

CITY COUNCIL & PLANNING AND ZONING WORK MEETING MINUTES

**Thursday, July 14, 2022, 6:00 p.m.
45 S 100 E Spring City, Utah**

Attendance: Jim Fleming, Mike Black, Cory Madsen, Ken Law, Dave Potter, Reed Barlow, Ruth Ann McCain, Recorder.

Roll Call: Joe Bennion, Craig Paulsen, Mike Nelson, Gary Parnell, George Kenzy, Craig Clark, Nancy Allred, Chris Anderson, Courtney Syme, Chris Anderson.

Expression of Choice: Joe Bennion

Review Draft Code Changes and Consider Moving Forward with Public Hearing
Mayor Chris Anderson stated that the draft ordinances will be the first item of discussion. He then asked Craig Paulsen to share the process moving forward. Craig Paulsen stated that Planning and Zoning has worked hard since the beginning of the year to make some code corrections, because of the difficulty to make decisions when the code is not clear. Craig also stated that our infrastructure problems with water, sewer and roads concern Planning and Zoning, and that their hope is to help resolve these issues. He said that in the last two years, there have been 23 new homes built within the city limits, and 10 in the buffer zone. With this rapid growth, there needs to be revisions to Spring City's master plan. Mayor Chris Anderson stated that titles 3, 9, 10, and 11 are being revised to provide clarity and resolve conflict.

- a) Title 3 -- Business and License Regulations: Mayor Chris Anderson asked for input on home and commercial business license processes, which are the same. It has been proposed that they should not share the same process.
Craig Paulsen stated that in his opinion, the neighbor responses is where the changes would be made. He feels that having the responses are good, and have been done for a long time, but having a majority in favor of the license is unnecessary. This discussion is about the residential zone and the LC1 zone for licensing.
Mayor Anderson asked if anyone had suggestions for changes with the approval process. George Kenzy stated that getting neighbor input in the LC1 zone is because it is mixed use residential/commercial. This came about because of the gas station, and their desire to stay open until 2:00 a.m.
This led to the realization that the bulk of the LC1 zone is residential. The change proposed is that letters will be sent by regular mail instead of registered mail. Mayor Chris Anderson asked if they were ready to move forward with a public hearing for this proposed change. All were in favor of moving forward.
- b) Title 9 – Building Regulations: Mayor Chris Anderson stated that the modifications have to do with clarifying the process instead of changing any process. George Kenzy stated that a paragraph from title X was taken from title IX for clarification for when a zoning permit is required. Mayor Chris Anderson asked if everyone was ready to move forward with a public hearing for this proposed change. All were in favor of moving forward.
- c) Title 10 – Zoning Regulations: Mayor Chris Anderson stated that the modifications are correcting typos and clarifying policies for guest houses, foundations, LC1 zone, light, commercial, and residential zones. Craig Paulsen stated that only one guest house is

permitted per lot. This is stated in section two. Craig also stated that in section three paragraph (f), talking about a buffer zone permit is bothersome because the city cannot enforce in the buffer zone. A decision made was to change the wording in this paragraph. On Title 10 – 3 there are changes talking about the rules of the Board of Adjustment. Mayor Chris Anderson proposed to move forward with the public hearing.

Clear restriction of trailer on lots other than during construction

Craig Paulsen feels that people living in trailers in the city need to be addressed. Mayor Chris Anderson stated that the issues that need to be addressed are those living in a trailer temporarily while building who now, because of the economy, are staying in the trailers longer. There are also others living in trailers with utilities connected. Mayor Anderson wonders if there should be a time limit for living in trailers. Craig Paulsen read from 10-6-a, “mobile homes are not permitted”. There is a stipulation that mobile homes can be used while building your home. Craig feels that after one year, the utility services should be cut off. A proposition was made that the city could require a building permit before utilities are connected. It was determined that this question needs to have better information and clarification.

Policy for Water Hook-ups Outside of City Limits and Outside Buffer Zone

Mayor Chris Anderson stated that we need policies for water connections for those outside of city limits. George Kenzy stated that we have two sources for culinary water, five springs in the canyon and three wells in town. He went on to explain the challenges we are facing with water and sewer in the city.

George stated that our policy is as follows: Spring City will provide connection to water, sewer, and power within the service area as defined by the Master Plan or in power service agreement with Rocky Mountain Power. His proposal is to change the policy to: Spring City will provide sewer, water, and power if the applicant will apply for and receive an approved Spring City zoning permit. This would be for single family dwellings and subdivisions.

Craig Paulsen stated that this would let us expand according to the city’s master plan. Those in the buffer zone that are within 300 feet of the sewer or water main will be required to connect to our system. George stated that the policy would state that those outside of the buffer zone would not be allowed to connect to the city’s water and sewer system unless they are in the stated service area.

Chris Anderson stated that these are just proposed ideas. More discussion is needed. Mayor Chris Anderson asked Reed Barlow to give his thoughts on this subject. Reed stated that the city needs to consider water rights on paper vs actual water and growth. Using the buffer zone as a utility designation, the potential problem is with annexation and the increase of the buffer zone with that. The buffer zone could increase and become too big.

Mike Black stated that the city is to “put the water to its most beneficial use” not “use it or lose it”. Courtney Syme stated that we need to protect our citizens and residents. Reed stated that one way to handle the utilities would be to look at the technical feasibility of each request. Courtney stated that the Council needs to have more thoughtful discussions with Planning and Zoning about these issues.

Nancy Allred stated that Planning and Zoning is striving to grow with the community and changes. George Kenzy stated that the city needs to look at the true cost of services to those outside of the city and charge accordingly. Mayor Chris Anderson stated that the next step is another work meeting next month, asking those who are making requests to be patient. The next work meeting is scheduled for August 11, 2022.

Consider Designation of Areas in Buffer Zone Suitable for Affordable Housing, Retirement Facilities or Condo Development

Mayor Chris Anderson wanted to know if it would be correct to have a zone for affordable housing, a retirement facility, or for condo development. Craig Paulsen stated that it would be best to look at each application as presented.

Sewer and Water Project Overviews and Discussion of Fee Increase

Mayor Chris Anderson asked Mike Black to talk about the Freeman Allred project. This is not moving as fast as hoped, because the environmental impact study is going slow. Mayor Anderson stated that we are looking to expand the water and sewer system and asked if we want to put in another tank for the city. Mike Black stated that this is in the discussion phase. Craig Paulsen asked how close we are to get an engineer for the north side expansions for water and sewer. Mayor Chris Anderson stated that JUB can come talk about that project and the cost we will be facing for those projects. It is possible to have Sunrise Engineering come and talk to us about the projects for our sewer and water expansions at our next work meeting. George stated that the preliminary reports are done for the sewer and water expansions.

Existing Well on the South-East corner of the 200 West and 200 South

Mayor Chris Anderson stated that he and Mike Black will meet with the state water department on this matter next week.

The next work meeting was scheduled for August 11, 2022, at 6:00 pm.

The Public Hearing was scheduled for August 4th at 6:00 pm before the City Council meeting at 7:00 on the same day.

Adjournment: 7:40

APPROVED



