



MINTUES – Variance Hearing

Monday September 24, 2018 at 3:00 pm

City of Saratoga Springs Conference Room
1307 North Commerce Drive, Suite 200, Saratoga Springs, UT 84045

Present: William M. Morris, Hearing Examiner; Planner I Ryan Harris; Nicolette Fike, Deputy Recorder; Matt Millar, Applicant; Senior Planner Nora Shepard; Planner I Jenna Albers.

Call to Order – 3:05 p.m. by Hearing Examiner William Morris

1. Setback Variance for property located at 3123 S. Deer Canyon Drive, Lightyear Construction (Matt Milar), applicant.

Planner I Ryan Harris introduced the request. This is a request regarding a side setback variance on lot 6438 of The Village of Fox Hollow Neighborhood 6-4B Subdivision. Lightyear Construction is requesting a side yard setback variance of 4.68 feet. Lot 6438 was impacted during the home building stage of development when the home was sited incorrect on the lot. This error was not identified until recently and the construction of the home is almost completed. Due to this error, the side yard setback south of the home is 3.32 feet at the closest point to the property line. The distance between this and the closest home is 18.33 feet. Ryan responded to question that this was noticed as a public meeting.

The applicant, Matt Milar with Lightyear Construction agreed with the presentation. He noted a retaining wall subcontractor was the one who caught the problem.

Hearing Examiner William Morris accepted the findings presented and in the staff recommendation and approved a 4.68 foot variance to allow a 3.32 foot side yard setback on the south side of lot 6438 of the Village of Fox Hollow Neighborhood 6-4B located at 3123 S. Deer Canyon Dr. with the findings and conditions in the staff report.

He will prepare a written report that meets the code requirements.

2. Meeting Adjourned without objection at by Hearing Examiner William Morris 3:11 p.m.