

Special meeting of the City of Downs Planning Commission was held October 29, 2014, 5:00 p.m. at Brush Art Corporation. Members present: Bill Cushing, Doug Brush, Tonya Kuhn, Don Heiland, Linda Miller. Absent: Randy Koops, Tim Parker. Also present: Mayor Jennifer Brush, Vickie Oviatt.

Chairman Bill Cushing called the meeting to order for the purpose of a decision for the city council regarding accessory structures.

Don moved, seconded by Tonya, to approve the minutes of the October 27, 2014 meeting as presented. Carried.

Tim Parker could not attend but sent comments by email. His comments were reviewed. Bill opened for comment.

After further discussion, Tonya offered to compile a summary of the restrictions decided upon for review. A special meeting will be held on Friday, October 31, 2014, at 12:15 p.m. at city hall.

Mayor Brush asked to address annexation and read the following report:

Annexation map proposal - the expanded city boundary has been drawn after much discussion and investigation, from planning commission findings, talking to property and business owners and Downs citizens and city superintendent and city planning consultant John Riggs. The primary reason for annexation of these properties is to increase the tax base for budget shortfall and expand the city boundaries for future growth and expansion, long range growth of Downs; all of land is adjacent to current city boundary, all the services such as water, ambulance, fire and police protection are already available to these properties. Public sewer service would be extended in a reasonable time frame.

Properties discussed but not in the proposed map are because there isn't an urban potential in the property or it isn't feasible for the property to be annexed and services extended; then no benefit to annex.

Water rates will go down, insurance will go down due to a change in fire rating by being within city limits. Engineers Wilson & Co. will come up with concept plan & estimate for sewer, water, fire hydrants. City attorney will contact Schwab Eaton for legal description of boundary line. Council will decide reasonable time frame and services plan. Public hearing will be held. Zoning will be assigned. Zoning is a protection for the business/property owner. By state law annexation is not allowed to change two things: land & buildings used for agriculture are exempt from zoning by state law. Also, new zoning laws cannot apply to existing uses of land by state law. d to address annexation and presented the following report:

Don moved to adjourn the meeting. Tonya seconded. Carried. Meeting adjourned.

Vickie Oviatt – DPC Secretary