

## **Drafted proposal for an RA-1 section in Spring City Buffer zone**

### **SCMC 10-1-4 ZONING PERMIT REQUIRED**

#### *Current wording para F:*

F. A buffer zone exists around the perimeter of Spring City. This Buffer Zone extends one-half (1/2) mile from the municipal boundary. Zoning permit applications in the Buffer Zone must be reviewed by the Spring City Planning and Zoning Commission and submitted for review and approval by Sanpete County. A Spring City Buffer Zone permit application will require the same information as found in the Spring City Zoning Permit Application. Applications including requests for connections to Spring City utilities, including culinary water, sewer and/or power will be reviewed by either or both of the City and the City's consulting engineers. All direct and indirect costs to review and provide services shall be borne by the applicant. Buffer zone properties recorded by the Sanpete County, Utah Recorder's Office on or before January 1, 2018 and 1.0 acres or larger are not required to have a minimum of 200 feet of frontage along a public street or road. All other provisions of the SCMC apply.

#### *Proposed wording Para F:*

F. A buffer zone exists around the perimeter of Spring City. This Buffer Zone extends one-half (1/2) mile from the municipal boundary as published in September 2021. Zoning permit applications in the Buffer Zone must be reviewed by the Spring City Planning and Zoning Commission and submitted for review and approval by Sanpete County. A Spring City Buffer Zone permit application will require the same information as found in the Spring City Zoning Permit Application, and:

1. The buffer zone will have an RA-1 section bordering the city municipal boundary and extend approximately 1000 feet outward from the city boundary for those areas as indicated in the Spring City Buffer Zone map.

- a. Minimum lot size in the RA-1 section of the Buffer Zone will be one-half (1/2) acre, but only if there is the ability to connect to the city waste-water system and the applicant is will and able to annex into the city as outlined in the Spring City annexation policy. If unable or unwilling to connect to the city waste-water system or annex into the city, then the minimum lot size will be one (1.0) acre.

- (1). The ability to connect to the waste-water system must be physically verified that a connection can be made prior to one-half (1/2) acre minimum lot size being considered.

b. Culinary water and waste-water connections will only be provided within the RA-1 zone if annexations are requested and approved by Spring City.

c. When subdivisions are applied for in the RA-1 zone a minimum of 50% of the lots must be 1.0 acres or larger in size, the remaining lots may be any size down to the ½ acre minimum.

d. Provisions of SCMC title 11 must be met.

e. Plans for subdivisions in the RA-1 section must include roads that align with and adhere to the Spring City Road grid system (unless a variance is requested and approved by the city).

2. The buffer zone will have an RA-2 zone section bordering the city municipal boundary, or outward from the RA-1 zone, to the one-half mile limit of the buffer zone as indicated in the Spring City Buffer Zone map.

a. Minimum lot size in the RA-2 section of the Buffer Zone will be one (1.0) acre.

b. Culinary water and waste-water connections will not be provided in the RA-2 section unless annexation is requested and approved by Spring City.

c. Provisions of SCMC title 11 must be met.

d. Plans for subdivisions in the RA-2 section must include roads that align with and adhere to the Spring City Road grid system (unless a variance is requested and approved by the city).

3. Applications, including requests for connections to Spring City utilities, including culinary water, sewer and/or power will be reviewed by the City and the City's consulting engineers. All direct and indirect costs to review and provide services shall be borne by the applicant. Buffer zone properties recorded by the Sanpete County, Utah Recorder's Office on or before January 1, 2018 and 1.0 acres or larger are not required to have a minimum of 200 feet of frontage along a public street or road. All other provisions of the SCMC apply.