Land Use Committee Meeting
December 27, 2021
City Council Chambers

Members Present: Trevor Keyworth
Amanda Miller
Lonnie Galloway
Mark Hughes

Work Session:
At 5:37 PM the work session began. The commission reviewed documents concerning new business items.

Meeting:
At 5:41 PM Amanda Miller called the LUP to order.

- Also Present: Jim and Justin Wood, Mac Erickson, Mr. Glover
- Approval of Minutes:
  - Motion: Trevor Keyworth moved to approve the minutes of the November 29th, 2021 LUP meeting. Mark Hughes seconds.
  - Vote: 4 in favor, 0 opposed
  - Resolve: Motion carries

1. Old Business: None

2. New Business:

   A. *James Wood submitted a preliminary plat for a 2-split subdivide on N 21st street. The frontage of the lot appears to be less than that in city ordinances, but given the amount of frontage for the lots to 21st street, the LUP would recommend approving a variance. However, the LUP also notes that city water and sewer does not extend up to the northernmost lot of the subdivide. This is of concern to the LUP; once the plat is approved under the current conditions, the developer could sell the lot without providing these utilities, though they may verbally agree to do it at present time. The city then could potentially be forced to provide extensions of services to this lot with city funds if the new Owner were to request it, as it is the developer's responsibility to provide these services per Ordinance #4.*
      - *Motion: Lonnie Galloway made a motion to approve the request, including variances. Trevor Keyworth seconded.*
      - *Vote: 2 in favor, 2 opposed under current conditions*
      - *Vote: 4 in favor, 0 opposed if utilities are provided to both lots as required in City Ordinance #4*

- *Resolve: Motion carries IF utilities are provided to each lot.*

B. *Janice Glover submitted an application for a fence around their back yard at 807 E Main street. A variance was requested to provide a 6' high fence on all 3 sides; the west side of the lot is adjacent to 8th street, the rear adjacent to Oak Street, and the east boundary an alley. After driving by and looking at the location of the property lines that were staked, the LUP does not believe it will impede on any traffic at the intersection of 8th and Oak.*
   - *Motion: Mark Hughs made a motion to approve the request via email. Amanda Miller seconded via email. (no motion was made at meeting, due to LUP wanting to drive by and visually understand traffic impediments.)*
   - *Vote: 3 in favor, 0 opposed*
   - *Resolve: Motion carries*

C. *Justin Wood submitted a preliminary plat for the subdivide of W. Main Street into two large, 10+ acre parcels. The developer is proposing that water and sewer will be the responsibility of the new Owners, and that the road remain gravel without any upgrade.*
   - *Comments from the LUP:*
     - *The LUP would request a revision to the condition "Public maintenance of Roads" to be revised to read "public maintenance of road ends at current pavement; further maintenance is by Owner."*
     - *Per current ordinances, the developer is to provide a perc test if not providing city sewer. Due to the time of year, a perc test may not be feasible; however, the developer was requested to provide a letter from Mr. Lyons with Crook County, or a state DEQ representative, of possible sewer options given the limestone bedrock that is near the surface in lieu of the perc test.*
   - *Motion: Trevor Keyworth made a motion to approve the request if both comments above are satisfied. Lonnie Galloway seconded.*
   - *Vote: 4 in favor, 0 opposed*
   - *Resolve: Motion carries*

Minutes prepared by: Amanda Miller on January 3rd, 2022.

Signed: Amanda M Miller