

**MINUTES OF THE
Planning & Zoning Meeting for the City of Menan and the Public Hearing held April 10, 2019.**

Present: Victor Cammans, Jason Watson, Rand Watson, Kerry Philips, Allyson Pettingill, Danielle Andrew, Terry Hodgson, Nicole Saxon, John Simon, Richard Ball, Angie Gunderson, Lauren Gunderson, Will South, Sydney Crook, Ron Jones, and Tim Hale.

Planning and Zoning Meeting called to order at 7:02 pm.

Victor Cammans conducts the meeting.

There is discussion of the purpose for the Public Hearing. The Commission explains that Gunderson Enterprises has submitted an application to the City for a Conditional Use Permit to allow for a mini storage unit to be built in the Village District. As per the Land Use Table, 8-8-1, in the City Code this can be an allowable structure with a Conditional Use Permit.

Enter Public Hearing at 7:09 p.m.

Victor asks that all who would like to speak either for, neutral, or against please sign their names on the coordinating sheets provided.

Victor asks if anyone present would like to speak for the proposed CUP.

Angie Gunderson: Angie states she is for the CUP as she is the one proposing the mini storage unit. She states she is looking to add some income to her family but not impact the area or the traffic too much. She also states she is looking to impact Menan in a positive way and also provide a service.

Lauren Gunderson: Lauren states she agrees with Angie and states the income would be a much needed supplement. She further states that she has heard people wish for a local storage facility.

Tim Hale: Tim states that he is for it and he has been looking for the best manufacturers and found one in Colorado with good strong doors.

Richard Thomas: Richard states that he believes it would be an addition to the community. He then states that if nothing is done and it isn't developed it will just be left an empty lot full of weeds.

Danielle Andrew: Danielle states she is for the storage unit. She also states that she thinks it is a great idea to use the property to supplement income.

Victor asks if there is anyone present that wishes to speak that is opposed to the CUP. No one speaks.

Victor then asks if there is anyone who would like to speak that is neutral to the CUP. No one speaks.

The Commission closes the Public Hearing at 7:20p.m.

The Commission discusses the Conditional Use Permit application. There is discussion of the building to be built on the property. The property is 100 ft x 250 ft approximately. The building will be 40 ft x 200 ft with 30 ft on each side for a driveway and landscaping. There is discussion of this. There is a discussion of the possible loss of property values to those who live next to the property. There is discussion of the concern of mixing uses in an already established subdivision plat. There is discussion of what conditions for a Conditional Use Permit are in the Code in Title 8 Section 3. The Commission goes through the conditions one by one and discusses them. There is discussion of what conditions the P&Z would place on the Conditional Use Permit before sending a recommendation to the Council.

*The P&Z Commission adds the two conditions to the approval recommendation to the Council to be that the area is clean and taken care of while the construction is underway and that the completion date be compatible with the building permit which allows one year to complete the project.

Victor Cammans made a motion to approve the Gunderson Enterprises Conditional Use Permit Application and send an approval recommendation to the City Council with the conditions discussed by the Commission being added to it. Jason Watson seconded the motion. Roll call vote; Jason Watson-aye; Kerry Philips-aye; Rand Watson-nay; Victor Cammans-aye. Motion carried.

The Commission discusses what should be in the approval recommendation sent to the Council. Rand would like to see that there are a few other things that should be added. It is decided that the shape of the lot should be mentioned as it is an odd shape and not conducive to homes and also that there could be a property value decrease to the neighboring homes and it is a mixed use of a subdivision.

Simon Building Permit: John Simon addresses the Commission about his property and how he would like to replace the trailer that is currently on the property with a new modular home. The issue is that the property is a non-conforming lot. The lot is only .13 of an acre and that makes it almost impossible to meet the setback requirements. There is discussion of this. The Commission looks at the site drawing and map provided. There is discussion of the shape of the lot and where the best position for the house would be. The Commission asks that the Simons try their best to see how to move the house around on the property to best comply with the setbacks and then come back next month.

Trailer on Property: Allyson explains the situation about Shauna Johnson's property, which is really Douglas Woodalls property as they were married. Douglas came to the City in 2013 to ask for a variance as he had a non-conforming lot that he wanted to replace the old trailer on for a newer one but the setbacks couldn't be met. Allyson further explains that she has the minutes from the Public Hearing and the City Council meeting in which the variance was granted. Douglas became ill soon after and never replaced the old trailer. As he passed away several months ago, Shauna was under the impression that the variance was still good and is ready to move forward to replace the old trailer with a newer one. There is discussion of this. The Commission agrees that the variance is still good as there is no expiration date in the code. She will have to go through the permit process, but the variance is still valid.

Land Use Table Discussion: Victor Cammans made a motion to table the Land Use Table Discussion until next month. Rand Watson seconded the motion. Motion carried.

Discussion of Variances in the City Code: Victor Cammans made a motion to table the discussion of Variances in the City Code until next month. Rand Watson seconded the motion. Motion carried.

Public Discussion: Tim Hale asks if it would be possible to have a searchable format on the website with the City Code to add footnotes of the ordinance changes. There is discussion of this. Richard Ball states that he is not happy that the City can tell him what he can and can't do with his property. He further states that he agrees with some parameters but not all. There is discussion of this.

Minutes: Jason Watson made a motion to accept the minutes for the meeting on March 7, 2019 as written. Rand Watson seconded the motion. Motion passed.

Calendar: There is discussion of the next meeting to be held on May 2, 2019.

It is asked that zone changes be added to the agenda for next month.

Victor Cammans made a motion to adjourn the meeting. Rand Watson seconded the motion. Motion passes.

Planning and Zoning meeting ends at 9:00 p.m.

Allyson Pettingill
Clerk/Treasurer