



October 1, 2025

## PUBLIC COMMENT SIGN UP SHEET

If you would like to make comments in the public hearing, please fill out the information below.

Print Your Name	Your Physical Address
DAVID FIBLAT	383 SD 100 E
Charles Shephard	415 S. Main
ANN ROBINSON	56 NO. MAIN ST.
Kimberly Stewart	95 W 300 N
DAVID Potter	545 S MAIN
Sc Tullis	COUNTY
Tony Rasmussen	90 EAST 100 South
Rachyn C. Ferguson	591 E. 300 S.
Paul Penrod	92 S 100 W
CRISTE PAULSEN	119 W 200 N
Joe Bennin	310 E 200 S
DAVID J. JONES	520 S. 300 E.
Marta Deaton	520 S. 300 E.
MICHAEL BROADBENT	100 E. 500 S.
Cynthia De Grey	89 W. 200 S.
Russell Workman	604 N. 500 E.
SCOTT NEWMAN	355 S. 100 W





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# Topics for planning and zoning

Here are 4 legal issues the Planning and Zoning Committee may want consider when reviewing this ordinance.....

## General Plan

1. There should be no major zoning decisions at this time because there is not a statutorily compliant legally adopted General Plan in Spring City.

The primary Utah general plan statutes are found in the Utah Code Title 10, Chapter 9a (for municipalities) and Title 17, Chapter 27a (for counties), which mandate that local governments must create a general plan with specific elements like land use, housing, and transportation to guide long-term growth and development. These laws outline the required components of the plan, how it should be prepared and adopted, and its legal effect as an advisory guide (though ordinances can mandate compliance) and a requirement for public projects.

The failure to have a legally adopted compliant general plan refers to a local jurisdiction not having a formally legally adopted document outlining its vision for future growth and development, which is a legal requirement in states like Utah. Consequences can include losing local control over development, facing court-ordered compliance within strict deadlines, or being subject to fees and increased scrutiny from state agencies. Such a failure can also lead to a lack of guidance for community growth, making it harder to achieve goals related to housing, transportation, and economic development.

Mayor Andersen admitted in a recent city counsel that the current Spring City General Plan has inconsistencies with the state requirements and he ordered work to begin on a professionally prepared new general plan.

In an internal Jones and DeMille text Councilman Krogue is quoted as saying:

"As for new work on the GP, Ken says that he's tried to find funds to do a project multiple times, but they have nothing (partly because of lawsuits). He knows that the plan is weak, but they are sticking with it for now."

## BOARD OF ADJUSTMENT

2. Variances for one or two individuals asking for relief from specific zoning requirements are best left to the Board of Adjustments.

When the zoning code causes an undue hardship on one or two property owners the Zoning Board of adjustment is authorized to issue a variance. The zoning board of adjustment is authorized to issue a variance when a zoning code causes undue hardship on a property owner. A variance is a legal mechanism that provides relief to property owners from the strict application of zoning

**“Significant hardship” refers to a substantial and difficult level of suffering, adversity, or deprivation that is hard to endure, often leading to significant challenges in a person's life, such as financial struggles, loss of basic necessities, or severe stress. It is a serious deprivation or a difficult condition to bear, beyond mere inconvenience or minor discomfort, and its presence or absence often has legal and personal implications**

## **SPOT ZONING**

### **3. This ordinance is unacceptable Spot Zoning**

**This is the unjustifiable singling out of a piece of property for preferential treatment. It is a judicial term signifying legal invalidity. It is zoning a relatively small area differently from the surrounding area, usually for an incompatible use and often to favor the owner of a particular piece or pieces of property. According to this very ordinance “Spot zoning is not allowed in Spring City as it smacks of favoritism and usually annoys neighbors.”**

## **CONFLICT OF INTEREST**

### **4. There is a complete failure to disclose Conflicts of Interest**

**A conflict of interest is defined by state law (Utah Code Title 17, Chapter 16a) and prohibits public officials from engaging in business with or being involved in transactions where their private interests could create a conflict, unless those interests are fully disclosed. Public officials must file a sworn statement with the county clerk, which is then posted to the county's website, to detail the nature and extent of any private business interest that might create a conflict.**

