

APPROVED
Spring City Corp
Planning and Zoning Commission
Special Meeting Minutes
February 13, 2008

Roll Call: Keith Chandler (Presiding), Clare Sorensen (Zoning Administrator), Greg Hansen, John Gavril, Noel Bertelson (Alternate), Whit Allred (City Treasurer, minutes). Welby Scott (7:40p).

Attending: David Allred, Dennis Watson, Doug Owen, Gene Garner, Lori Crisp.

Meeting called to order 7:05pm.

Approval of previous minutes:

January 8, and January 23, 2008:

Greg Hansen motion to approve with amendments. John Gavril 2nd, all in favor.

Business Licenses:

Lyman Compton submitted a letter to the planning and zoning commission to inquire whether or not a business licenses is required for his work. The commission stated that a license would be required.

There were no zoning permits to approve.

Master Plan evaluation and approval.

Tabled until copies are available.

Buffer Zone follow-up:

Noel Bertelson stated that the city council discussed the buffer zone and strategic plan and had several questions that they wanted answered before they would approve it.

Public Comments:

David Allred asked about the buffer zone and the situation with the county. He stated that he had spoken with the county planning commission and stated that they are really anxious for Spring City to create a buffer zone. He also asked about the City Strategic Plan. Keith Chandler briefly outlined the plan for him from the minutes from January 23, 2008.

Dennis Watson asked why the public would not be involved in the decision about where specific zones in the buffer zone would be placed. Keith stated that it was discussed in a special meeting of the planning and zoning commission on January 23, 2008 and the decision was made then. Dennis formally requested that his property south of the gun range not be re-zoned light industrial. Keith Chandler stated that the city didn't have any control over the zoning in the county even within the buffer zone. Anyone wishing to

have an area re-zoned would have to apply at the county level. No re-zoning would take place unless a petition was made to the county.

Gene Garner had a question as to exactly how “light industrial” is defined. Keith stated that the county ordinances define it and that he would make a copy of that available to anyone who wants to read it. Gene was also concerned that an industrial zone on the east side of town would produce more traffic, noise, pollution, sewage, utilities use and other undesirable effects that would be detrimental to the town. The commission stated that utilities use would be good for the City because it would generate more revenue. The other detrimental effects would be unfortunate.

Heath Cook Re-zone issue:

*Mr. Cook arrived late and the issue was discussed after public comment time.

Mr. Cook has property at 545 South Main Street. He has a residence on the property and he would like to re-zone his property from RA1 to either commercial or light industrial so that he can conduct a commercial business on the property also. Keith stated that the commercial zone may need to be expanded from one end of the city to the other. This will be opened up for hearings at the next meeting.

John Gavrilu motion to adjourn. Welby Scott 2nd, all in favor.