

our town

by su tullis

9.4.2024

I

What ought we to do when we have something special?

For starts, it seems evident there are things we *ought not* to do with that which is too special to squander.

We *ought not* to kill the goose that lays the golden eggs.

It seems there was a day when Spring City was much like the other upshoot settlements along the valley and even throughout the land. Man and woman bucking up to partner with their Maker, endeavored to survive threats of nature, marauders, hunger, measles, ignorance. They found ways even to thrive.

Off the beaten path of Highway 89, Spring City, our special town, did not get in on growth and prosperity commensurate with its immediate neighbors or many counterparts throughout the region. But at some point, this little town realized that in those backward years, it had acquired—in fact built up—its own treasure: the whole town practically was on the historical registry!

Our town is beloved by many throughout the state and beyond for its lovely glimpse and reminder of days gone by. Of days we might someday wish to reclaim. For those of us lucky enough to happen upon this town, or luckier still to live here, we benefit from the hard work, vision, financial contributions, and heart of those who embrace and vitalize this community. And we are grateful.

So much of the messaging pounding the whole world these days is that we need to be equalized and homogenized with everyone else. That is claimed to be our *duty*. In the name of fighting climate change, sovereignty, racial inequality, etc., heavy-handed policies are foisted upon the people without their consent. A collective and personal sense of belonging, creativity, cultural identity, and freedom is crushed. Societal ills prevail.

Government transparency is crucial for a free and productive society. This is what we now seek when it comes to matters of planning, zoning, and taking out bonds for our little town. Besides the toll of taxation for infrastructure, services, etc., we all know what happens when the first forays of tight space living take hold on communities. We see it every time we venture beyond our valley, and we heave audible sighs of relief when home is back in sight on the return trip.

Bedroom cities already abound. Do we really want to open that door here? People seek refuge *here* **from** the stuffiness and crowdedness of their accommodations. Not just the people who live here.

II

The tyranny of “OR”

It's a thing. And we *don't* want it!

This OR That!

There is great collective wisdom here in Spring City! Powerful creativity and problem-solving can in no way be harnessed in 2 ½ minute soundbites at city council meeting. Add to that, is it true these efforts to speak out are not being documented in the city record?

When given the opportunity, citizens have spoken up, stating their preference to shun development and keep the old feeling strong. More than the survey sent out in with the bills, previous city council members have hoofed it door-to-door throughout the town to discover an exceedingly high percent support protecting our town's historicity. If the mail survey was responded to in smaller measure, the people had already been asked. Those who felt strongly enough to respond again were majorly on the history side as well. If people are scared to step up and speak, then all the more we need to stop, look for ways to hear each other out, and find a community-wide consensus to this vital issue.

While a 4-month growth committee seems a positive step, it too easily puts a checkmark in the box of citizen input when the community had little input in who participated and the scope of the committee's task. We had people who dearly wanted to participate but were not selected. Could a raffle be more fair? Further, we have citizens who want to be part of brainstorming visions, analyzing impacts, and approving heavyweight recommendations, especially when the very character of our town seems to be at risk.

When citizens show up en masse to council meetings, we'd do well to offer a different venue that fits all in the same room. People stomping feet above the council room just want to be heard; they want their sentiments known or observed throughout the meeting.

III

NOT business-as-usual

As we know, our outdated 40–50-year-old city plan needs to be recreated. Too much is at stake for too many for this to be *business-as-usual* for a city council and its experts. Time to pause and/or reverse any forward development and spending commitments while everyone gets a grip together.

Our good people deserve to be fully informed and to agree together about current intents regarding significant bonds and defining visions for our community. There is a sense of betrayal. Have there

been stealthy, disingenuous calls that don't serve the interests and needs of most? There was a hot mic incident. Are we on a trajectory to pad pockets of wealthy developers on the backs of our already straining folk? Do people really want to be indebted to the federal government? Options?

While the following suggested remedy might seem messy at first, if all interested stakeholders, especially "the people," have a chance to imagine, think, try out ideas, help each other see, and own outcomes, I truly believe there can be greater peace, town pride, and magnificent solutions. We are resourceful, especially once we sense the urgent scope of the problems and impact of potential decisions. I even suggest putting up a platform and sound system somewhere strategic so people can stump and voice out their issues. Get it all out!! That fits the feeling of this town to me!

Under normal conditions when city plans and parameters have already been properly set in place and accepted by most residents, a city council operates freely according to its usual procedures and judgment. We are not in normal conditions. This *IS NOT business as usual*. Let's regroup and do it right.

III

Towards a vision

1. Should we do more to take care of poor people and provide for our own children?

- a. For starts, drive around town. We *are* taking care of poor people. They are spread out with independence, privacy, and neighbors nearby. Many locals contribute fast offerings to their churches, and churches are reaching out and caring for our needy along with others who care.
- b. Can this be a regional question? Can we step back, look out over the region, and work through these questions more on a county level without compromising the unique flavor of Spring City?
- c. When it comes to wanting our own children to be able to afford to come back, our children can't afford to live anywhere! It's the economy. In past years, our children couldn't find jobs here. Now that more can work locally, why not let them come to the *area* where strategic growth can be supplied without hurting our exact town and environs?

2. Create a brand

- a. Instead of watering down the Spring City phenomenon with on-site developments, why not embrace what it is and make it even better?

- i. Reach out around us and create sister city relationships. Help nearby cities realize how a preserved old time Spring City helps them too! Cooperate.
 - ii. Ephraim already will be featuring high-rises and high-density housing with its college and new temple coming. Let them go for it!
 - iii. Mt. Pleasant area could become a bastion of Airbnb's and such.
 - iv. Can we get our apparent developers to switch gears and rescue/support something special? Would churches help? Can we find benefactors?
- b. The surrounding farmland ambiance is part and parcel to Spring City. Who'd want us to become another Payson or Park City where there's a cute little old-timey feel in the middle and bedroom community sprawl surrounding it? *We won't* come out ahead. Other than perhaps just a few who could instead join in and help something special.
 - c. Let's consider Williamsburg VA as our historical counterpart. In VA they have captured the *feel* of colonial America. Here we have captured the *feel* of pioneers and settlers in the West. We still have so much of the original crafts, lifestyle, and layout here. Visitors could take maps to find their way around town, shopping for goods at various locations. Further, the vendors can use the brand of Spring City to sell their wares on-line.

IV

From a distance there is harmony

I live on a rise north and east of town. I'm in the county, yet I care deeply. Spring City is where I get my mail, eat out, go to church, enjoy T'ai Chi, and so much more.

From this rise I can look over this town. I observe. I keep watch. I love the whole scene!

SO.OFTEN! the song runs through my head, "From a distance there is harmony." It's crazy to me how strong people are in this scrappy little town, and strong in so many opposing directions! People's very identities seem to be tied up in matters of rich, poor; old-timer, new-comer; gay, straight; artist, or not; LDS, or not; full-timer, part-timer; tree hugger, or not; and this list goes on and on.

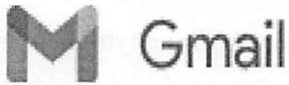
I believe in the people of this town. I believe that when we come together in a spirit of give and take and, more importantly, problem solving, great things can be done, and we can have more harmony.

