



SPRING CITY PLANNING & ZONING PUBLIC HEARING MINUTES

Monday, May 27, 2026, 6:00PM

Spring City Community Center Ballroom, 45 South 100 East

This meeting was held in-person at the Spring City Community Center Council Chamber, and via Zoom electronic meeting service. Public comments were heard in person or submitted in writing. All comments submitted in writing will be filed with these minutes.

Meeting Called to Order: 6:00 pm

Roll Call: Cami Christensen (Commission Chairperson, via zoom), Craig Paulsen (Zoning Administrator), Kristen Mortensen, Sally Scott, David McEwan, Andrew Skousen, City Treasurer Whit Allred (minutes).

Attending: Attendance sign in sheet attached.

Expression of Choice: None heard

Cami Christensen introduced the topic, changes to the Spring City code encompassed in proposed ordinance 2026-06 and gave a brief overview. Andrew Skousen read excerpts from the letter mailed to all property holders in town. All public comments are preserved and available to review at the Utah State Public Meeting Notice website and linked at the Spring City website.

The floor was then opened to public comment:

(Please note, unless otherwise stipulated, the comments that were made live are transcribed using AI dictation. Typographical errors and/or content errors may exist. If you were a live commenter and feel that the statement you made is not correctly conveyed here, please contact Whit Allred at the city office to have a note of correction added. Comments that were submitted in writing will be presented separately in their entirety. For a full audio recording of the meeting please consult the Utah State Public Meeting Notice website. If you need help, please contact the city office.)

David Figgat: 1. Released I'd like to start my comments by quoting one of our founding fathers, George Washington. Difference of opinion leads to inquiry, an inquiry to truth. Communities of any size benefit when opposing views are openly and honestly and respectfully discussed. I'd like to bring the comments of two mayors, one current, one former, one close by 1:00 on the other side of the country who parallels our city and listen to what they have to say. Troy Walker, mayor of Draper, UT quoted in the Draper Journal, February 2026 quote. Tourism is actually a big deal for us. Tourism results in sales tax and revenue

translates into lower property taxes for our residents. My message is come to Draper, stay in Draper, shop in Draper. These revenues, revenues go right into our budget. That's how we fund our city operations, not by property taxes and fees, the mayor goes on. To emphasize tourism, local business activity and leveraging city attractions, old and new to quote reduce dependency on property taxes and fees. He closes by saying economic activity generated by the city's assets, not the city's fees and property taxes. Are what sustains our city services. The second mayor I'd like to quote is Randall Kincaid, former mayor of Davidson, NC. Davidson, NC is on the historic registry. It was founded in 1837 and it has a local historic district and an Active historic preservation commission Or when he says the real focus, the real effort, the real success comes when small towns build around their historical identity, protect their distinctive character and create long term economic sustainability from local assets and community value rather than short. Term pressures, folks. Those are mayors that are speaking directly to us. I hope we listen. Thank you. Next is Ivonne Wright.

Yvonne Wright: Hi, I'm Evan Wright and we've lived here almost 14 years. Yes, we're moving, but I we moved here because of the way this town was 14 years ago and has been till all this recent conflict. I am totally for we. My husband as well this new ordinance that will put it back to the way it was till we can solve things in a better way Then I heard that the referendum went through and so now we have to revert back to the ordinance from last year that cut down our historic district and made it so that all around our whole town and lots could be split. And high density could be built and so I think. Why? Why? I have a friend who when he was a kid, every time he asked his dad for something, his dad always said when pigs fly. So he grew up to be a pilot. He grew up to be a balloon, hot air balloon pilot. We cried for him many years down in Albuquerque and he grew up. And had a balloon design that said when pigs fly because he wanted to prove you could do what's good and not have to just say ohh when pigs fly I don't care or when whatever anyway a lot of us feel passionate about. Keeping the history here, we have now a new Main Street Alliance and we are bringing things into the town we cannot afford, as according to Mr. Piggott and his mayors, we can't afford to not have a Heritage Day that we just went through and was more successful than previous. Things I've heard the rumor OK that is has brought so much money into our town and without that I mean I asked people two years ago would you come here if there were all these apartment buildings and and you know all this stuff just coming here like you're going into. Spanish Fork or Payson or any of those. So we need to save that because that is where the money is. It's not in property tax. We only get a little bit. It's in retail sales and retail sales tax. Thank you.

