

BOARD OF ADJUSTMENT MINUTES
June 10, 1997

Present: Verlon Duncan, Vice Chairman; Dean Thurgood, Bud Neslen, Don Milligan, Planning Commission Representative; J.C. Ynchausti, City Prosecutor; Connie Feil, Recording Secretary.

Absent: Paul Summers, Chairman; Sydnie Shurtliff, Blaine Gehring, Planning and Redevelopment Director.

Verlon Duncan welcomed all those present. Dean Thurgood made a motion to approve the minutes for May 13, 1997 as written. Bud Neslen seconded the motion and voting was unanimous.

1. Consider granting a variance to build on slopes greater than 30% at 1351 E. Canyon Creek Drive, Vaughn and Evelyn Mower, applicants.

Vaughn and Evelyn Mower were present. Mr. Mower explained that a lot of time has been spent working with Balling Engineering and Jack Balling on trying to arrange a home on this lot. Most of the lot is more than 30% slope and is unbuildable without a variance. All vegetation, except for the home, will be left in its natural state. All codes and ordinances to build the home have been met except for the 30% slope. The Mowers' are asking for a variance to build on the portion of 30% slope. Without the variance this lot is unbuildable. At the time of purchase Coldwell Banker did not mention that this lot is an unbuildable lot.

Verlon Duncan explained that by State Law there is a limit to the authority of the Board of Adjustment. One of the obligations the Board has to decide is if the variance is not granted what kind of a hardship is it going to create. The Mowers' have proven, that if not granted, this will be a hardship. The problem was caused in the approval of the lot not by the property owner.

Bud Neslen made a motion to grant the variance to build on the 30% slope for Vaughn and Evelyn Mower. Dean Thurgood seconded the motion and voting was unanimous.

Miscellaneous: Dean Thurgood thanked Don Milligan for being with the Board of Adjustment the past six months. Don Milligan thanked the Board and mentioned that being part of the Board has been very enjoyable.

Meeting adjourned at 7:20 P.M.