

Minutes of a Planning Commission meeting held on January 12, 1988, in City Hall, 68 East Main Street, at 7:00 P. M. Because the City Council had called a special council meeting for this same night and time and the Library Board also had a meeting at 7:15 P.M. tonight, the Planning meeting was held in the little city office.

Present were Chairman Grant Pay and members Ione Anderson, Lynne Smith and Ken Kelley. Also present was Val Broadhead.

Mr. Pay called the meeting to order at 7:12 P.M. and prayer was offered by Mr. Kelley.

Val Broadhead - Home Occupation business license: Mr. Pay said Mr. Broadhead was here to have his home occupation business license reviewed. Mr. Pay read the ordinance as pertains to home occupations and Mrs. Anderson made a motion that since his business complies with all requirements, they recommend to the city council that it be approved. Mrs. Smith seconded the motion which passed unanimously. Mr. Broadhead thanked the commission and said he would bring in his check to pay for the license prior to the next city council meeting and he then left.

New member of Commission: Mr. Pay suggested they make a new list of names for consideration by the City Council for someone to fill the vacancy on the Commission. Mr. Jones had previously reported the person he asked who was on the last list, had declined and he had misplaced the list.

After some discussion the following names were suggested and put on a list to be handed to Mr. Jones:

Vickie Bryant  
John Cappel  
Jerry Bowman  
Gil Cook  
Mark Hales

Kirk Greenhalgh  
Joe Pust  
Randy Peterson  
Steve Hardle  
Glade or Kelley Robbins

Minutes Minutes of meeting held November 30, 1987, were approved.

Work on updating the zoning ordinance: There was a discussion as to whether it was necessary for the neighbors to be notified about the consideration of a home occupation license. It was decided to leave this in as sometimes there is a problem with parking for such things as a beauty shop and it was thought neighbors should have some say in this.

In Residential Zone RA-1 use of lands and buildings allowed was changed making a Conditional Use Permit necessary before the erection or use of a building for churches, libraries, museums, art galleries, public schools and colleges as well as nursing homes, private health care facilities and private educational institutions. Prior to obtaining a building permit for any of the above, the Planning Commission must consider the plans and make recommendations to the City Council, who must approve it prior to building permit being issued.

In Residential Zone RA-2 the same change was made except private educational institutions will be allowed without a conditional use permit if held in a residence which has no more than two dwelling units (a duplex).

Supplementary regulations in both residential zones was changed to read: No

barn, stable, coop, pen or corral shall be kept closer than 40 feet from any front property line or a side yard property line facing a street on a corner lot (grazing pastures are excluded).

In Use Regulations in Commercial Zones was changed to read: Restaurant, beer bar, tea room or cafe, excluding dancing or entertainment, except that music and patron dancing will be allowed.

In the Industrial Zone, veterinarian clinics was added to representative uses within this zone.

In the T-5 Zone the following item was deleted: 4. No residential property not already connected to the city culinary water can be annexed T-5.

In the section on General Provisions, #2 was changed to read: Gasoline pumps shall be set back not less than 20 feet from any street line.

Mr. Kelley made a motion that the Planning Commission recommend the City Council accept the zoning ordinance as amended and changed. Mrs. Anderson seconded the motion which passed unanimously

Future assignments: Because the Commission has not received any other assignments from the City Council other than to finish the Master Plan, Mrs. Smith made a motion this meeting adjourn until such time as another meeting is needed. Mr. Kelley seconded the motion which passed unanimously. Mrs. Rosenlund was asked to compile the necessary figures to finish the Master Plan so it can be presented to the council.

Adjournment: Meeting adjourned at 9:10 P. M.

*Donald P. Rice*  
Chairman

4-12-88  
Date Approved

*Lynn Smith*  
Secretary