**Land Use Committee Meeting**
**January 30, 2023**

**Members Present:** Trevor Keyworth
Wade Henderson
Mark Koep

**Work Session:**
The work session began at 5:30 PM. 1 application had been submitted.

**Meeting:**

- Also Present: Jacquelyn Engelhaupt,
- Approval of Minutes:
  - Motion: Wade Henderson made a motion to approve the minutes as written. Mark Koep seconded.
  - Vote: 3 in favor, 0 opposed
  - Resolve: Motion carries.

- Old Business: None

- New Business:

  - Jacquelyn Engelhaupt – Submitted an application to build an addition onto her home at 414 E Warren. Included in the application were the meeting minutes from the city council meeting in June of 2013. These minutes showed the city approved a variance for a garage to be built on this property in this location and that the 25' offset requirement was waived for the previous owner. The committee asked if a setback from the property line could be shown in relation to the proposed addition on the application.

    The committee had various questions about this application for the city council: Does the variance carry over between owners? Was there a time constraint to build it? Does it matter that it is being changed to an addition instead of a garage? Where does the 65' x 3' variance start? Does the corner of the new addition go into that old variance? Does the 25' offset requirement being waived apply to the whole south side of the property or just the 65'?

    - Motion: Wade Henderson made a motion to approve the application as long as the city council approves of the old variance and it being an addition instead of a garage. Mark Koep seconded.
    - Vote: 3 in favor, 0 opposed

- Resolve: Motion carries.

Minutes prepared by: Trevor Keyworth on January 30, 2023.

Signed: Trevor Keyworth

**Land Use Committee Meeting**
**February 27, 2023**

**Members Present:** Trevor Keyworth
Heyward Hammersley
Mark Koep

**Work Session:**
The work session began at 5:30 PM. 2 application had been submitted.

**Meeting:**

- Also Present: Glenn Engelhaupt, Todd Sanburn, Theresa Curren
- Approval of Minutes:
  - Motion: Mark Koep made a motion to approve the previous months minutes as written. Heyward Hammersley seconded.
  - Vote: 3 in favor, 0 opposed
  - Resolve: Motion carries.

- Old Business: None

- New Business:

  - Mark Koep and Heyward Hammersley sworn into the land use planning committee.
    - Motion: Mark Koep made a motion to appoint Trevor Keyworth as chairman of the land use planning committee. Heyward Hammersley seconded.
    - Vote: 3 in favor, 0 opposed
    - Resolve: Motion carries.
  - Glen Engelhaupt – Submitted an application to build an addition onto his home at 414 E Warren. A variance is requested for the addition to waive the 25' offset on the front of the property and the 10' offset on the back of the property. With how the property is laid out the land use committee doesn't see an issue with granting this variance as sight lines shouldn't be obstructed for the traveling public and there are no neighbors that it impacts.
    - Motion: Mark Koep made a motion to approve the application with the variance. Heyward Hammersley seconded.
    - Vote: 3 in favor, 0 opposed
    - Resolve: Motion carries.
  - Todd Sanburn – Submitted an application to build a house and shop on the property he and his wife are planning on buying on the frontage road. Unknown address at this time.

Setbacks are met and it is in a low-density residential lot. The land use committee sees no issue with the application.

- Motion: Heyward Hammersley made a motion to approve. Mark Koep seconded.
- Vote: 3 in favor, 0 opposed
- Resolve: Motion carries.

Minutes prepared by: Trevor Keyworth on February 27, 2023.

Signed: Trevor Keyworth

**Land Use Committee Meeting**
**March 27, 2023**

**Members Present:** Trevor Keyworth
Wade Henderson
Heyward Hammersley

**Work Session:**
The work session began at 5:30 PM. 1 application had been submitted.

**Meeting:**

- Also Present: Teri Ahlers, Tim Tonak
- Approval of Minutes:
  - Motion: Heyward Hammersley made a motion to approve the minutes as written. Wade Henderson seconded.
  - Vote: 3 in favor, 0 opposed
  - Resolve: Motion carries.
- Old Business: None
- New Business:

Teri Ahler submitted an application to build a garage and fence on her property at 321 Sewell Street. This location is zoned as general business and can have setback up to the property line. That is her intention. The committee reminded her that the eve of the building needed to be on the property line not the side of the building. The fence along the South 4th Street side would need to be 4' high as per Ordinance No. 9, 2021. She would like it to be 6' so she can plant a garden but the committee held to the 4' requirement and advised her that she could speak with the city council next Tuesday to see what they think of making it a 6' fence.

