

SPRING CITY PUBLIC HEARING MINUTES

Thursday, May 30, 2024, 6:00 p.m.

The meeting was held in the Council room at Spring City Hall, 45 South 100 East, Spring City, Utah.

In Person Attendance: Craig Paulsen, Berry Sessions, Kathy Sessions, Dave McEwan, Rick Dyches, Francine Christensen, Clarke Christensen, Phillip Wood, Yvonne Wright, Gary Parnell, Mike Nelson, Alison Anderson, Kristen Mortensen, Ruth Bergener, Paul Bowers, Judy Bowers, Brent Petersen, Holly Hansen, Becky Taylor, Gracie Nunley, Ken Nunley, Rick Dyches, Corrinne Ackerman, Wayne Ackerman, Kat Caldwell, Bruce Caldwell, Stephanie Turner, Scott Peterson, Annabel Peterson, Mark J. Wariakois, Katy Dimick, Doug Welker, Carol Welker, Mickey Calderwood, Cerola Calderwood, Reese Dansie, Roger Minert, Lawny Hunt, Paula Carter, Joanie Dean, Christi McGriff, Jhan Miller, Sonja Brown, Michael Broadbent, Suzanne Broadbent, Stephen Wright, Bruce Spiegel, Milissa Dornell, Steven Fahrni, James Baker, Michelle Atwood, Roy Atwood, Twila Gutierrez, JD Burton, Cynthia Van Buren, Kay Van Buren, Sherri Rigby, Chaline Ewell, Thomas Brunner, Cheryl Bartholomew, Danny Lloyd, Ken Law, Thomas G Crisp, Sam Schoppe, Roxanne Woffinden, Russ Woffinden, Oliver Wood, Ken Krogue, Threesa Cummings, Jill Kalmar, Eve Martin, David Lance Martin, Katy Harmer, Cody Harmer, Ben Hanks, Claudia Kaelin, Craig Kaelin, Scott Rosenhan, Ben Schoppe, Jesse Ralphs, Renelle Smith, Sheri Hogle, Laura Allred, Aubrey Rosenhan, Mike Tulla, Su Tulla, Jim Fleming, Claudia King, Lyn Robison, Aaron Osborne, Anne Osborne, Raelynn C. Ferguson, Angela Christiansen, Larry Christiansen, Don Hardy, Lorie Hardy, Cory Seegmiller, Frank Webster, Camille Campanile, Vincent A. Campanile, Leila Hechtle, Jerry, Kristen Mortensen, Joe Bennion, Sandy Burr, Lauri Hardy, Stephanie Turner, Val Jenkins, John Cornwell, Ryan Syme, Brill Hernandez, Ruth Ann McCain; Recorder.

Zoom Attendance: Spring City Upstairs TV, iPad5, Fiona's 13 Pro, Mark, John Lake, Tim Syme, Stuart, Gary K Larsen, Clyde & Linda Johnson, ML, Ryan Syme, M. Black, iPhone 141, Adam Orr, Brent N. Bateman, Randall Lake, Cynthia, Bryner, Lori, Joel's iPhone, Caroline's iPhone, Ken Krogue, Doug Welker, Osborne,

Expression of Choice: Craig Paulsen

Roll Call: Randy Strate, Marty McCain, Nancy Allred, Chris Anderson, Courtney Syme, Paul Penrod came in at 6:38 p.m.

Rezoning Parcel numbers 17420 & 17501 from R-1 to R-MF or R-3

Rezoning Parcel numbers 17420 & 17501 from R-1 (single-family residential-agricultural zone) to R-MF (multi-family residential zone)

Rezoning Parcel numbers 17420 & 17501 from R-1 (single-family residential-agricultural zone) to R-3 (mobile home park residential zone)

