



BOUNTIFUL CITY
ADMINISTRATIVE COMMITTEE AGENDA
Monday, November 9, 2020
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold a meeting in the Conference Room at **South Davis Metro Fire Station, 255 South 100 West, 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.

Bountiful City Administrative Committee meetings, including this one, are open to the public. In consideration of the COVID-19 Pandemic, Bountiful City will be observing social distancing and may limit the number of people at the meeting. If you would like to submit a comment for the public hearing listed on the agenda below, please e-mail that comment to planning@bountiful.gov prior to the meeting and indicate in the e-mail if you would like your comment read at the meeting; you are also welcome to attend the meeting in person.

1. Welcome and Introductions.
2. Consider approval of minutes for October 12, 2020.
3. Consider approval of a Lot Line Adjustment at 4756 and 4764 South Spring Meadow Circle, Dain & Amber Black and Mark & Angela Bassett, applicants.
 - a. Action
 - b. Consider drafted approval in written form
4. Consider approval of a Lot Line Adjustment at 3036 Cave Hollow and 2979 Wood Hollow Way, Kurt & Carrie Holbrook and Aaron & Krystal Watts, applicants.
 - a. Action
 - b. Consider drafted approval in written form
5. Miscellaneous business and scheduling.

Drafted Minutes of the
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
October 12, 2020
5:00 p.m.

Present: Chairman – Francisco Astorga; Committee Members – Brad Clawson and Scott Schlegel; City Planner – Curtis Poole

Excused: Committee Member – Dave Badham; Recording Secretary – Darlene Baetz

1. Welcome and Introductions.

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

2. Consider approval of minutes for September 28, 2020.

Mr. Clawson made a motion to approve the minutes for September 28, 2020 with one correction to the starting time of the meeting. Mr. Astorga seconded the motion. Voting was 3-0 with Committee Members Astorga, and Clawson voted aye with Schlegel abstaining.

3. Consider a Conditional Use Permit for an Accessory Dwelling Unit (ADU) at 1283 Beverly Way – Spencer and Jessica Hale, applicants.

Spencer Hale, applicant, was present. Curtis Poole presented the staff report.

The Applicant's property is in the R-3 Single-Family Residential zone. This will be for a basement apartment that will consist of a 1 bedroom, bathroom, kitchen and living space with a total used space of 13% of the entire home. The entrance for the unit will be at the rear of the home. There is adequate parking to accommodate for the property owners and the ADU tenants. The layout of the basement of the home was setup for an ADU however, the previous owners used it for family and not for a rental. The applicants have a building permit for electrical work in the Engineering office for approval.

Staff recommends the Administrative Committee approve the Conditional Use Permit to allow for an Accessory Dwelling Unit at 1283 Beverly Way subject to the following conditions:

1. The Owner(s) of the property must continually occupy the primary dwelling or the ADU.
2. The property is to be used only as a Single-Family residence and shall be subject to a Deed Restriction.
3. There shall be no separate utility service connections.
4. The Applicants shall apply separately for a building permit to be reviewed and inspected by Staff.
5. The ADU shall meet all the standards in 14-14-124 of the City Land Use Code.
6. The Conditional Use Permit is solely for this property and is non-transferable.

Chairman Astorga opened and closed the **PUBLIC HEARING** at 5:08 p.m. without any public comment.

1 Mr. Schlegel made a motion to approve a Conditional Use Permit for an Accessory Dwelling
2 Unit located at 1283 Beverly Way as written. Mr. Clawson seconded the motion. Voting was
3 3-0 with Committee Members Astorga, Clawson and Schlegel voted aye.

4
5 Mr. Schlegel made a motion to approve the Conditional Use Permit **in written form** for an
6 Accessory Dwelling Unit located at 1283 Beverly Way. Mr. Clawson seconded the motion.
7 Voting was 3-0 with Committee Members Astorga, Clawson and Schlegel voted aye.

8
9 **4. Consider a Conditional Use Permit for an Accessory Dwelling Unit (ADU) at 445 Spring**
10 **Creek Dr. – Teresa Upton and Julie Connelly, applicants.**

11
12 Teresa Upton and Julie Connelly were present. Curtis Poole presented the staff report.

13
14 The Applicants' property is in the R-4 Single-Family Residential Zone. The Applicants are
15 requesting approval of an existing basement apartment to be used as an ADU. Information
16 submitted by the Applicants shows the proposed ADU will consist of one (1) bedroom, a
17 bathroom, kitchen, living space, laundry room, and storage room. The total used space for the
18 unit will be 38.9% which is under the 40% standard in the Code. The property will meet the
19 parking standard required for approval with the existing two (2) car garage and wide driveway.

20
21 Staff recommends the Administrative Committee approve the Conditional Use Permit to allow
22 for an Accessory Dwelling Unit at 445 Spring Creek Drive subject to the following conditions:

- 23
24 1. The Owner(s) of the property must continually occupy the primary dwelling or the ADU.
25 2. The property is to be used only as a Single-Family residence and shall be subject to a Deed
26 Restriction.
27 3. There shall be no separate utility service connections.
28 4. The ADU shall meet all the standards in 14-14-124 of the City Land Use Code.
29 5. The Conditional Use Permit is solely for this property and is non-transferable.

