

SPRING CITY COUNCIL MINUTES
Thursday, March 5, 2026, 7:00 p.m.

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

In Person Attendance: Gary Allen, Cami Christensen, Cade Penney, Ann Robinson, JoAnn Fenn, Glen Fenn, Mike Nelson, James Baker, Bruce Spiegel, Dave McEwan, Cory Madsen, Becky Fellhauer, Trevor Hooser, Mike Black, Kat Caldwell, Su Tullis, Dee Stevenson, Jane Hawkes, Chad Huff, Yvonne Wright, Ruth Bergener, Sally Scott, Dan Rasmussen, Jeanne Wasden, Cary Wasden, Liz Rudman, Craig Paulsen, Randy Strate, Kristen Mortensen, Neil Chadwick, Kathy Chadwick, Joe Bennion, Paul Strong, Becky Brunner, Tom Brunner, Kimberly Stewart, Alison Anderson, Bobette Lindow, Shawn Lindow, Andrew Skousen, Robert Buckner, Preston Arnoldsen, Ruth Ann McCain: Recorder.

Zoom Attendance: Lowell Brown, Chad Beck, Michael, Susan, Tony Rudman, Tim Syme, Kim Crowley, Your iPad, C.M., Charles Shepherd, Richard Child, Melanie Cook, Shelia, Suzanne Broadbent, Cade Penney, Mike Tullis

Pledge of Allegiance: Mayor Paul Penrod

Expression of Choice: Neil Chadwick

Roll Call: Chris Anderson, Marty McCain, Michael Broadbent, Paul Penrod, Courtney Syme, Laurel Workman

Mayor and Council Member Department Reports

Council Member Chris Anderson stated that Chad Huff worked to get a grant, and those funds have been spent on signage for events. He also explained that there is a matter on the agenda for the cemetery.

Council Member Marty McCain stated that the sewer project may be finished in three to four weeks, and that includes the streets being cleaned up. The city team will make a checklist to make sure everything is completed. There are a few things that need to be scheduled, but the year warranty will start when the city signs off on completion.

Council Member Michael Broadbent stated that the Transportation Master Plan should be completed in the next few weeks. Once that's done, we can see where our priorities are and hopefully help us be more successful in getting some grants to make needed improvements to our roads. As for the Electrical there is a big item on the agenda later.

Council Member Courtney Syme explained that the Fire Department continues to meet weekly for hands-on training and is also preparing several members to attend regional certification courses. They are actively planning for the upcoming pack test. The new fire-station building is progressing, though more slowly than hoped; delays stem from the typical challenges of major construction projects, including waiting on materials, supplies, and subcontractors. Even so,

progress is steady, and the Chief Hardy remains confident that the facility will be ready to house the new, larger fire truck when it arrives.

Council Member Syme noted that he and Michael met with department heads to gather more specific requests and concerns for the budget.

Council Member Laurel Workman stated that the grant for the playground looks positive we are just waiting to hear back on that. There are some water infrastructure issues with batteries going dead on meters.

Mayor Paul Penrod asked Gary Allen to quickly go over information for the car show. Mr. Allen explained that the judging category will be reduced slightly, there are 40 raffle sponsors so far, the registration form is on the city website, and \$300 has been donated from individuals. Mayor Penrod asked Cory Madsen to come up. Mr. Madsen explained that at the Rural Water Conference our drinking water test won first place. The water sample will go to Washington DC next for nationwide testing.

Mayor Penrod encouraged the community to work in their yards, stating that there is concern of fire with weeds and dry weather. He also noted that the Fire Department is looking for volunteers and stated that Red Card is coming up, this certifies people to do wildland firefighting.

Public Comments

Yvonne Wright expressed several concerns, beginning with the heightened fire risk anticipated for the coming summer. She noted the lack of snow and emphasized that simply splitting lots will not address the problem of accumulated junk and debris. Instead, she urged the city to enforce existing ordinances more firmly, explaining that reminders in newsletters or warnings have not been effective. She suggested issuing fines to motivate property owners to clean up their lots and, if necessary, have the city perform the cleanup and place a lien on the property to recover costs. She then raised an issue about right-of-way behavior at intersections, and encouraged residents to review their old driver's education manuals, noting that the correct rule is that north south traffic does not automatically yield, and that the first vehicle to arrive proceeds; if two vehicles arrive simultaneously, the driver on the right has the right-of-way. Ms. Wright expressed a desire for more respectful interactions during meetings.

Mike Nelson raised concern regarding the city's enforcement of nuisance ordinances and asked for clarification on who currently serves as the City Neighborhood Preservation Officer (CNPO), a role required under Title 4, Public Health and Safety. He read from the code, noting that the purpose of the chapter is to help the city and its residents identify nuisances and provide a structured process for correcting or abating them. The ordinance emphasizes protecting public health and safety, preserving property values, and safeguarding the general welfare of citizens, businesses, and visitors. It also outlines progressive enforcement measures. According to the code, the CNPO is either a member of the City Beautification Committee, which doesn't exist at the moment, or an individual appointed by the City Council to enforce Title 4. Mr. Nelson acknowledged that the police chief has issued citations to some of the worst offenders but stressed that he cannot realistically manage all nuisance enforcement alone. He urged the City Council to formally appoint a CNPO and put that person to work identifying violations, issuing citations, and managing compliance timelines, as the ordinance intends.

