



SPRING CITY PLANNING & ZONING MINUTES
Wednesday August 31, 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: 6:30pm

Roll Call: Craig Paulsen – Planning & Zoning Commission Chairman, George Kenzy (non-voting, consulting member), Gary Parnell, Joe Bennion, Cami Christiansen - Alternate, Michael Nelson – Alternate, Courtney Syme – City Councilman, 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, David Kalmar, Amy Jorgensen, Cory Madsen – Spring City Water Superintendent, Mike Black – Spring City Deputy Treasurer, Kim Stewart, Ruth Ann McCain, Martin McCain, Mr. & Mrs. Bruce Barker,

Expression of Choice: Jane Hawkes - Prayer

Approval of Minutes July 27, 2022, Meeting: Joe Bennion motioned to approve the minutes as read. Gary Parnell 2nd. All present voted in favor.

Licenses and Permits:

- 1- James Fleming Subdivision Application and Request for Utility Service in the Buffer Zone: Mr. Fleming was present and addressed the commission. He has purchased several acres in the buffer zone north of Spring City. He would like to subdivide them into 2 lots and install Spring City water and electric. Spring City at the present time is in the middle of deciding how many new connections can be approved in the buffer zone before we have exhausted our water supply. Mr. Fleming had Sunrise Engineering work up a study for him to estimate the cost of installing a culinary main line. Mr. Fleming argued that a 6 inch line would be sufficient while Craig Paulsen stated that a minimum 8 inch line would be required according to current state code. At this time, Mr. Fleming withdrew his subdivision application.
- 2- David Kalmar Zoning Permit for a New Home. Mr. Kalmar addressed the commission. He submitted a zoning permit to build a garage/workshop last year and would like to begin work on his main home now. The home and plans comply with Spring City's code as well as uniform building code. Randy Strate from Horseshoe Irrigation stated that some changes to the pipe infrastructure would be required. Cami Christensen motioned to approve the zoning permit for the home. Gary Parnell 2nd. All present voted in favor.

- 3- Christie Kimball Zoning Permit for a shed: Mrs. Kimball addressed the commission. They would like to replace a temporary shed with a permanent structure. The size of the structure is over the 200 square foot threshold so will need to be charged a fee. Gary Parnell motioned to approve the zoning permit. Joe Bennion 2nd. All present voted in favor.
- 4- Amy Jorgensen Zoning Permit for a Shed/Guesthouse 90 South Main Street: Amy has moved a historic shed from her father's farm and wants to place it on her property to remodel as a guest house. She was asked to revamp her plot plan by Craig Paulsen, which she has done. Gary Parnell motioned to approve the zoning permit. Joe Bennion 2nd. All present voted in favor.

Cary Wasden Business license discussion: The Wasdens had applied for a business license to operate a bed and breakfast business in the home they just purchased. The home was previously used for this purpose by the Chapmans. They had illegally started using other buildings on the property as rooms for the B&B leading the Wasdens to think they could do the same. The Barkers, to the east of the Wasdens, have complained that they are frequently disturbed by the guests of the B&B and would like more restrictions placed on the business from the point forward. The commission ruled that the business could be approved but that it would have to follow Spring City Code from this point forward. It will also be subject to a fire code inspection before they can start operating as a B&B. Joe Bennion motioned to approve the business license with restrictions mentioned. Gary Parnell 2nd. All present voted in favor.

Cody Hansen Sewer Connection Issue: Cody and his contractor were present to address the commission. They asked questions regarding the sewer hookup. Sunrise Engineering has given them instructions on how the sewer hookup needs to be installed. Mr. Hansen is concerned that the cost will be too high. He was informed that the engineering instructions would have to be followed.

Randy Lusty Buffer Zone Road Issue: Tabled

Code Changes and Updates Discussion: Tabled

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

Council Reports: None Heard

Gary Parnell motioned to adjourn: 8:03pm