

To whom it may concern,

My ancestors were some of the first settlers of Spring City, Utah. To me it has always been a place unlike any other in our state. As development and modernization continue to reshape communities across Utah, I believe that Spring City stands as a rare and irreplaceable gem. For many people, it feels like you are stepping back in time.

What makes Spring City so remarkable is its unwavering dedication to preserving its historic character. The carefully maintained pioneer-era homes, the quiet streets, and the sense of timelessness offer a refuge not only from the noise of modern life, but also from the rapid, unchecked development that has overtaken so many neighboring towns. Spring City is not just a location on the map—it is a living record of Utah's early settlers, their way of life, and the values they carried with them: simplicity, self-reliance, and community.

My ancestors, my children, and I have loved Spring City for over a hundred years because it offers more than just beauty—it offers a sense of preserved community. It is one of the few places where we can walk in the footsteps of our ancestors and still feel the soul of their labor, their sacrifices, and their spirit. It is a town that preserves not only buildings, but a way of life. Let us honor that legacy not by reshaping it to fit today's trends, but by continuing to build within the spirit and style of what already exists.

If development is to occur, let it serve the town's historical identity. We call upon decision-makers, planners, and fellow residents to resist the push for modern expansion that dilutes our heritage. Instead, let us invest in restoration, not reinvention; in authenticity, not imitation. Let's expand the historical district.

Preserving Spring City is not about resisting progress—it's about choosing the kind of progress that respects history, culture, and community. Once lost, the character of a place like this cannot be reclaimed. Let us preserve this heritage for future generations and give our children a place where they can find solitude.

With sincere respect and hope,

Jenesse Durling

\*Written with the help of ChatGPT, but with real emotion and truth of my actual feelings

May 14<sup>th</sup>, 2025



Spring City, Utah  
84662

Spring City Mayor Anderson  
City Council Members: Penrod, Syme, Strate, Krogue, McCain  
45 South 100 East  
Spring City, Utah  
84662

Spring City Mayor and Council Members:

As a property owner and as a member from a family of longtime Spring City residents,  
I am writing in protest to:

Spring City, Utah  
Ordinance 2024  
Amendments to Title 10: Zoning Regulations  
Amendments to Title 11: Subdivision Regulations

Additionally, as an owner of a home listed on The National Historic Registry,  
These proposed actions would decrease the value of my property.

There is neither the water nor the infrastructure nor tax base to support  
Amendments to Title 10 and Title 11. Subdividing and rezoning will NOT increase the  
Spring City tax base but create further debt for the property owners.

It is not in the best interest of the majority of Spring City residents and property owners  
to pass these absurd amendments. Quite the opposite, Spring City should take the lead  
from other informed communities and place a moratorium on further development within  
Spring City limits.

Regards,

A handwritten signature in blue ink that reads "Sue Jensen Weeks".

Sue Jensen Weeks

Cc: Robert Lamont Jensen, The Sanpete Messenger

6-15-2025



Mr. Richard Johansen

Spring City, UT 84662

To Springcity Council

We do not feel it's in  
the best interests of  
the citizens to split  
the lots to  $\frac{1}{2}$  acre.

it may be very good  
for business but not for  
living so close to each  
other in town

Richard Johansen  
Annette Johansen

**RuthAnn McCain**

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**From:** Andrew Burton  
**Sent:** Monday, June 23, 2025 10:39 AM  
**To:** City Recorder; Chris Anderson; ;  
**Subject:** Input to Public Hearing on Title 10 on June 26, 2025

Andrew Burton  
[REDACTED]

Spring City, Utah 84662

June 23, 2025

Mayor and City Council  
Spring City, Utah

Dear Mayor and City Council,

I am opposed to the proposed changes to Title 10 of the Spring City Municipal Code (public hearing set for June 26, 2025).

Spring City's unique heritage and historical significance is not limited to the Main Street Historical District. Effects of those areas of the City outside the Main Street Historical District on the overall heritage and historical importance cannot be underestimated and ignored. Spring City's entirety as a place based on Pioneer planning and heritage includes the entire city and even the buffer zones. Spring City's historical significance is not based solely on the Historical District, but on the city as a whole.

It is my understanding that the Planning and Zoning Commission did not recommend this change. There appears to be substantial citizen opposition. There is also not a huge or demonstrated housing need that Spring City must fill.

To represent the voice of the citizens more fully, you might consider putting the issue on the ballot.

Thanks for your service on the city council.

Sincerely,

Andrew Burton



## RuthAnn McCain

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**From:** RICHARD & CLAUDIA VINTON  
**Sent:** Tuesday, June 24, 2025 8:13 AM  
**To:** RuthAnn McCain  
**Subject:** Fw: Proposed Municipal Code Changes

\*Upon further thought, I would like to add one more objection to the proposed changes. How can Spring City consider this proposal which will increase the population of the City knowing that we have a **shortage of water** already? Such an increase is bound to put further burden on the water users, right??

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**From:** RICHARD & CLAUDIA VINTON  
**Sent:** Monday, June 23, 2025 10:18 PM  
**To:** ruthann.mccain@springcityutah.gov <ruthann.mccain@springcityutah.gov>  
**Subject:** Proposed Municipal Code Changes

Hello Spring City. I cannot be at the Public Hearing on Thursday, June 26, 2025. Comments are welcome, so I would like to air a comment. I am a property owner in Spring City.

I am opposed to the Proposed Municipal Code Changes to Titles 10 and 11. The following are my reasons for opposition.

About 3 years ago, the city I lived in made a similar proposal to change the city code to increase development by reducing the lot size exactly to the east of us. The city code stated that any subdivision to our east must be comprised of lots larger than our lots in our subdivision (we were almost up against the mountain). The sizes of our lots in our subdivision were from 2 acres to  $\frac{3}{4}$  acres in size. So, any development to the east needed to have lots larger than the size of our lots. A public hearing was held with the large majority opposing the changes and development. The public trusted the city leaders would hear and respect their opposing arguments, many of which were very informed and rational.

It turns out that people on the city planning commission were in partnership with the developers. The developers would not agree to the city code, and said they would keep the lots to .5 acres each. That was their promise. In actuality, when they built the houses on that property, most were on  $\frac{1}{4}$ - $\frac{1}{3}$  acres of land. (That way they could get a higher return on their investment). The city council and planning commission not only went against the will of the people, they outright lied to the public. This ugly housing development has completely changed the culture of that quiet semi-rural beautiful community.

How do we know that same travesty will not happen in Spring City? If my old city can do that, Spring City can do that. And that is why I oppose the proposed changes to the City Code Titles 10 and 11.

## RuthAnn McCain

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**From:** Marilyn Jensen [REDACTED]  
**Sent:** Wednesday, June 25, 2025 5:00 PM  
**To:** City Recorder  
**Subject:** Ordinance 2025-02

As you know Spring City is the most popular city to live in Sanpete County. This ordinance will certainly give people the opportunity to live in Spring City. The ordinance will help lose the unique historic nature of the pioneers in the way the town was laid out and built. The historic houses will be found in between the modern houses on the half lots. Contractors will enjoy buying half lots because they can hook the house to the infrastructure with little or no expense to them. When the infrastructure becomes a burden then guess who will pay for the upgrades, of course, the taxpayers. We own two homes and property in Spring City, and we were both born and raised in Spring City. We have a special concern for the future of the town. Rumors are flying that some leadership may have a personal reason and desire to pass this ordinance, we pray that is not true, and that the decision has not already been made.

Thanks for listening,

Kim and Marilyn Jensen

**RuthAnn McCain**

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**From:** Renelle Smith [REDACTED]  
**Sent:** Wednesday, June 25, 2025 6:23 PM  
**To:** City Recorder  
**Subject:** Vote on Ordinance 2025-02

To Whom it may concern,

I am answering via email, since I am unable to attend in person. Regarding Ordinance 2025-02, Amending Titles 10 and 11 ... allowing minimum lot size in Spring City tp be reduced from 1.06 acre to one-half acre, and reducing the allowable amount of duplexes and creating a restrictions for th multi-family zone: I am in FAVOR of the proposed changes Title 10 Chapters, 10-1-3, 10-6A-4, 10-6A-6, 10-6-D-2, 10-6D-4 and 10-6D-6. Title 11-1-2 Definitions, I am also in favor of greater clarity by removing unneeded wording.

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Renelle Smith  
[REDACTED]

**RuthAnn McCain**

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**From:** M Parker [REDACTED]  
**Sent:** Wednesday, June 25, 2025 10:29 PM  
**To:** City Recorder  
**Subject:** View of proposed municipal code changed

We, Blaine and Mary Ann Parker, owners of property at [REDACTED] in Spring City Utah, would like to express our opposition to the proposed municipal code changes, relating to lot sizes.

[Yahoo Mail: Search, Organize, Conquer](#)



#### A. My Background

- 1) I'm a long-time resident of Sanpete County and love historic homes. I purchased a pioneer homestead in Manti on .44 acres. Extensive restoration followed and eventually I was able to qualify the home for the National Register of Historic Places.
- 2) Twenty years later I purchased a quarter acre lot in Spring City to build something I could retire and grow old with.

#### B. Spring City experience Warning: I tried to sugar coat this next part but couldn't.

- 1) I had made an offer on two adjacent quarter acre lots west of town and went before the zoning committee with the paperwork to show that it was buildable. A member of the committee stood up and said the document wasn't proof that I could build on it and didn't hand the paper back to me but threw it across the table at me acting totally disgusted.
- 2) The seller had to get an attorney to prove the lot was buildable. Turned out I had the correct documentation all along but by then I was discouraged from building in Spring City and backed out of my plan.
- 3) After some time I couldn't get Spring City out of my mind. It seemed like such a charming and sweet place to live. There was one quarter acre lot left for sale which is the current spot I live on today.

#### C. My building experience in Spring City

- 1) The dimensions of the lot I purchased are 65' x 175'. During zoning meetings I was told the lot was too small to build anything. Even a county official told me that no one built houses that small. The moral support certainly wasn't there.
- 2) I wanted to place a shipping container at the back of the lot so paid the \$100 permit and was told by someone on zoning I needed to make it pretty. Well no one on the commission knew of my past ownership and restoration history. Of course I was going to integrate it with the integrity style of the community by creating the outside as a barn.

D. The house was built to reflect and honor the historical value of the community.

(Refer to handout).

- 1) I have loved meeting the people here and creating a place to live that feels like home and where I could garden.

Conclusion: My impression in the last meeting when we discussed lot size it started out positive, saying the objective was to serve the people and fulfil the resident's needs.

However, by the end of it, it seemed to be about.

Brigham Young and what he wanted in the 1870s.

Residents for the ½ acre lot option—not a requirement—by far were the most courteous and polite in expressing their opinions. Quite frankly, I'm ~~really tired of~~ the unfriendly fire.

*I've been shocked by*

I'd like someone to show me an attractive and fire safe acre lot, especially if that owner lives out of town. The first summer I lived here my home was infested by false chinch bugs due to the large grasses that surround my home. They set off my smoke alarm, fell from the ceiling into

my drinking water, and crawled into my laptop. The second summer was the apocalyptic raid of grasshoppers. This summer looks to be the same. Our grasses need to be trimmed, tilled and maintained. That said, I have two neighbors, the Parnells and Mr. Dyche who both take good care of keeping their lots trimmed and for that I'm extremely grateful.

→ If we have to have these large lots, let's keep them safe and managed.

Prepared by Cathy Mnutzker  
6/26/2025

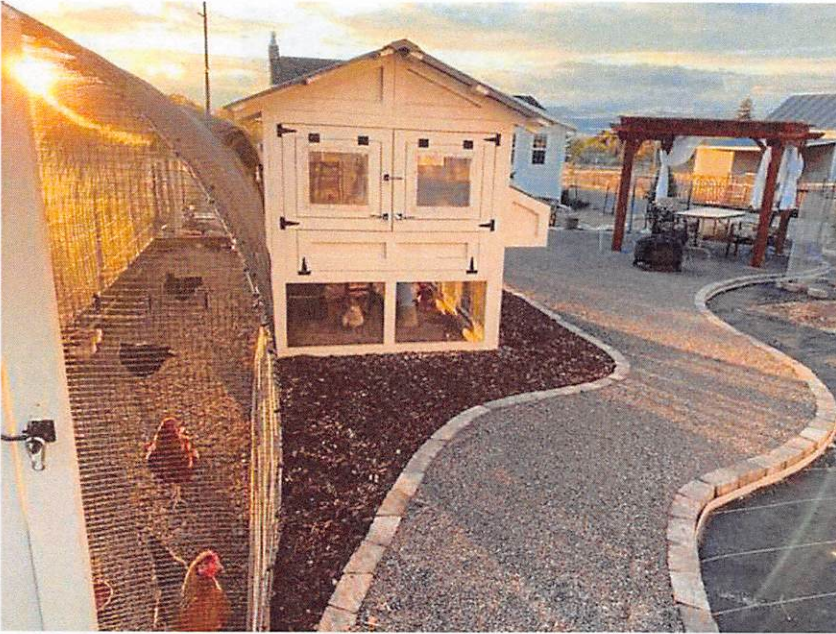


Spring City home. 65' frontage; house is 45' wide plus 10' on each side for setbacks.