James Baker: So good evening. My name is James Baker. I'm a Spring City Council member. I want to address concerns that many of our residents have raised regarding not only this new ordinance, but the Ordinance 202505 and the ongoing referendum petition process. Yesterday I submitted a written request. By e-mail to the mayor, to our city, Recorder and

Carbon copied all of our City Council members seeking clarification on several important procedural and legal questions that to date have not yet received one response. Earlier this week, the city posted. Meaning just yesterday that Ordinance 202505 remains in full force and effect. Given the level of public attention and community concern surrounding this issue, I believe it is important that our residents and our elected officials receive clear guidance. Regarding the current status of that ordinance and the referendum process and any pending legal or administrative review, my concerns are not directed at the validity of the citizens exercising their right to petition. That right is fundamental and deserves. Respect. However, I believe transparency and public confidence in the process are equally important. I have heard allegations that some petition circulators may have provided misleading information while gathering signatures, and I have also heard. Concerns regarding possible involvement of members of Planning and Zoning Commission in the petition effort itself. I'm not making accusations or conclusions, rather, I am asking whether these circumstances raise any procedural ethical. More legal concerns under Utah law that should be reviewed by appropriate authorities. I also believe City Council members should be kept informed before official notices of this significance are posted publicly, particularly when residents immediately turn to their. Elected officials seeking answers that we may not have ourselves. At this stage. I am simply asking for transparency, clarity and open communication from the city regarding the status of Ordinance 202505 and the Rep referred referendum petition review process. And the anticipated steps moving forward. Our community deserves confidence that every part of the process is being handled fairly, lawfully and openly. Thank you.

Brady McKay: Hello there, I'm hereby request after telling someone something that had happened. Um, I'm new here. I moved here to take care of my mother who's a longtime resident. As a quick background, she is old and she aims to please. She's a little scared of getting in trouble. And one of her best friends had asked her to vote for Randy Strait. And I told and she said, please don't tell my friend that I'm going to not vote for him, you know, So that's, that's a little bit of a background that she is against all this. I, I, I am too, just ethically. But I mean both the idea and also the way it's been handled. Um, but then her good friend came by and asked her to sign a petition. I told her how my mom felt in front of my mom and she said we'll drop it. Which was exactly what someone should do when they say please don't talk about this. Then another person came by who's a friend of my. Mom and said that he was stopping by. I thought maybe he was stopping by for a visit, but he said I'm stopping by for this petition to be signed. And I told him the exact same thing. And I said but my mother would love to visit with you. And he said OK. And then he launched immediately in to talking about the petition and I could tell my mother was getting very agitated. And after about four or five polite ways of asking him to please stop talking about it, I got agitated. And then I told him we have a fundamental difference. I don't believe that everything should just be raped of its virtue. That shocked him. And then he said, well, I'm here to do the Lord. You know the

Lord. What was the exact quote? It rang in my brain, and I had to leave. The house. Because I wanted to say something I would regret, but he said I'm just doing the Lord's work. The Lord wants half acres in Spring City. So then later I found out that it is unethical and in many places the illegal, but everywhere unethical for someone on the planning and zoning committee to be having people. And a petition. And I've had two of them asked me to do that. So I just wanted to tell that little story. I'm gonna throw in if I have. I don't have much time now. I know where I know you from because I heard you at City Council. I love everything you have to say. I love this city. I've only been here nine months and I haven't been politically active until now. But I think this is really important, so thank you for your time.

Scott Newman: Scott Newman. I'll keep this short, no notes. Um, I am actually pretty optimistic about what was said by KAMI earlier that. Cooler heads have been talking and I I think that there is a good possibility of coming. To a position that will serve this town going forward and maybe not eliminate all the contention, but the vast majority of it because I don't know about you. And I don't care which side you're on, but I feel it. And I feel it conquering what, you know, my soul. And when I walk out the door here, and I don't think any of us want that. But the people that are being involved in these discussions, I really appreciate and I believe and they believe, I feel that this town is big enough and smart enough to be able to coexist. With a National Historic district and growth that brings in revenue to this town and it not just based on rooftops and I think we can make headway towards that. So I just want to express that you know last Saturday we had over 1200. People here in town not to see, as said earlier, apartment buildings, but historic landscape and homes. And if you add the Christmas event we have and if you add the Plan Air event in September, they're probably over 2000 people a year that come and spend money in our town because of its uniqueness. The way it looks, we don't have to lose that. We don't have to have it become so deluded that artists don't want to come and paint here anymore. At the same time, if we're intelligent in planning and zoning and put the controls in place and put a code in the codes in place. We can grow intelligently and in a controlled fashion where both we, both of us can coexist and I, I strongly believe that and. I'm encouraged. Thank you.

Claudia Vinton: Declined Time.

Lee Bennion: Joe can't be here tonight due to illness, but we have discussed this issue and have drawn up a few thoughts. We went through this in 2004 when the OK um. We went through this in 2004 when the City Council ignored public input and enacted an ordinance allowing city lots to be 1/2 per acre if desired. Every public hearing or survey held over the last few years has indicated that the opinion of the majority of the respondents has not changed since 2000 and. It appears that some who took this petition around did not paint a complete picture of what the effect of the referendum will be. People were told that this would

put the issue to a direct vote, which is true. Not everyone was told that upon filing the referendum. This would nullify the Ordinance 2026-03 and that the Ordinance 2025-5 would again be city policy. Therefore, we asked Spring City Planning and Zoning to recommend to the City Council to pass Ordinance 2026-06 as soon as possible. Thank you.

Sue Tullis: Sue Tullis and something I've been thinking about, something I've been thinking about is a six part series about John Adams and Thomas Jefferson. These two were polar opposites. In their politics. But there was a connection behind between them that couldn't be destroyed. And in fact, despite all of the differences and the troubles they had, they both died in separate states on the exact same day, with a bust of each other in their room. And yet they weren't speaking. But what would our world be if we didn't have those two strong opinions to help us understand the dangers of too far nationals, too far state and and have the ability to see and kind of find a course that accommodated both of those? I believe this is something our towns kind of going through. 20 years ago, uh. He was just mentioning back in history, 20 years ago, the City Council went to every single house and asked their opinion and 75 to 80% of the people wanted rural and country feeling in our town and they wanted to keep the development under control. And every survey since has been the. Same balance when it's been the entire town. Granted the other surveys were smaller, I think. And knowing the stubborn people of this town, they thought I already told you guys and I don't want it on record of the city. I don't know, but it didn't get placed everywhere, but every time. And so then we had this group of people when our this last council was pushing through a lot of things and people realized that. Everybody came in mass to try and say please stop, we're not ready for this. Let's let's get a committee. And the committee was requested and very reluctantly granted, but then it was really not allowed to pursue what so many people thought could be other options of creative solutions. Many requests at that time were put into clean please. Vote. Can we please stop? So I believe that people voted when they brought in this City Council that we have now. I appreciate them. I appreciate the feeling of pause and catch our breath and help each other find the common ground and the solutions without destroying and hurting the things that are so special. So many people who are here. So that's my main message to me, OK. Karen, Michael. Give me a fire read this but I have to mention I can't remember things down. Ohk OK, I can't remember things that I wanted to say so I jotted them down. Exposition, OK. I'm glad that you had Heritage Days and it was successful. You had 16 historic properties, so I was glad that so many homes were able to be there. That I was going to say many homes have been divided, including mine. When we moved here, it was divided and a little home was built to the South of ours. A little old lady lived there and when she died we bought it so my daughter could Leslie could move down here by us. I'm 91 years old and have dementia and have a hard time doing things without help. So there's nothing better or more important than having family close. I know there are many others that want to divide and have family come by them. Some need to divide for other reasons. They can't care for

