

**City Council of Spring City and Spring City Planning & Zoning Commission
Joint Work Meeting**

Wednesday, November 9, 2022, 6:00 p.m.

In Person Attendance: Mike Black, Whit Allred, Cory Madsen, Jessie Ralphs, Marty McCain, Ruth Ann McCain: Recorder.

Zoom Attendance: Sharon Ashcraft, Randy Strate, Nancy Allred – City Council

Roll Call: Craig Clark – City Council, Mike Nelson – Planning and Zoning, Cami Christensen – Planning and Zoning, Marty McCain – Planning and Zoning, Tim Clark – City Council, Gary Parnell – Planning and Zoning, Courtney Syme – City Council, Craig Paulsen – Planning and Zoning, Chris Anderson – Mayor, Paul Penrod – City Council came in at 6:05 pm.

Expression of Choice: Craig Clark

Jessie with Sunrise Engineering – Update on the Well Siting

Jessie touched on the well siting study. Sunrise identified a few potential properties for our well site. A hydrogeologist looked at the geological records as well as the well logs in the area to see what their production has been. Then looked at the type of water rights in ownership and the depth of water and the quantity. He then stated the different criteria that goes into determining the well site. Councilmen Courtney Syme asked if the site is in the city limits and Jesse replied that it was. Councilmen Tim Clark asked if it was close to those wells that have gone dry north of town and Jessie answered that the site is west and south of the north buffer zone. Sunrise feels that they are looking at a good area for the well and will finish up the report. It will have all the information that went into determining the well site. Jessie stated that our source capacity needs to be looked at first to help determine what is needed for the distribution capacity. Mayor Chris Anderson asked how Spring City is doing with water for our citizens. Jessie answered that technically we have the water rights to serve the whole city even with the potential 180 to 170 lots that can be built on. There is also adequate storage for the build out in city limits. The source capacity is where there is not enough. If the 180 lots are built on there would be a deficit of about 200 gallons a minute. There was some discussion on requirements for utilities with annexation, possible greater disparity of rates for those in the city and those outside of the city, and the need of maintaining our grid system.

Jessie stated that for the sewer project the preliminary engineering report has been completed and the environmental report has been done through USDA Rural Development. It looks like we can start the application for funding.

Sunrise Engineering – Status on Grant Applications

Jessie stated that the general plan guides the growth of your community is different from the utility master plan. The general plan provides a big picture of the community's growth. The general plan and ordinances should work hand in hand. The general plan should say this is how we want to grow, and the ordinances should then dictate legally how to enforce that growth. Jessie then talked about funding for the general plan. Craig Paulsen stated that we are pursuing

TPA funding. Mayor Chris Anderson stated that we have secured a community facilities grant for \$50,000. This is to rehabilitate old city hall.

Sewer and Water Rate Changes

A discussion on utility rates including when rates were last changed, what is needed for our water and sewer projects, the impact on our citizens, increasing the differential between those in the city and those outside the city, and sewer connections within the city were all talked about. Gary Parnell will call other cities in the area and see what their rates are.

P&Z – Accessory Dwelling Units (ADU) Discussion

Mayor Chris Anderson stated that the State Legislature, to help with the housing crisis added code 10-9a-530. This allows a homeowner to set up an apartment internally if the homeowner occupies the house. There are some rules and safety regulations that need to be met and Spring City needs to adopt an ordinance to comply with the State Code. Craig Paulsen stated that he has been in touch with the county to find out about inspections. The county is working through this as well. It looks like there should be a permit of use to have another dwelling inside your house.

City Code Update Status

Mayor Chris Anderson stated that we are still waiting to hear back from the lawyer.

Update on General Plan/Development Plan Revisions

There was some discussion on working with the general plan. Cami Christensen has some phone calling to do to find out about the 2020 census.

Resolution on Holding Electronic Meetings & Voting

Mayor Chris Anderson stated that new State Legislation says we must have a resolution or ordinance governing electronic meetings, how they are held, how voting is calculated, and what determines a quorum. This needs to be in effect by December 31, 2022.

Christmas Bonus

Mayor Chris Anderson stated that last year a \$200 bonus was given to the staff, and he would like to be able to do the same thing this year. He asked the council to communicate with him on their thoughts.

Cami Christensen motioned to adjourn

Adjournment: 7:09

APPROVED

