

## SECTION XVIII: LEAVES OF ABSENCE

### 1. ABSENT WITHOUT LEAVE.

- A. Any unauthorized absence of an employee from duty shall be grounds for disciplinary action, up to and including termination, by the Mayor.
- B. Any employee who is absent for three (3) or more consecutive workdays without authorized leave shall be deemed to have resigned without notice. Where extenuating circumstances are found to have existed, however, such absence may be covered by the Mayor by subsequent grant of leave with or without pay as the circumstances dictate.

### 2. ANNUAL LEAVE.

- A. Each regular, full-time employee shall receive annual leave at the following rate:
  - 1) For one (1) month to two (2) years of service, six (6) workdays of annual leave shall accrue (at the end of the month worked) at the rate of one-half (1/2) day per month for each month worked.
  - 2) From two (2) years to ten (10) years of service, twelve (12) workdays of annual leave, which shall accrue (at the end of the month worked) at the rate of one (1) day per month for each month worked.
  - 3) For over ten (10) years of service, eighteen (18) workdays of annual leave shall accrue (at the end of the month worked) at the rate of one and one-half (1 and ½) days per month for each month worked.
- B. Each regular part-time employee shall receive annual leave at the rate of four (4) hours per month. The maximum annual leave which can be accrued and carried forward from calendar year to calendar year is forty (40) hours. Any accrued annual leave in excess of forty (40) hours shall be forfeited on March 31<sup>st</sup> of the year following the calendar year (Jan. 1 to Dec. 31) in which the leave was accrued. At employment separation employee shall be compensated for all accrued annual leave. To be calculated at the end of each month worked.
- C. New regular, full-time employees shall accrue annual leave from the date of hire, but they shall not be eligible to use accrued leave until satisfactorily completing the probationary period and have been promoted to regular, full-time status, unless otherwise specified, the minimum probationary period shall be six (6) months.
- D. Persons hired on an emergency, part-time, seasonal, temporary or contract basis shall not accrue annual leave.
- E. An individual who starts work between the first (1<sup>st</sup>) and the fifteenth (15<sup>th</sup>) of the month will receive credit for that month. An individual who starts work between the sixteenth (16<sup>th</sup>) and the last day of the month will accrue leave beginning on the first (1<sup>st</sup>) day of the following month. Employees will be eligible to use leave which they have accrued

after they have successfully completed the probationary period in the first (1<sup>st</sup>) year of employment. Individual department heads will issue approval or disapproval on all annual leave requests.

F. The maximum annual leave which can be accrued and carried forward from calendar year to calendar year is eighty (80) hours. Any accrued annual leave in excess of eighty (80) hours shall be forfeited on March 31 of the year following the calendar year (Jan. 1 to Dec. 31) in which the leave was accrued.

G. A holiday which falls during an employee's annual leave shall be counted as paid holiday and not as annual leave.

H. An employee who is separated from employment shall be compensated for all accrued annual leave.

I. All annual leave requests should be submitted a reasonable time in advance of the desired time off to the Mayor. If an excessive (being the number of requests if granted that would render the department or organization ineffective) amount of employees request leave for the same time period it shall be granted in order of application (first-come-first-served) at the discretion of the Mayor.

J. Official vacation records will be maintained and kept current by posting at least once per month by the Mayor, or designee.

K. Vacation usage will be reported by the Mayor, or designee, using attendance forms or verbally approved

### 3. HOLIDAY LEAVE.

A. Holidays which apply to full-time and part-time employees eligible for Retirement or designated by the Mayor are:

- |                            |  |
|----------------------------|--|
| 1) New Year's Day          | January 1 <sup>st</sup>  |
| 2) Martin Luther King Day  | January 8 <sup>th</sup>  |
| 3) President's Day         | Third Monday in February   |
| 4) Memorial Day            | Last Monday in May   |
| 5) Juneteenth              | If the 19 <sup>th</sup> is on a Monday it is celebrated on that day if it is on Tuesday, Wednesday, Thursday, or Friday it is celebrated on the next Monday. If the 19 <sup>th</sup> is on a Saturday or Sunday, it is celebrated on the Monday following. |
| 6) Independence Day        | July 4 <sup>th</sup>   |
| 7) Pioneer Day             | July 24 <sup>th</sup>  |
| 8) Labor Day               | 1 <sup>st</sup> Monday in September  |
| 9) Veteran's Day           | November 11 <sup>th</sup>  |
| 10) Thanksgiving           | 4 <sup>th</sup> Thursday in November   |
| 11) Day after Thanksgiving | the day after Thanksgiving   |
| 12) Christmas              | December 25 <sup>th</sup>  |

- B. If any of the above holidays fall on Saturday, then the preceding Friday shall be the holiday. If any of the above holidays fall on Sunday, then the following Monday is the holiday. (Except for Juneteenth)

#### 4. SICK LEAVE.

- A. **Purpose.** Sick leave shall not be considered as a privilege which an employee may use at their discretion but shall be allowed only in case of necessity and actual sickness or disability of the employee. In cases of sickness of an immediate family member which requires the care of the employee, use of accrued sick leave by the employee may be approved by the Mayor, or designee.
- B. **Use of sick leave.** Sick leave may be used at any time with approval of the Mayor or notification to the City Hall for any of the following reasons:
  - 1) When the employee is unable to perform their regular duties or other temporary work to which they may be assigned.
  - 2) Visits to the hospitals, clinics, doctor's and dentists' office for diagnosis or treatment of illness or injury or examination. The minimum time that may be taken for any of these purposes is one (1) hour.
- C. **Eligibility.** Sick leave shall be available to all regular, full-time, part-time employees and probationary employees, Seasonal, temporary, provisional, and emergency employees are not eligible for sick leave. Sick leave will not be granted to employees during their first ninety (90) calendar days of employment.
- D. **Accrual.** Sick leave is accrued at the rate of one (1) day per month or twelve (12) days per year. The employee will begin to earn sick leave immediately upon being hired by Spring City corporation; however, sick leave shall be vested at the end of the month worked. Sick leave shall not accrue if an employee is in a leave-without-pay status. Sick leave shall accrue to a maximum of ninety (90) days. Regular part-time employees accrue annual sick leave at the rate of 4) hours per month. Sick leave shall accrue for regular part-time employees to a maximum of 180 hours. All unused accrued sick leave shall not be compensated for at employment separation Records will be kept by the Mayor, or designee.
- E. **Used.** Sick leave shall be charged against employees in not less than one (1) hour increments. Advance sick leave is not allowed.
- F. **Termination.** An employee who is terminated shall not be compensated for unused accrued sick leave.
- G. **Payment.**
  - 1) In order to qualify for sick leave payments, an employee must notify the Mayor, or designee, no later than one (1) hour after normal starting time on each day of absence unless the circumstances surrounding the absence make such notification impossible.

The Mayor, or designee, should also be kept advised of the employee's progress and expected date of return to duty.

- 2) An absence for illness beyond accrued sick leave will result in the employee being carried on annual leave status until all annual leave has expired, then be carried in a leave-without-pay status.

