

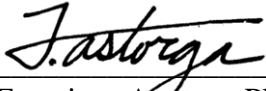
**ADMINISTRATIVE COMMITTEE**  
**Tuesday, May 5, 2020**  
**5:00 p.m.**

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at **South Davis Metro Fire Station, 255 South 100 West, 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.

Bountiful City Administrative Committee meetings, including this one, are open to the public. In consideration of the COVID-19 Pandemic, Bountiful City will be observing social distancing and may limit the number of people at the meeting. If you would like to submit a comment for the public hearings listed on the agenda below, please e-mail that comment to [planning@bountifulutah.gov](mailto:planning@bountifulutah.gov) prior to the meeting and indicate in the e-mail if you would like your comment read at the meeting; you are also welcome to attend the meeting in person.

**AGENDA**

1. Welcome and Introductions.
2. Consider approval of minutes for March 23, 2020.
3. **PUBLIC HEARING:** Consider approval of Conditional Use Permit to allow for a Home Occupation Contractor/Landscaping Business at 1697 North Pages Place, Tim Brandt, applicant.
4. **PUBLIC HEARING:** Consider approval of Conditional Use Permit to allow for an Accessory Dwelling Unit at 3706 Huntington Drive, Nicholas and Lindsey Woolley, applicants.
5. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for a Commercial Food Preparation Business (production of produce) at 37 North Main Street, Melissa Ure, applicant.
6. Consider approval of Conditional Use Permit, **in written form**, to allow for an Accessory Dwelling Unit at 621 East 350 North, Spencer Hymas, applicant.
7. Miscellaneous business and scheduling.

  
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Francisco Astorga, Planning Director

**Bountiful City  
Administrative Committee Minutes  
March 23, 2020**

**Present:** Chairman – Francisco Astorga; Committee Members – Brad Clawson and Dave Badham; Assistant Planner – Curtis Poole

**1. Welcome and Introductions.**

Chairman Astorga opened the meeting at 5:15 p.m. and introduced all present. Mr. Astorga noted that due to the evolving COVID-19 pandemic and to allow for social distancing, the meeting location was changed from the city offices to the South Davis Metro Fire Station and the meeting start time was delayed to 5:15 p.m.

**2. Consider approval of minutes for March 9, 2020 and March 16, 2020.**

Mr. Clawson made a motion to approve the minutes for March 9, 2020. Mr. Astorga seconded the motion.

<u>  A  </u>	Mr. Astorga
<u>  A  </u>	Mr. Clawson
—	Mr. Badham (abstained)

Motion passed 2-0.

Mr. Badham made a motion to approve the minutes for March 16, 2020. Mr. Clawson seconded the motion.

—	Mr. Astorga (abstained)
<u>  A  </u>	Mr. Clawson
<u>  A  </u>	Mr. Badham

Motion passed 2-0.

**3. PUBLIC HEARING: Consider approval of Conditional Use Permit to allow for an Accessory Dwelling Unit at 621 East 350 North, Spencer Hymas, applicant.**

Spencer Hymas, applicant, was present.

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

The Applicant, Spencer Hymas, requests Conditional Use Permit approval to allow for an Accessory Dwelling Unit (ADU) at 621 East 350 North. The property is located in the R-4 Single- Family Residential Zone.

The Applicant’s property is located in the R-4 Single-Family Residential Zone. The Applicant is requesting approval of an ADU which is part of the construction of a new residence. Information submitted by the Applicant shows the proposed ADU will contain one

(1) bedroom, a bathroom, kitchen, laundry room and living space.

According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and the Applicant shall meet all standards of the Code for approval. The property is currently a vacant lot and with the proposed construction will consist of one (1) Single-Family dwelling which will be maintained as such by the Applicant. The lot is 0.204 acres (8,886 square feet). There will only be one (1) ADU and there will only be one (1) utility connection located at this property. The Applicant has submitted building plans which indicate the living space at this location will be approximately 3,499 square feet and further indicates the proposed ADU will be approximately 691 square feet, which will be less than 20% of the total residence and below the maximum 40% standard in the Code.

The property will meet the parking standard required for approval with the construction of a two (2) car garage and driveway. The ADU will be accessed by a stairwell leading down from the interior of the garage or an interior door connection in the basement. The property will 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 621 East 350 North 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 residence and shall be subject to a Deed Restriction.
3. There shall be no separate utility service connections.
4. The Applicant shall apply separately for a building permit to be reviewed and inspected by Staff.
5. The ADU shall meet all the standards in 14-14-124 of the City Land Use Code.
6. The Conditional Use Permit is solely for this property and is non-transferable.

Mr. Poole noted that the city received a couple of phone calls and emails from citizens inquiring about the ADU with a few expressing opposition to the ADU project.

**PUBLIC HEARING:** Mr. Astorga opened the Public Hearing at 5:25 p.m. Leon Tate (622 East 350 North) inquired regarding the site plan and project plan, and Messrs. Poole and Astorga explained a few specifics of the project and reiterated condition #1. Mr. Tate expressed concern about neglect or mischief on the part of ADU renters and suggested the city institute a system for rectifying renter problems. Gary Meacham (643 East 350 North) noted that he was initially concerned about the ADU project but after reviewing the plans and learning of the conditions, his concerns were alleviated. Dan Bradshaw (662 East 350 North)

noted he is not in favor of this particular ADU project. The Public Hearing was closed at 5:32 p.m. with no further comment from the public.

