

Minutes of a Planning and Zoning meeting held at City Hall on October 9, 1984, at 7:30 P. M.

Present were Councilman Art Adcock, Commission Chairman Lynnette Neff, Commission members Ione Anderson and Sherman Jones. Also present were Homer Chandler and Bruce Armstrong.

At 7:30 P.M. there was not a quorum present. However, since Mr. Chandler from Mountainlands Association of Governments needed to leave at 8:00, he was asked to explain what information he had from his organization that would help the Commission in updating the master plan.

Mr. Chandler said the Master Plan, the Zoning Ordinance and the Subdivision Ordinance all must agree and it needs to be determined what changes, if any, have been made in the city and how they impact these documents. It also needs to be determined if the type of community the Master Plan calls for is what is wanted. He said if it is, then it is quite simple to up date the Plan; all that has to be done is have everything comply, but if there is a question of future development then there needs to be set aside two or three meetings for his questions and the commission's answers so as to modify the Plan.

Mr. Chandler suggested there be set up another meeting with nothing else on the agenda and thus get the most value out of his time and that of the commission members. Mrs. Neff asked when he would like to meet again and Mr. Chandler suggested they have a meeting and just brainstorm and then go to the City Council with the ideas or questions they come up with. Mr. Adcock said he represented the Council and could take the information to them. Mr. Chandler said if they want to keep about the same development for the Master Plan as in the past, it would be very easy to do but if they want something different, then it will take more time.

Mrs. Neff suggested they have the first meeting with Mr. Chandler on November 13, 1984, and begin at 7:00 P. M. and all agreed. Mr. Chandler said they have a program for planning commission people to help them learn their duties, their legal stand and relations with the City Council and the fundamentals of a planning commission. He said this could be one meeting a month for a three month period and it would help the members of the commission know how to act and proceed, etc. as peoples property is very important to them.

Mr. Jones entered the meeting at 7:54 P. M. and it was reported that Mr. Smith had phoned to say he would not be to the meeting.

Mr. Chandler said they would bring the equipment to show a film if the city could furnish a screen. It was thought the wall would do to show the film if a screen could not be found. Mrs. Neff asked about the cost and who funds Mountainlands and Mr. Chandler said it is a combination of the federal government, the county and local cities and towns. He said there would be no cost to the city for helping with the updating unless some reproducing such as maps was wanted.

Mr. Chandler was thanked for his help and he left the meeting at 8:00 P. M.

Mrs. Neff called the meeting to order at 8:02 P. M. and minutes of the last meeting were approved. Mrs. Neff explained to Mr. Jones what had gone on with Mr. Chandler prior to his coming into the meeting.

It was decided to not have a meeting on October 23, 1984, which would be the next regular time since so many of the members would be gone for the deer hunt.

Mr. Armstrong was asked to tell what he was proposing. He said he had outlined it in the letter he sent and went on to say he hopes to sell each side of his duplex to separate owners as a condominium but there may be a problem since the water hookup and the septic system are shared by the two apartments, as well as the outside water faucets and the laundry room. However, he felt it would be an advantage to the community to have the units owned rather than rented as owners are more likely keep things up.

Mr. Adcock asked what the selling price was and the age of the apartments and Mr. Armstrong said he was asking around \$30,000 per unit and that he thought they were about nine or ten years old.

Mr. Jones said the zoning ordinance did not allow for two separate owners on the same hookup for water. Mrs. Neff said she didn't think so as the apartment house across from the stake house was not all on one hookup. Mr. Armstrong pointed out that the Utah Code Condominium Ownership Act did allow for shared utilities. Mr. Adcock asked the difference between a town house and a twin house. Mr. Armstrong said twin homes did not share any facilities except a common wall between them whereas condominiums or town houses did share utilities and grounds.

Mr. Jones pointed out that the existing lot was too small for another septic tank to be put in and Mr. Armstrong said if he had to make everything separate it would cost too much and he could not do it. He went on to say he had a rough draft of a document stating who owns what and when each owner would be allowed to use the common facilities, etc. and also how any repairs, etc. for the common areas would be paid for. Mr. Adcock said he felt there should be some sort of escrow account paid into by both parties to cover taxes, repairs, etc. so there would be money ready when it was needed.

Mr. Jones read from the Zoning Ordinance what the requirements for a condominium are including protective covenants, condominium declarations, guarantees or agreements which must be submitted to the Planning Commission for approval along with the final plans. He also read from Section 21 of the Zoning ordinance which refers to non-conforming uses. Since Mr. Armstrong's property is too small to be conforming, he needs to be aware and to make part of the deed description when the property is sold that there can be no structural alterations made or any additional buildings put on the property unless it becomes conforming.

Mrs. Neff said there needs to be one person responsible for bills, etc. and care of the yard if it is to be common area. Also, that the commission needs a copy of the final covenants before they can make a recommendation on the proposal. Mr. Armstrong asked that a copy of that section of the Zoning Ordinance dealing with his situation be sent to him and he would have everything ready for the next meeting of the commission.

Mrs. Neff asked what if he sells only one unit and continues to rent the other and Mr. Armstrong replied that the owner would be responsible for the rental too.

Mrs. Rosenlund was asked to make a copy of those sections of the Zoning Ordinance needed and mail them to Mr. Armstrong tomorrow and to put him on the agenda for 6:30 P. M. November 13, 1984. Mr. Jones suggested that Mr. Armstrong study these carefully as the City attorney needs to check the covenemts before they can be approved. Mr. Armstrong said he would send it to the city in time for it to be studied prior to the meeting.

Mrs. Neff made a motion that this meeting be adjourned. The motion was seconded by Mrs. Anderson. Voting was unanimous and meeting adjourned at 8:35 P. M.

Lynette Neff  
Chairman

Oct. 30, 1984  
Date approved

Ramona Rosenlund  
Secretary