

Mayor Darrell Kerby called the special council meeting of November 27, 2007 to order at 7:00 p.m. Present for the meeting were Mayor Kerby, Council Members John Langs, Dave Gray, and Mick Mellett, Clerk Kris Larson, City Administrator Stephen Boorman, City Engineer Mike Klaus, and City Attorney Tim Wilson. Also present were David Sims and Connie Wells. Council President Russ Docherty was gone on personal business.

The purpose of the special meeting was to have a hearing on the planning and zoning ordinance rewrite. Mayor Kerby called the hearing to order at 7:02 p.m. There being no public comment Mayor Kerby recessed the hearing at 7:03 p.m.

Stephen Boorman spoke to council regarding the planning and zoning ordinance. The current ordinance includes zoning that is less restrictive as the zones get farther from residential zones. The new ordinance does not have the tiered zoning like the old ordinance. A letter was received from Marc Brinkmeyer concerning planned unit developments (PUD). He requested that there be preliminary PUD approval and he also asked the city to correct timelines that were noted in the ordinance section 8.3. Stephen said section 8.3 could be removed entirely.

Mick Mellett inquired about a special permit being allowed. Mike Klaus said there are different places in the current zoning ordinance that speak to special permits and they are not special use permits. Stephen said the new ordinance is written so the special use permit goes with the person or corporation not with the property and if the person moves to a new location the special use permit is not valid. He also said the new ordinance requires a special use permit to be recorded at the courthouse.

Mike Klaus spoke regarding the table of uses in the new ordinance. He said it would be great if it were on a website for the public to use.

Mick Mellett said part of the reason he likes the tightening of the new ordinance is that it provides some protection and if there is wiggle room there can be problems. Mike said in a years' time we will know how the new ordinance works and we can amend it at a later date if it is needed.

Mayor Kerby reopened the hearing at 7:18 p.m. There was no public comment. John Langs moved to adjourn the hearing at 7:18 p.m. Dave Gray seconded the motion. The motion passed, all in favor.

Mick Mellett moved to have staff provide an ordinance to be read for adoption including corrections suggested this evening such as deletion of section 8.3. John Langs seconded the motion. Mick inquired about a height restriction. Stephen said it is still included to meet fire fighting capabilities. Mick said the question was where the height is measured from. Stephen read the definition of a height restriction from the zoning ordinance. Mick asked if the only height restriction is for fire. Council can consider height restrictions upon different

circumstances according to Stephen. Stephen said the new ordinance requires fencing between commercial or industrial zones and residential zones. The motion passed, all in favor.

There being no further business, the meeting adjourned at 7:28 p.m.

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Darrell Kerby, Mayor

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Kris Larson, City Clerk