

# **SPRING CITY JOINT WORK MEETING WITH CITY COUNCIL & PLANNING AND ZONING MINUTES**

**Tuesday, February 17, 2026, 6:30 p.m.**

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

**In Person Attendance:** Yuvonne Wright, Mike Black, Jane Hawkes, Dave McEwan, Kat Caldwell, Scott Newman, Pam Newman, Dan Rasmussen, Daniel Cook, Randy Strate, Kim Crowley, Ruth Bergener, Kay Van Buren, Cerola Calderwood, Andrew Skousen, Cory Madsen, Whit Allred, Ruth Ann McCain; Recorder.

**Zoom Attendance:** Charles Shepherd, Tim Syme,

**Roll Call:** Paul Penrod, Mayor, Courtney Syme – City Council, Chris Anderson – City Council, Craig Paulsen – Planning and Zoning Administrator, Mike Nelson – Planning and Zoning, Sally Scott – Planning and Zoning, Cami Christensen – Planning and Zoning, Laurel Workman – City Council, Michael Broadbent – City Council, Kay Van Buren – Planning and Zoning

## **Subdivisions Discussion – Craig Paulsen**

Craig Paulsen opened the discussion by emphasizing the need to keep Spring City's land-use ordinances current, especially now that Planning and Zoning is in the process of approving a few subdivisions. He noted that several amendments to Title 11, the subdivision ordinance, are already known to be necessary, and that with additional subdivisions likely coming sooner than later, it would be prudent for the city to formally incorporate homeowners associations (HOAs) into the city code. He explained that while HOAs originated with gated communities, there are situations in Spring City where an HOA structure would provide essential tools for managing development impacts. HOAs must be organized as 501(c)(3) nonprofits, and they can help cities address issues such as gravel-roads, road maintenance, winter snow removal, stormwater runoff, and hammerhead dead-end streets that do not connect to the broader road network. Mr. Paulsen also pointed out the challenges already present on the east side, Packer subdivision, concerning the dirt road, where heavy travel has created tension with adjacent landowners. If the city approves subdivisions without requiring an HOA, he cautioned, it must at minimum require a legally recorded maintenance covenant with lien authority to avoid future public liabilities. He added that subdivision approvals must also be reviewed by the city engineer. Mr. Paulsen then distributed an outline of recommended ordinance language for incorporating HOA requirements into Title 11, reiterating his belief that doing so is a forward-looking and a responsible step for the city.

Council Member Courtney Syme inquired what the difference was between an HOA and a gated community and reminded everyone that our code does not allow gated communities.

Mr. Paulsen responded that a homeowner's association is typically required only when a subdivision is designed as a gated community; but not in every case. In the situation of the subdivision currently under discussion, he noted that an HOA would not be required under existing rules.

There was some discussion about roads in Spring City, if any are privately owned, the width and grid of our roads and what our city code requires. Then it was discussed both the advantages and

complications that come with homeowner's associations. It was noted that subdivisions that are part of an HOA must still comply with city ordinances but would remove the responsibility of snow removal, utility maintenance or other obligations that might otherwise fall back on the city. Kay Van Buren questioned how the city should handle potential problems in the Strate-Up subdivision proposal, particularly the use of a narrow private road and other features that do not meet current code. He asked whether the city should simply deny such elements outright and then they can request a variance and go through the formal variance process.

Mr. Paulsen stated that the city should require a formal legally recorded maintenance covenant with lean authority on the Strate-Up subdivision.

Council Member Syme explained that once the lots are sold the city is dealing with individual property owners and not a subdivision.

Kristen Mortensen noted that with a formal HOA when a property changes hands the recorded documents follow the title, and many associations charge a transfer fee that helps maintain the HOA's financial stability. She then described how large master-planned communities like Daybreak operate with both a master HOA and smaller neighborhood associations beneath it, all of which are well funded but can also impose significant fees on residents.

### **Visit With Potential Planning and Zoning Alternates**

Mayor Paul Penrod asked Scott Newman, who was a potential alternate for Planning and Zoning to share a little about himself.

Scott Newman then introduced himself and explained that Dan Rasmussen had encouraged everyone months earlier to "stop complaining and get involved." Until the end of December he had served as president of Friends of Historic Spring City, but after stepping down he felt it was time to volunteer in something like this. He acknowledged that some might assume he would always take a preservationist stance, but he emphasized that he believes Spring City has room for both preservation and thoughtful growth. If growth is managed according to a clear, well-considered plan, he said, the city can benefit from the income and vitality it brings while still protecting the qualities that make the community unique. He expressed a strong commitment to listening carefully to residents, learning the planning and zoning code thoroughly, supporting the ordinances that have been approved, and helping promote healing after a difficult year of division. His hope, he said, is that the community can move forward together with respect and unity.

Mr. Newman was asked if he saw his role in Planning and Zoning to serve the city or the residents? Mr. Newman felt that it would be doing both.

Mr. Newman was asked if he could put his personal preferences aside, and go with the majority of what the citizens want. Mr. Newman explained that if the majority of citizens want something that is not currently allowed under the city's code, the responsibility is to uphold the code as it stands, until we go through the proper amendment process.

