

ADMINISTRATIVE COMMITTEE

Monday, September 19, 2016
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 September 12, 2016.
3. Consider approval of a Lot Line Adjustment at 1630 South Orchard Drive and 163 East 1650 South, Douglas & Carol Thompson and Daniel & Vivian Dearden, applicants.
4. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 188 East 650 North, Joy Cluff, applicant.
5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 2917 South 450 West, Adam Fisher, applicant.
6. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 25 North 200 West, Donald Bouge (Davis County Recovery), applicant.
7. Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Landscaping Business at 3001 South 500 West, Sione Tapa, applicant.
8. Miscellaneous business and scheduling.



Chad Wilkinson, City Planner

**Bountiful City
Administrative Committee Minutes
September 12, 2016**

Present: Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney and John Marc Knight; Assistant Planner – Andy Hulka; 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 August 29, 2016.

Mr. Cheney made a motion to approve the minutes for August 29, 2016 with a modification striking the language on page four which reads "... and determined the roof was acceptable." Mr. Knight seconded the motion with the aforementioned modification. [August 29, 2016 minutes reflect the change.]

 A Mr. Wilkinson
 A Mr. Cheney
 A Mr. Knight

Motion passed 3-0.

3. Consider approval of a Lot Line Adjustment at 309 East 3050 South and 302 East Lewis Park Cove, Jesse & Trisha Woolley and James Brett & Heidi Jo Finklea, applicants.

James Brett Finklea, applicant, and Robert Morse, representing the Woolleys, were present.

Andy Hulka presented a summary of the staff report (the full staff report follows).

The applicants are applying for a Lot Line Adjustment between their properties at 309 E 3050 S (Surveyed Parcel) and 302 E Lewis Park Cove (Lot 607) in Bountiful, Utah. Both properties are located in the R-3 Single-Family Zone. The purpose of the property line adjustment is to convey 3774 square feet (0.087 acres) from the Surveyed Parcel to Lot 607, bringing the Surveyed Parcel to 0.909 acres and Lot 607 to 0.338 acres. It should be noted that approval of the property line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared and recorded by the county.

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

Both affected properties will meet the minimum lot size requirements for the R-3 zone.

The lot line adjustment will not affect any existing easements.

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

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

1. The approved lot line adjustment is recorded with Davis County. **Note:** Approval of the property line adjustment does not act as a conveyance of property.

Mr. Cheney made a motion for approval of a Lot Line Adjustment at 309 East 3050 South and 302 East Lewis Park Cove, Jesse & Trisha Woolley and James Brett & Heidi Jo Finklea, applicants. Mr. Knight seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Knight

Motion passed 3-0.

4. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 188 East 650 North, Joy Cluff, applicant.

Kelly Theuson (Vision Solar), representing the applicant, was present.

Andy Hulka presented a summary of the staff report (the full staff report follows).

The property where the solar panels are to be installed is located in the R-4 Single Family Zone. Solar power panels are classified in the city ordinance as “private power plants” and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 3.64 kilowatts (3,640 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 2 photovoltaic arrays with a total of 13 panels. The arrays will occupy approximately 235 square feet, which is smaller than the 50% maximum roof coverage. The first array will be located on the west facing portion of the roof and will include 1 row of 8 panels. The second array will be located on the east facing portion of the roof and will include 1 row of 5 panels. The roof is of rafter construction and has a slope of 6:12. The applicant has indicated that the asphalt shingles are 5 years old and in good condition. The panels will be connected to the roof with an Ecofasten mounting system. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

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 building permit.
2. The panels must be installed only as proposed in the application.

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

3. This conditional use permit is solely for this site and is non-transferable.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:06 p.m. with no comments from the public.

Mr. Knight inquired regarding the solar attachment system. Mr. Cheney noted the system is similar to others the committee has reviewed. Mr. Theuson explained a few particulars about the Ecofasten mounting system.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 188 East 650 North, Joy Cluff, applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Knight

Motion passed 3-0.

5. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 2917 South 450 West, Adam Fisher, applicant.

Brad Lord (Evelar), representing the applicant, was present.

