

Minutes of a Board of Adjustments Meeting held May 23, 1979 at Santaquin City Hall, 68 East Main St. at 6:30 A.M.

In Attendance: Chairman Allen Gurney, Lynn Crook, Micheal Christensen, Fred Openshaw, Sherman Jones, Clerk Kay Higginson, Councilman Thomas McCloud, William Bettis and Adell Stanley.

Chairman Gurney called the meeting to order and Sherman Jones offered an invocation.

The Board discussed the application for a variance in frontage by William Bettis. Mr. Bettis would like to build a 24' X 40' garage and storage building. The lot he wants to build it on used to have a 66' frontage, but Mr. Bettis has purchased from his neighbor 40 additional feet. His lot is a total of 106' frontage and 120' depth. He will have a side-yard of eight feet and a set back of 30'. The building inspector is referring to the garage as a main building. Mr. Openshaw read from the ordinance Section 18 Item 9. After reading this the Board decided that the reason the building inspector is considering this as a main building is because the ordinance states that a building of 480 square feet is a building main. The building inspector is also considering the property as two lots because it is on two separate deeds. The question in variance is that it is a main building on an individual lot and needs the required 80' frontage. Mr. Openshaw felt that if he just had the deeds changed to one deed and have it deeded as one lot it should be okay. Councilman McCloud felt that Mr. Bettis met all the requirements except the frontage because of the size of the building (he should have 80'). Mr. Crook pointed out that it is still an accessory building because nobody will be living in it. Mr. Gurney asked if there was anything in the ordinance stating there could not be two main buildings on the same lot. It was determined that there could not be two dwellings on the same lot. It was decided that if it was considered as two pieces of property, there was a problem. If he changed the deed to one piece of property Section 22 of the ordinance would not be conforming. Mr. Crook made a motion that the variance be granted Mr. Bettis. Mr. Christensen seconded the motion. Mr. Openshaw asked to have Mr. Bettis incorporate the property into one deed and to show proof that he had done so. Mr. Crook accepted this amendment to his motion. All members of the Board were in favor of granting the variance with the amendment. The building inspector should check to see that it is done before issuing the building permit.

Mr. and Mrs. Thays Stanley are applying for a variance in frontage as required in Section 22 Item 2. This section states you have to have 80' frontage for a main building. The Stanleys are proposing to sell a lot with a 75' frontage and a 247' depth. They would like to sell the 75 foot frontage because a brick garage is only 7' from the property line. The side yard required is 5' and Mr. Gurney suggested making it 77' frontage. It was decided that the garage was built before the ordinance went into effect; therefore, the hardship was not self-created. Mrs. Stanley was asked if they could buy 5' additional ground and she told them they could not. Mr. Gurney felt with the depth of the property the spirit of the ordinance was in compliance. Mr. Openshaw made a motion that the variance be granted with the requirement that Mr. Stanley give the 2' he has extra as side-yard. Mrs. Stanley told the Board that the reason they gave themselves the 7' instead of 5' was because there is an electric pole in the middle of their driveway (on city property) and they have to swerve around the pole to get into one side of their garage. The 2' gives them a little more clearance. Mr. Openshaw changed his motion to state that the Board grant the variance without the additional 2'. Mr. Jones seconded the motion. All board members were in favor. Mr. Bettis and Mrs. Stanley both left the meeting.

Mr. Gurney called for a change in the chairmanship of the Board. Mr. Jones felt he was too inexperienced to fill the position. Mr. Gurney made a motion for Micheal Christensen to be the chairman. Mr. Christensen declined because of ill health. Mr. Jones made a motion for Fred Openshaw to become the new chairman. Mr. Crook seconded and all were in

favor.

Mr. Gurney explained to Kay Higginson how the board sets up their meetings and the part she should do in this. He told her what her job would be as secretary for the Board of Adjustments.

Meeting adjourned at 7;30 A.M.