

BOARD OF ADJUSTMENT  
Minutes

Minutes of the Board of Adjustment meeting held March 3, 1994, 7:00 p.m., in the Santaquin City Council Chambers.

Present were Board members Brent Vincent, Janet Kelly, and Glade Robbins. Also present were Councilmen Hott Carter and Paul Bean.

Glade Robbins chaired the meeting.

Terry Wing is requesting a variance on City-Ordinance 90-4, Section 19. He would like to build a home at approximately 350 West 265 North on property that measures 90 feet by 108 feet.

The Ordinance says building lots must be 120 feet deep.

Brent said Mr. Wing is in a R1 zone. The lot must have 80 foot frontage and 120 foot depth, front setback 30 feet, side yard 20 feet.

If granted a variance it becomes a sub-division. Mr. Wing would have to bring a plot map to Planning and Zoning.

Mr. Jack Walker who has property adjoining Mr. Wing's, said he is not opposed to Terry building, but would like everyone to be aware of his barn.

Mr. Wing stated that even though the frontage and depth regulations are not met on this piece of property, he has more than enough square footage.

Janet stated that even though Santaquin City is changing to a sewer system in the near future, we still have to comply with septic tank regulations.

The Board wanted to know if there are other examples of homes on smaller lots, because the Board of Adjustment cannot set a precedent.

Mr. Wing was not aware of any examples.

Hott suggested that the Board table Mr. Wing's request for the time being and have Mr. Wing meet with Planning and Zoning and find out their feelings on the situation; more than one home on a building lot, possibly being landlocked, size of lot, his unique situation.

Mr. Wing was scheduled to meet with Planning and Zoning on March 9, 1994.