30
31 The applicants stated the entrance for the ADU has a walkway leading on either side of the
32 home. Ms. Connelly noted there will be a basement closet for the ADU to use and a mechanical
33 room that is shared with the entire home.

34
35 Mr. Schlegel discussed the included closet measurements would raise the total used space for
36 the unit to 39.89% which is still under the 40% standard in the Code.

37
38 Chairman Astorga opened and closed the **PUBLIC HEARING** at 5:19 p.m. without any public
39 comment.

40
41 Mr. Clawson made a motion to approve a Conditional Use Permit for an Accessory Dwelling
42 Unit (ADU) located at 445 Spring Creek Dr as written. Mr. Schlegel seconded the motion.
43 Voting was 3-0 with Committee Members Astorga, Clawson and Schlegel voted aye.

44
45 Mr. Clawson made a motion to approve the Conditional Use Permit **in written form** for an
46 Accessory Dwelling Unit (ADU) located at 445 Spring Creek Dr. Mr. Schlegel seconded the
47 motion. Voting was 3-0 with Committee Members Astorga, Clawson and Schlegel voted aye.
48

1 **5. Miscellaneous business and scheduling.**

2 **a. Accessory Dwelling Unit (ADU) Discussion**

3
4 Chairman Astorga introduced to the Committee a proposal with amendments to the ADU Code
5 and definition. Mr. Astorga mentioned that this is only a discussion today's meeting and a
6 courtesy for the Committee.

7
8 Mr. Astorga mentioned amendments regarding the current definition as it is lengthy, some
9 parts unnecessary, and provides conflict with the number of occupants based on the current
10 definition of "family". The current Code does not provide a parking ratio to an ADU, but
11 simply mimics the standard for a single-family dwelling, consisting of four (4) parking spaces,
12 while mentioning an intent to rely on adequate parking based on actual ADU occupant
13 vehicle(s). Due to the flexible nature of vehicle ownership, Staff recommends quantifying a
14 ratio typical to standard parking practice. Staff also proposes to limit ADUs to a maximum of
15 two (2) bedrooms and in no case be more than one thousand (1,000) square feet to mitigate the
16 impacts of parking, as well as effects of moderate-income housing, as there is a correlation
17 between dwelling unit size and affordability.

18
19 Staff and the Administrative Committee have expressed concerns as how to allocate unique
20 spaces in relationship to the 40% maximum restriction of the total floor area square footage of
21 the primary structure. Staff proposes to provide a more concise standard in what counts
22 towards the ADU versus the principal unit. The proposed amendment to the definition also
23 assists in this regard as the simpler definition focuses more on the self-contained component.
24 Staff and the Administrative Committee have struggled with proposals having a combined
25 entry, where the applicant makes their case that the entry/hallway/staircase counts for the
26 principal unit, although it is also used by ADU occupant(s). It is also proposed to create a
27 standard requiring a dedicated separate entrance for the ADU as the current Code has great
28 language that restricts the structure as being perceived as a Two-Family dwelling (duplex)
29 which would fortify the self-contained component found in the definition, and clear up which
30 areas count toward which unit.

31
32 Committee member Schlegel and Clawson agreed with the proposal. The Committee
33 recognized that compliance with the minimum bedroom size can be taken out as compliance
34 with the building is being required. Committee member Schlegel suggested better language
35 for the separate dedicated entrance and suggesting splitting the "vestibule entries" between the
36 principal and the accessory unit areas. Mr. Schlegel also indicated that he preferred that the
37 ADU needs to be placed behind the midpoint line of the principal dwelling instead of behind
38 the front building line as proposed by staff.

39
40 Chairman Astorga ascertained there were no further items of business. The meeting was
41 adjourned at 5:30 p.m.

42
43
44
45
46 _____
47 Francisco Astorga
Administrative Committee Chair

Administrative Committee Staff Report

Subject: Lot Line Adjustment
Author: Kendal Black, Assistant City Planner
Address: 4756 and 4764 South Spring Meadow Circle
Date: October 29, 2020



Overview

Consider approval of a Lot Line Adjustment between 4756 South Spring Meadow Circle and 4764 South Spring Meadows Circle, W. Mark & Angela B. Bassett - Trustees and Amber & Dain Black - Trustees, Applicants.

Background/Analysis

The Applicants, W. Mark & Angela B. Bassett - Trustees and Amber & Dain Black - Trustees, are requesting a Lot Line Adjustment between their two properties located at 4756 S Spring Meadows Circle and 4764 South Spring Meadows Circle. Both properties, shown as Lot 1 (Bassett's Property) and Lot 2 (Black's Property), are in the R-F Single-Family Zone. The purpose of the adjustment is to convey a portion of Lot 1 to Lot 2 and an equal-sized portion of Lot 2 to Lot 1. Lot 1 will convey 2,758 square feet (0.063 acres), shown as Parcel A, to Lot 2. Lot 2 will convey 2,758 square feet (0.063 acres), shown as Parcel B, to Lot 1. The adjustment will not change the lot sizes or square footage of either parcel. Lot 1 will remain 102,758.04 square feet (2.359 acres) and Lot 2 to 82,371.96 square feet (1.891 acres). Public Utility Easements on the shared property line and the back half of each property will be affected with the Lot Line Adjustment and must be released.

Findings

1. There are not any new lots being created in this conveyance, therefore, an amended, subdivision plat will not be necessary.
2. There have been no new building permits issued or proposed.