I ask that the town be given a chance. It's high stakes. It's an opportunity for even better.

Thank you,


Susan S. Tullis

9/5/2024



Ruth Ann McCain <recorder@springcityutah.org>

Fwd: Letter for September5, 2024 City Council Meeting

1 message

Patricia Ellsworth <pate0647@gmail.com>
To: recorder@springcityutah.org

Thu, Sep 5, 2024 at 6:40 PM

I thought you had been included in the email, and you hadn't, so here's your copy.

----- Forwarded message -----

From: Patricia Ellsworth <pate0647@gmail.com>

Date: Thu, Sep 5, 2024 at 6:16 PM

Subject: Letter for September5, 2024 City Council Meeting

To: <citycouncil2@springcityutah.org>, <symecd@gmail.com>, <popenrod@gmail.com>, <mayor@springcityutah.org>, <citycouncil3@springcityutah.org>, <citycouncil5@springcityutah.org>

From Patricia Ellsworth

55 East 600 North

Spring City, Utah 84662

To Mayor Anderson, Courtney Syme, Randy Strate, Paul Penrod, Marlin McCain, Nancy Allred,

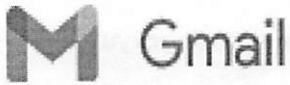
I request it to be recorded in the minutes of the September 5, 2024 meeting of the Spring City City Council that I am opposed to the development of the city's buffer zone (and beyond) for the building of high density private homes, multifamily housing and townhouses.

As a citizen of Spring City who pays for the upkeep of roads, water and sewer systems and electricity, I am also opposed to the securing of loans and grants to support the infrastructure needed for such developments WITHOUT having a vote on whether or not my tax money will be spent for them.

I question the motivation behind the encroachment of such developments on our city's unique historical status, and the integrity of those supporting it.

Again, I request it to go on record that I oppose such development and the securing of monies necessary to support them.

Sincerely, Patricia Ellsworth



Ruth Ann McCain <recorder@springcityutah.org>

Apology

1 message

Patricia Ellsworth <pate0647@gmail.com>

Thu, Sep 5, 2024 at 10:34 PM

To: citycouncil2@springcityutah.org, symecd@gmail.com, ppenrod@gmail.com, mayor@springcityutah.org, citycouncil3@springcityutah.org, citycouncil5@springcityutah.org

Bcc: recorder@springcityutah.org

If anything in my previous email was offensive, please attribute it to my sincerely having composed it based upon what hopefully was misinformation.

Thank you for your desire to maintain the integrity of our city and its finances and resources in spite of misunderstandings.

Thank you also for the ZOOM of the meeting and being able to hear from council members on these sensitive issues and concerns..

Sincerely, Pat Ellsworth

**ArentFox
Schiff**

ArentFox Schiff LLP
555 West Fifth Street
48th Floor
Los Angeles, CA 90013

213.629.7400 **MAIN**
213.629.7401 **FAX**

afslaw.com

September 5, 2024

VIA HAND DELIVERY

Mayor Chris Anderson and City Council
City Council Chambers
45 South 100 East
Spring City, Utah 84662

Lowell C. Brown
Partner
213.443.7516 **DIRECT**
lowell.brown@afslaw.com

Re: Agenda, September 5, 2024, City Council meeting

Dear Mayor Anderson and City Council Members:

As I reviewed the agenda for tonight's City Council Meeting, I was dismayed to see that public comment has been dropped almost to the end of the agenda.

I respectfully request that public comment be returned to the beginning of the meeting, which is its customary place in Spring City Council meetings. Even if that approach were not customary, this evening's meeting has clearly attracted great public interest, which should be respected. The reason such an "open meeting" structure is commonly observed is to permit Utah's citizens to provide comments, perspectives, and information before legislative bodies begin deliberations over important matters on their meeting agendas. Such citizen input will be artificially restrained, if not outright impossible, with the agenda as presently structured.

I make this request as a private Spring City citizen, not to show any lack of regard for the Council's time or the agenda matters slated for discussion. My concern is based on the importance of the matters being discussed, the public interest, and the resulting need for adherence to the Council's customary agenda practice

Thank you,



Lowell C. Brown

Barry Sessions
470 North 500 East
Spring City, UT 84662

Dear Mayor and Members of the Spring City Council,

"I hope we can all take a moment to consider the beauty that the artists find in our little town and surrounding area. We are lucky to live in such a unique, charming place. Let's work to maintain the character that we have."

Chris Anderson, Mayor, Spring City Utah from the Spring Town Times newsletter
September, 2024

I agree with you Mayor. I think we SHOULD work to maintain the character that we have, but we should work to maintain the character of the entire town not just pieces of it.

I'm a member of the newly created Spring City Development Committee. We have been given the horrendous task of creating a plan to move Spring City forward to meet their development demands and we've been given 4 months to accomplish our goal. We are good, but we're not super human! Given enough time, I truly think that we can come up with some solutions and compromises that would satisfy the majority of citizens in Spring City. Our master plan is out of date and desperately needs a professional review. Our infrastructure is not sufficient to accommodate the projects that are being proposed and our citizens don't want rapid, uncontrolled growth.

In one of my favorite folk songs from way back in 1970 Joni Mitchell wrote, "Don't it always seem to go that you don't know what you've got till it's gone!" We need to take the time now to make sure that we don't lose this unique charming place that we all love. Once it's gone, it's gone forever.

Thank you for you listening.



Barry Sessions
470 N 500 E, Spring City, Utah

9/5/2024
Date



Kathy Sessions

9/5/2024

5 September 2024 Spring City Council meeting.

My name is Yvonne Wright.

My husband Stephen and I have been Spring City home owners at 424 N. 100 E. for 12 years since July 2012. We are both retired and live on a fixed Social Security income.

For a year now, I have been increasingly alarmed by what I learned from friends who could attend the City Council meetings, during the time I was recovering from a series of health issues.

February 1, 2024, as soon as I could come and sit for at least an hour, I came and heard more of the proposed plans to increase the density of housing in Spring City. I have observed more than once, citizens were not being sufficiently notified of all the meetings where these decisions were being made.

At first, the concerned citizen's heard about proposals to divide acre lots and put in multi-family dwellings. Then we started learning about even larger developments that were all planned, at the ready, once City Council voted on lots sizes and what could be built on them. Those larger developments were hinted about a couple times at City Council meetings, once by a P & Z committee member and once by our Mayor. Also they were mentioned on the front page of our June 2024 "Spring Town Times".

Soon it all escalated, when word got out that a large water infrastructure plan which had been drawn up, dated February 27th, and added upon August 8th, by Sunrise Engineering to be funded by a \$6.3 million Bond. In order to qualify for that Bond, they held a meeting on June 12th to vote and pass raising our water utility bill by \$5.00. I know about these dates because 3 weeks ago I filled out a GRAMA form to get copies of the plans. A week later I received a call from the City Recorder that the plans were ready to be looked at, but I could not have copies of them for security reasons.

