

ADMINISTRATIVE COMMITTEE

Monday, July 6, 2015
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, 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 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

AGENDA

1. Welcome and Introductions.
2. Consider approval of minutes for June 29, 2015.
3. Consider approval of a Lot Line Adjustment at 296 East 900 North and 306 East 900 North, Jody and Jamie Jenkins, applicants.
4. Consider approval, in written form, of a Conditional Use Permit to allow for a Home Occupation Contractor Business (fence and gate repair) at 802 North 700 East, Michael Weaver, applicant.
5. Consider approval, in written form, of a Conditional Use Permit to allow for a Construction Services Business Without Outside Storage (plumbing contractor) at 125 North 200 West, Jim Miller, applicant.
6. Miscellaneous business and scheduling.



Chad Wilkinson, City Planner

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

**Bountiful City
Administrative Committee Minutes
June 29, 2015**

Present: Chairman – Chad Wilkinson; Committee Members – John Marc Knight and Todd Christensen; Assistant Planner – Tayler Jensen; Recording Secretary – Julie Holmgren.

Excused: Committee Member – Lloyd Cheney.

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:00 p.m. and introduced all present.

2. Consider approval of minutes for May 18, 2015 and June 1, 2015.

Mr. Wilkinson made a motion to approve the minutes for May 18, 2015. Mr. Knight seconded the motion.

 A Mr. Wilkinson
 A Mr. Knight
 A Mr. Christensen

Motion passed 3-0.

Mr. Knight made a motion to approve the minutes for June 1, 2015. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Knight
 A Mr. Christensen

Motion passed 3-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business (fence and gate repair) at 802 North 700 East, Michael Weaver, applicant.

[Note: Item was temporarily tabled, awaiting Mr. Weaver’s arrival. Item #3 was heard after item #4.]

The applicant, Michael Weaver, was not present. The committee determined that the matter could be discussed in Mr. Weaver’s absence.

Tayler Jensen presented a summary of the staff report (the full staff report follows).

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

The property where the Home Occupation Fence and Gate repair is to be located is in the R-4 Single Family Zone. Home Occupation contractor businesses are classified in the City Ordinance as a conditional use requiring a Conditional Use Permit.

The applicant indicates that he will have no employees, will not store any chemicals, and will store supplies off site. A single truck and trailer which will be used for the business will be parked on the driveway.

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 obtain a 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 Applicant shall come to City Hall, read the staff report, and sign and date it before having a business license issued.

Mr. Christensen inquired regarding outside storage. Mr. Jensen explained that there would be no outside storage at this business and that supplies would be stored in a truck and trailer.

PUBLIC HEARING: Chairman Wilkinson opened the Public Hearing at 5:17 p.m., and the hearing was closed at 5:17 p.m. with no comment from the public.

Mr. Knight suggested that an additional condition be included requiring Mr. Weaver to sign the staff report indicating he has read it and understands the conditions. Mr. Knight made a motion to approve the Conditional Use Permit with conditions outlined by staff, and the additional condition (as reflected in condition #4 above), to allow for a Home Occupation Contractor Business (fence and gate repair) at 802 North 700 East, Michael Weaver, applicant.

A Mr. Wilkinson
A Mr. Knight
A Mr. Christensen

Motion passed 3-0.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Construction Services Business without outside Storage (plumbing contractor) at 125 North 200 West, Jim Miller, applicant.**

Jim Miller, applicant, was present.

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

Taylor Jensen presented a summary of the staff report (the full staff report follows).

The property where the plumbing contractor business is to be located is in the C-G General Commercial Zone. Construction Services Businesses without Outside Storage are classified in the City Ordinance as a conditional use in the C-G zone requiring a Conditional Use Permit.

The applicant's proposal is to use 3,000 square feet of an existing building for a plumbing contractor business at 125 North 200 West. This is a change of use from the property's former use as an auto repair business. The applicant does not have a current business license with Bountiful City, but will apply after the conditional use is approved. The applicant indicated that there will be no outside storage on the lot. The applicant has indicated that some business vehicles will be parked on the lot, but that equipment such as tractors/backhoes/ trailers will not be stored on the lot and that all materials will be stored inside the building or in the service vehicles.

Based on the findings, staff recommends approval with the following conditions.

1. The applicant keeps a current Bountiful City Business License.
2. The Conditional Use Permit is for this location only and is non transferable.
3. The applicant shall not use the property for outside storage.
4. The applicant shall landscape the first 10' (ten feet) of the property from the property line.
5. The applicant shall landscape at least 15% of the property.
6. The applicant shall landscape the park strip to the same standards as other on-site landscaping.
7. All parking spaces shall be striped and located on a paved surface.

