



DRAFT

SPRING CITY PLANNING & ZONING MINUTES

Wednesday April 24, 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:

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), Renelle Smith (alternate), Michael Nelson.

Attending: Nancy Allred (City Council Liaison to Planning & Zoning), Chris Anderson (Mayor), Alison Anderson, Courtney Syme (City Councilman), Phillip Wood, Paul Penrod (City Councilman), Randy Strate (President of Horseshoe Irrigation Co.), Sam Schoppe, Clarke Christensen, Barry Sessions, Jhan Miller, et al.

Expression of Choice: Craig Paulsen – Scout Oath.

Approval of Minutes March 27, 2024 Meeting: Joe Bennion offered a small correction. Joe Bennion motioned to approve the minutes as amended. Cami Christensen 2nd. All present voted in favor.

Craig Paulsen reviewed planning & zoning actions that have taken place during April that didn't require an appearance in a meeting.

Licenses and Permits:

1- None

Phillip Wood Request to Rezone his Property R-3 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-3, which allows Mobile Home Parks. His plan is to install mobile homes as high density housing on the property and rent them as low income housing. Mr. Wood was present to lay out his proposal. Craig Paulsen began by reading the proposal out and 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. 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. Craig Paulsen called

for a motion to approve or deny the zoning change. Phil Wood asked to speak before they made their motion. He was allowed and presented materials to explain his project. Cami Christensen then motioned to deny the zoning change. Michael Nelson 2nd. Further discussion was heard from Renelle Smith.

They continued to the vote:

	Yea	Nay
Cami Christensen	X	
Mike Nelson	X	
Gary Parnell	X	
Joe Bennion		X
Craig Paulsen (NO VOTE)		

The zoning change is denied.

Discussion on Changes to the R-MF Zone: Craig Paulsen outlined his ideas for the new R-MF zone and also R-3 as they relate to the buffer zone. He presented a handout of notes that he wanted members of the commission to review before the meeting and asked for input on it. Included in this discussion was the prospect of the new subdivisions proposed for the north buffer zone. Gary Parnell motioned to advance these directives to the City Council. Joe Bennion 2nd. All present voted in favor.

Discussion on Sharon Ashcraft building lot: Sharon is selling the property. The question on this item is whether or not the city has to provide utility services to this lot. The lot is part of the Spring Acres Subdivision. The subdivision was approved by the county and Spring City has committed previously to serve the lot with water, sewer, and electric utility service. The City Council has approved a letter to the new owner with a letter stating we will serve the lot. Kristen Mortensen also related this project to the 106 acre development proposed for the North Buffer Zone and the superintendent who is in charge of the project spoke about the plans.

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

Cami Christensen motioned to adjourn: 7:28pm