



BOUNTIFUL CITY
ADMINISTRATIVE COMMITTEE AGENDA
Monday, March 14, 2022
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold a meeting in the Planning Department Conference Room, Bountiful City Hall at 795 South Main Street, Bountiful, Utah, 84010, 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.

1. Welcome
2. Consider approval of minutes for February 14, 2022.
3. 160 East 100 North #6 – Conditional Use Permit for a Home Occupation Construction, Kim Bascom, applicant – *Assistant City Planner Nicholas Lopez*
 - a. Review and Public Hearing
 - b. Action
 - c. Consider drafted approval in written form
4. 535 South Main – Seasonal Use Permit for the Greenhouse at Cal Ranch, Mark Lawrenson, Manager/applicant – *Assistant City Planner Nicholas Lopez*
 - a. Review and Public Hearing
 - b. Action
 - c. Consider drafted approval in written form
5. 2190 and 2234 Wood Hollow Way – Lot Line Adjustment, Preston Menlove and Daniel Scarlett, applicants – *Assistant City Planner Nicholas Lopez*
 - a. Review
 - b. Action
6. 506 South 1200 East & 501 South 1150 East – Lot Line Adjustment, Richard Lamb & Brent and Caroline Barton, applicants – *Assistant City Planner Nicholas Lopez*
 - a. Review
 - b. Action
7. Adjournment

**Draft Minutes of the
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
February 14, 2022**

Present: Committee members Francisco Astorga (Chair), Brad Clawson, and Dave Badham
Assistant City Planner Nicholas Lopez
Recording Secretary Jacinda Shupe

1. Welcome and Introductions

Chair Astorga opened the meeting at 5:00 p.m. and introduced all present.

2. Review and approval of minutes for January 31, 2022

MOTION: Committee Member Clawson made a motion to APPROVE the minutes for January 31, 2022. Chair Astorga seconded the motion. Committee Member Badham abstained.

VOTE: The motion passed (2-0-1).

3. 2578 and 2598 Maple Hills Drive -Lot Line Adjustment, Mark and Jill Clifford & Brad and Ruth Larsen, applicants

Mr. Clifford, applicant, was present. Assistant Planner Lopez presented the item.

Assistant Planner Lopez indicated the purposed adjustment would convey approximately 0.011 acres from Lot 2 (Larsen's property) to Lot 1 (Clifford's property) for the future improvement to the side yard. All setbacks and public utility easements are not affected.

Mr. Clifford, Applicant had nothing further to add.

Committee Member Badham inquired on the reason for the jog in the survey line. Mr. Clifford stated that Mr. Larsen requested it go around current landscape.

MOTION: Committee Member Badham made a motion to APPROVE the Lot Line as drafted in the staff report with a change from the word carport to future improvements in the Analysis section in the staff report for a property located at 2578 and 2598 Maple Hills Drive. Committee Member Clawson seconded the motion.

CONDITIONS OF APPROVAL:

1. The approved Lot Line Adjustment shall be recorded with Davis County, subject to final form approved by City Engineer.

VOTE: The motion passed unanimously (3-0).

4. 4316 and 4322 Summerview Circle -Lot Line Adjustment, GES Investments & Jeff and Sara Parson, applicants

1 Mr. Stevenson and Mr. Parson, applicants, were present. Assistant Planner Lopez presented
2 the item.

3
4 Assistant Planner Lopez indicated the purposed adjustment would convey approximately 0.055
5 acres from Lot 1 (GES Investments LC) to Lot 2 (Parson) to meet setbacks for a swimming
6 pool. The proposal meets the minimum lot size and there is a Public Utility easement that will
7 need to be released.

8
9 Chair Astorga explained in further detail the requirements to meet the easement release. The
10 applicants are currently working on obtaining the required signatures. The Committee further
11 discussed where there would not be a new easement for the approved property line due to
12 another existing easement on the other side of the lot.

13
14 MOTION: Committee Member Badham made a motion to APPROVE the Lot Line as drafted
15 in the staff report for a property located at 4316 and 4322 Summerview Circle. Committee
16 Member Clawson seconded the motion.

17
18 CONDITIONS OF APPROVAL:

- 19 1. Complete any redline corrections required on the plat.
20 2. The approved Lot Line Adjustment shall be recorded with Davis County, subject to final
21 form approved by City Engineer.