Mayor Paul Penrod stated that he is working with Chief Huff to hire, what will be called, a Code Enforcer.

Kristen Mortensen spoke briefly, noting that Mike's earlier comments tied directly into issues Planning and Zoning has been grappling with. She explained that the city code contains a great deal of material, and as the council continues shifting the one-acre minimum back and forth, it creates conflicts, ambiguities, and a growing need to update definitions throughout the ordinance. She acknowledged that reviewing and aligning all of these sections is a daunting task and explained that someone recently showed her how AI tools could help streamline the process, and she was impressed by the potential. Ms. Mortensen urged the council to consider pausing before finalizing the one-acre change so Planning and Zoning can ensure all related definitions and cross-references are consistent. She expressed particular concern about the city's definitions of accessory dwelling units (ADUs), the new state laws governing them, and how the city defines and enforces apartments. She emphasized that enforcement could become complicated if the code is not clear. Finally, she stressed the importance of addressing the city's buffer zone, explaining that growth is inevitable and that without careful planning, Spring City could end up surrounded by a ring of wells and septic systems, undermining long-term health, safety, and welfare.

Kimberly Stewart challenged the assertion made by Council Member Broadbent and others that the recent City Council election constituted a clear mandate, noting that the vote margins were narrow and that the election was significantly influenced by allegations published in a newspaper funded by individuals who do not live within city limits. She emphasized that those individuals do not have voting rights in the city, yet attempted to shape the outcome. Ms. Stewart also pointed out that at last week's public hearing, fourteen residents spoke against changing the ordinance and twelve spoke in favor, with one supporter in favor residing outside city limits. For these reasons, she suggested that the city leave the ordinance as currently written and instead put the matter to a vote of the residents so that only those with the legal right to vote determine the outcome. She also expressed concern about the size of accessory dwelling units (ADUs), noting that the proposed allowance seems excessive given that her own home is only 1,100 square feet. Additionally, she highlighted that the proposed changes do not address the commercial district. Ms. Stewart warned that if the city does not restore or strengthen what is permitted in the commercial zone, Spring City risks losing its commercial district entirely, and with it, the tax revenue that supports city services.

James Baker began by expressing appreciation for the time and dedication each council member gives to the community. He noted his own involvement in supporting Spring City's economic and cultural development through efforts such as the Main Street program, hosting the monthly art gallery stroll, and serving on the Planning and Zoning Historic Preservation Subcommittee. He shared that Spring City was the only community in Utah to meet the national deadline for submitting information to the America 250 interactive map initiative, which is now available online, and said he looks forward to providing more details about that and other Main Street projects. Mr. Baker then stressed the importance of making city decisions based on the General Plan and the specific Master Plans the city has adopted. The General Plan, he explained, reflects the long-term vision of residents, property owners, and stakeholders, and is intended to guide policy and infrastructure decisions over time. When items such as the concession stand/restroom

reroof bid, the Title 10 ordinance amendments, the proposed dark sky ordinance, the RV hookup parking area, or the sidewalk and trails initiative come before the council, he encouraged the city to clearly explain how each aligns with the goals and priorities outlined in the General Plan. Making those connections explicit, he said, helps residents understand the reasoning behind decisions, reinforces transparency, and ensures that the community-driven plan remains the framework guiding Spring City's progress.

Randy Strate offered a few clarifying remarks following last week's public hearing. He explained that when he previously urged the Planning and Zoning Commission and the City Council to perform "due diligence" before moving forward with land-use changes, particularly the draft ordinance 2026-03, he was referring specifically to ensuring that local regulations align with the state's Municipal Land Use, Development, and Management Act (LUDMA). He noted that a comment made later in the meeting suggested Planning and Zoning had already done its due diligence, but he wanted to clarify that he was speaking about compliance with state-level requirements. Randy observed that last year's City Council presented extensive data and analysis supporting the guidelines used to enact ordinance 2025-05, and he has not seen anything that contradicts that information. Likewise, he has not seen new data or justification from the current council or Planning and Zoning demonstrating that the proposed 2026-03 draft aligns with LUDMA. He reminded the council that LUDMA outlines eleven criteria that should be considered when adopting land-use ordinances. He highlighted two: first, that ordinances must protect the health, safety, and welfare of the community; and second, that they must provide fundamental fairness in land-use regulation. Randy stated that he does not believe a minimum lot size of 1.06 acres meets that fairness standard. He encouraged the council to pause and ensure that any new ordinance fully complies with LUDMA, particularly its requirement for fundamental fairness.

