



BOUNTIFUL CITY
ADMINISTRATIVE COMMITTEE AGENDA
Monday, December 13, 2021
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 October 11, 2021
3. Consider approval of a Lot Line Adjustment at 654 and 676 East 500 South, Caleb Bartholomew & Tom and Sherry Johnson, applicants
 - a. Action
4. Adjournment

1 **Draft Minutes of the**
2 **BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE**
3 **October 11, 2021**
4

5 Present: Committee members Francisco Astorga (Chair), Brad Clawson, and Scott
6 Schlegel
7 Assistant City Planner Kendal Black
8 Recording Secretary Jacinda Shupe

9
10
11 **1. Welcome and Introductions**
12

13 Chair Astorga opened the meeting at 5:01 p.m. and introduced all present.
14

15 **2. Consider approval of minutes for August 2, 2021**
16

17 MOTION: Committee Member Schlegel made a motion to APPROVE the minutes for August
18 02, 2021. Chair Astorga seconded the motion.
19

20 VOTE: The motion passed 3-0.
21

22 **3. Consider approval of minutes for August 30, 2021**
23

24 MOTION: Committee Member Schlegel made a motion to APPROVE the minutes for August
25 30, 2021. Committee Member Clawson seconded the motion.
26

27 VOTE: The motion passed 3-0.
28

29 **4. Consider approval of a Lot Line Adjustment at 1895 and 1887 Stone Hollow Drive, Jacob**
30 **& Trisha McSwain, applicants**
31

32 Mr. & Mrs. McSwain, applicants, were present. Planner Black presented the item.
33

34 Assistant Planner Black indicated the applicants own both properties and would be
35 transferring 1.064 acres from Lot 503 to Lot 504 to build a pool and still meet set back
36 requirements. The adjustment does not change any easements or create a new parcel.
37

38 Mr. McSwain explained the reason for the swap was to adjust the Lot Line for a pool and be
39 able to keep the other lot in compliance to have the option to sell it at a future time.
40

41 MOTION: Committee Member Clawson made a motion to APPROVE the Lot Line as drafted
42 for a property located at 1895 and 1887 Stone Hollow Drive. Committee Member Schlegel
43 seconded the motion.
44

45 **CONDITIONS OF APPROVAL:**

- 46 1. Complete any redline corrections required on the plat.
47 2. The approved Lot Line Adjustment shall be recorded with Davis County, subject to final
48 form approved by City Engineer.

1 VOTE: The motion passed unanimously (3-0).

2
3 **5. Consider a Conditional Use Permit for a Home Occupation Construction at 920 East 350**
4 **North -April McCafferty, applicant**

5
6 Ms. McCafferty, applicant, was present. Assistant Planner Black presented the item.

7
8 Assistant Planner Black indicated that the applicant is requesting a Conditional Use Permit
9 for a Construction. There would be no additional employees, and everything goes along with
10 the Land Use Code. There will be a home office with less than 10 percent (10%) of the
11 house being used for business.

12
13 Applicant had nothing further to add.

14
15 Chair Astorga opened the public hearing at 5:07 p.m.

16
17 There were no comments.

18
19 Chair Astorga closed the public hearing at 5:07 p.m.

20
21 MOTION: Committee Member Schlegel made a motion to APPROVE a Conditional Use
22 Permit for a Home Occupation Construction located at 920 East 350 North as recommended
23 by staff and in WRITTEN form. Committee Member Clawson seconded the motion.

24
25 A copy of the WRITTEN form was viewed by all Committee Members. Chair Astorga
26 moved to enter the drafted WRITTEN form into the packet as an Exhibit.

27
28 **CONDITIONS OF APPROVAL:**

- 29 1. The applicant shall maintain an active Bountiful City Business License.
30 2. The Home Occupation shall not create nuisances discernible beyond the premises (e.g.,
31 dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
32 3. Any storage of material in connection with the business shall be in accordance with
33 standards of the Bountiful City Land Use Code.
34 4. The use shall comply with all the applicable fire, building, plumbing, electrical, life
35 safety, and health codes in the State of Utah, Davis County and Bountiful City.
36 5. Any signage connected with the business shall meet the standards of the Sign Code and
37 receive approval through a separate permit.
38 6. The Conditional Use Permit is solely for this site and in non-transferable.

