

SPRING CITY COUNCIL MEETING

Thursday, October 3, 2024, 7:00 p.m. or directly after the Public Hearing

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

In Person Attendance: Yvonne Wright, Corrinne Ackerman, Wayne Ackerman, Roger Minert, Clark Christensen, Francine Christensen, Bruce Caldwell, Kathy Caldwell, Jhan Miller, Morris Johnson, Richard Kimball, Manda Hightower, Ken Krogue, Garry Parnell, Kay Van Buren, Dale H. Lewis, Fiona McVay, Phillip Wood, Cade Penney, Kristen Mortensen, Cheryl North, Melanie Cook, Pat Ellsworth, Marie Cornwell, Mark Sorensen, Ryan Syme, Kepa Zubeldia, Rick Dyches, Neil Sorensen, Brent Peterson, Dave Larsen, Aaron Sorensen, Boyd Hooley, Christie Kimball, Ruth Bergener, Dave McEwan, David Fellhauer, Su Tullis, Craig Paulsen, Amanda Sorensen, Scott Moser, Kyle Hammon, Russ Nielson, Crystal Krogue, Charles Shepherd, Hane Hawkes, Ann Robinson, Jeff Watson, Kimberly Stewart, Scott Newman, Ken Nunley, Gracie Nunley, Tom Brunner, Becky Brunner, Russ Nielson, James Baker, Floyd Swasy, Karen Swasy, Sherrie Rigby, Gay , Sue Hailes, Aaron Clinger, Diann Wilcox, Jeff Watson, Matt Franks, Lynn Smith, Colby Pearson, Oliver Pearson, Claudia King, Oliver Wood, Tyler Christensen, Tracy James, Lara Kendall, Brill Hernandez, Cory Seegmiller, Tennessee, Claudia Kaelin, Craig Kaelin, Robert Buckner, Alicia King, Cassandra Haddock, Courtney Draper, Tim Clark, Windy Clark, Bradley D. Van Dyke, Peter Richardson, Jim Hardy, Jack Hardy, Mar Spencer, Monica, Spencer, Katy Harmer, Raelynn Ferguson, Soraya Zubeldia, Mike Hooser, Brittany Hooser, Kelsi Cahoon, Devan Cahoon, Clayson Cahoon, Colter Thompson, Leslie Sorensen, Brett Kobernik, Chardell Jackman, Thomas Crisp, Corrie Hollywood, Jim Fleming, Chad Huff, Mike Black, Ruth Ann McCain; Recorder.

Zoom Attendance: John's iPad, Richard and Jolene, bnlp, Public Works, Craig, Dan Rasmussen, Kay Watson,

Expression of Choice: Tim Clark

Pledge of Allegiance: Mayor Chris Anderson

Roll Call: Randy Strate, Marty McCain, Nancy Allred, Chris Anderson, Courtney Syme, Paul Penrod

Mayor and Council Member Department Reports

Council Member Randy Strate stated that we did get a new used snowplow. Our other snowplow is in the shop being repaired, and we feel good and prepared for an upcoming snow year. The water project is moving forward with concrete forming to start next week.

Council Member Marty McCain stated that the hole in the sewer line is fixed, and it has cut down the flow significantly. IPA is overhauling a major plant from coal to natural gas. They are noticing a bond for their project, and we have been asked to post the notice. The Power Department has been clearing tree limbs from the power lines. They have also been putting raptor protection on the lines.

Mayor Chris Anderson stated that Alicia King was recognized for her work with the Sanpete Chamber of Commerce and as the owner of the Mercantile Store from Burgus Owens at the State Capitol. Mayor Anderson stated that he met with the state library people. He is looking at services to replace the Bookmobile now that the County has discontinued that service. There is talk about making a coalition of the existing libraries in North Sanpete. If this happens, they will coordinate in terms of their catalog, their lending policies, and getting a library card. Another idea is installing some lockers on the outside wall of the building next door. People can order books, the books will be put in the locker, then you open the locker to get the books.

Council Member Nancy Allred stated that she didn't have anything to report.

Council Member Courtney Syme stated that he commended Chief Huff for the effort he has put in for agreements to help with police back up when we need it. Especially with Mount Pleasant.

Council Member Paul Penrod stated that he didn't have anything to report.

