

Regular Council Meeting
May 1st, 2008
7:00 p.m.

Attending: Melissa Allred, Robert Allred, Jason Griffith, Keith Chandler, Judy Olthof, Marie Bertelson, Noel Bertelson, Holly Cook, Jessica Barrett [Pyramid], Suzanne Dean [Messenger].

Expression of Choice: There was no expression of choice.

Roll Call: Mayor Eldon Barnes, Council members Michael Workman, Pamela Anderson, Thomas Allred, and Boyd Mickel. Council member Bryan Sorensen was absent.

Approval of Minutes

Council member Thomas Allred motioned to accept the minutes as amended. Council member Pamela Anderson seconded the motion. Council member Michael Workman amended minutes further. There was no further discussion. All present were in favor. The vote was unanimous.

Public Comments

There were no public comments at this time.

Participation in a UAMPS survey

Mayor Eldon Barnes stated that UAMPS would like to conduct a survey concerning a Natural Gas Generator. Mayor Barnes stated that it would cost the city \$300.00 to participate in the survey. Council member Mickel motioned to participate in the UAMPS survey for a gas generator. Council member Thomas Allred seconded the motion. There was no further discussion. All present were in favor.

Joan Durfey

Joan Durfey was not present for the meeting.

Buffer Zone

Mayor Barnes stated that the strategic plan had been sent back to Planning and Zoning with citizen concerns about a Light Industrial Zone on the East side of town. Mayor Barnes stated that it had been determined that a Light Industrial Zone was not feasible due to road and noise issues and that council consider that a Light Industrial Zone in the buffer zone be allowed on the North Side of the Buffer Zone.

Council members Mickel and Anderson inquired about the south entrance of town. Keith Chandler, Planning and Zoning Chairperson, stated that the Strategic Plan should include on area of Light Commercial and Light Industrial. Mr. Chandler stated that the Planning Commission believed it was a good idea to put it on the entrances to town.

Council member Mickel inquired about the zoning issues concerning the Heath Cook request to be rezoned so that he might have a business. Mr. Chandler stated that

the Planning Commission did not think it was a good idea to have spot zoning in Spring City. Mr. Chandler stated that a Public Hearing had been set to discuss the zoning of Mr. Cooks property. Council member Allred stated that the issue needed to be resolved. Mr. Chandler stated that other plans had been submitted to the county concerning the buffer zone with smaller building lots. Mr. Chandler stated that possibly a Public Hearing would be held to obtain public input concerning the Buffer Zone before it would be submitted to Planning and Zoning. Council member Allred stated that a public hearing had been held and the city needed to proceed.

Council member Boyd Mickel made the motion to accept the buffer zone with a Light Industry Zone on the North Side of Town. Mayor Barnes stated that Light Industry only be allowed on the North of the buffer zone and that the east side suggestion be taken out. Mayor Barnes inquired if there should be consideration for the South side of town. Mayor Barnes stated that members objections should not be considered. Mr. Chandler stated that there had been discussion concerning Light Industrial and Light Commercial.

Council further discussed the Light Industrial zone and its effect on the value of property, and visual effects it would have on the city. Council member Michael Workman seconded the motion. There was no further discussion. All present were in favor.

County Fire Protection Agreement

Council member Mickel stated that the agreement submitted was a renewal of the previous agreement that the city had with the county in previous years. Noel Bertelson stated that the boundaries needed to be adjusted and would contact the county concerning these adjustments. Council member Mickel inquired if the city was to raise the fire district payment by fifty cents per household. There was no information at this time that indicated that the city was to raise the fire district payment by fifty cents per household.

Council Member Mickel motioned to accept the Fire Protection Agreement the county had submitted. Council member Anderson seconded the motion. There was no further discussion. All present were in favor.

Zoning Permits

Mayor Barnes presented the Olthof Subdivision. Mayor Barnes stated that Mrs. Olthof had split land and according to the current Subdivision Ordinances was required to provide services to the lot.

