

Hurricane City Appeals Board
Meeting Minutes
January 17, 2024

On January 17, 2024 at 3:30p.m., the Hurricane City Appeals Board met in the City Council chambers located at 147 N 870 West Hurricane, UT.

Members Present: Beth Lock, Bob Petersen, and Rick Wixom

Staff Present: Planning Director Gary Cupp, Assistant Planner Fred Resch III, and Planning Technician Brienna Spencer.

1. Consideration and possible approval for a building permit for an enlargement of a nonconforming structure located at 2520 W 100 S. Kerry Prince Applicant

Kerry Prince shared that this property is a triangle. There is a lot of space on the east side of the house, which is where he would like to add a garage. The house is currently 10' the back property line and he would like to keep the addition in line with the existing house. The addition would meet the other setbacks with 25' in the front and 10' on the side. Beth Lock asked what the zone of the property behind this property is. Fred Resch III stated that it is zoned commercial. Right now, there has been approval for a preliminary site plan and directly behind this house, there will be a private drive connecting all the commercial parking lots with more commercial development. Rick Wixom asked when the house was built. Mr. Resch stated that the county records indicate that it was completed in 1993. Mr. Wixom asked when the code was changed creating the current standards. Mr. Resch shared that the entire code went through a huge rewrite in 2003 so he would expect that the standards were changed at that time if there were any to begin with. Mr. Wixom asked about the standards for a detached structure. Mr. Resch stated that a detached structure would require to be 10' from the house and 2' from the back and side property lines. Mr. Wixom asked if this addition is in line with the existing home or will it go further back? How will it be looked at with the code when approving? Mr. Prince shared that it would go 6' past the existing structure but still only 10' from the rear property line. The closest part of the house is only 9' from the property line at the angle the house sits so this won't be any closer. One of the board members asked how the setbacks are measured. Gary Cupp stated that setbacks are measured from property line to the footings of the structure. Mr. Wixom shared that as he drove through the development, he noticed it was pretty built out and that a detached garage could go closer to the property line. Mrs. Lock asked if the empty lots in the development would have to comply with the current code. Mr. Resch stated that they would be held to current standards. Mrs. Lock shared that she has no problems with this because the code at the time the house was built was different. We have approved that were similar before.

Bob Petersen motioned to approve the enlargement of a nonconforming structure 10' from the rear property line. Rick Wixom seconded the motion. Unanimous.