

ADMINISTRATIVE COMMITTEE

Monday, October 29, 2018
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at (801) 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

AGENDA

1. Welcome and Introductions.
2. Consider approval of minutes for October 22, 2018.
3. Consider approval of a Lot Line Adjustment at 230 South Main Street and 290 South Main Street, Millcreek Storage Unit Partners LLC, applicant.
4. Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Structure exceeding 10% of lot or parcel area at 150 West 1950 South, Wade and Cindy Longman, applicants.
5. Miscellaneous business and scheduling.



Chad Wilkinson, City Planner

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

**Bountiful City
Administrative Committee Minutes
October 22, 2018**

Present: Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Dave Badham; Assistant Planner – Curtis Poole; 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 8, 2018.

Mr. Cheney made a motion for approval of the minutes for October 8, 2018. Mr. Badham seconded the motion.

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

Motion passed 3-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for an Accessory Structure exceeding 10% of lot or parcel area at 150 West 1950 South, Wade and Cindy Longman, applicants.

Wade and Cindy Longman, applicants, were present.

Mr. Poole presented a summary of the staff report (the full staff report follows).

The applicants are applying for a Conditional Use Permit for the purpose of building an accessory structure which will serve as a garage. The proposed structure will exceed the 10% permitted lot coverage for accessory structures. City Code 14-4-105 §J-2 states accessory structures exceeding 10% of lot coverage may be allowed as a Conditional Use.

The applicant's property is located in the R-4, Single Family Residential zone. The lot is 8,851 square feet (.203 acres) and the home on the lot was built in 1958. The proposed accessory structure is a detached two-car garage measuring 34 feet by 38 feet (1,292 square feet), and covers 14.6% of the total lot area. The proposed structure does not exceed 15% maximum allowed as a Conditional Use. The plans submitted by the applicants for the proposed accessory structure meet all set back standards as required by City Code. Also, the plans do not show any windows or openings on the west of the structure which would open towards the neighboring property.

Based on the above findings, Staff has determined the applicants would comply with requirements of the Conditional Use Permit and recommends approval, with the following conditions:

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

- 1. The Accessory Structure shall meet all standards of City Code 14-4-105.
- 2. The applicants shall obtain a building permit.
- 3. The applicants shall follow all IBC building codes.
- 4. The Conditional Use Permit is solely for this site and is non-transferrable.

PUBLIC HEARING: Mr. Wilkinson opened and closed the Public Hearing at 5:03 p.m. with no comments from the public.

Mr. Badham inquired regarding demolition of the current carport and the status of the driveway. A discussion ensued and the Longmans explained that the driveway will be added on to the west of its current location. Mr. Wilkinson reminded the Longmans of the driveway code and the possibility of the future need for an excavation permit. Mr. Badham inquired regarding the use of a breezeway with the project, and Mr. Wilkinson explained that is not allowed but that a detached garage has the advantage of being built closer to interior property lines.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for an Accessory Structure exceeding 10% of lot or parcel area at 150 West 1950 South, Wade and Cindy Longman, 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 Contractor Business at 1221 South 400 East, Ian Cutler, applicant.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 1221 South 400 East, Ian Cutler, applicant. Mr. Badham seconded the motion.

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

Motion passed 3-0.

5. Miscellaneous business and scheduling.

Mr. Wilkinson announced a pending meeting to be held on October 29, 2018 and ascertained there were no further items of business. The meeting was adjourned at 5:11 p.m.

Chad Wilkinson, City Planner



RANDY C. LEWIS
MAYOR

CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John Marc Knight
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

Memo

Date: October 23, 2018
To: Administrative Committee
From: Curtis Poole, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, October 29, 2018

Overview

3. Consider approval of a Lot Line Adjustment at 230 South Main Street and 290 South Main Street, Millcreek Storage Unit Partners LLC, applicant.

Background

The applicant is applying for a Lot Line Adjustment between their properties at 230 South Main Street (Millcreek Storage Unit Partners LLC North Lot) and 290 South Main Street (Millcreek Storage Unit Partners LLC South Lot) in Bountiful, Utah. Both properties are located in the DN zone. The purpose of the property line adjustment is to convey 10,608 square feet (0.243 acres), from the applicant's North Lot, to the applicant's South Lot. The adjustment will bring the North Lot to 14,462 square feet (0.332 acres) and the South Lot to 43,189 square feet (0.991 acres). This lot line adjustment does not create a new lot.

