

**5.02: Public Hearing: Consider Request for a Conditional Use Permit to Exceed Allowable Square Footage for a Detached Accessory Building; Case of Michael and Diane Dahlberg**

**Public Hearing**

Chairperson Levine called the public hearing to order at 7:29 p.m.

**Presentation**

Associate Planner/Environmental Coordinator Anderson presented the staff report stating the City received an application for a conditional use permit to exceed the allowable square footage for accessory building space on the property located at 9321 169<sup>th</sup> Avenue NW. The purpose of the request was to create storage space for vehicles, equipment and other items, while also providing additional storage space for special needs equipment and a handicap accessible van for a family member. He noted the subject property was 2.21 acres in size and could have up to 2,400 square feet of accessory building space and up to three (3) accessory buildings. The requested detached accessory building was 3,072 square feet in size. Staff reviewed the site plan in detail with the Commission and recommended approval of the conditional use permit request.

**Citizen Input**

Michael Dahlberg, 9321 169<sup>th</sup> Avenue NW, thanked the Commission for considering his request this evening and for all of the assistance he has received from staff.

Commissioner Field asked when the two existing accessory structures were built.

Mr. Dahlberg estimated the buildings were built in the late 70's or early 80's.

Commissioner VanScoy commented the ordinance allows for 2,400 square feet. He questioned why Mr. Dahlberg was requesting a building over this amount. He wanted to be assured the space was needed.

Mr. Dahlberg explained the building would meet the needs of his family while also allowing him to park his classic cars indoors.

Chairperson Levine inquired the square footage of the two existing accessory structures.

Associate Planner/Environmental Coordinator Anderson estimated this to be 1,750 square feet.

Motion by Commissioner Field, seconded by Commissioner Maul, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Field, Maul, Bauer, Brauer, Nossen, and VanScoy. Voting No: None. Absent: None.

Chairperson Levine closed the public hearing closed at 7:44 p.m.

## **Commission Business**

Commissioner Field requested information from staff on the necessary requirements for a conditional use permit.

Development Services Manager Gladhill reviewed these elements with the Commission noting there was some level of flexibility within each request.

Commissioner Field was pleased to see the applicant had nine letters of support for this project. He asked if the surrounding properties were 2+ acres in size.

Associate Planner/Environmental Coordinator Anderson commented the neighboring properties ranged from about 1.5 to 2+ acres.

Commissioner Field was pleased that the old structures would be removed to make room for the new building. He noted the applicant had enough space on his corner lot for the structure and had the support of his neighbors. For these reasons, he supported the request.

Commissioner Bauer added that the proposed building would clean up the applicant's property.

Commissioner VanScoy agreed.

Commissioner Brauer approved of the overage due to the fact medical equipment would be stored in the accessory structure. It was his opinion that without the medical equipment, the applicant could meet the City's standards.

Chairperson Levine agreed stating he supported the request from Mr. Dahlberg.

Motion by Commissioner Field, seconded by Commissioner Bauer, to recommend that City Council adopt Resolution #13-06-104 adopting Findings of Fact #0915 relating to the applicant's request for a Conditional Use Permit.

## **Further discussion**

Commissioner Brauer suggested the findings of fact note that the applicant would be storing 200 to 300 square feet of medical equipment that would be stored in the proposed accessory structure.

Commissioner Field suggested this language not be added. The Commission agreed.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Field, Bauer, Brauer, Maul, Nossen, and VanScoy. Voting No: None. Absent: None.

Motion by Commissioner Bauer, seconded by Commissioner Maul, to recommend that City Council adopt Resolution #13-06-105 approving a Conditional Use Permit for an overage in

allowable accessory structure square footage based on Findings of Fact #0915 and contingent upon compliance with the Staff Report dated May 31, 2013.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Maul, Brauer, Field, Nossen, and VanScoy. Voting No: None. Absent: None.

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