

MINUTES
MONTAGUE CITY COUNCIL
PLANNING MEETING – MARCH 5, 2012 5:30PM
WORKSHOP MEETING - MARCH 5, 2012 6:00PM

CALL TO ORDER: 5:30PM

PLEDGE ALLIGENCE

ROLL CALL: Hammond, Robustellini, Keller, Singleton and Benson

ABSENT: None

OTHERS: J. Sprague, D. Kincade and R. Graff

PUBLIC COMMENTS: NONE

PLANNING AGENDA: 5:30PM

1. Discussion and/or direction pertaining to the building permit application for 447 So. 6th Street, Montague.

Discussion began with the clerk providing a brief history of a previous 2005 and the current 2012 building permit application(s) associated with this same property.

The clerk began by stating that Mr. Graff's previous building permit application dated July 2005 was for a similar project in which he proposed to install two manufactured homes on his lot located at 447 So. 6th Street. A main or primary home and a secondary or granny home were proposed to be built on the lot. The secondary home required a use permit application. An encroachment permit was also required in order for Mr. Graff to bring the sewer line up Julian St. from 7th St. to 6th St. providing sewer to both proposed homes and to construct the roadway from Orr St. going north on 6th St. to Julian St. The encroachment permit was approved and issued and the sewer extension was completed and ended at the intersection of Julian St. and 6th St. Since building did not occur within one year from the date of the issuance of the Use Permit Application and the Building Permit Application, both permits expired.

Mr. Graff confirmed that what the clerk has stated was correct. He went on to explain that the 2005 building process stopped when the financial aid offered by other individuals to support the project ceased due to unforeseen health problems.

Staff wanted to update the city planning commission/council regarding the history on this property's building permits and concerns about the property owner being able to finance the project at this time.

Public Works requested that the "as built" plans identifying the locations of the sewer and other utilities that were originally drafted by Mr. Graff's engineer in 2005 be reviewed, in order to determine what was finished in 2005 and what still needs to be done. Public Works also remarked that the property owner was required to construct the street to his property, which was mentioned in correspondence by the former Public Works Supervisor (Hoag).

Conclusion: Mr. Graff is to provide the "as built" plans from the 2005 application. Mr. Graff to research the costs that he will incur sewer, water and power connections and construction of the 6th St. roadway from Orr St. to just past the driveway entrance to his property. The city to research 640 6th St. access and provide Mr. Graff with requirements for construction of 6th St.

It was agreed that after the requested information had been obtained there would be another meeting to discuss Mr. Graff's application.

Motion was made by Robustellini to table this matter to the April 5, 2012 regular meeting. The motion was seconded by Keller. Ayes: all.

6:09PM motion to close the planning workshop made by Benson and seconded by Robustellini. Ayes: all.

WORKSHOP AGENDA: 6:10PM

1. Discussion pertaining to city lease properties from the Union Pacific Railroad.

Hammond provided information regarding his research into the property that the city leases from the Union Pacific Railroad (UP) known as the Railroad Park, Parking Lot and the field across from the Community Hall.

The city has been in a month to month rental/lease agreement with the UP for many years, but pay on an annual basis, a total of approximately \$800. Sometime within the past 10 or 15 years, a former city council proposed to purchase this section of UP property and negotiations began. The UP originally proposed to sell at fifty cents (\$0.50) per square foot, or approximately \$34,000, then changed their minds and decided to sell at one dollar and fifty cents (\$1.50) per square foot, or approximately \$102,000.

Hammond contacted the UP to see if they would still be interested in selling this section of property that we continue to rent/lease. The UP responded with a letter stating that they may be interested, but only made one proposal to offer the city a long term lease of 20 years at \$1,000 per year, but pay only \$10,000 up front for the first ten years and received the second ten years for free. This would permit the city to make improvements to the property during the twenty year period. The UP did not suggest any sale price.

The city council is interested in the possibility of owning this section of land and appointed Hammond to continue talks with the UP regarding other options and purchase.

Motion to adjourn made by Robustellini and Keller, seconded by Singleton. Ayes: All.

ADJOURN: 6:44 PM

ATTEST:

CITY OF MONTAGUE:

Janie Sprague, City Clerk

John Hammond, Mayor