Backyard view facing east. Dimensions of the property are 65' x 175'. The shipping container will eventually be remodeled to look like a barn. It will also have grapevines and lilacs growing in front of it.





Backyard view facing west



Garden area

*The question isn't about lot size. It's about how space is managed and designed.*

Prepared by Cathy Whitaker, a resident of Spring City, on 6/26/2025



Manti Pioneer Homestead situated on .44 acres  
My former residence before moving to Spring City



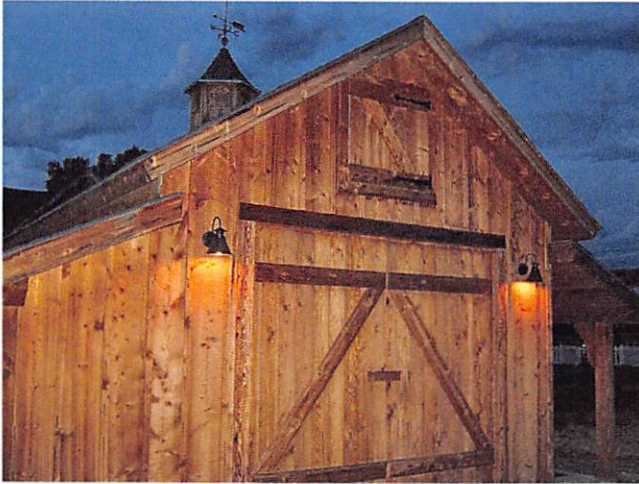
The Poulsen-Hall House

Location: 90 S 100 E; I was able to qualify this home for the National Register of Historic Places.

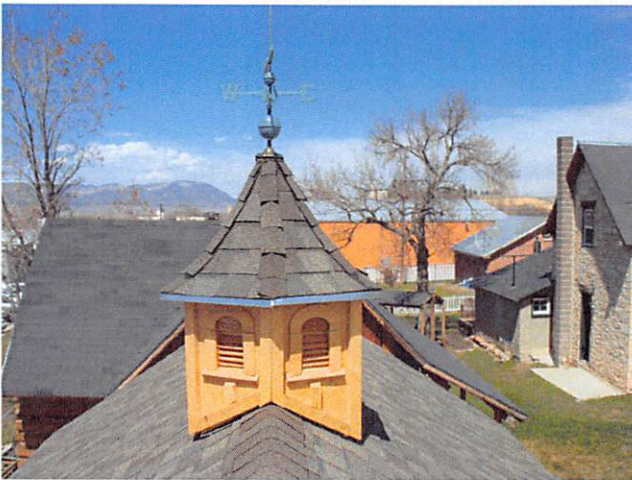


The backyard. The cabin was moved to the property from the town of Fayette.





The barn is a new addition I added to the property.



An aerial view of the backyard



The view at night. It's not a question of lot size, it's a question of how the space is maintained..

## RuthAnn McCain

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**From:** Denise Van Woerkom [REDACTED]  
**Sent:** Thursday, June 26, 2025 3:45 PM  
**To:** City Recorder  
**Subject:** Planning and zoning

Dear Mayor and City Council Members,

We as residents of Spring City would like to voice our opinion regarding the changes that you are proposing to the current zoning. We strongly object to the changes that you are proposing. The town's Historic designation will now have to compete against the bedroom community you are envisioning. The higher density housing that will surely come with the decreased lot size will destroy the rural environment that makes Spring City a place most of its residents prefer. The increase demands of a significant population boom will stress the city's limited resources. Water, roads, sewer, etc. will all need to be addressed. The resulting tax increases will be a heavy burden for our seniors on fixed incomes. Our farmers and ranchers will be forced into making costly changes to their ways of life (no driving sheep or no slow moving large farm equipment on the roads. The higher density will bring unwanted problems with crime, needing an increased police force, fire fighting capability, etc. which is outside the current budget. By making these proposed changes you are taking away the small town feel of which we as residents have chosen live and turning into a city atmosphere which we moved away from. The resulting tax burden your proposed changes will create is unjustified and certainly unnecessary for Spring City's current residents. Please consider the city as a whole and its residents. Again we wish to voice our concern to NOT make the zoning changes and leave them as they currently stand.

Sincerely,  
Jeff and Denise Van Woerkom

# FOR THE PUBLIC RECORD THOUGHTS IN FAVOR OF KEEPING THE 1.06 ACRE RULE IN SPRING CITY

Presented by Craig Paulsen, Zoning Administrator at the June 26, 2025 Public Hearing

Please note that I am in favor of keeping the Spring City 1.06 acre building lot rule in place.

Building lot size rules have changed in Spring City over time.

The following is a history of dates when lot sizes changed;

Before August 7, 1979	Any lot size was okay
In August 7, 1979	1/3acre minimum lot size was established. This lasted about 8 years
May 6, 1987	½ acre lots. This lasted 6 years
November 1993	1.06 acre lots were approved. Lasted about 11 years
April 6, 2004	½ acre lots were approved again-Lasted 7 months
November 2, 2004	1.06 acre lots were approved—Has not changed for over 20 years. Since 1979 (46 years), for 31 years 1.06 acres has been the rule

The Planning & Zoning Commission meeting, month before last voted 3 to 1 in favor of recommending to the City Council that the 1.06 acre rule be kept in place for residential lots. This was submitted to the City Council at that time.

It needs to be understood that land use ordinance changes voted on by the City Council need to comply with the city's General Plan.. This directive comes from the State. Our General Plan was last updated in 2023. The City's first development plan was done in 1984 through a grant to BYU. Support for 1.06 acre lots was clearly shown in the latest General Plan through a survey done by the Planning Commission. 76% of the people who returned the survey wanted to keep 1.06 acre lot sizes. This was shown on page 33, titled Objectives, item #6 of the Plan. Please know that the Planning Commission is made up of volunteer citizens who know Spring City well and are trying to make sure that equal justice is afforded to the members of the community. The Commission makes the effort to keep up with current needs and desires of people in town by creating a carefully executed General Plan.

Spring City is unique above all other communities in Utah for it's National Register of Historic Places status. Most all of the town is listed on the Register with the exception of a couple of streets along the north and east city boundaries . Over half of the buildings in the district are listed on the National Register. Losing 1.06 acre lots will eventually have an adverse effect on the rural character of this well planned Mormon community. Please don't change the character of Spring City by allowing for increased density and the problems that brings to those of us that live in a cherished Mormon village.

Craig Paulsen





**June 26, 2025**  
**Spring City, Utah**

**Dear Members of the City Council,**

Thank you for providing this opportunity to share public comment on the proposed changes to Spring City's minimum lot size requirements.

We, Brian and Ann Stucki, are full-time residents and homeowners in Spring City, and we would like our opposition to the proposed changes to the lot size ordinance to be entered into public record. We chose to settle here because of the unique charm, history, and spacious beauty that define this town. Spring City is not just where we live, it's a place we care deeply about. That's why we feel strongly compelled to voice our opposition to reduce minimum lot sizes within city limits and the surrounding buffer zone.

Spring City's historic, rural character is one of its greatest strengths. It draws visitors, new residents, and artists from across the state and beyond; people who come here precisely *because* it doesn't look and feel like everywhere else. As the tourism around our heritage and agrarian roots continues to grow (one of our greatest potentialities for boosting the local economy), preserving that distinct character becomes more important, not less.

Events like Heritage Day are a great example of this. Just last month, it brought nearly 1,400 people to our town and generated over \$34,000 in ticket and art sales. All of that money is reinvested into Spring City through grants to restore and preserve historic buildings and homes. That's not an abstract benefit, it's real economic activity that supports our local residents, artists, restaurants and tradespeople. Over the years, these efforts have raised millions to restore community landmarks like the Old School (now City Hall) and the Old Junior High (now the Spring City Activity Center). These projects were powered not by outside developers, but by local people who love this place and are committed to its future.

We worry that reducing lot sizes and increasing density would fundamentally alter the very things that make Spring City special. We've seen no clear evidence or financial analysis from the city showing how this change will actually benefit our community in the long run. Will it generate enough revenue to offset increased strain on infrastructure, public services, and water? Will it attract the kind of development that actually serves the needs of our town, or will it simply chip away at what makes Spring City desirable in the first place?

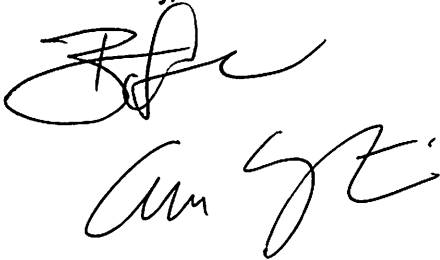
We also want to express concern over how "property rights" have been framed in this conversation. Of course we believe in the importance of individual property rights—but zoning laws exist precisely to balance individual freedom with the greater good of the community. Changing the rules for everyone based on the preferences of a few developers does not reflect that balance. What about our property rights as residents who moved here under the existing zoning and want to preserve the integrity of our neighborhood?

It's also important to recognize that Spring City holds the rare and valuable distinction of being one of the only incorporated municipalities in the country listed entirely on the National Register of Historic Places. That designation is not symbolic—it's been instrumental in securing numerous grants for restoration and infrastructure projects over the years. Most recently, it has been a key factor in securing funding for the upcoming multimillion-dollar water infrastructure project, which will provide desperately needed increased storage capacity. These are not funds our modest local tax base could ever hope to replace. If the proposed ordinance undermines the integrity of our historic district, as preservation officials have warned it might, we risk jeopardizing not only our cultural identity but also our access to essential outside funding that has kept Spring City functioning and improving

If the council truly believes this change reflects the will of the people, then we respectfully ask that you survey the residents of Spring City before proceeding. Give this community the chance to weigh in formally. Let's not rush to a decision that could permanently damage our town's identity and economy.

Once the character of Spring City is lost, it won't come back. We urge you to think not just about short-term numbers or hypothetical growth, but about the long-term legacy of this town and your role in protecting it.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature is a stylized, cursive 'B' followed by a horizontal line. The second signature is a cursive 'A' followed by a stylized 'S' and 't'.

**Brian and Ann Stucki**  
Spring City Homeowners



**I OBJECT TO THE ORDINANCE THE SPRING CITY COUNCIL  
IS VOTING ON!**

I want to submit my objection to the proposal being presented by the Spring City Council. I feel that the citizens of Spring City have made their wishes very clear for the last year regarding Multi-family housing and the changing of 1.06 acre lots to a minimum size of half-acre lots.

I also feel that some members of this City Council are pushing for these changes because of their own selfish interests in selling their personal properties.

I feel that Randy Strait should never have been allowed to be assigned to the City Council as he presents a very strong "Conflict of Interest" in all of these issues and stands to gain greatly by changing these established ordinances that are already on the books.

For this and many other reasons I voice my strong objections to these issues that are being brought up at this time.

Thank you for your attention to my concerns.

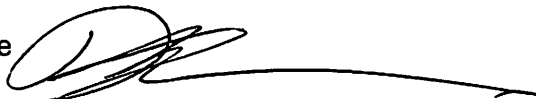
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**FOR THE RECORD**

Date 6/26/25

Name David V. McEwan

Signature

A handwritten signature in black ink, appearing to read 'David V. McEwan', with a long horizontal flourish extending to the right.

## **I OBJECT TO THE ORDINANCE THE SPRING CITY COUNCIL IS VOTING ON!**

I don't want to take our City Council for granted. I truly do appreciate your service.

I've lived full-time in Spring City for 4 ½ years and I've been attending Spring City Council meetings since October 2023. I've listened carefully to everyone's point of view and I've learned a lot along the way. I regret to say, that I've also witnessed decisions and actions by our City Council that over time has caused increasing concern.

