

ADMINISTRATIVE COMMITTEE
Monday, August 26, 2019
5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at **Bountiful City Offices, 150 North Main Street, Suite 103**, 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 August 12, 2019.
3. Consider approval of a Lot Line Adjustment at 3345 Canyon Estates Drive, Lot #3 and Lot #4, Kathy Mask, applicant.
4. Miscellaneous business and scheduling.



Francisco Astorga, Planning Director

**Bountiful City
Administrative Committee Minutes
August 12, 2019**

Present: Chairman – Francisco Astorga; Committee Members – Brad Clawson and Dave Badham; Assistant Planner – Curtis Poole; Recording Secretary – Julie Holmgren

1. Welcome and Introductions.

Chairman Astorga opened the meeting at 5:01 p.m. and introduced all present.

2. Consider approval of minutes for July 29, 2019.

Mr. Clawson made a motion for approval of the minutes for July 29, 2019 as written. Mr. Badham seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Badham

Motion passed 3-0.

3. Consider approval of a Lot Line Adjustment at 1191 East 300 North and 1205 East 300 North, Terrell Woodmansee, applicant.

Greg Call, representing Terrell Woodmansee, was present.

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

Greg Call is representing the applicant, WMS Family Partnership, in the application of a Lot Line Adjustment between two of the applicant's properties located at 1191 East 300 North and 1205 East 300 North. Both properties, shown as Lot 2 and Lot 3, are located in the R-3 zone. The purpose of the adjustment is to convey a portion of Lot 2 to Lot 3. Lot 2 will convey 1,550 square feet (0.036 acres), shown as Parcel A to Lot 3. The adjustment will bring Lot 2 to 24,611 square feet (0.565 acres) and Lot 3 to 33,192 square feet (0.762 acres).

The original plat map shows a 15 foot easement running along the northern border of both lots which will remain. An adjustment to the driveway easement has also been noted with the lot line adjustment. No new lots are being created in the conveyance of property.

1. No new lots were created in this conveyance so an amended subdivision plat will not be necessary.
2. No new building permits have been issued or proposed.

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.

Mr. Call noted that the lot line adjustment would provide Lot 3 with a larger backyard. Mr. Badham asked if both lots are owned by the same person, and Mr. Call said that they were and that the properties would soon be marketed for sale. Mr. Badham inquired regarding maintenance of the lots, and Mr. Call indicated that both lots are watered by the same sprinkler system and both lots will continue to be properly maintained.

Mr. Badham made a motion to approve a Lot Line Adjustment at 1191 East 300 North and 1205 East 300 North, Terrell Woodmansee, applicant. Mr. Clawson seconded the motion.

A Mr. Astorga
A Mr. Clawson
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 32 West 1000 North, Jason Barnett, applicant.**

Mr. Clawson made a motion to approve a Conditional Use Permit, in written form, to allow for a Home Occupation Contractor Business at 32 West 1000 North, Jason Barnett, applicant. Mr. Badham seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Badham

Motion passed 3-0.

5. **Consider approval of a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 1444 South 75 East, Jim Miller, applicant.**

Mr. Clawson made a motion to approve a Conditional Use Permit, in written form, to allow for an Accessory Dwelling Unit at 1444 South 75 East, Jim Miller, applicant. Mr. Badham seconded the motion.

A Mr. Astorga
A Mr. Clawson
A Mr. Badham

Motion passed 3-0.

6. Miscellaneous business and scheduling.

Mr. Astorga explained that the August 12 packet was electronically created with a goal to produce crispier copies, and he invited the committee to provide suggestions for other meeting improvements. Mr. Badham suggested the electronic packet be attached to the electronic meeting invitation.

Mr. Astorga noted that no meeting was scheduled for August 19, and he ascertained there were no further items of business. The meeting was adjourned at 5:13 p.m.

Francisco Astorga, Planning Director

PENDING APPROVAL



RANDY C. LEWIS
MAYOR

CITY COUNCIL
Kate Bradshaw
Kendalyn Harris
Richard Higginson
John Marc Knight
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

Memo

Date: August 21, 2019
To: Administrative Committee
From: Curtis Poole, Assistant City Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, August 26, 2019

Overview

Consider approval of a Lot Line Adjustment between 3345 Canyon Estates Drive and 3373 Canyon Estates Drive, Kathy Mask, applicant.