H. **Certification of Illness.** For sick leave in excess of three (3) consecutive working days, or if abuse of sick leave is indicated, the Mayor, or designee, will require a certificate from the attending physician stating that such illness prevented the employee from working.

- I. **Reporting Absences.** An employee will be paid only when the employee (or a member of his immediate family if the employee is incapacitated) notifies the Mayor, Supervisor, or designee, within one (1) hour after the employee's scheduled reporting time. Continued reporting for more than a one-time absence will be accomplished as directed by the Mayor, or designee. The Mayor, or designee, may request a doctor's release any time they question the reasonableness of an absence of one (1) day or more.

## 5. **MATERNITY LEAVE.**

A. An employee who becomes pregnant may continue working until such time as she can no longer satisfactorily perform her duties. Upon recommendation of the Mayor and approval of the City Council, an employee may be granted leave without pay for a specified period of time, not to exceed one (1) year. Spring City Corporation may fill vacancies created by such leave with temporary or provisional appointments. At the expiration of a leave without pay, the employee shall return to the same position, where feasible, or to a similar position. Failure of the employee to report promptly at the expiration of such leave without pay shall be considered a resignation without notice.

B. Regulations governing sick leave, annual leave, and leave-without-pay will apply. Suring leave-without-pay in excess of thirty (30) calendar days, vacation leave, sick leave, or time toward annual performance evaluation shall not accrue.

6. **INJURY LEAVE.** Any employee injured on the job, however slightly, must report the fact immediately to their supervisor or the Mayor. It shall be the duty of the injured employee's supervisor, or the Mayor, to obtain information regarding the accident or injury and to complete and submit such reports as are required by the Mayor. Unused sick leave or vacation leave may be granted in accordance with applicable rules and regulations. During injury leave periods, vacation leave, sick leave, or time toward yearly performance evaluation shall not accrue, unless an exception is granted by the Mayor, with the approval of the City Council. However, injury leave for periods greater than six (6) months shall in no case be granted. Furthermore, eligibility for such leaves requires conformance with all workmen's compensation regulations.

7. **EMERGENCY LEAVE.** The Mayor, or their designated representative, may allow a regular, full-time or probationary employee reasonable time off, not to exceed three (3)

working days with pay, in case of an emergency. Time will be charged to sick leave. The City Council shall have the authority to grant longer leaves in unusual circumstances in which an emergency exists. During emergency leave period in excess of thirty (30) calendar days, vacation leave, sick leave, or time toward yearly evaluation shall not accrue.

8. **MILITARY LEAVE.** A regular, full-time employee shall be granted leave with compensation for the difference in salary for active duty, for service in the National Guard or in the Armed Forces reserves for the purpose of fulfilling annual field training. Paid military leave shall not exceed ten (10) working days in any one (1) calendar year. (Utah State Code 39-3-1 & 2) Any compensation, including travel and expense allowance, received by the employee must be turned back to Spring City Corporation.
9. **JURY LEAVE.** A regular, full-time or probationary employee may be granted leave with full pay when performing jury duty or when required to serve as a witness in any municipal, county, state, or federal court, or before an administrative tribunal. Any compensation, including travel and paid leave will not be granted when the employee is serving as his own witness in financial and related suits which he has initiated.
10. **ADMINISTRATIVE LEAVE.** A regular, full-time or probationary employee may be granted administrative leave with pay to perform authorized duties in connection with City business, to attend trade or professional meetings which relate to official duties, or to participate in recognized and authorized training programs.
11. **FUNERAL LEAVE.** The Mayor, or designee, shall grant an employee up to three (3) days of funeral leave with pay to attend the funeral of the employee's spouse, child, step-child, daughter – or son-in-law, parent, step-parent, grandchild, mother – or father-in-law, sister – or brother-in-law, grandparent, spouse's' grandparent, brother or sister. Such leave shall not be charged against accrued sick or annual leave.
12. **LEAVE WITHOUT PAY.**
  - A. Upon recommendation of the Mayor and approval of the City Council, an employee may be granted leave without pay for a specified period of time, not to exceed one (1) year. At the expiration of a leave without pay, the employee shall return to the same position, where feasible, or to a similar position. Failure of the employee to report promptly at the expiration of such leave without pay shall be considered a resignation without notice.
  - B. A leave without pay shall not constitute a break in service. However, during leave without pay in excess of thirty (30) calendar days, vacation leave, sick leave, and time toward annual performance evaluation shall not accrue.
  - C. Leave without pay shall be granted for education purposes when the employee's course of study will be of direct benefit to Spring City Corporation, their absence will not be a hardship for their department and the employee agrees to return to work at the end of the leave without pay period.
  - D. To attend funerals not covered by the funeral leave policy.

- E. To attend to an ill or injured member of the employee's immediate family when such absence is not covered by sick leave.
- F. Employees are expected to apply of absences in advance and in writing, giving as much detail about the absence as is necessary so that the Mayor, or designee, may decide whether the leave without pay is warranted.

13. **DOMUMENTAION OF LEAVE.** Some of the above absences must be supported by a copy of the official paperwork causing the absence. Such paperwork must be submitted to the Mayor, or their designated representative, as soon as possible. In some cases where official paperwork is not available, the Mayor, or their designated representative, may request that the employee supply additional information in writing to support the absence.

14. **RETURN TO WORK POLICY.** The City recognizes the need to support the recovery of employees should they suffer a work-related injury or develop an occupational disease. When an employee is temporarily unable to perform some or all of the duties of their regular job because of such an injury or disease, it is well established that recovery is accelerated when the employee continues to work. Based on this principle, the City strongly supports early return-to-work and requires the city to explore all early return-to-work options for an employee eligible for such assistance. The city will designate a Modified-Duty Assignment with the following guidelines:

A. Specifics of a Modified-Duty Assignment

- 1) A modified-duty assignment cannot last longer than ninety calendar days, in most cases.
- 2) A modified-duty assignment must be substantially similar to the employee's regular job and the hours (shift) worked.
- 3) While working in a domified-duty assignment, the employee receives the same base rate of pay received while working in this regular position.
- 4) A modified-duty assignment in another department does not constitute a transfer to that position.
- 5) The Mayor is responsible for an employee's salary and benefits while the employee is working in a minified-duty assignment.

B. Conditions.

- 1) The employee is released to work, but the treating physician certifies that the employee is temporarily unable to perform some or all of his regular job duties.
- 2) An appropriate modified-duty assignment is available.

C. Conditions for terminating an Assignment.

- 1) Ninety calendar days elapse from the day the employee begins the modified-duty assignment. Under certain conditions, one ninety-day extension may be authorized by the Mayor.
- 2) The employee's treating physician releases him/her to return to his regular position. A modified duty-assignment must be terminated within thirty (30) days after the employee is given permanent restrictions.
- 3) The modified-duty assignment is no longer available, or other conditions require the city to terminate the assignment.
- 4) The employee's claim for workers' compensation is denied.
- 5) The employee terminates his employment or retires.

**D. Conditions for Extending an Assignment for an Additional Ninety-Day Period.**

- 1) The employee remains unable to perform the duties of his regular position after the completion of a ninety-day modified-duty assignment.
- 2) After working in a modified-duty assignment, the employee returns to work at his regular position, but again becomes temporarily unable to perform the duties of the position.
- 3) The City's workers' compensation approves the extension.

