

Legal Description

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 2640 FEET TO QUARTER SECTION LINE; THENCE WEST 1460.1 FEET; THENCE SOUTH 10° EAST 450 FEET; THENCE SOUTH 22° 50' EAST 768 FEET; THENCE SOUTH 30° 00' EAST 748.22 FEET; THENCE SOUTHERLY ALONG ROAD TO A POINT WHICH IS WEST 230 FEET, MORE OR LESS, NORTH 1° 20' EAST 550 FEET AND WEST 1132 FEET FROM POINT OF BEGINNING; THENCE EAST 230 FEET, MORE OR LESS, SOUTH 1° 20' WEST 550 FEET, EAST 1132 FEET TO POINT OF BEGINNING. EXCEPT ANY PORTION WITHIN THE DEDICATED STREET IN BOOK 15 PLATS, PAGE 7 AND BOOK 31 PAGE 25. EXCEPT THE 2.06 ACRES OF LAND CONVEYED TO ZEANES P SMITH: (1195-754). EXCEPT THAT PART DEEDED TO WOLF CREEK VILLAGE, INC. (1415-980). EXCEPT THAT PART DEEDED TO JOHN H LAUB ON QUIT CLAIM DEED (1495-478). EXCEPTING 22-016-0027 CONTAINING 2.11 ACRES DEEDED TO DEN WATER WORKS COMPANY (BOOK 1561 PAGE 1893). EXCEPTING 22-016-0028 CONTAINING 1.12 ACRES DEEDED TO WOLF CREEK TIMESHARE AND CONSTRUCTION, INC. (BOOK 1566 PAGE 459). EXCEPT THAT PORTION DEDICATED AS WOLF CREEK VILLAGE 2, PHASE 2 AND PHASE 3. (46-50 AND 46-53). EXCEPT THAT PORTION WITHIN MOOSE HOLLOW CONDOMINIUM PHASE 1, BOOK 49 PAGE 9. EXCEPT THOSE PARCELS DEEDED TO WOLF CREEK TIMESHARE AND CONSTRUCTION INC (BOOK 2015 PAGE 544). EXCEPT THAT PORTION DEEDED TO LEWIS HOMES INC. E#17056042072-424 ALSO EXCEPT; A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN BEGINNING AT A POINT ON THE NORTHEAST LINE OF MOOSE HOLLOW PHASE 4, SAID POINT BEING 581.07 FEET WEST AND 2339.75 FEET SOUTH OF THE CENTER OF SAID SECTION 22, (BASIS OF BEARING NORTH 89° 14' 39" WEST ALONG THE CENTER SECTION LINE OF SAID SECTION 22), THENCE THE FOLLOWING COURSES, SOUTH 40° 11' 35" EAST 40° 11' 35" EAST 143.19 FEET, THENCE SOUTH 37° 13' 43" EAST 39.18 FEET TO A NON-TANGENT CURVE TO THE RIGHT WHICH IS THE CENTERLINE OF FOX RUN DRIVE, THENCE SOUTHWESTERLY 92.70 FEET ALONG THE CENTERLINE OF FOX RUN DRIVE (TAN=46.41', R=775.00', DELTA=6° 51' 13", CHB=SOUTH 50° 47' 41" WEST, CH=92.65'), TO A TANGENT CURVE TO THE RIGHT WHICH IS THE CENTERLINE OF FOX RUN DRIVE, THENCE SOUTHWESTERLY 74.94 FEET ALONG THE CENTERLINE OF FOX RUN DRIVE (TAN=37.89', R=205.00', DELTA=20° 56' 40", CHB=SOUTH 64° 41' 38" WEST, CH 74.52') TO A TANGENT LINE, THENCE SOUTH 75° 09' 58" WEST 175.63 FEET TO A NORTHWEST LINE OF MOOSE HOLLOW PHASE 4, THENCE NORTH 08° 00' 36" EAST 83.85 FEET ALONG THE OUTSIDE BOUNDARY OF MOOSE HOLLOW PHASE 4, THENCE NORTH 35° 29' 01" EAST 123.17 FEET ALONG THE OUTSIDE BOUNDARY OF MOOSE HOLLOW PHASE 4, THENCE NORTH 49° 48' 25" EAST 143.54 FEET TO THE POINT OF