Lowell Brown offered comments regarding the buffer zone and the relationship between Spring City and the surrounding unincorporated area that may one day become part of the city. He emphasized that cooperation, communication, and shared ideas between residents inside and outside city limits are important, especially for families who will eventually be affected by city governance. Lowell expressed appreciation for the mayor and City Council, noting that he values the spirit they have shown in being willing to revisit controversial ordinances and ensure that city codes function well and reflect the values of the entire community. He thanked Council Member Anderson for bringing forward Ordinance 2026-03. He believes the buffer zone can be an asset if approached thoughtfully and expressed gratitude for the work of the City Council, Planning Commissioners, and others involved in these discussions.

Jane Hawkes offered two brief comments. First, she noted that the Community Wildfire Council is seeking volunteers and suggested that Yvonne might be a strong candidate. She then spoke about the character of Spring City, emphasizing that the spirit of the town does not depend on open space or lot size. She explained that "open space" refers to parks, public gardens, undeveloped land, or water areas, not necessarily the size of individual residential lots. Ms. Hawkes pointed out that many early settlers lived on half-acre town lots, which suggests that historic authenticity is not tied to large parcels. Instead, she argued that the true spirit of Spring City comes from the appearance and care of its buildings and landscapes, as well as the way neighbors respect and support one another. She concluded by thanking the council.

Nedra Allred spoke about her long connection to Spring City, noting that her children and their grandparents were born here, and she has loved the town's history since moving here in 1967 as a college student. She emphasized the Allred family's foundational role in Spring City, stating that James Allred founded the town. To illustrate how early settlement patterns actually looked, she explained that James Allred lived on a quarter-lot, his son James T.S. Allred also lived on a quarter-lot, and his grandson Edward Allred had a half-lot, all on the same side of the street. She offered this as a reminder that historically, Spring City lots varied in size and were often smaller than many assume today.

Dan Rasmussen

Dan Rasmussen stated that the Planning and Zoning Commission held a public hearing on Tuesday, February 24th regarding Ordinance 2026-03 which proposes amendments to Title 10. He listed the commission members present Cami Christensen, Andrew Skousen (serving as an alternate for Sally Scott), Mike Nelson, and Kristen Watts (Mortensen) and noted that the hearing was well attended, with twelve speakers supporting the proposal and fourteen opposing it. He clarified that one of the twelve supporters was not a Spring City resident. Mr. Rasmussen emphasized that his comments were based on documented facts rather than personal opinion. He stated that laws and ordinances currently in place must be followed, even when they do not align with individual viewpoints, and that they should not be interpreted or altered in ways that favor a particular outcome. He then summarized research he conducted regarding whether a Planning and Zoning member who was absent from the public hearing should participate in the vote on that matter, and whether a former commission member, no longer serving and not present at the hearing, should be allowed to vote on the same issue.

Mr. Rasmussen explained that Spring City's municipal code requires a public hearing before the Planning Commission issues a recommendation to the City Council on zoning amendments or map changes. Utah state law also requires Planning Commissions to hold a public hearing before forwarding a recommendation to the legislative body, ensuring the public has a reasonable opportunity to comment before the recommendation is finalized. He noted that most Utah jurisdictions include procedural rules stating that only commission members who were present for the public hearing should participate in the vote, and that former members who are no longer serving should not vote on matters before the commission. He emphasized that the Planning Commission's role is to make a recommendation, not a final decision, and that the process must follow both municipal code and state law to maintain fairness and integrity.

Mr. Rasmussen continued by explaining that while he could not locate Spring City's specific attendance rules for Planning and Zoning commissioners, most municipal codes require commissioners to be present at the public hearing in order to participate in deliberations and vote on the matter. He clarified that it is not always explicitly "illegal" for a commissioner to miss the hearing and later vote but doing so can violate the intent of the procedural requirements, particularly when state law and Spring City code mandate that public input be heard before a recommendation is issued. If a commissioner did not attend the hearing where evidence and public comment were presented, yet later participates in the vote, it raises legitimate questions about whether that commissioner actually considered the required public input. Mr. Rasmussen noted that such a situation could be challenged as a failure to comply with public-hearing requirements under Utah land-use guidance and case law.

He emphasized that although Planning Commission recommendations are advisory and the City Council makes the final decision, procedural missteps can still undermine the validity of the process. If the recommendation is based on a hearing that some voting members did not attend, opponents could argue that the commission failed to follow the required public-hearing and deliberation procedures. In some cases, he said, procedural violations under the Utah Open and Public Meetings Act or land-use statutes can render actions void or require a new hearing. Mr. Rasmussen pointed out that in this instance, the two commissioners who voted in favor of the ordinance were not present at the public hearing, while the one commissioner who did attend the hearing was not permitted to vote. He stated that this discrepancy should be part of the public record so residents understand how the process unfolded. Mr. Rasmussen reiterated that the intent of the law is clear: commissioners should attend the public hearing, hear the public input firsthand, and ensure that a quorum is present before issuing a recommendation.

