

SPRING CITY SPECIAL CITY COUNCIL MINUTES

Tuesday, October 21, 2025, 6:00 p.m.

Pursuant to Section 1-5-4(B) of the Spring City Municipal Code, members of the City Council ordered that a special meeting of the City Council be held on Tuesday, October 21, at 6:00 pm, to address two items of business: approval or denial of ordinance draft 2025-05 and, if that ordinance should fail to be approved, then approval or denial of ordinance draft 2025-03. The City Council members ordering the meeting believed that the issues relating to these ordinances were fully vetted and it was time to make a decision and move forward.

As provided by our Municipal Code, our recorder provided the requisite notice of this special meeting.

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

In Person Attendance: Tom Brunner, Becky Brunner, Tim Clark, Wendy Clark, Jane Hawkes, Jhan Miller, Raelynn Ferguson, Sonja Brown, Bruce Spiegel, Ruth Bergener, Alison Anderson, Kim Crowley, Bruce Caldwell, Kat Caldwell, Becky Fellhauer, Yvonne Wright, Suzanne Broadbent, Michael Broadbent, Kay Van Buren, Cynthia Van Buren, Charles Shepherd, James Baker, David Figgat, Stephanie Figgat, Kristen Mortensen, Su Tullis, Colette Thompson, Marcia Harris, Taylor Baker, Kennedy Lundeberg, Tim Clark, Wendy Clark, Kristen Mortensen, Brian Allen, Ana Sorensen, Brent Petersen, Chad Huff, Mike Black, Whit Allred, Ruth Ann McCain; Recorder.

Zoom Attendance: Lisa Watts Baskin, Graig Paulsen, Scott Newman, Tim Syme, Laurel Workman, Cory Madsen,

Pledge of Allegiance: Chris Anderson

Expression of Choice: Paul Penrod

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

First Agenda Item

Ordinance 2025-05 Amendment to Title 10: Zoning Regulation & Amendments to Title 11: Subdivision Regulations Allowing Detached Guesthouses Limited to 1,200 Square Feet, Establishes a Protected Historic Zone Where The Minimum Buildable Lot Size Will Remain 1.06 Acres, Unless Grandfathered Clause is in Effect, Allows Half Acre Minimum Buildable Lot Size Outside of the Protected Historic Zone, and Reduces the Multi-Family Units Per Lot Size and Limits the Number of Multi-Family Dwellings Within Spring City No More Than 4% of Multi-Family to Single Family Homes

Mayor Chris Anderson stated that these two ordinances would have been on the agenda of the regular meeting in October but were taken off the agenda in hope of getting together and having

more people buying into what would be finished up with. He is unsure what discussions have happened, but this meeting was called as permitted by our Spring City code by members of the council and the items on the agenda are to consider either Ordinance 2025-05 or Ordinance 2025-03. If one is passed then the other would not need to be discussed. Council Member Randy Strate stated that he would walk through the history of how we got here for the public record.

- The topic of this discussion started last summer when Resolution 2024-06 was passed creating a Growth Committee to look at several challenges the city was facing concerning growth. A charge for the Growth Committee was to look at lot size. The Committee worked gathering data for about four months but was unable to reach a consensus on recommendations to give to the City Council. In the end the data researched and gathered is what was presented to the Council.
- Starting in February of this year there have been numerous work meetings, Council meetings, Planning and Zoning meetings discussing specifically this topic. There have been a lot of facts, data, opinions, and presentations on both sides that have been presented. We are at a point where we can move forward on the issue.
- In July there was going to be a vote on Ordinance 2025-03, but then the mayor presented an idea of creating a historic preservation zone. This led to Ordinance 2025-05 being drafted. On July 16th a work meeting was scheduled to discuss this, however some members of the community filed a lawsuit against the city on July 15th. Our legal counsel recommended that we cancel our work meeting and let the lawsuit work its course for a bit. The judge denied the temporary restraining order that was requested, and the City Council felt comfortable moving forward. A work meeting was then held to discuss the historic preservation zone and the 05 draft.
- Council Member Strate stated that some feel that lot size is tied to the historic district, but the facts don't substantiate that. Before 1980 when the historical district was created the minimum lot size was a half acre, and half of the homes were built on a half acre.
- Last month Rob Terry from the State Ombudsman's Office gave some very good training for the City Council, Planning and Zoning, and the Board of Adjustment. Mr. Terry pointed out regarding city ordinances and decisions of the legislative body. "Considering when making legislative decisions the legislative body should attempt to strike an appropriate balance between the public interest and private property rights where the two conflicts may simply not align." Another bullet point given by Mr. Terry stated that "If it is reasonably debatable that the decision could advance the general welfare or public interest and it is consistent with state LUDMA a court will likely uphold the decisions as legal." Council Member Strate stated that it is important to remember that if the City Council makes decisions based off good solid facts, data, good decision-making and practices the courts will always uphold the decisions of the legislative body. Council Member Strate stated that this legislative body would not pass an ordinance if they didn't fill it would pass the mustard of a court review.
- The lawsuit asserts that our General Plan is not legally adopted and therefore the Council cannot adopt land use changes. We feel confident, and our legal counsel feels, that our General Plan is a legally adopted General Plan, and this is not a debatable issue.
- City Ordinances, by code, need to be in place for three reasons: to promote public health, safety, and general welfare. Council Member Strate stated that in his view a 1.06 acre minimum buildable lot size is unreasonable, and the facts show that.

