

**Bountiful City**  
**Administrative Committee Minutes**  
**June 25, 2018**

**Present:** Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Beth Holbrook; 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 June 4, 2018.**

Mr. Cheney made a motion for approval of the minutes for June 4, 2018. Ms. Holbrook seconded the motion.

  A      Mr. Wilkinson  
  A      Mr. Cheney  
  A      Ms. Holbrook

Motion passed 3-0.

**3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor and Landscaping Business at 2960 South Maple Cove Lane, Jacob Stout, applicant.**

Jacob Stout, applicant, was present.

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

The property where the Home Occupation Business is proposed is located in the R-F Single Family Zone. Home Occupation Landscaping Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

The application submitted indicates that the property will be used for a property maintenance, yard maintenance and landscaping company. The applicant will use their personal truck for the business, which will be parked in the driveway of the home. The applicant has indicated that lawn mowers, trimmers and shovels will be stored in a trailer which will also be parked in the driveway of the home. The applicant indicated that there will some labor help involved in the business, but that there will not be employees or customers on site, that no work will be performed on site and that there will be no signage advertising the business on site. Approximately 5% of the home will be used for the business. The use appears to be incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

Based on the findings, staff has determined that 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 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, 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.

**PUBLIC HEARING:** Mr. Wilkinson opened and closed the Public Hearing at 5:04 p.m. with no comments from the public.

Mr. Wilkinson noted that all code standards apply to the conditional use permit, even those that are not specifically mentioned in the conditions. Mr. Cheney emphasized that the home occupation business should be conducted such that neighbors are not even aware of the business.

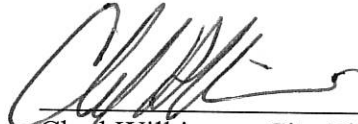
Ms. Holbrook made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Contractor and Landscaping Business at 2960 South Maple Cove Lane, Jacob Stout, applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Ms. Holbrook

Motion passed 3-0.

#### 4. **Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:07 p.m.

  
Chad Wilkinson, City Planner