

Minutes of a Planning Commission meeting held at City Hall on April 14, 1987, at 7:00 P. M.

Present were Chairman Lynnette Neff, Commission members Grant Pay and David Smith. Also present were Dorothy Robertson, Pamela Larson, Fern Nelson and Rees Nelson. Minutes were recorded by Ramona Rosenlund.

Meeting was called to order by Mrs. Neff at 7:45 P. M. when there was a quorum present. No prayer was given.

REES NELSON - HOME INDUSTRY: Mr. Nelson said he has a home business carried on in a building behind his home where he sharpens saws, knives, planer knives, sissors, etc. Mrs. Neff read the ordinance requirements pertaining to vehicles allowed, type of sign, no outside storage of materials, two off-street parking, not offensive to neighbors, etc. Mr. Nelson said at this time he is storing gasoline outside but is making a storage facility out of an old freezer as he does not like to store it indoors. Because Mr. Nelson appeared to meet all necessary requirements, Mr. Smith made a motion his application be recommended for approval by the city council. Mr. Pay seconded the motion which passed. Mr. & Mrs. Nelson left the meeting at 7:50 P. M.

DOROTHY ROBERTSON - ANNEXATION REQUEST: Mrs. Neff stated the major concern of the city is with the water which will have to be given to the city in order for the property to be annexed. Mrs. Robertson said she had asked the State water people to send a letter showing that their name is on the filing (copy of letter is attached). She said her lawyer told her that when Hansen and Andrews dropped the land contract, (they were buying ground from her and her husband), she should have sued them. He also told her that if her husband had not done what was necessary with the springs, the state would have the water. She said Mr. Hansen was coming to the meeting but had to go out of state.

Mrs. Neff explained there would have to be clear title to the water before it could be turned over to the city for annexation. Mrs. Robertson said said Mr. Hansen never did apply for right to the water. She had a deed made each year as he made the payment and then he dropped the contract when he got to that land with the springs on it and then never did anything with the water. She went on to say the letter about title to the springs which says if the water is not menetioned on the deed, it is assumed to go with the land, is just the opinion of the lady who wrote the letter. Mrs. Neff read the letter aloud. Mrs. Robertson said her lawyer looked into it and said Mr. Hansen never did anything. Her husband dug out and built a pond big enough for 3,000 sheep.

Mrs. Neff said she thinks Mrs. Robertson will have to take care of this situation with her lawyer and Mr. Hansen. Mrs. Robertson said she spoke to Mr. Hansen last night but he could not come tonight to this meeting. She again said her lawyer told her they should have sued Mr. Hansen when he failed to honor the land contract and he feels that Mr. Hansen forfeited the water. Mr. Smith asked if Mr. Hansen claims the water and Mrs. Robertson he did at first but when ~~his~~ ^{her} lawyer said they broke the agreement to purchase the land, he said they need to come to a decision.

Mr. Pay said he thought the next problem is the amount of water there is. They must have two shares per acre to annex. Mrs. Neff said Mr. Sherman Jones said even if the springs produce more water than what Robertsons filed on, they can only take out that amount even though there may be a great deal more water there. Mr. Pay said it appeared to him the amount filed on would only support

maybe five homes. Mrs. Robertson said when they filed, they were only intrested in enough for sheep so did not file for all of it and it was only for stock watering. Mrs. Larson said Mr. Jones indicated the city might be able to get more water. Mrs. Robertson said when they were digging, there was a lot more water.

Mrs. Neff said they should clear up the title to the water so that if the city ok'ed the annexation it would be ready. Also, check to see if more water can be had. Mrs. Robertson said she thought the date of last filing was November 25, 1960. Mrs. Neff said there is not much more the Planning Commission can do as it is all tied to the water. Mr. Pay again explained about the shares per acre required by the city for annexation of property.

Mrs. Robertson and Mrs. Larson left the meeting at 9:25 P. M.

NEXT AGENDA: Update of Master Plan including new zones. It was decided to start the summer meetings at 8:00 P. M. instead of 7:00 P. M.

NAMES TO SUBMIT FOR NEW MEMBER OF THE COMMISSION: After a short discussion it was decided to submit the following names to the City Council for a replacement for Kevin Steadman, in the order of priority:

- (1) Ken Kelley
- (1) Terry Hallett
- (2) Ron Peterson
- (3) Jim Peterson
- (4) Susan Armstrong

Two names were numbered #1 as it was felt either would be fine for first place.

Mrs. Neff made a motion to adjourn this meeting. Mr. Smith seconded the motion which passed. Meeting adjourned at 9:35.

Lynette H. Neff
Chairman

April 28, 1967
Date approved

Ramona Rosenlund
Secretary