Andy Hulka presented a summary of the staff report (the full staff report follows).

The property where the solar panels are to be installed is located in the R-4 Single Family Zone. Solar power panels are classified in the city ordinance as “private power plants” and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 3.42 kilowatts (3,420 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 12 panels. The array will occupy approximately 253 square feet, which is smaller than the 50% maximum roof coverage. The array will be located on the southeast facing portion of the roof and will include all 12 panels in 2 rows. The roof is of truss construction and has a slope of 3:12. The applicant has indicated that the asphalt shingles are in great condition. The panels will be connected to the roof with an Ironridge mounting system. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

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 building permit.

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

- 2. The panels must be installed only as proposed in the application.
- 3. This conditional use permit is solely for this site and is non-transferable.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:09 p.m. with no comments from the public.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 2917 South 450 West, Adam Fisher, applicant. Mr. Knight seconded the motion.

- A Mr. Wilkinson
- A Mr. Cheney
- A Mr. Knight

Motion passed 3-0.

6. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 25 North 200 West, Donald Bouge (Davis County Recovery), applicant.

Mark Richard (Intermountain Wind & Solar and Davis County Recovery board member), representing the applicant, was present.

Andy Hulka presented a summary of the staff report (the full staff report follows).

The property where the solar panels are to be installed is located in the C-G General Commercial Zone. Solar power panels are classified in the city ordinance as “private power plants” and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 9.88 kilowatts (9,880 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with a total of 38 panels. The array will occupy approximately 666 square feet, which is smaller than the 50% maximum roof coverage. The array will be located on the east facing portion of the roof and will include 2 rows of 19 panels. The roof is of truss construction and has a slope of 4:12. The applicant has indicated that the asphalt shingles are 10 years old and in good condition. The panels will be connected to the roof with a Snap N Rack mounting system. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

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 building permit.
- 2. The panels must be installed only as proposed in the application.
- 3. This conditional use permit is solely for this site and is non-transferable.

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

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:11 p.m. with no comments from the public.

Mr. Richard noted his appreciation that Bountiful Power agreed to a service upgrade.

Mr. Knight made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 25 North 200 West, Donald Bouge (Davis County Recovery), applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Knight

Motion passed 3-0.

7. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Landscaping Business at 3001 South 500 West, Sione Tapa, applicant.

Sione Tapa, applicant, was present.

Andy Hulka presented a summary of the staff report (the full staff report follows).

The property where the landscaping business is proposed is located in the R-4 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 applicant will be operating a landscaping and sprinkler repair and installation business with residential snow removal in the winter. The applicant will park a work truck in the carport at the property. One room that is approximately 100 sq. ft. will be used as an office for the business. No chemicals will be used for the business and all tools will be stored off site. No customers or employees will visit the site, no work will be performed on site, and no product will be sold from the property. The applicant will have a 4 sq. ft. wall sign on the home associated with 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.

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

4. The use shall not include any outside storage at the residence.
5. The Conditional Use Permit is solely for this site and is non-transferable.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:15 p.m. with no comments from the public.

Mr. Knight requested a summary of the signage restrictions. Mr. Hulka explained code allows for one wall sign no larger than four square feet. Mr. Tapa explained he is not planning on a wall sign for the time being. Mr. Knight explained that home occupation businesses should exist such that neighbors do not know a business is there – the applicant does not bring attention to himself, there’s no gathering of employees, no truck parked on the street – the business should be invisible to neighbors. For the record, Mr. Wilkinson clarified with Mr. Tapa there would be no signage, and Mr. Tapa affirmed. Mr. Wilkinson explained this does not preclude future signage.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for a Home Occupation Landscaping Business at 3001 South 500 West, Sione Tapa, applicant. Mr. Knight seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Knight

Motion passed 3-0.

8. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 2958 South Windsor Lane, Brad Salisbury, applicant.

Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 2958 South Windsor Lane, Brad Salisbury, applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Knight

Motion passed 3-0.

9. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 317 South 1550 East, Jeff and Christina Lunt, applicants.

Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 317 South 1550 East, Jeff and Christina Lunt, applicants. Mr. Cheney 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. Cheney
A Mr. Knight

Motion passed 3-0.

10. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 334 South 1300 East, Andrea Simmons, applicant.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 334 South 1300 East, Andrea Simmons, applicant. Mr. Knight seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Knight

Motion passed 3-0.

11. Miscellaneous business and scheduling.

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:18 p.m.

Chad Wilkinson, City Planner



MAYOR
RANDY LEWIS

CITY COUNCIL
RICHARD HIGGINSON
BETH HOLBROOK
JOHN M. (MARC) KNIGHT
KENDALYN HARRIS
JOHN PITT

CITY MANAGER
GARY R. HILL

Memo

Date: September 19, 2016
To: Administrative Committee
From: Chad Wilkinson
Re: Staff Report for the Administrative Committee Meeting on Monday, September 19, 2016

Overview

3. Consider approval of a Lot Line Adjustment at 1630 South Orchard Drive and 163 East 1650 South Douglas and Carol Thompson and Daniel and Vivian Dearden applicants

Item #3

Authority

Bountiful City Land Use Code Section 14-2-104 authorizes the Administrative Committee as the review Authority for Lot Line Adjustments. Decisions of the Committee may be appealed as set forth in Section 14-2-108

Background

The applicants are applying for a Lot Line Adjustment between their properties at 1630 South Orchard Drive and 163 East 1650 South in Bountiful, Utah. Both properties are located in the R-4 Single-Family Zone. The R-4 zone requires a minimum lot size of 8,000 square feet and a minimum lot width of 70 feet. The purpose of the property line adjustment is to convey approximately .41 acres from the Thompson's property identified as Tax Parcel 03-042-0067 to the Dearden's property identified as Tax Parcel 03-042-0070.

The proposed lot line adjustment plan includes a parcel that the City has found to have been illegally divided in 1977. The first official record of the parcels currently designated as Tax Parcels 03-042-0066 and 67 comes from Warranty Deeds recorded in 1977. The parcels were subsequently conveyed to the current property owners. At the time the parcels were created, the property was located within the R-2 zoning district. Minimum lot dimension standards for the R-2 district at the time were 7,000 square feet with a minimum requirement for 70 feet of lot width. While Tax Parcel 03-042-0067 is slightly narrower than the 70 feet lot width required by Code, Tax Parcel 03-042-0066 is approximately 6,800 square feet and is approximately 56 feet wide (when measured 30 feet from the front property line as required by the code applicable at the time of the creation of the parcel). The parcels were created without going through the required subdivision approval process and did not meet the minimum standard for the zone at the time of their creation. In addition, the parcel lines bisect an existing garage on

the site which violates the setback standards of the Code. For these reasons the parcels are not considered to be legal nonconforming building parcels or lots. The City considers the property to be one parcel for the purpose of the property line adjustment.

In order for the lot line adjustment to be approved, the unauthorized parcels must be combined. Without this combination, the property line adjustment will violate local ordinance which is prohibited by Utah Code section 10-9a-103(53). The applicant may resolve the violation by combining parcels 03-042-0066 and 67 through the property line adjustment process. At this time, the proposal does not include combination of the parcels. Without this combination, the adjustment should not be approved.

