

SPRING CITY JOINT WORK MEETING MINUTES

Wednesday, October 18, 2023, 6:30 p.m.

In Person Attendance: George Kenzy, Jacob Savage, Philip Wood, Jim Flemming, Ruth Ann McCain; Recorder

Zoom Attendance: Sharon Ashcraft,

Roll Call: Courtney Syme – City Council, Marty McCain – Planning and Zoning, Kristen Mortensen – Planning and Zoning, Mike Nelson – Planning and Zoning, Gary Parnell – Planning and Zoning, Paul Penrod – City Council, Craig Paulsen – Planning and Zoning, Nancy Allred – City Council, Chris Anderson – Mayor, Craig Clark – City Council arrived at 6:36 PM.

Expression of Choice: Marty McCain

General Plan Update

Ruth Ann McCain stated that she has typed up 25 of the 37 pages on the General Plan. She has most of the maps needed. Some updated information is still needed though. She will talk to Craig and see if graphs of the survey will be in the General Plan.

Annexation Update

Mayor Chris Anderson stated that we have two applications turned in for annexation. The city has adopted a plan, but these are the first applications. Mayor Anderson stated that a review of the municipal code and Utah code is needed to make sure the process, noticing, procedures, and approvals are met. Craig Paulsen stated that two lots on the South side of 6th S. in the Fryer subdivision. One is requesting annexation and simultaneously or subsequently wanting to subdivide his lot into two lots. There would be three parcels altogether. Craig stated that he would like to have a road right of way through either 3rd or 4th East to eliminate the dead-end development. He would like to negotiate so there are no landlocked properties further south. Council Member Courtney Syme asked how far South the annexation will go. The answer is that it will be 241 feet. Just the property width not a full block. Kristen Mortensen stated that South of the Flemings is the Mountain View Acres subdivision. 200 South feeds that subdivision. (There was a lengthy discussion on signatures, noticing, county and city roads.) Kristen Mortensen stated that if an 82.52-foot strip was taken through Ken Krogue's property that would be half an acre and would preclude him from subdividing his property. Craig Paulsen stated that the county allows 42 feet for a right of way. He feels that would be good for an easement. Mayor Anderson stated that perhaps Ken and the others can get together to see if there is another way to get access to that area. (There was more discussion on roads access.) Craig Paulsen stated that the other properties to be annexed are east on 700 East. Lindow's and Allred's have a number of acres surrounding the city sheds. They need an updated application. Mayor Chris Anderson stated that these annexations are positive for the city. We need to follow the requirements.

Spring City New Zone Ordinance

Mayor Chris Anderson stated that a few people have complained about this ordinance and multi-family housing, but he has explained that it is in the best interest of the city to provide some

multi-family housing because if we don't it will be forced on us anyway. This way we have control and can do what makes sense for our town. Planning and Zoning came up with a list of items they thought should be followed in our new ordinance. They have given that to Brent Bateman, our land use attorney and he has given us the ordinance back. Mayor Anderson stated that he would like to consolidate all comments on the new ordinance before it is taken back to the attorney. He would like to allow more than one building on a property as long as it will not be split later. Look at a map and state where the city will not accept the new zone. Mayor Anderson asked if everyone would go through the ordinance and Craig will gather the comments to take back to Mr. Bateman. (There was some discussion on zones and pets.)

City Boundaries Survey 7th East and 6th South

Craig Paulsen stated that George spearheaded looking into the city boundaries when he was on Planning and Zoning. George introduced Jacob Savage who is doing the survey for the sewer system expansion. George stated that annexation is the real key for the discussion. 5th and 6th South from 2nd East to 5th East do not exist as deeded right-of-ways to the city. That won't affect the annexation, but we need to correct the issues. George asked Jacob if he had anything to share. Jacob stated that Savage Engineering is doing the surveying for Sunrise Engineering. For the sewer project money has been budgeted to correct some of the right-of-way issues. 5th and 6th South from 2nd East to 5th East area, there are some plotting issues there. 5th South right-of-way is completely missing it is just a plotted fire easement. 6th South is plotted but it's built in the wrong place. There are many ways to clear boundary issues, the best way may be to do an amended subdivision plot, replot the roads and have everyone sign off on it. Jason stated that there has been interest from the city to do more work on 700 East. There is a right of way plotted and owned by the city, figuring out where exactly that is depends on how much budget is wanted to be used on that. They can say that it is somewhere along the wedge lots or stake out the lots showing what is private, county, and city. The best estimate to do this is \$12,000. (There was further discussion on what may be the best way to correct the problems) The easement up 5th South may be needed for the new sewer and water infrastructure. The right of way will need to be recorded with the county.

Consider Conditions of Issuance of Quit Claim Deeds

Mayor Chris Anderson stated that there is a little wedge of property west of 7th East that no one owns. We have been approached by Neil Sorensen, one of the property owners, saying that he is doing a survey of the property. He would like to include that wedge on his property and would like a quit claim deed from the city. There is no other property owner involved. One question is if the city needs to reserve more area for easements. Mayor Anderson asked Jason Savage if there might be a problem with doing a quit claim deed for this property? Jason Savage stated that there would not be a problem. He has been working with Phillip Wood and Neil Sorensen and the research done on those two projects specifically and looking up and down the road it looks like it has been plotted that whoever owns the block, or the joining property owns the wedge pieces. He is not sure on every piece, but it would be good the city to clear this up. After doing his measurements and research he feels confident that this is a 1 chain road.

Wilderness Study

Mayor Chris Anderson stated that is USDA is putting together a wilderness study. Part of that has to do with turning our canyons into wilderness areas. The County has responded, and an

email went out to the Council today for your response. The county's response stated that the study does not make sense. They are taking rights from a lot of people. Spring City has our springs up in the canyons. The USDA is saying that motorized vehicles will not be able to be used up there. A response will need to be made by November 16th. Council Member Courtney Syme has been asked to represent us. Council Member Syme stated that the Forest Service is doing restoration project up Spring City Canyon. This takes excess and dead timber, which will provide better spacing and fire protection. Council Member Syme responded that because of our waterways and infrastructure we think that the restoration project is valuable. This other project is called Canal County Wilderness Proposal. It is between Canal Canyon and Spring City Canyon and our springs could be impacted. The proposal is to make that wilderness with no infrastructure, no access roads except in extreme cases, and no timber cutting. One problem can be a wilderness fire. Council Member Syme prepared information and the Ranger in Ephraim encouraged as many responses to this project as possible. He feels that the city needs to draft a response because we have specific issues with our infrastructure and springs that need to be addressed. Council Member Syme explained how to respond. (There was a lengthy discussion on this issue.)

Adjournment 7:55

APPROVED

