

Minutes of a Planning Commission meeting held at City Hall, 68 East Main Street, on Tuesday, September 23, 1986, at 7:00 P. M.

Present were Acting chairman Wade Garner, commission members Ione Anderson and David Smith. Minutes were recorded by Ramona Rosenlund.

Prayer was given by Mrs. Anderson and minutes of the meeting held September 9, 1986, were approved.

State Code regarding creating of islands : A copy of State Code 10-2-417 Areas which may be annexed - Standards, was supplied to each one present and Mr. Garner read this aloud. Because the city has complied with all the requirements as outlined, it was felt the annexations of the Stahli/McMullin-Ford-Olson property should be recorded by the county. Mrs. Rosenlund reported she had received a phone call from Mr. Covington of the County Records office on September 18th, concerning this and he advised her that all the paper work had been given to Mr. Clyde Naylor, Chairman of the Boundry Line Commission on September 16th. He went on to say if the recorders office did not have a decision from Mr. Naylor by September 22nd, he would record the annexation and it would be finished. As of the end of office hours today, Mr. Covington had not called and a letter outlining the countys objections to the annexation, as requested by the city from Mr. Naylor had not been received.

Discussion of the proposed Annexation Ordinance submitted to the City Council: Mr. Garner asked if the city would be sending out letters to all persons connected to the city culinary water explaining about the new provisions of the annexation ordinance. Mrs. Rosenlund said she thought she would be instructed to do this as soon as the City Council passed the new ordinance. The council has accepted it as written by the Planning Commission with one addition which is that a parcel considered for annexation must contain a residence which existed and was connected to the city culinary water system prior to September 1, 1986. A copy of the proposed ordinance has been sent to the City attorney today to be checked for legality and his suggestions and hopefully will be back prior the the next City Council meeting on October 7th.

Unfinished building in county at time of annexation: Mrs. Rosenlund reported she had spoken with someone in the County Building Permit department and they said if a building permit were issued to someone in the county and the property was annexed prior the the completion of the building, the county would have the responsibility to pursue it to completion and occupancy.

Mr. Garner suggested that the T-5 section of the Zoning Ordinance be changed to include a paragraph which reads: "If someone requesting annexation is in the process of erecting a building, the County Building Inspector will have jurisdiction over the building until it is finished and an occupancy permit is granted, even though the property might be annexed into the city prior to completion". Mr. Smith made a motion that this be done and Mrs. Anderson seconded the motion which passed.

Master Plan: There was a short discussion of the work to be completed on the Master Plan. A list that was made at the beginning of the Master Plan update was gone over and it was found that the following had been worked on:

- Roads and streets
- Churches
- Sewers

Parks and open areas  
Commercial growth

The following still need further discussion:

Flooding problems  
Future growth and population  
Industry  
Public buildings  
Water

Mrs. Anderson asked how the city would pay for it if the Pole Canyon water is purchased. No one knew although it was suggested that the city may bond for this or maybe some sort of grant might be available.

Mr. Garner suggested that further work on the master plan be held until next meeting when hopefully there would be a full quorum and Mr. Jones would be here.

Mr. Garner made a motion that this meeting adjourn. Motion was seconded by Mr. Smith and passed.

Adjourned at 8:15 P. M.

Lynette H. Tuff  
Chairman

Oct. 14, 1986  
Date approved

Ramona Rosenlund  
Secretary