Mr. Christensen inquired regarding the landscaping requirement. A discussion ensued regarding the landscaping. Mr. Wilkinson clarified that the applicant should landscape 10 feet from the property line and suggested that condition # 4 be changed accordingly. Mr. Miller asked regarding xeriscape options, and Mr. Jensen outlined those options and offered to provide a copy of the xeriscape code guidelines.

PUBLIC HEARING: Chairman Wilkinson opened the Public Hearing at 5:10 p.m., and the hearing was closed at 5:10 p.m. with no comment from the public.

Mr. Knight made a motion for approval of a Conditional Use Permit with conditions outlined by staff, and with a modification to condition #4 (reflected above), to allow for a Construction Services Business without outside Storage (plumbing contractor) at 125 North 200 West, Jim Miller, applicant. Mr. Christensen seconded the motion.

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

- A Mr. Wilkinson
- A Mr. Knight
- A Mr. Christensen

Motion passed 3-0.

5. Consider approval of Findings of Facts for approval of a variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 1303 East Canyon Creek Drive, Jeff Tenney, applicant.

Mr. Knight made a motion for approval of Findings of Facts for approval of a variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 1303 East Canyon Creek Drive, Jeff Tenney, applicant. Mr. Christensen seconded the motion.

- A Mr. Wilkinson
- A Mr. Knight
- A Mr. Christensen

Motion passed 3-0.

6. Consider approval, in written form, of a Conditional Use Permit to allow for Solar Panels at 402 South 1300 East, Michael Klingler, applicant.

Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 402 South 1300 East, Michael Klingler, applicant. Mr. Christensen seconded the motion.

- A Mr. Wilkinson
- A Mr. Knight
- A Mr. Christensen

Motion passed 3-0.

7. Miscellaneous business and scheduling.

Chairman Wilkinson announced meetings for July 6 and July 13 then ascertained there were no further items of business.

The meeting was adjourned at 5:18 p.m.


Chad Wilkinson, City Planner



BOUNTIFUL

City of Beautiful Homes and Gardens

RANDY C. LEWIS
MAYOR

CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John Marc Knight
John S. Pitt

CITY MANAGER
Gary R. Hill

Memo

Date: June 25, 2015
To: Administrative Committee
From: Tayler Jensen, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, July 6th 2015

Overview

3. Consider approval of a Lot Line Adjustment at 296 East 900 North and 306 East 900 North, Jody & Jamie Jenkins, applicants.

Item #3

Background

The applicants are applying for a Lot Line Adjustment between their properties at 296 East 900 North and 306 East 900 North in Bountiful, Utah. The applicant owns both properties which are located in the R-4 Single-Family Residential Zone. The purpose of the property line adjustment is to convey 14,860.44 Square feet (~.34 Acres) from the Parcel at 306 East 900 North, west to the Parcel at 296 East 900 North. Increasing the size of the lot at 296 East 900 North (Parcel B) to 1.906 Acres (83,031.84 Square Feet) and reducing the size of the lot at 306 East 900 North (Parcel A) to .18 Acres (8001 Square Feet).

Findings

No new lots are being created in this transfer so this does not need to be an amended subdivision plat.

The property located at 306 East 900 North currently doesn't meet the minimum lot width requirement of 80 Feet. The lot is considered to be an existing legal nonconforming parcel and the amendment to the property will not increase the degree of non-conformity. Both properties would still conform to the required lot sizes for this zone required in the City's Land Use Ordinance.

