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PLANNING AND ZONING MEETING MINUTES

Opened meeting at 6:04pm, Jan 9th, 2022

- **Commission Attendees:** Danita Hinton, Ryan Allred, Lynn Hamilton, Tony Reinhardt
- **Guest Attendees:** Debbie Frabrizio, Alicia Teagan, Jeannie Mecham

Agenda Items:

1. Prayer by Danita Hinton, Pledge
2. 11.28.2022 Meeting Minutes accepted by unanimous vote.
3. Variances and Animal Control - Debbie Frabrizio
 - a. Debbie reported that the Wade family has their goats back, received approval from someone..
 - b. Debbie is concerned about the slippery slope of giving variances for farm animals in town.
 - c. Debbie presented her research of how other cities handle animal requirements in different zones.
 - i. Most require a minimum half acre for farm type animals
 - ii. Many cities use a point system. Points are assigned to different animals, like 1 point for a pigeon, 10 points for a dog, 50 points for a horse, etc. Depending on a residents lot size they are allotted a certain number of points.
 - iii. Debbie feels this system is a bit problematic and that we don't want to encourage farm type animals in town
 - d. Danita suggested that with these type of variances there should be a renewal requirement every two years. This would allow neighbors who may have originally agreed to the variance to change their minds if the approved animals actually become a nuisance. Or if a new home owner moves in and is not in favor.
 - e. Jeannie Mecham suggested this is not a land use issue but a pet ordinance issue.
 - f. Lynn suggested maybe the definition of "pet" may need to be discussed or changed by the city council.
 - g. Danita inquired how animal control keeps track of variances given for animal issues. There is no current system in place.
4. Minor Subdivision - Jeannie Mecham
 - a. Reviewed the parcels owned by Jeannie and the path she has pursued to subdivide and follow proper legal procedure. This is an effort to make deeding or selling her properties in the future run smoothly and efficiently.
 - b. Motion made by Lynn to recommend the minor subdivision to the city council, vote unanimous.
5. Open Session - Nothing to discuss
6. Adjournment at 6:55pm by unanimous vote.

Action Items:

- **Tony:** recommend the city council accept Jeannie Mecham's minor subdivision.

Motions:

1. Motion made by Lynn to recommend Jeannie Mecham's minor subdivision to the city council, seconded by Tony, vote unanimous.
2. Motion made by Ryan at 6:55pm to adjourn, seconded by Lynn, vote unanimous.