

Bountiful City
Administrative Committee Minutes
December 23, 2019

Present: Chairman – Francisco Astorga; Committee Member – Brad Clawson; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren

Absent: Committee Member – Dave Badham

1. Welcome and Introductions.

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

2. Consider approval of minutes for December 16, 2019.

Mr. Clawson made a motion to approve the minutes for December 16, 2019. Mr. Astorga seconded the motion.

 A Mr. Astorga
 A Mr. Clawson

Motion passed 2-0.

3. Consider approval of a Lot Line Adjustment at 1088 East 400 North and 352 North Davis Boulevard, Neal & Rebekah Hoopes and Joan Peterson, applicants.

Neal Hoopes and Joan Peterson, applicants, were present.

Curtis Poole presented the staff report (the full staff report follows).

Consider approval of a Lot Line Adjustment between 1088 East 400 North and 352 North Davis Boulevard, Neal and Rebekah Hoopes and Joan Peterson, Applicants.

The Applicants, Neal and Rebekah Hoopes and Joan Peterson, are requesting a Lot Line Adjustment between their two properties located at 1088 East 400 North and 352 North Davis Boulevard. Both properties, shown as Lot 1 (Hoopes' Property) and Lot 4 (Peterson's Property), are located in the R-3 Single-Family Zone. The purpose of the adjustment is to convey a portion of Lot 1 to Lot 4 and a portion of Lot 4 to Lot 1. Lot 1 will convey 355 square feet (0.008 acres), shown as Parcel A, to Lot 4. Lot 4 will convey 288 square feet (0.007 acres), shown as Parcel B, to Lot 1. The adjustment will bring Lot 1 to 23,000 square feet (0.528 acres) and Lot 4 to 20,691 square feet (.475 acres). Public Utility Easements will not be affected with the Lot Line Adjustment.

1. No new lots were created in this conveyance therefore 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 by the applicant and recorded by the County.

Mr. Astorga noted that the lot line adjustment will square off the property line. Mr. Clawson inquired regarding how the lot line adjustment came about, and the applicants noted that they did not like the angle of the property line and that it made more sense to follow the line of the canyon.

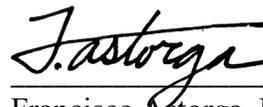
Mr. Clawson made a motion to approve a Lot Line Adjustment 1088 East 400 North and 352 North Davis Boulevard, Neal & Rebekah Hoopes and Joan Peterson, applicants. Mr. Astorga seconded the motion.

A Mr. Astorga
A Mr. Clawson

Motion passed 2-0.

4. **Miscellaneous business and scheduling.**

Mr. Astorga noted the Planning Department has received one application for review in January. He ascertained there were no further items of business, and the meeting was adjourned at 5:07 p.m.



Francisco Astorga, Planning Director