

MINUTES
ZONING BOARD OF ADJUSTMENT
MARCH 3, 2011
5:30 P.M.
CITY HALL COUNCIL CHAMBERS

Present: Chairperson George Fisher, Larry Wolf, Jim Edmond, Rochelle Conway, and Jane Reischauer.

Staff Present: Steve Boka, Director of Community Development
Andrew Fangman, City Planner, Community Development
Stephanie Oien, Office Coordinator, Community Development

Chairperson Fisher called the meeting to order at 5:30 p.m.

Conditional Use Case No. 256, filed by Jon Lutz, City Engineer, to perform grading and culvert extension work near the entrance of Wood Creek Subdivision and Papoose Creek. This constitutes a conditional use for construction in a designated flood plain area. Jon Lutz explained that an existing culvert near the entrance of Wood Creek Subdivision and Papoose Creek will need to be extended as part of the Cedar Street Reconstruction Project. The extension is necessary to create a bend in the stream. Fill will be placed over top of the culvert in Flood Zone A. The lean walls of the culvert will be extended. The culvert will not be fully enclosed. Lutz noted that the Cedar Street Project had been pushed back to 2013 in City Council budget discussions. The culvert work will proceed this year. He hopes to be under contract by early summer. The Cedar Street Project includes a retaining wall with rail along the south side of the road and a trail on the north. Edmond asked how much fill would be used. Lutz estimated 500 cubic yards. Edmond motioned to approve the request as submitted; Wolf second. All ayes, motion carried.

Minutes: Edmond motioned to approve the minutes from the November 2, 2010, meeting, with one correction; second by Wolf. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

Steve Boka, Secretary
Director of Community Development

ATTEST:

George Fisher
Chairperson