

**Bountiful City  
Administrative Committee Minutes  
December 17, 2018**

**Present:** Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Dave Badham; Assistant Planner – Curtis Poole; Recording Secretary – Darlene Baetz

**1. Welcome and Introductions.**

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

**2. Consider approval of minutes for December 10, 2018.**

Mr. Badham made a motion for approval of the minutes for December 10, 2018. Mr. Wilkinson seconded the motion.

  A      Mr. Wilkinson  
        Mr. Cheney (abstained)  
  A      Mr. Badham

Motion passed 2-0.

**3. Consider approval of a Lot Line Adjustment at 675 East Center Street and 677 East Center Street, Richard Dunkley and Troy & Lisa Nielsen, applicants.**

Richard Dunkley and Troy Nielsen, applicants, were present.

Mr. Poole presented a summary of the staff report (the full staff report follows).

The applicants are applying for a Lot Line Adjustment between their properties at 675 East Center Street (Dunkley property), and 677 East Center Street (Nielsen property). Both properties are located in the R-4 zone. The purpose of the lot line adjustment is to match the property line to the established fence line instead of the current property line description. Each property owner will convey a parcel of their property to the other property owner. The Dunkley property will convey 106 square feet, shown as Adjustment Area A, to the Nielsen property. The Nielsen property will convey 307 square feet, shown as Adjustment Area B, to the Dunkley property. The conveyance will bring the Dunkley property to 15,508 square feet (approximately 0.35 acres) and the Nielsen property to 11,522 square feet (approximately 0.26 acres). The lot line adjustment does not create a new lot.

1. No new lots are being created in this conveyance so there an amended subdivision plat will not be necessary.
2. No new building permits have been issued or proposed.

Based on the above findings, Staff recommends approval of the lot line adjustment, with the following conditions:

1. Complete any redline corrections required on the plat
2. The approved lot line adjustment shall be recorded with Davis County.

**Note:** Approval of the property line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared and recorded by the county.

Mr. Badham requested clarification regarding the purpose of the lot line adjustment. Mr. Nielsen explained that it was to clean up the area of the fence line.

Mr. Cheney made a motion for approval of a Lot Line Adjustment at 675 East Center Street and 677 East Center Street, Richard Dunkley and Troy & Lisa Nielsen, applicants. Mr. Badham seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Mr. Badham

Motion passed 3-0.

**4. Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 3273 South 200 West, Ann Marie W. Birkholz, applicant.**

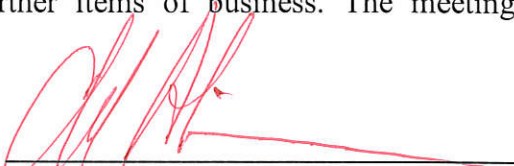
Mr. Badham made a motion to approve a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 3273 South 200 West, Ann Marie W. Birkholz, applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson  
A Mr. Cheney  
A Mr. Badham

Motion passed 3-0.

**5. Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:08 p.m.

  
Chad Wilkinson, City Planner