

SPRING CITY PUBLIC-HEARING

Thursday, September 3, 2020, 6:30 p.m. – Planning and Zoning Code Changes Public Hearing
Spring City Council Chambers, Spring City Hall, 45 South 100 East

Attendees: Kim Crowley Spring City recorder, George Kenzy, Christy McGriff, Joe Bennion, Craig Paulsen

Pledge of Allegiance: Mayor DeGrey

Expression of Choice: Joe McGriff

Roll Call: Mayor Cynthia DeGrey, Council Members Craig Clark, Chris Anderson, Cody Harmer, Joe McGriff, Paul Penrod

Planning and Zoning Code Changes

Craig Paulsen stated that Planning Zoning is making changes to four title codes which are title eight, nine, ten and twelve. Title eight is a simple change which clarifies the reconnection policy which cost the city some money a few months ago. It allowed someone to have impact fees waved on a property which has not been lived on for several years. Title nine is very simple change which is that we use the current International code other than the uniform building code which has been in place for a long time. It was more of just changing a technicality. In title ten is where most of the changes are. In Chapter 10-1-4 applies to what major remodeling work requires for a permit regarding mechanical, electrical, plumbing changes and any structural changes to a building. Chapter 10-1-6 is that citizens comply to the international building code. In Chapter 10-1-9 clarifies city zoning inspections to new structures at the beginning of the project. Chapter 10-5-5 clarified surveys done on properties when there is no fence line. It is hard to determine setbacks on the property when there are no survey points. There have been substantial problems with fence lines. With the substantial influx of growth, we are experiencing, we need to have a survey done or it will catch up to us. **Council Member Harmer** stated he does not like the idea of having surveys done because of the expense and he does not want to discourage any building but with the growth we are having we need to protect ourselves as a city. *Craig Paulsen* explained in Chapter 10-6a-2,3,4, and 5 is for conditional uses in Transient Room tax. More changes for Air B and B's, single family, single lots, and guest houses. We added more clarification on those. On 10-6d-4 Commercial lots, single family properties, and guest houses are where most changes are. We added a lot more wording to a simple statement and clarified a lot of ambiguities. He read the changes in 10-6a-4,2. **Council Member McGriff** asks if we as a city can regulate conformity as to what kind homes are built like in the historic area of the city. All Council Members stated theoretically you can but hard to enforce. *Craig Paulsen* went on to explain in 10-6a-3h is about storage containers not to exceed over 50 feet in length and allowed on 1.06 acre or larger and can have a maximum of 2 storage containers. Lots that are smaller than 1.06 per acre can only have one container on property. In 10-6a-6 is regarding setbacks on residential property. We have had several different discrepancies on setback rules. We have clarified setbacks on corner lots to be 30 feet from both property lines, 10 feet on side yards and a minimum rear yard of 30 feet on out buildings. 10-6a-9 clarification on hook ups within 300 feet of sewer line. 10-6a-10 has just a few words that were changed for historical district. In 10-6d-4, is clarification for lot and dwelling size requirements. In Title 12-2-5 is about type of development not affected by impact fees. In section 4 was replaced with more understanding on impact fees and section 5 was omitted.

Public Comments

No comments came forward.

Council Member Harmer motioned to approve the closing of Public Hearing, September 3, 2020. Motion seconded by Council Member Clark. All were in favor.

APPROVED

Adjourned at 7:00 p.m.

SPRING CITYCOUNCIL-MEETING MINUTES
Thursday, September 3, 2020, 7:00 p.m. – City Council Meeting
Spring City Council Chambers, Spring City Hall, 45 South 100 East

Attendees: Kim Crowley Spring City recorder, George Kenzy, Christy McGriff, Joe Bennion, Craig Paulsen, Ken Law, Bryce Wilcox, Tray Allen, Kay Van Buren, Cynthia Van Buren, Linda Olson, Ted Curtis, Mike and Carla Nelsen, Jim Fleming, Joe Fuchsel, David Potter, Kent and Traci Kummer

Roll Call: Mayor Cynthia DeGrey, Council Members Craig Clark, Chris Anderson, Cody Harmer, Joe McGriff, Paul Penrod

