Land Use Committee Meeting
May 23, 2022

Members Present: Trevor Keyworth
Amanda Miller
Lonnie Galloway

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

Meeting:
At 6:20 PM Amanda Miller called the LUP to order.

- Also Present: Bill Barton
- Approval of Minutes:
  - Motion: Trevor Keyworth moved to approve the minutes of the April 25, 2022 LUP meeting. Amanda Miller seconds.
  - Vote: 3 in favor, 0 opposed
  - Resolve: Motion carries
- Old Business: None
- New Business:

A. *Jim Bell submitted an application for a 5' fence around his property at 311 E Sewell Street. The proposed fence is going to be somewhat transparent, but would extend around the front of his property as well as the rear due to his dog jumping. The LUP would request the 5' fence stop at the front corners of his residence and be 4' from that point forward as required by the City ordinance.*
   - *Motion: Lonnie Galloway made a motion to **DENY** the variance request, but approve the 5' fence up to the front corner of his residence. Trevor Keyworth seconded.*
   - *Vote: 3 in favor, 0 opposed*
   - *Resolve: Motion carries for **fence meeting current ordinances carries; deny the requested variance.***

B. Carol Conner submitted an application for an addition to her property at 922 S West Street. It was unclear if the dimensions given were to the eaves of the structure or the exterior wall.
   - Motion: Trevor Keyworth made a motion to approve the application with the understanding that it is required to meet a 5' offset to the EAVES of her structure. Lonnie Galloway seconded.

- Vote: 3 in favor, 0 opposed
- Resolve: Motion carries.

C. Robert Connour submitted an application for new flatwork, including a sidewalk and a driveway, at his residence at 205 N 5th Street. The owner shall be notified that any concrete placed outside of the property boundaries could be damaged in the even that a utility needs repaired and would not be repaired at the City's expense.
   - Motion: Amanda Miller made a motion to approve the application. Lonnie Galloway seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

D. Glenn Construction re-submitted an application for a house to be moved onto the property of 606/608 E Sewell. It was unclear where the residence would sit in relation to the flood property, but it is the Owner's responsibility to meet the requirements of the flood plain if within it.
   - Motion: Trevor Keyworth made a motion to approve the application. Lonnie Galloway seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

E. Trevor Keyworth submitted an application for a new retaining wall and fence at his residence at 113 High Mile Road. The fence and retaining wall exceeded the setbacks and were within height requirements.
   - Motion: Amanda Miller made a motion to approve the application. Lonnie Galloway seconded.
   - Vote: 2 in favor, 0 opposed; Trevor Keyworth abstained from the vote & discussion.
   - Resolve: Motion carries

F. Toby Shamion has submitted an application for a new 6' fence around the rear of their property and a new deck off the back of their residence. The fence meets the ordinance requirements and the deck meets all setback requirements.
   - Motion: Trevor Keyworth made a motion to approve the application. Lonnie Galloway seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries

G. Elizabeth Sigel submitted an application for a large retaining wall at their property of 108 3Rd Avenue. The LUP recommends the Owner finding their property lines prior to installation. The applicant did have a written agreement from an adjacent neighbor who may be impacted by the new structure.
   - Motion: Amanda Miller made a motion to approve the application as submitted. Lonnie Galloway seconded.

- Vote: 3 in favor, 0 opposed
- Resolve: Motion carries

H. *Bill Barton submitted an application and variance to move a 1993 double wide home into the lot at just West of 123 W Ryan Street. The house would be moved onto a permanent foundation and re-sided. After looking at pictures of the residence and talking to the Owners, it was decided the variance would be granted due to the Owner's pledge to clean up any deferred maintenance.*
   - *Motion: Lonnie Galloway made a motion to approve the application as submitted. Amanda Miller seconded.*
   - *Vote: 3 in favor, 0 opposed*
   - *Resolve: Motion carries*

I. *The LUP was approached by Callie Hilty via email on the requirements of a possible "garage condo" on Jay Pixley's land at S 27th street. The condos proposed currently reside in a zone marked HDR and are anticipated to be "dry", meaning no water or sewer, much like storage units, but sold individually similar to the golf course cart sheds. A few comments the LUP had in the proposition:*

- *We do believe this would require a zoning change to HB to eliminate the potential for "squatters" (even if these will be dry units).*
- *Will there be drains provided in the units with vehicle storage?*
- *Who maintains the road into the condos?*
- *Is there a plan to pave between the units similar to the picture in Sheridan? With these being much larger units they have more watershed and potentially larger and more traffic since they are housing toys (compared to regular storage units), a gravel parking area sounds like a muddy, pot-holed mess. In general, the LUP was in favor of requiring some sort of asphalt or hard surface in the ally between the units.*
- *Since these will be owned by multiple individuals, how does he plan to prevent "external" storage…i.e. abandoned vehicles and junk that are left OUTSIDE these units? We believe the city may want a lever to be able to remove the junk or fine the individual owners so this doesn't become a junk graveyard.*
- *We are curious as to how the golf course & the cart "condo" are done. I think this is very similar in nature; obviously if each piece of land is sold to the "condo" owner, the land would need to be formally subdivided.*

Minutes prepared by: Amanda Miller on June 6, 2022.

Signed: Amanda M Miller