Mr. Rasmussen reminded the council that Utah is experiencing a severe housing shortage and that the state has placed responsibility on cities to manage growth and provide opportunities for affordable housing. He cautioned that if cities fail to do so, the state has the authority to intervene and impose changes regardless of local preferences. Mr. Rasmussen noted that Spring City has some of the highest property values in the county, and he argued that reversing an ordinance that could help create more affordable housing runs counter to the direction the state is pushing. He warned that such a move could draw unwanted attention from state leaders.

Mayor Paul Penrod pointed out that many current state legislators are developers or closely tied to development interests, but that state requirements for multifamily and low-income housing are for cities with over 5,000 residents. Mayor Penrod shared a personal experience from Payson, where subsidized housing created significant challenges within his church congregation. He expressed concern about similar outcomes in Spring City and noted that current legislation under consideration could further change how cities must plan for housing. He added that Spring City's high property values stem from its desirability, and that the city must be thoughtful about how it grows.

There was some discussion about growth in the county and the availability of getting a loan for land without a house on it.

Cade Penney from R6 Regional Council – Updates

Cade Penney from the R6 Regional Council explained that he assists communities/municipalities in Sanpete County. He has assisted Spring City with grants and different things like the fire station expansion and the park grant. Mr. Penney explained that R6 is using the Utah Project Portal now to put projects on the CIB list. He then walked the council through the Utah Project Portal showing how to use the website and stated that he would meet with the city staff to make sure they have access and knowledge to use the portal.

Mr. Penney stated that rating and ranking of the CDBG grant happened yesterday noting that Spring City applied for this grant for the revitalizing of the park and park equipment. The amount of money allocated for projects this year was \$936,00.00 for the whole Six County Region. Eight projects applied for the CDBG grant and Spring City is in the third spot after ranking the projects, and it looks like the project will be funded this year. Funding for the project will be \$7,200.00 short so Spring City will need to cover that amount. Mr. Penney noted that the numbers are not finalized and that the recommendations will need to be approved by the State. Mr. Penney noted that R6 is having the Regional Growth Summit event on May 6th in Richfield at the Snow College campus. The City Council, Planning and Zoning and city staff are

encouraged to register and attend. Dinner will start at 5:00 PM and breakout sessions will begin at 6:00 PM and go to 9:00 PM.

Council Member Chris Anderson asked if R6 could help with code analysis. Mr. Penney stated that he can help with writing ordinances and small General Plans. Generally, he will review the city code and help make changes, but he is not a lawyer. Anything done would need to be reviewed by a lawyer.

Paul Strong, Hansen Crypt

Council Member Chris Anderson introduced Paul Strong who has been trying to get some work done on the Hansen Crypt.

Paul Strong explained that the crypt in question belongs to his wife's family, the Hansens. The family members known to be buried there include Hans Jorgensen Hansen Jr., who died of pneumonia at age 36, and Hans Jr.'s four-year-old son, who drowned in Mount Pleasant. The crypt is a large underground mausoleum, originally accessed by descending 12 to 14 feet down stone steps into a burial chamber. It once had a wrought-iron gate, but no drawings or historical construction records exist. The structure is 136 years old and has weathered well, but it is deteriorating and in need of restoration. In the early 1970s, after vandalism or disturbance, cemetery sextons filled the staircase entrance with dirt and capped it with cement. Mr. Strong's goal is to restore the crypt, so it remains safe and preserved, preventing the risk of collapse if someone walks over it.

Mr. Strong has raised most of the necessary funds and completed some preliminary restoration work, including repairing the two birdbaths near the site. He has obtained all required permits, documentation, and approval from the two oldest living family members. The city council requested that he work with a licensed and insured excavation company rather than proceeding alone, and a company in American Fork has agreed to assist. Mr. Strong clarified that the excavation will be limited to removing the dirt from the staircase area to access the original door. The purpose is to enter the burial chamber only to photograph and document its condition and to assess whether the chamber ceiling is structurally sound. He emphasized that no new burials will occur there due to modern vault requirements, and exhumation would only be considered if structural repairs to the chamber ceiling were necessary.

Mr. Strong also expressed a desire to abandon the associated burial plots so that no future burials take place above the crypt, preventing potential damage after restoration. Once documentation is complete, the plan is to seal the crypt, weld on a new medieval-style door, replace stones and capstones, install a small wrought-iron fence, and cover the top with decorative gravel. His intent is to preserve the historic structure so that Spring City can take pride in it and ensure it remains safe for future generations.

Mr. Strong stated that the crypt is 136 years old and its construction methods are unknown, he emphasized the importance of determining whether the burial chamber ceiling is secure. If the chamber appears structurally sound, potentially featuring the same domed stone construction used in the staircase, then the restoration can proceed as planned. However, if the ceiling shows signs of deterioration or collapse, Mr. Strong noted that they may need to breach the chamber from above and fill it in to prevent future hazards. Mayor Paul Penrod expressed concern about the significant weight of the soil above the chamber, estimating that with approximately 24 inches of fill dirt over a 32-by-35-foot area, the load could approach 100 tons. Given the uncertainty of 1890s construction methods, Mayor Penrod recommended excavating enough to fully assess the chamber's structural integrity before anyone enters it.

Mr. Strong acknowledged these concerns and shared what limited historical information exists. Council Member Chris Anderson then provided background on a previous agreement made a few years earlier, in which Mr. Strong had accepted full responsibility and liability for the project while working under the supervision of city employees. That effort stalled when questions arose about whether bodies would need to be exhumed and what legal requirements applied. After a long pause, Mr. Strong is now returning to continue the project with clearer intentions and the involvement of a licensed excavation company.

Mr. Strong noted that if the city ultimately decides he cannot open the entrance to inspect and photograph the structure, he worries that the Hansen family could still be held responsible should the crypt collapse in the future. Council Member Marty McCain questioned this, noting that because the crypt is part of the city cemetery, any collapse that occurs without interference might fall under city liability rather than the family's. However, if Mr. Strong or others begin excavating and something goes wrong, such as disturbing remains or damaging caskets the liability could shift. This uncertainty prompted the council to emphasize that the issue requires legal clarification, as the situation falls into a gray area involving both city property and private family involvement.

Mike Black noted that the original agreement between Mr. Strong and the city was designed to protect the city by having Mr. Strong assume responsibility while working under the supervision of city employees. However, he pointed out that Mr. Strong had violated that agreement by conducting work at the site without city staff present. Mr. Strong acknowledged this and explained that he believed he was permitted to work on the surface as long as he did not dig. He had only measured the doorway to fit the custom door he built, but he now understands how his presence at the site could have raised concerns among residents who saw him working there. Council Member Courtney Syme stated that while this historical documentation would be meaningful, he was uneasy with Mr. Strong assuming full liability without clear legal protections. It was suggested that an indemnity clause or a performance bond might be necessary, especially now that a licensed contractor is involved. Council Member Anderson further suggested that any approval should follow the terms of the original agreement, including supervision by city employees.

Mr. Black brought up the issue of state laws regarding exhumation, noting that this project sits squarely within a legal gray area. To obtain a permit for exhumation, the state typically requires burial records or a death certificate documents that do not exist for the individuals interred in the crypt. By definition, any digging into a burial space could be considered exhumation, which would trigger state regulations.

Mr. Strong reiterated that his only goal is to restore the crypt and preserve it as a unique historical feature of the cemetery. He emphasized that the structure stands out more than anything else in that section of the grounds and that he hopes to prevent it from deteriorating further. He committed to working through the proper channels with the cemetery staff.

Mr. Strong asked whether the bonding requirement would still apply if he ultimately decided not to excavate the staircase. The council clarified that a performance bond would only be required if excavation proceeded. If Mr. Strong chose not to dig, the bond would not be necessary.

Council Member Chris Anderson made a motion to authorize Paul to proceed subject to us first be able to review the agreement with our attorney see if we need to make additions to it including compensation to the city, a performance bond and whatever other requirements. If we get there, we'll have him sign the agreement and move forward on that basis. **The motion was seconded by Council Member Marty McCain. Discussion:** Council Member Chris Anderson

stated that once the agreement is done it will be reviewed by the Council.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Kent Kummer, UAMPS Resolution 2026-03 Amending the Pool Agreement

Council Member Michael Broadbent introduced Kent Kummer, head of the city’s electrical department, and explained upcoming changes affecting Spring City’s power operations. Spring City is a member of the Utah Associated Municipal Power Systems (UAMPS) and has operated under a bilateral agreement since around 1980, reporting daily power supply and demand information. Due to new federal regulations, these reports must now be submitted hourly, which is impractical for Kent to manage manually. UAMPS has therefore created a new agreement for all member cities, including Spring City, which must be reviewed and approved before the May 1st implementation deadline. Mr. Kummer explained that this shift is tied to the introduction of the Extended Day-Ahead Market (EDAM), a regional power-trading system that will allow UAMPS to manage hourly forecasting, purchasing, and balancing on behalf of its member cities. The change was prompted in part by Rocky Mountain Power/PacifiCorp joining EDAM, which affects how power is traded and delivered across the region.

Mr. Kummer explained that under the new system, power will be purchased and balanced through sophisticated software rather than through manual forecasting. Previously, cities could choose which power projects to participate in, but the new structure places all UAMPS members into shared participation. If UAMPS determines that a new power plant, such as a nuclear facility, is needed to meet regional demand, all member cities automatically share in the project. Mr. Kummer noted that this removes some local choice but significantly reduces the administrative burden on Spring City, as UAMPS will now handle hourly forecasting, load balancing, and penalty avoidance. He also described how UAMPS will continue to redistribute power among member cities to avoid shortages and penalties, and he highlighted that Spring City’s peak usage occurs on Sundays, which is unusual compared to other municipalities. The council then discussed a proposed rate-stabilization fee intended to help cities build cash reserves during the transition to EDAM. UAMPS recommended collecting \$0.07 per megawatt-hour over the next three years to prepare for potential fluctuations. Spring City already has \$24,389 in a UAMPS reserve fund, which will be used to cover the first year of stabilization costs. Mr. Kummer and the council agreed that this provides a strong starting point as the city adapts to the new market structure.

Council Member Chris Anderson made a motion to adopt the resolutions as required by UAMPS to approve the amendment of the Power Pooling Agreement and the resolution in the form presented in our booklets, there are whereas clauses but the two resolutions are specifically to approve the amendment of the Pooling Agreement and to designate Kent Kummer as our Participant Representative. **The motion was seconded by Council Member Courtney Syme.**

Discussion: There was no further discussion.

Vote:

Chris Anderson	Yes
----------------	-----

Marty McCain Yes
Michael Broadbent Yes
Courtney Syme Yes
Laurel Workman Yes

Council Member Michael Broadbent made a motion to allow the 24,000 we have in the account that UAMPs currently has be used for the Rate Stabilization Fund. **The motion was seconded by Council Member Marty McCain. Discussion:** There was no further discussion.
OK

Vote:

Chris Anderson Yes
Marty McCain Yes
Michael Broadbent Yes
Courtney Syme Yes
Laurel Workman Yes

Bids for Concession Stand/Restroom Building Roof

Council Member Marty McCain explained that the bathroom between the ballpark and the playground needs to be fixed. Money was budgeted for the repair, and after reaching out to multiple companies two bids were received. One bid from Eureka Roofing LLC is \$5680. This company has done work for us before and is now doing the school roof repair. The second bid is for \$3100 from Tip Top Roofing. Council Member McCain asked if anyone knew of the company Tip Top Roofing and no one did. He then suggested that the Council accept the Eureka Roofing bid, stating that the work they have done for the city has been extremely well done. There was some discussion about the two bids. Council Member Courtney Syme pointed out that it was hard to make a comparison of the bids because neither had itemized out costs of materials or labor. Council Member McCain explained that in bidding roofs it is customary to bid for the job and not itemize costs. The disparity in the bid prices may be the quality of the shingles. It was discussed to table the decision and to reach out to the companies to ask what materials would be used and get recommendations from customers.

Consider Execution of Quitclaim Deed to Adjust Boundaries Between the City Yard and the Allred Family Property

Council Member Chris Anderson explained that the Allred family donated property where our city yard is. He looked at three different deeds, but they are confusing. A map of the property was presented that showed discrepancy of the lines. Council Member Anderson pointed out that the south fence as well as portions of the east and west fence of the city yard exceeded the property linen. The Allred family are proposing that the quitclaim deed give the city the property on the east and west, with a little more portion beyond the fence, on the west side, and a little portion on the south side, where the city has a building. The city will need to move a portion of the south fence north and the quitclaim deed would show this area belonging to the Allred family. The map of the changes can be seen in the handouts for the meeting.

Council Member Chris Anderson made a motion to approve proceeding with the quitclaim deeds to and from the Allred family to clarify the area for the city yard and get the dispute resolved. **The motion was seconded by Council Member Michael Broadbent. Discussion:**

There was no further discussion.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Ordinance 2026-03, Title 10 Amendments Requiring Minimum Buildable be 1.06 Acres, Lowering Multi-Family Housing from 4% to 3%, and Allowing Guest Houses to have 650 Square Footprint with Overall 1,000 Square Feet

Council Member Chris Anderson stated that comments from the public hearing and Planning and Zoning were well made. There were good points on both sides of the issue. He then explained that it is important to know what a majority of the citizens want. It is difficult to take a good poll because of so many questions like who writes the questions, how many votes can you have if you own multiple lots, if you rent do you get to vote. These are daunting questions. The issue of putting this on the ballot has been raised. Our attorneys told us there is no mechanism for getting it on the ballot. To have a referendum or initiative voted on the state statute dictates the process, and the next election is in November 2027, eighteen months away.

Council Member Anderson explained that he wanted to start from the rule the city has been under for the past decades rather than what was done last year. He stated that if people asked for lot subdivisions at the rate they have in the last few months since the ordinance was adopted there could be 80 plus lot subdivisions before the next election and then it's too late to go back. In the imperfect polls done the majority have always been to keep larger lots.

Council Member Anderson noted that comments have been made to tweak the compromise allowing the Miller and Caldwell properties in the protected zone but that wouldn't solve our problems. Being the original architect of the compromise, Council Member Anderson stated that it was hoped to satisfy both sides, but it changed a bit and so we didn't get what was hoped for. Adopting the original compromise wouldn't work because some of those outside the restricted zone would be upset and the council wouldn't adopt it.