Staff Recommendation

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

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

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 by the applicant and recorded by the Davis County Recorder's Office.

Attachments

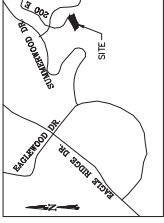
1. Aerial Map

2. Drawing
Attachments

1. Aerial Map



LOT LINE ADJUSTMENT
LOTS 406 & 407, SUMMER WOOD ESTATES
SUBDIVISION PHASE 4
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 7,
 TOWNSHIP 1 NORTH, RANGE 1 EAST,
 BOUNTIFUL DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, CORY B. NEERSONS, CERT. NO. 141, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 018748, IN ACCORDANCE WITH TITLE 63, CHAPTER 22, PROFESSIONAL LAND SURVEYING ACT, AND PROFESSIONAL LAND SURVEYING ACT, I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE RESULT OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF DAN BLACK.

THE MONUMENTS USED IN THIS SURVEY WERE:

1. TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SURVEY WAS
2. THE MONUMENTS DEPICTED AS FOUND AND/OR SET ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.



RECORD DESCRIPTION

ALL OF LOT 406 & 407 OF SUMMERWOOD ESTATES, SUBDIVISION PHASE 4, ACCORDING TO THE ORIGINAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, STATE OF UTAH.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH BY 87°04'14" EAST ALONG THE WESTERLY LINE OF LOT 406 BETWEEN FOUND REBAR/CAP AND FOUND NAIL AT THE PROPERTY LINE EXTENSION.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF LOCATING THE ABOVE DESCRIBED MONUMENTS AND PROPERTY CORNERS. THE FOUND MONUMENTS WERE LOCATED AND THE FOUND ORIGINAL PROPERTY CORNER MARKERS WITH CAPS AND PROPERTY LINE EXTENSIONS WERE FOUND AND LOCATIONS SHOWN HEREON. THE LOCATION OF THE LOT LINES CAN VARY SLIGHTLY FROM THE FOUND MONUMENTS. THE MONUMENTS SHOWN HEREON WERE SET BY THE SURVEYOR, HELD THE FOUND ORIGINAL, "BYRD & ASSOCIATES" REBAR WITH CAPS TO LOCATE THE LOT LINES.

SURVEY NOTES

1. THE FOLLOWING DOCUMENTS WERE USED DURING THIS SURVEY:
2. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES.
3. THE MONUMENTS SHOWN HEREON WERE SET BY THE SURVEYOR.
4. THE LOT ACREAGE SHOWN HEREON INCLUDES THE PROPOSED LOT LINE ADJUSTMENTS.

LEGEND

- PROPERTY CORNER
- SET REBAR/CAP MARKED
- LEGEND ENGINEERING PUBLISHING
- LEGEND PROPERTY CORNER (AS NOTED)
- FOUND PROPERTY LINE EXTENSION
- NAIL OR BRASS PLUG

