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PLEASANT GROVE CITY  
BOARD OF ADJUSTMENT MINUTES  
May 18, 2017

**7:00 P.M. BOARD OF ADJUSTMENT MEETING**

**PRESENT:** Chair Milt Fugal, Board Members Stephanie Green, Gail Christiansen, Dustin Phillips, and Jeremy Retzel

**EXCUSED:** Frank Mills

**STAFF:** City Planner Daniel Cardenas, and Planning Tech Barbara Johnson

Chair Fugal welcomed those present and called the meeting to order at 6:00 p.m. It was confirmed that there had been no ex parte contact between Members of the Board and the parties being heard and no bias had been formed by any of the Members.

**MOTION:** Board Member Christiansen moved that the Board of Adjustments APPROVE the agenda as written. Board Member Green seconded the motion. The Board Members unanimously voted “Aye”. The motion carried.

**ITEM 1** – Public Hearing to Consider the Request of Georgiana Borwegen to Obtain a Special Exception for a Historical Property. The Requested Special Exception is in Regards to the Minimum Required Lot Width for Any Proposed New Lot in a Subdivision. In the R1-8 Zone, All Lots Shall Have a Width of Not Less Than 85 Feet; However, a Special Exception for Historical Lots Can Reduce the Required Minimum Width by No More Than 17 Feet. The Property is Located at Approximately 359 East 500 South in the R1-8 (Single-Family Residential) Zone.

City Planner, Daniel Cardenas, reported that the request is not for a variance but for a special exception to a Historical Property. The Code outlines three criteria that need to be met for special exceptions. He presented the staff report and explained that when the City of Pleasant Grove was first settled the lots created were long and narrow so that the back portion could be used for agricultural purposes. The subject property is one of the first lots. Mr. Cardenas presented an aerial photograph of the property and explained that it is located on the outskirts of the Downtown area in what the City considers a historical district. The subject property is 20,909 square feet in size with a lot width of 258 feet. If the property was subdivided into two lots, the minimum square footage would be met, but the lot width would be four feet short of the required 85 feet.

1 The standards outlined in the Code for special exceptions were identified as follows:  
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- 3 a. A property is considered "historical" if it was established on the tax rolls, with a residential  
4 dwelling on a legally subdivided parcel, prior to August 20, 1985.  
5
- 6 b. This historical property special exceptions variance may be granted if the requested variances  
7 do not change the requirement of the zone by more than twenty percent (20%). No reduction  
8 in lot size or property line setbacks are allowed.  
9
- 10 c. In the event multiple variances are requested to qualify a given lot for a building permit, the  
11 Board of Adjustment is authorized to apply a historical property special exceptions variance to  
12 no more than one of the requests. The other requests must qualify under the terms of Utah  
13 Code Annotated 10-9-707(2)(a)(i) through (v).  
14

15 Mr. Cardenas researched the County records on the subject property and the earliest was from  
16 May 1, 1980. Although the home was obviously build long before that date, this record still meets  
17 Standard A. With regard to Standard B, Mr. Cardenas explained that 20% of the required lot width is  
18 be 17 feet, but the applicant is requesting much less. The four feet would only be 3.4% of the required  
19 lot width. The applicant was only requesting an exception to the lot width, so they met Standard C as  
20 well. Mr. Cardenas presented maps and images of the subject property.  
21

22 Board Member Green commented that one of the maps already showed two parcel numbers for the  
23 parcel already. She asked if the request had been previously subdivided. Mr. Cardenas reported that  
24 it may have been a quit claim deed or similar, but this was not the legal subdivision process. As far  
25 as the City is concerned, the subject property is still one parcel.  
26

27 The applicant, Georgiana Borwegen, gave her address as 359 East 500 South and said that she simply  
28 wanted to have the option to subdivide her property. She had nothing further to add to the presentation.  
29

30 Chair Fugal opened the public hearing. There were no public comments. Chair Fugal closed the  
31 public hearing.  
32

33 Board Member Christiansen commented that the issues seemed straight forward. The subdivision  
34 process would be simple because the property has double frontage and the new parcel would not need  
35 to be accessed by a flag stem.  
36

37 **MOTION:** Board Member Phillips moved that the Board of Adjustment APPROVE the request  
38 of Georgiana Borwegen for a Historical Property Special Exception from City Code 10-9B-4: Lot  
39 Width, which requires each lot or parcel of land in the R1-8 Zone to be at least 85 feet wide,  
40 allowing any future subdivided lots within the boundaries of the aforementioned parcels to be 81  
41 feet wide, on property located at approximately 359 East 500 South in the R1-8 (Single-Family  
42 Residential) Zone. Board Member Christiansen seconded the motion. The Board Members  
43 unanimously voted "Aye". The motion carried.  
44

1 **ITEM 2** – Review and Approval of the Minutes from the April 20, 2017 Meeting.

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3 Chair Fugal commented that he did not make the first motion, as indicated on Line 18. It was  
4 determined that Board Member Christiansen made the motion.

5

6 **MOTION:** Board Member Christiansen moved to approve the Board of Adjustment Meeting  
7 Minutes from April 20, 2017, with the corrections discussed. Board Member Green seconded the  
8 motion. The motion passed unanimously.

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10 **MOTION:** Board Member Christiansen moved to ADJOURN.

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12 The meeting adjourned at 6:24 p.m.

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18 Milt Fugal  
19 Chair, Pleasant Grove City Board of Adjustment

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23 Barbara Johnson  
24 Secretary

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Date Approved: \_\_\_\_\_