



**Growth Committee &
City Council Minutes
1975 to 2025 Data Findings & Analysis
SUMMARY – Mar 2025**

Key Principles

1. Focus on the Facts, truth only
- 2. Preserve & enhance Historic District**
- 3. Preserve & enhance Property Rights**
4. Financial modeling with data
5. Citizen equity vs developer profits
6. Transparency & trust are two-way streets
7. Pro & con analysis
8. Growth is inevitable, planned growth is ideal

Historic District: “Our office does not monitor (nor does anyone else for that matter)... so I wouldn’t worry about development of new properties. That’s just a part of life.”

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

From: **Cory Jensen** <coryjensen@utah.gov>

Date: Thu, Jun 13, 2024 at 4:25 PM

Subject: Re: Spring City National Historic Registry Info

To: Cory Seegmiller <cory.seeg13@gmail.com>

There is no established time period that needs to pass for a district nomination to be amended. The original Spring City district was listed in 1980 and wasn't updated until 2022, so that's 42 years! We would like to see updates about every decade, but that typically isn't feasible because of costs involved in doing the reconnaissance level survey/building inventory and then writing the nomination.

Also, our office does not monitor (nor does anyone else for that matter) National Register properties and historic districts. So, I wouldn't worry about development of new properties. That's just a part of life. If the City is concerned about the district losing historic integrity, that's really the only way to control growth. They would need to establish ordinances regarding development and how that is managed.

Cory Jensen

National Register & Survey Coordinator

Utah State Historic Preservation Office

coryjensen@utah.gov

<http://ushpo.utah.gov/>



Currently, I am working 100% remotely. Email is the best way to reach me.

Home Lot Sizes: Historic v Non-Historic

	Historic		Non-Historic	
Lot Size	Less < 1 acre	More > 1 acre	Less < 1 acre	More > 1 acre
# Lots	113	99	84	155
% Lots	53%	47%	35%	65%
Total	212		239	

Average Home

Average lot size & annual revenue

Non-historical home in city

- 1.04 Acre avg lot size
- Actual Value: \$370,248*
- Taxable Value: \$217,856*

Annual Revenue:

- **SC Taxes = \$207.18**
- **Electrical = \$1,272.18**
- **Water = \$752.54**
- **Sewer = \$566.40**
- **Fire = \$59.85**

TOTAL = \$2,858.15

Historical home in city

- 0.81 Acre avg lot size
- Actual Value: \$281,352*
- Taxable Value: \$185,157*

Annual Revenue:

- **SC Taxes = \$176.08**
- **Electrical = \$1,144.36**
- **Water = \$666.04**
- **Sewer = \$566.02**
- **Fire = \$60.08**

TOTAL = \$2,612.58

Non-Historical Single-Family vs Historical

Non-Historical annual revenue
than Historical per home

\$245.57

Non-Historical annual revenue
more as a percentage per home

9.4%

Non-Historical annual revenue
more than Historical total

\$129,230.89

Non-Historical annual revenue
more as a percentage total

23.3%

Approximate Lot Valuations

for illustration modeling

1.06 Acre

\$125k to 185k

~\$150,000

.5 Acre - Buildable

\$90k to 135k

~\$100,000

Pros & Cons: Lot Size Less than 1.06 acre

Pros

- Lot size does not affect Historic
- Citizens access property equity
- Utility revenue increases
- More impact fees pay down bonds
- Property rights of owners preserved
- More property tax
- Property values go up, not down
- Lower cost infrastructure per lot