BOUNDARY LINE

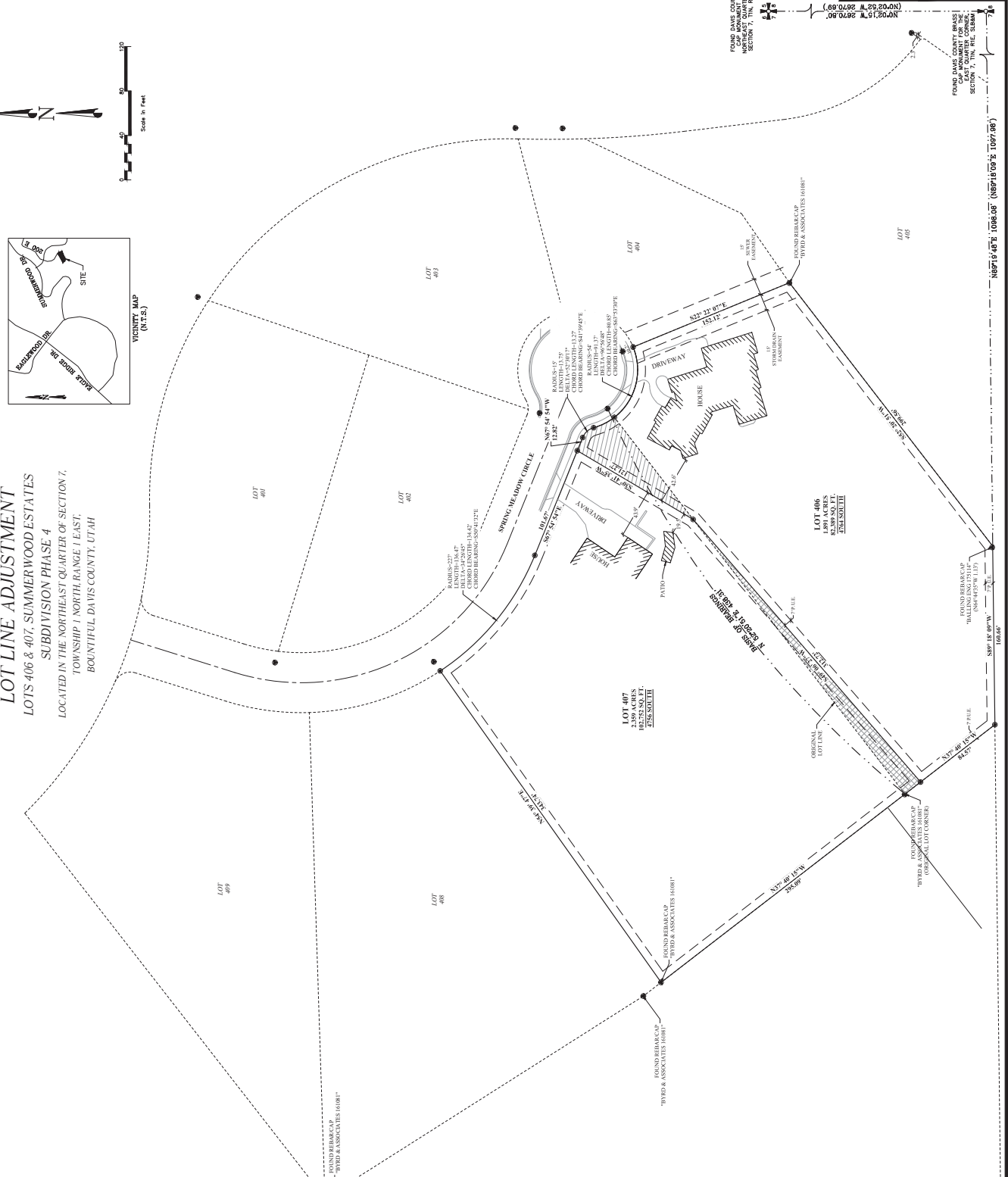
TITLE LINES

- PORTION CONVERTED TO LOT 407
- PORTION CONVERTED TO LOT 406
- PORTION CONVERTED TO LOT 408
- PORTION CONVERTED TO LOT 409
- PORTION CONVERTED TO LOT 410

ELEVATE ENGINEERING

PREPARED BY: **RECORDED**

DATE: 7/23/20
 SCALE: 1"=40'
 PAGE: 1 OF 1
 PROJECT: S20-030





Notice of Approval of Lot Line Adjustment

The Bountiful City Administrative Committee is the municipal body authorized to approve an exchange of title between the owners of record of adjacent parcels.

This Notice of Approval affects the following properties:

- (1) ALL OF LOT 407, SUMMERWOOD ESTATES SUBDIVISION PHASE 4. CONTAINS 2.359 ACRES, City of Bountiful, Davis County, Utah
- (2) ALL OF LOT 406, SUMMERWOOD ESTATES SUBDIVISION PHASE 4. CONTAINS 1.891 ACRES, City of Bountiful, Davis County, Utah

W. Mark & Angela B. Bassett - Trustees, own a parcel of property located at 4756 South Spring Meadow Circle, Bountiful, Utah, as described in Attachment A, "Parcel 1." Amber & Dain Black - Trustees owns a parcel of property located at 4764 South Spring Meadow Circle, Bountiful, Utah, as described in "Parcel 2."

W. Mark & Angela B. Bassett - Trustees desire to convey the real property described in Attachment A, "Parcel to be Conveyed-1" to the property described in "Parcel 2." Amber & Dain Black - Trustees desire to convey the real property described in Attachment A, "Parcel to be Conveyed-2" to the property described in "Parcel 1." The areas to be conveyed (described as "Parcel to be Conveyed-1" and "Parcel to be Conveyed-2") will not result in a new dwelling lot or housing unit, and will not result in a violation of applicable Bountiful City zoning requirements.

Notice is hereby given that pursuant to the provisions of 10-9a-608(5) of the Utah Code, at a meeting held Monday, November 9, 2020, the Bountiful City Administrative Committee approved the requested conveyance of property. **This Notice of Approval does not act as a conveyance of title to real property**, and the parties involved must execute appropriate conveyance documents to effectuate the transaction.

Dated this ___ day of November, 2020.

Bountiful City Administrative Committee:

By: _____
Francisco Astorga
Administrative Committee Chairman

State of Utah)
County of Davis)

The foregoing instrument was acknowledged before me this _____ day of November, 2020, by Francisco Astorga, Administrative Committee Chairman.

Notary Public

ATTACHMENT A

PARCEL 1 (01-275-0407) – W. MARK & ANGELA BASSETT - TRUSTEES

ALL OF LOT 407, SUMMERWOOD ESTATES SUBDIVISION PHASE 4, CONTAINING 2.359 ACRES.

PARCEL 2 (01-275-0406) – AMBER & DAIN BLACK - TRUSTEES

ALL OF LOT 406, SUMMERWOOD ESTATES SUBDIVISION PHASE 4, CONTAINING 1.891 ACRES.

PARCEL TO BE CONVEYED-1

BEGINNING AT A POINT BEING NORTH 52°20'51" EAST 312.22 FEET FROM THE REAR LOT CORNER COMMON TO LOTS 406 AND 407 OF THE SUMMERWOOD ESTATES SUBDIVISION PHASE 4; THENCE NORTH 30°41'35" EAST 121.27 FEET; THENCE SOUTH 67°54'54" WEST 12.82 FEET; THENCE 13.75 FEET ALONG AN ARC OF A 15-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 52°30'17" (CHORD BEARS SOUTH 41°39'45" EAST 13.27 FEET); THENCE 20.96 FEET ALONG THE ARC OF A 54-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°14'32" (CHORD BEARS SOUTH 26°31'53" EAST 20.83 FEET); THENCE SOUTH 52°20'51" WEST 116.09 FEET TO THE POINT OF BEGINNING, CONTAINING 0.063 ACRES OR 2,758 SQUARE FEET, MORE OR LESS.