- Motion: Heyward Hammersley made a motion to approve the application as long as the fence was 4' along the 4th St. side unless the city council approve her changing it to a 6' fence. Wade Henderson seconded.
- Vote: 3 in favor, 0 opposed
- Resolve: Motion carries.

Minutes prepared by: Trevor Keyworth on March 27, 2023.

Signed: Trevor Keyworth

**Land Use Committee Meeting**
**April 24, 2023**

**Members Present:** Trevor Keyworth
Wade Henderson
Heyward Hammersley
Mark Koep

**Work Session:**
The work session began at 5:30 PM. 8 application had been submitted.

**Meeting:**

- Also Present: JoAnne Nakano, Josh Kemmerer, Bruce Speidel, Steve Stahla, Tim Spencer, Theresa Curren
- Approval of Minutes:
  - Motion: Heyward Hammersley made a motion to approve the minutes as written. Mark Koep seconded.
  - Vote: 4 in favor, 0 opposed
  - Resolve: Motion carries.

- Old Business: None

- New Business:

A. Tony Barton: Submitted an application to build a house on his property at 113 E Ryan Street. The application showed the house 5' from the property line and we wanted to be sure that it is from the eaves and not the side of the house to meet city ordinances. This property is zoned High Density Residential. We see no issue with the new building as long as setbacks are met.
   - Motion: Heyward Hammersley made a motion to approve the application as long as setback were met. Trevor Keyworth seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion carries.

B. Tyrell Gill: Submitted an application to build a fence on his property at 817 S. 6th Street. We see no issues with this application.
   - Trevor Keyworth made a motion to approve the application. Wade Henderson seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion carries.

C. Kenneth Grubb: Submitted an application to build a camper garage on his property at 442 Canyon Road. This property is zoned Low Density Residential and all setbacks appear to be met for the new structure. We see no issue with the new building.
   - Mark Koep made a motion to approve the application. Wade Henderson seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion carries.

D. JoAnne Nakano: Submitted an application to build a fence on her property at 415 E Main Street. We see no issues with this application.
    - Wade Henderson made a motion to approve the application. Heyward Hammersley seconded.
    - Vote: 4 in favor, 0 opposed
    - Resolve: Motion carries.

E. Tim Spencer: Submitted an application to build a fence on his property at 403 E Thompson Street. We see no issues with this application.
    - Trevor Keyworth made a motion to approve the application. Heyward Hammersley seconded.
    - Vote: 4 in favor, 0 opposed
    - Resolve: Motion carries.

F. Steve Stahla: Submitted an application to build a building on his property at 314 E Thompson Street. This property is zoned High Density Residential and all setbacks appear to be met for the new structure. We see no issue with the new building.
    - Heyward Hammersley made a motion to approve the application. Mark Koep seconded.
    - Vote: 4 in favor, 0 opposed
    - Resolve: Motion carries.

G. Bruce Speidel: Submitted an application to build a fence on his property at 203 E Main Street. He said they are angling the northwest corner of the fence to keep sight distance for the alley. We see no issues with this application.
    - Wade Henderson made a motion to approve the application. Mark Koep seconded.
    - Vote: 4 in favor, 0 opposed
    - Resolve: Motion carries.

H. Heath Waddel: Submitted an application to build a garage/shop on his property at TBD Cleveland Street by C & A Meats. This property is zoned Highway Business and has a 30' setback requirement from the property line in the rear of the lot. He is asking for a variance to put the building 20' from the property line in the rear of the lot. With it being in the rear we do not believe that it will impair the alley traffic to move it 10' closer to the rear alley. Concerns were brought up with the houses behind it losing their view, but the Land Use Planning Committee sees no issues with the building as per our ordinances.
    - Trevor Keyworth made a motion to approve the application and variance request. Wade Henderson seconded.
    - Vote: 3 in favor, 0 opposed, Heyward Hammersley recused due to conflict of interest.
    - Resolve: Motion carries.

Minutes prepared by: Trevor Keyworth on April 24, 2023.