Cons

- Property rights: open spaces

Spring City

City & Buffer Zone Boundaries

1000 feet
2 Blocks + 2 Road width
Outside City

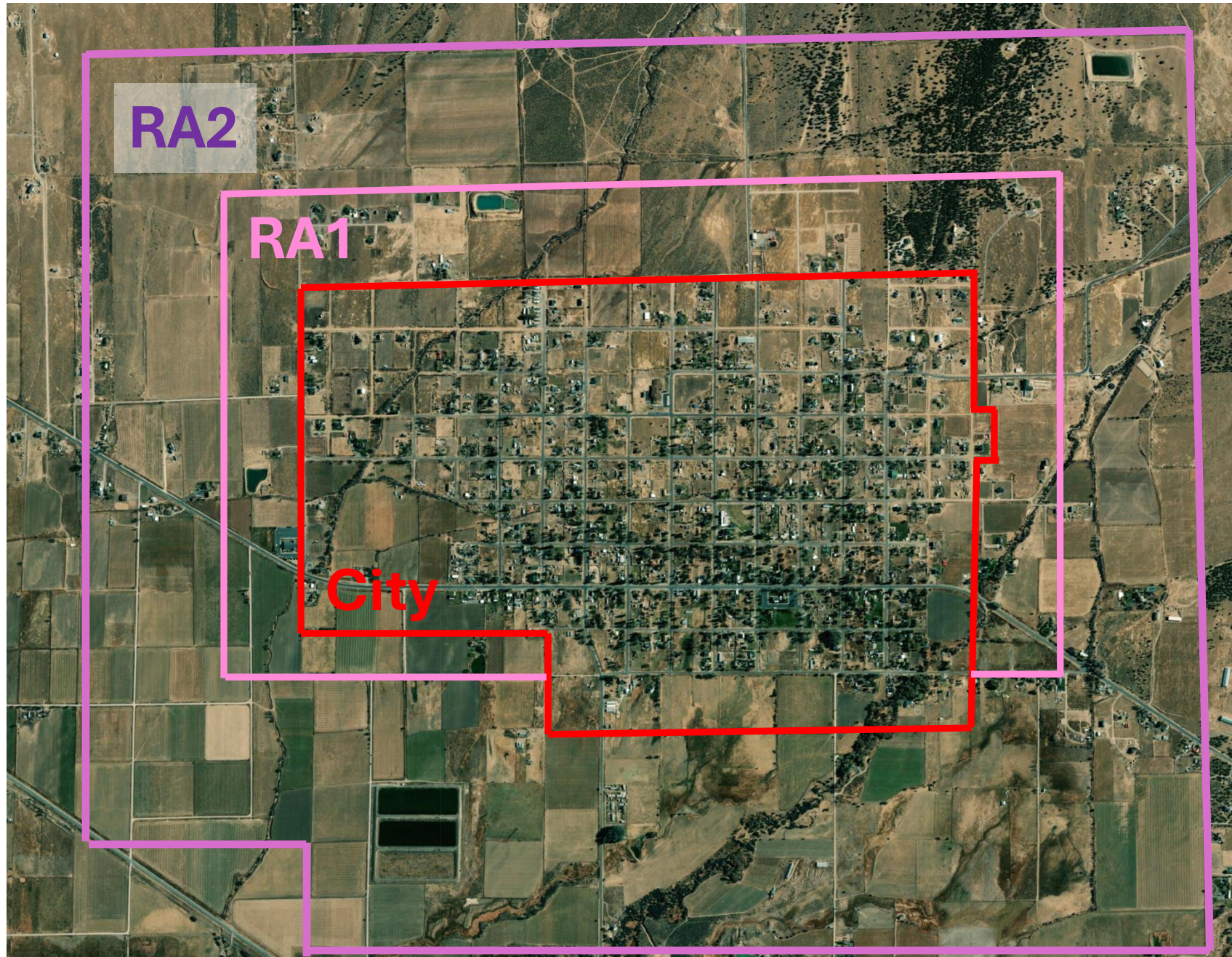


RA-1 (1/2 acre)

Buffer Zone

RA-2 (1 acre)

