Land Use Committee Meeting
October 28, 2024

Members Present:

Trevor Keyworth
Wade Henderson
Mark Koep
Heyward Hammersley

Work Session:

The work session began at 5:30 PM, 3 applications had been submitted before the meeting and 1 permit revision proposal.

Meeting:

- Also Present: Theresea Curren, Ivan and Tess Policky.
- Approval of Minutes:
  - Motion: Wade Henderson made a motion to approve last months minutes as written. Mark Koep seconded.
  - Vote: 4 yes 0 no
  - Resolve: Motion carries. □ Old Business: None □ New Business:

A. Street excavation permit: The current fee is $250 or $500 based on the size of the cut. This is viewed as too low to actually perform the work of backfilling and paving it to its pre-cut condition if the contractor leaves and doesn't repave it. The fee should be raised to $3000-$5000 in case the contractor leaves and doesn't fill the whole. This fee can be split into 2 things, a $250 -$500 fee and a $2500-$4500 deposit that will be returned after the trench has been repaved, or an amount that is agreeable to repave the section. Ordnance #12 dated 2002 gives more teeth in this process but doesn't have a time limit for when it has to be repaved. There is concern on if the ordinances will be enforced by the contracted sheriff's office.

- No motion needed.

B. Ivan Policky: Submitted an application requested a variance to build a 10' deck and 4' staircase located at 421 E Cleveland Street. This property is zoned General Business. This previously was recommended for denial when the application was just stairs. The city council agreed to the stairs but not a deck. It would be recommended to have engineered plans drawn if no support columns are to be used. Ivan and Tess came in and decided that they would like to stick to the original variance from last month. This would include the 4' stairway and landing with a dormer over the landing.

- Trevor Keyworth made a motion to recommend not approving this application. Mark Koep seconded.
- Vote: 4 yes 0 no
- Resolve: Moton carries.

C. Charles Cook: Submitted an application to build a lean-to at 411 E Warren Street. This property is zoned High Density Residential. There doesn't appear to be any issue with the application.
    - Mark Koep make a motion to approve Heyward Hammersley seconded.
    - Vote: 4 yes 0 no Resolve: Moton carries.
D. James Erickson: Submitted an application to build a shed on his property at 513 E Warren St. This property is zoned High Density Residential. No setbacks shown or easily identifiable.
    - Trevor Keyworth made a motion to approve this application as long as setbacks are met. Wade Henderson seconded.
    - Vote: 4 yes 0 no Resolve: Moton carries.

Minutes prepared by: Trevor Keyworth October 28, 2024.

Signed: Trevor Keyworth

Land Use Committee Meeting
September 23, 2024

Members Present:

Trevor Keyworth
Mark Koep
Heyward Hammersley

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

Meeting:

- Also Present: Theresea Curren, Ken & Jen Denzin, Lisa Talbot (phone call).
- Approval of Minutes:
  - Motion: Mark Koep made a motion to approve last month's minutes as written. Heyward Hammersley seconded.
  - Vote: 3 yes 0 no
  - Resolve: Motion carries.
- Old Business: None
- New Business:

A. Vivki Gerhart: Submitted an application to replace a shed at 701 S 1st St. This property is zoned High Density Residential. Setbacks are not shown. There doesn't appear to be any other issue with the application.
   - Motion: Heyward Hammersley made a motion to approve as long as setback as back. Mark Koep seconded.
   - Vote: 3 yes 0 no
   - Resolve: Motion carries.

B. Ivan Policky: Submitted an application to build a stairwell on the east side of his property located at 421 E Cleveland St. This property is zoned General Business. He is asking for a variance to build 1.4' into the city street with the stairwell. We don't want to approve anything that would go into the city street/right of way.
   - Trevor Keyworth Make a motion to recommend to deny this application. Mark Koep seconded.
   - Vote: 3 yes 0 no
   - Resolve: Motion carries.

C. Carl Jessen: Submitted an application to redo his deck and extend it on his property at 610 E Sewell Street. This property is zoned High Density Residential. He is asking for a variance to extend the deck 16'. It is located 1.35' from the property line. The existing deck is already 1.35' from the property line so we are assuming that a variance already had been granted in 2006 when the deck was originally built.

- Trevor Keyworth made a motion to approve the variance request to redo and extend the deck. Mark Koep seconded.
- Vote: 3 yes 0 no
- Resolve: Motion carries.