Planning and Zoning Code Changes

Council Member Anderson motioned to approve adoption of Spring City Code changes to Title 8,9,10,12. **Motion seconded by Council Member Clark. All were in favor.**

Planning and Zoning

Tony Rudman: Zoning Permit for Home Renovation and Detached Garage at 100 South, 90 East
Council Member Harmer motioned to approve Home Renovation and Detach Garage on 100 South, 90 East. **Motion seconded by Council Member Clark. All were in favor.**

Kay Von Buren: Zoning Permit for new Guest House 426 East 700 North
Council Member Clark motioned to approve Guest House on 426 East 700 North. **Motion seconded by Council Member McGriff. All were in favor.**

Linda Olson: Zoning Permit for New Home on 127 West 200 South
Council Member Harmer motioned to approve for New Home on 127 West 200 South. **Motion seconded by Council Member Penrod. All were in favor.**

John Lake: Zoning Permit for a Modification on New Home at 695 South 200 West
Council Member Penrod motioned to approve for a Modification on New Home at 695 South 200 West. **Motion seconded by Council Member Clark. All were in favor.**

Craig Christensen: Zoning Permit for Permanent Green House on 121 East Center Str,
Council Member Harmer motioned to approve for a Permanent Green House on 121 East Center Str. **Motion seconded by Council Member Penrod. All were in favor.**

Cathy Whitaker: Zoning Permit for new home on 45 South 300 East
Council Member Harmer motioned to approve Zoning Permit for new home on 45 South 300 East. **Motion seconded by Council Member McGriff. All were in favor.**

Mayor and Council Member Department Reports

Mayor DeGrey explained Cares Act funding money has been made available for small businesses. She read a letter from Kevin Christensen who is with the Sanpete County Economic Development. He will be sending letters to all small businesses in the county who might be needing help with the CARES Money. We as a city can give some of the CARES money that the city receives to local businesses as well. **Council Member Penrod** stated cities in Utah county are using money in their public restroom for non-touch faucets. **Council Member Harmer** explained he had contacted the House of Glass to install a divider for City Hall office which would cost around \$2,600. He stated he is not in favor of buying a side by side with a sprayer to spray the campground, playground, and pavilion. **Mayor DeGrey** explained that we will be purchasing some video/audio equipment to help with our ZOOM meeting during Council Meeting also if we have any small business owners needing help, we may use that money for them. **Council Member Harmer** is in favor of supporting small businesses if it is legitimate. **Mayor DeGrey** stated in our Work meeting discussion was made about

charging fees of Senior Center. To heat the building becomes much higher in the winter months so to cover the cost of the utilities we will be charging double rates for the winter months. She commented on having the budget emailed to each council member each month. She would like each Council Member to monitor their budget closely. She received a Letter from League of Cities and Towns about Service Line Warranty Program. She read a letter about the program which stated protection and help to municipalities and homeowners for a repair or replace water line. **Council Member Harmer** wants more clarity on the program.

Council Member Clark commented that the Newsletter went out and explained some mistakes that were in it. He stated that the Plein Air is taking place. There are a lot of painters around and a few food trucks on the street for this weekend.

Council Member Anderson explained following the social distancing guidelines when people come into town for Plein Air. **Council Member Clark** explained having a water line break, but Jim Bennett had been able to get it repaired. He stated the roads have been laid in Packer Subdivision and he will check on them getting finished. The road on 500 South was not done due to some projects happening in the future. Other roads in the city were repaired as well.

Council Member Harmer reported that the state has given some maps of Spring City regarding a substantial fire risk in Spring City. He explained that the County offers an Insurance program when a fire exists in Spring City, if we meet certain requirements, then the County will pay for it no matter how much it costs. The requirements are that we must do a certain amount of fire mitigation, fire training, education and clean up, and all Wildland hours will go towards it as well. All the hours will go into a in kind dollar amount of income which will convert into money from the county and we are obligated to be part of this program. He reported that our fire department has been working with the county on the Cowboy fire which was a huge compliment.

Council Member Anderson stated that he wanted to thank Planning and Zoning for all the challenges they have had with all the new building that is happening and all the challenges that are included with it.

Council Member McGriff stated that the Speed limit signs are up and warnings from Chief Christensen will be issued to alert the public of the new speed limit. He explained that he is still looking for trailer for radar sign which he feels would be very effective in slowing the traffic down.

Council Member Penrod reported that they are working with the Scada System and the state wants us to get compliant in a more efficient timeframe with our water samples.

JUB Contract

Bryce Wilcox, Tracy Allen with the JUB Engineering Firm explained that the Natural Resource Conservation Services (NRCS) has awarded us as a city a grant for our watershed project. An Environmental study or process must take place first which will take about a year to eighteen months, then an interview process or design phase will take place, after that construction on the watershed will start. The project will help with flood abatement by putting a reservoir on the Freeman/Allred Meadow, work on the Penstock for better water flows, construction on irrigation ditches, and having meters installed for amount of water use. There might be a recreation component to the project as well. We have a very expensive document outlining all these areas in detail which needs to be approved and signed. The NRCS requires different steps and meetings that need to met to begin this project.

Council Member Clark motioned to approve Contract with JUB. **Motion seconded by Council Member Harmer. All were in favor.**

Kent Kummer, National Recognition for reliable Electric Service

Mayor DeGrey explained wanting to spotlight more often with the things that have been accomplishments within our city. She stated Kent Kummer had received a National recognition in our power department for achieving exceptional reliable service for the year of 2019. She read a letter from Alex Hoffman Senior Director which explained the recognition that comes from the American Public Power Association which is a trade group that represents over 2000 nonprofit community electric utilities. They tract power and restoration data through a tracker service. They then compare that data to the National Statistics Information Association. The national outage time is 143 mins per year and our outage for 2019 was 66.44 minutes, well below the national average. She explained that we need to recognize Kent for this excellent work he has done. He has upgraded all the power on 400 South up to 700 South and 200 West. All 30-foot poles and lines have been replaced. She showed an example of the difference lines that are being replaced. He is working on a voltage conversion up canal canyon. Alex Hoffman said Kent is the best of the best. **Council Member Harmer** stated that Kent got an award for rapture protection program he worked on as well. It is a program to prevent the killing of eagles and hawks. **Mayor DeGrey** thanked Kent for all he has done to help the city.

Emergency Management Committee

Mayor DeGrey explained we need new members for the Emergency Management Committee. Some names she came up with are Wes Sorenson, Julie Allred, Chad Beck, John Allred, and Courtney Syme. She stated that Ken Law was the Chairman for the committee. *Ken Law* explained that there were already four members on the Committee which were Jane Hawks, Jim Phillips, Tom Brunner, and Ken Law. **Mayor DeGrey** explained that the new names would replace the four that are on now. *Ken Law* stated that to eliminate someone from the committee the same approval process needs to take place. **Mayor DeGrey** will talk to the previous board members about the new approved names. **Council Member Harmer** stated Jim Phillips is the most knowledgeable person in this area with Emergency Management. *John Stewart* asked if this change was at the discretion of the Mayor that wishes to do this or the community. **Mayor DeGrey** stated that we have two openings on the committee now which we need to replace. She explained she is following the city ordinance which states the names are picked by the Mayor and approved by the City Council.

Council Member Anderson motioned to approve names for the Emergency Management Committee. **Motion seconded by Council Member Clark. four in favor one opposed.**

Resolution 2020-10, To Establish Culinary Water Outside City Limits

Mayor DeGrey explained the change to the Resolution is just eliminating number 5 in the resolution, which the city had not been enforcing. **Council Member Harmer** wants to change the service fees outside of city boundaries in the future.