PARCEL TO BE CONVEYED-2

BEGINNING AT HE REAR CORNER COMMON TO LOTS 406 AND 407 OF THE SUMMERWOOD ESTATES SUBDIVISION PHASE 4; THENCE NORTH 52°20'51" EAST 312.22 FEET; THENCE SOUTH 49°06'27" WEST 312.72 FEET; THENCE NORTH 37°40'15" WEST 17.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.063 ACRES OR 2,758 SQUARE FEET, MORE OR LESS.

Administrative Committee Staff Report

Subject: Lot Line Adjustment
Author: Kendal Black, Assistant City Planner
Address: 3036 Cave Hollow Way and 2979 Wood Hollow Way
Date: October 29, 2020



Overview

Consider approval of a Lot Line Adjustment between 3036 Cave Hollow Way and 2979 Wood Hollow Way, Kurt & Carrie Holbrook and Aaron & Crystal Watts, Applicants.

Background/Analysis

The Applicants, Kurt & Carrie Holbrook and Aaron & Crystal Watts, are requesting a Lot Line Adjustment between their two properties located at 3036 Cave Hollow Way and 2979 Wood Hollow Way. Both properties, shown as Lot 1 (Holbrook's Property) and Lot 2 (Watts' Property), are located in the R-F Single-Family Zone. The purpose of the adjustment is to convey a portion of Lot 1 to Lot 2. Lot 1 will convey 2,267 square feet (0.052 acres), shown as Parcel being conveyed to Lot 1 (Watts'). The adjustment will bring Lot 2 to 54,103.4 square feet (1.242 acres) and Lot 1 to 55,232.2 square feet (1.268 acres). Public Utility Easements will not be affected with the Lot Line Adjustment.

Findings

1. There are not any new lots being created in this conveyance, therefore, an amended, subdivision plat will not be necessary.
2. There have been no new building permits issued or proposed.

Staff Recommendation

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

1. Complete any redline corrections required on the plat and be aware of the utility easements agreed upon for power lines by completing this lot line adjustment.
2. 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 by the applicant and recorded by the Davis County Recorder's Office.

Attachments

1. Aerial Map
2. Drawing

Attachments

1. Aerial Map



SURVEYOR'S CERTIFICATE

I, BRAYN YATES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE PERSONALLY AND INDEPENDENTLY RESEARCHED THE FACTS OF THE MATTER...



RECORD LEGAL DESCRIPTIONS

PART OF THE CONDOMINIUM AREA OF MAPLE HILLS SUBDIVISION NO. 2 PLAT 10, IN SAID SUBDIVISION, BEING NORTH 1/2 OF EAST 1/2 SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WHICH IS SOUTH 88°49'57" EAST 112.28 FEET...

ADJUSTED LEGAL DESCRIPTIONS

AS FOLLOWS: MAPLE HILLS SUBDIVISION NO. 2 PLAT D, MORE PARTICULARLY DESCRIBED BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WHICH IS SOUTH 88°49'57" EAST 97.28 FEET...

BASE OF BEARING

NORTH 88°49'57" WEST BEING THE BEARING BETWEEN THE SOUTHWEST CORNER AND THE SOUTHWEST CORNER (S 1/4) CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

