

BOARD OF ADJUSTMENT

Minutes

Minutes of the Board of Adjustment meeting held June 23, 1994, 7:00 p.m., in the Santaquin City Offices.

Present were Board members Brent Vincent, Janet Kelly, Sherman Jones, Glade Robbins and Councilman Paul Bean.

Tracy Johnson would like to divide his property at approximately 500 West 300 North into three building lots.

The City owns the street in front of the property. Oldham's owned the property previously. The property was annexed in along the fence line.

Lot one meets the required frontage and depth. Lots two and three do not meet the required depth. There is a difference of two feet and less than that in some places.

Paul stated that the Board of Adjustment is only allowed to grant a variance on a hardship or a unique situation according to State law. The owner can't cause these situations.

Janet questioned the three divisions.

Brent noted that the road is a paved street.

Janet said Board of Adjustment must follow the rules of Planning and Zoning.

Brent said the sub-division moratorium will affect the Johnson's.

They can't sub-divide until it is lifted. The Johnson's will be sub-dividing.

Mrs. Johnson said their proposal was approved by Planning and Zoning on the condition that a variance was granted.

Mrs. Johnson feels they were approved by Planning and Zoning on June 8, 1994. The moratorium was posted June 9, 1994.

Paul said the moratorium was announced at City Council on June 7, 1994.

Mrs. Johnson wondered if the Board could grant a variance and then when the moratorium is lifted they could sub-divide.

Janet stated that as long as the new owners follow the rules, there should not be a problem.

A MOTION was made by Brent to approve the variance for an undersize lot as soon as the sub-division moratorium is lifted. Sherm seconded. All voted "aye".

Janet stated that because Johnson's property is on an improved street, they will not have to install curb, gutter and sidewalk.