

**MINUTES**  
**VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION**  
**March 6, 2018**

**Members Present**

Allen Cansler, Chair  
Tom Sundstrom, Sec.  
Bob Lovingood, Mayor  
Harold Davis  
Greg Fowler  
Michael Moore  
Tim Swafford

**Members Absent**

**Others Present**

Ruth Viergutz Hawk, Planner  
Greg Altum, The Buzz

**Citizens Present:** Bear Stephenson, Holly Clark, Jarod Clark, Gillian Clark, Abby Clark, Mike Jamison, Frank Thurston, and Diane Wyatt

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Cansler called the meeting to order at 5:57 p.m. Chairman Cansler recognized the two new planning commission members, Michael Moore and Greg Fowler. Commissioner Davis moved to approve the minutes of February 6, 2018. Mayor Lovingood seconded the motion and the motion passed 7-0.

**REQUEST TO REZONE PARCEL 057.00, MONROE COUNTY TAX MAP 038, LOCATED ON THE SOUTHWEST CORNER OF HIGHWAY 411 AND MOUNTAIN VIEW DRIVE, APPROXIMATELY 3.7 ACRES, FROM R-1 LOW DENSITY RESIDENTIAL DISTRICT TO C-3 HIGHWAY BUSINESS DISTRICT (Bear Stephenson, Applicant)**

Staff presented Ordinance 18-02. Staff reported that David Windsor, 124 Mountain View Drive, called staff and wanted to relay to the commission that he wanted the land to remain residential. Mr. Windsor was unable to attend this meeting because of work. Mr. Windsor's property is adjacent to the land being considered for rezoning. Bear Stephenson spoke on behalf of the property owners, who are the heirs of the property. Jarod and Holly Clark, owners of the residence that is surrounded by the land being considered for rezoning, spoke against the rezoning. A general discussion followed.

Bear Stephenson requested the item be tabled until next month to give opportunity to meet with the neighboring property owners. Mayor Lovingood moved to table the rezoning request until next month. Commissioner Swafford seconded the motion and the motion passed unanimously.

**OTHER BUSINESS**

**RESIDENTIAL SITE PLAN FOR LOT 4 OF MAPLE SPRINGS SUBDIVISION,  
LOCATED ON THE WEST SIDE OF GUN RIDGE ROAD AND THE NORTH SIDE OF  
WALNUT GROVE ROAD, 2.35 ACRES (Mike Jamison, Applicant)**

As part of the planning commission approval of the Final Plat for Maple Springs subdivision (Parcels 010.00 and 010.03, Tax Map 037), the applicant was to submit a separate residential site plan with topographic information for Lot 4 to ensure the house would be adequately elevated and that there would be no standing water under the house. The applicant submitted such plan with 2-foot contour intervals (Attachment A). A general discussion followed.

Mr. Jamison stated that nothing will be built in the floodplain on Lot 4 and that everything would be built at the higher elevations on the northern side of the lot.

Commissioner Davis moved to accept the residential site plan. Mayor Lovingood seconded the motion and the motion passed unanimously.

**ADJOURNMENT**

Commissioner Swafford moved to adjourn. Mayor Lovingood seconded the motion and the meeting adjourned at 6:41 p.m. Staff conducted a second one-hour training session on "The Role of the Planning Commission".

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Secretary

\_\_\_\_\_  
Date