Background

The applicant, Kathy Mask, is requesting a Lot Line Adjustment between her two properties located at 3345 Canyon Estates Drive and 3373 Canyon Estates Drive. Both properties, shown as Lot 3 and Lot 4, are located in the R-3 Single-Family Zone. The purpose of the adjustment is to convey a portion of Lot 4 to Lot 3. Lot 4 will convey 1,350 square feet (0.031 acres) to Lot 3. The adjustment will bring Lot 3 to 43,344 square feet (1.018 acres) and Lot 4 to 48,395 square feet (1.111 acres).

The original plat map shows a 15 foot public utility easement which runs between the two (2) properties. It also shows 10 foot easements on the front and rear property lines and 7.5 foot easements on the opposite side property lines from those being adjusted. The City Engineer suggested the easement between Lots 3 and 4 could be vacated; however, this would be a City Council action.

Findings

1. No new lots were created in this conveyance so an amended subdivision plat will not be necessary.
2. No new building permits have been 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. Obtain City Council approval for any easement release, or modification of the existing PUE, a recorded copy of which shall be placed in the City's building permit file.
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 by the applicant and recorded by the County.

Aerial Map



EXISTING DESCRIPTIONS

FROM QUIT CLAIM DEEDS RECORDED AS ENTRIES #3120444 AND #3120445, DAVIS COUNTY RECORDER

ALL OF LOT 3 AND LOT 4, OAK HOLLOW ESTATES SUBDIVISION, LOCATED THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH.

NEW DESCRIPTIONS

PARCEL "A" DESCRIPTION
A PART OF LOT 4, OAK HOLLOW ESTATES SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE NORTH 73°05'09" EAST 172.44 FEET ALONG THE LOT LINE TO AN EXISTING FENCE LINE; THENCE SOUTHERLY AND WESTERLY ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 21°14'53" WEST 21.47 FEET TO A FENCE CORNER, 2) SOUTH 80°08'30" WEST 32.40 FEET, 3) SOUTH 81°46'02" WEST 21.12 FEET TO A FENCE CORNER; THENCE SOUTH 78°59'34" WEST 34.73 FEET TO A BEND ON THE SOUTHERLY EDGE IN AN EXISTING CONCRETE DRIVEWAY; THENCE SOUTH 77°35'34" WEST 71.81 FEET ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF CANYON ESTATES DRIVE AT A POINT ON A 205.00-FOOT-RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 0.49 FEET ALONG SAID CURVE AND EAST LINE THROUGH A CENTRAL ANGLE OF 00°08'17", CHORD BEARS NORTH 16°50'43" WEST 0.49 FEET, TO THE NORTHWEST CORNER OF SAID LOT 4 AND TO THE POINT OF BEGINNING.
PARCEL "A" CONTAINS 0.031 ACRES.

NEW LOT 3 DESCRIPTION

ALL OF LOT 3, OAK HOLLOW ESTATES SUBDIVISION, LOCATED THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH.

ALSO, A PART OF LOT 4, OAK HOLLOW ESTATES SUBDIVISION, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE NORTH 73°05'09" EAST 172.44 FEET ALONG THE LOT LINE TO AN EXISTING FENCE LINE; THENCE SOUTHERLY AND WESTERLY ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 21°14'53" WEST 21.47 FEET TO A FENCE CORNER, 2) SOUTH 80°08'30" WEST 32.40 FEET, 3) SOUTH 81°46'02" WEST 21.12 FEET TO A FENCE CORNER; THENCE SOUTH 78°59'34" WEST 34.73 FEET TO A BEND ON THE SOUTHERLY EDGE IN AN EXISTING CONCRETE DRIVEWAY; THENCE SOUTH 77°35'34" WEST 71.81 FEET ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF CANYON ESTATES DRIVE AT A POINT ON A 205.00-FOOT-RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 0.49 FEET ALONG SAID CURVE AND EAST LINE THROUGH A CENTRAL ANGLE OF 00°08'17", CHORD BEARS NORTH 16°50'43" WEST 0.49 FEET, TO THE NORTHWEST CORNER OF SAID LOT 4 AND TO THE POINT OF BEGINNING.
NEW LOT 3 CONTAINS 1.018 ACRES

NEW LOT 4 DESCRIPTION

ALL OF LOT 4, OAK HOLLOW ESTATES SUBDIVISION, LOCATED THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH.

