

## **SPRING CITY WORK MEETING MINUTES**

**Wednesday, March 5, 2025, 6:30 p.m.**

The meeting was held in the Council room at Spring City Hall, 45 South 100 East, Spring City, Utah.

**In Person Attendance:** Chad Huff, Mike Black, Alison Anderson, Pam Newman, Scott Newman, Von Mellor, Lynn Robson, James Baker, Bruce Spiegel, Crystal Krogue, Richard Kimball, Chrisie Kimball, Kat Caldwell, Bruce Caldwell, Cory Madsen, Clarke Christensen, Tom Brunner, Becky Brunner, M’Lisa Paulsen, Craig Paulsen, Whit Allred, Dan Rasmussen, Ken Law, Moroni Taylor, Michael Broadbent, Lee Bennion, Lyn Robison, Mr. Cook, Ruth Ann McCain; Recorder.

**Zoom Attendance:** Ruth Bergener, iPhone 6 (Sister Scott), Stuart, Melanie Cook, Paul Penrod

**Roll Call:** Cami Christensen – Planning and Zoning, Kay Van Buren – Planning and Zoning, Courtney Syme – City Council, Ken Krogue – City Council, Mike Nelson – Planning and Zoning, Kristen Mortensen – Planning and Zoning, Marty McCain – City Council, Randy Strate – City Council, Chris Anderson – Mayor, Craig Paulsen – Zoning Administrator

### **Cameras and Locks for the Activity Center**

Council Member Marty McCain stated that there have been three instances in the last six weeks when doors have been left open, and he is concerned because Spring City Arts in the building and feels we need to do our due diligence. He is looking into locks for the entrances and exits that will possibly use a fob, except for the Fire Department entrance. The Fire Department has many people needing access to their door because of emergencies. Mike has approached some vendors, and Kent is hoping to meet with them. There are no bids yet. Council Member McCain stated that there were originally four areas that were looked at to install cameras. They included the ballroom, the third floor, and the entrances and exits in the Activity Center. To install the four cameras, we will need to buy a license. We would be able to install two cameras without purchasing a license. To save money he proposed buying four cameras and installing two cameras for now. Council Member McCain stated that after talking to Jared Travis he feels that installing the two cameras in the Activity Center on the exits would be best. His proposal is to buy the four cameras and in next year’s budget look to see where we may want additional cameras and buy a license. Buying the four cameras and installing two of them will be just over \$1,000. There was some discussion about how the cameras work and where they may be needed.

### **Holiday and Vacation Policy for City Employees**

Mayor Chris Anderson stated that some employees work five days a week and some work four days a week. For vacation days we want to treat everyone the same way. There is also a limit on the number of vacation hours that can be carried over and some people, like Kent, find it hard to take time off. We are looking to make changes to some of these. Ruth Ann McCain stated that the utility personnel work four-tens, and the question is, for holidays do they receive ten hours of pay? Right now, they are being paid for ten hours but there is nothing set in stone. Our police officer works full time, and he receives 8 hours for holidays. The council needs to decide what they would like to do and then it needs to be put into our policy. Ms. McCain stated that sick hours are not paid out when an employee leaves, but vacation hours are paid out. That is

probably why a cap was put on for 80 hours, but Kent does have a hard time using vacation hours because he gets called back into work when he takes vacation time. Mayor Anderson stated that we have some time to look into this, but if anyone has some thoughts and knows of a better way to revise the policy let him know.

### **Temporary Business Licenses**

Mayor Chris Anderson stated that we have commercial and home business licenses, but we don't have a temporary or non-home business license. We need to establish a policy for someone to have a seasonal business license for a period of time. Chief Huff stated that the policy needs to state the limit of time it is good for. Whit Allred stated that we currently have a temporary business license that is for one day only. Chief Huff stated that we need a form to fill out for the temporary license with their tax ID number. Mayor Anderson asked if anyone wanted to take this project on. Council Member Randy Strate asked if there were any recommendations of what the city wants to do. There was some discussion on the requirements that would be needed for the temporary license, and that the requirements would need to be on a form so everyone would be treated the same. Mayor Anderson stated that he would look into this and maybe call on someone to help. Three of the suggestions were to one, have a food handlers permit, two, a tax ID would be needed, and three, to be no longer than 21 days.

### **Controls for Multifamily Zone**

Mayor Chris Anderson stated that there has been some discussion to modify the multifamily zone with some controls or limitations. Council Member Randy Strate stated that a concern is having too much multifamily housing. He recommended a control measure of placing a percentage on how many multifamily units to single resident homes there are in the city limits. If there are 400 single resident homes in the city limits, and a control of five percent is put in place only 20 multifamily units would be allowed. Another control he presented is stating that there would be no multifamily units allowed in the Main Street Historical District. Council Member Ken Krogue stated that he is concerned with the high density that the multifamily zone allows. He would like to see the density more than quarter acre lots. Council Member Strate stated that the code now allows for 16 units on 2.12 acres and cutting that in half would be easy. Kay Van Buren stated that he would like the ordinance to be done away completely. Mayor Anderson stated that he welcomes input from everyone, even the public, as we work through the adjustments.