Council Member Harmer motioned to approve Resolution 2020-10. **Motion seconded by Council Member Penrod. All were in favor.**

Dave Potter: Follow up on Subdivided lots

David Potter showed maps to the Council and explained all the frontage areas from the county of his property. *George Kenzy* explained this cannot be approved because of subdivision city code which may apply a variance. *David Potter* stated that the City Council had already approved the land split. He explained spending \$1,300 for plans he got from the County that the council required. **Mayor DeGrey** asked for the minutes when the council approved the lot split. *Craig Paulson* stated we must follow the code for subdivisions. *David Potter* explained nothing of this was mentioned before. **Council Member Clark** read and explained the minutes from June Council meeting. The approval was with the condition County records shows subdivided and platted as a Lot Split on 545 South Main. **Council Member Harmer** explained that it still needs to be approved by Planning and Zoning for the actual lot split. **Council Member Clark** explained the county needed to vary the three feet on the road. Once the county agrees then we can revisit the actual lot split. *Craig Paulson* stated that they want to work with David, but one concern is water lines are not looped. We will need an easement for the water lines. **Mayor DeGrey** explained that he needs to go back to Planning and Zoning. *Craig Paulson* explained we can talk together in the meantime.

Christy McGriff: City Park Addition

Christy McGriff showed some slides of the City Park and explained that she wants to put in a Splash Pad where the Volleyball net is. She explained having a family gathering place for our residents and visitors. City employees told her that we have plenty of culinary water rites. She explained that Flow through system where water goes right into the city ponds, no choline levels that need to be checked or state needs to be involved. It would be a Controlled system, where the city would control time and dates that it is open. She does not want this to impact the city budget so the Cost would come from private grants and private contributions. Private contributions would be to purchase a Fund-Raising Brick with the names of those who would purchase a brick. Each brick would cost \$50 and would be part of the foundation for the Splash Pad. We would also have Fund raising activities for children. She showed different Pictures of different splash pads in other cities. The Liability is not that bad, you just need to display some rules by the Splash Pad. She had spoken with three different companies about the cost of a splash pad which will range from \$85,000 to \$125,000. If we did just a flow through it would cost approximately \$30,000. She feels this would make our parks more useful for all ages. Discussion was made as to where to put the splash pad. *George Kenzy* asked how many gallons of water will you need because we may have enough water rights but not an unlimited supply of water. Also, most projects are engineered before to know how much water is needed. *Christy McGriff* stated we would not know how much water until we decide on what features

we will want to have, and we can turn the water off and on to determine how much water we use. Those that install or put in the fountains have already done this so once it is put in all we do is turn it on.

Council Member Anderson motioned to approve to reserve portion of the city park for 24 months until funds are raised for splash pad. Motion seconded by Council Member Harmer. All were in favor.

Crystal Krebs: Class on Yoga for Children in City Hall Third floor

Crystal Krebs stated she is certified instructor and wants to start a yoga class for kids on the third floor in the City Hall building free of charge. She explained she wanted to work with kids, so they have some type of outlet and unwind. She is not charging any money for the classes. She would volunteer to help with the charge of the building. Council agreed that City Hall was to be used for different community activities that is for nonprofit.

Council Member Harmer motioned to use City Hall for Yoga Class for Children free of charge. Motion seconded by Council Member McGriff. All were in favor.

Public Comments

Joe Fuchsel stated that because we do not have irrigation water, he has been using culinary water. It was explained that we all are using culinary water. He will call and talk to the office about how many gallons of water he is being charged. **Dave Potter** wanted to honor Mr. Mann, which had died a week ago, for all he has done for our city. He had helped many people with the care of their trees. *Kim Crowley* asked council if they are allowing the building to be used for others to use the building on the third floor. She explained James her husband's history of having a song circle in Bountiful and how he would like to start one in Spring City on the third floor. *John Stewart* stated that most of our move ins are doing most of our community service and not those that have lived here all their lives. **Council Member Clark** stated we need to stop labeling one another and everyone he knows helps one another.

Delinquent Account Exceptions

No accounts came forward

Payment of Bills

Council Member Harmer motioned to approve Payment of the Bills. Motion seconded by Council Member Penrod. All were in favor.

Approval of Minutes

Council Member McGriff motioned to approve the Minutes for Council Meeting on August 6, 2020. Motion seconded by Council Member Penrod. All were in favor.

Council Member Clark motioned to approve the Minutes for Council Work Meeting on August 12, 2020. Motion seconded by Council Member McGriff. All were in favor.

Council Member Clark motioned to close Council Meeting for September 3, 2020. Motion seconded by Council Member McGriff. All were in favor.

Adjourned at: 9:26