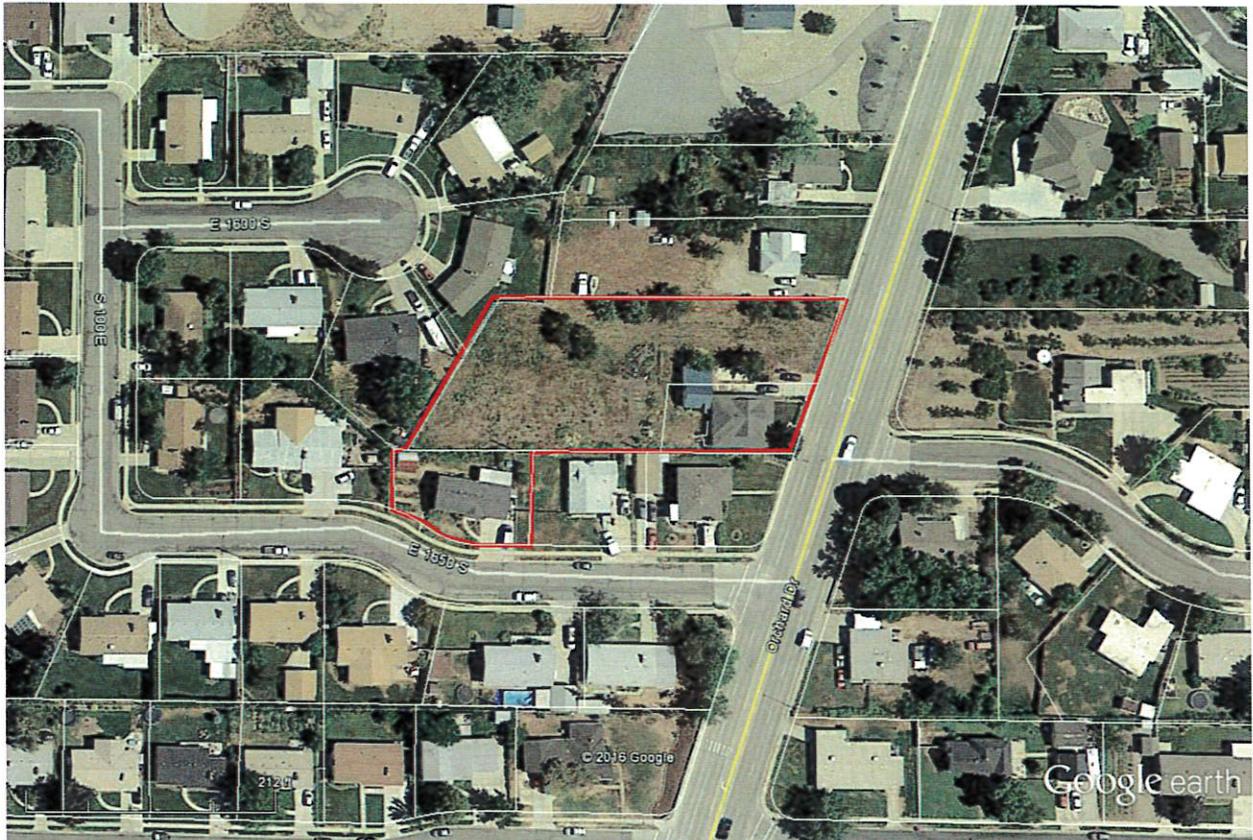
Findings

- Tax Parcel 03-042-0066 and 67 were created in 1977 and did not meet the minimum lot standards at the time of their creation.
- Tax Parcel 03-042-0066 does not meet the minimum lot size or width standards of the current zoning ordinance.
- Tax Parcel 03-042-0067 does not meet the minimum lot width standard of the current ordinance.
- Bountiful City does not recognize these parcels as separate legal parcels.
- A parcel line currently bisects an existing accessory structure which violates setback standards.
- State law prohibits lot line adjustments that violate local ordinances or that create new building lots or parcels.
- The proposal effectively “creates” a lot that is not authorized and does not meet the minimum standards of the Code.

Staff Recommendation

Section 14-2-110 states that the land use authority may deny any application or approval if it is found that the subject property, site or entity is in violation of any provision of the City Code. Based on the findings above, Staff recommends denial of the lot line adjustment.

1630 South Orchard Drive and 163 East 1650 South in Bountiful, Utah.





MAYOR
RANDY LEWIS

CITY COUNCIL
RICHARD HIGGINSON
BETH HOLBROOK
JOHN M. (MARC) KNIGHT
KENDALYN HARRIS
JOHN PITT

CITY MANAGER
GARY R. HILL

Bountiful City, Utah Conditional Use Permit

A public hearing was held on September 12, 2016, at Bountiful City Hall to consider the request of Joy Cluff for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

188 East 650 North, Bountiful City, Davis County, Utah

ALL OF LOT 18, CHERRY PARK SUB. CONT. 0.2178 ACRES

Parcel: 03-056-0018

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 Private Power Plant (Solar Panels) meets the letter and the intent of the specific requirements in §14-2 and 14-14 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 a Private Power Plant (Solar Panels) to be located at 188 East 650 North, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

