

Eureka City Planning Commission Meeting
Minutes of Thursday, January 25, 2018 at the Eureka Memorial Building, 263 West Main Street,
Meeting begin at 7:07p.m.

1. ROLL CALL. Brandon Gout, Darin Carlson, Ferrel Thomas, JaNeel Neilsen, Leslie Rice of Eureka City Council

2. MINUTES of Dec 27, 2017 were read Darin Carlson made motion to approve Brandon Gout Seconded the motion

3. Lance Willson introduced himself as a developer and began by asking all present for what makes Eureka a good place to live. Clean air no smog, Good food at Bee's Hangout, see the Sun and Stairs, just 38 minutes to Provo, good small town feel, Religions work together here, Have a good school district with lots of opportunities to increase student graduating goals early.

Mr. Willson explained his ideas of how the city would be paid back for developing a medical clinic, pharmacy, swimming pool, and therapy offices to attract other health care providers. It could be done by the city zoning their land for higher density, and a Master development fee to be paid to the city. Also a per door fee given monthly to the city for this development and a Lease Hold agreement longer than the home loans in this development would contribute to make this good for Eureka City.

The active 55 and older adult community would additional bring income into the city to support a pharmacy, swimming pool and other health care provider. They would hire locals for landscape and services they need.

Mr Wilson would like to take 3 to 6 months to make sure this age group will buy in Eureka after he has developed his plan around the city's participation.

Darin ask Mr. Willson to get his proposal with drawing a ideas developed so we have something to evaluate and work with him on.

4. Discussion on Mobile Home Park is not need. Tim Merrill, City Attorney has advised that anyone can build a home there if they meet city's zoning for residential homes. The mobile home park allows for more development than a residential zone in that you can have duplex home and rental apartments on that property.

Ferrel made a motion to adjourn the meeting and Darin second it. Meeting adjourned at 8:30 pm