

**Bountiful City
Administrative Committee Minutes
August 25, 2014**

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and John Marc Knight; Recording Secretary – Julie Holmgren.

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:00 p.m. and all present introduced themselves.

2. Consider approval of minutes for August 18, 2014.

Mr. Cheney made a motion to approve the minutes for August 18, 2014. Mr. Knight seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Knight

Motion passed 3-0.

Mr. Knight commented regarding the landscaping business item approved in the August 18, 2014 minutes. He noted that Kenneth Peterson, the landscaping business owner, had parked a large trailer in front of his residence. This violates conditions outlined by staff and will be investigated by Mr. Wilkinson.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit for a Landscaping Business (tree trimming) at 183 North 1050 East, Austin Cottle (Timberidge LLC), applicant.

Amy Cottle, applicant's wife, was present to represent Austin Cottle.

Chad Wilkinson presented a summary of the staff report (the full staff report follows).

The applicant, Austin Cottle, is applying for a Home Occupation Conditional Use Permit for a Landscaping Business (tree trimming) located at 183 North 1050 East, Bountiful.

The property is located in the single-family R-4 zone. The applicant will be doing tree trimming services.

The Applicant has a truck that he will park at his home and has indicated that trailers and most other equipment will be stored at another location. Any saws and other equipment stored on site will either be stored in the truck or in the home. The applicant has

indicated that there will be no signage at the home and that there will be no other employees involved in the business.

Staff finds the applicant to be compliant with requirements in the City Code. Staff recommends approval for a Conditional Use Permit for a Home Occupation Business License, with the following conditions:

1. The applicant shall keep an active Home Business license.
2. The applicant shall comply with the City Ordinances for Conditional Use Permits (14-2-506) and Home Occupation Businesses (14-17-105).
3. This Conditional Use Permit approval is for this specific property and is not transferable.

Mr. Wilkinson clarified with Ms. Cottle the importance of keeping trailers stored off site. Ms. Cottle explained that business trailers would be stored at an off-site facility.

PUBLIC HEARING: Mr. Wilkinson opened the public hearing at 5:03 p.m., and the hearing was closed at 5:03 p.m. with no comment from the public.

Mr. Knight asked Ms. Cottle if Mr. Cottle had read through the Code. Ms. Cottle answered in the affirmative. Mr. Knight emphasized the importance of the home business remaining transparent.

Mr. Knight made a motion to approve the Conditional Use Permit for a Landscaping Business (tree trimming) at 183 North 1050 East, Austin Cottle (Timberidge LLC), applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson

A Mr. Cheney

A Mr. Knight

Motion passed 3-0.

4. **Consider approval of a Lot Line Adjustment at 39 East 3300 South and 42 East 3100 South, Robert Lindsay, applicant.**

Robert Lindsay, applicant, was present.

Chad Wilkinson presented a summary of the staff report (the full staff report follows).

The applicant is applying for a Lot Line Adjustment to adjust the common property boundary between Lot 32 (39 E 3300 S.) and Lot 14 (42 E. 3100 S.) of Block 3 Valverde Plat A Subdivision. Both properties are located in the R-3 single-family residential zone. The proposed adjustment will transfer .59 acres of property described as Parcel A from Lot 32, to Lot 14. The Lot Line Adjustment will move the northern property line of Lot

32 to the south approximately 197 feet. The resulting properties will be 1.59 acres (Lot 14 plus parcel A) and .39 acres (Lot 32) in size.

No new lots are being created with the property line adjustment so an amended subdivision plat is not required. The amended properties will still conform to the setback, lot area and lot width standards for this zone required in the City's Land Use Ordinance.

Based on findings, Staff recommends approval for a lot line adjustment between Lots 14 and 32 with the following condition:

1. The approved lot line adjustment shall be recorded with Davis County.

Mr. Knight inquired regarding Mr. Lindsay's connection to the properties. Mr. Lindsay responded that the property to the north is in his name and is a rental unit, and the property to the south is in the name of a trust (Mr. Lindsay is the trustee). He is preparing for a trust sale of the property. Mr. Knight asked regarding farm animals on the properties. Mr. Lindsay responded that there are no farm animals on the properties. Mr. Wilkinson noted that the properties are not currently zoned for farm animals.

Mr. Cheney made a motion to approve the Lot Line Adjustment at 39 East 3300 South and 42 East 3100 South, Robert Lindsay, applicant. Mr. Knight seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Knight

Motion passed 3-0.

5. **Consider approval of a Conditional Use Permit, in written form, for a Home Occupation Group Instruction with up to 12 children at 39 West 700 North, Rachel Flint – Little Owl Preschool, applicant.**

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, for a Home Occupation Group Instruction with up to 12 children at 39 West 700 North, Rachel Flint – Little Owl Preschool, applicant. Mr. Knight seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Knight

Motion passed 3-0.

6. **Consider approval of a Conditional Use Permit, in written form, for a Landscaping Business (tree trimming) at 230 South 425 West, Kenneth Peterson – J & K Specialized Tree Care, applicant.**

Mr. Wilkinson commented that although Mr. Peterson is currently in violation of a condition of the Conditional Use Permit (as noted in item #2 above), approval of the Conditional Use Permit is permissible as it is simply being approved as to form.

Mr. Knight made a motion to approve the Conditional Use Permit, in written form, for a Landscaping Business (tree trimming) at 230 South 425 West, Kenneth Peterson – J & K Specialized Tree Care, applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson

A Mr. Cheney

A Mr. Knight

Motion passed 3-0.

7. **Miscellaneous business and scheduling.**

Chairman Wilkinson ascertained there were no further items to discuss. The meeting was adjourned at 5:12 p.m.


Chad Wilkinson, City Planner