

**Bountiful City  
Administrative Committee Minutes  
March 11, 2019**

**Present:** Chairman – Chad Wilkinson; Committee Members – Brad Clawson and Dave Badham; Assistant Planner – Curtis Poole; 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 4, 2019.**

Mr. Badham made a motion for approval of the minutes for March 4, 2019. Mr. Wilkinson seconded the motion.

  A      Mr. Wilkinson  
         Mr. Clawson (abstained)  
  A      Mr. Badham

Motion passed 2-0.

**3. Consider approval of a Lot Line Adjustment at 1328 East 600 North and 540 North 1300 East, Steven and Stormey Goddard, applicants.**

Steven Goddard, applicant, was present

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

The applicants are applying for a Lot Line Adjustment which would convey a portion of their property (shown as Easterly Portion of Lot 10), which is a vacant lot; to the applicant's primary lot (shown as Lot 14). The properties are located in the R-3 zone. The purpose of the adjustment is to extend the boundaries of Lot 14 to include an existing swimming pool, which was constructed over the property line. The property line adjustment will convey 6,719 square feet (approximately 0.154 acres), shown as Easterly Portion of Lot 10, from Lot 10 to Lot 14. The adjustment will bring the applicant's primary property (Lot 14) to 21,845 square feet (approximately 0.501 acres) and the second property (Lot 10) to 12,501 square feet (approximately 0.287 acres). No new lots are being created with this adjustment. There is an existing Public Utility Easement (PUE) which runs along the existing lot line between the two lots and underneath the existing pool which will need to be released by the City Council. In addition, a new PUE will need to be recorded along the newly established property line.

1. No new lots were created in this conveyance so an amended subdivision plat will not be necessary.

2. No new building permits have been issued or proposed.

Based on the above findings, Staff recommends approval of the lot line adjustment, with the

following conditions:

1. Complete any redline corrections required on the plat.
2. Approval of the property line adjustment is contingent on City Council approval for an easement release and modification of the existing PUE, a recorded copy of which shall be placed in the City's building permit file.
3. New property line boundaries markers shall be set.
4. The approved lot line adjustment shall be recorded with Davis County.

Mr. Goddard inquired regarding condition #3 and noted that three markers already existed, and he asked if that would be a requirement. Mr. Wilkinson indicated that it would be part of the approval process. Mr. Badham asked regarding the purpose of the lot line adjustment. Mr. Goddard explained that he purchased the home with the pool, and then discovered it was not entirely on his property. The lot line adjustment will clean up the property boundaries and would also help him comply with insurance requirements for his pool. Mr. Badham inquired regarding lot 10, and Mr. Goddard explained that although it is steep, it is a good lot.

Mr. Badham made a motion for approval of a Lot Line Adjustment at 1328 East 600 North and 540 North 1300 East, Steven and Stormey Goddard, applicants. Mr. Clawson seconded the motion.

A Mr. Wilkinson  
A Mr. Clawson  
A Mr. Badham

Motion passed 3-0.

**4. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 217 East 2200 South, Jeff Davis, applicant.**

Jeff Davis, applicant, was present.

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

The property for the proposed Home Occupation request is located in the R-4 Zone. Home Occupations in this zone are allowed in City Code, 14-4-103, with approval of a Conditional Use Permit.

The application submitted indicates the property will be used to operate JMHC, Inc., which provides installation of finish hardware, such as door knobs, towel bars, etc., on new construction homes. The applicant indicated the only business related item on the property will be a laptop. All hardware used in the business will be delivered to the job site and all work will be done on-site. Any office work will take place in a bedroom of the home, which is less than 50% as required by code. The applicant indicates there will be no additional employees involved in the business. The business does appear incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

Based upon the above findings, staff has determined that the applicant would comply with all requirements for the Conditional Use Permit; therefore 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, odors, noxious fumes, glare, traffic, etc.).
3. 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.
4. The Conditional Use Permit is solely for this site and is non-transferable.

Mr. Wilkinson noted a shed on the property and inquired if it would be used for the business, and Mr. Davis said it would not. Mr. Badham asked about the accessory building on the property, and Mr. Davis said there was a garage that was there before the home was built.

**PUBLIC HEARING:** Mr. Wilkinson opened and closed the Public Hearing at 5:13 p.m. with no comments from the public.

Mr. Wilkinson explained that the out building could not be utilized for the business without going through the proper process with the city. Mr. Badham emphasized that the business should operate in such a way that the neighbors are not aware of it. Mr. Davis noted that no products will be stored or sold at his home, but the business operates simply to install hardware.

Mr. Clawson made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 217 East 2200 South, Jeff Davis, applicant. Mr. Badham seconded the motion.

A Mr. Wilkinson  
A Mr. Clawson  
A Mr. Badham

Motion passed 3-0.

**5. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Landscaping Business at 1552 Charlene Drive, Kenneth Judd, applicant.**

Mr. Badham made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Landscaping Business at 1552 Charlene Drive, Kenneth Judd, applicant. Mr. Clawson seconded the motion.

A Mr. Wilkinson  
A Mr. Clawson  
A Mr. Badham

Motion passed 3-0.

**6. Miscellaneous business and scheduling.**

Mr. Wilkinson noted that City Hall will relocate in April and that meetings most likely will be held at the fire station. He ascertained there were no further items of business. The meeting was adjourned at 5:17 p.m.



Chad Wilkinson, City Planner