**Land Use Committee Meeting**
**July 25, 2022**

**Members Present:**

Mark Hughes
Trevor Keyworth
~~Lonnie Galloway~~
Amanda Miller

**Work Session:**
Due to LUP Member availability, no physical meeting was held, though Trevor Keyworth was at the meeting.

**Meeting:**
The meeting occurred via email between LUP Mark Hughes, Trevor Keyworth, and Amanda Miller.

- Also Present: Dan Harmon, Jessica Sandford, Ryan Blakeman, and Debbie Hughes.
- Approval of Minutes:
  - Motion: No motion.
  - Vote:
  - Resolve:

- Old Business: None

- New Business:

A. Ryan Blakeman submitted an application for a 30'x40' Post Frame Building at his property at 92 Government Valley Road. The building setbacks are roughly 22' from the street, but the property is located within a Highway Business zone, and therefore is in conformance with the City Ordinance.
   - Motion: Mark Hughes made a motion to approve the application. Amanda Miller seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries.

B. *Dan Harmon has submitted an application for a 30'x34' garage at his property at 302 Alabaster Street. The garage would be located so that all setbacks exceed the City requirements, but a corner of the garage does fall within the flood plain. The applicant is planning to "build it up" so it would be out of the flood plain, but that does alter the downstream flood plain. There is also a sewer easement 8' north of the proposed structure, but the applicant confirmed with Mac that distance should be enough for proper access.*
   - *Motion: Amanda Miller made a motion to approve the application with the flood plain variance, but requests City Council's review.*

- Vote: 2 in favor, 0 opposed
- Resolve: Motion carries.

C. In a follow-up to previous meetings, Sundance Rentals, LLC has submitted a zoning change request for his property at South 27th street, where he intends to build "garage condos".
   - Motion: Amanda Miller made a motion to approve the zoning change. Mark Hughes seconded
   - Vote: 2 in favor, 0 opposed
   - Resolve: Motion carries.

D. Kenneth Sutton submitted an application for a storage shed in Tenke Trailer Park. No lot lines were provided. Applicant requested to provide dimensions on the application from lot lines for approval.
   - *Motion: Mark Hughes made a motion to request additional information prior to making final motion. Amanda Miller seconded.*
   - Vote: 2 in favor, 0 opposed
   - Resolve: No Motion.

E. *Wilber Troyer submitted an application for a new manufactured home on the property at 124 Mile Hi Road. The manufactured home is 26' wide, and requires a series of steps to get into the home. With the entire lot being 38', they are in need of a variance. They recently purchased the adjacent lot, but the financing requires the new structure to be on a single lot. She is requesting a variance of an 8' setback on the property line she does not own in order to be on the property line of the parcel she does own. The LUP concern is that the adjacent lot could be sold and then have a structure on the lot line. They were asked to reach out to a surveyor for possibly re-platting the parcels to a single lot.*

F. Debbie Hughes submitted an application for a new fence around a garden area at the Community Church at 104 N 10th Street. The fence would be transparent and sits well within the extents of the existing fence.
   - Motion: Trevor Keyworth made a motion to approve the application. Amanda Miller seconded; Mark Hughes recused for conflict of interest.
   - Vote: 2 in favor, 0 opposed
   - Resolve: Motion carries

Minutes prepared by: Amanda Miller on August 1, 2022.

Signed: Amanda J Miller