

# Spring City General Plan

A Planning Guide  
Prepared by  
Spring City Planning and Zoning  
Spring City Council  
Updated February 2024



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### **Spring City Council**

Chris Anderson – Mayor  
Nancy Allred  
Paul Penrod  
Craig Clark  
Courtney Syme  
Marty McCain

### **Planning and Zoning Commission**

Craig Paulsen – Chairman  
Joseph Bennion  
Cami Christensen  
Mike Nelson  
Gary Parnell  
Alternates  
Kristen Mortensen  
Renelle Smith

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The original version of this document was updated last in 2017.

Korral Broschinsky from the Preservation Documentation Resource updated the National Register of Historic places nomination in 2022.

The survey results reflected in this plan were completed by the Spring City Planning and Zoning Commission.

## **Executive Summary**

The primary objectives of Spring City are:

1. To provide the necessary services to promote the health, welfare, and safety of the residents.
2. To preserve the historical agricultural character by preserving 1.06-acre homesteads while encouraging specific areas for affordable housing.
3. To preserve the natural beauty, open space, clean air, water, and quiet atmosphere of Spring City.
4. To promote economic development that will create employment, diversify the tax base, and increase revenue to sustain city services.
5. To develop and improve ordinances that will provide for appropriate and orderly growth.
6. To facilitate actions to meet affordable housing needs.

## **Vision**

We will preserve the unique historical heritage of Spring City with its original “Mormon Village” and homestead pattern, while encouraging economic growth. We will maintain residential development and still increase opportunities for citizens to enjoy a small community lifestyle where social and economic benefits are available. An agricultural green belt should be encouraged in areas around the city. We will encourage economic growth in: Agriculture, Food Production, History, Arts, Unique Events, High Tech Software Development, and other clean light-industries befitting the quiet atmosphere of the immediate area.

## **Introducing Spring City**

Spring City has the character and feel appealing to long-time residents and others of like mind interested in relocating here. Spring City has its roots as an agricultural community. Small homesteads include historic buildings, barns, animals, pastures, orchards, and gardens. The city is surrounded by agricultural fields, and one to five acre lots. Large lots are the norm and many have a similar layout to what they would have had in the late 1800s. There are numerous structures that have been beautifully restored.

The commercial district consists of restaurants, galleries, and other small shops. There is an emphasis on locally produced food, agriculture, artwork, and other goods and services. The town is peaceful and safe, where families and visitors are able to bike, ride/drive horses and walk leisurely around town. The commercial district also consists of a few structures that have shops on the ground floor and residences above or behind them. The general architecture of the commercial district is historical.

Main Street is the primary traffic corridor through town, which is in part Old Highway 89 that ran between Mt. Pleasant and Ephraim. With the new high speed (and busy) US 89 now bypassing Spring City, the relaxed character of the community has been preserved.

## **Top goals and priorities (Taken mostly from and ranked based on the recent survey)**

1. Police: Maintain a police department with at least one seasoned full-time officer with the necessary funding via City revenue, grants, taxes, fees, etc.

2. Growth: Manage the growth that is occurring by identifying the expected growth patterns in areas around Spring City and encourage an official Expansion Zone in preparation for anticipated annexations with support from the county Planning and Zoning Commission.
3. Infrastructure: Growth management will be based on a comprehensive Services and Utilities Master Plan.
4. Economy: Create an Economic Development Plan to implement the goals described in this document. Establish proper impact fees for new construction.
5. Power: Increase the generating capacity and longevity of our hydro-electric plant by replacing the 100 + year old penstock and then adding additional generating capacity at the current location or a new site. Update grid-tied solar energy policy.
6. Jobs: Identify and zone areas for Light-Industrial and Commercial use.
7. Irrigation: Significantly increase the irrigation reservoir capacity. This will be accomplished through a grant from the NRCS which will fund major secondary water improvement in Spring City.
8. Affordable Housing: Designation of an area or areas sustainable for higher density and affordable housing and senior citizen housing to be built.

## **Who We Are**

**Spring City** – A unique place to call home and to visit:

1. Listed in the National Register of Historic Places – Since 1981 as a Historic District and updated in 2022.
2. Home of world class spring water.
3. Quiet, safe for children, and for walking.
4. Surrounded by agriculture and recreation opportunities.

