



BOUNTIFUL CITY
ADMINISTRATIVE COMMITTEE AGENDA
Monday, February 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. Review and approval of minutes for January 31, 2022.
3. 2578 and 2598 Maple Hills Drive -Lot Line Adjustment, Mark and Jill Clifford & Brad and Ruth Larsen, applicants – Assistant City Planner Lopez
 - a. Action
4. 4316 and 4322 Summerview Circle -Lot Line Adjustment, GES Investments & Jeff and Sara Parson, applicants – Assistant City Planner Lopez
 - a. Action
5. Adjournment

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**Draft Minutes of the
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
January 31, 2022**

11 Present: Committee members Francisco Astorga (Chair), Brad Clawson, and Scott
12 Schlegel
13 Assistant City Planner Nicholas Lopez
14 Recording Secretary Jacinda Shupe

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1. Welcome and Introductions

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

2. Review and approval of minutes for January 11, 2022

MOTION: Chair Astorga made a motion to APPROVE the minutes for January 11, 2022.
Committee Member Schlegel seconded the motion.

VOTE: The motion passed (3-0).

3. 1106 East 400 North - Conditional Use Permit for a Detached Accessory Dwelling Unit (ADU), David Edwards, applicant

Assistant Planner Lopez has requested more time prior to presenting this item.

Chair Astorga opened the public hearing at 5:03 p.m.

There were no comments.

Chair Astorga closed the public hearing at 5:03 p.m.

MOTION: Committee Member Schlegel made a motion to CONTINUE this item to a date uncertain. Committee Member Clawson seconded the motion.

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

4. 275 South 300 East - Conditional Use Permit for a Home Occupation Construction, Justin Brown, applicant

Mr. Brown, applicant, was present. Assistant Planner Lopes presented the item.

Assistant Planner Lopez indicated that the applicant is requesting a Conditional Use Permit for a Construction home business. Mr. Brown currently has a Bountiful Business License and will be adding Construction to his current business. All tools will be kept in his personal truck, there would be no additional employees, and everything goes along with the Land Use Code.

Committee Member Clawson inquired why he will need approval through this meeting if he

1 already has a Business License. Chair Astorga stated that due to City Code for a home
2 business for Construction approval a Conditional Use Permit it is required due to possible
3 impact on the community.

4
5 Chair Astorga opened the public hearing at 5:11 p.m.

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7 There were no comments.

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9 Chair Astorga closed the public hearing at 5:11 p.m.

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11 Applicant had nothing further to add.

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13 MOTION: Committee Member Schlegel made a motion to APPROVE a Conditional Use
14 Permit for a Home Occupation Construction located at 275 South 300 East as recommended
15 by staff and in WRITTEN form. Committee Member Clawson seconded the motion.

16
17 **CONDITIONS OF APPROVAL:**

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

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

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31 **5. 50 West 400 South- Conditional Use Permit for a Detached Accessory Dwelling Unit**
32 **(ADU), Ron Robinson, applicant**

33
34 Mr. Robinson, applicant, and applicant representative, Mr. Lynn Jacobs, were present.
35 Assistant Planner Lopez presented the item.

36
37 Assistant Planner Lopez indicated that the applicant is requesting a detached ADU located in
38 the Downtown Mixed-Use zone. Mr. Robinson would like to rent out the single-family home
39 located in the front of the property and reside in the property in the back. There is ample
40 parking, and the property meets all other the city codes except unique to this property there
41 are two utility meters which normally would not meet the code. Assistant Planner Lopez
42 recommends flexibility due to the Mixed-Use zoning of the property which was previously
43 used as a Commercial Business and the extra utility meter was placed at that time.

