
MEETING DATE: Thursday, January 10, 2008
MEETING TIME: 7:30 a.m.
MEETING LOCATION: City Council Chambers, 125 East 3rd Street, Salida, CO

Present B. McAninch, D. Heigele, S Whittington, City Planner Dara MacDonald, and Public Works Administrative Assistant Brenda Wallis.
Absent: A. Gentile, K. Karnuta, G. Easterly, S. Tucker

I. CALL TO ORDER

Whittington called the meeting to order at 7:35 a.m.

II. APPROVAL OF THE MINUTES

McAninch made a motion to approve the minutes of November 8, 2007 as presented. **Heigele** seconded the motion. All were in favor.

III. UNSCHEDULED CITIZENS

There were no unscheduled citizens.

IV. AMENDMENT (S) TO AGENDA

There were no changes to the agenda.

V. PUBLIC HEARINGS

1. Younghans Variance Application-218 E Third Street-The request is to receive a variance from the maximum allowed lot coverage with structures. The applicant is requesting maximum allowed lot coverage of 48.6%. The maximum lot coverage allowed by structures in the R-3 zone is 45%.

A. Open Public Hearing- 7:37 am

B. Proof of Publication - Yes

C. Staff Review of Application - MacDonald

D. Applicant's Presentation – Kathleen Younghans, feels that the reasoning behind asking for the annexation is that she has three children who travel in to see her on a regular basis. She would like to have space that is livable. She does have a basement, but it is unfinished and is not really livable. The new stairs that will cause the additional lot coverage will go to a new second floor addition that will include a master bedroom. The stairs that lead to the basement do not meet code and to put new interior stairs above them would divide the house. All new construction will be in the back of the house, which is adjacent to the alley.

E. Public Input - None

F. Close Public Hearing - 7:50 am

G. Commission Discussion - Whittington stated that she only wanted to make a variance strictly for this circumstance. She feels that this is a very tricky circumstance. **Heigele** reminded Commission of a previous variance that was not approved for a similar situation.

MacDonald informed them that the previous applicant's lot was non-conforming and that he was requesting a variance to allow a three car garage instead of just a two-car. This addition has a width of four feet.

H. Commission Action - A motion was made by **Heigele** to approve the variance based on that the lot is a conforming lot. McAninch seconded the motion. The Board members all voted YEA to approve. THE MOTION CARRIED.

VI. UNFINISHED BUSINESS

There was no unfinished business on the agenda.

VII. NEW BUSINESS

Board appointments - McAninch agreed to reappointment. MacDonald will reappoint McAninch and speak to Easterly and Tucker about reappointments.

VIII. BOARD COMMENTS

None.

IX. Adjourn.

The meeting was adjourned at 7:45 am.