- There has been some confusion with regards to the proposed historical preservation zone. This ordinance does not reduce the historical district as registered, it only creates a new zone allowing the minimum buildable lot size to be kept at 1.06 acre and states that multifamily homes will not be allowed in this zone.

Mayor Anderson thanked Council Member Strate for the history and stated that people have different opinions and thoughts about the ordinances and have been allowed to give their comments, and issues have been vetted. Council Member Ken Krogue stated that he wanted to give thanks to the members of the Board of Friends of Historic Spring City who engage in multiple discussions. Additional understanding and information came from those efforts. Kay Van Buren was allowed to state that both ordinances were reviewed by the Planning Commission and given non-approval and non-recommendations.

Council Member Randy Strate stated that at a Planning and Zoning meeting it was mentioned that the maximum 1200 square foot guesthouse limit would align with the county ADU ordinance. After looking into this it was found that the county maximum square footage for ADUs is 1000 square feet. The county code was read; "A detached ADU shall not exceed a total maximum floor area of all habitable stories of 1000 square feet." Council Member Strate recommended that this change be made in Ordinance 2025-05 draft. Mayor Anderson stated that there are several references made to 1200 in the draft so all those changes would need to be made.

Council Member Randy Strate made a motion to pass Ordinance 2025-05 as drafted with the change to the Guesthouse so that it reads, in line with the county requirements, that guesthouses shall not exceed a total maximum floor area of all habitable stories of 1000 square feet. We would make that wording changes in the three places in the 05 draft where 1200 square feet are references to align with the wording of the county. The motion was seconded by Council Member Courtney Syme.

Discussion: Council Member Paul Penrod stated that he moved here from Salem, which means city of peace. He wants peace for this town. With all that we have been through there has been a lot of compromise and we need to move on and get things done for this town.

Vote:

Paul Penrod	Yes
Courtney Syme	Yes
Ken Krogue	Yes
Marty McCain	Yes
Randy Strate	Yes

Mayor Chris Anderson stated that the vote was unanimous.

Second Agenda Item

Ordinance 2025-03 Amendment to Title 10: Zoning Regulation & Amendments to Title 11: Subdivision Regulations Allowing Minimum Buildable Half Acre Lots and Reducing the Multi-Family Units Per Lot Size and Limiting the Number of Multi-Family Dwellings Within Spring City No More Than 5% of Multi-Family to Single Family Homes

Council Member Randy Strate stated for the record that with the unanimous passing of Ordinance 2025-05, Ordinance 2025-03 does not need to be considered.

Mayor Anderson stated that since the meeting was called by the council members a copy of that order will be included with the minutes. Mayor Anderson let everyone know that he and all the council members received a letter from Randy regarding what may be considered his potential conflicts regarding this issue.

Council Member Marty McCain made a motion to adjourn the meeting.

Adjournment: 6:20 pm

APPROVED



October 16, 2025

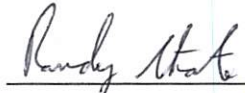
Mayor Chris Anderson
City Recorder RuthAnn McCain
45 S 100 E
Spring City, Ut 84662

Mayor Anderson,

Pursuant to SCMC 1-5-4 B we are submitting this written request to order a Special Meeting of the city council. We are requesting that the meeting be held on Tuesday, October 21st at 6:00 p.m. We request that the meeting have the following 2 (two) agenda items as the purpose of the meeting:

1. Ordinance draft 2025-05 Approval/Denial
2. Ordinance draft 2025-03 Approval/Denial

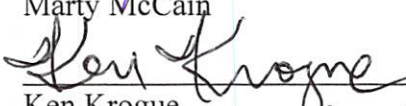
Please instruct the City Recorder to provide proper notice to all city council members and to publish the agenda with 24 hours' notice as required to address the 2 above listed ordinance drafts by the city council.



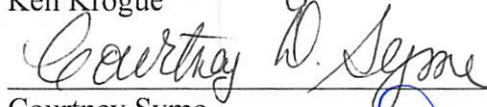
Randy Strate



Marty McCain



Ken Kroque



Courtney Syme



Paul Penrod