Land Use Committee Meeting
July 26, 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 June 28th, 2021 were reviewed.

Meeting:
At 5:42 PM Amanda Miller called the LUP to order.

- Also Present: Jim Durfee, Carolyn Fowler
- Approval of Minutes:
  - Motion: Lonnie Galloway moved to approve the minutes of the June 28th, 2021 LUP meeting. Trevor Keyworth seconds.
  - Vote: 4 in favor, 0 opposed
  - Resolve: Motion carries

1. Old Business: None

2. New Business:

   A. Sherri Davis submitted an application for an addition to the residence at 308 ½ Park Street. It was unclear what the setbacks were from the property line of this residence, and the proximity to other surrounding structures. If the property is within the city requirements for setbacks, the LUP has not issues. If a variance is being requested, the LUP would like to be sure a minimum of 10' is being provided between structures on adjacent lots.
      - Motion: Trevor Keyworth made a motion to approve the permit. Lonnie Galloway seconded.
      - Vote: 4 in favor, 0 opposed
      - Resolve: Motion Passes

   B. Jim Durfee submitted and application for a 2 car garage at his residence at 111 N. 21st Street. The new structure appeared to be in compliance with all setback requirements.
      - Motion: Amanda Miller made a motion to approve the permit. Lonnie Galloway seconded.

- Vote: 4 in favor, 0 opposed
- Resolve: Motion Passes

C. Brent & Carolyn Fowler submitted a letter of request to change the zoning of their new residence from Industrial to High Density Residential. The property is directly adjacent to HDR zoning, and currently has a residence on the property, and is not being used and will not be used in methods identified by the Industrial zoning.
   - Motion: Lonnie Galloway made a motion to approve the application. Trevor Keyworth seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion Passes

D. Ricardo Cortez submitted an application for a fence around his property at 114 HiMile Road. The fence is to be 6' in the rear, and 42" in the front, meeting city requirements.
   - Motion: Lonnie Galloway made a motion to approve the application. Amanda Miller seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion Passes

E. Ervine Hamilton submitted an application for a 2 car garage in the rear of his residence at 414 E Park street. The garage appeared to meet required setbacks.
   - Motion: Trevor Keyworth made a motion to approve the application. Lonnie Galloway seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion Passes

F. Jerry Scribner submitted an application for a carport in the front of his residence at 212 E Edna Street. The carport would require an extensive variance from the front property setbacks. Mr. Scribner is encouraged to identify his property boundaries and re-apply with setback identified.
   - Motion: Lonnie Galloway made a motion to deny the application without further information. Trevor Keyworth seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion Passes to **DENY** the application

G. Sean Sproul submitted an application for a new driveway at his residence 1110 Liberty Lane.
   - Motion: Lonnie Galloway made a motion to approve the application. Trevor Keyworth seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion Passes

H. Wyo Construction submitted an application for a manufactured house at 114 W Lincoln Street. This would be the third house on this street, nearly identical to the other two, as are the setbacks provided.
   - Motion: Trevor Keyworth made a motion to approve the application via email. Lonnie Galloway seconded via email.
   - Vote: 3 in favor, 0 opposed (Mark Hughes was unable to vote due to the "rush" requested.
   - Resolve: Motion Passes

*Note: Matt Goodson was on the agenda for "Sundance Trailer Park" but did not submit an application for review, nor did he attend the meeting. Therefore, no discussion was had on this issue.

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

Signed: Amanda J Miller