LOT LINE ADJUSTMENT

LYING WITHIN THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

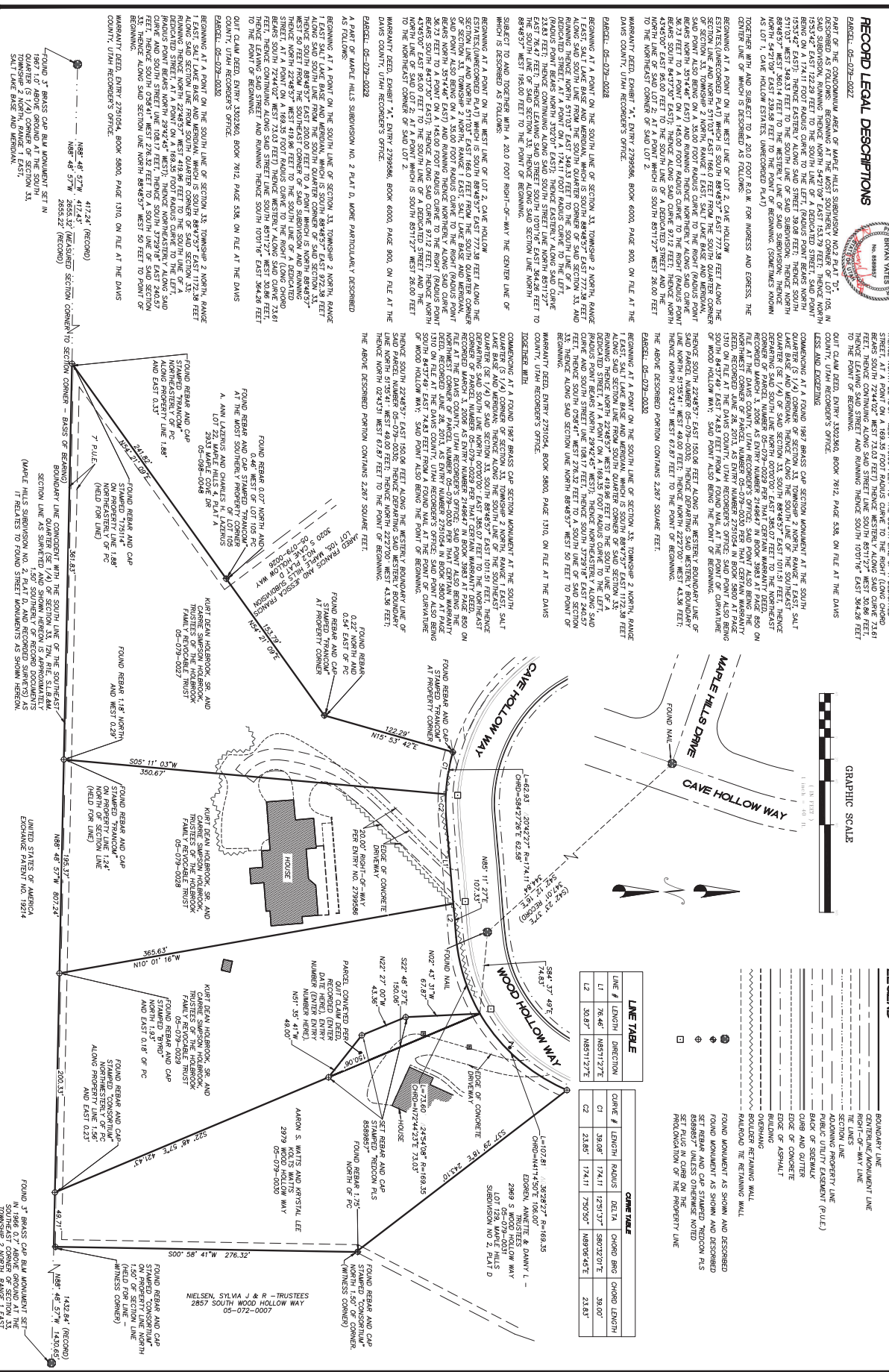


Table with columns: LINE #, LENGTH, DIRECTION, CURVE #, LENGTH, RADIUS, DELTA, CHORD BRG, CHORD LENGTH. Contains data for various lines and curves.

Table with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BRG, CHORD LENGTH. Contains data for curves C1 through C4.

RED CON, INC. LAND SURVEYING 25 SOUTH MAIN STREET, SUITE 200 CENTERTVILLE, UTAH 84004

LOT LINE ADJUSTMENT KURT HOLBROOK AND AARON WATTS LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SCALE 1" = 40' DRAWN BY: B. YATES CHECKED BY: P. FORTNER TAX ID NO. AS NOTED Page 15 of 20



Notice of Approval of Lot Line Adjustment

MAYOR
Randy C. Lewis

CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

The Bountiful City Administrative Committee is the municipal body authorized to approve an exchange of title between the owners of record of adjacent parcels.

This Notice of Approval affects the following properties:

- (1) A PART OF MAPLE HILLS SUB NO 2 PLAT D, MORE PARTLY DESC AS FOLLOWS: BEG AT A PT ON THE S LINE OF SEC 33-T2N-R1E, SLM, WH IS S 88°48'57" E 972.38 FT ALG SD S LINE FR THE S 1/4 COR OF SD SEC 33; TH S 88°48'57" E 200.00 FT TO A PT WH IS N 88°48'57" W 50 FT FR THE SE COR OF SD SUB; & RUN TH N 22°48'57" W 419.96 FT TO THE S LINE OF A DEDICATED STR, AT A PT ON A 169.35 FT RAD CURVE TO THE RIGHT (LC BEARS S 72°44'02" W 73.03 FT); TH W'LY ALG SD CURVE 73.61 FT; TH CONTINUING ALG SD STR LINE S 85°11'27" W 30.86 FT; TH LEAVING SD STR & RUN TH S 10°01'16" E 364.26 FT TO THE POB. CONTAINS **57,499.2** SQUARE FEET OR **1.32** ACRES, City of Bountiful, Davis County, Utah

- (2) BEG AT A PT ON S LINE OF SEC 33-T2N-R1E, SLM, WH IS S 88°47'57"E 1172.38 FT ALG SD S LINE FR S 1/4 COR OF SD SEC 33; RUN TH N 22°48'57" W 419.96 FT TO S LINE OF A DEDICATED STR, AT A PT ON A 169.35 FT RAD CURVE TO LEFT (RAD PT BEARS N 29°42'45" W); TH NE'LY ALG SD CURVE & S STR LINE 108.17 FT; TH S 37°29'18" E 240.57 FT; TH S 0°58'41" W 276.32 FT TO S LINE OF SD SEC 33; TH ALG SD SEC LINE N 88°48'57" W 50 FT TO POB. CONTAINS **51,836.4** SQUARE FEET OR **1.19** ACRES, City of Bountiful, Davis County, Utah

Kurt and Carrie Holbrook own a parcel of property located at 3036 South Cave Hollow Way, Bountiful, Utah, as described in Attachment A, "Parcel 1." Aaron and Crystal Watts own a parcel of property at 2979 Wood Hollow Way, Bountiful, Utah, as described in "Parcel 2."