that much property or need to sell for financial reasons. My friend Cindy came down to live with her mom and dad here in town, take care of them because they needed help. Her parents had both died and left her the home and property. Cindy. Ms. in poor health and can't get around very well. She can't work and is going further in debt. She would like to divide. And sell half but still have a place to live. But with the no division she's going to have to sell it all and then she'll be homeless. She has eight siblings that want to share, so that doesn't leave much for her to live on and especially without a home. I know it's a historic town and I love it and I was born and raised. It's a lot more property than 1.6 acres. I just want to. The council to be able to get along with both. If people have problems and need to sell like or Cindy or others might want their family close by, I'm all for that. Just make it peaceful.

Neil Sorensen: I'm Neil Sorensen. I'm a lifelong resident. Um, I want to see the town get along. I'm tired of seeing it being pulled apart in two different directions over bullcrap. And I think there's a definite way we can work together and get through this and, and allow. Ohh, half acres and one acres to coexist. I've had the fortune of working with some wonderful people and communicating with them, and I know it can be done. We've got to be able to put the correct information out there, for one thing, without misleading information from one side or the other, and at least just get along. I think there's some proposals that I've read. I hope they will look at them with a very serious and go forward with it. And I am one that took the referendum around because I believe it should be on the ballot with the correct information to explain it. Thank you.

Chris Anderson: I'm Chris Anderson. Just a few quick thoughts. A lot of what I wanted to mention has already been communicated. First of all, I appreciate what Neil said and I agree with him that there's a way to work on this issue and to come to a better agreement. But I think it's going to take some time to do that and to me, the best way to be able to do that. Just kind of put things on hold. While we decide, so we don't. When we finally decided, we don't say it's too late because we can't do that anymore because we've subdivided these lots. I talked to a number of people who signed the petition. In fact, I heard from 1:00 today who said I signed the petition because I want to subdivide my lot. Unfortunately, she can't subdivide her lot under either ordinance. So the problem is this is not a vote on what do you want for your zoning or for lots size. It's simply a vote. Do we repeal this one ordinance and therefore end up with the prior ordinance? I am totally in agreement with you having a vote on what do the people want because we represent the people. We wanna do what the majority want, but but they need to have the correct information. They need to make a decision and and have input. And so that it's not simply do we repeal this and get stuck with what was before, or do we come up with a plan that works the best for as many people as possible. And so. That's why I think it's a good idea to kind of keep things the way they are while we let planning and zoning and do their work. If we need a new general plan for the

city, whatever, we need to come up with a good plan to move forward as opposed to say let's change everything now, which a lot of these people are signing the petition, didn't know that was going to happen. And then planning consulting can do their work when it's too late.

Stan Soper: My name's Stan Soper. I've lived in town, I guess full time for what is it, six years now, and my family has been here for since 85. I've been looking at the master plan lately and thinking about it, talking to people. I attended the speaker last Friday night that was talking about the history of Mormon villages and listened carefully to what they had to say. And you know, at the core of that talk was the fact that Spring City is peers to be the the single. Example, surviving example, with a majority of the sort of historic structures and kind of layouts attacked in Utah, like pretty much everywhere else, it's kind of gone now, like it's been infilled with other houses. So there's sort of a value to be retained there, but it's not just about the lot sizes you talked a lot about. Things like the grid pattern location, orientation of homes and outbuildings, room for a garden, orchard, self-sufficiency of families combined with sharing with each other, taking care of the poor, the type of finish. You know, a lot of these outbuildings in Mormon villages were painted. They were just wood that it was allowed to age naturally. Open irrigation streams and a core city center where church and civic. I think the issue of building on is not the underlying issue here. We've been dating for the last year. It's come to my attention and I think there's a bigger concern that I would like to address. And that seems to be becoming a community of exclusion more than preservation. And I have 4 examples that I will share with you. In April 2026 council meeting, when Councilman Silver was a candidate, he made the statement. We purchased 34 acres South of our home to prevent a retirement facility on one. With someone about sizes, I was told we don't want anyone else moving here. We don't want anymore people living in our community. On another occasion I was told we don't want young families living here. We want this to be a senior citizen community. That's concerning to me. We need young families in this town. And lastly, when I was trying to make a point about this to a smaller lot sizes so that young couples just starting out, some of my own extended family who grew up here were not able to co I was told, well, let them just go live in another community and then you can sell your house and go live by them. And these comments, for the most part, came from people who were members of the Friends organization. And I'm concerned that that group is becoming too political in our community. Is this what we want Spring City to become? You talk about how it's going to infringe on your property device. What about my property rights? Are my property rights more valuable, more important than yours We've got to find a balance. I hope we can work something out here. I I have a large lot. I'm in favor of a large lot, but some people maybe need the opportunity to have a smaller lot. We've gotta find some way to make this work. I'm very disappointed that we brought this ordinance up. I think it's unethical. I don't think it's necessary. And I think we should let this process play itself out. See what happens A year ago, you all want it, a referendum vote. Why does that change? I don't

