

The Board of Adjustments met on April 29<sup>th</sup>, 2008 at City Hall. Board members present were Kelvin Kopp, Mary Nelsen, Max Smith, David Christensen, and Jim McIntyre. Others present were Jim Dory, Rex Rathman, Ray Wahlert, Beverly Wild, Dan Feistner, Bill Brenton, Marcia Hockenberry, Mayor, Mitch Holmes, Diane Holmes, Bill Kennedy, Julie Pollock, Cecil Denney, Gene Andrews, Jamie Stokley, Mark Harris, Rose Watson, Sharon Van Griethuysen, Linda Firebaugh, Jason Alff, Bruce Alff, Judy Alff, Barb Petersen, Robert Petersen, Dee Harrison, Kenny Harrison, and Bill Dennis.

Kopp opened the Public Hearing at 7:00pm. Alff's attorney, Beverly Wild, requested a variance be granted under the C-2 Zoning ordinance to include recreational- vehicle parking as a permitted use. Ms. Wild explained there is currently nothing listed in the City ordinances that define recreational-vehicle parking. Ms. Wild explained it appears the C-2, Highway Commercial zone, would be the best location for the proposed request, considering the location and neighboring businesses. Ms. Wild also suggested the Board take into consideration the economic growth to the City as a result of the owner's of these vehicles spending money at local businesses.

Mr. Feistner, acting attorney for the City, read definitions of a recreational-vehicle as well as travel trailers. In the City ordinance under definition of travel trailer it states if the vehicle remains in the same location for a period of ninety days, it then is classified as a mobile home. Mobile home parks are defined under zoning ordinance R-4. Ms. Wild stated the proposed RV Park would not be a mobile home park and that none of the recreational-vehicles or travel trailers would remain in the park on the same site for more than ninety days.

Questions from the visiting public included a request for clarification of the specific location of the proposed RV Park in reference to Alff's lots. Alff explained the lots are split, commercial and residential, but assured the public the proposed RV Park would be located in the commercial portion of his lots only.

Kopp advised the request is not a variance due to the fact that "recreational-vehicle" is not specifically listed as a permitted use in the C-2 Zone. Motion by McIntyre and seconded by Nelsen recommending the request be moved to the Planning and Zoning Commission to consider an amendment to include "recreational vehicle" under section 13.2, "Principal Permitted Uses", in the C-2 Zoning ordinance.

Adjournment

Chairman Kelvin Kopp

Attest: Lindsay Jahde  
City Clerk







