## **Introduction**

### **The Requirement**

Spring City Corporation provides and adopts the Spring City General Plan as required by the State of Utah's Municipal Land Use, Development, and Management Act, Title 10 Chapter 9a et. Seq. Utah Code Annotated, 1953, as amended (the "Act").

The General Plan is provided to achieve the purpose of the Act and to establish a policy foundation and decision-making framework for the present and, insofar as possible, the future needs of Spring City and to proactively address present and anticipate growth and development of the community (see the Act at Section 10-9a-406 of the Spring City code).

This plan is an advisory guide for land use decisions and requires that all land use decisions be consistent with the provisions of the General Plan. (As provided by the Act 10-9a-406, "no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan.")

### **Purpose**

The purpose of this Plan is to provide a guide for future growth and development within Spring City. The goal is to maximize present and future potential while minimizing problems and

conflicts. The planning process involves five basic steps:

1. The collection and analysis of basic data.
2. The establishment of needs or an assessment of needs.
3. The development of goals and objectives based on those needs.
4. The presentation of plans and alternative solutions.
5. The thoughtful implementation of these plans followed by careful evaluation to foster future changes consistent with the overall vision.

Planning is ongoing. Even after the General Plan is adopted, the process must continue with regular review and appropriate updates. The city will take proper action to ensure that the planning process becomes meaningful and useful.

### **2023 Survey Methodology**

In 2023 one-page survey was mailed to Spring City households and numbered so as to give each utility customer one copy of the survey. Results were compiled by Planning and Zoning and the results are published in the General Plan under Appendix A.

### **History and Past Trends**

In 1981 the Town of Spring City was added as a Historic District to the National Park Service's National Register of Historic Places. The National Register recognizes buildings and sites significant in our Nation's history. The National Register of Historic District is special because it highlights specific areas with high concentrations of heritage and historic resources. Spring City's Historic District nomination was updated in 2022. The update to the National Register District was approved in October 2022. A copy is available in City Hall. Portions of the Nomination are included in this plan. The Historic District Nomination distinction is based on two qualities:

1. "The town geographically documents the techniques of Mormon town planning in Utah." Spring City today remains one of the best examples of the "Mormon Village" with its accompanying homestead concept and other community planning elements.
2. "Architecture in Spring City is remarkably well preserved, with an abundance of significant historic buildings, homes, and small commercial establishments." Period barns and outbuildings complement many of the original homes.

The establishment of Spring City was part of an overall effort by early Mormon pioneers to colonize what, at that time, was known as the San Pitch Valley. In 1849, Tribal Chief Walker asked Brigham Young to send Mormon colonists to the San Pitch Valley. In 1850, Brigham Young and his Counselor, Heber C. Kimball, toured the San Pitch Valley and directed the establishment of Manti. At the same time, they indicated in their report that there were several "immediate sites worthy of the attention of smaller colonies which we anticipate will be settled this fall, making a pleasant and safe community from this, our most southern habitation."

In March of 1852, Brigham Young advised James Allred to move to the San Pitch Valley and select a place for settlement. On March 22, 1852, James Allred visited the site along what is known today as Canal Creek, located in the southeast part of present Spring City. Four days later

he returned with several of his sons and other family members to establish the Allred Settlement.

In July of 1853, warfare broke out between the Mormon settlers and the Native American population. On July 31 an attack drove the Allred Settlement back to Manti. The next attempt to re-establish Spring City was in the fall of 1853. This was also met with opposition by the native population and resulted in the second abandonment that year to Manti.

In 1859, Brigham Young approved the request made by William Black and J. T. Ellis families, along with the Allred family, to re-establish the settlement. At this time, it was known as “Little Denmark” and Spring Town. In 1870, the town was incorporated as Spring City. The population grew rapidly over 30 years, and by the turn of the century had topped 1,100 (See Table 2, pg. 16). (The above historical information was given by Kaye Watson.)

## **Town Planning**

Town planning was an important part of the Mormon community building project. The original blueprint for Mormon communities throughout the intermountain west came from the Prophet Joseph Smith’s 1833 plan for the City of Zion, (which was never built). His city layout called for a gridiron block arrangement divided into lots with the center blocks reserved for religious buildings, commercial areas, recreational and educational areas. The key idea was that there would be a clear separation of residential and farm/workspaces. Residents were to live together in town and commute to fields located on the surrounding town lands. In this way, the Mormon town resembled a “village” with a strong sense of community cohesion and purpose.

