Land Use Committee Meeting
June 28, 2021
City Council Chambers

Members Present: Trevor Keyworth
Amanda Miller
Lonnie Galloway
Mark Hughes

Work Session:
At 5:30 PM the work session began. The commission reviewed documents concerning new business items. The meeting minutes from the previous meeting dated May 24th, 2021 were reviewed.

Discussed Items:

1. *A question had been posed to a committee member about the possibility of putting a single our double wide manufactured home near the creek behind the Deer Lodge Motel. The location would certainly be in the flood plain. The proposal was discussed and found that though it may be possible, there are numerous stipulations indicated within the current city ordinances, some of which include the structure not creating a change in the current flood plain, proper anchorage to prevent washing away, the first floor must be above flood plain, and if there are any variances granted, those must be reported to FEMA.*
2. *Jim Durfee was present to discuss the potential to subdivide his current 2 1/2 acre parcel where his residence currently sits on North 21st Street into two separate parcels: a ½ acre lot where the current residence is, and a 2 acre lot where he'd plan to build. The new lot would have new taps for city utilities, and he was verifying other easements across the property. The new residence would sit far beyond the city requirements, though the application to build would be forthcoming after the subdivide. LUP would like City Council to weigh in on any concerns they would have for Mr. Durfee to proceed to the next step of submitting a plat.*

Meeting:
At 5:47PM Amanda Miller called the LUP to order.

- Also Present: Jim Durfee
- Approval of Minutes:
  - Motion: Lonnie Galloway moved to approve the minutes of the May 24th, 2021 LUP meeting. Trevor Keyworth seconds.
  - Vote: 4 in favor, 0 opposed
  - Resolve: Motion carries

1. Old Business: None

2. New Business:

A. *A sketch plat of a 4-lot subdivision up west Main Street was submitted on behalf of Justin Wood. The lots would all exceed 2 1/2 acres, requiring a paved road without the need for curb and gutter. The developer does not anticipate providing city water or sewer to the properties, which is permitted by the current City Ordinances for lots of this size. However, a percolation test must be submitted for approval by the state DEQ and provided with the preliminary plat. Other comments and concerns the LUP had were:*
   - *Where are city utilities and are they accessible if the land purchaser were to opt for the city utilities?*
   - *Are there easements in place for utilities, including to and around the city water tank and existing power lines?*
   - *Where is the nearest hydrant for fire suppression?*
   - *With these lots being at the edge of the current city limits, the LUP is would like the City council to consider future growth, with the possible future annexation of the adjacent property; if utilities are not ran to the edge of the subdivision, would the costs of supplying the city utilities lie on the city's expense?*

   - No motion was made or required.

B. Buck & Gayla Bock submitted an application for a new pole barn at their property on N 21st street, along with exterior paving. The structure exceeded all city setback requirements and was approved via email in early June.
   - Motion: Amanda Miller made a motion to approve the permit. Trevor Keyworth seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion Passes

C. Sundance Rentals submitted an application for 30'x102' lean-to shed on their industrial lot at 301 S 27th Street. The new building did not appear to be in the flood plain, nor did it infringe on the required property line setbacks.
   - Motion: Lonnie Galloway made a motion to approve the permit. Trevor Keyworth seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion Passes

D. A sign permit was submitted on behalf of Powder River Energy Corporation for the newly installed electric car charging station on N. 3rd street. The sign was in conformance with city requirements.
   - Motion: Lonnie Galloway made a motion to approve the application. Amanda Miller seconded.
   - Vote: 4 in favor, 0 opposed

- Resolve: Motion Passes

E. Grossenberg Implement submitted an application for a split rail fence in a few locations around their property. The proposed fence appears to be within the city requirements.
   - Motion: Amanda Miller made a motion to approve the application. Trevor Keyworth seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion Passes

E. *Jon Davis submitted an application for the repair of and addition to his residence at 212 NW Street. The addition proposed would be on the front of the current structure and a setback variance has been requested to add a 'useable sized room'. The LUP would recommend locating the property lines and confirming the requested variance of 2'. The foundation also needs repaired in locations and plans to be done within the current structure extents.*
   **NOTE: The LUP called Mr. Davis to discuss his plans and the variance request, as they were not clear in the permit application.*
   - Motion: Trevor Keyworth made a motion to approve the variance request and application. Lonnie Galloway seconded.
   - Vote: 4 in favor, 0 opposed
   - Resolve: Motion Passes

Minutes prepared by: Amanda Miller on June 30, 2021.

Signed: Amanda J Miller