

Bountiful City
Administrative Committee Minutes
October 29, 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 5:04 pm and all present introduced themselves.
2. Consider approval of minutes for October 8, 2013

Mr. Knight made a motion to approve the minutes for October 8, 2013 with the corrections recommended for item #5. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

Consider approval of minutes for October 14, 2013

Mr. Cheney made a motion to approve the minutes for October 14, 2013 as written. Chairman Jensen seconded the motion. Voting passed 2-0 in favor with Mr. Knight abstaining.

3. **PUBLIC HEARING** – Consider a Conditional Use Permit to allow for an Accessory Dwelling Unit (ADU) at 387 N. Davis Blvd, Guy Haskell representing Updwell Development, applicant.

Myrna and Scott Driscoll, applicants, and Guy Haskell, builder, were present. Royce Davies presented staff report.

The applicant's new home is to be built in a Residential Single-Family R-4 zone. The basement of the new home will have a separate garage, second kitchen and walkout entrance.

Single-family homes with amenities such as second kitchens can be problematic in maintaining the proper use of the home once the property changes hands or when new living 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 State Municipal Code.

According to drawing number A1.1 of the plans submitted, the accessory dwelling in the basement will include 3 bedrooms, 1 kitchen, 1 family room, 1 dining room, 1 theater, 2 bathrooms 1 laundry room, 1 cold storage room, and 1 garage. The basement also has walkout in the west wall and a stairwell leading up to the main floor of the house. The square footage of the basement is approximately 2707 square feet. Plans have been prepared and submitted by Haskell Homes.

Based on the findings, staff recommends approval for the accessory dwelling unit and that the following conditions will need to be imposed 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 Accessory Dwelling Unit shall meet all the criteria in 14-14-124 of the City Ordinance.
4. The conditional use permit is non-transferable.

Chairman Jensen opened and closed the public hearing at 5:10 without any comments.

Mr. Knight made a motion to approve the Conditional Use Permit to allow the Accessory Dwelling Unit at 387 N. Davis Blvd, Myrna and Scott Driscoll, applicants and Guy Haskell, builder with the conditions set forth by staff. Mr. Cheney seconded the motion. Voting passed 3-0 in favor.

4. Consider an approval of a Conditional Use Permit letter, in written form, to allow for accessory structures to exceed 10% at 3009 S. 300 W., Brian and Pamela Haslam, applicant.

Mr. Cheney made a motion to approve the Conditional Use Permit letter, in written form, to allow for accessory structures to exceed 10% at 3009 S. 300 W., Brian and Pamela Haslam, applicant. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

5. Chairman Jensen ascertained there were no other items to discuss. The meeting was adjourned at 5:15 pm.