

POLE BIDS

BID # 1 BELL POLES 12- 30 FOOT POLES 5,256.00

23 -40 FOOT POLES 18,469.00

TOTAL 23,725.00

BID # 2- 12 30 FOOT POLES 6,484.65

23 -40 FOOT POLES 22,250 22,250.15

TOTAL 28,734.80

Subject **Bell Pole Updated Quote Pricing**
From Luke Koehn <Luke.Koehn@blpole.com>
To sppower@cut.net <sppower@cut.net>
Date 2026-08-05 4:02 pm



Hi Kent,

Please see the pricing and details below for your review:

Qty	Size	Delivered Price	Extended Price
12	d430	\$438.00	\$5,256.00
23	d340	\$803.00	\$18,469.00

These poles are Douglas Fir and Penta treated. We can have them delivered in 1-2 weeks.

If this meets your needs, we'd be glad to move forward with your order.

Thank you for your inquiry.

Luke Koehn

Inside Sales Representative

C : 651-420-4542



Bell Lumber & Pole Company

www.blpole.com

Bell Lumber & Pole

24-Hour Emergency Service (855) 870-3318

This email and any attachments may contain privileged or confidential information. It is intended for use only by the addressee(s). Any disclosure, copying or distribution of this message by anyone else is strictly prohibited. If you have received this message in error, please notify the sender.

Total Bid #1
23,725

QUOTATION

Western United Electric Supply Corp

1010 North Hwy 198
Salem, UT 84653
US
801-822-2174



Order Number	
2136693	
Order Date	Page
08/19/2026 15:47:18	1 of 1

Quote Expires On: 08/26/2026

Pricing and lead times are subject to change at time of shipment due to market volatility and potential tariff impacts.

Bill To:

Spring City Municipal Corp
PO Box 189
Spring City, UT 84662
US

Ship To:

Spring City Municipal Corp
750 East 50 South
Spring City, UT 84662
US

Attn: Dixie Earl

Requested By: Kent Kummer

Customer ID: 10342

PO Number	Ship Route	Taker
Pole Pricing	NORTE	CCHRISTENSEN

Quantities					Item ID Item Description	Pricing UOM	Unit Price	Extended Price
Ordered	Allocated	Remaining	UOM Unit Size	Disp.		Unit Size		

Order Note: ***11-12 WEEK ARO***

12.00	0.00	12.00	EA		10030452	EA	540.387097	6,484.65
				1.0	POLE DF 30/4 PENTA OR DCOI RUS M20A	1.0		
23.00	0.00	23.00	EA		10030472	EA	967.397849	22,250.15
				1.0	POLE DF 40/3 PENTA OR DCOI AWP RUS M20A	1.0		

Total Lines: 2

SUB-TOTAL: 28,734.80

TAX: 0.00

AMOUNT DUE: 28,734.80

U.S. Dollars

Effective July 1, 2026, Colorado imposes a retail delivery fee of \$0.31 on all deliveries by motor vehicle to a location in Colorado with at least one item of tangible personal property subject to state sales or use tax. The fee will be assessed at the time of shipment and included on your invoice.

Bid #2
28,734.80

Subject

From

Date

CentraCom

RefreshComposeReplyReply aForwardDeleteBlock SenderMarkMoreSCalendarSettings

sppower@cut.net

INBOX

Drafts

Sent

Spam

Trash

Archive

Deleted Messages

Notes

Subject	From	Date	Size
Re: [EXTERNAL] Western United Electric ...	Caden Christensen	2026-08-24 4:17 pm	259 KB
Re: [EXTERNAL] Western United Electri...	Russ James	Today 10:28 am	145 KB
quote	RASMUSSEN Blain	Fri 10:16 am	169 KB
Tell us about your stay at TownePlace Sui...	TownePlace Suites by Marriott L...	Fri 2:28 pm	25 KB
RE: POLE PRICES	Luke Koehn	Fri 12:32 pm	11 KB
(no subject)	Kent Kummer	Thu 6:05 pm	12 MB
New Power Request	Whit Allred	Thu 3:10 pm	2.8 MB
Fw: The Utah National Electric Vehicle Inf...	Regina Hess	Thu 2:58 pm	70 KB
Lugs for meter panel	Kent Kummer	Thu 2:10 pm	9.6 MB

SelectThreads

Threads 1 to 50 of 2051

1

Kent,

We were talking with Stella Jones and they are thinking the only way Bell can be this low is by using "Larch" wood instead of coastal Douglas fir. We recalled that when Travis and I were up there you had mentioned to us that Bell had been pushing Larch.

Here is some internal communication when it comes to Larch wood:

Its harder to treat and heavier. Larch is typically higher intermountain grown. It has good strength but as Jon said is more refractory than fir. It is a thin sapwood species, the requirements is the same for DF and larch in that you need a minimum of 3/4" of penetration but in fir you probably average 1.5". you wont get that in larch. Both fir and larch are considered moderately durable to decay. Larch is not cedar in that way.

Larch is difficult to treat (more refractory-difficult than coastal Douglas Fir) and does not take up much chemical. I would be very concerned given the industry challenges treating with DCOI compared to Penta; it took Stella Jones considerable effort to figure this out.

I am not sure about the treated weight; but larch is 3 to 4 pounds heavier per cubic foot air dried. Therefore if larch is lighter when treated, like Bell is telling people, it speaks to the lack of chemical in the wood. When larch dries out it is like a rock and difficult for linemen to set spurs and climb.

For natural decay resistance larch would be between a Douglas-Fir and a larch. Bell has been purchasing larch on and off into Oldtown Idaho; really just a gimmick. Larch generally does not taper as much as cedar or Douglas-Fir so they may have trouble with oversize tops and hardware not fitting.

Is there anyway we could get a copy of the quote/spec you received from Bell to determine their species alignment?

Thank you,

Russ James

Account Manager

Western United Electric Supply Corporation

1010 North SR 198

Salem, UT 84653

Cell: 801-318-2898



From: Caden Christensen <cchristensen@wue.coop>

Sent: Monday, August 24, 2026 4:17 PM

To: Spring City <sppower@cut.net>

Cc: Russ James <rjames@wue.coop>

Subject: Re: [EXTERNAL] Western United Electric Supply Corp - Quote# 2136693

Kent,

Here's that quote for the poles.

Thank you,

43%

Caden Christensen

SPRING CITY, UTAH
RESOLUTION NO. 2026-__

**A RESOLUTION REQUESTING REVIEW OF THE MARCH 11, 2026 BOARD OF
ADJUSTMENT DECISION CONCERNING THE STRATE-UP SUBDIVISION AND
REQUESTING A WRITTEN LEGAL OPINION FROM THE CITY ATTORNEY**

WHEREAS,

the Spring City Board of Adjustment is a quasi-judicial body whose authority is established by Utah law and the Spring City Municipal Code; and

WHEREAS,

the Board's March 11, 2026 decision concerning the Strate-Up Subdivision has prompted possible litigation against the city; and

WHEREAS,

the Board's March 11, 2026 decision concerning the Strate-Up Subdivision has raised questions regarding the scope of the Board's authority, the statutory requirements for granting such a significant variance, and whether the required findings and procedures were satisfied; and

WHEREAS,

the Spring City Council recognizes that the Board of Adjustment is responsible for making its own quasi-judicial determination and that the Council should not direct the Board to reach a particular result; and

WHEREAS,

the Council nevertheless has a responsibility to ensure that City boards and commissions act within the authority granted to them by Utah law and the Spring City Municipal Code;

NOW, THEREFORE, BE IT RESOLVED BY THE SPRING CITY COUNCIL AS FOLLOWS:

Section 1. Board Review.

The City Council formally requests and strongly recommends that the Board of Adjustment review its March 11, 2026 action concerning the Strate-Up Subdivision and determine whether the decision was within the Board's statutory and municipal authority and whether all requirements for the relief granted were satisfied.

Section 2. City Attorney Review.

The City Attorney is requested and directed to independently review the March 11, 2026 proceedings, including the application, notice, Planning and Zoning Commission record, Board of Adjustment record, findings, and final decision.

The City Attorney shall provide the Council with a written legal opinion addressing, at minimum:

1. Whether the Board had legal authority to grant the specific relief approved;
2. Whether all requirements for a variance under Utah Code § 10-20-1102 were established;
3. Whether the Board made the findings required by law and whether those findings are supported by the record;
4. Whether the applicable notice and due-process requirements were satisfied;
5. Whether the Board's action was consistent with Spring City Municipal Code Title 10; and
6. Whether any lawful procedure exists for reconsideration, correction, or further review of the March 11 decision.

Section 3. Public Review.

The non-privileged portion of the City Attorney's written opinion shall be presented at a properly noticed public meeting and made available to the public as permitted by law.

Section 4. No Predetermined Outcome.

Nothing in this Resolution directs the Board of Adjustment to reach any particular result. The purpose of this Resolution is to ensure that the Board's action is reviewed under the law and that the City and its residents have a clear understanding of the legal authority and procedures applicable to the decision.

Effective Date:

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of Spring City, Utah, this __th day of September, 2026.

Paul Penrod, Mayor of Spring City

ATTEST:

Ruth Ann McCain, Spring City Recorder

ROLL CALL VOTE

Councilmember	YES	NO	ABSENT	ABSTAIN
Michael Broadbent	_____	_____	_____	_____
James Baker	_____	_____	_____	_____
Chris Anderson	_____	_____	_____	_____
Laurel Workman	_____	_____	_____	_____
Stan Soper	_____	_____	_____	_____

PROPERTY OWNER LIST

OWNERS WITHIN 300 FEET OF STRATE UP SUBDIVISION

Downtown Properties, LLC

Randy Lusty

Paulsen Construction LLC

Cheryl North

Micheal Barkdull

Regina Garner

Neil Sorensen

Brian Allen

Manuel Jauregui

Jennifer Owen/Paul Edwards

Albert Johnson

Spring City Corporation
PO Box 189
Spring City, UT 84662



March 4, 2026

(NEIGHBOR NAME)
PO Box --- (OR OTHER MAILING ADDRESS)
Spring City, UT 84662

To whom it may concern,

This is a courtesy letter to inform you that Randy Strate, one of your neighboring property owners, has submitted an application to Spring City Corp to subdivide his property. Enclosed is a copy of his plan. If you have any questions, you may contact Spring City office at the number below. You may also attend any meetings where this subject is being addressed. You can find notices about public meetings at the web address listed below.

Sincerely,

Whit Allred
Treasurer, Spring City Corp.



Spring City Board of Adjustment Meeting Agenda

Wednesday, March 11, 2026, 6:30 pm

Spring City Council Chambers 45 South 100 East, Spring City, Utah

If you require ADA accommodations please contact us 24 hours in advance.

Join Zoom Meeting

<https://us02web.zoom.us/j/6566730839?pwd=Ny9SdHovN2RLSHd6dW44WG0yZFA0QT09>

Meeting ID: 656 673 0839

Passcode: 4354622244

Meeting Agenda:

- 1) Roll Call
- 2) Expression of Choice
- 3) Randy Strate - Strate-Up Subdivision
- 4) Adjournment

Emailed

Messenger
Pyramid
Central Utah Radio

Posted

Spring City Website
Utah State Public Meeting Notice Website
Spring City Hall

Whit Allred
Treasurer, Spring City Corp

View this and other meeting notices and updates online by scanning the QR code with your phone camera



Spring City Meeting Notices



Utah Public Meeting Notices



Choose File No file chosen

Date BOA was posted

File Name	Category	Date Added	Remove
BOA Meeting Agenda 03-11-2026.pdf	Other	2026/03/03 03:46 PM	Delete
Board of Adjustment 3-11-2026.m4a	Audio Recording	2026/03/11 08:23 PM	Delete
COMBINED MATERIALS.pdf	Other	2026/03/12 11:44 AM	Delete
BOA MINUTES 03-11-2026.pdf	Meeting Minutes	2026/09/02 10:45 AM	Delete

Uploaded Attachments

PUBLISH

CANCEL NOTICE

BACK



SPRING CITY BOARD OF ADJUSTMENT MEETING

Monday, March 3, 2025, 6:00pm

Spring City Council Chambers, Spring City Hall, 45 South 100 East

Meeting Called to Order: 6:33pm

Roll Call: Becky Holbrook Brunner (Chair), Ted Hinckley, Tim Clark, Selicia Mackay, Aaron Sorensen, Whit Allred – City Treasurer, Minutes.

Attending: Tom Brunner, Randy Strate, Kristen Mortensen, Craig Paulsen (via Zoom)

Expression of Choice: Tom Brunner - Prayer

Chairperson Becky Brunner addressed the board and those in attendance. She explained the purpose of the meeting, which is to hear a request for a variance from Randy Strate regarding his subdivision; Strate-Up Subdivision. The first variance requested is the road requirement in the city code requires 82.5 feet width. Randy has designed his subdivision with a 44 foot wide road accessing the properties running North-South. The second variance he has requested is to approve the width 41.25 feet of the existing road that runs West from Main Street at approximately 700 North into the county and down past the Spring City Sewer Lagoons.

