

## **Minutes For Board of Adjustment Meeting**

**August 8, 2017 at 10:00 AM**

**At the Daggett County Courthouse**

**95 North 1<sup>st</sup> West, Manila, Utah 84046**

**Board Members Attending:** Jack Lytle, Clyde Slaugh and Randy Asay

**Other Persons Attending:** Carrie Poulsen, John Weaver, Stew Leith and Brian Raymond

John Weaver was given the floor and he shared a picture of his property with the house location, fence line and where he wants to build a loafing shed that has three sides enclosed and it is 54' x 28'. He wants to park tractors and equipment in there. The regulations are 20' off the property line and he wants to be 3'8" off the line so snow falls off on his property. Brady's are on the one side and he has a letter from them and the Homeowner's Association that they are okay with it as proposed. Attorney Niel Lund said that variances run with the land so if you grant a variance it stays with the land if sold. The way it fits with the property, the ability to get equipment in and out and use of the property efficiently is the reason that a variance might be granted. Clyde Slaugh made a motion to allow a variance from 20' to 3'8". Randy Asay seconded the motion and there was further discussion, but the motion remained and all were in favor of the motion as originally stated. The motion carried.

The second application to review was from Stew Clair Leith regarding property located at 921 S. Arrowhead Lane, Manila, Utah 84046. Jack Lytle asked if this had been to the Planning and Zoning commission yet and it was replied that it had not as it was a request for a variance. The purpose is to request a variance in order to locate a garage closer to the front lot line than the home due to limitations related to the terrain of the lot. Carrie Poulsen explained there is a triangle of land on the map. Stew said his son had a better map, but he forgot to send it. There is not a spot exactly, as it will be based on the contractor's decision of where it can be located. He wants the garage in front of the house and to the side, which is why the variance has been requested. Where the camper is sitting now is where they would like the garage to go, but it depends on what the contractor thinks about blasting the rock. Warnings and stories were given about blasting rocks. The power, water and septic are already located on the property. Randy Asay made a motion to approve the variance and allow the garage to be built in front of the house. Clyde Slaugh seconded the motion. The motion was amended to be conditional to see a map of where it's going to be built. Carrie Poulsen said that will all come in as part of the building permit. The amendment was seconded and all were in favor of the amended motion. The motion carried.

Randy Asay made a motion to go out of the Board of adjustments meeting at 10:25 am. Clyde Slaugh seconded the motion and the meeting was adjourned.