Underlying image:
Maps.waterrights.
utah.gov/EsriMap/map.a
sp



Spring City

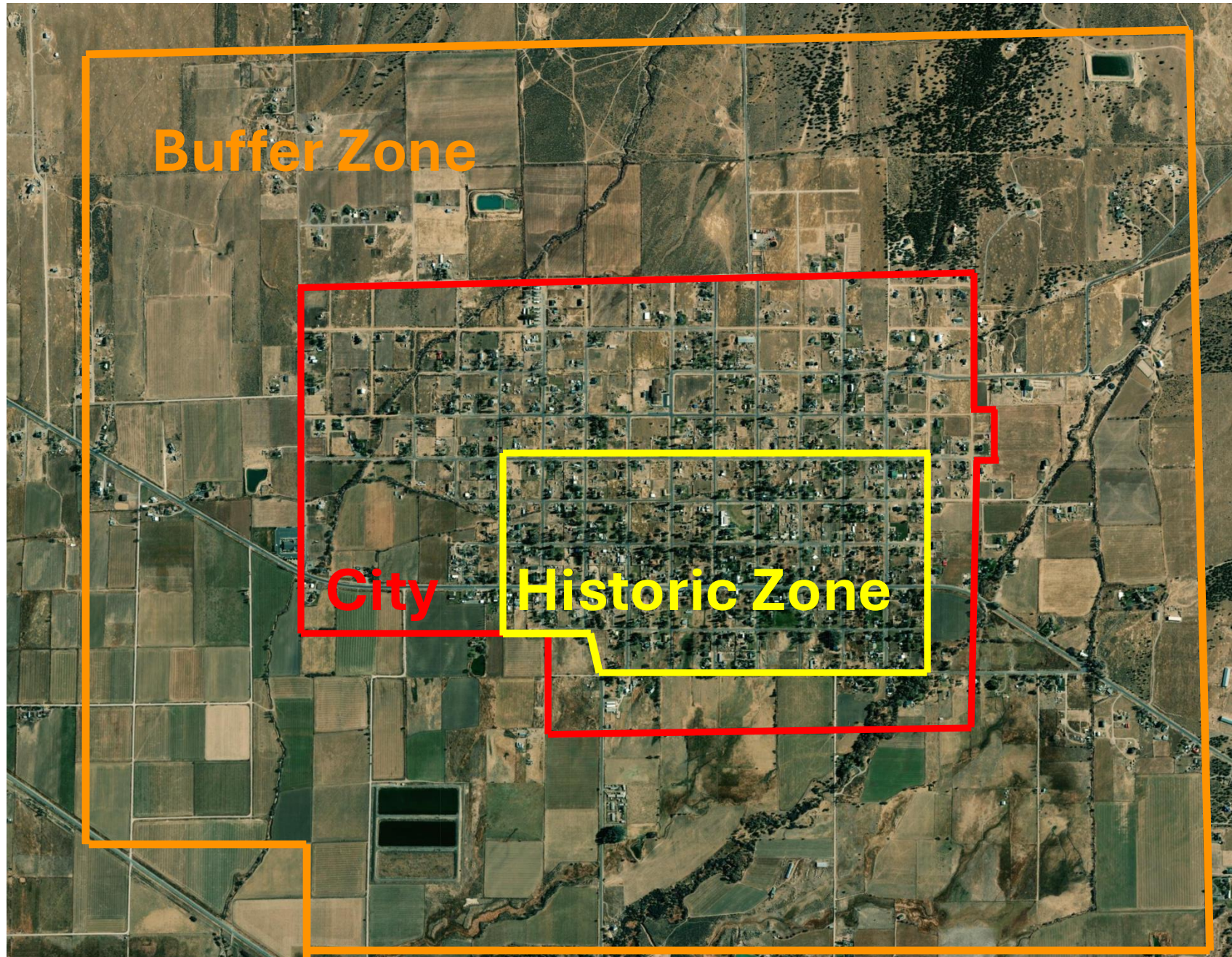
Buffer Zone

City

Historic Zone

Underlying image:

[Maps.waterrights.utah.gov/EsriMap/map.asp](https://maps.waterrights.utah.gov/EsriMap/map.asp)



Common Law Property rights

“Furthermore, because zoning ordinances are in derogation of a property owner's common-law right to unrestricted use of his or her property, provisions therein restricting property uses should be strictly construed, and provisions permitting property uses should be **liberally construed in favor of the property owner.**”



Added by Sunrise Engineering

Patterson v. Utah City. Bd. of Adjustment

Sammons v. Village of Batavia, [53 Ohio App.3d 87, 557 N.E.2d 1246, 1249](#) (1988); *see* 83 Am.Jur.2d *Zoning Planning* § 977 (1992).

