

6.01: Public Hearing: Consider Request for a Conditional Use Permit to Exceed Allowable Square Footage for Detached Accessory Buildings at 15410 Nutria Street (Project No. 22-131); Case of Brady Doble

Public Hearing

Acting Chairperson Gengler called the public hearing to order at 7:04 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approval of the Conditional Use Permit contingent upon removal of one of the existing detached accessory buildings within 30 days of approval of the final building permit inspection for the new accessory building.

Citizen Input

Brady Doble, applicant, stated that he agrees with the presentation of staff and is available to address any questions.

Commissioner Walker noted that the staff report mentioned that the applicant plans to store his 36-foot camper inside the building, which would leave four additional feet in length. He asked if there was a reason the applicant chose 40 foot instead of 45 feet for length of the building.

Mr. Doble replied that it was the standard building size and would allow for him to also store his boat and other items inside.

Commissioner Walker asked if the applicant would support him requesting an additional five feet in length.

Mr. Doble replied that he would not have a problem with that.

Commissioner Anderson asked what is stored in the 10 by 10 shed.

Mr. Doble replied that a snowmobile and lawnmower are stored in that shed.

Commissioner Anderson asked if the 10 by 10 shed were required for removal, would the applicant be able to fit everything in the new building.

Mr. Doble was unsure noting that he has not staked out parking for the items he planned to park in the new building. He also provided details of what is stored in the 12 by 14 building. He commented that the existing accessory buildings are full of equipment and storage. He noted that he prefers inside storage rather than storing items outdoors.

Commissioner Anderson asked how the square footage would fall within code if the proposed building were allowed to increase in size, suggesting a 30 by 50 building.

Senior Planner Anderson provided those calculations, noting about 550 square feet over what would be allowed. He noted that would include the 10 by 10 shed.

Commissioner Anderson asked if the Commission were to approve a building of 30 by 40 feet, but the applicant discovered he actually needed a building 30 by 50, would the applicant then need to go through the entire process again.

Senior Planner Anderson confirmed that the entire process would begin again including notice for the public hearing.

Commissioner Hunt acknowledged that if the property were slightly larger, additional square footage would be allowed, and asked if the number of accessory structures allowed would also increase.

Senior Planner Anderson replied that the number of allowed accessory structures would not increase. He stated that the applicant did investigate the option of attaching a building, but the cost was prohibitive because of the frost footings that would be required. He stated that staff worked with the applicant in attempt to avoid how this CUP process could have been avoided.

Commissioner Walker commented that adding additional space to an accessory building at a later date would be cost prohibitive and that is why he would advocate for increasing the size of the building to 30 by 50 feet, with elimination of the 10 by 10 shed in return.

Commissioner VanScoy stated that the Commission is discussing options that would add cost to the project and asked the applicant for input. He noted that it seems the Commission would support a slightly larger structure but believed the applicant should provide input on whether that would be affordable or something he would be interested in.

Mr. Doble replied that he would have to price out that but agreed that it would be nice to store everything in the one accessory building. He stated that he would support that option.

Senior Planner Anderson commented that the CUP could be reworded to allow up to a certain square footage which would provide the flexibility for the applicant to increase the size of the building. He asked if the shed would need to be removed if the size of the building were increased and whether the shed could remain if the building is kept at the proposed size.

Mr. Doble confirmed that he would like that flexibility.

Motion by Commissioner VanScoy, seconded by Commissioner Walker, to close the public hearing.

A roll call vote was performed:

| | |
|-----------------------|-----|
| Commissioner Hunt | aye |
| Commissioner Anderson | aye |

Commissioner VanScoy aye
Commissioner Walker aye
Commissioner Bauer aye
Acting Chairperson Gengler aye

Motion Carried.

Acting Chairperson Gengler closed the public hearing closed at 7:21 p.m.

Commission Business

Motion by Commissioner Walker, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #22-189 Approving a Conditional Use Permit to Exceed the Square Footage for Detached Accessory Buildings on the Property Generally Known as 15410 Nutria Street NW, contingent upon the removal of the 10 by 10 detached building within 30 days upon completion of the new structure with the new structure allowed to be up to 1,500 square feet.

A roll call vote was performed:

Commissioner Bauer aye
Commissioner Walker aye
Commissioner VanScoy aye
Commissioner Anderson aye
Commissioner Hunt aye
Acting Chairperson Gengler aye

Motion Carried.