

Bountiful City
Administrative Committee Minutes
April 20, 2015

Present: Acting Chairman – Lloyd Cheney; Committee Members – John Marc Knight and Dave Badham; Assistant Planner – Tayler Jensen; Recording Secretary – Julie Holmgren.

Excused: Chairman – Chad Wilkinson

1. Welcome and Introductions.

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

2. Consider approval of minutes for April 13, 2015.

Mr. Knight made a motion to approve the minutes for April 13, 2015. Mr. Cheney seconded the motion.

<u> A </u>	Mr. Cheney
<u> A </u>	Mr. Knight
_____	Mr. Badham (Abstained)

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Handyman Contractor Business at 785 East Mill Street, Bryce Garff, applicant.

Bryce Garff, applicant, and his wife, Rachel Garff, were present.

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

The property where the Handyman Contractor Business is proposed is located in the R-4 Single Family Zone. Home Occupation construction businesses are classified in the City Ordinance as requiring a conditional use permit.

The application submitted indicates tools will be stored in the garage or in the applicant's vehicle which will be parked in the driveway. Other than the applicant, there are no employees of the business, only one vehicle will be used, and there will be no chemicals stored onsite.

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. Areas used for the home occupation shall not exceed 50% of the entire dwelling.
3. The Home Occupation will not create nuisances discernible beyond the premises (e.g. Noise, dust, fumes, glare, traffic, etc)
4. 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

PUBLIC HEARING: Acting Chairman Cheney 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 verified that the applicant had reviewed the Code cited in the Staff Report. Mr. Garff indicated he had reviewed the report. Mr. Badham stressed a home occupation business should not be visible to the public, and if the business experiences significant growth the applicant should obtain a separate facility for the business. Mr. Badham asked if a trailer would be involved in the business. Mr. Garff indicated there would be no trailer.

Mr. Badham made a motion to approve a Conditional Use Permit to allow for a Home Occupation Handyman Contractor Business at 785 East Mill Street, Bryce Garff, applicant. Mr. Knight seconded the motion.

 A Mr. Cheney
 A Mr. Knight
 A Mr. Badham

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, for a Home Occupation Construction Business at 291 East 750 North, Jason Harker, applicant.**

Mr. Knight made a motion to approve a Conditional Use Permit, in written form, to allow for a Home Occupation Construction Business at 291 East 750 North, Jason Harker, applicant. Mr. Badham seconded the motion.

 A Mr. Cheney
 A Mr. Knight
 A Mr. Badham

Motion passed 3-0.

5. Miscellaneous business and scheduling.

Acting Chairman Cheney ascertained there were no further items of business.

The meeting was adjourned at 5:10 p.m.


Chad Wilkinson, City Planner