Kurt and Carrie Holbrook desire to convey the real property described in Attachment A, "Parcel A to be Conveyed" to Aaron and Krystal Watts and to be combined with the property described in "Parcel 2." The area to be conveyed (described as "Parcel A to be Conveyed") will not result in a new dwelling lot or housing unit and will not result in a violation of applicable Bountiful City zoning requirements. Both Proposed Parcel 1 and Proposed Parcel 2 will have new legal descriptions that are described in Attachment A.

Notice is hereby given that pursuant to the provisions of 10-9a-608(5) of the Utah Code, at a meeting held Monday, November 9, 2020, the Bountiful City Administrative Committee approved the requested conveyance of property. **This Notice of Approval does not act as a conveyance of title to real property**, and the parties involved must execute appropriate conveyance documents to effectuate the transaction.

Dated this 10th day of November, 2020.

Bountiful City Administrative Committee:

By: _____
Francisco Astorga, Administrative Committee Chairman

State of Utah)

County of Davis)

The foregoing instrument was acknowledged before me this 10th day of November, 2020, by Francisco Astorga, Administrative Committee Chairman.

Notary Public

ATTACHMENT A

PARCEL 1 (Parcel ID 05-079-0029) – Kurt and Carrie Holbrook

A PART OF MAPLE HILLS SUB NO 2 PLAT D, MORE PART'LY DESC AS FOLLOWS: BEG AT A PT ON THE S LINE OF SEC 33-T2N-R1E, SLM, WH IS S 88°48'57" E 972.38 FT ALG SD S LINE FR THE S 1/4 COR OF SD SEC 33; TH S 88°48'57" E 200.00 FT TO A PT WH IS N 88°48'57" W 50 FT FR THE SE COR OF SD SUB; & RUN TH N 22°48'57" W 419.96 FT TO THE S LINE OF A DEDICATED STR, AT A PT ON A 169.35 FT RAD CURVE TO THE RIGHT (LC BEARS S 72°44'02" W 73.03 FT); TH W'LY ALG SD CURVE 73.61 FT; TH CONTINUING ALG SD STR LINE S 85°11'27" W 30.86 FT; TH LEAVING SD STR & RUN TH S 10°01'16" E 364.26 FT TO THE POB.

CONTAINS **57,499.2** SQUARE FEET OR **1.32** ACRES.

PARCEL 2 (Parcel ID 05-079-0030) – Aaron and Krystal Watts

BEG AT A PT ON S LINE OF SEC 33-T2N-R1E, SLM, WH IS S 88°47'57"E 1172.38 FT ALG SD S LINE FR S 1/4 COR OF SD SEC 33; RUN TH N 22°48'57" W 419.96 FT TO S LINE OF A DEDICATED STR, AT A PT ON A 169.35 FT RAD CURVE TO LEFT (RAD PT BEARS N 29°42'45" W); TH NE'LY ALG SD CURVE & S STR LINE 108.17 FT; TH S 37°29'18" E 240.57 FT; TH S 0°58'41" W 276.32 FT TO S LINE OF SD SEC 33; TH ALG SD SEC LINE N 88°48'57" W 50 FT TO POB.

CONTAINS **51,836.4** SQUARE FEET OR **1.19** ACRES.

PARCEL TO BE CONVEYED

PARCEL A

COMMENCING AT A FOUND 1967 BRASS CAP SECTION MONUMENT AT THE SOUTH QUARTER (S ¼) CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUASRTER (SE ¼) OF SAID SECTION 33, SOUTH 88°48'57" EAST 1011.51 FEET, THENCE DEPARTING SAID SOUTH LINE NORTH 00°00'00" EAST 385.07 FEET TO THE NORTHEAST CORNER OF PARCEL NUMBER 05-079-0029 PER THAT CERTAIN WARRANTY DEED, RECORDED MARCH 3, 2006 AS ENTRY NUMBER 2149647 IN BOOK 2983 AT PAGE 850 ON FILE AT THE DAVIS COUNTY, UTAH RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 05-079-0030 PER THAT CERTAIN WARRANTY DEED, RECORDED JUNE 28, 2013, AS ENTRY NUMBER 2751054 IN BOOK 5800 AT PAGE 1310 ON FILE AT THE DAVIS COUNTY, UTAH RECORDER'S OFFICE; SAID POINT ALSO BEING SOUTH 84°37'49" EAST 74.83 FEET FROM A FOUND NAIL AT THE POINT CURVATURE OF WOOD HOLLOW WAY; SAID POINT ALSO BEING THE POINT OF BEGINNING

THENCE SOUTH 22°48'57" EAST 150.06 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL NUMBER 05-079-0030; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE NORTH 51°35'41" WEST 49.00 FEET; THENCE NORTH 22°27'00" WEST 43.36 FEET; THENCE NORTH 02°43'41" WEST 67.87 FEET TO THE POINT OF BEGINNING.