Summary of Issues

Mayor Anderson stated that he wanted to address some issues of rumors going around from his perspective. The City Council is not currently considering any reduction in lot size, contrary to what's been reported. The City Council is not trying to double the size of Spring City. Mayor Anderson thanked Ken, with the Growth Committee, for his presentation at the last work meeting. The information, data, and analysis presented was helpful. It is important to know that there are different kinds of development and factors that go into deciding what you want the community to be like. Mayor Anderson stated that he moved here because of the big lot sizes, Historic District, and he has no desire to reduce the lot sizes of the city. There may be some strategic possibilities where smaller lot sizes may make sense like where there's no irrigation water available. Mayor Anderson stated that he spoke to Sunrise Engineering about the new water system capacity because there has been talk of 900 new hookups. Sunrise Engineering said that this is a misperception, we will have the pipeline and hydraulic capacity for 900 hookups, but we don't have the water for that. We have water ability for less than 100 more hookups to our system before we need new water sources. Mayor Anderson stated that some information has been received as long as you don't tear down any historic buildings it won't make a difference to our Historic District. Mayor Anderson is not in agreement with that because if you read through

the papers of the application for the renewal of the Historic District one of the reasons that it was approved was because we have the best preserved example of the historic Mormon grid. The barns, outbuildings, and large lots are the example of the Mormon grid and the percentage of historic homes or historic buildings in an area has an impact on the designation. It is important to keep the recognition. Mayor Anderson stated that he talked to Sunrise Engineering because some people are saying we need a new General Plan done professionally. If professionals do the General Plan, they still need direction of what the city wants in the Plan. The Development Committee could not agree on what we wanted for different zoning. This is why public input is difficult for the General Plan. Mayor Anderson stated that he was told that Mount Pleasant was able to stop development in the buffer zone. He asked the Mount Pleasant mayor about this and the mayor laughed and said that the only thing they can say is that they will not provide utilities outside the city and that might stop some of the development. The county is who approves development in the county. Those are the meetings that everyone should go to with county development concerns. Mayor Anderson stated that what has brought all of this about is that Phillip came to the city saying that he bought land next to the trailer court. He wanted to add more trailers to the area. The thought was that the city may not want more trailers but that something nicer like duplexes, which look like a house, would be better. Some people don't like this. Our legal counsel has stated that if one location of development is approved it does not mean more must be approved as well. Mayor Anderson stated that his proposal is that after this development is considered tonight that whether we approve it or don't approve it that we take action to amend or repeal those specialty zones, so we don't have any more trailer courts, duplexes, or the light industrial zones.

Historic Designation Issues, Charles Shepherd

Charles Shepherd stated that he has worked with historic buildings his whole career. At the start of his career, he worked with the State Preservation office for two years, there he served as the National Register manager coordinator. He does not consider himself an expert in the National Register, but he has been invited back to serve on their National Register Review Board and he knows his way around the National Register Nomination Process. The National Registered District was created and then later amended recently to recognize the significance of Spring City for a couple of reasons. The historical architecture, the historic Mormon Village layout with landscape, free space, agricultural space and such. It is a qualitative analysis and not quantitative. Mr. Shepherd then read part of the 2022 National Register Nomination, the Statement of Significance. He ended by stating that the Historic District can be impacted by decisions that we all make. Council Member Marty McCain asked how often we need to redesignate? Mr. Shepherd stated that there is no reapplication process. Council Member McCain asked if the further away from the historical buildings the less impact it has on the historical section. Mr. Shepherd stated that yes, but that it is an interesting and challenging concept. Council Member McCain and Mr. Shepherd then discussed requirements and regulations in other Historic Districts in Utah along with contributing buildings in Spring City. Council Member Courtney

Syme stated that we are not building historic homes in Spring City. Mr. Shepherd stated that new homes may be compatible but are not historical.

Planning and Zoning Issues, Craig Paulsen

Craig Paulsen stated that he is the Planning and Zoning Administrator and Commission Chair. On behalf of Planning and Zoning he thanked Ken Krogue and the Growth Committee for the work that they did. The report was beyond good. The research done was about everything that could be researched in the county. There was not a recommendation given from the Growth Committee and he was hoping to have one from them. Mr. Paulsen stated that he has heard of discussions of Spring City allowing half acre zones in town. Our General Plan was created by Planning and Zoning this year, by people living in the city, and it included a survey. The General Plan is a plan and a guide not an ordinance but needs to be considered when there are ordinance changes. Mr. Paulsen stated that he moved here 50 years ago because it is a great place to live, and most people move here because it is a great place to live. He agreed with the mayor's statements and stated that development in the buffer zone will only involve the city if they ask to be annexed. The General Plan is being worked on by Planning and Zoning and our subdivision ordinance is being worked on to comply with new state requirements. Council Member Marty McCain thanked Mr. Paulsen for all the work he does for the city as a volunteer.

