

CITY BOARD OF ADJUSTMENT

MINUTES: MAY 4, 2011

To approved by a motion on June 1, 2011

Name	Title	01/06/11	02/02/11	03/02/11	04/06/11	05/04/11	06/01/11	07/06/11	08/03/11	09/07/11	10/05/11	11/02/11	12/07/11
Jeff Bollman	Chairman	1	1	1	1	1							
Paul Cox	Boardmember	1	1	1	1	1							
Daniel Eggen	Vice Chairman	1	1	1	1	1							
Neil Kiner	Boardmember	1	1	1	1	1							
Barbara Walborn	Boardmember	1	E	E	1	1							
Vacant	Boardmember	-	-	-	-	-							
Vacant	Boardmember	-	-	-	-	-							

TOTAL NUMBER OF APPLICATIONS 2011	01/06/11	02/02/11	03/03/11	04/06/11	05/04/11	06/01/11	07/06/11	08/03/11	09/07/11	10/05/11	11/02/11	12/07/11	TOTAL
Variance	1	1	4	4	5								15

Chairman Bollman called the meeting to order at 6:04 p.m. The City Board of Adjustment met in the City Council Chambers.

Chairman Bollman asked Planner Lora Mattox to introduce the City Board of Adjustment members and Planning Department staff. Ms. Mattox is presenting this evening in the absence of Zoning Coordinator Nicole Cromwell. Attending Staff members are Lora Mattox, Transportation Planner; and Tammy Deines, Planning Clerk.

Public Comment:

Chairman Bollman opened the public comment period and asked if there was anyone wishing to speak during the public comment portion of the meeting. There was none. Chairman Bollman closed the public comment period at 6:05 p.m.

Approval of minutes: April 6, 2011

Chairman Bollman called for approval of the April 6, 2011 minutes. The minutes are delayed and will be available for review at the June 1, 2011 meeting.

Disclosure of Conflict of Interest

There was no disclosure of conflict of interest.

Disclosure of Outside Communication

Lora Mattox explained there are times applicants communicate directly with Board members and this should be communicated to the Board members in a public forum.

PUBLIC HEARINGS:

Chairman Bollman asked Ms. Mattox 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. Mattox reviewed the procedures by which the meeting is conducted and the determinations for granting a variance. It was noted there are two vacancies on the Board of Adjustment and opportunities will be given to the applicants if they wish to delay their application until a full Board is available. The next meeting is June 1, 2011.

Public Hearings:

Motion

A motion was made by Neil Kiner and it was seconded to move Agenda item #5 to item #1.

Motion carried with a unanimous voice vote.

Chairman Bollman noted the applicant's request to delay and stated the public hearing will be opened and this Board will allow public comment this evening. Ms. Mattox stated the public hearing will be continued until the June 1, 2011 meeting. One letter of opposition was received from Citizen Randy Schmitz, 4107 Wells Place, Billings, Montana. Ms. Mattox read the legal description and gave the Staff presentation which reviewed the request and recommendation below.

Item #1--City Variance #1097 – 517 Shiloh Road – Faith Chapel – A variance from 27-1414(1) requiring a maximum sign area of 32 square feet for a “bulletin board” for a religious institution in the Shiloh Corridor Overlay District to allow a maximum sign area of 66 square feet; a maximum sign height of 6 feet to allow a maximum sign height of 13 feet; and requiring low intensity lighting to allow an internally illuminated sign and an electronic message display sign. A variance from 27-1415 requiring a maximum sign area for a church (semi-public use) of 16 square feet for a freestanding sign to allow a maximum sign area of 66 square feet; a maximum sign height of 6 feet to allow a sign height of 13 feet; and requiring low intensity lighting to allow an internally illuminated sign and an electronic message display. The property is Tract 1 of C/S 3106 and Tract 1 of C/S 3230, a 16.727 acre parcel in a Residential 9,600 (R-96) zone and Community Commercial (CC) zone; Tax IDs D00321 and D11776; International Church of the Foursquare, owner and Epcon Sign Group, Tony Thelen, agent.

Discussion

Chairman Bollman called for questions and discussion by the members of the Board. In response to a question by Paul Cox, Lora Mattox stated the use of an electronic messaging sign, (EMD), is not allowed in the Shiloh Overlay District regardless of the religious use.