D. Sophie Schwebke: Submitted an application to build a fence and retaining wall on her property at 123 High Mile Rd. This property zoned Mobile Home and Travel Trailer Park. There appears to be no issues with this application.
   - Trevor Keyworth made a motion to approve this application. Mark Koep seconded.
   - Vote: 3 yes 0 no
   - Resolve: Motion carries.

E. Ken & Jen Denzin: Looking into building a home at 1003 E. Main. They were wondering about the steps needed for building their house. They are getting the water and sewer taps soon and will submit a building permit soon as well.
   - No motion needed.

F. Lisa Talbot: Wanted to discuss the possibility of building a garage on the old Higbees lot. She and her husband want to use the existing building for a quilt shop. The lot next to it they would like to build a garage with an apartment on top for Air B&B. They intend to use the garage for a motorcycle detailing business. She said they want to put in something that would be aesthetically pleasing. She was advised to bring her plan to the city council meeting next week and present it to see how the council feels about it before moving forward.
   - No motion needed.

Minutes prepared by: Trevor Keyworth September 23, 2024.

Signed: Trevor Keyworth

Land Use Committee Meeting
August 26, 2024

Members Present:

Trevor Keyworth
Wade Henderson
Mark Koep
Heyward Hammersley

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

Meeting:

- Also Present: Josh Kammerer
- Approval of Minutes:
  - Motion: Mark Koep made a motion to approve last months minutes as written. Heyward Hammersley seconded.
  - Vote: 4 yes 0 no
  - Resolve: Motion carries.
- Old Business: None
- New Business:

A. Alycia Conroy: Submitted an application to build a shed at 133 High Mile Rd. This property is zoned Mobile Home and Travel trailer park.
   - Motion: Mark Koep made a motion to approve. Heyward Hammersley seconded.
   - Vote: 4 yes 0 no
   - Resolve: Moton carries.

B. Richard Franklin: Submitted an application to do landscape work with lights at the Church of the Good Shepard located at 602 E Main St. This property is zoned high density residential. There doesn't appear to be any issue with the application.
   - Trevor Keyworth made a motion to approve this application. Wade Henderson seconded.
   - Vote: 4 yes 0 no
   - Resolve: Moton carries.

C. Mountain View Adventures: Submitted a proposed plat for a the Kammerer subdivision on 21st St. This is zoned High Density Residential. Ordinance #4 (1994) section 3.2 outlines what is needed on the plat. Planning on paving it, curb and gutter as well if required. See cost share agreement for decisions to be made by city council and Mountain View Adventures on curb and gutter. Electrical easement isn't shown on the plat. Is an easement needed for internet/phone? Some lot sizes are below the required minimum for high density residential. Variance requested for the lot sizes.
   - Trevor Keyworth make a motion to conditionally approve the variance request for the lot sizes and acceptance of the plat depending on easements being required to be shown or not as determined by the city council. Mark Koep seconded.
   - Vote: 4 yes 0 no

- Resolve: Moton carries.

D. David Scully: Submitted an application to build raised garden beds on his property at 407-411E Warren St. This property zoned High Density Residential. The garden beds appear to be in the alley. No setbacks shown. A survey needs to be done to figure out where the property lines are.
    - Trevor Keyworth made a motion to disapprove this application. Mark Koep seconded.
    - Vote: 4 yes 0 no
    - Resolve: Moton carries.

Minutes prepared by: Trevor Keyworth August 26, 2024.

Signed: Trevor Keyworth

Land Use Committee Meeting
July 28, 2024

Members Present:

Trevor Keyworth
Wade Henderson
Mark Koep
Heyward Hammersley

Work Session:
The work session began at 5:30 PM, 6 applications had been submitted before the meeting.

Meeting:

- Also Present: Barbara Edwards
- Approval of Minutes:
  - Motion: Trevor Keyworth made a motion to approve last months minutes as written. Mark Koep seconded.
  - Vote: 4 yes 0 no
  - Resolve: Motion carries.
- Old Business: None
- New Business:

A. Barbara Edwards: Asked about what is required for a sign for Peak motion at the old Bearlodge Highschool property.
   - No motion made.
   - Vote: xx yes xx no
   - Resolve: Motion xxx.

