

Minutes of a Planning Commission held at City Hall on Tuesday, February 24, 1987, at 7:00 P. M.

Present were Commission members Kevin Steadman, Ione Anderson and Grant Pay with minutes recorded by Ramona Rosenlund. Councilman Sherman Jones entered the meeting at 8:30 P. M.

Mr. Steadman called the meeting to order at 7:05 P. M. and Mr. Pay gave the prayer.

Minutes of the meetings held January 27, 1987 and February 10, 1987, were read. After correcting several typing errors, same were approved.

CONTRACTORS BUSINESSES IN ZONING ORDINANCE : There was a discussion of how to change the zoning ordinance to include a section covering contractors. The following definitions of types of contractors were decided on:

1. General Engineering Contractor. One whose principal contracting business is in connection with fixed works for any or all of the following divisions or subjects:

Irrigation, drainage, water, power, water supply, flood control, inland waterways, harbors, railroads, roadways, highways, tunnels, airports and airways, sewage and bridges.

2 General Building Contractor: One whose principal contracting business is in connection with any structure built, being built, or to be built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind requiring in its construction, the use of more than two unrelated building trades or crafts or to do or superintend the whole or any part of it. It does not include anyone who merely furnishes materials or supplies without fabricating them into or consuming them in the performance of the work of the general building contractor.

3. Specialty Contractor : A contractor whose operations as such are the performance of construction work requiring special skill and whose principal contracting business involves the use of specialized building trades or crafts.

It was decided that the type of contractor would be determined on an individual basis at the time they applied for recommendation for a business license.

There was a discussion of non-conforming contractor businesses, which is what those already operating in town will be. It was decided to include the following definition:

Non-conforming shall mean any contractor located in a residential zone prior to the date this ordinance is passed.

Also it was decided to include the following item:

Any equipment used solely for farm work is excluded from this section of the zoning ordinance.

The following items are also to be included in the section of the zoning

ordinance:

Heavy equipment allowed per each non-conforming home contractor's license will be 3, with 1 additional piece allowed per each 1/2 acre of property. Any contractor having more than ~~5~~ pieces of heavy equipment will not be allowed to operate in a residential zone. Trucks up to 2 ton ~~net weight~~ are excluded.

All lots containing contractors equipment must be fenced with a 6 foot high fence or the equipment and materials must be stored in a building, ^{which operates} ^{classified as} ^{of the}
~~on a residential lot.~~

No construction equipment or materials may be stored on any city street but must be on the contractors own property, at least 6 feet from his residence. No equipment or materials may be stored in the front yard area of the residence.

The physical appearance, traffic and other activities such as noise, fumes, electrical interference, etc., in connection with the premises contractors business must not be contrary to the objectives and characteristics of the zone in which the premises business is located and does not depreciate surrounding values or prove to be a nuisance as determined by the Planning Commission.

Two people, other than those residing on the premises, may be hired for working in connection with the premises contractor license.

SHERMAN JONES: Home occupation license: Mr. Jones requested approval of a home occupation business license for his wife who is the president of their company, Jones Concrete Company. They have an office in their home but everything else they do is carried on out of town. After reviewing the requirements set forth in the ordinance and finding all were met, Mr. Steadman made a motion they recommend approval of the license. Anderson seconded the motion, which passed.

There followed a short discussion of the annexation requirements. Mr. Steadman has property in the county which he had requested be rezoned to T-R-5 so he could build a home but the county turned down his request so he is considering annexation into the city. Mr. Jones explained about giving of water shares for annexation and there is a possibility the city can get water out of Pole Canyon and if so, this will maybe take off some of the shares now required for annexation.

Mrs. Rosenlund asked which the Planning Commission should work on now: finish the Master Plan or finish updating the Zoning Ordinance. Mr. Jones said he felt the Master Plan should be finished as soon as possible and to put that subject on the agenda for the next planning meeting.

Motion to adjourn was made by Mr. Pay, seconded by Mr. Steadman and passed.

Meeting adjourned at 8:50 P. M.

K. A. Steadman
Chairman

Ramona Rosenlund
Secretary

10 March 87
Date approved