

Minutes of the Hurricane City Board of Adjustment meeting held on Wednesday, February 24, 2016 at 5 p.m. in the Council Chambers at 147 N. 870 West, Hurricane, Utah.

Members present: Chairman Bruce Church, Jeff Borden, and Jim Bingham.  
Also present were Planning Director Toni Foran and City Council member Cheryl Reeve.

Chairman Bruce Church called the meeting to order at 5:15 p.m.

**Consideration of and possible decision on the following item:**

**A request for a special exception to allow construction of a dwelling on a lot that does not have sufficient frontage on a street as required by the Land Use Code for property located at 500 West 100 North – Glenn A Leavitt applicant**

Mr. Leavitt explained the history of this parcel and the other houses on the wider flag lot is that the City allowed the houses to be built with the intent of using that right of way to build a road between 100 North and 300 North. Since that time the Desert Shade Subdivision and the townhome project north of it were approved and they would provide a route from 100 North to 300 North. Additionally, the City did not buy the small house and lot fronting 100 North that would be needed to build a road and did not get right of way from Scholzen's Products so the road is not likely to be built. The lot in question will be large enough to accommodate a house and a fire turn around.

Jim Bingham commented this request does not appear to have a negative effect since he is related to the other neighbors. Mr. Leavitt said he is the perfect person to have this property to build a house because his relatives all live on the right of way. He explained the property is currently owned by the Stratton Trust and he would purchase it from them if he can build a house.

Toni Foran cautioned the Board members to base their decision on the suitability of the property, not the relationship of the applicant to other property owners in the area.

Jeff Borden motioned to allow the construction of one more single family residence on a flag lot with an extra wide staff, making sure the applicant meets all other flag lot requirements including a fire turn around are met and it is designed to mitigate any other harmful effects. The motion was seconded by Jim Bingham. Motion unanimously approved with Bruce Church, Jim Bingham, and Jeff Borden all voting aye.

**Approval of Minutes of December 23, 2015:** Jim Bingham motioned to approve the minutes, seconded by Jeff Borden. Motion unanimously approved with Bruce Church, Jim Bingham, and Jeff Borden all voting aye.

Meeting adjourned at 5:24 p.m.