



## **DRAFT**

### SPRING CITY PLANNING & ZONING MINUTES

Wednesday March 27, 2024, 6:30pm

Spring City Council Chambers, Spring City Hall, 45 South 100 East

This meeting was held in-person at the Spring City Community Center Council Chamber, and via Zoom electronic meeting service.

Meeting Called to Order: 6:24pm

Roll Call: Craig Paulsen – Planning & Zoning Commission Chairman, George Kenzy (non-voting, consulting member), Gary Parnell, Joe Bennion, Cami Christensen, City Treasurer Whit Allred – minutes, Kristen Mortensen – alternate sitting in for Michael Nelson.

Attending: Nancy Allred - City Council Liaison to Planning & Zoning, Courtney Syme – City Councilman, Phillip Wood, Paul Penrod – City Councilman, Joe Fuchsel, Rand Christensen, Cindy Christensen, Randy Strate – President of Horseshoe Irrigation Co., Cody Harmer, Sandy Burr, Neil Sorensen, et al.

Expression of Choice: Joe Fuchsel - Prayer

Approval of Minutes February 28, 2024 Meeting: Craig Paulsen offered a small amendment. Kristen Mortensen motioned to approve the minutes as read. Gary Parnell 2<sup>nd</sup>. All present voted in favor.

Craig Paulsen reviewed the projects that have taken place during March that didn't require an appearance in a meeting.

Licenses and Permits:

1- None

Phillip Wood Request to Rezone his property located at approximately 600 East 450 North. The main property is 2.12 acres with another small parcel located on the east side of the main parcel. Oak Creek runs through the smaller parcel and part of the east side of the main parcel. Mr. Wood would like to rezone the main parcel to R-MF, which allows multi-family dwellings such as duplexes. His plan is to build duplexes or other high density housing on the property and sell them as low income housing. Mr. Wood was present to lay out his proposal. Craig Paulsen began by going through a list of the requirements that would need to be met in order for this project to move forward. Key points were that the project would need to be engineered and then reviewed by the Sunrise Engineering Co, which is Spring City's current engineering provider. Also the property would need to stay under one owner unless the parcels were split into 2 - 1.06 acre lots. How the electric, sewer, and water would be connected also needs to be discussed. Commission members

discussed the issue and problems that would have to be overcome. Cami Christensen stated that she felt that the town populace should have an opportunity to vote on the issue. Craig Paulsen called for a motion to approve or disapprove the zoning change. Gary Parnell motioned to approve the Wood rezoning request. The motion was seconded by Kristen Mortensen. Further discussion was heard from Cami Christensen and Joe Bennion. They argued that the survey which took place in 2023 clearly showed that the town’s citizens did not want this type of housing. They continued to the vote:

	Yea	Nay
Cami Christensen		<b>X</b>
Kristen Mortensen	<b>X</b>	
Gary Parnell	<b>X</b>	
Joe Bennion		<b>X</b>
Craig Paulsen (Tie Break)		<b>X</b>

The motion failed.

Commission member reports: Commission members reported on individual tasks they have been working on.

Cami motioned to adjourn: 7:30pm