Mr. Astorga explained the city code changes regarding mother-in-law and accessory dwelling units, and he specifically noted that code requires the property owner to live on site. He also noted that if the house sells, the new property owner will be required to live on site. Mr. Astorga noted that with limited city resources, the city relies on the public to alert the city of ADU infractions. Mr. Badham reiterated that the property owner must live on site and that the property never be rented to two tenants. Mr. Hymas noted his commitment to be good neighbors and rent to upstanding citizens. Mr. Badham explained that if an ADU applicant meets the code criteria that the committee must approve the project. Mr. Badham inquired regarding the size of the ADU, and Mr. Poole clarified that the home was three levels and the ADU would occupy less than 40%.

Mr. Clawson made a motion to approve a Conditional Use Permit to allow for an Accessory Dwelling Unit at 621 East 350 North, Spencer Hymas, applicant, with conditions outlined by staff. Mr. Badham 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 1968 South Davis Boulevard, Douglas P. Thompson and Yaping Chen, applicants.**

Mr. Badham made a motion to approve a Conditional Use Permit, **in written form**, to allow for an Accessory Dwelling Unit at 1968 South Davis Boulevard, Douglas P. Thompson and Yaping Chen, applicants. Mr. Clawson 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 meeting would be held, as needed, on Tuesday, April 7, 2020 at 5:00 p.m. at the South Davis Metro Fire Station. He ascertained there were no further items of business. The meeting was adjourned at 5:47 p.m.

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Francisco Astorga, Planning Director

# Administrative Committee Staff Report

**Subject:** PUBLIC HEARING: Conditional Use Permit to allow for a Lawn Care and/or Landscaping Home Occupation  
**Author:** Curtis Poole, City Planner  
**Address:** 1697 North Pages Place  
**Date:** May 5, 2020



## Description of Request

The Applicant, Tim Brandt, requests Conditional Use Permit approval to allow for a Lawn Care and/or Landscaping Home Occupation at 1697 North Pages Place. The property is located within the R-4 Single Family Residential Zone.

## Background/Analysis

The Applicant operates Intune Landscape Services, a landscaping and lawn care business, which primarily operate within the Pages Place HOA. The Applicant indicates he will be the only employee and there will be one (1) personal vehicle associated with the business, which will be parked in the driveway.

There will be five percent (5%) of the home will be used in connection with the business; which is within the standards required by Code. There will be tools, equipment and materials consistent with landscaping and lawn maintenance, stored at the Applicant's home. The Applicant has indicated this storage area will be in the garage or locked in an existing shed not visible from the road.

## Recommended Action

Staff recommends the Administrative Committee approve the Conditional Use Permit to allow for a Lawn Care and/or Landscaping Home Occupation at 1697 North Pages Place, 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.

## Attachments

1. Aerial Photo
2. Bountiful Land Use Code
3. Application submitted

### Aerial Photo



### Bountiful Land Use Code

#### **14-17-105 HOME OCCUPATION REQUIREMENTS**

*A proposed home occupation use shall meet the following criteria to qualify for a Home Occupation Business License:*

- A. The use shall be clearly incidental and secondary to the use of the dwelling and shall not change the appearance, character or condition thereof. There shall be no displays, advertisements, stock in trade, or signs related to the business except for: one (1) flat wall sign placed on the dwelling that shall not exceed four (4) square feet in size, and any sign required by State Law and/or which meet the provisions of this Title.*
- B. The use shall be conducted entirely within a dwelling, except for work performed offsite. Only members of the family related by blood, marriage, or adoption, and who reside in the dwelling, may work onsite. The only exception is that one (1) additional person may be employed as a secretary, apprentice, or assistant*

where there are no more than five (5) family members actively engaged in the home occupation. Employees who are not family members and/or who do not reside at the dwelling shall not meet, park, or otherwise congregate at the home or in the general vicinity. Additional outside employees are not allowed if there is more than one home occupation at the property.

- C. The use shall not involve more than 50% of the entire dwelling.
- D. The use shall not involve the area of required, covered, off-street parking.
- E. No product or commodity shall be stored onsite, and no customer may physically visit the site of a home occupation to take delivery of a product or commodity. Commodities may be produced on the premises and sold offsite.
- F. The use shall not create noise, dust, odors, noxious fumes, glare or other nuisances, including interruption of radio and/or television reception, which are discernable beyond the premises.
- G. The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.
- H. The use shall not involve mechanical or electrical apparatus, equipment, or tools not commonly associated with a residential use or as are customary to home crafts.
- I. The use shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood nor involve the use of commercial vehicles other than standard delivery vehicles for delivery of materials to or from the premises.
- J. The use shall not involve the parking of equipment or motor vehicles having a gross weight of twelve thousand (12,000) pounds or more directly at the residence.
- K. The use shall be in compliance with all applicable fire, building, plumbing, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.
- L. The residence and property may be inspected from time to time to determine continued compliance with the provisions of this Code and other applicable codes.

**14-17-108**

**HOME OCCUPATION CONDITIONAL USES**

Home occupations in the following areas of work are conditional uses, and licenses may be issued for them only if a conditional use permit is granted following notice and a public hearing:

- A. Lawn care and/or landscaping,
- B. Construction and/or contracting,
- C. Snow removal,
- D. Residential day care or group instruction facilities with more than eight (8) people,
- E. A home occupation office use may be allowed in a detached accessory structure in accordance with the following:
  - 1. The total office area, including a restroom and any storage space, shall not exceed three hundred (300) square feet.
  - 2. The office shall not be located in an area of required, covered, off-street parking.