Council Member Anderson stated that we need to look at a zoning map for the buffer zone or outside the buffer zone to see where multifamily housing and a light commercial zone would be appropriate. It is tougher to look within the city boundaries and make changes to those already part of the city.

Council Member Anderson explained that it is important to investigate a hardship exemption rule that says under certain conditions we will let people subdivide their lot.

Council Member Marty McCain asked Council Member Anderson how he came up with auxiliary units having not more than 650 feet on a single floor. There was some discussion about the history of this topic. Council Member Broadbent explained that the code used to allow for 650 square feet and historic structures are not that large, if you put a 1,000 square foot ADU on the property it is confusing which is the primary residence, and it's esthetically not appealing. There was a lengthy discussion about prior surveys and the 2005 referendum.

Council Member Courtney Syme spoke in opposition to the 2026-03 ordinance stating that he believed it to be detrimental to the true heritage left by the founders of Spring City. He explained that this is a retreat from positive progress, and looking to the past puts us in danger. Council Member Syme linked the community to a piano which has many keys and that it is a

disappointment to tap only a single key. He then listed many General Plan prioritized improvement goals that are either under consideration or have been completed, stating that these are part of the many keys played in our living growing community. Council Member Syme stated that he hoped that there will be progress over stagnation.

Council Member Laurel Workman explained that she understands the half acre lot idea, but she would like to vote for what the people in her part of town want. She spent time going door to door asking if the people wanted half acre lots and only two people said yes. Council Member Workman explained that many people stated that they moved here because of the one acre lots, and that it is not just about history. She responded to Randy Strate's remark about LUDMA State Guidelines and land use ordinances needing to have fundamental fairness stating that the way things were made the community 50/50 with acre lots and half acre lots, and that is fair.

The council had a lengthy discussion about the issue.

Council Member Michael Broadbent made a motion to approve Ordinance 2026-03 Title 10 Amendments. **The motion was seconded by Council Member Laurel Workman. Discussion:** There was no further discussion.

Vote:

Chris Anderson	Yes
Marty McCain	No
Michael Broadbent	Yes
Courtney Syme	No
Laurel Workman	Yes

Dark Sky Ordinance

Council Member Chris Anderson stated that there was a lot of opposition to the original proposed Dark Sky Ordinance. It was suggested to start small and have the Dark Sky effect only Main Street so commercial lighting will be directed downwards. No action is needed tonight this is just to vet the ordinance with people. Council Member Courtney Syme had a lot of questions which included: meaning and choice of words used in the ordinance, safety, security, and lighting on flags. Council Member Anderson noted that this document is not final and is being shared with the public to see if it should be adopted.

Planning and Zoning Report

Council Member Marty McCain noted that the Planning and Zoning Commission had a busy week, with a Public Hearing on Ordinance 2026-03 followed the next day by their normal scheduled meeting. The city received a letter from committee chair Cami Christiansen regarding the Planning and Zoning vote on Ordinance 2026-03. Council Member McCain read the letter which explained that a public meeting was held on February 24, 2026 to gather citizen input, followed by a formal vote on February 25. That vote ended in a 2-2 tie, which was resolved by the chair's tie-breaking vote in favor of the ordinance. The letter was sent to ensure the City Council was fully informed of both the hearing and the Commission's action. After it was read, it was noted that the Council had already voted on the ordinance, so the correspondence would simply be added to the meeting minutes. The full letter can be viewed in the handouts for the meeting.

Resolution 2026-01 Appointing a Member of the Planning and Zoning Commission

Mayor Paul Penrod explained that Planning Commission member Kay Van Buren has not formally resigned but he is on a mission in California for a six-month mission. This has created a vacancy that needs to be filled. Mayor Penrod stated that Andrew Skousen, who is currently a Planning Commission alternate, is who should fill the vacancy.

There was a question about the vacancy and our city code. Council Member Marty McCain explained that our city code states that to be a resident you need to live here full-time. He then read SCMC 1-3-2 definition of Officers or Officials pointing out that the word officer includes boards and members of such boards unless specifically stated. Council Member McCain then pointed out that the Historical Subcommittee specifically stated that not all members need to be residents of Spring City, but they need to own property in Spring City. SCMC 1-5-1 was then read by Council Member McCain. This code pointed out eligibility and residency requirements for mayor and City Council. It included declaration of candidacy, annexed areas, registered voter, residency maintained, residency outside city, and continuous absence from city. Council Member McCain then pointed out that if the term officers or officials means boards and board members then these requirements for residency and continuous absence apply to Planning and Zoning.

There was some discussion about elected and appointed officials and just officials, and if the definition meant the same thing. Council Members Michael Broadbent and Chris Anderson questioned if the requirements for elected officials carried over to the Planning and Zoning Commission members. Council Member Broadbent pointed out that Commission members are not elected but appointed officers. Council Member McCain argued that in SCMC 1-3-2 the term officer applies to boards and members of boards.