City Revenue – Home Sales

% ½ acre Saleable	# Sold	Impact Fees (\$4200 *1x)	\$ Revenue Annual (\$2,858.15/yr)
10%	53	\$220,500	\$150,053/yr
20%	105	\$441,000	\$300,106/yr

Note: This \$ Revenue does not include cost and overhead, and Impact Fees go to pay down culinary water and sewer bonds

Citizen Equity – Lot Sales

½ acres Saleable	# Sold	\$ Revenue (\$100,000)
10%	53	\$5.3M
20%	105	\$10.5M

Lot Size

Event History –

Updated

Spring City has had **four different restrictions** on lot sizes since 1852

Source:

Spring City Municipal Corporation,
Zoning Permit & Utility Information –

Final 12-15-2021

Updated from actual Spring City Minutes

Lot Size	Date	Time
Any size	1852 to Aug 7, 1979	128 years
.23 acre	Aug 7, 1979? to Feb 3, 1982	3.5 years
1 / 2 acre	Feb 3, 1982 to Nov 1, 1993	10.5 years
1.06 acre	Nov 1, 1993 to Jan 6, 2004	10.25 years
1 / 2 acre	Jan 6, 2004 to Nov 1, 2004	.5 year
1.06 acre	Nov 1, 2004 to present	~20 years

1st Lot Size Event

February 3, 1982

.23 acre to ½ acre

Who? –Elected– Nov 3, 1981:
Sworn in Jan 6, 1981

New Mayor: Craig Paulsen*

New Council members:

- Joseph Bennion
- David Allred

Existing Council members:

- Richard Hansen
- Merton Christensen
- Odell Blain

Steps 1-2: (Jan 6, '82)

Lock down building permits

Review ordinances

Step 3: (Feb 3, '82) Amended building code with **no noted warning and very vague wording:** (*see actual minutes*)

Step 4: (Mar 3, '82)

Deal with complaints

Step 5: (Jun 2, '82)

Control all building permits

Step 6: (Oct 6, '82)

Moratorium on all building permits

Minutes, Feb 3, 1982 – Lot size changed with **no warning and vague wording**, 1 abstaining vote

Read this... Do you understand it?

BUILDING CODE AMMENDED

Ode11 Blain made the motion that the Spring City Building Code Chapter II Paragraph I be changed from 10,000 square feet area required to build to read 21,780 square feet. Motion was 2nd by Joseph Bennion with 4 votes approving said action and David Allred abstaining.

NOTE: The detailed 53 slide deck has 43 snippets right out of Spring City Minutes, one for EVERY point made on these slides related to the 4 lot size events. **This summary only has 5 slides from minutes**

2nd Lot Size Event

November 11, 1993

1/2 acre to 1.06 acre

Who?

Mayor: Ron Christensen

- Robert Allred
- John Thomas
- Roy Rostron
- Mark Soffe
- Gary Parnell

Zoning Committee:

- David Hamblin

Robert Allred voted in as new mayor (sworn in Jan 6, '94)

Step 1: (Oct 7, '93) Lawyer changed **a bundle of new ordinances.**

Noted: that it wasn't ready yet.

Step 2: (Oct 13, '93) Public meeting – Question: Why could we not read ordinance before? Mayor said it was ready. *It wasn't.* **173 oppose in writing**

Step 3: (Nov 11, '93) 68 citizens attend. **Mayor says over 51 pages of new ordinances are 95% the same. Selections read and discussed by Mayor, Gary Parnell, and David Hamblin.** All but Robert Allred vote to approve. Motion passes.

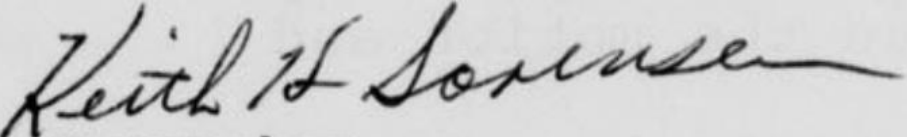
Public Hearing Oct 13, 93 – Gary Parnell, David Hamblin, and the Mayor read 7 Ordinance Bundle

Gary Parnell went over the Ordinance, with attention to the mobile home section p.46. Questions were asked about what would happen under certain conditions. The Historic District section p. 24 was read and discussed. Lot size section p.10 was read and discussed. Beautification section p. 51 was read and discussed. Dave Hamblin explained the section entitled Industrial Zone.