**Officials are barred from engaging with private businesses that are regulated**

**Officials cannot be involved in any transaction where their private business interests could conflict with their official duties**

**Any actual or potential conflict of interest must be fully disclosed.**

**Elected officers are required to file a sworn statement detailing their conflict of interest.**

**The disclosure statements must be entered into the meeting minutes and remain posted for public access.**

## Total Cost Benefit Analysis - Spring City, Utah: Moving from 1.06 Acres to 0.50 Acres

Metric	Value
Total one-time benefits (\$)	\$2,125,000
Total one-time costs (\$)	-\$9,340,000
<b>Net one-time impact (benefits - costs) (\$)</b>	<b>-\$7,215,000</b>

Total annual costs (\$/yr)	-\$607,500
Total annual benefits (\$/yr)	\$128,340
<b>Net annual impact (benefits - costs) (\$/yr)</b>	<b>-\$479,160</b>

Potential Annual Historic Designation Loss Impact                      -\$48,750

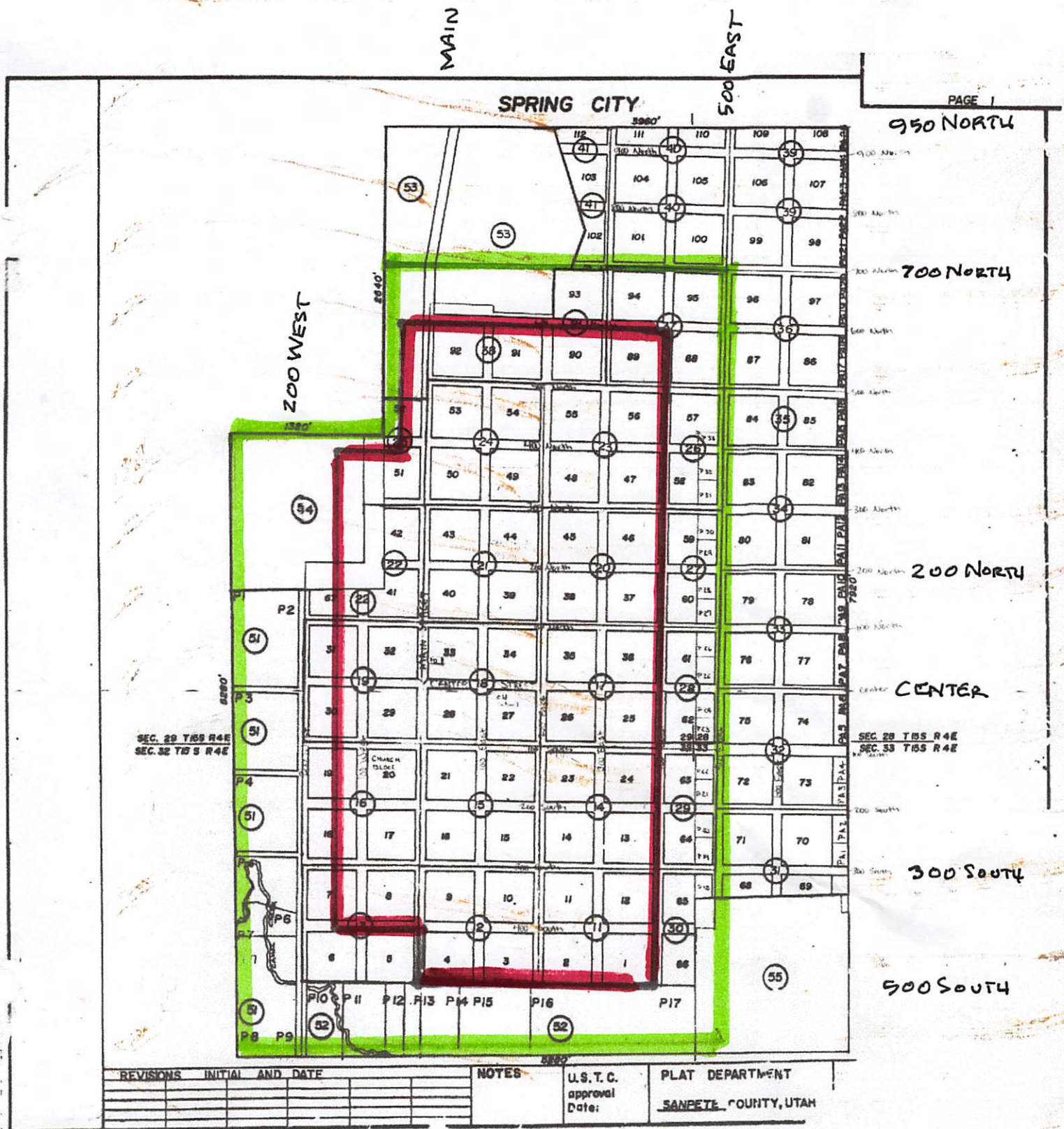
Lot Size Premium (1 acre vs. 1/2 acre Estimated Premium)              25% to 30% Estimate provided by National Real Estate Association

