

Minutes of a Planning and Zoning meeting held on November 4, 1983, at 6:00 P. M.

Present were Steve Porter, Kim Barlow, Lynnette Neff, Jim DeGraffenried and secretary Ramona Rosenlund. *Also Jimmy DeGraffenried.*

Mr. Porter called the meeting to order at 6:00 P.M. and prayer was by Mrs. Neff.

Mr. DeGraffenried thanked the commission for setting up this meeting for him as he is in a hurry to get going. He said he has tried to follow the instructions in the annexation ordinance and he had a letter of request for annexation, a plat map, to scale, showing the property he wants to annex and a copy of the county plat showing the relation of the property to the city limits. The property is located at 400 East and 200 North and is 200 square feet less than an acre.

Mr. Porter asked if he was planning on only one home on this property and Mr. DeGraffenried said he is planning only one home and has no future plans for subdividing the property. He owns another acre joining this one but he does not anticipate annexing this one but leaving it in orchard and pasture. He said there is a water line on the west side of the street in front of the property and a gas line on the east side and also a power pole.

Mr. Porter asked what the width of the street in front of this property was (400 East Street). No one knew for sure but Mr. DeGraffenried said it was one of the more narrow ones but he thought it was at least 60 feet wide.

Mr. Porter read through the Annexation ordinance section by section to make sure everything was in order. Mr. DeGraffenried said he had the two shares of irrigation water available to give to the city and will have the mylar map as soon as the annexation is approved by the City Council. Mr. DeGraffenried did not have a legal description of the property and did not know if his property line was on the east or west side of the private ditch which runs in front and won't know until it has been surveyed which will be done in time for the next City Council meeting.

Mrs. Neff made a motion that the Planning Commission recommend to the City Council that they accept the request for annexation of Mr. DeGraffenried's property as it has been presented to them. Mr. Barlow seconded the motion and the vote was unanimously in favor.

Mr. DeGraffenried asked about the present zoning ordinance as regards accessory buildings. He wants to build a home on the property if it is annexed and set the house quite far back from the street and build a small office building in front and to the side of the home and near the street. It was explained as the ordinance is now, this would not be allowed but that the Planning Commission is recommending that the ordinance be changed and if this change is made, Mr. DeGraffenried will have no problem building as he wants to do.

Mr. DeGraffenried asked to be put on the agenda for the City Council meeting to be held on November 15, 1983.

There was a discussion of having regularly scheduled meetings for the Commission so they would not have to call a meeting when someone wanted to be on the agenda. It was agreed that this was the best and that they had been trying to have the meetings on the second and fourth Tuesday of each month but this month the second Tuesday fell on election day and so none was scheduled for that day.

Mr. Porter made a motion that this meeting be adjourned and the next meeting be held on November 22, 1983. Mr. Barlow seconded the motion. Motion passed unanimously.

Meeting adjourned at 6:30 P. M.

Steven D. Porter
Chairman

Nov 22, 1983
Date Approved

Ramona Rosenlund
Attest