Public Hearing

At 6:18 p.m. Chairman Bollman opened the public hearing.

David Bruner, Heritage Drive, Billings, Montana

Mr. Bruner stated he feels the corridor they are presenting is to be nice looking and this large of a sign is a distraction.

Ms. Bruner, 3764 Heritage Drive, Billings, Montana

Ms. Bruner stated more signage is not needed as there are plenty of entrances to the church already with existing signage to direct incoming traffic.

Motion

A motion was made by Daniel Eggen and seconded by Neil Kiner to continue to the public hearing on City Variance #1097 – 517 Shiloh Road – Faith Chapel until June 1, 2011.

Discussion

Jeff Bollman asked for clarification regarding electronic messaging signage in the Shiloh Overlay District. Barbara Walborn asked if each individual sign is limited or if the total signage is considered. Ms. Mattox pointed out the applicant was supposed to remove two signs and replace them with the two monument signs. In response to a question by Paul Cox, Lora Mattox said monument signs are required in the Shiloh Corridor. Planner Lora Mattox and Chairman Jeff Bollman reviewed the criteria for signage within the Shiloh Corridor District.

Chairman Bollman called for a vote on the motion.

Boardmember	Yes	No	Abstain	Not Present
Jeff Bollman	1			
Paul Cox	1			
Daniel Eggen	1			
Barbara Walborn	1			
Neil Kiner	1			
Vacant	-	-	-	-
Vacant	-	-	-	-

Motion carries unanimously 5-0.

Chairman Bollman asked Ms. Mattox for presentation of agenda item #2-City Variance 1093. Ms. Mattox read the legal description and gave the Staff presentation which reviewed the request and recommendation below.

Item #2: City Variance #1093 – 2323 Alderson Avenue – A variance from 27-308 & 27-309 requiring a minimum lot area of 10,000 square feet for an existing 4-plex multifamily dwelling to allow an 8,800 square foot lot area in a Residential 6,000 (R-60 – East 20 feet) zone and a Community Commercial (CC – West 40 feet) zone on the west 20 feet of Lot 3 and the East 40 feet of the south 150 feet of the north 300 feet of Lot 14, Arnold Subdivision 1st Filing. No construction is planned at this time, however if the dwelling were to be damaged or destroyed it could be re-built. Tax ID A02397; TEN X, LLC, owner and Mike Casey, agent.

REQUEST

The applicant is requesting a variance from 27-308 & 27-309 requiring a minimum lot area of 10,000 square feet for an existing 4-plex multifamily dwelling to allow an 8,800 square foot lot area in a Residential 6,000 (R-60 – East 20 feet) zone and a Community Commercial (CC – West 40 feet) zone on the west 20 feet of Lot 3 and the East 40 feet of the south 150 feet of the north 300 feet of Lot 14, Block 1, Arnold Subdivision, 1st Filing. TEN X, LLC, owner and Mike Casey, agent. The variance, if granted, would allow the owner to re-build the existing structures if damaged in the

future. No construction or re-building is planned at this time. Planning staff is recommending conditional approval of the proposed variance.

RECOMMENDATION

Staff is recommending the following conditions for the variance request:

1. The variance is to decrease the minimum lot size from 10,000 square feet to 8,800 square feet for an existing 4-plex. No other variance is intended or implied with this approval.
2. The variance is limited to the west 20 feet of Lot 3 and the east 40 feet of the south 150 feet of the north 300 feet of Lot 14, Block 1, Arnold Subdivision, 1st Filing generally located at 2323 Alderson Avenue.
3. Any future rebuilds or remodel of the subject structures will need to be done in compliance with the City's adopted building code and site development code. With the exception of the minimum lot size required, all other zoning code requirements will apply.
4. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

Discussion

Chairman Bollman called for questions and discussion from the members of the Board. There was none.

Public Hearing

At 6:30 p.m., Chairman Bollman opened the public hearing and called for the applicant's presentation or for proponents of City Variance #1093-2323 Alderson.

Applicant

Mike Casey, (no address given), Billings, Montana

Mr. Casey is the agent and a partner in Ten X LLC. Mr. Casey stated he concurs with the staff recommendation.

Chairman Bollman closed at 6:31 p.m. asked the members of the Board for a motion.