44
45 Chair Astorga further explained due to this property being zoned Mixed-Use there is some
46 flexibility with the property being used as and ADU or Commercial Business but not both at
47 the same time. The Owner must occupy the residence as an ADU to meet code. This will not

1 change the property to a duplex.
2

3 Mr. Jacobs discussed previous city code concerning ADU vs. Duplex and how this property
4 is not a Duplex due to it being two separate buildings.
5

6 Mr. Brown added that he would prefer to keep the two utility meters to help separate the bill
7 for the renter.
8

9 Chair Astorga opened the public hearing at 5:28 p.m.
10

11 There were no comments.
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13 Chair Astorga closed the public hearing at 5:28 p.m.
14

15 Mr. Jacobs stated the home has sat empty and he is excited to have another unit available to
16 rent with the current lack of available rentals.
17

18 MOTION: Committee Member Clawson made a motion to APPROVE the Conditional Use
19 Permit to permit an Accessory Dwelling Unit located at 50 West 400 South as recommended
20 by staff and in WRITTEN form with the revision on page 13 to the property listed as a
21 basement ADU and the address listed incorrectly in the Recommendations in the staff report,
22 as well as in the WRITTEN form condition #4 to be added. Committee Member Schlegel
23 seconded the motion.
24

25 VOTE: The motion passed unanimously (3-0).
26

27 CONDITIONS OF APPROVAL:

- 28 1. The accessory dwelling unit shall meet all the standards in Section 14-14-124 of the City
29 Land Use Code including the following:
30 a. The owner(s) of the property must continually occupy the principal dwelling or
31 the accessory dwelling unit.
32 b. The property is to be used only as a Single-Family dwelling with an accessory
33 dwelling unit and shall be subject to a Deed Restriction.
34 2. The Conditional Use Permit for the accessory dwelling unit is solely for this property and
35 is non-transferable to another property.
36 3. The Deed Restriction shall be signed within six (6) months of the date of approval.
37 4. The detached accessory dwelling unit is only approved while the single-family dwelling
38 is in use and not in any conjunction with any commercial uses on site.
39

40 Chair Astorga ascertained there were no further items of business. The meeting was adjourned
41 at 5:32 p.m.
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46 _____
47 Francisco Astorga
Administrative Committee Chair



Administrative Committee Staff Report

Subject: Lot Line Adjustment Request
Address: 2578 & 2598 South Maple Hills Drive
Author: Nicholas Lopez, Assistant City Planner
Date: February 14, 2022

Background & Overview

Consider approval of a Lot Line Adjustment between 2578 South Maple Hills Drive and 2598 South Maple Hills Drive, Mark L. & Jill B. Clifford – Trustees and Bradley R. & Ruth F. Larsen, Applicants.

Analysis

The Applicants request a Lot Line Adjustment between their two (2) properties located at 2578 South Maple Hills Drive and 2598 South Maple Hills Drive. Both properties, shown as Lot 1 (Clifford's Property) and Lot 2 (Larsen's Property), are in the R-F Single-Family Zone. The purpose of the adjustment is to convey a portion of Lot 2 to Lot 1 so that the current driveway is in compliance with a future carport on Lot 1 meeting the proper 8-foot minimum side yard setback as required by the current Code. The proposal includes transferring 0.011 acres (~479.16 square feet), shown as Parcel A, from Lot 2 (Larsen) to Lot 1 (Clifford). The adjustment does not create any new parcels and does not affect any public utility easements. All setbacks and minimum lot standards are satisfied by this adjustment.

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.

Findings

2. The proposed lot area of Lot 1 is 30,143.52 square feet (0.692 acres).
3. The proposed lot area of Lot 2 is 37,810.08 square feet (0.868 acres).

Recommendation

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

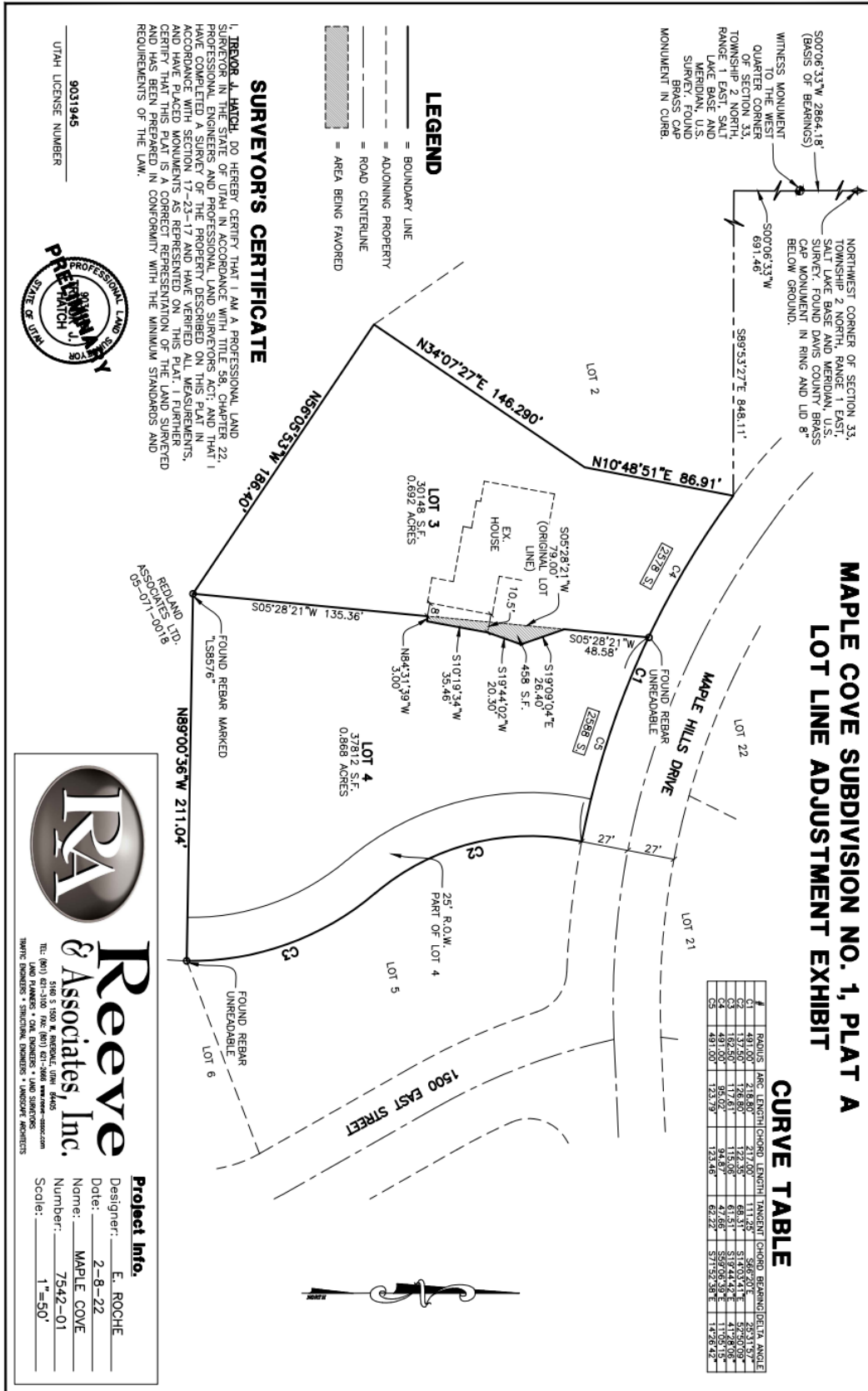
1. The approved Lot Line Adjustment shall be recorded with Davis County.

Attachments

1. Aerial Map
2. Survey

Attachment 1 – Aerial Image





Administrative Committee Staff Report



Subject: Lot Line Adjustment
Authors: Nicholas Lopez, Assistant Planner
Address: 4316 South and 4322 South Summerview Circle
Date: February 14, 2022

Background & Overview

The applicants, GES Investments LC and Jeffrey and Sara Parson, submitted a Lot Line Adjustment application between 4316 South and 4322 South Summerview Circle. The intent of this adjustment is to acquire land to build a new swimming pool on the new acquired area.

Analysis

The Applicants request a Lot Line Adjustment between their two (2) properties located at 4316 South and 4322 South Summerview Circle. Both properties, shown as Lot 1 (GES Investments LC's Property, 4316 S.) and Lot 2 (Parson's Property, 4322 S.), are in the R-F Single-Family Zone. The proposal includes transferring 0.055 acres (2,395.8 square feet), shown as Parcel A, from Lot 1 (GES Investments LC) to Lot 2 (Parson) and transferring 0.044 acres (1,916.6 square feet), shown as Parcel B, from Lot 2 (Parson) to Lot 1 (GES Investments LC). The proposal meets lot standards consisting of minimum lot size, building area, lot width, applicable regulations, etc.

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

1. The proposed lot area of Parcel 1 is 96,703.2 square feet (2.220 acres).
2. The proposed lot area of Parcel 2 is 24,611.4 square feet (0.565 acres).

Staff Recommendation

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

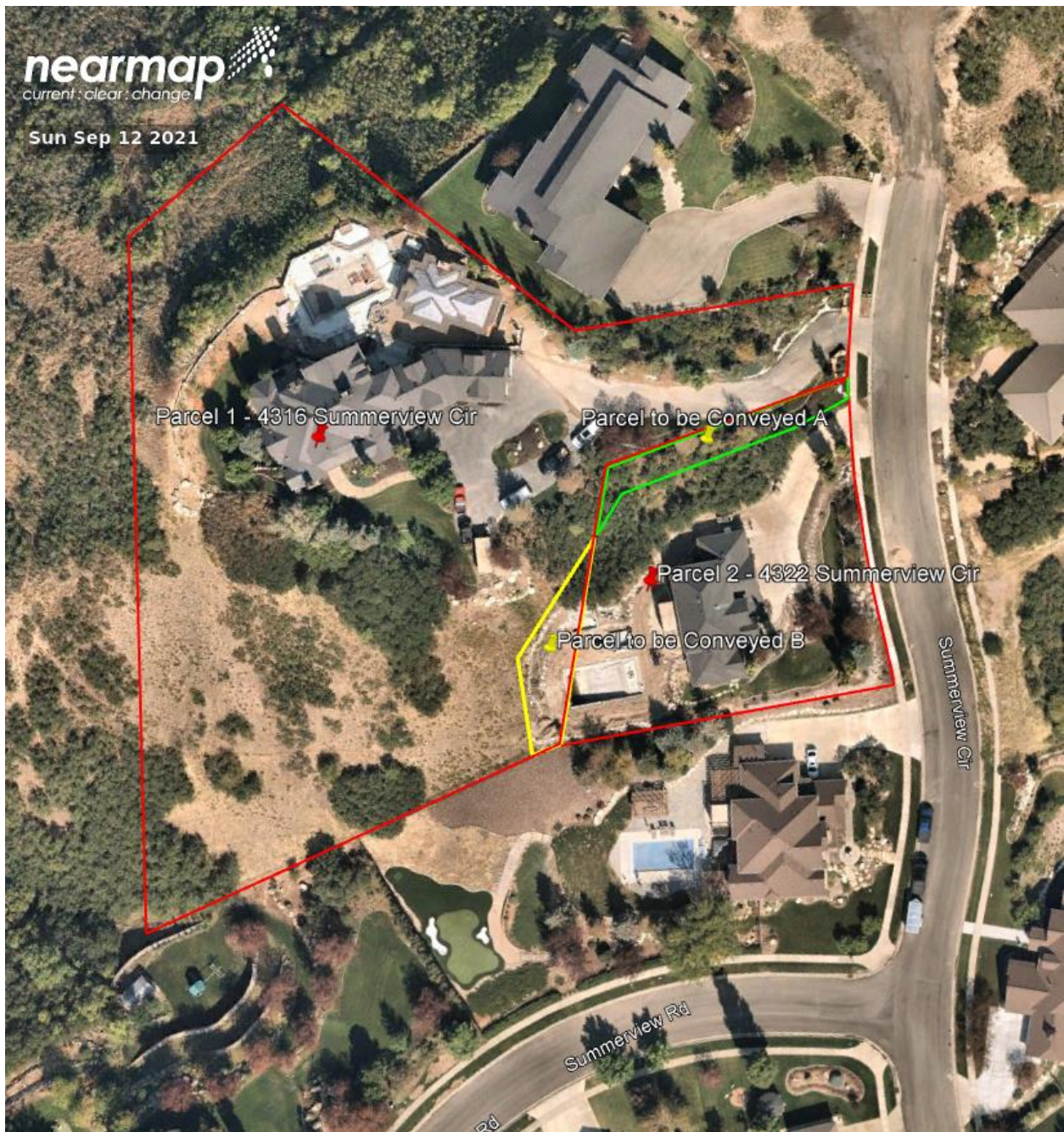
1. Complete any redline corrections required on the plat.
2. The approved Lot Line Adjustment shall be recorded with Davis County, subject to final form approved by the City Engineer.

Attachments

1. Aerial Map
2. Drawing

Attachments

1. Aerial Map

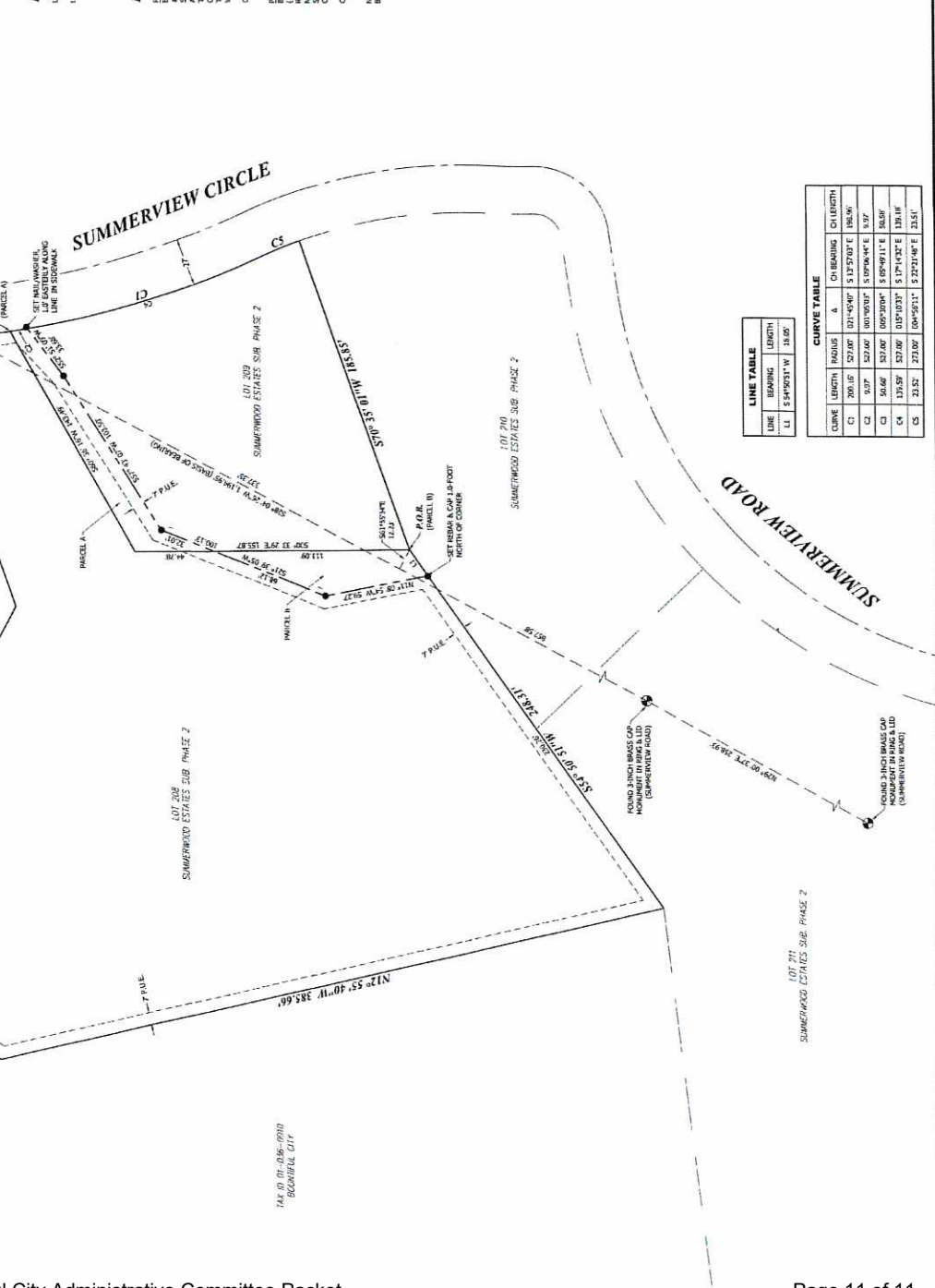
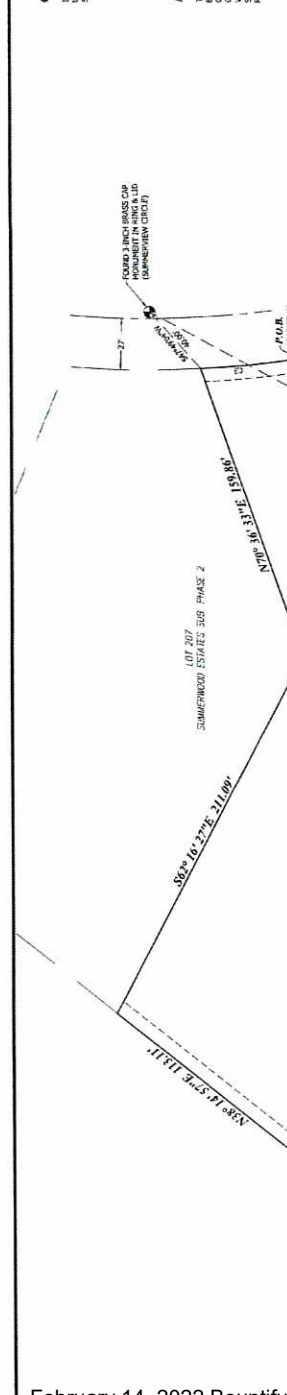


CERTIFICATE
THE PLANNING AND SURVEYING LAW ENFORCEMENT ACT, PURSUANT TO THE PROVISIONS OF THE STATE CODE 17-23-17,
I, GARY STEVENSON, A LICENSED SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND SHOWN HEREON ACCORDING TO UTAH
STATE CODE 17-23-17.

NARRATIVE
THE PURPOSE OF THE SURVEY WAS TO IDENTIFY THE CORNERS OF LOTS 208 AND 209 OF SUMMERTOWN ESTATES PHASE 2, BOONVILLE CITY, DAVIS COUNTY, UTAH. THE SURVEY WAS CONDUCTED ON 06/12/2021. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE ADJACENT PROPERTY OWNERS AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT AND THE SURVEYING AND MAPPING RULES OF THE STATE OF UTAH. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT AND THE SURVEYING AND MAPPING RULES OF THE STATE OF UTAH. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT AND THE SURVEYING AND MAPPING RULES OF THE STATE OF UTAH.

EXISTING DESCRIPTIONS
LOT 208, SUMMERTOWN ESTATES SUBDIVISION PHASE 2 (ENTRY #140120, D.C.A.).
LOT 209, SUMMERTOWN ESTATES SUBDIVISION PHASE 2 (ENTRY #140120, D.C.A.).

DESCRIPTIONS
PARCEL A DESCRIPTION
THE SOUTHWEST CORNER OF LOT 208, SUMMERTOWN ESTATES SUBDIVISION PHASE 2 (ENTRY #140120, D.C.A.) IS BEING THE SOUTHWEST CORNER OF LOT 208 OF SAID SUBDIVISION AND THE POINT OF BEGINNING. THE SOUTHWEST CORNER OF LOT 209 OF SAID SUBDIVISION AND THE POINT OF BEGINNING IS BEING THE SOUTHWEST CORNER OF LOT 209 OF SAID SUBDIVISION AND THE POINT OF BEGINNING. THE SOUTHWEST CORNER OF LOT 208 OF SAID SUBDIVISION AND THE POINT OF BEGINNING IS BEING THE SOUTHWEST CORNER OF LOT 208 OF SAID SUBDIVISION AND THE POINT OF BEGINNING. THE SOUTHWEST CORNER OF LOT 209 OF SAID SUBDIVISION AND THE POINT OF BEGINNING IS BEING THE SOUTHWEST CORNER OF LOT 209 OF SAID SUBDIVISION AND THE POINT OF BEGINNING.



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OCT 12 2021
BOUNTIFUL CITY PLANNING DEPT.