

Bountiful City
Administrative Committee Minutes
February 16, 2010
5:00 P.M.

Present: Chairman Aric Jensen; Assistant City Engineer - Lloyd Cheney; Committee Member - John "Marc" Knight; and Recording Secretary - Cindy Gruendell.

Excused: Assistant Planner - Dustin Wright.

1. Chairman Jensen opened the meeting at 5:04 pm.
2. Consider approval of minutes for December 7, 2009 and December 14, 2009.

Mr. Knight made a motion to approve the minutes for December 7, 2009 as written. Mr. Jensen seconded the motion. Motion passed 2-0 with Mr. Cheney abstaining because he was not present at the meeting.

Mr. Knight made a motion to approve the minutes for December 14, 2009 as written. Mr. Jensen seconded the motion. Voting was unanimous in favor.

3. Consider approval of a revised site plan for a variance that was previously approved in April, 2007 at 1855 Bountiful Blvd, Tom Durrant, TLC Construction.

Tom Durrant, applicant, was present. Mr. Jensen presented the staff report.

The applicant, Tom Durrant of TLC Construction Inc., is submitting revised site plans for a variance approved in 2007 at 1855 Bountiful Blvd.

The applicant previously applied for and was granted, a variance to build on slopes greater than thirty (30) percent. The motion to approve the variance contained requirements that the applicant hire a qualified Geo Technical Engineer, dig some test pits on the lot, provide the findings to the City to be included with the building permit, and that the retaining wall be moved so that the face of it is in line with the North line of the 30% slopes.

The geo technical studies have been done and the site of the home has been adjusted accordingly. The new site plan has drainage issues on the North side that need to be addressed.

Staff finds that the applicant's site plan is consistent with the approved variance. Staff recommends approval with the following conditions.

1. All red line corrections must be made
2. No additional without city approval

Mr. Cheney reviewed the proposed site plan and the original approved site plan. The proposed site plan shows a new house plan that fits better on the lot and requires a shorter driveway and minimizes the building area in the 30% slopes.

The Committee discussed the fills and length of the driveway. They also discussed the drainage and grading in the back yard.

Mr. Durrant explained the he has obtained a geo technical report as mentioned in the staff report. The test pits showed that everything was OK to build, and he will provide the City a copy of the report.

Mr. Knight made a motion to approve the revised site plan based on a variance that was previously approved on April 07, 2007 at 1855 Bountiful Blvd, for Tom Durrant, TLC Construction, with the stipulation that the City receive a copy of the geo technical report. Mr. Cheney seconded the motion. Voting was unanimous in favor.

4. Consider approval of a Conditional Use Permit letter for an Accessory In-Law Apartment at 607 East 1050 North, Kathleen (Kathy) Dyson, applicant.

Mr. Knight made a motion to approve the Conditional Use Permit letter, in written form, for an Accessory In-Law Apartment at 607 East 1050 North, Kathleen (Kathy) Dyson. Mr. Jensen seconded the motion. Voting passed 2-0 with Mr. Cheney abstaining.

There were no other comments and the meeting adjourned at 5:27 p.m.