The mayor read the section of the Traffic Ordinance about the parking of vehicles on City right-of-way.

Dave explained the section on Home Businesses. Gary read this section p. 12.

The meeting adjourned at 10:05 p.m.


Recorder

173 Citizens Oppose Land Use Change - Oct 13, '93

1 Residents of Spring City opposing new Land Use and Zoning Ordinance.

NAME	REASON
1 Jan K Johnson	Way Too many restrictions for a town this size
2 Charles Johnson	Would like to see entire ordinance laid down
3 Clarence Johnson	don't like any of it
4 Muriel Johnson	don't like any of it
5 Phyllis Johnson	The ordinances are terrible
6 John Johnson	(same as Charles Johnson)
7 John Johnson	(same as Charles Johnson)
8 John Johnson	(same as Charles Johnson)
9 John Johnson	(same as Charles Johnson)
10 John Johnson	(same as Charles Johnson)
11 Kim M. Anderson	
12 Reid A. Matt	it's UNREASONABLE
13 David Johnson	I don't agree with it
14 David Johnson	to many restrictions
15 David Johnson	
16 David Johnson	we need cheaper housing
17 David Johnson	Not necessary
18 David Johnson	we do not need so many restrictions
19 David Johnson	This is a town for all not just those who
20 David Johnson	Needs to be revised a bit - should be put up or voted on by public.
21 David Johnson	
22 David Johnson	too many restrictions
23 David Johnson	
24 David Johnson	
25 David Johnson	
26 David Johnson	
27 David Johnson	

2 Comments

28 David Johnson	
29 David Johnson	
30 David Johnson	
31 David Johnson	
32 David Johnson	
33 David Johnson	
34 David Johnson	
35 David Johnson	
36 David Johnson	
37 David Johnson	
38 David Johnson	
39 David Johnson	
40 David Johnson	

3 Residents of Spring City opposing new Land Use and Zoning Ordinance.

NAME	REASON
1 David B. Johnson	ALL
2 Peggy A. Johnson	all
3 Robert Johnson	all
4 Robert Johnson	all
5 Robert Johnson	all
6 Robert Johnson	all
7 Robert Johnson	all
8 Robert Johnson	all
9 Robert Johnson	all
10 Robert Johnson	all
11 Robert Johnson	all
12 Robert Johnson	all
13 Robert Johnson	all
14 Robert Johnson	all
15 Robert Johnson	all
16 Robert Johnson	all
17 Robert Johnson	all
18 Robert Johnson	all
19 Robert Johnson	all
20 Robert Johnson	all
21 Robert Johnson	all
22 Robert Johnson	all
23 Robert Johnson	all
24 Robert Johnson	all
25 Robert Johnson	all
26 Robert Johnson	all

4 Residents of Spring City opposing new Land Use and Zoning ordinance.

NAME	REASON
1 David Johnson	to restrictive - don't like and see this ordinance as being what makes SC so unique & attractive to tourists & new residents
2 David Johnson	too much government power
3 David Johnson	UNNECESSARY
4 David Johnson	
5 David Johnson	
6 David Johnson	
7 David Johnson	
8 David Johnson	
9 David Johnson	
10 David Johnson	
11 David Johnson	needs to be re-written against constitution
12 David Johnson	
13 David Johnson	
14 David Johnson	
15 David Johnson	
16 David Johnson	all the above
17 David Johnson	
18 David Johnson	it's not necessary
19 David Johnson	it's not for me it's for me
20 David Johnson	
21 David Johnson	
22 David Johnson	
23 David Johnson	City government is a small town that need all the personal control of citizens.
24 David Johnson	
25 David Johnson	

