Land Use Committee Meeting
September 27, 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 August 30, 2021 were reviewed.

Meeting:
At 6:02 PM Amanda Miller called the LUP to order.

- Also Present: Marty Noonan, Les & Ilene Hooper
- Approval of Minutes:
  - Motion: Lonnie Galloway moved to approve the minutes of the July 26th, 2021 LUP meeting. Mark Hughes seconds.
  - Vote: 3 in favor, 0 opposed
  - Resolve: Motion carries

1. Old Business: None

2. New Business:

   A. Marty Noonan submitted an application for numerous landscaping projects, as well as a permit for the new pre-manufactured shed that has already been set. It is understood that the setbacks of the shed to the allies are 7.5' and 10', exceeding the required. The landscaping proposed includes a retaining wall, sidewalks, a deck extension and other flat work. All of the proposed landscaping appears to meet city requirements.
      - Motion: Lonnie Galloway made a motion to recommend to the City Council to approve the permit. Mark Hughes seconded.
      - Vote: 3 in favor, 0 opposed
      - Resolve: Motion Passes

   B. Wendy DePina submitted an application for a deck re-construction on her property at 128 Mile Hi Road. No setbacks were noted on the application, and therefore the LUP would request her to re-submit with setbacks from the property lines of the proposed deck.

- Motion: No motion was made, but a recommendation to require additional information.
- Vote: N/A
- Resolve: N/A

C. *No permit was submitted, but Mike and Wayne Hooper would like approval to operate a mechanic shop out of the shop in the rear of Mike's property at 317 NW Street. The residence is currently zoned High Density Residential, and mechanic shops are specifically noted for Highway Business. The LUP has concerns with the proposed, not limited to those below:*
   - *This violates the current zoning; it is believed this would need to be re-zoned to highway business. However, a HB zone for a single lot seems to defeat the purpose and intentions of zoning altogether.*
   - *What precautions will be in place for fluid containment, especially with the proximity to the City snow storage and water shed, as well as the Sundance Creek.*
   - *It was stated that they would park along the fence in the rear of the property. Those in attendance stated often there wouldn't be many vehicles there at any given time. However, in the experiences of the LUP, the nature of the business requires vehicle storage—whether its due to drop-off/pick-up overlaps, awaiting parts, etc.*
   - *We would recommend the Owner locating property boundary to be confident that the business will fit within the boundaries and not expand into adjacent, un-developed lots.*
   - *We would recommend written approval of the adjacent neighbor's for the proposed business, as their property could be directly affected.*

   - *Motion: No application was submitted, but the LUP would not recommend approving without further discussion and information but would leave to City Council for final approval/denial.*
   - *Vote: N/A*
   - *Resolve: N/A*

D. Sarah Rogers has submitted an application for a deer fence in the rear of her property at 160 Canyon Road. The fence was well within her property boundaries.
   - Motion: Amanda Miller made a motion to approve via email. Lonnie Galloway seconded via email.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion Carries

E. The Davis' plan inquired about new concrete flatwork at their property at 108 N. 8th Street. The plan includes a concrete sidewalk, a pad at the base of the deck, and a concrete parking area that extends outside of their property line into the city right-of-way. The applicant shall be made aware that if the City were to need to access any utilities, it may result in the damage or removal of this pad and would be at the Owner's expense to replace; the City takes on no additional responsibilities to maintain or replace any damages incurred.
    - Motion: Amanda Miller made a motion to approve via email. Lonnie Galloway seconded via email.
    - Vote: 3 in favor, 0 opposed
    - Resolve: Motion Carries

Minutes prepared by: Amanda Miller on October 1st, 2021, with modifications made October 4th.

Signed: Amanda M Miller