### Included in analysis but not on Summary Sheet:

Benefit and Cost Assumptions  
     Calculations  
         One-time Costs  
         Annual Costs  
     Potential Historic Impact  
         One-time Benefits  
         Annual Benefits



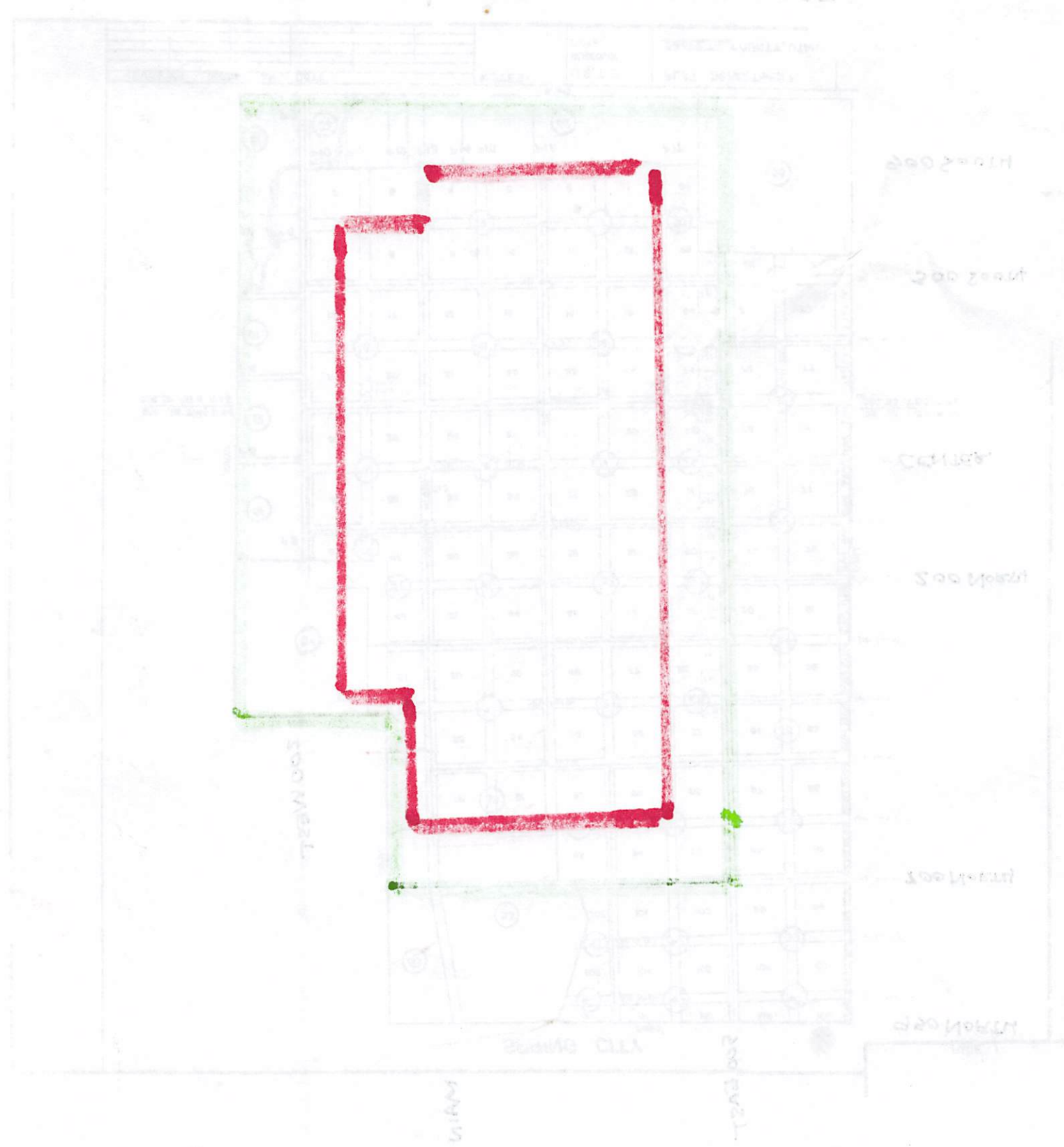
# Proposed: Protected Historic Zone



CRAIG PAULSEN'S PROPOSED COMPROMISE  
 PROTECTED HISTORIC ZONE TO PROTECT  
 THE 1 ACRE BUFFER ZONE  
 PROTECTED HISTORIC ZONE AS PER 2025-05 DRAFT



PROPOSED HISTORIC ZONE AS PER 5002-02 DATED  
THE 1988 BUREAU ZONE  
PROPOSED HISTORIC ZONE TO PROTECT  
CONVICT BUILDINGS PROPOSED COMBOWISE



PROPOSED HISTORIC ZONE

Craig Paulsen's (Zoning Administrator) comments on proposed Spring City Ordinance  
2025-3 and 2025-05 changes for the public hearing October 1, 2025

GENERAL PLAN COMMENTS--It is required by State Code 10-9a-401(1) that Spring City adopt a comprehensive General Plan. The town survey in the 2024 General Plan that was legally adopted by the City Council showed that 76% of the answered surveys were in favor of 1.06 acre lots and open space as important to Spring City. This shows a simple fact that we want to keep Spring City as a great place in which to live. 1.06 ACRE LOTS ARE KEY TO MAINTAINING THE PIONEER VILLAGE CHARACTER OF SPRING CITY. As one of the founders of the Friends of Historic Spring City in 1980, that has been my goal. I'm in favor of keeping 1.06 acre lots with some possible consideration for limited zoning to be ½ acre. I am very concerned that ½ acre zone around the entire town will lead to the County allowing ½ acre lots in the buffer zone which are presently zoned 1 acre. Changing to a ½ acre buffer zone may allow for large developments which will undoubtedly put a strain on our ability to provide services.

ORDINANCE 2025-05--PROTECTED HISTORIC ZONE—Title 10-1-3 Definitions establishes a Protected Historic Zone that I disagree with as stated above but also does not agree with the 2021 National Register of Historic Places boundary update. Attached is my suggested boundary update for the Protected Historic District. This protects a 1 acre buffer zone. Under the same definitions section, I think that Subdivisions should remain 1.06 acre.

LOT SIZE REQUIREMENTS—10-6A-4—I believe that ½ acre lots need to be 23,080 s.f. not 21,780 s.f.

PERMITTED USES- 10-6D-2-- No Multi Family dwellings should be permitted in the Protected Historic Zone. Also eliminate the last sentence in paragraph 4 that states that dwellings within a R-3 or R-MF zone will not be counted as single family homes for this calculation. I believe they should be counted as part of the calculation.

