

1 VOTE: The motion passed unanimously (5-0).
2

3 Before items 5 and 6 were presented, Engineering Director Cheney stated that the City has previously
4 processed lot line adjustments through the Administrative Committee, but a change in the State Code
5 now necessitates that these requests be processed as amended subdivision plats where the properties
6 involved are part of an existing platted subdivision and involve a parcel with an existing residential
7 structure.
8

9 **5. 433 East 775 North - Lot Line Adjustment – *Engineering Director Lloyd Cheney***
10

11 Engineering Director Cheney presented the item. The property owners were not in attendance.
12

13 The applicants, Brad and Karen Strong, requested approval of a lot line adjustment to the two
14 properties prior to the approval of a building permit for the construction of a detached garage. The
15 properties are located in the Single Family (R-4) zone and consists of Lot 18 which is .24 acres in the
16 Foothill Acres Plat A Subdivision and a 0.5 acre landlocked parcel to the north. This zone requires a
17 minimum lot size of 8,000 square feet and a minimum frontage of 70 feet. Lot 18 meets these
18 requirements and when combined with the rear parcel, the standards will be exceeded and will not
19 create a new building lot.
20

21 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City
22 council for the approval of the Lot Line Adjustment for 433 East 775 North with the two (2)
23 conditions outlined by staff. Commissioner Monson seconded the motion.
24

25 VOTE: The motion passed unanimously (5-0).
26

27 **CONDITIONS:**

- 28 1. Prepare a final plat after making any minor corrections identified during the review process.
 - 29 2. Provide a current title report.
- 30

31 **6. 4225 South Summerwood Dr and 441 East Summerwood Circle - Lot Line Adjustment -**
32 ***Engineering Director Lloyd Cheney***
33

34 Engineering Director Cheney presented the item. The property owners were not in attendance.
35

36 The applicants, John and Julie Hall and Shanna Hale requested approval of a lot line adjustment to
37 the two properties in the Single-Family Foothill (R-F) zone. The Halls are currently constructing a
38 new single-family home at 4225 South Summerwood Dr. The applicants are requesting approval to
39 exchange approximately 5,179.50 square feet. This exchange would result in both lots sizes being a
40 similar size. Any new improvements involving grading or structures would need an appropriate
41 application and review process prior to any permit to be issued. There is an easement that will be
42 vacated at the rear of
43

44 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City
45 Council for the approval of the Lot Line Adjustment for 4225 South Summerwood Dr and 441 East
46 Summerwood Circle with the two (2) conditions outlined by staff. Commissioner Monson seconded
47 the motion.
48

1 VOTE: The motion passed unanimously (5-0).
2

3 **CONDITIONS:**

- 4 1. Prepare a final plat after making any minor corrections identified during the review process.
5 2. Provide a current title report.
6

7 *Commissioner Bott arrived at 6:52. Planning Commission was continued in the Council Conference*
8 *Room for the remainder of the meeting.*
9

10 **7. Work Session to discuss Bountiful City Landscaping Code – Planning Director Francisco**
11 **Astorga**

12
13 *There was a letter given to the Commissioners and staff that has been attached from a citizen Jack E.*
14 *Holt.*
15

16 The City Council held a Landscaping Ordinance Work Session on June 21, 2022 and asked the
17 Planning Commission for a review of the Land Use Code landscaping regulations prioritizing
18 aesthetics and water conservation.
19

20 Planning Director Astorga discussed the current Landscape Code and asked the Planning
21 Commissioner for their opinions and to give staff any comments or changes that they would
22 recommend. Since 2007 the current ordinance has allowed the grass to be removed in the strip.
23

24 After discussion, Planning Commissioners would like to see changes to the following items:
25

- 26 - Aggregate should be one inch which would include gravel.
27 - Trees are required and should be every 40 feet.
28 - Shrubs and vegetation should meet a 50% minimum
29 - Xeriscape – Bountiful City currently does not have any standards for landscaping behind the park
30 strip. Commissioners asked staff to investigate other States code, perhaps Arizona’s code.
31

32 Chair Jacobs adjourned the meeting at 8:21 p.m.