



**Planning Commission Meeting
Thursday, January 25, 2018
City Hall Council Chambers
5249 S. South Pointe Dr. Washington Terrace City
801-393-8681**

- 1. ROLL CALL** **6:00 p.m.**

- 2. PLEDGE OF ALLEGIANCE**

- 3. WELCOME**

- 4. RECURRING BUSINESS**
 - 4.1 MOTION: APPROVAL OF AGENDA**
Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

 - 4.2 MOTION: APPROVAL OF MINUTES FOR NOVEMBER 30, 2017**

- 5. NEW BUSINESS**
 - 5.1 MOTION/ORDINANCE 18-01: RECOMMENDATION TO AMEND CHAPTER 17.52.030 OF THE MUNICIPAL CODE RELATING TO OFF-STREET PARKING REGULATIONS**

 - 5.2 MOTION/ORDINANCE 18-02 : RECOMMENDATION TO AMEND CHAPTER 10.12 OF THE MUNICIPAL CODE RELATING TO PARKING REGULATIONS**

 - 5.3 MOTION: NOMINATION AND ELECTION OF CHAIRMAN AND VICE-CHAIR**

- 6. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND ZONING ISSUES**

- 7. MOTION: ADJOURN THE MEETING**

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 395-8283

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and faxed to the *Standard Examiner* at least 24 hours prior to the meeting.
Amy Rodriguez, Washington Terrace City Recorder

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3 **City of Washington Terrace**
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6 **Minutes of a Regular Planning Commission Meeting held on**
7 **Thursday, November 30, 2017**
8 **City Hall, 5249 South 400 East, Washington Terrace City,**
9 **County of Weber, State of Utah**
10

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13 **PLANNING COMMISSION AND STAFF MEMBERS PRESENT**

14 Chairman Wallace Reynolds
15 Commissioner Larry Weir
16 Commissioner Darren Williams
17 Commissioner T.R. Morgan
18 Vice- Chair Scott Larsen – arrived 6:03 p.m.
19 Commissioner Charles Allen
20 Commissioner Dan Johnson - excused
21 City Recorder Amy Rodriguez
22 Chief Building Inspector Jeff Monroe
23

24 **Others Present**
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26

27 **1. ROLL CALL** **6:00 p.m.**
28

29 **2. PLEDGE OF ALLEGIANCE**
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31 **3. WELCOME**
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33 **4. RECURRING BUSINESS**
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36 **4.1 MOTION: APPROVAL OF AGENDA**

37 **Motion by Commissioner Weir**
38 **Seconded by Commissioner Morgan**
39 **To approve the agenda**
40 **Approved unanimously (5-0)**
41

42 **4.2 MOTION: APPROVAL OF MINUTES FOR OCTOBER 26, 2017**

43 **Motion by Commissioner Morgan**
44 **Seconded by Commissioner Williams**
45 **To approve the minutes of October 26, 2017**
46 **Approved unanimously (5-0)**
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49 **5. SPECIAL ORDER**
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51 **PUBLIC HEARING: TO HEAR COMMENT ON AMENDING CHAPTER**
52 **10.12 “PARKING REGULATIONS”**
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54 **Chairman Reynolds opened the public hearing at 6:03 p.m.**

55 There were no citizen comments.

56 **Chairman Reynolds closed the public hearing at 6:04 p.m.**
57

58 **6. NEW BUSINESS**
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60 **6.1 MOTION/ORDINANCE 17-06: RECOMMENDATION TO AMEND**
61 **CHAPTER 10.12 OF THE MUNICIPAL CODE RELATING TO PARKING**
62 **REGULATIONS**
63

64 Monroe stated that there are two versions of the ordinance. Monroe presented a slide show
65 illustrating the parking issues in the Terrace. Monroe stated that 10.12.050 has two versions. The
66 first version allows for tow trucks to be parked at a residence. The second version does not allow
67 tow trucks to be parked at any residence or residential zones. Monroe stated that city staff prefers
68 the second version, not allowing tow trucks to be parked in a commercial zone.

