

Bountiful City
Administrative Committee Minutes
March 16, 2020

Present: Acting Chairman – Brad Clawson; Committee Member – Dave Badham; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren

Excused: Francisco Astorga

1. Welcome and Introductions.

Acting Chairman Clawson opened the meeting at 5:09 p.m. and introduced all present.

2. Consider approval of minutes for March 9, 2020.

Approval of minutes for March 9, 2020 was tabled until the next meeting.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 1968 South Davis Boulevard, Douglas P. Thompson and Yaping Chen, applicants.

Douglas Thompson and Yaping Chen, applicants, were present.

Curtis Poole presented the staff report (the full staff report follows).

The Applicants, Douglas Thompson and Yaping Chen, request Conditional Use Permit approval to allow for an Accessory Dwelling Unit at 1968 South Davis Boulevard. The property is located in the R-4 Single-Family Residential Zone.

The Applicants are requesting approval of an existing Accessory Dwelling Unit (ADU). According to the Applicants, they have been renting part of their home unaware of amendments made to the Bountiful City Code. Information submitted show the ADU is located in the basement and contains two (2) bedrooms, a bathroom, kitchen and living space. The Applicants will live in the ADU and rent out the principal unit (upper portion) of the residence.

The Applicants appeared before the Administrative Committee on January 20, 2020. The Committee decided to continue this item to a future meeting to provide Staff an opportunity to inspect the proposed ADU. Staff visited the property and found the utility, laundry and storage area to be an open unfinished space. It was determined by Staff this space would not count for either the ADU or the square footage total of the home itself per the definition of floor area.

Revised measurements of the square footage of the home and the ADU provided by the Applicants and checked by Staff show the home is 2,520 square feet. The unfinished utility, laundry and storage space is 355 square feet. This would reduce the total square footage of the home to 2,165 square feet. The square footage of the ADU provided by the Applicants is 876 square feet which is 40% of the total home square footage meeting the standard of the Code.

As a reminder to the Committee, the property is located in the R-4 Single-Family Residential Zone and consists of an existing single-family dwelling which will be maintained as such by the Applicants. The lot is 0.201 acres (8,756 square feet). There will only be one (1) ADU and there will only be one (1) utility connection located at this property. The property will meet the parking standard required for approval. The entrance to the ADU will either be through the front door or a door located at the back of the home, which would not be visible from the street. The property will continue to have the appearance of a single-family dwelling and should have minimal impact on the surrounding neighborhood.

Staff recommends the Administrative Committee approve the Conditional Use Permit to allow for an Accessory Dwelling Unit at 1968 South Davis Boulevard based upon the information submitted by the Applicants and 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 use and shall be subject to a Deed Restriction.
3. There shall be no separate utility service connections.
4. The ADU shall meet all the standards in 14-14-124 of the City Land Use Ordinance.
5. The Conditional Use Permit is solely for this property and is non-transferable.

PUBLIC HEARING: Mr. Clawson opened the Public Hearing at 5:13 p.m. Bart Blackburn (1962 Spring Creek) expressed his support of the ADU project and inquired regarding the ADU location. Mr. Clawson explained that the ADU would be in the basement. The Public Hearing was closed at 5:14 p.m. with no further comment from the public.

Mr. Badham made a motion to approve a Conditional Use Permit to allow for an Accessory Dwelling Unit at 1968 South Davis Boulevard, Douglas P. Thompson and Yaping Chen, applicants, with conditions outlined by staff. Mr. Clawson seconded the motion.

A Mr. Clawson
A Mr. Badham

Motion passed 2-0 based on conditions outlined by staff.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 36 East 1400 South, Ike Bradshaw, applicant.**

Mr. Badham made a motion to approve a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 36 East 1400 South, Ike Bradshaw, applicant, with conditions outlined by staff. Mr. Clawson seconded the motion.

A Mr. Clawson
A Mr. Badham

Motion passed 2-0.

5. Miscellaneous business and scheduling.

Mr. Clawson noted the next meeting would be held on March 23, 2020, possibly located at the Fire Station, and ascertained there were no further items of business. The meeting was adjourned at 5:17 p.m.



Francisco Astorga, Planning Director