

Planning & Zoning Commission held Feb 21, 1979.

Present Dee Davis, Fred Openshaw, Helen Kester,
Ian Mendenhall, Jake Kester

minutes of Feb 7, 1979 meeting were read and
approved.

Ian Mendenhall was welcomed to the
Commission.

Until water lines could be improved in
the subdivision in the southeast end of town,
Lark Lane to 3rd West no building would be
permitted. This information was told to the
Commission by Jake Kester. Also the Fire Code
is no hydrant on less than 6 inch lines.

Grant Nielson was present with a plan
for develop of property he owns which is
part in the City and part in the County.
To get FHA financing Mr. Nielson didn't
want to Record this develop as a
Subdivision. He is willing to work with
the City on improving water lines. Many

Questions were raised if the city could legally not record it as a subdivision. Sewers, Guy Overman property and the new stake house were all discussed in connection with Mr. Nielson's proposal. Mr. Kester was asked to check with LaDue Scovell about the new stake house layout.

Impact fees on all new dwellings were discussed. What the impact fee are to be used for.

It was suggested an evaluation of the whole city be determined for curb & gutter drainage for future use.

Helen Kester → Subdivision Ordinance.

"All ditches must be covered in a subdivision. Giving the City Council the right to give option in hardship cases.

There is app. 60 to 70 lots on which new homes could be built within the limits of the city.

Lynn Crook was asked by the Mayor
for an annexation policy by May.

Meeting adjourned 10:10 p.m.

Next meeting March 7, 1979 7:30 p.m.