**E. City Responsibilities.**

- 1) Make employees aware of the early return to work process.
- 2) The Mayor will identify modified-duty job tasks and make the employee aware of the availability of the modified-duty assignments.
- 3) The Mayor will contact workers compensation and when an employee is unable to work or is given work restrictions to prevent the employee from performing their regular job duties.
- 4) If a modified-duty assignment is not available, the Mayor will contact the employee at least once every two (2) weeks until a modified-duty assignment becomes available.

**F. Employee Responsibilities.**

- 1) After each appointment with the treating physician, any medical certification of work status (restrictions, full-duty release, etc.) must be given to the Mayor and must be submitted within three working days.
- 2) If the employee is notified of a modified-duty assignment, the employee must return to work on the date established by the Mayor.

- 3) The employee must immediately notify the Mayor of any task (s) that might exceed the restrictions imposed by the treating physician.
- 4) If the employee is unable to work, or there is no modified-duty assignment, the employee must maintain contact with the city at least once every two (2) weeks.

**This is presented on behalf of the retired Planning & Zoning Chair of 10 years, past Mayor, and resident of 50 years and present Zoning Administrator and historic preservation advocate.**

**My first general comment that you've all heard is: IT'S NOT ABOUT ME BUT ABOUT WE.  
My motto is KEEP SPRING CITY GREAT.**

**Don't rush through a ½ acre zoning change without proper procedures and review with public comments.**

**Spring City is a unique and very desirable small town to live in. In 1980 Spring City was nominated to be listed as an Historic District on the National Register of Historic Places. The first Spring City Master Plan was completed in 1984. Since that time planning has been an important issue to Spring City. The first Master Plan was completed by the Office of Natural Resource Planning, Six-County Association of Governments. Tom Carter from the Utah State Historical Society did much of the research for the Master Plan. There was survey support for many planning issues in the Master Plan that remain pertinent to the issues that Spring City faces in 2025. Spring City is special and comparisons to the character and conditions in surrounding towns in Sanpete County shows how much different the City is from the other towns. Some comparison issues to consider are: Lot sizes, open space, low density, historic structures, Mormon village representation, 4 lots/block as a norm, walkable streets, low crime incidents, ability to have livestock on your property, large gardens and orchards, planned growth, limited speed limits with traffic enforcement, property values higher than surrounding towns.**

**Note the attached sheets 1 & 2 from the original 1984 Master Plan**

**LOT SIZES OVER TIME: Prior to August 1979, lots could be any size.**

**On August 7, 1979 lots size minimum became 1/3 acre this lasted for --8 years**

**May 1987 to Nov. 1993- ½ acre lots were acceptable—6 years**

**Nov. 1993 to April 2004- 1 acre lots were acceptable—5 years**

**April 2004 to Nov. 2004 to Nov 2004 ½ acre lots were acceptable—6 months**

**Since Nov. 2004 lots need to be 1.06 acres --20 years**

**As you can see, 1 acre lots have been in force for almost 25 years. It appears as though Spring City may be the only town in Utah that maintains 1 acre zoning for the town.**

**There seems to be a conflict as to how legitimate the previous 2023 General Plan survey was conducted. The latest Spring City Plan that was faithfully created by the Spring City Planning & Zoning Commission had a limited number of responses, about 120. This could be redone with an improved survey: By mailing out surveys to all utility payers, don't rely on pay by mail accounts, number all surveys for legitimacy, review the survey questions for clarity, maintain accounting accuracy for the returned surveys similar to what was done several years ago.**

**I will disagree with the comment from a Councilman in the context that “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.” In my mind this does not necessarily apply to our 1 acre rule. The 1.06 narrative was never instrumental in giving Spring City the National Register Nomination. Why is the 1.06 acre rule any different than forcing a ½ acre rule on Fountain Green? Is development really the reason for pushing for this change? If this is true then why not have a lengthy discussion as to how to make ½ acre lots work for everyone and continue to protect the property rights of people who believe in the open space character of Spring City.**

Land Use

Generally there are four different ways in which land is utilized within the community. It is either for residential purposes, commercial, industrial, or agricultural purposes.

Residential. As indicated in the Housing Section, the low density residential development should be encouraged in existing city limits. Special emphasis should be on filling existing lots of the community. Another consideration in the residential area should be the preservation of the homesteads. As indicated in the historic element, one of the major reasons for the designation of Spring City was the unique presentation of the Mormon village elements, which are present in the community. Efforts should be made to encourage the preservation and upgrading of the existing homesteads within the community. The homestead concept is illustrated in Figure 8, with the major components being the main house, auxiliary buildings, the corrals, gardens and orchard areas.

Commercial. Commercial activities should center in the downtown area. These activities should be grouped generally and needed parking supplied with landscaping and support services that the customers desire. The downtown area should be redeveloped and restoration of architectural features in any of the buildings should play an important part in the conservation and rebuilding of the downtown area. The design should be in an historic mode with the encouragement of set-back deeper new structures, with parking in the front, landscaped and with sidewalks in the immediate street area. Outdoor signs or advertisements should be kept in a very limited area and should not distract from the appearance of the community. Limits on sign heights and size and movement should be generally in good taste and in most cases be flat against the building. No sign should be permitted which conflicts with the visual unity or safety of the community.

Industrial Areas. There are no particularly designated industrial areas on the plan. Mainly because cottage industry and light industry should be encouraged in appropriate areas and should be dealt with on an individual basis with provisions for parking and screening from neighborhoods and other non-complimentary uses.

Agricultural Areas. Most of the community's vacant areas are presently being utilized for agricultural purposes. Gardening, raising of crops, the use of acreage for feeding of domestic animals should be continued, as long as it does not conflict with other components of the community. Care should be taken and limits placed on the number of animals and an ordinance be developed to limit the quantity and type of animals in the residential areas of the community.

NOTE  
THIS

All industry and agricultural activities occurred in the "Green Belt" area adjacent to the community.

The models were composed of the basic residence, a carriage house, lawns, gardens and orchards.

In the rural model, as best presented by Spring City, a considerable amount of agricultural activity occurred within the community boundaries, mainly on the homestead, which was composed of a large square lot with a primary residence, accessory buildings, barns, and corrals and other animal containment structures.

A concerted effort should be undertaken to preserve these homesteads and encourage their restoration.