understa Was a year ago we we need to come to some conclusion where all of us can have our needs met and our own property rights can be addressed. Thank you.

Randy Strate: I am Randy Strate. I was born and raised here. I agree with some of the things, most things been said. Actually I I believe that this thing has been blown out proportion because of a lot of misinformation from both sides. There's been a map put together Spring City. You can see the lot size mix. I mean there's if you look at the homes or building city, there's almost a 5050 mix of homes built on small lots and homes build 1.6 acres. It was that way prior to 1994 when it's 1.6. Almost ready place and in 1991 place he was actually in place by City Council against the majority of citizens. There was a petition signed Martini 1994 was passed. The majority of citizens were not in favor of that larger restriction last size. They liked the opportunity to mix and the historical history shows the mix of multiple different slots works to a large lot. So we support large lots. If you want smaller lot should be your choice. I think there's a solution. Scott mentioned a group together that's been talking about a solution that would work and what I proposed was put something in the ordinance that says that to keep historical mix has always been in Spring City. It's almost fit more like now because that restriction in place for 25 years now. So it's a little bit left side the other side. But when that was put in place was almost 5050 mix and I believe that works. I believe should be a choice of of the people of what works best for them. I think That stipulated that there could not be more than 50% smaller than larger loss. It would be in order to be put in place. It would put a control to keep that mix historical mix that has always been Spring City has always worked, but that in place. So people can have large lots that want them. People that need to have a smaller lots that have the opportunity but still have control in place to where there's there's there's a good mix without. I know there's a lot about that. Everybody gets their lo See if that if that's really concerned, but controlling the ordinance says that you cannot have more than 50% split loss that that keeps the 5050 mix intact that has been intact since the beginning city. So I think it's workable solutions if we just put our differences aside and work towards something that works and starts the town. Thanks.

Becky Brunner: I'm becky Last year I heard slow down, slow down, slow down like the whole year to change an ordinance and here we are just within a couple. But I guess on ways that we could do this and and make it so it works. So we're jumping really fast right now is what we're doing. And I would like to see this slowdown. We have ones to discuss this in ways to do it. And I want to thank whoever this map. This gives you a lot of information. We haven't been using too many tools like this in in our decision making lately and there's been a lot of panic. There's been a lot of incorrect information going out. And I think that if we do some good logi Is either or, it doesn't have to be either or. We can be a community, the kind of community that is made by people and it's the people who make this town wonderful. It's not about size, it's the people. So let's listen to all the people and let's work on solving this using

good common sense and see if we can't find a way to make the city back together and whole. And so I would recommend that you put this on hold for a little while and start working on some of these solutions and attach them to w Station.