22
23 VOTE: The motion passed unanimously (3-0).

24
25 Chair Astorga ascertained there were no further items of business. The meeting was adjourned
26 at 5:19 p.m.

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Francisco Astorga
Administrative Committee Chair

Administrative Committee Staff Report

Subject: Conditional Use Permit for a Construction / Contractor Home Occupation
Address: 160 E 100 N APT. 6
Author: Nicholas Lopez, Assistant Planner
Date: March 14, 2022

Background

The applicant, Laury “Kim” Bascom, submitted a Conditional Use Permit (CUP) for a Construction / Contractor Home Occupation located at 160 E 100 N APT. 6. The property is located within the Single-Family Residential (R-4) Subzone. The property is an apartment building that is legal non-conforming.

Analysis

The applicant proposes to operate a construction / contractor business with no additional employees. The applicant proposes storage (parking) of the vehicle on site in the apartments designated spot. All tools and equipment will be stored off-site at beehive storage. The proposal indicates less than ten percent (10%) of the house that will be used in connection with the business. All tools and equipment will be stored off-site at beehive storage.

Recommendation & Conditions of Approval

Staff recommends the Administrative Committee hold a public hearing and consider approving the requested Conditional Use Permit for a Construction / Contractor Home Occupation at 160 E 100 N APT. 6, subject to the following conditions:

1. The applicant shall maintain an active Bountiful City Business License.
2. The Home Occupation shall not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use shall comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and in non-transferable.

Attachments

1. Aerial Photo & Site Plan
2. Bountiful Land Use Code Section 14-17-105 & 14-17-108
3. Applicant Answers
4. Draft Approval

Attachment 1 – Aerial Photo & Site Plan



Attachment 2 – Bountiful City Land Use Code Section 14-17-105 & 14-17-108

14-17-105 HOME OCCUPATION REQUIREMENTS

A proposed home occupation use shall meet the following criteria to qualify for a Home Occupation Business License:

- A. The use shall be clearly incidental and secondary to the use of the dwelling and shall not change the appearance, character or condition thereof. There shall be no displays, advertisements, stock in trade, or signs related to the business except for: one (1) flat wall sign placed on the dwelling that shall not exceed four (4) square feet in size, and any sign required by State Law and/or which meet the provisions of this Title.*
- B. The use shall be conducted entirely within a dwelling, except for work performed offsite. Only members of the family related by blood, marriage, or adoption, and who reside in the dwelling, may work onsite. The only exception is that one (1) additional person may be employed as a secretary, apprentice, or assistant where there are no more than five (5) family members actively engaged in the home occupation. Employees who are not family members and/or who do not reside at the dwelling shall not meet, park, or otherwise congregate at the home or in the general vicinity. Additional outside employees are not allowed if there is more than one home occupation at the property.*
- C. The use shall not involve more than 50% of the entire dwelling.*
- D. The use shall not involve the area of required, covered, off-street parking.*
- E. No product or commodity shall be stored onsite, and no customer may physically visit the site of a home occupation to take delivery of a product or commodity. Commodities may be produced on the premises and sold offsite.*
- F. The use shall not create noise, dust, odors, noxious fumes, glare or other nuisances, including interruption of radio and/or television reception, which are discernable beyond the premises.*
- G. The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.*
- H. The use shall not involve mechanical or electrical apparatus, equipment, or tools not commonly associated with a residential use or as are customary to home crafts.*
- I. The use shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood nor involve the use of commercial vehicles other than standard delivery vehicles for delivery of materials to or from the premises.*
- J. The use shall not involve the parking of equipment or motor vehicles having a gross weight of twelve thousand (12,000) pounds or more directly at the residence.*

- K. *The use shall be in compliance with all applicable fire, building, plumbing, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.*
- L. *The residence and property may be inspected from time to time to determine continued compliance with the provisions of this Code and other applicable codes.*

[...]