From the stack of 11" x 17" maps, about water infrastructure, I learned that that plan involves a new 500,000 gallon water tank to be installed to replace at least one of the current 250,000 gallon tanks. They showed new water lines running up Spring City Canyon Road and Canyon, branching out to hook into springs. Down from the new tank 3 ft. deep main water lines are planned on 700 East running north to 950 North and south to 600 South. There were also few running down into town here and there.

Then Ruth Ann brought in a stack of sewer maps, which showed the same north and south expansion of waste water 8 ft. deep pipes along 700 East. But those maps also had sewer lines running west on those boundary roads, with the 950 North one crossing Hwy. 117 and west from there. Now, this week, I've learned that the costs for all of this expansion is even greater! Actually double! There's also a 2nd approximately \$6 million Bond to fund those waste water expansion plan maps I looked at! Plus an additional estimated cost of \$1 million for a new sewage pond west of town! About \$13 million total!

At a City Work Meeting on August 22nd, Councilman Randy Strate, talking only about the first Bond (they seemed to have previously been hiding from us), shared his figures that 80% of that 40 year Bond would be paid for by residents in the current 600 homes, plus maybe 45 more new build homes within current city limits. Now with that the debt more than doubled, we stand to be inflicted with even higher, possibly doubled, monthly utility bills!!

Consequently, I am now extremely more than just a concerned citizen over this! I'm a quite a bit out-raged! City Council has told us time and again that their reason for multi-family housing is to make it possible for their children to be able to afford to move back here. Really? Will they really be able to afford to be strapped with paying for all of this infrastructure debt for the next 40 years? Let's get very real here! Current citizens on fixed incomes, which may include some of you Council members, cannot

afford the increases that even one \$6 million Bond would cost us in utility bill increases! Without a doubt, there's no way we can afford a probable \$13 million debt!

How can any of you City Council people justify any of this?

— Oh yeah . . . cow-towing to the developers waiting in the wings to add subdivisions on their 100s of acres all around the town in the buffer zones which you probably are hoping to annex in, probably doubling, possibly even tripling the size of our little town.

— Oh yeah . . . you probably think that water lines can be added as well, all down these northern and southern boundaries to help the developers put in their subdivisions, for which they've already submitted subdivision plans to the county, at no cost to them?

— Oh yeah . . . then you can bill all the new residents to help pay for all the enormous debt you're willing to inflict on the city?!

Well, some of us citizens anticipate that Rocky Mountain Power will get wind of all this and not let you bill the new buffer zone residents for the power you buy elsewhere and currently owe \$400,000 on for the past, for which you may be raising our utility power charge as well.

And we also are aware that the City is currently paying \$1.8 million for our culinary water because the City doesn't own enough water shares to supply water for us from the springs all year. Perhaps Delta will be very excited to hear about the even larger proposed water tank, right?

Some of us just don't all buy your excuses for needing the bigger culinary water tank, such as for fire hydrants. I recall during one of the worst drought summers a few years back, that the City boasted (or complained) that there was too much culinary water in the over-full tanks. Meanwhile the irrigation water was being turned off for days almost every week, even in June that year, so we were having trouble even keeping our vegetable gardens alive. I remember calling in to suggest that we could help the City with their abundant culinary water situation by letting us water just our dying veggies and not be charged. Oh no! That couldn't be allowed! So obviously, even in the draught years, we've had enough culinary water, so all this expansion is all about the proposed huge surrounding developments.

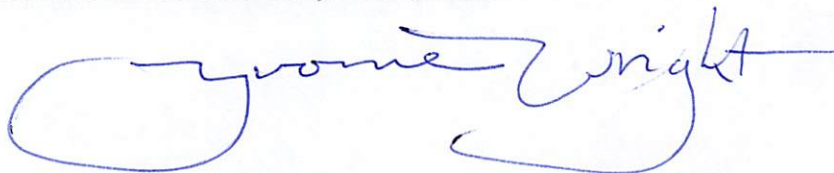
If it is a problem for you that many of us are here, packing the joint, once again (and we will keep coming) having different opinions, for which we've been called "unkind" — the cause for it is threefold:

- Untimely notifications of meetings, last minute rescheduling
- Not informing all citizens of all the plans and costs being considered
- Perceptions that your silence may indicate some of you, who are making these costly decisions, may benefit financially from the proposed developments.

If you want to avoid much of this you need to start being totally transparent, and actually representing the current citizens instead of inside or outside developers. Recognize the fact that the majority of Spring City citizens do not want any of this expansion, City debt and raised utilities costs.

It's because the weight of this is on our shoulders, and your kids you keep talking about. Yeah some of us won't live for 40 more years, but it will hurt some of us deeply as long as we do.

It really isn't a "Father Knows Best" cit-com here, it is real life!

A handwritten signature in blue ink, reading "Yvonne Wright". The signature is fluid and cursive, with a large loop at the end of the last name.



Zoning changes

1 message

Sheri Hogle <

Thu, Sep 5, 2024 at 4:00 PM

To: Yvonne Wright <

To Whom it May Concern:

My name is Sheri Hogle. I have been a resident of Spring City for eleven years.

My husband, Owen, was a Vietnam Veteran, who's respiratory system was severely compromised by the chemicals used in that conflict.

After years of illness, due to his declining health, we were advised by the medical staff at the VA Hospital to close our business, leave our home and escape from the polluted air of Salt Lake City. Salt Lake City, currently statistically ranks 4th in the nation for filthy air, which has respiratory effects on the population there, especially children and the elderly.

So what does this have to do with our little town?

Plenty.

As the unregulated growth of industrial, commercial and residential units has spread along the I-15 corridor, trees and green spaces have been replaced with cement, asphalt and heat conducting surfaces.

Dense housing has strained our high desert climate. We are running out of water to drink and to flush toilets for the growing population.

Of course, this has proven to be a great financial opportunity for the developers, who seek to jam as many people into the smallest place possible.

Together with unelected officials, in towns like ours, that have few if any regulations, we have proposals that will enrich the officials, that clearly have a conflict of interest and the developers, who will pass the massive cost of rebuilding the infrastructure on to the approximately 1,000 people that live in this small historic town.

In other words current residents will see the price of utility services rise dramatically and our taxes grow at a rate that may drive many of us out of our homes.

We will take have the responsibility of paying off millions of dollars in loans including interest for decades to come.

In the meantime some large landowners and developers will make huge profits. None of which will improve our community.

The secrecy in their negotiations, combined with the gaslighting of the residents here, is a clear ploy to benefit investors in the at the expense of the current town residents.

I for one, see this as unconscionable.

I am against destroying our unique city due to the greed of the carpet baggers who continue to disregard the will of the residents of Spring City.

Most Sincerely,

Sheri Hogle

5 September 2024 Spring City Council meeting.

My name is Stephen Wright.

My wife Yvonne and I have been Spring City home owners at 424 N. 100 E. for 12 years since July 2012. We are both retired and live on a fixed Social Security income.

Since we found out that City Council has even more plans that will be putting Spring City even further in debt — a \$13 million 40 years of payments debt, I have been angry!

According to Randy Strate, your plans will then cause Spring City residents to pay 80% of that debt, plus interest, by increasing our utility bills and property taxes up and up until we can no longer afford to live here. It's a price we cannot afford to pay. I'm sure this is true for many people living in Spring City! Will they have to move away into their kids basements? Maybe, so you can keep living in Spring City, your kids will have to buy your house and then you can live in that basement until you kick the bucket.

