

SPRING CITY PUBLIC HEARING MINUTES FOR ORDINANCE 2025-03

Thursday, June 26, 2025, 7:00 p.m. or after the Special City Council Meeting

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

In Person Attendance: Dave Oxman, Mike Black, Whit Allred, Yvonne Wright, James Baker, Alison Anderson, Joe Bennion, Lee Bennion, David Figgat, Daniel H Cook, Andrew Skousen, Hank Barlow, Tony Rudman, Kat Caldwell, Bruce Caldwell, Niel Sorensen, Rebecca Fillauer, Kathy Whitaker, Dan Rasmussen, Stacey Rasmussen, JaeLynn Williams, Ann Robinson, Jeff Wallace, Kim Crowley, Scott Moser, Jared Travis, Kay Van Buren, Justin Atkinson, Ann Stucki, Brian Stucki, Megan Christensen, Su Tullis, Shawn Lindow, Bobette Lindow, Linda Bateman, Inge Lisa Goss, Craig Paulsen, M'Lisa Paulsen, Threesa Cummings, Ken Law, Kaye Miller, Jill Wilson, Aaron Sorenson, Cheryl Noth, Lynn Anderson, Brent W. Jensen, Becky Brunner, Doug Wilson, Mark Sorensen, Phillip Wood, David W. Fillhauer, Moroni Taylor, Ruth Bergener, Thomas Crisp, Burce Spiegel, Lawny Hunt Ruth Ann McCain; Recorder.

Zoom Attendance: Tim Syme, Sonja Brown, Lowel Brown

Roll Call: Randy Strate, Marty McCain, Ken Krogue, Chris Anderson, Courtney Syme, Paul Penrod

Presentation from City Council Members

Mayor Chris Anderson stated that this public hearing was to discuss the ordinance considering minimum lot sizes and controls for multifamily housing in Spring City. Council Member Randy Strate stated that an article published in the Sanpete Messenger on May 22nd authored by Lowel Brown was misleading and misrepresented. This includes that the council voted to launch massive development, half-acre lots, and multifamily housing. Council Member Strate stated that the council has been look at growth challenges and affordable housing, like every city in rural Utah. The article also stated that the Spring City historical Navoo Plat will be erased as a result of eager development. Council Member Strate stated that Spring City was set up on a Navoo plat and prior to 1979 there was no minimum lot size, and many lots were subdivided. Minimum lot sizes have changed throughout the history of Spring City in 1994 the minimum lot size was changed to 1.06-acre. Council Member Strate feels it is inaccurate to say the council will erase the Navoo plat because it has been changing throughout the history of Spring City. The article stated that the City Council refused to complete a professional guided General Plan. Council Member Strate stated that this is a misrepresentation because Spring City has a General Plan which Planning and Zoning, who is responsible for the General Plan, updated it in 2023. The Council made efforts to higher professionals to create a water and sewer master plans. These were adopted in 2020, and the city has been moving forward with the recommendations since then. Council Member Strate stated that Sonja Brown and some women from the community met with the County Commissioners. In the meeting Ms. Brown stated Randy Strate refused to recuse himself from water bond issues, claiming he has a conflict of interest. Council Member Strate stated that this is because he is the president of the Horseshoe Irrigation Company, but he knows and follows the State laws regarding conflict of interest disclosures. Ms. Brown, in the same meeting, stated that there is not enough water for growth. Council Member Strate stated that at the last Horseshoe Irrigation Company annual shareholder meeting he outlined the difference

between culinary water and secondary water and that going through the proper processes there is enough water for growth. Another statement that has been made is that growth will harm property values. Council Member Strate stated that the more growth we have property value is going up.

Public Comment

Yvonne Wright stated that she objected to lowering the minimum lot size to one half acre lots and allowing a percentage of multifamily dwellings to be built. It will affect them directly by raising taxes. Ms. Wright's full comments can be found in the public handouts.

Anne Osbourne's comments were read by Yvonne Wright. The letter read stated an objection to the ordinance, and that keeping the town small is her preference. The full letter can be found in the public handouts.

Craig Paulsen stated that 1.06 acre lots has been the rule for 31 years. Planning and Zoning wanted him to state that they gave a recommendation to not allow half acre zoning. The city must follow the city's General Plan which was updated in 2023. Through a survey done by the Planning Commission, 76% of those returning the survey wanted to keep the 1.06 acre lots. Mr. Paulsen's full comments can be found in the public handouts.

James Baker stated his objection and concern over four members of the City Council toward the Planning and Zoning Committee. Spring City must approach growth with thoughtful planning. Mr. Baker's full comments can be found in the public handouts.

