

BOARD OF ADJUSTMENT MINUTES
July 13, 1999

Present: Vice Chairman Bud Neslen, Ron Barlow, Brent Wynn, Newly appointed as an alternate to the Board Dean Holbrook, City Prosecutor J.C. Ynchausti, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Gordon Thomas and Kevin Murray.

Bud Neslen welcomed all those present and had the Board Members introduce themselves. Ron Barlow made a motion to approve the minutes for the Special Meeting on April 20, 1999 as written. Bud Neslen seconded the motion and voting was unanimous.

1. Consider granting a special exception permit for a temporary classroom/library for St. Olaf's Catholic School at 1800 S. and Orchard Drive.

Pastor Father Daz, Administrator Jerrie Barrett, Principal JoAnn Emery and Contractor Paul Folsom were present.

The following is the memo that Blaine Gehring sent to the Board members concerning this request:

Within the last few months, representatives from St. Olaf's Catholic School approached Mr. Gehring wanting information on how they could place a temporary classroom trailer on their property to be used as a library facility while they plan and develop additions and improvements to the school. Mr. Gehring explained that our ordinance did not address that except for a temporary conditional use permit which would only be good for six months with one possible six month extension. They said they would need this for about three years and that would not work. This seemed a little unfair considering the privilege granted to public schools under State Law to allow them to place temporary classroom facilities on their properties. Mr. Gehring has worked with the City Attorney, Planning Commission and the City Council in getting an amendment to the Zoning Ordinance passed which allows for the Board of Adjustment to grant a special permit to provide elementary and secondary schools to place these classrooms. The new amendment is now Section 14-14-20 and reads:

Upon such conditions as the Board may find reasonable, a special exception permit may be granted by the Board of Adjustment to provide elementary and secondary schools concerning placement of use of temporary classroom facilities on private school property.

The request is to place a 14' by 70' classroom trailer on the north side of the existing school building 35 feet from the north property line and in line with the front of the school. This would go where some existing temporary sheds are located now.

Because this is not very close to the neighboring homes, Mr. Gehring cannot see any special conditions which would need to be placed on the location other than that it meet all building and

fire codes as they relate to its placement.

Mr. Gehring recommends granting this special exception permit with the condition that the temporary classroom be placed as per current City building and fire codes as they pertain to this type of structure.

Jerrie Barrett explained that the current building is old and getting too small. They need an extra classroom for their preschool and library. It would be used for at least three years until a new school can be built above the existing one. This temporary classroom is hidden from the street and is on church property.

Paul Folsom explained that a couple of homes behind the temporary classroom are also owned by the Church. It would not be possible to add onto the existing building because it is an old building and will have to be brought up to current codes which is too costly. There is enough property to build a new school above the existing one.

There was a brief discussion and Ron Barlow made a motion to grant a special permit for a temporary classroom/library for St. Olaf's Catholic School. Brent Wynn seconded the motion and voting was unanimous.

2. Election of new Chairman and Vice-Chairman for the remainder of 1999

Ron Barlow suggested that the term of office for Chairman and Vice-Chairman be changed to a full year starting in July of every year.

Ron Barlow made a motion to elect Bud Neslen as Chairman of the Board beginning July 1999 to July 2000. Brent Wynn seconded the motion and voting was unanimous.

Brent Wynn made a motion to elect Ron Barlow for Vice-Chairman beginning July 1999 to July 2000. Bud Nelsen seconded the motion and voting was unanimous.

Meeting adjourned at 7:25 p.m.