

CITY OF WAVERLY

BOARD OF ADJUSTMENT MEETING

MEETING MINUTES

JULY 23, 2024

WAVERLY CITY OFFICES COMMUNITY MEETING HALL
14130 LANCASHIRE STREET

Tony Larson called the meeting to order at 5:30pm. Members responding to roll call were: Calvin Weeks, Tony Larson, Ron Dubas, Melissa Brown and Aaron Delahoyde. Sonny Fankhauser (Designated Alternate member was absent). Larson acknowledged the Open Meetings Act poster available in the offices and electronically. Notice of the meeting agenda was given to all members of the Board of Adjustment prior to and at the meeting. Notice of the meeting was posted at Russ's Market Express, the US Post Office, the Waverly City Offices, The Voice News, and the Waverly community website.

APPROVAL OF MINUTES

Motion to approve the minutes from the February 20th, 2024, meeting was made by Delahoyde and seconded by Dubas. Motion passed unanimously.

PUBLIC HEARING

Meeting was opened to public comments regarding a variance request submitted by Randy Colton, owner of property located at 13050 Waverly Rd, Section 8, Township 11. Randy shared with the Board of Adjustment the circumstances of a building (non-habitable structure) on his property being damaged by the tornado on April 26th, 2024. Due to the structure's location in the floodplain, he has requested a variance to be able to rebuild the building in its previous location.

Based on current regulations the building would need to be 1 foot above the base flood elevation and proof that any development or building up of the site would not cause a net rise in the base flood elevation would be required.

Concurrently of the process to rebuild his building, the City of Waverly City Council has approved two (2) readings of a change in the floodplain ordinance, 24-04. Randy spoke of these changes to the ordinance and his intent to comply with the new requirements of wet-floodproofing the proposed structure to meet compliance.

PUBLIC HEARING CLOSED

At 5:41pm the public hearing was closed to further comment.

ACTION BY THE COMMITTEE

Weeks made the motion to vote on the variance as it reads "Move to approve the variance requested by Randy Colton for the rebuilding of his non-habitable structure at 13050 Waverly Road conditionally based on the passing of the final reading and approval by the Waverly City Council of the proposed ordinance 24-04. Motion was seconded by Brown. Motion passed unanimously.

ADJOURNMENT

Motion was made by Brown and seconded by Dubas. Motion to adjourn passed unanimously at 5:44pm.

Respectfully submitted,
Aaron Delahoyde, Board of Adjustment Secretary