

Bountiful City
Administrative Committee Minutes
May 17, 2010
5:00 P.M.

Present: Chairman Aric Jensen; Assistant City Engineer - Lloyd Cheney; Committee Member - John "Marc" Knight; and Recording Secretary - Cindy Gruendell.

Excused: Assistant Planner - Dustin Wright

1. Chairman Jensen opened the meeting at 5:00 pm and had everyone present introduce themselves.
2. Consider approval of minutes for May 11, 2010.

Mr. Cheney made a motion to approve the minutes for May 11, 2010 as drafted. Mr. Knight seconded the motion. Voting was unanimous in favor.

3. PUBLIC HEARING - Consider a Conditional Use Permit for a lawn care business at 309 West Pages Place Drive, Joshua Scholz – Jay's Mowing & Lawn Care, applicant.

Jason and Katy O'Toole, partner in Jay's Mowing & Lawn Care, applicant, were present. Mr. Jensen presented the staff report.

The property is located in the multi-family RM-13 zone. The applicant will be doing yard care services such as mowing and trimming.

Applicant's equipment (mowers, trimmers, etc.) will be kept in the garage. He has a few other employees, but they do not meet at the home. He does not have signs or advertisements at the home.

Staff finds the applicant to be compliant with requirements in the City Code. Staff recommends approval of a Conditional Use Permit for a Home Occupation Business License, with the following conditions:

1. The applicant shall keep an active Home Business license.
2. The applicant shall comply with the City Ordinances for Conditional Use Permits (14-2-506) and Home Occupation Businesses (14-17-105).
3. This Conditional Use Permit is just for this individual at this site and is not transferable.

Mr. O'Toole explained that the home will be used mainly for a mailing address. Mr. Scholz met with the Pages Place Home Owners Association and was approved to conduct the business; the letter was presented to the Committee Members. Mr. O'Toole explained that they have a trailer, three lawn mowers and trimmers. The trailer is currently stored in Mr. Scholz garage but can be stored at Mr. O'Toole's residence at 2523 South 100 West.

The Committee noted that the Home Owners Association letter stated that: "The HOA grounds are not to be used for the business". Mr. Jensen requested that the planning staff contact the HOA and clarify if whether "Grounds" includes Mr. Scholz' garage.

The Public Hearing was opened and closed without any comments.

Mr. Knight made a motion to approve a Conditional Use Permit for a lawn care business at 309 Pages Place Drive, for Jay's Mowing & Lawn Care with the staff recommendations and clarification as noted from the HOA. Mr. Cheney seconded the motion. Voting was unanimous in favor.

4. Consider a Conditional Use Permit Letter, in written form, for a contractor business at 234 East Mill Street, Logan Mattson – The Greener Good, applicants.

Mr. Knight made a motion to approve the Conditional Use Permit letter as written. Mr. Cheney seconded the motion. Voting was unanimous in favour.

Chairman Jensen ascertained that there were no other items to discuss. Mr. Cheney made a motion to adjourn and Mr. Knight seconded the motion. Voting was unanimous. The meeting adjourned at 5:07 p.m.

Subsequent to the meeting, the president of the Pages Place HOA sent an e-mail stating that the garage was part of Mr. Scholz' property, and that the "Grounds" referred to the common areas of the development.