I'm concerned about the contention and division now in Spring City. I'm praying that over time *Spring City residents can unite and heal. This issue is causing a great deal of turmoil, fear, confusion, distrust, and worry.*

I've witnessed the City Council continually ignoring the majority of the citizens voices over the last year and a half.

Spring City citizens faithfully showed up to City Council meetings and Public Hearings packing the room and spoke out for so long against Phil Woods' duplex development because they didn't want to "open the door" to big developers doing the same thing. Packing 8 duplexes onto 2 acres of land is far too dense a development. But City Council approved it, and citizens know that this is just the beginning.

Planning & Zoning Commission's 2023 Survey and the Planning & Zoning Commission's Questionnaire at the <sup>April 29, R. Birge</sup> ~~June 5, 2025~~, Town Hall Meeting showed both times that the majority of Spring City Citizens voted to keep 1.06 acres as the minimum lot size. The survey and questionnaire have been ignored by City Council.

Big developers who own 100's of acres of land are poised to build on ½ acre lots, if this passes first within Spring City, then in the County. We've received warnings from our sister-cities and even someone who attended a public hearing in 2024 who works with big developers warning us that allowing that kind of development won't bring the City the revenue that it believes it will. The truth is it will increase our costs and liability. Our City Council has not addressed those issues or presented a plan for that.

Another concern is the increase in crime that multi-family housing and large subdivision developments will bring.

Another concern is the loss of open space—a rare thing these days, and the potential loss of Spring City's National Historic District designation.

At City Council meetings, the public have voiced concerns that this ordinance to change the minimum lot size from 1.06 acres to ½ acre lot sizes is being pushed through very quickly. We've been told it isn't. The City Council's recommendations to the County were submitted before Spring City has even changed their ordinance to ½ acre lots. I was at the County Commission Meeting on 5/20/25, where they directed a Spring City Council Member that legally, they needed to take it back to Spring City's Planning & Zoning Commission first before it could be submitted to the County. It was given back to Planning & Zoning, then several draft changes were emailed to P & Z members within 48 hours. Cami Christensen, Planning & Zoning Commission Chair requested a month to be allowed for P & Z to meet, study, and respond to the City Council on those changes. City Council's response was to **take it away from them**. It IS being rushed through.

I would like to see some kind of compromise, but I am not seeing any attempt at trying to work something out that would help us create a better solution. It would take time to find more options that we could test out in small sections, but that is not even being considered.

Now that Governor Cox has a new focus—no longer pushing for more housing in Utah, but urging water conservation, changing our minimum lot size to ½ acre lots would increase water usage, not decrease it. Our sister-cities and the buffer zone already struggle with water shortages. More dense development within Spring City and eventually in the buffer zone would exacerbate it.

I request that my statement be placed on the public record.

## FOR THE RECORD

6/26/2025



Ruth Bergener

We are making an objection to the ordinance, to divide acre lots and allow a percentage of multi-family dwellings to be built, which the Spring City, Utah, City Council is pushing through, because it will affect our personal lives directly.

Even though we are not yet a poor widow or widower, for which City Council gave as an excuse to create and pass it, we are poor enough, relying solely on Social Security for income, so we will be deeply affected by the high rise in our property taxes — which will happen if this ordinance is put into place — will set off.

Combining that with the high utility bills, which have already started sharply increasing due to their lack of oversight on electricity costs, and their already burdening our citizens with 40 years of infrastructure debt, it will create a crippling financial burden on us!

We are totally against any acre lots division and do not approve of even any percentage of multi-family dwellings being allowed to be built inside Spring City boundaries nor in the Buffer Zones or County land around this historic town in any direction.

We haven't saved all our working lives so we'd have the money to pay on excessive infrastructure utility bills so rich men could get richer.

We saved all our lives to retire debt free, and to move here 13 years ago where we could enjoy the real riches of the history and peaceful nature of rural life in Spring City, Utah.

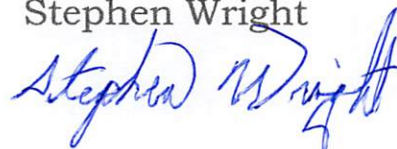
We'd like our statement placed on public record.

26 June 2025

Yvonne Wright



Stephen Wright



June 26, 2025

TO whom it may concern:

We are making an objection  
about this ordinance.

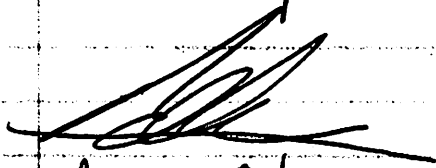
As business owners here in Spring  
City (Springtown Springs Gas Station)  
we could definitely benefit from  
this ordinance. However we both  
want to keep Spring City the great  
peaceful town it is.

Reducing lot sizes reduces the amount  
of private open space, the rural  
character and historic feel of the town.

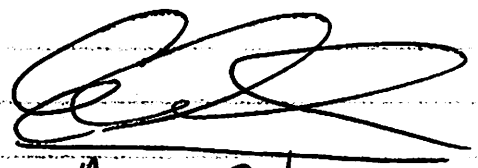
We live in a historic home built in  
1874 by James Alfred. The Osbornes  
bought it in 1909 and it's been in the  
family ever since. 6 generations!

Keep Spring City the great peaceful  
town it is.

I'd like our statement placed  
on public record.



Aaron Osborne



Anne Osborne



Daniel H Cook

Spring City Utah

6/26/2025

## Objection to Proposed Spring City Ordinance 2025-02

I strongly object to the proposed Spring City Ordinance 2025-02. I object for the following reasons:

1. I believe the Spring City council is acting arbitrarily and unreasonably, because council members continue to push this zoning change despite the repeated opposition from a majority of Spring City residents and property owners.
  - a. *As has been discussed in numerous city meetings for the past several years, a number of surveys about this proposed zoning change have been conducted, with the results showing a majority of the city residents and property owners opposed to the change. One was conducted by a member of the city Planning and Zoning commission, one by the city itself, and recently one was informally conducted at a City Council meeting. City Council members have repeatedly challenged the validity of all of these. Additionally, many city residents have stated they did not receive the City's survey, and have asked to see the signatures of the survey responses that were received, but all of the names were redacted so the validity of that survey cannot be determined. In spite of all of this, there has been no further effort to do this survey again properly to obtain a transparent and accurate representation of the opinions of the city residents.*
  - b. Additionally, the city planning and zoning commission has also reviewed and discussed the proposed Ordinance change at length and has recommended that the zoning not be changed.
  - c. Yet the City Council continues to push it forward, despite all the repeated opposition.
2. A member of the Spring City Council has admitted to having the desire and plans to subdivide his property. To the reasonable person, appears to be self-serving and a conflict of interest. **So I am requesting that Randy Strate and any other city council member that has property subject to subdivision, or has the intent to subdivide property under this proposed ordinance recuse themselves from the vote on passing this proposed ordinance due to ethical violations and the inherent conflict of interest. City council members, you have a duty of loyalty to the citizens of Spring City, and not to yourselves.**
3. *The Ordinance will damage the historic nature of the city, and could have a negative impact on the National Historic Designation. This has been verified by a number of historic preservation experts and research into the National Historic Designation itself.*
4. City Council members have attempted to circumvent the proper process for zoning change by petitioning SanPete County before and without following the proper process

of notice and public comment in the Spring City. This is concerning behavior that creates suspicion and mistrust in many Spring City residents and property owners.

5. *Numerous data points presented in support of the proposed Ordinance have been gathered in a biased and self-serving manner, and then presented as representative and unbiased information. This can be seen in the so-called independent committee that was set up to explore the impact of a zoning change. The two individuals that were asked to lead and supervise this effort are both current city council members that are pushing this proposed zoning change. There was also a significant portion of the independent Growth committee that disagreed strongly with what has been presented by those two individuals. But they were initially not allowed to speak or present their perspective. To the reasonable person, this is not impartial and puts any information or 'findings' presented by those individuals into question.*
6. *As a property owner in Spring City, I want it noted on the record and in the minutes of this meeting that this mailed notice (hold it up) for tonight's meeting is the first one my wife and I have actually received. And we have heard similarly from numerous city residents and property owners. (But even if previous notices were in fact sent out by the city council as required for this process, it is concerning that there does not appear to have been much effort to explore and/or understand why so many did not receive these previous notices. Residents trying to raise concerns about this have repeatedly been dismissed by the Council members. This creates doubt and mistrust in the City Council and the process.)*
7. *Even tonight's meeting is clouded by a mailed notice containing different meeting and start times, from the online City communications regarding this meeting tonight. The public hearing portion of this meeting and proposed ordinance 2025-02 is not listed in some of the communications and agendas.*

As city council members, you have the opportunity to push pause on this proposed ordinance and address all of these issues and concerns held by the majority of Spring City residents. You have been asked to do so numerous times. But based on your current and previous behavior, I am convinced that you will ignore and dismiss us once again and arbitrarily push forward your personal agenda.

So please know that the concerned citizens of Spring City will be doing everything we can in the proper way under the law to stop you from doing something that does not need to be done, and the majority of Spring City does not want you to do.

Spring City Corp

PO Box 189  
Spring City UT, 84662



SALT LAKE CITY UT 84102

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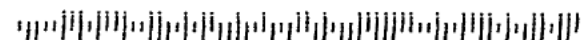
06/11/2025

COOK DANIEL H

BOUNTIFUL, UT 84010

**PUBLIC NOTICE**

84010-166579





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**SPRING CITY**  
**SUMMARY OF PROPOSED MUNICIPAL CODE CHANGES**  
**To Titles 10 and 11**  
**June 26, 2025**

Amendments have been proposed to Titles 10 and 11 of the Spring City, Utah, Municipal Code, and a draft of the proposed changes can be found on the city website as Ordinance 2025-03. A public hearing regarding the proposed Municipal Code changes is scheduled to be held on June 26, 2025, starting at 6:45 pm or after the Special City Council meeting.

There are 2 purposes for the changes; the first is to reduce the minimum buildable lot size from 1.06 to .5 acres. The second is to make some changes to the multi-family housing code to conform to the new minimum lot sizes and add some additional controls as to how many MF units can be built per lot and to limit the number of units within the city boundaries.

It should be understood that with the minimum buildable lot size being reduced to .5 acres means that any size lot may be built on with the minimum size being .5 acres, unless previously split and grandfathered in. Any lot split will be required to meet all published Spring City Municipal Codes, including published set-back requirements.

If this ordinance is adopted, the County will be able to allow one-half acre lots in the Spring City buffer zone. Currently, the minimum lot size in the buffer zone is one acre.

**A summary of the proposed changes are as follows:**

**Title 10**

Chapter 10-1-3 DEFINITIONS: of SUBDIVISION; reduced minimum buildable lot size to .5 acres.

Chapter 10-6A-4 LOT AND DWELLING SIZE REQUIREMENTS: reduced minimum buildable lot size to .5 acres and added requirements to must connect to culinary and wastewater systems.

Chapter 10-6A-6 LOCATION REQUIREMENTS: added frontage requirements for .5 acre lots.

Chapter 10-6D-2 PERMITTED USE: Reduced the minimum multi-family (MF) units per lot and added additional controls for no MF units in the Main Street Historical District and that not more than 5% MF units to single family dwellings as an additional control for the number of MF units allowed within the city boundaries.

Chapter 10-6D-4 LOT AND DWELLING SIZE REQUIREMENTS: reduced minimum buildable lot size to .5 acres and added requirements to must connect to culinary and wastewater systems.

Chapter 10-6D-6 LOCATION REQUIREMENTS: reduced minimum buildable lot size to .5 acres.

**Title 11**

11-1-2 DEFINITIONS: removed unneeded wording in SUBDIVISION definition.

Letter For Presentation in Special City Council Meeting  
6/26/2025

First and foremost we, Kathy and Bruce Caldwell, would like to formally object to what the city council is doing in trying to change the zoning ordinance to allow one half acre lots in the city and eventually in the buffer zone that will be annexed into the city. This change specifically allows for multi-family homes to be built on these smaller lots. Duplexes and fourplexes. It is our understanding that these multi-family structures are not allowed on the 1.06 acre lots as they are zoned now.

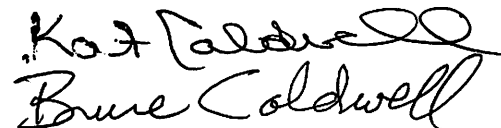
A little over a year and a half ago, when my wife and I first heard that a developer wanted to build 8 fourplexes, on two acres, not far from our house in the North East part of town, we showed up at a city council meeting. That night, someone on the council commended us for coming to the meeting. The sentiment was that it was nice to see some citizens who wanted to get involved. That is the last time we have heard anything like that coming from the front of this room.

