

Minutes of a Planning Commission meeting held at City Hall, 68 East Main Street on Tuesday, January 27, 1987, at 7:00 P. M.

Present were Commission members Grant Pay, Lynnette Neff, David Smith and Ione Anderson. Also present were Bill Butler, Mac Steele, Jim L. Gause, Denise Angelo, Steve Parsons, Neil Merrill and Russ Strong. Minutes were recorded by Ramona Rosenlund.

Chairman Lynnette Neff called the meeting to order at 7:10 P. M. and Mrs. Anderson gave the invocation. Approval of minutes was left until later.

Mrs. Neff explained that a new ordinance had been passed by the City Council concerning home occupations and home industries which requires all persons operating or wishing to operate such a business to first come before the Planning Commission for their recommendation prior to the city issuing a business license. She further explained that this is a one-time thing unless there is some change in the business. If any changes are made, it will be necessary to come back for further consideration before next years' license can be issued.

Bill Butler Home Occupation: Mrs. Neff asked what he did and Mr. Butler replied he installs glass and the business is based in his home where he takes orders. He said occasionally he stores some glass in his basement. Mrs. Neff asked if there were any concerns with recommending approval of this license and as there were none she made a motion that they recommend approval. Mrs. Anderson seconded the motion which passed. Mr. Butler left the meeting.

Mac Steele: Mr. Steele said he had a dump truck and a front-end loader which which he hauled gravel. Mrs. Neff explained that they do not have anything in the ordinance to cover contractors of this type and so they have suggested to the City Council that they allow these types of businesses to be licensed the same as they were last year, which they have decided to do. There was a short discussion about this with Mr. Smith saying he did not think these types of operations would need a license as they were not performing a service to the people in town. Mrs. Neff repeated that since they are not covered by a part of the ordinance, they can be licensed as they were last year and the Planning Commission will work on bringing the ordinance-up-to date. Mr. Steele left.

Jim Gause : Mr. Gause explained he has an appliance repair and parts business and has been granted a variance to operate a home industry in a building on the front of his lot. His house is in the rear. Mrs. Neff read through the requirements of the ordinance and asked if he employed anyone who did not reside on the premises. Mr. Gause said he uses teen-age boys spasmodically but only about once a month to help him. He said he has a sign on the front of the building which is 4 feet by 18 inches and a sign on his truck. He said he has one truck with a rack on it.

Mrs. Neff reminded him that since he is in a residential zone, the place has to look residential and there is to be no outside storage of anything that has to do with the business. She said there had been some concerns about outside storage. Mr. Smith said if it is a nuisance to the neighbors the city may revoke his license. It was explained that the zoning administrator would check for compliance to the ordinance.

Mrs. Greenhalgh said she realizes he has to make a living, but they don't like

having a trailer full of old stoves and refrigerators parked in front of the house and that he could have it in back. Every time they look out their front window that is what they see. Mr. Gause said he tears them apart there and then takes the parts inside. Mrs. Greenhalgh said there was no problem otherwise. Mrs. Neff asked if there was any problem now, today and Mr. Greenhalgh said there were a number of boards piled on the porch. Mr. Gause said he is building some shelves inside the building and the boards were there while he was doing this.

Mrs. Neff asked if he could clean up the problems if they gave him a 30 day period to do so. Mr. Gause said the trailer was a problem as he would have to change the parking spaces to avoid the trailer being toward the front. This space in front was arranged for the two off-street parking spaces required by the ordinance. He was told the two off-street parking spaces were for his customers. He said he does not solicit persons bringing items in to him as he does not have enough room inside. The trailer he has is for unusable parts, etc. and some times he only dumps it every two weeks. He said maybe he could put the trailer in another place.

Mrs. Neff said things should not be stored on the porch or the front lawn, but when unloaded, must be put in the building and she recommended they give him 30 days or until the next Planning meeting to take care of this. Mr. Smith said he thought this was a good idea. Mrs. Neff asked if Mr. Gause would like until the next meeting on February 10th or until the following one on February 24th.

Mr. Gause replied he could take care of everything except moving the junk trailer which he didn't think he could do until spring as it is so muddy and he would need gravel spread. Mr. Greenhalgh said it is the junk-filled trailer which needs to be moved.

Mrs. Neff made a motion they give Mr. Gause until February 24th to get everything in order at which time he is to come back to the Planning Commission for approval of his license. Mr. Smith seconded the motion which passed. Mrs. Rosenlund was asked to notify the neighbors of that meeting. Mrs. Greenhalgh asked why the other neighbors were not notified as the Warenskis on the corner were not notified. Mrs. Rosenlund said she missed them when sending out the notices. Mr. & Mrs. Greenhalgh and Mr. Gause left the meeting.

Steve Parsons : Mr. Parsons said he is a professional artist, he works at home in his basement and is a home occupation. He has no signs and no outside storage of any materials nor does he hire anyone. Mrs. Neff read through the requirements and as his business meets all of them, Mrs. Anderson made a motion they recommend approval of his business license. Mr. Pay seconded the motion which passed. Mr. Parsons then left.

Neil Merrill : Mr. Merrill said the name of his business was "Star Rise" and that he manufactured bits for horses and sells them all accross the country. He said he does this in the basement of his home. Mrs. Neff explained to him that if he makes any changes in the business, he must come before the Planning Commission again. As the business meets all the requirements for a home occupation, Mr. Smith made a motion they recommend approval for a license. Mrs. Anderson seconded the motion which passed. Mr. Merrill left the meeting.

David Smith : Mr. Smith said he is a home industry. His business is called Smith Brothers Cabinet and Mill. His two brothers have an interest in the business but they live in Salt Lake. His business meets all requirements for a

home industry so Mr. Pay made a motion they recommend approval of a license. Mrs. Anderson seconded the motion which passed with Mr. Smith abstaining from the vote since it is his business.

Russell Strong: Mr. Strong is a plumbing and heating contractor. He said he works out of his home and a truck which he moves around behind his truck. There was a short discussion of various types of contractors and how they could be differentiated. Mr. Smith said the state has several classifications such as B1, B2, A1, etc. and maybe they could use something like this when they redo the ordinance.

Mrs. Neff said his business appeared to be a home occupation. Mr. Smith said he thought there was nothing to upset any neighbors and asked if he needed a license in other towns when he did jobs there and Mr. Strong said no, just permit for the job. He said he had no signs. Mr. Smith if he starts to get a lot of equipment for his business, he will have to have a place to put them. Mr. Strong said he would rent a building to put them in. Mr. Smith made a motion they recommend approval for a license. Mr. Pay asked if the trailer was left at each job until it was finished and Mr. Strong said he usually hauls it back and forth as there is so much theft and vandalism. Mr. Pay seconded the motion which passed. Mr. Strong left the meeting.

Mr. Jones entered the meeting at 7:50 P. M. and was filled in on what had gone on.

Minutes of previous meetings : Minutes of the meetings held November 25, 1986 and January 13, 1987 were approved.

Updating of Zoning Ordinance : Mrs. Neff asked if the Planning Commission could make provisions in the requirements for home industries and home occupations, or was this up to the Board of Adjustment. It was decided that were recommending approval or disapproval of a business license was concerned, they could.

Mr. Jones said a lot of people had not seen the proposed sign ordinance so the City Council had decided to present to the public it again at the next council meeting for consideration. He said Tischner Ford wanted to change or add to their signs and he thought A-frame signs would be the biggest consideration.

There was a discussion of how to license and where to allow contractors who have large equipment in connection with their business. Mrs. Rosenlund was asked to find out how Payson and some other towns handle this. It was felt there needs to be a way to define the types of general contractors such as those who build roads and those who build houses. Mr. Smith said there is a state contractors license code and Mr. Jones said he would try to get a copy.

Mr. Smith said they need to have some provision for those home industries who hire an occasional outside helper for a particular job but not any full time employees. Mrs. Neff said she thought they needed a new section in the ordinance to cover this.

There was a short discussion of where on the master plan they could locate an industrial zone. Mr. Smith said he thinks near the south exit of the freeway as an industrial area.

Mrs. Neff introduced Denise Angelo, a BYU student. Ms. Angelo said she had an assignment to attend a city meeting and wanted to come to a small city where it



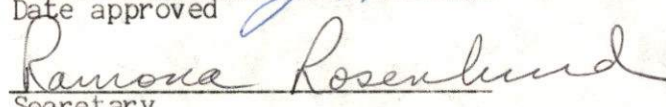
was less formal, and so came here tonight.

Mrs. Neff made a motion this meeting adjourn. Motion seconded by

Meeting adjourned at 8:45 P. M.

  
Chairman

24 February 1987  
Date approved

  
Secretary