



SPRING CITY PLANNING & ZONING MINUTES
Wednesday October 27, 2021, 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.

Meeting Called to Order: 6:30pm

Roll Call: Craig Paulsen – Planning & Zoning Commission Chairman, George Kenzy, Brent Petersen, Gary Parnell, Joe Bennion, City Treasurer Whit Allred – minutes.

Attending: Chris Anderson - City Council Liaison to Planning & Zoning, Stewart, Kim Stewart, Vickie Mickel, John Stewart, Tony Rudman, Todd Carson, Holly Bown, Ashley Webb,

Expression of Choice: None Heard

Approval of Minutes September 29, 2021, Meeting: Craig Paulsen stated that Brian Allen had not called for his inspections but is proceeding with the building. A note needs to be sent to him. Also, the Stewart Greenhouse issue needed to have a plot plan submitted for inclusion with the minutes. Gary Parnell motioned to approve the minutes with changes. George Kenzy 2nd. All present voted in favor.

Licenses and Permits:

- 1- Vickie Mickel Zoning Permit for a Small Horse Barn 380 East 500 South: Craig Paulsen stated that even though this will be a farm building it will need to have a fee paid for the permit. The building meets all code requirements. George motion to approve. Brent Petersen 2nd. All present voted in favor.
- 2- Jeffrey Lytle Zoning Permit for a New Home 636 East Center Street: Jeffrey is applying to build a new home. The plot plan shows the front porch of the home encroaching into the 30-foot front setback. This will need to be changed. A survey will be required in order to establish the property corners. The home meets all other code requirements. George Kenzy motioned to approve the permit. Gary Parnell 2nd. All present voted in favor.
- 3- John & Kimberly Stewart Business License Review and Lot Split: The Stewarts stated that they had already recorded the lot split that they had applied for in a previous meeting and that they didn't feel that they were going to need the commercial business license after all. They have not submitted a plot plan of the proposed layout of their green house yet.

- 4- Tony Rudman Subdivision Application Preliminary Sketch Plan Review: Mr. Rudman owns a 2.12 acre lot between 500 and 600 East on 100 South Road. He is applying to split it into 2 standard 1.06 acre building lots. Because of confusion as to what documentation needs to be submitted and what obligations the subdivider is required to meet this item is tabled.
- 5- Todd Carson Subdivision Application Preliminary Sketch Plan Review: Mr. Carson owns 4.24 acres between 700 and 800 North and 600 and 700 East, constituting an entire city block. Also included in the property is a sliver of land between his property and the actual road which is the result of the inconsistencies in the original town surveys. He has applied to split the property into 2 - 2.12 acre lots that will also incorporate the slivers of land to the East, adding to the total acreage of each lot. Because of confusion as to what documentation needs to be submitted and what obligations the subdivider is required to meet this item is tabled.

Light Pollution Discussion: Several complaints have been lodged with the mayor that the lights on Main Street and the new lights at the Historic Church are too bright and are becoming a nuisance. In the near future it will be necessary to address these issues in the City Code.

Kim Stewart Discussion on Small Farms Inside Commercial Zone: Kim presented her arguments for allowing small farms inside the commercial zone in her business license review.

Public Comments: Public comments were heard and addressed by the commission members

Gary Parnell motioned to adjourn: 7:26pm