Something seems off when all but one of our city council, who have been elected or appointed to represent the citizens of our town, are not listening to us. You have appointed members of our community to work on the city planning and zoning commission but you are not listening to these people either. What is wrong with this picture? What other interests are at play here? Why is it so urgent to make these changes before the election, when so many are opposed to it.

It truly seems like the most amicable solution is to simply put it on the ballot and see what the results are. Given the opposition, why are you, the members of our council, so committed to making the change? Why not wait a few months and put it on the ballot for the coming election in November? It seems like this is the most amicable solution. If the majority of the people decide the changes you want to make are a good thing, and vote in favor of the changes, then you win. But if the majority of the citizens vote to oppose these changes then it becomes clear what the will of the people is.

We are now submitting our written statement to Mrs. McCain for the record.

Thank you for your consideration on this matter,

Handwritten signatures of Kat Caldwell and Bruce Caldwell. The signature of Kat Caldwell is on top, and the signature of Bruce Caldwell is below it. Both are written in black ink.

Kat and Bruce Caldwell

Hi my name is Sally Scott... I would like to go on the record of the Spring City Council, that I would like to keep the city lots at 1.06 acres. I know this could be a hardship to some owners but I feel we could make allowance for special cases that could be brought to Planning and Zoning for help... and then to the City Council.

Thank you very much



June 26,2025

To Spring City Council,

I have an objection to the passing of all Title 10. The reason is that I have seen first hand what multihousing, duplexes, and apartment complexes will do to neighborhoods. Both Jim and myself worked in Real Estate for five years. I know when these kinds of buildings have been built in neighborhoods they are a complete eye sore. Property values decrease because sellers cannot set their properties because buyers do not want to live by these structures. So sellers have to lower their prices substantially to get a buyer, if they get one at all.

Last year my daughter moved into a two story duplex which was built right in the middle of a well established neighborhood. All the homes around this duplex were built in the early 60's. They are all brick, all are updated and well taken care of. Then there is this ugly cheap looking duplex. Their neighbors hate them because of how it's lowered their property values and because of the cars that are parked up and down the street from the families and their friends who park in front of their houses.

Jim and I moved down here for the fact we could get an acer, space to let our dogs run. We also moved here for the peace and quiet, the beauty, and the rural atmosphere. Putting multihousing of any kind will ruin this city of its natural resource of rural living.

It seems to me the way you ignored Planning and Zoning and pushing this through as fast as possible tells me maybe this is just a money grab for a few and the rest of us don't really matter.

So I asked that the city create a new city plan that can allow growth in a more sensible manner rather than just random buildings all over town.

Thank you

Kim Crowley

Thursday, 26 June 2025

FOR THE RECORD:

I OBJECT TO THE ½ ACRE ZONING ORDINANCE THE SPRING CITY COUNCIL  
IS VOTING ON SOON!

This written statement is submitted this day to Mrs. McCain

by Susan S. Tullis

Of Spring City Utah mailing address [REDACTED]  
Residence 3 miles east of Spring City in Sanpete County

**NOTE**

I have friends in the cause of protecting Spring City! While we like to work, think, and act together, this specific perspective represents my own thoughts and has not been vetted with them. I like to think my friends will love it...?! I've SO enjoyed the process of dreaming, trying out ideas, rethinking, and shaping perspectives with one another. I'd LOVE to see our town have a chance to do the same together and thoughtfully before irreversible big moves are imposed.

sst

**Citizens Want 1.06 Acre Lots**

Every single time the town has been polled regarding home lot sizes, results show an overwhelming majority preference (60-80%) that lot sizes remain 1.06 acres.

Citizens have shown up en masse over and over to express their strong desires. They literally beg the city council to pause the aggressive forward momentum towards reducing lot sizes and increased high-density housing. They have conducted research to show the direction we're catapulting towards will not pay our bills and will greatly harm our town's special destination reputation.

## **Citizens Want a Professional Governing City Plan to Preserve our Historical Designation and Rural Treasure**

The request to pause the ordinance is more than reasonable. Citizens have found ways and means to bring in professional planners who will work with the town's special historical designation, the hopes of its citizens, and the possibilities and limitations of its geography to produce a general plan that would then go through normal approval processes.

The city council would be guided and bound by the plan. Proper procedures would be required to change the ensuing ordinance. The recommendations of our Planning & Zoning Commission would again be given the proper credence they deserve as they weigh issues according to the professional governing plan.

This good plan could allow for measured growth while preserving the town's attractive ambiance both in town and approaching town. It could encourage measures to retain our rural feel. One example of how this can be done is north of town, on the west side of the highway:

Seven homeowners cooperated to contribute a quarter million dollars to preserve the rural feel of the area. As if they are developers! They have their own ordinance. They own their electrical power and commit to bury their powerlines. Further, each home is built on a minimum of 5 acres. New adjoining landowners who wish to tap in with the amenities will be required to adhere to the same standards. In this way, one of the several key sectors of our rural treasure is protected. Their beautiful fields can remain viable for agriculture, and the town can remain quaint.

Another model we could explore to preserve our rural surroundings is East Hampton, New York:

A friend of our town explored comparables of Spring City and East Hampton to find plausible recommendations. There are organizations bent on preservation who might be tapped via grants to incentivize farmers/landowners *NOT* to sell to developers. Further, these landowners can be given special places at the table in city governance to offer their expertise and updates to tackle issues and help retain the preservation.

### **How 'Bout a 1-Time Reset to Help Bridge Sides?**

There are ways to plan surgically. Hybrid solutions. We even could consider a one-time reset where citizen/landowner requests both in and out of town are heard and, where reasonable for the town's purview and standards, granted or grandfathered in with the new plan before a more lasting standard is brought to bear. It's give-and-take at the outset.

### **We Can Ignite Main Street and Our Unique Cottage Enterprises**

This is where we can thrive and be better and better at being Spring City! This is where we can bring in the revenue we need. We can strengthen our brand, much like Park City has, and remain true to our town's unique agricultural small-town identity. Small businesses can congregate online as well for what would likely become the bulk of their sales.

### **The People's Voice**

One of the greatest assets of this area is our people! We have tremendous talent and native wisdom in our ranks. We have strong identities, opinions, traditions, experiences, and creativity.

Truly I believe we have what we need! But it would require coming together. We need to listen to each other! Let's have neutral moderators and cottage meetings to dream up the possibilities of our neighborhoods. To help inform the new general plan. Let's set up a stump, microphone, and facilitator where people can share thoughts while still being nice to each other. Let's see if someone has that rich uncle who would love to help Spring City be better at being Spring City especially as we build up Main Street.

Let's figure out how Brandon Fugal saved his favorite town in Hawaii after Dole Pineapple moved, pulling out the agricultural business that sustained the town. There was a vacuum not too much unlike our town when our times are hostile to farmers. What *did* Brandon do there? He considers it his best life accomplishment. He saved the culture of the town and the surrounding agriculture. I believe there were cooperatives helping with the land and...? Let's find out! Maybe we can take a page from his success for our town.

### **Our Citizens Feel Betrayed**

The scale of potential negative impact of the city's proposed ordinance is frankly incalculable. Our town became special through its poverty. Some of its greatest assets that attract visitors from throughout the country literally come from our scrappiness, our volunteers, our resistance to rapid change. Many treasures have been enhanced by donations and outsiders who love this town.

Why has the city government ignored sincere pleas to pause and figure things out properly as all our sister cities in the county have done? Especially when so many developers are circling?

If we reduce city lot sizes from 1.06 to ½ acres blanket-style, in short order the county will mate up, developers will lure large sales of land, and we become another Payson/Santaquin area with a cute little downtown surrounded by crowded housing. Neon

lights. Traffic. We become prey to the very real possibility of being surrounded by cookie-cutter developments and careless developers.

And we lose our native charm. We, like Payson/Santaquin, are then no longer a destination town.

### **We All Want Landowner Rights**

One of the arguments that's undermining our town is that landowners should get to do what they want with their land. Thus, we should be able to have half acre lots.

In a community, lot size does not spell landowner rights. There are always strictures when people live together no matter the density of housing.

If a community such as ours is special because of the incredible vision, talent, and efforts of its citizens, even in their general poverty, is it right that those who are rich enough to own lands can do what they want, even as they trample that which has emerged as a collective treasure? Even if the collective voice of the people opposes those measures?

It's argued that citizens can enter into agreements together (such as HOA's), and then it's okay to have these standards.

I argue that our town in its sweet scrappiness has managed to preserve its savor despite not having a full-on governing plan. However, now we are in a new era and realize a desperate need to pause and get together that plan which most cities and towns have—or we will be changed forever. Too much!

A newcomer who pours all his assets into a beautiful rural home shouldn't suddenly discover that the city just approved high density housing across the street. Zoning should be well in place before such purchases are made.

### **Why Can't a Rural Town Remain Rural?**

I was rather alarmed that our current governor ran on helping our rural communities when I realized his vision for "helping" us seems to be to pull us up out of our rural-ness and modernize us, including low-income housing and...perhaps a Costco one of these days? Are we also destined to become a 15-minute-esque city that so many of us ran away from?

So many people attracted to this area want the potential of community and self-sufficiency. Do we really want to build neighborhoods on our surrounding soil-rich fields that have been carefully nurtured and improved over generations?

And what about blocking beautiful views?

### **Shouldn't We Be Taking Care of the Poor and Needy?**

Of course, we should! Drive around town. We are. And they can have privacy, a garden, and dignity.

What if we were to champion the stated goals of the current national administration to convert parcels of the vast lands seized by federal overreach into new cities to house more of the people? These communities are to have opportunities and services including addiction recovery centers and trade schools.

Further, here in town we can make sure it's easily legit for families to climb in together with their mother-in-law houses on their 1-acre lots.

### **Why Wouldn't It Be Okay for Spring City to Remain Special?**

We protected the turtle. Can't we protect our little town?

Or this one: Let's not kill the goose that lays the golden eggs!

Yes, there are outside forces pressing down on us. I do not buy that we will someday be forced to grow so we may as well begin now. I like to think there was a public mandate in the last election to turn around these fatalistic expectations. I like to believe we can stand up to these forces because we are one of the last remaining communities where so much of it is on the historical registry.

Lobsters pull down lobsters that are about to climb to freedom. We are not lobsters! Everyone should be able to do their best to improve their own homes, yards, towns. We shouldn't let others pull us down because we have something they don't.

NIMBY. It's what townspeople were called when they opposed multi-family housing here in Spring City. *Not in my backyard!* We were supposed to feel small and unworthy. But it's the right of every person to do their best to protect their own homes, neighborhoods, and areas.

Votes, incentives, zoning plans, benefactors, improved Main Street, grants, reputation, historical treasure, transparency, cottage meetings, communication, interdependencies, independence—so many tools to help us be our best!

### **Citizens Feel Betrayed by Their City Government**

For one moment the citizens were relieved when the council reluctantly voted in a committee to study possibilities per the request of the crowded room of people. Almost immediately we saw this committee torqued away from what the people asked for and,



instead, we were given a machine mandate to validate the very positions of unquestioned development that the people wanted to challenge for other options.

I like to look forward in hope, but it does seem important to realize that this whole situation has been fraught with seeming political improprieties, the worse of which, in my humble opinion, is running over the wishes of the people because the right powers emerged to be able to do so.

The personal stakes of citizens are too high for this to be a business-as-usual moment in the town's politics. This is a time the people's voices should be heard and honored.

We identify obvious conflicts of interest in our local government. We have questions about how this moment of grave concern to so many has come to be. Trust is low.

We lobbied the idea of a referendum vote, and one councilman is reported to have said, "Referendums are Un-American!" I told that to my husband who countered, "The entire Revolutionary War was a giant referendum!"

I say that for a council to push through a vote against the will of the people and thereby quickly facilitate personal agendas while knowing full well the people intend a referendum—*that's* Un-American!

### **We Started Working with the County**

On the day Councilman Strate first approached the county to try and get its blessing on his ordinance, I stayed afterwards and spoke with the 3 county commissioners and recorder. They graciously allowed me to sit in the hotspot chair and try out my thinking with what they know, and they attended to my words thoughtfully.

My main contention was that if Spring City can remain special in the way it already is, it blesses the whole county. People who visit here also often end up shopping and enjoying amenities throughout the county. People love to visit Sanpete County—as a destination!