I can see very well why all of this is quickly causing citizens to be losing their trust in the Spring City Council. Because much of this information was never totally laid out for Spring City residents and property owners, it seems there was an effort to slip it by and get it done for rich outside developers. Not only us old retired folks are effected, so will be your kids you want to move back.

All property owners have equal rights with those that are of pioneer stock, even if they are "move-ins". Make note, in voting for all of these decades of debt, you will be hurting even your older pioneer stock in town. Some of you slightly younger pioneer stock people seem to not like or count the "move-ins" as people with "a say" on these decisions, and then at the same time you are creating room for more "move-ins" to move in.

Please explain first — if you are planning to approve all of this debt against the majority of townspeople's outcry — exactly why there isn't a big fee in place to charge those rich developers so they can hook their subdivision infrastructure into all of these main water and sewer line that WE may be paying 40 years for. They should not get off Scot free. They are being charged elsewhere. They should be paying off a big chunk of that debt.

We hope you will find your consciences when you choose which way you will vote.



The Mayor and City Council
Spring City, Utah

September 5, 2024

Re: Rumors and Growth

Dear Mayor and Council Members,

We and our neighbors, both within the town, and in the unincorporated county just beyond the limits of Spring City proper, live here because we value the beauty and character of this community. We love this area, and we love the small-town culture that persists here while so many other towns push to become just another piece of soulless suburbia.

Unfortunately, we have been hearing rumors that there are people, including some within the city's governing body, who wish to change the character of our town. Rumors swirl about plans to change the housing regulations, and to expand the borders to include many of us who live outside the city boundaries.

Compounding this problem, all we have are rumors; we have received no official communication from the city confirming, denying, or seeking input from those who would be affected by such a move. Such behavior certainly does nothing to boost the confidence of the people that those in charge are considering the wants and needs of the people they ostensibly represent.

Spring City is a diverse community of farmers, ranchers, artists, historians, preppers, and small-town families; yet we all choose to be here because the character of this community supports our common values. My wife and I came here 15 years ago and have invested ourselves within this community. We came here because we felt that our values and interests aligned with many others in the community. We have family and friends around us who share those values and interests.

It is extremely concerning to us that the city appears to be making efforts to discard those values in the name of "growth and progress." And it is even more concerning that these efforts appear to be happening behind closed doors without the knowledge or consent of the governed. We would remind you that such behavior violates both the spirit and laws of this land.

We, the people of the Spring City area, strongly encourage the governing council of this community to remember that their responsibility is to represent the people of this community. That their duties as representatives transcend self-interest and personal gain, to serve the common interest of the people. And that only through transparency and open communication can such interests be served.

Respect for one another, open communication, and a sense of community and common interest are critical to maintaining the small-town culture that is the life-blood of this community. A community that those who are part of it cherish and value; we have come or we have stayed here because of that small-town sense of community, and it is our desire to preserve it.

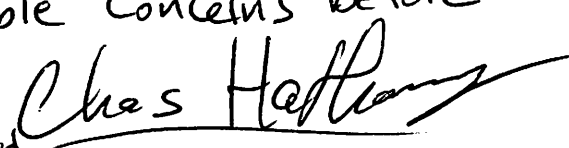
Thank You for your attention.

With respect,


Mark Spencer


Maria Spencer

I agree with this exactly. Most troubling, as a member of the annexing community, I heard nothing about any of this until 9/5/2024. IF the city is considering annexing us in, they need to inform every citizen that would be annexed in plenty of time to research possible concerns before it's too late.

Chas Hathaway 
Signed

CONCERNS OF KAT AND BRUCE CALDWELL

8/5/2024

-According to the attorney who advises the city on matters of growth and subdivisions and annexation, and who commented in one of these meetings a few weeks ago, the city council should be looking out for the interests of the citizens of our current community. He said that you, the city council, have no legal obligation to land developers. So if developers want to be annexed into our town and want to hook up to our systems, why can't they be required to pay for those added pieces of infrastructure? It seems like your responsibility should be in representing all of us and not these developers and you have the right to tell them no.

-Why are these large water, sewer and electrical projects, that will cost millions of dollars, being proposed when it seems that smaller projects could meet the needs of current citizens? Councilman Strate made a good case in your work meeting recently, that we can't afford these projects. Even over the course of 40 years and with raises in our utility rates, we can't pay them off. It seems like much of this is to prepare for annexation of large parcels of land that are outside the city limits and are in the buffer zone. Land owners should have the right to sell their property but not at the expense of the rest of the citizens and why does all of this development seem to be so secretive. Along with all of this; Apparently the water pressure in our system is below what the state mandates for our city. How do we know that our water pressure is too low? Who determined this? Where is this mandate written? What happens if we don't comply? Has this actually been a problem in fighting fires in our community? Has anyone talked to our fire department about this issue? Will the state sue us or fine us? Are there actually any legal consequences attached to this expectation?

-Other concerns:

-How does Phil Wood's large trailer park benefit the citizens of Spring City? He has nothing to lose because he doesn't live in Spring City.

-Do members of our city government own properties that stand to benefit monetarily from these projects?

-Why can't copies of the information about all of these changes be available to citizens? We were denied the opportunity to make copies or take pictures of these plans and were told that it was for security reasons. Why and what are the security reasons?

-It seems as though these things are being done in secrecy. Are you trying to hide things from us because you know we will be against these things?

-When people come to Spring City on holidays; particularly "Heritage Days," they comment on what a quaint and lovely town this is. Years from now when people come to town and ask "what the heck happened to Spring City," I will say "you can thank our city government of 2024."

Bruce Caldwell

Kat Caldwell

Bruce and Kat Caldwell

317E-700 North
Spring City, UT

SPRING CITY, UTAH
CITY COUNCIL MEETING
September 5, 2024

My name is Ann Bennion Robinson and I purchased a small home on Main Street in March of this year. That makes me either a newcomer or an outsider, depending on your point of view.

I have been so impressed with the friendliness of this community and this area. From attentive neighbors to teenagers who smile at me in the hardware store, we have been welcomed in so many ways.

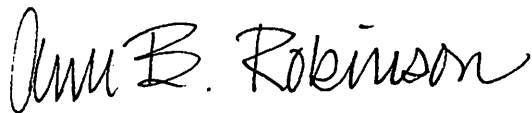
Therefore, it is natural to wish that Spring City will never change, but we know that time does not stand still. However, there is a great responsibility on the citizens of today to manage wisely what the Spring City of the future will be. I feel that responsibility extends not only to those who come after us, but equally to those came before who worked so hard and sacrificed so much to settle this part of the West. The pioneer spirit of Spring City is palpable as you walk these quiet streets and deserves to be respected and protected.

To my limited understanding, there seem to be two issues. The first is the issue of the proposed water and sewer projects. While I am here to learn more about this, there appears to be an exorbitant cost associated with these proposals relative to the small population that will be expected to bear that cost. My questions are these: What portion of these projects directly benefits the existing property owners and what portion is targeted for future development? As a licensed architect, I would expect a significant portion of this cost to be born in the form of impact fees assessed on those developers who will benefit from future development in the area, so I would like more information on this.

The second issue is specifically what this future development entails. I understand that a committee has been appointed to consider an updated master plan, but that they have not had time to reach any conclusions. Similarly, there has not been time to gather input from the residents of Spring City which surely is an obvious requirement for success as the community moves forward in the future.

Therefore, my request would be that incurring such a debt from these proposed projects be put on hold until the community's goals for future growth are fully defined along with an equitable plan for funding such growth.

Thank you for letting me express my concerns. I submit my statement for the record.

A handwritten signature in black ink that reads "Ann B. Robinson". The signature is written in a cursive, flowing style.

Ann B. Robinson
26 North Main Street
Spring City, Utah

My name is Kaitlin Jenkins, I am a resident of Spring City and a 3rd grade teacher in Mt. Pleasant.

I mention being a teacher because I teach my 3rd graders about planning the layout of a city and the basic economics within a city. Spring City is SMALL without a lot of business and tax revenue coming in- AND WE LIKE IT THAT WAY! In my opinion, there hasn't been **nearly** enough planning and thought going into these decisions lately. Let alone sharing those plans with our town. The citizens and taxpayers of Spring City have way too many questions and concerns about this new infrastructure for it to be passed right now.

My husband and I built a house on a one acre lot in town about 6 years ago and we were charged by the city for an impact fee AND fees to bring water to our property, power to our property, and we had to be on septic because of the ditch that runs nearby. In other words, we paid our dues, and it wasn't easy. I DO NOT agree with the idea that each citizen of our town will have to pay back a bond that helped build other peoples' living quarters and upgraded infrastructure when the rest of us had to do it ourselves.

This is not about the kind of people that would come here when these units are built, it's about money. Money that our town doesn't have and our taxpayers shouldn't have to make up for that.

Please, keep Spring City small and vote no on this issue.

Kaitlin Jenkins 9-5-24

2024-09-04

To Mayor Anderson and the members of the Spring City Council-

My name is Ben Hanks. My family lives in the buffer zone just north of town. While we are not citizens of Spring City, we are customers of Spring City utilities and are very likely to be directly affected by decisions currently being considered by this council.

I'm speaking tonight to express concerns about the process the city has been following to make its decisions.

My understanding is that, if all the bonds being considered pass, residents and customers of Spring City utilities will be responsible for around 12 Million dollars of debt. With the current population, that works out to something like \$20,000 per household just to pay back the principal. It would be one thing if those improvements were simply necessary to maintain the existing system. However, my understanding is that a significant amount of the investment will instead be used to support new development. I believe the net effect of this arrangement is that the upfront costs of new development will be shifted from developers and landowners who will benefit from the projects onto the backs of people who will not directly benefit and, in many cases, oppose the nature of the development in the first place.

In my career, I've often been in leadership roles where I was required to lead people through difficult changes. I've been in a position to witness which strategies result in good feelings and support and which ones result in chaos and resentment.

I can confidently say that the most effective way to lead people through change requires three critical efforts:

1. Be transparent. Make sure everyone has all the information they need to clearly understand how proposals are likely to affect them.
2. Listen. Give affected people plenty of time to absorb the information, ask questions, and express concerns.
3. Make the affected people part of the process. Harness their intelligence and creativity to refine the plan. Making them partners in solving problems helps them see problems from a different perspective and being part of the decision making process makes them much more likely to accept the final result, because they see that their feedback was taken into account and they are better able to understand the other variables at play.

Without exception, following the above has yielded good results for me. Also without exception, when I see leadership failing to do those things, bad outcomes always follow.

What I see happening right now is the city leadership trying to move as fast as possible, with the absolute minimum amount of communication and community involvement that can be managed legally (and maybe less) while making decisions that will have an enormous long-term impact on the city and its residents going forward.

We're at a pivotal moment in the history of Spring City. For the last 172 years, Spring City has been a beautiful, historic agricultural town. It's one of the few places that people can visit and still get a sense of how pioneer communities looked a century and a half ago. Growth is always inevitable but the decisions being made right now will determine the trajectory the city will follow for the next 172 years. Spring City could be a dramatically different and less interesting place in even 10 or 20 years as a result of decisions being considered right now. Those decisions are too important to be rushed and too impactful to be made without full transparency and cooperation with the community.

I urge the council to take the necessary time and follow the necessary process to educate, hear from, and involve the community in this process before making big decisions. I urge you to follow a good process to come up with a master plan that addresses the needs and concerns of the city and the community. I urge you to involve all affected parties, including residents of the buffer zone which will be affected by your decisions.

Thank you for your time.

-Ben Hanks

A handwritten signature in black ink, appearing to read "Ben Hanks", with a long horizontal stroke extending to the right.

7385 E 15150 N
Spring City, UT

Dear Spring City Council,

My public record comments for the minutes of Spring City Council Sept 5, 2024

My name is Craig Christensen and I have been a resident of Spring City for over 30 years. I have tried to make a difference in the community, paying property taxes and being a good neighbor.

It concerns me that the City Council seems to be moving forward on zoning and density issues without considering the feedback from residents. When it comes to altering the nature of our city, it is incumbent upon the City Council to communicate clearly what that vision is and let citizens weigh in.

I encourage you to slow down and listen to what citizens are asking of their elected representatives. If you have an insightful future that is different, it is your responsibility to articulate that in a way that allows generous dialogue. As citizens, we deserve representation that insures healthy communication.

Moving fast with unclear agendas builds mistrust. Please preserve the beauty of our historic city and the rightful voice of its citizens.

Thank you for listening,

Craig Christensen
121 East Center Street
Spring City, Utah

PLEASE ADD THIS TO THE PUBLIC RECORD OF CITY COUNCIL SEPT 5, 2024

Wednesday, September 4, 2024

Dear Mayor and Members of Spring City Council,

Public Comments in City Council for the record.

I am writing to express my deep concern regarding the proposed high-density development that's been talked about for the county land around Spring City. As a resident and someone who deeply values our city's rich history and cultural heritage, I believe it is imperative that we take all necessary steps to protect this unique area from changes that could permanently alter its character and significance.

Spring City is not just a collection of old buildings; it is a living testament to our city's past, reflecting the architectural styles, community values, and historical events that have shaped our community over the years. The preservation of such a jewel of a city is crucial, and the 1 acre lots have come under attack through the years but reason and a majority of citizens voting no to making the lot sizes smaller has always won out.

I am also writing to express my concerns regarding the proposed infrastructure expansion and its potential impact on both our city's financial health and its historical integrity. As a homeowner in Spring City, I understand the importance of modernization, but I believe that we must carefully weigh these decisions, particularly when they threaten to burden the city with unnecessary debt and disrupt the unique character of our historic community.

In conclusion, Spring City's history and financial stability should not be jeopardized for the sake of rapid expansion. I trust that the City Council will take a thoughtful approach that balances the needs of today with the responsibility we have to protect our city's legacy for future generations. Thank you for your attention to this important matter.

Sincerely,

Susan Christensen

121 East Center, Spring City, Utah

Please add this to the public record of City Council Sept 5, 2024

250 years ago we fought a war of independence. One of the factors was Taxation without representation. It feels like we are experiencing that again here in Spring City. I keep hearing from you that we need all this expansion and cost to be able to afford our costs as a city. Yet we haven't heard one fact to support that claim. We haven't heard any proposals that might be alternatives to these drastic proposals.

I've heard a lot of talk about how some of you want affordable housing so your kids can afford to come back to Spring City. I don't really care if your kids can come back to Spring City or not. They should be like the rest of us and work hard, save and invest their money and then come back. It is not our responsibility to change this historic city for their benefit.

How is the increasing of the population and the construction of multiple unit dwellings and apartments going to increase the city's bottom line. With more people and construction comes more infrastructure and expense.

I am not saying that we don't have income problems. What city doesn't. The city has multiple challenges. Roads, water, unenforced city ordinances such as old wrecks of cars and equipment laying all over the city, buildings which are falling apart. These all expose the city to liability for injuries to the citizens and especially kids as attractive nuisances. Buildings are built in residential areas that are nothing more

than businesses such as large auto repair shops and machine shops and a variety of other businesses.

All of this neglect brings down the property values and beauty of our community yet your solution is to bring in more people and more Urban sprawl

Thomas Paine said “Government ‘s purpose is to serve the people. It is a necessary evil which exists to give people a structure so they can work together to solve problems and prosper”.

I want to know where the motivation for this drastic proposed change in Spring City is coming from.

Who owns the properties involved in this expansion?

What is the relationship ,personal and financial, between the members on the council and those pushing the expansion?

Why are the citizens paying for the profits to be made from the sales of the properties to be developed?

Who profits from the fact that the developers don’t have to pay for the infrastructure that you want to dump on the citizens Of Spring City.

Why isn’t that cost to be born by those who stand to profit by this boondoggle?

A \$12,000,000 bond for the water and sewage system amounts to \$6,000 for every man, woman and child in this city.

Usually, it is the contractor who pays for the construction costs which are passed on to the buyer. Not those who receive no benefit from the sweetheart deal given to the big contractors.

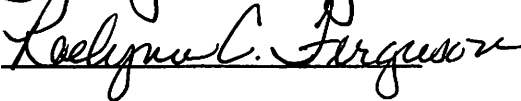
The plat maps should be brought forward with the information as to who is profiting from all this.

No member of this board should have a financial interest or personal agenda if they are voting on this issue.

I am not saying anyone does such an interest but we have the right to have the light of day cast upon the plans and beneficiaries of this project.

What are the clear benefits, who are the beneficiaries and clear consequences of this plan?

There will be legal repercussions of your vote. This City Council is not the only one who can hire an attorney. It won't be someone from Cedar City paid for with the taxpayers money but we the citizens of Spring City, who oppose the move will unite to insure this move is equitable and legal.

Darryl B. Ferguson  9-5-2024
Raelynn C. Ferguson  9-5-2024

500 East 300 South, Spring City , Utah 84662

To: Mayor Chris Anderson
Ruth Ann McCain, Recorder
Courtney Syme City Council
Paul Penrod, City Council
Randy Strate, City Council
Marty Mc Cain, City Council
Nancy Allred, City Council

Date: September 4, 2024

RE: City Council Activities in Spring City: My public comments.

I appreciate the time and sacrifice it takes to participate on City Council, however, My family and many friends are concerned about the Council activities that we see. Such as, burdening 900 citizens with millions and millions of debt.

I am seriously upset that the City Council is deciding on important issues without allowing the citizens of Spring City to Vote on them. I have never lived in a place where the City Council seems to take the attitude that they know best. Especially bonds, no matter how many times the citizens voice their concerns in Council Meeting you continue to plot and move forward.

You would not allow us to vote on the issue of maintaining 1.06 acres per residence. You seemed to make special effort to stop the initiative with your Cedar City lawyer just before the deadline. Reading your lawyers' opinion reminded me of legal goop and muscle flexing.

You did not allow us to vote on the multimillion dollar culinary water bond. You are not including us in the multimillion dollar sewer bond.

You, the Council, claim that you expect 10 to 12 new homes a year. Yet, you discuss at work meetings that you will have 1000 new connections at your disposal in the new water system.

Don't build a new 500,000 gallon tank. Fix the old one. It's not that old. Clean it, repair it or do what needs to be done to bring it up to speed. If employees can't clean or fix it. Then hire someone who can. We don't need a new tank, and cannot afford all the infrastructure the council is proposing unless we grow into something like Park City. We don't want that. We do not need a 1000 connections. Who is this water and sewer improvement for? **I don't think it is for the citizens of Spring City.**

I would like each member of the council to disclose what property they own or have, or any interest in any property, around and inside Spring City. This includes property you may be supporting or aiding. It appears you are trying to satisfy developers in the nearly 16 subdivisions around in the buffer zone.

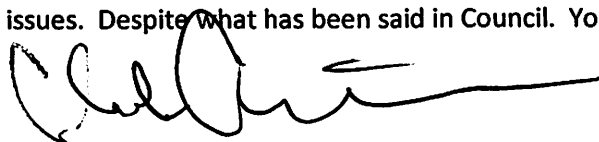
I am very opposed to multifamily development on acre or two at a time. That is called "Spot" zoning and smacks of preferential treatment for the developer and unfair treatment for neighboring property owners. Your desire to allow it in established neighborhoods is an affront to the property owners and citizens in Spring City.

I insist that the City Council stop **all bonds**, development, and approvals for rezoning and discussions of new subdivisions. I insist that the City General Plan is updated now. The one we have is decades old. The City Council should not be approving bonds or multifamily housing or anything else until that is accomplished. I also insist that we the citizens be allowed to vote on the bonds and issues. We refuse to settle for the Council members lecturing us, that we be "Governed" as the council has so arrogantly stated in Council meetings.

It's no wonder that the citizens are have lost or are losing trust in City Government. I don't believe the City Council is open or transparent in their dealings with the citizens of Spring City. Especially about growth, bonds, development, and infrastructure.

To me, this all smells badly. I would ask for open transparent government and not civics lessons in Council meetings on how the Council should decide all issues. Despite what has been said in Council. You work for us.

Clarke Christensen
470 East 500 N
Spring City, Utah



Please add to the minutes of Spring City Council Sept 5, 2024

My name is Marie Cornwell. My husband John and I moved here in January of 2020. We built our home here as our home to live out our lives.

When we found that new homes had to be built on a 1-acre lot we were both excited and relieved. We love to garden and were tired of neighbors having front row seats to our back yard. We bought a lot – 1.06 acre – on the north end of town, received city approvals and built our home. We love it here. We were encouraged when the city sent a survey out as to citizens' desires, especially regarding keeping the 1-acre lot size. It seemed the city cared what residents wanted.

When we heard that someone wanted to build multi-family units within the city limits near us we were concerned. We did not understand how that can happen because we were told that the 1 acre = 1 lot was the city rule. How does someone buy property identified as 1 acre for 1 home and expect to just have that changed and build something else? We have been attending city council meetings to understand how that rule could be broken. We still do not understand.