Phillip Wood stated he supports lot sizes smaller than 1.06 acres and said that this offers flexibility and affordability. The benefits of smaller lots would be a broader tax base, additional revenue which helps with local services, schools, infrastructure, and reduces pressure on existing residents.

Joe Bennion stated that he and his wife have lived in Spring City for 38 years. He served on the City Council, Planning and Zoning Commission, Board of Adjustments, and the Main Street Historic Committee. When the lot size changed from a full acre to half acre in 2004 a referendum was passed with a vote of 70 to 30. He asked the Council to listen to the citizens and listen to Planning and Zoning.

Dave Figgat read a letter for Scott Newman. The letter stated that he objected to the proposed ordinance change of smaller minimum lot size. Mr. Newman's full letter can be found in the handouts. Mr. Figgat stated that he agrees with Mr. Newman's letter.

Daniell Cook stated that the Governor's affordable housing mandate does not affect Spring City, and that he objects to ordinance 2025-03. Mr. Cook's full letter can be found in the handouts.

Andrew Skousen stated that he lives on an acre lot in Spring City and loves it but knows that one lot size does not fit all. Mr. Skousen feels that if people were able to subdivide their land it would improve the city. Mr. Skousen's full letter can be found in the handouts.

Hank Barlow stated his thanks to the City Council for their work, and that one acre is too much stewardship, and people should have the right to divide their acre.

Tony Rudman stated that he opposes the proposed zoning change. Mr. Rudman's full letter can be found in the handouts.

Bruce Caldwell stated that he and his wife respectfully and formally object to allowing one half acre lots in the city and in the county, and to multifamily zoning. He would like to have this on the ballot this coming election. Mr. Caldwell's full letter can be found in the handouts.

Kat Caldwell stated that she was reading a letter from Sally Scott. The letter stated that she would like to keep the city's lots 1.06 acres and have special cases brought to the Planning and Zoning and City Council. Ms. Scott's full letter can be found in the handouts.

Niel Sorensen stated that he supports subdividing acre lots.

David Flehower stated that he objects to the ordinance and is concerned with conflict of interests. He has issues supporting infrastructure, police, roads, water, sewer, and fire services.

Kathy Whitaker stated that she loves historic homes. After owning an historic home in Manti on .44 acre she desired to build in Spring City to retire here. She purchases a quarter acre lot and that is where she lives today. Ms. Whitaker's full letter can be found in the handouts.

Dan Rasmussen stated that the historical one acre lot was set up for a half acre residential lot with an additional half acre for gardens, orchards, and small-scale farming. Nobody is forcing half acre lots on anyone else. This allows someone who wants to split their lot to do so.

Jaelynn Williams stated that she is concerned about the zoning change outlined in ordinance 2025-03. She urged the council to reject the ordinance stating that it goes against the General Plan, opens the door for big development and councilmember Strate has a conflict of interest and she will submit an ethics complaint.

Anne Robinson stated that she objects to the current ordinance for zoning change. She would support an alternative plan that protects the historical city while attracting visitors that come, spend their money and then leave.

Kristen Mortensen stated that she is in favor of building on half acre lots. She loves the historic grid. She has served on Planning and Zoning has helped expand the historic grid by helping with annexations. She feels that Spring City can enjoy history and allow those who want a half acre lot to do so.

Kim Crowley stated that she objects to multifamily housing. Property values decrease because people don't want to live near duplexes and town houses. Multifamily housing creates parking problems and will ruin rural living in Spring City.

Scott Moser stated that he lives in town on less than one acre and it is easier to maintain. He is for allowing smaller lots and letting those who want one acre lots to keep them.

Brian Stucki stated that he has served as Co-President of Friends of Historic Spring City, and he understands the value of the history of Spring City and how to preserve it. He and his wife Anne oppose reducing lot sizes. They live here because of the unique beauty and charm of Spring City, and the historic designation has been leveraged in receiving several large grants.

Su Tullis stated that Spring City is special, a treasure and unique. There is nothing wrong with protecting our treasure. She is concerned that the city plan from the past doesn't fit the needs now. Ms. Tullis' full statement can be found in the handouts.

Megan Christensen stated that she was speaking on behalf of herself and Nadine Pedersen Christensen, her mother. They object to changing lot sizes or allowing multifamily dwellings in and around Spring City. There are ways for necessity to coincide with keeping the integrity of Spring City.

Kay Van Buren stated that he objects to the zoning ordinance change. The change will not solve problems and are like the traveling medicine man claiming to fix everything.