Summary of Zoning Change Procedure

Mayor Chris Anderson welcomed everyone to the meeting and let them know that there is extra seating in the Ballroom. Those who have signed up for public comment Mayor Anderson will ask them to come forward when it is their turn. Those on Zoom let us know in comments that

they would like to be added to the list. Brent Bateman is on Zoom and will be able to add any comment after the mayor is finished. Mayor Anderson stated that Spring City has had an ordinance allowing zoning for trailer courts for a long time now. A few months ago, the City adopted an ordinance allowing duplexes in areas that might be approved by the City Council. So far, no area has been approved for that ordinance. The Council can make that determination based on what they believe to be in the best interest of Spring City. No one is entitled to a zoning change, it is granted if the City Council determines it is in the best interest of the City. Brent Bateman stated that if a zone change is needed Mayor Anderson is correct. Mayor Anderson stated that a request for a zone change was made to put duplexes north of the existing trailer courts. That went to Planning and Zoning, they did not endorse that request and Planning and Zoning may consider making changes to the ordinance. The developer indicated that he may withdraw the request, but he did not. Instead, he applied to rezone the property for trailer courts. This went to Planning and Zoning who thought that this was a worse idea and decided to let the City Council decide what to do. The City Council is tasked with deciding if either the trailer court or duplexes is in the best interest of Spring City. Part of that process is to have a public hearing and that is what this meeting is for. Public comment will be for both zoning requests. We will go in order as the names are on the list. First does any of the Council have questions for Brent Bateman? If the zoning changes are not approved or if one is approved and the city decides to change either ordinance, can we have a moratorium put in place until the changes are made? Mr. Bateman stated that changes can be made to any of the ordinances even if it is approved today. The process is the same as adopting a zone change. The Planning and Zoning would make a recommendation and then come to the City Council. This is the same even if a couple of words would be changed. A moratorium would not be needed, as soon as you consider making changes to your ordinance, that ordinance becomes a pending ordinance. Under the Utah statute, once an ordinance becomes pending you have six months to pass the ordinance or not. During this time people cannot vest in an application. No formal action needs to be taken to start a moratorium. When you consider changes just put it on an agenda and that will start the clock for the pending ordinance.

Public Comment

Yvonne Wright stated that in the past three weeks she has taken petitions around and obtained 240 signatures. The motivation was to keep the town historical and peaceful. Gathering the signatures she heard people wondering why we were considering multifamily housing when five minutes one way and ten minutes the other there are multi-family dwellings. People from Heritage Day's said that they come here for the history, and they would not come here if it looked like other towns. Ms. Wright expressed concern for parking if multifamily zones are allowed and feels that if children want to come here to live that they can buy an old home and restore it. At the last council meeting some citizens said that those who had a different opinion other than our council people were being unkind. An opinion, request, desire, or hope is not being unkind and there were angry people on both sides. All we are asking is that you listen to us and do what most of us want. Council Member Marty McCain asked Ms. Wright how many of the signatures that she collected live in Spring City? Ms. Wright was not sure how many lived in Spring City but stated that Clark Christensen would be able to let us know.

Berry Sessions stated that he lived at 470 N 500 W in an historical home. Mr. Sessions quoted Winston Churchill "those who fail to learn from history are doomed to repeat it." 40 years ago the city allowed a trailer court that should never have been built. There are 29 mobile homes in

Spring City. that is nearly as many as Fountain Green, Moroni, and Fairview combined. Ephraim has 30, Mt. Pleasant has 44 and Manti has 22. If this Council approves the current proposal historic Spring City will become the mobile home capital. Fountain Green, Moroni, and Fairview do not allow any more mobile homes within the city limits. Mt. Pleasant, Ephraim and Manti said that they were opposed to rezoning blocks for mobile homes in existing neighborhoods. Regarding high density multifamily housing Fountain Green won't allow any. Fairview requires 500 feet between duplexes and according to a city representative they are getting no pressure from Governor Cox to provide high density housing. Either one of the projects that Mr. Wood is proposing would bring the total number of dwelling units to 32 on a block intended for four.

Ruth Bergener stated that she rents a basement apartment here in Spring City. She gave a brief history of growing up in Utah and then moving out of the state for a while. It was surprising to come back for visits and what is happening in northern Utah. Ms. Bergener stated that she doesn't want to see anyone homeless, and she has lived in apartment complexes that were well managed. Even those communities that were well planned out things worked well for a while then went downhill. There are good property owners/landlords then they sell out or move out of state and are absent. When this happens, things go south and it can become dangerous fast. Ms. Bergner explained her experience in other communities that she felt were well planned out but ended up with not enough infrastructure and crime moving in.

Clarke Christensen stated that he lives in Spring City and is tired of being here and would like this put to bed. Doing petitions was hard because everyone was so against it, they just wanted to talk. Mr. Christensen shared some things others told him from people he talked to. Mr.

Christensen stated that he doesn't feel that he is hearing all the facts or the truth. He is here to represent 600 people that signatures were collected from. There are 311 signatures of residents and 294 signatures of non-residents. What happens in the city affects those in the buffer zone too, so they collected signatures from non-residents as well. Council Member Marty McCain stated that those in the buffer zone should be attending the County Commissioners meeting too to let them know their concerns. Mr. Christensen stated that of the 294 some of those are from people that came for Heritage Days who come here and spend a lot of money. Council Member Paul Penrod kept the collected petitions.

Ken Nunley stated that he lives in Spring City. If the City Council passes this that they don't love Spring City and you'll take everything away from us. If you pass this, you will benefit from it somehow. Either monetarily or be on the nice guy list, and that is not right. If you love Spring City, leave it be.

Stephanie Turner stated that she is a resident of Mt. Pleasant and she wanted to share a personal experience. Phil came by her friend's home with a petition when she was there, and he told the location of the proposal and why he was collecting signatures. He didn't say they had to choose between one or the other. Ms. Turner stated that from the perspective of a resident of Sanpete County for the last several years Phil is not an absent landlord.

Mark Warkois stated that he lives at 665 E 300 N which is in the trailer park zone. He would not like to see anymore expansion. For 16 trailers there are over 50 cars that he counted. He agrees with Berry 100%.

Rees Dansie stated that he lives on 2060 E 400 N, one block West of the trailer court and what was said about the cars is true. It is easily the busiest street in Spring City. If you duplicate the trailer court, it will make it worse than it already is. Once development starts it never ends. He bought a house in Spring City because if it reminded him of the Teton Valley, it was quiet, off

the road, and historical. There is no need to change because there is plenty of housing north and south of here.

Larry Christiansen stated that there is a lot of misinformation he has heard. One point is kindness and decency. He feels that he has tried to be decent and polite to everybody but feels that this has not been reciprocated. He has been called public clamor, lied to, citizenship questioned, un-Christ like, mob mentality, and the list goes on. He feels that all of this comes from the high-density side. It has been stated that we can't tell people what to do with their property and that is not true. Codes and ordinances tell us what we can and cannot do with our property and that is why we are here tonight. Mr. Strate talked about our unlimited water resources a month or two ago. After growing up in Sanpete County there are not unlimited water resources here. Mr. Strate has also talked about the shortsightedness of the planning coming up to this point so now we don't have a problem with this. If water is not a problem for city usage, then why is there a moratorium for water in the buffer zone? Once this ordinance goes into effect the City Council thinks that it can be controlled, it can't. The attorney tonight said it will change be prepared for that. Mr. Christiansen stated that 75% of the citizens from the poll that he saw don't want this so our elected officials need to represent us.

Lorie Hardy stated that she lives at 585 E 400 N, and she is the closest home that this will affect. She did not receive a survey and only heard about this whole thing four weeks ago. Ms. Hardy stated that she was upset that this is going up in her backyard. There is not 2.12 acres to develop eight duplexes or 18 trailers because there is Oak Creek that goes through the property. This will affect many blocks and roads. Ms. Hardy stated that if Mr. Wood wants this development to put it in his own back yard. She would like each council member to ask themselves if they would like high-density housing in their backyard or neighborhood. If their answer is no, then they know how they need to vote tonight. Ms. Hardy stated that she is for growth but not all in one block.

Sandy Burr stated that she is an original citizen and has lived here for the majority of her life. Everybody in this room has changed Spring City except for me and Randy. It touches her to hear people say that the spirit has brought them to Spring City, and that everyone is so kind here that they just had to move here. Ms. Burr stated that she is against the trailer park expanding and that she is against the duplexes. You were elected to represent the citizens of Spring City, do what is best for the citizens of Spring City. Not to sell farmland to make money, don't change Spring City to benefit you or your kids.

Jhan Miller stated that he helped collect signatures and not a single person declined. He asked the council members to approve this. If this is approved, it will never be eradicated and will grow everywhere.