Motion:

A motion was made by Boardmember Walborn and seconded by Boardmember Kiner to approve City Variance #1093-2323 Alderson with the conditions recommended by Staff.

Discussion:

Chairman Bollman called for discussion on the motion. There was none. Chairman Bollman called for the roll call vote on the motion.

Boardmember	Yes	No	Abstain	Not Present
Jeff Bollman	1			
Paul Cox	1			
Daniel Eggen	1			
Barbara Walborn	1			
Neil Kiner	1			
Vacant	-	-	-	-
Vacant	-	-	-	-

The motion carries 5-0 and City Variance #1093 is conditionally approved.

Chairman Bollman called for presentation of agenda item #3, City Variance #1094-317 and 317 ½ Lewis Avenue. Ms. Mattox reviewed the criteria for review and the staff findings for this application.

Item #3: City Variance #1094 – 317 and 317 ½ Lewis Avenue – A variance from 27-308 requiring a minimum lot area of 14,000 square feet for two existing dwellings to allow a 7,000 square foot lot area; 27-308 requiring a 5 foot side setback to allow a 2.5 foot side setback; 27-308 requiring a 20 foot rear setback to allow a 17 foot rear setback; 27-308 requiring a maximum lot coverage of 30% to allow a lot coverage of 33% in a Residential 7,000 (R-70) zone on Lots 9 and 10, Block 24, Westside Subdivision. No construction is planned at this time, however if the dwelling(s) were to be damaged or destroyed they could be re-built. Tax ID A18136; Gregory and Rosemary Cook, owners.

REQUEST

The applicant is requesting a variance from 27-308 requiring a minimum lot area of 14,000 square feet for two existing dwellings to allow a 7,000 square foot lot area; 27-308 requiring a 5 foot side setback to allow a 2.5 foot side setback; 27-308 requiring a 20 foot rear setback to allow a 17 foot rear setback; 27-308 requiring a maximum lot coverage of 30% to allow a lot coverage of 33% in a Residential 7,000 (R-70) zone on Lots 9 and 10, Block 24, Westside Subdivision. No construction is planned at this time, however if the dwelling(s) were to be damaged or destroyed they could be re-built. Tax ID A18136; Gregory and Rosemary Cook, owners. The variance, if granted, would allow the owner to re-build the existing structures if damaged in the future. No construction or re-building is planned at this time. Planning staff is recommending conditional approval of the proposed reduction of the minimum lot size required of 14,000 square feet to 7,000 square feet for two existing dwelling units and denial of the request for reduction in the side and rear setbacks and the increase in maximum lot coverage.

RECOMMENDATION

Staff is recommending the following conditions for the variance request:

1. The variance is to decrease the minimum lot size from 14,000 square feet to 7,000 square feet for existing two single-family dwellings. No other variance is intended or implied with this approval.
2. The variance is limited to Lots 9 and 10, Block 24, Westside Subdivision generally located at 317 & 317 ½ Lewis Avenue.

3. Any future rebuilds or remodel of the subject structures will need to be done in compliance with the City's adopted building code and site development code. With the exception of the minimum lot size required, all other zoning code requirements will apply.
4. If the rear single-family structure is rebuilt in the current configuration with the existing detached garage, the structure will be required to install a fire rated wall on the side facing the detached garage or a fire rated wall will need to be installed on the detached garage and any openings on the west side of the detached garage would need to be eliminated.
5. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

If the Board of Adjustment decides to also conditionally approve the request for the variances from Section 27-308 to allow for a reduction in the side setback to 2.5 feet, a reduction of the rear setback to 17 feet, and to increase the maximum lot coverage to 33%, the first condition could be amended to read as follows:

1. The variance is to decrease the minimum lot size from 14,000 square feet to 7,000 square feet for existing two single-family dwellings, to reduce the side setback to 2.5 feet, to reduce the rear setback to 17 feet, and to increase the maximum lot coverage to 33%. No other variance is intended or implied with this approval.

Discussion

Chairman Bollman called for questions and discussion from the members of the Board. In response to a question by Barbara Walborn, Ms. Mattox said one house was constructed in 1913 and the second in 1935. Daniel Eggen asked for clarification as to why staff focused on variance applications within this subdivision and noted this Board's approval for a variance for a beauty shop nearby. Ms. Mattox explained the request was located in a different subdivision and in this case, the history was only drawn from subdivision activity and not a radius. She noted it depends on the variance request and concurred it should have been included due to the proximity to this property.

