

Bountiful City
Administrative Committee Minutes
January 11, 2016

Present: Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney; Assistant Planner – Andy Hulka; Recording Secretary – Julie Holmgren.

Absent: Committee Member – John Marc Knight

1. Welcome and Introductions.

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

2. Consider approval of minutes for January 4, 2016.

Mr. Cheney noted a reference to the “standing seam” on page three of the minutes and suggested an addition be made to the January 4, 2016 minutes to reflect that it was determined that this is a shingle roof and not a standing seam metal roof. With that change to the minutes, Mr. Cheney made a motion to approve the minutes for January 4, 2016. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson

A Mr. Cheney

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Remodeling Contractor Business at 314 West Center Street, Unit 151, Nathan Halling, applicant.

Nathan Halling, applicant, was present.

Andy Hulka presented a summary of the staff report (the full staff report follows). Mr. Hulka clarified that the background information on the staff report was not accurate and would be updated. The minutes reflect the updated information.

The property where the remodeling contractor business is proposed is located in the RM-13 Multiple Family Zone. Home Occupation Contractor Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

The application submitted includes a site plan, which indicates that two trucks will be parked in the designated parking area to the south of the primary dwelling. The applicant indicates that all products and supplies will be stored off-site and that no customers or employees will visit the site. The applicant has indicated that no work will be performed on site and no product will be sold from the property. There will be no signage on the property associated with the business. The use appears to be incidental and secondary to the use of the dwelling

and shall not change the appearance, character, or condition of the property.

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 maintain an active Bountiful City 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 use shall not include any outside storage at the residence.
5. The Conditional Use Permit is solely for this site and is non-transferable.

Mr. Halling noted that he just sold his home and expects to be at the Center Street address for a short period of time. He stated that in most instances the equipment will stay on the job site.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:04 p.m. with no comments from the public.

Mr. Wilkinson noted that complexes, such as the one Mr. Halling is living in, sometimes have restrictions regarding home businesses, and the conditions of the conditional use permit do not supersede restrictions of the complex management. Mr. Cheney noted that Mr. Halling's application indicated the property management company was contacted, and Mr. Hall was informed that work at home office type work is allowed in the complex.

Mr. Cheney made a motion for approval of a Conditional Use Permit for a Home Occupation Remodeling Contractor Business at 314 West Center Street, Unit 151, Nathan Halling, applicant. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney

Motion passed 2-0.

4. **PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for a Home Occupation Lawn Care Business (lawn and sprinkler care) at 863 Windsor Lane, Nicholas Pol Denis, applicant.**

Nicholas Pol Denis, applicant, was present.

Andy Hulka presented a summary of the staff report (the full staff report follows).

The property where the Lawn Care Business is proposed is located in the R-3 Single Family Zone. Home Occupation lawn care/landscaping businesses are classified in the City Ordinance as requiring a conditional use permit.

The application submitted indicates that all equipment and supplies are to be stored on a trailer that will be parked at an off-site RV parking lot. The application indicates there are no employees or customers that will visit the site. The applicant will only park his personal vehicle at the home.

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

Mr. Denis noted that he wants to use home occupation and start his business small.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:08 p.m. with no comments from the public.

Mr. Cheney asked Mr. Denis if he understood the restrictions of the conditional use permit. Mr. Denis responded affirmatively and added that he thought it best to have off site equipment storage.

Mr. Cheney made a motion for approval of a Conditional Use Permit for a Home Occupation Lawn Care Business (lawn and sprinkler care) at 863 Windsor Lane, Nicholas Pol Denis, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 2941 Maple Cove Drive, Clayton Killpack, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 2941 Maple Cove Drive, Clayton Killpack, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

6. **Consider approval of an amendment to the Conditional Use Permit, in written form, for Solar Panels at 235 South 400 East, Judson Wall (Dental Solutions Inc.), applicant.**

Mr. Cheney made a motion for approval of a Conditional Use , in written form, for Solar Panels at 235 South 400 East, Judson Wall (Dental Solutions Inc.), applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

7. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Construction Business (masonry) at 518 East 650 North, David Shelley, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use , in written form, to allow for a Home Occupation Construction Business (masonry) at 518 East 650 North, David Shelley, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

8. **Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business.

The meeting was adjourned at 5:11 p.m.



Chad Wilkinson, City Planner