



**MINUTES
BOARD OF ADJUSTMENT MEETING
City Hall – 550 Swift Boulevard – Council Chamber
Thursday, JULY 18, 2019
6:00 PM**

Call to Order:

Chairman Lowry called the meeting to order at 6:00 p.m.

Attendance:

Present: Chair Lowry and Board members Richards, Boring, Gray. Also attending was Planning Manager Mike Stevens.

Approval of Agenda:

Chair Lowry requested approval of the meeting agenda.

BOARD MEMBER BORING MOVED AND BOARD MEMBER RICHARDS SECONDED THE MOTION TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

Special Business:

Chair Lowry opened the discussion regarding the election of officers.

BOARD MEMBER BORING NOMINATED CHAIR LOWRY AS CHAIRMAN FOR ONE ADDITIONAL YEAR AND NOMINATED MEMBER RICHARDS AS VICE CHAIR.

BOARD MEMBER BORING MOVED AND BOARD MEMBER GRAY SECONDED THE MOTION.

Approval of Minutes:

Chair Lowry presented the meeting minutes of the May 16, 2019 meeting.

BOARD MEMBER BORING MOVED AND BOARD MEMBER RICHARDS SECONDED THE MOTION TO APPROVE THE MINUTES OF THE MAY 16, 2019 MEETING. MOTION PASSED 4-0.

Public Hearing:

Chairman Lowry asked the recorder to read the Public Hearing Explanation at 6:05 PM to open the Public Hearing.

New Business

1. APPLICANT: Gilbert & Cheryl Hoffman BA2019-101

Chairman Lowry introduced the item and asked Planning Manager Stevens if the project had been duly noticed as required. Mr. Stevens indicated the proper noticing of the project and public hearing. Chair Lowry asked Stevens to provide a summary the staff report.

Mr. Stevens reviewed the application for a variance from RMC 23.18.040 to allow for construction of a 5'x22' residential addition that would encroach upon the required setback by 5'. No public comments were received. Staff recommends approval.

Chair Lowry had a question regarding a structure on a neighboring property. Mr. Stevens answered the question in relation to property lines and setback requirements.

Chair Lowry opened the Public Hearing at 6:12 p.m.

Mr. Hoffman stated that the staff report and application were thorough in covering their requests. He summarized their needs for the variance request. He told the Board he'd be happy to answer any questions they have.

Chair Lowry closed the Public Hearing at 6:13 p.m.

Board Member Boring commended the staff report. She spoke in support of approving the variance request. **Board Member Gray** asked if there were any comments received from neighbors. Mr. Hoffman said there were not. **Board Member Richards** appreciated that HOA approval had been obtained. **Chair Lowry** commended staff and applicant preparation.

BOARD MEMBER BORING MOVED, BOARD MEMBER GRAY SECONDED THE MOTION FOR THE BOARD OF ADJUSTMENT TO CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN THE STAFF REPORT AND APPROVE THE VARIANCE FROM RMC SECTION 23.18.040 TO ALLOW FOR THE CONSTRUCTION OF A 5 FOOT BY 22 FOOT RESIDENTIAL ADDITION TO THE REAR, SOUTH SIDE OF THE EXISTING HOME AND TO WITHIN 20 FEET OF THE REAR, SOUTH PROPERTY LINE OF 303 LAKEVIEW COURT, SUBJECT TO THE ONE CONDITION. THIS RECOMMENDATION IS BASED UPON THE STAFF FINDINGS FOR THE SEVEN CRITERIA WE MUST FIND FOR IN THE AFFIRMATIVE. MOTION PASSED 4-0.

ADJOURNMENT:

MEMBER BORING MOVED TO ADJOURN, AND MEMBER RICHARDS SECONDED.
CHAIRMAN LOWRY adjourned the meeting at 6:17 p.m.

PREPARED BY: Lynne Follett, Recorder, Planning and Development