

TOWN OF PAYSON
BOARD OF ADJUSTMENT
MINUTES OF THE PUBLIC MEETING
OCTOBER 10, 2018

A Vice-Chairman Martin called the duly posted public meeting of the Board of Meeting Time Adjustment to order at 3:07 p.m. in the Town Council Chambers. & Place

B MEMBERS PRESENT: Doug Martin; Micah Utterback; Pamela Jackson; and Roll Call
Lynn Raichert. ABSENT: Butch Joyner and Patrick Underwood.

C STAFF PRESENT: Doni Wilbanks, Planning Specialist; Trever Fleetham, Staff Present
Planning Technician; and Chris Floyd, Executive Assistant.

D OTHERS PRESENT: Clmn. Barbara Underwood Others
Present

E Micah Utterback moved, seconded by Lynn Raichert, to nominate Pat Election of
Underwood for Chairman. Officers

Motion carried 4-0.

Lynn Raichert moved, seconded by Pamela Jackson, to nominate Doug Martin for
Vice-Chairman.

Motion carried 4-0.

F Lynn Raichert moved, seconded by Micah Utterback, to approve the minutes of Approval Of
the February 8, 2017 meeting, pages 236-237. Minutes

Motion carried 4-0.

G SCHEDULED HEARING (S): V18-001
V18-001 Variance Request V18-001
Filed by: Doug Siek, property owner 904 South
Location: 904 South Pinecone Street Pinecone St.
Purpose: A request for relief from the 20' front setback requirement to allow
construction of a residence.

H Vice-Chairman Martin read the above application and asked for a staff report. Staff
Report

Doni Wilbanks, Planning Specialist, summarized the staff report. Staff finds the
following to be true and correct:

1. Due to special circumstances applicable to the property, particularly the
drainage/topography, the strict application of these regulations will deprive

- such property of privileges enjoyed by other property of the same classification in the same zoning district.
- 2. That a grant of a variance will be subject to conditions as will ensure that the adjustment authorized will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.
- 3. The special circumstances applicable to the property are not self-imposed by any person presently having an interest in the property.
- 4. The variance will not allow the establishment of a use which; is not otherwise permitted in the zoning district; would result on the extension of a non-conforming use; would change the zoning classification of any or all of the property.

The Board asked questions, which were answered by the applicant and staff.

A Vice-Chairman Martin opened the public hearing.

Public
Comments

Vice-Chairman Martin closed the public hearing.

B Lynn timer Raichert stated I find the special circumstances of the property, including the topography/drainage of the parcel to be valid; the anticipated structure would be of minimal impact to adjoining property; and the denial of the variance could deprive this property of privileges enjoyed by other property of the same classification in the same zoning district; Therefore, I move to approve application V18-001, a request to allow a 15 foot encroachment into the front yard setback for the proposed single family residence at 904 South Pinecone Street, tax parcel 304-42-050, with the following condition:

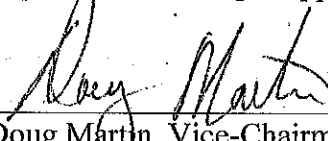
Motion To
Approve
V17-001

- 1. This variance applies only to the footprint of the proposed single family residence as submitted in this application.

Motion was seconded by Pam Jackson.

Motion carried 4-0.

C With no further items on the agenda, Vice-Chairman Martin adjourned the Board of Adjustment meeting at approximately 3:18 p.m.



 Doug Martin, Vice-Chairman

Approved



 Chris Floyd, Executive Assistant