



SPRING CITY PLANNING & ZONING MINUTES
Wednesday September 28, 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, James Fleming, Cory Madsen – Spring City Water Superintendent, Mike Black – Spring City Deputy Treasurer, Kim Stewart, Ruth Ann McCain, Martin McCain, Neil Sorensen, Phil Wood, Lawrence Gardner, Lana Gardner, Bryant Allred, Elizabeth Allred, Kristen Mortensen, Cody Harmer, et al...

Expression of Choice: Neil Sorensen - Prayer

Approval of Minutes August 31, 2022, Meeting: Craig Paulsen offer a correction about the Cary Wasden business license Gary Parnell motioned to approve the minutes as amended. Joe Bennion 2nd. All present voted in favor.

Craig Paulsen reported on the training he and others had received at Snow College regarding the voting procedures and public comments for public meetings.

Licenses and Permits:

- 1- Bryant and Elizabeth Allred Zoning Permit for a Shed 687 East 200 South: The Allreds want to build a shed to house their ATVs and their lawn mower. They addressed the Planning & Zoning Commission and explained the project. The project conforms to Spring City setback code. No other issues. Gary Parnell motioned to approve the zoning permit. Joe Bennion 2nd. All present voted in favor.
- 2- Cory Seegmiller Zoning Permit for a New Home 424 South 600 East. Mr. Seegmiller had initially checked the box that said he was planning to install a solar system but he has decided against that. The project is compliant with Spring City code and will make use of all city utilities. Cami Christensen motioned to approve the zoning permit. Joe Bennion 2nd. All present voted in favor.
- 3- Kristen Mortensen Zoning Permit for a Greenhouse 16 South 700 East. Mrs. Mortensen addressed the commission and explained the project. She is building a large permanent

greenhouse. The setbacks are code compliant. Joe Bennion motioned to approve the greenhouse. Cami Christensen 2nd. All present voted in favor.

- 4- Tyler Chlarson He has requested electric service but no other utilities are available. He addressed the commission and explained the project. Michael Nelson motioned to approve the zoning permit. Cami Christensen 2nd. All present voted in favor.
- 5- James Fleming Subdivision Application for 2 lots in the North Buffer Zone: Mr. Fleming addressed the commission. Craig Paulsen stated that in the recent growth summit that was held at Snow College they advised cities to be careful about supplying utility service outside of their political boundaries. Mr. Fleming complained that he has been asking for water service at the properties for more than two months and that he was given instructions on how to apply to get water service. Craig Paulsen replied that the situation has changed in the interim and we are no longer approving water connections outside city limits for the time being. This is not to be construed as a moratorium. Spring City is not obligated to provide utilities outside city limits.
- 6- Ron Dubberly application for a business license in the Gallacher building at 9 South Main Street. Mrs. Dubberly was present to explain her husband's business. He is an antique dealer and will be occupying the apartment above the store. Cami motioned to approve the business license pending a tax identification number. Michael Nelson 2nd. All present voted in favor.

Randy Lusty Buffer Zone Road Issue: Mr. Lusty was present to explain the situation with the roads in his subdivision on the Northeast side of town. He has been getting taxed for the roads in the subdivision since its inception and would like to turn the property over to either Spring City or the County. The County asked him to bring Spring City a buffer zone application for Spring City to fill out. Craig Paulsen will fill it out and sign along with the mayor, and the situation will be out of our hands.

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 has previously been informed that the engineering instructions would have to be followed. He complained that the cost is prohibitive and would like the city to either pay \$5,000 toward the project or allow him to go across his neighbor's yard to the north with a 4-inch lateral and connect to the sewer main on 400 South.

Code Changes and Updates Discussion: Short discussion.

Public Comments: Public comments were heard

Commission Reports: Tabled

Gary Parnell motioned to adjourn: 8:03pm