



DRAFT

SPRING CITY PLANNING & ZONING PUBLIC HEARING/REGULAR MEETING MINUTES

Wednesday October 30, 2024, 6:00pm
Spring City Council Chambers, Spring City Hall, 45 South 100 East

PUBLIC HEARING MINUTES

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

Public Hearing Called to Order: 6:04pm

Roll Call: Craig Paulsen (Planning & Zoning Commission Chairman), Michael Nelson, City Treasurer Whit Allred (minutes), Joe Bennion, Gary Parnell, Cami Christensen, Sally Scott (Alternate), Kristen Mortensen is excused.

Attending: Chris Anderson (Mayor), Alison Anderson, Ruth Ann McCain (Recorder), Courtney Syme (City Councilman), Jane Hawkes, Martin McCain (City Councilman), Chad Huff (City Police Chief), Phil Wood, Paula Carter, Joan Dean, Daniel Jensen, Sonja Brown, Mr. & Mrs. Mike Tullis, et al.

Craig Paulsen introduced the topic which is the changes to the Subdivision Ordinance precipitated by Utah State mandate. Daniel Jensen, who updated our subdivision ordinance to comply with the new state requirements, addressed the assembly. He briefly explained the purpose of the changes as the state intended them.

After a period of public comments sufficient to hear all commenters, the public hearing was adjourned in favor of beginning the regular meeting at 6:30pm

Cami Christensen motioned to adjourn the hearing in favor of beginning the regular meeting.

REGULAR MEETING MINUTES

Roll call: Cami Christensen, Joe Bennion, Gary Parnell, Craig Paulsen (P&Z Commission Chairman), Sally Scott, Michael Nelson, Whit Allred (City Treasurer, Minutes).

Attending: Chris Anderson (Mayor), Alison Anderson, Ruth Ann McCain (Recorder), Courtney Syme (City Councilman), Jane Hawkes, Martin McCain (City Councilman), Chad Huff (City Police Chief), Phil Wood, Paula Carter, Joan Dean, Daniel Jensen, Sonja Brown, Mr. & Mrs. Mike Tullis, et al.

Expression of choice: None heard

Gary Parnell motion to approve minutes from the September meeting. Sally Scott 2nd. All present voted in favor.

Paula Carter Zoning Permit for a carport to replace the garage she had torn down. Paula's Grandson, Gary, spoke on behalf of Paula. He argued that the building was structurally unsound needed to be replaced. Craig Paulsen pointed out that the building was grandfathered but the cement pad does not perpetuate the grandfathered status. He stated that the building should be moved back from the property line to the city's and cited safety of children walking on the sidewalk directly in front of the pad as a major reason. Discussion on the setbacks was heard and points for and against approval. Joe Bennion stated that the approval really should be termed a variance and as such should be handled by the Board of Adjustment. Craig Paulsen stated that he thought if the P&Z Commission denied the permit, the City Council could hear it and approve it. Craig called for a motion. Michael Nelson motioned to approve the new carport on the original pad the garage sat on. Gary Parnell 2nd. After a short discussion the vote was as follows: Joe Bennion – Against. Gary Parnell – For. Cami Christensen – For. Sally Scott – Against. Michael Nelson. For. The motion to approve the carport is adopted 3-2. Craig stated that the permit form needed to be completed by the applicant before he would sign off on it in the office and they would need a county building permit also.

Phil Wood Duplex Zoning Permit: Preliminary Plan phase. Phil argued that the zoning permit shouldn't be contingent on engineering for utilities, it should only be contingent on setbacks, and bona fide zoning issues. Craig Paulsen argued that the city needed to be sure that utilities needed to be properly installed and the zoning administrator would have to be involved in that process. Discussion about culverts in the creek and other utility issues was heard. Randy Strate will also have to approve of the permit application on behalf of Horseshoe Irrigation Co. Cami Christensen motioned to approve the Phil Wood Duplex project for 8 duplexes. Michael Nelson 2nd. All present voted in favor.

Sonja Brown Citizens for Spring City Presentation. Sonja passed out a handout with information that the Citizens has compiled from other cities regarding growth in their towns and the buffer zones surrounding them. No vote was taken, no decisions were made.

The P&Z Commission members shared the progress they had made on their individual tasks.

Cami Christensen motioned to adjourn: 7:57pm