

**Bountiful City  
Administrative Committee Minutes  
July 6, 2015**

**Present:** Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and John Marc Knight; 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 June 29, 2015.**

Mr. Knight made a motion to approve the minutes for June 29, 2015. Mr. Wilkinson seconded the motion.

  A      Mr. Wilkinson  
         Mr. Cheney (Abstained)  
  A      Mr. Knight

Motion passed 2-0.

**3. Consider approval of a Lot Line Adjustment at 296 East 900 North and 306 East 900 North, Jody and Jamie Jenkins, applicants.**

Jody and Jamie Jenkins, applicants, were present.

Chairman Wilkinson presented a summary of the staff report (the full staff report follows). It was noted that the addresses listed on the back page of the staff report should read 900 North rather than 900 South.

The applicants are applying for a Lot Line Adjustment between their properties at 296 East 900 North and 306 East 900 North in Bountiful, Utah. The applicant owns both properties which are located in the R-4 Single-Family Residential Zone. The purpose of the property line adjustment is to convey 14,860.44 Square feet (~.34 Acres) from the Parcel at 306 East 900 North, west to the Parcel at 296 East 900 North. Increasing the size of the lot at 296 East 900 North (Parcel B) to 1.906 Acres (83,031.84 Square Feet) and reducing the size of the lot at 306 East 900 North (Parcel A) to .18 Acres (8001 Square Feet).

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

The property located at 306 East 900 North currently doesn't meet the minimum lot width requirement of 80 Feet. The lot is considered to be an existing legal nonconforming parcel and the amendment to the property will not increase the degree of non-conformity. Both

properties would still conform to the required 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.

Mr. Wilkinson pointed out that Parcel A is existing legal nonconforming and was created prior to current codes. Mr. Knight inquired if there are houses on both lots. Mr. Jenkins affirmed that there are. A discussion ensued regarding setbacks and that setbacks will not change due to the lot line adjustment. Mr. Cheney inquired regarding sidewalk work and an excavation permit for the property. Mr. Jenkins responded that he had taken care of the permit and inspection.

Mr. Knight made a motion for approval of a Lot Line Adjustment at 296 East 900 North and 306 East 900 North, Jody and Jamie Jenkins, applicants. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

4. **Consider approval, in written form, of a Conditional Use Permit to allow for a Home Occupation Contractor Business (fence and gate repair) at 802 North 700 East, Michael Weaver, applicant.**

Mr. Cheney made a motion for approval, in written form, of a Conditional Use Permit to allow for a Home Occupation Contractor Business (fence and gate repair) at 802 North 700 East, Michael Weaver, applicant. Mr. Knight seconded the motion.

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

Motion passed 3-0.

5. **Consider approval, in written form, of a Conditional Use Permit to allow for a Construction Services Business Without Outside Storage (plumbing contractor) at 125 North 200 West, Jim Miller, applicant.**

Mr. Knight made a motion for approval, in written form, of a Conditional Use Permit to allow for a Construction Services Business Without Outside Storage (plumbing contractor) at 125 North 200 West, Jim Miller, applicant. Mr. Cheney seconded the motion.

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

Motion passed 3-0.

6. **Miscellaneous business and scheduling.**

Chairman Wilkinson announced the meeting for July 13 then ascertained there were no further items of business.

The meeting was adjourned at 5:09 p.m.

  
Chad Wilkinson, City Planner