

Minutes of the Hurricane City Board of Adjustment held on June 10, 2015 at 5:00 p.m. in the Council Chambers at 147 N 870 West, Hurricane, Utah.

Members present: Chairman Bruce Church, Willie Billings, and Jeff Borden. Also present was Planning Director Toni Foran. Bruce called the meeting to order at 5:15 p.m. Willie Billings led the Pledge of Allegiance and Jeff Borden offered prayer.

Consideration of and decision on the following items:

- 1. BOA-V-2 -Request for a variance on rear setback due to the odd shaped lot to build a house at 2212 S. Sandstone Road, lot 5 in Redstone Springs Subdivision. Brian Shattuck, Ironman Construction applicant and Lynn Mattox owner.**

Mr. Shattuck explained that on the lot in question they consider the back yard just the far back corner since it is a triangle shaped lot. They would like to just consider it all side yard except the far back corner. He explained they will be building a retaining wall on the property so the house on the lot will be a slab on grade.

Jeff Borden reviewed the questions and comments in the staff report and property owner responses. Willie Billings commented it is unusual to have the lot without a clear back yard. Brian Shattuck stated in St. George they measure the back setback from just the corner on a triangle lot so he assumed that would work here.

Willie motioned to grant a variance for the rear setback by considering it all side yard based on the unique lot shape, seconded by Jeff Borden. Motion unanimously approved with Bruce Church, Willie Billings, and Jeff Borden all voting aye.

- 2. BOA-V-3 – Request for a variance on the front setback at 1304 North Main Street, lot 49 in Sunset Ridge Subdivision due to the cliff edge at the rear of the lot – Patty Christopher applicant**

- 3. BOA-V-4 - Request for a variance on the front setback at 1296 North Main Street, lot 48 in Sunset Ridge Subdivision due to the cliff edge at the rear of the lot – MKE Real Estate LLC**

Jeremy Back represented both of these applications. He explained they were previously granted variances on lots adjacent to these lots on the cliff edge.

He showed the board members where the cliff edge starts and discussed house plans that would fit. The group discussed setback for garage as opposed to living area. All agreed it should be at least 20' for a garage to keep cars from parking over the sidewalk. Mr. Back stated he would have to redraw some plans to make that work but they would be able to work with that setback.

Jeff Borden motioned to approve a front yard setback variance for lots 48 and 49 in Sunset Ridge Phase 3, setting the setback at 10' for living area and 20' for garage, seconded by Willie Billings. Motion unanimously approved with Bruce Church, Willie Billings, and Jeff Borden all voting aye.

Approval of previous meetings minutes: Minutes of the October 23, 2014 meeting were discussed to clarify the motion to approve the variances included the 20' garage setback. Willie Billings, who had made the motion stated he did include the 20' garage setback.

Jeff Borden motioned to approve the minutes with the clarification on the motion of 20' garage setbacks, seconded by Willie Billings. Motion unanimously approved with Bruce Church, Willie Billings, and Jeff Borden all voting aye.

Meeting adjourned at 5:30 p.m. after a motion by Jeff and second by Willie.