

**MINUTES OF THE PUBLIC HEARING
FOR THE BOARD OF ADJUSTMENT AND APPEALS
OF THE TOWN OF STAR VALLEY**

**Wednesday, April 8, 2021 @ 3:00 p.m.
3675 East Highway 260, Star Valley, AZ
Star Valley Town Hall**

The Agenda for the meeting is as follows:

- **CALL TO ORDER**
- **ROLL CALL:**

Chairman Matt Highstreet X, Member Vern Leis Excused, Member Pat Woolsey X, Member Christine Johnson X, and Member Tony McNeeley X. Members appeared in-person and by ZOOM.

- **CONSENT AGENDA ITEMS**

- 1. Approval of the Board of Adjustment meeting minutes held on August 26, 2020.**

A motion to accept the meeting minutes of August 26, 2020 was made by Member Woolsey and was seconded by Member McNeeley.

The motion was voted on and passed 4 – 0.

- **DISCUSSION AND POSSIBLE ACTION ITEMS:**

- 1. Discussion, public hearing, and possible action regarding CASE NO: Z21-01; Michael Paul, the applicant. The location of the property is 858 E. Dealers Choice Lane, Star Valley, AZ 85541. The Assessor's Parcel No. is 302-51-005N, Star Valley, Arizona. The property is currently zoned Suburban Ranch (SR). PURSUANT TO SECTIONS 106.2 and 106.5, the Board of Adjustment and Appeals will hear an appeal involving a hardship claim by the appellant over a setback requirement of the Zoning Ordinance, Town of Star Valley.**

Chairman Highstreet asked Assistant Town Manager Nutt to provide details of the variance appeal. Ms. Nutt reported she received an application from Mr. Paul for his property on Dealers Choice regarding an issue with the storage shed that was not permitted at the time it was built, therefore violating the setbacks. Mr. Paul, explained Ms. Nutt, is trying to sell his home and he subsequently obtained a building permit. Mr. Paul also contacted the owner of the property where the setback violation is occurring and offered to purchase the additional 17.5 feet of land he would need. The neighbor declined the offer but did state for the record that she is not opposed to the variance.

Town Manager Nutt reported she reviewed the zoning manual and discussed this matter with the Town Attorney to make sure there were no other outstanding legal issues on the property or with Mr. Paul. The Town Attorney cleared that and the Town

Manager approved her recommendation to grant the variance as Mr. Paul had obtained his building permit and went through the required steps to obtain a variance. No other issues for the property were seen and staff is recommending granting the variance, concluded Ms. Nutt. Chairman Highstreet asked the board members if they had any comments. There were none and Chairman Highstreet asked Mr. Paul if he would like to address the board members. Mr. Paul stated he appreciates everyone's time and apologized for not following the procedures from the start.

Chairman Highstreet reported he had the opportunity to go out to the property and he thinks it's just one of those things where things should have definitely been done a little bit differently to avoid this type of scenario. For him, stated Chairman Highstreet, given where it is located, the residence to the north on Parcel B and their willingness to not have any issue regarding the variance, this is more of a formality. It could have been avoidable but it's not interrupting anybody's lifestyle on a personal level. Personally, stated Chairman Highstreet, he doesn't see any issue with it and he is curious what the rest of the board thinks.

Member McNeeley reported he had also been out to the property and he agrees with Chairman Highstreet. Member Woolsey stated she feels that if the neighbor has no issues then she doesn't see a problem with it. There was no further discussion.

A motion to grant the variance for the property located at 858 E. Dealers Choice Lane was made by Member McNeeley and was seconded by Member Johnson. The motion was voted on and passed 4 – 0.

- **COMMENTS FROM THE PUBLIC**

During this portion of the meeting, members of the public may address the Board of Adjustment on items that are not on the printed agenda. Any remarks shall be addressed to the Board as a whole and not to any individual member. Speakers are limited to three (3) minutes per person unless additional time is granted by the Chairperson. The Board may not discuss or act upon matters raised during public comments.

The Chairman opened up this portion of the meeting for public comment. There were no public comments and the Chairman closed this portion of the meeting.

- **ADJOURNMENT:**

A motion to adjourn the meeting was made by Member Woolsey and was seconded by Member McNeeley.

The motion was voted on and passed 4 – 0.

APPROVED:

_____ **DATED:** _____
Chairman Matt Highstreet

ATTEST:

Edie Chapin, Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Board of Adjustment and Appeals Meeting for the Town of Star Valley held on the 8th day of April 2021. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 12th day of April 2021.

Edie Chapin, Town Clerk