

APPROVED
Spring City Corp
Planning and Zoning Commission
Regular Meeting Minutes
Spring City Hall
July 16, 2008

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

Attending: Dennis Watson, Doug Owen, Terry Allred, Joe & Lee Bennion, et al...

Meeting called to order 7:20pm.

Approval of previous minutes:

June 11, 2008

Noel Bertelson motion to accept minutes as read. Keith Chandler 2nd, all in favor.

Zoning Permits/Subdivision Applications:

Joe Bennion:

Joe and Lee are requesting a permit to build an artists shop on their property at approximately 200 South 300 East. They have requested water and electric hookups but they do not want to put in a sewer connection because of the expense of the hookup and impact fee. They have stated that they will hookup to the sewer if the city requires it, but if they ever put a house near enough to that building they would like assurance that they will not have to pay an impact fee to hookup to that would-be sewer. Noel Bertelson motion to approve the zoning permit with the stipulation that they hookup to the sewer system and pay the required fees. John Gavril 2nd, all in favor.

Various other permits that have been approved were signed.

Business Licenses:

Doug Owen:

Doug has an existing home business license for his heating and air-conditioning business but he would like to add small engine repair. Lawn mowers, garden tillers.... The Planning and Zoning Commission stated that they had been duly notified and that the addition to the business is legal and approved for his home business.

Terry Allred:

Terry would like to divide his 1.06 acre lot with a residence on it into two ½ acre lots and sell one of the lots because a full acre is just too much for him (or any older person) to

manage. The Planning and Zoning Commission stated to Mr. Allred that the current City ordinances do not allow for splitting residential lots smaller than 1.06 acres. They stated also that if he wanted to try to change the ordinance that he would have to approach the City Council.

Public Comments:

None

Work meeting to be scheduled for one hour before the next regular meeting held August 13, 2008 to discuss guesthouses and Main Street rezoning.

John Gavrila motion to adjourn. Noel Bertelson 2nd, all in favor.