Community Committee Update

Council Member Randy Started gave a history of the Community Growth Committee. This included when and why the committee was put together, why Ken Krogue was asked to be the chairperson, others were asked to be on the committee to make it well rounded, and the workings of the committee in the four months in which they met. In the committee there was some contention over what the presentation would look like in the end. It was decided that the presentation would just focus on the data and factual information collected. Individual committee members could attach their own personal opinions or data that they felt was important and left out when Ken put together the presentation. Three weeks into the work it was recommended that there be a Co-chair, and it was decided that Cory Seegmiller be the Co-chairperson to help Ken. Council Member Strate stated that running the committee was not easy and he felt that Ken and Cory did a good job. Council Member Strate wanted to address a letter put out by Sonia and Lowell Brown put all the citizens a few weeks ago. The letter was driven by their perspective of the committee that Council Member Strate felt had some misinformation in it. In the letter it stated that the "committee members were not given the opportunity to put their perspective as part of the presentation." Cory, the Co-chair, sent out an email the week before outlining the process of the presentation and how it would be presented. Reading from the email "There will be one PowerPoint presentation provided by the committee. That presentation will include only the factual data of the committee dug up together and the models that Ken has created around the data. The presenters will be Ken as the official chairman of the committee pursuant to City Council resolution 2024 dash 6 and me as an official Co chair as voted upon by you all, ie the

committee members. I will only speak to the Historical District portion of the presentation. The remainder of the committee members may each submit a written letter stating whatever they would like about their positions regarding growth in the city, facts that they believe were left out of the presentation, or anything else that they would like for the City Council to know. These letters will be sent to me” Cory the co-chair and he would bundle them into a PDF to send it to the city which would be attached to official presentation. The committee members were given until Tuesday evening September 17th at 8:00 to give Cory any information that they wanted added to the end of the presentation. Council Member Strate stated that Sonia decided to gather the letters and information from the committee members and submitted them separately, after the deadline, to the city office, and not to Cory as outlined in the email. Their information was not part of the presentation because they didn’t follow the instructions and was unfortunate. Council Member Strate stated that the letter sent out from Sonia and Lowell made the statement that the mayor and the city is refusing to follow the General Plan. The is 100% incorrect. The General plan itself states “another zoning possibility would be for a multifamily zone to be considered where condos, apartments, duplexes, fourplexes, or clusters in one area portion of block such as facility would provide needed housing options while expanding the tax base of the community.” Council Member Strate stated that the General Plan also talked about the water and sewer expansion projects that have been undertaken. In the letter it is stated that “the City Council is rapidly approving multibillion dollar bond projects without proper public opinion and hearings.” This is a false statement. Sunrise Engineering put together extensive plans for both the sewer and the water extension projects in 2020. They are outlined in the General Plan, the City Council has reviewed them and worked on them through public meetings held. A public meeting was held to approve the utility increases to allow the city to secure the bonds to move the projects forward. Council Member Strate talked about development in the buffer zone and restated what Mayor Anderson stated. Council Member Strate stated that in the letter it was insinuated that the City Council was sidestepping proper notices and appropriate public hearings. Until a year ago Council Member Strate worked out of town and jumped on the city and meetings as much as he could. He found that the meetings always gave appropriate public notification, and the city has had appropriate public meetings. Council Member Strate stated that the Growth Committee had a big challenge. It was hoped to get a recommendation from them based off what they gathered. Because a consensus could not be reached it was decided to present factual data that was gathered. It was insulated that proper protocol for the committee was not followed. Council Member Strate stated that as the council liaison for the committee he went to most of the meetings, and he wholeheartedly believes that the process was accurately followed. Proper instructions and opportunities were given to all committee members to have their information included. Ken Krogué stated that as a committee they did not make a recommendation. The last three weeks they talked about how to make recommendations and present the data. In running his software business Mr. Krogué stated that he would remove himself from the outcome and use just the data to move his business forward. Mr. Krogué stated that the data itself is the recommendation. Models were built for the city that can be changed and used to plug in different