5 Residents of Spring City opposing new Land Use and Zoning Ordinance.

NAME	REASON
1 Joan C. Dean	ALL - too many regulations
2 Judith Downard	all too many regulations
3 David Johnson	unnecessary regulations
4 Johnnie Keyes	unnecessary regulations
5 David B. Myrick	there are already laws & ordinances we don't need this
6 James N. Myrick	
7 James N. Myrick	
8 James N. Myrick	
9 James N. Myrick	
10 James N. Myrick	
11 James N. Myrick	
12 James N. Myrick	
13 James N. Myrick	
14 James N. Myrick	
15 James N. Myrick	
16 James N. Myrick	
17 James N. Myrick	
18 James N. Myrick	
19 James N. Myrick	
20 James N. Myrick	
21 James N. Myrick	
22 James N. Myrick	
23 James N. Myrick	
24 James N. Myrick	
25 James N. Myrick	

6 Residents of Spring City opposing new Land use and Zoning Ordinance.

NAME	REASON
1 Jimmy Ruth Alford	Land Use and Zoning
2 Deborah W. Alford	NONE OF NEW ORDINANCE
3 Jimmy Ruth Alford	" " "
4 Helma A. Olson	Too many ordinances and being too restrictive
5 Don L. Johnson	none of new ordinance
6 Boyd N. Blain	Too Restrictive
7 James Johnson	
8 James Johnson	
9 James Johnson	
10 James Johnson	
11 James Johnson	
12 James Johnson	
13 James Johnson	
14 James Johnson	
15 James Johnson	
16 James Johnson	
17 James Johnson	
18 James Johnson	
19 James Johnson	
20 James Johnson	
21 James Johnson	
22 James Johnson	
23 James Johnson	
24 James Johnson	
25 James Johnson	
26 James Johnson	
27 James Johnson	
28 James Johnson	

7 Residents of Spring City opposing new Land Use and Zoning Ordinance.

NAME	REASON
1 James Johnson	
2 Ellen Anderson	We're not Communists
3 Kelly Clark	It's not right
4 Kelly Clark	It's not right
5 Michael K. Johnson	Where Tax Paying Americans
6 James Johnson	
7 Matthew N. Chappell	Obvious that this proposed ordinance will have been made with no experience
8 Dennis Johnson	It's not a good idea
9 James Johnson	It's not a good idea
10 James Johnson	
11 James Johnson	
12 James Johnson	
13 James Johnson	
14 James Johnson	
15 James Johnson	
16 James Johnson	
17 James Johnson	ALL !!
18 James Johnson	
19 James Johnson	my land - my business
20 James Johnson	
21 James Johnson	
22 James Johnson	Rights are being violated
23 James Johnson	
24 James Johnson	
25 James Johnson	IT'S THE NEW COMERS THAT WANT TO CHANGE THINGS LEAVE THEM !!

8 CONCERNED CITIZENS OF SPRING CITY

We the undersigned registered voters and/or property owners and/or concerned residents of Spring City have reviewed proposed Zoning changes and strongly request that members of the City Council consider having further public hearings with greater input from citizens including a survey before passage of said changes.

NAME	COMMENTS
Michael Johnson	ALL
James Johnson	
Debra Beck	ALL

9 CONCERNED CITIZENS OF SPRING CITY

We the undersigned registered voters and/or property owners and/or concerned residents of Spring City have reviewed proposed Zoning changes and strongly request that members of the City Council consider having further public hearings with greater input from citizens including a survey before passage of said changes.

NAME	COMMENTS
John Johnson	needs more public input
John Johnson	also
John Johnson	Rules too vague
John Johnson	Needs more public input
John Johnson	" " "
John Johnson	" " "
John Johnson	Too Vague
John Johnson	to restrictive to much
John Johnson	Needs more input from public
John Johnson	
John Johnson	

3rd Lot Size Event

January 6, 2004

1.06 acre back to ½ acre

Who?

Mayor: John Thomas

- Tom Allred
- Roy Rostron
- Boyd Mickel
- Gary Parnell
- Neldon Jensen

Zoning Committee

- Lawrence Gardner

Step 1: (Oct 9, '03) Boyd Mickel recommends 1.06 back to ½ acre

Step 2: (Nov 6, '03) Mayor sends Resolution 2003-02 to P&Z with 30-day proviso to go through it.

