

Instrument # 426469

REXBURG, MADISON, IDAHO

10-11-2019 02:04:39 PM No. of Pages: 5

Recorded for : CITY OF SUGAR CITY

KIM H. MUIR

Fee: 0.00

Ex-Officio Recorder Deputy 

The City of Sugar City, Idaho

Resolution No.: 2019 - 4

"A Resolution to Approve a Waiver on the Required Frontage of a Piece of Property to be Owned by Michael Stears on Teton Avenue from the Required 100 Feet to 75 Feet."

WHEREAS, the Council of the City of Sugar City, Idaho desires to approve a waiver on the required 100 feet of frontage to 75 feet, for the property located at 172 S. Teton Avenue in Sugar City; and

WHEREAS, Michael Stears, who is in the process of purchasing the aforementioned property has indicated that he would like to split the current property into two parcels, which according to SCC 10-2-1(A)(1) he has the right to do. However, the lot split would create a lot that has only a 75-foot frontage, instead of the required 100-foot frontage, as per SCC 9-3-7 (A) for residences in an R-1 zone. He has indicated that he will still meet all the other requirements of the city code, including the total size of the smaller lot of 10,500 square feet, of which the aforementioned table requires 10,000 square feet; and

WHEREAS, the aforementioned lot would still be useful as a building lot for any future home, and Mr. Stears will be using the existing storage shed for personal use only, the city wishes to grant said waiver.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUGAR CITY, AS FOLLOWS:

The City Council of the City of Sugar City, Idaho hereby approves the waiver to allow for a 75-foot frontage on the property currently located at 172 S. Teton Avenue, which will be split into two properties. This approval comes with the condition that no further splits of the subject property will be authorized.

PASSED by the Council of the City of Sugar City on this 25th day of July, 2019

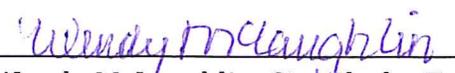
APPROVED by the Mayor of the City of Sugar City on this 25th day of July, 2019.

(SEAL)



David D. Ogden,
Mayor

ATTEST:


Wendy McLaughlin, City Clerk - Treasurer



Mayor of Sugar City <mayor@blackknightnetworks.com>

Request for Mike Stears

1 message

Scott Stears <sstears@gofirstam.com>
To: mayor@sugarcityidaho.gov

Thu, Jun 27, 2019 at 11:46 AM

Hi Mayor:

I am sending this request for Mike Stears the owner of 173 S. Teton Avenue. I am purchasing this property to own a shop located on the property and also create the opportunity for my Daughter Alaina Lloyd to own a home.

We had the property surveyed and with the shop we would have 75 feet of frontage and we could not go larger then that without hitting the buildings. We have over 10,500 square feet as per the requirements. We are asking for this split variance. It would line up nice with the homes to the west. They would match exactly and it has a separate water meter and services. I think we have provided all the paperwork that you need and the survey.

Thanks fro your help in this matter

Respectfully

Scott Stears and Mike Stears

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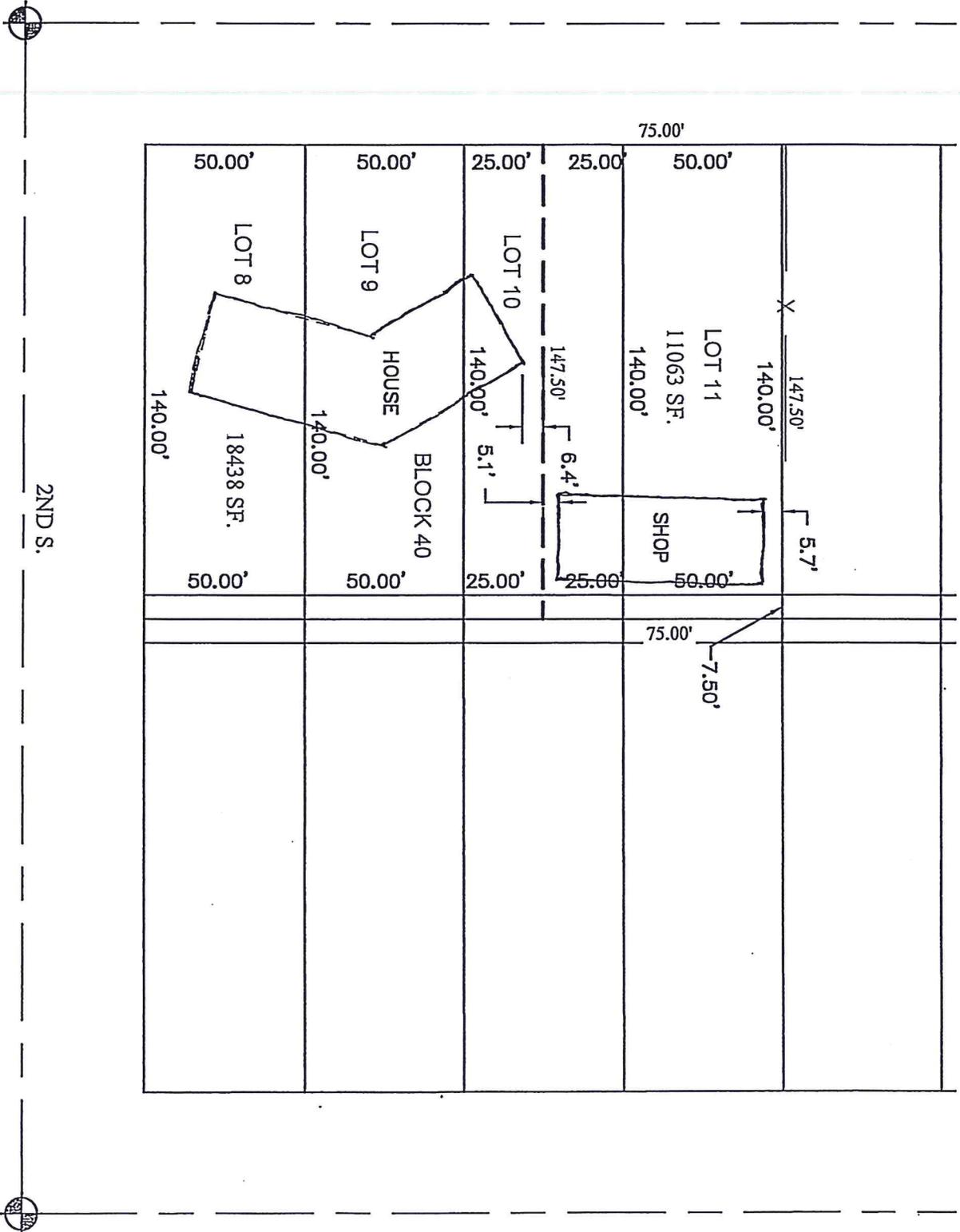