BEGINNING. (E#1814061) ALSO EXCEPT; A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF MOOSE HOLLOW CONDOMINIUM PHASE 2, SAID POINT BEING 419.95 FEET WEST AND 2191.74 FEET SOUTH OF THE CENTER OF SAID SECTION 22, (BASIS OF BEARING NORTH 89D14'39" WEST ALONG THE CENTER LINE OF SAID SECTION 22), THENCE THE FOLLOWING COURSES: SOUTH 13D27'12" EAST 64.97 FEET ALONG A LINE OF SAID PHASE 2, THENCE SOUTH 45D13'58" EAST 140.16 FEET ALONG A LINE OF PHASE 2, THENCE SOUTH 74D26'58" EAST 4.22 FEET ALONG A LINE OF PHASE 2, TO AN ON-TANGENT CURVE, THENCE SOUTHWESTERLY 55.80 FEET ALONG AN ON-TANGENT CURVE (R=411.00, TAN=27.94, DELTA=7D46'45" CHB=SOUTH 40D37'53" WEST, CH=55.76') TO A REVERSE CURVE, THENCE SOUTHWESTERLY 154.65 FEET ALONG A REVERSE CURVE (R=814.00', TAN=77.56', DELTA=10D53'09", CHB=SOUTH 42D11'05" WEST, CH=154.42) TO A NON-TANGENT LINE, THENCE NORTH 37D13'43" WEST 78.35 FEET, THENCE NORTH 40D11'35" WEST 143.19 FEET, THENCE NORTH 49D48'25" EAST 99.68 FEET, THENCE NORTH 45D26'32" EAST 119.26 FEET TO THE POINT OF BEGINNING. (E#1814061) ALSO EXCEPT; A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT SOUTH 1699.21 FEET ALONG THE QUARTER SECTION LINE AND EAST 85.55 FEET FROM THE CENTER OF SAID SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING; NORTH 89D14'39" WEST FROM SAID CENTER TO THE WEST QUARTER CORNER OF SECTION 22), AND RUNNING THENCE AS FOLLOWS; SOUTH 80D03'30" EAST 313.66 FEET, THENCE SOUTH 18D44'31" WEST 52.13 FEET, THENCE SOUTH 56D41'02" EAST 66.00 FEET, THENCE SOUTH 24D02'29" WEST 65.32 FEET TO THE NORTH LINE OF MOOSE HOLLOW CONDO PHASE 3 AMENDED, THENCE SOUTH 73D24'09" WEST 21.89 FEET ALONG SAID LINE, THENCE NORTH 72D33'00" WEST 55.23 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, THENCE SOUTHWESTERLY 178.18 FEET ALONG SAID CURVE TO A REVERSE CURVE TO THE LEFT (R=260.00 FEET, DELTA=39D15'56" T=92.75 FEET, CH=174.71 FEET, CHB=SOUTH 33D02'04" WEST) THENCE SOUTHWESTERLY 2.16 FEET ALONG SAID CURVE TO A NON-TANGENT LINE (R=1921.51 FEET, DELTA=0D03'52", T=1.08 FEET, CH=2.16 FEET, CHB=SOUTH 52D38'03" WEST), THENCE NORTH 52D14'55" WEST 257.09 FEET, THENCE NORTH 52D14'13" WEST 181.91 FEET, THENCE NORTH 70D55'49" EAST 208.40 FEET TO THE POINT OF BEGINNING. (E#1876090 BK 2265 PG 789). ALSO EXCEPT ANY PORTION THEREOF WITHIN MOOSE HOLLOW CONDOMINIUM PHASE 4. ALSO EXCEPTING THEREFROM THE FOLLOWING: A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY OF MOOSE HOLLOW CONDOMINIUM PHASE 4, SAID POINT BEING 355.40 FEET WEST AND 2420.11 FEET SOUTH OF THE CENTER OF SAID SECTION 22, THENCE AS FOLLOWS, SOUTHEASTERLY 37.87 FEET ALONG A CURVE TO THE RIGHT TO AN TANGENT REVERSE CURVE TO THE LEFT (DELTA=14D57'49", R=145.00 T=19.04', CHB=SOUTH 28D08'03" EAST), THENCE SOUTHEASTERLY 151.54 FEET ALONG SAID CURVE (DELTA=26D47'53", R=324.00, T=77.18', CH=150.16, CHB=SOUTH 34D03'05" EAST), THENCE SOUTH 51D59'25" EAST 102.02 FEET, THENCE SOUTH 48D18'01" EAST 44.31 FEET TO THE SOUTH LINE OF SECTION 22, THENCE NORTH 89D07'44" WEST 200.00 FEET ALONG SAID SOUTH SECTION LINE TO MOOSE HOLLOW PHASE 4 BOUNDARY, THENCE NORTH 33D08'00" WEST 185.52 FEET ALONG SAID PHASE 4 BOUNDARY TO A NON-TANGENT CURVE TO THE RIGHT, THENCE NORTHEASTERLY 125.80 FEET ALONG SAID CURVE AND PHASE 4 BOUNDARY TO THE POINT OF BEGINNING, (DELTA=8D51'18", R=814.00, T=63.03, CH=125.68, CHB=NORTH 43D12'00" EAST) (E# 2025752) ALSO EXCEPT: A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT OF THE SOUTHEASTERLY BOUNDARY OF MOOSE HOLLOW CONDOMINIUM PHASE 4, SAID POINT