The Conditional Use Permit was approved on September 12, 2016, and this written form was approved this 19th day of September, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



MAYOR
RANDY LEWIS

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JOHN PITT

CITY MANAGER
GARY R. HILL

Bountiful City, Utah Conditional Use Permit

A public hearing was held on September 12, 2016, at Bountiful City Hall to consider the request of Adam Fisher for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

2917 South 450 West, Bountiful City, Davis County, Utah

ALL OF LOT 20, RUSTIC ACRES SUB. CONT. 0.215 ACRES

Parcel: 05-032-0020

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 Private Power Plant (Solar Panels) meets the letter and the intent of the specific requirements in §14-2 and 14-14 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 a Private Power Plant (Solar Panels) to be located at 2917 South 450 West, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

The Conditional Use Permit was approved on September 12, 2016, and this written form was approved this 19th day of September, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



MAYOR
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JOHN PITT

CITY MANAGER
GARY R. HILL

Bountiful City, Utah Conditional Use Permit

A public hearing was held on September 12, 2016, at Bountiful City Hall to consider the request of Donald Bouge (Davis County Recovery) for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

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

BEG AT A PT ON W LN OF 200 WEST STR WH PT IS S 935.73 FT FR NE COR OF LOT 3, BLK 3, NMC PLAT, BTFL TS SURVEY; TH N 89°14' W 132 FT ALG AN EXISTING FENCE LN; TH N 0°19' E 50 FT; TH S 89°41' E 12 FT; TH N 0°19' E 32.85 FT; TH S 89°41' E 120 FT TO W LN OF SD STR; TH S 0°19' W 82.85 FT TO POB. CONT. 0.24 ACRES. ALSO: BEG ON THE W LN OF 200 WEST STR N 0°19' E 106.75 FT & N 89°41' W 39.5 FT FR A CITY INTERSECTION MONU AT 200 WEST & CENTER STR WH PT IS ALSO GIVEN AS S 935.73 FT FR THE NE COR OF LOT 3, BLK 3, NMC PLAT BOUNTIFUL TS SURVEY & RUN TH N 89°41' W 66 FT, TH S 82 FT M/L TO N LN OF STR; TH E 66 FT ALG SD STR TO W LN OF 200 WEST STR; TH N 82 FT M/L ALG SD STR TO POB. CONT. 0.125 ACRES. TOTAL ACREAGE 0.365 ACRES

Parcel: 03-024-0155

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 Private Power Plant (Solar Panels) meets the letter and the intent of the specific requirements in §14-2 and 14-14 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 a Private Power Plant (Solar Panels) to be located at 25 North 200 West, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

The Conditional Use Permit was approved on September 12, 2016, and this written form was approved this 19th day of September, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary



Bountiful City, Utah Conditional Use Permit

RANDY C. LEWIS
MAYOR

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

CITY MANAGER
Gary R. Hill

A public hearing was held on September 12, 2016, at Bountiful City Hall to consider the request of Sione Tapa, for a Conditional Use Permit allowing a Home Occupation business for Landscaping at the following location:

3001 South 500 West, Bountiful City, Davis County, Utah

BEG AT A PT ON THE E LINE OF A STR W 181.07 FT & N 0°05'30" W 106.13 FT FR
THE SE COR OF SEC 36-T2N-R1W, SLM; & RUN TH N 0°05'30" W 124.9 FT ALG E
LINE OF SD STR; TH E 84 FT; TH S 0°05'30" E 89.4 FT; TH S 67°04'35" W 91.14 FT TO
THE POB. CONT. 0.24 ACRES TOGETHER WITH A DESCRIBED R/W

Parcel 05-003-0075

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 landscaping 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 Sione Tapa to operate a landscaping business located at 3001 South 500 West, in Bountiful, Davis County, Utah, 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 use shall not include any outside storage at the residence.
5. The Conditional Use Permit is solely for this site and is non-transferable.

The Conditional Use Permit was approved on September 12, 2016, and this written form was approved this 19th day of September, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary