

Minutes of a Planning Commission meeting held on December 8, 1987, in City Hall, 68 East Main Street, at 7:00 P. M.

Present were Chairman Grant Pay, members Ione Anderson and Ken Kelley. Also present were Mr. & Mrs. William Brost, Mr. & Mrs. Joel Wright, Joe Chappell representing Reed McMullin and Bennie Lee. Minutes were recorded by Ramona Rosenlund. Councilman Sherman Jones entered the meeting at 8:12 P. M.

Mr. Pay called the meeting to order at 7:27 P. M. and the invocation was by Mrs. Anderson.

Application for construction of a sign - Reed McMullin: Mr. Pay said Mr. Chappell was representing Reed McMullin who owns property on Highland Drive and about 500 South. Mr. Chappell said there is presently a small sign there which will be changed to a large billboard type sign. One side of the sign will be retained by Mr. McMullin to advertise his apples and the other side will be used by Mr. Chappell. The sign will be 14' x 48' x 25' high.

Mr. Pay went over the Sign Ordinance and as there seemed to be no reason to deny the permit for the new sign, Mrs. Anderson made a motion Mr. Chappell be allowed to go ahead as it meets the regulations. Mr. Kelley seconded the motion which passed unanimously. Mr. Chappell left the meeting after being told the building permit for the sign would be given to the building inspector and when the charges were figured, he would be notified.

Annexation request - Brost, Lee and Wright (Kevin Steadman): Mrs. Wright had some maps of the property in question and she showed where they want to make a 26' wide lane into the property of Mr. Steadman, which the Wrights will buy from him when it is annexed. This lane will be on what is now Bennie Lee's property which he will trade to Wrights for the 33' strip belonging to Steadmans and which is between his property and the city limits, after they buy it from Steadmans. The lane will then separate the property of Bennie Lee and Bill Brost.

Mr. Lee said he originally wanted to annex only a part of his property 100 feet deep just to make enough for a building lot so he could add on to his home but because the ordinance will allow him to annex up to 1 1/2 acres without giving the city any water shares because he has been hooked to the city water since before 1986, he now wants to annex all his property as he has 3 shares of water so can use that for the other acre.

Mrs. Brost said they want to annex their three acres which are contiguous to Mr. Lee's on the north. Mrs. Wright said they want to build a warehouse as well as a home so will need to annex 1 1/2 acres with three shares of water, which they will have.

Mr. Jones said since the road on the east of the properties is a county road, it can be included in the map and be annexed into the city with the private parcels. There was a discussion of where the nearest fire hydrants are and Mr. Jones said there is one on the corner of 400 North and 300 West which will be within the required 600 feet of the Steadman property.

Mrs. Rosenlund was asked to put this annexation request on the agenda for the next city council meeting to be held on December 16th. Mr. Pay said they won't need deeds, a mylar map, just a paper one for that meeting. Then if the council approves the annexation they will have to bring the mylar map, the

deeds and the water share certificates.

Mr. & Mrs. Wright left the meeting at 8:10 P. M. as they had another meeting to attend.

Mr. Pay asked about the county road and Mr. Jones said include it in the map and it will be automatically included in the annexation.

Mrs. Brost asked about the water line, how big it would need to be and who pays for it. Mr. Jones said the owners buy the material and the city puts it in and it must be at least 6" pipe. Mr. Lee said it seems to him when they go from a 2" or 4" pipe to a 6" they would not have any pressure. Mr. Kelley said the pressure will equalize in the line and Mr. Jones said going to a bigger line from a smaller one would cut the pressure some but the city does not get any complaints about pressure in that part of town, as there is more than enough with the possible exception of having to put out a fire. Mr. Lee said since he is already hooked to the city water system, he would not have to stand any of the cost of the 6" one to be put in for Wrights and Brosts. Mr. Jones said there are three families and three should help to Bennies and the other share the rest of the way. Mr. Lee said if he does not build another home north of his present one, he will not have to help with the 6" line since he already has water to his present home.

Mr. Kelley said if Brosts annex <sup>water</sup> later, they should not have to <sup>pay back to</sup> pay for any of the line until they annex and build on their property. Mr. Jones said the owner of the property on the other side of the street should Brosts and Wrights for half of the cost of the line, should he ever desire to use it. He said this information would be on file at the city and would be kept in the event this ever happened.

Mr. Brost asked about how much the cost of the water line would be and Mr. Jones said around \$1500 to \$1800. Mrs. Brost asked if the water hookup fee would cover the cost of a pipe accross their property. Mr. Jones said no, they would have to pay for everything on their property. Mr. Lee asked why the hookup fee was so much when the trench would already be opened. Mr. Jones said this has been set by ordinance and they can't change it now. Mr. Pay asked if they could run the line into the county, once it was in and Mr. Jones said they are not supposed to run lines into the county but sometimes it happens. The city would rather not with a packing shed or something like this but for watering livestock, they don't bother much.

Mr. Jones explained that if people give water to the city for an annexation or buys shares from someone, they can ~~rent~~ be rented back to those persons for use on a year to year basis. The person renting them pays a small fee per share plus what ever assessment the water company levys. Mr. Brost said it would be nice to be able to put a pressure line for irrigation water in the same trench while they are putting in the water line. Mr. Jones said no, they would not allow this because of the possibility of getting the pipes mixed up, unless maybe the irrigation water was put in a plastic pipe.

Mr. Kelley made a motion that the Planning Commission recommend acceptance by the City Council of the proposed annexation. Mrs. Anderson seconded the motion which passed unanimously.

There followed a discussion of the T-5 Zone with Mr. Jones explaining that this zone does not require water for annexation but the use of the land must remain

the same as it was at the time of the annexation. Then, if later the owner wants to build something or change the use of the land, he can request a zone change and then give the water shares when the zone is changed. He said if the Wrights are not building until later they could annex their property T-5 until such time as they want to build and if they need water shares to do this, they can let him know and the city can allow us of shares they have by the Wrights paying for the shares.

Mr. Lee asked about the Wrights building a shed or warehouse. He was told the ordinance allows accessory buildings to be no larger than 10% of the gross area of the lot which must be zoned residential. Mr. Lee then asked if he could annex one and one-half acres of his property without water shares as he is hooked to the water and the balance of his property in T-5 and not have to give up his water shares. Mr. Pay said yes, but he would have to have no less than 5 acres to be T-5. Mr. Jones explained that if all three owners annex at the same time using on map for the entire thing, this will allow the necessary acreage for some of it, including Mr. Lee's, to be annexed T-5.

Mr. Lee telephoned the Wrights to tell them of this possibility and they said they would be interested and would call the city hall in the morning for further information about it. Mrs. Anderson suggested the owners involved have another meeting prior to the city council meeting and decide on the T-5 part and then have a map and everything ready for the City Council meeting so it could be finished. Mr. Kelley said they can include the road on the north side of the Steadman property if they want to do so.

Mr. Kelley restated his former motion to say they should recommend acceptance of the annexation proposed with the amount of property to be zoned T-5 be over 5 acres and the balance residential. Mrs. Anderson seconded the revised motion which passed unanimously.

Minutes: Minutes of the meeting held November 23, 1987 were approved.

Next meeting: After a short discussion it was decided not to hold a meeting on December 22, unless a real need arose. The next meeting will be held on January 12, 1988.

Adjournment: A motion to adjourn this meeting was made by Mr. Kelley, seconded by Mrs. Anderson and passed unanimously.

Adjourned at 9:55 P. M.

Grant A. Pay  
Chairman

1-12-88  
Date Approved

Ramona Rosenlund  
Secretary