

Planning and Zoning Commission
Minutes - Tuesday, March 22, 2016

The Canton Planning and Zoning Commission met at the Canton Depot on Tuesday, March 22, 2016 at 7:00pm with the following members present: Commissioners Tanya Iverson, Rick Thompson, Rich Ekle, Shelly Eich, and Chairman Tom Raymon.

Absent: Commissioner Jerry Chaon.

Also present: City Manager Amanda Mack, Deputy Finance Officer Karen Leffler, Kristen Benidt from SECOG, Jeff Fossum, Kevin Tipton and Chuck Andresen.

Pledge was recited by all present.

CONSENT CALENDAR

Commissioner Iverson motioned and Commissioner Thompson seconded to approve the consent calendar consisting of the 1) Minutes from October 27, 2016 and 2) Agenda. All Ayes. Motion carried.

VARIANCE HEARING – KEVIN TIPTON – 517 EAST ELDER

Chairman Raymon opened the hearing as the Board of Adjustment. Chairman Raymon invited Kevin Tipton to the podium to speak on his request to be granted a 2 foot setback on both sides of the shed in the southeast corner and the detached garage in the southwest corner.

Commissioners asked questions about:

Which side the doors would be on? North side with an entrance on the east.

Any other buildings close to the property line? On the south, the neighbors garage. Fairly close.

Hardship? Easier to approach from the assess from the north, straighter shot.

Will siding be of like material to the house? Yes on garage and shed.

Chairman Raymon closed the hearing and invited discussion amongst the commissioners.

Discussion centered around proposing a 4 foot setback on both sides of both buildings.

Commissioner Thompson motioned and Commissioner Ekle seconded to approve a variance of four foot setbacks on both sides of both buildings. Commissioners Thompson, Ekle, and Chairman Raymon voted aye. Commissioners Iverson and Eich voted nay. Motion carried.

COMPREHENSIVE PLAN

SECOG member Kristen Benidt introduced herself as the person who was taking over our project after Toby Brown resigned. She explained what she understood as the progress we had made on the growth map. Discussion ensued on whether a full revision would need to be done or an amendment to the present 2007-2027 Comp Plan. After looking at the Comp Plan and possible changes that would be made, it was decided that we would be looking at a full revision. This process can take up to a year if meetings were conducted once a month on it. Discussion further ensued on when we should begin the process and how many times a month we would meet on it. City Manager Mack said that starting up the process after the budget for 2017 was done would be a good time to begin. It was decided to wait until October and to perhaps meet twice a month to be done in about six months.

DISCUSSION ON CREATING A CONDITIONAL USE FOR STORAGE UNITS IN GENERAL BUSINESS ZONE

City Manager Mack began a discussion regarding allowing storage units in General Business as a conditional use. Questions arose on allowing too much and how hard enforcement could be. Jeff Fossum was there to speak on the advisability of using up the General Business areas with storage units rather than businesses. After some discussion, it was decided to leave the storage units in Industrial Zone only.

DIALOGUE:

Deputy Finance Officer Leffler stated that since we were not meeting on the Comp Plan until October, the meetings will be called when we have hearings come up and if something occurs that requires a meeting.

ADJOURNMENT

Commissioner Iverson motioned and Commissioner Thompson seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned

Karen K. Leffler
Deputy Finance Officer