Signed: Trevor Keyworth

**Land Use Committee Meeting**
**May 22, 2023**

**Members Present:**

Trevor Keyworth
Heyward Hammersley
Mark Koep

**Work Session:**
The work session began at 5:30 PM 10 applications had been submitted.

**Meeting:**

- Also Present: Theresa Curren, Perry Livingston, Caleb Moller, Dwight Jundt
- Approval of Minutes:
  - Motion: Heyward Hammersley made a motion to approve the minutes as written. Mark Koep seconded.
  - Vote: 3 in favor, 0 opposed
  - Resolve: Motion carries.
- Old Business:
  A. Ron Clark: Submitted an application to build a car port on their property at 88 N 21st Street last month and paid for the expedited process. This property is zoned High Density Residential. We see no issue with the new building.
    - Motion: Trevor Keyworth made a motion to approve the application as long as setback were met. Heyward Hammersley seconded.
    - Vote: 3 in favor, 0 opposed
    - Resolve: Motion carries.

- New Business:

  B. James Grote: Submitted an application to build a 4' fence on his property at 615 E Thompson St. This property is zoned High Density Residential. We see no issues with this application.
    - Heyward Hammersley made a motion to approve the application. Trevor Keyworth seconded.
    - Vote: 3 in favor, Wade Emailed his vote in, 0 opposed, Mark Koep abstained from vote due to conflict of interest.
    - Resolve: Motion carries.

  C. Jill Hartman: Submitted an application to build a 4/5' fence on her property at 506 E Ryan St. We wanted the landowner to know that they can build a 5' fence everywhere per their application diagram. This property is zoned High Density Residential. We see no issues with this application.
    - Heyward Hammersley made a motion to approve the application. Mark Koep seconded.
    - Vote: 3 in favor, 0 opposed
    - Resolve: Motion carries.

  D. Dwight Jundt: Submitted an application to build a house and garage on his property at 5th and Thompson NW Corner. This property is zoned High Density Residential. Variance request for the garage to have it be 6' setback instead of 10' setback. There is still lots of room from the road and the garage will still be on his own property. This will also fill an empty lot with a house in town. We see no issues with granting this application with the variance request.

- Heyward Hammersley made a motion to approve the application with the variance for the garage. Mark Koep seconded.
- Vote: 3 in favor, 0 opposed
- Resolve: Motion carries.

E. Perry Livingston: Submitted an application to build a concrete block retaining wall on her property at 704 E Sewell St. This property is zoned High Density Residential. It will be built on property line where the existing fence is. We see no issue with the new retaining wall.
   - Heyward Hammersley made a motion to approve the application. Mark Koep seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries.

F. Linda Mike: Submitted an application to build a 4' fence, shed, and carport on her property at 110 W. Edna Street. This property is zoned High Density Residential. We see no issue with this application.
   - Trevor Keyworth made a motion to approve the application. Mark Koep seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries.

G. Caleb Moeller: Submitted an application to build a 6' privacy fence to replace existing fence on his property at 10 Mtn View Drive. This property is zoned High Density Residential. We see no issues with this application.
   - Trevor Keyworth made a motion to approve the application and variance request. Heyward Hammersley seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries.

H. Steve Mott: Submitted an application to replace a vinyl storage shed on his property at 818 South 5th St. This property is zoned High Density Residential, and all setbacks appear to be met for the new structure. We see no issue with the new building.
   - Heyward Hammersley made a motion to approve the application. Mark Koep seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries.

I. Joseph Niemeyer: Submitted an application to build an 8-sided gazebo on his property at 1117 Liberty Lane. This property is zoned Low Density Residential. We see no issues with this application.
   - Mark Koep made a motion to approve the application. Heyward Hammersley seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries.

J. Sundance Rentals LLC: Submitted an application to build a RV Storage Rental Unit on their property at S. 27th St. This property is zoned Industrial. We see no issue with the new building.
   - Motion: Heyward Hammersley made a motion to approve the application. Mark Koep seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries.

Minutes prepared by: Trevor Keyworth on May 24, 2023.

Signed: Trevor Keyworth

**Land Use Committee Meeting**
**June 26, 2023**

**Members Present:**

Trevor Keyworth
Heyward Hammersley
Wade Henderson

**Work Session:**
The work session began at 5:30 PM 7 applications had been submitted.

**Meeting:**

- Also Present: Craig Hemmah, Tom Davis
- Approval of Minutes:
  - Motion: Heyward Hammersley made a motion to approve the minutes as written. Wade Henderson seconded.
  - Vote: 3 in favor, 0 opposed
  - Resolve: Motion carries.
- Old Business: None

- New Business:

A. Todd Beagle: Submitted an application to build a 5' fence on his property at 406 E Alden Street. This property is zoned High Density Residential. We see no issues with this application.
   - Wade Henderson made a motion to approve the application as long as the new fence is the white dotted line on the application. Heyward Hammersley seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries.