B. Alycia Conroy: Submitted an application to build a shed at 133Mile Rd. This property is zoned Mobile Home and Travel trailer park. This application does not show the location of the shed relative to the property.
   - No motion can made as the application is incomplete.
   - Vote: xx yes xx no
   - Resolve: Moton xxxx.

C. Charls Cook: Submitted an application to build a lean too roof addition over an existing concrete pad at the property located at 411 E Warren St. This property is zoned high density residential. There doesn't appear to be any issue with the application.
   - Trevor Keyworth made a motion to approve this application. Mark Koep seconded.
   - Vote: 4 yes 0 no
   - Resolve: Moton carries.

D. Kent Massie: Submitted an application to build a shop/house on his property at TBD Frontage Road. This property zoned Highway Business. There doesn't appear to be any issue with the application.
   - Mark Koep made a motion to approve this application. Heyward Hammersley seconded.
   - Vote: 4 yes 0 no

- Resolve: Moton carries.

E. Kelly Proctor: Submitted an application to build a garage on his lot at 416 E Oak St. This is zoned High Density Residential. There appear to be no issues with the application.
    - Wade Henderson made a motion to approve the application. Trevor Keyworth seconded.
    - Vote: 4 yes 0 no
    - Resolve: Moton carries.

F. Alice Willy: submitted an application to build a slightly larger patio awning over her existing patio awning at 5 Mountain View Dr. This property is zoned High Density Residential. There appear to be no issued with this application.
    - Heyward Hammersley made a motion to approve. Wade Henderson seconded.
    - Vote: 4 yes 0 no
    - Resolve: Motions carries.

G. Joseph Penning: Submitted an application to install a 4' and 6' fence on his property at 210 E Thomas St. This property is zoned High Density Residential. There doesn't appear to be any issues with this application.
    - Trevor Keyworth made a motion to approve this application. Mark Koep seconded.
    - Vote: 4 yes 0 no
    - Resolve: Motion carries.

Minutes prepared by: Trevor Keyworth July 28, 2024.

Signed: Trevor Keyworth

Land Use Committee Meeting
June 24, 2024

Members Present:

Trevor Keyworth
Wade Henderson

Work Session:
The work session began at 5:30 PM, 12 applications had been submitted before the meeting.

Meeting:

- Also Present: Josh Kemmerer, Jeremy Holt, Joe Lambert, Heith Waddell.
- Approval of Minutes:
  - Motion: No motion could be made as only 2 members present.
  - Vote: xx yes xx no
  - Resolve: Motion xxx.
- Old Business: None
- New Business:

A. Crook County: Submitted an application to build a sidewalk and parking lot extension at 309 E Cleveland St. This property is zoned General Business. There doesn't appear to be any issue with the application. This work has already been completed.
   - No motion could be made as only 2 members present.
   - Vote: xx yes xx no
   - Resolve: Moton xxxx.

B. Kirksey Dodd: Submitted an application to build a deck on his property at 821 S 6th St. This property is zoned high density residential. There doesn't appear to be any issue with the application.
   - No motion could be made as only 2 members present.
   - Vote: xx yes xx no
   - Resolve: Moton xxx.

C. J&L Rental LLC: Submitted an application to build a shop on his property at 933 S 23rd St. This property is zoned Industrial. There doesn't appear to be any issue with the application.
   - No motion could be made as only 2 members present.
   - Vote: xx yes xx no
   - Resolve: Moton xxx.

D. Brandon Jagow: Submitted an application to build a house on his lot in Sewell St. This is zoned High Density Residential. As long as the setback from the property line is to the front of the garage and not the house and the side is from property line and not the yellow house, there are no other issues noticed with the application.
   - No motion could be made as only 2 members present.
   - Vote: xx yes xx no
   - Resolve: Moton xxx.

E. Josh Kammerer: Is looking into subdivision on 21st St. He was encouraged to come to the city council meeting before starting anything to discuss it with the city. He will need to submit a preliminary platt and a final platt. There was discussion on the curb and gutter and paving requirement and having a variance for some of the lot sizes as they would be smaller than is required for High Density Residential.
    - No motion was made.

F. Heith Waddell: Submitted an application to install a septic system on his property at 107 N 12th St. This property is zoned Highway Business. The septic tank has an alarm if it hits 75% capacity. It is 12' from the alley/property line. There doesn't appear to be any issues with this application.
    - No motion could be made as only 2 members present.
    - Vote: xx yes xx no
    - Resolve: Motion xxx.