14-17-108 HOME OCCUPATION CONDITIONAL USES

Home occupations in the following areas of work are conditional uses, and licenses may be issued for them only if a conditional use permit is granted following notice and a public hearing:

- A. *Lawn care and/or landscaping,*
- B. *Construction and/or contracting,*
- C. *Snow removal,*
- D. *Residential day care or group instruction facilities with more than eight (8) people,*
- E. *A home occupation office use may be allowed in a detached accessory structure in accordance with the following:*
 - 1. *The total office area, including a restroom and any storage space, shall not exceed three hundred (300) square feet.*
 - 2. *The office shall not be located in an area of required, covered, off-street parking.*
 - 3. *No part of the office space shall be utilized if the required, covered, off-street parking is being utilized for a purpose other than parking.*
 - 4. *The only retail activity allowed is that transacted electronically or by mail. Any retail activity involving the physical delivery of goods or persons to the property is expressly prohibited.*
 - 5. *A home occupation office in a detached accessory structure shall be deemed unlawful and shall not be occupied unless the owner has recorded a deed restriction on the property stating that the use of the property is for a single-family dwelling, and that the office space shall only be used in accordance with the provisions of the Bountiful City Land Use Code as it may be amended from time to time.*

Attachment 3 – Application with Applicant Answers



For Office Use Only	
Date Rec'd	<u>2-24-2022</u>
Application Fee	\$125.00
Zone	<u>R-4</u>

CONDITIONAL USE PERMIT APPLICATION
 (For Home Occupation - Contractors, Construction & Landscaping, Lawn Care or Snow Removal)

Date of Submittal: 2-24-2022

Property Address: 160 E. 100 N. APT 6TH

Applicant Name: LAURY "KIM" BASCOM

Applicant Address: 160 E. 100 N. APT 6TH

Applicant Phone #: [REDACTED]

Applicant E-Mail: [REDACTED]

Authorization (Own [REDACTED])

(If applicant is not owner, applicant must submit notarized authorization from all property owners)

Project Name and Description: Handyman/ Contractor

- Please respond to the following questions (per Land Use Code Section 14-17-105):
- > What tools/equipment/materials will be used for the business, and where will they be stored? SCAFFOLDING POWER TOOLS HAND TOOLS - STORED IN BEEHIVE STORAGE
 - > Will you use any vehicles for the business? If so, please indicate on your site plan where the vehicle(s) will be parked. IN MY DESIGNATED PARKING
 - > How much of the home will be used for the business (percentage)? Please note that area on your site plan. MY DESK
 - > Are there any employees (besides those living at the home) who will be involved in the business? NO

Department of Planning and Economic Development
 790 South 100 East • Bountiful, Utah 84010
 Phone 801.298.6190

Attachment 4 – Draft Approval



DRAFT
Bountiful City, Utah
Conditional Use Permit Approval
of a Contractor Home Occupation Permit

A public hearing was held on March 14, 2022, at the Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah 84010, to consider the request of Justin Brown for a Conditional Use Permit allowing a Contractor Home Occupation at the following location:

160 E 100 N APT.16, Bountiful, Davis County, Utah

Parcel 03-030-0033

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 a Contractor Home Occupation shall meet all the criteria in Sections 14-17-105 & 14-17-108 of the Bountiful City Land Use Code, as conditioned.
4. The proposed request for a Contractor Home Occupation shall meet all applicable sections of the City Code.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for a Contractor Home Occupation as requested by Justin Brown, to be located at 275 South 300 East, Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall maintain an active Bountiful City Business License.
2. The Home Occupation shall not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
3. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
4. The use shall comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
5. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
6. The Conditional Use Permit is solely for this site and is non-transferable.

The Conditional Use Permit for a Contractor Home Occupation and this written form were approved on March 14, 2022.

Francisco Astorga
Administrative Committee Chair

ATTEST: Darlene Baetz
Recording Secretary

Administrative Committee Staff Report

Subject: Seasonal Use Permit
Address: 535 South Main (Cal Ranch)
Author: Nicholas Lopez, Assistant Planner
Date: March 14, 2022

Background

The applicant, Mark Lawrenson, submitted a Seasonal Use Permit. The applicant is planning to operate a greenhouse in the parking lot of the site (Cal Ranch).

Analysis

The applicant proposes to operate a greenhouse in the southeast corner of the parking lot of Cal Ranch. This is an accessory use to the store being operated by 1-3 employees of the main store. The applicant has indicated that no sooner than March and no later than August. No permanent utilities will be installed, and no alarm system will be set up. The site however will be monitored by CCTV from the main store. The Structure will be 20' by 40' and will be a max height of 12' tall. No permanent changes will be made to the site and the use will not exceed 6 months of the calendar year.