variables. Mr. Krogue publicly apologized for the time that he may have been a source of raising the temperature in the meetings. In analyzing the situation of what was causing so much emotion, Mr. Krogue stated that he felt that it was high density housing that was causing most of the emotion. High density housing is different from affordable housing. In the committee most people felt comfortable with one duplex on a half-acre. The committee felt that quarter acre lots are intense and four duplexes on one acre lots is like having quarter acre lots even though our ordinance states four duplexes on 1.06 acre lots. This equivalates to high density. Mr. Krogue stated that after running models to enhance the Historic District his recommendation would be to create a specific historic preservation zone, preserve and enhance historic and property values, but let our citizens access their own equity (Citizen Equity). The data will help do that. Cory Seegmiller, the co-chair for the Growth Committee, stated that he wanted to share where the committee started and where it is now. They strived to gather as much information as possible in a short amount of time. Within the committee it was clear that they would not come to a consensus on a proposal to the City Council. Through email Mr. Seegmiller proposed paths to review each week with the pros and cons to each path. These paths were to help focus the discussion to help the committee come together despite differences to give a recommendation to the City Council. Mr. Seegmiller continued to give a dated update on how the agendas were put together to make sure everybody had an opportunity to decide what would be discussed, having a community public comment night, the use of Roberts Rules of Order or non-use. Mr. Seegmiller then read from emails from Sonia Brown to himself and the Committee from takeaways of meeting. At the August 6th meeting Ms. Brown asked Devon Fowles from Sunrise Engineering to be at the meeting to discuss a better city growth plan. Tension between Sonia and Ken had begun before this meeting. After the meeting Ken drafted a letter to the Mayor and City Council requesting Sonia be removed from the committee per Resolution 2024-06 which gave Ken the authority to remove members of the committee. After serious consideration between Mr. Seegmiller and Mr. Krogue they both decided to be best to keep Sonia on the committee to make sure her voice was heard. Mr. Seegmiller stated that from this point on the cohesiveness of the committee began to dissolve. As the initial presentation to the City Council was approaching, it was important to decide what the final deliverables would look like. Mr. Seegmiller explained how it was decided what the deliverables would look like and the communication with the committee members, specifically Sonia leading up to the presentation. After giving this information Mr. Seegmiller stated that what he has seen come out of the so-called committee majority has been a series of half-truths, manipulations, and outright lies in some instances. As a professional negotiator when he sees an opposing party begin to engage in lies, he can only assume that they are hiding something, and wonders what is being hidden from the City Council and citizens of Spring City with all the contention and distortion. Mr. Seegmiller ended by stating that he is disheartened by the accusations that have been leveled against Ken and himself regarding the business of the Spring City Citizen Growth Committee. They have done their best to be fair and make sure that everyone had an equal opportunity to have their voice heard and be as respected as possible.

Public Comments

A citizen not sure of the name stated that she lives in Spring City and is in favor of multifamily dwellings.

Dale Lewis stated that he lives in the buffer zone and lives his life on principles. The first principle is the Robert Redford principle, buy a lot of property, put a fence around it, and start legislative action to keep everyone out. The second is the Little Red Hen principle, where certain individuals are maligned. Third is the capitalism principle, if you are against Phil doing what he wants with his property make him an offer to sell it to you. The fourth principle is economic law allowing the natural laws that contribute to poor people being able to buy and live here. The fifth principle that the City Council needs to consider is election for the Planning and Zoning Commission. The sixth principle is the agency principle where we don't trust others to make good decisions, so we need the governing body to take away choice. Mr. Lewis stated that as a Libertarian he would like to have no zoning, and everyone live by the golden rule.

Rodger Minert stated that as a published historian he is enchanted with the characteristics of this town. He is sad that others cannot buy 1.06 acres of land but is opposed to chopping 1.06 acres in half. Mr. Minert stated that he is in support of Phil's plan to put duplexes in but would like only one per half an acre.

Su Tullis stated that she lives in the county but was in the meeting when Sonia Brown asked for a committee to be formed. The committee was told who would be in it and what their focus was to be. She (Sonia) was trying to represent her friends who were concerned, and she appreciated Sonia. Ms. Tullis would like to see us draw our circles bigger.

Lowell Brown stated that he is Sonia Brown's husband, and that Sonia was ill and in bed. He was upset about the accusations of her lying. Five of the nine committee members opposed the way the committee was being handled, not being able to say anything when the report was presented, and how their written report would be provided. Mr. Brown stated that he is the president of Citizens for Spring City, and they want to get information to the people of the city. The five committee members in opposition are Sonia, Rick Dyches, Kay Van Buren, Barry Sessions, and Eve Martin. Mr. Brown invited everyone to consider if these people are wrong and lying. Mr. Brown stated that he heard three speakers attack his wife and he is upset, and encouraged people to look up the report from these members who are honorable and honest people who care about this city.

Clarke Christensen stated that he is ashamed to be here. The microphones, name plates, chairs, and computer could be moved upstairs with the rest of the people. People up there (in the ballroom/overflow) find it hard to see and hear. Mr. Christensen stated that he was shocked and overwhelmed by Cory and Randy comments of Sonia. He felt that this meeting was not the place to work out problems with Sonia when she was not there. Mr. Christensen stated that he has property rights and did not want Neil's duplexes a block from his house, or 32 extra cars on the road. Phil Wood stated that they were his duplexes. When he moved here it was for peace and quiet. When Neil bought the property, it was for single family dwellings. People really hate that they didn't vote for the water bond or the sewer bond and that no one saw the notices.

Boyd Hooley stated that he lives in the buffer zone and the City Council is doing a good job, and thanked Ken and Cory for the work they did. As people get older it is nice to have smaller lots and if you don't like what is happening buy the property.

Fiona McVay stated that she is Phillips wife. People have talked about personal attacks the City Council and Phillip have all had personal attacks and it is sad. A decision needs to be based on facts and not opinions. It is the responsibility of citizens to be informed. Young families are needed in our city. Our school numbers are down and students from other towns are being bussed from Moroni to keep our school with healthy numbers.

Kristen Mortensen stated that she lives in Spring City and has been in the building industry for over 45 years. She has been on Planning and Zoning as an alternate for the last two years. She has observed Planning and Zoning and the City Council be accused of things that are not true. It has been stated that the General Plan has not be revised for 45 years and this is not true. Last winter many people spent hours and hours making a readable document. As Craig mentioned as soon as it was done the state added more requirements, so it is in the process of being updated again. At the last Planning and Zoning meeting Ms. Brown came and insisted on making comments even though she was not on the agenda. They appreciated the efforts she made and concerns that she has even though she is not a citizen of Spring City. Several of her concerns were based on misunderstandings. Ms. Mortensen stated that Spring City is not autonomous, we have constraints from the state government. When Draper was resistant to growth, it backfired on them. They now have 600 acres inside Draper City that is being redeveloped by the state.

Brill Hernandez stated that he was a member of the Growth Committee and that the committee as a body is being misconstrued as pushing its own agenda. That is not the case. Facts were presented to help the City Council have a more informed decision. We were put together as a diverse body knowing that we had different opinions but hoping that we could come together and submit recommendations. Mr. Hernandez stated that he hopes that the Council will still consider having city committees moving forward. Moving forward if something is allowed to happen in that corner of town then the buffer zone will have the ability to mirror us. Be responsible and conscientious moving forward.

Jim Fleming stated that he lives in the buffer zone and is confused by the agenda order. Holding agenda item 14 and 15 to rezone the parcels and then item 16 to consider amending the zones. Mr. Fleming felt that the order was incorrect. Council Member Randy Strate stated that when an application is accepted it is considered based off the ordinances at that time the application is accepted. If the ordinance is changed tonight, Mr. Wood's application would still need to be based on the zoning ordinances at the time of his application.

Brittany Hooser stated that she is a sixth-generation Spring City citizen and if housing isn't figured out there will not be a seventh.

John Stewart stated that the most important thing is to build something for the children. Twenty-six years ago when he moved here there were children all over town, and now you would need to look all over to find a half a wagon full of children. It would be nice if the lots could split so children or grandchildren could move here. Let's build our city and leave the egos

at the door.

Brad Van Dyke stated that he lives in Wales but is working on a house in Spring City and works in Spring City. The history of the Mormon Pioneer Village had a requirement of 1.06 acre lots to provide self-sufficiency. A way to provide for the homeless would be to build small apartments on one acre lots or in the Historic District have apartments on top.

Oliver Wood stated that he is Phil's son, and most people had made the points he wanted to make. He has a good job and career, but he cannot buy a house here. The decisions being made now are affecting his generation.

Kimberly Stewart stated that she is a Spring City resident, and she would like young families to be considered in our community. Communities only survive when you have young families and young people. Ms. Stewart stated that impact fees are not a number you decide on, it is a process. The impact fees cannot exceed what projects you already have or are underway.

Scott Moser stated that he lives in Spring City and the heritage of Spring City is farming families. He is fortunate to have married into a farming family and has a beautiful family. He would love to raise his children here but cannot afford a home at the prices they are now. He works 60 to 65 hours a week and then comes home to help on the family farm. Mr. Moser stated that he is not looking for a handout, but housing needs to be looked into because there are a lot of young families like his.

Amanda Sorensen stated that she is a sixth-generation farmer that was brought home to Spring City the day after she was born. She has opened her arms to all who have moved here and feels that they are now closing their arms to say no more. History had 1.06-acres lots because people had to garden and there were multiple families in one house. Let people subdivide and let their grandchildren live next to them if they want. Those who don't want to subdivide don't have to.

Jhan Miller stated that he wanted to talk about the water bond. Mr. Miller asked how the Council voted for the water bond. Randy did not turn his in, Marty voted yes, Nancy voted yes, Mayor Anderson voted yes, Courtney voted yes, Paul voted yes. Mr. Miller wanted it to be clear that there were 13 yes votes turned in. He asked for transparency in town, an opportunity to be informed, and vote. Everyone will get voted out sooner rather than later, and he hopes that the next City Council and mayor doesn't just follow the law but goes overboard to let people know what is going on and be completely transparent.