There was a little discussion about some people wanting more representation from the north side of town. Mr. Newman stated that he does live on the south side of town. Council Member Michael Broadbent stated that he has worked closely with Scott and he is diligent in following rules.

Dave McEwan introduced himself saying that he lives on the north side of town and has been interested in Planning and Zoning since Craig helped put together plans for a greenhouse, garage, and barn. He has been to several meetings and asked questions of those on Planning and Zoning or who have been on Planning and Zoning. His background is in business and conflict resolution,

negotiation, and compromise. Mr. McEwan explained that his intention would be to learn about Planning and Zoning, when issues come up look at the whole situation with the Committee or the citizens and then decide what would be the best way to go.

Council Member Courtney Syme stated that the idea of having alternates is that this is where you can learn about Planning and Zoning. He also explained that each of those on Planning and Zoning bring skills they use in that position.

There were no questions for Mr. McEwan.

Dan Rasmussen introduced himself sharing that he and his wife built their home in 2004. The front yard was in the city, but his home was not. They tried for years to annex and worked through that process and are now part of the city. He has been a teacher for 22 years and served on many different committees. He explained that he has the ability to be a critical thinker and look at situations from a helicopter view seeing the big picture. Mr. Rasmussen stated that he would bring objectivity to Planning and Zoning, putting his feelings and personal preferences aside to follow our city code.

There were no questions for Mr. Rasmussen.

#### **400 South Packer Subdivision Road**

Mayor Paul Penrod explained several people that live along the road were at City Council and they are concerned. He talked to the construction observer from Sunrise, and the front-end loaders have a governor on the trucks, and they can only go 15 to 20 miles an hour. The road is gravel and there will still be dust even if more road base is laid down. Mayor Penrod noted that he has met with Jones and DeMille and talked about the process of developing our Master Transportation Plan. The software being used works through AI, they drive down each road taking pictures. The pictures are evaluated and consideration is made for cracks and potholes. Our paved roads will be rated to help us know what we are dealing with.

Council Member Chris Anderson explained that this area of town is a good example of what happens if the city doesn't have a good agreement in place. There was some discussion about the history of the Packer subdivision, putting a solution on our dirt road, and taking care of our roads.

Mayor Penrod shared that we're looking at about \$3.4 million to fix our paved roads. There was some discussion about the problems with our paved roads, drainage problems and using crushed gravel on our dirt roads.

#### **400 South Four-Way Stop**

Mayor Paul Penrod stated that people are concerned about 400 South and 500 East. It was agreed that people don't stop at the stop signs in place now.

Kay Van Buren asked who would be opposed to a four way stop at that corner. Council Member Courtney Syme stated that the farmers and those living up Canal Canyon Road would be opposed.

There was some discussion about the concerns for this corner. Mayor Penrod stated that he would talk with Cory and Randy about clearing out some bushes and meet with Chief Huff because he would like to see something done sooner than later.

#### **Title 10 Amendments**

Council Member Chris Anderson explained that major change in this ordinance will do away with the protective zone and go back to where the whole city is a single residential zone

requiring 1.06 acre or whatever's been granted in prior years to build. The guest house keeps the 1000 square feet in size, but first floor can't be more than 650 square feet. This is so the guest house won't overcome historic houses. The limitation on multifamily housing was cut down to 3% which is what Planning and Zoning recommended.

Council Member Courtney Syme noted that consideration of facts and evidence needed to be looked at because this will affect people's property rights.

Council Member Michael Broadbent stated that he felt that the changes support the city's General Plan.

Kristen Mortensen explained that we had a compromise approved by the previous City Council who also approved the General Plan. She noted that when you have 1.06 acre lots there are only four lots per block with streets surrounding the block and only four taxpayers supporting the streets. If there were half acre lots, there would be more tax base to pay for the streets. It was pointed out that there would also be more traffic.

Mayor Penrod said that adding 100 new homes would only increase our tax base by \$30,000. Adding 100 new homes would tax our city employees, and we would need a second police officer. Council Member Syme stated that our city is really ran on our utilities. If we had 100 new homes, we would have 100 new hookups. There was some discussion about the pros and cons of growth in the city and in the county. They also discussed the General Plan, and needs of people in the city.

Kristen Mortensen shared that the city should have some real zoning because one-size doesn't fit all. She explained that around the school there could be zoning for smaller, younger families.

Council Member Chris Anderson stated that it would be good to look at where to have higher density housing, a commercial district or a light industrial district.

Mayor Penrod agreed that growth is coming but we must be wise and protect what we have.

There was some discussion about allowing half acre lots or 1.06 acre lots is tyranny or not.

Kristen Mortensen mentioned that Gary Parnell researched neighborhood preservation districts where homeowners get together and agree to create a neighborhood preservation district. It would be voluntary and all could agree that they will stay 1.06 acre lots.

Mayor Penrod stated that there was some good discussion tonight would like for everyone to keep brainstorming.

**Adjournment:** 8:17 PM

**APPROVED**