Recommendation & Conditions of Approval

Staff recommends the Administrative Committee hold a public hearing and consider approving the requested Seasonal Use Permit at 535 South Main, subject to the following conditions:

1. The applicant shall maintain an active Bountiful City Business License.
2. The use shall be granted 6 months every year for a maximum of 5 years.
3. Shall not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
4. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
5. The use shall comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
6. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
7. The Seasonal Use Permit is solely for this site and in non-transferable.

Attachments

1. Aerial Photo & Site Plan
2. Bountiful Land Use Code Section 14-17-113
3. Request from Applicant
4. Draft Approval

Attachment 1 - Aerial Photo & Site Plan



Attachment 2 – Bountiful City Land Use Code Section 14-17-112 & 14-17-113

14-17-112 SEASONAL PERMITS

A seasonal use permit may be issued instead of a temporary use permit for temporary uses that reoccur each year for a definite period and which occupy the same location and configuration. The permit may be issued for a maximum of six (6) months, which may be divided into two equal or unequal periods. A seasonal use permit may be issued for a maximum of five (5) years, however, any change in location, ownership, or operation shall render the permit void. A seasonal use must obtain/renew a Bountiful Business License each year.

14-17-113 GENERAL STANDARDS FOR TEMPORARY AND SEASONAL USES

The following regulations establish the time, place, and manner in which uses that are temporary or seasonal in nature may occur. A temporary or seasonal use has no inherent rights within the zone in which it may be located, other than the terms and conditions of an approved permit, and the city may deny a proposed temporary or seasonal use for non-compliance with this Title. Temporary and seasonal uses are not permitted or conditional uses, except as specifically set forth in this Chapter, although the city may follow the same public hearing or noticing process. Temporary uses shall not exceed one hundred twenty (120) continuous days in length and shall not involve the erection of any substantial structure or require any other permanent commitment of the land, except as specifically set forth in this Chapter. All temporary and seasonal uses shall comply with the following:

- A. The nature and intensity of the proposed use and the size and location of any temporary structures shall be planned so as to be compatible with existing development and uses in the area.*
- B. Permanent changes to the site are prohibited, except that seasonal uses may install underground utility lines with the approval of the Building Department. When the use ends, the applicant shall restore the site to its original condition, including such clean up, washing, and replacement of facilities as may be necessary, or, if applicable, shall complete site improvements according to the approved site development plan.*
- C. Tents, stands, trailers, mobile equipment and other similar temporary structures may be utilized provided they are clearly identified on the submitted plan and it is determined by the Planning Director that they will not impair the parking capacity, emergency access, or safe and efficient movement of pedestrian and vehicular traffic on or off the site.*
- D. Temporary buildings or structures shall conform to all area and setback requirements established for permanent buildings or structures for the zoning district in which the use is proposed. Temporary buildings or structures shall not be located in landscaped areas unless approved by the Administrative Committee and shall be located in a manner that minimizes traffic impacts.*
- E. Temporary uses which do not include buildings or structures may be conducted within a required yard provided the area is paved and the activity does not interfere with parking, traffic circulation, or emergency vehicle access.*
- F. Parking Standards:*
 - 1. Temporary parking areas may be allowed only during construction on a site. They must be removed, and the land restored to its original condition, prior to the issuance of a certificate of occupancy for the construction.*

2. Adequate off-street parking for the proposed event shall be provided for the duration of the event. Determination of compliance with this requirement shall be made by the Planning Director who shall consider the nature of the event and the applicable parking standards of this Code. Consideration shall be given to the parking needs and requirements of permanent occupants of the site.

3. Temporary uses shall not reduce required parking spaces below the minimum required for the permanent uses existing on the site.

4. Parking areas for the proposed use shall be surfaced with asphalt, concrete, gravel or other surface acceptable to the Planning Director.

G. Permanent signs are prohibited. The size and location of signs shall be shown on the site plan and approved by the Planning Director as part of the application approval. All signs shall be removed when the activity ends.

H. No loudspeakers or other amplifying sound devices shall be used in conjunction with a temporary use unless specifically approved by the Planning Director.

