



November \_\_, 2025

To: [Address of Property Owners within 300 Feet of the Planned Sewer Main]

Subject: Sewer Main Installation and Connection Requirements

Dear Property Owner,

Due to growth in certain areas of Spring City and the increasing demand for sanitation infrastructure, the City is moving forward with critical improvements to its sanitary sewer system by installing a new sewer line. Please be advised that construction is underway. The system is expected to be operational and ready for residential connections by early spring 2026. Timely connection to the sewer system is vital and Spring City is committed to protecting its pristine aquifer from nitrates and other contaminants that can result from aging or failing septic systems.

As previously communicated, your property lies within 300 feet of the planned sewer line, which under Utah Code §10-8-38(2) triggers a legal obligation to connect if the sewer line is accessible. Specifically, it states that a municipality may require connection to the sewer system if the sewer is available and within 300 feet of the property line of any property housing a building used for human occupancy. Spring City's ordinances further recognized and adopted this mandate thus requiring every owner of a building used for human occupancy, employment recreation or other purposes, to connect to the sewer at the owner's expense. Because of the importance of protecting the environment, in 2019, Utah Code § 15A-3-307 amended section 701.2 of the IPC Code further requiring that every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer whenever the sewer main is accessible within 300 feet of the owner's property line. Finally, Advisory Opinion No. 177 issued by the Utah Office of the Property Rights Ombudsman, confirms that a municipality may require connection to a sewer line located within 300 feet of a property line, provided that the line is accessible and has sufficient capacity. The Ombudsman further concluded that "when a property has sanitary facilities and is located within 300 feet of an accessible public sewer line, the property owner may be compelled to connect to the system under state law."

The forgoing statutes, ordinance and advisory opinion reinforce the City's authority and legal obligation to require every property owner which occupies a property to connect to the sewer line after it is installed. Under the present circumstances, please be advised as follows:

#### CONSTRUCTION PHASE - LATERAL INSTALLATION

Because of the requirement that you connect to the sewer line, the City recognizes that this does not come at an insignificant expense. As such, the City has taken certain steps to help minimize the financial impact as outlined hereafter. In an effort to reduce the

overall cost of connection to homeowners and streamline the connection process, Spring City will install a lateral (stub-out) to the property line of each qualifying residence during main line construction. This work will be performed only with the homeowner's written permission to temporarily access the property. You will be contacted separately to grant this access. Taking advantage of this opportunity during active construction of the sewer line can partially reduce your future connection expense.

#### TIMING, CONNECTION AND IMPACT FEE POLICY

To facilitate an orderly and fair transition to the new system, Spring City is adopting the following policy:

For any building permits issued before March 5, 2025 or which are completed and receive a certificate of occupancy prior to installation of the sewer line, Property owners will have 24 months from the date the sewer line becomes operational to complete the lateral connection. Additionally, no impact fee will be assessed for these properties. For building permits issued on or after March 5, 2025, provided the building is still under construction, the property owner is required to connect the later of (i) the completion of the building construction or (ii) the completion of the sewer line. While connection costs will be waived, an impact fee will be imposed at the time of connection to the system for any building permits issued on or after March 5, 2025 due to adoption of the impact fee ordinance.

Spring City appreciates your continued cooperation and support as the City undertakes this significant infrastructure improvement. The City appreciates some of you have expressed an understanding of the need to protect the aquifer. While none of the City Council desire to impose this added financial cost on its citizens, this expansion is necessary and inevitable as growth continues.

You will receive further communications regarding connection procedures, permit access, and lateral installation permissions in the coming weeks. If you have any questions regarding this letter, your specific property, or the sewer project in general, please contact Spring City Hall.

Sincerely,  
Chris Anderson  
Mayor, Spring City

Marty McCain  
City Council Member