Randy addressed the Board. He presented his reasoning for asking for the variances he requires for his subdivision. The board members asked relevant questions to get a feel for the issue. Mr. Strate presented several relevant sources of information and reasoning to which the board members responded with questions and discussion. Mr. Strate satisfactorily showed that the 5 tests the State of Utah has set forth for the granting of a variance have been satisfied to justify a variance being granted for both the Sewer Pond Road width and the 44 foot road and utility easement for the subdivision main access road.

Tim Clark motioned that the variance for the sewer pond road width be granted at 41.25 feet, which is the width that is already provided for the road by Randy Strate. If the county or Planning & Zoning requires a 66 foot easement, the rest of the space must be dedicated by the property owners on the north side of that road. Aaron Sorensen 2nd. The vote: Ted Hinckley, Nay. Aaron Sorensen, Yay. Selicia Mackay, Yay. Tim Clark, Yay. Becky Holbrook, Yay.

Tim Clark motioned to approve the variance to allow a 44 foot width for the road and utility easement for the subdivision main road. Aaron Sorensen 2nd. The vote: Ted Hinckley, Yay. Becky Brunner, Yay. Aaron Sorensen, Yay. Selicia Mackay, Yay. Tim Clark, Yay.

Meeting adjourned: 7:44 pm



Board of Adjustment Appeal

Any person, organization, corporation or unit or department of government which has been aggrieved by a decision allegedly made in error by the zoning administrator or is requesting approval of a special exception, variance or other action upon which the board is authorized to act, may do so by filing a formal request in writing with the board; provided, any appeal from a decision made by the zoning administrator shall be made by filing an application with the board within a period not to exceed forty five (45) days from the date of the contested action.

To authorize, upon appeal, such variance from the terms of this title as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of this title will result in unnecessary hardship; provided, that the spirit of this title shall be observed and substantial justice done. Before any variance may be authorized, however, it shall be shown that:

1. The variance will not substantially affect the comprehensive plan of zoning in the city and that adherence to the strict letter of this title will cause difficulties and hardships, the imposition of which upon the petitioner is unnecessary in order to carry out the general purpose of the plan. (Ord. 2005-03, 9-8-2005)

2. There are special circumstances attached to the property covered by the application which do not generally apply to the other property in the same zone. (Ord. 2014-01, 5-15-2014)

3. Because of said special circumstances, the property covered by the application is deprived of privileges possessed by other properties in the same zone; and that the granting of the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.

I, _____, Zoning Administrator on this _____ day of _____, 20____, verify that _____'s permit was denied because of the following:

(continue on back if necessary)

2 - I, Randy Strate, on this 4 day of March, 2026, request a variance, or lodge a request for appeal, from the Spring City Board of Adjustment because of the following:

Request Variance from requirements of SCMC 11-3-2 E from the 82.5' wide road to a 44' wide road as described in the Strate - 4P Subdivision Plats.

(continue on back if necessary)

The Spring City Board of Adjustment, on this 11 day of March, 2026 in response to

Randy Strate, Strate LLC, Strate LLC's request for a variance or appeal, do hereby give the following

response: Variance 1 - 41.25' road/easement on Spring City Pond Road - approved 4 to 1
Variance 2 - 44' road/easement on 40 West continuing to 630 N.

(continue on back if necessary)

signed by Board of Adjustment Chairperson Becky Hallbrook Brunner

STRATE-UP SUBDIVISION CONDITIONS FOR PRELIMINARY REVIEW
PRESENTED BY THE ZONING ADMINISTRATOR
February 25, 2026

Title 9—BUILDING REGULATIONS—apply to Title 11 SUBDIVISIONS

Title 11—SUBDIVISIONS--Reference throughout is given to the term the "City". This term is not definitive

Any lot split is defined as a subdivision. Subdividing is a 3 step process.

STRATE UP SUBDIVISION IS LOCATED OUTSIDE OF THE PROTECTED HISTORIC ZONE

***-----Review questions from the Zoning Administrator by Title section:

11-1-2 A DEVELOPMENT REVIEW COMMITTEE for subdivisions needs to be appointed consisting of the Zoning Administrator, Public Works Director, City Engineer, 2 Council Members and any other pertinent people

B-2-d— Provide Written notice of preliminary review of the proposed development to owners of properties within 300' of the proposed development.

11-1-9--Preliminary Plan is being reviewed at this time (2/2026). It includes civil engineering plans and boundary descriptions. One of Strates neighbors is having a survey completed this coming Friday.

B-2-b—Site plan review.is underway

B-2-c---Review bonding and easements

B-2-d— Written notice needs to be given to property owners within 300' of the development — DONT SEE A STORMWATER PLAN, STREET LIGHTING, TRAFFIC REVIEW & IMPACT OF THE SUBDIVISION

11-2-4—FINAL PLAT

E-6—If the City neglects to include a required change or correction in the initial review process, the modification or correction can only be imposed on subsequent reviews if it is necessary to protect public safety or to enforce state or federal law

11-2-5—Bond required for 110% of street improvements

11-3-4-C—Street dedication: All streets within the subdivision must be dedicated to the City

11-3-2-E—Specifications for Rights of Way: Street rights of way must conform to the following specifications: Dedicated roadways shall not be less than 82 ½ feet.

A FINAL REVIEW OF THE PROJECT IS REQUIRED BY THE CITY ENGINEER

March 8, 2026

APPEAL TO THE SPRING CITY BOARD OF ADJUSTMENT

Re: Appeal to Spring City Board of Adjustment to request a variance from requirement of SCMC 11-3-2 STREET DESIGN, specific to the requirement of Paragraph E for road width of 82 ½ feet.

Board of Adjustment Members:

I will in this document give an overview of what I believe to be relevant points that I would like you to consider in making your decision in whether my variance request as outlined herein is appropriate.

Background

1. RL Strate Farms LLC is in the process of subdividing a 5.1-acre parcel (S17505), which it owns within Spring City, west of Main Street and adjacent to the Spring City Pond Road (approximately 730 N). Within the subdivision plan it is proposed that the public road and utility dedicated easement to be 41.25 and 44 feet in width as outlined below. The Planning and Zoning Commission has indicated that they would not be able to approve the subdivision with the reduced road width without a variance due to the requirement of SCMC 11-3-2 E.
2. The planned road width in the subdivision was based on the requirements of SCMC 11-3-2 K indicating hard surfaced street width of approximately 24 feet, and SCMC 11-3-2 B indicating a maximum of 10 feet utility easements.

General Circumstance

1. The overall general circumstances related to these variance requests are:
 - A. The 82 ½ street width appears to be intended to maintain the “city street grid” as the city street grid is what is referenced throughout the code.
 - B. This subdivision is between any potential Spring City street, so the subdivision street will only be for the subdivision traffic and not related to any city street grid alignment.
 - C. The Spring City Pond Road (approx. 730 N) has always been under jurisdiction and maintained by the Sanpete County Road Department.
 - D. RL Strate Farms LLC owns the portion of the Spring City Pond Road within the city limits west of Main Street. The historical fence lines for this Road is at 35 feet in width, with a 18 foot graveled surface.

Variance requests

1. Variance request for the portion of the Spring City Pond Road within the city limits, RL Strate Farms LLC is proposing to dedicate 41.25 feet to the city for this section of road.
 - A. It is my belief that when this road is further developed westward it would potentially need to meet the Sanpete County Road easement requirement which is 66 feet.
 - B. By me providing the 41.25 foot dedication will meet 62 % of the future requirement, the remaining 38% should come from the property on the north side of road so the burden is shared.
 - C. Even if the future road expansion needs were decided to be 82 ½ feet I am still providing my 50% burden to that future need.
2. Variance request for the street within the subdivision, RL Strate Farms LLC is proposing to dedicate 44 feet to the city for this section of street and utilities easements (the 40 West street and 630 North street sections).
 - A. This subdivision street is only for the purpose of the traffic needs pertaining to the 7 lots. This street will never be needed to support any addition growth traffic as any additional growth traffic would be supported by additional street(s) to the west which would loop back to the Spring City Pond Road.
 - B. As this street will only supply the needs of the 7 lots, additional street width is unneeded, unjustifiable, and would just be a waste of usable frontage for the 7 lots.

I feel that these variances can be approved as the request falls in line with the stipulations of SCMC 10-3-3 para-C so I respectfully ask the Board of Adjustment to grant the variances to accommodate the 41.25- and 44-foot easement dedications to the city as outlined above.

Regards,

Randy Strate
RL Strate Farms LLC



25 East 500 North, Fillmore, Utah 84631
TEL 435.743.6151 | FAX 435.743.7900

March 4, 2026

Craig Paulsen
Spring City
45 South 100 East
PO Box 189
Spring City, UT 84662

Subject: Subdivision Development Review for the Strate-Up Site Plan

Dear Mr. Paulsen,

We have reviewed the Strate-Up Site Plan prepared by Provalue Engineering, Inc. that was emailed to us on February 18, 2026. In accordance with the engineering review process, we will provide our observations and recommendations in consideration of state and local standards, and then the City can decide if and how to enforce any required changes, or to approve variances that the City feels are in its best interest to allow.

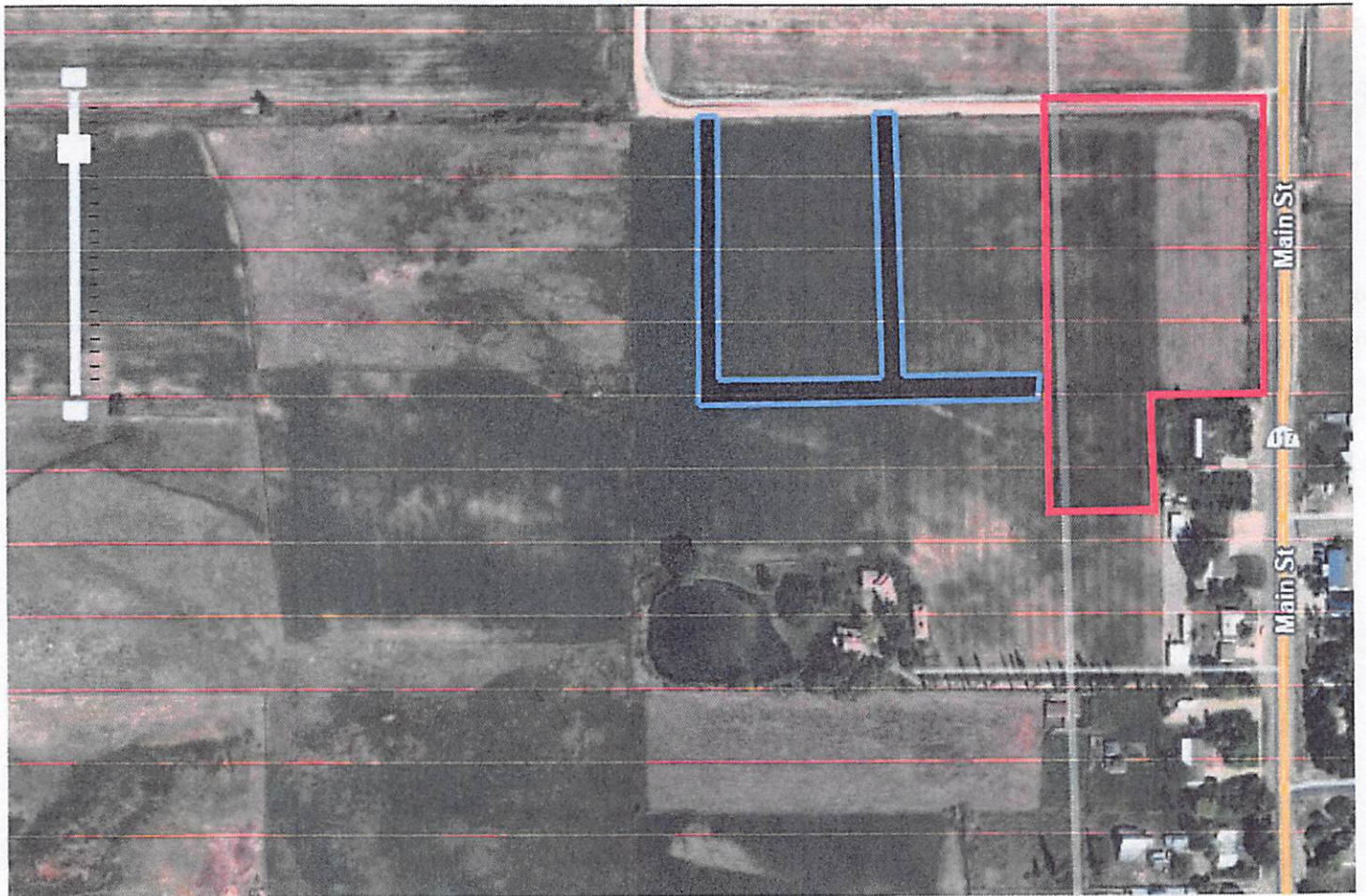
Our observations and comments on the site plan include the following items:

1. The proposed road right of way of 44' does not meet the required width of 82.5' stated in the code.
2. The plan shows the road as a private road. Sections 11-3-2 and 11-3-4 of the municipal code requires that every subdivided property should front on a dedicated city street and all streets within the subdivision must be dedicated to the City. Recommend requiring dedication of streets to City to avoid future confusion on street ownership and maintenance.
3. Section 11-3-2 (K) requires that streets should be hard surfaced to a width of 24'. Our interpretation of the term "hard surfaced" refers to asphalt or concrete surfacing. Consider requiring asphalt surfacing of the dedicated streets.
4. Section 11-3-2 states that Cul-de-sacs should be avoided and streets should not be designed to have one end permanently closed in order to facilitate traffic flow and accommodate access of emergency vehicles and equipment. Though not stated in the code, typical turn-around requirements for temporary dead-ends or permanent Cul-de-sacs often include a 100' diameter turn-around or adequate "hammerhead" ("T") turnaround. The city should consult with its emergency services director and public works director to determine the applicable requirement for a temporary dead-end street.
5. The preliminary plan doesn't appear to include street lighting. Section 11-3-1 indicates that the city council may require street lights if determined to be necessary. The city should consider the necessity of providing street lighting in this subdivision for safety and convenience.
6. Consideration should be given to requiring a looped waterline to avoid a dead-end line into the subdivision. A dedicated utility and road easement should be considered at the east end of 635 North to connect back to Main Street.

