

Minutes of a Planning and Zoning Commission meeting held at City Hall on August 10, 1983, at 8:00 P.M.

Present were Steven Porter, Lynnett Neff, Art Adcock, Mr. & Mrs. Albert Oldham and Ramona Rosenlund, secretary.

Meeting was called to order at 8:45 P.M. as there was not a quorum present until that time. Prayer was given by Mrs. Neff.

Mr. & Mrs. Oldham were present as they wish to change the configuration of the lots in their subdivision and were told by the City Council they would have to come to the Planning Commission for their recommendations. Since no one had told the Commission they were to be here, they were not on the agenda but it was decided to hear their problems and see what could be done.

Mr. Oldham gave a short history of the property saying that a few years ago they annexed two acres. A son Lavar built a home on the north end lot and a son Steve built a home on another lot and a third son Morlin took the old home which was on the south end. The property is along the west side of 500 West Street between Lark Lane and the north city limits line. Mr. Oldham said they had recorded with the county eight lots for this property but have now decided they would like to enlarge the lots and make less of them in order to have each lot large enough for animal rights. He showed a small map he had prepared showing the lots as he would like to make them.

Mr. Porter said everything appeared to be okay but he was concerned about the road as to who owns it. Mr. Oldham said they would be glad to give it to the city. Mr. Porter said ^{the city} they may not accept it since it is not improved. Mr. Oldham said he used to own the property on the other side of the street also but sold it to DeGraffenrieds who built a number of homes there.

Mr. Porter asked if they had a deed description of the property they want to change and Mrs. Oldham said yes they had clear title to it.

Mr. Porter said since the subdivision is on an unimproved street no exemptions of the subdivision ordinance will be allowed so they will need to put in the improvements. Mrs. Oldham said the city council will make this an improvement district if the Planning Commission approves the subdivision and ^{the city} they feel most of the people on the street want this. Mr. Porter said he wanted to make sure ^{the city} they know what they have to do and that the improvements would also include the water line. Mrs. Oldham said yes they knew this and that it would also include a fire hydrant as well as a 6" water line.

Mr. Oldham said the city council indicated it was in favor of this subdivision when he indicated to them he wanted to sell three lots. He went on to say that a moratorium had been placed on building any more homes on this street due to the fact there was only a 2" water line serving a large number of homes. However, just recently the city has put a ⁸ 8" line to the corner of Lark Lane and 500 West, thus taking a

number of the homes off this 2" line. However, the nearest fire hydrant will reach only two or three homes at the south end of the street so the ideal thing would be to install a 6" line with a fire hydrant at the north end and ~~they~~ ^{Oldham's} feel ~~they~~ ^{it} should do ~~this~~ ^{be} right.

Mr. Porter explained that with a 2" line there was so little pressure that there was no fire protection.

He also said that whatever size the subdivision was, as soon as the third lot was made they became a subdivider which requires improvements be made. He told the Oldhams that before the Planning Commission could approve their request they must have a map or plot plan showing just what they are approving and he read from Section 5 which lists the requirements for the preliminary plat which must be submitted to the Planning Commission. Mr. Oldham indicated they had a copy of the ordinance and so could see just what was required.

Mrs. Oldham said they would need to meet again with the Planning Commission before going to the City Council on August 17. She explained they would be leaving very soon to fill a mission for the church and would very much like to have this all taken care of before leaving.

Mr. Porter said the Planning Commission would be willing to set up another meeting as soon as the Oldhams could prepare a new map showing all that was outlined in the ordinance. Mr. Oldham said he did not want to go to the expense of having the ground surveyed, etc. until he was sure the subdivision would be approved. It was explained that this did not have to be done until everything was approved by the City Council at ~~which~~ ^{which} time he would have to furnish a mylar map with a surveyors signature, the council signatures, etc. to be filed with the county, but that the Planning Commission needed a correct preliminary plan showing everything required in Section 5 of the ordinance before they could approve anything.

There was a discussion of a time for the next meeting with Mr. & Mrs. Oldham. This meeting was set for Saturday morning August 13, at 9:30 A.M. with a motion to this effect made by Mr. Porter, seconded by Mrs. Neff and passed unanimously. Mr. & Mrs. Oldham left the meeting at 9:21 P.M.

A motion to extend the meeting 15 minutes was made by Mr. Porter and seconded by Mr. Adcock. Motion passed.

Minutes of the meeting held July 27, 1983, were read. A motion to approve them was made by Mr. Adcock and seconded by Mrs. Neff. Motion passed unanimously.

There was a discussion of the proposed T-5 zone and the question of whether the owner of a water line should turn ownership of this line to the city at the time a change in zone was requested. It was decided to include the following in the T-5 zone as item 10: When a zone change is requested from T-5 to any other zone, privately owned water lines existing at the time of the request may be required to be given

to the city.

Another motion to extend the meeting to 10 P.M. was made by Mr. Porter with a second by Mr. Adcock. Motion passed.

Mr. Porter then made a motion that the Planning Commission submit the T-5 Zone proposal to the City Council for their consideration. Mr. Adcock seconded the motion. Motion passed unanimously.

A motion to adjourn was made by Mr. Porter, seconded by Mr. Adcock and passed unanimously.

Adjourned at 10:00 P.M.

Aug 13, 1983
Approved

Steven D. Porter
Chairman

Ramona Rosenlund
Secretary