3. *No part of the office space shall be utilized if the required, covered, off-street parking is being utilized for a purpose other than parking.*
4. *The only retail activity allowed is that transacted electronically or by mail. Any retail activity involving the physical delivery of goods or persons to the property is expressly prohibited.*
5. *A home occupation office in a detached accessory structure shall be deemed unlawful and shall not be occupied unless the owner has recorded a deed restriction on the property stating that the use of the property is for a single family dwelling, and that the office space shall only be used in accordance with the provisions of the Bountiful City Land Use Code as it may be amended from time to time.*

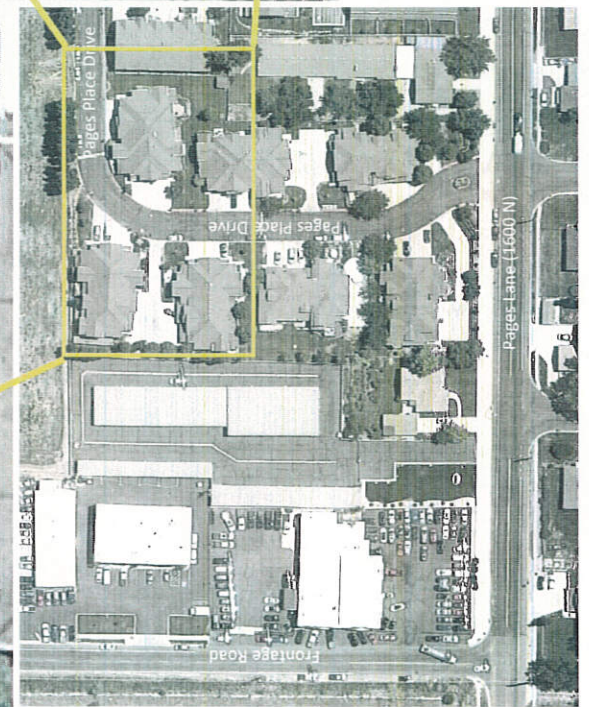
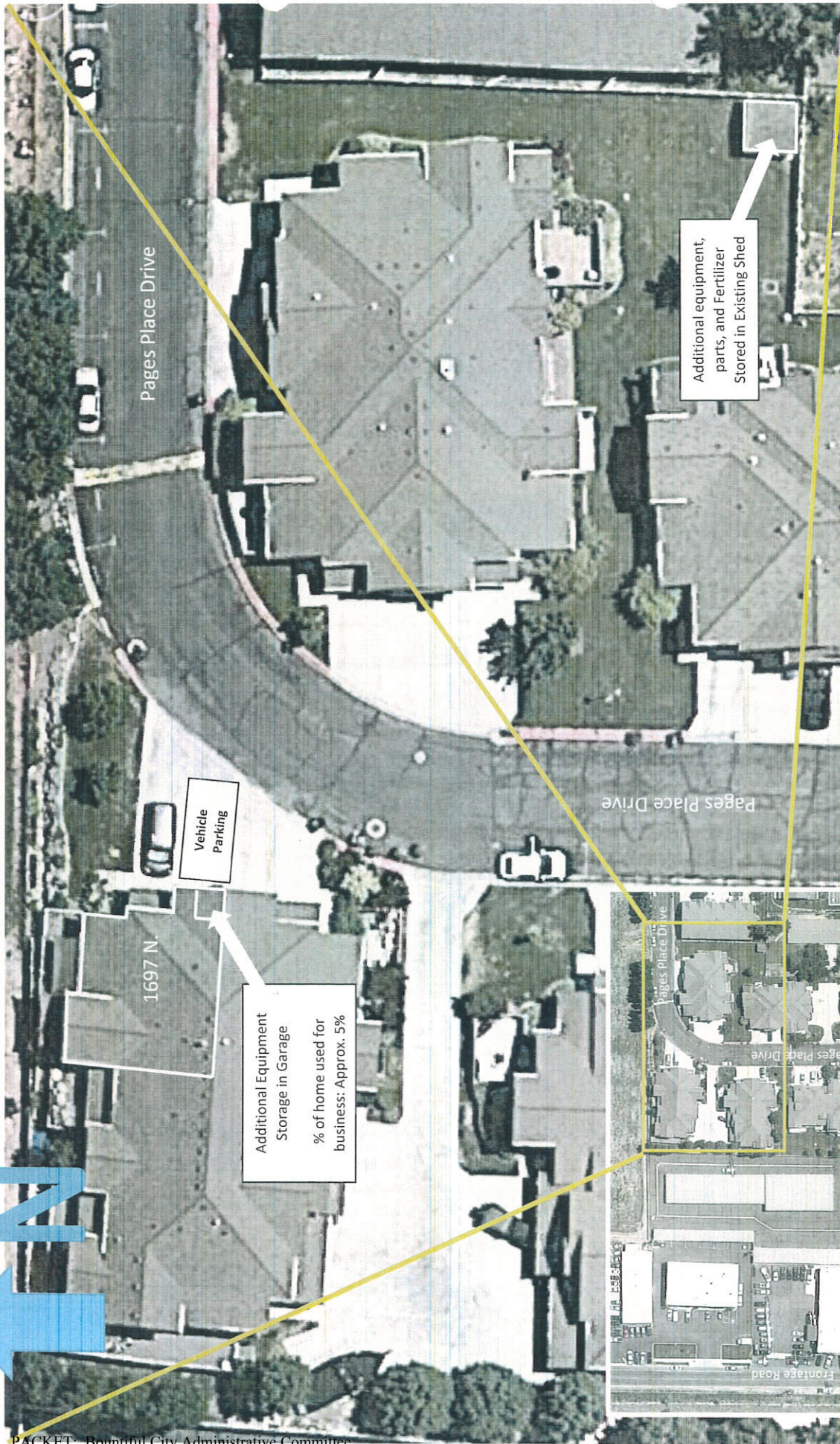
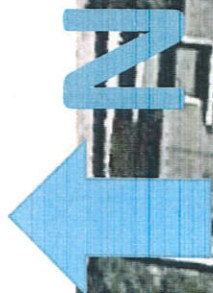