Public Hearing

At 6:39 p.m., Chairman Bollman opened the public hearing and called for the applicant's presentation for City Variance #1094-317 & 317 ½ Lewis Avenue.

Applicant

Gregory Cook, 325 Lewis Ave., Billings, Montana

Mr. Cook stated they own this property but reside at 325 Lewis Avenue. He thanked Lora Mattox for her work with this request. Mr. Cook said they purchased the properties last summer and confirmed the construction dates. He said these properties have been used as single family dwellings and have had many upgrades through the years. He stated they have had several positive comments from the neighbors the property has improved since their ownership. He voiced concern this was considered a lawful use prior to the initiation of the current zoning code and stated a special circumstance exists as lenders are unwilling to enter into a loan agreement unless a variance is obtained. Mr. Cook said the neighbors have written letters on their behalf. He commented on staff's recommended conditional approval with denial of the request for reduction in the side and rear setbacks and the increase in maximum lot coverage. Mr. Cook pointed out the logistics of rebuilding the house are difficult as both have basements and they would need to move them and make them smaller to comply. He stated rebuilding is not remotely economically feasible and the

Zoning Code creating a hardship in this case. Mr. Cook said he is agreeable to the Code recommendation for a firewall. He noted seventeen variances have been granted with fourteen for similar requests. He said he feels this request is in line with maintaining and providing safe and decent housing for this neighborhood. Mr. Cook requested the Board grant both requests for this variance.

Discussion

Chairman Bollman asked for questions or discussion by members of the Board. There was none. Chairman Bollman said he lives on Lewis Avenue and agrees the property looks much better since the applicant’s purchase.

Chairman Bollman asked there was anyone else wishing to speak in favor or against City Variance #1094-317 and 317 ½ Lewis Avenue. There was none. Chairman Bollman closed the public hearing at 6:47 p.m.

Motion:

A motion was made by Boardmember Cox and seconded by Boardmember Walborn to approve City Variance #1094-317 and 317 1/2 with the conditions recommended by Staff and the additional Condition of Approval #1 to decrease the minimum lot size from 14,000 square feet to 7,000 square feet for existing two single-family dwellings, to reduce the side setback to 2.5 feet, to reduce the rear setback to 17 feet, and to increase the maximum lot coverage to 33%. No other variance is intended or implied with this approval. This shall only apply to the west side of the south unit.

Discussion:

Chairman Bollman called for discussion on the motion. He stated this request fits with the area and what was approved previously. Chairman Bollman called for the roll call vote on the motion.

Boardmember	Yes	No	Abstain	Not Present
Jeff Bollman	1			
Paul Cox	1			
Daniel Eggen	1			
Barbara Walborn	1			
Neil Kiner	1			
Vacant	-	-	-	-
Vacant	-	-	-	-

The motion carries 5-0 and City Variance #1094 is conditionally approved.

Chairman Bollman called for presentation of agenda item #4, City Variance #1095-1441 Avenue F. Ms. Mattox reviewed the criteria for review and the staff findings for this application.

Item #4: City Variance #1095 – 1441 Avenue F – A variance from 27-308 requiring a minimum lot area of 9,600 square feet for an existing duplex dwelling to allow an 8,120 square foot lot area in a Residential 7,000 (R-70) zone on Lots 21 and 22 and the west 8 feet & 4 inches of Lot 20, Block 11, Evergreen Subdivision, 2nd Filing. No construction is planned at this time, however if the dwelling were to be damaged or destroyed it could be re-built. Tax ID A06831; George and Sandra Sullins, owners and Western Security Bank, Jennifer Bien, agent.

REQUEST

The applicant is requesting a variance from Section 27-308 requiring a minimum lot area of 9,600 square feet for an existing duplex to allow a lot area of 8,120 square feet in a Residential 7,000 (R-70) zone on the west 8 feet and 4 inches of Lot 20, Lots 21 and 22 of Evergreen Subdivision, 2nd Filing. George and Sandra Sullins are the owners and Jennifer Bien of Western Security Bank is the agent. Planning staff is recommending conditional approval of the proposed variance.