A citizen not sure of the name stated that he was born and raised here and makes good money. He rents but cannot afford to build here.

Mike Hooser stated that farming in our area is over. There are 80 acres next to his property for sale and they want \$3 million. You cannot get an FSA loan to cover that, nor would you be able to farm for profit. Mr. Hooser stated that unless prices change there is no way for him or someone like him to be able to buy a farm and farm. The only reason that our elementary school is still open is because they can buss kids in.

Neil Sorensen stated that he wanted to thank the City Council. People have stated to him that he doesn't care about Spring City because he wants to help Phil. Mr. Sorensen stated that he started working for Spring City when he was 13 years old, hauling pipes for the culinary system. At 16

years old he volunteered with the Fire Department and was on that for 30 years. Mr. Sorensen stated that he served with the Lions Club doing community projects, for 16 to 20 years he served on this board, he has been the mayor, served as an EMT, served on the Planning and Zoning for several years, dug graves at the cemetery, filled in for city workers, when the snowplow broke down at 10:00 at night Sorensen Farm worked all night and day plowing the city roads. This community is awesome enabling Sorensen Farm and his family to donate time and effort. People helped as he has raised potatoes for the community, Sonia and Lowell Brown donated \$10,000 towards the seed and stuff, Dave Potter and Jack Monet donated and helped get the project started, and Jane Hawkes has put in thousands of hours getting it organized. Sorensen Farms has not made money off the potatoes, they have donated everything to the Fire Department, and potatoes to the food bank. Mr. Sorensen stated that for someone to say that he doesn't care about Spring City, it hurts. He would like to see housing in and around Spring City and leave the farms to be more self-sufficient. He believes in property rights, supports looking at smaller lots and multifamily housing.

Francine Christensen stated that across the country you will hear young people say that they cannot afford a home. It is not up to citizens with white hair who get paid once a month to pay utilities for those who want to build a new home. She lived in Chester and was bused to Moroni for elementary school. Sanpete County has been a poor community for as long as she can remember. Ms. Christensen stated that she moved to a small community to listen to birds and not traffic from 18 households living a block away.

Melanie Cook stated that her second home is here in Spring City. When she hears young folks say they want to live here she understands because she wanted to live here too. The City Council has the obligation and burden to determine what is right for the citizens. Middle ground could be made by having one or two units per acre instead of 8 units, and by coming together, perhaps by meeting in the middle.

Kelsi Cahoon stated that she lives in the buffer zone, and she moved here because it was rural. She grew up in Lehi when all lots were 5 acres. The lots eventually moved to half acre lots to make things less expensive but all it did was make things more expensive and less affordable. Housing won't change the school situation because times are changing, a lot of people homeschool now.

Kat Caldwell stated that Mr. Wood said that he would sell the property, but she has not seen a sign for sale on the property. She would like to see it be one neighbor lots.

Rick Dyches stated that he has lived here for 44 years. When he started with the committee, he asked what the purpose of the new tank was and was told that it was to fix the fire hydrants. He wanted to know when the fire hydrants are going to be fixed. Mr. Dyches stated that you can see why the committee was dysfunctional. Ken was good a gathering facts, but we kept trying to get back to the four things you wanted and a lot of time was wasted on the Historical District, which was not a problem. Mr. Dyches stated that he asked about the veterans, and no one said anything.

Patricia Ellsworth stated that she lives in Spring City in a house on a lot that is less than a half-acre. The house was a bank repo that she bought as a widow with three children. Mr. Ellsworth

stated that she is in favor of keeping the lot sizes, and heritage in Spring City.

Yvonne Wright stated that she lives in Spring City, and she is frustrated because of not being noticed and the calendar on the back of the utility bill is not always right. We need to have more retail sales tax because property tax doesn't work. For the last 12 years kids have been bussed to school, that is not new. Our 24th of July celebrations have nothing to generate sales tax, and the committee reported that the surrounding towns make more money on sales tax. If the young people who grew up farming here want to move here let their parents sell them a part of their land at a low cost, then they can live here.

