

Minutes of a Planning and Zoning meeting held at city hall on May 15, 1982, at 7:00 A. M.

Present were Larry Butler, Steven Porter, John Mayer, Councilman Dan Olson and Ramona Rosenlund, secretary.

The meeting was called to order by Chairman Larry Butler who also gave the prayer. Minutes of the meeting held April 17, 1982, were read by Mrs. Rosenlund. A motion to approve the minutes as read was made by Mr. Butler and seconded by Mr. Porter, Motion passed unanimously.

There followed a discussion of the present trailer court ordinance and how the trailer courts in town are or are not in conformity to it. It was mentioned there are no firehydrants inside the Mecham court and the responsibility for having them rests with the owner. Mr. Olson said the city council had received a master plan for the trailer court at the last council meeting on May 5th. He showed this plan to the Board and said he felt the owner was trying to accomodate the play area required, by using parts of the lots allotted to the individual trailer spaces. He also said the council has asked Mr. Mecham to consider closing the present main entrance to the court and opening one to the north. By doing this and removing the old office building which is no longer used, they would have a fairly large common area for the use of the people living in the court. He said he felt the trailers were too close together and that the pads they were putting in were not in conformity with the ordinance.

Mr. Olson suggested that when working up the new ordinance, the planning commission consider limiting the number of entrance/exit roads. He felt two would be adequate for a court of up to 10 or 15 acres in size. Also, that each individual lot within the court should be a specific size and the play area required be consolidated into one large enough area to accomodate all the people in the court for a common area. He also mentioned that the nearest fire hydrant to the Mecham Trailer park is too far away to offer protection to the North-east section of the court and so maybe the size of water lines allowed within a court should be taken into consideration.

Mr. Porter asked if the present trailer courts could not be made to conform to the ordinance now in force. Mr. Olson said the court was originally put in prior to the ordinance and was not done in a proper manner; the water lines are too small, the fire protection is not adequate, some trailers are too close to the outside property line and some are too close together. He said there is a clause in the ordinance that would allow them to be closed if not conforming but it has never been enforced although he feels it should be.

Mr. Olson said the Planning commission needs to work on a Sign ordinance, an updated Business License ordinance and an updated Animal Control Ordinance as well as the Mobile Home Park ordinance. He explained that the City Council had placed a moratorium on signs being erected within the city limits and would like a sign ordinance done before this expires on July 5, 1982.

Mr. Olson left the meeting at 8:05 A. M.

After a short discussion, Mr. Mayer made a motion that each member of the commission take an ordinance which needs updated and work up a

suggested new one to bring back to meeting to be discussed with the whole group. Mr. Butler seconded the motion and it passed unanimously.

Mr. Porter offered to take the business license ordinance, Mr. Mayer the sign ordinance and Mr. Butler said he would take the trailer park one and ask Mr. Corry to work with him on this and this would leave the Animal control one for Mr. VanAusdal. Each one was to go over the present ordinance and the sample ones obtained from other cities and from the League of Cities and make notes of any changes, additions, etc. they feel would be good and be prepared to present these ideas to the full commission at future meetings.

There was a discussion on suggested changes in the trailer court ordinance with the following suggestions being brought up: width of roads, curb and gutter, space per trailer, size of pad including parking pad, consolidation of play area for group recreation, the travel trailer section should be a separate ordinance, landscaping, utilities, no dead-end streets allowed.

A motion to adjourn this meeting and set the next one for June 5, 1982, at 7:00 A. M. and to have the sign ordinance and the trailer court ordinance on the agenda was made by Mr. Butler. Motion was seconded by Mr. Mayer and passed unanimously.

Meeting adjourned at 8:35 A. M.

June 5, 1982

Approved

Harry D. Butler

Chairman

Ramona Rosendine

Attest