**✓ Project Name and Description:** Intune Landscape Services is a landscpaing and lawn care business that will operate out of my home. All communication with client will be done at thier locations, over the phone, via email, and/or via mail.

**✓ Please respond to the following questions (per Land Use Code Section 14-17-105):**

- What tools/equipment/materials will be used for the business, and where will they be stored? Lawn mower, edger, weedeater, blower, hand tools, granular fertilizer spreader, etc. Any additional tools needed would be rented or sub-contracted and not stored on site. Minamal materials would be stored on site but would include items like repair parts and fertilizer (19-3-5 w/ .29 prodiamine, 32.5.7 w/ 2% FE, 32.3.8 w 2% FE) All items would be stored in a garage or locked in an existing shed and would not be visible from the road.
- Will you use any vehicles for the business? If so, please indicate on your site plan where the vehicle(s) will be parked.  
A personal vehicle will occasionally be used for the business. It will be parked in the driveway of the residence.
- How much of the home will be used for the business (percentage)? Please note that area on your site plan.  
Maybe 5%
- Are there any employees (besides those living at the home) who will be involved in the business?  
No.

# Intune Landscape Services – Site Plan



# Administrative Committee Staff Report

**Subject:** PUBLIC HEARING: Conditional Use Permit to allow for an Accessory Dwelling Unit  
**Author:** Curtis Poole, City Planner  
**Address:** 3706 Huntington Drive  
**Date:** May 5, 2020



## Description of Request:

The Applicants, Nicholas and Lindsey Woolley, requests Conditional Use Permit approval to allow for an Accessory Dwelling Unit (ADU) at 3706 Hunting Drive. The property is located in the R-3 Single-Family Residential Zone.

## Background and Analysis:

The Applicants' property is located in the R-3 Single-Family Residential Zone. The Applicants are requesting approval of an ADU which will be part of the existing residence. Information submitted by the Applicants shows the proposed ADU will consist of three (3) bedrooms, a bathroom, kitchen and living space.

According to City Code, 14-4-124, a Conditional Use Permit for an ADU is required and the Applicants shall meet all standards of the Code for approval. The property has an existing Single-Family dwelling and will be maintained as such by the Applicants. The property is approximately 0.45 acres (19,602 square feet). There will only be one (1) ADU and there will only be one (1) utility connection located at this property. The Applicants have submitted building plans which indicate the living space at this residence is approximately 5,600 square feet and further indicate the proposed ADU will be approximately 1,500 square feet, which will be less than twenty-seven (27%) of the total residence and below the maximum forty percent (40%) standard in the Code.

The property will meet the parking standard required for approval with the existing three (3) car garage and driveway. The ADU will be accessed by an interior stairwell in addition to an exterior door at the rear of the residence. The plan submitted by the Applicants shows there will be a shared landing space in the basement which will allow the Applicants to access the storage and mechanical room. The Committee will need to consider the impact of this shared space and the access to the third bedroom of the ADU. The property will have the appearance of a Single-Family dwelling and should have minimal impact on the surrounding neighborhood.

## Recommended Action

Staff recommends the Administrative Committee approve the Conditional Use Permit to allow for an Accessory Dwelling Unit at 3706 Huntington Drive 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 residence and shall be subject to a Deed Restriction.
3. There shall be no separate utility service connections.
4. The Applicants shall apply separately for a building permit to be reviewed and inspected by Staff.
5. The ADU shall meet all the standards in 14-14-124 of the City Land Use Code.
6. The Conditional Use Permit is solely for this property and is non-transferable.