- a. The hydraulic model scenario indicates that the available fire flow in the subdivision would be approximately 1570 gpm at the end of the dead end line based on the proposed configuration.
7. Verify there is adequate room for the additional inlet trough in the existing drop manhole at the proposed angle.
8. Consideration should be given to verifying jurisdiction of Spring City Sewer Pond Road between City and County prior to installing utilities in the ROW.
9. The proposed sewer easement along Spring City Pond Road is only 7.42' wide. Consideration should be given to requiring the dedication of Spring City Pond Road to the City and including the sewer alignment within the dedicated street ROW.
10. It is recommended that the sewer line along 40 West be extended to the south side of 635 N to eliminate the lateral from the southernmost lot crossing the full intersection and running parallel with 40 West.
11. The water meter for the city lagoon will be relocated as part of the headworks building project.
12. Provide a fire hydrant at the end of the waterline along 635 North for flushing.
13. Provide road boring detail showing carrier with casing spacers to confirm sizing of casing pipe will be adequate.
14. Verify that proposed water meters are compatible with cities radio read system.

Sincerely,
Sunrise Engineering, LLC.

Jason Brimhall
Project Engineer



Overview of Variances In Utah State Code

Variances in Utah allow individuals or entities to request modifications to land use ordinances. This process is governed by specific criteria outlined in the Utah Code.

Application Process

Any person or entity with a beneficial interest in a property can apply for a variance.

The application must be submitted to the relevant appeal authority.

Conditions for Granting a Variance

The appeal authority may grant a variance only if the following conditions are met:

Unreasonable Hardship: Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant.

Special Circumstances: There are special circumstances related to the property that do not apply to other properties in the same zone.

Substantial Property Rights: Granting the variance is essential for the enjoyment of a substantial property right that is enjoyed by other properties in the same zone.

Public Interest: The variance will not substantially affect the general plan and will not be contrary to the public interest.

Spirit of the Ordinance: The spirit of the land use ordinance is observed, and substantial justice is done.

Additional Requirements

The applicant must provide documentation demonstrating that all conditions for the variance are met.

The local health department may also be involved in reviewing variance requests, especially for onsite wastewater systems.

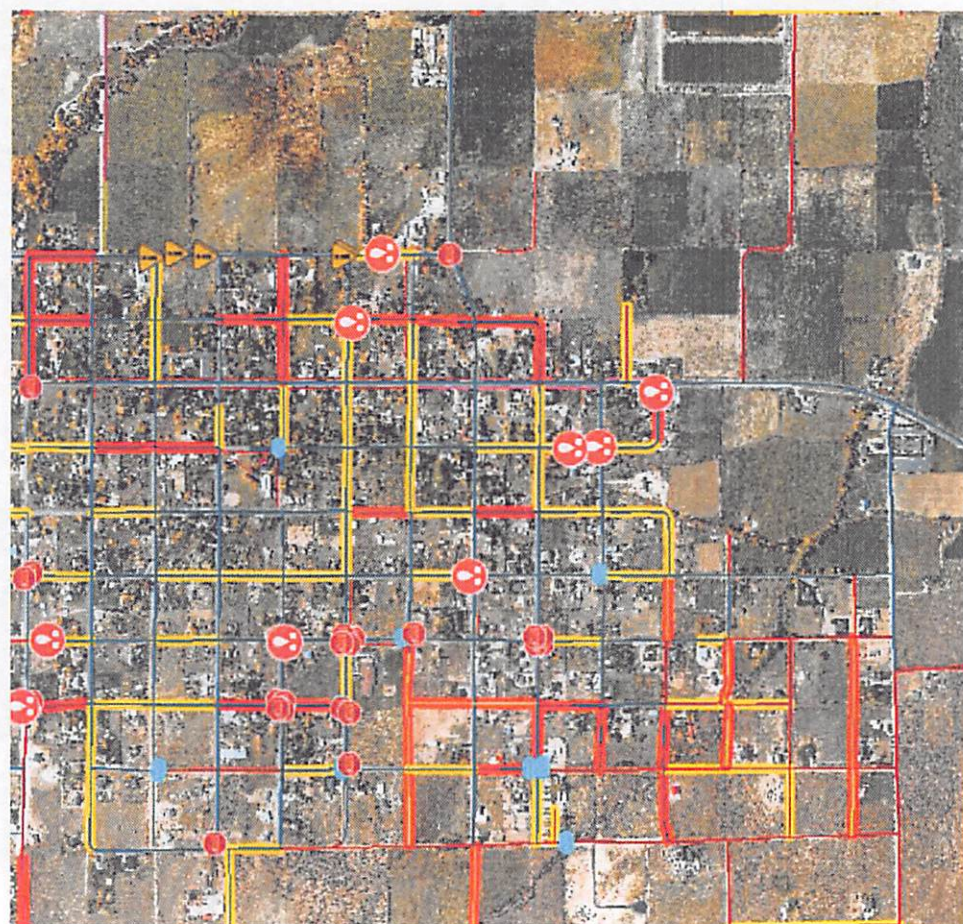
Understanding these guidelines is crucial for anyone seeking a variance in Utah.

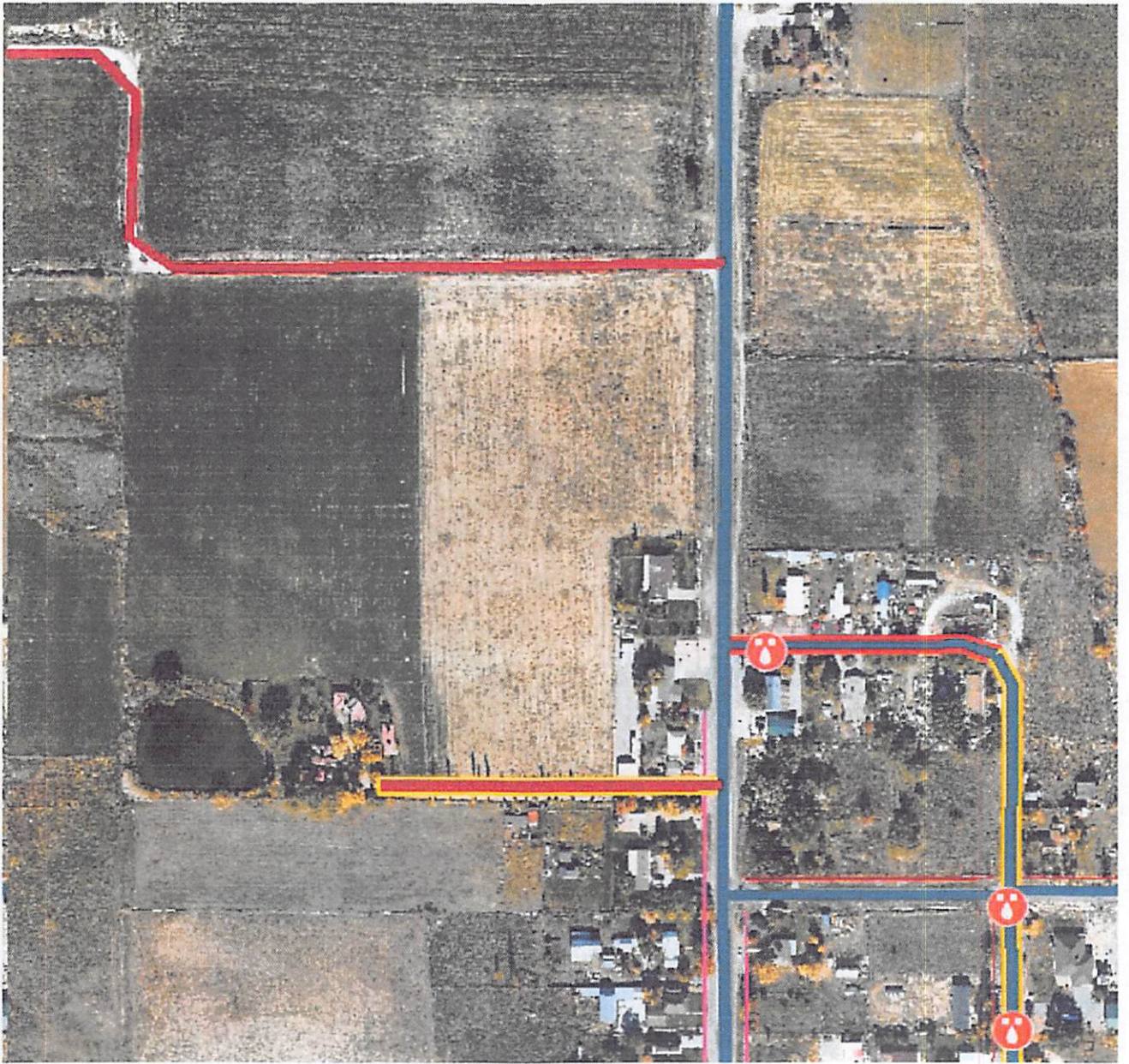
 Justia codeslibrary.amlegal.com

Explore More

What are the specific requirements for obtaining a variance in Utah?

To obtain a variance in Utah, the property owner must demonstrate that literal enforcement of the zoning ordinance causes an unreasonable hardship due to unique property circumstances, that the variance is essential for enjoying a substantial property right, and that it will not substantially affect the general plan. Additionally, the application must include necessary information to establish the need for the variance.  Utah





Close Up

PUBLIC IN ATTENDANCE PLEASE REGISTER

Spring City

Board of Adjustment Meeting

City Council Chambers, 45 S 100 E

March 11, 2026

(Please **LEGIBLY PRINT** Your Name)

TOM BRUNNER

Becky Brunner

Selvia Mackay

Arvin Spenser

Please turn over for more space

[illegible]



SPRING CITY PLANNING & ZONING REGULAR MEETING MINUTES

Wednesday May 27, 2026, 6:30pm Or Following the Public Hearing
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: 7:11pm following the public hearing

Roll Call: Craig Paulsen (Zoning Administrator), Sally Scott, Kristen Mortensen (acting Chair), Andrew Skousen, David McEwan (alternate), Dan Rasmussen (alternate), City Treasurer Whit Allred (minutes). Cami Christensen (Chairperson via Zoom).

Attending: Randy Strate, Paul Penrod (Mayor), Chris Anderson (City Councilman), Alison Anderson, James Baker (City Councilman), Michael Broadbent (City Councilman), Shawn Lindow, Lowell Brown, Jane Hawkes, Cathy Caldwell, Su Tullis, Ruth Bergener, et al.

Expression of Choice: Andrew Skousen Prayer

Approval of Previous Meeting Minutes:

- April 29, 2026: Kristen Mortensen motioned to approve the minutes. David McEwan 2nd. All present voted in favor.

Zoning Permits and Licenses for Approval:

- John Paulsen: Zoning permit for a barn. Mr. Paulsen was present and explained his project. He purchased an existing barn in another state and shipped it here to re-assemble. Craig Paulsen has recused himself from approval of this project. Kristen Mortensen motioned to approve the permit. Andrew Skousen 2nd. All present voted in favor.

Randy Strate – Strate Up Subdivision: Randy gave an update on the progress on the planning for his subdivision. This project is ready for final approval. The development agreement is finished and the bid for the infrastructure installation have been taken care of. Kristen Mortensen motioned to give final approval. Sally Scott 2nd. All present voted in favor.

Lowell Brown Discussion Time: Mr. Brown reported that they have no intention on developing the land that they own on the North side of town.

Recommendation to Council for Ordinance 2026-06: Members shared their individual thoughts on the ordinance. Cami asked for the members to vote yay or nay to recommend the ordinance be passed by the city council. Andrew Skousen voted Nay. David McEwan voted Yay. Kristen

Mortensen voted Nay. Sally Scott voted Yay. Cami Christensen voted Yay as a tie breaker. The ordinance will be recommended to the council for approval.

