Land Use Committee Meeting
May 26, 2020

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

Work Session:
Work session began at 5:30. The meeting minutes from the previous meeting dated April 24, 2020 were sent out for approval via email.

Meeting:

- Unfinished Business: Flint residence: LUP requests direction from City Council.

- New Business: Tom Bankenbush and Tony Maddox were present to discuss their potential and proposed plans.

    A. *Tom Bankenbush was present to discuss the requirements of purchasing a 3 acre plot just north of the Black Butte Road and east of the current subdivision on the east side of 21st street. The 3 acres he'd like to purchase is part of a larger tract of land and is currently not platted or subdivided. Black Butte Road is currently paved within approximately 20'-25' of the proposed plot line, but is not paved beyond that, over the extent of the larger parcel of property. Both proposed tracts would exceed 2.5 acres, and therefore the city code currently requires a "Rural Road Section without Curbs". That said, the current zoning for the piece of property is high density residential. If this larger parcel of the property would be subdivided into parcels smaller than 2.5 acres, it would require a curb and gutter as well. Without fully understanding the future intent of the larger parcel of land, the Land Use would be supportive of allowing the current road system to remain, with the understanding that any future development of this larger tract of land would require paved roads in accordance with Section 7.2 of the City Ordinances. Additionally, the LUP had inquired about the current locations of the water and sewer lines, which Tom was going to research. The LUP would recommend that both parcels of land have access to adequate water and sewer. Again without understanding the future intent of the larger parcel of land, it is unknown how large of a tap may be required for any future development and therefore would likely not be tapped at this time, but shall have a location for a tap on the parcel. The LUP had advised Tom Bankenbush to be present for the City Council meeting to further discuss any questions or issues the Council may have with his proposed subdivision before getting to involved in a land plat beyond our recommendations. No application was submitted and therefore no action/motion was made on the proposed development.*

B. Tony Maddox has applied for a new oversized garage in the rear of his residence at 408 E Cleveland. The property is zoned as Highway Business, which does not have any set back requirements. The storage shed is anticipated to be 30'x50' with 12'-16' high side walls.
   - Motion: Randy Stevenson moves to approve the application. Trevor Keyworth seconds.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

C. Keith Lambert has submitted an application for a deck attached to the rear of his residence at 222 Canyon Road. All property setbacks are well exceeded in the application.
   - Motion: Amanda Miller moves to approve the application. Randy Stevenson seconds.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

D. Robert Schurman has submitted an application for an addition to an existing shed at his residence at 235 Canyon Road.
   - Motion: Amanda Miller moves to approve the application provided the addition structure/eaves meet 10' setback from the property line. Randy Stevenson seconds.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

E. Sean Sproul has submitted an application for a fence at his residence at 1110 Liberty Lane. The fence is expected to be 4' in height and be along the property lines on the East, South, and west and aligned with the front of the house on the north.
   - Motion: Amanda Miller moves to approve the application as written. Randy Stevenson seconds.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

F. MGM Enterprises, Inc. has applied for an oversized covered patio at their new business location at 2423 East Cleveland. The structure is currently in place, but does meet all setback requirements for the zone.
   - Motion: Randy Stevenson moves to approve the application. Amanda Miller seconds.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

G. Jim & Wendy Long have submitted an application for a cedar split rail fence along the south and partially along the east property line of their residence at 141 High Mile Road.

- Motion: Randy Stevenson moves to approve the application as written. Trevor Keyworth seconds.
- Vote: 3 in favor, 0 opposed
- Resolve: Motion carries

H. Kendall Livingston has submitted an application for a 5' tall fence along the east and west property lines, and aligned with the north face of her residence.
   - Motion: Amanda Miller moves to approve the application with the understanding that the 5' fence will not extend beyond the front corners of the house. If it does extend beyond that point, the fence maximum height shall be 4'. Randy Stevenson seconds.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

I. Bill Davis has submitted an application to replace an existing deck that was removed a few years ago at his residence of 417 Hillcrest. The deck is anticipated to be 9'x10' and appears to meet all setbacks.
   - Motion: Amanda Miller moves to approve the application as written. Randy Stevenson seconds. Trevor Keyworth abstains due to conflict of interest.
   - Vote: 2 in favor, 0 opposed
   - Resolve: Motion carries

J. Black Hills Title Co. has submitted an application to add an ADA ramp on the rear (north side) of the property at 205 Main Street. The application does not show property lines, but is within the General Business zone and therefore does not require any setbacks.
   - Motion: Amanda Miller moves to approve the application. Trevor Keyworth seconds.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

K. Dime Horeshoe Bar has submitted an application to have three murals painted on the north side of their existing structure at 111 N. 3rd Street. The murals will have themes of the outdoors in the Wyoming Blackhills, a tribute to our Servicemen and women, and of burn-out Wednesday during the motorcycle rally.
   - Motion: Randy Stevenson moves to approve the application. Trevor Keyworth seconds.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

L. Wade Habeck has submitted a subdivision application for his property on the west side of town on US Highway 14. The property lies outside the city limits, but is adjacent to the City Limits. The LUP reviewed the proposed subdivision and do not have any suggested modifications.

- *City Council, please review for any concerns if the property were annexed into the City Limits at a future date.*

M. Richard and Theresa Mertz have submitted a subdivision application for their property off of Government Valley Road. The property lies outside the city limits, but has a Pre-Annexation Agreement with the City recorded on July 8, 1999. The LUP reviewed the proposed subdivision and do not have any suggested modifications.
   - *City Council, please review for any concerns if the property were annexed into the City Limits at a future date, or if there are requirements due to the Pre-Annexation Agreement.*

N. *Mike Wageman had asked the City about removing and replacing the trailer house at the northeast corner of Park and 5th street. The LUP discussed and would find the proposal the trailer house provided the following:*
   - *The trailer house was constructed within 20 years of date of installation.*
   - *If a single wide, all neighbors within 300 feet consent to it per Section 503.*
   - *The trailer home is skirted within 90 days.*
   - *It upholds, meets, or exceeds all other City requirements and ordinances.*

O. *We would propose that all applicants of shipping containers in the City limits re-apply for a permit if theirs has expired. The LUP would also like the City Council to provide guidance on the requirements of these.*

- Meeting Adjournment: 7:16 PM.

Minutes prepared by: Amanda Miller on June 2, 2020

Signed: Amanda J Miller