

**HEARING OFFICER –Kelly Conference Room #155  
August 7, 2019 @ 2:00 p.m. - Record of Meeting**

The Hearing Officer meeting was held on Wednesday, August 7, 2019 in the Kelly Conference Room #155. Hearing Officer present: Beth Rosenbarger.

**REPORTS RESOLUTIONS AND COMMUNICATIONS:** None at this time

**PETITIONS:**

CU-23-19      **Shahyar Daneshgar**  
1016 S. Henderson St.  
Request: Conditional Use approval to allow an attached accessory dwelling unit (ADU) in the Residential Core (RC) zoning district.  
*Case Manager: Eric Greulich*

Eric Greulich presented the staff report on CU-23-19. Staff is recommending adoption of the proposed findings in the staff report, including the following three conditions:

1. The conditional use is approved for the existing accessory structure as submitted.
2. Petitioner shall record a commitment to satisfy 20.05.0333(I), indicating that the ADU cannot be sold separately from the primary unit and that the conditional use approval shall only be in effect as long as the owner(s) of record occupies either the house or the ADU as his or her primary residence. If the ADU approval is revoked at any time, the ADU must be removed from the property.
3. Petitioner shall submit a copy of the property tax homestead exemption for the property.

Beth Rosenbarger, Hearing Officer, stated that Planning and Transportation received the minutes from the Neighborhood Association meeting, including one letter of support from an adjacent property owner.

Shahyar Daneshgar, petitioner, had nothing further to add to the staff report.

No comments from the public.

**\*\* Rosenbarger approved CU-23-19 based on the written findings, including the three conditions outlined in the staff report.**

Meeting adjourned.