

## MINUTES OF BOARD OF ADJUSTMENT

September 25, 2004

**PRESENT:** Larry G. Miller  
Lee Kimball  
Leon Nelson  
Richard Sudweeks  
Winifred Jensen, City Recorder

**EXCUSED:** Dave Blackwell

**OTHERS PRESENT:** Beau Coplin, Gary Nixon

Larry Miller called the meeting to order at 8:00 a.m. The meeting was called as a scheduled meeting, and notice of the time, place, and agenda had been posted at the Highland City Offices, Strasburg Park, and Heritage Park, and faxed to the *Deseret News*, *Daily Herald*, and *Salt Lake Tribune* on September 22, 2004. Minutes of the meeting held June 5, 2004 were approved by motion from Lee Kimball. Motion was seconded by Leon Nelson, and it passed by unanimous vote.

### **1. Request for Variance for 20' Front Setback for Lot 10, Highland Country Club Estates**

**Background:** J. Beau Coplin is requesting a variance for a 20' Front Setback for Lot 10, Highland Country Club Estates because the lot is too narrow with the current easements for a piped drainage ditch and the Lehi Irrigation Ditch. This matter was previously discussed by the Board of Adjustments December 5, 1998 by the previous owner Robert A. Pascoe. The Board of Adjustments postponed the decision until such point in time there was a house proposed.

**Discussion:** Beau Coplin explained his request for a variance noting the lot would only allow a 23' width home, which is smaller than a double wide trailer house. He had two house plans for purposes of discussion.

The Board of Adjustment was unable to take action on this variance request since the applicant did not provide a plot plan showing specific setbacks. Lee Kimball explained to the applicant what was needed. He recommended when the applicant submits the plot plan Wini Jensen can show it to a member of the Board of Adjustment to make certain the submittal is complete before rescheduling another meeting. He also indicated there needs to be information provided by the engineer how the 89' depth of the lot was arrived at since the original submittal indicated 83' depth. Leon Nelson indicated he wanted to see what the irrigation company would do as far as going into their easement and would rather have a variance in the back of the house than in the front. He also addressed having the applicant provide written approval of adjacent property owners and make this part of the minutes. Discussion ensued.

**Motion: Richard Sudweeks moved to recess until Mr. Coplin can get more site specific information about the specific nature of the proposal, including the information from the survey and the plat plot plan. Motion was seconded by Leon Nelson, and it passed by unanimous vote.**

### **2. Adjournment**

**Motion: Richard Sudweeks moved to adjourn. Motion was seconded by Leon Nelson, and it passed by unanimous vote. Meeting adjourned at 8:30 a.m.**