Land Use Committee Meeting
October 26, 2020

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

Work Session:

No physical meeting was held.

- Motion: No motion was made due to meeting being held thru email.
- Vote: N/A
- Resolve: N/A

Meeting:

- Unfinished Business:
  None

- New Business:

  A. *An email was received from Tony Bradley from the ATF – Denver IV regarding any ordinance or "zoning regulations that would prohibit a home-based occupation from engaging in a firearms business out of...118 South West Street". It is my interpretation of the city adopted code, that this type of business is considered to be 'retail' and therefore would be allowed in in General (GB) or Highway Business (HB) zones; I would not consider this to be a 'professional business offices' as allowed in High Density Residential (HDR). This property appears to be directly adjacent to where the zoning changes from HDR to GB, but I believe this property does currently sit on the HDR side of the line. Therefore, my interpretation would require this property to be re-zoned as General of Highway Business to allow the retail and sales of firearms.*

  B. WyCo Construction submitted and application for a new modular home and garage at 122 W Lincoln Street. The ally setback was not identified on the plans, but all other setbacks appeared to be in conformance with the City ordinances.
     - Motion: Randy Stevenson made a motion to approve provided the setbacks noted are to the property lines from the eaves of the structure. Amanda Miller seconded.
     - Vote: 2 in favor of recommending approval, 0 opposed
     - Resolve: Motion Passes

C. Austin Pixely submitted an application for signage at their new shop property at 301 South 27th Street. One sign would be fastened on the north side of their building, the other along Industrial Ave. at the entry to the property. Both signs appeared to be within the sign requirements of the City Ordinances.
   - Motion: Randy Stevenson made a motion to approve the application. Amanda Miller seconded. Both motions were made via email.
   - Vote: 2 in favor, 0 opposed
   - Resolve: Motion carries

D. Tim and Heather Goodale submitted an application for a 4' chain link fence in the rear of their property at 281 Canyon Road.
   - Motion: Amanda Miller made a motion to approve the application. Trevor Keyworth seconded. Both motions were made via email.
   - Vote: 2 in favor, 0 opposed
   - Resolve: Motion carries

E. *The LUP would request the City Council to notify those with expired shipping container permits to apply for renewal or move the containers outside of City jurisdiction.*

- No meeting was held, and all correspondence was done via email.

Minutes prepared by: Amanda Miller on November 2, 2020.

Signed: Amanda J Miller