As newcomers ourselves, we realize growth will happen and should happen. I grew up in Provo and watched as Orem grew. It seemed randomly with no real center of town and a mixture of housing – large homes next to apartment buildings, next to a farm, etc. I would so hate Spring City to look like Orem. We are still small, so we still have a chance to control the growth and keep a beautiful city. I truly think those who have lived here for a lot longer than I have would fight fiercely to protect the beautiful city we have.

Our suggestions are that the city council provide the following:

- A detailed city master plan for 5, 10, 20, 50 years out that all can see. Including utility limits and requirements. And that identifies areas for growth and multi-family housing.

- Identify and prepare for needs of the city, present and future; and transparently share those with citizens.

- City council members who represent each quadrant of the city.

- Commitment to retain the vibe and identity of a historic town and to build on that.

- Provide for growth and multi-family housing in areas that make sense, so as to be close to shops and highways.

- Clarify and revise the "buffer zone."

These would make the City Council's job much easier!
After we have these issues cleared we can look at making major changes. Our expectation is that the city council exists to protect and care for the citizens who are presently residents of their city. Those who pay for services and pay taxes to live here. I am saddened to see the strain and mistrust between the city council members and citizens. I am sure it would be impossible to have agreement on everything. But I would really hope there could at least be understanding from honest conversations. *We just want to know why -*

Marie Cornwell
9/5/2024

My name is Wayne Ackerman. My wife and I have lived in the north buffer zone of Spring City for 1 year. We decided to move to SanPete County because my wife's great grandfather was one of the early settlers of Mount Pleasant. My wife's family still owns the house her great grandfather built.

I am standing before you today to thank the City Council and all of the city employees and officials for being the most difficult, the most inflexible, and most demanding city we have ever built a house in. Let me explain:

1. We purchased our property because it included water shares for irrigation and we were eligible to obtain city water through an agreement with Erica Whitman and Spring City. When our general contractor contracted Spring City about the agreement he was told the city would honor their agreement if we paid to replace 1,000 feet of water line and install two fire hydrants along 15000 North at a cost of over \$100,000. Spring City's ultimatum left us little choice so we drilled a well. Why is it that ordinary citizens are denied city services when developers are handed the same city services, through back doors, at tax payer expense?
2. When our general contractor contacted Spring City about hooking up to city sewer he was flat out told NO – Spring City would not allow it. We were then forced to install a septic tank. A service we were denied by Spring City officials, but now the same officials want to make available to any and all developers through secret bonds with citizens paying the bill.
3. When trying to get electrical brought to our property I called and spoke to the installer. He told me Spring City officials forbid him to bring power to our property, even though our next door neighbor has that power. Spring City gave us no alternatives other than contract through Rocky Mt. Power. Again, a service denied to regular citizens but freely given to developers.

As we were building I had very negative thoughts and impressions concerning Spring City government. **Now I stand before you and thank each and every one of you. Because of you we are self sufficient and we don't need Spring City for anything.** We do not approve any type of bond that increases taxes on ordinary citizens and gives tax monies to developers that have the resources to pay for themselves. We do not want to be annexed into Spring City and never want to be governed by any officials in Spring City until everything can be transparent, understandable and approved by all.

I would like my comments to be included in City Council meeting notes exactly as they appear above.

Wayne Ackerman

*8650 East 15000 North
Spring City, Utah 84662*

SPRING CITY COUNCIL COMMENTS--CHERYL NORTH, 625 n MAIN ST,
SPRING CITY, UTAH

September 5, 2024

We moved to Spring City in 2016 to be by two daughters who already lived here. I am a 20 year elementary school teacher, now retired.

(
(I spent time in each of those 20 years teaching civics and city planning from the Junior Achievement nationwide curriculum. I won't address what I learned there at this time.)

Today my heart is pained because of all the rumors and insinuations of impropriety, the secrecy and smoke and mirrors, the lack of transparency, the constantly changing versions I hear of what has already been approved and what has not.

We came to Spring City thinking we were joining a piece of historical heaven only to find apparently that the taint of government over-reach and scandal has followed us here.

It pains me to hear that certain members of the city council and "independent citizens committee" stand to profit handsomely by supporting big developers. I have not time tonight to recount all I've heard.

(It pains me to hear that certain incentives have been offered under the table and behind closed doors to vote for doubling and tripling this historical gem. It pains me to hear that at one city meeting things were promised that then were renigged at the next meeting. I see and hear half truths, flat out false statements and information, city representatives unwilling to divulge information pertinent to all the tax payers and loyal visitors we have here. I see citizens purposely kept in the dark.)

There are rumors flying for good reason. We have been placed, purposely in my opinion, in an atmosphere of mistrust, secrecy and fog.

I think one pillar of the legal system in this country needs to be taken into account.

Wikipedia states, " *Recusal is the legal process by which a judge, juror, or other adjudicator steps aside from participating in a case due to*

potential *bias, conflict of interest, or appearance of impropriety*. This practice is fundamental to ensuring fairness and impartiality in legal proceedings, preserving the integrity of the *judiciary*, and maintaining public confidence in the legal system.

We would do well by our ancestors and descendants to apply this legal practice to the decisions before us.

I need to know that there are absolutely NO conflicts of interest on the part of either the city council members or the "independent citizens committee"!

I need to know that I will not find out after the votes that members of those bodies profited financially because of their votes!

It would pain me greatly to wake up when all is said and done and find out the wishes of the citizens here who wanted to protect our historical Spring City have been sold to the highest bidder, as it now appears they have.

**I SAY WE STOP ALL THIS RUSH TO SPEND MONEY WE DO NOT HAVE,
AND DRAW UP A COMMON SENSE, CITIZEN-INVOLVED CITY PLAN.
STOP NOW TO DO AN "OPEN TO THE PUBLIC" INVESTIGATION. PERIOD**

Cheryl North

4 Sept 2024

To Whom it May concern -

We live at 50 E 900 N,
Spring City, UT. We are
very concerned about the traffic
that would arise on our street
if a large number of homes
were built East of us. This is
a rural area. Rural areas have
tractors, animals and other
slow moving traffic. The impact
of large number of homes would
destroy this area. We need to
preserve the status of our community
as a National Historic site.

Russell + Roxanne Wolfenden

Thursday, September 05, 2024

To the mayor and city council of Spring City, Utah

Living in Spring City in what is called the “buffer zone” for the past seventeen years has been curious to say the least. Shortly after moving into Spring City, we were made aware of the fact that we can attend public meetings but can’t vote on who’s to become the mayor or city council members, or proposed changes.

That said, now we here that the people we didn’t vote for are attempting to annex us in without sensible discussion with the people that live in the area. Obligate us to a multi-million dollar four-decade government bond in for what appears to have the sole purpose of using the city to build an infrastructure for landowner investors that wish to pack as many dwellings (duplexes, multiplexes) as they can, call it low-income housing and pack their real estate portfolio while offering what appears to be a revenue source for Spring City.

