

Planning and Zoning Meeting
29 April 2021

Meeting is called to order at 7:04.

Brandon Gout is conducting the meeting as Chris Dever is unable to attend.

Roll Call

JaNeel Nielsen

Brandon Gout

Ted Haynes

Neils Wright

Ms. Teri Steineckert asked where the process was for maybe allowing a tiny home on her property. Neils Wright stated that he has looked at Washington City's ordinance and like the requirements that they have set in place. The Commission told Ms. Steineckert that the process is moving forward and we are continuing to look at the ways that we can get this incorporated into the city ordinances. This will be a topic at the next work meeting.

A discussion took place concerning the use of trailers on property and if there should be a time limit that they need to adhere by. Or what requirements they will need to follow. This topic was tabled until the next work meeting.

The discussion of tiny homes and what their requirements should be. If the homes should be 150-200 sq feet? This topic was tabled until the next work meeting and the review of other city ordinances can be done.

For the smaller lots within the city limits, it was discussed how we can allow the property owners use of these lots. An ordinance updates was recommended to state:

For the use of the smaller lots within Eureka City limits as of April 2021. A home can be 800 square feet with no more than 75% of the lot size being used. The setbacks will need to be addressed on a case by case basis by Planning and Zoning Commission. A motion was made by JaNeel Nielsen and a second from Brandon Gout. The motion for this wording passed unanimous.

A new fence ordinance was talked about and the wording approved.

The recommendation for the new ordinance is:

Fences along the front of the property may have a maximum height of 6 feet but need to be transparent, such as a chain link fence without any slats. The maximum height for a solid fence is 4 feet. A motion by JaNeel Nielsen with a second from Brandon Gout. The motion was voted for and passed unanimous.

The topic of a definition for a subdivision was next on the agenda. The current ordinance states to follow the U.C.A. with a specific reference. The Commission would like to review this document to ensure that the reference is current. It was discussed to change the number of lots

from two to three when creating a subdivision. This topic was tabled until the next work meeting to review the reference before making the final decision.

What is the amount that should be sent for a bond for developers was discussed. The current ordinance does state that a bond will be paid. But there is no reference to the amount. The Commission would like to find this information out from the City Recorder so we can adjust it if needed. Brandon Gout stated that this bond is to protect Eureka City from being stuck with a project that doesn't get completed. This is something we need to continue to do our homework on to see what other cities are requiring and ensure we are in the same ballpark.

The discussion of redoing some of the roads addresses was next on the agenda. Haulage Street is off in the numbering system and needs to be fixed. Some that are listed as south should be east. And the numbers are not correct in order. JaNeel Nielsen stated that it appears that some of the contractors that are building homes in the city are creating their own numbering system. They are not going to the City Office to get the house numbers. JaNeel suggested that this be put onto the building permit that the city will be the only one to have the numbers generated. During the work meeting this was talked about. Chris Dever had someone that might be able to help in getting the center point line for a starting point. As he is not in attendance. The topic was tabled until he is available and can help address this problem.

A motion was made by Brandon to adjourn the meeting, JaNeel second. With a vote to adjourn the meeting at 8:33.