

## **SPRING CITY JOINT WORK MEETING MINUTES**

**Thursday, September 21, 2023, 6:30 p.m.**

**In Person Attendance:** Cory Madsen, Chad Huff, Ruth Ann McCain; Recorder.

**Zoom Attendance:** Brice Bateman, Sharon Ashcraft, iPhone

**Roll Call:** Chris Anderson – Mayor, Cami Christensen – Planning and Zoning, Craig Clark – Planning and Zoning, Courtney Syme – Council Member, Mike Nelson – Planning and Zoning, Gary Parnell – Planning and Zoning, Paul Penrod – Council Member, Mary McCain – Planning and Zoning, Tim Clark – Council Member, Kristen Mortensen - Planning and Zoning, Joe Bennion - Planning and Zoning, Nancy Allred – Council Member,

**Expression of Choice:** Joe Bennion

### **General Plan Discussion & Survey Information**

Craig Paulsen stated that the plumbing is completed in the activity center and the toilet partitions will be installed next week. Mayor Chris Anderson stated that he spoke with Mont Bona, and he has appropriated 50 grand for the rehabilitation of the activity center.

Craig Paulsen stated that Lynn Farrar has property in an L shape that is split off of her house. She understood at the time the property was split it would only be buildable for commercial use. He wanted to make everyone aware of this because she is now selling the property.

Craig Paulsen stated that Cami Christensen has read through all of the comments on the surveys, and she will present what she feels are legitimate responses from those comments. The first item was about a three-way split about growth in the community. Cami Christensen stated that most of the comments were that they like Spring City the way it is, and we should do all we can to keep it this way for as long as possible. Other comments, “Spring City needs slow controlled growth,” “I like Spring City small. It doesn’t need to expand.” Craig Paulsen read the second question. 1.06 acre lots and open spaces is important to Spring City. 76% of the people agreed. Cami Christensen stated that there were several not very nice comments, but one said “1.06 acre lots are critical to maintaining the unique historic character of Spring City.” Craig Paulsen read the third question. We need to tax and allocate money for more police protection. Cami Christensen read the comments “police protection needs to be the primary objective as Spring City grows and increasing rates as the city grows.” Craig Paulsen read number four, Volunteer Fire Department is adequate, and we do not need to fund full-time professional firefighters. This was unanimously agreed upon. Cami Christensen stated that there were no comments on this. Craig Paulsen read number five, the public spring is used by too many people from outside of town and should be regulated. Cami Christensen read the comments. “Water is a public right to a limited extent. Some of these people live on a limited resource and we should help.” “The well the spring is not public. The city has advertised it and made it public.” “It is unavailable to those of us here in town because of how crowded it gets.” Craig Paulsen read number six, ATV’s use public streets and that is acceptable. Two thirds agree. Cami Christensen read some comments. “We already have a code in place I would like to see this be more enforced.” Craig Paulsen read number seven, water sewer roads and electrical infrastructure needs upgrading, and I would support increasing taxes to do that. Comments were even across. Cami Christensen read some comments. “Yes, why not a two-part project. The first being upgrading the existing systems for

assessments based on priority assessed value and the imposition of impact fees based on the actual project cost for each new infrastructure.” “Trees should be trimmed not cut down.” Craig Paulsen read number eight. Wildlife, deer turkeys rock chucks raccoons create problems on my property, and we need a city program to better control them. Cami Christensen stated that most of the comments were not nice. Craig Paulsen read number nine. It would be beneficial to have a special zone to allow senior housing, tiny homes, and assisted living. A few more disagreed than agreed. Cami Christensen read a comment. “Why does there need to be a special dwelling zone. Add them to residential zones other than the in the historic downtown if it could be regulated as to the garbage surrounding the units.” Craig Paulsen read number ten. Accessory dwelling units and internal accessory dwelling units should be regulated and pay appropriate impact fees and license fees to support infrastructure. Cami Christensen stated that the only comments for this were questions marks. It seems that most people didn’t understand what ADU’s or IAD’s are. Craig Paulsen read question number eleven. Development in the buffer zone puts pressure on all city infrastructure and such developments should annex or pay special impact fees. One vote was against. Cami Christensen read a comment. “I would suggest that annexation must be a requirement for development in the buffer zone where services will be provided.” “My suggestion is a plan based on encouraging the development of Spring Town within the municipal boundaries and discouraged buffer zone development.” “The buffer zone should be annexed they received the same utilities taxes will help support infrastructure costs.” Cami stated that several comments said that we need to mind our own business. Craig Paulsen stated that this survey will be helpful in moving forward with the General Plan. It was proposed that in the monthly newsletter that a statement be made concerning Planning and Zoning working on the General Plan.

