

1 **Approved Minutes of the**
2 **BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE**
3 **August 2, 2021**

4
5 Present: Committee members Francisco Astorga (Chair), Lloyd Cheney, and Dave
6 Badham
7 Assistant City Planner Kendal Black
8 Recording Secretary Jacinda Shupe

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11 **1. Welcome and Introductions**

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13 Chair Astorga opened the meeting at 5:04 p.m. and introduced all present.

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15 **2. Consider approval of minutes for June 28, 2021**

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17 MOTION: Committee Member Badham made a motion to APPROVE the minutes for April
18 05, 2021. Chair Astorga seconded the motion.

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20 VOTE: The motion passed 3-0.

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22 **3. Consider approval of minutes for July 12, 2021**

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24 MOTION: Committee Member Badham made a motion to APPROVE the minutes for April
25 05, 2021. Chair Astorga seconded the motion.

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27 VOTE: The motion passed 3-0.

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29 **4. Consider a Conditional Use Permit for an Accessory Dwelling Unit (ADU) at 196 East**
30 **1650 South–Makell Webb & Taylor Lewis, applicant**

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32 Ms. Webb, applicant, was present. Planner Black presented the item.

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34 Planner Black indicated that the applicant is requesting a basement ADU zoned R4. Planner
35 Black indicated that the only thing he would recommend is planting bushes to make the
36 entrance less obvious. Everything else meets all requirements.

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38 Ms. Webb stated that she has already planted shrubs. She passed around pictures to the
39 Committee for viewing.

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41 Committee Member Badham requested to see the street view of the residence. Chair Astorga
42 left the meeting and returned to the meeting at 5:07 to grab his iPad. The street view of the
43 residence was viewed and discussed by the Committee.

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45 Chair Astorga opened the public hearing at 5:12 p.m.
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1 There were no comments.

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3 Chair Astorga closed the public hearing at 5:12 p.m.

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5 Committee Member Badham brought into discussion if this residence would meet the new
6 requirements from the State for ADU's. Chair Astorga explained in detail the new law
7 concluding there would be no issues with the front entrance of this residence.

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9 MOTION: Committee Member Cheney made a motion to APPROVE the Conditional Use
10 Permit to permit an Accessory Dwelling Unit located at 196 East 1650 South as
11 recommended by staff with a modification to item #5 to include that the shrubs remain
12 perpetuity. Committee Member Badham seconded the motion.

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14 VOTE: The motion passed unanimously (3-0).

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16 MOTION: Committee Member Badham made a motion to APPROVE the drafted approval
17 in WRITTEN form with the modification made to item #5 including the shrubs shall remain
18 in perpetuity directly in front of the entry to further hide the ADU's entrance. Committee
19 Member Cheney seconded the motion.

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21 VOTE: The motion passed unanimously (3-0).

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23 CONDITIONS OF APPROVAL:

- 24 1. The accessory dwelling unit shall meet all the standards in Section 14-14-124 of the City
25 Land Use Code including the following:
- 26 a. The owner(s) of the property must continually occupy the principal dwelling or
27 the accessory dwelling unit.
 - 28 b. The property is to be used only as a Single-Family dwelling with an accessory
29 dwelling unit and shall be subject to a Deed Restriction.
 - 30 c. There shall be no separate utility service connections.
 - 31 d. The Applicants shall apply separately for a building permit to be reviewed and
32 inspected by Staff.
- 33 2. The required walkway and all other applicable aspects of the ADU conversion are to be
34 inspected, including the required walkway, proper window egress, proper door width,
35 that the ADU is an independent unit from the main dwelling, etc. Building codes shall be
36 inspected prior to the City signing the deed restriction.
- 37 3. The Conditional Use Permit for the accessory dwelling unit is solely for this property and
38 is non-transferable to another property.
- 39 4. The Deed Restriction shall be signed within six (6) months of the date of approval.
- 40 5. Shrubs shall be planted and remain in perpetuity directly in front of the entry to further
41 hide the ADU's entrance.

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43 Chair Astorga ascertained there were no further items of business. The meeting was adjourned
44 at 5:21 p.m.

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Francisco Astorga
Administrative Committee Chair

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