

PLANNING COMMISSION

SPECIAL MEETING MINUTES

AUGUST 29, 2025

PLEDGE-TODD RITCHIE

ROLL CALL- RITCHIE, CASEY, GREENING, SALSER, CARMICHAEL WERE PRESENT; ABSENT- CADY

PUBLIC FORUM – N/A

APPROVAL OF MINUTES 8-21-25 – CASEY MOTIONED TO APPROVE PRIOR MINUTES, SECOND BY CARMICHAEL ALL VOTING YES MOTION APPROVED

BUILDING PERMIT STATUS

- AARON PROPERTY VARIANCE REQUEST-FITZHUGH
EXISTING STRUCTURE IN QUESTION IS NOT CONSIDERED A HOME, TAXES ARE NOT BEING PAID ON EXISTING STRUCTURE; STARTED AS A STORAGE/OUTBUILDING THEN IN 2019 ADDED ONTO EXISTING STRUCTURE.
- CASEY SUGGESTS TO GRANT REAR SET BACK VARIANCE PENDING EVIDENCE OF AARON'S PROPERTY CONVERTED TO REAL PROPERTY TO MAKE OUTBUILDING A HOME, TAXES PAID UP TO CURRENT, AND LOT LINE BETWEEN 2 PROPERTIES HAS TO CONFORM TO 7FT OFF OF EXISTING HOME.
- COGAR WARNS ISSUES ABOUT OVERSTEPPING WITH CITY RESPONSIBILITIES AS ASSESSOR WOULD BE THE ONE DEALING WITH TAXES AND PROPERTY.
- GREENING EXPRESSED THAT FOR 6 YEARS THE EXISTING STRUCTURE HAS NEVER BEEN A DWELLING AND AARON'S NEED TO WORK WITH ASSESSOR TO FIX ISSUES.
- MITCHELL SUGGESTS TO MAKE SURE DECISIONS ARE COMPLIANT WITH CITY CODE AND STATE CODE
- CARMICHAEL HAD TO LEAVE MEETING EARLY AND GRANTED HER PROXY TO VOTE TO CASEY

VARIANCE MOTION TO GRANT REAR SETBACK

- CASEY MOTIONED TO GRANT THE VARIANCE REQUEST AS FOLLOWS:
THE VARIANCE REQUEST OF AN EXISTING STORAGE STRUCTURE WHICH WAS CONVERTED TO A DOMICILE STRUCTURE IN 2019 WITHOUT PROPER PERMITTING, IS HEREBY GRANTED, AS IT SITS ONLY 5FT FROM THE REAR PROPERTY LINE.
THE FOLLOWING CONDITIONS SHALL BE REQUIRED OF THE PROPERTY OWNER:
 1. PROOF OF JACKSON COUNTY ASSESSOR ASSESSMENT DECLARING THE STORAGE BUILDING A RESIDENCE/DOMICILE
 2. PROOF OF THE NEW RESIDENCE/DOMICILE TAXES BEING CURRENT
 3. BOUNDARY LINE BETWEEN THE EXISTING HOUSE LOCATED 618 FITZHUGH AND THE NEW HOUSE 620 FITZHUGH MUST BE A MINIMUM OF 7 FEET FROM EITHER HOME.

- DISCUSSION- GREENING DISCUSSES PLANNING COMMISSION WAS NOT PROPERLY NOTIFIED THAT OUTBUILDING IS A "HOUSE", CITY NEEDS PROOF IT IS DECLARED A HOME. HUTCHINSON BROUGHT UP THAT THERE IS NO GUARANTEE SHE WOULD HAVE TO PAY BACK TAXES ON OUTBUILDING/STORAGE STRUCTURE TO MAKE IT A "HOME"

CASEY REQUESTED A ROLL CALL VOTE FOR APPROVAL


RITCHIE- YES

CASEY- YES

SALSER- YES

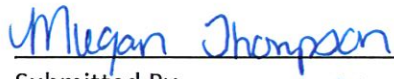

GREENING- YES

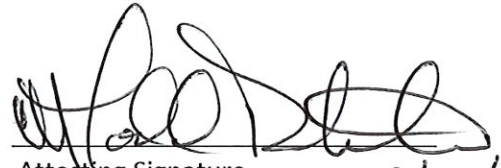
PROXY VOTE CASEY- YES

(for Cerro Mesa) 

ALL VOTING YES AND MOTION APPROVED

ADJOURNMENT- GREENING MADE A MOTION TO ADJOURN AT 11:43AM, SECOND BY SALSER ALL VOTING YES AND MOTION APPROVED


Submitted By 


Attesting Signature 