39
40 VOTE: The motion passed unanimously (3-0).

41
42 **Consider approval of a Lot Line Adjustment at 1608 & 698 South Temple View Drive,**
43 **and 698 & 690 South Temple View Drive, and 690 & 672 South Temple View Drive, Guy**
44 **Merrill Haskell & K'lyn Ripplinger Haskell and Ileen Brown & Natalie Belnap and Jay**
45 **Wiseman, applicants**

46
47 Mr. Wiseman, applicant, was present. Planner Black presented the item.

1 Planner Black indicated that Mr. Wiseman owns both Lot #7 and #8 which consists of a flag
2 lot. Mr. Wiseman is going to sell Lot #8 and to meet the required 8-foot set back is
3 requesting the adjustment. The House was built in 1996 therefore a flag lot complied at that
4 time. The adjustment does not create a new parcel.
5

6 MOTION: Committee Member Schlegel made a motion to APPROVE the Lot Line as drafted
7 for a property located at 1608 & 698 South Temple View Drive, and 698 & 690 South Temple
8 View Drive, and 690 & 672 South Temple View Drive. Committee Member Clawson seconded
9 the motion.
10

11 CONDITIONS OF APPROVAL:

- 12 1. Complete any redline corrections required on the plat.
13 2. The approved Lot Line Adjustment shall be recorded with Davis County, subject to final
14 form approved by City Engineer.
15

16 VOTE: The motion passed unanimously (3-0).
17

18 Chair Astorga ascertained there were no further items of business. The meeting was adjourned
19 at 5:13 p.m.
20
21
22

23 _____
24 Francisco Astorga
Administrative Committee Chair

Administrative Committee Staff Report



Subject: Lot Line Adjustment between 654 East 500 South and 676 East 500 South
Author: Nicholas Lopez, Assistant City Planner
Date: November 22, 2021

Background/Overview

The applicants, Caleb Bartholomew, and Tom & Sherry Johnson are submitted a Lot Line Adjustment application between 654 East 500 South and 676 East 500 South.

Analysis

Both properties are in the Single-Family Residential (R-4) Zone. Lot 1 located at 654 East 500 South is owned by Bartholomew and Lot 2 located at 676 East 500 South is owned by Johnson. The purpose of the adjustment is to convey a portion of Lot 1 (Bartholomew property) to Lot 2 (Johnson property). Lot 1 will convey 0.037 acres (~1,611.72 square feet), shown as Parcel A, to Lot 2. The adjustment will decrease the lot size of Lot 1 to 1.28 acres (~55,756.8 square feet) and will increase the lot area of Lot 2 to 0.37 acres (~16,117.2 square feet). Public utility easements (PUEs) are not affected by the proposed Lot Line Adjustment. The proposal meets minimum lot standards consisting of lot size (8,000 square feet), building area, lot width, applicable regulations, etc.

The proposal does not create new lots; therefore, an amended subdivision plat will not be necessary. Approval of the Lot 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 Davis County Recorder's Office.

Recommendation

Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with the following conditions:

1. The approved Lot Line Adjustment shall be recorded with Davis County.

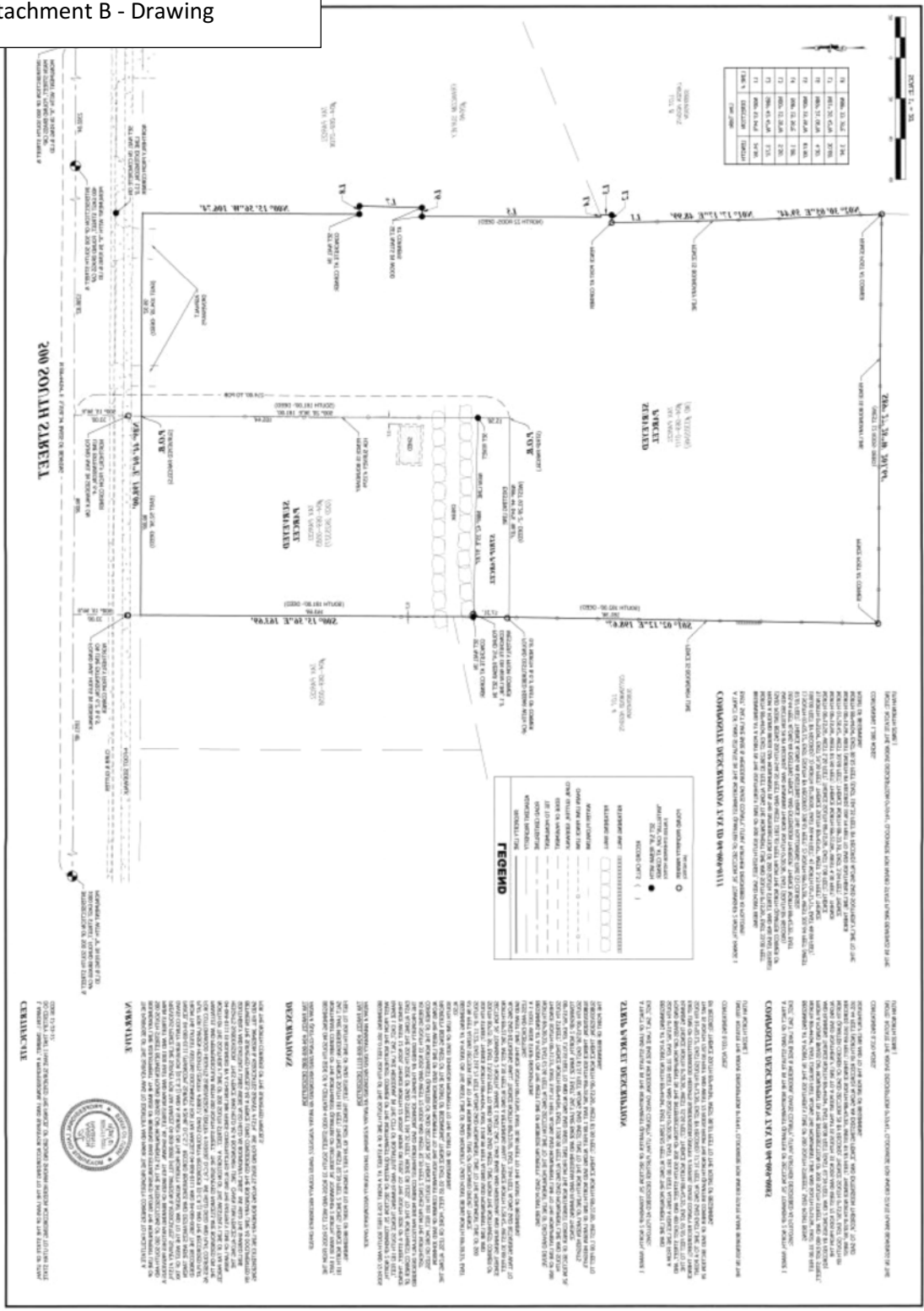
Attachments

1. Aerial Map
2. Drawing

Attachment 1 – Aerial Image



Attachment B - Drawing



REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/2018	ISSUED FOR PERMIT
2	09/10/2018	REVISED PER CITY COMMENTS
3	10/05/2018	REVISED PER CITY COMMENTS

PROJECT INFORMATION

PROJECT NO: 18-001

DATE: 08/15/2018

DRAWN BY: J. SMITH

CHECKED BY: M. JONES

NOTES

- SEE ALL NOTES ON SHEETS 18-001-1 THROUGH 18-001-5.
- ALL DIMENSIONS ARE IN FEET AND INCHES.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX PERMITS DEPARTMENT REQUIREMENTS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- THE DRAWING SHALL BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON.

DESIGNER

City of Phoenix

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Phoenix, Arizona 85004

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