Cheryl North stated that she lives in Spring City, and after the last city meeting, she questioned what the taxpaying citizens of Spring City think of all this. In 2014 a survey was hand delivered to every resident in Spring City. 10 years ago, the people wanted to maintain one-acre lots, did not want multifamily housing, and wanted to preserve the Historic District of Spring City. In 2023 a new survey was mailed out and overwhelmingly the responses were to maintain the one-acre lots, opposed multifamily housing, and wanted growth to be slow. Council Member Marty McCain stated that in the last survey there was not a question about multifamily housing. Ms. North stated that she would look that up and show him where it was in the survey later. Ms. North continued stating that on Founders Day there were 68 petitions signed where people gave their names, addresses, phone number, and emails. At the top of the page, it had opposed high density housing, multifamily housing, maintaining appearance and climate of the town, and opposing zoning changes. The mayor got an opinion from an attorney that said that they can do whatever they want, it doesn't matter what the citizens say. Ms. North stated that she wanted to know what the incentives are for people to come build low-income housing. She found that there are incentives given to developers to develop that kind of thing and to do scattered site housing. **Aaron Sorensen** stated that he is a farmer and resident of Spring City and is in favor of multifamily dwellings, and reducing the size of property.

Planning and Zoning Report

Mayor Chris Anderson stated that there was nothing to report.

Planning and Zoning Alternate – Resolution 2024-15

Mayor Chris Anderson stated that there is an opening for Planning and Zoning due to Renelle Smith moving. Council Member Nancy Allred read the resolution in full appointing Sally Scott as a Planning and Zoning alternate.

Council Member Marty McCain made a motion to adopt the resolution. Motion was seconded by Council Member Paul Penrod. Discussion: Council Member Randy Strate wanted to confirm that her home is in the city limits. Mayor Anderson stated that it was.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Nancy Allred	Yes
Courtney Syme	Yes
Paul Penrod	Yes

CIB Grant Funding for the Fire Department Addition and Fixing the Roof on the Recreation Center/Old Junior High

Council Member Marty McCain stated that the CIB public hearing was just held, and the application was turned in on October 1st. Money is being asked to repair the roof and to extend the fire station to house a new fire truck. CIB will have a hearing in January where we will find out if we are approved and what the terms will be. Cade Penney stated that the mayor, Mike Black, and the contractor should be at the meeting in January. Council Member McCain stated that the city will have 30 days to accept or reject it. The best case is that we are offered all grant. The mayor said that if the offer includes any loans, we will have another public hearing.

Council Member Paul Penrod made a motion to proceed. Motion was seconded by Council Member Randy Strate. Discussion: There was no further discussion.

Vote:

Paul Penrod	Yes
Courtney Syme	Yes
Nancy Allred	Yes
Marty McCain	Yes
Randy Strate	Yes

Impact Fees

Council Member Randy Strate stated that the city has been considering impact fees for water and sewer. It is a complicated process that is governed by state code. Sunrise has been working through the process, giving us proposals about what the fees could be based off our projects. We have had several meetings trying to get the fees as high as possible working within the process. Council Member Strate stated that he was on a call with the mayor, Courtney, Sunrise, and our attorney to discuss the fees because he, Council Member Strate, didn't think that the fees are high enough. The attorney was clear that Sunrise's analysis and the numbers that they came up with were 100% correct and in line with state ordinances. The attorney asked them to provide more detailed information in the proposal to clarify the numbers. Council Member Strate stated that after talking to Sunrise about trying to raise the impact fee numbers. They said that if we anticipate growth in areas that are not currently served with secondary water, and Council Member Strate can get them a percentage of where that growth may be, with the council's blessing, that number can be put in the formula and may raise the impact fee for the water. Mayor Anderson stated that he would like to skew it as much as possible under the law to have the cost born by new users coming on to the system. Council Member Strate stated that Jesse from Sunrise would like to know how the Council would like to move forward. Would they like another work meeting or just submit the numbers for their review and then decide on a public hearing date? It was decided to have Council Member Strate give Sunrise the numbers, have our attorney look the proposal over, let the Council look the proposal over, and then schedule a public hearing.

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

Mayor Chris Anderson stated that Phil submitted his application a while ago to rezone his parcels from R-1 zone to either the R-MF or R-3 zone. The lot sizes are not being changed, the Growth Committee did not give a recommendation on this, and Planning and Zoning did not endorse either project. Phil Wood stated that he hopes that the City Council will vote for what is

