

Minutes of the Planning Commission meeting held June 12, 1988.

Present were Ken Kelley, Glade Robbins, Jeri Bascom, and Brenda Wall Commission members. Also present were John and Geniel Duel, Ted Ahlin, Dave Gardner, Lee Sorenson, and Ted Gerun. The meeting was called to order by Ken Kelley and Glade Robbins offered the opening prayer. The minutes from the previous meeting were read and approved.

John and Geniel Duel: The Duels are requesting annexation of the rest of their property located at 444 N. 200 E. Part of their property is already within city limits. The total amount of property including what is already in the city is one (1) and one-fourth (1/4) acres. Ken read Section 4 of the annexation ordinance (90-3) to the Duels. He also explained what a mylar map was and that it is needed because it is part of the county's ordinances. The Duels were also asked to bring in a plat map of their property so that the Commission could have it in the minutes. As part of the Duels' property is in the city it was felt that there was not a reason to deny this petition. Glade motioned to accept, Brenda seconded. All were in favor to accept this annexation request.

Ted Ahlin: Mr. Ahlin is requesting a change in the zoning of property he owns located at 100 S. 50 E. It is zoned RA 2 at this time. He would like it changed to a commercial zone. The property is next to the existing Commercial Zone. He would like to construct some storage buildings for the purpose of renting them to people for their personal storage. They would be located behind two existing homes. These homes are occupied. He is planning to build 11-12 units. He plans to fence them in and have a gate that would be locked when the area is closed. The hours of these units would be only in the daytime. He would put a driveway into the units on the west side of the property. He would also be blacktopping the area. He would not need utilities. The property measures 170 X 240 feet. There was a question of whether he would leave the residential zone clearances for the homes that are on the lot. He wasn't sure. He was asked if he could submit a drawing of the placement of the storage units and the proximity of the homes. Ken read him the regulations of the Commercial Zone (90-3 Section 21). Glade motioned to accept the proposal to include Mr. Ahlin's property into the Commercial Zone and to send it on to the City Council. Motion was seconded by Ken. Mr. Ahlin was also informed that a public hearing would be needed to finalize the request.

Western Youth: Mr. Gardner, acting for Western Youth, is requesting annexation into the city. Their property is located on the east side of the frontage road going towards Payson. The property does touch city property on its south edge. There are previous minutes in the files on their original request for annexation. The basic premise has not changed. They brought to this meeting some proposals for how to zone their particular situation. After studying the city's ordinances, they have

brought in the proposal that is included in these minutes. In short they are asking for: 1. Annexation 2. RA-2 designation 3. An addition to the Zoning Ordinance to cover their situation 4. Special use approval. The reason for asking for RA-2 designation is that they can then use the basics of the PRUD part of the ordinance which they have adapted slightly for their needs. This addition to the ordinance is include with the minutes. They are aware of the updating of the water system and the possible addition of a sewer system. They are prepared to work with the city in these matters. The Planning Commission reviewed the proposals brought in by Western Youth. It is felt that they are well-written and consistent with current city ordinances. They are seeking to annex 16 acres at this time. The legal description of this will be stated later when the sale is of the land is complete. There are some minor changes that need to be made in the documents. (Wording is on the documents included in the minutes) Mr. Gardner will get us the changes and have them ready for the City Council to go over. Brenda motioned that we accept this proposal in all its parts and send it on to the City Council. Jeri seconded the motion. All were in favor.

Judy Steele: Mrs. Steele is requesting a business license for a home occupation. She would like to do flower arranging in her home. She was not able to come in to the meetings as she was ill, but she did call Jeri and explained her request. She will not have any other employees and will do all the business in her home. She will not have any storage outside of her home. Jeri explained the ordinance to Judy over the phone. It was motioned by Jeri to approve the request and seconded by Ken. All were in favor of the motion.

Mr. Capel, Mr. Brereton, and Mr. Nielson all failed to come to the meeting to explain their businesses to the Commission. Their license requests were tabled until they come in to a meeting.

Glade motioned for adjournment and Ken seconded. All were in favor. The meeting was adjourned.

Chairman

Secretary

Date