

Minutes of a Planning and Zoning Commission meeting held at City Hall on September 24, 1985, at 8:00 P. M.

Present were Chairman Lynnette Neff, Commission members Ione Anderson, David Smith and Steven Parsons, City Councilman Art Adcock and minutes were recorded by Ramona Rosenlund.

Mrs. Neff called the meeting to order at 8:16 P. M. and prayer was given by Mr. Adcock.

Sign Ordinance Mr. Adcock mentioned that the amendment to the zoning ordinance referring to signs was finished at the last meeting and would now go to the City Council to be considered by them at their next meeting, and for them to set up a public hearing if they accept the amendment as written by the Planning Commission. There was a short discussion about inserting a clause making the sign requirements retroactive and it was felt by all that this would not be right. It would be like making everyone with a house closer than 30 feet to the front property line, move the house when the ordinance was written differently.

Flood Plain Ordinance Mr. Adcock said the city is to create an ordinance to provide guide lines for buildings in a flood plain. The first thing that has to be done is identify where the flood plain is within the city limits. This is not intended to limit building but to determine the liability of the city. Also, it may effect the taxes on specific parcels of property. He said he did not have all the information needed to do this tonight but will have it for the next meeting.

Amending the ordinance allowing mobile homes on private property Mr. Adcock listed a number of items that might be considered in re-writing this ordinance which included: should it be a requirement that the title be surrendered so the mobile home becomes real rather than personal property, how old a trailer would be allowed, type of foundation required, type of roof required, does it have to be a double wide and should the number per block be limited. He explained he was not necessarily advocating these things but was just mentioning them for consideration.

After some discussion it was decided to not allow a mobile home older than three years on a private lot. It was also decided that the title must be surrendered to the tax commission so the mobile homes would be taxed as real estate, not as an automobile is taxed. The tongue and wheels must be removed and the mobile home set on a permanent foundation with the necessary tie-downs to prevent it being moved by a wind storm. Also the foundation must have footings and must meet the Uniform Building Code as to re-bar, etc. required. No mobile home that is not a double wide one will be allowed and there will be no more than three allowed within each square block area.

Mrs. Neff read through the present ordinance and notes of any suggested changes were made. Mrs. Rosenlund was asked to type up a draft of the proposed changes and have it ready for the next meeting.

Problem with zoning ordinance regarding placement of corrals, etc. There was a short discussion of a recent Board of Adjustment hearing where the problem of an existing corral is next to the property line which is next to a vacant lot on which someone intends to build a home in the near future. The problem is will the home have to be built 40 feet from the the property line or

will the corral have to be moved when the house goes in. Apparently there is nothing in the ordinance to determine what would have to be done in a situation like this and a solution needs to be worked out.

The next meeting is to be on October 8, 1985, at 8:00 P. M. Mr. Parsons made a motion to adjourn and Mr. Smith seconded same. Motion was passed and the meeting adjourned at 9:55 P. M.

Synette Tuff  
Chairman

Nov. 12, 1985  
Date approved

Ramona Rosenlund  
Secretary