Shaun Lindow stated that he keeps thinking of affordability, and wonders if we can afford the way of life that everyone has been enjoying. He would like to hear more conversations on what burdens will be placed on the citizens to continue this way of life. It makes sense that if a block of road is paved to have more people share in the cost.

Ruth Bergener reading a statement for **Michael Broadbent** stated that after a long search and striving to buy an historic home he and his wife built an historic looking home in Spring City. Mr. Broadbent stated his objects to the zoning change saying that it will change the character of Spring City. Mr. Broadbent's letter can be found in the handouts.

Ingalisa Goss stated that she moved here because you could walk in the streets and horses can use the streets. Smaller lots would destroy this peaceful unique place

Lynn Anderson stated that supports half-acre lots. Older single people have a hard time taking care of larger lots, it becomes more of a burden than a benefit.

Ileen and James' statement read by Yvonne Wright. The letter states that they object to reducing 1.06 acre lots, subdividing lots and multifamily units in Spring City. The full letter can be found in the handouts.

M'lisa Paulsen stated that this town is small and precious. She objects to the Council's plan to lower the minimum lot size from 1.06 acre to half acre lots.

Kay Miller stated that she is against rezoning one acre to half acre lot sizes. Rezoning the entire town risks the historic charm. The historic designation brings in more private and public dollars every year than any additional new residents would.

Thomas Chrisp stated that he opposes high density housing. He would like to find out how to help older people who can't take care of their lots. Mr. Chrisp stated that he opposes the zoning change because people may make money on it.

Brent Jensen stated that he wants decisions made in consideration of the Historic District and Planning and Zoning. He also stated his concerns that multifamily housing is not part of the original Mormon settlement.

Bruce Spiegel stated that he is objecting to the zoning change. Splitting lots does not make them affordable. Fencing and open spaces make good neighbors. He would like the city council to listen to the citizens.

Amanda Sorensen stated that she is for zoning change and people should have the option to split their lot if they want.

Aaron Sorensen stated that he is a local farmer and for property owner's rights.

Yvonne Wright read a letter from Pat Elsworth. The letter stated that she objected to multifamily housing and half acre lots. The full letter can be found in the handouts.

Yvonne Wright read a letter from **Cheryl North**. The letter stated that she does not object to those who own one acre splitting the lot to accommodate children if the growth and division are controlled by a small percentage. The letter states the objection to the ordinance because without a professionally drawn up and approved by the citizens, city plan you are disregarding what the citizens are asking for. The letter can be found in the handouts.

Brill Hernandez stated that he has been conflicted by the ordinances for the last two years. After being informed he knows that going to half acre will not remove the historic designation, that it will is a lie. Destroying or taking down out building will destroy the designation. He objects to the 5% allowance for multifamily but is willing to have lower minimum lot sizes.

Sonja Brown stated that she and Lowell object to the ordinance. Ms. Brown asked how many people do we want drawing from our springs, and stated that we need to plan for that.

Lowell Brown stated objects to the ordinance. He then read a statement from Collin Campbell. The letter stated that he would like to have an independent study before this is voted on. Mr. Campbell's letter can be found in the public hearing handouts.

Questions from the Public for the Mayor and City Council

Mayor Chris Anderson asked if about the R1 zone in the county. The proposal for the R1 has been stated to give control to the city but his understanding is that if half acre lots are allowed in the city the county will allow half acre lots whether they annex, connect to our sewer, or water or not. Council Member Strate stated that the R1 ring was created to drive growth to the city. It is the choice of the landowner whether they want the services or not. There was some discussion on this issue. County Commissioner Jim Cheney stated that if Spring City changed the city ordinance to half acre that does not mean the county will automatically change the buffer zone to half acre. It would still go to the Planning Commission and have public hearings. Half acre lots are not allowed to have septic tanks. It is the city's discretion to give utilities to who they want to. It would be the homeowner who would pay for the cost of the infrastructure. Mayor Anderson asked the Council why a definitive survey was not taken. It doesn't matter what someone thinks they will believe that they are in the majority and most likely a referendum will happen. Is this the best way to handle this? Council Member McCain stated that he was in a meeting when R6 was asked to come and help with the survey. Planning and Zoning went against the recommendations given in a letter to them. The problem is how to track the survey. There was some discussion on past surveys and the problem with surveys. There was more questions and answers and discussion that happened through the rest of the meeting.

Closing Comments from the Mayor and City Council Members

Mayor Anderson thanked everyone for their behavior and demeanor during the public comments.

Marty McCain made a motion to adjourn the meeting.

Adjournment: 10:17