### **R1 Ring in the Buffer Zone**

Council Member Randy Strate stated that all the cities in Sanpete except Moroni have an R1 ring which allows for half-acre lots, and an R2 ring which allows for one-acre lots in the buffer zone. This is to drive growth to where the city infrastructure can support growth. The problem is that there is a lot of random growth in the county. This creates problems with wells being drilled and a lot of septic tanks being put in. Council Member Strate stated that he drafted a proposal stating that annexation will be required to receive city water and sewer utilities. The county has 100% control in the buffer zone. He has talked to the county to see what the process is for the county to approve the change in the buffer zone. The first part is to take our proposal to the County Commissioners. If they agree to support the proposal, they will send it to the County Planning and Zoning Commission. If they approve, there would be a public hearing regarding the change. Council Member Strate stated that one of the thoughts talked about in the Growth Committee

was growth in the buffer zone, and lot size. His thoughts are to keep the R1 ring close to the city to drive growth where the city can feasibly support the infrastructure. He proposed only by going out 1,000 feet outside the city limits. This is about two blocks, or two city streets. Council Member Strate shared a map which was in the packet and added in the handouts. The R1 ring does not include below 2<sup>nd</sup> West because we cannot support sewer connections below 2<sup>nd</sup> West. The ring would extend from 2<sup>nd</sup> West to the north 1,000 feet around the North, East, and South side of the city. Mike Nelson asked if the county approved of the change would the city, then have control of that area. Council Member Strate stated that the county would have control, but they would allow us to have input. What he drafted was adding wording to the ordinance we already have, stating that you must annex if you want utilities and be able to connect to the sewer. The wording also states they would need to be willing to follow our grid system. There was some discussion about the buffer zone which included if the 1,000 feet would move when annexation occurs, growth in the county, the view coming into town, concern with septic tanks in and around the city, utility revenue, taxes, the process with the county and the city, and the possibility of further limiting where the R1 ring is allowed. Council Member Strate stated that he would like the Council to approve taking this proposal to the County to get the process started. This is why he was specific in his proposal.

### **Consider Adjusting Minimum Lot Sizes in All or Parts of the City (How to Approach the Issue and Prerequisites)**

Mayor Chris Anderson stated that there has been a proposal to consider adjusting the lot size within the city. It is a big issue and is inconsistent with our General Plan and contrary to the majority view of those who turned in a survey. An impact study may be needed to look at our infrastructure, fire station, and so forth. Mayor Anderson invited Council Member Randy Strate to give his proposal. Council Member Strate stated that there is no official proposal his thoughts stemmed from the data gathered during the Growth Committee. Council Member Ken Krouge stated that it is also because of the moratorium put on the multifamily to redress the presidents of quarter-acre lots. Council Member Strate stated that he would address the talking points that he had sent out to the Council and Planning and Zoning, and some misconceptions about the driving factor. He has heard that this is being pushed because he is a developer and that he will make a lot of money. Council Member Strate stated that this is not the case. He is a property owner, but this is not to further his own agenda. The driving factor is property rights. He wanted all to understand that if everyone wants larger lots then he supports that. He wants to honor those that want their one-acre lots but also wants to support those who may want to split their lot in half. Council Member Strate stated that he respects and honors the Historical District and will support that but thinks that these are two separate issues because in 1980 when the Historical District was put in the majority of the lots were less than one-acre. There was some discussion over property rights, ordinances, limitations, and the responsibility of cities. Mayor Anderson asked Craig Paulsen to share his views – these are in the handouts. Craig Paulsen stated that one-acre lots and open spaces are a big part of Spring City. The original nomination for the National Trust of Historic Places stated that Spring City represented a Mormon village more so than any other city in the state of Utah. Mayor Anderson asked Scott Newman from the Friends of Historic Spring City to share his thoughts on behalf of the Friends who have done so much for the city. His remarks are in the handout packet. There was a lot of discussion on lot size, the Historical District, the Friends of Historic Spring City, and the last survey completed. Council Member

Ken Krogue stated that he went through every set of minutes back to 1973 and wanted to share information he learned in a slide show – the presentation was published on the state public notice website. There was considerably more discussion on lot size, zoning ordinances, property rights, coming together, all voices being heard, the historical designation, utilities, annexation, growth, and retail following roof tops.

Council Member Marty McCain motioned to adjourn. Cami Christensen, the Planning and Zoning Chairperson, seconded the motion.

**Adjournment:** 9:13 p.m.