I. Outdoor lighting, if used, shall be subdued. All lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light into neighboring properties. Searchlights shall not be permitted.

J. Temporary uses on sites where the primary use is a conditional use shall not violate the conditions of approval for the primary use.

K. The applicant shall provide to the Planning Director proof of liability insurance for the requested use if necessary. This proof shall be submitted with the application.

L. These provisions shall not be construed to exempt the operator from complying with applicable Building Codes, Health Codes, or permit requirements established by other regulatory agencies or departments.

Attachment 3 – Request from Applicant

To: Bountiful City Planning Department

From: CAL Ranch – 535 South Main, Bountiful UT 84010

Date: 02/28/2022

RE: Permit request for temporary use permit for on-site greenhouse

I am requesting a temporary use permit on behalf of CAL Ranch for the placement of a greenhouse structure. The structure will be constructed on site, and consists of a tubular metal frame sheathed in heavy mil poly sheathing. It will measure 20' x 40', and will be 12' tall at it's tallest point. It will be situated in the SE corner of the parking lot (See attached site map).

The structure will be erected no sooner than the month of March every year, and will be disassembled no later than the month of August, never to exceed 6 months in a calendar year. The structure will be constructed entirely on the parking lot asphalt surface, and will not intrude into landscaped areas. It will have no permanent utilities installed, will not require any permanent modifications to the ground where it will be located. It will not have an alarm system installed, however it will be monitored via the store's CCTV system. It will be manned by 1-3 CAL Ranch employees, and will be open to customer traffic.

Please feel free to contact me with any questions that you may have, and thank you for your consideration.



Mark Lawrenson

Store Manager

CAL Ranch - Store 28, Bountiful UT



Attachment 4 – Draft Approval



DRAFT
Bountiful City, Utah
Seasonal Use Permit

A public hearing was held on February 14, 2022, at the Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah 84010, to consider the request of Mark Lawrenson for a Seasonal Use Permit at the following location:

535 South Main, Bountiful, Davis County, Utah

Parcel: 03-036-0124

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 a Seasonal Use permit shall meet all the criteria in Sections 14-17-112 & 14-17-113 of the Bountiful City Land Use Code, as conditioned.
4. The proposed request for a Seasonal Use Permit shall meet all applicable sections of the City Code.

The Bountiful City Administrative Committee hereby grants this Seasonal Use Permit for a Seasonal Use as requested by Mark Lawrenson, to be located at 535 South Main, Bountiful, Davis County, Utah, with the following conditions:

5. The applicant shall maintain an active Bountiful City Business License.
6. The use shall be granted 6 months every year for a maximum of 5 years.
7. Shall not create nuisances discernible beyond the premises (e.g., dust, odors, noxious fumes, glare, traffic, outdoor storage, etc.).
8. Any storage of material in connection with the business shall be in accordance with standards of the Bountiful City Land Use Code.
9. The use shall comply with all the applicable fire, building, plumbing, electrical, life safety, and health codes in the State of Utah, Davis County and Bountiful City.
10. Any signage connected with the business shall meet the standards of the Sign Code and receive approval through a separate permit.
11. The Seasonal Use Permit is solely for this site and is non-transferable.

The Seasonal Use Permit and this written form were approved on February 14, 2022.

Francisco Astorga
Administrative Committee Chair

ATTEST: Darlene Baetz
Recording Secretary

Administrative Committee Staff Report



Subject: Lot Line Adjustment
Authors: Nicholas Lopez, Assistant Planner
Address: 2190 & 2234 Wood Hollow Way
Date: February 14, 2022

Background & Overview

The applicants, Preston Menlove & MCJS LLC, submitted a Lot Line Adjustment application between 2190 (Menlove) & 2234 (MCJS LLC) Wood Hollow Way. The intent of this adjustment is to acquire land to bring both homes into conformity with proper setbacks and more accurately portray the geographic contours of the lots

Analysis

The Applicants request a Lot Line Adjustment between 2190 Wood Hollow Way and 2234 Wood Hollow Way. Both properties, shown as Lot 1 (Menlove) and Lot 2 (MCJS LLC), are in the R-F Single-Family Zone. The proposal includes transferring 0.020 Acres (~871.2 square feet), shown as Parcel A, from Lot 2 (MCJS LLC) to Lot 1 (Menlove).