69 Monroe stated that there are issues with tow truck parking in residential areas. He stated that
70 some of the tow trucks span from drive way to driveway, obstructing mailboxes and driveway
71 access. Monroe stated that staff would prefer to maintain and preserve the integrity of the
72 residential neighborhood, along with avoiding conflicts with neighbors.
73

74 Commissioner Williams wanted clarification as to whether tow trucks are allowed in someone’s
75 driveway. Monroe responded that tow trucks would not be allowed in driveways. He stated that
76 if tow trucks are allowed, it may be considered a conditional use.

77 Commissioner Larson asked if there was a way to limit the time period that a tow truck can be
78 parked in the residential zone. Chairman Reynolds stated that the situation between neighbors is
79 a big concern. He stated that the trucks present a hazard in regards to safety and feels that street
80 parking should be eliminated. Monroe stated that commercial flatbed trailers have been seen
81 parked in commercial zones. Monroe would like the weight restriction brought down to 10,000.
82 Commissioner Williams stated that he has seen safety hazards with flatbed trailers as well.

83 Chairman Reynolds stated that he does not want to limit anyone’s business, however, it is a
84 safety issue. Monroe stated that he realizes that the tow truck driver’s response time is 20
85 minutes, but he has received many complaints from residents concerning the trucks.

86 Commissioner Morgan stated that it seems that if they can pull it all the way into the driveway,
87 they should be allowed because some of the trucks are not much bigger than a motor home or
88 trailer. He stated that they should be allowed to park one truck all the way into the driveway and
89 still park one vehicle on the street. Monroe stated that the RV ordinance states that they must
90 have a setback of 3 feet off of the sidewalk. Commissioner Morgan stated that the ordinance can
91 be written to allow for a similar setback requirement. Monroe stated that the issue comes down
92 to the length and width of the truck. Commissioner Larson stated that he would like to see
93 reasonable restrictions on the parking. Commissioner Larson stated that he is fine with putting a
94 stipulation that they have a parking space for their tow truck, along with parking for their regular

95 vehicle. Commissioner Larson suggested that the ordinance have the concession that it must
96 meet RV standards. Commissioner Morgan stated that the ordinance should be expanded to
97 include all commercial type vehicles, not just tow trucks, as to make it less arbitrary. He stated
98 that the ordinance can mirror the RV ordinance stipulations. He stated that the weight grade can
99 come into play at this point.

100 Monroe stated that the ordinance will be re-worked with these changes and brought back at the
101 next meeting, noting that he still prefers to ban tow trucks to be parked in residential areas.

102
103 **Motion by Commissioner Morgan**
104 **Seconded by Commissioner Larson**
105 **To table the item**
106 **Approved unanimously (6-0)**
107

108 **6.2 MOTION: APPROVAL OF THE 2018 ANNUAL MEETING SCHEDULE**

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110 **Motion by Commissioner Larson**
111 **Seconded by Commissioner Allen**
112 **To approve the 2018 annual meeting schedule**
113 **Approved unanimously (6-0)**
114

115 **7. RECURRING BUSINESS**

116 117 **7.1 DISCUSSION/ACTION: AMENDING CHAPTER 17.44.080 OF THE** 118 **MUNICIPAL CODE “FENCE, WALLS, AND HEDGES”, TO ALLOW** 119 **CORNER FENCING TO EXTEND CLOSER TO THE PROPERTY LINE**

120 Chairman Reynolds noted that there are examples of other cities restrictions on fencing.
121 Monroe stated that a resident wanted to know why we were more restricted than any other city in
122 the state. Monroe stated that these examples show that we are not. Chairman Reynolds stated that
123 it was discussed at the last meeting that the fencing can be looked at on a case by case basis.

124 Commissioner Morgan stated that all the applications are different. Monroe stated that the issue
125 is line of sight for drivers and pedestrians.

126 Commissioner Morgan stated that the Logan application allowance is similar to the request by
127 the resident at the last meeting. Monroe stated that he sees some potential issues with line of
128 sight. Commissioner Morgan asked if there would be a visibility issue if it was a chain link
129 fence. Monroe stated that if it remains visible, he does not see a problem, however he stated that
130 he has seen bushes within a few years and obstructs line of sight.

131 Monroe stated that he sees potential for obstructions.

132 Chairman Reynolds stated that we would have to identify any vegetation that obstructs the view.

133 Monroe stated that a 15 foot setback was a good compromise. He stated that he looks at the
134 life/safety issue, noting that a chain link fence may seem fine now, however, it may not remain
135 visible few years down the line. Monroe stated that the Commission can always chose to bring
136 back fence issues on a case by case basis. Monroe clarified that 4 foot fencing is allowed, the
137 issues is with 6 foot fencing on corner lots.

138 Chairman Reynolds stated that a 6 foot fence should be the limitation from the 15 foot property
139 line. Monroe stated that this ordinance includes hedges, however, he noted that it should be
140 changed to include all vegetation.

141 Commissioner Allen stated that he visited the property of Mr. Jones and stated that he felt that
142 line of sight was not limited. Commissioner Morgan asked how it would work to allow variances
143 on certain properties. Monroe stated that it would follow the guidelines of a conditional use
144 permit. Commissioner Morgan asked to table the item and have Morris do some research to see
145 if there are cases that deal with this issue and how it would affect our city.
146 Monroe stated that he receives many requests from residents concerning fencing, especially on
147 corner lots.

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**Motion by Commissioner Weir
Seconded by Commissioner Larson
To table the item
Approved unanimously (6-0)**

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**8. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND
ZONING ISSUES**

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158 Monroe wished Commissioner Allen a happy 89th birthday.

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9 UPCOMING EVENTS

161

Dec 5th: City Council meeting 6:00 p.m.

162

Dec 28th: Planning Commission meeting 6:00 p.m.

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164

10. MOTION: ADJOURN THE MEETING

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**Motion by Commissioner Morgan
Seconded by Commissioner Larson
To adjourn the meeting
Approved unanimously (-0)
Time: 6:59 p.m.**

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Date Approved

City Recorder



Planning Commission Staff Report

Building & Planning

Author: Planning Department
Subject: AMMENDING TITLE 17.52.030 "OFF STREET PARKING SPACE REQUIREMENTS"
Date: JANUARY 25, 2018, Thursday AT 6:00 PM
Type of Item: MOTION

Summary Recommendations: Recommendation from the Planning Commission to the City Council to amend Chapter 17.52.030 – "Off Street Parking Space Requirements" for approval.

Description:

A. Topic:

To amend and make changes to Chapter 17.52 section 030, parking requirements for Vehicle Repair and Service shops

B. **Background:** the planning commission has discussed this in a public hearing and there was no public comment. The planning commission has discussed this item in previous meetings and asked that staff revise the amendment to allow for more parking Auto repair Shop and service garage/shops. Items that were recommended are as follow:

- a. fix the square foot for gross building footage to allow more parking
- b. allow for a tow truck to be parked on site.
- c. employee parking does not go against the fixed parking.

The City's current ordinance does not allow any tow trucks to be parked on site for repair /service garages/shops.

- Staff is recommending the attached changes to provide more specific regulations for parking requirements for commercial and Auto repair shops be adopted and amended. Following is the amendment to the City Code:

17.52.030 Off-street Parking Regulations.

Off street parking spaces shall be in accordance with this Section for the uses specified herein according to the calculation of seating capacity, floor areas, or otherwise as follows:

1. Off-street Parking Generally. Off-street parking shall be provided for each use based upon the following calculations for the applicable use:

- a. **Financial Institutions.** Any bank, credit union, check cashing, or any other financial institution is require one (1) space for every three hundred (300) square feet of gross floor area.
- b. **Public Assembly.** Any church, lodge, library and any similar use that is designed for public assembly shall have one (1) space for every three (3) fixed seats, or for every three (3) persons allowed under the maximum capacity established by the occupancy load where there are no fixed seats in the main place of assembly or when the number of employees cannot be determined, one space for every three hundred (300) square feet of gross floor area.
- c. **Shops and Stations.** Any shop, convenience store, fueling station, garage, vehicle repair, or service business shall have one (1) space for every three hundred (300)

square feet of gross floor area. Spaces inside any garage may be counted toward meeting the requirement.

A. Special Regulations. The following special regulations apply to parking:

a. Calculation. One (1) space per one hundred twenty-five (125) square feet gross floor area, with a minimum of four (4) spaces regardless of size. When calculating, any fractional spaces shall require an additional space. The number of handicap parking stalls shall comply with the governing building code.

b. Garage or Vehicle Repair Shop. The following special regulations apply to all garage or vehicle repair uses:

i. The maximum number of vehicles shall be determined by the planning commission during approval of a conditional use permit based upon this Section and any other governing regulations.

ii. Spaces within any garage or vehicle repair shops do not count against the off-street parking spaces.

iii. Employee parking shall include (2) two spaces per bay and (1) one space for the office/reception area. Employee parking does not count against the off-street parking spaces required in this Section.

iv. A maximum of one (1) tow truck is permitted as an accessory use in the commercial zone for any garage or vehicle repair use.

v. This Section shall not be interpreted to allow for any storing of vehicles not actively being repaired, nor allow for any salvage use, impound lot, or similar use.

- **Department Review:** Building & Planning department gives a favorable review.

Alternatives:

A. Approve the Request: By motion, make a recommendation to the City Council

B. Deny the Request: Planning Commission can deny the request.

C. Continue the Item: The Planning Commission may table the request to a later meeting, subject to suggesting additional information, or requiring changes to the ordinance prior to making a decision.

Significant Impacts: The impact is that by the amending ordinance it will identify and provide a clearer description of the requirements parking spaces.

**CITY OF WASHINGTON TERRSACE
WEBER COUNTY, UTAH**

ORDINANCE NO. 18-01

AMENDED PARKING REGULATIONS

AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE AMENDING THE OFF-STREET PARKING REGULATIONS SET FORTH IN CHAPTER 17.52.030 OF THE MUNICIPAL CODE; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Washington Terrace (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update its municipal code in order to protect public health, safety, and welfare;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on October 26, 2017, to take public comment on this proposed Ordinance;

WHEREAS, the Planning Commission held a public meeting on November 30, 2017, after which the Planning Commission gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____;

NOW, THEREFORE BE IT ORDAINED by the Washington Terrace City Council as follows:

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. Various sections of Chapter 17.52 of the Washington Terrace Municipal Code are hereby amended to read as follows:

17.52.030 Off-street Parking Regulations.

Off street parking spaces shall be in accordance with this Section for the uses specified herein according to the calculation of seating capacity, floor areas, or otherwise as follows:

1. **Off-street Parking Generally.** Off-street parking shall be provided for each use based upon the following calculations for the applicable use:
 - a. **Financial Institutions.** Any bank, credit union, check cashing, or any other financial institution is require one (1) space for every three hundred (300) square feet of gross floor area.
 - b. **Public Assembly.** Any church, lodge, library and any similar use that is designed for public assembly shall have one (1) space for every three (3) fixed seats, or for every three (3) persons allowed under the maximum capacity established by the occupancy load where there are no fixed seats in the main place of assembly or when the number of employees cannot be determined, one space for every three hundred (300) square feet of gross floor area.
 - c. **Shops and Stations.** Any shop, convenience store, fueling station, garage, vehicle repair, or service business shall have one (1) space for every three hundred (300) square feet of gross floor area. Spaces inside any garage may be counted toward meeting the requirement.
 - A. **Special Regulations.** The following special regulations apply to parking:
 - a. **Calculation.** One (1) space per one hundred twenty-five (125) square feet gross floor area, with a minimum of four (4) spaces regardless of size. When calculating, any fractional spaces shall require an additional space. The number of handicap parking stalls shall comply with the governing building code.
 - b. **Garage or Vehicle Repair Shop.** The following special regulations apply to all garage or vehicle repair uses:
 - i. The maximum number of vehicles shall be determined by the planning commission during approval of a conditional use permit based upon this Section and any other governing regulations.
 - ii. Spaces within any garage or vehicle repair shops do not count against the off-street parking spaces.
 - iii. Employee parking shall include (2) two spaces per bay and (1) one space for the office/reception area. Employee parking does not count against the off- street parking spaces required in this Section.
 - iv. A maximum of one (1) tow truck is permitted as an accessory use in the commercial zone for any garage or vehicle repair use.

This Section shall not be interpreted to allow for any storing of vehicles not actively being repaired, nor allow for any salvage use, impound lot, or PASSED AND ADOPTED by the City Council on this ___ day of _____, 2018.

Mayor

ATTEST:

City Recorder

RECORDED this ___ day of _____, 2018.

PUBLISHED OR POSTED this ___ day of _____, 2018.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of the City of Washington Terrace, Utah, hereby certify that foregoing Ordinance was duly passed and published or posted at: 1) _____, 2) _____, and 3) _____, on the above referenced dates.

City Recorder

DATE: _____

v.similar use.



Planning Commission Staff Report

Building & Planning

Author: Planning Department
Subject: AMMENDING TITLE 10.12 “PARKING REGULATIONS”
Date: JANUARY 25, 2018, Thursday AT 6:00 PM
Type of Item: MOTION

Summary Recommendations: Recommendation from the Planning Commission to the City Council to amend Chapter 10.12 – “Parking Regulations” for approval.

Description:

A. Topic:

To amend and make changes to Chapter 10.12, parking requirements for Vehicles for sale and Parking of commercial Vehicles.

B. Background: the Planning Commission has discussed this in a public hearing and there was no public comment. The Planning Commission has discussed this item in previous meetings and asked that staff to revise and to amend with changes to identify the requirements for Parking and the sale of vehicles within the City. Commercial vehicles and the Parking Regulations, section 2. Commercial Vehicles provides the requirements for commercial and residential parking. Items that were recommended are as follow:

- a. unlawful to park any type of vehicle of any kind for the sole purpose of selling on public or private property without the permission of the owner.
- b. no semi-truck or trailer rated over 10,000 pounds allowed.
- c. Commercial vehicle parking regulations, allowing parking in a residential zone and the requirements.

Staff is recommending amendments to Chapter 10.12

Following is the amendment to the City Code:

10.12.040.1 Vehicles for Sale or Merchandise or ~~Used Merchandise for Sale.~~

1. Streets. It is unlawful to park any motor vehicle, recreational vehicle, any type of trailer, or any other vehicle of any kind on any street, road, or highway For the purpose of displaying it for sale.
 - a. ~~Neither shall any motor vehicle, recreational vehicle, any type of trailer, or any other vehicle of any kind be parked on any street~~ For the purpose of advertising or for the selling of merchandise.
2. Parking Area. It is also unlawful to park any motor vehicle, recreational vehicle, any type of trailer, or any other vehicle of any kind for the sole purpose of selling or advertising on any public or private parking area without the permission of the owner and approval granted by the City under a site plan in accordance with the municipal code. This part does not apply to any individual parked while conducting business unrelated to the selling of the item parked or other merchandise advertised on the same.

10.12.050 Parking Trucks.

1. Semi-Truck. No semi-truck and/or trailer with a rated capacity licensed for more than ten thousand (10,000) pounds gross vehicle weight shall be parked on the public road for a period in excess of two (2) hours, except while actively loading or unloading personal property or merchandise.

**CITY OF WASHINGTON TERRSACE
WEBER COUNTY, UTAH**

ORDINANCE NO. 18-02

AMENDED PARKING REGULATIONS

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE AMENDING THE
PARKING REGULATIONS SET FORTH IN CHAPTER 10.12 OF THE MUNICIPAL
CODE; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Washington Terrace (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update its municipal code in order to protect public health, safety, and welfare;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on October 26, 2017, to take public comment on this proposed Ordinance;

WHEREAS, the Planning Commission held a public meeting on November 30, 2017, after which the Planning Commission gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____;

NOW, THEREFORE BE IT ORDAINED by the Washington Terrace City Council as follows:

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. Various sections of Chapter 10.12 of the Washington Terrace Municipal Code are hereby amended to read as follows:

- a. In no event shall a truck or trailer remain parked for longer than eight (8) hours or in the manner that obstructs traffic.
- b. Notwithstanding this section, in no circumstances shall a semi-truck and/or trailer be parked on any public road closer than thirty (30) feet to an intersection with a private driveway, private street, alley, or any other type of access.
- c. For the purposes of this section a semi-truck and/or trailer shall be deemed parked, even though the motor is running, if the vehicle is left standing for any period in excess of three (3) minutes when the same is not attended by a driver lawfully authorized to drive the said vehicle.

