

CROOK COUNTY PLANNING COMMISSION



September 5, 2018

Crook County Planning Commission Chairperson Michael Warren II called the hearing to order at 6:00 p.m. Commissioners present in addition to Warren were Laquita Stec, George Ponte, Bob Lundquist, Susan Hermreck, Gary Bedortha, and Commissioner Pro Tem Lawrence Weberg.

Crook County Planning staff present were Planning Director Ann Beier and Planner Katie McDonald.

Warren led all persons present in saying the Pledge of Allegiance.

APPROVAL OF MINUTES

The Commissioners reviewed the draft minutes for the meeting of August 22, 2018.

Stec pointed out corrections which needed to be made.

Stec moved for approval of the minutes as corrected.

Hermreck seconded.

The Commissioners approved the motion by a vote of 7-0.

PUBLIC HEARING

David Moloney – Owner – Record Number: 217.18-000278-PLNG: The applicant is requesting a modification to an existing subdivision approval to reduce a stormwater easement on Lots 78 and 79 of the Highland Subdivision. **This is a continuation of a proposal for properties that have been designated for storm drainage originating from Parcels 1, 2, and 3 of Partition Plat 2014-02.** The applicant has provided engineering calculations demonstrating that the easement area can be reduced and still handle stormwater runoff from the three parcels. The subject parcels are located at T 15 S R 16 EWM Sec 29D TL 100 and 200 (Lots 78 and 79 of the Highlands Subdivision) (David Moloney, owner). Crook County Code Chapter 17 establishes requirements for subdivision review and modifications.

Beier commented that the site visit had been productive, and it had been apparent that the easement could be reduced in size.

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Warren said that these lots were designated for stormwater drainage, and that the engineer had calculated what was needed, based on the amount of runoff that a residence would produce. He said that a one and one-half foot deep trench had been dug to accommodate the water.

Hermreck said that the earthen dam below the parcels is a stopping point for water. She said that there is no intention to pave the subdivision road in the vicinity.

Beier commented that subdivision runoff would now be treated in a different manner.

Hermreck said that making the applicant maintain a drainage basin on his property would be a burden. She said that there would be a concern about sewage contamination should the dam break, but that is the responsibility of the Sanitation Department. She said that there is a wildfire risk in the area, and that a wildfire would increase runoff.

Beier said that the applicant should not be required to combine the two lots at this point, but it should be addressed when development occurs. She said there is no room for a second septic system.

Bedortha asked if the lots could be required to be combined. He said the issue should be open to comments from the public.

Warren asked David Molony, the applicant, if he wished to comment.

Molony stated that he was fine without doing so.

Bedortha asked if the owner or the developer of the lots would need to apply to combine the lots, and what would happen if the lots were sold separately.

Beier said that the owner would apply. She said that if the lots are sold separately, one would be undevelopable. She said that the lots could be required to be combined. She recommended that the existing easement be removed.

Hermreck moved for approval of the applicant's request to reduce the size of the stormwater easement, with the condition that Lots 78 and 79 be combined into a single lot at the time of recording.

Bedortha suggested that Attachment D be added to the decision.

Hermreck amended her motion to add Attachment D to the decision.

Stec seconded the motion, and asked if the existing easement was to be removed.

Hermreck said that it was.

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Beier read the motion.

Weberg added language to the motion.

The Commissioners approved the motion by a vote of 7-0.

Beier said that the decision would be written, and submitted to the Commissioners for review within two weeks.

OTHER BUSINESS

The Commissioners discussed the County Code revisions.

Beier commented that there had been few applications for development in the Forest Zone.

The Commissioners discussed forest land, and the issue of access to parcels.

Hermreck moved for adjournment of the meeting.

Warren adjourned the meeting at 7:02 p.m.