



BOUNTIFUL CITY
ADMINISTRATIVE COMMITTEE AGENDA
Tuesday, January 11, 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. Review and approval of minutes for December 13, 2021.
3. Consider approval of the 2022 Administrative Committee meeting schedule.
4. 1836 and 1820 Spring Creek Drive -Lot Line Adjustment, William Kelly Orchard, applicant – Assistant City Planner Lopez
 - a. Action
5. Adjournment

1 **Draft Minutes of the**
2 **BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE**
3 **December 13, 2021**
4

5 Present: Committee members Francisco Astorga (Chair), Brad Clawson, and Dave
6 Badham
7 Assistant City Planner Nicholas Lopez
8 Recording Secretary Jacinda Shupe
9

10
11 **1. Welcome and Introductions**
12

13 Chair Astorga opened the meeting at 5:02 p.m. and introduced all present.
14

15 **2. Consider approval of minutes for October 11, 2021**
16

17 MOTION: Committee Member Clawson made a motion to APPROVE the minutes for October
18 11, 2021. Chair Astorga seconded the motion.
19

20 VOTE: The motion passed 2-0 with Committee Member Badham abstaining.
21

22 **3. Consider approval of a Lot Line Adjustment at 654 and 676 East 500 South, Caleb**
23 **Bartholomew & Tom and Sherry Johnson, applicants**
24

25 Mr. & Mrs. Johnson and Mr. & Mrs. Bartholomew, applicants, were present. Assistant
26 Planner Lopez presented the item.
27

28 Assistant Planner Lopez indicated the purposed adjustment would convey approximately
29 0.037 acres from the Johnsons to the Bartholomews to follow the rock retaining wall for a
30 more natural boundary. There are no easements affected and the proposed lots both meet the
31 minimum standards. There is a typo in the staff report where the Lot numbers are
32 interchanged. Lot 1 should be labeled Lot 2 and Lot 2 should be labeled Lot 1.
33

34 Committee Member Badham inquired that if the new property line followed the existing rock
35 retaining wall that contains Barton Creek would there be a chance this could change over the
36 years due to erosion and highwater years. In Committee discussion it was decided that due to
37 the rock retaining wall being made with cement the likely hood of change would be minimal.
38

39 Mr. Johnson asked for clarification on the rock retaining wall referenced in the staff report as
40 the boundary. The committee discussed further that the rock wall is for retention of the
41 Creek.
42

43 Mrs. Bartholomew described the retaining wall as the creek bed being cemented and large
44 boulders along the side put in by the Bountiful City.
45

46 Committee Member Clawson clarified that Barton Creek runs between the two rock retaining
47 walls.
48

1 Chair Astorga interjected that if there is a future issue with movement with Barton Creek that
2 this Lot Line does not supersede.

3
4 MOTION: Committee Member Badham made a motion to APPROVE the Lot Line as drafted
5 with changes made for correction of the Lot numbers in the staff report for a property located
6 at 654 and 676 East 500 South. Committee Member Clawson seconded the motion.

7
8 CONDITIONS OF APPROVAL:
9 1. The approved Lot Line Adjustment shall be recorded with Davis County, subject to final
10 form approved by City Engineer.

11
12 VOTE: The motion passed unanimously (3-0).

13
14 Chair Astorga added for the record the staff report survey is a mirror image.

15
16 Chair Astorga ascertained there were no further items of business. The meeting was adjourned
17 at 5:16 p.m.

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Francisco Astorga
Administrative Committee Chair



Administrative Commission Staff Report

Subject: Public Notice of Administrative Committee's 2022 Meeting Schedule
Author: Francisco Astorga, AICP, Planning Director
Date: January 11, 2022

Background

Under Utah Code Section 52-4-202 of the Utah Code (in the Open & Public Meetings Act), the Administrative Committee "shall give public notice at least once each year of its annual meeting schedule," and "shall specify the date, time, and place of the scheduled meetings."

Analysis

The Administrative Committee is to meet on a regular basis, as determined by a vote of the members, and at such other times as Committee members may determine. Staff recommends maintaining the current schedule of meeting on Mondays, as needed. The Public Notice given here announces that Bountiful City Administrative Committee meetings "shall take place Mondays, as needed."

Department Review

This Public Notice has been reviewed by the City Attorney.

Significant Impacts

There are no significant impacts from this action.

Recommendation

It is recommended that the Administrative Committee approve the Public Notice of Bountiful City Administrative Committee meetings in 2022, and meet on Mondays, as needed.

