Bountiful City
Administrative Committee Minutes
June 29, 2015

Present: Chairman – Chad Wilkinson; Committee Members – John Marc Knight and Todd Christensen; Assistant Planner – Tayler Jensen; Recording Secretary – Julie Holmgren.

Excused: Committee Member – Lloyd Cheney.

1. **Welcome and Introductions.**

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

2. **Consider approval of minutes for May 18, 2015 and June 1, 2015.**

   Mr. Wilkinson made a motion to approve the minutes for May 18, 2015. Mr. Knight seconded the motion.

   A Mr. Wilkinson
   A Mr. Knight
   A Mr. Christensen

   Motion passed 3-0.

   Mr. Knight made a motion to approve the minutes for June 1, 2015. Mr. Wilkinson seconded the motion.

   A Mr. Wilkinson
   A Mr. Knight
   A Mr. Christensen

   Motion passed 3-0.

3. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business (fence and gate repair) at 802 North 700 East, Michael Weaver, applicant.**

   [Note: Item was temporarily tabled, awaiting Mr. Weaver's arrival. Item #3 was heard after item #4.]

   The applicant, Michael Weaver, was not present. The committee determined that the matter could be discussed in Mr. Weaver's absence.

   Tayler Jensen presented a summary of the staff report (the full staff report follows).

The property where the Home Occupation Fence and Gate repair is to be located is in the R-4 Single Family Zone. Home Occupation contractor businesses are classified in the City Ordinance as a conditional use requiring a Conditional Use Permit.

The applicant indicates that he will have no employees, will not store any chemicals, and will store supplies off site. A single truck and trailer which will be used for the business will be parked on the driveway.

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall obtain a business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. Noise, dust, fumes, glare, traffic, etc)
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Applicant shall come to City Hall, read the staff report, and sign and date it before having a business license issued.

Mr. Christensen inquired regarding outside storage. Mr. Jensen explained that there would be no outside storage at this business and that supplies would be stored in a truck and trailer.

PUBLIC HEARING: Chairman Wilkinson opened the Public Hearing at 5:17 p.m., and the hearing was closed at 5:17 p.m. with no comment from the public.

Mr. Knight suggested that an additional condition be included requiring Mr. Weaver to sign the staff report indicating he has read it and understands the conditions. Mr. Knight made a motion to approve the Conditional Use Permit with conditions outlined by staff, and the additional condition (as reflected in condition #4 above), to allow for a Home Occupation Contractor Business (fence and gate repair) at 802 North 700 East, Michael Weaver, applicant.

A Mr. Wilkinson
A Mr. Knight
A Mr. Christensen

Motion passed 3-0.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Construction Services Business without outside Storage (plumbing contractor) at 125 North 200 West, Jim Miller, applicant.**

Jim Miller, applicant, was present.

Tayler Jensen presented a summary of the staff report (the full staff report follows).

The property where the plumbing contractor business is to be located is in the C-G General Commercial Zone. Construction Services Businesses without Outside Storage are classified in the City Ordinance as a conditional use in the C-G zone requiring a Conditional Use Permit.

The applicant's proposal is to use 3,000 square feet of an existing building for a plumbing contractor business at 125 North 200 West. This is a change of use from the property's former use as an auto repair business. The applicant does not have a current business license with Bountiful City, but will apply after the conditional use is approved. The applicant indicated that there will be no outside storage on the lot. The applicant has indicated that some business vehicles will be parked on the lot, but that equipment such as tractors/backhoes/ trailers will not be stored on the lot and that all materials will be stored inside the building or in the service vehicles.

Based on the findings, staff recommends approval with the following conditions.

1. The applicant keeps a current Bountiful City Business License.
2. The Conditional Use Permit is for this location only and is non transferable.
3. The applicant shall not use the property for outside storage.
4. The applicant shall landscape the first 10' (ten feet) of the property from the property line.
5. The applicant shall landscape at least 15% of the property.
6. The applicant shall landscape the park strip to the same standards as other on-site landscaping.
7. All parking spaces shall be striped and located on a paved surface.

Mr. Christensen inquired regarding the landscaping requirement. A discussion ensued regarding the landscaping. Mr. Wilkinson clarified that the applicant should landscape 10 feet from the property line and suggested that condition # 4 be changed accordingly. Mr. Miller asked regarding xeriscape options, and Mr. Jensen outlined those options and offered to provide a copy of the xeriscape code guidelines.

PUBLIC HEARING: Chairman Wilkinson opened the Public Hearing at 5:10 p.m., and the hearing was closed at 5:10 p.m. with no comment from the public.

Mr. Knight made a motion for approval of a Conditional Use Permit with conditions outlined by staff, and with a modification to condition #4 (reflected above), to allow for a Construction Services Business without outside Storage (plumbing contractor) at 125 North 200 West, Jim Miller, applicant. Mr. Christensen seconded the motion.

A	Mr. Wilkinson
A	Mr. Knight
A	Mr. Christensen

Motion passed 3-0.

5. **Consider approval of Findings of Facts for approval of a variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 1303 East Canyon Creek Drive, Jeff Tenney, applicant.**

   Mr. Knight made a motion for approval of Findings of Facts for approval of a variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 1303 East Canyon Creek Drive, Jeff Tenney, applicant. Mr. Christensen seconded the motion.

   A Mr. Wilkinson
   A Mr. Knight
   A Mr. Christensen

   Motion passed 3-0.

6. **Consider approval, in written form, of a Conditional Use Permit to allow for Solar Panels at 402 South 1300 East, Michael Klingler, applicant.**

   Mr. Knight made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 402 South 1300 East, Michael Klingler, applicant. Mr. Christensen seconded the motion.

   A Mr. Wilkinson
   A Mr. Knight
   A Mr. Christensen

   Motion passed 3-0.

7. **Miscellaneous business and scheduling.**

   Chairman Wilkinson announced meetings for July 6 and July 13 then ascertained there were no further items of business.

   The meeting was adjourned at 5:18 p.m.

Chad Wilkinson, City Planner