G. Joe Wilson: Submitted an application to build a golf cart shed on his property at 729 Theater Rd. This property is zoned High Density Residential. There doesn't appear to be any issue with this application.
    - No motion could be made as only 2 members present.
    - Vote: xx yes xx no
    - Resolve: Motion xxx.

H. Trevor Olson: On the agenda but no application present.
    - No motion made.

I. Rick Bartolic: Submitted an application to install a septic system on his property at 1020 E Warren. This property is zoned High Density Residential. There was no documentation shown on the paperwork. No decision can be made.
    - No motion could be made as only 2 members present.
    - Vote: xx yes xx no
    - Resolve: Motion xxx.

J. Jim Durfee: Submitted an application to install an asphalt driveway on his property at 91 N 21st St. This property is zoned High Density Residential. There doesn't appear to be any issue with this application.
    - No motion could be made as only 2 members present.
    - Vote: xx yes xx no
    - Resolve: Motion xxx.

K. Jim Sperry: Submitted an application to build a 6' fence on his property at 224 E Main St. This property is zoned General Business. It is inline with the current businesses next to it so there would be no sight distance issue and would conform to how current houses can build a 6' fence from the front of the house back. There doesn't appear to be any issue with this application.
    - No motion could be made as only 2 members present.
    - Vote: xx yes xx no
    - Resolve: Motion xxx.

L. Joe Lambert: Submitted an application to build a house on his property at East Hill St. This property is zoned High Density Residential. There doesn't appear to be any issue with this application.
    - No motion could be made as only 2 members present.
    - Vote: xx yes xx no
    - Resolve: Motion xxx.

Minutes prepared by:
Signed:

Land Use Committee Meeting
~~June 24~~, 2024
May 28

Members Present:

Trevor Keyworth
Wade Henderson

Work Session:
The work session began at 5:30 PM, 12 applications had been submitted before the meeting.

Meeting:

- Also Present: Josh Kemmerer, Jeremy Holt, Joe Lambert, Heith Waddell.
- Approval of Minutes:
  - Motion: No motion could be made as only 2 members present.
  - Vote: xx yes xx no
  - Resolve: Motion xxx.
- Old Business: None
- New Business:

A. Crook County: Submitted an application to build a sidewalk and parking lot extension at 309 E Cleveland St. This property is zoned General Business. There doesn't appear to be any issue with the application. This work has already been completed.
   - No motion could be made as only 2 members present.
   - Vote: xx yes xx no
   - Resolve: Moton xxxx.

B. Kirksey Dodd: Submitted an application to build a deck on his property at 821 S 6th St. This property is zoned high density residential. There doesn't appear to be any issue with the application.
   - No motion could be made as only 2 members present.
   - Vote: xx yes xx no
   - Resolve: Moton xxx.

C. J&L Rental LLC: Submitted an application to build a shop on his property at 933 S 23rd St. This property is zoned Industrial. There doesn't appear to be any issue with the application.
   - No motion could be made as only 2 members present.
   - Vote: xx yes xx no
   - Resolve: Moton xxx.

D. Brandon Jagow: Submitted an application to build a house on his lot in Sewell St. This is zoned High Density Residential. As long as the setback from the property line is to the front of the garage and not the house and the side is from property line and not the yellow house, there are no other issues noticed with the application.
   - No motion could be made as only 2 members present.
   - Vote: xx yes xx no
   - Resolve: Moton xxx.

E. Josh Kammerer: is looking into subdivision on 21st St. He was encouraged to come to the city council meeting before starting anything to discuss it with the city. He will need to submit a preliminary platt and a final platt. There was discussion on the curb and gutter and paving requirement and having a variance for some of the lot sizes as they would be smaller than is required for High Density Residential.
    - No motion was made.

F. Heith Waddell: Submitted an application to install a septic system on his property at 107 N 12th St. This property is zoned Highway Business. The septic tank has an alarm if it hits 75% capacity. It is 12' from the alley/property line. There doesn't appear to be any issues with this application.
    - No motion could be made as only 2 members present.
    - Vote: xx yes xx no
    - Resolve: Motion xxx.

