

**Bountiful City
Administrative Committee Minutes
July 22, 2019**

Present: Chairman – Francisco Astorga; Committee Members – Brad Clawson and Dave Badham; Assistant Planner – Curtis Poole; Recording Secretary – Darlene Baetz; Planning Intern – Kai Uchida

1. Welcome and Introductions.

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

2. Consider approval of minutes for July 15, 2019.

Mr. Badham made a motion for approval of the minutes for July 15, 2019. Mr. Clawson seconded the motion.

 A Mr. Astorga
 A Mr. Clawson
 A Mr. Badham

Motion passed 3-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for an Accessory Dwelling Unit at 2905 Cave Hollow Way, Grant A. Horsley, applicant.

Grant Horsley, applicant, and his wife, Linda Horsley, were present.

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

The applicants are requesting approval of an Accessory Dwelling Unit (ADU) which will be constructed as part of their new home. The applicants have submitted plans and applied for a building permit. Plans show the ADU will have two bedrooms, a living area, kitchen and bathroom.

According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and applicants shall meet all standards of the Code for approval. The proposed home is located in the R-F Single-Family Residential zone and is a single-family dwelling and will be maintained as such by the applicants. The lot is 0.415 acres (18,077 square feet). There will be only one ADU and there will only be one utility connection located at this property. The total square footage of the proposed home is 5,127 and the ADU will be less than the 40% standard in the Code.

Plans for the proposed home show the applicants will meet the minimum parking standard with garage and driveway spaces. The proposed ADU will be accessed can be accessed by a staircase at the rear of the home and an interior doorway in the basement. The home will continue to have the appearance of a single-family home and should have minimal impact on the surrounding neighborhood.

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 residence 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 criteria in 14-14-124 of the City Land Use Ordinance.
5. The Conditional Use Permit is solely for this property and is non-transferable.

Mr. Poole reported three inquiry telephone calls regarding this item, and after he explained the ADU details each of the three felt more comfortable with the ADU project. Mr. Poole also explained the purpose of the deed restriction. Mr. Astorga noted that this project is an ideal example of an ADU. Mr. Badham commented, for the record, that he has received many phone calls from Bountiful City residents to express their dislike of ADUs. Mr. Badham further noted his personal dislike of ADUs and stated his concern regarding their potential impact on traffic and infrastructure. He speculated that ADUs might become a subject of debate in the upcoming City Council election. Mr. Badham reiterated that if an applicant meets the criteria for an ADU then it should pass and that there is a correct place for ADUs. Mr. Astorga explained that he would let the Planning Commission know of the anti-ADU phone calls Mr. Badham is fielding. Mr. Badham also noted that one of the calls he received was in regard to a previously approved ADU which was in violation of the imposed conditions. He queried as to policing of conditions imposed on each ADU. Mr. Astorga answered that the city currently depends on citizen complaints to regulate items such as this.

PUBLIC HEARING: Mr. Astorga opened and closed the Public Hearing at 5:14 p.m. with no comments from the public.

Mr. Clawson made a motion to approve a Conditional Use Permit to allow for an Accessory Dwelling Unit at 2905 Cave Hollow Way, Grant A. Horsley, applicant. Mr. Astorga seconded the motion.

 A Mr. Astorga
 A Mr. Clawson
 A Mr. Badham

Motion passed 3-0.

Mr. Horsley explained that he and Mrs. Horsley previously rented out a portion of their basement in Layton which was regulated by the HOA. Mr. Horsley also explained that the proposed ADU would primarily be used for housing parents. Mr. Horsley expressed concern regarding the number of homes being torn down in Bountiful and replaced with multi-unit dwellings. Mrs. Horsley acknowledged a general concern regarding rental of accessory apartments and explained that, in her experience, accessory apartments can fill a need for

recently divorced women in providing a stepping stone to become independent. She went on to explain a positive personal experience for an ADU providing affordable housing for a single woman.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 2881 South 625 West, Michael Brock, applicant.**

Mr. Badham made a motion for approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 2881 South 625 West, Michael Brock, applicant. Mr. Clawson seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Badham

Motion passed 3-0.

5. **Miscellaneous business and scheduling.**

Members of the committee determined that no meeting would be held on Monday, August 5, 2019 due to scheduling conflicts for each committee member. Mr. Astorga ascertained there were no further items of business. The meeting was adjourned at 5:23 p.m.



Francisco Astorga, Planning Director