The proposal does not create new lots; therefore, an amended subdivision plat is not necessary. Approval of the Lot Line Adjustment by the City does not act as a conveyance of real property and appropriate conveyance documents must be prepared by the applicant and recorded by the Davis County Recorder's Office.

Findings

Lot 2 does not meet minimum R-F lot standards (minimum 20,000 square feet) before or after the adjustment. However, Lot 1 will be brought into further compliance with the minimum side yard setback being created.

1. The proposed lot area of Parcel 1 is 0.503 acres (~21,910 square feet)
2. The proposed lot area of Parcel 2 is 0.410 acres (~17,859 square feet)

Staff Recommendation

Based on the above findings, Staff recommends approval of the Lot Line Adjustment

Attachments

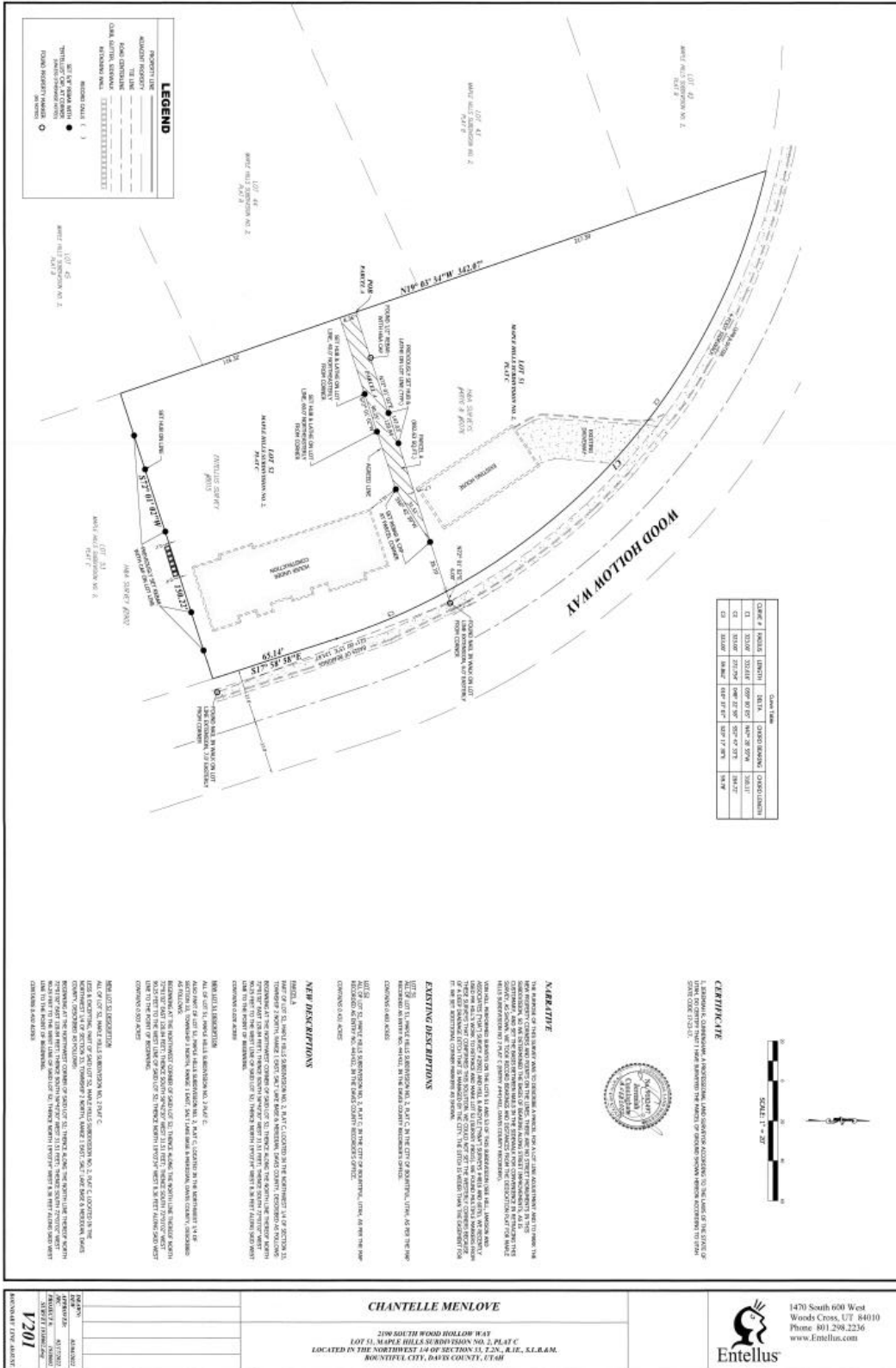
1. Aerial Map
2. Drawing

Attachments

1. Aerial Map



2. Drawing





Administrative Committee Staff Report

Subject: Lot Line Adjustment Request
Address: 506 South 1200 East & 501 South 1150 East
Author: Nicholas Lopez, Assistant City Planner
Date: January 11, 2022

Background & Overview

Sara E. Bouley, Attorney and representative of Brent and Caroline Barton, at 501 South 1150 East, submitted a lot line adjustment application. The purpose of this adjustment is to move the existing rear property of 501 South 1150 East further back into where an existing fence is located on 506 South 1200 East. The owner of 506 South 1200 East Richard K. Lamb is represented by Wayne Z. Bennett and the subject parcel has already been transferred from Lamb (506) to Barton (501).

Analysis

Both properties are in the Single-Family Residential (R-3) Zone. Lot 1 is located at 506 South 1200 East & 501 South 1150 East. The purpose of the adjustment is to convey a portion of Lot 2 (506) to Lot 1 (501). Lot 2 will convey 642 square feet, shown as Parcel A, to Lot 1. The adjustment will increase the lot size of Lot 1 to 10,587 square feet and will decrease the lot area of Lot 2 to 14,710 square feet. Public utility easements (PUEs) are not affected by the proposed Lot Line Adjustment. **The proposal does not meet minimum lot standards consisting of lot size (11,000 square feet). The minimum rear yard setback of 506 South would be technically reduced from approximately nine feet to approximately three feet (9' to 3').**

Recommendation

Based on the above findings, Staff recommends that the Administrative Committee **deny** the requested Lot Line Adjustment based on the following:

1. The existing rear yard setback of 506 South 1200 East is approximately nine feet (9).
2. The minimum rear yard setback of single-family dwellings in the R-4 Zone is twenty feet (20").
3. The existing single-family dwelling located at 506 South 1200 East does not meet the minimum required setback.
4. Decreasing the rear yard setback to three feet (3') increases the degree of non-compliance.