G. Joe Wilson: Submitted an application to build a golf cart shed on his property at 729 Theater Rd. This property is zoned High Density Residential. There doesn't appear to be any issue with this application.
    - No motion could be made as only 2 members present.
    - Vote: xx yes xx no
    - Resolve: Motion xxx.

H. Trevor Olson: On the agenda but no application present.
    - No motion made.

I. Rick Bartolic: Submitted an application to install a septic system on his property at 1020 E Warren. This property is zoned High Density Residential. There was no documentation shown on the paperwork. No decision can be made.
    - No motion could be made as only 2 members present.
    - Vote: xx yes xx no
    - Resolve: Motion xxx.

J. Jim Durfee: Submitted an application to install an asphalt driveway on his property at 91 N 21st St. This property is zoned High Density Residential. There doesn't appear to be any issue with this application.
    - No motion could be made as only 2 members present.
    - Vote: xx yes xx no
    - Resolve: Motion xxx.

K. Jim Sperry: Submitted an application to build a 6' fence on his property at 224 E Main St. This property is zoned General Business. It is inline with the current businesses next to it so there would be no sight distance issue and would conform to how current houses can build a 6' fence from the front of the house back. There doesn't appear to be any issue with this application.
    - No motion could be made as only 2 members present.
    - Vote: xx yes xx no
    - Resolve: Motion xxx.

L. Joe Lambert: Submitted an application to build a house on his property at East Hill St. This property is zoned High Density Residential. There doesn't appear to be any issue with this application.
    - No motion could be made as only 2 members present.
    - Vote: xx yes xx no
    - Resolve: Motion xxx.

Minutes prepared by:
Signed:

Land Use Committee Meeting
April 29, 2024

Members Present:

Trevor Keyworth
Heyward Hammersley
Wade Henderson

Work Session:
The work session began at 5:30 PM, 6 applications had been submitted before the meeting.

Meeting:

- Also Present: Ivan Polisky
- Approval of Minutes:
  - Motion: Trevor Keyworth made a motion to approve last month's minutes. Heyward Hammersley seconded.
  - Vote: 3 yes 0 no
  - Resolve: Motion passes.
- Old Business: None
- New Business:

A. Anomaly Sales: Submitted an application to build a round grainery at 330 W Hwy 14. It will be 13' 6" round grainery. This property is zoned Highway Business. There doesn't appear to be any issue with the application.
   - Trevor Keyworth made a motion to approve the application with the. Wade Henderson seconded.
   - Vote: 3 yes 0 no
   - Resolve: Moton passes.

B. Robert Connour: Submitted an application to build a deck, sidewalk, shed, patio, and fence on his property at 705 N 5th St. This property is zoned high density residential. The fence is a decorative fence in the front by the sidewalk 4' tall. The shed shows no setbacks. As long as setbacks are met in the back, 5', will be ok. There doesn't appear to beno other issue with the application.
   - Trevor Keyworth made a motion to approve the application as long setbacks are met. Heyward Hammersley seconded.
   - Vote: 3 yes 0 no
   - Resolve: Moton passes.

C. Mike Frolander: Submitted an application to build a 34' x 72' x 16' shop on his property at 208 Park Street. This property is zoned High Density Residential. There are no setbacks shown on the application. There doesn't appear to be any issue with the application.
   - Trevor Keyworth made a motion to approve the application as long as setbacks are met. Wade Henderson seconded.
   - Vote: 3 yes 0 no
   - Resolve: Moton passes.

D. Tom Myer: Submitted an application to build a house on his lot in Sundance View Estates address unknown. This is zoned Low Density Residential. No other issues noticed with the application.
    - Wade Henderson made a motion to approve the application. Heyward Hammersly seconded.
    - Vote: 3 yes 0 no
    - Resolve: Moton passes.

E. David Skully: Submitted an application to build a fence on his property at 411 E Warren St. This property is zoned High Density Residential. The fence height is 5'. The drawing doesn't show if it's behind the house or in front of it at all. The potential for if it's in front of the house it would need to be 4' high instead of 5' high. There doesn't appear to be any other issue with the application.
    - Trevor Keyworth made a motion to approve the application as long as fence heights are met. Heyward Hammersley seconded.
    - Vote: 3 yes 0 no
    - Resolve: Moton passes.