Attachment

1. Public Notice of Bountiful City Administrative Committee 2022 Meetings

PUBLIC NOTICE

Pursuant to UCA 52-4-202(2), the City of Bountiful Administrative Committee hereby gives public notice of its annual meeting schedule for 2022. Regular meetings of the Administrative Committee shall take place on Mondays, as needed, unless otherwise advertised by legal notice. All Administrative Committee meetings shall be held at the Bountiful City Hall Planning Conference Room located at 795 South Main Street, Bountiful, Utah 84010 until further notice or unless otherwise advertised. The meetings will begin promptly at 5:00 p.m., unless otherwise advertised by legal notice.

All meetings of the Administrative Committee shall be open to the public.

In addition to the above scheduled regular meetings, the Administrative Committee may, from time to time, meet in special sessions as needed, and such meetings will be advertised by legal notice to the public in accordance with UCA 52-4-202.

Dated this 11th day of January 2022.



Francisco Astorga
Administrative Committee Chair

Administrative Committee Staff Report



Subject: Lot Line Adjustment Request
Address: 1836 and 1820 Spring Creek Drive
Author: Nicholas Lopez, Assistant City Planner
Date: January 11, 2022

Background & Overview

The applicants, Kelly and Nikita Orchard, submitted a Lot Line Adjustment application between 1836 and 1820 Spring Creek Drive. The intent of this adjustment is to acquire land to build a new swimming pool on the new acquired area. Both properties are owned by Kelly and Nikita Orchard.

Analysis

Both properties are in the Single-Family Residential (R-4) Zone. Lot 1 is located at 1836 Spring Creek Drive and Lot 2 is located at 1820 Spring Creek Drive. The purpose of the adjustment is to convey a portion of Lot 2 (1820 Spring Creek) to Lot 1 (1836 Spring Creek). Lot 2 will convey 3,262 square feet, shown as Parcel A, to Lot 1. The adjustment will increase the lot size of Lot 1 to 13,552 square feet and will decrease the lot area of Lot 2 to 8,000 square feet. Public utility easements (PUEs) are not affected by the proposed Lot Line Adjustment. The proposal meets minimum lot standards consisting of lot size (8,000 square feet), building area, lot width, applicable regulations, etc.

The proposal does not create new lots; therefore, an amended subdivision plat will not be 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.

Recommendation

Based on the above findings, Staff recommends approval of the Lot Line Adjustment, with the following conditions:

