

**Bountiful City**  
**Administrative Committee Minutes**  
**April 13, 2015**

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

**1. Welcome and Introductions.**

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

**2. Consider approval of minutes for April 6, 2015.**

Mr. Cheney made a motion to approve the minutes for April 6, 2015. Mr. Knight seconded the motion.

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

Motion passed 3-0.

**3. PUBLIC HEARING: Consider approval of a Conditional Use Permit for a Home Occupation Construction Business at 291 East 750 North, Jason Harker, applicant.**

Jason Harker, applicant, was present.

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

The property where the Electrical Contracting 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 all items associated with the business are currently, and will continue to be stored off site. The Home Occupation will use a personal vehicle which will be parked at the home. Other than the applicant, there are no employees of the business, and the house will be used solely as an office.

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:** Chairman 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 verified the applicant is aware of the stipulations of the Conditional Use Permit. He stressed that the public should be unaware of the home business and emphasized that no business equipment trucks should be parked in front of the home or on the street. Mr. Cheney noted that while the property is fairly secluded, the backyard neighbors might be aware of violations of the permit conditions, and advised Mr. Harker to be sure and comply.

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

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

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 641 West 3300 South, Claude Newby, applicant.**

Mr. Cheney made a motion to approve a Conditional Use Permit, in written form, to allow for Solar Panels at 641 West 3300 South, Claude Newby, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

5. **Consider approval of a Seasonal Use Permit, in written form, for Cheryl Eng Unique Gardens LLC, at 216 West 500 South, Cheryl Eng, applicant.**

Mr. Wilkinson noted that Ms. Eng cleaned and organized the parking area of her business and repaired the damaged sections of fence. She has been issued a business license.

Mr. Knight made a motion to approve a Seasonal Use Permit, in written form, for Cheryl Eng Unique Gardens LLC, at 216 West 500 South, Cheryl Eng, applicant. Mr. Cheney 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 Home Occupation Electrical Contractor Business, at 117 East Center Street, Cody Hugie, applicant.**

Mr. Cheney made a motion to approve a Conditional Use Permit, in written form, for a Home Occupation Electrical Contractor Business, at 117 East Center Street, Cody Hugie, applicant. Mr. Knight 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 of business.

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



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Chad Wilkinson, City Planner