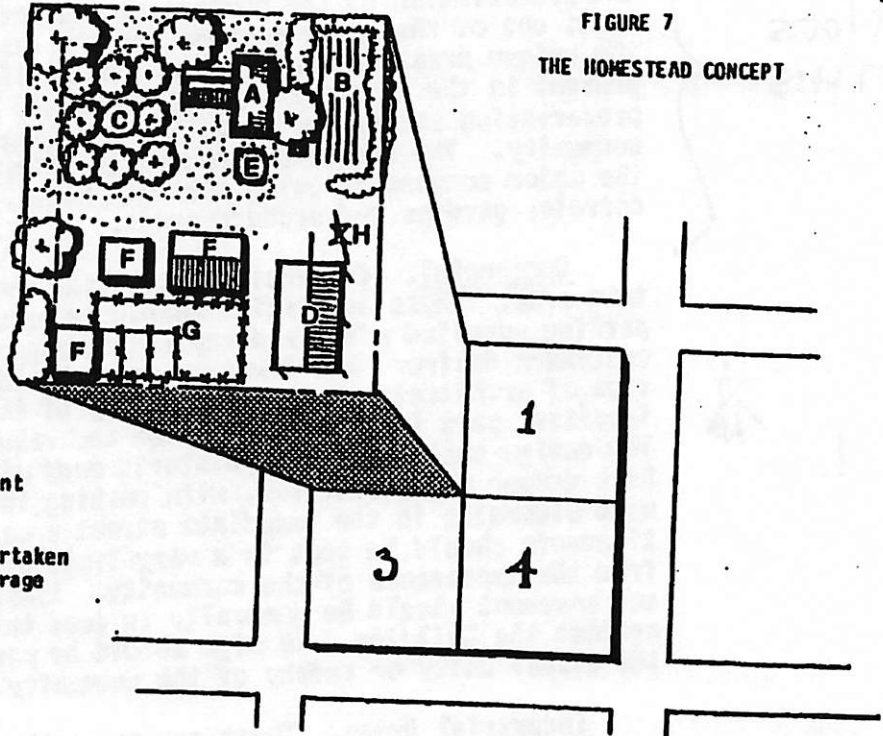


FIGURE 7

THE HOMESTEAD CONCEPT

- A. Main Residence
- B. Garden
- C. Orchard
- D. Large Barn
- E. Outhouse
- F. Accessory Building
- G. Corrals
- H. Hay Derreck

(2)

Here's a statement by Roger Roper regarding Spring City's historic designation that I would like to distribute to the City Council and P&Z members before our meeting on Wednesday:

When the National Register historic district was updated in 2022, it involved over two years of documentation and a thorough re-writing of the 1990 document. The 2022 update is a 78-page comprehensive assessment of the town and the historic district. This document went through thorough reviews at the state and national levels before being approved by the National Park Service (National Register of Historic Places office). The National Register program dates back to 1966, so it has been around for quite a while.

The old houses and other key buildings (old schools, old city hall, chapel, etc.) are probably the most obvious structures in the historic district. But both the 1980 and 2022 documents identified other historic features of the town that helped create its historic character (The 2022 update was much more detailed in that regard). These include the following:

- 1.06-acre lots and the basic grid of the original townsite plat
- granaries
- barns
- chicken coops/turkey sheds
- summer kitchens
- outhouses
- open ditches
- fence lines
- orchards and gardens
- open pastures, etc.

The construction of many new homes in the historic district by adopting a smaller lot-size requirement will dilute the historic integrity of the historic district. In general, historic districts should have at least 50% of the buildings categorized as "contributing" to the historic character of the district. **That "contributing" percentage has declined over the years in Spring City, dropping from 76% in 1980 to 58% in 2022 (Utah State Historic Preservation Office (SHPO) data). Spring City is the best preserved "Mormon village" anywhere in Utah, the Intermountain West, the United States, and, for that matter, in the world. Let's do what we can to protect this unique gem that we have.**

Let's not threaten our historic district's national recognition by accelerating that downward trajectory. The historic district should be the last part of town where lot downsizing is considered. **Reducing lot sized wouldn't immediately result in National Register delisting, as the SHPO staff has noted, but it sets things on a path that is very much in that direction.** We know that a certain amount of progress is inevitable, but without conscious decision making to maintain Spring City's unique character, many of the things we love about the town will dwindle away. It will become homogenized and suburbanized piece-by-piece, and there will be new residents who don't want to hear a rooster crow, or smell a barnyard or pasture, or who insist on sidewalks and curb-and-gutter on every street.

In terms of enhancing city revenue by building more houses in Spring City, there's really not much revenue to be had by this change. Utilities are pretty much a break-even deal, and only about 10% of property taxes goes to the city – the county gets the lion's share.

Roger Roper

# Spring City

City &  
Buffer Zone  
Boundaries

1000 feet  
2 Blocks + 2  
Road width  
Outside City

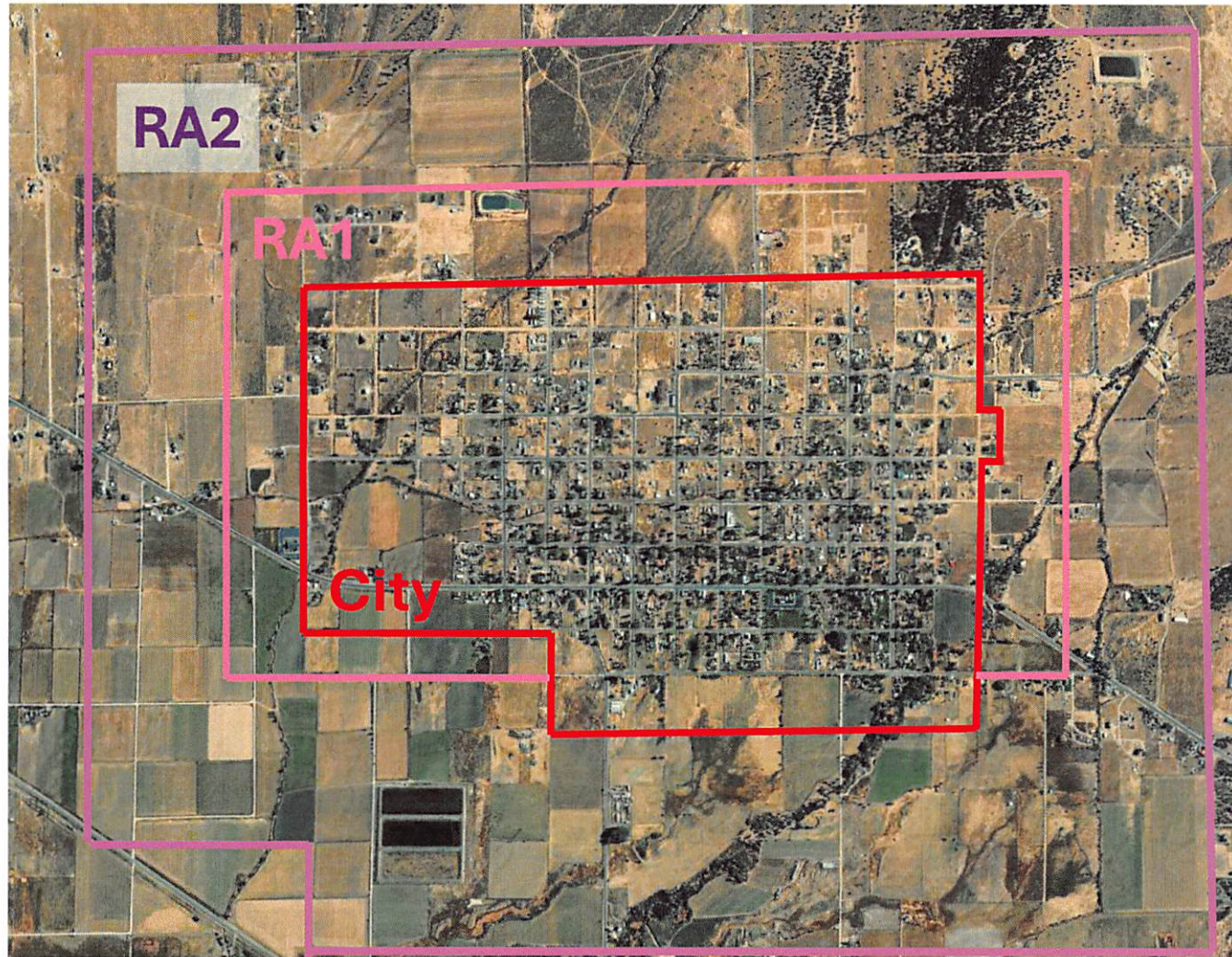


RA-1 (1/2 acre)