RECOMMENDATION

Staff is recommending the following conditions for the variance request:

1. The variance is to decrease the minimum lot size from 9,600 square feet to 8,120 square feet for an existing duplex dwelling. No other variance is intended or implied with this approval.
2. The variance is limited to the west 8 feet and 4 inches of Lot 20, Lots 21 and 22 of Evergreen Subdivision, 2nd Filing generally located at 1441 Avenue F.
3. Any future rebuilds or remodel of the duplex dwelling will need to be done in compliance with the City's adopted building code and site development code. With the exception of the minimum lot size required all other zoning code requirements will apply.
4. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

Discussion

Chairman Bollman called for questions and discussion from the members of the Board. Barbara Walborn asked if this is property taxed as a duplex. Lora Mattox stated the utilities are under one owner's name but it pays two garbage fees.

Public Hearing

At 6:57 p.m., Chairman Bollman opened the public hearing and called for the applicant's presentation for City Variance #1095-1441 Avenue F.

Applicant

Sandra Sullins, 1739 43rd Street West, Billings, Montana

Ms. Sullins said she resides at 1739 43rd Street West and uses this property as a rental. She said there are separate meters for the electricity and gas. Lora Mattox said the utilities have been listed in the original owners' names since 1954. Ms. Sullins explained the original owner has since passed, and they have owned this building for over ten years. Lora Mattox commented it could be the Department of Revenue's records are not up to date. Ms. Sullins stated her request is due to the mortgage company's request for a rebuild letter. In response to a question by Jeff Bollman, Ms. Sullins said there is a vestibule on the rear of the house leads to the basement

along with an internal stairway and a shared utility room. She noted the rear access gives the downstairs unit another access for emergency and pointed out the basement has egress windows.

Discussion

Chairman Bollman asked the members of the Board for questions and discussion. There was none. Chairman Bollman asked if there was anyone else wishing to speak in favor or against City Variance #1095. There was none. Chairman Bollman closed the public hearing at 7:02 p.m. and called for a motion.

Motion:

A motion was made by Boardmember Eggen and seconded by Boardmember Walborn to approve City Variance #1095 with the conditions recommended by Staff.

Dan Eggen made a motion and it was seconded by Neil Kiner to amend the original motion with an additional condition to have the City of Billings notify the Department of Revenue this property is a duplex and should be assessed accordingly.

Discussion:

Chairman Bollman called for discussion on the motion. Jeff Bollman noted in the past a condition of approval to update the Department of Revenue records has been included.

Chairman Bollman called for the roll call vote on the amended motion.

Boardmember	Yes	No	Abstain	Not Present
Jeff Bollman	1			
Paul Cox	1			
Daniel Eggen	1			
Barbara Walborn	1			
Neil Kiner	1			
Vacant	-	-	-	-
Vacant	-	-	-	-

Motion carries, 5-0. The motion to amend the original motion to add a condition to have the City of Billings notify the Department of Revenue this property is a duplex and be assessed accordingly is approved.

Chairman Bollman called for the roll call vote on the original motion.

Boardmember	Yes	No	Abstain	Not Present
Jeff Bollman	1			
Paul Cox	1			
Daniel Eggen	1			
Barbara Walborn	1			
Neil Kiner	1			
Vacant	-	-	-	-
Vacant	-	-	-	-

Motion carries, 5-0. The original motion to conditionally approve City Variance #1095 is approved.

Chairman Bollman called for presentation of agenda item #5, City Variance #1092-302 N 15th Street. Ms. Mattox reviewed the criteria for review and the staff findings for this application.

Item #5: City Variance #1096 – 416 Terry Avenue – A variance from 27-308 requiring a minimum 5 foot side setback for a proposed attached carport to allow a 1 foot side setback in a Residential Multi-family-Restricted (RMF-R) zone on Lots 37 and 38, Block 9, Yellowstone Addition. Tax ID A19016; Sandra Bell, owner

REQUEST

The applicant is requesting a variance from Section 27-308 requiring a minimum 5 foot side setback for a proposed attached carport to allow a 1 foot side setback in a Residential Multi-family-Restricted (RMF-R) zone on Lots 37 and 38, Block 9, Yellowstone Addition, a 7,000 square foot parcel of land. Sandra Bell is the owner and Roger Jenkins is the agent. Planning staff is recommending conditional approval of the proposed variance.

