

Building Appeal Board  
Wednesday, January 10, 2024  
Minutes

MEMBERS PRESENT: Nancy Janzig; John Miller; Bill Scalzo; Justin Hoffman; Brian Morse; John Hinzmann; Shawn Krizaj

MEMBERS ABSENT: Rick Wallin, Don O'Connor; Mark Pleml; Jordy Sargent

STAFF PRESENT: Blake Nelson; Paige Orcutt; Steven Robertson; Bonnie Engseth

1. ROLL CALL – a quorum was present
2. Motion made by Board Member Scalzo, seconded by Board Member Krizaj to approve the October 11, 2023 minutes. Motion passed unanimously.
3. NEW BUSINESS

An Appeal of the Issuance of three Building Permits on November 27, 2023 dated December 18, 2023

- a) The Board discussed whether or not to accept or reject the additional documents submitted to the City after the deadline of January 4, 2024.
- b) Motion made by Board Member Krizaj, seconded by Board Member Hinzmann, to accept the additional documents submitted by the appellant dated January 5, 2024 and by the landowner dated January 8, 2024. Motion passed unanimously.
- c) Board Chair Janzig clarified that the appeal is for permits for Buildings 1, 2 and 3 only. No information will be allowed to be presented for Building 4. Janzig also stated that the staff report will be presented first, then the appellant will be allowed 20 minutes to present, the landowner will be allowed 20 minutes to present, then 20 minutes will be allowed for questions by the Board.
- d) Building Official Blake Nelson summarized the staff report. He stated the building permits were not issued in error and all the guidelines were met, the reviews by other departments were approved and accepted before the building permits were issued.
- e) Michael Orman, Attorney for appellants, Sola Properties, LLC, and South Pier Inn, LLC, addressed the Board on behalf of appellants. Orman argued that the permit should be revoked and introduced Jeff Iisakka, JBI Construction Advisor, LLC. Mr. Iisakka presented his opinions regarding the design of the development, including stormwater, utilities, parking lot, and trees.
- f) Julie Padilla, Attorney for the landowner and permit holder Park Point Land Co LLC, addressed the Board on behalf of landowner and permit holder. Padilla argued that the permits were issued correctly, that the project is not in violation of any relevant codes, and everything was approved by City staff.

- g) Board Member Morse asked if there are any violations with regards to the utilities/stormwater design. Building Official Nelson stated that the City Engineering Department approved the plans.
- h) The Board asked various questions to representatives of both the appellant and landowner regarding the project. Those that addressed the Board included:
  - 1. David Bolf of Northland Consulting Engineers, who designed the development, stated he stands by the design and worked closely with the City Engineering Department on the project. Bolf answered specific questions presented to him by the Board regarding the design.
  - 2. Ryan Arola of Arola Architecture, who designed the buildings, answered questions regarding the gutters.
  - 3. Branden Robinson of South Pier Inn, LLC, the general manager, answered questions regarding the utility easement.
- i) Board Chair Janzig asked Assistant City Attorney Orcutt how the easement issues affect the appeal. Orcutt stated it is a separate issue from the question presented in the appeal to the Board.
- j) Motion made by Board Member Hinzmann to find no error in the issuance of the building permits and deny the appeal. Seconded by Board Member Hoffman. Chair Janzig abstained. Motion passed unanimously.
- k) Motion made by Board Member Krizaj, seconded by Board Member Scalzo to adjourn at 4:05 p.m. Motion passed unanimously.



BLAKE NELSON, SECRETARY  
BUILDING APPEAL BOARD