Land Use Committee Meeting
August 30, 2021
City Council Chambers

Members Present: Trevor Keyworth
Amanda Miller
Lonnie Galloway
Mark Hughes

Work Session:
At 5:30 PM the work session began. The commission reviewed documents concerning new business items. The meeting minutes from the previous meeting dated July 26th, 2021 were reviewed.

Meeting:
At 5:51 PM Amanda Miller called the LUP to order.

- Also Present: Matt Goodson, Norm Olson, Betty & Billy Myer
- Approval of Minutes:
  - Motion: Lonnie Galloway moved to approve the minutes of the July 26th, 2021 LUP meeting. Trevor Keyworth seconds.
  - Vote: 4 in favor, 0 opposed
  - Resolve: Motion carries

1. Old Business: None

2. New Business:

   A. Joan Christenson submitted an application for an addition to the residence at 1106 Liberty Lane. It was unclear what the setbacks were from the property line of the proposed addition, but the proximity to the current structure and the size of the lot, it has been assumed that setbacks proposed meet or exceed those required by the City.
      - Motion: Amanda Miller made a motion to approve the permit as long as all setbacks are provided in conformance with the city ordinances. Lonnie Galloway seconded.
      - Vote: 4 in favor, 0 opposed
      - Resolve: Motion Passes

   B. Jim Durfee submitted and a final plat for the subdivide of his property at 111 N 21st street. The plat appeared to address all items previously discussed.
      - Motion: Trevor Keyworth made a motion to approve the permit. Lonnie Galloway seconded.
      - Vote: 4 in favor, 0 opposed

- Resolve: Motion Passes

C. Trudy Durfee submitted an application at her residence at 717 S. 6th street to take out current rock and flower beds and replace with concrete, though unclear if flat or elevated.
   - Motion: Trevor Keyworth made a motion to approve the application. Lonnie Galloway seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion Passes

D. *Matt Goodson was in attendance to discuss the possible subdivide of the current Sundance Trailer Park at 907 S West Street, keeping the current house on one lot, and dividing off the trailer park to a separate lot. The LUP noted that water and sewer tabs would need to be provided to each lot and that there would need to be an easement made for access to the rear lot. The LUP requested time to consider the needs of meeting any curb & gutter or paving requirements.*
   - Motion: No motion required.

E. Henry Liebsack inquired about putting a Visionary Communications tower up on his property at 107 Abby Lane. The LUP would require a building permit and consideration by the LUP and City council about the tower being proposed, along with a map locating the tower.
   - Motion: No motion required

F. Jerry Mignerey submitted an application for a fence, gutters and sidewalk to his residence at 118 W Lincoln Street via expedited building permit. It was explained to him that a 6' fence may occur from the front corner of his house towards the rear of his lot, but anything in front of the street side of his residence needed to be no greater than 4'.
   - Motion: Amanda Miller made a motion to approve the application. Lonnie Galloway seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion Passes

G. Ron & Terry Vore submitted an application for a new sunroom addition and garage to their residence at 915 W 11th street. Both additions appeared to be adjoining the current residence and meet setbacks, though the setbacks were not given in the application.
   - Motion: Amanda Miller made a motion to approve the application, provided all setbacks are met. Lonnie Galloway seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion Passes

H. Welchie Patterson submitted an application to demolish 2 storage sheds on his property at 209 N West Street.
   - Motion: Lonnie Galloway made a motion to approve the application. Amanda Miller seconded.
   - Vote: 4 in favor, 0 opposed requested.
   - Resolve: Motion Passes

I. Norm Olson was in attendance to discuss the possible rezoning of 4 lots south of the service road, between Moonlight Ave and 11th street from Highway Business to Low Density Residential. The lots are 'sandwiched' between LDR zones currently, so the LUP did not see a reason this couldn't be. The LUP would recommend Mr. Olson submitting a letter of request for a motion to be made. At this point, he was only asking to understand the requirements and possibilities, as it has not been purchased yet.
   - Motion: None required

J. Billy and Betty Myer were in attendance to discuss the possibility of subdividing a 32 acre parcel just west of South 21st street into 2 lots. The LUP discussed that if the lots were divided so that both have frontage and easements to 21st street, and both of water and sewer taps, perhaps there would not be a requirement to provide rural paving per subdivide requirements. The Myer's were advised to contact a civil engineer to help them devise a preliminary plat.
   - Motion: None required

Minutes prepared by: Amanda Miller on September 2nd, 2021.

Signed: Amanda M Miller