

This is a written review for the Spring City Council as it was discussed & voted on at the March P&Z meeting

Does the scope of the project comply with the General Plan? This was discussed in light of the recent P&Z survey question #9

All infrastructure costs need to be borne by the developer as well as any impact fees:

Culinary water—a 10" line currently exists on 700 East near the property.

Sewer—currently ends at 500 N & 500 East

Power—plan is to have underground power. How will it be metered?

Roads—City road to comply with proper typical gravel SC roads incl. width  
Parking roads will be maintained by the owner

Will the road on 500 N. be adequately designed to cross Oak Creek?  
There is a question about being near the flood plain unless a culvert is  
Installed.

Horseshoe Irrigation Co.—no secondary water will be required.

Engineering for the project must be reviewed by the City Engineer—(Sunrise)  
Engineering drawings have not been furnished yet

It is understood that Code section 11-2-5 calls for a performance guarantee from the developer

The 2.12 acre lot will not be divided but ownership by one person can change.

Phil Wood submitted a revised site plan which appears to meet set back requirements

A zoning change is required for the project to move ahead.

\*\*\*\*\*A vote to change the zoning to R-MF was held. A motion was made by Gary Parnell to rezone the Wood property to R-MF and was seconded by Kristen Mortenson. Discussion came from Cami Christensen and Joe Bennion questioning concerns about the motion coming mostly from the town's citizens. The motion was put to a vote and Gary Parnell and Kristen Mortenson voted in favor of the motion and Joe Bennion and Cami Christensen voted against the motion. This created a tie vote. Craig Paulsen broke the tie and voted against the motion in favor of a possible referendum vote from the citizens of the town which the City Council is asked to consider. The motion failed.

CRAIG PAULSEN