LESS, A PART OF SAID LOT 4, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE NORTH 73°05'09" EAST 172.44 FEET ALONG THE LOT LINE TO AN EXISTING FENCE LINE; THENCE SOUTHERLY AND WESTERLY ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 21°14'53" WEST 21.47 FEET TO A FENCE CORNER, 2) SOUTH 80°08'30" WEST 32.40 FEET, 3) SOUTH 81°46'02" WEST 21.12 FEET TO A FENCE CORNER; THENCE SOUTH 78°59'34" WEST 34.73 FEET TO A BEND ON THE SOUTHERLY EDGE IN AN EXISTING CONCRETE DRIVEWAY; THENCE SOUTH 77°35'34" WEST 71.81 FEET ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF CANYON ESTATES DRIVE AT A POINT ON A 205.00-FOOT-RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 0.49 FEET ALONG SAID CURVE AND EAST LINE THROUGH A CENTRAL ANGLE OF 00°08'17", CHORD BEARS NORTH 16°50'43" WEST 0.49 FEET, TO THE NORTHWEST CORNER OF SAID LOT 4 AND TO THE POINT OF BEGINNING.
NEW LOT 4 CONTAINS 1.111 ACRES

CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE PROPERTY CORNERS AND TO PERFORM A LOT LINE ADJUSTMENT BETWEEN THE TWO LOTS. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE SECTION CORNER AND THE WITNESS CORNER, AS SHOWN. RECORD BEARINGS AND DISTANCES ARE TAKEN FROM THE DEDICATION PLAT FOR OAK HOLLOW ESTATES SUBDIVISION, ENTRY #2199722, DAVIS COUNTY RECORDER. THIS PLAT IS ON THE DAVIS COUNTY SURVEYOR'S BASIS. THIS BASIS IS ALSO SHOWN ON A 2013 SURVEY BY HILL & ARGYLE (H&A) ON LOT 5, LOT 6, AND LOT 7 OF THIS SUBDIVISION (SURVEY #6383). THE SOLUTION SHOWN ON THE H&A SURVEY CONFORMS WITH THE LOCATION OF IMPROVEMENTS ON THE GROUND VERY WELL. WE ALSO FOUND MANY SURVEY MARKERS THAT CORRESPOND WITH THIS SOLUTION. AS SUCH, WE ARE USING THE H&A SOLUTION FROM THE 2013 SURVEY TO RETRACE THESE LOTS.

AS EXPLAINED TO ME BY THE PROPERTY OWNER, KATHY MASK, THE MAIN REASON FOR THE LOT LINE ADJUSTMENT IS TO PLACE ALL OF THE CURRENT IMPROVEMENTS SERVICING LOT 3 UNDER OWNERSHIP OF LOT 3. THERE IS AN ENCROACHMENT OF SEVERAL FEET OF THE DRIVEWAY, A FENCE LINE, LANDSCAPING, AND OTHER IMPROVEMENTS ONTO LOT 4. DESCRIPTIONS HAVE BEEN PREPARED, SHOWN HEREON, TO PLACE THE NEW LINE ALONG THESE IMPROVEMENTS. NEW BUILDING SETBACKS HAVE BEEN PREPARED TO CONFORM TO THIS NEW PARCEL LINE AS WELL AS TO THE INSTRUCTIONS ON THE ORIGINAL OAK HOLLOW ESTATES SUBDIVISION PLAT. CORNERS OF THE LOTS AND NEW LINES HAVE BEEN MARKED, AS SHOWN.