My daughter's new father-in-law purchases all the water for Las Vegas. When he and his wife would tell friends that their son was marrying a girl from Spring City Utah, they heard several times: "OH! That's my *favorite* place in the world!"

The same thing happened when my parents told friends on the benches of Holliday Utah of their daughter's whereabouts.

Our friends in the cause of protecting Spring City have been asking our visitors if they'd still wish to make a day or weekend of visiting here if we give in to developers? The answer takes no thought: "No."

I wondered, talking with the county, if there could be ways to incentivize such that the more aggressive development happens in Ephraim where already it's going on, where there's a college and a temple? What if east of Mt. Pleasant we encouraged a vision of a sprinkling of Airbnb's? And let Spring City be better at being Spring City—as a destination? A place of memories, quality food, home tours, art events, agriculture, and on and on.

We spoke quite a while, and the county made sure I understood what they can and cannot do. I appreciate that as we wound up, each commissioner said to me sincerely, one by one, "You fight!"

My personal visit was soon followed by at least a dozen women and some children from *Women Who Care* who arranged to air their concerns and stated their intent to seek better partnership between the county and Spring City in the spirit of preserving what's special.

We think it's a good time to step back and look at these issues with a more regional perspective.

#### **From a Distance there is Harmony**

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

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


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

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

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

**I object to the ½ acre zoning ordinance the Spring City council is voting on soon!**

**I submit this paper to Mrs. McCain FOR THE RECORD**

  
6.26.2025

Su's ChatGPT query:

Can you please give me details of the Hawaiian town that Brandon Fugal helped save after the Dole Pineapple company relocated?

Answer:

Brandon Fugal, a prominent real estate developer, played a significant role in preserving the legacy of the Dole Pineapple plantation in Wahiawa, Hawaii. After the Dole Corporation ceased its operations in Hawaii in 1992, Fugal admired the plantation's beauty and historical significance during his time on the island. Years later, he acquired the property and initiated efforts to create sustainable farming practices while preserving Hawaiian culture.

His vision involved involving the local Hawaiian population in the preservation and development of the site, ensuring that the area's cultural and historical essence remained intact. This initiative highlights Fugal's commitment to both sustainability and community engagement.

It's a fascinating story of blending history, culture, and modern development. What are your thoughts on this?

Reference: [Utah investors create sustainable farming, preserve Hawaiian culture at Dole plantation site | KSL.com](#)

4.27.25

Su's letter to Brandon Fugal via his business contact portal at colliers.com.

Dear Brandon,

Spring City, Utah has parallels to Wahiawa, Hawaii. And it's in trouble, according to a majority of its citizens.

A family member purchases all the water for Las Vegas, and when his wife tells friends there that their son married a girl from Spring City, often the response is, "That's my favorite place in the world!" My parents received the same responses regularly when they told Holladay, Utah friends that I live there.

The town is the only remaining location that has preserved Joseph Smith and Brigham Young's vision of 1-acre lots in a community. Places where a family can be self-sustaining

with livestock, large garden, mother-in-law home, etc. Nearly 20 years ago Forbes declared the town to be in the top 10 of beautiful communities.

It is a special place off the beaten path of Hwy 89 that couldn't afford to develop and one day woke up to realize the whole town was on the historic registry. Artists and restoration experts got to work, and the town has retained a delightful and operational historic ambiance. Cottage industries, awesome Main Street, agricultural surroundings.

75-80% of the community desire to retain the historic feel whenever polled, but now we have a largely unelected city council that has decided the only way to make ends meet is to welcome development that would destroy what's special about this town.

It seems the multi-housing, small lots, high rise, dense type of housing should happen in Ephraim where there's a college and temple. Air B&B's in Mt. Pleasant. Keep Spring City special. Don't kill the goose that lays the golden eggs. The whole county benefits from Spring City being a destination--and that is slated to change rapidly as developers have been buying up land, the city is close to imposing 1/2 acre lots throughout town, etc.

I believe you have skills, means, and ideas to think out of the box and help preserve/protect this special town. To help it be better at being Spring City rather than water it down to be like everywhere else. Why can't a rural community remain rural, if that's the will of the people? There's pressure from state government as well.

A coalition of interests have planned a town hall meeting for this Tuesday (4.29.25), 6:30 pm at the city hall ballroom. I fear the most vocal people lack a vision of possibilities beyond the usual.

Would you be able to help us?

Thank you.

Su Tullis

\*\*\*

Brandon Fugal Reply, Monday 4.28.25

Su:

Thank you for reaching out regarding Spring City, Utah.

I am not sure what I could do to assist unless there is a significant portion of the town or downtown area for sale that could be positioned for preservation or appropriate redevelopment...



Warmly,

**Brandon Fugal**

Chairman

Main [REDACTED] | Mobile [REDACTED]

Direct [REDACTED] | Fax [REDACTED]

[REDACTED]

Assistant, Linda Thompson [REDACTED]

[REDACTED]

**Colliers International**

[REDACTED]

Salt Lake City, UT 84121 | United States

[REDACTED]

\*\*\*

What about this man?

<https://www.deseret.com/utah/2025/04/26/conservation-utah-public-lands-great-salt-lake/>

# NOTES: Spring City and ChatGPT

4.25.25

Question, provided by Sherry Pritchett Richards:

We are dealing with some zoning issues in our town and around our town in Spring City Utah and I am curious about how East Hampton New York has managed to keep development and developers from coming in and ruining the scenic area. I really have not seen that other areas have been able to control that even out on the East end of Long Island Southampton sag harbor have been quite developed and I wonder how East Hampton avoided it?

Answer:

East Hampton, NY, has successfully preserved its scenic character and limited overdevelopment through a comprehensive and proactive approach to zoning, conservation, and community engagement. Here are the key strategies they've employed:

## 1. **Strict Zoning Regulations**

East Hampton has implemented stringent zoning laws to control the scale and impact of new developments:

- a. **House Size Limits:** Recent amendments have reduced the maximum allowable gross floor area for homes. For instance, the formula was adjusted to 7% of the lot area plus 1,500 square feet, capping the maximum at 10,000 square feet. This move aims to ...(?)
- b. **Accessory Structure Restrictions:** New limitations have been placed on the height and proximity of accessory structures to the main building, ensuring that secondary constructions don't overshadow primary residences or encroach on neighboring properties.

## 2. **Conservation Easements and Open Space Preservation**

The town actively acquires land and establishes conservation easements to protect open spaces:

- a. **Community Preservation Fund (CPF):** East Hampton utilizes CPF revenues to purchase land for conservation, ensuring that significant tracts remain undeveloped and maintain the town's rural and scenic qualities.
- b. **Scenic Resource Protection:** Collaborative efforts between the town and village have led to the development of plans aimed at preserving scenic areas, further reinforcing the commitment to maintaining the town's visual appeal.

### 3. **Community Engagement and Advocacy**

Local residents play a pivotal role in shaping development policies:

- a. **Zoning Code Amendment Workgroup:** Established by the town, this group comprises various stakeholders, including environmental experts and community members, to guide zoning code revisions that reflect the community's values and sustainability goals.
- b. **Grassroots Activism:** Individuals like Jaine Mehring have been instrumental in advocating against the proliferation of mega-mansions, emphasizing the importance of conserving the town's traditional character and promoting affordable housing.

### 4. **Environmental and Coastal Protection**

Recognizing the importance of its natural surroundings, East Hampton has integrated environmental considerations into its planning:

- a. **Coastal Assessment and Resilience Plan:** This plan addresses climate change impacts, stormwater management, and coastal erosion, ensuring that development aligns with environmental sustainability.
- b. **Development Policies:** Specific recommendations have been made for land use changes in coastal zones to preserve water quality, open space, and critical habitats.

### 5. **Enforcement and Legal Measures**

The town enforces its regulations to maintain compliance:

- a. **Zoning Enforcement:** Unauthorized alterations or developments, especially in protected areas, face strict penalties, including fines and revocation of

occupancy certificates, as seen in notable cases involving high-profile properties.

## Application to Spring City, Utah

Spring City can draw inspiration from East Hampton's multifaceted approach:

- **Implementing Clear Zoning Codes:**  
Establishing regulations that define permissible development scales and styles can help maintain the town's character.
- **Promoting Conservation:**  
Utilizing tools like conservation easements and land trusts can protect open spaces and scenic areas from development.
- **Encouraging Community Participation:**  
Forming committees or workgroups that include residents can ensure that development areas(?) align with community values.
- **Integrating Environmental Considerations:**  
Developing plans that address local environmental concerns, such as water management and habitat preservation, can guide sustainable development.

By adopting a comprehensive strategy that combines regulation, conservation, community involvement, and environmental planning, Spring City can effectively manage development pressures and preserve its unique character.

That's a sharp and very valid observation—and you're right: almost every community says they're trying to protect their scenic character through zoning and design review, but developers often find ways around those systems, especially with enough time, money, and legal pressure.



What makes East Hampton somewhat of a unicorn in this context likely comes down to a few deeper and more durable factors:

**1. Extreme Wealth + Strong Local Ownership**

East Hampton isn't just expensive—it's *generationally rich*, and a lot of that wealth is tied to families and individuals who are heavily invested in preservation. These aren't just property owners—they're politically connected, media-savvy, and able to lawyer up hard and fast. That kind of entrenched, wealthy resistance is a deterrent most developers don't want to take on.

**Contrast:** In many towns, landowners eventually sell under pressure or pass away, and heirs cash out. In East Hampton, the people with influence *stay and fight*.

**2. Tight Control of Political Power**

East Hampton has long had a very locally focused government that hasn't been easily bought or politically swayed. Officials who *don't* toe the conservationist line often don't last. Their planning board and zoning boards are not only strict but deeply culturally aligned with preservation, not just rule-following.

**Contrast:** In other areas, developers get on planning boards or fund campaigns, gradually changing the local political climate. That's harder to do in East Hampton because of the tight-knit, watchdog nature of its civic ecosystem.

**3. Aggressive Use of Land Trusts and Easements**

The Peconic Land Trust and other entities have bought up huge swaths of land, or placed easements that permanently limit development, *before* developers had a chance. This proactivity—spending big to *preemptively protect* land—is something most places don't pull off at scale.

**Contrast:** Many towns only consider conservation easements *after* development threats emerge, by which point land values are inflated and sellers are harder to negotiate with.

**4. Unified Community Culture**

There's a cultural norm in East Hampton around "keeping it rural" that goes beyond policy. There's shame and social cost associated with overdevelopment. Even wealthy newcomers are often pressured to conform. That kind of social capital is hard to

manufacture but has real teeth in a place like that.

#### 5. **Access Limitations and Geography**

East Hampton's geographic location limits development in subtle but powerful ways—roads in and out are limited, there's no direct highway, and infrastructure like water and sewer hookups are tightly controlled. These physical bottlenecks make high-density projects harder to justify or build, even if zoning were changed.

**ChatGPT:** Want me to dig a little deeper into how their land trust mechanisms or political networks function? Or help think through how to adapt any of this for Spring City's context?

**Answer:** Certainly, let's delve deeper into how East Hampton, New York, has effectively preserved its scenic character and controlled development, focusing on two key areas: land trust mechanisms and political structure. We'll also explore how these strategies could be...(?)

#### **Land Trust Mechanisms: The Role of the Peconic Land Trust**

East Hampton's success in land conservation is significantly attributed to the proactive efforts of the Peconic Land Trust. Here's how they operate:

- **Strategic Land Acquisition:** The Trust collaborates with the Town of East Hampton to identify and acquire parcels of land that are critical for environmental protection and maintaining the town's rural character. For instance, they jointly acquired 2.7 acres on Georgica Pond to safeguard the natural habitat.
- **Conservation Easements:** They work with landowners to establish conservation easements, which are legal agreements that permanently limit uses of the land to protect its conservation values. This approach allows landowners to retain ownership while ensuring the land remains undeveloped.
- **Stewardship and Support:** The Trust provides resources and guidance to easement holders, assisting them in understanding and fulfilling their responsibilities to maintain the land's conservation values.

This model has been instrumental in preserving East Hampton's open spaces and could serve as a blueprint for Spring City.

