

**Bountiful City
Administrative Committee Minutes
November 17, 2014**

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and John Marc Knight; Assistant Planner – Tayler Jensen; Recording Secretary – Julie Holmgren.

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:00 p.m. and introduced all present.

2. Consider approval of minutes for October 27, 2014.

Mr. Cheney made a motion to approve the minutes for October 27, 2014. Mr. Wilkinson seconded the motion. (Mr. Knight arrived at the meeting after voting on item 2 was complete.)

 A Mr. Wilkinson
 A Mr. Cheney
 Mr. Knight

Motion passed 2-0.

3. Consider approval of a Lot Line Adjustment at approximately 48 East 3100 South and 3212 South 75 East, Robert Lindsay, applicant.

Robert Lindsay, Paul Arnold, Sherrie Arnold, and Harry B. Gerlach, applicants, were present.

Tayler Jensen 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 approximately 48 East 3100 South and 3212 South 75 East in Bountiful, Utah. Parcel 1 includes Lot 14 of VALVERDA PLAT "A" and Parcel A as shown on the submitted plat. Parcel 2 includes Parcels B, C, and D as shown on the submitted plat. All properties are located in the R-3 single-family residential zone. The Lot Line Adjustment will transfer approximately 1.0154 acres of property described as Parcel 2 to Parcel 1 creating a total parcel size of 2.6077 acres. The Eastern property line of Parcel 1 will be moved approximately 130 feet to the East, adding 1.0154 acres to Parcel 1. This will create a more or less rectangular section of land that is being transferred, known as Parcel's B, C, and D as shown on the plat.

No new lots are being created in this transfer so this does not need to be an amended subdivision plat.

The amended properties would still conform to the setbacks and lot sizes for this zone required in the City's Land Use Ordinance.

No public easements will be affected on either property.

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

1. The approved lot line adjustment is recorded with the County.
2. Plat is updated to reflect the conveyance of Parcel's B,C, and D to be combined with Parcel 1

Mr. Knight asked regarding plans for Parcels D and C. Mr. Lindsay responded that he has ownership in lot 15 and has plans for further development of the area. Mr. Knight inquired regarding Parcel B, and Mr. Lindsay explained that it is a roadway that is not compliant with City ordinances. Mr. Knight asked if the ultimate goal is to amend the existing subdivision for residential housing. Mr. Lindsay responded in the affirmative. A discussion ensued regarding any potential problems with development of the area. The Committee concluded that, at this point, there are no foreseeable problems.

Mr. Cheney made a motion to approve the Lot Line Adjustment at approximately 48 East 3100 South and 3212 South 75 East, Robert Lindsay, applicant. Mr. Knight seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Knight

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 432 West 2700 South, Curt Rimann, applicant.**

Mr. Knight made a motion to approve the Conditional Use Permit, in written form, to allow for Solar Panels at 432 West 2700 South, Curt Rimann, applicant. Mr. Cheney seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Knight

Motion passed 3-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1463 Bluebell Drive, Larry Hansen, applicant.**

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, to allow for

Solar Panels at 1463 Bluebell Drive, Larry Hansen, applicant. Mr. Knight seconded the motion.

A Mr. Wilkinson

A Mr. Cheney

A Mr. Knight

Motion passed 3-0.

6. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 232 East 470 North, Ronnie Hyer, applicant.

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, to allow for Solar Panels at 232 East 470 North, Ronnie Hyer, applicant. Mr. Knight seconded the motion.

A Mr. Wilkinson

A Mr. Cheney

A Mr. Knight

Motion passed 3-0.

7. Miscellaneous business and scheduling.

Chairman Wilkinson ascertained there were no further items to discuss. The meeting was adjourned at 5:15 p.m.



Chad Wilkinson, City Planner