

**Bountiful City
Administrative Committee Minutes
June 4, 2018**

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Beth Holbrook; Assistant Planner – Browne Sebright; 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 May 21, 2018.

Ms. Holbrook made a motion for approval of the minutes for May 21, 2018. Mr. Cheney seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Ms. Holbrook

Motion passed 3-0.

3. Consider approval of a Lot Line Adjustment at 3055 South 600 West and 578 West 3100 South, Miriam Beattie and Victor & Courtney Southwick, applicants.

The applicants were not present.

Mr. Sebright 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 3055 S 600 W (Beattie property) and 578 W 3100 S (Southwick property) in Bountiful, Utah. Both properties are located in the R-4 Single-Family 4 Units/Acre Zone. The purpose of the property line adjustment is to convey 7,197 square feet (0.1652 acres) of Parcel B from the Southwick property north to the Beattie property, bringing the Southwick property and Parcel B to a total of 9,733 square feet (0.2234 acres) and bringing the Beattie Property to 13,547 square feet (.331 acres). The lot line adjustment does not create a new lot.

1. No new lots are being created in this transfer so this does not need to be an amended subdivision plat.
2. The proposed home on the Beattie property will impact an existing public utility easement. The owner of lot will be required to obtain a release of easement in order to construct the home in this location. The applicants have proposed to relinquish 5' of the existing easement on the west and add an additional 10' to the east. This configuration will not affect the existing utilities in the easement and will accommodate the proposed footprint of the proposed home.

Based on findings, Staff recommends approval for a 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.
3. Prior to issuance of a building permit for the new home on the Beattie property, obtain an easement release and modification for the existing PUE.

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. Wilkinson noted that this lot line adjustment will clean up an unauthorized lot line adjustment from several years ago. Mr. Cheney pointed out the red line notations. Ms. Holbrook inquired regarding impacts on underground utilities. Mr. Wilkinson noted that there would be no impacts but there would need to be an easement release. Mr. Cheney noted that the power is overhead and will have to be moved. Mr. Cheney expressed concern regarding the easement and noted that there could be future easement problems that will have to be dealt with as needed. A discussion ensued regarding the easement and the committee examined the plat to clarify their understanding.

Mr. Cheney made a motion for approval of a Lot Line Adjustment at 3055 South 600 West and 578 West 3100 South, Miriam Beattie and Victor & Courtney Southwick, applicants, with the conditions outlined by staff and with an amended condition that the city receive a copy of the recorded easement to be placed in the building permit file for this home. Ms. Holbrook seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Ms. Holbrook

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 240 West 400 North, Shawn Dee Petersen, applicant.**

Ms. Holbrook asked if Mr. Petersen had moved the vehicle which had been parked on an unpaved surface. Mr. Wilkinson indicated that the vehicle had been moved. Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 240 West 400 North, Shawn Dee Petersen, applicant. Ms. Holbrook seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Ms. Holbrook

Motion passed 3-0.

5. **Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:10 p.m.



Chad Wilkinson, City Planner