

APPROVED
Spring City Corp
Planning and Zoning Commission
Regular Meeting Minutes
Spring City Hall
June 11, 2008

Roll Call: Keith Chandler (presiding), Greg Hansen, Noel Bertelson (Alternate), Whit Allred (City Treasurer, minutes). Absent: Mike Black (Alternate), John Gavril (Alternate), Lawrence Gardner, Clarence Sorensen (Zoning Administrator).

Attending: Dennis Watson, Robert Allred, Nedra Allred, Holly Cook, Heath Cook, Ken Allred, Wells Cloward, et al...

Meeting called to order 7:20pm.

Approval of previous minutes:
May 14, 2008

Greg Hansen motion to accept minutes as read. Noel Bertelson 2nd, all in favor.

Zoning Permits/Subdivision Applications:

Wells Cloward Subdivision Application:

Wells is splitting a large piece of property in to a 1.06 building lot and the remainder of the property which is larger than 4 acres. The existing residence will be on the 1.06 acre parcel will be sold and a new residence will be constructed on the 4+ acre parcel. The parcels meet all subdivision requirements and Clarence Sorensen has approved it. Greg Hansen motion to approve. Noel Bertelson 2nd, all in favor.

Ken Allred Subdivision Application:

Ken has two parcels that he would like to divide into 4. The first parcel #17500 was originally 2 separate .385 acre building lots but they were combined at some point in the past and they are now recorded at the Sanpete County Records Office under one tax ID number. Keith Chandler stated that the lot cannot be re-divided into legal building lots because neither parcel would meet the current 1.06 acre building lot size. The second parcel #17412 is 2.11 acres in size. Greg Hansen made the motion to approve the split of parcel #17412 (2.11 acres) into two (2) 1.055 acre building lots and parcel #17500 must remain one grandfathered build-able lot .77 acres in size. Noel Bertelson 2nd, all in favor.

Heath Cook Subdivision Application:

The Cooks met with Planning and Zoning at the May 14, 2008 meeting where their subdivision application was denied based on the property not having the required frontage of 214 feet. The Cooks have since purchased the sliver of property that was between their property and the road that would give them the proper frontage.

Greg Hansen motion to approve based on the fact that they have acquired the property to give them frontage. Noel Bertelson 2nd, all in favor.

Business Licenses:

Russell Evans:

Mr. Evans has purchased “Strate’s Garage” and associated property located at approximately 50 South Main Street. Mr. Evans originally applied for a business license to operate an antique store and to restore antique automobiles and sell them at this location but the city code does not allow for the antique automobile business except under conditional use permit. He amended his application and would like to put in an antique store and at a later time apply for a conditional use permit for an antique automobile restoration business. The property is located in the commercial zone. Noel Bertelson motion to approve as amended. Greg Hansen 2nd, all in favor.

Main Street rezoning:

Keith Chandler stated that the commission is in favor of rezoning Main Street as light commercial and possibly a small area light industrial if the public so wishes in the future. A public hearing will be set for next month to hear public comments on the issue and the planning and zoning commission will make a recommendation to city council.

Guesthouses:

A work meeting will be scheduled for another day to discuss the revision of this ordinance.

Zoning permit revision approval:

Noel Bertelson suggested that the name “Clarence Sorensen” should be removed and the title or position should be inserted, and a couple of the typos should be corrected in the electrical estimate. The commission also suggested that a performance bond should be looked at to make sure that the home will be finished and not left as an unfinished hulk to be an eyesore. The commission approved the permit without vote.

Conditional use permit:

Noel Bertelson suggested that there needs to be an “Other” line included somewhere for things we have not thought of. The commission approved the permit without vote.

Public Comments:

Kim Stewart asked if there would be more public comment time for the issues that were discussed in the public hearing. Keith stated that everything would be made very public. Nothing would be hidden and plenty of notice would be given for meetings.

Dennis Watson stated that he didn't like that there were not enough people sitting on the commission to suit him and the subjects that are being set forth. He also stated that guesthouses should have strict guidelines as to their appearance so that the city doesn't look like a shanty town. He also stated that rental houses and guesthouses are different subjects and should be discussed separately.

Mike Workman stated that he as a city councilman would not vote for an industrial zone without a traffic study and he would personally take legal action if traffic studies were not conducted for the light industrial zone should be one implemented by the city council.

There were no more public comments.

Greg Hansen motion to adjourn. Keith Chandler 2nd, all in favor.

Meeting adjourned at 8:30pm.