

**MINUTES OF THE SHOW LOW PLANNING AND ZONING COMMISSION**  
**STUDY SESSION OF TUESDAY, APRIL 28, 2009**

1. **Call to Order.** Chairman Leech called the meeting to order at 7:00 pm.

2. **Roll Call.**

**Commissioners present:** Chairman Leech, Vice Chairman Allsop, Commissioners Johnson and Saner.

**Commissioners absent:** Commissioner Isaacs

**Staff present:** Justen Tregaskes, Planning and Zoning Director; Telford Chapman, Sr. Planner; Katie Blakeslee, Community Development Specialist; Diana Hough, Administrative Assistant.

**Guests present:** Michael DeVoney.

3. **Discussion of Possible Recommendations for**

A. Section 15-1-44(M). Home Occupations

Mr. Tregaskes recapped the joint study sessions discussion of March 31<sup>st</sup>, informing the commission that the revisions presented this evening were the result of those discussions. He noted that most revisions stayed same. Changes have been made as follows:

#4: added the phrase that stock, goods, and materials not be visible from the boundaries of the property.

#6: added the option of window sign or plaque on the outside wall of the home.

#7: restricted employees to people actually living in the home only.

#8: deliveries amounts were updated. Postal deliveries refer only to USPS.

#11: clarified parking spaces and locations of allowable parking area. The purpose was to contain parking to customary areas.

#12: listing of business hours was just to prohibit business visitors coming to home after hours, not prohibit people from doing work inside their homes during the evening. We also did not prohibit Sunday business.

#13: added that the home occupation permit is non-transferrable.

#14: limited to one home occupation permit. It is allowable to combine businesses on one application, but then the limits apply to all businesses combined.

List: allowed. licensed mass therapist was moved into this category. This was done at the request of the council.

In-home child care was changed from 6 to 5 to comply with state regulations. If a child care business is in an allowable zone and has the proper conditional use permit, this would not apply.

not allowed: reinsert Medical/dental.

reinsert Catering. This is considered a commercial use.

Commissioner Saner had questions regarding the allowable delivery limits. The commission discussed this issue and decided that examples of delivery vehicles 'customary to a residence' should be inserted into item #9. The phrase "UPS, FEDEX, and similar delivery vehicles' would be appropriate. In conjunction to that change, it was also recommended that the phrase "excluding postal deliveries' be removed from item #8 as it would be redundant.

Michael DeVoney, 901 S. Central, was invited to respond to the discussion this evening. He asked for verification that licensed massage therapists and non-invasive medical practices were allowable home occupation businesses. Mr. Tregaskes said that the way the code was presented this evening and will be presented for public hearing in the near future did recommend those businesses were allowable home occupations.

Mr. Tregaskes verified with the chairman and commissioners present that the proposed revisions, including recommended changes from this study session, were ready for public hearing and consideration in a formal meeting of the commission. The commission concurred. The public hearing notice will be published in the newspaper, with the hearing date to be May 26, 2009.

4. **Adjournment.** Chairman Leech adjourned the meeting at 7:22 pm.

Mr. Tregaskes asked the commissioners to check their June calendars for an available date to attend Department of Commerce training for Boards and Commissions. The new city parks advisory board, the board of adjustment, and the airport advisory board will all be invited to attend as well.

ATTEST:

APPROVED:

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Justen Tregaskes  
Planning and Zoning Director

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John Leech, Jr., Chairman

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Diana Hough  
Administrative Assistant

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Date