



BOUNTIFUL CITY
ADMINISTRATIVE COMMITTEE AGENDA
April 25, 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. Consider approval of minutes for March 14, 2022
3. Consider approval of minutes for March 21, 2022
4. Consider approval of a Lot Line Adjustment at 2190 and 2234 Wood Hollow Way, Preston Menlove & Daniel Scarlett, applicants.
 - a. Review
 - b. Action
5. Consider approval of a Lot Line Adjustment at 1239 East 700 North, 1253 East 700 North, 1267 East 700 North, Brent Moon, applicants
 - a. Review
 - b. Action
6. Adjournment

Draft Minutes of the
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
March 14, 2022

Present: Committee members Francisco Astorga (Chair), Brad Clawson, and Dave Badham
Assistant City Planner Nicholas Lopez
Recording Secretary Hanna Welch

1. Welcome and Introductions

Chair Astorga opened the meeting at 5:08 p.m. and introduced all present.

2. Review and approval of minutes for February 14, 2022

MOTION: Committee Member Clawson made a motion to APPROVE the minutes for February 14, 2022. Committee Member Badham seconded the motion.

VOTE: The motion passed (3-0).

3. 160 East 100 North #6 – Conditional Use Permit for a Home Occupation Construction, Kim Bascom, Applicant

Mr. Bascom, applicant, was present.

Assistant City Planner Lopez presented that with the purposed permit the Contractor/ Handyman would store (park) vehicle on the site in designated spot. All tools and equipment will be stored off site.

Mr. Bascom, Applicant had nothing further to add.

MOTION: Committee Member Badham made a motion to APPROVE the Lot Line as drafted in the staff report with conditions out lined in the Recommendations & Conditions of Approval in Background. Chair Astorga seconded the motion.

CONDITIONS OF APPROVAL:

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

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

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3 **4. 535 South Mian – Seasonal Use permit for the Green House at Cal Ranch, Mark**
4 **Lawrenson, Manager/ Applicant**

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6 Mr. Lawrenson, Manager/applicants, was present.

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8 Assistant Planner Lopez indicated that the proposed structure will be placed in the parking lot
9 of Cal Ranch and operated from March to August. The proposed structure is metal with plastic
10 overlay and weighed down with water bladders.

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12 Committee Member Badham expressed the need for written language on temporary structures
13 in code and what additional permits and building codes may be required/apply for the short-
14 term structure.

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16 Mr. Lawson submitted additional Photos of the short-term structure of the viewing of
17 committee to determine the need of building codes.

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19 MOTION: Committee Member Clawson made a motion to APPROVE the Seasonal Use
20 Permit with conditions. Chair Astorga seconded the motion.

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22 **CONDITIONS OF APPROVAL:**

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

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

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36 **5. 2190 and 2234 Wood Hollow Way – Lot line Adjustment, Preston Menlove and Daniel**
37 **Scarlett, applicants**

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39 Mr. Menlove, applicant, was present.

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41 Assistant City Planner, Lopez indicated that the proposed lot adjustment would transfer.020
42 Acres of land. The plot doesn't not meet the R-F lot standards before or after the adjustment,
43 however; with the Lot 1 would be brought closer to compliance with the adjustment. Lot # 2
44 would then be less than the standard (20,000 Square feet) before and after the adjustment.

Assistant City Planner, Nicholas Lopez, expressed that the use of land is not brought into question because of steep grade of the land topography.

Chair, Astorga and Committee member Badham suggested that the landowners find a solution that does not further hinder the compliance of the square footage for lot #2.

Mr. Menlove expressed concern because of the runoff into the proposed adjustment could create damage to lot #1 and would be advantageous for Menlove to have access to proposed parcel A for repairs in such cases. Mr. Menlove indicated that he has topography from the surveyor that can be submitted for review.

MOTION: Chair Astorga made a motion to CONTINUE the lot adjustment to a future date with a topographic survey between lots #1 and #2 with recommendations from surveyor/ Professional with an explanation. Committee Member Badham seconded the motion.

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

6. 506 South 12 East & 501 South 1150 East- Lot line adjustment, Richard Lamb & Brent and Caroline Barton, applicants

Mr. Lamb & Mr./Mrs. Barton, applicant, were not present.

Assistant City Planner Lopez presented that the adjustment would decrease the square footage for the lot #2 under the standard for the zone (11,000 square feet). Also, lot #2 rear set back would be reduced to 3'. Plot # 1 Compliance would not reduce.

Chair Astorga expressed that caution was needed for the proposed lot adjustment because the owner was been notified and was not in attendance and with the staff's negative recommendation.

Chair Astorga determined that a courtesy period be provided for presentation by Lamb & Barton.

MOTION: Committee Member Badham made a motion to CONTINUE the Lot Line Adjustment as drafted in the staff report till MARCH 21, 2022, and after communication with the owners had been established in regard to the proposal. Committee Member Clawson seconded the motion.

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

Chair Astorga ascertained there were no further items of business. The meeting was adjourned at 5:19 p.m.

Francisco Astorga
Administrative Committee Chair

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