B. Wesley Davis: Submitted an application to build a shed on his property at 106 N 8th Street. This property is zoned High Density Residential. We see no issues with this application.
   - Trevor Keyworth made a motion to approve the application. Heyward Hammersley seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries.

C. Craig Hemmah : Submitted an application to build an addition on his property at 121 N 12th St. This property is zoned High Density Residential. We see no issues with granting this application.
   - Heyward Hammersley made a motion to approve the application. Wade Henderson seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries.

D. Callie Hilty: Submitted an application to reconstruct a deck on her property at 416 E Thompson St. This property is zoned High Density Residential. We see no issue with this application.
   - Wade Henderson made a motion to approve the application. Trevor Keyworth seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries.

E. Mark Hughes: Submitted an application to build a 6' fence on his property at 512 E Park St. This property is zoned High Density Residential. We see no issue with this application.
    - Trevor Keyworth made a motion to approve the application. Wade Henderon seconded.
    - Vote: 3 in favor, 0 opposed
    - Resolve: Motion carries.
F. Bruce McClure: Submitted an application to build a concrete pad on his property at 402 E Thompson St. This property is zoned High Density Residential. We see no issues with this application.
    - Heyward Hammersley made a motion to approve the application. Trevor Keyworth seconded.
    - Vote: 3 in favor, 0 opposed
    - Resolve: Motion carries.
G. Joe Morgan: Submitted an application to shed, deck, and car port on his property at 617 S 6th St. This property is zoned High Density Residential. The only concern is the distance to the alley from the car port. It is labeled 20' to the alley not property line. We see no issue with the new building.
    - Trevor Keyworth made a motion to approve the application as long as the alley meets setback requirements. Wade Henderson seconded.
    - Vote: 3 in favor, 0 opposed
    - Resolve: Motion carries.
H. Tom Davis: came to ask about a car port and variance request on his property. He will submit an application next month with his drawings and request.

Minutes prepared by: Trevor Keyworth on June 26, 2023.

Signed: Trevor Keyworth

**Land Use Committee Meeting**
**July 24, 2023**

**Members Present:**

Trevor Keyworth
Heyward Hammersley
Mark Koep
Wade Henderson

**Work Session:**
The work session began at 5:30 PM, 1 application had been submitted.

**Meeting:**

- Also Present: Theresa Curren, Jon and Pam Davis.
- Approval of Minutes:
  - Motion: Wade Henderson made a motion to approve the minutes as written. Trevor Keyworth seconded.
  - Vote: 4 in favor, 0 opposed
  - Resolve: Motion carries.
- Old Business: None

- New Business:

A. John Davis: Submitted an application with a variance request to build a 6' fence to the front street, and a back porch and a variance for 6" for a side porch on his property at 217 NW St. This property is zoned High Density Residential. We see no issues with this application and variance request as there is a good distance between the traveled roadway and their property line so as not to obstruct line of sight for vehicles.

- Heyward Hammersley made a motion to approve with the variance requests as long as the city council is ok with it and there isn't a line of sight impairment for the traveling public. Mark Koep seconded.
- Vote: 4 in favor, 0 opposed
- Resolve: Motion carries.

Minutes prepared by: Trevor Keyworth on July 24, 2023.

Signed: Trevor Keyworth

**Land Use Committee Meeting**
**August 28, 2023**

**Members Present:**

Trevor Keyworth
Heyward Hammersley
Mark Koep
Wade Henderson

**Work Session:**
The work session began at 5:30 PM, 2 applications had been submitted before the meeting, 1 submitted after the meeting.

**Meeting:**

- Also Present: Theresa Curren, Mike and Sandy Wagaman, David Stone, Christina Singer.
- Approval of Minutes:
  - Motion: Wade Henderson made a motion to approve the minutes as written. Mark Koep seconded.
  - Vote: 4 in favor, 0 opposed
  - Resolve: Motion carries.
- Old Business: None

- New Business:

A. The Dog Pound: Recommend they come to the city council meeting next week to discuss with the council their proposal. Property is at 101 E Cleveland and is zoned General Business. They are wanting to add charging stations, turn it into a café, and put a house with a loft estimated 400-600 Sq Ft. on a foundation. Wanting it for housing affordability and having someone staying on the property for the charging station. Existing building is estimated 800 Sq Ft.
   - No motion was made.