Although Joseph Smith’s original plan called for all agricultural buildings, barns, granaries, corrals, etc. to be outside the town limits, in Utah the practice was to keep these structures close to the dwellings and locate them on the individual family city lots. This pattern gives the Utah “Mormon Village” a distinctive dispersed agricultural feeling, especially since the average city lot was over an acre in size.

The desire was to develop a strong sense of society where the people lived together in the city; “but the tiller of the soil as well as the merchant and the mechanic will live in the city. His family will therefore enjoy all the advantages of school, public lectures and other public meetings. His home will no longer be isolated, and his family denied the benefits of society. But they will enjoy the same privileges of society and can surround their homes with the same intellectual life, the same social refinements as would be found in the homes of the merchant, the banker, or professional.”

Surrounding the communities were large farmlands or greenbelt areas, with acreage sufficient to supply the agricultural needs of the community. With the establishment of Utah communities this pattern deviated somewhat. Although there is no documentation as of this time, it appears that the original urban version evolved into a rural version that embraced the concept of the homestead. Unlike the original plat for the City of Zion, the Utah “Mormon Village” had stables, corrals and animals within the city, and the blocks were split up into 4-one acre or 2-two acre lots. This revised adaptation first appeared in the Nauvoo plan.



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frame home, orchard, gardens, granaries, a large barn (which was usually a cover for the storage of hay). Contained on the lot or plot were the corrals for containment of the domestic animals, accompanying sheds and accessory buildings. Many of the historic homes in Spring City also retain their original detached summer kitchen. Each lot was landscaped with ornamental trees, shrubs and flowers to beautify and adorn as required in the original plat of Zion.

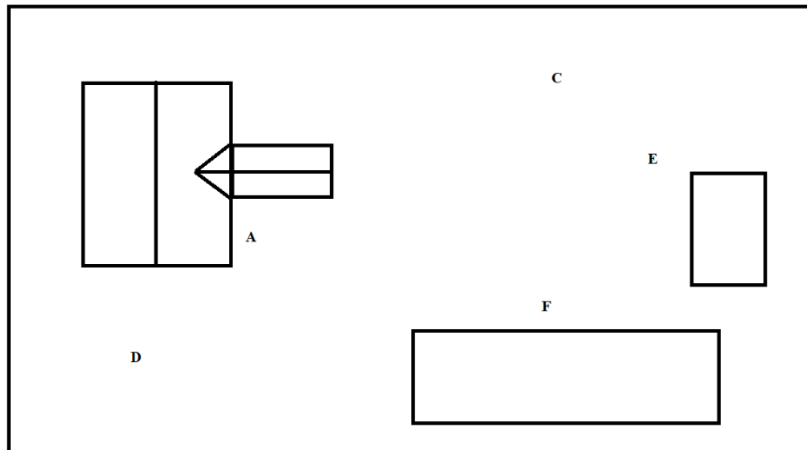


Figure – 2 the “Mormon Village” homestead Concept

- |    |                |             |
|----|----------------|-------------|
| A. | Main Residence | E. Outhouse |
| B. | Outbuildings   | F. Corral   |
| C. | Garden         |             |
| D. | Orchard        |             |

The main economic base of the community was agricultural. The population stayed somewhat consistent through the 1930s. During the 1940s, 50s and 60s the population declined rapidly to a low of 457 in 1970. In 1980, the population had increased significantly to 671. This was predominantly because of the diversification of industry in northern Sanpete County, and the effect of coal mining in the adjacent counties of Carbon and Emery. Since then, Spring City’s general nature and economic base has been shifting to include more residential growth. Although there is still a very strong agricultural aspect, there is also a growing trend of people working from home, telecommuting, and driving to adjoining areas for employment. The significant increase in population from the 1970’s is an ongoing trend because of the attractive quality of life, scenic beauty, and the general character of the community.

## Historic Architectural Structures

In addition to being an important example of Mormon town planning, the second reason for the designation of Spring City as a historic district was because of the abundant and well preserved architectural features found in the homes, and public and private buildings within the community.

In determining whether or not a structure should receive National Register Status, the structure needs to be evaluated. There are three terms used in this classification: Significant, Contributory, and Non-contributory. Those that are classified as Significant have architectural features which

would qualify them. The structure may have historical features, but are somewhat modified or non-compliant. Non-Contributory buildings are not eligible for the National Register.

Note map of historic building status here is in Appendix B.

