

Bountiful City
Administrative Committee Minutes
September 10, 2013
5:00 P.M.

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

1. Chairman Jensen opened the meeting at 5:03 pm and all present introduced themselves.
2. Consider approval of minutes for August 26, 2013 and September 3, 2013.

Mr. Cheney made a motion to approve the minutes for August 26, 2013 and September 3, 2013 as written. Chairman Jensen seconded the motion. Voting passed 2-0 in favor with Mr. Knight abstaining as he was not present at the August 26, 2013 and September 3, 2013 meeting.

3. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit for an Accessory Building at 19 E. 1800 S., Shawn Edwards, applicant.

Shawn Edwards, applicant was present. Royce Davies presented the staff report.

The applicant's home is in a Residential Single-Family R-4 zone. He would like to build a large accessory building in the rear yard.

According to drawings presented by the Applicant, the accessory structure will be constructed of steel clad walls 13 or 14 feet tall with 2x6 wood wall construction and a steel roof of 4/12 pitch. The structure will be 50 feet deep and 30 feet wide with the front facing south. The structure will be located 3.5' from the eastern property line, 16' from the northern property line and 21'7" from the rear of the primary structure. The eastern property line was previously adjusted 5' to the west on October 4, 2011, making the width of the lot 70' instead of the original 75'. According to the site plan provided by the Applicant, the accessory structure will have the dimensions of approximately 30' by 50', creating a total area of 1500 square feet. The total area of the parcel is 10176.6 square feet so the accessory structure will occupy approximately 14.7% of the parcel. Bountiful City Land Use Code states that the total footprint of an accessory structure may not exceed 10% of the entire lot of parcel area without requiring a Conditional Use Permit. As a conditional use, an accessory structure may not exceed 15% of the lot or parcel. There is an existing shed on the property with a footprint of 72 square feet. When the accessory building is constructed, both the building and the shed will occupy a total of approximately 15.5% of the parcel. This exceeds the maximum of 15% allotted by the conditional use permit. The Applicant has agreed to remove the existing shed in this case.

Based on the findings, staff recommends approval for the accessory structure with the following conditions to be imposed to mitigate the anticipated detrimental effects of the proposed use:

1. The Accessory Building shall meet all the criteria in 14-4-105 of the City Land Use Ordinance.
2. The 72 square foot shed shall be removed in order to comply with maximum 15% lot coverage requirement.

3. The property owner shall obtain a building permit.
4. The property owner shall verify that the accessory structure is being built 3.5' from the current property line.
5. The Conditional Use Permit is non-transferable.

Mr. Edwards discussed the construction materials to be used.

Chairman Jensen opened the Public Hearing at 5:11.

Dan and Leann Unger at 29 E. 1800 S., noted that they were in favor of the applicant's proposed garage.

Staff stated concern for getting a car into the secondary, small garage door. Mr. Edwards noted that the small garage door would be used for storage.

Mr. Knight made a motion to approve the Conditional Use Permit for an Accessory Building at 19 E. 1800 S., Shawn Edwards, applicant, with the conditions set forth by staff. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

4. Chairman Jensen ascertained there were no other items to discuss. Mr. Cheney made a motion to adjourn. Mr. Knight seconded the motion. Voting passed 3-0 in favor. The meeting was adjourned at 5:20 pm.