### Attachments

1. Aerial Photo
2. Bountiful Land Use Code
3. Application submitted
4. Floor Plans
5. Site Plan

### Aerial Photo



## Bountiful Land Use Code

### 14-14-124 ACCESSORY DWELLING UNIT

- A. *Purpose: The city recognizes that accessory dwelling units (ADUs) in single-family residential zones can be an important tool in the overall housing plan for the city. The purposes of the ADU standards of this code are to:*
1. *Allow opportunities for property owners to provide social or personal support for family members where independent living is desirable;*
  2. *Provide for affordable housing opportunities;*
  3. *Make housing units available to moderate income people who might otherwise have difficulty finding homes within the city;*
  4. *Provide opportunities for additional income to offset rising housing costs;*
  5. *Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in the life cycle; and*
  6. *Preserve the character of single-family neighborhoods by providing standards governing development of ADUs.*
- B. *An accessory dwelling unit shall only be approved as a conditional use.*
- C. *An accessory dwelling unit shall not be approved, and shall be deemed unlawful, unless it meets all of the following criteria:*
1. *An accessory dwelling unit shall be conditionally permitted only within a single-family residential zone, and shall not be permitted in any other zone.*
  2. *It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.*
  3. *It is unlawful to reside in, or allow to reside in, an accessory dwelling unit that has not received a conditional use permit or without written authorization from the Bountiful City Planning Department.*
  4. *A maximum of one (1) accessory dwelling unit shall be permitted as a conditional use on any lot or parcel in a single-family zone.*
  5. *It is unlawful to construct, locate, or otherwise situate an accessory dwelling unit on a lot or parcel of land that does not contain a habitable single-family dwelling.*
  6. *A deed restriction limiting the use of a property to a single-family use, prepared and signed by the Bountiful City Planning Director and all owners of the property on which an accessory dwelling unit is located, shall be recorded with the Davis County Recorder's Office prior to occupancy of the accessory dwelling unit. If a building permit is required, then said deed restriction shall be recorded prior to issuance of the building permit.*
  7. *The property owner, which shall include titleholders and contract purchasers, must occupy either the principal unit or the ADU, but not both, as their permanent residence and at no time receive rent for the owner occupied unit. Application for an ADU shall include proof of owner occupancy as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.*

8. *Separate utility meters shall not be permitted for the accessory dwelling unit.*
9. *Any property and any structure that contains an approved accessory dwelling unit shall be designed and maintained in such a manner that the property maintains the appearance of a single-family residential use. A separate entrance to the ADU shall not be allowed on the front or corner lot side yard. Any separate entrance shall be located to the side or rear of the principal residence.*
10. *It is unlawful to construct an accessory dwelling unit, or to modify a structure to include an accessory dwelling unit, without a building permit and a conditional use permit.*
11. *Adequate off-street parking shall be provided for both the primary residential use and the accessory dwelling unit, and any driveway and parking area shall be in compliance with this Title. In no case shall fewer than four (4) total off street parking spaces be provided with at least 2 of the spaces provided in a garage. Any additional occupant vehicles shall be parked off-street in City Code compliant parking areas.*

D. *An attached accessory dwelling unit shall be deemed unlawful and shall not be occupied unless all of the following criteria are met:*

1. *Shall not occupy more than forty percent (40%) of the total floor area square footage of the primary dwelling structure,*
2. *Shall not exceed ten percent (10%) of the buildable land of the lot,*
3. *Shall be at least three hundred fifty (350) sq ft in size,*
4. *Shall meet all of the requirements of the International Building Code relating to dwelling units,*
5. *An attached accessory dwelling unit shall meet all of the required setbacks for a primary dwelling.*
6. *Shall not have a room used for sleeping smaller than one hundred twenty (120) square feet, exclusive of any closet or other space,*

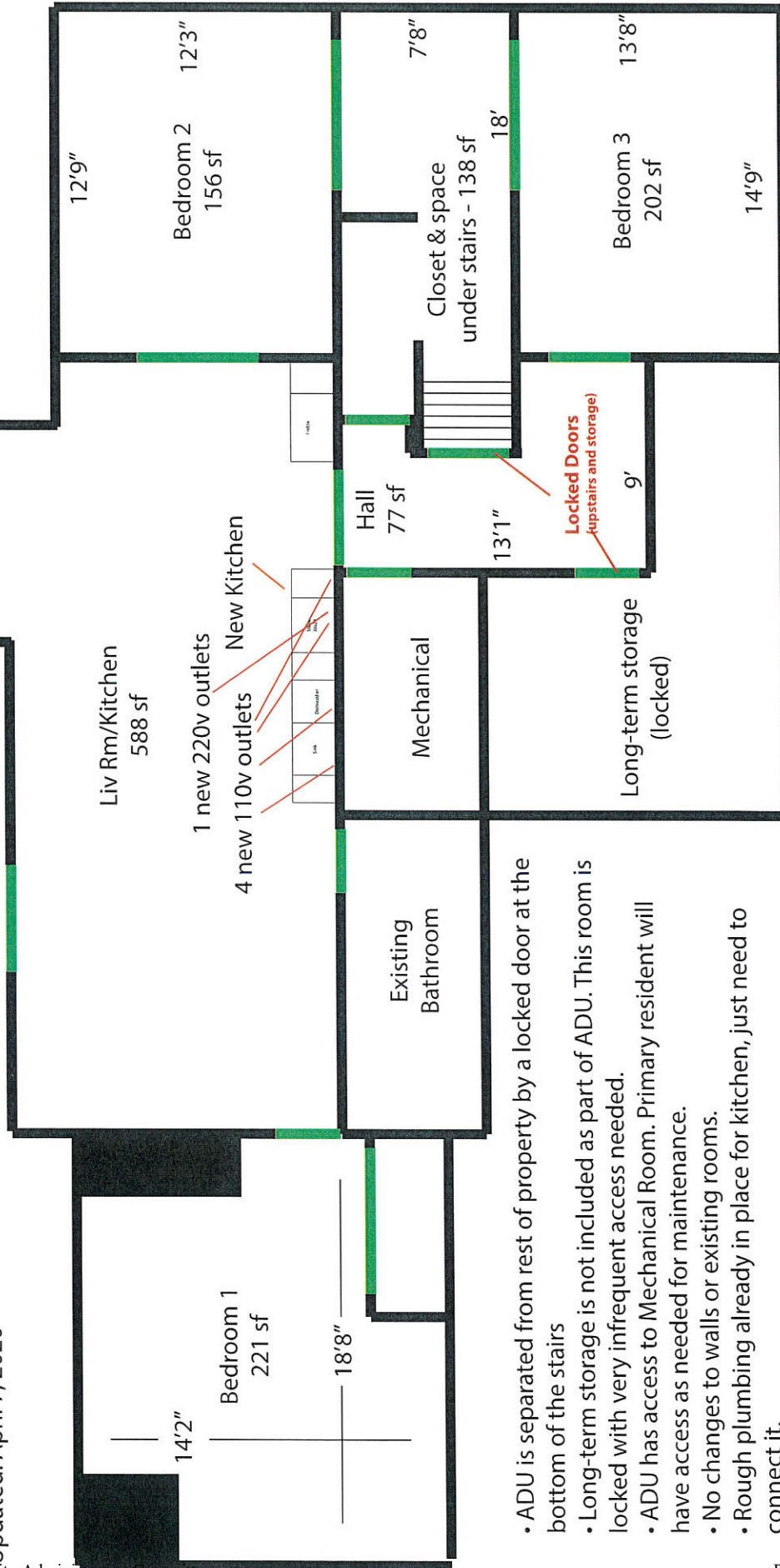
E. *A detached accessory dwelling unit shall meet all of the above criteria, plus the following:*

