

**EUREKA CITY  
COUNCIL MEETING  
AUGUST 1, 2017 7:00 P.M.**

**Pledge of Allegiance:**

Mayor Nick Castleton led everyone in the Pledge of Allegiance

**Public in Attendance:**

Jeri Ezell, Sharel Copely, Ferrel Thomas, Darrin Carlson

**Roll Call:**

Brandy Kirgan, Nick Castleton, Kimberlee Clem

**Discussion Items:**

Appeal Authority-

Nick talked with Jeri Ezell, and Sharel Copely about being the Appeal Authority. Tim Merrill, City Attorney, said an Appeal Authority of one person was needed for building permits that require a variance. Both women were interested if they both could work together. Both ladies were on the past Board of Adjustments and have some prior training. They would like to get more training if possible. Jeri asked if the City had ordinances they could have. Patricia said that all our zoning ordinances are located on our website and on disk.

Nick mentioned that he had received a voice mail from a guy in Mosida and he does subdivision work. His son had talked to Nick a while ago about what property the City owned. Nick told him about the property up by the park. They have talked about possible coming in and purchasing the property by the park and putting in a subdivision. Nick just wants the Council to think about what they want done with that property. Jeri asked if the City had an ordinance for subdivision and we do. Brandy did mention that there is a section in the ordinances that specifies that only 60% of their property can have any buildings on it. Nick mentioned if you buy a piece of property in town and can show the footprint of the old house then it waives the setbacks.

Kim asked how the Appeal Authority will work. She wanted to know if they will have set times for people to meet with them or will they require appointments to be made. Jeri said when she was on the Board of Adjustment before the people involved would go to the Planning Commission first, then if needed, the paperwork would go to the Board of Adjustment who would go over the paperwork and look at all the ordinances and make the decision. The people involved would be notified and would meet with the Board of Adjustments to give their argument. Then they would meet with them again the next week with the final decision.

There are currently two properties that need variances. Wade & JoAnn Terry for their home and Christy Hansen for her garage. Patricia has the paperwork for Wade & JoAnn and Christy Hansen has her paperwork. Patricia did mention that Shane Grange was wanting to build a garage and it may need a variance too. Darrin came in to the meeting and said that he is going to

have a training meeting with Tim Merrill to work on the wording of the ordinance on setbacks. Darrin recommends working with the property owner to try and find a way to avoid these kinds of issues. Darrin said that going forward that the setbacks and the 60% use of property needs to be addressed on all building permits. He feels that the City will be seeing these issues more and more and need to set the guidelines now. Jeri brought up that there are fire codes to be considered. They all looked at the Terry property to see where the variance will be located. Darrin said he thinks Tim Merrill should be brought in to look at the Terry property. He believes that the Terry's were told that after they purchase the railroad property they could build. The Terry's understand that they need go before the Appeal Authority for their variance. Jeri and Sharel discussed the properties that need to be looked at with the Council.

Ferrel mentioned that the Historical Society has been very busy. They have had a lot of people coming to the museum. He said we need to get more people involved in helping the Historical Society. Ferrel said he would like to see the caboose turned into an information center with a working restroom. He said that the City needs to start accommodating visitors to our City.

**Adjournment:**

There was no need for an adjournment there was not a full quorum.

**Executive Session:**

No Executive Session was held