*The Friends of Historic Spring City* is a significant organization that has been active in educational programs about Spring City's heritage and its historical buildings. In 2007, they published a 52-page color pamphlet, "Spring City – A guide to Architecture and History". This well illustrated document had contemporary color photos of 75 buildings and homes in Spring City, along with a number of historical photos.

Their webpage, [www.FriendsOfHistoricSpringCity.org](http://www.FriendsOfHistoricSpringCity.org), is another source for Spring City architectural history. It also outlines their activities and fundraising efforts to further building preservation and restoration in Spring City. They have played a leading role in acquiring the funding for the restoration of the Old Public School, which was completed and occupied by the City in July of 2017.

In 2023 the *Friends of Historic Spring City* agreed to help fund necessary improvements to the old Junior High Building which will be used as the Spring City Activity Center.

(Significant buildings and homes in Spring City attached as Appendix C)  
(Updated 2022 National Register Nomination is attached as an Appendix D)

### **Environmental Constraints**

Environmental constraints are those natural, physical elements of the environment which have an effect on, or limit the potential for, development. These include: soils, hydrological features, flood plains, wetlands, seismically unstable areas, climatic conditions, primary and secondary water sources may become an issue if drought continues.

### **Climate**

Spring City is a semi-arid area, characterized by low to moderate humidity and a wide range of seasonal temperatures. The mean maximum high temperature for January is 35 degrees Fahrenheit, the mean maximum high for July is 85 degrees, the mean average low for January is 10 degrees Fahrenheit and 59 degrees Fahrenheit for July.

The precipitation ranges from 10 to 15 inches annually, with most of the precipitation falling as snow during the winter months. The high temperature and high amounts of solar radiation cause low humidity and high evaporation rates. The growing season averages 90-100 consecutive frost-free days.

### **Geologically Unstable or Seismic Areas**

The surface geology of the area is predominantly younger thin deposits of alluvium and colluvium. The nearest known fault areas are approximately two miles to the east of the community at the base of the Wasatch Plateau. There is also the Sevier Fault to the west of town. They do not appear to provide any serious limitations to growth within the existing city limits.

Primary possible ramification of a significant seismic event could be damage to utilities: power, water and sewer. Following a mild earthquake in the 90s there was damage to the main sewer line running down Main Street. This caused significant groundwater incursion into the mainline from the springs in the area. Extensive repair was needed to many of the manholes in the line.

Another very significant effect from a moderate to major earthquake along the local seismic zone could be damage to the culinary water that is piped to the city from Spring City Canyon.

