

Special Meeting of the Board of Zoning Appeals
Meeting Minutes
June 8, 2021

Call to order and Roll Call

Members Present: Grant Adams, Dan Vail, Brianne Schneckenberger, Steve Duhamel, Cory Karn

Members Absent: Steve Duhamel

Others Present: Tonya Galbraith, Town Manager; Ryan Crum, Director of Planning & Building; Gregg Morelock, Town Attorney; Jennifer Pack, Administrative Assistant;

Election of Officer

Dan Vail nominated Cory Karn for president, Brianne Schneckenberger for Vice-President, and Grant Adams for Secretary. Mr. Adams seconded the motion. The motion passed 4/0.

Declaration of Legal Publication

Mr. Crum noted that every year the Board needs to state for the record the official publication for legal notices. He stated that the only one that qualifies is the Greenfield Daily Reporter.

Ms. Schneckenberger made a motion to declare the Greenfield Daily Reporter as the official paper of record. Mr. Vail seconded the motion. The motion passed 4/0.

Agenda Considerations

None

Approval of Minutes

After review, Mr. Adams made a motion to approve the Minutes from the November 4, 2020. Ms. Schneckenberger seconded the motion. The motion carried 3/0. Mr. Karn abstained.

Old Business

None

New Business

Silverthorne Homes' request for a Development Standards Variance to allow a reduction in the minimum building separation on Lot 4 in Stone Grove

Cheryl Eickman with Silverthorne presented for the petitioners. The foundation for the home on lot 4 was accidentally poured too close to the property line, resulting in a 14'9" separation between the homes instead of the required 15'. The petitioners are asking for a four (4) inch variance so they do not have to tear out the foundation and cause further delay to the construction timeline.

Mr. Karn asked if the petitioner had consulted the next door neighbor. Mark Moss of Silverthorne stated they were waiting on the outcome of the meeting to discuss it with them. Mr. Morelock stated that since the title was still in Silverthorne's name, legally they did not need to contact the buyer.

Mr. Crum stated that Staff supports variance and does not think there it is a detriment to the development standards.

Public Meeting

No Comments

Ballot Vote passed 4/0

Announcements

Mr. Crum updated the Board about permits and the intention to hire a third inspector.

Adjournment

There being no further business, the meeting was adjourned.