1. *Shall require a conditional use permit, reviewed and approved by the Bountiful City Administrative Committee.*
2. *Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.*
3. *Shall be configured so that any exterior doors, stairs, windows, or similar features are located as far away from adjoining properties as is reasonably possible to provide privacy to those properties.*
4. *Shall meet all of the setbacks required of a detached accessory structure requiring a conditional use permit.*

3706 Huntington Dr.  
 Bountiful, UT 84010

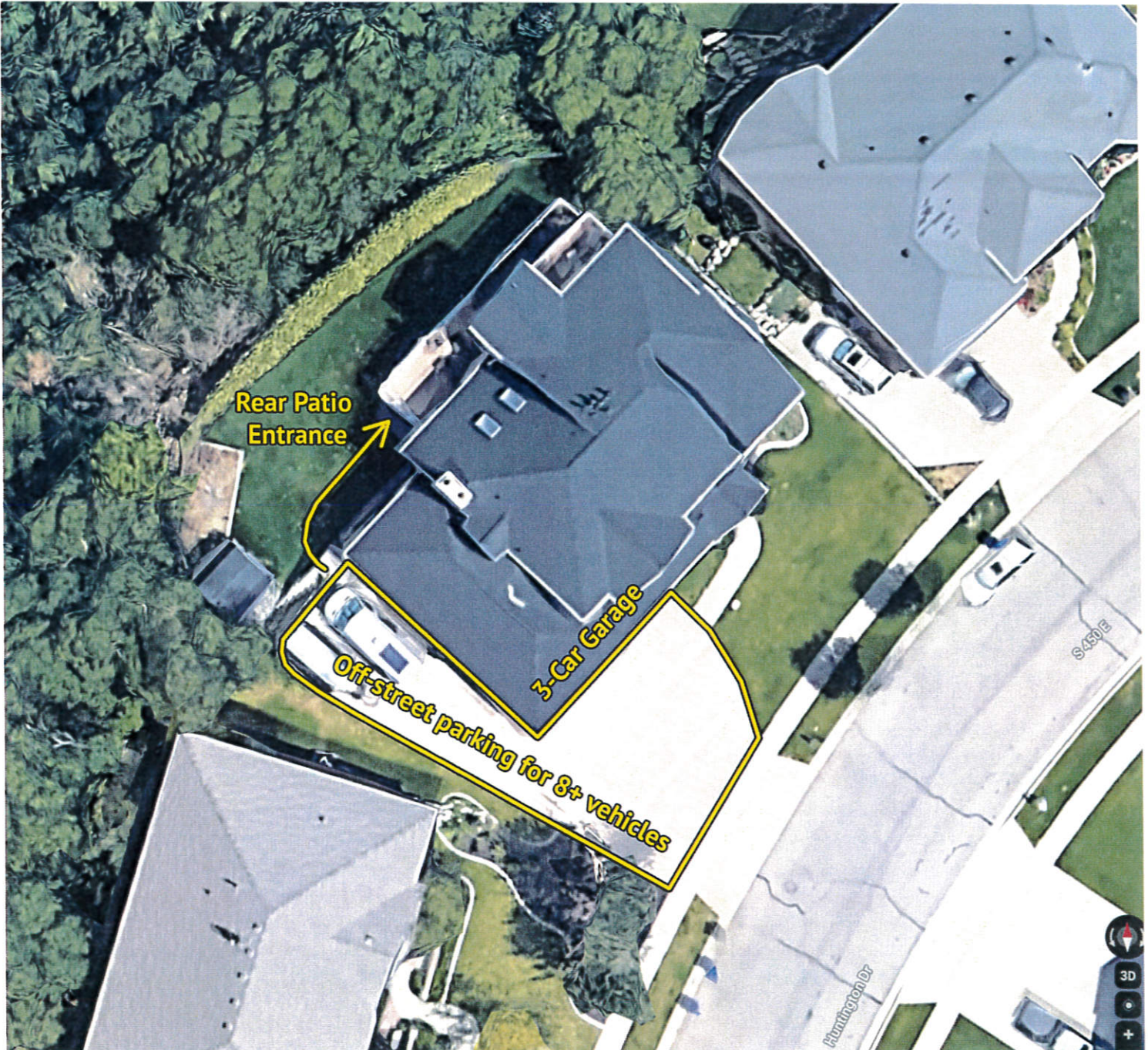
Entire property: 5600 sf, 6 bedrooms, 3.5 bath  
 Proposed ADU: 1500 sf, 3 bedrooms, 1 bath