F. Paul Weber: Submitted an application to build a driveway, sidewalk, and patio on his property at 123 SW St. This property is zoned high density residential. There doesn't appear to be any issues with this application.
    - Heyward Hammersley made a motion to approve the application. Wade Henderson Seconded.
    - Vote: 3 yes 0 no
    - Resolve: Motion passes.

G. Ivan Polisky: Submitted an application to install a sign at their business located 421 E Cleavland St. This property is zoned General Business. The sign can be lit up but they do not plan to light it up. There doesn't appear to be any issue with this application.
    - Trevor Keyworth made a motion to approve this application. Heyward Hammersley seconded.
    - Vote: 3 yes 0 no
    - Resolve: Motion passes.

H. Ivan Polisky: Submitted a variance request for apartments at 421 E Cleavland St. This property is zoned general business. The apartments are existing and have been renovated. This is a similar request that we've had before with residence's being in general business. IE Speidel Gallery, Bearlodge bakery. There appears to be no issue with this variance request.
    - Trevor Keyworth made a motion to approve this variance request. Wade Henderson seconded.
    - Vote: 3 yes 0 no
    - Resolve: motion passes.

Minutes prepared by: Trevor Keyworth April 29, 2024.

Signed: Trevor Keyworth

Land Use Committee Meeting
March 25, 2024

Members Present:

Trevor Keyworth
Heyward Hammersley
Wade Henderson

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

Meeting:

- Also Present: Tom Davis
- Approval of Minutes:
  - Motion: Trevor Keyworth made a motion to approve last month's minutes. Heyward Hammersley seconded.
  - Vote: 3 yes 0 no
  - Resolve: Motion passes.
- Old Business: None
- New Business:

A. Tom Davis: Submitted an application to build a car port at No 1 Mt. View Drive with a 5' variance for the North side of the property to build on the property line. The car port will be built with 4x4 post not concreted into the ground. This property is zoned High Density Residential. There doesn't appear to be any issue with the application.
   - Trevor Keyworth made a motion to approve the application with the variance request. Wade Henderson seconded.
   - Vote: 3 yes 0 no
   - Resolve: Moton passes.

B. Trevor Olson: Submitted an application to build a 30' x 30' addition to his house on his property at 24 Sugarloaf Ct. This property is zoned High Density Residential. There doesn't appear to be any issue with the application.
   - Heyward Hammersley made a motion to approve the application. Wade Henderson seconded.
   - Vote: 3 yes 0 no
   - Resolve: Moton passes.

C. Sundance Rentals: Submitted an application to build a 50 'x 144' RV storage addition building and extend their 6' chain link fence around the addition. This property is zoned Industrial. There doesn't appear to be any issue with the application.
   - Wade Henderson made a motion to approve the application. Heyward Hammersley seconded.
   - Vote: 3 yes 0 no
   - Resolve: Moton passes.

D. Thomas Davis: Submitted an application to install a double wide mobile home trailer on their lot at 133 High Mile Rd. This is zoned Mobile Home Park. The application shows 133 Highland Rd but it is actually High Mile Rd. No other issues noticed with the application.
    - Trevor Keyworth made a motion to approve the application. Wade Henderson seconded.
    - Vote: 3 yes 0 no
    - Resolve: Moton passes.

E. Trevor Keyworth: Submitted an application to build a 30' x 40' shop on his property at 113 High Mile Rd. This property is zoned High Density Residential. He is asking for a 7' variance on the front of the property making it 18' from the property line. The variance request is due to the existing house being 18' from the property line so the shop can be in line with the house, and the back of the property is a solid rock hill with not much room to go back. There doesn't appear to be any issue with the application.
    - Heyward Hammersley made a motion to approve the application with the variance request. Wade Henderson seconded.
    - Vote: 2 yes 0 no 1 abstain
    - Resolve: Moton passes.

Minutes prepared by: Trevor Keyworth on March 25, 2024.

Signed: Trevor Keyworth

Land Use Committee Meeting
February 26, 2024

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, Sheryl Klocker, Ronald Anhorn
- Approval of Minutes:
  - Motion: Trevor Keyworth made a motion to approve last month's minutes. Wade Henderson seconded.
  - Vote: 4 yes 0 no
  - Resolve: Motion passes.
- Old Business: None
- New Business:

A. Adventures 307 LLC: Submitted an application to install a sign on the north building at 105 N 3rd Street. This property is zoned General Business. The diagram shows 3 signs hanging on the building and 1 sign at the corner in the ground. There doesn't appear to be any issue with the application. 1 sign is not included in this application.
   - Heyward Hammersley made a motion to approve the 4 signs. Wade Henderson seconded.
   - Vote: 4 yes 0 no
   - Resolve: Moton passes.

