

**Bountiful City**  
**Administrative Committee Minutes**  
**May 13, 2013**  
**5:00 P.M.**

Present: Chairman – Aric Jensen; Committee Members – John Marc Knight and Lloyd Cheney; Assistant Planner – Scott Holtry and Royce Davies; and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:05 pm and all present introduced themselves.
2. Consider approval of minutes for February 11, 2013, March 25, 2013, April 2, 2013 and April 8, 2013, April 29, 2013.

Mr. Knight made a motion to approve the minutes for February 11, 2013, March 25, 2013, April 2, 2013 and April 8, 2013 and April 29, 2013 as written. Mr. Cheney seconded the motion for March 25, 2013, April 2, 2013, April 8, 2013 and April 29, 2013 and Chairman Jensen seconded the motion for February 11, 2013. Voting passed in favor.

3. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow an accessory dwelling at 183 W. 3375 S., Patrick Scott of Brighton Homes, applicant.

Patrick Scott, applicant was present. Scott Holtry presented staff report.

The applicant's home is in a Residential Single-Family R-4 zone. They would like to build an accessory dwelling in the basement of the structure being built.

Single-family homes with second kitchens can be problematic in maintaining the proper use of the home once the property changes hands or when new situations arise. There can be a desire to use the space as an income producing unit which is not allowed. Therefore, this type of configuration should be viewed as an "anticipated detrimental effect" as described in the Utah Code and the Bountiful City Land Use Ordinance.

Based on the findings, staff recommends approval of the accessory dwelling unit with the following conditions to mitigate the anticipated detrimental effects of the proposed use.

1. The principal owner(s) of the property must occupy the primary structure.
2. Property to be used as a single-family use and shall be subject to a deed restriction.
3. The ADU shall meet all the criteria in 14-14-124 of the City Ordinance.
4. The permit is non-transferable.

Chairman Jensen clarified the requirements for an Accessory Dwelling Unit (ADU) that the unit may not include more than 25% of the entire structure. The new set of plans will include a door between the floors.

Chairman Jensen opened and closed the Public Hearing without comments.

Mr. Cheney made a motion to approve the Conditional Use Permit to allow an Accessory Dwelling Unit at 183 W. 3375 S., Patrick Scott of Brighton Homes, applicant with the conditions presented by staff. Chairman Jensen seconded the motion. Voting passed 2-1 in favor including a door

between the unit and the primary dwelling.

4. Consider approval of a Lot Line Adjustment at 898 E. Oakwood Circle, Scott Youngquist, applicant, and at 2490 S. Bountiful Blvd., Bountiful City, applicant.

Jeannie Youngquist was present. Scott Holtry presented staff report.

The applicants are applying for a Lot Line Adjustment between their properties. All properties are located in the R-3 single-family residential zone. Bountiful City currently has a golf cart path that cuts the south east corner of Mr. and Mrs. Youngquist property. The Lot Line Adjustment will transfer the south east corner of the Youngquist's property to Bountiful City.

No new lots are being created in this transfer so this does not need to be an amended subdivision plat. The amended properties would still conform to the setbacks and lot sizes for this zone required in the City's Land Use Ordinance. No easements will be effected on either property.

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

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

Mr. Cheney stated the golf course was built in the 1970's and the subdivision was approved in 1995.

Mr. Knight made a motion to approve the Conditional Use Permit to allow a Lot Line Adjustment at 898 E. Oakwood Circle, Scott Youngquist applicant, and 2490 S. Bountiful Blvd., Bountiful City, applicant, as set forth by staff. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

5. Consider approval of a Conditional Use Permit letter, in written form, to allow for solar panels at 1055 E. 75 S., Shon and Melissa Wall, applicant.

Mr. Knight made a motion to approve the Conditional Use Permit letter, in written form, for solar panels at 1055 E. 75 S., Shon and Melissa Wall, applicants. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

6. Consider approval of a Conditional Use Permit letter, in written form, to allow for a detached accessory dwelling structure and a site plan approval for a primary structure more than 150 feet from public right away at 381 West 3100 South, Joanne Bement Clapham, applicant.

Mr. Knight made a motion to approve the Conditional Use Permit letter, in written form, for an accessory dwelling at 381 W. 3100 S., Joanne Bement Clapham, applicant, with changes as noted. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

6. Chairman Jensen ascertained there were no other items to discuss. Mr. Knight made a motion to adjourn. Mr. Cheney seconded the motion. The meeting was adjourned at 5:20 pm.