

Eureka City Planning Commission Meeting
Minutes: Thursday, 2018 June 28 at the Eureka Memorial Building, 263
West Main Street, Eureka, Utah

Meeting begin at 7:05 pm.

1. **ROLL CALL;** Brandon Gout, Mike LaCario, Ferrel Thomas
2. **MINUTES;** 2018 May 31. were read - Approved by Mike LaCario, 2nd Brandon Gout
3. **REPORT OF OFFICERS - BOARDS - COMMITTEES;**

3a. The following Planning Commission members are ready to resign JaNeel, Brandon, Mike, Ferrel, immediately if some improvement and consideration can't be given to the way we conduct city business in Eureka. Darin Carlson may also have to resigned if attendance at all meetings is required. Darin's employment prevents him from attending all meetings. Darin's knowledge of Zoning Ordinance and Codes and his 25years of service to the Planning Commission would be a huge loss if some other timely or common sense method cannot be found to allow him to continue working on the Planning Commission via email or other method of communication.

3b. The Planning Commission is a recommending commission only and not a approval commission. We are to understand and assist with helping people through the process of following ordinances and codes.

3c. Due to miss information coming from the Planning Commission, Eureka City, and Gossip, we all need to resolve our mistakes and move forward on the problems now created. Working together we can solve the problems and build a solid foundation of communication for people wanting to do business with Eureka City.

3d. The City Council, Mayor, City Workers, Planning Commission & Board of Adjustment must work in unison to do this.

3e. The City Council and the Board of Adjustment are the approved sources for dealing with exception to Ordinances & Codes in Eureka. Recommended and all communication ought to be timely and public.

3. UNFINISHED BUSINESS;

4a. The fence ordinance has not been resolved. Fence ordinance needs to be rewritten with flex-able terms that provide guideline not rigid rules. All approvals are conditional upon the flexible terms and ideas being made along with the follow up of completing the ideas are presented.

4b. Review of ordinances & codes require a concentrated faster effort to change and complete so people are not delayed in dealing with approvals.

5. NEW BUSINESS;

5a. Discussion on re-wording Chapters 5, 5.2 of the Eureka City Zoning Ordinance, regarding lot area, lot depth, lot frontage, lot area per dwelling and yard requirements is being rewrote and will be recommended to the City Council as soon as possible. The discussion of frontage requirements and setbacks for smaller lots is a concern and the Planning Commission wants all residential zoning to allow for smaller home and lots within Eureka City to allow development of small mining lots, irregular shaped lots and development of existing lots within the city. Automobile parking for 2 cars per unit should be required per individual house or lot. Setbacks need to be flexible to deal with steep mountain conditions and access to city streets.

5a. Additional duplexes, townhouses or condo that connect together at the side yards or back yards need a percentage of open space per housing unit for these types of units and what will be the requirements for open space, parking and a community center is being studied. The June Planning Commission work meeting reviewed some setbacks and will make their recommendation to the City Council so smaller homes, condo, townhouses could be built in Eureka.

5b. RECOMMENDATION RECEIVED FROM EUREKA CITY OFFICIALS AND ACTED ON IN GOOD FAITH.

5b.1 **2017 Nov. 30** Heather Young had questions about dividing and separating her property. After discussion with her and members of the Planning Commission including (Darin Carlson the Chairman)” it was recommended to Heather that this was not a Subdivision. What she needed to do was have a survey company describe the existing lots and the exchange of land so she could develop her lot with a private drive from T Street to their lot. The Young’s did this, survey was completed which described the new property boundaries.

5b.2 **2017 Nov. to 2018 Mar.** Time was used to accomplish this. Property was sold & new deeds recorded with the Juab County Recorder’s office.

5c.3 **2018 April** Heather Young came to Planning Commission to see what was need to get the building permit. She presented her proposal to build on her lot on T Street. Heather had sketched on her Plat Map showing the home and how it would be position on her lot. The requirements for a 20-foot front and rear setbacks and the side yard setbacks of 10 foot were all met. At this meeting it was decided that she needed was a drawing showing how sewer and water would be supplied to her home as well as electric power.

5d.4 **2018 April** Ferrel Thomas the Secretary of the Planning Commission failed to get these minutes recorded and posted by Eureka City

5d.5 **2018 May** Heather Young came to the Planning Commission to make sure that she was not requesting a Sub Division on T Street. She had been informed by

Patricia that this was going to require a Sub-Division Plat be filed. After six months of work put into complying with previous recommendations received in good faith both from the Planning Commission and City Officials who miss advised the Young's on the requirements for a building permit.

5e.6 2018 June 28 The Planning Commission recommend that the Board of Adjustments or the City Council approve the building permit the fastest way possible to avoid further delays when everyone has been acting in good faith. This permit is supported by the Eureka General Plan and will help to implement it and improve our relations with future development in Eureka City

5c. Mary Crank - Application for a Conditional Use Permit at 309 West Main Street. (Residential in Business Commercial Zone).

Mary Crank presented her "Conditional Use Permit Application" along with the required documents; Floor Plan for the Development of the Gatley Building, Warranty Deed recorded with Juab County, Stamped and addressed envelopes to notify adjoining neighbors of the Conditional Use Permit Application, after review of her application the Eureka City Planning Commission recommends that her application be approved by the Eureka City Council.

5a. Rich and Sue Renzello - Request for Rezoning of Sharp Acres Subdivision didn't show up no recommendation is made.

6. MISCELLANEOUS. No items to consider.

7. Motion to close the Planning Commission Meeting was made by Brandon Gout and
2nd
by Mike LaCario

Meeting ended at 8:23 pm