B. Ronald Anhorn: Submitted a request to tap into city water at his property at 32 Wild Bunch Trail. He is willing to be annexed into the city, is not going to be putting livestock on the property and will sign something to that effect. He just wants it for his own personal use. We feel like this is outside of our scope as we have no guidance in the form of ordinances regarding non city properties tapping into city utilities. Ordinance 4, 1994 partially talks about a subdivision outside of the city that touches a subdivision that touch's the city boundaries on page 7 section 6.2. The property in question though is not a subdivision but a single tract of land.
   - No motion was made as we are lacking information and guidance.

C. Sheryl Klocker: Submitted a preliminary subdivision to her property at 520 S 21st St. She is asking for a variance from the requirement to provide utilities to the property as outlined in Ordinance 4, 1994 section 5.2 (B) which states that the subdivider shall provide water and sewer to the subdivided lot. With the easement for sewer and water and the property being just for the business of storage units and not really any room to move a house onto it we feel that it would be ok to grant this variance. Trevor Keyworth also brought up that maybe it should be rezoned to Highway Business since it

would be for a storage unit business, and it adjoins current highway business zoning but that can be discussed at a later date.

- Trevor Keyworth made a motion to approve the preliminary subdivision drawing with the variance. Mark Koep seconded.
- Vote: 4 yes 0 no
- Resolve: Moton passes.

D. Sophia Schweb: Submitted an application to install a mobile home trailer and front awning on their lot at TBD Hi Mile Rd. This is a resubmit from last month. They decided to flip the house the other way after the initial building application was submitted. This is zoned Mobile Home Park. The application did not show setbacks on the drawing.

- Trevor Keyworth made a motion to approve the application as long as setbacks are met. Heward Hammersley seconded.
- Vote: 4 yes 0 no
- Resolve: Moton passes.

Minutes prepared by: Trevor Keyworth on February 26, 2024.

Signed: Trevor Keyworth

Land Use Committee Meeting
January 22, 2024

Members Present:

Trevor Keyworth
Heyward Hammersley
Mark Koep
Wade Henderson

Work Session:
The work session began at 5:30 PM, 3 applications had been submitted before the meeting.

Meeting:

- Also Present: Theresa Curren
- Approval of Minutes:
  - Motion: Trevor Keyworth made a motion to approve last months minutes. Heyward Hammersley seconded.
  - Vote: 4 yes 0 no
  - Resolve: Motion passes.
- Old Business: None
- New Business:

A. Adventures 307 LLC: Submitted an application to install a sign on their building at 105 N 3rd Street. This property is zoned General Business. The diagram shows it being installed where the existing Sundance Reality sign is. There doesn't appear to be any issue with the application.
   - Heyward Hammersley made a motion to approve the sign. Mark Koep seconded.
   - Vote: 4 yes 0 no
   - Resolve: Moton passes.

B. Troyer Built Const: Submitted an application to build a new home at 101 Clevland Street. This property is zoned General Business. The diagram shows a 15' x 49' house with a porch being built. There are no setbacks required for General Business. Is this a mobile or stick built house? If it is a mobile house it will need to have the signatures of all property owners withing 300' sign off on it. We would like to see more specific site plans, what is the building type, and is there a concrete pad being installed?
   - No motion was made as we are lacking information. The city will try reaching out to him to see if he can come to or call into the next city council meeting.

C. Rockford Mouat: Submitted an application to build a shed at 216 East Ryan Street. This property is zoned HDR. The diagram shows that the existing shed will be removed, and a new bigger shed being built in that location. Setbacks are not shown on the diagram. As long as setbacks are met from the property line there doesn't appear to be any issue with the application.
   - Trevor Keyworth made a motion to approve as long as setback are met. Wade Henderson seconded.
   - Vote: 4 yes 0 no
   - Resolve: Moton passes.

Minutes prepared by: Trevor Keyworth on January 22, 2024.

Signed: Trevor Keyworth