Discussion on electronic attendance at meetings policy. A recommendation will be prepared and passed on to council.

Discussion on Appointment to Planning & Zoning Commission, and the roll of Alternates. Discussion was held.

Discussion and approval of a form for installation of business signs in the historic district. James Baker discussed the issue he had trying to get a sign approved for his yard. He presented a form that he wrote. The commission discussed it.

Discussion on General Plan: Cami Christensen suggested a work meeting.

Commission Liaison report: Michael Broadbent reported.

Zoning Administrator's report: Craig Paulsen reported.

Meeting adjourned at 7:47pm

AMENDMENT NO. 5
to the
AGREEMENT FOR ENGINEERING AND TECHNICAL SERVICES

WORK RELEASE NO. 2023-1

SPRING CITY

for

SPRING CITY CULINARY WATER IMPROVEMENTS PROJECT 2024

July 30, 2026

Whereas **SPRING CITY** (“CLIENT”) and **SUNRISE ENGINEERING, LLC.** (“SE”) entered into an **AGREEMENT FOR ENGINEERING SERVICES**, and **WORK RELEASE NO. 2023-1 SPRING CITY CULINARY WATER IMPROVEMENTS PROJECT 2024** (“**AGREEMENT**”) on the 5th day of June 2023, whereas the parties mutually agree to make modifications to the Agreement, more specifically to revise the Scope of Work of the Agreement, and to revise the compensation paid to SE, CLIENT and SE agree to the following modifications:

JUSTIFICATION:

A Well Siting Study was performed in December 2022, in which a potential well site was identified near 400 North 200 West. The CLIENT has now requested that SE provide additional services pursuant to advancing the well development project to a “shovel-ready” status. Services may include test well design and coordination, preparation of bidding documents for the drilling of a test well, environmental evaluations, survey services, and preliminary and final design engineering services to prepare plans and specifications for the production well. This amendment hereby adds the following services to the AGREEMENT.

SCOPE OF ENGINEER’S SERVICES

1. Item 8 – New Well Environmental Services

- a. A categorical exclusion (CatEx) document will be prepared for the well project so that the project can be analyzed separately from the prior portion of the water system improvements project that was analyzed in the 2023 Environmental Assessment (EA). The following tasks will be performed:
 - i. Consultation and Coordination with Regulatory Agencies: Agency consultation will be performed by sending scoping letters to identify issues associated with the proposed well project.
 - ii. Site visit and Data Collection: A site visit to the project area will be conducted and photographs will be taken. Published, and, if available, unpublished general information regarding geology, topography, soil and other resources in the project area will be collected from different sources.
 - iii. Biological Survey: Based on the database administered by the U.S. Fish and Wildlife Service (USFWS), one threatened species (Ute ladies’-tresses), a

proposed threatened species (monarch butterfly) and a proposed endangered species (Suckley's cuckoo bumble bee) may occur in the project area. A desktop biological evaluation of the special status species will be performed.

1. An onsite biological survey by a certified biologist is excluded from the scope of services, although this work may be added as additional services if it is determined that it is required.
 - iv. Cultural Resources Inventory: A cultural resources survey of the project site will be completed.
 - v. Evaluation of Other Resources: Other resources will be assessed, including land use, floodplains, wetlands, water resources, aesthetics, air quality, socioeconomic/environmental justice, noise, transportation and human health and safety.
 - vi. Preparation of CatEx Document: A CatEx document will be prepared to address the issues associated with the project in accordance with NEPA and other relevant federal state and local requirements. Mitigation measures will be developed for each identified significant impact to reduce the potential impact to a less-than-significant level, if possible. The draft CatEx will be submitted to DDW for review and comments. If any comments are received, the CatEx document will be finalized to incorporate any comments.
 - vii. Provision: After the CatEx document is accepted by DDW, a simplified CatEx for publication in a local newspaper will be issued for the project. It will be the responsibility of Spring City to publish the DDW CatEx for publication in a local newspaper.
2. Item 9 – Test Well Bid Documents – SE will prepare bidding documents and relevant specifications sufficient to convey the intent of the project to bidders.
 3. Item 10 – Test Well Bid Phase and Drilling Phase Services – SE will provide the following bid and drilling phase services.
 - a. Bid Phase Services – SE will assist the CLIENT during the bid phase of the project as follows:
 - i. Provide assistance advertising the solicitation for bids
 - ii. Respond to bidders' requests for information
 - iii. Prepare addenda to the contract documents as required
 - iv. Assist in opening and reviewing bids, reviewing references, and providing a recommendation to the CLIENT for the award of the test well drilling contract.
 - b. Test Well Drilling Phase Services – SE will provide the following drilling phase services:
 - i. Conduct a pre-drilling meeting with the CLIENT and driller
 - ii. Provide coordination services with the driller during the drilling process
 - iii. Perform periodic site visits during the drilling process
 - iv. Review the e-log (as applicable)

- v. Drill cuttings will be selected for gradation analysis during well construction. A gravel pack and screen will be designed based on gradation results.
- vi. Provide pumping test supervision.
 - 1. The pumping test(s) will be determined based on the observations of the well driller during the well drilling process, with the intent of obtaining general information on the production potential of the well. Additional pumping tests, such as a step-drawdown test and a 24-hour constant rate may also be performed in consultation with the well driller, CLIENT, and SE.

If the results of the test well drilling are determined by the CLIENT to justify moving forward with design and permitting services for this site, the following services may then be performed at the request of the CLIENT.

4. Item 11 - New Well Engineering Design and Permitting Services -

- a. Design and permitting services for the drilling of the production well will include:
 - i. Preparation of bidding and contract documents
 - ii. Preparation of the well design drawings based on the observations and analysis of the e-log and drill cuttings reviewed during the test well phase
 - iii. Preparation of technical specifications governing the construction of the production well and appurtenant work.
 - iv. Preliminary Evaluation Report (PER): Prepare a PER for the new well and submit to DDW for review and approval before the well can be drilled. The PER will be prepared in accordance with the Utah Drinking Water Source Protection for Ground Water Sources Rule R309-600. As required, the PER will include a delineation report, an inventory of potential contamination sources, land ownership information, and a land use agreement or zoning/DWSP ordinance section.
 - 1. Provision - Negotiation of land use agreements is excluded from the scope of services, but may be added as additional services if requested by CLIENT.
 - v. Drinking Water Source Protection (DWSP) Plan: After the new well is completed and pump-tested, a DWSP plan will be prepared to incorporate final well construction and pumping test data in accordance with the Utah Drinking Water Source Protection for Ground Water Sources Rule R309-600.

5. Item 12 – Survey Services

- a. Topographic design survey for the well site, to include drone imagery of the site.
- b. Tract Map and Easement Preparation – SE will provide a Tract Map showing property ownership, rights of way and required easements for the properties impacted by the project improvements. SE will prepare up to two easements for pipeline and power alignments that may run through private property. Additional easements may be prepared as additional services at the request of the CLIENT.

- c. Boundary survey services for the well site property, to include providing legal description and record of survey of the well site.
- d. Provisions:
 - i. Scope of services excludes negotiations for the use and purchase of property for the well site and associated easements. CLIENT will contact property owner for permissions to access the property for the purpose of drilling the test well, and will subsequently negotiate with property owner for an agreement to acquire the property.
 - ii. Scope of services excludes contacting property owners, negotiating for land purchases or easements, or being responsible for ensuring that easements and property ownership documents are executed and recorded. The CLIENT will be responsible for these tasks, although SE may provide assistance as additional services at the request of CLIENT.

6. Item 13 - Well House and Transmission Line Design Services – A separate design package will be prepared for the bidding and construction of the well house and transmission line.

- a. Engineering Design
 - i. Project design elements will include:
 - 1. Well Site and Well Building
 - 2. Well interconnect piping to West Well transmission line
 - ii. SE will provide detail design to show the character and scope of the work to be performed by contractors on the project. During the design phase, CLIENT shall provide assistance to SE for locating existing system components, to the best of its knowledge. The drawings prepared by SE shall be sufficiently detailed to permit the actual location of the proposed improvements on the ground.
 - iii. The drawings, specifications, and contract documents will include work for the entire project under one construction contract.
 - iv. Furnish a revised Engineer's Opinion of Probable Cost of project based on the proposed contract drawings and specifications.
 - v. Engineering Design will be accomplished through a Preliminary Design Phase and a Final Design Phase.
 - 1. Preliminary Design will include preliminary plans for the design elements listed above, to include preliminary alignments, preliminary well house layout and site plan.
 - 2. Final Design will include final design drawings, specifications, and contract documents for the design elements listed above.
 - vi. SE will facilitate design reviews with CLIENT at the 60% and 90% design stages.

7. Item 14 - Water Right Services:

- a. SE will provide water right services, which will include the preparation of a change application to add the proposed well location as a point of diversion to CLIENT's existing water rights.

COMPENSATION:

Compensation for work authorized under this Amendment will be as follows:

COMPENSATION SUMMARY - TEST WELL			
Item	Description	Fee	Fee Type
8	New Well Environmental Services	\$17,000	Lump Sum
9	Test Well Bid Documents	\$5,000	Lump Sum
10	Test Well Bid & Drilling Phase Services	\$33,000	T&M
	Test Well Phase Total	\$55,000	

** If the results of the test well drilling are determined by the CLIENT to justify moving forward with design and permitting services for this site, the following well house and transmission line design services may then be performed at the request of the CLIENT.*

COMPENSATION SUMMARY - WELL HOUSE & TRANSMISSION LINE			
Item	Description	Fee	Fee Type
11	New Well Design & Permitting	\$27,200	Lump Sum
12	Survey Services	\$9,500	Lump Sum
13	Well House & Transmission Line Design Services	\$78,000	Lump Sum
14	Water Right Services	\$5,000	T&M
	Well House & Transmission Line Total	\$119,700	

This amendment is subject to all other terms and conditions outlined in the original agreement.

IN WITNESS WHEREOF, the parties hereto have executed, by their duly authorized officials, this Amendment on the dates indicated below:

CLIENT:

SE:

By: _____

By: Jesse Ralphs

Name: Paul Penrod

Name: Jesse Ralphs, P.E.

Title: Mayor

Title: Principal Engineer

Date: _____

Date: 7/29/2026

**SPRING CITY
ORDINANCE 2026-10**

**AN ORDINANCE AMENDING TITLE 8 CHAPTER 5 BACKFLOW AND CROSS-
CONNECTIONS**

WHEREAS, Spring City has a responsibility to protect its public drinking water supply from contamination or pollution that may result from existing or potential cross-connections and backflow; and

WHEREAS, the Utah Public Drinking Water Rules and the Plumbing Code, as adopted by the State of Utah, establish requirements for cross-connection control and the protection of public drinking water systems; and

WHEREAS, proper installation, testing, and maintenance of approved backflow prevention assemblies are necessary to protect Spring City's public drinking water system from potential contamination or pollution; and

WHEREAS, the Spring City Council finds it necessary and in the best interest of the City and its residents to amend Title 8, Chapter 5 of the Spring City Municipal Code to update the City's requirements for backflow prevention and cross-connection control;

NOW THEREFORE, be it ordained by the Council of the Spring City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "8-5-1 GENERAL PURPOSES" of the Spring City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-5-1 GENERAL PURPOSES

The purposes of this chapter are as follows:

- A. Protection Of Water Supply: To protect the safe drinking water supply of the city from the possibility of contamination or pollution by requiring compliance with state and local plumbing codes, health regulations, Utah division of water quality, EPA, OSHA and other applicable industry standards for water system safety within the consumer's internal distribution system or private water system. Compliance with these minimum safety codes will be considered reasonable vigilance for prevention of contaminants or pollutants which could backflow into the public drinking water systems; and
- B. Elimination Or Control Of Cross-Connections: To promote reasonable elimination or control of cross-connections in the plumbing fixtures and industrial piping system of the consumer, as required by state and local plumbing codes, health regulations,

DRAFT

- OSHA and other applicable industry standards to assure water system safety; and
- C. Administration Of Backflow Prevention: To provide for the administration of a continuing program of backflow prevention which will systematically and effectively prevent the contamination or pollution of all drinking water systems. (Ord. 94-1, 4-7-1994)

AFTER AMENDMENT

8-5-1 GENERAL PURPOSES

The purposes of this chapter are as follows:

- A. Protection Of Water Supply: To protect the ~~safe~~public drinking water supply of the city from the possibility of contamination or pollution by requiring compliance with the Utah sState Rules for Public Drinking Water Systems and ~~local~~the pPlumbing ~~eCodes~~s, as adopted by the State of Utah, that require cross connection control protection of all public drinking water systems in the State of Utah. health regulations, Utah division of water quality, EPA, OSHA and other applicable industry standards for water system safety within the consumer's internal distribution system or private water system. Compliance with these ~~minimum safety~~ codes will be considered reasonable ~~vigilance~~diligence for the prevention of contaminants or pollutants which could backflow into the public drinking water systems; and
- B. Elimination Or Control Of Cross-Connections: To promote reasonable elimination or control of cross-connections in the plumbing fixtures and industrial piping system(s) of the consumer, as required by the state and local plumbing codes, regulations to ensure health regulations, OSHA and other applicable industry standards to assure water system safety; and,
- C. Administration Of Backflow Prevention: To provide for the administration of a continuing program of backflow prevention which will systematically examine risk and effectively prevent ~~the~~ contamination or pollution of ~~all~~the drinking water systems. (Ord. 94-1, 4-7-1994)

SECTION 2: AMENDMENT “8-5-2 DEFINITIONS” of the Spring City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-5-2 DEFINITIONS

As used in this chapter, the following terms shall have the meanings specified, unless a different meaning is clearly evident from the context:

APPROVED BACKFLOW ASSEMBLY: Accepted by the Utah department of health, division of water quality, as meeting an applicable specification or as suitable for the proposed

use.