Lyn Robison stated that he lives on 600 South and his family has been here a little over 10 years. Spring City is unique and different, that is why they bought a home here. Last year there was a conflict between the city government and my neighborhood. In a meeting with the city administration one of the members said, "well if you don't like the way things are being run you can always move." It is true we could move but an easier way to solve the problem is to vote out the current administration and vote in an administration that is a bit more in tune and receptive to the citizens of Spring City. If the high-density housing projects end up becoming an eyesore, we should put up a plaque out in front that says this was enabled by the names of the members of the City council who approved it. Maybe a plaque is not needed because everyone will know, and everyone will remember.

Sonya Brown stated that she appreciates the people that take time out of their lives to serve, this is a hard job. When the parking lot and streets around the City Hall are filled with cars for a public hearing our elected representatives need to take that as a signal. A problem in our country today is that many voters and taxpayers don't feel that they are being heard in their government. A couple of suggestions towards a solution, the first is to follow the pioneers who planned. Houses were put in the middle and farms on the outside because that served the community at that time. We need to figure out what will serve the community now because there are children who want to move here and young families who just can't afford it. Not everything can be fixed but there are some things that we can fix if we have a plan to follow. If you want to have a fire department, parades, go to Das Café, and sewer then you must work together. It is not fair to ask members of the council to be a civil engineer or a designer. A second suggestion is to have a Community Advisory Board appointed to add to the process that has already been done. We can't expect you to administer everything and be experts in this very important area. The Community Advisory Board will spend the time, seek professional help, and make recommendations that everybody can talk about. Ms. Brown stated that this process will take time and suggested to Mr. Wood to go to Ephraim and build there for the college students. We need to take care of what is precious here.

Raelynne Ferguson stated that she moved here after her son passed away. The difference between Arlington and the outside of Arlington and Spring City and the rest of the United States makes her feel fortunate to be here in Spring City. As a citizen of this town, my City Council and mayor are here to represent me and the other citizens, not yourself. You are not here to worry about Mr. Wood. He should go build somewhere else. Spring City was not meant to be a big town. Ms. Ferguson stated that she watched the road at a corner on 300 N for 45 minutes one day watching car after car speeding up the road and only slowed down a bit to turn into the trailer park. The trailer park that is already there is causing problems. It is still important to look at the water situation even though Randy and Mr. Black are supposed to be the experts. On the east side someone is building 67 homes, we really need to be careful. A study needs to be done for the water. The farmers need the water but so do we.

Val Jenkins stated that he lives in Spring City and enjoys it here. He has seen a duplex go up in Salt Lake and owed part of it. There was a ditch that went through the property and parents were told to watch their children because of the ditch. A boy fell into the ditch and about drowned, and Mr. Jenkins was named in the lawsuit. There is a ditch on this property, and you can't fence the ditch out. You represent me and everybody else here we are saying no, we don't want this. If you don't listen, you should be named liable for that ditch.

Aubrey Rosenhan stated that she moved here from Magna Utah. Magna was a historic town with fantastic neighbors and a shooting range. They first got a trailer park then acres and acres of apartment and townhomes were built. They now have 20 apartment buildings and over 601 townhomes. It is now overpopulated and overrun by new individuals, homeless crime went through the roof, and there was a drive by shooting in my front yard. Rich history was lost, and no one cared about it. Ms. Rosenhan stated that she moved here because of the one acre lots, the historic city, and a tight knit community that is super friendly. If condensed housing is allowed, we will end up with people that have the mentality of kill or be killed, and unwanted crowds. We are asking nicely for you to deny any and all requests for condensed housing. We elected you to help us in these situations to protect our city and its history.

Eve Martin stated that she lives at 652 E Center Street. They raised their children in Magna and West Valley, and it is hard to recognize Magna anymore. It was a dream to move down here, and

they have been able to raise six of their adopted children here. They have established their roots here and hoped that their children would do the same. All of them live elsewhere one in an RV in Draper and one in Las Vegas in an extended stay hotel because there is no place for them to go. It has been brought up that we want our children to be able to afford to live here and when the survey went out, she was not against what was being proposed because there should be areas in every community for higher-density housing. Ms. Martin stated that those who cannot afford their own acreage are not lesser. She does not believe the fear mongering and catastrophizing that we will have to give up our beautiful walks and homes. She would like to see a community plan that incorporates growth, development, and makes it possible with the housing shortage that people don't have to live in one room or in a RV but can live in a duplex or a trailer. Ms. Marting stated that she appreciated the opportunity to voice her opinion and feels that this can be managed.