### **Political Structures: Governance and Community Involvement**

East Hampton's political framework plays a crucial role in managing development:

- **Planning Board:** This board reviews and approves development plans, ensuring they align with the town's comprehensive plan and zoning regulations. Members are appointed by the Town Board and serve seven-year terms.
- **Zoning Board of Appeals (ZBA):** The ZBA handles requests for variances and ensures equitable administration of the zoning code. Members are appointed for five-year terms.
- **Community Advocacy:** Residents actively participate in local governance. For example, Jaine Mehring, a former Wall Street executive, joined the ZBA and has been a vocal advocate against the proliferation of mega-mansions, emphasizing the importance of preserving the town's traditional character.

This combination of structured governance and community engagement has been effective in maintaining East Hampton's scenic integrity.

### **Adapting Strategies for Spring City, Utah**

Spring City can consider the following steps to emulate East Hampton's success:

1. **Establish a Local Land Trust:** Form a land trust dedicated to conserving open spaces and historical sites. This organization can work with landowners to create conservation easements and seek funding for land acquisitions.
2. **Strengthen Zoning Regulations:** Review and update zoning codes to control the scale and type of development, ensuring they reflect the community's vision for preservation.

3. **Enhance Community Participation:** Encourage residents to participate in planning and zoning boards, and foster grassroots movements to advocate for sustainable development practices.
4. **Collaborate with Government Entities:** Work with county and state agencies to align conservation efforts and secure funding for preservation projects.

By adopting these strategies, Spring City can proactively manage development pressures and preserve its unique character.

If you're interested, I can assist in identifying potential funding sources, drafting conservation easement templates, or connecting you with experts experienced in land trust operations. Let me know how you'd like to proceed.

Question: The people who have owned land in Spring City for generations are farmers and they are ready to cash out and develop their land, so it's a very, very different situation from East Hampton I believe since the pressures to develop are the generational landowners.

Answer: Yes—**that's a huge difference**, and one that makes your challenge both more delicate and more urgent.

In East Hampton, the "old money" has preservationist instincts. In Spring City, **multi-generational landowners are often asset-rich but cash-poor**—they've held on to land through hard work, and when development offers come, they finally see a way to secure their future or help their kids. **That's not greed; that's survival.**

So trying to simply "stop development" can come across as asking people to sacrifice again—for the sake of outsiders or a scenic view.

Here's where you can pivot strategically:

### 1. Offer *Alternative Financial Incentives*

If development is the only option that pays, that's what people will choose. But there are ways to let landowners cash in **without selling to developers**, like:

- **Conservation easement payments:** These can provide **lump sums of tax deductions** in exchange for limiting development. Pair this with a local land trust or partner with a statewide one (like the Utah Open Lands Trust).
- **Transfer of Development Rights (TDR):** Spring City could implement a system where landowners can **sell their development rights** to designated high density zones. The farmers get paid *not* to develop(?).
- **Agricultural preservation districts:** Offer property tax relief or small grants for landowners who keep land in ag use or open space for a set time.

### 2. Give Farmers a Seat at the Table

Instead of seeing landowners as an obstacle, **make them the heart of the solution**. Form a committee of respected generational families and ask:

- *What do you need in order not to sell?*
- *What would make holding onto your land feel like a \_\_(?), not a sacrifice?*

They may surprise you—some just want to build a house for each kid, or ensure they don't get taxed off their land.

### 3. Create a Long-Term Vision That Includes Them

If farmers feel like the future of the town excludes them, they'll sell. If they're part of that future, they'll consider staying. Things that help:

- Build policies that explicitly protect **family-scale homesteads** over subdivision sprawl.

- Develop small-scale **heritage tourism** or **agritourism** that could offer income streams.
- Educate through real-life examples: show what happened in nearby towns that developed too fast.

#### **4. Be Proactive, Not Reactive**

You probably need **immediate action to prevent irreversible sales**. That might mean:

- Creating an emergency preservation fund
- Placing temporary moratoriums on certain types of development
- Drafting a **rural land protection ordinance**
- Mapping out the most vulnerable parcels and prioritizing outreach

Would it help if I drafted a 1-2 page pitch or explainer you could bring to a town council meeting or community stakeholder discussion? Something that lays this out in a plain terms and tries to unite interests around a shared vision before it's too late?

Yes

## **Spring City Land Strategy**

### **Preserving Spring City's Future: A Vision for Responsible Growth and Generational Prosperity**

#### **Overview**

Spring City, Utah, is at a crossroads. Generational landowners face rising pressure to sell land to developers, threatening the town's historic charm, open space, and rural identity. Unlike East Hampton, where wealthy preservationists drive land conservation, Spring City must chart a path that respects its roots: hard-working families, farming traditions, and the need for financial security.



## **Challenge**

For many multi-generational landowners, development offers a long-awaited opportunity to access the financial value of their land. Without viable alternatives, they understandably consider selling. The risk is that unchecked development could overwhelm Spring City with suburban sprawl, traffic, and a loss of community character.

## **A Balanced Approach: Keep the Land, Cash the Value**

We propose a framework where landowners can benefit financially without sacrificing the heritage or sustainability of the town:

### **1. Conservation Easements with Compensation**

Work with a land trust (e.g., Utah Open Lands Trust) to offer payment or tax benefits for voluntarily limiting development.

Easements can be customized to allow family homes, farming, or grazing while preventing subdivision.

### **2. Transfer of Development Rights (TDR)**

Let landowners “sell” their development rights to builders who want to develop in denser areas designated by the town.

This helps keep rural areas rural while meeting growth needs elsewhere.

### **3. Agricultural and Open Spaces Incentives**

Establish a local program to give tax relief or grants to those who keep land in ag or open space for a set number of years.

## **Community Voice, Not Just Regulation**

This isn't about telling landowners what to do. It's about asking them what they need to keep going and working together on solutions. We propose creating a Generational Landowners Advisory Group to:

- Identify key financial and cultural needs
- Help design any programs (e.g., conservation funds, zoning adjustments)
- Advocate for fair, community-driven planning

## **Next Steps**

1. **Immediate Action:** Put a temporary pause on large-scale development approvals until a long-term growth plan is adopted.
2. **Form the Advisory Group:** Invite respected landowning families to the table.
3. **Pursue State and Federal Conservation Funding:** Apply for grants and partner with land trusts.
4. **Engage the Public:** Host town hall meetings and create educational materials.

## **Final Word**

Spring City has a chance to be a leader in rural land stewardship. By working with—not against—our generational landowners, we can create a future that honors our past, protects our land, and sustains our community.

Let's build that future together.

Good evening, members of the council and fellow community members,

Thank you for the opportunity to speak. I'm here today in support of **allowing** lots smaller than one acre in our rural community—not to disrupt our way of life, but to preserve it for future generations.

Forcing every home to sit on a full acre limits who can afford to live here—young families, retirees, and working residents alike. Smaller lot sizes offer flexibility and affordability while still allowing for well-planned, respectful development that aligns with our community's values. A smaller lot may improve the presentation of our city, as they are easier to maintain.

Importantly, this is also a matter of fundamental rights. Our Constitution upholds the right to private property. As long as landowners are respecting safety and zoning standards, they should have the freedom to use their property in ways that meet **their** needs. Overly restrictive lot-size requirements **infringe** on that freedom and limit personal choice **without** clear justification.

Smaller lots also bring **real** benefits to the city. More homes mean a broader tax base, which creates additional revenue to fund local services, schools, and infrastructure, reducing the financial pressure on existing residents, as previously presented by Ken Krogue at the request of the city council.

And let's not forget: smaller lots can support conservation. They use **less** water and **less** land, which aligns with our long-term environmental goals. With smart planning, we can maintain the open space and rural character we all value.

This is not about overcrowding or overdevelopment. It's about property rights, economic vitality, and keeping our community open, **fair**, and thriving.

Thank you.



Phillip Wood

## **I OBJECT TO THE ORDINANCE THE SPRING CITY COUNCIL IS VOTING ON!**

I have been a full-time resident of Spring City for over seven years. It took me five years to convince my wife to move from our house in Salt Lake City. For a very long time I just had a feeling that Spring City was where I was supposed to be. My wife did NOT share my feeling. So, I agreed to look at other small towns in Utah to see if there was a place we could compromise on. We looked from Hyrum in Cache County all the way down to Manti. Everywhere we looked seemed like just another generic small town with suburbanization already happening or just around the corner.

In the end, for me, it was Spring City or stay where we were. Luckily, my wife agreed. Spring City has a different feeling. I don't know whether Spring City's pioneer pattern of development with its one acre lots with a house and outbuildings was divinely inspired or just good urban planning. I do know, from our searching for a new hometown, while it is not perfect, it is unique. I've heard it said that Spring City is the best surviving example of the "Mormon Village" urban plan not only in Utah but in the United States.

We tried for a year and a half to buy an historic home but couldn't find anyone willing to sell to us. So, we ended up buying a vacant lot and building a new home that looks old. I remember when we went before the Planning and Zoning Commission and got unanimous approval of our plans, one of the commission members, Mr. Tuttle, asked me if we had thought of a name for our house. I said I hadn't gotten that far yet. Mr. Tuttle suggested "Harmony House" because our plans tried to be in harmony with Spring City's style and the Mormon Village idea.


I object to the proposed zoning change because, over time, it WILL change the character of Spring City into just another small Utah town. If I wanted to move into just another small Utah town, I could have moved to a dozen other places. Maybe the council members who are pushing for this zoning change have lived here too long to see and feel what makes Spring City different. Other towns have historic houses too. But they long ago abandoned the "Mormon Village" urban plan.

It is the unique combination of historic homes AND the “Mormon Village” urban plan that enabled Spring City to become a Historic District, attracts crowds to our Heritage Day Celebration, generated the money to pay for the renovation of the beautiful building we are in today, pay for the ongoing renovation of the Activity Center next door, and secure historic preservation grants for our continued economic development.

Some council members say they are trying to protect people’s “property rights”. But they aren’t. They are just replacing the historic practice of 1.06 acre lot sizes that have been in place for decades and were reaffirmed by the 2005 referendum and the 2023 planning and zoning survey with their own personal preference of ½ acre lots.

Since we moved here, I have not seen the community so antagonized over a council action as it is now. I urge the members of the city council to stop the zoning change and stop disrupting the harmony of the community.

For the record,

A handwritten signature in black ink that reads "Michael Broadbent". The script is fluid and cursive, with the first letter of each word being capitalized and larger than the others.

Michael Broadbent

06/26/2025



June 26, 2025

To: Spring City Council members,

- **We STRONGLY object** to reducing lot size in Spring City from 1.06 acre to .5 acres.
- **We STRONGLY object** to subdivision of lots and multi-family units within Spring City.

Spring City is an historical treasure that once decimated with more houses and traffic, would lose all its original charm as well as lose its National Historic Designation. We value the many hundreds of visitors who come each year to participate in our historical and arts events, which also add needed tax revenue to the city. In our opinion, the proposed change to our codes would be a deterrent to those wishing to experience the feel of a Mormon pioneer village.

We would like our statement to be placed on the public record.

Sincerely,

*James W. Brown*

*Eileen G. Brown*

Jim and Eileen Brown

Spring City, Ut



CHERYL NORTH'S PUBLIC COMMENTS AT CITY COUNCIL 6/26/25

I live at [REDACTED] on a half acre and am remodeling my basement to accommodate two single ladies.

Personally I have no objection to people who own one acre who want to let their children build a house on part of that--as long as the growth and divisions are controlled to a small percent.

I'm making an objection about this ordinance that WITHOUT A PROFESSIONALLY DRAWN UP AND APPROVED BY CITIZENS CITY PLAN, you are disregarding repeated calls for a proper city plan.

You are disregarding what we all know is approximately 80% of Spring City residents who don't want crammed in multifamily housing like what you approved for Phil Woods up on 500 East. You approved a concentration of 16 families on 2 acres without proper road and infrastructure studies. And then you voted to give \$50,000 to help him with the roads.

Now you want us to trust you to let groups of big developers come in and put up more duplexes, and worse.

We know you have already made your decision.

We know what we think doesn't matter.

We know some of you stand to profit handsomely from the multifamily proposal, regardless of loosely worded "No conflict of interest" statements.

I register my objection to your one year track record of <sup>how</sup> you have handled this sensitive issue.

Cheryl North

*+ placed*  
I request this be read into public  
record Cheryl North

June 26, 2025

To Spring City City Council Members and Mayor,

As a 30+ year citizen of Spring City, I am expressing my opinion on pending Council decisions concerning multifamily dwellings and half acre lots.

I object to multifamily dwelling for the following reasons:

They would create undue strain on the city's infrastructure: roads, water, electricity, waste management, and phone lines, raising city bills.

They would reduce privacy, create overcrowding, and increase noise.