*First American
Title Company*

Scott Stears | Vice President/County Manager
Office State License #: Madison 5626 | Fremont 5622
PO Box 307 | 535 First American Circle | Rexburg ID 83440
Phone 208.356.3653 Mobile 208.313.7679
sstears@gofirstam.com | www.gofirstam.com

Holiday Closure Notice. We will be closed Thursday, July 4th, 2019, in observance of Independence Day. Have a happy and safe holiday!

TETON AVE.



CURRENT LEGAL:

LOTS 8, 9, 10 & 11, BLOCK 40, SUGAR CITY PLAT "A", MADISON COUNTY, IDAHO, AS SHOWN ON THE RECORDED PLAT THEREOF.

ALSO THAT PORTION OF THE STREET ADJACENT TO LOTS 8, 9, 10 & 11 IN SAID BLOCK 40, SUGAR CITY PLAT "A", MADISON COUNTY, IDAHO, AS DESCRIBED IN ORDINANCE NO. 94 RECORDED MARCH 7, 1994 AS INSTRUMENT NO. 250859 WHEREIN CERTAIN STREETS WITHIN SUGAR CITY WERE REDUCED TO 60 FEET IN WIDTH, TO BE MEASURED 30 FEET ON EACH SIDE OF THE EXISTING CENTER LINE WITH AMENDMENT RECORDED MARCH 15, 1999, AS INSTRUMENT NO. 277404.

PROPOSED MIKE LEGAL

NORTH HALF OF LOT 10 AND ALL OF LOT 11, BLOCK 40, SUGAR CITY PLAT "A", MADISON COUNTY, IDAHO, AS SHOWN ON THE RECORDED PLAT THEREOF.

ALSO THAT PORTION OF THE STREET ADJACENT TO THE NORTH HALF OF LOT 10 AND ALL OF LOT 11 IN SAID BLOCK 40, SUGAR CITY PLAT "A", MADISON COUNTY, IDAHO, AS DESCRIBED IN ORDINANCE NO. 94 RECORDED MARCH 7, 1994 AS INSTRUMENT NO. 250859 WHEREIN CERTAIN STREETS WITHIN SUGAR CITY WERE REDUCED TO 60 FEET IN WIDTH, TO BE MEASURED 30 FEET ON EACH SIDE OF THE EXISTING CENTER LINE WITH AMENDMENT RECORDED MARCH 15, 1999, AS INSTRUMENT NO. 277404.

PROPOSED LEGAL FOR DAUGHTER:

LOTS 8, 9, AND THE SOUTH HALF OF LOT 10, BLOCK 40, SUGAR CITY PLAT "A", MADISON COUNTY, IDAHO, AS SHOWN ON THE RECORDED PLAT THEREOF.

ALSO THAT PORTION OF THE STREET ADJACENT TO LOTS 8, 9, AND THE SOUTH HALF OF LOT 10 IN SAID BLOCK 40, SUGAR CITY PLAT "A", MADISON COUNTY, IDAHO, AS DESCRIBED IN ORDINANCE NO. 94 RECORDED MARCH 7, 1994 AS INSTRUMENT NO. 250859 WHEREIN CERTAIN STREETS WITHIN SUGAR CITY WERE REDUCED TO 60 FEET IN WIDTH, TO BE MEASURED 30 FEET ON EACH SIDE OF THE EXISTING CENTER LINE WITH AMENDMENT RECORDED MARCH 15, 1999, AS INSTRUMENT NO. 277404.

This map is solely for the purpose of assisting in locating the premises and the company assumes no liability for variations if any, with an actual survey.

First American Title Company

Mike Retain
 Sell to Daughter