Buffer  
Zone

RA-2 (1 acre)

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



**Discussion points for considering smaller than 1.06-acre lot size and for implementing an R1 ring– Drafted by Randy Strate**

- I believe it is a complete false narrative that 1.06 acre lot size was instrumental in getting and in maintaining Spring City as a historical district, facts:
  1. In 1980 there were 261 homes, 135 (52%) of them were built on less than 1.06 acre lots. The average size of lots that were smaller than 1.06 acre was .51acre in size.
  2. In 1994 when the 1.06-acre minimum ordinance was enacted there were 293 homes. 153 (52%) of them were built on less than 1.06 acre lots. The average size of lots that were smaller than 1.06 acre was .51acre in size.
  3. Main street historical district has 73 lots average size of .48 acres and 14 lots larger than 1 acre (these numbers do not include city, church, business lots).
  4. The above-mentioned facts show that prior to 1994 the majority elected for smaller than 1.06 acre lots to build on. This fact makes it evident that the 1.06-acre minimum lot size ordinance was solely intended to just force more open space but not necessarily related to the historical designation and/or what the majority would have chosen if the option was still available.
- Judicial cases have made it clear that “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”.
- This indicates to me that property owners should be allowed to choose the size of lots they wish to build homes on, and city ordinances should only be in place to promote health, wellness and safety, which is the purpose of needing setback rules, utility standards, and other similar ordinances. Minimum buildable lot sizes are needed in ordinances but within reasonable standards. Other cities in the Sanpete valley have the following lot size minimums:

| <b><u>City</u></b> | <b><u>Single Residential minimum lot size</u></b> |
|--------------------|---|
| FT Green           | ½ acre  |
| Fairview           | 10,000 sq ft, approx. ¼ acre                      |
| Moroni             | RA ½ acre, R1& R2 10,000 sq ft approx. ¼ acre     |
| Mt Pleasant        | 10,000 sq ft, approx. ¼ acre                      |
| Manti              | ¼ acre  |
| Ephraim            | 8,000 sq feet, approx. 1/5 acre                   |

- Many of the current 1.06 acre lots are not being fully utilized, nor maintained, and deteriorate from the beauty that Spring City should portray. Smaller lots in general are easier to maintain, and in today's world smaller ones is what many people want as that is what they can use and maintain, simply forcing everyone to have larger lots is not right. If the majority want larger lots they are certainly allowed to have that, but it should not be forced by city ordinance onto everyone.
- The rights of individuals to have larger lots that align with their needs and desires should be honored and respected, however individuals who desire smaller lots to meet their desires and needs should be respected as well.
- For every 1.06 acre that would be split would generate Spring City almost double the revenue through taxes and utilities, this fact cannot be discounted, especially when Spring City is in dire need of more revenue. Honoring individual common law property rights and increasing city revenue must be at the forefront of the lower lot size consideration.
- Spring City being listed on the historical register is a very clear benefit to the city, no one is disputing or discounting that, however, there has been no factual evidence presented that lowering the minimum lots size ordinance will compromise or jeopardize this historic designation in any way. If there is factual evidence that lowering lot size could jeopardize the historical designation then those facts need to be presented and considered.

### **Discussion points for pursuing an R1 ring around Spring City in buffer zone**

Buffer zones (often referred to as expansion zones) are intended to facilitate growth around municipalities where utility, and other infrastructure can be developed and utilized. Creating an R1 ring around Spring City could incentivize growth next to the city boundary by:

1. Allowing smaller lot size options.
2. When the City can provide water and sewer services in most cases it is much more affordable than drilling a culinary well and putting in septic tanks.
3. By growth connecting to the city waste-water system better protects ground water.
4. City culinary water systems are a more efficient way of delivering domestic use water than hundreds of individual well.
5. By requiring annexation into the city in order to get water and sewer connections can facilitate significant revenue increases available to the city.
6. An R1 ring could help facilitate organized growth that the city can support and benefit from.

### **10-1-3 DEFINITIONS**

#### *Current wording*

**SUBDIVISION:** Any plot or parcel of land which is divided into two (2) or more plots or parcels of land having no less than 1.06 acres per parcel. Lots containing less than 1.06 acres, unless grandfathered, are unbuildable.

#### *Updated wording*

**SUBDIVISION:** Any plot or parcel of land which is divided into two (2) or more plots or parcels of land having no less than .5 acres per parcel. Lots containing less than .5 acres, unless grandfathered, are unbuildable.

### **10-6A-4 LOT AND DWELLING SIZE REQUIREMENTS**

#### *Current wording*

1. **Lot:** The minimum lot area for a one-family dwelling shall be 1.06 acres or approximately forty six thousand one hundred and sixty (46,160) square feet in area, unless otherwise grandfathered or split in previous years where a lot size was smaller than the 1.06 acre requirement was allowed.

#### *Updated wording*

2. **Lot:** The minimum lot area for a one-family dwelling shall be .5 acres, unless otherwise grandfathered or split in previous years where a lot size was smaller than the .5 acre requirement was allowed. Any lot split to less than 1.06 acres must connect to the Spring City culinary and waste-water systems, if unable or unwilling to connect then the minimum lot size will be 1.06 acres.

### **10-6A-6 LOCATION REQUIREMENTS**

#### *Current wording*

Each residential lot shall abut a public street for a minimum of two hundred feet (200 feet) of frontage, except in the case of lots previously subdivided which are smaller than or equal to 1.06 acres or lots that have been previously split and are grandfathered. Residential lots that have been previously legally subdivided and are grandfathered, which are smaller than or equal to 0.45 acres are referred to herein as "Small Lots." All residential dwellings must meet the following current permitted requirements:

#### *Updated wording*

Each residential lot shall abut a public street for a minimum of one hundred feet (100 feet) of frontage, except in the case of lots previously subdivided which are smaller than or equal to .5 acres or lots that have been previously split and are grandfathered. Residential lots that have been previously legally subdivided and are grandfathered, which are smaller than or equal to 0.45 acres are referred to herein as "Small Lots." All residential dwellings must meet the following current permitted requirements:

#### **10-6C-4 LOT AND DWELLING SIZE REQUIREMENTS**

*Current wording*

Assisted living multiple-unit dwellings shall not be permitted on less than approximately 1.06 acres. The dwelling and its accessory buildings shall not occupy more than fifty percent (50%) of the lot allowing adequate off street parking which shall not occupy more than twenty five percent (25%) of the lot allowing for garden and landscaped areas. (Ord. 2005-08, 9-8-2005)

*Updated wording*

Leave the same???

