

Bountiful City
Administrative Committee Minutes
February 11, 2013
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Members - John Marc Knight and Todd Christensen; Assistant Planner – Scott Holtry; and Recording Secretary – Darlene Baetz

Excused: Committee Member – Lloyd Cheney

1. Chairman Jensen opened the meeting at 5:30 pm and all present introduced themselves.
2. Consider a Conditional Use Permit for a detached accessory dwelling structure and site plan approval for a primary structure more than 150 feet from public right of way at 381 West 3100 South, Joanne Bement Clapham, applicant.

Mr. Gary Larsen, surveyor for the Stanley and Joanne Clapham residence, was present. Scott Holtry presented the staff report.

The property is located in a Residential Single-Family R-4 zone. The applicant has submitted plans to construct a primary structure more than 150 feet from a public street. Land Use Ordinance §14-4-15 requires specific lot access and site layout in order to construct a primary structure 150 feet from a public street.

The applicant is proposing to keep the current residential structure on the property as a detached accessory dwelling. Single-family homes with detached dwellings 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.

Plans submitted show the proposed primary structure a distance of 192 ft. in length from the public street, along a minimum 20 ft. wide driveway that will be extended within 150 ft. of all portions of the exterior walls of the first story of the building.

Plans show a turn-around at the end of the driveway and the applicant has proposed a 60 ft. hammer head. As shown, the turn-around does not meet the required specifications of Article 10 of the International Fire Code because it has a radius smaller than the minimum 28 ft. on the west side.

The maximum grade of the proposed driveway will not exceed the maximum 15 % at any point along the centerline.

The current plans do not show the installation of an approved Fire Hydrant along the driveway and in accordance with Article 10 of the International Fire Code, and section §14-18-109 of the Bountiful City Land Use Ordinance.

As previously mentioned the existing structure will remain on the property and will be used as an accessory dwelling. The applicant has indicated that the dwelling will be used as a guest dwelling and not rented out.

Based on the findings, Staff recommends approval of the site plan and the conditional use permit for the detached accessory dwelling with the following conditions:

1. The proposed turn-around meets the specifications outlined in Article 10 of the International Fire Code.
2. Plans are submitted for the location of an approved fire hydrant along the proposed driveway.
3. The principal owner(s) of the property shall occupy the primary structure.
4. The accessory dwelling shall meet all the criteria in 14-14-124 and other applicable sections of the City Ordinance.
5. A deed restriction memorializing this approval, prepared by the city, shall be signed by the property owners and recorded with the Davis County Recorder's office.
6. The permit is for this location only and non-transferable.

Chairman Jensen opened and closed the Public Hearing without any comments.

Staff discusses the concern with the homeowners change with the placement of the house to the road. The house would be more than the required 150 feet from a hydrant and the plans do not include a sprinkler system.

Mr. Larsen mentioned that he spoke with Dave Powers, the south Davis Metro Fire Inspector, and that a fire hydrant and sprinkler system would not be needed. The fire department did not require a distance of 150 feet from the street. The home owners based the change of the house location due to the discussion with Dave Powers and the fire department's hydrant ordinance.

Chairman Jensen discussed the possibility of Bountiful City Council approving a change the code in a future City Council meeting.

Item was tabled until a later date with a possibility of March 18.

Mr. Knight made a motion to table the Conditional Use Permit 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. Christensen seconded the motion. Voting passed 3-0 in favor.

3. Chairman Jensen ascertained there were no other items to discuss. The meeting was adjourned at 5:39 pm.