

Planning and Zoning Minutes
Dec. 15th, 2009

Present: Mike O'Neill, Zachary Smith, Troy Barry
Staff: Cari Golden

Meeting Minutes were approved for the Dec. 1st meeting with edits.

Business License: **High Quality Masonry** located at 73 Elm Street was reviewed. Troy Barry was concerned about the number of outdoor storage in the way of trucks and equipment that could be stored at this location that is presently used for residential. The commission approved the home occupation business with the caution of not allowing the owner to store vehicles in the city easement. The business permit was **approved**.

All American Tire and Brakes: The commission discussed the business and was concerned about the stock piling of used tires in the Central Business District. The applicant was present and explained that the owner was going to store the used tires in trailers that are 7X14 in size. The trailers are located in the back of the business. The owner Alex Heffen who is located in Arizona would be taking the tires back to AZ. Vaughn (manager) was going to look into the valley transfer station. He would also get in contact with other businesses to find out what they do with their used tires. The Business license was **approved**.

Public Hearing / Sign Ordinance – Chairman O'Neill opened the hearing by explaining how the meeting would progress. There was no public present in the hearing so the discussion started with the commission's discussion.

Zach Smith was concerned that the references to ordinances were correct and made corrections to the electronic changeable message size and distance.

The commission discussed changes to the approved flag signs to allow for the sign to convey that the business was open, that the temporary signs would describe off-site signage and portable signs. The commission agreed to leave in the administrative relief and the conflict with other laws section.

A motion was made to recommend approval of the ordinance to the council with those edits and changes. The motion was seconded and voted unanimously in favor.

Public Hearing/R1-A Zone Chairman O'Neill opened the hearing with the public and explained they were considering the adoption of a 1 Acre zone that would remain a floating zone. This zone would be an option for the city in areas that should be more rural in nature to some of the outlying areas that have been annexed into the city limits.

There was no public comment and the commission discussed the needed changes. They discussed a few typo errors and changed the 8,000 square feet to read 800 square feet of an accessory building. Zach suggested that the city should be concerned about people in this zone wanting to irrigate their whole lawn with culinary water.

The commissions discussed that the city already has a built in penalty for those using too much water in the way of overage charges. They also discussed that most old farm land would have irrigation rights to the Trail Creek Irrigation company and what a great help that is for people who want green lawns.

A motion was made to recommend approval of the R1A zone to the council with the following edits to the ordinance:

D 2. The maximum of one large farm animal instead of one horse.

D 6. Accessory dwelling unit to be 800 sq ft instead 8,000 sq ft.

D 7. (add) accessory animal shelter

And confirm the maximum height to 35 ft. and three stories.

The vote was unanimous in favor of approval.

The commission discussed that they would continue on the finalizing of the Public Tree Ordinance.

The meeting was adjourned.

P&Z Admin. Cari Golden

P&Z Chairman- Mike O'Neill