Lowell Brown: Hi, my name is Lowell Brown. My wife and I lived here for six years. We came here because we were attracted to the city, because our initial impressions were confirmed in a big way. The town is full of intelligent, creative people who care about compassionate people. It's an unusual I've lived in several places. I've never seen anybody in place like this. I was talking to a friend telling him we had this large standard and then we've changed to half acres and back a large lots and we have reference Sounds like World War One trench warfare. So what's that transparency? That you do back and forth, I think right now with another French is emptying out the other side. It sounds like in this room there's a lot of thought and feeling about compromise, reasoning together and coming to a solution that everybody is somewhat comfortable with. I was taught when I was very young professional that compromised and is defined as equally spread disappointment. It's also equally spread happiness, and we can come to that. I know there's a group that's talking right now about t Focuses can we pause, get our heads together to make decisions that reflect the creativity and intelligence of this and also the resources we have available to us, not only in the world who has this problem of growth and just trying to figure it out. And I hope and believe, like you said, Neil has a lot of not to bear on should we bought our house, we live out our land, something we're doing here responsible for and it's heavy, heavy load anyway so. Just I'm here cheering. We're coming to a solution we say is a model of so many things and we're here to help. And we suspect that we can be a star that people look for in the future. So that's my talk to town and thanks very much.

Miss Redmond: My name is Raymond and my husband, I-90 E 100 SI think we can all agree that we all Spring City and that's why we're here. And I think we all understand it. Growth is inevitable, but it needs to be done in a wise way. And I think to me it seems pretty simple that we shouldn't be doing anything until we have a general plan done by an independent organization or group, whoever it is that does general plans. We ought to pay the money and get a general plan and then abide by what the plan is. A lot of emotion has gone into this. I need my kids here. I need this, I need this. But we don't know what the costs are. We've heard, you know, maybe what somebody might be in there. Any costs they're going to cost when we grow. And if we get a general plan that provides for growth in a responsible way that we know what is going to cost for hookups, we know what's going to cost for everything that's involved with growth, I think will be a lot better off. And somebody was about slowing down. Thi Lots can be split from now till November and it might be too late to have a general plan to address the problems we have. We all want to get along. I think we need to go back to having an acre for now if we have an election and that changes, But we all get a general plan

to determine how we grow. Thanks. Brian Suki. I think this council for letting us share feelings on this last year when this issue was being in town, I was in a lot of the meetings and some discussions with them. Council members integrate this allowances and a frequent theme that we were that was used to frequent theme contention that any action should be undertaken citizenry, which is kind of what I was arguing was that we live in. Democracy and so we elect people and they make choices and we have by those by those choices, they should take action without undue concern. Sometimes that if if the if the council has to convince the decision, they get anything done right. And I felt as many others that this was one of the most transformative issues that had been had surfaced in since we moved in I think 12 years and things like that should take time. Should involve extensive discussion, should involve experts, should involve looking around. And it also rushed many, many times what we said. Why does this have to happen so quickly? And the other thing that that as we were having discussions that we tried to do is that if they would hold action on changing the disposition of loss sizes until after the election of the City Council, that just that one would cause us to say we will withdraw all official opposition, opposition. But that wouldn't ha And so things went to they did. And now we're juncture where we have had the election, we have council and the City Council has taken action to pull things back to what they were before, closer to what they were before. To me, that's the conservative action that is correct in the context of being careful, taking time, having conversations. And I think it also satisfies both of those situations because no issue was more talked about prior to the election than than these concerns. And so the fact Now is representative of essentially a referendum on that issue. People in town have spoken by by electing the leaders of elected and we also have those leaders who have now have. So we both have satisfaction, I would think for people who are in republican democracy and satisfaction for those who who believe that citizens should be consulted.

Jan Miller: OK, OK. I guess. Yeah. Yeah. Madam Chairman Ruthanne, the city recorder has offered to explain a little bit about the petition if you desire to have her. There was some comments made about the notice. Not she doesn't need. She just mentioned that she could do that if desired. I'm not sure what she more than what Andrew said. What? No, she doesn't need to. She just made herself available. She wanted that. No, sorry, I didn't understand what she was asking. Just to add some clarity to that. Yeah, I really appreciate everybody's comments. It is definitely there was the term emotional use and this is definitely emotional. I appreciate everybody's comments and I say that we get ready to go to our meeting. You need a motion to adjourn. And you just think of thing, OK, OK, Thank you guys. Yes. Thank you very much. Thank you.

Cami Christensen closed the meeting.

Meeting adjourned at 7:58pm