2. **Commercial Vehicles, Tow Truck.** The following regulations apply:

- a. **No Commercial Vehicles, tow truck shall be parked on any street, road, or highway unless actively involved in the towing or commercial services of a vehicle or at the premises.**
- b. **No more than one (1) commercial vehicle or tow truck shall be parked at any residence or in any residential zone.**
 - i. **Parking must be on an improved surface of concrete or asphalt.**
 - ii. **The Commercial Vehicle shall be parked (20) twenty feet behind curb.**
 - iii. **there will be no continuous operation of commercial vehicles engines or accessory generators or compressors**
 - iv. **The Commercial Vehicle shall not take away or impact the required parking for the residential area or property, all vehicles, trailers or axle devices shall be parked on asphalt or concrete. (not lawn or green area and gravel is not an approved parking area.)**
- c. **A maximum of one (1) tow truck shall be permitted as an accessory use in the applicable Commercial Zone for any automotive repair use.**
- d. **No commercial trailer or vehicle having a net total weight of greater than 10,000 pounds shall be parked on a residential property.**
- e. **No construction equipment shall be parked in a residential zone, unless actively engaged in providing an improvement or repair to the premises such as:**
 - i. **Site construction equipment, including but not limited to, backhoe, trencher, bobcat, bulldozer, dump truck, trailers and similar equipment.**
- f. **Vehicles with hazardous or toxic materials or odors are not permitted in the residential areas, except sewer repair equipment servicing a residential use.**

- **Department Review:** Building & Planning department gives a favorable review.

Alternatives:

- A. Approve the Request:** By motion to pass and make a recommendation to the City Council for their approval
- B. Deny the Request:** Planning Commission can deny the request.
- C. Continue the Item:** The Planning Commission may table the request to a later meeting, subject to suggesting additional information, or requiring changes to the ordinance prior to making a decision.

Significant Impacts: The impact is that by the amending ordinance it will identify and provide a clearer description of the requirements parking spaces.

1.12.40 ~~Vehicles for Sale or Merchandise or Used Merchandise for Sale.~~

1. ~~Streets.~~ It is unlawful to park any motor vehicle, recreational vehicle, any type of trailer, or any other vehicle of any kind on any street, road, or highway For the purpose of displaying it for sale.
 - a. ~~Neither shall any motor vehicle, recreational vehicle, any type of trailer, or any other vehicle of any kind be parked on any street~~ For the purpose of advertising or for the selling of merchandise.
2. Parking Area. It is also unlawful to park any motor vehicle, recreational vehicle, any type of trailer, or any other vehicle of any kind for the sole purpose of selling or advertising on any public or private parking area without the permission of the owner and approval granted by the City under a site plan in accordance with the municipal code. This part does not apply to any individual parked while conducting business unrelated to the selling of the item parked or other merchandise advertised on the same.

10.12.050 **Parking Trucks.**

1. Semi-Truck. No semi-truck and/or trailer with a rated capacity licensed for more than ten thousand (10,000) pounds gross vehicle weight shall be parked on the public road for a period in excess of two (2) hours, except while actively loading or unloading personal property or merchandise.
 - a. In no event shall a truck or trailer remain parked for longer that eight (8) hours or in the manner that obstructs traffic.
 - b. Notwithstanding this section, in no circumstances shall a semi-truck and/or trailer be parked on any public road closer that is thirty (30) feet to an intersection with a private driveway, private street, alley, or any other type of access.
 - c. For the purposes of this section a semi-truck and/or trailer shall be deemed parked, even though the motor is running, if the vehicle is left standing for any period in excess of three (3) minutes when the same in not attended by a driver lawfully authorized to drive the said vehicle.
2. Commercial Vehicles. ~~Tow Truck.~~ The following regulations apply:
 - a. No Commercial Vehicles, tow truck shall be parked on any street, road, or highway unless actively involved in the towing or commercial services of a vehicle or at the premises.
 - b. No more than one (1) commercial vehicle or tow truck shall be parked at any residence or in any residential zone.
 - i. Parking must be on an improved surface of concrete or asphalt.
 - ii. The Vehicle shall be parked (20) twenty feet behind curb.
 - iii. there will be no continuous operation of commercial vehicles engines or accessory generators or compressors
 - iv. The Commercial Vehicle shall not take away or impact the required parking for the residential area or property, all vehicles, trailers or axel devices shall be parked on asphalt or concrete.(not lawn or green area and gravel is not an approved parking area.)
 - c. A maximum of one (1) tow truck shall be permitted as an accessory use in the applicable Commercial Zone for any automotive repair use.
 - d. No commercial trailer or vehicle having a net total weight of greater than 10,000 pounds shall be parked on a residential property.
 - e. No construction equipment shall be parked in a residential zone, unless actively engaged in providing an improvement or repair to the premises such as:

