
CALL TO ORDER Planning Chairman, Larry McCourtie, called the meeting to order at 6:08p.m. October 21, 2013.

ROLL CALL

Commissioners: Chairman Larry McCourtie, Terry Thompson, Clair Lackie and Rex Robbins

Staff: City Planner, Darryl Piercy and Planning Secretary, Trisha Tolley

Quorum Established.

APPROVAL OF JULY 15, 2013 MEETING

Minutes of July 15, 2013 are approved without discussion. M/S Terry Thompson/Rex Robbins

REVIEW LAND USE MATRIX FOR ZONING CODES

City Planner, Darryl Piercy went over the format of the Matrix for zoning codes. There were some areas that needed to have some consistency with the comprehensive plan that was looked at last year. The new Matrix format has reduced the four Residential zones to three Residential zones making it R-1, R-2, and R-3 and the Industrial and Commercial zones would stay the same. The reason for combining R-3 and R-4 zones into a single R-3 zone will give an upper range of density that would be anticipated within the city. We are not finding that the R-3 and R-4 differential have been very useful so this will be a lot more efficient in terms of land use implementation and still offers the same range of density that we have in our existing code, but will keep us consistent with the way other cities handle this issue and consistent with the way it is handled through the Comprehensive Plan process. No one would be down zoned in the process because the R-3 zone encompasses all the uses and densities that would be allowed in the R-4 zone. Darryl indicated that he was hoping to have a motion to forward this on to the council for their consideration.

Planning Commission member Terry Thompson had a question on the Agriculture Zone 17.12- G where it says that house hold pets could not exceed three in number. He had some concerns about a resident that had what he would call a puppy mill and wanted to know if it was legal. Darryl indicated that this issue was addressed by the city council some time ago and they set the number of pets at three, but also said that if you had more than three pets at that time, you could be grandfathered in until those pets were gone. Another concern was when property would become annexed into the city, the there hasn't been a process to how we assign that zone for that property, so now when property becomes annexed into the city it will be zoned Agriculture Zone and that language is now in the code. The council can modify the zoning at the time of the annexation or later after going through the Planning Commission. Bob Carlson had some concerns in different areas on definitions and things that were miss-printed or not put into the code. Darryl said that he would make the changes before presenting it to the council. Planning Commission Chairman Larry McCourtie ask if there were any more concerns and then ask for a motion to submit the Matrix for Zoning with the correction made to the council. M/S Claire Lackie/Rex Robbins.

City Planner, Darryl Piercy wanted to let the Planning Commission know that section 17.73 Cabaret and Adult Entertainment would be completely removed from this section of the code, due to the board adopting it as a separate ordinance in a different chapter.

ADJOURNMENT

Having no other business at hand Chairman Larry McCourtie asks for a motion to adjourn the meeting, the next meeting is scheduled for November 18, 2013. Meeting adjourned at 6:38 pm. M/S Terry Thompson /Rex Robbins.

By: _____ Date: _____
Trisha Tolley, Planning Secretary

NOTE: These are abbreviated minutes that contain all motions and business conducted. These meetings are taped; a complete record of the minutes may be obtained by contacting the Planning Commission Office or a verbatim copy of these minutes can be ordered at the requestor's expense.