

Minutes of a Planning Commission meeting held at City Hall on June 6, 1987, at 8:00 P. M.

Present were Chairman Lynnette Neff, Commission members Grant Pay, Ione Anderson, David Smith and Kenneth Kelley. Also present were Paul Stahli and Councilman Sherman Jones. Minutes were recorded by Ramona Rosenlund.

Mrs. Neff called the meeting to order at 8:05 P. M. and prayer was by Mrs. Anderson.

PAUL STAHLI - ZONE CHANGE: Mrs. Neff asked if the zoning of property belonging to Reed McMullin on which a sign is located, is the reason for Mr. Stahli being here. Mr. Stahli said yes, and that he represents Mr. Reed McMullin. He said that the State made a decision that the sign can't be there unless the property is either commercial or industrial. If this is changed to commercial, it will require they give one share of water and they don't have any as it was all given to the city for the annexation of Mr. McMullin's other property east of the freeway. They talked with one lady who had a share but she would not sell it.

Mrs. Neff asked if this state decision covered all signs and Mr. Stahli said he thought it was only those in relation to the freeway. Mrs. Neff pointed out on a map where this property is located. Mr. Stahli said the property is so small and has no water so it is of no use but for the sign. The state can force them out if it is not rezoned. He explained that back when the Lady Bird Johnson beautification program was in effect, they had to remove the signs and the government would pay for them, but subsequently they are no longer buying them. Mr. McMullin had assumed that when the property was annexed into the city, the state would no longer have jurisdiction.

Mrs. Neff explained that to change the property to a commercial zone would require water but if it could be industrial, they would not need water. However, this would be spot zoning. There was a short discussion of Jake Kesters property where his calcite mill is located, and which is adjacent to this sign but in the county. Mrs. Neff suggested that if this property is zoned industrial in the county, maybe it could be zoned industrial and not be classed as spot zoning.

Mr. Stahli said perhaps his coming to this meeting tonight was premature. If they can find a share of water, they will give it to the city and zone the property commercial. Mr. Pay asked if the well which was also given to the city for the other annexation was all taken up for that annexation. Mr. Jones said yes, it was only enough water for about two families and was probably less than needed at that time. He said if they advertised in the newspapers and offered a little more than the going rate for a share, it would come out of the woodwork. He said there is no way they can get away from the ordinance.

Mrs. Neff suggested Mr. McMullin look for a share of water and the Commission will look for a possible way to change the property zone to industrial.

Mr. Stahli said he thinks they should check to see if the state can legally make them remove the sign. In the meantime they will try for some water. Mr. Stahli left the meeting at 8:25 P. M.

Mrs. Neff said she wishes something could be done about changing this zone and Mr. Kelley said the state caused the problem, and so they should give some

consideration.

MINUTES OF MEETING HELD MAY 12, 1987: Minutes were approved.

MASTER PLAN UPDATE:

Population Growth: Information received from Mountainland Association of Governments was used to project a population of 3,163 by the year 1997.

Existing Land Use: Mrs. Neff asked if it was necessary to include this in the master plan. Mr. Jones said he felt they should include the population density which could be arrived at by finding the total number of acres inside the city and dividing by the population. Mrs. Rosenlund was asked to find out the acreage so this could be included.

Water: Mr. Jones said basically the purpose is to utilize all available water the city has and to continue to require future annexations to bring in water rights with the land. At the present time the city owns 59 1/2 shares of Summit Creek water, have a well at the headhouse and one near the city hall. The city also owns Summit Springs less 1/9 of the water which goes to Genola.

The city needs to update the old lead joint lines in the system as soon as is feasible and the spring lines need refurbished. The city has applied for new spring water in the canyon but to date this has not been awarded. He also said the city needs to be on the lookout for future water through Pole Canyon and the C.U.P.

Public Buildings: Considering the present as well as the projected population growth, the existing fire station will remain adequate. The old school is proposed for a city complex or recreation center. The Senior Citizens should move to the old school if sufficient funds can be secured and such remodeling, etc., as needed is done.

There was a short discussion of spot zoning and the expansion of the commercial zone as was proposed at the last meeting.

Mrs. Neff recommended that if the old school is used for a city complex that the existing city hall be turned to office space for rent or lease or for the police department or library. It was felt the Police Dept. should be visible and it would be more so here on Main Street than at the school location. Mr. Kelley said the city ought to retain ownership of the present city hall because if there is growth, it would be prime property.

Mr. Smith made a motion the meeting adjourn. Motion was seconded by Mrs. Neff.

There was a short discussion of the McMullin sign problem. A vote was taken on the motion to adjourn which passed and the meeting adjourned at 9:10 P. M.

Synette Neff  
Chairman

June 30, 1987  
Date approved

Ramona Rosenlund  
Secretary