

APPROVED
SPRING CITY CORPORATION
150 EAST CENTER STREET
PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
September 27, 2006

Members present: Lawrence Gardner, presiding; Gary Parnell, Greg Hansen, Welby Scott, Clarence Sorensen, Zoning Administrator; Whit Allred, Minutes.

Attending: Ken Allred

Meeting called to order 7:06 PM.

Approval of Prior Minutes:

The commission had three sets of minutes from July 5, 2006, August 16, 2006, and August 17, 2006 to approve, so the board read the minutes to themselves and a vote was taken to accept the minutes as presented. Motion to accept minutes, Welby Scott. Greg Hansen 2nd, all in favor.

Ken Allred Presentation:

Ken has a piece of property on the east side of town near his trailer court which is only 1.05 acres in size (the current building lot size being 1.06). He would like to be granted a variance by the Planning and Zoning Commission to make this a build-able lot.

- Discussion: Lawrence Stated that this variance needs to be put before the Board of Adjustments rather than the Planning and Zoning Commission. Gary Parnell stated that the Planning and Zoning Commission should write a letter to the Board of Adjustments recommending that the variance be granted.
- Vote: Lawrence Gardner motion to write letter of recommendation that the Board of Adjustments grant the variation as stated above. Greg Hansen 2nd. Discussion: Welby Scott was concerned that by granting this variance the Planning and Zoning Commission would be opening up problems with other adjustments. Gary Parnell stated that the Board of Adjustments would base their decision on the criteria put forth in the city code book, and that they would likely base this particular decision on fairness to the property owner because it certainly wouldn't be fair to deny him the right to build because of 1/100 of an acre. Vote: All in favor.

Non-Commercial Kennel License Discussion: Lawrence stated that the kennel license is sometimes needed for breeders who want to compete in dog shows. Gary stated that the town outside of the commercial zone is zoned as residential/agricultural which makes it possible for people who have livestock, and dogs to control them, to have as many dogs as needed for the task without the need for an N/C kennel license. Lawrence was

concerned that this might be a way to circumvent the ordinances against having more than three dogs in areas where they might be considered loud or offensive to neighbors. The discussion was tabled until Debbie Dahl can explain the purpose of the proposed non-commercial kennel license more fully.

Subdivision Ordinance Discussion: Lawrence stated that all we have regarding Subdivision Ordinance is what is currently in the city code book. We need to have a clear understanding of what a subdivision is and be able to tell people what the ordinance states when they want to organize one. The new Subdivision Ordinance will do this. It will simply be appended into the ordinances already in place. Gary Parnell motion to send the Subdivision Ordinance to City Council. Welby Scott 2nd, all in favor.

Lawrence stated that at some point we will have to work on the building/zoning permit ordinance to make it more clear what is expected of people when they apply and what their responsibility is after approval.

Buffer Zone Discussion: The Planning and Zoning Commission will put together a report dealing with the pros and cons of such a zone, it's size, the size of lots within it, and the zones that would be available inside. This report will be the focus of a public hearing. Gary Parnell will handle compiling a list of the cons, and Keith Chandler will be asked to compile the list of pros.

Public Comments: No public present

Greg Hansen motion to adjourn. Welby Scott 2nd, all in favor
Meeting Adjourned.