Staff Recommendation

Based on the above findings, Staff recommends approval of the Short-Term Rental permit for 33 East 2750 South.

Attachments

1. IADU Approval
2. Aerial Imagery



April 5, 2022

Ronnie & Deborah Brown
33 East 2750 South
Bountiful, UT 84010

Re: Notice of approval

Name,

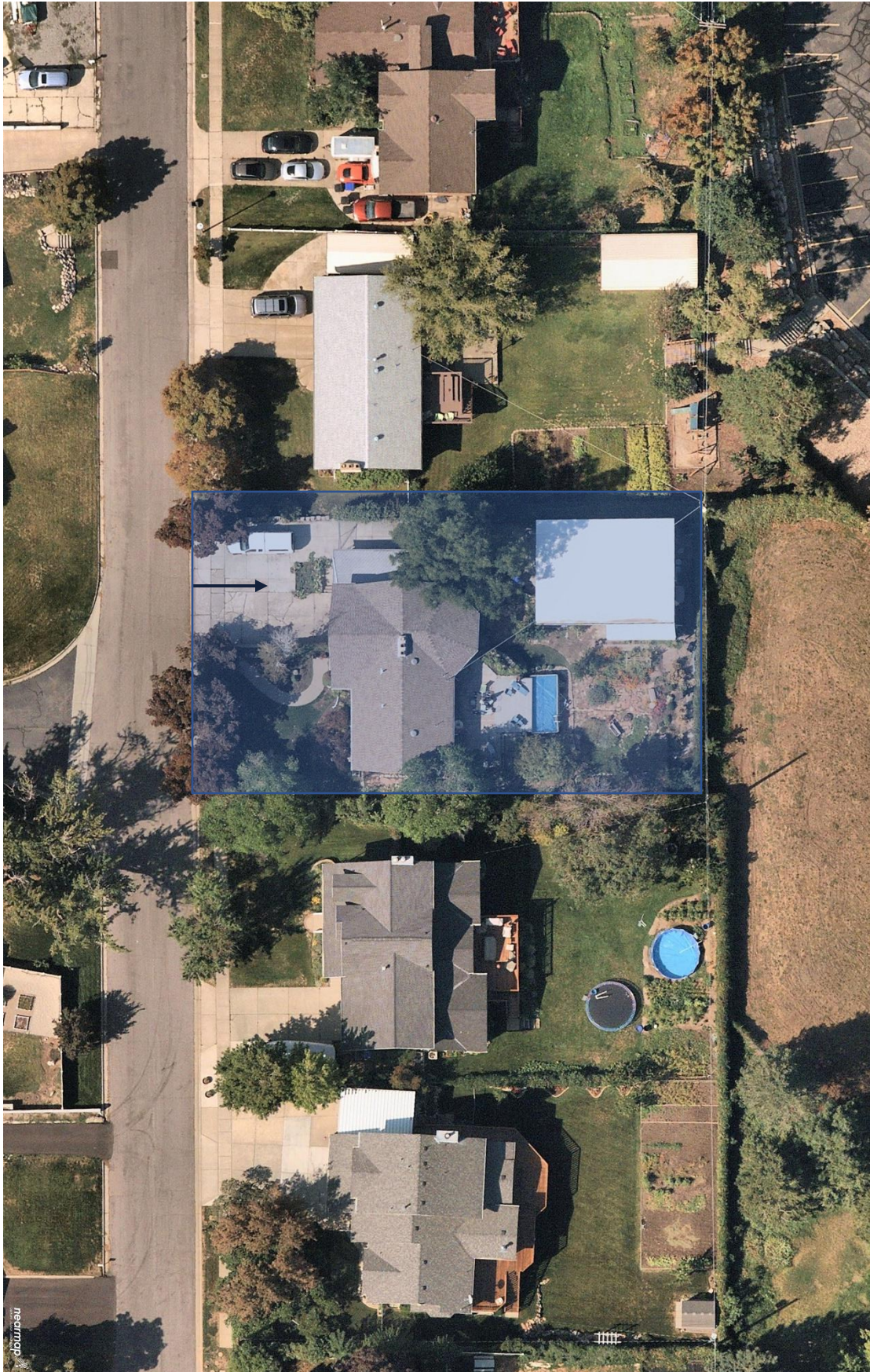
On April 5th, 2022 the Bountiful City Planning Department Staff approved your submitted Internal Accessory Dwelling Unit -(IADU) application on your property located at 33 East 2750 South. This letter serves as notice of the final action, see attached deed restriction recorded at the Davis County Recorder's office.

