SPRING CITY JOINT WORK MEETING WITH THE CITY COUNCIL AND PLANNING AND ZONING MINUTES

Tuesday, June 16, 2026, 6:30 PM

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

In Person Attendance: Cerola Calderwood, Dave Oxman, Whit Allred, Ruth Ann McCain; Recorder.

Zoom Attendance: Ruth's iPhone, Susan McEwan, Paul Penrod

Roll Call: Dave McEwan – Planning and Zoning, Sally Scott – Planning and Zoning, Kristen Mortensen – Planning and Zoning, Chris Anderson – City Council, James Baker – City Council, Laurel Workman – City Council, Andrew Skousen – Planning and Zoning, Cami Christensen – Planning and Zoning, Michael Broadbent – City Council, Paul Penrod – City Council and on Zoom.

Expression of Choice: Andrew Skousen

Budget Amendment

Dave Oxman, the city's budget advisor, was asked to review the amendments. Mr. Oxman explained that the purpose of the revisions is to remain in compliance with state practices and to accurately reflect how the city has performed throughout the year. Some of the changes are projections based on grants received and other fiscal operations. One adjustment that needs to be made is in the B&C Road Funds, which came in at $20,000, higher than the expected $12,000. Several accounts payable lines also need to be cleaned up. The Fire Department has $160,000 that was spent out of the Parks wage line, which needs to be moved to the fire station project, and one fire district payment currently listed under legislative salaries and wages must be moved as well.

Mr. Oxman noted that sales tax projections grew more than expected and that the largest change is the Fire Department expansion, which brought in and expended $700,000, a significant impact on a $1.1 million budget. Closing out the General Fund, there is a $30,412 surplus.

The shed being built at the cemetery was discussed, and Mr. Oxman asked whether it would be funded through the perpetual care fund. After some discussion, he stated that he would appropriate funds in the 74 Fund for the shed. Mr. Oxman also reported that the Water Fund's projected and grant activity increased significantly and that the Fund remains financially strong. The Sewer Fund's operating costs increased somewhat from original estimates. Interest earnings exceeded projections, and this fund remains stable and is projected to finish positively. The Electric Fund looks good even with the volatile market, we are net positive.

General Plan

Cami Christensen, Chair of the Planning and Zoning Commission, explained that the General Plan is a major issue and that nearly every complaint brought before the Commission ultimately relates back to it. There was discussion about whether the city should seek professional assistance in updating the General Plan. Dave McEwan noted that if professional help is sought, there must be ongoing interaction with both the Commission and the City Council rather than turning the project entirely over to an outside consultant. Council Member Chris Anderson suggested asking R6 whether they could assist the city with the General Plan. Kristen Mortensen recommended working on specific sections of the Plan each month. Council Member James Baker shared that he assembled binders containing information from the State of Utah and the League of Cities, including recommendations and a framework for consideration.

It was discussed that a resolution should be prepared to move the process forward, that a committee would need to be selected by the Council, that R6 should be contacted for guidance, and that the city must decide whether small revisions to the current General Plan are sufficient or whether a more substantial update is needed. A concern was raised about spending $30,000 on outside help when the General Plan will need to be redone again in five to ten years. There was also discussion about how the current General Plan is monolithic and that what is needed is a future land-use map identifying where smaller lots and commercial districts would be appropriate. It was noted that any outside assistance must be detailed and tailored specifically to Spring City, not based on another community.

Council Member Anderson expressed concerns about forming a committee, noting that in the past there was no give-and-take and the process resulted in two opposing reports. Council Member Baker added that AI could generate a comprehensive General Plan, but without citizen input the city would end up in the same situation it faces now. It was agreed to place the General Plan on the July agenda, prepare a proposal, determine how the resolution should be worded, and discuss how the committee should be staffed. It was emphasized that the resolution should not be rushed. Ms. Christensen stated that she would reach out to Cade Penney at R6 and that she and Mr. Penney would present information to the Council on July 9th. Council Member Michael Broadbent noted that other cities publish their General Plan and supporting Master Plans on their websites and expressed interest in Spring City doing the same.

Andrew Skousen explained that subdivision applications are being submitted, and some will not be approved because of existing law. Some applicants will go before the Board of Adjustment, which he feels is unfair because the law is too broadly applied. Mr. Skousen stated that no law is perfect, but if the City Council provided Planning and Zoning with criteria that allowed some latitude, such as granting an exemption when three out of four criteria are met, it would help address gray areas. He referenced a public hearing where it was shown that a community member is being adversely affected by the 1.06-acre requirement. Mr. Skousen asked for a common-sense option or criteria to address such situations and proposed that one criterion could be age, such as being 70 or older. Council Member Broadbent pointed out that using age as a criterion would be inequitable. Council Member Anderson noted that the Board of Adjustment is governed by state law and has specific criteria, which is why the mayor has been exploring equitable alternatives for exceptions.

There was additional discussion, with some supporting the idea of having criterion and others opposing it. The conversation also included discussion of different zoning areas within the city, the Historic District, and how to make the system work more effectively. Mr. Skousen stated that he intended to offer five criteria but felt the conversation shut down the idea. Council Member Anderson encouraged him to submit the criteria for consideration. Council Member Baker noted that as the city prepares a new General Plan, the executive summary could identify circumstances under which exceptions to lot-split requirements may be considered. Ms. Mortensen added that promoting tourism leads to growth because visitors appreciate Spring City's charm, and she emphasized the need for a plan that supports well-planned growth.

Council Member Michael Broadbent motioned to adjourn the meeting, and Cami Christensen seconded the motion.

Adjournment: 7:51 PM

APPROVED

SPRING CITY, UTAH RECORDER'S OFFICE CORPORATE SEAL