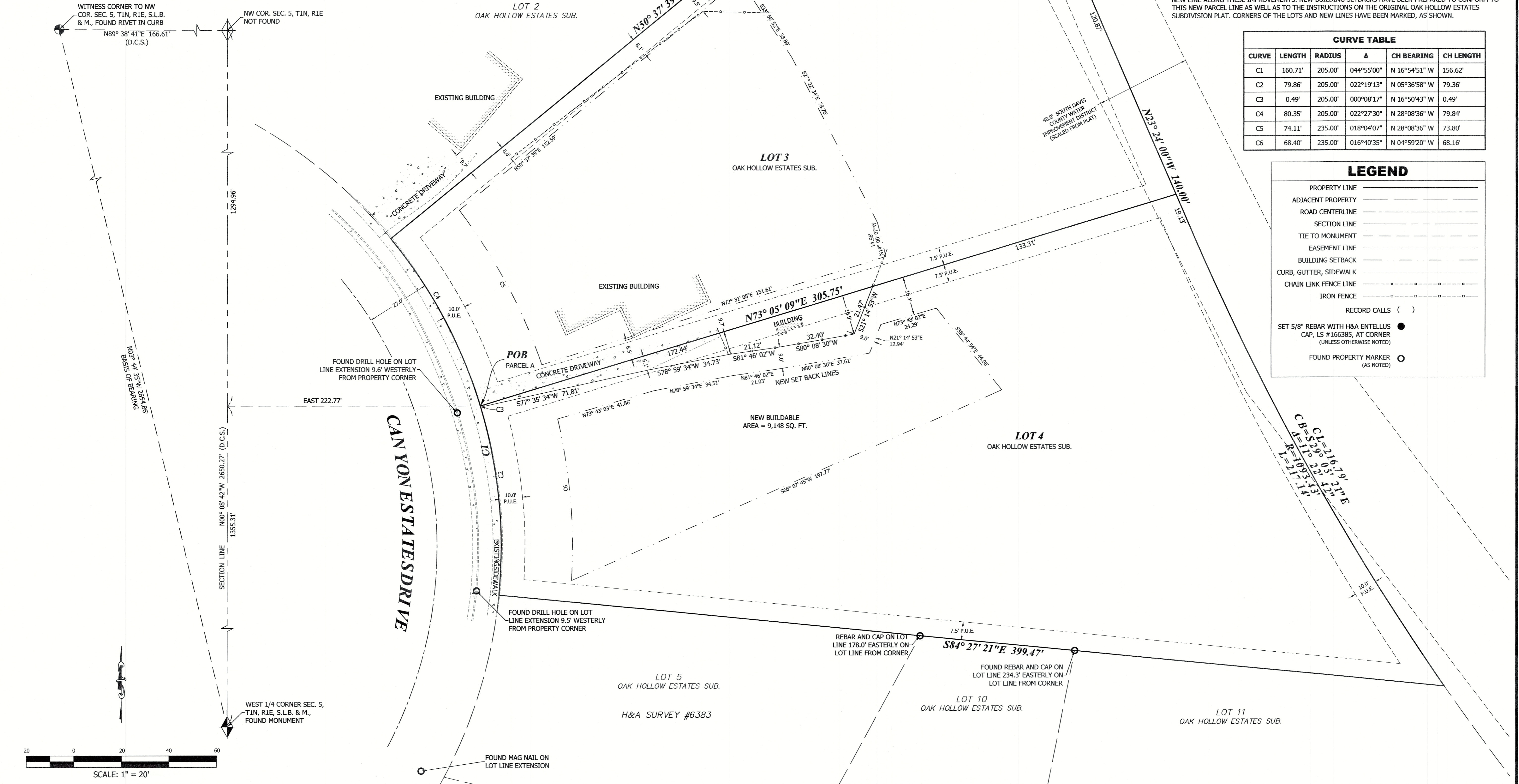
CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	160.71'	205.00'	044°55'00"	N 16°54'51" W	156.62'
C2	79.86'	205.00'	022°19'13"	N 05°36'58" W	79.36'
C3	0.49'	205.00'	000°08'17"	N 16°50'43" W	0.49'
C4	80.35'	205.00'	022°27'30"	N 28°08'36" W	79.84'
C5	74.11'	235.00'	018°04'07"	N 28°08'36" W	73.80'
C6	68.40'	235.00'	016°40'35"	N 04°59'20" W	68.16'

LEGEND

- PROPERTY LINE —————
- ADJACENT PROPERTY —————
- ROAD CENTERLINE —————
- SECTION LINE —————
- TIE TO MONUMENT —————
- EASEMENT LINE —————
- BUILDING SETBACK —————
- CURB, GUTTER, SIDEWALK —————
- CHAIN LINK FENCE LINE ————
- IRON FENCE ————

RECORD CALLS ()

- SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS # 166385, AT CORNER (UNLESS OTHERWISE NOTED) ●
- FOUND PROPERTY MARKER (AS NOTED) ○



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



Client:
Contact:
Phone # & Email:
Address:

KATHY MASK
3348 AND 3373 SOUTH CANYON ESTATES DRIVE
LOTS 3 & 4, OAK HOLLOW ESTATES SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 5, T. 1 N., R. 1 E., S. 1 B. & M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: LF 8/06/2019
APPROVED: JRC 8/09/2019
PROJECT #: 1826001
1826001.BLA.dwg

C201
BOUNDARY SURVEY