Plan to add kitchen in walk-out basement  
 Updated: April 7, 2020



- ADU is separated from rest of property by a locked door at the bottom of the stairs
- Long-term storage is not included as part of ADU. This room is locked with very infrequent access needed.
- ADU has access to Mechanical Room. Primary resident will have access as needed for maintenance.
- No changes to walls or existing rooms.
- Rough plumbing already in place for kitchen, just need to connect it.
- Four 110v outlets being added to kitchen
- One 220v stove outlet being added to kitchen
- Electrical and plumbing is exposed in unfinished mechanical room on back side of new kitchen area
- Square footage of living area is approximately 1519 sf,

**Site Layout**  
**3706 Huntington Drive**  
**Bountiful, UT 84010**





# Administrative Committee Staff Report

**Subject:** PUBLIC HEARING: Conditional Use Permit to allow for a Food Preparation/Food Production Business  
**Author:** Curtis Poole, City Planner  
**Address:** 37 North Main Street  
**Date:** May 5, 2020



## Description of Request

The Applicant, Melissa Ure, requests Conditional Use Permit approval to allow for a Food Preparation/Food Production Business at 37 North Main Street. The property is located within the Downtown (DN) Zone.

## Background/Analysis

The Applicant operates Elite Greens Hydro Farms LLC, a business in the production of produce using hydroponic systems. The business will operate out of the basement of Garner Antiques building. Food Preparation and Bakery related uses in the DN Zone are approved as a Conditional Use through the Administrative Committee.

Elite Greens proposes to grow microgreens, lettuces and other similar produce using hydroponic growing systems. The Applicant has indicated they will sell this produce to local restaurants. There will not be a retail store front, at this location, in connection with the business as all sales will be done wholesale. The growing system will be arranged both horizontally on tables and mounted vertically. The entire hydroponic and lighting system is run through an automatic timer. The Applicant has further indicated because of the automation there is not a plan to have more than three (3) employees at this location, which would not negatively impact the parking behind the building.

The Applicant is aware of the surrounding business as is taking steps to reduce any potential negative impacts to those properties. The Applicant has indicated the business will only use organic methods to control pests and disease associated with indoor food production. In addition, the Applicant has purchased dehumidifiers to reduce the amount of humidity released into Garner Antiques. The Applicant has received permission from the property owner.

## Recommended Action

Staff recommends the Administrative Committee approve the Conditional Use Permit to allow for a Food Preparation/Food Production business located at 37 North Main Street, subject to the following conditions:

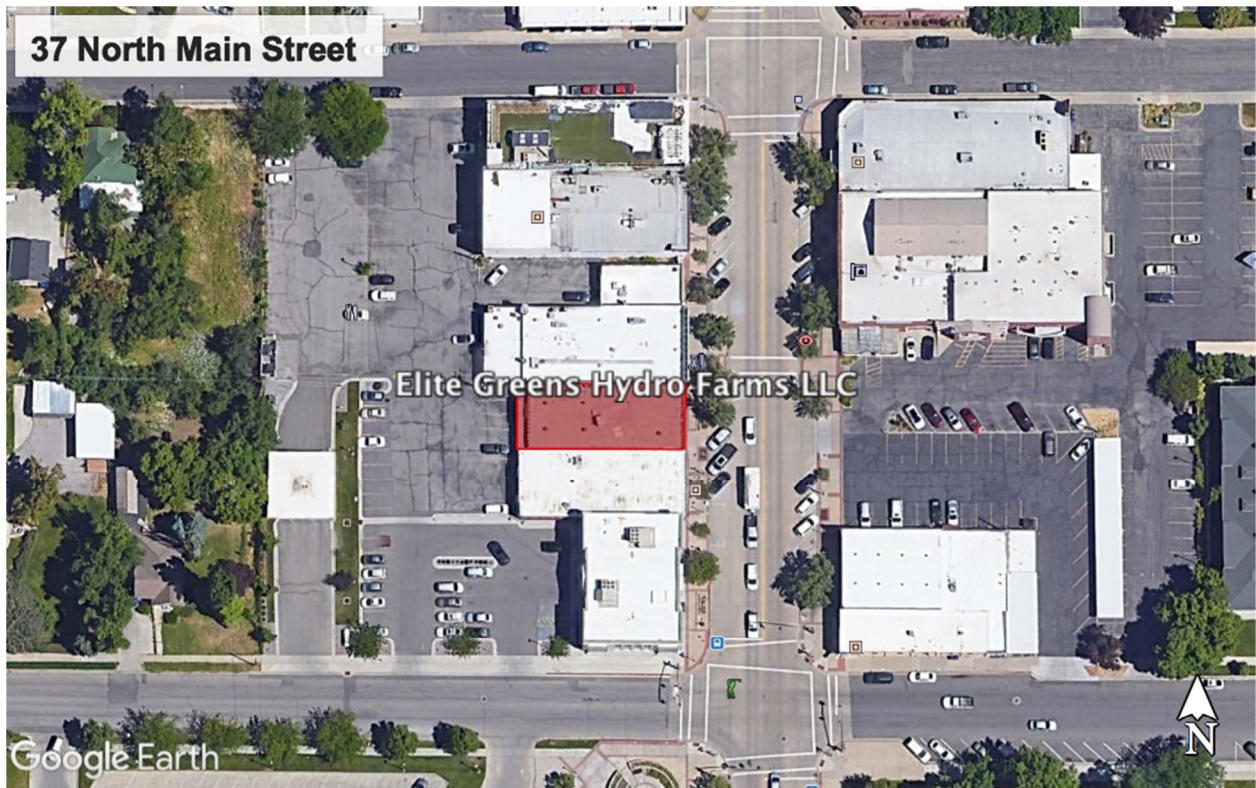
1. The Applicant shall maintain an active Bountiful City Business License.
2. The business will not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).