JD Burton stated that he speaks from the heart and from logic. History is important and rules are the rules. People visit places like Williamsburg and Massachusetts for the history and inspiration, you don't have to own a lot. Without our history we become as children or forget who we are. People come here to see where they came from. Building duplexes or trailer courts what is the heritage in that? It is about making money and getting richer. This doesn't fly in a community where values are supposed to mean something and there is no history in a mobile home.

Kay Van Buren stated that he lives at 456 E 700 N and would like to say two things. We need to take time now and plan as a city, the City Council, Planning Commission, and with a citizens committee. Don't let a developer decide what the plan should be. Mr. Van Buren stated that the second thing he would like to have is representation from the City Council. There has been good feedback given in the last five or more meetings. Those who are on the Council don't live in a representative part of the community. There needs to be fairness and consideration.

Cynthia VanBuren stated that her points have been made.

John Cornwell stated that he was here to challenge the City Council to do what they have been asked to do, which is vote no on this project.

Ryan Syme stated that he brought his adult daughter to the meeting because she would like to see this process. She would like to live in Spring City and the only way she can is to live with her parents. Mr. Syme stated that he is proud of his father who is on the Council. This issue has been tearing at him more than you know. When the founders started this nation, they wanted a nation where there were property rights, and the government could only take control of property because of eminent domain under limited circumstances. What we are talking about here is somebody owning real property and this group of people are asking to limit the use of that real property so that someone cannot make money off that property. This goes against what the founders taught and makes this issue more difficult than should we allow townhomes or should we allow a trailer court. Mr. Syme stated that Phil is his friend, and he supports him. Some of the arguments against this are not bad but Phil owns that property. Mr. Syme continued stating that if a group of people tell him what he can or cannot do with his property or that they want him to move because they don't like how he does things, he would be mad and so would everyone else. Some reasonable suggestions that have been made are long-term planning and maybe a citizens committee, but a unilateral decision tonight will not solve this problem.

Brill Hernandez stated that he lives in Spring City and works with the fire department. He has been a full-time paramedic for 11 – 12 years and has worked in large cities and smaller communities. Mr. Hernandez stated that he is not completely against development but just saying “yeah we'll approve this” isn't the way to do this. This is not a low-income community, and our

resources here cannot sustain it. Bringing in more housing will bring in a larger call volume. This community should come together and come up with an urban plan.

Phillip Wood stated that he has 100 signatures of people who do not object to either duplexes or the trailer park and all are registered voters of Spring City. Phil would prefer to have the R-MF zone to the trailer court zone. Mobile homes would be low-income housing, \$102,000 for three bedrooms and two bathrooms. It has been 18 months to get the R-MF zone approved. Mr. Wood stated that he has applied for either the R-MF zone or the R-3 zone to be approved for his property. He would prefer the R-MF but either would do. Mayor Chris Anderson asked Mr. Wood if he built duplexes would he try to subdivide the property? Our ordinance does not allow that. Mr. Wood stated that the R-MF zone allows for four duplexes on 1.06-acres, and he has 2.5-acres so there will be eight duplexes. He will comply with the ordinance and keep them if he must sell two buildings in Mt. Pleasant to do so. Ms. Brown asked if Mr. Wood would consider holding off on his plans for a couple of months for the city to make a plan like everyone is calling for. Mr. Wood stated that he would not because this has been tabled, deferred, when it was voted on in Planning and Zoning it was because he insisted on it. He would rather have a yes or no answer. Vence Campanile stated that he lives in Spring City and was on planning and zoning when another developer wanted to develop that property. It was denied because it is in the flood zone and dangerous. Mr. Wood stated that he has submitted his flood zone permit with how that will be managed.

Council Member Marty McCain motioned to adjourn the meeting. Council Member Paul Penrod seconded the motion. All were in favor.

Adjournment: 8:13 p.m.