#### **10-6C-5 ACCESS REQUIREMENTS AND PARKING**

*Current wording*

Assisted living facilities shall have a minimum of two (2) accesses per 1.06 acre lots that shall be kept clear at all times for emergency vehicles. Owner/developer shall provide adequate off street parking for customers and staff. (Ord. 2005-08, 9-8-2005)

*Updated wording*

Leave the same???

#### **10-6D-2 PERMITTED USES**

*Current wording*

Single-family or two-family dwellings of conventional construction, including duplexes, or townhomes, up to four structures per lot, up to 8 units per 1.06 acre lot are permitted. For lots larger or smaller than 1.06 acres, the maximum number of units shall be adjusted in proportion to the size of the lot. For example, a lot that is 2.12 acres will qualify for up to 16 units. A grandfathered lot that is .503 acres will qualify for up to 4 units. A grandfathered lot that is less than 1.06 acres will qualify a proportional number of units. In no event shall one lot contain more than 16 units. Units may be rented or occupied by the owner of the Property. Co-ops, time shares, or other fractional ownership other than ownership of the entire property is prohibited.

*Updated wording*

Single-family or two-family dwellings of conventional construction, including duplexes, or townhomes, up to four structures per lot, up to 8 units per 1.06 acre lot are permitted. For lots larger or smaller than 1.06 acres, the maximum number of units shall be adjusted in proportion to the size of the lot. For example, a lot that is 2.12 acres will qualify for up to 16 units. A lot that is .50 acres will qualify for up to 4 units. In no event shall one lot contain more than lot size proportional number of units consistent with above. Units may be rented or occupied by the owner of the Property. Co-ops, time shares, or other fractional ownership other than ownership of the entire property is prohibited.

No Multi-Family dwellings will be permitted in the main street historical district as defined in SCMC 2-1-1

To limit the number of Multi-Family dwellings within Spring City no more than 5% of Multi-Family to Single Family homes will be permitted; i.e. if there are 400 single family homes only a maximum of 20 MF units are permitted.

#### **10-6D-4 LOT AND DWELLING SIZE REQUIREMENTS**

##### *Current wording*

- A. Lot: The minimum lot area for a multi-family dwelling shall be 1.06 acres or approximately forty six thousand one hundred and sixty (46,160) square feet in area, unless otherwise grandfathered or split in previous years where a lot size was smaller than the 1.06 acre requirement was allowed

##### *Updated wording*

- A. Lot: The minimum lot area for a multi-family dwelling shall be .5 acres or approximately twenty-three thousand (23,000) square feet in area, unless otherwise grandfathered or split in previous years where a lot size smaller than the .5 acre requirement was allowed

#### **10-6D-6 LOCATION REQUIREMENTS**

##### *Current wording*

Each residential lot shall abut a public street for a minimum of two hundred feet (200 feet) of frontage, except in the case of lots previously subdivided which are smaller than or equal to 1.06 acres or lots that have been previously split and are grandfathered. Residential lots that have been previously legally subdivided and are grandfathered, which are smaller than or equal to 0.45 acres are referred to herein as "Small Lots." All residential dwelling units must meet the following current permitted requirements:

##### *Updated wording*

Each residential lot shall abut a public street for a minimum of two hundred feet (200 feet) of frontage for 1.06 acre lots and a minimum of one hundred feet (100 feet) of frontage for .5 acre lots. Lots of different size other than listed above must have proportional similar frontage consistent with above. Residential lots that have been previously legally subdivided and are grandfathered, which are smaller than or equal to 0.45 acres are referred to herein as "Small Lots." All residential dwelling units must meet the following current permitted requirements:

#### **10-6E-4 LOT AND DWELLING SIZE REQUIREMENTS**

##### *Current wording (light commercial)*

- B. Lots in this zone may be divided and sold separately for commercial use only. The owner/developer shall provide for utility access to adjacent lots and meet any other development provisions and specifications required by code and reviewing agencies such

as the Planning and Zoning Commission and the City Council. Commercial lots in this zone shall generally be restricted to a minimum of approximately thirty-five feet (35') and a maximum of approximately two hundred fifteen feet (215'). All commercial enterprises shall be restricted to a minimum lot area one thousand two hundred (1200) square feet and a maximum of 1.06 acres.

*Updated wording*

Leave the same???

#### **10-10-6 ANTIQUE AUTOMOBILE PROVISION**

*Current wording*

F. Square Foot Minimum: There is a fifteen thousand three hundred ninety one (15,391) square foot minimum required to store an antique automobile on a lot. Thus a regular 1.06 acre lot will permit a total of three (3) antique vehicles.

*Updated wording*

Leave the same???

#### **11-1-2 DEFINITIONS**

*Current wording*

Buffer Zone: ??????

SUBDIVISION: ??????

## **10-1-4 ZONING PERMIT REQUIRED**

### *Current wording para F:*

F. A buffer zone exists around the perimeter of Spring City. This Buffer Zone extends one-half (1/2) mile from the municipal boundary. Zoning permit applications in the Buffer Zone must be reviewed by the Spring City Planning and Zoning Commission and submitted for review and approval by Sanpete County. A Spring City Buffer Zone permit application will require the same information as found in the Spring City Zoning Permit Application. Applications including requests for connections to Spring City utilities, including culinary water, sewer and/or power will be reviewed by either or both of the City and the City's consulting engineers. All direct and indirect costs to review and provide services shall be borne by the applicant. Buffer zone properties recorded by the Sanpete County, Utah Recorder's Office on or before January 1, 2018 and 1.0 acres or larger are not required to have a minimum of 200 feet of frontage along a public street or road. All other provisions of the SCMC apply.

### *Proposed wording Para F:*

F. A buffer zone exists around the perimeter of Spring City. This Buffer Zone extends one-half (1/2) mile from the municipal boundary as published in September 2021. Zoning permit applications in the Buffer Zone must be reviewed by the Spring City Planning and Zoning Commission and submitted for review and approval by Sanpete County. A Spring City Buffer Zone permit application will require the same information as found in the Spring City Zoning Permit Application, and:

1. The buffer zone will have an R1 section bordering the city municipal boundary and extend approximately 1000 feet outward from the city boundary for those areas as indicated in the Spring City Buffer Zone map.

- a. Minimum lot size in the R1 section of the Buffer Zone will be one-half (1/2) acre, but only if there is the ability to connect to the city waste-water system. If unable or unwilling to connect to the city waste-water system, then the minimum lot size will be one (1.0) acre.

- (1). The ability to connect to the waste-water system must be physically verified that a connection can be made prior to one-half (1/2) acre minimum lot size being considered.

- b. Culinary water and waste-water connections will only be provided within the R1 zone if annexations are requested and approved by Spring City.

c. Provisions of SCMC title 11 must be met.

d. Plans for subdivisions in the R1 section must include roads that align with and adhere to the Spring City Road grid system (unless a variance is requested and approved by the city).

