



APPROVED

SPRING CITY PLANNING & ZONING MINUTES

Tuesday November 23, 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, John Paulsen, Tony Rudman et ux, JD Burton, Ashley Webb, Mike Black – Spring City Deputy Treasurer, Tom Dyches, Courtney Syme – City Council.

Expression of Choice: None Heard

Approval of Minutes October 27, 2021, Meeting: Several corrections were offered by members. George Kenzy motioned to approve the meeting with corrections. Brent Petersen 2nd. All present voted in favor.

Subdivision and Zoning Permit update discussion: Horseshoe irrigation has been trying to get the public to cooperate when subdividing property or building new homes or structures. This is so that secondary water can be distributed properly. To that end Spring City has been asked by the irrigation company to update its policy and forms to facilitate the inclusion of the irrigation company in the permitting process. Mike Black, who works for both Spring City Corp. and Horseshoe Irrigation Company gave a presentation about the usability of water shares both above ground and their conversion into well shares for homes in the buffer zone beyond the reach of Spring City water. The commission agreed to modify our forms and procedures in any way needed to guarantee Horseshoe Irrigation Company would be consulted and approve of any permit or application forwarded to the county for permitting at that level.

Licenses and Permits:

- 1- Colby Mellor Subdivision. Colby addressed the commission. He stated that he has a minor subdivision in the buffer zone which makes use of Spring City culinary water. He has made plans now to further develop the land and make it into a major subdivision and include 5 or more new lots. Sketch Plan Review only.
- 2- John Paulsen Zoning Permit for a New Home Approximately 155 East 500 North: Craig Paulsen is related to John so he offered to recuse himself from this item. John addressed the commission and explained that he had planned to subdivide the land, but the odd

shape made subdivision difficult. The home appears to meet all of Spring City's code requirements. Brent Petersen motioned to approve the permit. Joe Bennion 2nd. All present voted in favor.

- 3- JD Burton Application for a Home Business License: Mr. Burton is applying for a home business license for a Bed & Breakfast type business. He addressed the commission and explained that he had modified the upper room above his garage for guests. Gary Parnell motioned to approve the business license. Joe Bennion 2nd. All present voted in favor.
- 4- Tony Rudman Subdivision Application for 2 – 1.06 acre lots from a 2.12 acre parcel. This item was tabled in the last meeting. Mr. Rudman had failed to submit the proper documentation in October. He has submitted the proper documentation for this meeting. Brent Petersen motioned to approve the lot split. George Kenzy 2nd. All present voted in favor.
- 5- Sharon Packer Subdivision: Mrs. Packer owns several acres Southeast of Spring City. She has asked Mike Black to answer questions for her because she isn't able to be here this evening and Mike is a land neighbor. The property is land locked except for a small right of way that can be accessed off of 600 South going East. She is not requesting power from Spring City. Culinary water is not feasible there. As Mrs. Packer, nor her agents, were available to answer questions the matter is tabled.

Discussion on handout for Subdivision Applications: Craig suggested that we start using the example that has been submitted by George Kenzy. It will clear up misconceptions and give the proper guidance to new applicants to avoid confusion and frustration in meetings.

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

Gary Parnell motioned to adjourn: 7:58pm