

Minutes of the Planning and Zoning Commission Meeting held July 8, 1993.

Present: Jeri Bascom, Kurt Stringham, Brad Greenhalgh Commission members. Hortht Carter representing the City Council. Mr. and Mrs. Jr. Ross, Don Gilson, Rhea Cruz, Gary Pratt, Mr. and Mrs. Jake Kester. Commission members Brenda Wall and Brent Vincent Were excused.

Business License request: Gary Pratt is requesting a business license for catalog gun sales. He stated that there would be no guns on his property longer than 24 hours. He has complied with all the state regulations concerning the sale of guns. The Home Industry Ordinance was read so he would understand the limitations on the business. It was motioned to grant Mr. Pratt a Home Industry License by Kurt and seconded by Brad. All were in favor.

Business License request: Rhea Cruz is requesting a business license for a ice cream vendor. There is nothing specific in the ordinance concerning vendors. She would be selling prepackaged items. If she decides to go to soft ice cream as well she has agreed to follow the state and/or county guidelines for food handling. It is felt that she fits best under the Home Industry Ordinance. This was read to her and she understands what is required. Kurt motioned to grant a Home Industry License, Jeri seconded. All were in favor.

Subdivision request: Mr. Ross has completed the steps outlined in the subdivision ordinance. He will be starting with Part A which will consist of 9 lots. He brought in all the plat maps and mylar maps that are required. He has sent the letters to adjacent owners. He will need to get with US West to set up with them the establishment of trunk lines. Hortht will keep trying to find out about the 100 year storm requirements. That information will be in place before final approval by the City Council. Mr. Ross will also need to work out a satisfactory bond arrangement with the City Council before final approval. The Planning Commission has also received copies of the covenants required for this subdivision. The official name of this subdivision in all of its parts will be the Dry Mountain Estates. He has some preliminary plans for the future development of this subdivision. He has agreed to the placement of the road that will go on the west side of his existing fur trade building. Mr. Ross had requested a conditional use permit for a non-conforming building for the period of 3 years at such time (or before) he will remove said building from its present site. Preliminary plats for part B have been seen and a copy is with these minutes of the Planning Commission. If nothing is varied from these preliminary plans Mr. Ross would like to be able to start with the final plats when he is ready to start Plat B. Kurt motions to approve this request with all prior conditions as stated. Brad seconded. All were in favor.

Annexation request: Jake Kester would like to annex his property which would include the present calcite business and property across the road (see plat) This annexation would clean up what is left of any islands in this section of town. The address is about 500 South Center. McMullins, who own property in this annexation have not given consent. Donald Kester, who also owns property in this proposed annexation has agreed. Mr. Kester will get his signature on the annexation application. He will bring the application back to the City offices. This will need to be there in order for this to proceed to the City Council. He will also comply with other requirement of the annexation ordinance. He will be requesting a conditional use permit for his business if the annexation passes the City Council. Kurt motioned to approve this annexation request. Brad seconded. All were in favor.

Meeting was then adjourned.