

44 advantages to Fillmore City if she is allowed to practice her business as a Home
45 Occupation.

- 46 A. No staff, sign, advertisement, and no more than four (4) clients per day.
- 47 B. Business location in home will not cause traffic issues, noise, or parking
48 issues.
- 49 C. Neighbors surrounding Ms. Brandt's home offer support, and due to the
50 reputation of Ms. Brandt, she can bring potential clients and other
51 businesses to Fillmore to create a net positive economic impact with no
52 capital outlay from the city.

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54 Planning Commissioners discussed possible solutions to allow a massage therapist as
55 a home occupation or changing the R2 zone. Attorney Greathouse also suggested
56 some options:

- 57 A. Leave it with no changes.
- 58 B. Add a list to Home Occupation and what is allowed, make it broad to
59 include medical and dental, but note some may not meet the requirements.
- 60 C. Change the definition of Office Professional.

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62 Motion by Commissioner Ralphs and second by Commissioner Carling for Attorney
63 Greathouse to draft language change on Home Occupation and to hold a public
64 hearing on October 25, 2016.

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66 **Review and possible recommendation for Simple Lot Subdivision – Robert Hall**
67 **– property located at 325 North 100 West**

68 Planning commissioners reviewed plat map that was provided by Mr. Hall. All
69 utilities are present and property meets all requirements. Home is currently located
70 on parcel 1 and will remain unchanged. Proposed parcel 2 is North West of home
71 and meets all Simple Lot Subdivision requirements.

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73 Motion by Commissioner Ralphs and second by Commissioner Kunz to accept and
74 recommend approval by the City Council of the Simple Lot Subdivision. Motion
75 passed with a unanimous roll call vote.

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78 **Future Business**

- 79 • Condominium/Townhomes – review and discuss zone standards.
- 80 • Discuss Travel Trailer zone standards.

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82 **Adjournment**

83 The meeting adjourned at 7:35 p.m. MOTION by Commissioner Kunz and SECOND
84 by Commissioner Lunt.

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86 The next regular meeting is scheduled for October 25, 2016 at 7:00 p.m.