2. The buffer zone will have an R2 zone section bordering the city municipal boundary, or outward from the R1 zone, to the one-half mile limit of the buffer zone as indicated in the Spring City Buffer Zone map.

a. Minimum lot size in the R2 section of the Buffer Zone will be one (1.0) acre.

b. Culinary water and waste-water connections will not be provided in the R2 section unless annexation is requested and approved by Spring City.

c. Provisions of SCMC title 11 must be met.

d. Plans for subdivisions in the R2 section must include roads that align with and adhere to the Spring City Road grid system (unless a variance is requested and approved by the city).

3. Applications, including requests for connections to Spring City utilities, including culinary water, sewer and/or power will be reviewed by the City and the City's consulting engineers. All direct and indirect costs to review and provide services shall be borne by the applicant. Buffer zone properties recorded by the Sanpete County, Utah Recorder's Office on or before January 1, 2018 and 1.0 acres or larger are not required to have a minimum of 200 feet of frontage along a public street or road. All other provisions of the SCMC apply.

## **Discussion Points in Favor of Maintaining 1.06-acre Lots**

Friends of Historic Spring City

March 6, 2025

The Friends of Historic Spring City (FOHSC), a 501c3 non-profit organization, has for over 30 years performed its mission of helping Spring City's historic past come alive, keeping its present vibrant, and ensuring its future for generations to come. Since 1995, Friends has raised through grants and sponsored events such as Heritage Day and Candlelight Christmas literally millions of dollars to restore and preserve the Old School, the Old Junior High, and contributed matching funds to numerous residents for work on historic homes and outbuildings.

FOHSC has enjoyed a close working partnership with the city government over the years. It has rarely if ever taken a stand on local government proposals. But, the current proposal of changing the minimum lot size from 1.06 acres to .5 acres, which is sponsored by several city council people, requires a measured, unemotional, and fact-based response.

This discussion document represents that response to Councilman Randy Strate's "points for considering smaller than 1-06-acre lot size and for implementing an R-1 ring."

1. His first point declares that he believes it is a "complete false narrative that 1.06 acre lot size was instrumental in getting and maintaining Spring City as a historical district." The 78-page National Park Service 2022 update to Spring City's 1980 designation as an historic district suggests otherwise. The old houses and other key buildings (the Old School, old City Hall, the rock church, etc., are probably the most obvious structures in the historic district. But, both the 1980 and 2022 documents identified other historic elements within the historic district. These include:

- Four 1.06-acre lots per block and the basic grid of the original townsite plat
- Residences built at the corner of each lot facing the street
- Granaries
- Barns
- Chicken coops and turkey sheds
- Summer kitchens
- Outhouses
- Open ditches
- Fence lines
- Orchards and gardens
- Corals
- Open pastures

These elements are what constitute the “Mormon Landscape,” the prescribed way the early settlers were encouraged to lay out their property. In fact, this year’s annual Heritage Day home tour will highlight several examples of this landscape still visible around town. Quoting from the 2022 Historic District Update (Section 7, Page 4):

*“The most distinctive characteristic of Spring City’s historic development are the uniformly square five-acre blocks, the streets that divide them, and the placement of the buildings that occupy them. In order to give each household enough space for gardens, orchards, and barns, the city’s blocks were divided into four 1.26-acre lots. Spring City’s 80-foot wide streets are another characteristic of a typical Mormon village.”*

Here is another quote regarding the square 5-acre blocks and rural feel that is so appealing in our community. (Section 7 Page 5):

*“The original nomination for the Spring City Historic District cited streetscape and landscape features that contribute to the historic character of the town. The square blocks and wide streets cannot be overstated that the historic character of the Mormon village is intact. An observer standing on a typical street today can still experience a distinctive rural landscape; a strip of asphalt flanked by unimproved shoulders of dirt or gravel, with lawn, weeds, or other greenery growing over the former lines of the irrigation ditches.”*

**These clearly state the importance of the large lots and open-space feel that were critical and still are to Spring City’s historical designation.** The town is still a quintessentially rural village. Its layout, architecture, agricultural outbuildings, streetscapes, and landscapes, continue to contribute to the overall historic character, which was described in the original 1980 nomination as the “best example of Mormon village development” in the Sanpete Valley.

2. Another of Councilman Strate’s discussion points is that there are many .5 acre lots and even some .25 lots within the Historic District today. He states this shows that the 1.06-acre minimum lot ordinance was solely intended to just force more open space, but not necessarily related to the historical designation. We have demonstrated with the above quotes from the 2022 Historic District update report that large lots of over an acre in size were indeed pivotal to the historic designation.

There were indeed two separate periods of time in the city’s history when the 1.06-acre minimum was changed and smaller lots were allowed. That is why there are a significant number of lots today that are less than an acre. However, it is also true that both times smaller lots were allowed, the ordinance was changed back fairly quickly to the 1.06-acre minimum. (Need more here about how long the smaller lots were allowed each time, why they were changed back, and who did it.)

Councilman Strate provides in his proposal numbers from 1994 of homes on 1.06-acre lots (293) compared to those on .5-acre lots (153). He makes the point that prior to 1994 a slight majority of home owners “chose” the smaller lots. He makes the assumption that there was a choice involved. There may not have been a choice at all if there was just less inventory of 1.06-acre lots available. Also, he does not offer a source for his 1980 and 1994 data. Does it include small mobile home lots? What of lots that are open pasture or orchards that may be on a separate county assessor parcel, but for all intents and purposes are part of the home lot? His data does not correlate lot size with the historic or non-historic status of the building on the property. It would be expected that many of those small lots have homes or buildings that would not be considered contributing to Spring City’s historic district.

What the above data does imply is that there is an abundance of lots today within the city limits that already exist as .5-acre lots or less. Why then should his proposal apply to properties inside the town’s historic district?

3. The proposal includes the minimum lot sizes for other cities within Sanpete County. These cities are Fountain Green, Fairview, Moroni, Mt. Pleasant, Manti, and Ephraim. Strate’s point is that none of them have a minimum of 1.06 acres. Most are at .25 acres. Only one city requires .5 acres.

**With all due respect, why would Spring City want to mirror any of these other cities? We are not like them. We are a one-of-a-kind town. Would any of our city council people pack up right now and move to one of those other places? None of these other communities have a residential historic district. Mt. Pleasant has a downtown commercial historic district and a historic district for the Wasatch Academy campus, but those are entirely different things than Spring City’s historic district.**

According to Roger Roper, retired executive of the State Historic Preservation Office, the lack of a concentration of historic buildings and other historical features in those towns would make it very difficult for them to achieve National Register historic district status, especially on the scale of the city-wide historic district in our town. **Spring City is unique in that regard, and not just in Sanpete County. It is the most unique small town in Utah, if not the United States!** This is due to it being the best example of a Mormon pioneer settlement.

