

Minutes of September 14, 2022 joint Council/P&Z meeting

Meeting Called to order 6:00pm

Roll Call: Mayor Chris Anderson, Councilman Courtney Syme, Councilman Tim Clark, P&Z consulting member George Kenzy, Deputy Treasurer Mike Black, Cory Madsen - Public Works P&Z member Michael Nelson, P&Z member Joe Bennion, Recorder Ruth Ann McCain (via zoom), P&Z member Gary Parnell, P&Z Chairman Craig Paulsen, Councilmember Nancy Allred, P&Z member Cami Christensen, Councilman Paul Penrod, Treasurer Whit Allred – minutes,

Attending: Ken Law, James Fleming, Randy Lusty, Kelly Gillins – Sunrise Engineering (via zoom), Horseshoe Irrigation Co. President Randy Strate,

Expression of Choice: Paul Penrod – Prayer

Mayor Chris Anderson opened the meeting by sharing some information on a land use seminar being held in Ephraim.

Source Protection: We received a letter from the state regarding source protection for our wells. Specifically this well. We will need to report how we are going to protect the water source.

Well discussion: We have a defunct well on the corner of 200 South and 200 West. It was the precursor to the current well that is on property across the street to the North from the defunct well. The defunct well was supposed to have been filled in in the mid 1980's but never was. Because of interest in using the well, the state found out that it was not filled in and instructed us that we must cap it. We need to have bids from multiple contractors, and it must be closed according to the state's standard.

Dead end water lines in the buffer zone: Craig Paulsen stated that dead end water lines are undesirable for a number of reasons. The developer needs to be the one who bears the cost of any of these projects. Dead end water lines should be avoided and the developer encouraged or even mandated to loop the line. This eliminates pressure and flow problems as well as stagnation of the water in the line.

The mayor gave a short update on the ULCT review of the code changes that have been proposed. They have not completed the review yet.

Items 7-8-9 are discussed simultaneously in the meeting. Anticipating new utility hookups in the buffer zone: Chris Anderson stated (paraphrased) It is clear that the city will be experiencing a lot of new growth in the future. We need new code to deal with the issue of approving water connections outside city limits as well as power and sewer. The infrastructure needs to be planned for. Joe Bennion asked how surface water shares become ground water well rights and was answered by Mike Black who is on the board of Horseshoe Irrigation Co. This is important because if no culinary water is available outside city limits the only other option is to drill a well and you must convert water shares into a well right through the irrigation company. Craig Paulsen stated that it's important for us to make the right decision when it comes to approving connections

outside city limits. The water mains and sewer mains need to be the proper recommended size in order to facilitate growth.

Road easements in the buffer zone: Craig Paulsen stated that the road easements in the buffer zone and county are not nearly wide enough to make a proper Spring City road if the property ever gets annexed or if a large subdivision is installed. The roads are barely suitable for local traffic as it is and if homes are being built in the area requiring infrastructure maintenance, utility easements and emergency vehicle access the roads need to be wider.

Discussion on approval of sheds less than 200 square feet: Craig Paulsen stated that he felt like sheds that are for storage or other minor uses should be approved by the zoning administrator unilaterally to save time and burden on the P&Z Commission and City Council. He stated that we get a large number of shed applications and that they really don't require a lot of review or scrutiny. Unless they have some special purpose or issue.

Infrastructure Grants: Impact fees will need to be implemented on the sewer and the water and electric impact fees will need to be revisited in order to both get grants and to pay for matching portions. A two-tier impact fee may be a good idea. One for inside city limits and one for the buffer zone and beyond.

Sunrise Engineering made no presentation other than answering questions during the discussions.

No public comments were taken.

Meeting was adjourned at 7:55pm

APPROVED