AUXILIARY WATER SUPPLY: Any water supply on or available to the premises other than the city purveyor's public water supply will be considered as an auxiliary water supply. These auxiliary waters may include water from another purveyor's public potable water supply or any natural source such as a well, spring, river, stream, harbor, etc., or "used waters" or "industrial fluids". These waters may be contaminated or polluted or they may be objectionable and constitute an unacceptable water source over which the city does not have authority for sanitary control.

BACK PRESSURE: The flow of water or other liquids, mixtures or substances under pressure into the feeding distribution pipes of a potable water supply system from any sources other than the intended source.

BACK SIPHONAGE: The flow of water or other liquids, mixtures or substances into the distribution pipes of a potable water supply system from any source other than the intended source, caused by the reduction of pressure in the potable water supply system.

BACKFLOW: The reversal of the normal flow of water caused by either back pressure or back siphonage.

BACKFLOW PREVENTION ASSEMBLY: An assembly or means designed to prevent backflow. Specifications for backflow prevention assemblies are contained within the Utah plumbing code chapter 10 (appendix J), and the cross-connection control program for Utah.

CONTAMINATION: A degradation of the quality of the potable water supply by nonpotable water, sewage, industrial fluids or waste liquids, compounds or other materials.

CROSS-CONNECTION: Any physical connection or arrangement of piping or fixtures which may allow nonpotable water or industrial fluids or other material of questionable quality to come in contact with potable water inside a distribution system. This would include any temporary connections, such as swing connections, removable sections, 4-way plug valves, spools, dummy sections of pipe, swivel or change-over devices or sliding multi-port tubes or other plumbing arrangements.

CROSS-CONNECTION, CONTAINMENT: The installation of an approved backflow assembly at the water service connection to any customer's premises where it is physically and economically infeasible to find and permanently eliminate or control all actual or potential cross-connections within the customer's water system; or, it shall mean the installation of an approved backflow prevention assembly on the service line leading to and supplying a portion of a customer's water system where there are actual or potential cross-connections which cannot be effectively eliminated or controlled at the point of the cross-connection (isolation).

CROSS-CONNECTION, CONTROLLED: A connection between a potable water system and a nonpotable water system with an approved backflow prevention assembly properly installed and maintained so that it will continuously afford the protection commensurate with

the degree of hazard.

WATER PURVEYOR: The person designated to be in charge of the water department of Spring City is invested with the authority and responsibility for the implementation of an effective cross-connection control program and for the enforcement of the provisions of this chapter. (Ord. 94-1, 4-7-1994; amd. 2002 Code)

AFTER AMENDMENT

8-5-2 DEFINITIONS

As used in this chapter, the following terms shall have the meanings specified, unless a different meaning is clearly evident from the context:

APPROVED BACKFLOW ASSEMBLY: ~~An assembly accepted by the Utah department of health, division of water quality,~~ State Department of Environmental Quality, Utah State Rules for Public Drinking Water Systems, and the Plumbing Code as adopted by the State of Utah as meeting an applicable specification or as suitable for the proposed use.

AUXILIARY WATER SUPPLY: Any water supply on or available to the premises other than the city purveyor's public water supply will be considered as an auxiliary water supply. These auxiliary waters may include water from another purveyor's public potable water supply, secondary irrigation water, or any natural source(s) such as a private well, spring, river, stream, ~~harbor~~, etc., or "used waters" or "industrial fluids". These waters may be contaminated or polluted or they may be objectionable and constitute an unacceptable water source over which the city water purveyor does not have authority ~~for sanitary control~~.

BACK PRESSURE: The reversal of the normal flow of water or other liquids, mixtures or substances ~~under pressure into the feeding distribution pipes of a potable water supply system from any sources other than the intended source~~ from a region of high pressure to a region of lower pressure caused by an increase of pressure in the downstream piping.

BACK SIPHONAGE: The reversal of the normal flow of water or other liquids, mixtures or substances ~~into the distribution pipes of a potable water supply system from any source other than the intended source, caused by the reduction of~~ under vacuum conditions caused by a sub-atmospheric pressure in the potable water supply system.

BACKFLOW: The reversal of the normal flow of water caused by either back pressure or back siphonage.

BACKFLOW PREVENTION ASSEMBLY: An assembly or ~~means~~ device designed to prevent backflow. Specifications for backflow prevention assemblies and devices are contained within the Utah State Rules for Public Drinking Water Systems and the Plumbing Code chapter 10 (appendix J), and the cross-connection control program for Utah as adopted by the State of Utah.

CONTAMINATION: ~~A~~ Means a quality degradation ~~of the quality~~ of the potable water supply

~~by nonpotable water, sewage, industrial fluids or waste liquids, compounds or other materials~~ by a toxic substance that is introduced which poses a threat to public health. This would include sewage, industrial fluids, irrigation chemicals, boiler compounds, waste liquids, or other materials not suitable for human consumption.

CROSS-CONNECTION: Any ~~physical~~ actual or potential ~~connection or arrangement of piping or fixtures which may allow nonpotable water or industrial fluids or other material of questionable quality to come in contact with potable water inside a distribution system~~ connection between the public water system or the consumer's water system and any other source or auxiliary supply through which it is possible to introduce anything else. This would include any temporary connections, such as dual source connections, swing connections, removable sections, 4-way plug valves, spools, dummy sections of pipe, swivel or change-over devices or sliding multi-port tubes or other plumbing arrangements.

CROSS-CONNECTION, CONTAINMENT: The installation of an approved backflow ~~assembly~~ preventer at the water service connection to any customer's premises ~~where it is physically and economically infeasible to find and permanently eliminate or control all actual or potential cross-connections within the customer's water system; or, it shall mean the installation of an approved backflow prevention assembly on the service line leading to and supplying a portion of a customer's water system where there are actual or potential cross-connections which cannot be effectively eliminated or controlled at the point of the cross-connection (isolation)~~ for cross connection control.

CROSS-CONNECTION, CONTROLLED: A connection between a potable water system and ~~a nonpotable water system~~ an auxiliary supply or other cross-connections with an approved backflow prevention ~~assembly~~ properly installed and maintained so that it will continuously afford the protection commensurate with the degree of hazard.

WATER PURVEYOR: The person designated to ~~be in charge of~~ oversee the ~~W~~ Water ~~d~~ Department of Spring City is invested with the authority and responsibility for the implementation of an effective cross-connection control program and for the enforcement of the provisions of this chapter. (Ord. 94-1, 4-7-1994; amd. 2002 Code)

SECTION 3: AMENDMENT “8-5-3 RESPONSIBILITIES” of the Spring City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-5-3 RESPONSIBILITIES

A. City:

1. The city shall be responsible for the protection of the drinking water distribution system from foreseeable conditions leading to the possible contamination or pollution of the drinking water system due to the backflow

of contaminants or pollutants into the drinking water supply.

2. Drinking water system surveys or inspections of the consumer's water distribution system shall be conducted or caused to be conducted by individuals deemed qualified by and representing the city. Survey records shall indicate compliance with the aforementioned health and safety standards. All such records will be maintained by the city.
3. The city shall notify in writing all consumers of the need for the periodic system survey to ensure compliance with existing applicable minimum health and safety standards. (Ord. 94-1, 4-7-1994)
4. Selection of an approved backflow prevention assembly for containment control required at the service entrance shall be determined from the results of the system survey.

B. Consumer: It shall be the responsibility of the consumer to:

1. Comply with this chapter as a term and condition of supply, and consumer's acceptance of service is admittance of his/her awareness.
2. Assume all costs in the purchase, installation, test and maintenance of any backflow prevention device/assembly required to comply with this chapter.

C. Water Purveyor:

1. The water purveyor responsibility to enforce the applicable sections of the plumbing code begins at the point of service (downstream or consumer side of the meter) and continues throughout the developed length of the consumer's water system.
2. The water purveyor will review all plans to prevent cross-connections from being designed and built into any structure within its jurisdiction. If a cross-connection cannot be eliminated, it must be protected by the installation of an air gap or an approved backflow prevention device/assembly in accordance with the Utah plumbing code and be approved by the water purveyor.
3. Water vacating the drinking water supply must do so by an approved air gap or approved mechanical backflow prevention assembly, properly installed and in accordance with the Utah plumbing code.

D. Certified Backflow Assembly Technicians, Surveyors Or Repair Persons

Responsibilities:

1. Whether employed by the consumer or a utility to survey, test, repair or maintain backflow prevention assemblies, the certified backflow technicians, surveyors or repair persons will have the following responsibilities:
 - a. Ensure that acceptable testing equipment and procedures are used for testing, repairing or overhauling backflow prevention assemblies.
 - b. Make reports of such testing and/or repair to the consumer, water purveyor and the Utah division of drinking water/Utah division of water quality, and within the time frames prescribed by the city.
 - c. The report shall include the list of materials or replacement parts used.
 - d. Ensuring replacement parts are equal in quality to parts originally supplied by the manufacturer of the assembly being repaired.
 - e. Not changing the design, material or operational characteristics of the assembly during testing, repair or maintenance.

- f. A certified technician shall perform all tests of the mechanical devices or assemblies and be responsible for the competence and accuracy of all tests and reports.
 - g. Ensuring his license is current, the testing equipment being used is acceptable to the state, and is in proper operating condition.
 - h. Be equipped with, and be competent to use, all necessary tools, gauges and other equipment necessary to properly test and maintain backflow prevent assemblies.
 - i. The certified technician conducting the test must tag each double-check valve, pressure-vacuum breaker, reduced-pressure backflow assembly and high-hazard air gap, showing the serial number, date tested and by whom. The technician's license number must also be on this tag. (Ord. 94-1, 4-7-1994)
2. In the case of a consumer requiring a commercially-available technician, any certified technician is authorized to make the test and report the results of that test to the consumer, water purveyor and the Utah division of drinking water/Utah division of water quality. If such a commercially-tested assembly is in need of repair, a licensed plumber shall make the actual repair. (Ord. 94-1, 4-7-1994; amd. 2002 Code)

AFTER AMENDMENT

8-5-3 RESPONSIBILITIES

A. City:

- 1. The city shall be responsible for the protection of the drinking water distribution system from the foreseeable conditions leading to the possible contamination or pollution of the drinking water system due to the backflow of contaminants or pollutants into the drinking water supply.
- 2. Drinking water system surveys or inspections of the consumer's water distribution system(s) shall be conducted or caused to be conducted by individuals deemed qualified by and representing the city. Survey records shall indicate compliance with the ~~aforementioned health and safety standards.~~ Utah State Rules for Public Drinking Water Systems and the Plumbing Code as adopted by the State of Utah. All such records will be maintained by the city.
- 3. ~~The city shall notify in writing all consumers of the need for the periodic system survey to ensure compliance with existing applicable minimum health and safety standards.~~ The water superintendent and his/her agents shall at all ordinary hours have free access to any place supplied with water service from the city system for the purpose of examining the apparatus and ascertaining the amount of water service being used and the manner of its use. (Ord. 94-1, 4-7-1994)
- 4. Selection of an approved backflow prevention ~~er~~ assembly for containment ~~control~~ protection required at the service ~~entrance~~ connection shall be determined from the results of the ~~system~~ cross-connection hazard assessment

survey.

B. Consumer: It shall be the responsibility of the consumer to:

1. Comply with this chapter as a term and condition of water supply; and consumer's acceptance of service is admittance of his/her awareness of his/her responsibilities as a water system user.
2. ~~Assume all costs in the purchase, installation, and arrange~~ testing and maintenance of any backflow prevention device/assembly required to comply with this chapter. Failure to comply with this ordinance shall constitute grounds for discontinuation of service.

C. Water Purveyor/Plumbing Official:

1. The water purveyor/plumbing official's responsibility to enforce the applicable sections of the plumbing code begins at the point of service (downstream or consumer side of the meter) and continues throughout the ~~developed~~ length of the consumer's water system.
2. The water purveyor/plumbing official will review all plans to ~~prevent~~ensure that unprotected cross-connections ~~from being designed and built into any structure within its jurisdiction~~are not an integral part of the consumer's water system. If a cross-connection cannot be eliminated, it must be protected by the installation of an air gap or an approved backflow prevention device/assembly, in accordance with the ~~Utah plumbing code and be approved by the water purveyor~~as adopted by the State of Utah.
3. Water vacating the drinking water supply must do so by an approved air gap or approved mechanical backflow prevention assembly, properly installed and in accordance with the Utah plumbing code.

