

Minutes of the Santaquin Board of Adjustments held 1 April and 6 April 1993.

Present on 1 April were: Board members Susan Armstrong, Janet Kelly, Glade Robbins. Also present were Ann and Calvin Wall, Kirsten VanAusdal, Craig and Lynn York. Hottt Carter and Val Broadhead also came in.

Meeting was brought to order by Glade Robbins. Sherman Jones and Kurt Stringham were excused.

Wall's request: Calvin would like to add a carport to his home located at 165 West 200 South. It would be a 24 ft. addition. He is requesting a variance to Ordinance 90-4 Section 19 sideyard requirements. His addition would come within 1 foot of the property line and be 2 feet away from an existing structure on the adjoining property.

VanAusdal's request: The VanAusdal's are also looking for a variance to the Ordinance 90-4 Section 19 sideyard requirements. They would like to build a carport that would be 20 feet wide and leave 3 and 1/2 feet to the property line. Their neighbors, the Yorks, have stated that they only intend to put in a one car carport or garage in the future. This would leave 23 feet between buildings.

The petitioners were then excused.

Board Comments: Hottt read 90-4 sec 19 dealing with the sideyard, front, rear and accessory buildings to the Board. It was decided that Walls situation didn't meet any of the criteria except for accessory buildings, which this situation isn't about. The big concern was for fire safety in both situations. Val Broadhead (fire marshall) felt ther could be some real concern for harm to buildings as well as firefighters if these two variances were granted.

It was decided to table the decision on these variances until Tuesday April 6, so that some research could be done on what the state fier codes were in relation to this matter.

Motion to table was unanimous.

Present on 6 April were: Glade Robbins, Janet Kelly, Susan Armstrong Board members. Also present were Val Broadhead and Shane Wall representing the Fire Department.

Meeting was brought to order by Glade. Sherman Jones and Kurt Stringham were excused.

Val's report on the state fire code: The state has no set standard they have each city come up with ther own as far as how close structures can be or how far from a property line for safety purposes a structure can be. It was his reccommendation that a building should be no closer that 10 feet from another building. He also stated that he would have that amount split so that each property owner could be no closer than 5 feet to the property line. This would help insure the accessibility of the property and the safety of the firefighters in case of a fire. He also felt that the 5 feet should include all overhangs.

Board of Adjustment minutes from 1 Apr and 6 Apr cont.

Janet also felt that we shouldn't get into the habit of "borrowing" other people's property so that an owner can gain a variance. It was also felt by the Board members that there were numerous other properties in the city that have similar circumstances and that it isn't feasible to grant all those variances. There are also alternatives available to these particular property owners as far as their property is concerned.

Motion was made by Glad to deny these variances on the grounds of safety and lack of demonstrable hardship. Motion was seconded by Janet. All were in favor of denying these requests as put forth.

Val Broadhead will be sending a letter to the Board of Adjustments with his recommendations for maintaining fire safety.

Motion was made to adjourn by Janet. All were in favor.