Staff is recommending the following conditions for the variance request:

1. The variance is to decrease the required side setback from 5 feet to 1 foot for the purpose of constructing an attached carport on the east side of the dwelling. No other variance is intended or implied with this approval.
2. The variance is limited to Lots 37 and 38, Block 9, Yellowstone Addition generally located at 416 Terry Avenue.
3. The applicant and agent shall make provision for handling any roof runoff from the carport. All runoff from the carport must be retained on the applicant's property.
3. The applicant shall receive approval for a building permit within 6 months of Board approval. Construction of the carport addition shall be completed within 18 months of Board approval.
5. Failure to begin or complete actions required by this approval within the time limits set forth shall void this variance.
6. These conditions of variance approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

Ms. Mattox reviewed the criteria for review and the staff findings for this application.

Discussion

Chairman Bollman called for questions and discussion from the members of the Board. In response to a question by Paul Cox regarding runoff water, Ms. Mattox said a gutter system would be installed on the east side of this property. Jeff Bollman pointed out a one-hour wall is required on the west side of the structure. In response to a question by Neil Kiner, Ms. Mattox said the lot coverage is not affected with this request.

Public Hearing

At 7:13 p.m., Chairman Bollman opened the public hearing and called for the applicant's presentation for City Variance #1096-416 Terry Avenue.

Applicant

Roger Jenkins, (no address given), Billings, Montana

Mr. Jenkins is the contractor/agent for Ms. Bell. Mr. Jenkins stated the proposal is to construct a canopy attached to the house. In response to question by Neil Kiner, Mr. Jenkins explained a pole system will be used for the foundation and a firewall with a sill plate will be constructed. He stated the outside finished will be the same as the house with “Hardiboard” siding and a metal roof; and the inside wall finished with sheetrock and a white metal siding. Jeff Bollman asked regarding the width of the carport, and Mr. Jenkins said it would be 12 feet from inside to inside. He said the gutters will go up and the drainage will go to the front of the property. He stated consideration was not given to a carport less than 12-feet wide due to the existing concrete step and access to the house.

Public Hearing

At 7:18 p.m., Chairman Bollman opened the public hearing and asked if there was anyone wishing to speak in favor or against City Variance #1096-416 Terry Avenue. There was none. Chairman Bollman closed the public hearing and called for a motion.

Motion:

A motion was made by Boardmember Walborn and seconded by Boardmember Eggen to approve City Variance #1096 Street Avenue with the conditions recommended by Staff.

Discussion:

Chairman Bollman called for discussion on the motion. Neil Kiner voiced concern the carport will turn into a garage. Jeff Bollman concurred and said he is unsure this request is consistent with the neighborhood. Daniel Eggen said he owns a similar carport located on the west side of his residence. He commented additional work would have to be done to make this a garage and the intent is to provide the owner shelter from the elements. Barbara Walborn noted the height of the outside wall would preclude installation of a garage door.

Chairman Bollman called for the roll call vote on the motion.

Boardmember	Yes	No	Abstain	Not Present
Jeff Bollman		1		
Paul Cox	1			
Daniel Eggen	1			
Barbara Walborn	1			
Neil Kiner		1		
Vacant	-	-	-	-
Vacant	-	-	-	-

The motion for conditional approval of City Variance #1096 fails with a 3-2 vote.

Contractor/Agent Roger Jenkins asked how to address this decision. Ms. Mattox stated the applicant has 30 days to appeal this Board’s decision. She recommended contacting Zoning Coordinator Nicole Cromwell and the City Building Division.

Other Business/Announcements:

- A. Announcement: The next City Board of Adjustment meeting will be held on Wednesday, June 1, 2011.
- B. Discussion followed by the members of the Board on consideration of amending the zoning code to address the rebuild types of variances. Paul Cox stated he feels this requirement creates a hardship to property owners.

Motion

On a motion by Boardmember Eggen and seconded by Boardmember Kiner the meeting was adjourned with a 5-0 voice vote.

Adjournment: 7:30 p.m.

Chairman Jeff Bollman

ATTEST:

Tamara L. Deines, Planning Clerk