Land Use Committee Meeting
September 28, 2020

Members Responding: Lonnie Galloway
Amanda Miller
Trevor Keyworth
Members Absent: Joe Lambert
Randy Stevenson (though reviewed applications after meeting)

Work Session:
Work session began at 5:30. The meeting minutes from the previous meeting dated August 26, 2020 were reviewed.

- Motion: Motion made to approve minutes as written by Lonnie Galloway; seconded by Trevor Keyworth.
- Vote: 3 in favor of approval if motion were made, 0 opposed
- Resolve: N/A

Meeting:

- Unfinished Business:
  None

- New Business:

A. Jeremiah & Elissa Hege submitted an application to remove a portion of the building at 2409 E. Cleveland, as well as install (2) new storage sheds near the north property line. The business is zoned Highway Business and therefore requires a 30' setback from the rear property line.
After some discussion, it was agreed that the LUP would like to understand why the applicant can't meet the setback requirements. Also, if these storage buildings are shipping containers, a second and separate application needs to be submitted.
   - *Motion: Amanda Miller makes a motion to approve demolition of the existing structure, but would ask applicant to clarify intents of the storage buildings; if the setback requirements cannot be met, and what kind of storage buildings these are. Lonnie Galloway seconded.*
   - Vote: 3 in favor of recommending approval, 0 opposed
   - Resolve: Motion Passes

B. Sheryl Klocker submitted an application to add an additional "mini-storage" unit near the existing storage units at 520 S 21st Street. The new structure appeared to meet all setbacks.
   - Motion: Trevor Keyworth made a motion to approve the application. Lonnie Galloway seconded.

- Vote: 3 in favor, 0 opposed
- Resolve: Motion carries

C. *United Methodist Church at 306 Ryan Street submitted a permit to replace their current sign with an illuminated , electric message sign. From our understanding this is not permitted in High Density Residential districts per Section 1004.6. However, due to the nature of the sign, the LUP would grant a variance for this sign provided the illumination and messages are acceptable to the adjacent neighbors. If there were a complaint, the applicant shall agree to consider the complaint and modify the amount and time of illumination accordingly.*
   - *Motion: Trevor Keyworth made a motion to approve the application with the above considerations. Lonnie Galloway seconded.*
   - *Vote: 3 in favor of recommending approval, 0 opposed*
   - *Resolve: Motion carries, conditional on the above considerations.*

D. United Methodist Church at 306 E Ryan also submitted an application to pour a new landing pad and sidewalk to existing stairs and/or entryway. The application appears to be in compliance of all ordinances.
   - Motion: Lonnie Galloway made a motion to approve. Trevor Keyworth seconded.
   - Vote: 3in favor in recommending approval, 0 opposed
   - Resolve: Motion carries

E. Lavone Morey submitted an application for a new fence at her property at 116 W Main Street. The application didn't specify the heights of the fence.
   - Motion: Amanda Miller made a motion approve the application, noting that the fence along the street/front of the property shall not exceed 4'. Lonnie Galloway seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

F. Crook County submitted an application for a new 30'x40' metal building/shop to be added to an existing building at the Fair Grounds. All setbacks appeared to be met.
   - Motion: Lonnie Galloway made a motion to approve. Trevor Keyworth seconded.
   - Vote: 3 in favor of recommending approval, 0 opposed
   - Resolve: Motion carries

G. CBH Coop submitted an application for a new fence, extending from the north east corner of their current fence to the existing building to provide enclosed/secured storage and parking. The fence appeared to meet all city requirements.
   - Motion: Lonnie Galloway made a motion to approve. Trevor Keyworth seconded.
   - Vote: 3 in favor of recommending approval, 0 opposed

- Resolve: Motion carries

H. SMR, LLC submitted an application for an addition to their existing structure at 330 W US 14. The 24'x24' addition appears to meet all setback requirements of Highway Business zoning.
   - Motion: Amanda Miller made a motion to approve. Lonnie Galloway seconded.
   - Vote: 3 in favor of recommending approval, 0 opposed
   - Resolve: Motion carries

I. *Bruce Speidel submitted an application for a new steel building proposed to be on the NE corner of Main and N 2nd street. The lot is currently owned by the City, but Mr. Speidel would like to purchase the lot and build a structure for a lower level Art gallery and workshop and an upper story living quarters. During the meeting it was discussed that due to the this building be a public space, the location and its close proximity to an adjacent structure, the building would likely need to conform to the IBC fire codes. However, in research after the meeting, it was discovered that in the past, the City Council has not required public structures to meet the IBC fire code in its entirety, but instead considers each case individually and the risks imposed. With an understanding that this two story structure will dwarf the adjacent structures, the LUP would recommend considerations for providing some fire protection on the roof/ceiling due to the abilities of sparks to fly greater distances if a fire event were to happen, as well as the walls adjacent to nearby properties. Mr. Speidel is proposing a façade on the south side of the steel structure which would also need to be considered in the Council's direction to mitigate fire risks. The LUP would also recommend the City Council consider involving the Sundance Downtown Association and their recommendations for the 'greater vision' for the downtown, and perhaps asking the applicant to provide a façade on the west elevation of the new steel structure, as it will be highly visible from the post office. No motion was made; the LUP requested Mr. Speidel to be in attendance of the Council Meeting to discuss further.*

- Meeting Adjournment: 6:37 PM.
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Minutes prepared by: Amanda Miller on October 5, 2020.

Signed: Amanda J Miller