D. Certified Backflow Assembly Technicians, Surveyors Or Repair Persons Responsibilities:

1. Whether employed by the consumer or a utility to survey, test, repair or maintain backflow prevention assemblies; the ~~e~~Certified ~~b~~Backflow ~~t~~Technicians, ~~s~~Surveyors or ~~r~~Repair ~~p~~Persons will have the following responsibilities:
 - a. Ensure that acceptable testing equipment and procedures are used for testing; ~~or repairing or overhauling~~ of backflow prevention assemblies.
 - b. ~~Make reports of such~~Record all testing and/or repairs and submit report forms to the consumer; ~~and the~~ water purveyor ~~and the Utah division of drinking water/Utah division of water quality, and within the time frames prescribed by the city~~within 30 days of work performed.
 - c. ~~The report shall include the list of materials or replacement parts used~~Report to the water purveyor of any failed backflow assembly test within 5 days of work performed.
 - d. Ensuring that replacement parts are equal in quality to parts originally supplied by the manufacturer of the assembly being repaired.
 - e. Not changing the design, material or operational characteristics of the assembly during testing, repair or maintenance.
 - f. ~~A certified technician shall~~ performing all tests of the mechanical

- devices or assemblies and shall be responsible for the competence and accuracy of all tests and reports.
- g. Ensuring that his/her Backflow Technician license is current, the testing equipment being used is acceptable to the ~~s~~State of Utah; and is in proper operating condition.
 - h. Being equipped with, and ~~be~~ competent to use, all necessary tools, gauges and other equipment necessary to properly test and maintain backflow prevent assemblies.
 - i. ~~The certified technician conducting the test must tag each double-check valve, pressure-vacuum breaker, reduced-pressure backflow assembly and high-hazard air gap, showing the serial number, date tested and by whom. The technician's license number must also be on this tag. (Ord. 94-1, 4-7-1994)~~
2. In the case of a consumer requiring ~~a commercially-available technician, any certified technician is authorized to make the test and report the results of that test to the consumer, water purveyor and the Utah division of drinking water/Utah division of water quality. If such a commercially-tested assembly is in need of repair, a licensed plumber shall make the actual repair~~ an assembly installation, repair, or relocation shall be done with individuals having appropriate licenseure from the Utah Division of Professional Licensing. (Ord. 94-1, 4-7-1994; amd. 2002 Code)

SECTION 4: AMENDMENT “8-5-4 REQUIREMENTS” of the Spring
City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-5-4 REQUIREMENTS

- A. Protection Of Water Supply: No water service connection to any premises shall be installed or maintained by the water purveyor unless the water supply is protected as required by state laws, regulations, codes and this chapter. Service of water to a consumer found to be in violation of this chapter shall be discontinued by the water purveyor after due process of written notification of violation and an appropriate time suspension for voluntary compliance, if:
 - 1. A backflow prevention assembly required by this chapter for control of backflow and cross-connections is not installed, tested and maintained; or
 - 2. If it is found that a backflow prevention assembly has been removed or bypassed; or
 - 3. If an unprotected cross-connection exists on the premises; or (Ord. 94-1, 4-7-1994)
 - 4. If the periodic system survey has not been conducted.

Services will not be restored until such conditions or defects are corrected and,

if services have been disconnected, a reconnection fee in such amount as established by resolution of the city council is paid. (Ord. 94-1, 4-7-1994; amd. 2002 Code)

- B. Inspection Of Customer's System: The customer's system shall be open for inspection at all reasonable times to authorized representatives of the water purveyor to determine whether cross-connections or other structural or sanitary hazards, including violation of this chapter, exist and to audit the results of the required survey (SCMC 8-5-3 Part A,2).
- C. Installation Of Approved Prevention Assembly: Whenever the water purveyor deems a service connection's water usage contributes a sufficient hazard to the water supply, an approved backflow prevention assembly shall be installed on the service line of the identified consumer's water system, at or near the property line, or immediately inside the building being served; but, in all cases, before the first branch line leading off the service line.
- D. Type Of Protective Assembly: The type of protective assembly required under Part C shall depend upon the degree of hazard which exists at the point of cross-connection (whether direct or indirect) applicable to local and state requirements or resulting from the required survey.
- E. Previously-Approved Assemblies: All presently-installed backflow prevention assemblies which do not meet the requirements of this section but were approved assemblies for the purposes described herein at the time of installation and which have been properly maintained shall, except for the inspection and maintenance requirements under Part F, be excluded from the requirements of these rules so long as the city is assured that they will satisfactorily protect the public water system. Whenever the existing assembly is moved from the present location or requires more than minimum maintenance, or when the water purveyor finds that the operation or maintenance of this assembly constitutes a hazard to health, the unit shall be replaced by an approved backflow prevention assembly meeting the local and state requirements.
- F. Inspection And Maintenance Requirements: It shall be the responsibility of the consumer at the premises where backflow prevention assemblies are installed to have certified surveys and/or inspections and operational tests made at least once per year at the consumer's expense. In those instances where the water purveyor deems the hazard to be great, he may require certified surveys and/or inspections and tests at a more frequent interval. It shall be the duty of the water purveyor to see that these tests are made according to the standards set forth by the state department of health, Utah division of drinking water/Utah division of water quality.
- G. Testing Backflow Prevention Assemblies: All backflow prevention assemblies shall be tested within ten (10) working days of initial installation.
- H. Safety Hazards: No backflow prevention assembly shall be installed so as to create a safety hazard. Example: installed over an electrical panel, steam pipes, boilers, pits or above ceiling level. There shall be a minimum of twelve inches (12") of clearance around the device from all piping, walls, floors, ceilings, etc. (Ord. 94-1, 4-7-1994)

AFTER AMENDMENT

8-5-4 REQUIREMENTS

- A. Protection Of Water Supply: No water service connection to any premises shall be installed or maintained by the water purveyor unless the water supply is protected as required by ~~state laws, regulations, codes and this chapter~~ the Utah State Rules for Public Drinking Water Systems and the Plumbing Code as adopted by the State of Utah the this chapter. ~~Water Sservice of water to a consumer found to be in violation of this chapter~~ shall be discontinued by the water purveyor after due process of written notification of violation and an appropriate time suspension for voluntary compliance, if:
1. A backflow ~~prevention assembly required by this chapter for control of backflow and cross-connections is not installed, tested and maintained; or If it is found that a backflow prevention assembly has been removed or bypassed~~ preventer is not installed, tested, and maintained as required by the Utah State Rules for Public Drinking Water Systems and the Puumbing Code as adopted by the state of Utah and this chapter for cross-connection control;
or
 2. If it is found that a backflow preventer has been removed or bypassed, or
 3. If an unprotected cross-connection exists on the premises; or (Ord. 94-1, 4-7-1994)
 4. If the ~~periodic system~~ cross-connection hazard assessment survey has not been conducted.
 5. Service will not be restored until such conditions or defects are corrected. (Ord. 94-1, 4-7-1994; amd. 2002 Code)
- B. Inspection Of Customer's System: The customer's system(s) shall be open for ~~inspection~~ a cross-connection hazard assessment survey at all reasonable times to authorized representatives of the water purveyor to determine whether cross-connections or other structural or sanitary hazards, including violation of the Utah State Rules for Public Drinking Water Systems and the Plumbing Code as adopted by the State of Utah and of this chapter; exist ~~and to audit the results of the required survey~~ (SCMC 8-5-3 Part A,2).
- C. Installation Of Approved Prevention Assembly: An approved backflow preventer ~~Whenever the water purveyor deems a service connection's water usage contributes a sufficient hazard to the water supply, an approved backflow prevention assembly~~ shall be installed on the service line of the identified consumer's water system, at or near the property line, or immediately inside the building being served; but, in all cases, before the first branch line leading off the service line.
- D. Type Of Protective Assembly: The type of ~~protective~~ backflow preventer assembly ~~required under Part C shall depend upon the degree of hazard which exists at the point of cross-connection (whether direct or indirect) applicable to local and state requirements or resulting from the required survey or device installed at this point of containment required under subsection 8-5-7(C), shall be determined by the water purveyor.~~
- E. ~~Previously Approved Assemblies: All presently installed backflow prevention assemblies which do not meet the requirements of this section but were approved~~

~~assemblies for the purposes described herein at the time of installation and which have been properly maintained shall, except for the inspection and maintenance requirements under Part F, be excluded from the requirements of these rules so long as the city is assured that they will satisfactorily protect the public water system. Whenever the existing assembly is moved from the present location or requires more than minimum maintenance, or when the water purveyor finds that the operation or maintenance of this assembly constitutes a hazard to health, the unit shall be replaced by an approved backflow prevention assembly meeting the local and state requirements. It shall be the responsibility of the consumer at any premises where backflow preventers are installed to have certified surveys, inspections, and operational tests at the consumer's expense.~~

- F. Inspection And Maintenance Requirements: It shall be the responsibility of the consumer at the premises where backflow prevention assemblies are installed to have certified surveys and/or inspections and operational tests made at least once per year at the consumer's expense. In those instances where the water purveyor deems the hazard to be great, he may require certified surveys and/or inspections and tests at a more frequent interval. It shall be the duty of the water purveyor to see that these tests are made according to the standards set forth by the state department of health, Utah division of drinking water/Utah division of water quality.
- G. Testing Backflow Prevention Assemblies: All backflow prevention assemblies shall be tested within ten (10) working days of initial installation, relocation, or repair and annually thereafter. In processes where the water purveyor deems the hazard to be significant, he/she may require tests at a more frequent interval.
- H. Safety Hazards: No backflow prevention assembly shall be installed so as to create a safety hazard. Example: installed over an electrical panel, steam pipes, boilers, pits or above ceiling level. There shall be a minimum of twelve inches (12") of clearance around the device from all piping, walls, floors, ceilings, etc. (Ord. 94-1, 4-7-1994)

SECTION 5: AMENDMENT "8-5-5 DISCONTINUANCE OF SERVICE"
of the Spring City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-5-5 DISCONTINUANCE OF SERVICE

If violations of this chapter exist or if there has not been any corrective action taken by the consumer within ten (10) days of the written notification of deficiencies noted within the survey, then the water official shall deny or immediately discontinue service to the premises by providing a physical break in the service line until the customer has corrected the conditions in conformance with the state and city statutes relating to plumbing, safe drinking water supplies and the regulations adopted pursuant thereto. If water service is discontinued, there will be a reconnect fee assessed in such amount as established by resolution of the city council. (Ord. 94-1, 4-7-1994; amd. 2002 Code)

AFTER AMENDMENT

8-5-5 DISCONTINUANCE OF SERVICE

~~If~~A violations of this chapter exists~~or~~ if there has not been any corrective action taken by the consumer within ten (10) days of the written notification of the deficiencies as noted within the survey or test results. ~~then~~The water official purveyor shall then deny or immediately discontinue service to the premises by providing a physical break in the service line until the customer has corrected the condition(s) in conformance with ~~the~~all sState and ~~city~~local regulations and statutes relating to plumbing, safe drinking water suppliers and ~~the~~is chapter. ~~regulations adopted pursuant thereto.~~ If water service is discontinued, there will be a reconnect fee assessed in such amount as established by resolution of the city council. (Ord. 94-1, 4-7-1994; amd. 2002 Code)

PASSED AND ADOPTED BY THE SPRING CITY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Michael Broadbent	_____	_____	_____	_____
Councilmember James Baker	_____	_____	_____	_____
Councilmember Chris Anderson	_____	_____	_____	_____
Councilmember Laurel Workman	_____	_____	_____	_____
Councilmember Stan Soper	_____	_____	_____	_____

Presiding Officer

Attest

Paul Penrod, Mayor, Spring City

Ruth Ann McCain, City Recorder,
Spring City

**SPRING CITY
ORDINANCE 2026-11**

**AN ORDINANCE AMENDING TITLE 8 CHAPTER 3: SEWER CONNECTION
DEFERRALS**

WHEREAS, Spring City requires properties meeting the requirements of the Spring City Municipal Code to connect to the City's public sewer system when public sewer service becomes available; and

WHEREAS, the City Council recognizes that certain existing properties may have unusual physical or infrastructure conditions that make connection to the public sewer system impracticable, including circumstances where the elevation or location of a structure would require a private sewage pumping system or where installation of a sewer connection would substantially interfere with an existing permanent structure or system; and

WHEREAS, the City Council desires to establish a limited process by which a sewer connection deferral may be considered based upon the physical conditions affecting a property, while preserving the City's general requirement that properties connect to the public sewer system; and

WHEREAS, the City Council finds that establishing clear and consistent standards for considering such sewer connection deferrals is in the best interest of Spring City and its residents;

NOW THEREFORE, be it ordained by the Council of the Spring City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "8-3-2 USE REQUIRED" of the Spring City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-3-2 USE REQUIRED

- A. Installation of Suitable Sanitary Facilities: Any residence, building, commercial establishment, or other structure constructed on property where any portion of the property line lies within three hundred (300) feet of an existing public sewer line, and which required sanitary services, shall be connected to the public sewer system prior to the issuance of a certificate of occupancy.
- B. Sewer Connection to Existing Structures: The owner of any residence, building, commercial establishment, or other structure requiring sanitary services, which received a building permit or has previously been issued a certificate of occupancy and which is used for human occupancy, employment, recreation, or other purposes on the

date of adoption of this ordinance, and which property is situated within the City and abuts any street, alley, or right-of-way where no public sanitary or combined sewer of the City is presently located, shall be required, at the owner's expense, install suitable sewer facilities and connect such facilities directly to the public sewer in accordance with the provisions of this chapter within twenty-four (24) months after the date of official notice to do so, provided that a public sewer line is installed within three hundred (300) feet of any portion of the owner's property boundary.

