

Bountiful City
Administrative Committee Minutes
January 3, 2011
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Member – Marc Knight; Assistant City Engineer – Lloyd Cheney; Assistant Planner - Dustin Wright; and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:04 pm. No applicants were present and the introductions were foregone.
2. Consider approval of minutes for December 20, 2010.

Mr. Knight made a motion to approve the minutes for December 20, 2010 as drafted. Mr. Cheney seconded the motion. Voting was 2-0 in favor with Chairman Jensen abstaining as he was not present at the meeting.

3. Consider approval of a Lot Line Adjustment at 378 W. 1500 S. and 390 W. 1500 S., Terri Locher & Larry and Marilyn Hill, applicants.

Applicants were not present. Mr. Wright presented the staff report.

The amended properties would still conform to the setbacks and lot sizes for this zone required in the City's Land Use Ordinance. There are ten foot easements on the front and on the rear property lines of Lot 1. No new lots are being created.

Based on findings, staff recommended approval of the Lot Line Adjustment with the condition that the easements are added to the plan drawing and extended to meet the new lot line.

Mr. Cheney made a motion to approve the Lot Line Adjustment at 378 W. 1500 S. and 390 W. 1500 S. Mr. Knight seconded the motion. Voting passed 3-0 in favor.

4. Consider approval of a Lot Line Adjustment at 1321 E. 250 N. and 180 N. 1300 E., Kirk Wersland & Utah Central Credit Union, applicants.

Applicants were not present. Mr. Wright presented the staff report.

The amended properties would still conform to the setbacks and lot sizes for this zone required in the City's Land Use Ordinance. No new lots are being created. A small triangular parcel on 250 North was obtained by Kirk Wersland and needs to be added to Lot 2. The easement should be vacated from the original lot line between Lot 1 and Lot 2.

Based on findings, staff recommends approval of the Lot Line Adjustment with the conditions that the easement along the original lot line between Lot 1 and Lot 2 be vacated and that the small triangular piece be incorporated and become part of Lot 2, if it hasn't already been done.

There was discussion about the easement between Lot 1 and Lot 2 and a code violation on Lot E.

Mr. Knight made a motion to approve the Lot Line Adjustment at 132 E. 250 N. and 180 N. 1300 E. with the conditions in the staff report. Mr. Jensen seconded the motion. Voting passed 3-0 in favor.

5. Consider an approval of a Conditional Use Permit letter, in written form, for solar panels at Craig's Superior Appliance, Jewett Properties LLC, 315 N. 200 W., Bryan Jewett, applicant.

Mr. Jensen made a motion to approve the Conditional Use Permit letter for solar panels at Craig's Superior Appliance at 315 N. 200 W., Bryan Jewett, applicant with a correction to the applicant name. Mr. Knight seconded the motion. Voting was 3-0 in favor.

6. Consider an approval of a Conditional Use Permit letter, in written form, for a Home Occupation for Omega Tile at 909 E. Center St., Rhett Holbrook, applicant.

Mr. Cheney made a motion to approve the Conditional Use Permit letter for a Home Occupation for Omega Tile at 909 E. Center St., Rhett Holbrook, applicant. Mr. Knight seconded the motion. Voting was 3-0 in favor.

Chairman Jensen ascertained that there were no other items to discuss. Mr. Knight made a motion to adjourn and Mr. Jensen seconded the motion. Voting was 3-0 in favor.

The meeting adjourned at 5:18 p.m.