

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

NOTICE

Notice is hereby given that the Conditional Use Permit Review Committee of Willard City Corporation will hold a special meeting at Willard City Hall, 80 West 50 South, on Thursday, November 7, 2024. Said meeting shall start at 3:00 p.m.

Agenda is as follows:

1. Call to order:

2. Business:

- a. Review and consideration of a request from Spencer Ormsby to construct a detached accessory dwelling unit located at approximately 16 South 200 (02-051-0142)
- b. Consideration and approval of October 17, 2024, minutes

3. Adjourn

CUP Review Committee Meetings: Held as needed based on applications.

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice was posted at the Willard City Hall, on the State of Utah Public Meeting Notice website <https://www.utah.gov/pmn/index.html>, on the Willard City website www.willardcity.com, and sent to the Box Elder News Journal this 1st day of November, 2024.

/s/ Michelle Drago

Deputy City Recorder

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS - In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah 84340, phone number (435) 734-9881, at least three working days prior to the meeting.

ITEM 2A

Application Review Status

Pre-Review	Approved	Date Submitted
City Planner	Not Reviewed	10/22/2024
City Manager	Not Reviewed	
City Engineers	Not Reviewed	
Public Works	Not Reviewed	
Legal Department	Not Reviewed	
Fire Department	Not Reviewed	
Police Department	Not Reviewed	
Planning Commissioner	Not Reviewed	
City Recorder	Not Reviewed	
Final-Review	Not Reviewed	

Fees		Payments		
Conditional Use Permit Fee	\$25.00	10/22/2024	Online	\$25.00
Subtotal	\$25.00	Total Paid		\$25.00
Amount Paid	\$25.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

First Name
Katie and Spencer

Last Name

Ormsby

Contact Email

ormsby.spencer@gmail.com

Phone Number

(336) 462-3242

Mailing Street Address

16 S 200 W

City

Willard

State

UT

Zip Code

84340

Owner Name

Spencer Ormsby

Phone Number

(336) 462-3242

Email

ormsby.spencer@gmail.com

Owner Street Address

16 S 200 W

City

Willard

State

UT

Zip Code

84340

Street Address

16 S 200 W

City

Willard

State

UT

Zip Code

84340

Parcel Number

02-051-0142

What is the nature of the use of the property that requires a Conditional Use Permit?

ADU

How would you like to submit the adjacent property owner information?

Text Box

List of complete name/address list of all adjacent property owners within 500 feet of the project parcel.

Upload Site Plan

 conditional_use_permit info.pdf

Signature

OWNER(S) ACKNOWLEDGEMENT: All application fees must be paid at time of application submittal. No application will be processed until all application fees are paid. Notification and publication fees for required public hearing (cost of individual notices mailed to property owners – current postage rate plus cost of envelope – and cost of legal notice in local newspaper) and engineering review fees will be billed to applicant. Notification fees must be paid within 10 days of billing.

PLEASE NOTE REGARDING FEES: the payment of fees and/or the acceptance of such fees by City staff does not constitute any sort of approval, vesting, or signify that the application is complete or appropriate in any manner. The collection of fees is simply a requirement to begin the review process that will ultimately make such determinations.

I hereby declare under penalty of perjury that this application form and all information submitted as part of this application form is true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application form be incorrect or untrue, I understand that Willard City may rescind any approval or sufficiency determination or take other appropriate action.

Electronically Signed

Madison Brown - 10/22/2024 10:29 am

Inspections

10/24/2024 9:00 am

PASS

Side setback : 24' and 30' Front setback: 30' from 250 W Rear setback: 100' from existing structure, 163' from existi...



Date: 10/22/2024
Order #: YKPC-22656060-D5XY
Conditional 16 S 200 W
Use Permit: #4460602
10/22/2024 - 10/21/2123

Bill To

16 S 200 W

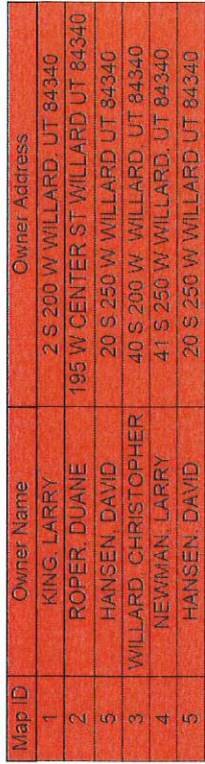
Payment

10/22/2024
Payment Type: Online
visa
Amount: **\$25.00**

Order Details

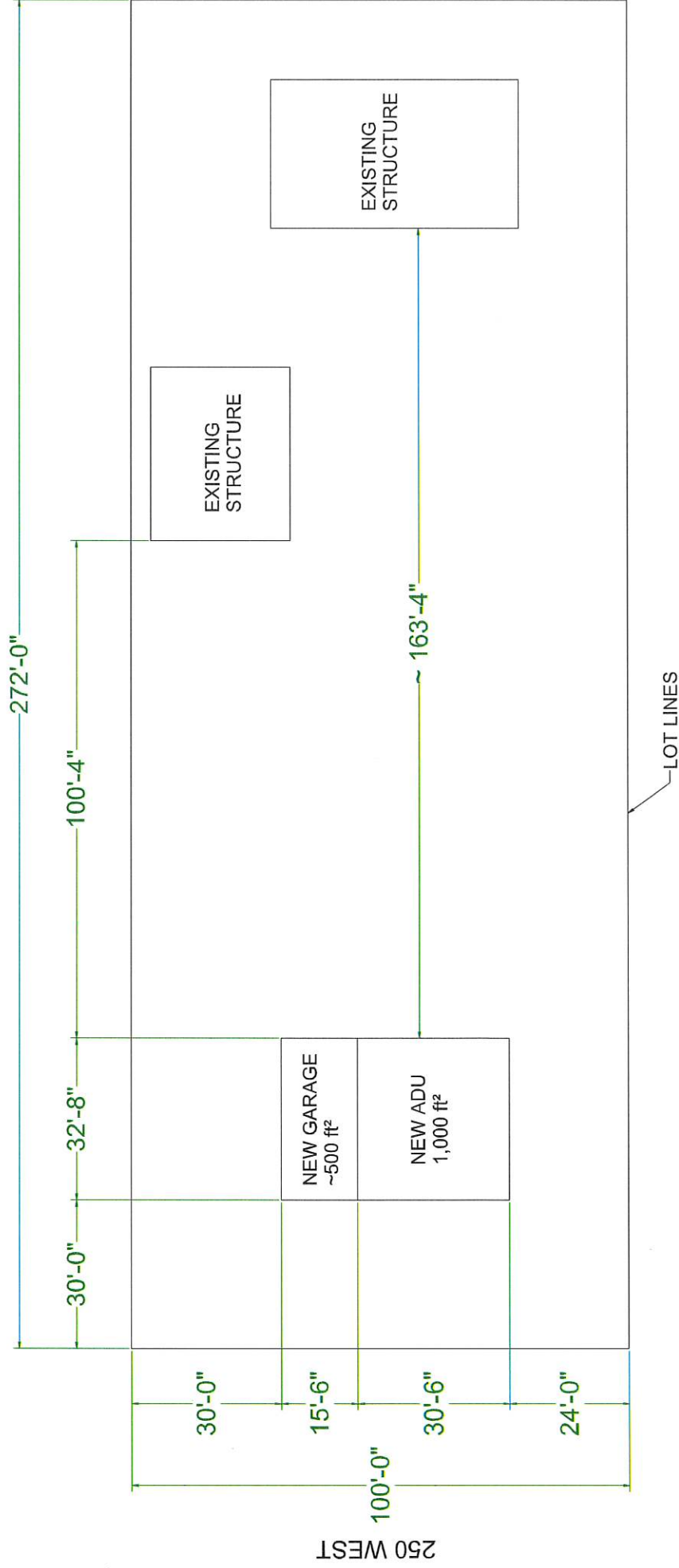
Conditional Use Permit Fee	\$25.00
Total:	\$25.00
Amount Paid:	\$25.00

Willard City Planning & Zoning





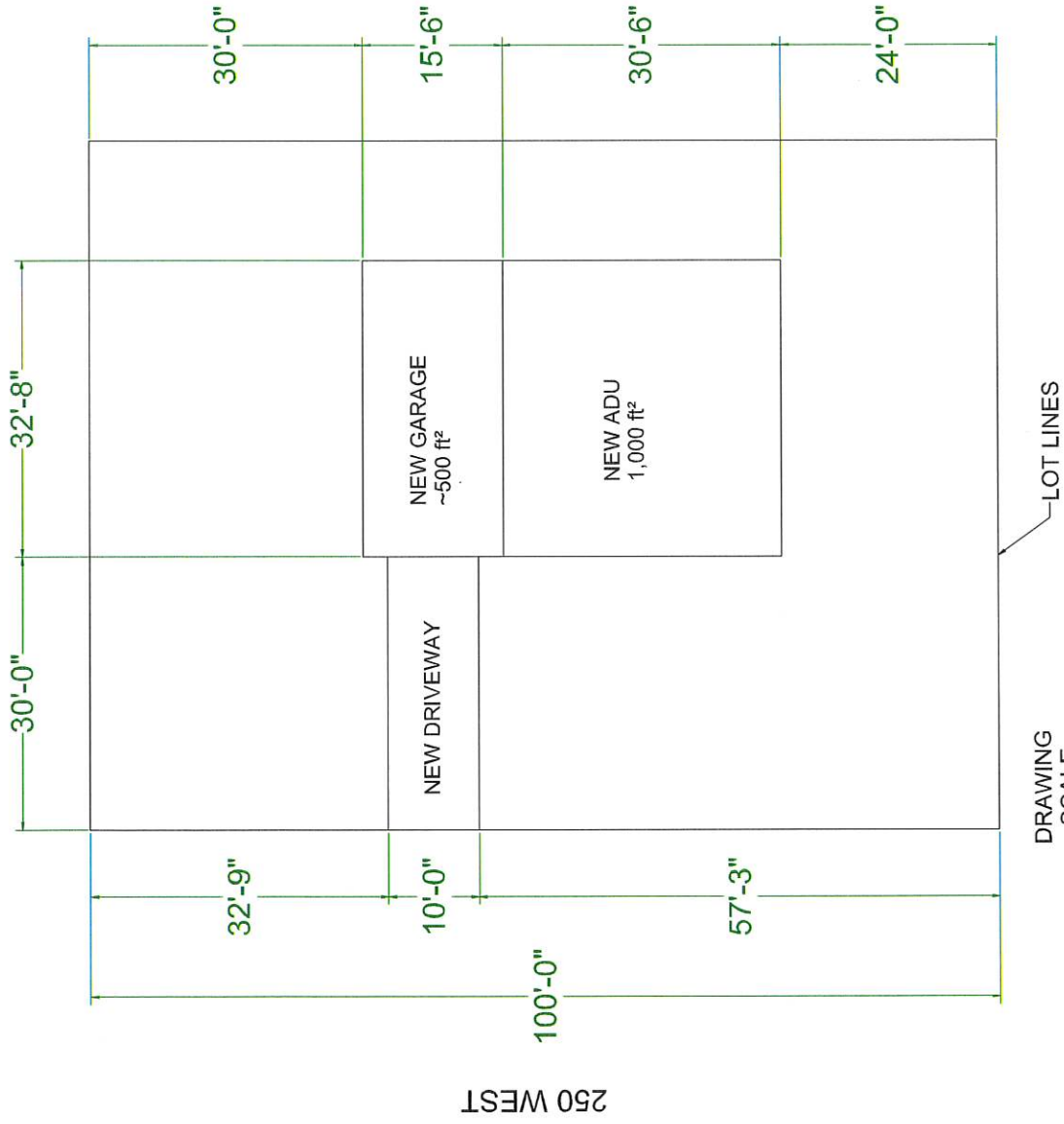
The purposed project is to build a new detached ADU at the back of 16s 200w, Willard, UT, 84340. The new ADU will face 250w.



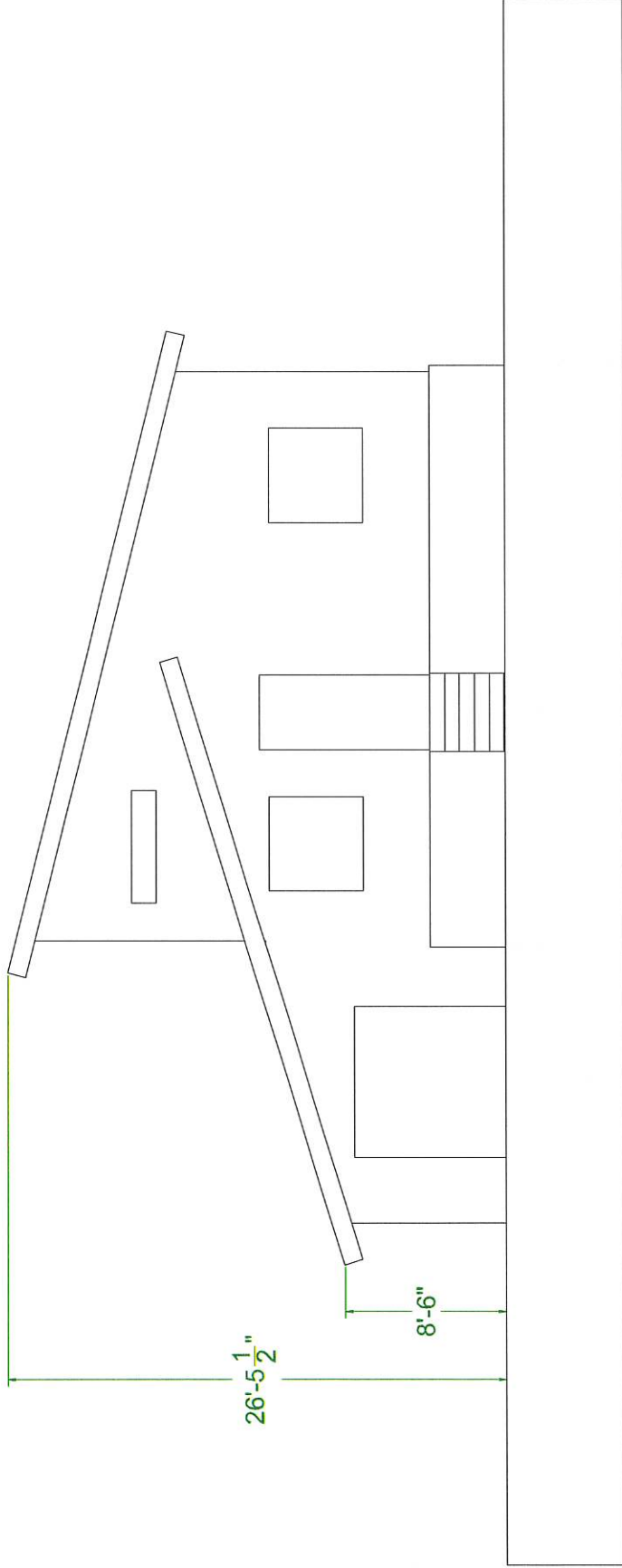
$P = 10.0 \text{ w}$

CUSTOMER NAME SPENCER CRIMSBY
TITLE LOT LAYOUT
DRAWING NUMBER 01-01
REVISION 0

REV.	DATE	REVISION TABLE	SIZE	SCALE	PROJECTION	SHEET
0	10/17/2024	BRIEF DESCRIPTION	D	1:120		1
		INITIAL RELEASE				OF 1



CUSTOMER NAME SPENCER ORMSBY		TITLE NEW ADU LAYOUT	
DRAWING NUMBER 01-02		REVISION 0	
SIZE D	SCALE 1:80	PROJECTION [Symbol]	SHEET 1 OF 1
REV. 0	DATE 10/10/2024	REVISION TABLE	
		BRIEF DESCRIPTION INITIAL RELEASE	



DRAWING
SCALE



CUSTOMER NAME SPENCER ORMSBY		TITLE FRONT ELEVATION VIEW		REVISION 0	
DRAWING NUMBER 02-01		SIZE D		SCALE 1:36	
REVISION TABLE		PROJECTION		SHEET	
REV.	DATE	BRIEF DESCRIPTION	INITIAL RELEASE	1	1
0	10/11/2024				

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
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**ACCESSORY
DWELLING
UNIT
ORDINANCE**

CHAPTER 12-102-23. Accessory Dwelling Units

12-102-23-1 Purpose.

Accessory Dwelling Units are an important tool in the overall housing goals and needs of the city and allow for alternative and flexible housing options in owner-occupied single-family residences. The purposes of this section are to:

- (1) Allow new housing units while respecting the appearance, neighborhood character, and reducing the adverse impacts to surrounding areas and property owners.
- (2) Provide more housing choices in Willard City.
- (3) Provide housing options for family caregivers, adult children, and aging parents.
- (4) Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services.

12-102-23-2 Definitions.

For the purpose of this chapter, whenever any of the following words, terms, or definitions are used herein, they shall have the meaning ascribed to them in this section.

(1) Detached Accessory Dwelling Unit. Means a stand-alone permanent structure, as an entirely separate unit or constructed as part of an existing accessory structure (such as a detached garage or shed) with typical footing and foundation that is not attached to the Primary Dwelling and which provides fully connected utility services to the unit and is used as a dwelling. A Detached Accessory Dwelling Unit must be located on the same lot or parcel of record as the Primary Dwelling. Campers, recreational vehicles, recreational coaches, trailers, mobile homes, and other portable units or structures are not considered a permanent structure for the purpose of this definition.

(2) Internal Accessory Dwelling Unit. Means an accessory dwelling unit created (i) within the footprint of the Primary Dwelling at the time the Internal Accessory Dwelling unit is created; (ii) for the purposes of offering long-term rental of thirty (30) consecutive calendar days or more; (iii) located on the same lot of record as the primary dwelling; and (iv) includes separate dedicated kitchen and bathroom facilities for the exclusive use of the Internal Accessory Dwelling Unit Occupants.

(3) Primary Dwelling. Means a single-family dwelling that is (i) detached; and (ii) occupied as the primary residence of the Owner of record.

(4) Owner. Means any one of the following: (i) An individual who is listed on a recorded deed as an owner of the property; (ii) any person who is related by blood, marriage, or adoption to an individual who is listed on a recorded deed as the owner of the property; or (iii) an individual who is a trustor or trustee of a family trust who possesses legal ownership of the property.

12-102-23-3. Location.

A maximum of one (1) Accessory Dwelling Unit shall be allowed per lot of record. Under no circumstance shall a lot be allowed to have both a Detached Accessory Dwelling Unit and an Internal Accessory Dwelling Unit.

12-102-23-4. General Regulations.

The following regulations must be met in order to have an Accessory Dwelling Unit:

- (1) An application shall be filed with the City prior to the creation or establishment of an Accessory Dwelling Unit.
- (2) Upon approval of an Accessory Dwelling Unit application, the Owner of the Primary Dwelling, who desires to rent or offer to rent any Accessory Dwelling Unit, shall first obtain a rental business license issued by Willard City before the Accessory Dwelling Unit is rented. Such rental business license must remain valid and must be renewed, as required by Willard City.
- (3) Before occupancy, the City Administrator shall confirm the Accessory Dwelling Unit complies with all Willard City building, health, and fire codes, as adopted.
- (4) Subject to the restrictions and regulations outlined in this Chapter, Accessory Dwelling Units may be allowed in all Agricultural, Residential, and Commercial Zones within Willard City. All Accessory Dwelling Units must comply with the regulations of the underlying zone.
- (5) An Accessory Dwelling Unit shall not be rented or occupied for a period of less than thirty (30) consecutive calendar days. It is prohibited for any Accessory Dwelling Unit to be used as a short-term rental unit.
- (6) The Accessory Dwelling Unit shall include separate dedicated kitchen and bathroom facilities for the exclusive use of the Internal Accessory Dwelling Unit occupants.
- (7) One (1) additional on-site-hard-surface (concrete, asphalt, pavers) parking space shall be provided for the exclusive use of the Accessory Dwelling Unit, regardless of whether the Primary Dwelling is existing or a new construction.
- (8) The Accessory Dwelling Unit parking space shall not be located within the clear view area on a corner lot.
- (9) On street parking shall not be permitted for any occupant of an Accessory Dwelling Unit.
- (10) All Internal Accessory Dwelling Units shall have a separate, accessible entrance or stairway.
- (11) Drive approaches and curb cuts shall comply with the Willard City Public Works Standards.
- (12) No portion of a mobile home, mobile home park, motor home subdivision as defined within the Willard City Zoning Ordinances, Recreational Vehicle, or Recreational Vehicle Park shall be entitled to any use as an Accessory Dwelling Unit.

- (13) No construction to create or establish an Accessory Dwelling Unit shall commence without the issuance of the necessary building permits and zoning approval, as required by Willard City.
- (14) The Owner of a Primary Dwelling shall reside on the property, either occupying the Primary Dwelling or the Accessory Dwelling Unit.
- (15) Accessory Dwelling Units are exempt from the residential density standard of the Willard City Zoning Code.
- (16) Each Accessory Dwelling Unit shall have the same street and mailing address as the primary dwelling, but shall add the letter "B" to the Accessory Dwelling Unit's address.

12-102-23-5. Standards for Internal Accessory Dwelling Units.

- (1) An Internal Accessory Dwelling Unit shall be designed in a manner that does not change the appearance of the Primary Dwelling as a single-family residence.
- (2) If there are insufficient onsite parking spaces available, the Owner of the Primary Dwelling shall replace any parking spaces contained within a garage or carport if an Internal Accessory Dwelling Unit is created within an attached garage or carport.
- (3) An Internal Accessory Dwelling Unit is prohibited if it will be served by a failing septic tank, as determined by Willard City or the Box Elder County Health Department.
- (4) The Internal Accessory Dwelling Unit shall be served by the utility meter serving the Primary Dwelling. The installation of a separate utility meter for an Internal Accessory Dwelling Unit is prohibited.

12-102-23-6. Standards for Detached Accessory Dwelling Units.

1. A Detached Accessory Dwelling Unit shall be a permanent structure. Trailers, mobile homes, and other movable structures shall not be permitted as a Detached Accessory Dwelling Unit.
2. Exterior lighting for a Detached Accessory Dwelling Unit shall provide illumination directed downward with the light source shielded from adjoining properties. Any light source for a Detached Accessory Dwelling Unit shall not encroach be visible from adjacent properties.
3. The height shall not exceed the height of the Primary Dwelling.
4. Exterior stairways and landings shall not encroach into a setback.
5. A Detached Accessory Dwelling Unit shall:
 - a. Not be less than three hundred (300) square feet or more than one thousand (1,000) square feet.
 - b. Not occupy more than twenty five percent (25%) of the available yard area of the lot.

c. Meet all accessory building standards for lot coverage, rear yard coverage, height, and any other standards for the zone in which it is located.

6. Balconies and rooftop decks are prohibited.

7. Windows on a Detached Accessory Dwelling Unit located above a detached garage facing adjoining properties are prohibited, unless required by building, health, and fire codes, as adopted. If required, a frosted, translucent, or stained type of non-see-through window shall be installed.

12-102-23-7. Impact Fees

The creation or construction of a Detached Accessory Dwelling Unit shall result in the assessment of the following impact fees:

a. Water: Sixty-six percent (66%) of the single-family water impact fee.

b. Sewer: Sixty-six percent (66%) of the single-family sewer impact fee.

c. Internal Accessory Dwelling Units shall not be required to pay impact fees.

12-102-23-8. Non-Transferability.

Upon the sale or transfer of the home, a permit allowing an Accessory Dwelling Unit on the lot shall expire. The new record Owner of the lot shall be required to submit a new application and obtain a new permit as outlined herein. The Primary Dwelling and Accessory Dwelling Unit must be on the same parcel or lot, shall not be subdivided, and shall not be sold separately.

12-102-23-9. Recordation Required.

The City shall record a notice in the Office of the Box Elder County Recorder that provides:

(1) A description of the Primary Dwelling.

(2) A statement that the Primary Dwelling or Primary Dwelling lot of record contains an Accessory Dwelling Unit.

(3) A statement that the Accessory Dwelling Unit may only be used in accordance with Willard City's land use regulations.

(4) Upon recording the notice described herein, the City shall mail a copy of the notice to the Owner of the Internal Accessory Dwelling Unit.

(5) Meet all standards and requirements of 12-504 of this Ordinance and all other requirements of any applicable ordinances.

12-102-23-10. Enforcement.

(1) Willard City may, in addition to any other legal or equitable remedies available, pursue a lien against the subject property in an amount of \$100.00 for each day of violation (after notice of noncompliance has been provided) for:

- (a) Any violation of Utah Code Section 10-9a-530; or
- (b) Any violation of this Section.

12-102-23-11. Notice and Hearing.

Willard City adopts the lien notice and hearing notice requirements set forth in Utah Code Section 10-9a-530. An Owner appealing a violation may appeal that decision to the designated Hearing Officer under the procedure outlined in Willard City Zoning Code Chapter 12-101-2. Any decision of the Hearing Officer may be appealed by the Owner or City to the District Court within thirty (30) days from the issuance of the written decision.

12-102-23-12. Criminal Penalty

Violation of any of the provisions of this Chapter may be punishable by a Class C misdemeanor upon conviction and subject to a \$500.00 fine.

ITEM 2B



WILLARD CITY
Conditional Use Permit (CUP) Review Committee – Special Meeting
October 17, 2024 – 3:00 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

1 The meeting was a special meeting designated by resolution. Notice of the meeting was provided 24 hours
2 in advance. A copy of the agenda was posted at City Hall and on the State of Utah Public Meeting Notice
3 Website.

4
5 The following members were in attendance:

6
7 Jeremy Kimpton, City Manager
8 Colt Mund, City Attorney
9 Madison Brown, City Planner
10 Zac Burk, City Engineer/Jones & Associates
11 Van Mund, Fire Chief
12 Payden Vine, Public Works Director
13 Sid Bodily, Planning Commission Chair
14 Chad Braegger, Planning Commission
15 Michelle Drago Deputy City Recorder
16

17 Others in attendance: Dan Gammon joined the meeting via phone.

18
19 1. CALL TO ORDER
20

21 Madison Brown, City Planner, called the meeting to order at 3:11 p.m. The secretary recorded a roll call
22 attendance.
23

24 2A. REVIEW AND CONSIDERATION OF A REQUEST FROM DAN GAMMON TO OPERATE A
25 SHORT-TERM RENTAL/AIRBNB LOCATED AT APPROXIMATELY 537 WEST 200 NORTH (02-
26 057-0005) (CONTINUED FROM JANUARY 18, MARCH 7, AND MARCH 28, 2024)
27

28 Time Stamp – 0:00 10/17/2024
29

30 Madison Brown, City Planner, stated that the purpose of the meeting was to review a conditional use permit
31 application from Dan Gammon to operate a short-term rental at 537 West 200 North. The CUP Review
32 Committee reviewed Mr. Gammon's application in January and March. It found that the requested use was
33 not listed in the Table of Uses found in the Zoning Ordinance. On March 7th, the CUP Review Committee
34 tabled consideration pending a legal opinion. On March 28th, Bryce Wheelwright, the former City Planner,
35 reported that the city attorney had determined that Willard City could not consider Mr. Gammon's application
36 until the Zoning Ordinance was amended to allow short-term rentals in residential areas. Based on a
37 recommendation from the planning commission, the city council approved an amendment to the Zoning
38 Ordinance to allow short-term rentals on August 8th. Willard could now legally consider Mr. Gammon's
39 application. Ms. Brown said that Dan Gammon had submitted a short-term rental application and paid the
40 fees required by the new ordinance.
41

42 Ms. Brown said the CUP Review Committee had been concerned about access. Dan Gammon stated that
43 he had removed trees to allow for better emergency access. He was still working to remove the willow tree
44 stumps and planned to add road base along the existing edge of 200 North. Due to the time of year, the
45 road base probably would not be added until next spring.
46

47 Zac Burk, City Engineer/Jones & Associates, asked if a turn-around for emergency vehicles had been
48 addressed. Van Mund stated that he would have to look at the site. Dan Gammon stated that the access
49 was now fully open. He had taken out the fence along the east pasture that was running parallel with 200



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50 North. A lot of trucks and trailers had parked in the east pasture for family and church youth activities. The
51 east pasture was fully open and would remain so.

52
53 Zac Burk asked how large the opening was. Dan Gammon said it was the full width of the property and
54 extended to the garage. Chief Mund said he would have to look at the site to see if fire equipment could get
55 in and out.

56
57 Madison Brown asked when Dan Gammon planned to start renting the property. Dan Gammon said he
58 planned to rent it in the spring of 2025. He did not have the ability to keep the lane clear through the winter,
59 so he planned to rent it through the spring, summer, and fall. He once again expressed his hope that the
60 fence constructed by the Child's down the middle of the road could be removed so he could use the whole
61 road.

62
63 Zac Burk stated that the city required temporary turnarounds to be 96 feet in diameter and constructed of
64 road base or gravel against the pavement. That is what was needed for emergency vehicle access.

65
66 Van Mund stated that there also needed to be signs to prevent parking in the turnaround area.

67
68 Dan Gammon stated that he had been bringing in gravel, but he had to stop because it was clogging up
69 the area where stumps needed to be removed.

70
71 Jeremy Kimpton, City Manager, asked about Mr. Gammon's plans for water. Had the well been tested?
72 Dan Gammon said the artesian well was his water source. He had the well tested when he purchased the
73 property in 2012. He had not had any problems with water, except for the willow trees that were choking it
74 off. The trees had been cut down, and he had moved the pump house so the water could be pressurized.

75
76 Jeremy Kimpton stated that because Mr. Gammon was not on the city's water system, the public works
77 director would verify the state requirements for a transient water system. The city had a certain obligation
78 to ensure every resident received safe, clean water. Checking on the state requirements would protect Mr.
79 Gammon.

80
81 Zac Burk asked if the property was connected to the city's sewer system. Jeremy Kimpton said it was not.
82 It had a septic system. The property was just past the 300-foot connection requirement.

83
84 Jeremy Kimpton asked if Dan Gammon planned to rent the home and the bunkhouse? Dan Gammon said
85 the bunkhouse had to be cleaned up before it could be rented. There was also an old cabin on the property
86 that would not be rented. It would remain locked.

87
88 Colt Mund asked if the application was only for the house. Mr. Gammon said that was correct. Although,
89 he wanted to have the option to rent the bunkhouse in the future. Would it be easier to include the
90 bunkhouse now? It was simply a dry building. It did not have water or heat. All it contained was bunkbeds.

91
92 Colt Mund stated that if the house and bunkhouse were rented, the people using the bunkhouse would
93 obviously have to have access to water and toilet facilities. Mr. Gammon agreed. The house and bunkhouse
94 would not be rented separately. There was a bathroom on the back porch of the house that could be used
95 by occupants of the bunkhouse. Mr. Mund felt there should be a condition that if the house and bunkhouse
96 were both being used, they had to be used by the same guest/customer. Mr. Gammon agreed.



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98 Jeremy Kimpton asked if Dan Gammon had had a chance to read the Short-Term Rental Ordinance. Mr.
99 Gammon said he had. Mr. Kimpton wanted to make sure Dan Gammon was aware of the inspections
100 required before a license could be issued.

101
102 Zac Burk asked if Dan Gammon had a local contact or designated property manager. Mr. Gammon said
103 his local contacts were Stacy and Janice Younger. He also had family members who lived in Brigham City.
104

105 Colt Mund asked about parking. Dan Gammon said the whole east pasture was available for parking. He
106 had considered putting in water and electrical hookups for trailers along the south boundary in the future.
107 He was not seeking permission for that at this time.

108
109 Colt Mund asked if there was any outside lighting. Was there a need for outside lighting if there was parking?
110 Dan Gammon said there were motion activated lights on the back of the home and on the power pole that
111 was located on the southeast corner of the garage. He also had security cameras.
112

113 Madison Brown asked if this was Dan Gammon's first Airbnb. Mr. Gammon said it was. Ms. Brown said
114 Airbnb had rules and regulations he would have to follow as well. Willard City's Short-Term Rental
115 Ordinance was very similar to Airbnb's rules and regulations.
116

117 Jeremy Kimpton reported that the Public Works Director had verified the state's water requirements. Mr.
118 Gammon would be responsible for ensuring the well water was safe to drink. He did not have to answer to
119 the city. There was not an issue with the septic system either.
120

121 Dan Gammon asked if he needed to contact the city for the required inspections and to verify the installation
122 and diameter of the road base. Mr. Kimpton directed Mr. Gammon to coordinate the inspections with the
123 city planner and the fire chief.
124

125 Colt Mund suggested that Mr. Gammon provided documentation from the state that the well was safe. Mr.
126 Kimpton agreed. Chad Braegger asked how often the documentation would be required. Mr. Kimpton said
127 the ordinance required annual inspections.
128

129 Madison Brown listed the conditions that had been discussed: Remove stumps from parking area, add road
130 base for a 96-foot diameter turn around area for emergency vehicles, no parking signs in the turnaround
131 area, the house and bunkhouse may not be rented separately, compliance with state requirements for a
132 transient water system, annual documentation from the state regarding the water, and annual compliance
133 with required inspections.
134

135 Colt Mund clarified that the dwelling could be rented independent of the bunkhouse, but the bunkhouse
136 could not be rented independent of the dwelling.
137

138 Chad Braegger asked if the parking area needed to have road base. Zac Burk said the ordinance just said
139 off-street parking. He was not sure the ordinance provided the necessary language to require parking with
140 an all-weather surface.
141

142 Colt Mund reminded the committee that it was making a recommendation to the Planning Commission who
143 would make the final decision.
144

145 **Colt Mund moved to recommend that the Planning Commission approve a conditional use permit**
146 **for Dan Gammon based on the conditions discussed by the CUP Review Committee: Removal of**



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147 stumps from the parking area; add road base for a 96-foot diameter turn around area for emergency
148 vehicles, no parking signs in the turnaround area, the house and bunkhouse may not be rented
149 separately, compliance with state requirements for a transient water system, annual documentation
150 from the state regarding the water, and annual compliance with required inspections. Sid Bodily
151 seconded the motion. All voted "aye." The motion carried.

152
153 Madison Brown stated that Mr. Gammon's application would be forwarded to the Planning Commission on
154 November 7th.

155
156 2B. CONSIDERATION AND APPROVAL OF MAY 23, 2024, MINUTES

157
158 Sid Bodily moved to approve the May 23, 2024, minutes as written. Payden Vine seconded the
159 motion. All voted "aye." The motion passed unanimously.

160
161 3. ADJOURN

162
163 Colt Mund moved to adjourn at 3:39 p.m. Payden Vine seconded the motion. All voted "aye." The
164 motion passed unanimously.

165
166
167 Minutes were read individually and approved on: _____

168
169
170
171
172 _____
173 Madison Brown, City Planner

172 _____
173 Michelle Drago, Deputy City Recorder

174 dc:CUP 10-17-2024