

**BOARD OF ADJUSTMENT MINUTES**  
**January 14, 1993**

Present: Chairman K. D. Simpson, Frances Spencer, Gene Bangerter; Blaine Gehring, Planning and Redevelopment Director; Shirley Chevalier, Recording Secretary

Absent: R. Kirk Heaton; Mark Green, Planning Commission Rep.

Minutes of December 8, 1992 were unanimously approved as written.

**Petition No. 92-5**

Permission to construct a home on property that exceeds 30% slope. Bountiful City ordinance does not allow construction on slopes of 30% and over. Property is located at 3840 South Monarch Drive. Earl Larrabee, contractor/petitioner. Greg Mayer, owner.

In beginning the hearing, Chairman Simpson outlined the three criteria that governs the Board's decision, which also appear on the application in the form of questions that must be answered by the petitioner.

Mr. Larrabee stated there is a ravine that runs through the property which makes it difficult to build upon, however with compaction and the use of retaining walls, it would be buildable. They would fill and compact before pouring the footings. Retaining walls would be built on both the north and south sides, and possibly in the back of the property.

Frances Spencer asked the owners if they were aware of the 30% slope restriction. They replied they had been told it was 15% grade. Before they purchased the property, they had it surveyed which showed it to be 28%. They then purchased the lot in August, 1990.

Michael Roden, 56 West Monarch, said he feels the Meyers were probably led astray by the seller of the lot in the viability of the lot being buildable, and feels this should be considered.

Chairman Simpson explained the Options available to the Board: approve or disapprove; vote to table which allows the petitioner to look at other alternatives. He stated the application had not been done well. The answers did not directly apply to the questions, and they were very brief.

Mr. Gehring said there is a disclaimer on this plat, which is filed with the county, that states the city does not warrant that every lot is buildable. However, staff has determined there will have to be some percentage of variance granted to the 30% to make this lot buildable. If another house could be designed and moved further north to meet the 8 ft. side yard requirement, the variance would not have to be so substantial.

Chairman Simpson advised Mr. Larrabee and Mr. and Mrs. Mayer to meet with Mr. Gehring to see if a better plan could be worked out.

Frances Spencer made a motion to continue this petition to the February 9, 1993 meeting; seconded by Gene Bangerter; voting was unanimous.

Meeting adjourned at 8:00 PM.