

Minutes of a Planning Commission meeting held at City Hall, 68 East Main St. on May 12, 1987, at 8:00 P. M.

Present were Chairman Lynnette Neff, Commission members Grant Pay, Ione Anderson David Smith and Kenneth Kelley. Minutes were recorded by Ramona Rosenlund. Lester Charlesworth entered the meeting at about 8:30 P. M. and left at 8:45 P. M.

Mrs Neff called the meeting to order at 8:05 P. M. and she offered the prayer. She then introduced Mr. Kelley, the new member of the commission and welcomed him saying they appreciate his acceptance of the assignment to work with Planning and Zoning. She explained they meet the 2nd and 4th Tuesdays of each month and are primarily concerned with annexations, zone changes and they are now working on updating the Master Plan which projects what the city would like planned for the next 10 years. This is then filed with the county so they know what is projected for areas around the outskirts of the city. Mr. Kelley said he is glad for an opportunity to serve the city.

CONTINUE WORKING ON MASTER PLAN : Mrs. Neff read through the rough draft of the parts of the Master Plan which had been worked on (see attached copy).

PARKS : In the first paragraph on Parks, a correction was made in the first line changing South to North.

An additional paragraph was added to Parks to read: Should the time come when the city can afford it, lights should be put in for the ball fields so night games and possibly tournaments could be held.

INDUSTRIAL ZONE : An additional paragraph was added to read: Because the proposed industrial zone is partially located in a flood diversion area, development of a drain or ditch would need to be done to take care of water in the event of a flood.

There was a discussion of the types of industrial businesses which might be in the industrial zone, such as construction contractors. Mr. Kelley said that if we could entice a sporting goods type business here it would be good. They like to locate near where there is lots of camping, hiking, etc. and our canyon is so near. He recommended they suggest to the City Council that they try to promote the mountains such as gateway to the wilderness, etc.

FLOOD CONTROL RELATED PLANS : An additional paragraph was also added to this section stating that since the flood control diversion channel goes through part of the proposed industrial area, provision for possible flood waters will have to be addressed when the industrial area is ready for development.

STREETS & ROADS: There was a discussion of the proposed streets and the map showing these was reviewed. It was found that the extension of 200 South Street going west to the City Shops, was left off the map. This is to be shown. By putting in this street, it will eliminate the need for the city trucks to pass in front of the elementary school.

STATE ROAD PROPERTY ZONING : There was a discussion of the state road property which was inadvertently annexed along with the freeway when the McMullin property was brought in. It is now zoned Commercial and is up for sale as the state decided not to use it, as was originally planned. It was thought that if someone purchased this land and wanted to build a house on it

the city would be responsible for running the water line from the nearest one to the property which would be around 1,000 feet. Mrs. Rosenlund had looked up the minutes of the planning meeting when they recommended annexation of this property and in them Mr. Jones stated that the city council would take care of any requirements for a water line at the time they considered the Planning Commission recommendation. The minutes of the City Council meeting shows this problem was never addressed prior to the property being annexed.

Mrs. Neff said she wants to recommend to the City Council that the water ordinance and/or the annexation ordinance state that the people requesting water are responsible for bringing any required line from the nearest main to the building. This so the city will not have to stand the entire cost of putting in a line to any extended annexed property. The city must work out any requirements that might be needed to get water to the property prior to approving the annexation.

In the case of the State Road property and the McMullin property, the city council failed to do this and so if these properties need water, the city might need to stand the cost as they goofed on it.

LESTER CHARLESWORTH: Mr. Charlesworth came in the meeting saying he just wanted to sit in and see what went on. Mrs. Neff asked if he understood that this was a planning meeting, not the city council. He indicated he understood this. However, he immediately began talking about his water hookup, saying the city could not stop him from getting a well. Mrs. Neff said the city would do nothing if he tried to get a well as he lives in the county but that the neighbors who already had a well might be opposed to it as they might think it would draw from their wells. He went on to say he had been threatened by the city and he had the money to sue them both on civil rights and a federal problem. Mrs. Neff again explained the planning commission had nothing to do with this or any other problem he may have as he lives in the county. Mr. Charlesworth left the meeting at 8:45 P. M.

CHURCHES : Leave as is on the Master Plan. When work is continued on updating the zoning ordinance, perhaps they should look at classing churches as non-conforming for residential zones, thus giving the city more control so they won't have any more problems like they had a few years ago when a new church was put in on 300 West and 100 North.

Mr. Smith left the meeting at 9:15 P.M.

STREETS : Every thing appeared to be alright except 200 South Street should extend to 400 West at the city shops buildings and compound.

SCHOOLS : Alright as outlined.

SEWER : Okay as outlined.

POWER: Leave as shown. .

STILL TO BE WORKED ON:

FUTURE GROWTH: The children now in middle school will be grown by 1997, and if they stay around, this will promote growth.

POPULATION GROWTH: These children will also add to the population growth

and industries seem to be moving further south all the time, which should contribute to people living here.

WATER: Mr. Jones will help with the water but as he is not here tonight, they will have to leave this til next meeting.

PUBLIC BUILDINGS: Work on this next meeting.

Mrs. Neff said she would not be able to attend the next meeting which would normally be held on May 26th. There was a short discussion, and it was decided to not held a meeting that night so the next meeting will be on June 9th.

Mrs. Neff made a motion to adjourn this meeting, Mrs. Anderson seconded the motion which passed. Adjourned at 9:35 P. M.

Lynette Neff
Chairman

June 9, 1987
Date approved

Ramona Rosenlund
Secretary