Step 3: (Jan 8, '04) After public hearing **debate**, vote passes 3 to 2 to revert back to ½ acre.

Step 4: (Feb 18, '04) **City Council debates** Pros / Cons of lot sizes.

Step 5: (Mar 4, '04) Gary Parnell pushed 3 times to overturn. Failed.

Minutes Jan 8, 2004 – Mayor calls for a vote, it passes

Mayor Thomas inquired if there was any more discussion. There was no more discussion. Mayor Thomas inquired if council would like to cast votes. The vote was as follows:

<i>Councilman</i>	<i>For</i>	<i>Oppose</i>
<i>Boyd Mickel</i>	<i>X</i>	
<i>Thomas Allred</i>	<i>X</i>	
<i>Roy Rostron</i>	<i>X</i>	
<i>Gary Parnell</i>		<i>X</i>
<i>Neldon Jensen</i>		<i>X</i>

4th Lot Size Event

January 6, 2005

1/2 acre reverts to 1.06 acre

Who?

Mayor: John Thomas

- Tom Allred
- Roy Rostron
- Boyd Mickel
- Gary Parnell
- Neldon Jensen

Zoning Committee

- Lawrence Gardner

Step 1: (Apr 15, '04) 250 signatures to be put on referendum ballot by Gary Parnell

Step 2: (Nov 4, '04) Referendum passes

Step 3: (July 7, '04) Jeff Watson states publicly (in minutes) that **the wording on the referendum ballot was confusing and that the vote should be taken again.**

Spring City Public Hearing – Jul 7, 2005 – Jeff Watson said **[referendum] ballot wording was confusing and vote should be taken again...**

Randy Hansen inquired why was the ordinance restricted to 1.06 acre building lots. Why couldn't he give his kids half of his 1.06 acre building lot and let them build a home on that property in the future. Lawrence Gardner stated that there were subdivision laws in effect and the lot size had been voted upon in the last election and would remain a 1.06 acre. Jeff Watson stated that the wording on the ballot was confusing and that the vote should be taken again.

Jeff Watson stated that he did not understand why the city should be able to tell him what to do with his property. David Allred stated that the reason being is to protect neighboring property owners, and the services the city offers. Pat Ellsworth stated that with a neighbors permission property owners shouldn't have setbacks for sheds, or out buildings.

Major Concerns with Survey


670 Lots, 455 homes

Avg person/home: 2.26

- 206 Lot owners w/ non-Spring City Address **(31%)**
- 488 Total Owners
- 343 Owners = **1 Lot**
- 111 Owners = **2 Lots**
- 34 Owners **>2 Lots**

- 74 Surveys in master file
- 7 Surveys were **not** originals
- 2 Surveys with **same name** on 2 surveys (**not** originals)
- Out of 350 Surveys sent out by Staff numbered 1 through 350, **Not 1 Survey was returned over number 179**

Should people get 2 or more votes?


2023 General Plan Survey

This person had no control number, and voted twice: Name & Address Redacted


Please circle one answer under each question

- The growth in Spring City is good for the community.
Agree Neutral Disagree
- 1.06 acre lots and open space is important to Spring City.
 Agree Neutral Disagree
- We need to tax and allocate money for more police protection.
Agree Neutral Disagree
- Our volunteer Fire Department is adequate, and we do not need to fund full-time professional fire fighters.
 Agree Neutral Disagree
- Our public spring is used by too many people from outside of town and should be regulated.
 Agree Neutral Disagree
- ATV's use our public streets and that is acceptable.
Agree Neutral Disagree
- Water, sewer, roads, and electrical infrastructures need upgrading, and I support increasing utility rates to do that.
 Agree Neutral Disagree
- Wildlife (deer, turkeys, rock chucks, racoons) create problems on my property and we need to a city program to better control them.
 Agree Neutral Disagree
- It would be beneficial to have a special zone to allow senior housing, tiny homes, or assisted living use.
Agree Neutral Disagree
- AUD's (Accessory Dwelling Unit) and IAUD's (Internal Accessory Dwelling Unit) should be regulated and pay appropriate impact fees and license fees to support infrastructure.
 Agree Neutral Disagree
- Development in the buffer zone puts pressure on all city infrastructure and such development should annex or pay special impact fees that are appropriate.
 Agree Neutral Disagree

Comments _____

RETURN ORIGINAL DOCUMENT TO CITY HALL. SCANS AND PHOTOCOPIES WILL NOT BE ACCEPTED.

