Land Use Committee Meeting
April 27, 2020

Note: No physical meeting was held; communication discussing permits and applications was done via email.

Members Responding: Lonnie Galloway
Randy Stevenson
Amanda Miller
Members Absent: Trevor Keyworth
Joe Lambert

Work Session:
None. The meeting minutes from the previous meeting dated October 21, 2019 were sent out for approval via email.

Meeting:

- Approval of Minutes: No meetings have been held due to minimal permit applications.

- Unfinished Business: Reviewing other municipal requirements on storage and shipping containers within City boundaries. Conversation will be on the agenda in subsequent LUP meetings.

- New Business:

  A. J&L Rentals has submitted a and application for a new 24'x60' shed at his business located at 933 S 23rd Street. He has requested a variance to provide a 10' offset in lieu of the 15' required in Industrial zones.
     - Motion: Amanda Miller moves to approve the application and variance request to meet 10' setback from the property line. Randy Stevenson seconds.
     - Vote: 3 in favor, 0 opposed
     - Resolve: Motion carries

  B. Crook County has submitted an application for pre-fabricated shed located at the Fire Cache building at 1321 E. Main Street. The new building appears to meet all set-backs and therefore no variances are being requested.
     - Motion: Lonnie Galloway made a motion to approve the shed as submitted. Amanda Miller seconded.
     - Vote: 3 in favor, 0 opposed
     - Resolve: Motion carries

  C. Maria Ruiz has submitted an application for a sign located at 2423 E Cleveland. The sign appears to be within all City requirements.

- Motion: Amanda Miller moved to recommend to the City Council to approve the application via email. Randy Stevenson seconded.
- Vote: 3 in favor, 0 opposed
- Resolve: Motion carries

D. Michael & Kendall Flint have submitted an application for a manufactured home at 104 E Cleveland. They have also included plans for a shop on an adjoining lot, though it is noted on the application the shop/business will not be built until 2021. The property is currently zoned as "Highway Business". The home includes plans for deck on the east and west sides of the home, but the application does not include setbacks.
   - Motion: Lonnie Galloway moved to recommend to the City Council to approve the application via email, with the requirements that all setbacks are met as described by the City Code for HDR zoning, which includes the exterior additions (stairs and decks). Seconded by Randy Stevenson.
   - *Discussion: The property is zoned general business, which does not mention residential housing as a use of the zoned property. If acceptable, we'd recommend meeting the setback requirements for the residential property compatible with that in the residential zones. The fence shall also be in accordance with the City standards of 48" maximum on the street/front side, and 72" in the rear. It has been recommended that the shop/business building application be held and re-submitted in the calendar year building is anticipated to be sure it is current and applicable at the time of permitting.*
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

E. Blake and Tynel Abraham have submitted an application for a privacy fence at the property of 1105 S 11th Street. The sketch would indicate the privacy fence starts on the rear corners of the house; it is understood that the fence at the front of the property is more decorative in nature, as buck-n-rail or something similar.
   - Motion: Amanda Miller moved to recommend to the City Council to approve the application, with the expectation that fence at the front of their property does not exceed 48", and is limited to 72" in the rear, as noted in the City requirements. Seconded by Randy Stevenson.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

F. Kenneth & Janet Grubb have submitted an application for a 16'x22' addition with an 8'x16' deck. It appears all setbacks have been met and no variances are being required.
   - Motion: Lonnie Galloway moved to recommend to the City Council to approve the application via email. Amanda Miller seconds.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

G. Paul Brooks has submitted an application to replace a fence at his property at 111 ½ Edna. The fence is anticipated to be 5' high and will be along the west property line.
   - Motion: Lonnie Galloway moved to recommend to the City Council to approve the application via email. Amanda Miller seconds.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

H. Cayla Watson has submitted an application for a privacy fence around her property at 1003 E Sewell Street. The fence submitted is shown to be chainlink, 5' in the front of the property and 6' in the rear. The city standards outline fences in the front of the property to be a maximum of 42" and 72" in the rear and side yards.
   - Motion: Amanda Miller moved to recommend to the City Council to approve the application, with the requirements that the fences meet the City code, limiting the height of the fence at the front of the property to 48" and 72" in the rear. The rear of the property is understood to be the corners of the "rear" corners of the house. Seconded by Randy Stevenson.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

I. Keith and Cindy Lambert have submitted an application for a new garage on their property at 343 Canyon Road. The new garage appears to meet the setback requirements and no variances are being requested.
   - Motion: Amanda Miller moved to recommend to the City Council to approve the application as submitted. Randy Stevenson seconds.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

J. Callie Hilty has submitted an application for a new retaining wall and fence at her residence at 416 Thompson Street. It appears both the fence will be located around the back yard, along the west property line. The retaining wall also appears to follow the property line until the north end of the existing retaining, where it makes a corner to adjoin the existing retaining wall.
   - Motion: Lonnie Galloway moves to approve the application as submitted. Amanda Miller seconded.
   - *Discussion: Previously, retaining walls have been considered "structures" and therefore the setback requirements would apply to them. This application does not achieve the 5' setback, but the retaining wall does not appear to impeded access, change water shed, or alter the landscape such that it is detrimental to adjacent properties.*
   - Vote: 2 in favor, 1 opposed (unless 5' setback can be achieved, in which case 3 in favor, 0 opposed).
   - Resolve: Motion carries

K. Justin Johnson has submitted an application for a fence at his residence at 808 S. 2nd. The fence will be located on the property line and will be roughly 42"-48" height limitations.
    - Motion: Amanda Miller moved to recommend to the City Council to approve the application as submitted. Randy Stevenson seconds.
    - Vote: 3 in favor, 0 opposed
    - Resolve: Motion carries

- Meeting Adjournment: No more business.

Minutes prepared by: Amanda Miller on April 28, 2020

Signed: Amanda M Miller