

OFFICIAL MINUTES

Vice-Chairperson Justin Borns called the Board of Adjustment meeting to order on Thursday, April 15, 2021 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were alternate-Matt Chandler via-telephone, Dustin Edmison, George Houtman, Nick Schmeichel-via telephone, and Borns. Absent was Scott. Others present were City Planner Ryan Miller, Community Development Director Mike Struck, Tanner Ritter, James Drew – CD Properties LLC, Gaylord Woods, and Kathy Larsen. .

Item #1 – Roll Call

Item #2 – (Edmison/Schmeichel) Motion to approve the agenda. All present voted aye.
MOTION CARRIED.

Item #3 – (Edmison/Schmeichel) Motion to approve the April 1, 2021 minutes. All present voted aye. **MOTION CARRIED.**

Houtman arrived at 5:19 p.m.

Item #4a – CD Properties LLC made a request for a variance on the West Sixty Feet (W60') of the East One Hundred Twenty Feet (E120') of Aldrich's Addition, also known as 1402 6th Street, and the East Sixty Feet (E60') of Aldrich's Addition, also known as 1404 6th Street. The request is for a 5' parking lot setback to the east side yard. The required setback for a parking lot or driveway is 15' between a Business B-2 District and an abutting Residence R-2 two-family district.

(Edmison/Schmeichel) Motion to approve the variance request. All present voted aye.
MOTION CARRIED.

Item #4b – Tanner Ritter made a request for a variance on Lot 5, Block 3, Hunters Ridge Second Addition, also known as 401 Wren Circle. The request is for a 53' wide driveway area located within the required front yard setback. The maximum allowed width of a driveway within the front yard setback is 24'.

(Chandler/Edmison) Motion to approve the variance request. All present voted naye.
MOTION FAILED. (Houtman was absent for this hearing. Item #4b was heard before item #4a.)

The meeting was adjourned at 5:45 p.m.

Ryan Miller
City Planner

Justin Borns
Vice-Chairperson

OFFICIAL SUMMARY

Vice-Chairperson Justin Borns called the Board of Adjustment meeting to order on Thursday, April 15, 2021 at 5:00 PM in the Chamber's Room of the City & County Government Center. Members present were alternate-Matt Chandler via-telephone, Dustin Edmison, Nick Schmeichel-via telephone, and Borns. Absent were Scott and Houtman. Others present were City Planner Ryan Miller, Community Development Director Mike Struck, Tanner Ritter, James Drew – CD Properties LLC, Gaylord Woods, and Kathy Larsen.

Item #4a – Drew, representing CD Properties LLC, explained that they just recently rezoned this property to B-2. He has spoken to the City Parks Director explaining what his plans are for this property. The east side of this development is going to need this variance, but they are going to meet all other requirements of the City on the rear side and west side. Houtman and Borns both asked for clarification, that it will be a drive thru on the east side and not building or parking lot. Drew stated that is correct. Borns asked what would be in this 5 foot strip, Drew stated he would do whatever this City requested, green area or shrubs. Schmeichel feels that this area is moving to a commercial use area and he doesn't have any questions with this request. He does feel that since there is a fence on the west side of the pool, safety isn't an issue to him. Gaylord Woods, 1335 5th Street, would like to know what kind of business is going here since they need this variance. He would like to know if this business is going to be open at night and if so then the headlights would shine into his house at night. Miller explained that there will be a 30' landscape buffer on the south side of the property. This may not be a fence but it could be trees and shrubs. Struck explained that the City does have the ability to require certain fencing or trees and shrubs to protect the neighbors from the lights. Drew stated that he plans to install a fence along the south property line.

Kathy Larsen , 1347 5th St, and her husband Jay are not in favor of this variance. They feel that the 10 foot variance isn't favorable and it is going to take away from the green space.

Patty Dexter dropped off a letter that Miller read into the record.

Item #4b – Ritter explained that he would like to expand his driveway so he can build a detached garage. With the detached garage located within the setbacks, the driveway leading to the new garage would meet up with the current driveway to the house which is why the extra width is needed. Edmison asked if it would be possible to have a driveway off of Main Ave for this lot. Miller stated no. Schmeichel asked if there were any other properties in town that had this type of situation. Borns stated there is a lot on Copper Mountain Rd. Struck stated that there are a couple in town, but the two he recalls are located on corner lots. He isn't aware of any in a cul-de-sac.

The meeting was adjourned at 5:45 p.m.

City Planner

Chairperson