best for the city. Both zoning requests were fully compliant with all the city land use ordinances at the time of his request. Mr. Wood read from the Spring City Master Plan number I which includes “that the apprehensions expressed by the citizens of Spring City is the lack of housing choices, especially the unavailability of rental dwellings, and that the Planning and Zoning Commission will undertake to devise a plan to recommend to the City Council.” Mr. Wood stated that either of his developments proposed would provide a significant revenue stream for the city and that the R-3 and the R-MF zone is part of the city's ordinance. If he has trailer courts, people would buy their own home and rent a space. If he builds duplexes, he has criteria and has some control over those who rent. Council Member Paul Penrod asked how many units he is planning on putting in. Mr. Wood stated he has two and a half acres so there would be eight units. The extra half acre will be for storage. Each unit will have three parking spots off the road. Because of setbacks they will be facing North and South. Mayor Anderson stated that he wanted to remind the Council that our attorney has said that no one is entitled to a zoning change, it happens when it is determined that it would be in the city's best interest. Council Member Penrod stated that he considers everyone in this town his friend, and that we need a plan, our schools need growth, and we need places for people to rent. Council Member Penrod asked if Phil would be willing to reduce the number of units to four instead of eight. Mr. Wood stated that he is following the ordinance. Council Member Nancy Allred stated that her concern is that prefab houses will not be owned by Phil. Mayor Anderson stated that in Ken's presentation the income for the city is greater in terms of income, taxes, and water utility payments. Mr. Wood stated that each unit would have its own meter. Council Member Marty McCain stated that if the rezone is approved it would not mess with the Historical District because it is on outskirts of the town. Council Member Courtney Syme stated that a vote either up or down is needed at the meeting. Ken Krogue stated that the multifamily duplex has almost a \$3000 a year property tax. Negatively, it has four units per acre which is similar to quarter-acre lots. Duplexes are more moderate income where the trailer court is more low income. Council Member Randy Strate stated that property values are an issue because property prices are high everywhere and we do have a housing problem. The two issues he sees are an individual's right to develop their property within the standards of the city codes, and we have to somehow start embracing affordable housing.

Council Member Randy Strate made a motion to approve the R-MF zone for lot 17420 and 17501. Motion was seconded by Council Member Nancy Allred. Discussion: There was no further discussion.

Vote:

Paul Penrod	No
Courtney Syme	Yes
Nancy Allred	Yes
Marty McCain	Yes
Randy Strate	Yes

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

Council Member Randy Strate made a motion to deny the application for the R-3 zone for lot 17420 and 17501. Motion was seconded by Council Member Paul Penrod. Discussion: There was no further discussion.

Vote:

Paul Penrod	Yes
Courtney Syme	Yes
Nancy Allred	Yes
Marty McCain	Yes
Randy Strate	Yes

Consider Amending or repealing Multifamily, Trailer Court, and Light Industrial Zone Ordinances

Mayor Chris Anderson stated that he would like to consider moving towards revisiting or repealing both the R-3 and the R-MF zone until we can limit the number of units. Council Member McCain stated that a work meeting is needed on this. Council Member Syme stated that our counsel, Brent Bateman, said that we don't have to rezone or can rezone what we want. Without thoughtful conversation about the ordinance, we don't need to rush into doing away with it. Mayor Anderson stated that a lot of citizens said that they don't agree with that legal position, and there have been discussions about reducing the number of units. The ordinance cannot just be repealed because the ordinances are land use issues and will need public hearings and everything else. If we are moving towards that it will in effect create a moratorium while it is in process.

Financial Report for September 2024

Council Member Courtney Syme made a motion to approve the financial report. Motion was seconded by Council Member Nancy Allred. Discussion: There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Nancy Allred	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Payment of Bills

Council Member Nancy Allred made a motion to approve the payment of the bills. Motion was seconded by Council Member Courtney Syme. Discussion: There was no further discussion.

Vote:

Paul Penrod	Yes
Courtney Syme	Yes
Nancy Allred	Yes
Marty McCain	Yes
Randy Strate	Yes

Delinquent Accounts

Mayor Chris Anderson stated that a citizen is asking for late fees to be removed so she can get on top of things. Council Member Randy Strate stated that looking at the pattern of payments the balance is gradually getting higher and higher. Council Member Courtney Syme stated that this is not the first time this person has come to the council. Mayor Anderson stated that that we

should not remove the fees upfront and then hope she pays. If she pays something the fees can be removed on the back end.

Council Member Randy Strate made a motion that if the individual pays their balance and gets their balance down to zero within the next three months then we will relieve them of the late fees on their bill. **Motion was seconded by Council Member Nancy Allred. Discussion:** There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Nancy Allred	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Approve Minutes for September 5, 2024, City Council

Council Member Paul Penrod made a motion to approve the minutes from September 5th.

Motion was seconded by Council Member Nancy Allred. Discussion: There was no further discussion.

Vote:

Paul Penrod	Yes
Courtney Syme	Yes
Nancy Allred	Yes
Marty McCain	Yes
Randy Strate	Yes

Approve Minutes for September 12, 2024, Special City Council

Council Member Nancy Allred made a motion to approve the minutes from the September 12th meeting. **Motion was seconded by Council Member Courtney Syme. Discussion:** There was no further discussion.

Vote:

Randy Strate	Yes
Marty McCain	Yes
Nancy Allred	Yes
Courtney Syme	Yes
Paul Penrod	Yes

Adjournment: 10:48 pm

APPROVED

