SPRING CITY PLANNING & ZONING MINUTES
Wednesday July 27, 2022, 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: 6:32pm

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

Attending: Nancy Allred - City Council Liaison to Planning & Zoning, Mayor Chris Anderson, Jane Hawkes, Mr. & Mrs. Cary Wasden, James Fleming

Expression of Choice: Pledge of Allegiance

Approval of Minutes June 29 2022, Meeting: Gary Parnell motioned to approve the minutes as read. Joe Bennion 2nd. All present voted in favor.

Licenses and Permits:

1- Francisco Garcia business license: George Kenzy motioned to table because he wasn't here. Gary Parnell 2nd. All present voted to table.
2- Cary Wasden Home Business License for a Bed & Breakfast 216 South Main Street: Mr. Wasden was not present to discuss his business. Craig Paulsen said the application isn't satisfactorily filled out. He also noted that there are only 2 written responses to the neighbor response forms. Joe Bennion said that he had dropped one off at the city hall but Whit didn't receive it. Bonnie Barker, a neighbor, addressed the commission to describe the situation with the residence and the auxiliary buildings that are present on the property and voice concerns that they are using too many buildings as guest houses. Some of the buildings have been used for BnB use and some have been rented as office space, notably for Ashley Webb's real estate sales office. Craig Paulsen stated that he would get with Whit and they would write up some of the things that need to be addressed against the Wasden application. George Kenzy motioned to table the application. Joe Bennion 2nd? All present voted to table.
3- George Kenzy Zoning Permit for a Porch Addition: George Kenzy addressed the commission after recusing himself from the issue. He explained that the porch was to make up for the loss in shade and weather protection that was formerly provided by trees in front of the home. The porch will encroach into the already too small setback for the front of the home. This will require a variance to be approved. Joe Bennion motion to

deny based on setbacks and thus set up the Board of Adjustment appeal. Brent Petersen 2nd. All present voted in favor of denial.

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

Council Reports: Craig Paulsen stated that there will be a public hearing on August 4 at 6:00pm and a joint meeting with the city council on August 11, 2022.

Gary Parnell motioned to adjourn: 7:21pm