LOT & DWELLING SIZE REQUIREMENTS--10-6D-4—1/2 acre lot sizes should be 23,080 s.f. by definition.

I'm opposed to Ordinance draft 2025-03

I appreciate the opportunity to have my thoughts included in the decision for this major ordinance change for Spring City.



Craig Paulsen  
Zoning Administrator

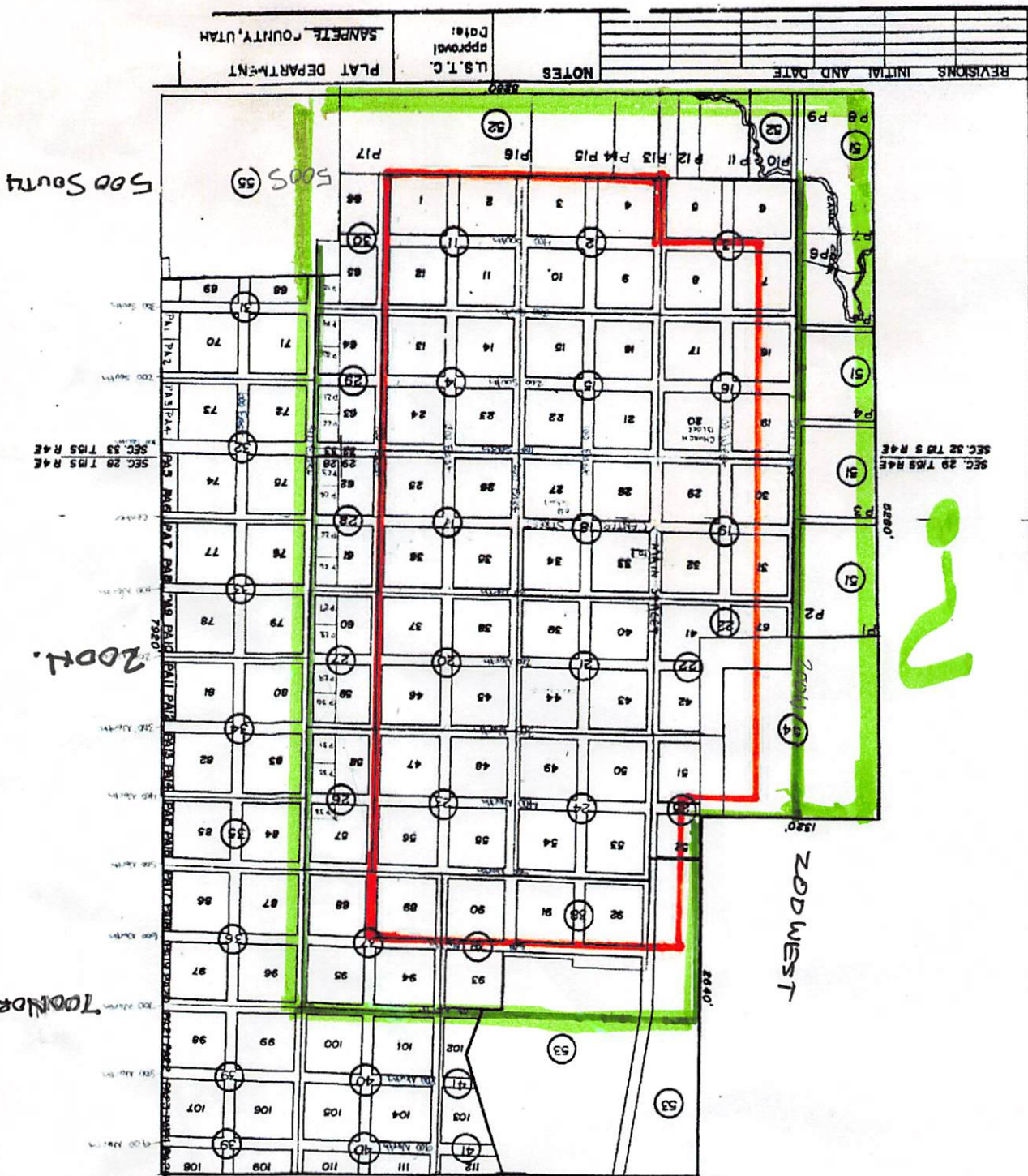


500 EAST

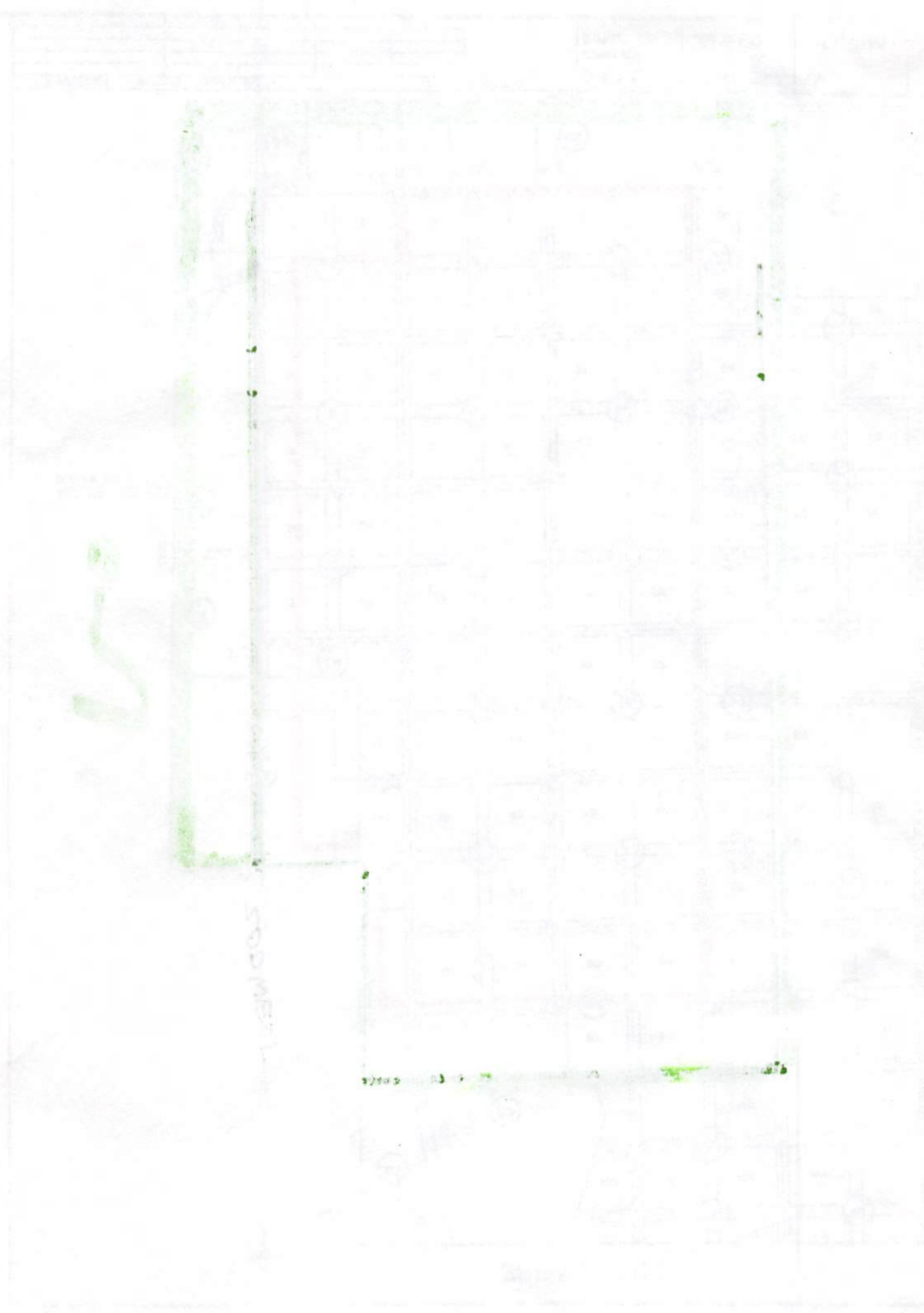
# MAIL

**SPRING CITY**

**PAGE**



THE 1 ACRE BUFFER ZONE  
PROTECTED HISTORIC ZONE TO PROTECT  
CIVIL RIGHTS: PROTECTED CONSTITUTION





October 1, 2025

Dear Spring City Council Members,

I am writing in objection to the proposed "Protected Historic Zone" on most or part of Spring City. This proposal is packaged as a compromise because it would allow a few people on the outskirts of Spring City to subdivide to 0.5 acre lots while restricting that freedom to the rest. Please don't compromise by giving only increased freedom to some. Our city needs to allow homeowners to revitalize all the poorly kept up back lots in the city. Even worse, the proposed Protected Historic Zone will use the "historic" designation to impose permanent new limitations on homeowners and landowners in this area.

Every year homeowners in Spring City get older and have a harder time keeping up with all the land imposed by the 1.06 acre minimum lot size. Land that is well taken care of is what makes a place beautiful, not open spaces filled with weeds and/or old vehicles. The historic district of Spring City has some of the smallest lot sizes, but their look and feel defines the town despite their small size. Some people in town would like the same freedom by subdividing and selling their land to others or giving children and grandchildren the chance to build. Don't compromise that away. I think a new minimum lot size of 0.5 acres would revitalize the poorly cared for areas of the town and allow more family-friendly lots in town.

