

Cody Lumber site faces water, sewer challenges

By Anthony McConnell



Gary Thebault of Cody Lumber plans to divide this 24-acre site on County Road 2AB into two lots. (Photo by Ken Blackbird)

area.”

Dye added the water and sewer project could go to bid in spring 2008, with construction in summer and fall. Funding is mostly from state grants.

One of the city staff’s main concerns is the lack of water and sewer service to the subdivision, Dye said.

The lot has city water, but there is not enough capacity to support another lot. There also is no city sewer service to the lot, she added.

The site is served by one well and two septic systems, but those systems are “really old and were installed before the county required (septic) permits,” Meinecke said.

“It’s not yet known when city water and sewer will be available,” he added.

But the lack of water and sewer shouldn’t be an issue, he said.

“There are no immediate plans to develop the area,” Meinecke said. “Cody Lumber just wants to subdivide (and sell) this lot.”

He added that there has been “some interest” from a company that would like to use one of the proposed lots for vehicle storage.

Meinecke said a notation will be placed on the final plat requiring city approval of future development.

“It’s the intent of the land owner to pass (water and sewer) upgrades to future land owners,” he added. “Whoever buys the parcels will need to go through the city for full site plan development.

“The current owner will comply with whatever the city requires of him,” Meinecke added.

The subdivision goes before county P&Z Jan. 15 at 7 p.m. in the courthouse basement meeting room.

The simple subdivision of the former Cody Lumber site is proving to be anything but simple.

“The more we look at it, the more complicated it gets,” project engineer Greg Meinecke told the city Planning and Zoning board Tuesday. “That’s basically because it’s in the area the city is looking at annexing.”

Gary Thebault of Cody Lumber is proposing to subdivide the 24-acre lot on County Road 2AB into two 12-acre lots. He was not present at Tuesday’s meeting and the board was not required to take action on the proposal.

While the proposed subdivision is not in the city, it’s within P&Z’s one-mile review zone.

Much of that 2AB area will be annexed into the city later this year, including the former Cody Lumber site, city engineering technician Utana Dye said.

“We’re in the process of putting together the proposal for annexation,” she said. “And we’re in the design phase for (providing city) sewer and (upgrading city) water to the