

Minutes of a Planning Commission meeting held on Tuesday, March 10, 1987, in City Hall, 68 East Main Street, at 7:00 P. M.

Present were Acting Chairman Kevin Steadman, Commission members Ione Anderson and David Smith. Councilman Sherman Jones was also present and the minutes were recorded by Ramona Rosenlund.

Mr. Steadman called the meeting to order at 7:45 P. M. and offered the prayer. There was no quorum present until this time.

Minutes of the meeting held on February 24, 1987, were read. The second paragraph on page 2 was changed to read: "All lots containing contractors equipment must be fenced with a 6 foot high fence which obscures equipment and materials or they must be stored in a building." Two typing errors in paragraph 3 were corrected and the minutes were approved.

CONTRACTORS REQUIREMENTS : There was a discussion concerning the number of peices of heavy equipment that should be allowed for contractors in a residential area before requiring them to move to an industrial or commercial area. Mr. Smith said he thought perhaps 10 was too restrictive and Mr. Jones said he felt it should be 3 or 4 instead of 10. Mr. Steadman said he feels they have to look to the future as things may grow. Mr. Jones said we are a bedroom town and so should not have too much of this type of thing in a residential zone. Each contractor will have to come to the city for a business license and each can be looked at to see what they have and if it meets the ordinance. Mr. Steadman said he feels Mr. Jones is right and that 10 is too many. Mrs. Anderson suggested they settle for 5 peices and all agreed on this figure.

There was a short discussion of how to describe the trucks which would be exempt and it was decided to change the wording to say "Trucks classified as 2 ton or less are excluded." Mr. Smith asked if the required fence would have to be on all sides or just the front to hide the view from the street. It was felt it should probably be on all sides.

MASTER PLAN UP-DATE: Mr. Steadman read the existing master plan aloud and asked that any suggestions for changes be made as he went along. He began with page 7, City Utilities, which is where it left off the last time the master plan was worked on. When he came to Water Resources, Mr. Jones suggested they use the current yearly report to the State Engineer to update page 18, which is a chart showing existing water rights and yeild. He also said they need to take into account any leakage in the lines and show what might need to be done to correct the leaks.

Mr. Jones also suggested that Item #D, page 7, should be changed to say that each new annexion should provide its own water or not be annexed without adequate water.

Sewer facilities was next discussed (Page 8, Item E), Mr. Jones said he felt they should get the industry first and then get whatever system they need. It seems wrong to him to make the citizens pay for one. Mr. Steadman said there is no guarantee that any thing will come in to make it cost effective to have a sewer system. Mr. Jones said they can get grants for a sewer system if it is needed.

There was a discussion of Page 8, Commercial & Industrial development plan.

Mr. Jones said he recently attended a meeting with the County planning people and they said the city has a say about what goes in within a 1/2 mile radius around the city but only for sub-divisions. The present master plan calls for the industrial area to be what is now nearly all school district property which was purchased for a junior high school and so there needs to be some new thinking in this area.

Page 8, item A:1 was changed to say "The city should plan to further encourage development of its central business district."

Section Three: General surveys and statistical information was gone over. The zoning map needs to be updated. Mrs. Rosenlund said there is an updated one in the office she has made up.

Mrs. Rosenlund was asked to check with M.A.G. for a formula to be used in forecasting the future population of the city. Page 12 is a housing inventory. Mr. Jones said a survey of vacant lots in town should be in the study.

Page 13 is a map showing soil suitability for <sup>septic</sup> ~~spetic~~ tanks. There was another short discussion of sewers with Mr. Jones saying some cities own the ~~spetic~~ <sup>septic</sup> tanks and take care of them just as they do the water lines. This way they are kept cleaned when necessary, etc.

Mrs. Anderson made a motion they continue with page 17, next meeting and that this meeting be adjourned. Mr. Smith seconded the motion which passed.

Adjourned at 9:10 P. M.

Lynette H. Puff  
Chairman

March 24, 1987  
Date approved

Ramona Rosenlund  
Secretary