

**Bountiful City
Administrative Committee Minutes
September 14, 2015**

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Dave Badham; Recording Secretary – Darlene Baetz.

Excused: Committee Member – John Marc Knight

1. Welcome and Introductions.

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

2. Consider approval of minutes for August 3, 2015 and August 31, 2015.

Mr. Wilkinson made a motion to approve the minutes for August 3, 2015 per Mr. Knight's email approval of the same.

 A Mr. Wilkinson
 A Mr. Knight (approved via email)
____ Mr. Cheney (Abstained)
____ Mr. Badham (Abstained)

Motion passed 2-0.

Mr. Cheney made a motion to approve the minutes for August 31, 2015. Mr. Wilkinson seconded the motion.

 A Mr. Wilkinson
 A Mr. Cheney
____ Mr. Badham (Abstained)

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).

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. A property line adjustment was previously approved for these parcels on July 22, 2015. The notice of approval for the

previous property line adjustment was recorded by the City, but a deed or other device must be recorded at the county in order to recognize the new configuration. The new proposal will supersede the previous approval. 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 approximately 16,700 square feet (0.38 acres) from the parcel at 306 East 900 North (Parcel A), west to the parcel at 296 East 900 North (Parcel B), increasing the size of Parcel B to 1.375 acres (59,895 square feet) and reducing the size of Parcel A to 0.191 Acres (8,338 square feet).

No new lots are being created. 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. **Note:** Approval of the property line adjustment does not act as a conveyance of property.

Mr. Badham inquired regarding the purpose for the transfer of property. Mr. Jenkins explained future plans for demolition of the existing house and for building a new home and the subsequent need for a differently configured lot line.

Mr. Cheney 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. Badham seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Badham

Motion passed 3-0.

4. **Consider approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Group Instruction with up to 12 children at 211 East 750 North, Karen Davis, applicant.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Group Instruction with up to 12 children at 211 East 750 North, Karen Davis, applicant. Mr. Badham seconded the motion.

A Mr. Wilkinson
A Mr. Cheney
A Mr. Badham

Motion passed 3-0.

5. **Miscellaneous business and scheduling.**

Chairman Wilkinson ascertained there were no further items of business.

The meeting was adjourned at 5:10 p.m.



Chad Wilkinson, City Planner