The Protected Historic Zone is much more concerning. This year my dad submitted plans to tear down and rebuild a small house in Spring City. Although of old age, the house was not fit to preserve due to a sagging foundation, stick-framed walls insulated with adobe, termite problems and a host of other issues. It was best torn down and rebuilt. Some homes have real historic value, but not everything from the past is worth keeping and restoring. Our project was delayed and almost stymied by restrictions against new construction. I can only imagine how much more difficult it would have been to get approval to tear down an old building within a "Protected Historic Zone."

The title of this new zone can only mean new rules about changing existing properties and on the look and feel of new homes. More regulations always result in fewer new homes and buildings. I fear that is precisely what many in and around town want and are using the Historical designation to conceal their real intent. Let's not naively assume that there will be no more future restrictions from this new zoning framework. There surely will be, and it will only tread further on the property rights of home and land owners who are the real ones working and living to make Spring City beautiful and attractive. Let's encourage these qualities with equally applied rules for small acre lots and keep the city growing in a stable, healthy way.

Sincerely,

Andrew Skousen, Resident of Spring City

TO: Comments for Mayor and City Council re October 1<sup>st</sup> meeting 2025

Although I do not feel that comments will be read and absorbed I feel I should make the following comments anyway. They are somewhat general regarding the status of the town.

1. Any changes to the Historic District will eventually lead to the loss of this District!
2. Poorly managed growth is worse than no growth at all!
3. Many currently needed actions are not always completed – cemetery maintenance, tree trimming, road maintenance, snow removal. Are we so involved in controversy that we stop doing what needs to be done on a daily basis?
4. Owners of historic properties not in your proposed Historic District are being discriminated against.
5. As far as the .5 ac. Change I can see many problems with that size because of the places in town that are already smaller – how about no parking area to speak of, increased people problems, fire protection, barking dogs, noise pollution, lost animal rights, set back issues, etc etc etc. And then there are issues with Speeding downtown that will be more dangerous by adding old and young bikers to the mix. This issue needs current action!! Also we need instructions on who can do what and where along the bike path!

In short, why do you want to create more problems instead of dealing with what you can't do <sup>now</sup>?  
~~now by~~ Complicated requirements, ~~and so on?~~ will just make your lives harder, not  
To mention everyone elses!

I hope somebody reads this at some point so I don't feel like my time was wasted!



A long time resident of the town

P.S. Leave the 1.06 Acreage  
as it is!

Listen to the voice of the  
citizens!!