BEING 355.40 FEET WEST AND 2420.11 FEET SOUTH OF THE CENTER OF SAID SECTION 22, THENCE AS FOLLOWS: SOUTHEASTERLY 15.02 FEET ALONG A CURVE TO THE RIGHT TO A TANGENT REVERSE CURVE TO THE LEFT (DELTA=05D56'10", R=145.00 FEET, T=7.52 FEET, CH=15.02 FEET, CHB=SOUTH 32D34'45" EAST) THENCE SOUTHEASTERLY 215.76 FEET ALONG SAID CURVE (DELTA=16D25'59", R=750.00 FEET, T=108.63 FEET, CH=215.02 FEET, CHB=SOUTH 37D51'12" EAST) THENCE SOUTH 48D15'21" EAST 101.18 FEET TO THE SOUTH LINE OF SECTION 22, THENCE NORTH 89D07'44" WEST 200.00 FEET ALONG SAID SECTION TO MOOSE HOLLOW PHASE 4 BOUNDARY, THENCE NORTH 33D08'00" WEST 185.52 FEET ALONG SAID PHASE 4 BOUNDARY TO A NON-TANGENT CURVE TO THE RIGHT THENCE NORTHEASTERLY 125.52 FEET ALONG SAID CURVE AND PHASE 4 BOUNDARY TO THE POINT OF BEGINNING. (DELTA=8D50'07", R=814.00 FEET, T=62.89 FEET, CH=125.40 FEET, CHB=NORTH 43D12'36" EAST) (E# 2088181) ALSO EXCEPT: A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT ON THE SOUTHEAST BOUNDARY OF MOOSE HOLLOW CONDOMINIUM PHASE 4, SAID POINT BEING 355.40 FEET WEST AND 2420.11 FEET SOUTH OF THE CENTER OF SAID SECTION 22, THENCE AS FOLLOWS: NORTHEASTERLY 29.13 FEET ALONG SAID BOUNDARY AND CURVE TO THE LEFT TO A REVERSE CURVE TO THE RIGHT (DELTA=2D03'01", R=514.00 FEET, T=14.57 FEET, CH=29.13 FEET, CHB=NORTH 37D46'01" EAST), THENCE NORTHEASTERLY 55.80 FEET ALONG SAID PHASE 4 BOUNDARY TO MOOSE HOLLOW PHASE 2 BOUNDARY (DELTA=7D46'45", R=411.00 FEET, T=27.94 FEET, CH=55.76 FEET, CHB=NORTH 40D37'53" EAST) THENCE SOUTH 74D26'58" EAST 86.89 FEET ALONG SAID PHASE 2 BOUNDARY, THENCE NORTH 63D53'24" EAST 43.94 FEET ALONG SAID PHASE 2 BOUNDARY, THENCE SOUTH 07D00'00" EAST 313.52 FEET, THENCE NORTH 48D15'21" WEST 101.18 FEET TO A NON-TANGENT CURVE TO THE RIGHT, THENCE NORTHWESTERLY 