Land Use Committee Meeting
June 27, 2022

Members Present:

Mark Hughes
Trevor Keyworth
Lonnie Galloway
Amanda Miller

Work Session:
The work session began at 5:30 PM. The commission reviewed documents concerning new business items.

Meeting:
At 6:25 PM Amanda Miller called the LUP to order.

- Also Present: Jay Pixley, Jerry Mignery
- Approval of Minutes:
  - Motion: Lonnie Galloway moved to approve the minutes of the May 23, 2022 LUP meeting. Trevor Keyworth seconds.
  - Vote: 4 in favor, 0 opposed
  - Resolve: Motion carries

- Old Business: None
  A. *Jay Pixley was present to discuss his idea and plans for "garage condos" on his property at South 27th street. He provided a document used by the developer of a similar concept in Sheridan, WY. The units themselves would be "dry" without water or sewer, and sold individually, much like townhouses and condos. The "complex" would have a common area that had a building housing a bathroom and possibly a power washer and dump station. The complex would be set up similar to townhouses, where after a portion of them are sold, the maintenance and upkeep would turn over to an HOA (or similar). It is understood that the by-laws would be complete and specific to maintain the original intent of the buildings and not allow junk outside of the facilities or anyone living in them. A few comments the LUP had in the proposition:*

  - *We do believe this would require a zoning change to HB. Jay was going to start this process immediately and had no objections.*
  - *We believe a timeline of progress needs to be included in the permit, including the master plan of the lots, the timeline of completion of first set of units, the road way, bath house, etc.*
  - *A water and sewer tap for city services shall be provided to the bath house; the garage units are considered to be "dry" and will not require taps.*
  - *By laws are provided with the permit; the City Attorney must approve of the bylaws for the intentions of the City for the present and future of the development.*
  - *The LUP and City Council would have access to read and provide comments to the bylaws prior to meeting for approval.*

- New Business:

A. James Keller submitted an application for a concrete pad and pergola south of their business (the Deer Lodge) at 26 Hwy 585. The pad and pergola would both be within the flood plain, but neither appear to interfere or modify the flood plain, or pose threats to others in the event of a flood
   - Motion: Amanda Miller made a motion to approve the structures, with the Owner's acknowledgement that these are located within the flood plain. Lonnie Galloway seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion carries.

B. Jerry Mignery submitted an application for a retaining wall planter and fence around the south side of his property at 118 W Lincoln Street. The planter would serve as a retaining wall due to the topography of the lot and street. This retaining wall would allow for a more level fence, which is planned to be chain-link and therefore relatively transparent. The fence would be 4' high, making the retaining wall and fence approximately 6' above the street grade. After discussion, the LUP decided this was acceptable and did not hinder sight lines and would enhance the property itself.
   - Motion: Lonnie Galloway made a motion to approve the application with the variance. Mark Hughes seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion carries.

C. Riley Thaman submitted an application for new sign in the window of the Family Dollar and roadside banner flags. The banner flags had been submitted in a previous application; they are not allowed within the highway right-of-way. If they are on the property of the business, they fall within the City Ordinances. The window sign meets all City requirements.
   - Motion: Amanda Miller made a motion to approve the window sign and the flags/banners as long as they are on the business property and NOT in the highway right-of-way. Trevor Keyworth seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion carries

D. Skye Seeley submitted an application for a banner/flag advertising their barber shop business at 26 Highway 585. The flags are not allowed within the highway right-of-way but fit within City requirements if located on the property of the business.
   - Motion: Trevor Keyworth made a motion to approve the application as long as the flag is located on the business property and NOT in the highway right-of-way. Lonnie Galloway seconded.
   - Vote: 4 in favor, 0 opposed

- Resolve: Motion carries

E. Joe Wilson submitted an application for a covered patio that would house an outdoor kitchen area. The setbacks appear to exceed those in the City ordinances.
   - Motion: Amanda Miller made a motion to approve the application. Lonnie Galloway seconded.
   - Vote: 4 in favor, 0 opposed.
   - Resolve: Motion carries

F. *Wilbor Troyer has submitted an application for a new home that would be founded on piers at 124 High Mile Road. The location is currently zoned MHP, and therefore the required setbacks are 20' from any street right-of-way, and 10' from side and rear property lines per City Ordinances. The LUP would recommend finding property lines to situate house so that all setbacks can be met.*
   - *Motion: Lonnie Galloway made a motion (via email) to approve the application IF all setbacks are met. Amanda Miller seconded.*
   - *Vote: 2 in favor, 0 opposed, 2 did not respond.*
   - *Resolve: Motion carries*

Minutes prepared by: Amanda Miller on July 5, 2022.

Signed: Amanda J Miller