

Minutes of the Board of Adjustment Meeting held June 8, 2017, held in the Weber County Commission Chambers, 2380 Washington Blvd. Floor 1, Ogden UT

Members Present: Rex Mumford – Acting Chair
Douglas Dickson
Nathan Buttars
Phil Hancock

Member Excused: Neal Barker

Staff Present: Rick Grover, Planning Director; Courtlan Erickson, Legal Counsel; Tammy Aydelotte, Planner I

- Pledge of Allegiance
- Roll Call

Regular Agenda Items

1. Approval of Minutes from 3/23/2017 Meeting.

Motion: Nathan Buttars moves to approve the minutes from the March 23, 2017 Board of Adjustment meeting. **Second to the motion:** Rex Mumford **Vote taken:** All in favor (Phil Hancock recuses himself from the vote, as he had recused himself from an item on the agenda the day of the March 23rd meeting).

2. BOA 2017-02: Consideration and action on a request for a 4 foot variance to the front yard setback in the FR-1 zone for the property located at 80 Ogden Canyon Road (parcel # 13-076-0018). Presenter: Rick Grover, Planning Director.

Director Grover gives overview of property – zoning setbacks, size of parcel, site plan. Mr. Grover explains the reason for the variance request. He then explains the criteria (typically 5 items) to take into consideration when examining a variance request. Mr. Grover feels the request meets the five criteria.

Acting Chair Mumford asks for clarification regarding examples included in the staff report, with reference to the subject request.

Owner: Troy Herald – 80 Ogden Canyon Rd. The applicant recently purchased the home. He gives more detail on the existing structures, relative to the slope located on the property. Mr. Herald requests the motion to be worded in a particular way, so as to not allow the proposed structure to be located any closer to the residence as the existing garage. Owner has not had a survey done, due to the expense.

Acting Chair Mumford asks if there are any questions. Board Member Phil Hancock asks if the existing garage will be demolished. The owner responds that they will convert the existing garage (once the new garage has been completed) to livable area of the home.

Director Grover explains that the motion may include wording that requests setbacks for the proposed structure be identical to the existing garage.

Mr. Dickson asks about the site plan, and an existing shed. The Board discusses with the applicant, the Planning Director, and the County Counsel, the setback requirements, and future development on the subject parcel.

Motion: Board Member Nathan Buttars makes a motion to grant the request for the variance for the new garage on the condition that the new structure's foundation must maintain the equivalent setbacks as the foundation for the existing attached garage. The motion is based on staff findings and recommendation for approval, taking into consideration the slope of the property. **Second to the motion:** Douglas Dickson. **Vote:** All in favor.

Motion to adjourn: Phil Hancock. Second to the motion: Nathan Buttars

1. **Public Comment for Items not on the Agenda**
2. **Remarks from Board members**
3. **Planning Director Report**
4. **Remarks from Legal Counsel**
5. **Adjourn**

The meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Tammy Aydelotte, Planner I
Weber County Planning Commission