PO Box 189 | 45 South 100 East Spring City, UT 84662 | 435-462-2244 | www.springcityutah.org


2023 General Plan Survey

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Please circle one answer under each question

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Agree Neutral Disagree
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 Agree Neutral Disagree
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 Agree Neutral Disagree

Comments _____

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2023 Survey

Staff member thinks there were 350 sent inside city

There are 295 autopay clients that aren't used to looking for mailers

All were sent on paper


If they got the survey, may have thought it was a bill.

Staff tried to weed out doubles

Those who get utilities at a city address may not be residents

Sent Aug 14, 2023

Questionnaire Number 179


2023 General Plan Survey

Please circle one answer under each question

- The growth in Spring City is good for the community.
Agree Neutral Disagree
- ~~1.06 acre lots~~ and open space is important to Spring City.
Agree Neutral Disagree
- We need to ~~tax and allocate money for~~ more police protection.
Agree Neutral Disagree
- Our volunteer Fire Department is adequate, and we do not need to fund full-time professional fire fighters.
Agree Neutral Disagree
- Our public spring is used by too many people from outside of town and should be regulated.
Agree Neutral Disagree
- ATV's use our public streets and that is acceptable. *The speed in which some people drive is ridiculous!*
Agree Neutral Disagree
- Water, sewer, roads, and electrical infrastructures need upgrading, and I support increasing utility rates to do that.
Agree Neutral Disagree
- Wildlife (deer, turkeys, rock chucks, racoons) create problems on my property and we need to a city program to ~~better control them.~~
Agree Neutral Disagree
- It would be beneficial to have a special zone to allow senior housing, tiny homes, or assisted living use.
Agree Neutral Disagree
- AUD's (Accessory Dwelling Unit) and IAUD's (Internal Accessory Dwelling Unit) should be regulated and pay appropriate impact fees and license fees to support infrastructure.
Agree Neutral Disagree
- Development in the buffer zone puts pressure on all city infrastructure and such development should annex or pay special impact fees that are appropriate. *Growth outside of the buffer zone is putting pressure on city infrastructure, not the buffer zone.*
Agree Neutral Disagree

Comments *Your survey is flawed!! There should be ONE direct pointed question with follow-up questions as needed. We have submitted application to annex. Planning and zoning have placed unnecessary demands on us in order to be granted annexation.*

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Are we a Democracy or a Republic?



BATTLE OF THE SYSTEMS

REPUBLIC VS. DEMOCRACY

	REPUBLIC	DEMOCRACY
Definition	A system of government where the power is held by the people through their elected representatives.	A system of government where the power is held by the people directly or through elected representatives.
Head of State	A president or a monarch	A president or a monarch
Elections	Elections are held to choose representatives who will make decisions on behalf of the people.	Elections are held to choose representatives and also to make direct decisions through referendums.
Majority Rule	Minority rights are protected, and decisions are made by elected representatives who are accountable to the people.	Majority rule is followed, and decisions are made by the majority of the people.
Examples	United States, France	Switzerland, India

ESLBUZZ

The ESLBUZZ logo is located at the bottom center. To its left is a small Indian flag. To its right is a decorative illustration of a building with a dome and minarets, resembling a mosque or a traditional Indian structure.

**"A DEMOCRACY IS NOTHING
MORE THAN MOB RULE,
WHERE FIFTY-ONE PERCENT OF
THE PEOPLE MAY TAKE AWAY
THE RIGHTS OF THE
OTHER FORTY-NINE."**

- THOMAS JEFFERSON