They would distract from the compelling historical beauty of the city.

They would not integrate well with the rural nature of Spring City, creating a jolting contrast between historical one family dwellings, many on acre lots, and multifamily ones on half acre lots.


My final objection is that, from local surveys that are on record, it is the consensus of the majority of our citizens that we do not want multifamily dwelling within our city or our buffer zone.

I am not opposed to half acre lots with single family dwellings on them.

I would like my statement placed in the public record for this meeting, June 26, 2025.

Sincerely, 

Patricia Ellsworth

  
Spring City, UT 84662

## Scott Newman's Public Hearing Comments – June 26, 2025

I am David Figgat reading Scott Newman's comments.

Thank you for holding this forum. I object to your proposed change to the minimum lot size ordinance and ask that my remarks be part of the public record.

I appeal to you, Randy, Ken, Courtney, and Marty, to ask yourselves if you are representing the voice of the majority of our residents, as well as the Planning and Zoning Commission, as is your charge, or, are you working from your own point of view, opinions, and unproven assumptions for increasing city revenue?

Let's talk facts:

1. **Fact:** Your proposal does not include detailed pro-forma projections of what this change will produce in incremental revenue or costs. This <sup>202</sup>basic business school cost/benefit analysis must be completed before any further action.
2. **Fact:** Concerning property rights, you say people should be allowed to do whatever they want with their property. Yet, no incorporated town in America allows residents to do whatever they please without <sup>some</sup> government oversight.
3. **Fact:** You speak of housing affordability for young people and the ability of the elderly to maintain full-acre lots. Yet, without asking all residents, we are not hearing from those on the other side of the coin, who also have property rights.
4. **Fact:** This is another reason for slowing down and having a resident survey conducted on this issue before you vote, something that should have been ~~part~~ part of your plan all along in order to do the right thing the right way.
5. **Fact:** Per your statistics, there are more half-acre lots in the city than acre lots. Why do we need a blanket change to the minimum lot size when we have a Board of Adjustment in place to consider individual resident requests.
6. **Fact:** The head of the State Historic Preservation Office has affirmed in writing that reducing the lot sizes will definitely, over time, negatively impact the integrity and viability of our National Historic District.
7. **Fact:** This National Historic District has served the city well. A month ago, the Friends of Historic Spring City sponsored the annual Heritage Day. This day brought in almost 1,400 visitors and a total profit of \$34,300. We will gift this money to the city and to local residents, as we do every year for preserving historic properties.
8. **Fact:** Since the 1990s, Friends of Historic Spring City has raised and gifted over \$2 million for refurbishing the Old School and another \$160,000 in the last two years for the Old Junior High. It absolutely does not represent smart business and governance to negatively affect our National Historic District and bite the hand that has been helping feed this town for years.

**June 26, 2025**  
Spring City, UT

**Re: Spring City Council Public Hearing – June 26, 2025**  
**Subject: Subdividing Lots and Multi-Family Dwellings**

I am making an objection and would like to formally express my concern regarding the apparent lack of acknowledgment and appreciation shown by four members of the Spring City Council toward the Planning and Zoning Committee for their input and recommendations concerning the subdivision of city lots and the percentage of multi-family dwellings permitted within city limits.

The verbal and non-verbal communication from council members during these discussions has not gone unnoticed by the citizens attending the public meetings. Respectful engagement with our Planning and Zoning Committee is essential to ensuring that decisions are made in the best interest of the entire community.

We understand that population growth and increased housing needs are inevitable in the Sanpete Valley. However, Spring City must approach these challenges with thoughtful planning rather than being swept up in speculative development driven by short-term profits. Our focus should be on long-term sustainability—economic development and the revitalization of our business district can offer more lasting benefits to the community than an overemphasis on rapid housing expansion, which could burden residents with long-term financial consequences.

I respectfully request that this statement be entered into the public record.

Sincerely,



**James Baker**



Spring City, UT 84662

Bruce Spiegel

I have an objection to the ½ acre proposal.

6/26/25

I hear the council's lecture for affordable <sup>housing</sup> lot size; unkept lots with abandoned cars and weeds; the need to increase city revenue; and the individual property right.

**I don't hear the council acknowledging the concerns voiced by the community;** and in so doing attempt to find common and middle ground. Let's talk about the issues briefly.

#### **Affordable lot size;**

splitting a lot does not make a lot affordable. If a 1.06 acre lot sells for \$150k, then ½ acre lot will sell for half that cost and then some, therefore actually making the cost per acre higher; and ½ acre lot selling for \$75-\$80 which is still not affordable for most.

#### **Unkept lots with abandoned cars and weeds**

Is that <sup>in itself</sup> all that bad? There is wildlife, bees, birds, and domestic animals that depend on the open space;

split the lot, how then do you deal with the outbuildings <sup>which</sup> help define the historic character of Spring City

Fences and open space between neighbors make for good neighbors; split the lot and more tall fences go up.

You don't need to envision what ½ acre does to a city <sup>just</sup> drive 500 W north of Terrel's and see what this looks like. The old historic homes are overshadowed and become neglected by the new West Valley style architecture, with the congestion now instead of just weeds, abandoned cars and wildlife, you have: 4-6 cars parked in front of the house, inoperable vehicles including a small bus, campers, camper trailers, half a vehicle, ATV and go-carts and go-cart parts, tractors, dead trees, weeds, trash including a couch and unkept yards. They are missing <sup>good</sup> ~~good~~ neighbors, wildlife bees and birds. The added congestion only increased the amount of trash.

#### **Need to increase city revenue**

The argument for increasing the lot size for city revenue is an incomplete accounting of the true costs. The council needs to access the true direct and indirect costs with a full accounting of each, not only the parts of the math that support their argument. There is so much more to this topic and the council has only scratched the surface and have provided an argument that supports the individuals interests to which he stands to profit.

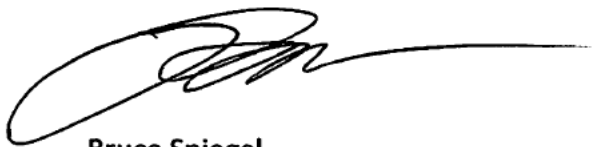
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### **Individual Property Right**

Whether it's 1.06 or ½ acre; or 5%-4%-3% density housing <sup>6</sup>you still impeding on and individuals' property right.

Let's talk then about Community Collective Property Right. That was set at 1.06 acres and most of us voted for, bought-into, invested into the community because we don't have a neighbor on top of us.

At this point if you change to ½ acre lot that will impact the communities' collective property right which has preference over one's individual right especially when that individual alone stands to profit. Also reducing the lot size constitutes a taking from the existing residences who have invested into the community and who have nothing to gain or get nothing in return from such a taking.



Bruce Spiegel

[REDACTED]

*Spring Circle*



## I OBJECT TO THE ORDINANCE THE SPRING CITY COUNCIL IS VOTING ON.

### Main Concerns

#### Rapid Development & Lack of Planning

- \*The city is pushing development at an unprecedented pace without a complete and comprehensive city plan.
- \*Development decisions seem driven by financial interests rather than the best interests of the community and preserving our town's heritage and character.
- \*It is incorrect to claim that supporting residential construction offers an overall financial benefit in the long term. Only establishing businesses with ongoing sales tax revenue can generate that benefit.

#### Conflict of Interest & Transparency

- \*I have concerns regarding potential conflicts of interest among city council members, planning and zoning board members, and individuals involved in governing irrigation.
- \*Residents perceive a lack of transparency, with opposition voices being silenced or dismissed. Instances of intimidation have been displayed and threats have been issued. *- particularly by multigenerational board members.*

#### Impact on City Character & Future

- \*Most residents oppose small lot sizes, low-income housing, and multi-family developments that threaten our rural and historic charm and do nothing for the overall financial stability.
- \*We want development that respects our town's heritage and maintains its quiet, rural atmosphere.

#### Community & Infrastructure Concerns

- \*I have questions about water availability—where will our water come from as we grow?
- \*I have concerns regarding supporting infrastructure, including police, fire services, roads, utilities, and overall infrastructure, as well as how these services will be delivered and financed.
- \*Where will employment opportunities and economic sustainability support these future residents? This uncertainty is a genuine concern amid rapid development.

#### Double Standards & Fair Representation

- \*Many citizens want growth and change "but not in our neighborhood."
- \*There is a perception that council members prioritize their own interests and those of their friends over the community's, leading to concerns about transparency and fairness.

#### Call for Action

- \*We require a thorough and transparent city plan that prioritizes preservation, encourages community involvement, and fosters honesty in its development.
- \*We ask leaders to disclose any conflicts of interest freely—those who genuinely serve Spring City and uphold its history and values. *We believe a new broom sweeps clean.*
- \*We seek council members who are deeply dedicated to protecting our unique heritage while actively planning for sustainable growth. Their commitment will ensure that both current and future generations can enjoy a vibrant, well-preserved community that balances tradition with thoughtful development.

### FOR THE RECORD

Date: June 26, 2025

Name: David Fellhauer

Signature: \_\_\_\_\_



06/26/2025

To whom it may concern,

We are making an objection to you changing the lot sizes or allowing multi-family dwellings in and around Spring City.

Our ancestors, the Behunin's, Downard's, Pedersen's and Larsen's helped found this town. We have very deep roots in this entire community and county. We do not want to see this town lose its historic status. Not only because of the funds and grants the city receives due to this yearly, but because we do not want to live in a large city. We stay because of what this town is and means for the connection to our past. We grew up in a town where we knew all of our neighbors, they remain our friends. By changing the atmosphere of this place, you will be destroying the integrity of Spring City. And all for what? So certain members of town can make a "quick buck" ?! This place is special. Everyone who has grown up here or moved here should already understand this.

As for the water shortage. This place is named Spring City for a reason. We do not want to drink treated irrigation water so we can be overrun with residents. My father was the mayor. He is responsible for the roads you drive on, the bowery where you hold your celebrations, and the town Christmas tree on the front lawn, just to name a few. There are ways for necessity to coincide with keeping the integrity of our beautiful Spring City. Selling off the land, our water, our way of life, are not necessities, they are simply greed.

Megan Christensen

Nadine Pedersen Christensen

To the Members of the Spring City Council:

My name is JaeLynn Williams, and I am a homeowner in Spring City deeply concerned about the proposed zoning changes outlined in Ordinance 2025-03. If enacted, this ordinance would dramatically reduce the minimum lot size from 1.06 acres to 0.5 acres, altering the very fabric of our town.

I urge the council to reject this ordinance for the following reasons:

1. It Violates the Spring City General Plan.

The General Plan, updated in <sup>2023</sup>2024, explicitly prioritizes preserving 1.06-acre homesteads and maintaining the "Mormon Village" layout that makes Spring City unique. This zoning change contradicts the plan and opens the door to high-density development that our community has consistently opposed.

2. It Disregards the Voice of the People.

The Spring City Planning and Zoning Commission conducted a city-wide survey, and the results were clear: residents do not support this change. The commission formally recommended against adopting this ordinance. To override that guidance disrespects both the public process and the will of the people.

3. It Raises Serious Legal and Ethical Concerns.

At least one appointed councilmember, Randy Strate, currently serves as President of Horseshoe Mountain Water Company. This ordinance increases requirements to connect to the culinary water system and mandates the surrender of water shares, which could directly benefit that company. Under Utah Code §67-16-4(1)(c), it is unlawful for a public officer to use their official position to substantially further their personal economic interest.

This is a clear conflict of interest, and Mr. Strate should recuse himself from any discussion or vote on this ordinance. If not, I am prepared to submit a formal ethics complaint under §63A-15-301.

#### 4. Disclosure is Legally Required.

Utah law also requires all public officers to disclose if they have a financial interest in property impacted by a pending decision. That includes land that would become more valuable or easier to develop if this zoning change passes. If any member of this council or their immediate family holds land that could be newly split or sold under these revised standards, they are legally obligated to disclose that interest publicly before voting. Failure to do so constitutes a potential violation of Utah Code §67-16-4 and may be subject to investigation and complaint.

Before any vote occurs, I respectfully request that each councilmember formally state for the public record whether they or their family members own land that would be directly impacted by this ordinance. The community deserves transparency.

Spring City is not just another development zone. It is a historic and deeply valued place. This ordinance puts its character, its process, and its integrity at risk.

Please honor the General Plan, listen to the Planning Commission, follow the law, and put the interests of the town before personal or political gain. I urge you to vote no on this ordinance.

