

## **SPRING PUBLIC HEARING MINUTES**

**Thursday, April 6, 2023, 6:00 p.m. – City Council Meeting**

**In Person Attendance:** Mike Black, Chad Huff, Whit Allred, George Kenzy, Craig Paulsen, Mike Nelson, Gary Parnell, Cory Madsen, Joe Bennion, Kristen Mortensen, Kim Stewart, Mr. & Mrs. Moulton, Ken Law, Ashley Webb,

**Zoom Attendance:** Ruth Ann McCain, Adam Orr, Sharon Ashcraft,

**Roll Call:** Craig Clark, Tim Clark, Nancy Allred, Chris Anderson, Paul Penrod, Courtney Syme

### **Summary of Title 3, Title 9, Title 10, and Title 11 Modifications**

Mayor Chris Anderson stated that the Title changes are to clarify meanings, adhere to state code, and other changes needed after our last public hearing. Todd Godfrey, an attorney working with the Utah League of Cities and Towns, was engaged to help with the title changes. Changes to **Title 3** deals with business licenses both home and commercial. Planning and Zoning will work with the land use aspect of the business licenses. Complying with the state legislature Spring City will no longer charge a fee for certain home business licenses. Home business licenses will be handled administratively and will not need to be renewed. Charges for a home business license will happen if the impact on the use of the property is greater than the use of just a home by itself. A home business certificate can be issued if needed for a minimal fee. There will be no neighbor input for business licenses. **Title 9** clarifies building regulations for building permits. **Title 10** has a few changes. We have complied with the state legislation concerning internal guesthouses and have specified that each property may have only one rental. Clarification is made with respect to zoning permits and the planning and zoning commission dealing with the land use issues and that the City's zoning administrator will work with setbacks, building heights, etc... Changes also enumerate our code requirements for subdivisions. Conditional uses that include recreational vehicles are clarified. Permit requirements for RV usage, storage, and location are clarified as well. Provisions are made for "small lots". In **Title 11** the language has been changed to make it more flexible and applicable.

Mayor Anderson opened the meeting up for public comments:

### **Public Comments**

**Kimberly Stewart:** Stated that she was unhappy with the changes. A concern of hers is using a zoning administrator and feels that it takes power away from the planning and zoning commission. Mayor Anderson clarified the change stating that using a zoning administrator is to streamline the process for those who are building so they don't have to wait for two meetings to be held. This is for those who don't have land use issues, and the planning and zoning commission will work with those who do. Kimberly Stewart stated that she had more questions and Mayor Anderson asked if she would write those out and send them to him to help with future changes.

**Makazsha Harward** stated that she is Miss Spring City's First Attendant. She is running for Miss Spring City again this year and would like to build a dog park as her service project. She talked to James Crowley about the city ordinances for dogs and he suggested I talk to the City Council. She stated that she can come back to our next Council meeting for answers.

**Kimberly Stewart** stated that she didn't understand what was being said in Title 10-1-2.5 about public facilities. She would like to see Public Facilities defined. Kimberly stated that she does not understand why we have 30-foot setbacks when most older homes were not built with that restriction. Mayor Anderson stated that the 30-foot setback has been in our ordinances sense before he moved here. Council Members Courtney Syme and Paul Penrod shared a few thoughts about why the 30-foot setback is an ordinance and how it can be helpful. Mayor Anderson stated that he would appreciate Kimberly's ideas in writing so that they can be considered. Kimberly stated that she would like to see permanent and temporary greenhouses included in customary residential accessory structures. She also feels that the definition of subdivision is confusing. There may need to be a difference made between residential subdivision and commercial development. Kimberly stated that in her opinion the general public did not agree with making the light commercial zone a mixed-use residential light commercial zone, thus making the commercial businesses adhere to the setbacks of a residence. She stated that when she split her commercial lot you could build to the perimeter. She feels that what was a commercial zone the City has now made a non-commercial zone. Kimberly stated that the purpose of a light commercial zone was to be able to do business, and that the impacts between a business will be different than a home. She feels that if you are going to have a commercial zone you need to allow the commercial business to do business.

**Adjournment: 6:43pm**

**APPROVED**