215.76 FEET ALONG SAID CURVE TO A REVERSE CURVE TO THE LEFT (DELTA=16D28'59", R=750.00 FEET, T=108.63 FEET, CH=215.02 FEET, CHB=NORTH 37D51'12" WEST); THENCE NORTHWESTERLY 15.02 FEET ALONG SAID CURVE TO THE POINT OF BEGINNING. (DELTA=5D56'10", R=145.00 FEET, T=7.52 FEET, CH=15.02 FEET, CHB=NORTH 32D34'48" WEST) (E# 2088182) ALSO EXCEPTING THEREFROM THE FOLLOWING: A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT EAST 38.63 FEET AND SOUTH 2276.70 FEET FROM THE CENTER OF SECTION 22, THENCE AS FOLLOWS SOUTH 02D41'31" WEST 214.46 FEET, THENCE SOUTH 86D20'26" WEST 189.31 FEET TO THE BOUNDARY OF MOOSE HOLLOW PHASE 5, THENCE NORTH 07D00'00" WEST 145.36 FEET TO THE BOUNDARY CORNER OF MOOSE HOLLOW PHASE 2 AND 5, THENCE NORTH 63D53'24" EAST 109.53 FEET ALONG THE MOOSE HOLLOW PHASE 2 SOUTH BOUNDARY LINE, THENCE NORTH 72D21'20" EAST 93.65 FEET ALONG THE MOOSE HOLLOW PHASE 2 SOUTH BOUNDARY LINE, THENCE NORTH 79D26'21" EAST 29.62 FEET TO THE POINT OF BEGINNING. (E# 2096091) ALSO EXCEPT: A PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, BEGINNING AT A POINT EAST 38.63 FEET AND SOUTH 2276.70 FEET FROM THE CENTER OF SECTION 22, SAID POINT ALSO BEING ON MOOSE HOLLOW PHASE 1 BOUNDARY, (BASIS OF BEARING NORTH 89D14'39" WEST FROM THE CENTER OF SECTION 22 TO THE WEST QUARTER CORNER) THENCE AS FOLLOWS: NORTH 79D26'21" EAST 30.38 FEET ALONG SAID BOUNDARY TO A CORNER; THENCE SOUTH 52D22'14" EAST 15.87 FEET ALONG SAID BOUNDARY, THENCE SOUTH 392.44 FEET TO THE SOUTH LINE OF SECTION 22, THENCE NORTH 89D07'44" WEST 220.97 FEET ALONG SAID SECTION LINE TO THE EAST LINE OF MOOSE HOLLOW PHASE 5 BOUNDARY, THENCE NORTH 07D00'00" WEST 168.16 FEET, THENCE NORTH 86D20'26" EAST 189.31 FEET, THENCE NORTH 02D41'31" EAST 214.46 FEET TO THE POINT OF BEGINNING.