Findings

There will be no new lots created in this transfer so this does not need to be an amended subdivision plat. On the first plat provided by the applicant, a note was made regarding shared parking access between the two lots, after it was found the lot line adjustment would split an existing parking stall. The applicant will need to either provide evidence of an existing shared access or parking agreement between the two properties or prepare a new parking and access agreement and record the agreement with Davis County.

Staff Recommendation

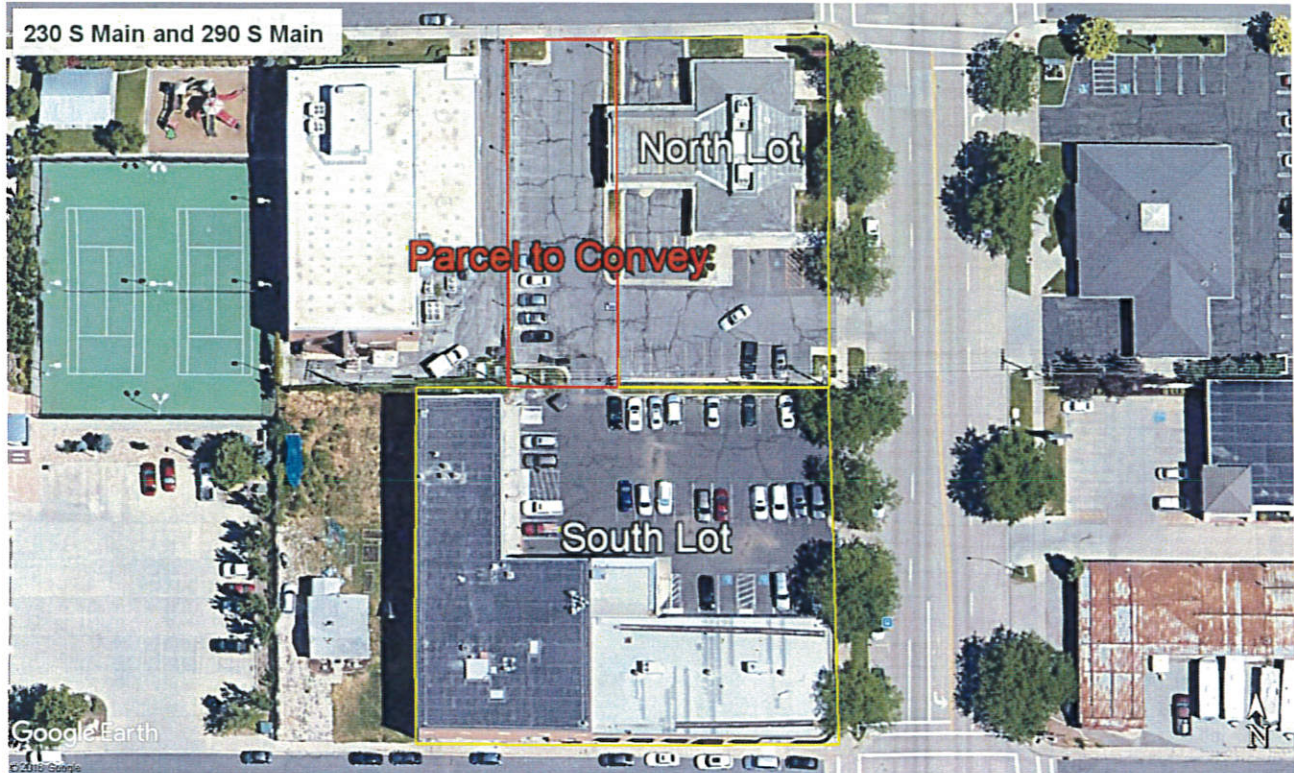
Based on findings, Staff recommends approval for a lot line adjustment, with the following conditions:

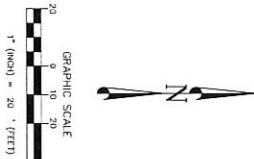
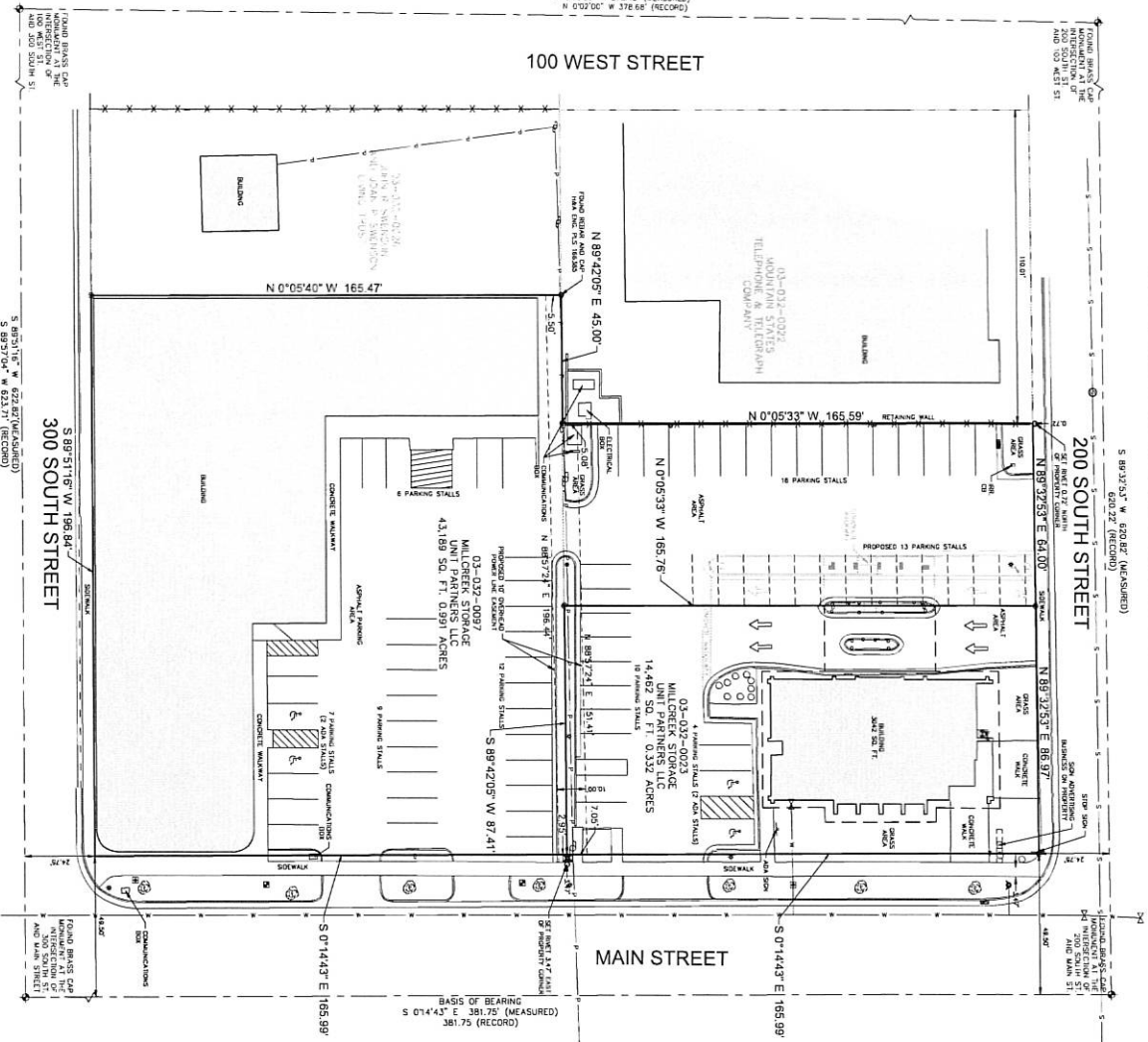
1. Complete all redline corrections required on the plat.

2. Provide evidence of shared parking agreement between the lots or provide a shared access parking agreement.
3. The approved lot line adjustment shall be recorded with Davis County.

Note: Approval of the property line adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared and recorded by the county.

230 S Main and 290 S Main





Abstract Description: Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah.

A parcel of land located in Lot 4, Block 17, Plat "A", Bountiful Township Survey located in Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian more particularly described as follows:

Beginning at the Northwest corner of said Lot 4, said point being North 07°44'31" West 165.59 feet from the northeast corner of Lot 1 of said Block 17 and running:

- thence South 89°21'12" East 165.84 feet along the north right-of-way line of 300 South Street;
- thence North 89°42'05" East 45.00 feet along the said north line of Lot 1;
- thence North 07°53'31" East 165.59 feet to the south right-of-way line of 300 South Street;
- thence South 89°21'12" East 165.84 feet along the north right-of-way line of 300 South Street;
- thence North 89°42'05" East 45.00 feet to the northeast corner of Lot 1;
- thence North 89°21'12" East 165.84 feet along the said north line of Lot 1 to the west right-of-way line of Main Street;
- thence South 07°44'31" East 165.59 feet along the said west line of Main Street to the point of beginning.

