

BOARD OF ADJUSTMENT MINUTES
January 13, 2004
7:00 p.m.

Present: Chairman Bud Neslen, Vice Chairman Dean Holbrook, Leon Thurgood, Al Hess, Assistant City Attorney J.C. Ynchausti, City Engineer Paul Rowland, Recording Secretary Connie Feil.

Absent: Planning Commission Representative Michael Allen.

Bud Neslen welcomed all those present and had all those present introduce themselves.

Al Hess made a motion to approve the minutes for September 9, 2003 as written. Dean Holbrook seconded the motion and voting was unanimous.

1. Consider a variance to allow for regrading and build on an isolated piece of ground on slopes greater than 30% at 795 E. Highland Oaks Drive, Paul Guyman, applicant.

Paul and Paula Guyman, applicants, were present. Blair Fredrickson, Landscape design, Lon Schindler and Ned Clark, neighbors were also present.

Blair Fredrickson explained that the ground at the end of the property has a slope over 30% which reduces the space to build. This 30% ridge takes ½ of the lot and makes it hard to design a house. Part of this ridge was previously graded by the neighboring contractors. The Guyman's would like to regrade this high side and do some retaining. The 10 foot cuts and rock retaining will meet the Foothill Ordinance and the neighbors property will not be disturbed.

Paul Rowland explained that this is a small piece of isolated grand which makes this lot extremely difficult to use. Because this area is an isolated slope, a reasonable home cannot be built without a variance granted.

Al Hess mentioned that this variance seems to be the only logical decision. Dean Holbrook and Leon Thurgood agree with Mr. Hess.

Leon Thurgood made a motion to approve the variance to allow regrading and build on an isolated piece of ground on slopes greater than 30% at 795 E. Highland Oaks Drive, subject to the discussion with the plot plan. Dean Holbrook seconded the motion and voting was unanimous.

Meeting adjourned at 7:20 p.m.