Sincerely,

JaeLynn Williams

Spring City  
City Council hearing  
June 26, 2025

My name is Ann Robinson and I own a home at [REDACTED] in Spring City.

My purpose in speaking tonight is to support the current required zoning ordinance of 1.06 acres in Spring City and in the buffer zone.

I have been to a number of these City Council meetings, so I doubt the outcome will be much different. The pattern is for citizens to show up and for the large majority to express their opinion asking for the City Council to stop trying to make changes in the required lot sizes and to engage a company to help in creating a master plan for the city's growth—all to no avail. You then vote to proceed with your own plans in direct opposition to the public's will, as you will probably do again.

About a year ago in this room, we were presented "statistics" that supported a conclusion that the deficit in Spring City's tax base should be addressed by authorizing development of housing units (and smaller lots) in both the City and the buffer zone. This conclusion was conveniently reached despite no accounting for increased obligations that the city would assume such as new roads, sidewalks, and gutters, maintaining said improvements, and for supplying services such as water, sewer, police, fire, snow removal, etc. It was an incomplete presentation with a faulty conclusion that the City Council has used since then to support their determination to pursue a course in opposition to the will of the citizens.

To this end, the City Council has indebted the homeowners of Spring City for millions of dollars by bonding for water and sewer projects intended to support development and developers in this historic area of the state.

Understanding that Spring City does need a boost to its tax base, a clearly viable alternative has the support of many citizens. This involves protecting the historical nature of the city, while at the same time maximizing the city's ability to attract and entertain visitors who will come, stay, spend their money, and then leave the city without significantly changing the nature of this rural paradise that so many love.

This will provide opportunities for local residents to contribute their skills and abilities to share and teach many activities relative to the many recreational opportunities of this area, along with highlighting the creative and historic arts indigenous to Spring City. New ventures will emerge to add necessary support such as a bakery, book shop, coffee shop and others that will be unique to the character of Spring City.

I am probably the penultimate outsider and new comer, but I sometimes wonder if the adage can't see the forest for the trees applies to this City Council. There is a special spirit, a special history, and special people to be found here which is apparent to those who come here with new eyes. I hope we can preserve and build upon the treasure that Spring City is instead of destroying it.

Kaye Miller + Rod Miller

Spring City, UT

### Objecting

I'm against the rezoning of all of Spring City to .5 Acre lot sizes. I purchased my home in Spring City for its Historic Charm. I even purchased a Historic Home to renovate rather than one of the newer homes on smaller lots. Making the entire town rezone to .5 acre lot sizes will ruin the historic charm and could jeopardize the Historic designation that Spring City enjoys. That designation brings more private and public dollars into this town every year than any amount of new residents will because that money is spent here but, does not demand additional services such as new streets, more law enforcement, more schools, more fire services, more utility hook ups etc... The current code allows property owners to apply for a variance and those who want to, have the right to do so. I'm not asking that their rights be taken away. I'm just asking that my right as a property owner be given equal consideration and I request that my property be excluded from any city wide rezoning to R2.



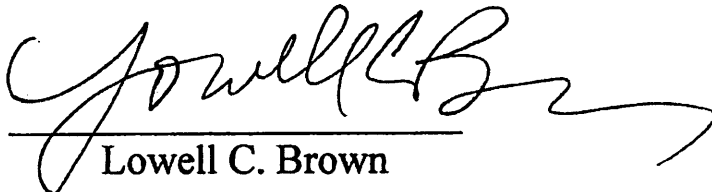
**Statement by Lowell C. Brown  
Spring City Council Meeting  
June 26, 2025**

I'm Lowell Brown. My wife and I are out of town for our daughter's wedding tomorrow morning. Otherwise we'd be there with you all. Please add my statement to the record.

I also respectfully object to the proposed ordinance under discussion tonight. It is opposed by the great majority of citizens and is developer-driven in a process devoid of compromise, not in a community-driven process that was open to compromise.

Apart from my own statement, I've been asked to read a letter to the City Council from Colin and Cherie Campbell. They are long-time Spring City inhabitants who own six properties in our town, including Strate's Garage and the Roots 89 Grill. Colin is quite ill this evening and cannot come to this Council meeting. Here is what he has written.

[Reading of attached letter from Colin and Cherie Campbell, dated 25 June 2025]



Lowell C. Brown

25 June, 2025

**To: Spring City Mayor, Spring City Council members and other concerned Citizens,**

**From: Colin and Cherie Campbell:**

Our personal philosophy is that there is never a very good day to make enemies. Our fond hope, here, is that when we are done, our list of enemies might be slightly shorter, rather than a lot longer.

Although we are not registered to vote in Sanpete County, we do own 6 properties in and around Spring City, and our investment into the community over the years has been significant, if not very profitable.

We probably stand to make (maybe a lot) of money if the new zoning changes go through and the City grows as a result of increasing property values.

But also, since we are sort of "johnny-come-lately" to the proposed zoning change issues, and because we are a little distant, due to our only part time presence in the City, that situation does allow us a (perhaps) more unique perspective than might be common to some of the rest of you right now.

It seems to us that no man or woman has a completely unregulated right to "do what they want" with the things they own, or build, or regarding the actions they take, even privately. Zoning laws, building codes, speed limits, seat belt laws, etc. etc. are all limitations to personal freedoms. As a society, we create them as a compromise for the benefit of those around us, and also as a legacy that we leave to our posterity: That the world is a better place than we found it. Personal freedoms exist on a spectrum. It just is what it is.

Taking our maybe more "macro" view of the present tensions that seem to permeate these zoning discussions, this situation simply screams for a public vote on the matter; and if property ownership qualifies us as being able to go "on record", we strongly recommend a re-boot here, allowing enough time to get independent, third party engineering advice, prior to a public vote.

It is our understanding that all elected members of the City Government have a fiduciary responsibility to act in the general best interests of the citizenry. No reasonable assurances can be made here that the increased tax base will cover the increased infrastructure required, without competent, independent study of same. Is that not a serious, bona fide "fiduciary" responsibility, personal to all members of City Government?

That money for an independent study is easily, quickly raised, privately.

There are accusations of "bad faith" personal conduct all around and "personal conflicts of interests" that would literally disappear overnight if folks would just back off a little. We can't imagine why this City Council, or any other City Council would want to leave behind a legacy of contention and conflict, when it appears to be so completely unnecessary. There is time to do this right. The "hurry up" is a bad look for all of us and doesn't really pass the smell test.

As children growing up in Taylorsville, Utah, we lived for a long time in a unique community with its own identity. Gradually, growth completely erased that identity, and now it seems that our old "home town" is just someplace on the way to someplace else. Go slow, folks, you can't pull it back. Spring City is a special place.

Thanks for listening,

Colin and Cherie Campbell

Spring City Council

From: Andrew Skousen

Spring City, UT 84662

Re: ½ acre minimum lot sizes

Dear Spring City Council Members,

When I moved to Spring City I loved that there were 1 acre lots. It surprised me that others were looking for smaller acreage. Some didn't want to take care of an acre. Many couldn't afford it. I wondered what they were doing looking for small parcels in a rural community, but since then I have noticed many ½ acre and smaller lots in and around our town. Most of them are better taken care of than the full acre lots nearby. In fact, some of the prettiest lots in Spring City are half acre or smaller.

I like how a full acre gives more distance between neighbors, and I think few of people will subdivide just for that reason. Still, most landowners are struggling to keep their big lots cared for, and almost everyone has big areas where tall weeds have taken over.

Many homeowners in Spring City are getting older and can't maintain their land. They can't subdivide and let children or others build near them so their property becomes neglected. Land that can't be sold is only valuable to the owner. When the owner can't use it, it is nearly worthless. Some people fill their land with junk or old cars. This can happen on any size lot, but if they could sell the unused land and benefit from its full value many would clean it up to get a better price.

The issue of property rights is a contentious one, with the Supreme Court allowing planning and zoning rules to be forced on homeowners, but the morality of such rules depends on each specific situation. One aspect is clear: There is no right to force your neighbor to adhere to your desired sense of aesthetics. In the United States of America we differentiate ourselves from other countries in allowing others as much freedom as possible. Property rights are generally honored except where it affects other's life, safety or when its use becomes a public nuisance.

You as city council members serve as representatives of the people but independent from majority rule. You must find the right balance between the essential rights of property owners and those few cases where it needs to be curtailed.

I support a minimum lot size of ½ acre. The look and feel of this town came about not because of top-down control, but because people are limited in how much they can make good use of. Many people don't need or want a whole acre. Judging by past and present examples of ½ acre lots in Spring City I feel there is no reason to fear this will change the community for anything but the better.

Sincerely,  
Andrew Skousen

## RuthAnn McCain

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**From:** tony rudman [REDACTED]  
**Sent:** Wednesday, July 16, 2025 4:39 PM  
**To:** RuthAnn McCain  
**Subject:** Rudman June 26 statement.

Per your request:

### 1.06 Acre Lots

My name is Tony Rudman. My wife Liz and I purchased our home in Spring City over 5 years ago. It is located at [REDACTED]. We also own the adjoining lot and on Monday we, in partnership with Scott and Pam Newman, will close on two 1.06 acre lots on 200 north between 100 and 200 East. We have standing to oppose the proposed zoning change, even if we don't vote here and can't hold public office. You still represent our interests.

Several years ago my father and I were in the movie theatre business. At that time, we were considering purchasing additional theatres, but we weren't sure how to structure the transaction. So we called in our outside legal counsel and outside accounting firm. During that meeting our outside attorney made some brilliant suggestions, many of which we had never considered. Following the meeting I met my father in his office and I said "that attorney was the smartest guy in the room". My dad looked at me smiled and said ""Son never forget the guy that hired the smartest guy in the room is the smartest guy in the room".

The people attending this meeting hired you to represent them by voting for you or voting for those that appointed you. They know what is best for them and I trust you will listen to them. Never forget, they are the smartest people in this room.

In 1983, I received a master's degree in economics from the university of Utah. My undergraduate degree was in Political Science. My thesis was entitled "Who Rules Utah Why and How"? At that time all of our national representatives both in the house and the senate lived in Salt y Lake, and all lived east of 900 east. How could that possibly be representative government? There were a number of factors that lead to their elections including perigee, wealth, influence, and how they ran a successful campaign. Congressman Wayne Owen's was a great example of the latter factor. He walked the state of Utah and every poster, brochure, hand out and billboard had a large blow up of the soles of his worn out shoes. He became one of us. He promised to represent us in Washington DC.

I subsequently went back to Washington DC as a congressional intern. I became disheartened because the national system wouldn't allow that kind of representative government. Not because it was too slow but because there were so many bills and so many calls for votes that there simply wasn't time to ask the state representatives or their constituents how they wanted to be represented.

Newt Gingrich, a few weeks ago on CBS Sunday morning addressed this very issue. He opined that the reason Elon Musk and President Trump get so frustrated with politics is because they are businessmen and in business efficiency means he is getting it done fast. But that is not how our founding fathers envisioned efficiency in government. There are checks and balances. And in fulfilling a leadership role in representative government, efficiency means getting it right even when it takes time.

At a local level there is no need to rush. Take the time to get it right the first time. Even Senator Mike Lee after listening to the outcry over his current proposal to sell off federal lands is listening to those that elected him and he is restructuring his proposal.

Last week while flipping thru the TV channels I stopped on the KBYU rebroadcast of The King's Speech. I had seen the movie before and I thought it was about a King overcoming a speech impediment, and it is, but it's much deeper than that. This time I focused on the King's fear of being thrown in a leadership role and his struggle with the question of how to govern. While meeting with his dialect coach the King shared his apprehension and the coach wisely responded, "the decision you need to make is are you going to be the king of the people or are you going to be the people's king."

If you pass this proposal to change the current zoning restrictions despite the overwhelming opposition to the change, I am certain there will be a motion to stay followed by a motion for a temporary injunction followed by an evidentiary hearing followed by a referendum. And that whenever one tries to split an existing 1.06 acre lot in to two or more lots a subdivision plan is required that must conform to all city and county requirements. This alone could take 6 months to a year.

I also envision legal challenges pertaining to the failure to disclose potential conflicts of interest and the required abstention from voting on those related matters.

I suggest you simply table this matter until after the upcoming election. Each candidate should set forth his or her position on this issue and let the voters decide. In fact you can place the question on the ballot if you really want a definitive answer.

Rather than go down this road again and cause unnecessary contention in our lovely community, I urge you to simply be the people's kings not the kings of the people.

Sent from my iPhone