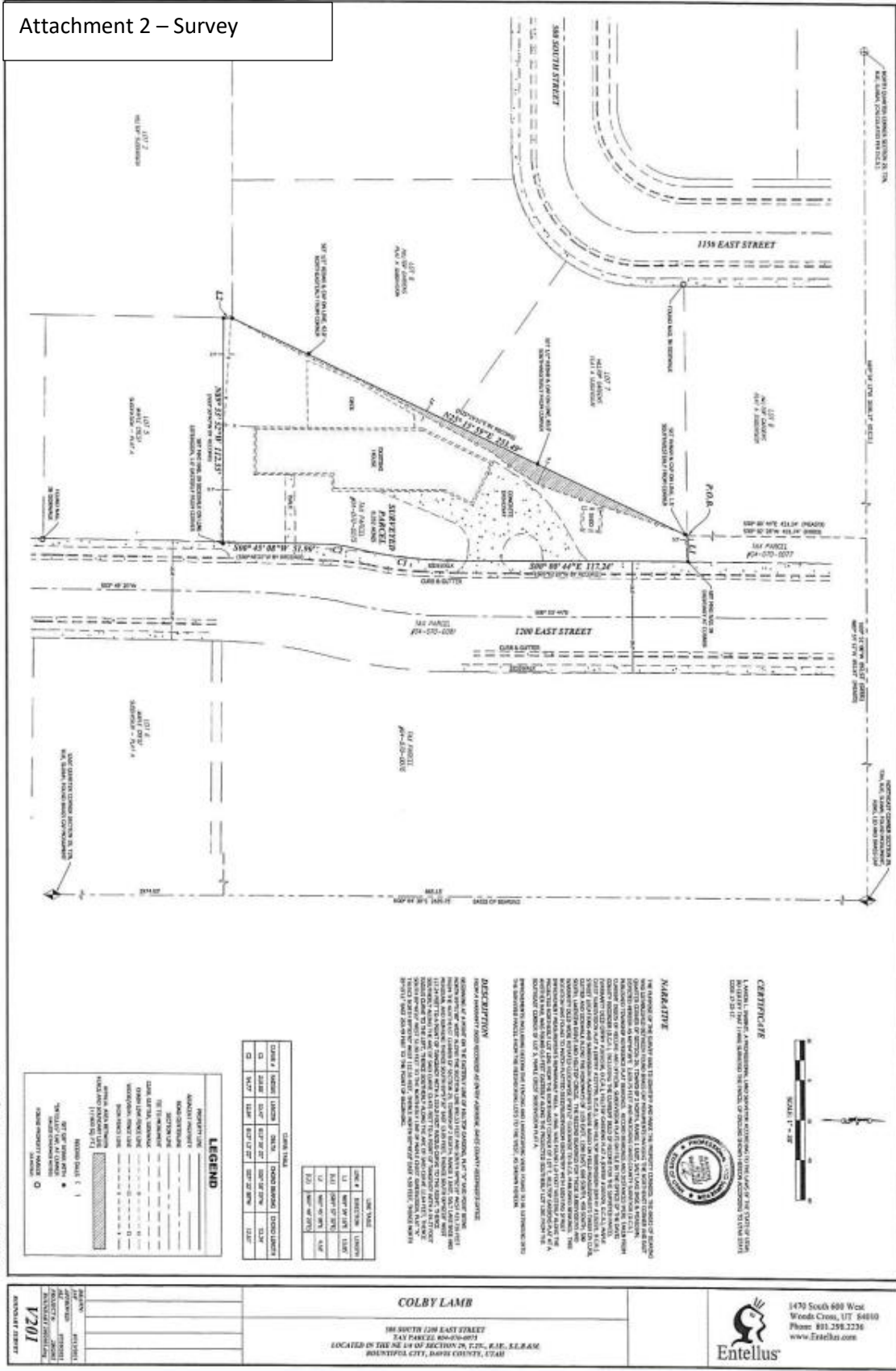
Attachments

1. Aerial Map
2. Survey

Attachment 1 – Aerial Image



Attachment 2 – Survey



MARKET VALUE
 THE MARKET VALUE OF THE SURVEYED LAND IS ESTIMATED TO BE THE MARKET VALUE OF THE SURVEYED LAND AS OF THE DATE OF THE SURVEY. THE MARKET VALUE IS ESTIMATED TO BE THE MARKET VALUE OF THE SURVEYED LAND AS OF THE DATE OF THE SURVEY. THE MARKET VALUE IS ESTIMATED TO BE THE MARKET VALUE OF THE SURVEYED LAND AS OF THE DATE OF THE SURVEY.

DESCRIPTION
 THE SURVEYED LAND IS DESCRIBED AS FOLLOWS: ...

CERTIFICATE
 I, SURVEYOR, HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT OF 1911.

LEGEND

PROPERTY LINE	---
SECTION LINE	---
ADJACENT PROPERTY LINE	---
ADJACENT SECTION LINE	---
ADJACENT SURVEYED PROPERTY LINE	---
ADJACENT SURVEYED SECTION LINE	---
ADJACENT SURVEYED ADJACENT PROPERTY LINE	---
ADJACENT SURVEYED ADJACENT SECTION LINE	---
ADJACENT SURVEYED ADJACENT SURVEYED PROPERTY LINE	---
ADJACENT SURVEYED ADJACENT SURVEYED SECTION LINE	---

CLASS & SQUARE	SECTION	TOWNSHIP	RANGE	ACRES
1255	1255	1255	1255	1255
1260	1260	1260	1260	1260
1265	1265	1265	1265	1265

<p>COLBY LAMB</p> <p>180 SOUTH 200 EAST STREET 845 PARK BLVD. SUITE 100 LOCATED IN TAX MAP SECTION 29, T.27N., R.16E., S.18AN, MOUNTAIN VIEW, BOHIO COUNTY, UTAH</p>	<p>1470 South 800 West Woods Cross, UT 84050 Phone: 801-282-2226 www.Entellus.com</p>	<p>PLAT 201</p> <p>RECORDED</p>
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