

Bountiful City
Administrative Committee Minutes
February 10, 2020

Present: Chairman – Francisco Astorga; Committee Members – Brad Clawson and Dave Badham; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren

1. Welcome and Introductions.

Chairman Astorga opened the meeting at 5:01 p.m. and introduced all present.

2. Consider approval of minutes for January 27, 2020.

Mr. Clawson made a motion to approve the minutes for January 27, 2020. Mr. Badham seconded the motion.

<u>A</u>	Mr. Astorga
<u>A</u>	Mr. Clawson
<u>A</u>	Mr. Badham

Motion passed 3-0.

3. PUBLIC HEARING: Consider approval of Conditional Use Permit to allow for a Home Occupation Contractor Business at 124 West 3100 South, Bradley G. Rickards, applicant.

Bradley G. Rickards, applicant, was present.

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

The Applicant, Bradley Rickards, requests Conditional Use Permit approval to allow for a Lawn Care and/or Landscaping Home Occupation at 124 West 3100 South. The property is located within the R-4 Single Family Residential Zone.

The Applicant operates a lawn fertilization and weed and insect control business, Homerun Lawns LLC. The Applicant indicates he will be the only employee of the business and there will be one (1) vehicle, which will be parked in the garage, involved in the business. Only 10 percent (10%) of the home will be used for the business consisting of a computer desk; which is within the standards required by Code.

There will be tools, equipment and materials in connection with the business stored at the Applicant's home. The Applicant has indicated this storage area is on an RV pad behind a locked gate. The Committee should determine the nature of material stored and how it will be stored.

Staff recommends the Administrative Committee approve the Conditional Use Permit to allow for a Lawn Care and/or Landscaping Home Occupation at 124 West 3100 South, subject to 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., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use will comply with all the applicable fire, building, plumbing electrical and life safety and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and in non-transferable.

Mr. Rickards clarified that he would not be storing more fertilizer than the average homeowner and that he would initially be using pellet form but hoped to change to liquid form in the future. He also noted that he would be utilizing a trailer for his business.

PUBLIC HEARING: Mr. Astorga opened and closed the Public Hearing at 5:08 p.m. with no comment from the public.

Mr. Badham advised Mr. Rickards to create a spill management plan. A discussion ensued regarding use of liquid product and also management of spills. Mr. Astorga reiterated that a home occupation business should not detract from a home looking like a home rather than a business.

Mr. Badham made a motion to approve a Conditional Use Permit to allow for a Home Occupation Contractor Business at 124 West 3100 South, Bradley G. Rickards, applicant. Mr. Clawson seconded the motion.

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

Motion passed 3-0 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 1154 North 950 East, Duane W. Fisher, applicant.**

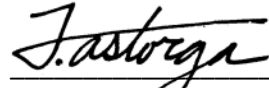
Mr. Clawson made a motion to approve a Conditional Use Permit, **in written form**, to allow for an Accessory Dwelling Unit at 1154 North 950 East, Duane W. Fisher, applicant. Mr. Badham seconded the motion.

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

Motion passed 3-0.

5. Miscellaneous business and scheduling.

Mr. Astorga noted the next Administrative Committee meeting would be held on February 24, 2020 and ascertained there were no further items of business. The meeting was adjourned at 5:18 p.m.



Francisco Astorga, Planning Director