B. Richard Ryan: Submitted an application to build a pole barn on his property at TBD W Main St. This property is zoned low density residential. No height was listed with the building. There is a building height limit of 35'.
   - Trevor Keyworth made a motion to approve as long as it is not taller than the 35' allowed for Low Density Residential. Heyward Hammersley Seconds.
   - Vote: 4 Yes, 0 No
   - Resolve: Motion carries.

C. Ron Vore: Submitted an application to build a garage and sun room on his property at 915 S 11th Street. This property is zoned high density residential. This application had no changes from his previous application in 2021.
   - Heyward Hammersley made a motion to approve the application. Mark Koep Seconded.
   - Vote: 4 Yes, 0 No
   - Resolve: Motion Carries

D. Green Mountain Estates: Submitted an expediated application for building a 10' x 10' gazebo over their concrete pad at 720 S. 3rd St. This property is zoned High Density Residential. Setback looks good. No height was listed but the building height limit is 50', so as long as it is under that then it looks like all requirements have been met.
    - This application was submitted after the LUP meeting so no motion could be made on it. Email discussion was had, and all members don't see an issue with the application.

Minutes prepared by: Trevor Keyworth on September 01, 2023.

Signed: Trevor Keyworth

**Land Use Committee Meeting**
**September 25, 2023**

**Members Present:**

Heyward Hammersley
Mark Koep

**Work Session:**
The work session began at 5:30 PM, six applications were submitted along with a request for clarification of zoning and a variance

**Meeting:**

- Also Present: Theresa Curren, Darlene Coder, Doug Crisp, and Theresa Sutton Tenke.
- Approval of Minutes:
  - No Motion was made as there was not a quorum present.
  - Vote: no vote
  - Resolve: no vote
- Old Business: None

- New Business:

A. Darlene Coder was advised to come to the city council meeting to request a variance to use 105 N. 3rd Street as an automotive dealership as the property is zoned general business, but that use is allowed in highway business only.
   - No motion was made.

B. Doug Crisp: Submitted an application to build an enclosed porch and deck at 209 S 21st Street. This property is zoned high density residential.
   - No Motion was made. Heyward Hammersley and Mark Koep agreed the application appears to be in order
   - Vote: No Vote
   - Resolve: No Vote

C. Ray Follum: Submitted an application to build a 4' fence at 314 Oak Street. This property is zoned high density residential.
   - No Motion was made. Heyward Hammersley and Mark Koep agreed the application appears to be in order
   - Vote: No Vote
   - Resolve: No Vote

D. Ray Follum: Submitted an application to build a 4' fence at 312 Oak Street. This property is zoned High Density Residential.

- No Motion was made. Heyward Hammersley and Mark Koep agreed the application appears to be in order.
- Vote: No Vote
- Resolve: No Vote

E. Four Aces: Submitted an application to build a 60' x 120' addition at 301 S 27th Street. This property is zoned highway business.
    - No Motion was made. Heyward Hammersley and Mark Koep agreed the application appears to be in order.
    - Vote: No Vote
    - Resolve: No Vote

F. Bruce McClure: Submitted an application to build a 4' x 44' concrete pad at 402 E Thompson Street. This property is zoned high density residential.
    - No Motion was made. Heyward Hammersley and Mark Koep agreed the application appears to be in order
    - Vote: No Vote
    - Resolve: No Vote

G. Harry Stordahl: Submitted an application to build a 12' x 24' concrete pad at 610 S 5th Street. The property is zoned high density residential.
    - No Motion was made. Heyward Hammersley and Mark Koep agreed the application appears to be in order
    - Vote: No Vote
    - Resolve: No Vote

Minutes prepared by: Heyward Hammersley on September 27, 2023.

Signed: Heyward Hammersley

**Land Use Committee Meeting**
**October 30, 2023**

**Members Present:**

Trevor Keyworth
Heyward Hammersley
Mark Koep
Wade Henderson

**Work Session:**
The work session began at 5:30 PM, 4 applications had been submitted before the meeting.

**Meeting:**

- Also Present: Theresa Curren, Darlene Coder.
- Approval of Minutes:
  - Motion: Mark Koep made a motion to approve the minutes as written. Trevor Keyworth seconded.
  - Vote: 4 in favor, 0 opposed
  - Resolve: Motion carries.
- Old Business: None

- New Business:

A. Jeanette Crawford: The year of manufacture is 1997, 26 years old, this would require a variance for the 15 year rule. Approval from neighbors was given.
   - Heyward made a motion to approve this application with the variance as long as the council is in agreement with the variance of bringing in a 1997 mobile home. Trevor Keyworth Seconds.
   - Vote: 4 Yes, 0 no
   - No motion was made.

B. Jeremiah Hegge: No setbacks shown on diagram. 5' Minimum for Highway Business.
   - Trevor Keyworth made a motion to approve as long as setbacks are met. Wade Henderson Seconded.
   - Vote: 4 Yes, 0 No
   - Resolve: Motion carries.

C. Cris Mellot: Property zoned LDR.
   - Wade Henderson made a motion to approve the application. Heyward Hammersley Seconded.
   - Vote: 4 Yes, 0 No
   - Resolve: Motion Carries

D. Richard Ryan: Property is zoned LDR. Setbacks not shown.
   - Heyward Hammersley made a recommendation to approve the application as long as setbacks are met. Mark Koep seconded.

- Vote: 4 Yes, 0 No
- Motion Carries

E. Darlene Coder: Purchased Higbees and lot beside it, she wishes to sell/rent recreation vehicles in empty lot and have an outdoor store in building next to it. Planning on about one dozen ORV's. Adventures 307 LLC. Planning on keep gravel lot for now and installing a black wrought iron fence around it.
    - Is there a way to do a variance to allow for the sale of ORV's and tie it to their LLC without re-zoning it?
    - The land use committee likes the idea of having a recreational vehicle sales/rental in town just unsure of changing zoning for this location and allowing future owners to do whatever they want there.
    - Is there a way to rezone it conditional on them owning it?
    - No motion was made.

Minutes prepared by: Trevor Keyworth on October 30, 2023.

Signed: Trevor Keyworth

**Land Use Committee Meeting**
**November 27, 2023**

**Members Present:**

Trevor Keyworth
Wade Henderson

**Work Session:**
The work session began at 5:30 PM, 2 applications had been submitted and 1 inquiry before the meeting.

**Meeting:**

- Also Present: N/A
- Approval of Minutes:
  - Motion: A quorum could not be had so no motion was made.
  - Vote: N/A
  - Resolve: No motion was made.
- Old Business: None
- New Business:

A. Perry Livingston: Submitted an application to build a shop/garage on his property at 704 E Sewell st. This property is zoned HDR. The diagram shows it moving off the property but that could be misrepresented on the drawing. As long as setbacks are met from the property line there doesn't appear to be any issue with the application.
   - A quorum could not be had so no motion was made.
   - Vote: N/A
   - Resolve: No motion was made.

B. Sophie Schwebke: Submitted an application to move a mobile home onto lots 1&2 Block 2 on High Mile Rd. It is zoned mobile home park. As long as setbacks are met from the property lines, there appears to be no issue with the application.
   - A quorum could not be had so no motion was made.
   - Vote: N/A
   - Resolve: No motion was made.

C. Church of Good Shepard: Inquired if they would need a building application for landscaping work they want to do on their property at 602 E Main St. We view it as any permanent structure would need a permit to include but not limited to fences, lights, concrete, ect.
   - A quorum could not be had so no motion was made.
   - Vote: N/A
   - Resolve: No motion was made.

Minutes prepared by: Trevor Keyworth on November 27, 2023.

Signed: Trevor Keyworth

**Land Use Committee Meeting**
**December 18, 2023**

**Members Present:**

Trevor Keyworth
Heyward Hammersley
Mark Koep

**Work Session:**
The work session began at 5:30 PM, 1 application had been submitted before the meeting.

**Meeting:**

- Also Present: Theresa Curren
- Approval of Minutes:
  - Motion: Mark Koep made a motion to approve last months minutes. Heyward Hammersley seconded.
  - Vote: 3 yes 0 no
  - Resolve: Motion passes.
- Old Business: None
- New Business:

A. Harry Stordahl: Submitted an application to build a shop/garage on his property at 610 5th St. This property is zoned HDR. The diagram shows it being built on an existing concrete pad and setback appear to be met. As long as setbacks are met from the property line there doesn't appear to be any issue with the application.
   - Mark Koep made a motion to approve as long as setback are met. Heyward Hammersley seconded.
   - Vote: 3 yes 0 no
   - Resolve: Moton passes.

B. Multiple members will be gone for the scheduled meeting on January 29, 2024. Discussion was had to move the meeting to the week prior, January 22, 2024.
   - Trevor Keyworth made a motion to move next months meeting to January 22, 2024. Heyward Hammersley seconded.
   - Vote: 3 yes 0 no
   - Resolve: Motion passes.

Minutes prepared by: Trevor Keyworth on December 18, 2023.

Signed: Trevor Keyworth