3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. Any remodeling or structural changes to the building shall be approved through a separate permit.
5. 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.
6. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
7. The Conditional Use Permit is solely for this site and in non-transferable.

## Attachments

1. Aerial Photo
2. Application submitted

### Aerial Photo



How does your proposed project fit in with surrounding properties and uses?

Elite Greens Hydro Farms LLC (Elite Greens) proposes to grow microgreens, lettuces, and other such produce using hydroponic growing systems in the basement of the building located at 37 North Main Street in Bountiful. While the growing of produce in this manner on a large scale is not the norm currently, it is catching on nation-wide and particularly in Utah. In fact, if the State ever wants to become self-sufficient in the production of produce, hydroponic and aquaponics systems will need to be a key part in providing the product.

The location we have selected is surrounded by retail stores, a bank, and restaurants. While the cultivation of food is not typically classified as food production, the methods being employed by Elite Greens involve systems that should put it in the category of food production. The system is automated and on timer ensuring that lights go out and the water continues to be circulated. Elite Greens has purchased growing tables where plant starts (plants a couple of weeks old) are placed in holes in the horizontal tables and water that has the nutrients added in the correct amount circulates through the table and back into the storage tank. Water is tested every couple of days to make sure the nutrients and pH are correct. The tanks will have to be drained on a monthly basis to ensure that mold and other contaminants do not gain a foot hold. The business plan is set up to make sure that neither table needs to be cleaned and drained at the same time.

In addition to the horizontal growing table. Elite Greens has some vertical systems built into the walls of the facility. These vertical systems are manufactured out of pvc pipes with fittings every few inches which allows the placement of a start in the opening. Water from the tanks are then pumped to the top of the vertical system and drains down allowing the plant to be watered and receive the nutrients it needs, but in a way that is more water efficient.

In many ways our systems should place the operation in the category of food production which is conditional use for the area. It is our hope that in the future we may be able to provide produce to the local restaurants that surround us. There is a good mix of uses in our chosen location and in many ways, we could augment those business.

In what ways does the project not fit in with surrounding properties and uses?

Unlike the other properties and uses in our chosen location, Elite Greens does not plan on having a retail front. Elite Greens will be selling it product wholesale to distributors and restaurants. The location will simply be used as the production site. The growing and harvesting will be done at this location, but Elite Greens will deliver the product to it buyers.

What will you do to mitigate the potential conflicts with surrounding properties and uses?

Due to our business plan, Elite Greens does not believe there will be any conflicts with the surrounding properties. Elite Greens will not increase traffic to the area as it will be delivering all products produced. Additionally, due to the size of the operation there very few employees and not a need to have more than three people in the location at a single time.

There is an increase in power due to the grow lights that will be need, but this should not be noticeable to any surrounding property. The business located on the first floor of the building is aware of the lighting issue and does not believe that it will disrupt their business practices.

Elite Greens is aware of the businesses around them and are committed to making sure growing and cultivation practices have no impact on them. As such while there will be a need to control for pests and other disease that affect the grown of produce, Elite Greens will only use organic methods to treat for such issues to avoid creating problems for the other business.

There has been some concern about the increased in humidity on account of the water and plants in the system. Elite Greens has already invested in dehumidifiers so as not to affect the other business. In addition, Elite Greens is looking for additional options if that is not enough in the future months.



## Conditional Use Permit

A public hearing was held on March 23, 2020 at the South Davis Metro Fire Station to consider the request of Spencer Hymas for a Conditional Use Permit allowing an Accessory Dwelling at 621 East 350 North, Bountiful, Utah.

The Bountiful City Administrative Committee heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Administrative Committee makes the following findings:

1. This matter is properly heard before the Administrative Committee.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request for an accessory dwelling shall meet all the criteria in 14-14-124 and other applicable sections of the City Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for an Accessory Dwelling Unit (ADU) with 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 residence and shall be subject to a Deed Restriction.
3. There shall be no separate utility service connections.
4. The Applicant shall apply separately for a building permit to be reviewed and inspected by Staff.
5. The ADU shall meet all the standards in 14-14-124 of the City Land Use Code.
6. The Conditional Use Permit is solely for this property and is non-transferable

The Conditional Use Permit was approved on March 23, 2020, and this written form was approved this 5<sup>th</sup> day of May, 2020.

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Francisco Astorga  
Planning Director

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ATTEST: Darlene Baetz  
Recording Secretary