CONTAINING **2,267** SQ FT OR **0.052** ACRE

PROPOSED PARCEL 1 (Parcel ID 05-079-0029) NEW LEGAL DESCRIPTION

A PART OF MAPLE HILLS SUB NO 2 PLAT D, MORE PART'LY DESC AS FOLLOWS: BEG AT A PT ON THE S LINE OF SEC 33-T2N-R1E, SLM, WH IS S 88°48'57" E 972.38 FT ALG SD S LINE FR THE S 1/4 COR OF SD SEC 33; TH S 88°48'57" E 200.00 FT TO A PT WH IS N 88°48'57" W 50 FT FR THE SE COR OF SD SUB; & RUN TH N 22°48'57" W 419.96 FT TO THE S LINE OF A DEDICATED STR, AT A PT ON A 169.35 FT RAD CURVE TO THE RIGHT (LC BEARS S 72°44'02" W 73.03 FT); TH W'LY ALG SD CURVE 73.61 FT; TH CONTINUING ALG SD STR LINE S 85°11'27" W 30.86 FT; TH LEAVING SD STR & RUN TH S 10°01'16" E 364.26 FT TO THE POB.

QUIT CLAIM DEED, ENTRY 3302360, BOOK 7612, PAGE 538, ON FILE AT THE DAVIS COUNTY, UTAH RECORDER'S OFFICE.

LESS AND EXCEPTING

COMMENCING AT A FOUND 1967 BRASS CAP SECTION MONUMENT AT THE SOUTH QUARTER (S ¼) CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUASRTER (SE ¼) OF SAID SECTION 33, SOUTH 88°48'57" EAST 1011.51 FEET, THENCE DEPARTING SAID SOUTH LINE NORTH 00°00'00" EAST 385.07 FEET TO THE NORTHEAST CORNER OF PARCEL NUMBER 05-079-0029 PER THAT CERTAIN WARRANTY DEED, RECORDED MARCH 3, 2006 AS ENTRY NUMBER 2149647 IN BOOK 2983 AT PAGE 850 ON FILE AT THE DAVIS COUNTY, UTAH RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 05-079-0030 PER THAT CERTAIN WARRANTY DEED, RECORDED

JUNE 28, 2013, AS ENTRY NUMBER 2751054 IN BOOK 5800 AT PAGE 1310 ON FILE AT THE DAVIS COUNTY, UTAH RECORDER'S OFFICE; SAID POINT ALSO BEING SOUTH 84°37'49" EAST 74.83 FEET FROM A FOUND NAIL AT THE POINT CURVATURE OF WOOD HOLLOW WAY; SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE SOUTH 22°48'57" EAST 150.06 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL NUMBER 05-079-0030; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE NORTH 51°35'41" WEST 49.00 FEET; THENCE NORTH 22°27'00" WEST 43.36 FEET; THENCE NORTH 02°43'41" WEST 67.87 FEET TO THE POINT OF BEGINNING.

CONTAINING **55,232.2** SQUARE FEET OR **1.268** ACRES

PROPOSED PARCEL 2 (Parcel ID 05-079-0030) NEW LEGAL DESCRIPTION

BEG AT A PT ON S LINE OF SEC 33-T2N-R1E, SLM, WH IS S 88°47'57"E 1172.38 FT ALG SD S LINE FR S 1/4 COR OF SD SEC 33; RUN TH N 22°48'57" W 419.96 FT TO S LINE OF A DEDICATED STR, AT A PT ON A 169.35 FT RAD CURVE TO LEFT (RAD PT BEARS N 29°42'45" W); TH NE'LY ALG SD CURVE & S STR LINE 108.17 FT; TH S 37°29'18" E 240.57 FT; TH S 0°58'41" W 276.32 FT TO S LINE OF SD SEC 33; TH ALG SD SEC LINE N 88°48'57" W 50 FT TO POB.

WARRANTY DEED, RECORDED JUNE 28, 2013, AS ENTRY NUMBER 2751054 IN BOOK 5800 AT PAGE 1310 ON FILE AT THE DAVIS COUNTY, UTAH RECORDER'S OFFICE.

TOGETHER WITH

COMMENCING AT A FOUND 1967 BRASS CAP SECTION MONUMENT AT THE SOUTH QUARTER (S ¼) CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 33, SOUTH 88°48'57" EAST 1011.51 FEET, THENCE DEPARTING SAID SOUTH LINE NORTH 00°00'00" EAST 385.07 FEET TO THE NORTHEAST CORNER OF PARCEL NUMBER 05-079-0029 PER THAT CERTAIN WARRANTY DEED, RECORDED MARCH 3, 2006 AS ENTRY NUMBER 2149647 IN BOOK 2983 AT PAGE 850 ON FILE AT THE DAVIS COUNTY, UTAH RECORDER'S OFFICE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL NUMBER 05-079-0030 PER THAT CERTAIN WARRANTY DEED, RECORDED JUNE 28, 2013, AS ENTRY NUMBER 2751054 IN BOOK 5800 AT PAGE 1310 ON FILE AT THE DAVIS COUNTY, UTAH RECORDER'S OFFICE; SAID POINT ALSO BEING SOUTH 84°37'49" EAST 74.83 FEET FROM A FOUND NAIL AT THE POINT CURVATURE OF WOOD HOLLOW WAY; SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE SOUTH 22°48'57" EAST 150.06 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL NUMBER 05-079-0030; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE NORTH 51°35'41" WEST 49.00 FEET; THENCE NORTH 22°27'00" WEST 43.36 FEET; THENCE NORTH 02°43'41" WEST 67.87 FEET TO THE POINT OF BEGINNING.

CONTAINING **54,103.4** SQUARE FEET OR **1.242** ACRES.