Land Use Committee Meeting
March 28, 2022

Members Present: Trevor Keyworth
Amanda Miller
Mark Hughes

Work Session:
The work session began at 5:30 PM. The commission reviewed documents concerning new business items.

Meeting:
At 6:20 PM Amanda Miller called the LUP to order.

- Also Present: Kenny Denzin, John Davis
- Approval of Minutes:
  - Motion: Trevor Keyworth moved to approve the minutes of the February 22nd, LUP meeting. Amanda Miller seconds.
  - Vote: 3 in favor, 0 opposed
  - Resolve: Motion carries

1. Old Business: None

2. New Business:
   Discussion topics with the City Council were as follows:
   - Ordinances for subdivisions: including requirements for green spaces, water detention and sizes.
   - Ordinances and zoning requirements for RV parks & potentially tiny homes.
   - Updating ordinances to address more modern interests and conditions.

   A. Crook County Facilities submitted an application for a new shed at 1001 Fairgrounds Loop. All property line setbacks appear to be met.
      - Motion: Amanda Miller made a motion to approve the application if the setbacks are met. Trevor Keyworth seconded.
      - Vote: 3 in favor, 0 opposed
      - Resolve: Motion carries.

   B. Crook County School District has submitted an application for a new shed at Lot 2 of Fairgrounds Loop. All property line setbacks appear to be met.
      - Motion: Trevor Keyworth made a motion to approve the application if the setbacks are met. Mark Hughes seconded.
      - Vote: 3 in favor, 0 opposed
      - Resolve: Motion carries.

C. Nick Kaminiski has submitted an application for a new shed at his residence at 806 S 5th Street. All setbacks appear to be met.
   - Motion: Amanda Miller made a motion to approve the application if the setbacks are met. Trevor Keyworth seconded.
   - Vote: 3 in favor, 0 opposed
   - Resolve: Motion carries.

D. Jill Keller has submitted an application for a new LED flashing light for "Tanning" on the east side of the Deerlodge Motel, facing 585, at 26 Hwy 85.
   - Motion: Amanda Miller made a motion to approve the application if the setbacks are met. Mark Hughes seconded.
   - Vote: 3 in favor, 0 opposed

E. Chase Santille has submitted an application for a new fences on his property at 210 E Alden Street. All fences appeared to meet the requirements for heights.
   - Motion: Amanda Miller made a motion to approve the application if the setbacks are met. Mark Hughes seconded.
   - Vote: 3 in favor, 0 opposed

F. Kenny Denzin was present to discuss the potential of building a new residence at E Main & 10th street. He asked questions on the requirements of needing curb and gutter, sidewalk, and requested the documentation for retaining wall requirements. No application was submitted.

G. John Davis was present to discuss modifications and additional renovations/additions he'd like to make on his property at 217 NW Street. Ultimately, he will plan on coming to the next meeting with a sketch of what is there and what his plans are.

H. A discussion pertaining to "tiny houses" was had between the LUP after the City Council. Below are a list of items that were discussed or need additional research.
   - Define "tiny home":
     - Meets the Internation Residential Building Code definition on size, ceiling heights, egress, layout, life safety.
   - Attached to a permanent foundation → Mobile Home
   - Wheels and/or hitch → RV
   - Zoning to address RV Parks and/or Tiny homes; currently not addressed with our knowledge, but additional research shall be done.
   - It shall be considered a dwelling, regardless of being classified as RV or Mobile home
     - Only one dwelling shall occur on a lot within the City jurisdiction
     - Must have city services, water and sewer hook-ups

Minutes prepared by: Amanda Miller on March 28, 2022.

Signed: Amanda M Miller