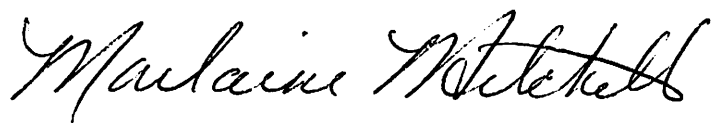
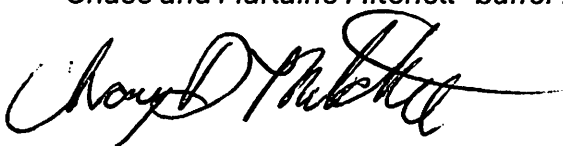
If my information is not true, I will be the first to withdraw the claims but also ask, how is it that such a small city of approximately one thousand citizens (and buffer zoners) cannot get timely and accurate information from its city government in a reasonable manner; especially, matters that have brought so great alarm. Maybe that should be solved first.

As much as we hate to sound cynical or even suspicious, we want to see a city plan that truly maps out the anticipated growth of population, expansion of housing options, physical infrastructure growth, even job creation. Oh, while maintaining its historic registry status. We do understand that growth is inevitable but wise and calculated growth will make the process tolerable.

We hear rumors that we could be another Park City. In the forty-five years we’ve been in Utah and watched how Park City gained its international fame through world-class Olympic skiing facilities, Film and Art Festivals, and a rich dining scene with over 100 restaurants. It’s my guess that we have a long, long, long way to go.

Our concerns are what appears to be fast-tracked proposal(s) that will obligate all citizens, including those with fixed incomes, to higher utility costs, a mandate to pay for and connect to a newly proposed sewer system, a speculative housing development with hundreds of homes in a very short time spam while the streets in most of the town are best used for horse and carriage. Are there plans for updating the roadway infrastructure or will this be another surprise debt to the citizens? In our view Spring City needs to take more time to help its citizens understand the needs to maintain the town and give reasonable, rational, and civil input to city government and the elected city government must be open and willing to justify its planning positions with low-cost investments. *Thank you for your consideration.*

Chase and Marlaine Mitchell “buffer zoners”, 14760 N 8375 E., Spring City, Utah. ~



Statement to Spring City Council, September 5, 2024

Good evening, Mayor Anderson and city Council members. My name is Lowell Brown and I live on the very edge of Spring City in the south buffer zone.

Tonight we've heard a lot about a city plan for our town. We've also heard about hundreds of acres purchased on the northeast corner of town that are clearly intended for massive development. We've heard about a water system on Seventh East that is being installed to support not only the existing sections of Spring City, but also that large development. Last of all, we've heard about the City paying nearly \$2 million for additional water from Horseshoe Irrigation.

And we've heard lots of questions about how the decisions were made about paying for that water line, that water tank, and that water.

The plans and purchases we have heard about tonight, if adopted, will change Spring City forever. There will be no going back.

With that in mind, I want to call everyone's attention to principles we've all been hearing about since elementary school. The Declaration of Independence is called "the charter of freedom." We all know what the preamble says about "truths" that are "self-evident." We know about all men being created equal and being endowed with certain unalienable rights.

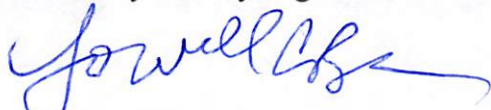
And the Declaration's preamble goes on to say that governments derive their powers from the consent of the governed.

I ask the council to think about that. Our country, our constitutional democratic republic, is based on the revolutionary ideal that whatever authority any governmental body holds is given to them by consent of "the governed"—the people, just like the people sitting here tonight.

Spring City desperately needs a city plan. We've heard about that several times tonight. The existing plan hasn't been revised professionally since the early 1980s. If there is to be development, if there are to be hundreds of houses built on the edge of town, if millions of dollars are to be spent on a new waterline, a new water tank, and the purchase of water our irrigation company, all of that must be done with the knowledge and consent of the people. The "consent of the governed," in other words. I join with the citizens here tonight in asking this City Council to take the time to create a professionally supported city plan, and to involve the citizens of this area in that decision.

Doing it that way may not be as quick as some of you may prefer, but that is the way we do things in the United States of America. I ask you to abide by that sacred principle in the Declaration and honor your duty to govern with the consent of the governed.

Thank you.



Lowell Brown, 7380 15150 North, Spring City, Utah 84662

Opinion

Another

Look



Brad Van Dyke

Spring City residents want to retain its agrarian soul

The *Sanpete Messenger* ("Opinion," 7-4-24) criticized opposition to a zoning amendment in Spring City that would have allowed the original pioneer building lots of 1.06 acres (1 ¼ acre minus rights-of-way) to be changed from single residences to up to 16 units or 4 fourplexes.

The *Messenger* reported that residents packed five council meetings, triggering an "almost hysterical reaction." The paper claimed the opposition was rooted in "fear, not facts," and suspected that the motive for the opposition was fear the "wrong people" into town. Implied was that these were lower income people in need of lower-income housing.

As one among a number of low-income people who work or have associations or relatives in Spring City, or reside there temporarily, I can assure you that many of us have no opposition to low-income housing for ourselves and others. Yet many of us are concerned about the zoning change, not because we want to keep ourselves out of Spring City, but because we don't want to see the soul and spirit of the town, which was agrarian, disappear as Spring City becomes just another Utah town that has urbanized.

Spring City is one of the few remaining examples of the LDS "City of Zion" rural village pattern. That pattern further developed in Nauvoo, Illinois, to allow each household to husband livestock on the home lot, as well as plant orchard

and garden. As expressed by historians, it made for an "urban agrarian" or mini-farm atmosphere in LDS settlements, large and small. Residents had the advantage of living near neighbors, yet close to nature and land cultivation, at the same time.

The current city plan puts the rural village pattern with the acre-plus lots as the most important distinctive trait of the town, more important than the historic architecture of the town. (The buildings were actually components of an integrated agrarian landscape. Arguably without that landscape, they are components without a context.)

The last survey showed that fully 76% of Spring City households desire to keep the large lots in place where they still exist to preserve that atmosphere. A previous survey showed similar results. It is understandable that this change by the council would bewilder the planning and zoning commission who made the city plan, as well as draw strong emotions from the public.

Former mayor Cynthia Allred duly requested we be respectful of each other and efforts of city leaders. Some comments were heated and some people at times rude. This happened on both sides, as a developer called attendees "the biggest mob he had ever seen." Another developer told everybody to "go back where you came from," despite the fact that opposition came from "natives" as well as "move-ins."

The *Messenger* has reported this zoning proposal as if it were uniquely divisive in the history of the town. Actually, for at least the past four decades, land use policies have been particularly heated. Mayors have threatened to bulldoze historical buildings, cut television cables to up hearing attendance, violated open meeting laws to promote beautification, etc. One mayor that wanted to clean up the whole town ended up resigning.

The *Messenger* likewise has expressed the concern that the larger lots are not as aesthetic as smaller ones. As one Spring City resident has stated however, the aesthetics of rural areas are not those of manicured urban ornamental landscaping. These are "working yards," where animals were butchered on front porches, engines hoisted from trees, machinery repaired in front yards, lots moved by sheep, horses, and cows. Land speculators have always cringed at these activities, and tried to drag rural areas kicking and screaming into the new century to up real estate prices.

There are valid concerns for affordable housing, and various proposals have been made to meet them. Some are in the city plan. Others have proposed small apartments adjoining businesses in the Main Street district. There are also valid concerns that older residents cannot care for them like the used to. Some of those

(See "Another Look" on A10)