

Minutes of a Planning Commission meeting held on April 28, 1987, in City Hall at 8:00 P. M.

Present were Chairman Lynnette Neff and commission members Grant Pay, Ione Anderson and David Smith. Minutes were recorded by Ramona Rosenlund.

Mrs. Neff called the meeting to order at 8:08 P. M. and prayer was by Mrs. Anderson.

UPDATE OF MASTER PLAN : There was a discussion of possible new zones such as a commercial zone which does not allow homes and a residential zone with a water service district rather than have it connected with the regular water system.

All the McMullin property and the State Road property which was annexed a while back is zoned commercial. If someone were to build there the city would have to bring the water to the property all the way from Bob Hales place as that is the closest main, (about 1,000 feet or more). Mr. Jones has suggested that this property be changed from commercial, at least the State Road property, to either T-5 or a special commercial zone where homes are not allowed. The zoning ordinance was read to see what the requirements were for a commercial business to have a water hookup. There is no mention of any requirements, nor for residential, except in the T-5 zone. The minutes of the Planning Commission meeting where this annexation was recommended for approval were checked and it was found therein that Mr. Jones said the City Council would work this out when it came before them.

Mrs. Neff said she would like to see these properties zoned commercial the 275 feet deep as it is along the rest of the frontage road. Mr. Smith said he felt the same way unless there was a small corner jutting out or something like that, then let it be included. Mrs. Neff said it is hard to project but she feels we are still too small a town to keep homes and businesses out of the same zone. Mr. Smith said that when the time comes for that kind of zone, to do it then. It could be projected in the Master Plan for that kind of zone, but as those properties are already that way, leave it but not have any more allowed.

Mrs. Rosenlund was asked to check the minutes of the City Council meeting where the McMullin/State Road annexation was approved and see what provision was made for getting water there if anyone wanted to build and then let the City Council tell us what to do about this in the Master Plan.

There followed a discussion of a possible industrial area. Mrs. Neff said she feels they can't go west because of the school and new orchards, directly north are orchards and the East Bench is better for homes. She felt near the south exit of the freeway was the logical place for such a site between the Utah/Juab county line and the railroad tracks. There is property there for sale now. It is too bad the city does not have money to buy it for an industrial site. Also this would prevent large trucks having to go through a residential zone to reach the site.

Mrs. Rosenlund was asked to get with Mr. Jones and try to update the part of the Master Plan referring to water resources, existing water rights and possible yield.

There was a discussion of what should be in the Master Plan regarding flood

control related problems. The following should be put in that section: In the event of flooding the following steps are to be taken:

1. Open all ditches
2. Allow surplus water to go to the reservoir
3. Direct the flood water south of town and out as was done during the flood of 1983.

There was a short discussion of possibly changing the amount of property needed for animal rights. It was decided to put this in the zoning ordinance when they finished updating it.

Mrs. Rosenlund was asked to try to have a working copy of the new master plan as far as they have gone, ready for the next meeting on May 12.

Mrs. Neff made a motion this meeting be adjourned. Mr. Smith seconded the motion which passed. Adjourned at 9:25 P. M.

Myrtle Tuff
Chairman

May 12, 1987
Date approved

Ramona Rosenlund
Secretary