Parcel contains 14,462 sq. ft. 0.332 acres.

Abstract Description: Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah.

A parcel of land located in Lot 1 and 4, Block 17, Plat "A", Bountiful Township Survey located in Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian more particularly described as follows:

Beginning at a point 55.0 feet East of the Southwest corner of Lot 1, Block 17, Plat "A", Bountiful Township Survey, in the City of Bountiful, and running thence East 199.0 feet along the north line of a street to the corner of said Lot 1, thence North 89°42'05" East 45.00 feet along the north line of said Lot 1 to a point of 55.0 feet East of the Northwest corner of said Lot 1, thence South 165.0 feet to the point of beginning.

Parcel contains 14,189 sq. ft. 0.321 acres.

LEGEND

—○—○—○—	Overhead Power Line	△	Tie Point
—○—○—○—	Communications Line	○	Property Corner
—○—○—○—	Water Line	◐	Gas Meter
—○—○—○—	Sanitary Sewer Line	◑	Steam Boiler Control Box
—○—○—○—	Edge of Asphalt	◒	Electric Meter
—○—○—○—	Street Centerline	◓	Communications Box
—○—○—○—	Address Line	◔	Gas Valve
—○—○—○—	Right-of-Way Line	◕	Light Pole
—○—○—○—	Building Cornering Line	◖	Water Valve
—○—○—○—	Foot of Slope	◗	Hanging Parking
—○—○—○—	Tree	◘	Basin
—○—○—○—	Basin	◙	Basin
—○—○—○—	Sewer Manhole	◚	Water Meter
—○—○—○—	Street Improvement	◛	

Notes:

The basis of bearing is South 07°44'31" East between the found brass cap monument in Main Street at the intersection of 300 South Street and the intersection of 300 South Street, Township 2 North, Range 1 East, Salt Lake Base and Meridian as shown.

The purpose of this survey is to adjust the existing west lot line between East 6235 feet.

LOCATED IN THE SOUTHEAST QUARTER
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

DATE RECORDED 10/27/18
SHEET 1 OF 1

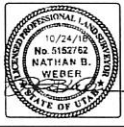
LOT LINE ADJUSTMENT
230 & 290 SOUTH MAIN STREET
BOUNTIFUL, UTAH 84010

MILLCREEK STORAGE UNIT PARTNERS

DIAMOND LAND SURVEY, LLC

Boundary Surveys
Topography Surveys
Construction Staking
ALTA A.C.S.M. Surveys

5243 South Greenway Drive
Ogden, UT 84203
Phone (801) 266-5199
office@diamondlandsurvey.com
www.diamondlandsurvey.com



No.	DATE	REVISIONS	BY

DRAWN BY: MGD SURVEY DATE: 12/26/17



**Bountiful City, Utah
Conditional Use Permit**

**RANDY C. LEWIS
MAYOR**

CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John Marc Knight
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

A public hearing was held on October 22, 2018, at Bountiful City Hall to consider the request of Wade and Cindy Longman for a Conditional Use Permit allowing an Accessory Structure exceeding 10% of the lot or parcel area at the following location:

150 West 1950 South, Bountiful City, Davis County, Utah

ALL OF LOT 119, BOUNTIFUL ACRES SUB NO 2. CONT. 0.19 ACRES

Parcel 05-011-0119

The Bountiful City Administrative Committee heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Administrative Committee makes the following findings:

1. This matter is properly heard before the Administrative Committee.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request for an accessory building shall meet all the criteria in 14-4-105 and other applicable sections of the City Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for an Accessory Structure exceeding 10% of the lot or parcel area as requested by Wade and Cindy Longman to be located at 150 West 1950 South, Bountiful, Davis County, Utah, with the following conditions:

1. The Accessory Structure shall meet all standards of City Code 14-4-105.
2. The applicants shall obtain a building permit.
3. The applicants shall follow all IBC building codes.
4. The Conditional Use Permit is solely for this site and is non-transferrable.

The Conditional Use Permit was approved on October 22, 2018, and this written form was approved this 29th day of October, 2018.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary