

BOARD OF ADJUSTMENT MINUTES
May 8, 2001

Present: Chairman Bud Neslen, Vice Chairman Ron Barlow, Brent Wynn, Dean Holbrook, Leon Thurgood, Planning Commission Representative Dick Dresher, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Kevin Murray, City Prosecutor J.C. Ynchausti.

Bud Neslen welcomed all those present and had the Board Members introduce themselves. Dean Holbrook made a motion to approve the minutes for October 10, 2000 with two corrections. Leon Thurgood seconded the motion and voting was unanimous. Dick Dresher abstained from voting.

Election of Chairman and Vice Chairman for 2001.

Bud Neslen opened the floor for nominations for Chairman. Ron Barlow made a motion to nominate Bud Neslen for Chairman. Dean Holbrook seconded the motion and voting was unanimous. Dean Holbrook made a motion to nominate Ron Barlow for Vice Chairman. Brent Wynn seconded the motion and voting was unanimous.

1. Consider a 10-foot front yard setback variance at 2585 S. Fairway Circle, Holly Keddington, applicant.

Holly and Gary Keddington, applicants were present. Willard L. Nelson, father-in-law, was also present. Willard Nelson explained that, his daughter Holly, is requesting a variance to allow her to build at a 20-foot front setback rather than the required 30 feet. The lot is located in the Fairway Oaks Subdivision where a large Weber Basin Irrigation water line comes through the lot. Twenty-five feet of a 35 foot easement for the water line falls on the Keddington's south property line. The lot fronts on a cul-de-sac with almost 50% of the curve fronting a section that is approximately 65 feet in depth. These special circumstances, 25 foot Weber Basin Easement and a narrow 65-foot depth, limits the buildable space at the required 30 foot setback.

In order to build a home to face the front of the cul-de-sac a variance has to be granted. Many of the lots in the area have less than a 30-foot front setback. The home will be a rambler style and will fit with the neighborhood and fit the lot. There will be no impact on the surrounding neighbors.

Glen Larkin, property owner of lot #31, agrees with granting the variance. Without a variance a home cannot be built facing the front of the cul-de-sac. A variance is the only way a home can be placed on the lot to balance out the rest of the homes. Mr. Larkin has no objection to granting this variance.

There was a discussion about the Weber Basin Easement and the Utility Easement that was not

created by the applicant. Dean Holbrook made a motion to grant a variance for a 10-foot front yard setback with the understanding that the structure will not encroach into the 20-foot front setback nor encroach onto the easements on the north or south property lines. The reason found for granting the variance comes with the circumstances attached to the property which allows for a variance from the Board of Adjustment. Leon Thurgood seconded the motion and voting was unanimous.

Meeting adjourned at 7:32 p.m.