### **Spring City New Zone Development**

Mayor Chris Anderson stated that Brent Bateman is on Zoom to talk about creating a zone for multi family housing. There is a need for, and a lot of pressure from the state and other groups to provide more affordable housing and higher density housing. If we don’t try to accommodate for more affordable and higher density housing the state may force us to. Mayor Anderson gave an overview of the general requirements needed in Spring City. He is reluctant to reduce our 1.06 acer minimum lot size but would be willing to say that two collections of triplex, fourplex, or whatever can be built on the property. Brent Bateman stated his qualifications, he is a full-time land use attorney. In the last 25 years he has only done zoning and land use. For a long time, he was the Utah State Property Rights Ombudsman. He has been all over the state teaching land use principals and even came to Spring City a number of years ago. The mayor asked him to be our attorney in land use matters. Mr. Bateman stated that it is true that the state is putting pressure for various housing types. There is not a desire to have people come in from all over but to find homes for our own kids. Housing our kids can afford. The state wants every local government to do their share. The best way to do that is to provide more density living. Every year in the last four years the legislature has put something on the cities to help provide more density living. The cities that will be okay will be the ones making an effort to make a mix and variety where people can come and get an affordable place. Mr. Bateman stated that it is a good idea to move forward making arrangements, find locations, and get zoning in place to allow a variety of housing types and lot sizes. This will show that Spring City is doing its share. Council Member Courtney Syme stated that it would be amiss to write an ordinance that says we will not designate a place to allow multi dwelling types of development in our city. Mr. Bateman agreed, saying yes, in strong

terms. Mr. Bateman shared a slide on Zoom and talked about it. The following is a copy of what was on the slide. Think of what you want and where you want it. Give your parameters to the Planning Commission. If you have a developer, you can make them take a crack at it. Review and steal other community codes. Permitted and conditional uses (churches, playground, libraries, small stores). Densities (usually expressed in units per acre). Setbacks and heights and frontage. Get help (city attorney, ULCT, 6 County, AOG). Take small bites. Create a draft, refine it, and send it to the council. Pass it and never stop updating! Usually there will be two public hearings, but one is possible. One public hearing for Planning and Zoning. This public hearing must happen once the draft is done and before it goes to the Council. One public hearing for City Council. Most places have this public hearing, but it is not mandatory. There is an option for one hearing for both P&Z and City Council. These are the steps needed before adopting a new zone. Mr. Bateman stated that there are two types of decisions in local government, one is legislative, and one is administrative. Changing a zone changes your ordinance, it creates law and is legislative. The administrative part applies the ordinances once they are in place. Craig Paulsen stated that Spring City has 1.06-acre blocks. He then asked if the new zone allows split lots what can the neighbors say to that. Mr. Bateman stated that they have almost no say because it is the law. Mayor Anderson asked about a new zone. If a section of town will need to be zoned or if we can wait for people to come and ask to be rezoned? Mr. Bateman stated that we can create a new zone and not designate it anywhere. It can be available then people come can come and ask you to put it in their locations. Remember the general plan to help consider what makes sense. He said to be aware of spot zoning. It is not illegal but once that starts it is a slippery slope and can lead to a planning mess.

Craig Paulsen stated that at the next planning and zoning meeting the commission will start working on a new zone. There was some discussion on what that zone may look like.

#### **Update on Pending Water and Sewer Projects**

Mayor Chris Anderson stated that the water and sewer projects are moving forward. Mike is working on the easements that are needed. Cory has bids for the new SCADA system.

#### **Possible Water Hookup at 350 E 600 S**

Mayor Chirs Anderson stated that Ken Krogue is selling a parcel of property on the south side of 600 South. People are wondering if they will have access to our culinary water. Craig Paulsen stated that he instructed Whit to say when questioned that they will need to annex. It was mentioned that this property has been stubbed out for sewer and water already and Ken is amenable to annex. Joe Benion stated that there is one road into the south field there. He is wondering if a condition would be to put a road in for more access for police, ambulances, and fire trucks. It was brought up that the people behind the Krogue's are not annexing so a road may not be able to go through. There was a good discussion on the roads.

#### **Water Testing Protocols**

Mayor Chris Anderson stated that he was on vacation, but everyone did a great job and the boil order has been lifted. Cory Madsen stated that to try and track down the source of the water problem he has been through all the summer's Blue Stakes for residents that have installed sprinkling systems. He has looked at those systems to see what they consist of. All of them so far are just secondary water. A state representative will be coming to go through our system. The timing on that is not known yet. Council Member Paul Penrod stated that Cory did a great job

with the testing. Someone asked how often our water is tested. It was stated that the testing is done once a month. There were no confirmed cases of people getting E. coli. Cory stated that his initial sample failed for coliforms. He then needed to retest, taking four samples. Three of those came back with E. coli. It is random where the samples are taken. Cory stated that his monthly samples are taken from four different homes throughout town in a cycle. He does not pick random homes. If the test fails, he then picks random homes to test. Cory stated that the Division's thought process on E. coli is if one house tests positive your entire system is contaminated. There was a discussion on water testing. Mayor Chris Anderson stated that the Citizen Corps group wished they could have helped get the word out. Council Member Tim Cark stated that if the Citizen Corps were to be used in an emergency there would need be something written out to make sure the message is clear. Council Member Courtney Syme stated he felt the word got out fairly well. Council Member Paul Penrod stated that he was working up north when a coworker came in to talk about the water issue in Spring City. Word seemed to spread fast. Mayor Anderson stated his thanks to Cory in helping us get through the water problem. Council Member Paul Penrod asked if there was anything the council could do to help Cory if this happens again. Cory stated that the state may mandate us to chlorinate our water full time. If that happens this should not happen again.

**Adjournment:** 8:03



**APPROVED**