There was some discussion on whether there was a vacancy due to Kay leaving on a mission for six-months. Council Member Broadbent read SCMC 10-2-2 that states a Commission member may be removed after a public hearing by a majority vote of the City Council. Council Member McCain explained that he was not asking to remove Mr. Van Buren, stating that Mr. Van Buren chose to go on a mission and that he vacated his seat.

Council Member Marty McCain made a motion to follow through with the mayor's appointment of appointing Andrew Skousen, following Resolution 2026-01, to the Planning and Zoning Committee. **The motion was seconded by Council Member Courtney Syme.**

Discussion: Mayor Penrod asked if there were any more questions about legality. Council Member Anderson was unclear what would happen if Andrew Skousen was appointed and Kay Van Buren came back and said that he didn't resign. Mayor Penrod felt that the code was unclear and clarification was needed. He suggested that legal counsel be consulted. Council Member Courtney Syme stated that it is nonsensical and defies logic to want somebody on that does not reside in the city represent the city. Council Member McCain read Resolution 2026-01 in full.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	No
Courtney Syme	Yes
Laurel Workman	No

Resolution 2026-04 Appointing Two Alternates for the Planning and Zoning Commission

Mayor Paul Penrod explained that two alternates need to be appointed. Resolution 2026-04 would appoint Dave McEwen and Dan Rasmussen to fill the vacant Planning Commission alternate positions for the term of five years.

Council Member Courtney Syme made a motion to support the mayor’s recommendation. **The motion was seconded by Council Member Marty McCain. Discussion:** Council Member Michael Broadbent noted that Planning Commission needs to have multiple points of view, and that he is worried that the Planning Commission will be one sided. He would like to see someone who will represent the Friends of Historic Spring City on the Commission and Scott Newman would do that. There was some discussion about diversity and those on the coryommission. Council Member Marty McCain read in full Resolution 2026-04.

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	No
Courtney Syme	Yes
Laurel Workman	No

Development Review Committee

Mayor Paul Penrod explained that our Development Review Committee needs to have the following members on it; the Zoning Administrator, who is Craig, someone from Public Works, who is Cory, Sunrise Engineering as the city engineer, and two councilmembers. Mayor Penrod stated that he has asked Council Member Michael Broadbent and Council Member Marty McCain to be on the review committee. This information is to let everyone know that this committee is important and effective and will be used for Subdivisions.

City Lot on 700 East and 100 South, Create a Parking Lot & RV Hookup Area

Mayor Paul Penrod discussed the idea of creating a small parking area on the city-owned lot at 7th East and 1st South, noting that many visitors currently park at the church, along roadsides, or in areas that aren’t ideal for safety or traffic flow. The proposal included installing four or five short-term trailer hookups with sewer, water, and electricity, with the goal of offering a simple, low-key alternative to larger RV parks while generating steady revenue for the city. Council Member Chris Anderson emphasized the need to check zoning requirements and communicate with nearby residents, especially since the house just south of the property recently sold. Mayor Penrod clarified that any stays would be strictly short-term, likely capped at about a week, and would require a city permit. Discussion turned to pricing, with some suggesting \$35 per night and others noting that comparable RV parks charge at least \$45, especially for short stays. Several members supported exploring the idea further, both for revenue and for solving ongoing issues with ATV trailers and visitor parking around City Hall, Main Street, and the church. Cory Madsen stated that the parking space alone would be valuable, with RV hookups as a possible secondary benefit. It was talked about gathering cost estimates and speaking with neighbors before deciding whether to proceed.

Sidewalk and Trails Initiative & Tree Removal Ordinance

Ruth Ann McCain explained that the Utah Local Government Trust, who insures Spring City, has seen a rise in lawsuits due to sidewalks and trail issues. Adopting a sidewalk and trail

initiative where the Public Works Department keeps track of the condition of our sidewalks and the work they are doing to mitigate hazards will help lower our insurance rate.

Financial Report for February 2026

Council Member Courtney Syme made a motion to approve the financial report for February 2026. The motion was seconded by Council Member Marty McCain. Discussion:

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Payment of Bills

Council Member Michael Broadbent made a motion to pay the bills. The motion was seconded by Council Member Laurel Workman. Discussion:

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Minutes for February 5, 2026, City Council Meeting

Council Member Marty McCain made a motion to approve the minutes for February 5, 2026 Spring City Council meeting. The motion was seconded by Council Member Michael Broadbent. Discussion:

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Minutes for February 17, 2025, Work Meeting

Council Member Courtney Broadbent made a motion to approve the minutes for the February 17, 2026 Work Meeting. The motion was seconded by Council Member Courtney Syme. Discussion:

Vote:

Chris Anderson	Yes
Marty McCain	Yes
Michael Broadbent	Yes
Courtney Syme	Yes
Laurel Workman	Yes

Council Member Marty McCain made a motion to adjourn. The motion was seconded by Council Member Michael Broadbent.

Adjournment: 10:47 PM

APPROVED

