

**OFFICIAL MINUTES**

Chairperson Shawn Storhaug called the Board of Adjustment meeting to order on Thursday, September 1, 2016, at 5:00 PM in the Chambers Room at the City & County Government Center. Voting members present were Jere Hieb, Mary O'Neill, alternate Youmans, and Storhaug. Absent were Jason Hoffelt, Lynn Mennis and alternate George Houtman. Others present were Staci Bungard City Planner, Community Development Director Mike Struck, Jackson and Barbara Hegerfeld, Eric Neuharth, and others.

**Item #2** – (Youmans/O'Neill) Motion to approve the agenda. All present voted aye. **MOTION CARRIED.**

**Item #3** – (Youmans/Hieb) Motion to approve the August 18, 2016 minutes. All present voted aye. **MOTION CARRIED.**

**Item #4a** – Jackson Hegerfeld has made a request for a variance on Lot 13, Block 4, Valley View Addition, also known as 706 Sonoma Valley. The request is to locate a storage shed four inches from the side property line. The required setback for an accessory structure is three feet from the side property line.

(O'Neill/Youmans) Motion to approve the variance request. All present voted aye. **MOTION CARRIED.**

The meeting was adjourned.

  
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Mike Struck,  
Community Development Director

  
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Shawn Storhaug, Chairperson

**OFFICIAL SUMMARY**

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**Item #4a** – Jackson explained that the cement pad was installed by the previous property owner. Jackson and Barbara built their shed on the cement slab to utilize the slab but also the small space efficiently. Barbara explained that they inquired with the City about the necessity of a building permit for the shed, but were informed that a permit would not be required due to the size of the shed. However they were not aware of the setback requirements. Barbara stated that they had been in contact with the neighbors before and during the building of the shed and the neighbors, the Neuharth's, had no objections to the shed. Eric Neuharth stated that he is in favor of the shed. The aesthetics of the shed make it fit into the neighbor and onto the lot perfectly. Eric also explained that the sizes of the lots in this area are a hardship to all property owners. It is difficult to build any type of accessory building, but still have a yard to work with.

Youmans asked Struck if the building codes would need to be enforced if the variance was granted. Struck stated that the Engineering Department is currently looking into clarification on this. Building code states that if another building is within 5ft of the lot line it would need to be fire rated.

O'Neill asked if this variance would stay with the property or with the current owner of the lot? Struck explained that attaching a variance to a property owner can be done, however if down the road there is a sale of the property and the variance belongs to the current property owner, then the shed would need to come down. It would be best if the variance was attached to the property and typically this is the case.

Storhaug feels by granting this variance this could set a precedence in the neighborhood.

The meeting was adjourned.

  
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Mike Struck  
Community Development Director

  
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Shawn Storhaug, Chairperson