



## REGULAR PLANNING COMMISSION MEETING AND BOARD OF ADJUSTMENT

Tuesday July 25, 2017

Chair Fuller called the Regular Planning Meeting and Board of Adjustment to order at 7:00 p.m.

### **MEMBERS PRESENT AT ROLL CALL**

**Fuller, Strode, Pettinger, Caldwell, Rogers, Villasenor and Steffen**

Commissioner Pettinger moved to **EXCUSE** Commissioner Marantino the July 25, 2017 meeting

Commissioner Strode seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes – Fuller, Strode, Pettinger, Caldwell, Rogers**

**Commissioners Villasenor and Steffen will be voting as members**

### **OTHERS PRESENT**

Planning Director Nathan Lindquist, Administrative Assistant Charlotte Squires, City Attorney Jeff Conklin, Ch. 10 Salvador Tovar-Guzman, Tom Powis, Gil Fontella

### **APPROVAL OF MINUTES**

Commissioner Rogers moved to **APPROVE** minutes from the June 27, 2017 meeting. Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Strode, Pettinger, Caldwell, Rogers, Villasenor and Steffen**

### **ADDITIONS OR DELETIONS TO THE AGENDA**

**None**

### **PUBLIC MEETING OPENED: 7:10 P.M. ZONING VARIANCE 2017-1 213 WHITERIVER AVENUE**

Applicant – Tom Powis

Confirmed Public Notice was met

### **PURPOSE**

Applicant requests approval to allow a 6 foot fence in a front yard setback.

### **APPLICANT PRESENTATION**

*Mr. Powis* requested a variance to allow for the construction of a 6 foot privacy fence on a portion of his property, located at 213 Whiteriver Avenue. Mr. Powis explained that a 6 foot fence would allow for more privacy from passing vehicles, as well as serving as a buffer for traffic noise and exhaust.

### **STAFF REPORT**

*Planning Director Nathan Lindquist* explained to the Board that while 6 foot privacy fences are generally not allowed next to a sidewalk, that this particular property is unique in the fact that the home is only about 6 feet from the property line, and that it also sits approximately 4 feet below street grade.

This exposes the home and its occupants to more noise, exhaust and concerns for privacy than other properties located nearby.

**PUBLIC COMMENT OPENED 7:10 pm**

No comments.

**PUBLIC COMMENT CLOSED 7:11 pm**

**COMMISSION QUESTIONS AND COMMENTS**

*Commissioner Rogers* asked how far the new fence would extend along the property line.

*Mr. Powis* indicated that he would like to build a 6 foot fence that would extend 26 feet along the property line, starting at the corner of the house. The fence would then taper down, reaching a height of 4 foot at the corner of the property, and continuing at that height around the remainder of the property.

*Commissioner Strode* asked if the 6 foot fence would at any point be more than 4 foot above the street level.

*Planning Director Lindquist and Mr. Powis* confirmed that it would not, and it would only be at the 6 foot level on the sidewalk.

*Commissioner Steffen* inquired to how the fence would look from the street. He asked if the pickets and finished side would be seen from the street.

*Mr. Powis* confirmed that the finished side of the fence would be facing outwards, and that the 2x4 bracing would be visible from the property's yard area only.

*Commissioner Steffen* wanted confirmation that the new fence would be built at 12 inches away from the sidewalk.

*Mr. Powis* verified that it would follow the existing fence line which is 12 inches from sidewalk.

**COMMISSION DISCUSSION**

*The Board of Adjustment* discussed the appearance, location and construction of the new fence, and determined that it was reasonable to grant the variance for this particular application.

**Motion Made:**

*Commissioner Rogers* moved to **APPROVE** Zoning Variance 2017-1 213 Whiteriver Avenue with the following staff recommendations: 1) That the proposed fence be no longer than 26 feet in length, and would taper to a height of 4 foot, to ensure safe visibility for passing vehicles approaching the intersection. *Commissioner Strode* seconded the motion.

The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Strode, Pettinger, Caldwell, Rogers, Villasenor and Steffen**

**PUBLIC HEARING: CLOSED 7:20 P.M.**

**COMMISSIONER COMMENTS**

No comments.

**STAFF COMMENTS**

Administrative Assistant Charlotte Squires mentioned the open spot for an Alternate Commissioner on the Planning and Zoning Board.

**REGULAR MEETING ADJOURNMENT**

The meeting was adjourned at 7:40 p.m.

\_\_\_\_\_  
Steven Fuller, Acting Chairman

\_\_\_\_\_  
Date

SIGNATURE ON FILE

\_\_\_\_\_  
Charlotte Squires, Planning Administrative Assistant

\_\_\_\_\_  
Date