I. Call to Order

Chairman Chance called the regular meeting of the Board of Adjustment to order at 7:00 p.m.

II. Roll Call

Those present: Chairman Roy Chance, Stan Bossart, Richard Kloss, Frank Jones, and Daryl Akkerman.

Also present: Community Development Services Assistant Director Allison Kimball, Staff Planners Patrick Butler, and Scott Turnbull, Clerk Amber Green and 3 individuals representing applicant interests.

III. Minutes – September 13, 2006

Minutes will be reviewed at next meeting.

IV. Old Business

A. NELSON CUP C-06-22

The Chair opened the hearing of the Nelson Cup C-06-22 for staff presentation.

Staff Planner, Patrick Butler read into the record his staff report. Attached hereto and incorporated is a copy of that staff report. Jones asked when the garage was constructed. Arends answered that the building was constructed about thirty days ago.

The Chair opened the hearing for applicant presentation.

Arends is the agent who constructed the outbuilding and will be building proposed apartment. Bossart clarified with applicant’s agent that the apartment has not already been constructed. Chance clarified how the structure was built and that the owners lived in the neighboring residence. Arends noted that the apartment will be for the owner’s aging parents. Chance asked what the square footage of the existing home. Arends stated approximately 2000 square feet. Chance asked what kind of wall separation between apartment and garage. Arends clarified that it will be a 1-hr fire rated sheetrock wall, and that there will be no door between apartment and garage.

The Chair opened the hearing for public testimony. No public testimony was heard.

The Chair opened the hearing for board deliberation.

Kloss wanted to clarify that the findings of fact were the same as the original. Butler noted that Noah Goodrich had added several other conditions recommended.
Kloss moved to approve the Nelson Cup C-06-22 with the recommended conditions and Findings of Fact and Conclusions of Law as submitted. The motion was seconded by Bossart and carried by a 5/0 poll of the board.

V. New Business

A. KELLY CUP C-06-23

The Chair opened the hearing to the Kelly Cup C-06-23 for staff presentation.

Staff Planner, Scott Turnbull noted that he did not bring the Findings of Fact but will mail them out tomorrow. Turnbull read into the record his staff report. Attached hereto and incorporated is a copy of that staff report. Chance clarified that this is a manufactured home and not a mobile home. Turnbull clarified that it will have to meet all building permit and HUD requirements.

The Chair opened the hearing for applicant presentation.

The applicant is asking for the CUP permit so that he can place a manufactured home for their daughter and grandchildren. Akkerman noted that this proposal is a good use of the property so that the whole family is able to be together. Chance clarified that the owner’s reside in the existing manufactured home and that the new manufactured home will not exceed the square footage of the existing home.

The Chair opened the hearing for public testimony. No public testimony was heard.

The Chair opened the hearing for Board deliberation.

Akkerman moved to approve the Kelly CUP C-06-23 Findings of Fact and Conclusions of Law as submitted. The motion was seconded by Kloss and carried by a 5/0 poll of the board.

With no further business before the board the meeting adjourned at 7:20 p.m.

The next regularly scheduled meeting is November 8, 2006.

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Trudie Pettit, Clerk of the Board