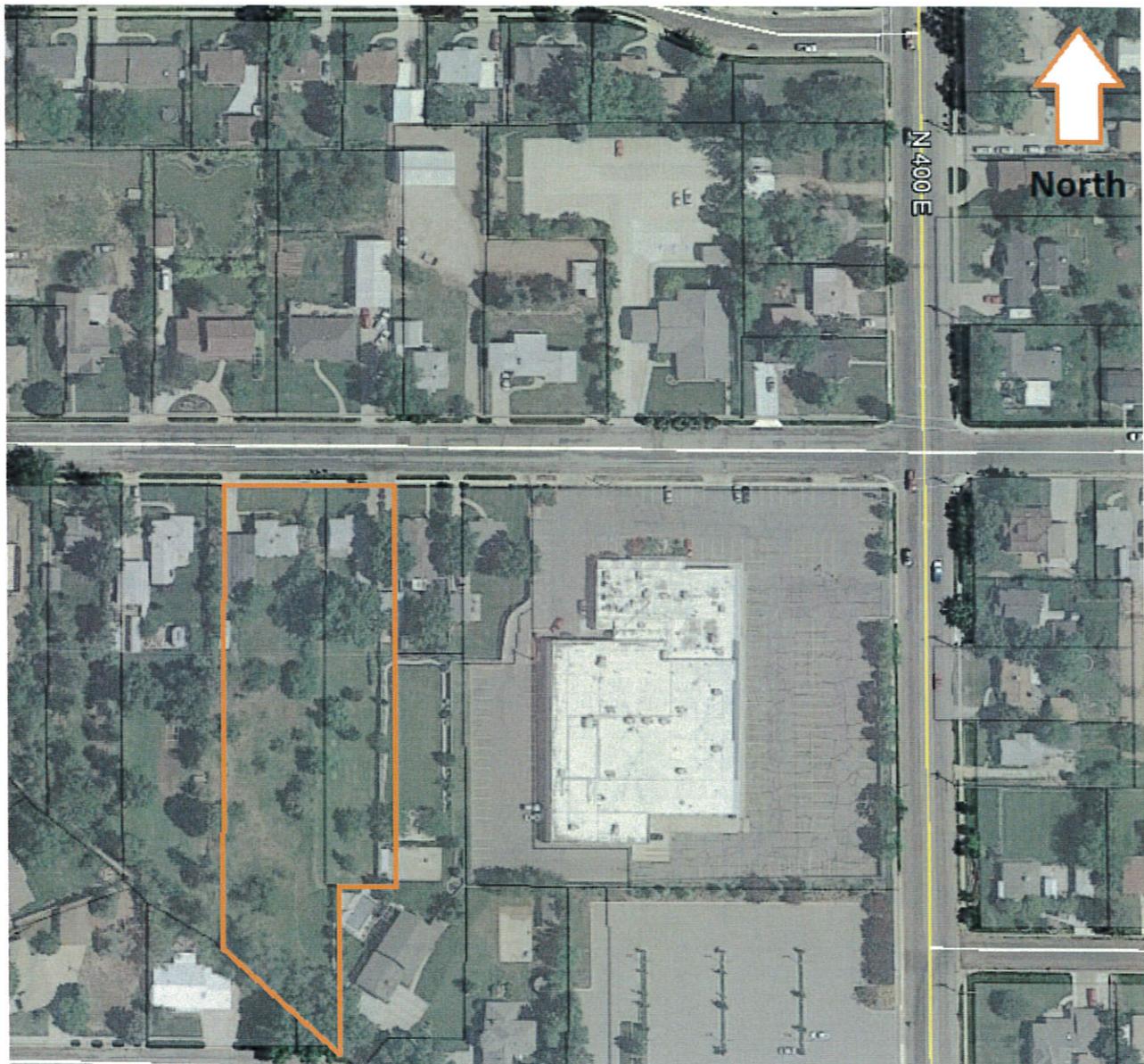
No public easements will be affected on either property.

Recommendation

Based on findings, Staff recommends approval for a lot line adjustment, with the following condition:

1. The approved lot line adjustment is recorded with the County.

296 East 900 South & 306 East 900 South



June 29



BOUNTIFUL

City of Beautiful Homes and Gardens

LOT LINE ADJUSTMENT APPLICATION

Date of Submittal: June 15, 2015

Property Address(s): 296 E 900 N, 306 E 900 N

Applicant Name(s): Jody & Jamie Jenkins

Applicant Address(s): 306 E 900 N
Bountiful, UT 84010

Applicant(s) Phone #: 801-718-1007 801-718-8527
jamie.jenkins74@gmail.com

M E P

1. Items that shall be included with any Lot Line Adjustment Application:

- a. A Bountiful City Lot Line Adjustment Application completed in detail and notarized. The application must be signed and notarized by each property owner or authorized agent(s).
- b. Payment of Filing Fee: \$50 AC/\$100 PC
- c. A survey by a licensed Utah Surveyor - one (1) 24 x 36, and one (1) 11x17 copy or one (1) .PDF file of the proposed site plan drawn at 1:10 scale or as required by the City Planner or City Engineer. A site plan shall include:
 - I. A north arrow, the scale of the drawing, and the date of the drawing.
 - II. Street names and addresses.
 - III. All existing easements, rights-of-way, and any other restrictions on the use of the property.
 - IV. Existing buildings and other significant features within 50' of the boundaries to be adjusted.
 - V. Legal description of existing property boundaries and the area to be adjusted.
 - VI. When required by the City Planner or City Engineer, a survey including contours of the land at intervals of two feet (2') or better.

