

Bountiful City
Administrative Committee Minutes
August 02, 2010
5:00 P.M.

Present: Chairman Aric Jensen; Assistant City Engineer – Lloyd Cheney; Committee Member - John “Marc” Knight; Assistant Planner - Dustin Wright (5:03 pm) and Recording Secretary – Cindy Gruendell

1. Chairman Jensen opened the meeting at 5:01 pm and had everyone present introduce themselves.
2. Consider approval of minutes for June 21, 2010 and July 19, 2010.

Mr. Knight made a motion to approve the minutes for June 21, 2010 as written. Mr. Jensen seconded the motion. Voting passed 2-0 with Mr. Cheney abstaining as he was not present at the meeting.

Mr. Cheney made a motion to approve the minutes for July 19, 2010 as written. Mr. Knight seconded the motion. Voting was unanimous in favor.

3. Public Hearing - Consider a conditional use permit for an accessory structure at 1205 South Oakridge Lane (Mac Donald residence), Jeremy Roberts Property Management, applicant.

Jeremy Roberts, applicant was present. Mr. Wright presented the staff report.

The applicant, Jeremy Roberts Property Management, is applying for a Conditional Use Permit for an Accessory Structure with sidewalls exceeding 15’ in height and a height exceeding 20’, located at 1205 South Oakridge Lane.

A Conditional Use Permit may allow an additional 5’ to the maximum 15’ sidewall and 20’ total height that is typically permitted.

The lot is roughly 34,848 square feet or 0.8 acres. The accessory structure will have a footprint of 1,800 square feet (30’x60’). The accessory structure will not exceed the 10% maximum of the entire parcel requirement, which is 3,485 square feet. The site plan shows a 10’ setback which will meet the 3’ setback for rear and side yards. It also shows that it will not be closer than 12’ to any dwelling on an adjacent property and is well over 5’ from the main structure. This will help maintain adequate sunlight,

air, and viewsheds. The sidewall of the accessory structure is about 17' and does not exceed the 20' maximum for a conditional use. The total height is about 21' and does not exceed the 25' for a conditional use. No recorded easements were found where this structure is to be located. Windows on the structure face in towards the property and not towards adjacent properties.

Staff finds that the proposed accessory structure meets conditional use requirements. Staff recommends approval with the following condition:

1. The lot shall not be reduced in area after the construction of the accessory structure to the extent that it would be in violation of this provision.
2. The structure shall meet all applicable provisions of the International Building Code.

Mr. Roberts agreed with what is written in the staff report and did not have anything to add.

The public hearing was opened and closed without any comments.

Mr. Knight made a motion to approve a conditional use permit for an accessory structure at 1205 South Oakridge Lane (Mac Donald Residence) for Jeremy Roberts Property Management with the conditions outlined by staff. Mr. Cheney seconded the motion. Voting was unanimous in favor.

4. Consider a conditional use permit, in written form, for a contractor business at 185 East 470 North, Robert and Geri Braegger – Stone Creek Construction, applicant.

Mr. Cheney made a motion to approve the conditional use permit letter for a contractor business at 185 East 470 North, Robert and Geri Braegger – Stone Creek Construction, as written. Mr. Knight seconded the motion. Voting was unanimous in favor.

Chairman Jensen ascertained that there were no other items to discuss. Mr. Knight made a motion to adjourn and Mr. Cheney seconded the motion. The meeting adjourned at 5:09 p.m