Mrs. Olthof discussed available services in the area. Mayor Barnes stated that the Subdividor was to stub laterals to the property sold. Mrs. Olthof stated that water and power would not be an issue and that sewer would be ran up the street. Mrs. Olthof stated that he had received a letter stating that the approximate cost would be \$6,400.00 and that certain requirements needed to be upgraded so there were not problems in the future. Mrs. Olthof stated that a plot plan for her building had been resubmitted and approved by the Zoning Administrator. Mrs. Olthof stated that power wold go underground and that she would coordinate the installation of the sewer with her neighbors.

Council member Mickel made the motion to accept the Olthof subdivision with the stipulations that she would

Council member Thomas Allred seconded the motion. There was no further discussion. All present were in favor.

Mayor Barnes presented the Griffith Subdivision. Discussion about how the land had been split and when the land had been split ensued. Jason Griffith stated that they were only going to develop two lots and not all seven lots at this time. Keith Chandler stated that discussion on his part had included putting in wells, septic tanks and solar power or power from Utah Power and Light. Mr. Chandler stated that a pump station was expensive for the city and that the city would need to incur the cost of a pumping station. Discussion concerning the installation of septic tanks was discussed by council and the possibility it could contaminate the ground water. Mr. Chandler stated that sewer and water were not an issue and that permits had been obtained for these services, and essentially only electric was needed. Keith Chandler stated that others who bought a piece of land to build on it was essentially their responsibility to hook up to services. Mayor Barnes stated that the city had the option to have them hook to all city services.

Council member Workman made the suggestion that the city provide electric services. Mayor Barnes inquired that the city should require that they be responsible to provide a line adequate to supply power to seven separate homes. Keith Chandler stated that they did not want to put transformers in for the seven lots. Council member Mickel inquired if services would be ran overhead or underground. Keith Chandler stated that the power was to be underground. Council member Workman stated that the city should not be responsible for future problems that could happen if services were not done correctly at this time. Council member Workman stated that Jason Griffith and Keith Chandler be responsible for the entire development of electricity. Jason Griffith stated that they had no further intent to further subdivide the lots. Mr. Griffith stated that he would like to have two hook ups and pay impact fees for those two hook ups. Mr. Griffith stated that he and Mr. Chandler had reconsidered the property and that it was to difficult to call it a subdivision. He would only like services for two lots.

Council member Mickel motioned to give the two end lots power hook ups and that impact fees would also be included, and that the line that was installed would be adequate that in the future it could handle the increase of future hookups for the other property owners that might purchase the land. Council member Thomas Allred seconded the motion. Discussion concerning the two hook ups, impact fees, and the cost of running an adequate line ensued. There was no further discussion. All present were in favor.

Jason Griffith requested that the city install a fire hydrant and they would be willing to pay for the hydrant.

Joseph Gee's permit was approved and signed.

Water Bond

This issue was tabled until a future council meeting.

Mayor, Council and Department Reports

Mayor Barnes requested that council read the subdivision ordinance and sign a statement stating that they understand the ordinance.

Council member Allred had nothing to report at this time.

Council member Michael Workman inquired if there were going to be improvements on mainstreet where the funds would come from to persue the improvements. Council member Workman inquired about the upgrades on mainstreet. Council member Mickel gave locations concerning the work that would be done on mainstreet and the concern for drainage.

Council member Mickel had nothing to report at this time.

Council member Anderson reported that the Miss Spring City pageant would go forth but would not be traditional. The contestants would be based upon maturity, essay and interview. Council member Anderson reported that there would be a luncheon and the choice concerning evening gowns would be up to the winners.

Payment of Bills

Council member Boyd Mickel motioned to pay the bills as presented. Council member Michael Workman seconded the motion. There was no discussion. All present were in favor.

Adjournment

Council member Boyd Mickel motioned to adjourn. Council member Anderson seconded the motion. All present were in favor.