



BOUNTIFUL CITY
ADMINISTRATIVE COMMITTEE AGENDA
Monday March 21, 2022
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold a meeting in the Planning Department Conference Room, Bountiful City Hall at 795 South Main Street, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at (801) 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome
2. Consider approval of minutes for March 14, 2022
3. 506 South 1200 East & 501 South 1150 East- Lot Line Adjustment, Richard lamb & Brent and Caroline Barton, Applicants- *Assistant City Planner Nicholas Lopez*
 - a. Review
 - b. Action
4. Adjournment

Administrative Committee Staff Report



Subject: Lot Line Adjustment Request
Address: 506 South 1200 East & 501 South 1150 East
Author: Nicholas Lopez, Assistant City Planner
Date: January 11, 2022

Background & Overview

Sara E. Bouley, Attorney and representative of Brent and Caroline Barton, at 501 South 1150 East, submitted a lot line adjustment application. The purpose of this adjustment is to move the existing rear property of 501 South 1150 East further back into where an existing fence is located on 506 South 1200 East. The owner of 506 South 1200 East Richard K. Lamb is represented by Wayne Z. Bennett and the subject parcel has already been transferred from Lamb (506) to Barton (501).

Analysis

Both properties are in the Single-Family Residential (R-3) Zone. Lot 1 is located at 506 South 1200 East & 501 South 1150 East. The purpose of the adjustment is to convey a portion of Lot 2 (506) to Lot 1 (501). Lot 2 will convey 642 square feet, shown as Parcel A, to Lot 1. The adjustment will increase the lot size of Lot 1 to 10,587 square feet and will decrease the lot area of Lot 2 to 14,710 square feet. Public utility easements (PUEs) are not affected by the proposed Lot Line Adjustment. **The proposal does not meet minimum lot standards consisting of lot size (11,000 square feet). The minimum rear yard setback of 506 South would be technically reduced from approximately nine feet to approximately three feet (9' to 3').**

Recommendation

Based on the above findings, Staff recommends that the Administrative Committee **deny** the requested Lot Line Adjustment based on the following:

1. The existing rear yard setback of 506 South 1200 East is approximately nine feet (9).
2. The minimum rear yard setback of single-family dwellings in the R-4 Zone is twenty feet (20").
3. The existing single-family dwelling located at 506 South 1200 East does not meet the minimum required setback.
4. Decreasing the rear yard setback to three feet (3') increases the degree of non-compliance.

Attachments

1. Aerial Map
2. Survey

Attachment 1 – Aerial Image



