

Regular meeting of the City of Downs Planning Commission was held August 29, 2016, 5:30 p.m. at city hall. Members present: Don Heiland, Evan Joy, Jaime Emerson, Tim Parker, Linda Miller, and Kabin Henke. Chelsi Remus was absent. Also present: Bruce Berkley, John Cary.

Chairman Don Heiland called the meeting to order.

Don asked if there were any corrections or additions to the minutes of the July 25, 2016 meeting. Linda moved, seconded by Evan, to approve the minutes as submitted. Carried. Don abstained.

At the previous meeting a request from David and Jodie Case was reviewed. They requested a change in the zoning to allow extended stay in an RV located on the property for a period not to exceed 120 days per calendar year. It was agreed to set up guidelines for a special use permit.

Don opened the floor for discussion for special requirements. There was discussion. John Cary said that his concern was that they would not be paying their fair share of property tax. Tim had checked with the county appraiser for numbers and a fair share calculated to be \$250.00. John suggested \$600.00 for the four months to live there.

There was further discussion and the following requirements were agreed upon for long term RV living:

- Each RV shall be legally tagged.
- Each RV shall be connected to city water/sewer.
- No RV shall be occupied for more than 120 days per calendar year.
- Each RV shall be provided with a concrete pad to fit.
- Operator shall obtain a yearly permit to be approved by the city governing body.
- RV shall be allowed in overlay zone only, with a sunset provision of five years.
- Yearly permit fees shall be \$400.00 per calendar year.

The list was presented to the city attorney to prepare the legals.

John Cary said he had a couple of items to present for future discussion. Possibly an RV Park could be encouraged if the number of spots required was changed. John also introduced the idea of developing incentives for new construction by offering a property tax rebate.

With no further business, Linda moved to adjourn the meeting. Evan seconded the motion. Carried. Meeting adjourned.

