

1 BOARD OF ADJUSTMENT
2 American Fork City
3 December 11, 2024 O 6:00 PM
4 American Fork Public Works O 275 East 200 North O American Fork UT 84003
5

6 Board Members Present: Mary Street, Scott Williamson, Mike Privett, Reid Shelley
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8 City Staff Present: Dan Loveland, Chief Building Official
9 Melissa White, Development Project Coordinator
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11 Others present: Hylan Harper, Collin Lambourne
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13 **BOARD OF ADJUSTMENT MEETING**
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15 1. **Call to Order**
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17 This meeting of the Board of Adjustment of American Fork City, having been properly noticed,
18 was called to order at 6:00 p.m.
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20 Introductions were made by the Board and the meeting began.

21 2. **Approve Minutes from 09.11.2024.**
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23 **MOTION:**
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25 **Mike Privett motioned to approve the 09.11.2024 minutes. Reid Shelley seconded the motion.**
26

27 Aye -
28 Mary Street
29 Mike Privett
30 Scott Williamson
31 Reid Shelley
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33 The motion passed.
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35 3. **Scheduled Items**
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37 Hylan Harper has submitted an application for a review and action on a request for a variance for a
38 property located at 92 North 300 West, American Fork, Utah 84003.

39 **Board Discussion:**
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41 Mr. Hylan Harper introduced himself and discussed his proposed project. Mr. Harper intends to build a
42 single-family home in an area already zoned for such use without changing the zoning or land use. He
43 stated that he intends to comply with front, side, and rear setback requirements and connect to existing
44 utilities. He noted the primary issue is that the property's front width is 59.73 feet, which is why he is
45 seeking a variance, as the current requirement is 60.00 feet as a lot of record.
46

47 Ms. Street noted that the staff report was very detailed and clearly covered the conditions that would be
48 required for the Board to approve the variance. Ms. Street read through each of the conditions for the Board,
49 all of which were met.
50

Mr. Shelley noted that he felt that any update to the property would be a much-needed improvement.

Mr. Harper stated his hopes of improving the area and adds to the overall neighborhood. He stated the new home would fall between 2200-2400 square feet in size.

Mr. Loveland noted that if the Board grants the variance, it only allows approval for the plans presented to the board in this meeting; the square footage and footprint of the home must match. Mr. Harper noted that he understood.

Scott Williamson read the Findings of Fact. The board can approve this request for a variance with the following conditions:

1. This is a non-conforming lot of record.
2. The property frontage does not comply with minimum lot width requirements.
3. Any rental or accessory apartment intent must comply with all municipal code requirements.
4. A variance is only for what has been proposed with this application.
5. All minimum setbacks must follow R3-7500 zoning requirements.

MOTION:

Scott Williamson moved to approve a variance request for the property located at 92 North 300 West, American Fork, Utah 84003.

Mary Street seconded the motion.

Aye -
Mary Street
Scott Williamson
Mike Privett
Reid Shelley

The motion passed.

Dan Loveland reminded Mr. Harper that if he builds as an owner builder, he must occupy the home as his primary residence. Additionally, Mr. Loveland asked Mr. Harper to reach out the American Fork City Infrastructure department to determine whether he would need to replace his sewer lateral and culinary water coming into the lot as this was an older home. Mr. Harper noted that he understood.

4. Other Business

None

5. Adjourn.

A motion was made to adjourn by Scott Williamson. It was unanimously approved. The meeting was adjourned at 6:17 p.m.

Melissa White
Development Project Coordinator