Minutes of the Board of Adjustment meeting held Thursday, August 24, 2006, in the Weber County Commission Chambers, 2380 Washington Blvd., commencing at 4:15 p.m.

Members Present:
Duncan Murray
Robert Froerer
Tamra Smith

Member Excused:
Gage Froerer
Sandy Tuck

Staff Present:
Jim Gentry, Director
Angela Martin, Secretary
Chris Allred, Legal Counsel
Sean Wilkinson, Planner

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- 1. Board of Adjustment BOA #08-06 by Wolf Creek Properties at 3620 N. Wolf Creek Drive for shared access other than frontage and variance from landscaping requirements along property.
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- 1. **Board of Adjustment BOA #08-06 by Wolf Creek Properties at 3620 N. Wolf Creek Drive for shared access other than frontage and variance from landscaping requirements along property line.**

Staff presented the following report:

Finding of Fact:

The petitioner is requesting a special exception to allow access at a location other than across the front lot line and a variance from landscape standard on the side property line.

Duties and Powers that apply to this case:

- 11. To allow by Special Exception access to lots at a location other than across the front lot line provided the following criteria are met:
 - a. Special circumstances are attached to the property covered by the application which do not generally apply to other property in the same zone.
 - b. Special or unique boundary conditions exist regarding the property for which an application has been submitted.
 - c. Topographic or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access.
 - d. The Board of Adjustment shall consider but not be limited to the following:
 - 1. The access strip shall have a maximum grade of 15%.
 - 2. A minimum turnout measuring at least 10 feet by 30 feet be provided adjacent to the traveled surfaces of the access at a maximum distance of 400 feet from the public street.
 - 3. A turnout area be provided at the home location to allow fire fighting equipment to turn around. This area must be a year round surface capable of supporting fire equipment (a minimum 45 foot radius if circular)
 - 4. Bridges including decking and culverts must be capable of supporting a minimum 20-ton weight capacity.
 - 5. Switchback turns in sloped areas must have a minimum 75 foot radius.
 - 6. Road surfaces on private access ways shall have a minimum 12 foot road surface width and be capable of supporting a 20,000 pound weight capacity with a surface approved by the County Engineer.
 - 7. A fire hydrant or other fire suppression method may be required by the fire district.
 - 8. The home location shall be shown on a plan submitted to the fire district.

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12. In exercising the above-mentioned powers, such Board may, in conformity with the provisions of the law, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken; provided, that before any variance may be granted it shall be shown that:
- a. The variance will not substantially affect the comprehensive plan of zoning in the County and that adherence to the strict letter of the ordinance will cause unreasonable hardships, the imposition of which upon the petitioner is unnecessary in order to carry out the general purpose of the plan. 2002-7
 - b. Special circumstances attached to the property covered by the application which do not generally apply to the other property in the same zone.
 - c. That because of said special circumstances, property covered by application is deprived of privileges possessed by other property in the same zone; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.
 - d. That the condition and/or circumstances are not considered to be economic hardships or self-imposed hardships.

Staff Review:

Staff Recommends approval.

Bob Froerer stated that it was odd to him that through the development of property like this, the County allows the creation of such a lot. He feels that the County does not see this up front and it is a self-imposed or county-imposed hardship.

Staff replied that they see it differently because Moose Hollow Drive was created after the parcel was created. They believe that UDOT was imposing the hardship in this case because they were requiring a 150 feet, where the access point they had proposed earlier would have worked under our zoning ordinances, it just didn't work under UDOT's.

Chair Murray said if it was not for UDOT imposing that condition the way that lot was configured would not have required this special session on this variance? Staff replied yes.

Bob Froerer asked if that was UDOT's rule? Was it new or was that something the developer could have known before? Staff replied that he didn't know, they need to ask the developer, but in the letter UDOT did say that if they did not want to move it, then they would have to apply for a variance through UDOT which is a lengthy process.

Bob Froerer stated that he would like to point out one thing that might help on these types of issues, this is actually access other than frontage, and is special exception rather than a variance. The special exception doesn't necessarily require that it not be self imposed. In that way, it differs from the variance, i.e., flag lots are by way of special exceptions and they are routinely and specifically self-imposed situations. In this case, you wouldn't be running a-foul of the variance requirement if it was not self imposed.

