

APPROVED
Spring City Corp
Planning and Zoning Commission
Special Meeting Minutes
January 23, 2008

Roll Call: Keith Chandler (presiding), Clare Sorensen (Zoning Administrator), Greg Hansen, John Gavrila, Amanda Willey, Lawrence Gardner, Whit Allred (City Treasurer, minutes). Welby Scott 7:40p

Attending: None

Meeting called to order 7:05pm. (meeting was held during power outage, no recording was possible.)

Buffer Zone:

Keith Chandler explained that there are several private entities outside city limits of several of the towns in Sanpete County who are putting forth a buffer zone proposal that would put a buffer zone around each town that does not already have one. They are proposing quarter acre lots within the buffer zones. The county is the only entity that has ultimately has any say in the buffer zone. They are willing to put in a buffer zone for the convenience of the city or if there are other people who want it, they will put one in. So far, we have nothing but hear say as far as communication with the county zoning commission. Lawrence suggested to general agreement that the city planning and zoning commission needs to have a liaison from the Spring City commission at the County Zoning Commission meetings. Lawrence motion to resubmit buffer zone plan as stated in the Strategic Plan to the City Council for approval and then to the County Zoning Commission. Greg Hansen 2nd, 5 in favor, 1 apposed. (John Gavrila apposed. Lawrence Gardner, Welby Scott, Greg Hansen, Amanda Willey, Keith Chandler in favor.)

Strategic Plan:

Spring City's Strategic Plan will be as follows:

- A Buffer Zone will be established and will extend one half-mile from the city limits in all directions.
- The Buffer Zone will allow property divisions into build-able lots of no less than 1.00 acre.
- The Buffer Zone will maintain the standard road grid lines set forth by the Spring City grid where feasible.
- The zoning within the Buffer Zone will not change from RA (Residential/Agricultural) except as stated below.
- A Light Commercial Zone shall be established on Highway 117 North-bound to the end of the Buffer Zone and shall extend one city block East and West of Highway 117.

- A Light Industrial Zone shall be established beginning at approximately 200 West and 700 North (commonly known as the county road accessing the Spring City Sewer Lagoons) extending West to the end of the Buffer Zone and shall extend one city block North and South of the county road.
- A Light Industrial Zone shall be established on the county road beginning at 700 East and 85 South extending East to the end of the Buffer Zone and extending one city block North and South of the county road. It must be recognized that the Spring City Gun Club and the Spring City Corporation Maintenance Yard are within this zone. Any industrial activities that are to be placed in this zone must be congruent with this type of use and entity(s), and must not jeopardize their existence and operation in any way.

Greg Hansen motion to approve Strategic Plan as put forth above. Lawrence Gardner 2nd, all in favor.

Lawrence Gardner motion to adjourn. Greg Hansen 2nd, all in favor.