

GREGORY PLANNING COMMISSION MEETING

Monday, Feb. 2, 2015

The Planning & Zoning Board met in regular session at 5 p.m. on Monday, Feb. 2 with Scott, Guyla, Donna and Bonnie in attendance. The minutes of the previous meeting (Jan. 20) were approved with a motion by Guyla and second by Donna; all approved.

There were no building permits to consider.

BID, who had representatives at our last meeting, has accepted our version of a city ordinance for purchasing lots in Grandview. This will go to the City Council for approval as City Ordinance 2015-03. This interpretation will serve as a PUD (planned unit development).

We considered a letter of complaint from Bob McKee which was forwarded by the city administrator's office. Bob's complaints were against Sinclair's hunting lodge (block 62) north across the street from his residence and against the activity at the house directly south of him (block 51) which has been used as lodging by Taggart's hunting service.

Ordinance 153.51B calls for the need of a "conditional use permit" which governs the use as both commercial and residential. The application goes through P&Z first; then confirmed by the council. The ordinance also refers to noise disturbances, etc., at the properties.

Bob's complaint was also directed at a camping trailer parked on a lot in block 48. Ordinance 151-04 definitely prohibits the assumed use of a camping trailer parked in this manner and the discussion that followed brought attention to other situations in town that would be covered by this ordinance. Scott will take the findings of this board and the recommendation to the City Council at tonight's meeting. We will also send a copy of the research and the recommendation to Mr. McKee. Upon the approval of the minutes at the next meeting, the recommendation will be sent to Mr. McKee.

The date of the Grandview dedication and anticipated visit by the governor is undetermined as of now. We have not yet received commitment from the governor's office. We hope for attendance by him, our area legislators, Eric Ambrosen of District III, area town representatives, our own mayor and council, Chamber of Commerce personnel and BID people.

We are now looking at the last week of March to not interfere with the current legislative session. Groundbreaking at the Grandview site is planned with a meeting at the city auditorium to follow. A "goals presentation" is also planned.

P&Z Compensation: The duties of the Planning and Zoning Commission have evolved far beyond the initial estimate of this board's involvement in the city's

operation. We have a per diem amount for our regular meetings which are scheduled for two times a month, to precede the regular town council meetings.

Our participation in the Grandview project alone has necessitated many extra hours of commitment, whether performed by one or all of us. As we delve further into the needs of the community in the areas of expansion, improvement and just plain "clean-up", we anticipate many more hours of committee work and representation in civic decisions.

Reimbursement for special projects and time spent over and above the scheduled two meetings per month could, and should, be allowed by the Council. Our worth to the City will be realized when enforcement of existing ordinances, particularly nuisance ordinances, is a reality and not just words buried in the books. There will come a time when citizens will insist on better things for our town. We all agreed that somebody has to step up ... whether it's city employees and council, the rejected code enforcer, or our committee. Scott mentioned that Al is now the City Administrator and that in the resolution that made him the C/A it states that he is 'oversee the due enforcement of all laws and ordinances' and that the nuisance committee was to meet after the first of the year to get a plan together. We will discuss this at the next meeting.

Future projects for the city include annexation of adjoining property and ordinance updates.

Gregory's clean-up days has been adopted as a Rotary Club project which should help make the operation more successful. Preliminary suggestions are to expand the days and to facilitate pick up of all materials and to provide assistance to citizens unable to participate without help.

We elected Guyla as commission member to meet with the council's nuisance committee on a regular basis on a motion by Scott; seconded by Donna; approved.

We reviewed the "Gold Goals from 1992" and the results of the Horizon projects as presented by Colleen Flynn, feature writer for the Advocate.

Donna moved and Guyla seconded a motion to adjourn at 6:30 p.m. which we did after noting that the next meeting of the Planning & Zoning Commission will be Tuesday, Feb. 16 to coincide with the city council meeting.

Bonnie Johnson, commission secretary