Chair Murray stated that as far as shared access, other than subtle, it is a special exception, but the landscaping requirements are a variance. Now that is different, in a sense that most of the variances that we've seen on this board have been numerical variances, a couple of feet less of the full frontage or height requirements, and this one isn't necessarily numerical, other than if there is a certain percentage of landscaping requirement? Staff replied that the landscaping requirement has been met on the property, it was just this 8 ft. planting strip that's required.

Bob Dyer, Engineer for Wolf Creek Resort and, who resides in Eden, stated that this is the

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drawing that was originally submitted and approved conditionally by the planning commission. The UDOT standards on driveway spacing is measured two different ways, according to the UDOT Access Manual. He explained that he was going to go through this so that in the event it should happen again we would know how to deal with it. When it comes to distance between two different individual driveways, the distance is measured from the center line of one driveway to the center line of the next. When it comes to the distance between a driveway and cross street or two cross streets, they actually measure it from the point of radius. When we originally designed this, we had 150 feet which is the minimum UDOT spacing, for the class of highway that SR158 is. We did have 150 feet from the center of Moose Hollow to the center here. He is a licensed Civil Engineer and has spent 22 years working with Highway Departments, and to him, he knew that they could have received a variance from UDOT. We got a letter from UDOT saying that they can't landlock them, and if their 150 ft. minimum spacing makes it impossible to put a driveway in, they probably would have granted us the variance. Moose Hollow Drive is eventually going to have left lanes put in here. It is just a lot better for the traveling public to keep driveways as far apart on this section of the state highway as possible. Rather than take the easy way out, they are trying to do the right thing here, and actually meet the UDOT's spacing. It is a very subtle difference, like only 30 or 40 feet difference. The 30 or 40 feet, when you're close to an intersection, can be a lot when it comes to left hand turn queuing. They also have to get a variance from UDOT and this drawing has been submitted, and is going through the UDOT variance process. They are confident that it will be approved because it will actually eliminate a driveway off the state highway, because the lot here that is owned by Eden Water, presently has a water tank and sage brush on it. It's two acres right now, and they're hoping that by doing this, that there won't be a need for another access on the adjacent two acres so it will serve both properties. They are doing this strictly to meet the real intent of the minimum spacing that UDOT has, to not to have driveways that are too close to cross streets where you have a lot of left hand turn movement. With that, they request approval.

MOTION: Bob Froerer moved to approve the petition to follow the items a, b, c, and d that they have to consider. Special Circumstances are attached to the property which don't generally attach to other properties in the same zone. Those special circumstances are: The construction of Moose Hollow Drive which was a new road built after the lot was approved. The UDOT Rules which make it difficult, though not impossible, to utilize their initial point of access. On the other side of the lot the steepness, which prevents a driveway from going in from the west side. It's not usually what they consider, but it's smart to be safe, and the fewer driveways the better coming off a busy road. The topographic conditions partly because of the new road and partly because of the steepness of the geography would be undesirable or dangerous to create a driveway in a different manner. That they adopt the staff report, although the staff report is a parroting back of the ordinance. That they grant the variance of the landscaping as a basis for what is on Section 12, because of the move of the driveway and because the topography, the placement of the landscaping per ordinance is not feasible. The issues created by moving the driveway, those circumstances don't generally apply to other properties. The variance will substantially affect the zoning plan of the county because most properties face this kind of hardships or difficulties. That this is not a self imposed hardship due to the new road was created after the lot and the UDOT Rules make it difficult to put the driveway where they initially thought they could put it. Tamra Smith seconded the motion. A vote was taken and Chair Murray said the motion carried by a 3-0 vote.

THERE BEING NO FURTHER BUSINESS, the meeting was adjourned at 4:40 p.m.

Respectfully Submitted,

Angela Martin, Secretary
Weber County Planning Commission