

CITY OF IDAHO FALLS
BOARD OF ADJUSTMENT
P.O. BOX 50220
IDAHO FALLS ID 83405-0220
(208) 612-8276

July 23, 2015
12:15 p.m.

City Annex Building, Council Chambers
680 Park Avenue

- Members Present:** Stephanie Austad; Alex Creek; Steve Davies; Gene Hicks; and James Wyatt.
- Members Absent:** Richard Lee; and Mark Scoville.
- Staff Present:** Brent McLane, Current Planner, and Debra Petty, Recorder.
- Also Present:** Brett Manwaring, Applicant. Members of Boy Scout Troops from Taylor Mountain Zone.
- Changes to Agenda:** None.
- Call to Order:** The meeting was called to order at 12:17 p.m. by Chair Wyatt.
- Minutes:** **March 6, 2015. Moved by Davies to approve the minutes of March 6, 2015, as presented. Seconded by Creek and passed.**
Aye: Stephanie Austad; Alex Creek; Steve Davies; Gene Hicks; and James Wyatt.
Nay:
Abstain:
- Public Hearing(s):** **Conditional Use Permit to Move a Building
Lot 19, Block 4, Cambridge Terrace Park
1541 Dartmouth, Idaho Falls, ID**
- McLane, Current Planner, described the request as outlined in the staff report, a part of the record. He said one of the conditions for approval is the manufactured home must have the required HUD tag for proper identification. As this unit has undergone some renovations, the tag is missing. In lieu of the HUD tag, Mr. Manwaring is working to obtain a HUD Letter of Label Verification. McLane reviewed the conditions for moving a building and staff's response as outlined on page 2 of the staff report. McLane said the purpose of the HUD tag, or HUD Letter of Label Verification, is to confirm the interior of the home is in compliance. Building inspectors will not inspect the interior, but will inspect the site, placement of the home, and utility hookups. Of concern is the siting of the building on the lot. Currently, it does not meet the required setbacks. The site plan will need to be modified or a variance for a reduction to the setbacks will be necessary.
- Creek disclosed he owns property at 1425 W. Broadway, which is in close proximity to the site, and is acquainted with Mr. Manwaring. He believes it is not an issue and can be fair and impartial in his decision.
- Chair Wyatt opened the hearing to public comment.
- Brett Manwaring, 2160 Agean Avenue, Idaho Falls, ID.** Mr. Manwaring said the home will be used as a rental and is an improvement over the previous manufactured home. He said the site had a singlewide manufactured home and is being replaced with a doublewide. The electrical stub box is located underground making it difficult to site the home in the necessary location and meet the required setbacks. A variance to reduce the required setbacks may be needed.

Creek questioned the need for a conditional use permit to move the structure and why it is not a matter of right. McLane said it is required by Section 4-25 of the Zoning Ordinance. He said it applies for new construction. However, the department has not always followed the practice with new construction.

Chair Wyatt closed the hearing to public comment.

Moved by Creek to approve the conditional use permit for the relocation of a building within the City of Idaho Falls with the following conditions: 1) meet the side yard, front yard, and rear yard setbacks; 2) in the absence of the HUD tag a HUD Letter of Label Verification is obtained; and 3) the home must meet all required building inspections. Seconded by Austad and passed.

Aye: Stephanie Austad; Alex Creek; Steve Davies; Gene Hicks; and James Wyatt.

Nay:

Abstain:

Business:

**Reasoned Statement of Relevant Criteria and Standards
Lot 19, Block 4, Cambridge Terrace Park
1541 Dartmouth, Idaho Falls, ID**

Moved by Austad to approve the Reasoned Statement of Relevant Criteria and Standards for Lot 19, Block 4, Cambridge Terrace Park, as presented. Seconded by Creek and passed.

Aye: Stephanie Austad; Alex Creek; Steve Davies; Gene Hicks; and James Wyatt.

Nay:

Abstain:

Stephanie Austad:

Stephanie has moved outside city limits and will no longer be serving as a board member. She served as a volunteer for 16 years.

Next Meeting:

The next meeting is August 13, 2015.

Adjourn:

Meeting adjourned at 12:40 p.m.

Respectfully Submitted,

Debra A. Petty