

CITY BOARD OF ADJUSTMENT

MINUTES: December 5, 2007

Leon Pattyn, Chairman called the meeting to order at 6:02 p.m. The City Board of Adjustment met in the City Council Chambers.

Name	Title	01/03/07	02/07/07	03/07/07	04/04/07	05/02/07	06/06/07	07/05/07	08/01/07	09/06/07	10/03/07	11/07/07	12/05/07
Leon Pattyn	Chairman	1	1	A	1	1	1	1	1	1	1	1	1
Barbara Walborn	Boardmember	1	1	1	1	1	1	A	1	1	A	1	1
Lyn McKinney	Boardmember	1	A	1	1	A	1	1	A	1	1	1	1
Troy Boucher	Vice Chair	1	1	1	1	1	1	1	1	1	1	1	1
Daniel Eggen	Boardmember	1	1	1	1	1	1	1	1	1	1	1	1
Brent Nelson	Boardmember	A	A	A	1	1	1	1	1	A	A	1	1
Paul Cox	Boardmember	1	A	1	1	1	A	1	1	1	A	A	1

TOTAL NUMBER OF APPLICATIONS 2007	01/03/07	02/07/07	03/07/07	04/04/07	05/02/07	06/06/07	07/05/07	08/01/07	09/06/07	10/03/07	11/07/07	12/05/07	TOTAL
Variance	1	0	0	1	3	3	2	1	5	1	1	1	19

Chairman Pattyn asked Nicole Cromwell, Zoning Coordinator to introduce the City Board of Adjustment Members and Planning Department Staff. The following staff was in attendance:

- Nicole Cromwell, Planner II/Zoning Coordinator
- Aura Lindstrand, Planner II/Subdivision Coordinator
- Elizabeth Allen, Planning Clerk

Public Comment:

There were none.

Approval of minutes:

*On a motion by Boardmember Cox, seconded by Boardmember Boucher and approved with a 6-0 voice vote the minutes of November 7, 2007 were approved with the following corrections:
Change attendance so Boardmember Cox is present.
Page 2- 4,000 square foot home*

Troy Boucher arrived at 6:05 pm

PUBLIC HEARINGS:

Chairman Pattyn asked Ms. Cromwell to read the determinations for granting a variance as well as review the rules for the procedure by which the public hearings will be conducted.

Ms. Cromwell reviewed the procedures by which the meeting is conducted. She read the determinations for granting a variance.

Public Hearing:

Item #1: City Variance #1019:

Ms. Cromwell read the legal description and **Aura Lindstrand** reviewed the staff report with an overhead PowerPoint presentation for the audience and reviewed the surrounding properties while explaining the existing zoning of the subject property. She said staff is forwarding a recommendation of conditional approval.

Discussion:

Boardmember Eggen asked if we know the approximate structure that will be placed on this lot. **Ms. Lindstrand** stated that the applicant can help with that and he is in attendance.

Applicant:

Bruce Tall, they are planning on building a duplex townhome on this property. They didn't realize that they had a deadline to meet until their building permits were halted during the review process.

Boardmember Eggen asked if he amiable to the proposed conditions. Bruce stated that he is.

Proponents:

Opponents:

Rebuttal:

The public hearing closed at 6:16 p.m.

Motion:

On a motion by Boardmember Cox, seconded by Boardmember Boucher and approved with a 7-0 voice vote the variance was approved with the following conditions:

1. The building permit site plan shall depict the location of the 50-foot setback in relation to any proposed structure and the location of the 25-foot clear vision triangle at the corner of the intersection of Lambrecht Lane and Bench Boulevard.
2. The applicant shall submit a building permit and receive approval for construction of a residential structure on the property within 12 months of the date of this variance approval.

Boardmember	Yes	No	Abstain	Not Present
Leon Pattyn	X			
Barbara Walborn	X			
Lyn McKinney	X			
Troy Boucher	X			
Daniel Eggen	X			
Brent Nelson	X			
Paul Cox	X			

Discussion:

Other Business:

Adjournment:

The meeting was adjourned at 6:19pm

Leon Pattyn, Chairman

ATTEST:

Elizabeth Allen, Planning Clerk

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