1. The approved Lot Line Adjustment shall be recorded with Davis County.

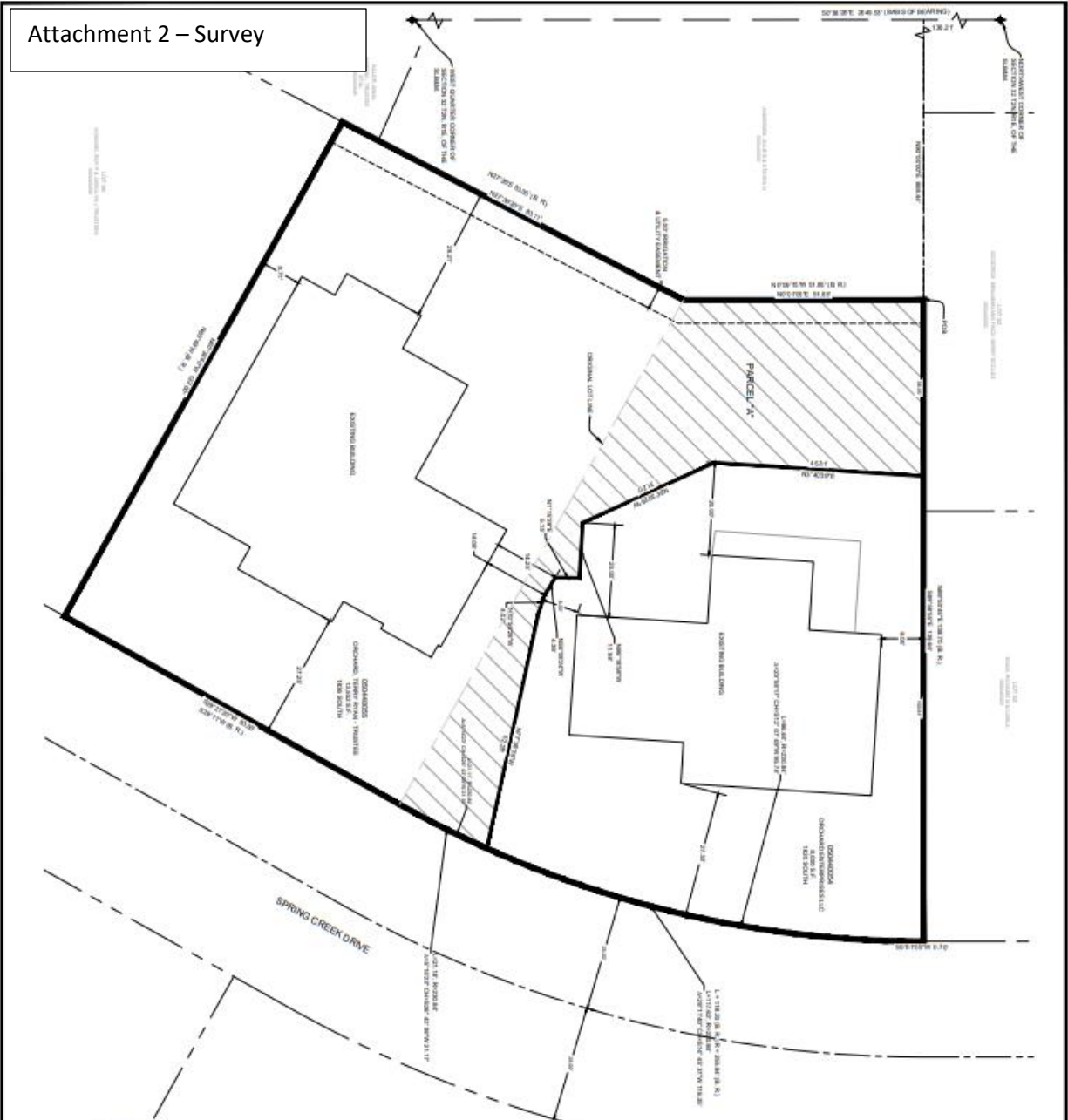
Attachments

1. Aerial Map
2. Survey

Attachment 1 – Aerial Image



Attachment 2 – Survey



ORIGINAL BOUNDARY DESCRIPTION FOR PARCEL 184484
 LOT 18 OF THE BOUNTIFUL PLAT, A SUBDIVISION OF THE BOUNTIFUL PLAT, BOUNTIFUL CITY, UTAH, AS SHOWN ON THE ORIGINAL BOUNDARY DESCRIPTION FOR PARCEL 184484.

ORIGINAL BOUNDARY DESCRIPTION FOR PARCEL 184485
 LOT 19 OF THE BOUNTIFUL PLAT, A SUBDIVISION OF THE BOUNTIFUL PLAT, BOUNTIFUL CITY, UTAH, AS SHOWN ON THE ORIGINAL BOUNDARY DESCRIPTION FOR PARCEL 184485.

ADJUSTED BOUNDARY DESCRIPTION FOR PARCEL 184484
 LOT 18 OF THE BOUNTIFUL PLAT, A SUBDIVISION OF THE BOUNTIFUL PLAT, BOUNTIFUL CITY, UTAH, AS SHOWN ON THE ORIGINAL BOUNDARY DESCRIPTION FOR PARCEL 184484, ADJUSTED BY THE LOT LINE ADJUSTMENT.

ADJUSTED BOUNDARY DESCRIPTION FOR PARCEL 184485
 LOT 19 OF THE BOUNTIFUL PLAT, A SUBDIVISION OF THE BOUNTIFUL PLAT, BOUNTIFUL CITY, UTAH, AS SHOWN ON THE ORIGINAL BOUNDARY DESCRIPTION FOR PARCEL 184485, ADJUSTED BY THE LOT LINE ADJUSTMENT.

LEGEND
 - ADJUSTED BOUNDARY
 - ORIGINAL BOUNDARY
 - EXISTING BUILDING
 - EXISTING CHANGELINE

NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PARCELS 184484 AND 184485, AND TO ADJUST THE BOUNDARIES OF THE PARCELS 184484 AND 184485, AS SHOWN ON THE ORIGINAL BOUNDARY DESCRIPTION FOR PARCEL 184484 AND THE ORIGINAL BOUNDARY DESCRIPTION FOR PARCEL 184485, TO BE CONSISTENT WITH THE ORIGINAL BOUNDARY DESCRIPTION FOR PARCEL 184484 AND THE ORIGINAL BOUNDARY DESCRIPTION FOR PARCEL 184485.

SURVEYORS CERTIFICATE
 I, THE SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UTAH SURVEYING ACT, UTAH CODE ANNOTATED, TITLE 73B, CHAPTER 2, PART 1, SECTIONS 2-4, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UTAH SURVEYING ACT, UTAH CODE ANNOTATED, TITLE 73B, CHAPTER 2, PART 1, SECTIONS 2-4.

	LOT LINE ADJUSTMENT FOR KELLY ORCHARD 1836 S SPRING CREEK DRIVE, BOUNTIFUL UTAH LOCATED IN THE NORTHWEST QUARTER OF SECTION 32 TOWNSHIP 2 NORTH, RANGE 1 EAST, S.L.B. AND M.	REVISIONS <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION								
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