- C. Notwithstanding SCMC 8-3-2(B), if during the twenty-four (24) month compliance period, a property owner's septic system fails, the owner shall immediately connect the property to the City's public sewer system and properly abandon or disconnect the septic system in accordance with this chapter.
- D. Waiver of Impact Fee. No property owner who has an established and approved septic system approved by the Utah Department of Water Quality, for any building permits issued in accordance with SCMC 8-3-2(A), *infra*, shall be required to pay an impact fee to connect to the Spring City's sewer system.
- E. Unlawful Acts: It shall be unlawful:
 - 1. For any person to place, deposit or permit to be deposited in any unsanitary manner on public or private property within the city, or in any area under the jurisdiction of the city, any human or animal excrement, garbage or other objectionable waste.
 - 2. To discharge to any natural outlet within the city, or in any area under the jurisdiction of the city, any sewage or other polluted waters, except where suitable treatment has been provided in accordance with subsequent provisions of this chapter.
 - 3. Except as hereinafter provided, to construct or maintain any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of wastewater. (Ord. 1990-9-1, 9-10-1990)

AFTER AMENDMENT

8-3-2 USE REQUIRED

- A. Installation of Suitable Sanitary Facilities: Any residence, building, commercial establishment, or other structure constructed on property where any portion of the property line lies within three hundred (300) feet of an existing public sewer line, and which required sanitary services, shall be connected to the public sewer system prior to the issuance of a certificate of occupancy.
- B. Sewer Connection to Existing Structures: The owner of any residence, building, commercial establishment, or other structure requiring sanitary services, which received a building permit or has previously been issued a certificate of occupancy and which is used for human occupancy, employment, recreation, or other purposes on the date of adoption of this ordinance, and which property is situated within the City and abuts any street, alley, or right-of-way where no public sanitary or combined sewer of the City is presently located, shall be required, at the owner's expense, install suitable sewer facilities and connect such facilities directly to the public sewer in accordance

with the provisions of this chapter within twenty-four (24) months after the date of official notice to do so, provided that a public sewer line is installed within three hundred (300) feet of any portion of the owner's property boundary except as provided in subsection D below.

- C. Notwithstanding SCMC 8-3-2(B), if during the twenty-four (24) month compliance period, a property owner's septic system fails, the owner shall immediately connect the property to the City's public sewer system and properly abandon or disconnect the septic system in accordance with this chapter unless the property has been granted a sewer connection deferral pursuant to subsection D. A property subject to a deferral shall continue to comply with all applicable state, county, and local requirements governing private wastewater disposal systems.

D. Sewer Connection Deferral

1. The City Council may grant a deferral from the sewer connection requirement in subsection B for an existing structure when the Council determines that one or more of the following conditions exist:
 - a. Gravity Service. The elevation or location of the existing structure in relation to the City's public sewer system makes gravity sewer service impracticable and connection would require the installation and continued operation of a private sewage pumping system.
 - b. Extraordinary Physical Conflict. Installation of a sewer connection would require substantial interference with or disruption of an existing permanent structure, utility, geothermal system, or similar permanent improvement, and there is no reasonable alternative route for connection that would avoid the conflict.
2. A deferral under this subsection shall be based upon conditions affecting the property and shall not be based solely upon the identity, financial circumstances, or personal circumstances of the property owner. The property owner shall provide information reasonably requested by the City to verify the condition supporting the requested deferral.
3. A deferral shall remain in effect so long as the condition upon which the deferral was granted continues to exist. A transfer of ownership shall not, by itself, terminate the deferral.
4. A property receiving a deferral shall maintain a lawful private wastewater disposal system in accordance with applicable state, county, and local requirements and at no expense to the City.
5. The City Council may impose reasonable conditions upon a deferral and may reconsider or terminate a deferral if the conditions affecting the property materially change, including the construction or availability of public sewer facilities that allow the property to reasonably connect without the condition upon which the deferral was originally granted.
6. Nothing in this subsection creates a right to a deferral. Each request shall be considered according to the physical circumstances of the property and the standards stated in this subsection.

- E. Waiver of Impact Fee. No property owner who has an established and approved septic system approved by the Utah Department of Water Quality, for any building permits issued in accordance with SCMC 8-3-2(A), *infra*, shall be required to pay an impact fee to connect to the Spring City's sewer system.
- F. Unlawful Acts: It shall be unlawful:
1. For any person to place, deposit or permit to be deposited in any unsanitary manner on public or private property within the city, or in any area under the jurisdiction of the city, any human or animal excrement, garbage or other objectionable waste.
 2. To discharge to any natural outlet within the city, or in any area under the jurisdiction of the city, any sewage or other polluted waters, except where suitable treatment has been provided in accordance with subsequent provisions of this chapter.
 3. Except as hereinafter provided, to construct or maintain any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of wastewater. (Ord. 1990-9-1, 9-10-1990)

SECTION 2: AMENDMENT “8-3-3 PRIVATE WASTEWATER DISPOSAL” of the Spring City Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-3-3 PRIVATE WASTEWATER DISPOSAL

- A. Compliance With Provisions: Where a public sanitary or combined sewer is not available under the provisions of SCMC 8-3-2 Part A, the building sewer shall be connected to a private wastewater disposal system complying with the provisions of this section. (Ord. 1990-9-1, 9-10-1990)
- B. Permit Required; Fee: Before commencement of construction of a private wastewater disposal system, the owner shall first obtain a written permit issued by the state board of health. The application for such permit shall be made on a form furnished by the city, which the applicant shall supplement by any plans, specifications and other information as are deemed necessary. A permit and inspection fee shall be paid to the city at the time the application is filed. (Ord. 1990-9-1, 9-10-1990; amd. 2002 Code)
- C. Use Of System; Authorized When: Permission to use the system for a private wastewater disposal system shall not become authorized until the installation is completed in compliance with the approved plans applicable with all state and local codes and this chapter. Authorized city employees shall be allowed to inspect the work at any stage of construction. The applicant for the permit shall notify the city recorder when the work is ready for final inspection, and before any underground portions are covered. The inspection shall be made within forty eight (48) hours of the receipt of notice by the city recorder.
- D. System Requirements: The type, capacities, location and layout of a private

wastewater disposal system shall comply with all recommendations of the department of public health of the state. No permit shall be issued for any private wastewater disposal system employing subsurface soil absorption facilities where the area of the lot is less than ten thousand (10,000) square feet. No septic tank or cesspool shall be permitted to discharge to any natural outlet.

- E. When Connection Required: At such time as a public sewer becomes available to a property served by a private wastewater disposal system, as provided in SCMC 8-3-2 Part A, a direct connection shall be made to the public sewer within twenty (24) months, in compliance with this chapter. In all cases, the private disposal system shall be disconnected and made inoperable upon connection to the public sewer system. All other parts required to SCMC 8-3-3 shall remain in effect unless expressly modified herein.
- F. Maintenance By Owner: When a public sewer is not available, the owner shall operate and maintain the private wastewater disposal facilities in a sanitary manner at all times, at no expense to the city.
- G. Additional Requirements: No statement contained in this section shall be construed to interfere with any additional requirements that may be imposed by the Utah state department of health. (Ord. 1990-9-1, 9-10-1990)

AFTER AMENDMENT

8-3-3 PRIVATE WASTEWATER DISPOSAL

- A. Compliance With Provisions: Where a public sanitary or combined sewer is not available under the provisions of SCMC 8-3-2 Part A, the building sewer shall be connected to a private wastewater disposal system complying with the provisions of this section. (Ord. 1990-9-1, 9-10-1990)
- B. Permit Required; Fee: Before commencement of construction of a private wastewater disposal system, the owner shall first obtain a written permit issued by the state board of health. The application for such permit shall be made on a form furnished by the city, which the applicant shall supplement by any plans, specifications and other information as are deemed necessary. A permit and inspection fee shall be paid to the city at the time the application is filed. (Ord. 1990-9-1, 9-10-1990; amd. 2002 Code)
- C. Use Of System; Authorized When: Permission to use the system for a private wastewater disposal system shall not become authorized until the installation is completed in compliance with the approved plans applicable with all state and local codes and this chapter. Authorized city employees shall be allowed to inspect the work at any stage of construction. The applicant for the permit shall notify the city recorder when the work is ready for final inspection, and before any underground portions are covered. The inspection shall be made within forty eight (48) hours of the receipt of notice by the city recorder.
- D. System Requirements: The type, capacities, location and layout of a private wastewater disposal system shall comply with all recommendations of the department of public health of the state. No permit shall be issued for any private wastewater disposal system employing subsurface soil absorption facilities where the area of the

lot is less than ten thousand (10,000) square feet. No septic tank or cesspool shall be permitted to discharge to any natural outlet.

- E. When Connection Required: At such time as a public sewer becomes available to a property served by a private wastewater disposal system, as provided in SCMC 8-3-2 Part A, a direct connection shall be made to the public sewer within twenty (24) months, in compliance with this chapter, except where a sewer connection deferral has been granted pursuant to SCMC 8-3-2(D). In all cases, the private disposal system shall be disconnected and made inoperable upon connection to the public sewer system.

All other parts required of SCMC 8-3-3 shall remain in effect unless expressly modified herein.

- F. Maintenance By Owner: When a public sewer is not available, the owner shall operate and maintain the private wastewater disposal facilities in a sanitary manner at all times, at no expense to the city.

- G. Additional Requirements: No statement contained in this section shall be construed to interfere with any additional requirements that may be imposed by the Utah state department of health. (Ord. 1990-9-1, 9-10-1990)

PASSED AND ADOPTED BY THE SPRING CITY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Michael Broadbent	_____	_____	_____	_____
Councilmember James Baker	_____	_____	_____	_____
Councilmember Chris Anderson	_____	_____	_____	_____
Councilmember Laurel Workman	_____	_____	_____	_____
Councilmember Stan Soper	_____	_____	_____	_____

Presiding Officer

Attest

Paul Penrod, Mayor, Spring City

Ruth Ann McCain, City Recorder,
Spring City

SPRING CITY CORPORATION

MUNICIPAL WASTEWATER PLANNING PROGRAM

2026 Survey for Reporting Year 2025

Facility	Spring City Sewer Lagoons
Survey submitted by	Trevor Hooser
Submission receipt	September 1, 2026
Council presentation date entered	September 3, 2026

This document is a transcription of the questions and recorded answers in the submitted Full MWPP Survey - 2026. Blank fields and unselected choices are shown as "No response provided." The wording and values have been preserved as submitted wherever practicable.

Section I - General and Financial Information

General Information

Question: The questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page	Answer recorded in submitted survey
Email	trevor.hooser@springcityutah.gov
What is the name of the facility?	Spring City Sewer Lagoons
What is the name of the person responsible for this organization?	Cory Madsen
What is the title of the person responsible for this organization?	Public Works Director
What is the email address for the person responsible for this organization?	Cory.Madsen@springcityutah.gov
What is the phone number for the person responsible for this organization?	4358517089
Please identify the facility location.	39.48824877984249, - 111.50443769878635
Are you a federal facility?	No

Financial Evaluation

Question: As you begin this survey you must keep in mind which part of the wastewater system that you represent, unless you represent it all (e.g., collections, treatment, or both). If you only represent the collection system please respond to each question thinking only of collection system data as you proceed through this survey. The same goes for treatment and both. If you get a question that does not apply to the part of the system which you represent then leave it unanswered. However, please try to answer as many questions as you possibly can.	Answer recorded in submitted survey
This section is completed by:	Trevor Hooser
Are sewer revenues maintained in a dedicated purpose enterprise/district account?	Yes
Are you collecting 95% or more of your anticipated sewer revenue?	Yes
Are Debt Service Reserve Fund requirements being met?	Yes
Where are sewer revenues maintained?	General Fund
What was the average monthly user charge for 2025?	47
Do you have a water and/or sewer customer assistance program (CAP)?	No
Are property taxes or other assessments applied to the sewer systems?	No
What is the yearly amount of revenue received from these taxes?	No response provided
Are sewer revenues sufficient to cover current operations and maintenance and repair and replacement costs?	Yes
Are projected sewer revenues sufficient to cover operation and maintenance and repair and replacement costs for the next five years?	Yes
Does the sewer system have sufficient staff for proper operation, maintenance, repair, and replacement?	Yes
Has a repair and replacement sinking fund been established?	Yes
Is the repair and replacement sinking fund sufficient to meet anticipated needs?	Yes
Are sewer revenues sufficient to cover all costs of current capital improvement projects?	No
Has a Capital Improvements Reserve Fund been established?	Yes
Are projected Capital Improvements Reserve Funds sufficient for the next five years?	Yes
Are projected Capital Improvements Reserve Funds sufficient for the next ten years?	No
Are projected Capital Improvements Reserve Funds sufficient for the next twenty years?	No
Have you completed a rate study within the last five years?	Yes