Roger likens Spring City to the “bee space,” the space in beehives between the frames and how exact in measurement it has to be for the bees to thrive and produce honey. If the frames are an inch apart, that is too wide and the bees will not produce. One fourth of an inch is too narrow – again, no honey. It turns out that  $3/8^{\text{th}}$  of an inch is the right spacing for the hive to do its best. Spring City has the right bee space. The town is built in such a way that visitors say they feel how special it is the minute they arrive. The “bee space” is its open, rural, park-like atmosphere, in large part because of the 1.06-acre lot sizes, the restoration and preservation of

the historic homes and buildings, and the absence of densely packed subdivisions and apartment complexes.

4. Councilman Strate states that “for every 1.06 acre that would be split would generate Spring City almost double the revenue through taxes and utilities, and that the city “is in dire need of more revenue.” **Yet, he offers no detailed “at best” revenue proforma over the next year to 5-10 years that supports this statement.** In fact, according to Roper, there is not really much revenue to be had by this proposed change in lot sizes. Utilities are pretty much a break-even deal, and only about 10% of property taxes goes to the city – the county gets the lion’s share.

And then there is the expense side that must be addressed, which Strate’s proposal does not mention. What will be the anticipated utility infrastructure costs for current Spring City tax payers? Per John Paulsen, a long-time general contractor, there are not current development controls over utility impacts that new construction projects bear. He estimates that there could be a 50% increase to the existing system by adding .5-acre lots, requiring expensive upgrades in water storage capacity, sewer and water lines, and repaving of roads. There is some question as to whether there would even be enough water to support this. **A 5-year “at best” expense proforma needs to be prepared to demonstrate to the citizens the tax implications going forward before any action is taken on a new lot minimum.**

5. Another of Randy Strate’s discussion points is that “no one is disputing the very clear benefit to Spring City of being listed on the historical register. However, there has been no factual evidence presented that lowering the minimum lot size ordinance will compromise or jeopardize this historic designation in any way.” Yet, there has already been impact to the historic district over the years just by the changes the passing of time brings. Roger Roper offers these facts:

*“In general, historic districts should have at least 50% of the buildings categorized as “contributing” to the historic character of the district. That “contributing” percentage has declined over the years in Spring City, dropping from 76% in 1980 to 58% in 2022. As a result, during that same time span, Spring City’s original historic district shrunk from 1,500 acres to 1,366 acres (Utah State Historic Preservation Office data).*

Let’s not threaten the historic district’s national recognition by further accelerating this downward trajectory. The construction of many new homes in the historic district by adopting a smaller lot-size requirement will dilute the historic integrity of the district. The historic district should be the last part of town where lot downsizing is considered. Cory Seegmiller of the recent Growth Committee went to Salt Lake City to confer with people at the State Historic Preservation Office. He came back and reported that he was told that “reducing lot sizes would have no immediate impact on the historic city designation.” The key word here is “immediate.” It may take a few years, but according to Roper, reducing the lot minimum sets

things on a path that is very much in the direction of negative impact. He has seen it over and over in his preservation work in small towns throughout Utah. He says:

*"We know that a certain amount of growth is inevitable, but without conscious decision making to maintain Spring City's unique character, many of the things we love about the town will dwindle away. It will become homogenized and suburbanized piece-by-piece, and there will be new residents who don't want to hear a rooster crow, or smell a barnyard or pasture, or who insist on sidewalks and curb-and-gutter on every street."*

Bob Olsen is the president of the Allred Family Organization nationwide. Spring City is obviously extremely important the Allreds, and it plays host every year to the Allred reunion. He recently attended a board meeting for the Friends of Historic Spring City and spoke about his home town of West Haven, Utah. He said it was once similar in feel to Spring City. However, once the door was opened to smaller lot sizes it did not take long for that feel to permanently disappear. Bob related it to the analogy of the camel sticking its nose under the tent. If he is allowed to do that, he will soon stick his whole head in, then his neck, hump, and so on. Half-acre lots eventually lead to quarter-acre lots and other types of high-density housing.

**6. Strate wants to pursue an R ring around Spring City in the buffer zone, and allow .5-acre lots throughout. He asserts that these lots would then "be required to annex into the city in order to get water and sewer connections that would facilitate significant revenue increases to the city." Again, there are no source data provided or a proforma spreadsheet that supports this assertion.**

A long held successful business practice is to test before a full rollout. Why does his proposal not allow for this? Instead of allowing smaller lots in the entire R1 buffer zone all at once, would it not be safer to test this in a limited fashion first in order to gather key feedback and prove the revenue and expense assumptions made?

While FOHSC does not support additional .5-acre lots anywhere in the city or buffer zone, a compromise position may be to zone a smaller eastside project as a test. The east side is suggested because it would not impact or be visible from the north, south, and west road entrances to the town. We owe it to those who came before us and who come after us to do our utmost to protect the gem that is Spring City. Else, the day may come where our one-of-a-kind city is ringed with half-acre and quarter-acre stucco subdivisions and apartment complexes. Imagine how that would look to guests who come to visit us each year for Heritage Day and Candlelight Christmas.

Scott Newman  
President  
Friends of Historic Spring City

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March 6, 2025

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things on a path that is very much in the direction of negative impact. He has seen it over and over in his preservation work in small towns throughout Utah. He says:

*"We know that a certain amount of growth is inevitable, but without conscious decision making to maintain Spring City's unique character, many of the things we love about the town will dwindle away. It will become homogenized and suburbanized piece-by-piece, and there will be new residents who don't want to hear a rooster crow, or smell a barnyard or pasture, or who insist on sidewalks and curb-and-gutter on every street."*

Bob Olsen is the president of the Allred Family Organization nationwide. Spring City is obviously extremely important the Allreds, and it plays host every year to the Allred reunion. He recently attended a board meeting for the Friends of Historic Spring City and spoke about his home town of West Haven, Utah. He said it was once similar in feel to Spring City. However, once the door was opened to smaller lot sizes it did not take long for that feel to permanently disappear. Bob related it to the analogy of the camel sticking its nose under the tent. If he is allowed to do that, he will soon stick his whole head in, then his neck, hump, and so on. Half-acre lots eventually lead to quarter-acre lots and other types of high-density housing.

6. Strate wants to pursue an R ring around Spring City in the buffer zone, and allow .5-acre lots throughout. He asserts that these lots would then "be required to annex into the city in order to get water and sewer connections that would facilitate significant revenue increases to the city." **Again, there are no source data provided or a proforma spreadsheet that supports this assertion.**

A long held successful business practice is to test before a full rollout. Why does his proposal not allow for this? Instead of allowing smaller lots in the entire R1 buffer zone all at once, would it not be safer to test this in a limited fashion first in order to gather key feedback and prove the revenue and expense assumptions made?

While FOHSC does not support additional .5-acre lots anywhere in the city or buffer zone, a compromise position may be to zone a smaller eastside project as a test. The east side is suggested because it would not impact or be visible from the north, south, and west road entrances to the town. We owe it to those who came before us and who come after us to do our utmost to protect the gem that is Spring City. Else, the day may come where our one-of-a-kind city is ringed with half-acre and quarter-acre stucco subdivisions and apartment complexes. Imagine how that would look to guests who come to visit us each year for Heritage Day and Candlelight Christmas.

Scott Newman  
President  
Friends of Historic Spring City