

Minutes of a Planning Commission meeting held at City Hall on November 25, 1986, at 7:00 P. M.

Present were Chairman Lynnette Neff and members Ione Anderson, Wade Garner and Kevin Steadman. Councilman Sherman Jones entered the meeting at 8:20 P.M. Minutes were recorded by Ramona Rosenlund.

Mrs. Neff called to meeting to order at 7:12 P. M. Invocation was by Mr. Garner.

Minutes of the meeting held on November 11, 1986, were approved.

Mr. Steadman reported he had visited Orem City and B.Y.U. and had obtained a copy of the State Land Use Code and of Orem's zoning ordinance. He said the zoning ordinance is being amended and their new one will be out soon. He suggested the commission read the Orem ordinance and see if some things there can be of benefit in helping formulate our new one. He said their codes interface with their master plan and he was not able to get a copy of that. He felt Orem's ordinance was well organized and set up.

Work on Zoning Ordinance update: There was a discussion of quasi-public buildings and it was decided to put this in the definitions in Section 16, as follows: BUILDINGS, QUASI-PUBLIC: Having a legal status only by operation or construction of law and without reference to intent.

There was a discussion of the Home Occupation and Home Industry sections of the ordinance. Mrs. Neff said she felt both of these businesses should come before the Planning Commission prior to a business license being issued so it could be determined that they met all the requirements of the ordinance and if they did the Commission would recommend to the City Council that they be approved. If there was any problem with them meeting the ordinance, they would be referred to the Board of Adjustment to request a variance. In this way, there would not be any businesses in the residential zones operating contrary to the zoning ordinance.

Mr. Steadman said they would need to be checked from year to year as they requested a renewal license. He suggested the application form for asking if the business is exactly the same as the previous year and if not what changes had been made. If it was the same, they would not have to come to the Planning Commission. If any changes had been made, they would in order to determine if the changes met the ordinance.

It was felt would save a lot of problems both for the city and the businesses requesting a license. Since all license renewals come due in January of each year it was decided the commission would not schedule any other business for the month of January (except annexations), so they would be able to handle all of the renewals coming up.

Mrs. Neff asked if they could recommend to the city council that the present zoning ordinance where it pertains to Home Occupations and Home Industries be proposed for amendment at their next meeting so it could be passed in December and be ready to start this new procedure in January of 1987.

Mr. Steadman suggested that they might be allowed to operate should they start during the middle of the year, until the next January. Mrs. Neff said they may be operating contrary to the ordinance and it might be better to have them come

to the Commission first so everyone was sure they conformed.

Mrs. Neff made a motion it be recommended to the City Council that the Zoning Ordinance where it pertains to Home Occupation and Home Industry be ammended to require all new applications for these types of businesses be reviewed by the Planning Commission prior to the license being approved. Also that all renewals for the year 1987 be reviewed by the Planning Commission prior to approval. Also, that the business license renewal application be modified to require the applicant to show if any changes have been made during the previous year and if there have been any, it will again be necessary to come before the Planning Commission.

Mr. Steadman seconded the motion which passed.

Resignation of Mr. Garner: Mr. Garner said that due to pressures on his time, he finds it necessary to resign his position on the Planning Commission as of tonight. Everyone expressed their reluctance to see him leave and Mr. Jones and Mrs. Neff thanked Mr. Garner for his help on the Commission during the past year.

The following names were suggested as a replacement for Mr. Garner: Grant Pay, Bill Butler, Dee Clement, Helen Kester and Ken Kelley. Mrs. Anderson said Dean Peay had expressed to her a desire to be on the Commission. After some discussion, it was decided the following, in the order listed, would be presented to the Council for their recommendation:

1. Bill Butler
2. Ken Kelley
3. Dee Clement
4. Grant Pay

It was decided to not hold any meetings during December unless it became necessary due to an annexation request or something of this nature. The next meeting will be held on January 13, 1987.

Mrs. Neff made a motion this meeting be adjourned. Mr. Garner seconded the motion which passed. Meeting adjourned at 8:30 P. M.

Lynette Tuff
Chairman

Jan. 27, 1987
Date approved

Ramona Rosenlund
Secretary