Question: As you begin this survey you must keep in mind which part of the wastewater system that you represent, unless you represent it all (e.g., collections, treatment, or both). If you only represent the collection system please respond to each question thinking only of collection system data as you proceed through this survey. The same goes for treatment and both. If you get a question that does not apply to the part of the system which you represent then leave it unanswered. However, please try to answer as many questions as you possibly can.	Answer recorded in submitted survey
Do you charge impact fees?	Yes
If you charged impact fees, how much were they?	4547.21
Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years?	Yes
Do you maintain a Plan of Operations?	No response provided
Have you updated your Capital Facility Plan within the last five years?	No response provided
In what year was the Capital Facility Plan last updated?	No response provided
Do you use an Asset Management system for your sewer systems?	Yes
Do you know the total replacement cost of your total sewer system capital assets?	No
Replacement cost =	No response provided
Do you annually fund sewer system capital improvements with sewer revenues at 2% or more of total replacement cost?	No response provided
What is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost?	No response provided
Describe the Asset Management System. Check all that apply.	Accounting Software; Specialized Software
What is the 2025 Capital Assets Cumulative Depreciation?	No response provided
What is the 2025 Capital Assets Book Value?	No response provided
Cost of projected capital improvements - 2025	No response provided
Cost of projected capital improvements - 2026 through 2030	No response provided
Cost of projected capital improvements - 2031 through 2035	No response provided
Cost of projected capital improvements - 2036 through 2040	No response provided
Cost of projected capital improvements - 2041 through 2045	No response provided
Purpose of capital improvements - 2025 (Replace/Restore, New Technology, Increased Capacity)	No choices selected
Purpose of projected capital improvements - 2026 through 2030	No choices selected
Purpose of projected capital improvements - 2031 through 2035	No choices selected
Purpose of projected capital improvements - 2036 through 2040	No choices selected

Question: As you begin this survey you must keep in mind which part of the wastewater system that you represent, unless you represent it all (e.g., collections, treatment, or both). If you only represent the collection system please respond to each question thinking only of collection system data as you proceed through this survey. The same goes for treatment and both. If you get a question that does not apply to the part of the system which you represent then leave it unanswered. However, please try to answer as many questions as you possibly can.	Answer recorded in submitted survey
Purpose of projected capital improvements - 2041 through 2045	No choices selected
To the best of my knowledge, the Financial Evaluation section is completed and accurate.	True

Section II - Collection System

System Description

Question: Please answer the following questions regarding SYSTEM DESCRIPTION.	Answer recorded in submitted survey
Do you have a collection system?	Yes
This form is completed by:	Trevor Hooser
What is the largest diameter pipe in the collection system?	12 inches
What is the average depth of the collection system?	10 feet
What is the total length of sewer pipe in the collection system?	19.12 miles
How many lift/pump stations are there?	0
What is the largest capacity lift/pump station?	0
Do seasonal daily peak flows exceed the average peak daily flow by 100% or more?	No
What year was the collection system first constructed?	1992
In what year was the largest-diameter sewer pipe constructed, replaced, or renewed?	2025

Discharges

Question: Please answer the following questions regarding DISCHARGES.	Answer recorded in submitted survey
How many days was there a sewage bypass, overflow, or basement flooding due to rain or snowmelt?	0
How many days was there a sewage bypass, overflow, or basement flooding due to equipment failure, except plugged laterals?	0
How many Class 1 SSOs were there in calendar year 2025?	0
How many Class 2 SSOs were there in calendar year 2025?	0
Please indicate what caused the SSO(s) in the previous 2 questions?	No response provided
Please specify whether the SSOs caused by a contract or tributary community, etc.?	No response provided

New Development

Question: Please answer the following questions regarding NEW DEVELOPMENT	Answer recorded in submitted survey
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Question: Please answer the following questions regarding NEW DEVELOPMENT	Answer recorded in submitted survey
Did industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more?	No
Are new developments (industrial, commercial, or residential) anticipated in the next 2-3 years that will increase flow or BOD5 loadings by 25% or more?	No
Number of new commercial/industrial connections in 2025	0
What is the number of new residential sewer connections added in 2025	23
How many equivalent residential connections served	444

Operator Certification

Question: Please answer the following questions regarding OPERATOR CERTIFICATION	Answer recorded in submitted survey
How many collection system operators do you employ?	2
What is the approximate population served?	10047
State of Utah Administrative Rules requires all public system operators considered to be in Direct Responsible Charge (DRC) Designated Chief Operator/DRC to be appropriately certified at least at the Facility's Grade. List the designated Chief Operator/DRC for the Collection System.	Cory Madsen, SLS 1, Cory.Madsen@springcityutah.gov
Please list all other wastewater collection-system operators with DRC responsibilities in the field, by name and certification grade.	No response provided
Please list all other wastewater collection-system operators by name and certification grade.	Trevor Hooser Grade I.
Are collection DRC operators currently certified at the appropriate grade?	Yes

Facility Maintenance

Question: Please answer the following questions regarding FACILITY MAINTENANCE.	Answer recorded in submitted survey
Have you implemented a preventive maintenance program for the collection system?	Yes
Have you updated the collection-system operations and maintenance manual within the past five years?	No
Do you have a written emergency response plan for sewer systems?	Yes
Do you have a written safety plan for sewer systems?	No
Is the entire collection system TV-inspected at least every five years?	No
Is at least 85% of the collection system mapped in GIS?	Yes

SSMP Evaluation

Question: SSMP EVALUATION Please answer the following questions regarding SSMP EVALUATION	Answer recorded in submitted survey
Have you completed a Sewer System Management Plan (SSMP)?	Yes
Has the SSMP been adopted by the permittee's governing body at a public meeting?	No
Has the completed SSMP been publicly noticed?	No
When will the USMP be publicly noticed?	No response provided
During the annual assessment of the SSMP, were adjustments needed based on the performance of the plan?	No
What adjustments were made to the SSMP?	No response provided
During 2025, was any part of the SSMP audited as part of the five-year audit?	No
If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit?	No response provided
Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan?	No response provided
Does the collection system have more than 2,000 connections?	No
Has a fats, oil, sand, and grease (FOG) or fats, oil, and grease program been developed by the collection system?	No

Part VII: Narrative Evaluation

Question	Answer recorded in submitted survey
Describe the physical condition of the sewerage system: (lift stations, etc. Included)	Good
What sewerage system capital improvements does the utility need to implement in the next ten years?	Trash Screen - Bid Awarded.
What sewerage-system problems, other than plugging, have you had over the last year?	None
Is the utility currently preparing or updating its capital facilities plan?	No
Does the municipality pay for the continuing-education expenses for operators?	100%
Is there a written policy regarding continuing education and training for wastewater operators?	No
Additional comments	No response provided
To the best of my knowledge, the Collections System section is completed and accurate.	True

Section III - Non-Discharging Lagoon

Wastewater Treatment Options

Question	Answer recorded in submitted survey
What kind of wastewater treatment system is used?	Non-Discharging Lagoon
This form is completed by:	Trevor Hooser
What is the design basis or rated capacity for average daily flow in MGD?	.106 MGD
What is the design basis or rated capacity for average daily BOD loading in lb/day?	222 lb/day
What is the design basis or rated capacity for average daily TSS loading in lb/day?	No response provided
What was the 2025 average daily flow?	.06 MGD
What was the 2025 average daily BOD loading in lb/day?	No response provided
What was the 2025 average daily TSS loading in lb/day?	No response provided
What was the percent capacity used by 2025 average daily flow?	56
What was the percent capacity used by 2025 daily average BOD?	No response provided
What was the percent capacity used by 2025 daily average TSS?	No response provided

Facility Age

Question: Please answer the following questions about FACILITY AGE. If your plan does not have the treatment unit please enter N/A.	Answer recorded in submitted survey
In what year were the HEADWORKS most recently evaluated?	2024
In what year were the HEADWORKS most recently constructed, upgraded, or renewed?	2025
What is the age of the HEADWORKS?	1992
In what year were the LAGOONS (including aeration) evaluated?	2022
In what year were the LAGOONS most recently constructed, upgraded, or renewed?	1992
What is the age of the LAGOONS, including aeration?	1992
In what year was the DISINFECTION SYSTEM evaluated?	No response provided
In what year was the DISINFECTION SYSTEM most recently constructed, upgraded, or renewed?	No response provided
What is the age of the DISINFECTION SYSTEM?	No response provided
In what year was LAND APPLICATION/DISPOSAL evaluated?	No response provided

Question: Please answer the following questions about FACILITY AGE. If your plan does not have the treatment unit please enter N/A.	Answer recorded in submitted survey
In what year was LAND APPLICATION/DISPOSAL most recently constructed, upgraded, or renewed?	No response provided
What is the age of LAND APPLICATION/DISPOSAL?	No response provided

Discharges and New Development

Question: Please answer the following questions regarding DISCHARGES.	Answer recorded in submitted survey
How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows?	0
How many days in the past year was there a bypass or overflow of wastewater at the facility due to equipment failure?	0
How many commercial/industrial connections added in 2025?	0
How many residential sewer connections added in 2025?	23
Equivalent residential connections served in 2025?	444

Treatment Operator Certification and Maintenance

Question	Answer recorded in submitted survey
How many treatment operators do you employ?	No response provided
Utah administrative rules require all public system operators with Direct Responsibility Charge (DRC) to be appropriately certified at least as the facilities' grade. Please list the designated Chief Operator/DRC for the wastewater treatment system	No response provided
Please list all other wastewater treatment-system operators with DRC responsibilities in the field, by name and certification grade.	No response provided
Please list all other wastewater treatment-system operators by name and certification grade.	No response provided
Is/are all your DRC operators currently certified at the appropriate grade level for this facility?	No response provided
Have you implemented a preventive maintenance program for the treatment system?	No response provided
Have you updated the treatment-system operations and maintenance manual within the past five years?	No response provided
To the best of my knowledge I certify the non-discharging lagoon portion of the MWPP survey to be correct and accurate.	True

Adopt and Sign

Report Review and Council Status

Question	Answer recorded in submitted survey
I have reviewed this report and, to the best of my knowledge, the information provided is correct.	True
Has this been adopted by the City Council or District Board?	No - Not Adopted by Council
What date will it be presented to the City Council or District Board?	09/03/2026

Council Member _____ made a motion to . The motion was seconded by Council Member _____.

Vote:

Yes

No

Absent

Abstain

Michael Broadbent
James Baker
Chris Anderson
Laurel Workman
Stan Soper

September 3, 2026
Spring City Council
From Cheryl North

Hello, my name is Cheryl North, owner of 625 N Main St. I am traveling but I follow The City Council and noted that there is to finally be discussion tonight about the Randy Strate Subdivision which so many of his neighbors, including me, are quite concerned about. We have been waiting for months now for a response from the City and I just wanted to share some real concern about the process here:

1--Three widows and one single professional woman own the land surrounding Randy Strate's proposed subdivision. One, Debbie Lusty is a Stake Relief Society President. Sara Brunken a former Stake Young Women's President, another is Gina Garner, all of these women highly-regarded in Spring City, and then there is me. I have run several successful businesses with my husband Ken before he died. And I currently am involved in business.

We all have one thing in common. **We have to be vigilant about our affairs, because there is no one else to do it for us.** So this is why all four of us feel disrespected when it is suggested that we have NOT paid attention to our mail, **THAT WE DID NOT RECEIVE!!!** ALL FOUR OF US MISSED THE SAME MAIL?????? I don't think so.

2- I feel particularly uncomfortable that our Board of Adjustment overruled our Planning & Zoning Commission to provide special treatment for Randy Strate...and didn't hesitate to ignore state and municipal law to do so. It does not look good to the public, especially when Randy Strate, as a sitting Councilman, VOTED for the very infrastructure which now has enriched his land and made it attractive to develop. **It just isn't right.** Apparently it's "Rules for Thee and Rules for Me!"

3-Finally, we are all counting on you, our City Council and Mayor, to watch over the **WHOLE TOWN** and make sure that it is run **LEGALLY**. It is simply unfair to turn away from these serious concerns, from genuine requests for meetings with an attorney, failing to give notice of land use changes...and then simply expect 80-year old citizens in our City to pay the bill to go to court to and try to get a "remedy."

Randy Strate deserves to be treated like all of us in Spring City. No special treatment. The Board of Adjustment has its job. But that job must be done legally.

Challenging this violation of the law is costing Sara Brunken and all of us in time and money. But it also **COSTS** the taxpayers in Spring City and takes money out of our small City budget. All **BECAUSE THE LAW IS NOT BEING FOLLOWED.**

This has gone on long enough.

I hope tonight we will make progress.

We need to watch out for **ALL** the taxpayers in Spring City. Not just one or a privileged few.

Thank you.