Please be aware that this approval by Bountiful City in no way exempts the property from complying with other requirements that may be in effect on the property, and building permit regulations, as applicable. It is the responsibility of the property owner to ensure compliance with these regulations.

Sincerely,

Nicholas Lopez, Assistant City Planner

Copy: Hanna Welch, Planning Administrative Assistant



Administrative Committee Staff Report



Subject: Short-Term Rental
Authors: Nicholas Lopez, Assistant Planner
Address: 1231 East 1725 South
Date: August 22, 2022

Background

The applicants, Kenneth & Jane Aird, request approval of a short-term rental located at 1231 East 1725 South.

Analysis

Short-term rentals are subject to the Bountiful City Land Use Code (BCLUC) § 14-14-127 as outlined below:

1. Short-term rentals are allowed within the Single-Family Residential (R) Zone, Residential Multiple-Family (RM) Zone, and Downtown (DN) Mixed Use Zone; and shall not be permitted in any other zone.
 - a. *The property is in the R-3 Single-Family Residential Zone*
2. Short-term rentals are only allowed within approved Accessory Dwelling Units. It is unlawful to allow, construct, or reside in a short-term rental within an entire single-family dwelling, duplex, or multi-family residential dwelling or property.
 - a. *On April 13th, 2022 this site was approved for an IADU.*
3. A maximum of one (1) short-term rental shall be permitted on a qualifying lot.
 - a. *Only one (1) short-term rental is being proposed*
4. It is unlawful to construct, locate, or otherwise situate a short-term rental on a lot or parcel of land that does not contain a habitable single-family dwelling.
 - a. *Original home built 1991 according to Davis County Assessor Office.*
5. If an Accessory Dwelling Unit is approved as a short-term rental, the parking for the Accessory Dwelling Unit shall be governed by the Accessory Dwelling Unit Ordinance. The site shall comply with the current parking limitations outlined in the Bountiful Traffic Code regarding on-street parking.
 - a. *The site currently can hold 7 vehicles off street*
6. The site shall comply with the current Noise Ordinance. The use of sound equipment, sound related activities, and/or noise heard from the property line from 11:00 PM to 6:00 AM shall be prohibited.
 - a. *No noise violations currently exist within the site.*

7. The site shall not exceed International Building Code (IBC) occupancy standards based on unit square footage.
 - a. *The IADU is 1,584 square feet and IBC states that for every individual, 200 square feet is required, bringing the max occupancy of the unit to 7 tenants.*
8. Prior to short-term rental occupancy the property owner shall place a notice behind the main short-term rental door to make occupants aware of parking standards and noise restrictions, etc. The Planning Department will produce the notice after approval. It is the property owner's responsibility to maintain the notice, and to share applicable regulations with renters by other means utilized by the property owner, such as onsite booklet, e-mail communications, website, rental agreement, etc.
 - a. *The property owner is aware of all applicable city ordinances and the consequences they may be subject to if a record of non-compliance is established.*
9. A short-term rental within an accessory dwelling unit shall meet all development standards found in Bountiful City Land Use Code 14-14-124 Accessory Dwelling Units, any applicable codes, etc.
 - a. *The site meets all applicable codes.*
10. A short-term rental shall not be approved unless it is compliant with all State and local laws, ordinances, rules, and regulations. This includes all applicable zoning and building codes. A short-term rental shall be prohibited within a non-conforming use or non-compliant structure.
 - a. *The site has no records of non-compliance.*

Staff Recommendation

Based on the above findings, Staff recommends approval of the Short-Term Rental permit for 1231 East 1725 South.

Attachments

1. IADU Approval
2. Aerial Imagery



April 13, 2022

Kenneth D Aird & Jane B Aird
1231 East 1725 South Cir
Bountiful, UT 84010

Re: Notice of approval

Name,

On April 13th, 2022 the Bountiful City Planning Department Staff approved your submitted Internal Accessory Dwelling Unit -(IADU) application on your property located at 1231 East 1725 South. This letter serves as notice of the final action, see attached deed restriction recorded at the Davis County Recorder's office.

Please be aware that this approval by Bountiful City in no way exempts the property from complying with other requirements that may be in effect on the property, and building permit regulations, as applicable. It is the responsibility of the property owner to ensure compliance with these regulations.

Sincerely,

Nicholas Lopez, Assistant City Planner

Copy: Hanna Welch, Planning Administrative Assistant

