

Minutes of the Board of Adjustment Meeting held July 13, 2017 in the Weber County Commission Chambers, 1<sup>st</sup> Floor, 2380 Washington Blvd, commencing at 4:30 P.M.

***\*Pledge of Allegiance***  
**Regular Agenda Items**

*Present:* Rex Mumford, Acting Chair; Kevyn Grimes, Phil Hancock, Nathan Buttars

*Staff Present:* Steve Burton, Planner II; Rick Grover, Planning Director; Courtlan Erickson, Legal Counsel; Tammy Aydelotte, Secretary (Planner I)

Acting Chair Mumford – Acting Chair Mumford welcomes newly appointed Board member Kevyn Grimes. He then introduces 1<sup>st</sup> item – see staff report for wording\*\*

1. Mr. Burton, Weber County Planner, presents the item, and goes through his presentation. Request for a 15 foot variance in the Highlands. Request is to minimize site disturbance. Granting this request would protect view corridors for neighbors. Mr. Burton demonstrates the slope on a contoured map. He also presents photos taken on a staff site visit. This request conforms to variance criteria. Mr. Burton then goes on to explain staff findings as contained in the staff report. He explains that staff recommends approval based on criteria, and findings contained in the staff report. Mr. Burton mentions a request by Engineering that the applicant does not use the right of way for snow storage.

Acting Chair Mumford asks where snow will be stored. Mr. Burton responds and states that the snow may be stored on the actual parcel. Acting Chair Mumford asks regarding setbacks. Mr. Burton clarifies where home site would be located relative to neighboring properties, if the variance were not granted.

Director Grover inquires as to the position and slope of the driveway, if the variance were not granted.

Acting Chair Mumford requests clarification regarding the topographic map presented.

Ray Bertholdi – 2627 Harrison Blvd. – Discusses proposed home project having a minimal impact on surrounding slope and landscape.

Mr. Hancock asks about the driveway length. Mr., Bertholdi explains there would still be about 25 feet from garage to the curb. Mr. Hancock asks regarding the view corridor that would be preserved, assuming approval of the variance.

Mr. Buttars asks about future development. Mr. Bertholdi explains that future development to the east would enjoy enhanced views if the variance were granted. Mr. Buttars then asks regarding retaining walls and a longer driveway – if these are the main reasons for the variance request. Mr. Bertholdi outlines other reasons for the request, as well.

Acting Chair Mumford asks Director Grover if the property to the east will have similar issues. Director Grover states that the Board will most likely handle these requests on a case by case basis.

Acting Chair Mumford goes over the reasons to not consider a variance request. Asks for discussion – there is none.

Acting Chair Mumford asks for a motion. Mr. Hancock makes a motion to approve the item based on findings in the staff report and input from the applicants' representative and the staff. 2<sup>nd</sup> to the motion: Mr. Grimes. Vote taken: all ayes.

**Motion to adjourn: Mr. Buttars**