

1 **BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE**
2 **April 25, 2022**

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4 Present: Committee members Francisco Astorga (Chair), Scott Schlegel
5 Recording Secretary Hanna Welch
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8 **1. Welcome and Introductions**
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10 Chair Astorga opened the meeting at 5:03 p.m. and introduced all present. Excused Assistant
11 City Planner Nicholas Lopez and the designated Engineering committee member.
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13 **2. Minutes from previous meeting March 14, 2022**
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15 MOTION: Committee member Schlegel meeting minutes. Chair Astorga seconded the motion.
16 VOTE: The motion passed unanimously (2-0).
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19 **3. Minutes from previous meeting March 21, 2022**
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21 MOTION: Committee member Schlegel meeting minutes. Chair Astorga seconded the motion.
22 VOTE: The motion passed unanimously (2-0).
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25 **4. Consider approval of a Lot Line Adjustment at 1239 East 700 North, 1253 East 700**
26 **North, 1267 East 700 North, Brent Moon, applicant(s)**
27

28 Mr. Moon, applicant, was present.
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30 Chair Astorga informed the committee on the movement of property for the proposed Lot
31 Line Adjustment.
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33 Committee Member, Schlegel questioned if the existing retaining wall was built prior to
34 developing the middle lot (2) and was there a survey on the lot lines showing the wall was
35 over the property line?

36 Applicant, Mr. Moon reported that there was a survey done and the wall in over the lot line.
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38 Chair Astorga noted for clarification, that zoning for the R-3 zone is 11,000 square feet
39 minimum for a lot and that the frontage requirements are meet with minimal change. Astorga
40 called for final questions or clarifications needed.
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42 Committee Member, Schlegel questioned what the motivation for the change was.
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44 Mr. Moon stated that the property line for the original wall was over the property line so
45 instead of tearing down the wall and rebuilding the solution was this process. It also gives the
46 lot 3 in the staff notes more grass area. It was sold as a 12,000 sqft lot, but since there has
47 been changes to the minimum lot requirements the neighbors concluded that they would
48 move the lot line to follow the wall while keeping the lot (2) in compliance. The recording
49 will be Moon to Levitt, Levitt to Levitt and Levitt to McCullum- the respective names for the

1 residents of the proposed lot line.

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3 Chair Astorga, clarified that the record would be as Mr. Moon described for a clear legal
4 language.

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6 Mr. Moon Affirmed.

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8 MOTION: Committee Member Schlegel, made a motion to APPROVE the Lot Line
9 Adjustment for .1239 East 700 North, 1253 East 700 North, 1267 East 700 North as set forth
10 with the conditions here in. Chair Astorga seconded the motion.

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12 VOTE: The motion passed unanimously (2-0).

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14 **5. Consider approval of a Lot Line Adjustment at 2190 and 2234 Wood Hollow Way,**
15 **Preston Menlove & Daniel Scarlett, applicants- Continued.**

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17 Mr. Menlove, applicant was present.

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19 Chair Astorga presented the challenge for the committee in the previous meeting that the lot
20 is smaller than the minimum lot size. Astorga also noted that if the lot has a 0-15 % grade
21 that the lot size minimum would increase in accordance with the grade. The committee
22 previously was fixated on the compliance.

23
24 It was requested that the applicants to come back to meet at a set time with property owner
25 and city engineer and look at the original, plat from 1974. It was reported that at that time a
26 minimum plat size did not consider the slop analysis that is in use today. In 1974, the
27 minimum plat size is 12,000sqft.

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29 Committee Member, Schlegel concluded that the plat would be “grandfathered” the 1974
30 minimum plat size with no consideration for the slop analysis.

31
32 Chair Astorga informed the committee that if it were to take a more draconian stance that the
33 plat would not have been able to originally be developed, because they would not have met
34 the minimum requirements.

35
36 Committee Member Schlegel inquired if the setbacks cover the footprint of the house.

37
38 Chair Astorga Affirmed and discussed that because he bought the play as a land of record
39 that the owner has right associated. The same as there are rights with a subdivision plot, and
40 we wouldn’t deny them the right to build if they were to do so.

41
42 Committee Member Schlege asked the applicant if gully behind the house reason for the
43 change

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45 Menlove stated that it is due to a retaining wall that need repaired on the land, but that the
46 wall is currently owned by applicant Scarlett and closer to the house on the Menlove
47 property.

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MOTION: Committee Member Schlegel, made a motion to APPROVE the Lot Line Adjustment for 2190 and 2234 Wood Hollow Way as set forth with the conditions here in and adjusting the findings paragraph that states that the minimum lot standards of a R-F zone (20,000) because it no longer applies. Chair Astorga seconded the motion.

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

Chair Astorga ascertained there were no further items of business. The meeting was adjourned at 5:23 p.m.

Francisco Astorga
Administrative Committee Chair