

Minutes of a Planning commission meeting held in City Hall on August 27, 1985, at 8:00 P. M.

Present were Commission members Ione Anderson, Lynnette Neff and Sherman Jones. Also present were City Councilman Art Adcock, Bill Hickman from Blue Ridge Construction Company /Cottonwood sub-division, Dale Nichols and Eddie Neff. Bettis was also present but only stayed a few minutes.

^{Bill} Mrs. Neff called the meeting to order at 8:07 P. M. and gave the prayer. She then introduced the members of the commission to Mr. Hickman. She asked if Mr. Adcock had anything from the City Council he wished to give to the Commission and he said yes he needed to have them work on the flood plain plan but he would discuss this with them later.

Mr. Hickman presented his map of Plat C of the Cottonwood subdivision for which he is asking approval. This plat consists of five lots and the proposed extension of 300 North Street. Mr. Hickman said this plat contains lots 6 and 7 which the city owns as a bond from Cottonwood. He was told that the deeds to these lots were never turned to the city and so they do not own them. He said they have three houses nearly built, another sold and someone is looking at the other one in Plat B so they will have five homes sold by the end of the year.

^{she} Mrs. Neff said understood there was a problem with the 300 North road going through the subdivision. Mr. Hickman said this was all ironed out. Mrs. Rosenlund looked up the city council minutes to see what had happened and found where it was approved in May of 1984. In those minutes it says the road will have to curve through Don Peterson's property in order to line up with the way it is to go through the subdivision. Mr. Hickman said it would run into a house if it were to go straight through, with center lines matching at right angles.

After some discussion about the problem of the road, Mr. Jones made a motion that the Commission recommend approval of Plat C of the Cottonwood Subdivision subject to its meeting all requirements of the ordinance and agreements made previously. Mrs. Anderson seconded the motion and the motion passed unanimously. Mrs. Anderson asked how many homes they have sold so far and Mr. Hickman ^{and} three are being built, one more has been sold and another person is being shown tonight. He went on to say the road will have asphalt as soon as the power, gas, etc. is in and the last lot in Plat B is sold. The curb and gutter is in already for this Plat and Mrs. Neff said it looks nice. Mr. Hickman asked to be put on the agenda for the City Council meeting next week and Mrs. Rosenlund said she would take care of this. Mr. Hickman left the meeting at 8:35 P. M.

There was further discussion of the Subdivision Plat with Mr. Jones saying he was confused as to the lots in questions and perhaps should rescind his motion. Mrs. Neff read from the subdivision ordinance Section 8, Paragraph 5, page 8, under Street Standards where it says streets will intersect each other as near as possible at right angles. Minor streets shall approach the arterial or collector streets at an angle of not less than 80 degrees. Offsets in street alignment between 10 feet and 120 feet shall be prohibited. She also read from that same section on page 9, paragraph 11: Relations to Adjoining Street System. The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width) unless

variations are deemed necessary by the Planning Commission. Where the Planning Commission determines that it is desirable to provide for street access to adjoining property in order to provide an orderly development of a street system, proposed streets shall be extended by dedication to the boundary of such property.

As there seemed to be a lack of understanding of what the ordinance meant, Mr. Adcock tried to phone Mr. Hickman for clarification, if possible but could not get him. Mr. Jones tried to call Don Coles, who is an engineer but he could not be reached. He also tried to call Councilman Dan Olson who is an engineer but he was not home either.

After further discussion, Mr. Jones made a motion to rescind the previous motion which had been passed as he had the wrong lots in mind. Mrs. Anderson seconded the new motion, which passed.

Mr. Eddie Neff had entered the meeting and Mrs. Neff suggested he be allowed to be on the agenda at this time. She explained that the city is applying for a grant and needs to present this at a public meeting. Mr. Neff said they are asking for \$6,000.00 for playground equipment for both West and Squashhead parks. They also want to sod the hill on the rodeo grounds and they need more picnic tables for the parks. He said they would also like to close in the south end of the bowery gable as it is weathered badly and is wearing away. He said he felt the recreation program for the city should be a top priority and so the older people could participate, they felt they needed lights on the pony league field for night games and out-of-town tournaments. He said the Little League this year has been the best ever and comments on the park are really good. The grant they are applying for is a 50/50 matching one for \$90,000.00 and it was felt the city could meet their half with donations and use of the city equipment for the work. Mrs. Neff said some electricians have offered their help with the wiring and the eagle scout projects can help.

Mr. Neff thanked the commission for allowing him to present the information on this grant and left the meeting at 9:30 P. M.

Mr. Dale Nichols presented a written request for annexation of property just east and north of the present city limits on which he plans to build a grocery store. Mr. Nichols explained he is purchasing three acres to start and then will buy the rest when it becomes necessary. He will allow the Bunnells from whom he is buying the property, to have a right-of-way through until such time as he buys all of it. He plans to buy one acre a year until he has the other seven acres. There will be two exits and two entrances in the ~~the~~ property. Mr. Nichols asked what about putting up a sign. He wants a large one. He was told the Planning commission is working on a sign ordinance now but it will not effect his sign if he puts it up prior to the ordinance being passed.

Mr. Adcock asked about water shares and Mr. Nichols said he has only one share and will have to buy the others. Mr. Adcock explained he will need six shares to annex the three acres.

Mrs. Neff suggested he just annex the three acres at this time and not annex the remaining acres T-5 until such time as he has on them what he intends to do if the county will allow this, and then come in T-5. This way he will have the water shares for the 3 acres and the rest will not need water to be T-5. Mr. Jones asked if he was going to use all three acres for the store and parking and Mr. Nichols said yes. Mr. Jones then asked what he intended to do with the

back acres and Mr. Nichols said the health department is requiring him to have an additional acre available for subsequent septic systems in the event the first one fails. He then may put in a motel, RV camp or something of this sort in the back later on.

Mrs. Neff read through the annexation requirements and said everything appeared to be in order except he needed six shares of water to annex three acres to be zoned commercial

Mr. Adcock asked if Mr. Nichols had looked into buying Sorensorn's orchard property and he said he did not talk to them as the access is too steep and so not suitable.

Mrs. Neff said the city may require Mr. Nichols to pay for the water line from the present source to his place. Mr. Nichols said he understood this.

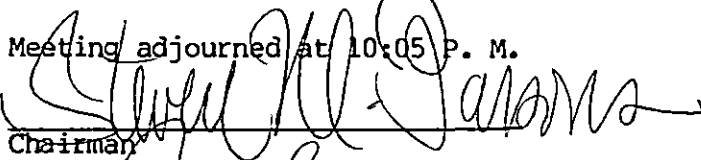
Mrs. Neff made a motion that they recommend to the City Council that the annexation be approved on condition that the requirements of the ordinance are met. Mr. Jones seconded the motion and it passed.

Mr. Nichols left the meeting after asking that he be on the agenda for the next city council meeting.

There was another discussion of the Cottonwood subdivision. It was thought that some of the lots may not be conforming. Mr. Jones said he thought it was because of the angle of the curve on the outside corner of corner lots that made the measurements short. Mrs. Neff suggested they find out before the city council meeting and then someone go to that meeting and explain.

Mr. Jones made another motion that the Planning Commission recommend approval of the C Plat of the Cottonwood subdivision if it is found the lots are conforming. Mrs. Neff seconded the motion and it passed.

Meeting adjourned at 10:05 P. M.


Chairman


Date approved


Secretary