

**Bountiful City**  
**Administrative Committee Minutes**  
**October 29, 2018**

**Present:** Acting Chairman – Todd Christensen; Committee Member – Dave Badham; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren

**Excused:** Chad Wilkinson and Lloyd Cheney

**1. Welcome and Introductions.**

Acting Chairman Todd Christensen opened the meeting at 5:01 p.m. and introduced all present.

**2. Consider approval of minutes for October 22, 2018.**

Mr. Christensen tabled approval of minutes for October 22, 2018.

**3. Consider approval of a Lot Line Adjustment at 230 South Main Street and 290 South Main Street, Millcreek Storage Unit Partners LLC, applicant.**

The applicant, Millcreek Storage Unit Partners, LLC, was not represented at the meeting.

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

The applicant is applying for a Lot Line Adjustment between their properties at 230 South Main Street (Millcreek Storage Unit Partners LLC North Lot) and 290 South Main Street (Millcreek Storage Unit Partners LLC South Lot) in Bountiful, Utah. Both properties are located in the DN zone. The purpose of the property line adjustment is to convey 10,608 square feet (0.243 acres), from the applicant's North Lot, to the applicant's South Lot. The adjustment will bring the North Lot to 14,462 square feet (0.332 acres) and the South Lot to 43,189 square feet (0.991 acres). This lot line adjustment does not create a new lot.

There will be no new lots created in this transfer so this does not need to be an amended subdivision plat. On the first plat provided by the applicant, a note was made regarding shared parking access between the two lots, after it was found the lot line adjustment would split an existing parking stall. The applicant will need to either provide evidence of an existing shared access or parking agreement between the two properties or prepare a new parking and access agreement and record the agreement with Davis County.

Based on findings, Staff recommends approval for a lot line adjustment, with the following conditions:

1. Complete all redline corrections required on the plat.
2. Provide evidence of shared parking agreement between the lots or provide a shared access parking agreement.
3. 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. Christensen noted that the applicant was not present, but that the item could nevertheless be opened for discussion. Mr. Badham inquired if the bank parking would be impacted by the proposed lot line adjustment. Mr. Poole noted that the proposed shared parking and shared access would accommodate parking for both properties involved. A discussion ensued regarding the importance of the properties having both shared parking and shared access, and also of the importance of a parking agreement being recorded with Davis County.

Mr. Badham made a motion for approval of a Lot Line Adjustment at 230 South Main Street and 290 South Main Street, Millcreek Storage Unit Partners LLC, applicant, and emphasized that evidence of the agreement outlined in condition item #2 be provided, and, per the staff report "Findings," the agreement must provide for shared parking and shared access and be properly recorded with Davis County. Mr. Christensen seconded the motion.

A Mr. Christensen  
A Mr. Badham

Motion passed 2-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Structure exceeding 10% of lot or parcel area at 150 West 1950 South, Wade and Cindy Longman, applicants.**

Mr. Badham made a motion for approval of a Conditional Use Permit, in written form, to allow for an Accessory Structure exceeding 10% of lot or parcel area at 150 West 1950 South, Wade and Cindy Longman, applicants. Mr. Christensen seconded the motion.

A Mr. Christensen  
A Mr. Badham

Motion passed 2-0.

5. **Miscellaneous business and scheduling.**

Mr. Christensen ascertained there were no further items of business. The meeting was adjourned at 5:22 p.m.

  
Chad Wilkinson, City Planner