2. Processing Procedure:

- a. The application will first be submitted to the Bountiful Planning Staff for review.
- b. If the application is complete, it will be placed on the first available agenda for consideration by the Administrative Committee.

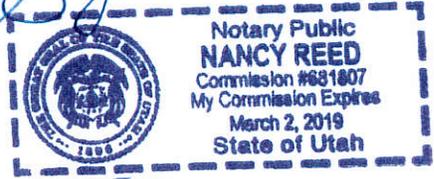
3. Property Owner Authorization and Affidavit

The undersigned, being duly sworn, depose that I am (we are) the owners(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment are, to the best of my (our) knowledge, true and correct.

Jody T. Jenkins
Print Name
Jamie S. Jenkins

Jody T. Jenkins
Signature
Jamie S. Jenkins

State of Utah)
:ss.
County of Davis)



The foregoing instrument was acknowledged before me this 15 day of June, 2015.

[Signature]
Notary Public

My commission expires:

Print Name

Signature

State of Utah)
:ss.
County of Davis)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____.

Notary Public

My commission expires:

BOUNDARY CITY
Miscellaneous - 6060 - 2015
002015-0007 EngPlan E 06/16/2015 03:33PM
PLAN - Land Use Application
Payment Amount:
Transaction Amount:
CHECK: 5095
50.00
50.00



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MAYOR

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Bountiful City, Utah Conditional Use Permit

A public hearing was held on June 29, 2015, at Bountiful City Hall to consider the request of Michael Weaver, for a Conditional Use Permit allowing a Home Occupation Contractor Business (fence and gate repair) at the following location:

802 North 700 East, Bountiful City, Davis County, Utah

ALL OF LOT 53, BOUNTIFUL'S LAKE HILLS SUB - PLAT B. CONT. 0.215 ACRES.

Parcel 04-008-0053

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 to operate a home occupation contractor business meets the letter and the intent of the specific requirements in §14-17 et seq (Conditional Use Permit provisions) of the Bountiful City Land Use Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for Michael Weaver to operate a home occupation contractor business located at 802 North 700 East, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall obtain a 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 Applicant shall come to City Hall, read the staff report, and sign and date it before having a business license issued.

The Conditional Use Permit was approved on June 29, 2015, and this written form was approved this 6th day of July, 2015.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



BOUNTIFUL

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Bountiful City, Utah Conditional Use Permit

A public hearing was held on June 29, 2015, at Bountiful City Hall to consider the request of Jim Miller, for a Conditional Use Permit allowing a Construction Services Business without outside storage (plumbing contractor) at the following location:

125 North 200 West, Bountiful City, Davis County, Utah

BEG ON THE W LINE OF 200 WEST STR, AT A PT W 39.50 FT ALG THE EXIST CENTER LINE OF CENTER STR & N 0°19' E 154.80 FT ALG THE W LINE OF 200 WEST STR FR THE BOUNTIFUL CITY MONU AT 100 NORTH & 200 WEST STR; IN LOT 3, BLK, 3, NMC PLAT, BOUNTIFUL TOWNSITE SURVEY, & RUN TH N 89°36'19" W 120 FT ALG AN EXIST FENCE LINE & THE S FACE OF AN EXIST BLDG; TH S 92 FT, M/L, TO A PT DUE W OF A PT 39.5 FT W & 443.75 FT N ALG THE W LINE OF 200 WEST STR FR THE BOUNTIFUL CITY MONU AT CENTER & 200 WEST STR; TH E 120 FT TO THE W LINE OF 200 WEST STR; TH N 92 FT, M/L, ALG SD STR TO THE POB. CONT. 0.25 ACRES

Parcel 03-024-0084

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 to operate a construction services business without outside storage meets the letter and the intent of the specific requirements in §14-6 et seq and §14-2 et seq (Conditional Use Permit provisions) of the Bountiful City Land Use Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for Jim Miller to operate a construction services business without outside storage located at 125 North 200 West, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant keeps a current Bountiful City Business License.
2. The Conditional Use Permit is for this location only and is non transferable.
3. The applicant shall not use the property for outside storage.
4. The applicant shall landscape the first 10' (ten feet) of the property from the property line.
5. The applicant shall landscape at least 15% of the property.
6. The applicant shall landscape the park strip to the same standards as other on-site landscaping.
7. All parking spaces shall be striped and located on a paved surface.

The Conditional Use Permit was approved on June 29, 2015, and this written form was approved this 6th day of July, 2015.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary