

STAFF REPORT

Application: Land Use, Dwelling in Transit

Applicant: Fred Soukup, property owner

Agenda Item: 6(c)

Background Information: The applicant is requesting a metes and bounds subdivision for the property located at 4622 Olson Road. The property is zoned Rural Residential and is 19.35 acres. The applicant is proposing to split it into two tracts, Tract A and Tract B. Proposed Tract A is 10.88 acres with 5.92 acres defined as buildable area. Proposed Tract B is 8.47 acres with 7.97 defined as buildable area. The applicant is also proposing to move a home onto Tract A. The Ordinance requires that all dwellings in transit be approved by the Planning Commission. The applicant has submitted a building inspection report for review.

Applicable Regulations: Section 17-4.5, subdivision 5 requires that all dwellings being moved onto a property, except for manufactured homes that have never been occupied, require a land use permit.

Section 17-4.5:

5. Dwellings in Transit. For dwellings to be moved onto a property, excluding manufactured homes that have never been occupied, the following shall be applicable:

- A. Permit issuance shall be made only by motion of the Planning Commission. A public hearing is not required for approval.
- B. Prior to permit issuance, the property owner shall provide documentation of a certified home inspection including the following, at a minimum:
 - (1) Certification that the electrical wiring meets state codes,
 - (2) Certification that the plumbing meets state codes,
 - (3) An evaluation of foundation adaptability and condition,
 - (4) An evaluation of roof condition,
 - (5) An evaluation of structural integrity, and
 - (6) Certification that all doors, windows and siding are in acceptable condition.
- C. The dwelling, once in place, must meet all municipal ordinances, with consideration given for approved variances.

Staff Findings: Staff provides the following findings of fact for consideration:

1. The applicant has submitted a building inspection report done by Paul Misener of Gold Key Home Inspection Services, LLC that satisfies the requirements of the Ordinance.

Planning Commission Direction: The Planning Commission may approve the land use application, develop findings to deny the land use application, or table the application to gather additional information on which to base a decision or to provide the applicant time to modify the application.

Staff Recommendation: Staff recommends approval of the land use application.