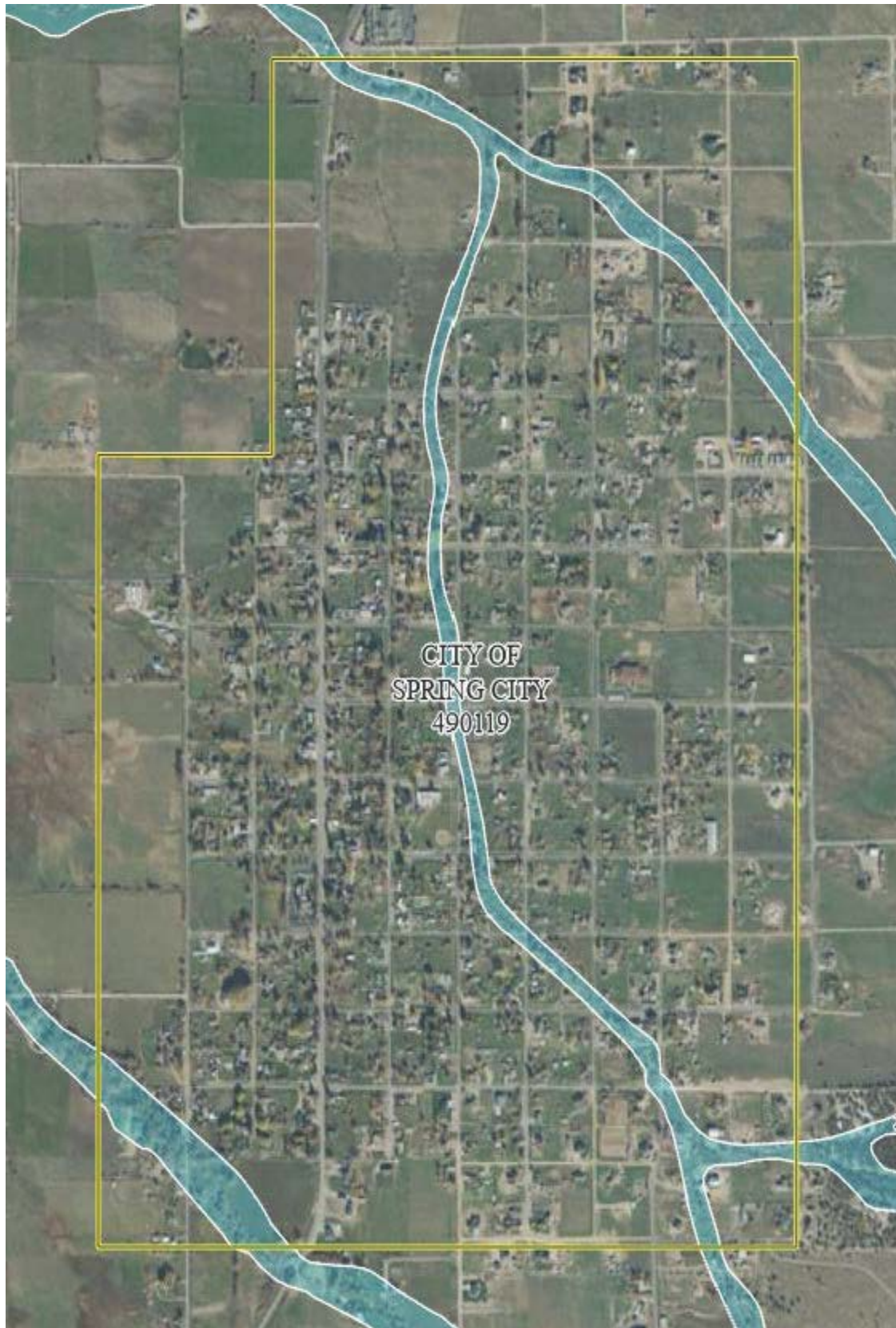
The springs themselves could be affected, causing a decrease in water production and collection. Another risk is that the water mainline that runs for several miles down the canyon to the city tanks (actually crossing the fault line) could be damaged from earth movement or landslides.

If the damage was severe enough, water from the springs could be significantly reduced or completely cut off until repairs were made. The City does have backup water from several wells it owns and has perfected. If the wells are not affected by the event they could provide needed water, albeit at a significantly higher cost of power to operate the well pumps.

It should also be noted that many of the historic buildings in Spring City have not been upgraded to current building code standards and could sustain damage in a severe earthquake.

### **Flooding Areas**

Unlike many of the communities in Sanpete County, Spring City does not have serious floodplain areas (See Map 1). The largest flood-able area is on Canal Creek, located in the extreme southwest corner of the community. The only other two (2) flood zones are those that follow Oak Creek and Big Ditch. The flood zone on these two creeks follow the immediate bank area of the two streams. There are quite a few bridges and culverts throughout the community that could trap debris being carried downstream and cause flooding or overflow near these creek areas, but at the writing of this Plan, the National Flood Insurance Program has only identified the three (3) flooding zones through Spring City.



**Flood Zone Map**



## **Catastrophic Forest Fire**

There is some risk of wildfires posing a direct threat to the city. However, because of significant citizen participation in local fire fuels-mitigation, both within the city and in the surrounding urban/wildlands interface, this threat has been decreasing. However, there is a far greater and very real indirect wildfire risk to Spring City. The Manti-LaSalle National Forest to the east of the City is dramatically overgrown resulting in a very unhealthy forest condition with a massive fuel-load and distressed trees due to competing for limited water resources. There is a clear and present danger of a catastrophic forest fire that, although it would not likely cause any direct fire risk to the town itself, would nonetheless be potentially devastating. The loss of the forest, the recreation benefits, and wildlife would be very detrimental to the lifestyle and visitor appeal for the area, especially to the water supply.

There are obvious problems associated with the damage to the watershed: decreased spring flow for culinary water, reduced irrigation water for crops, direct damage to the irrigation water collection system, and loss of the City's hydroelectric plant, which generates much of the City's revenue. However, the real direct danger to the City is catastrophic flooding/debris flows coming down Spring City Canyon from very steep terrain denuded of forest and other vegetation. Flood driven debris flows plow through and wipe out everything in their path.

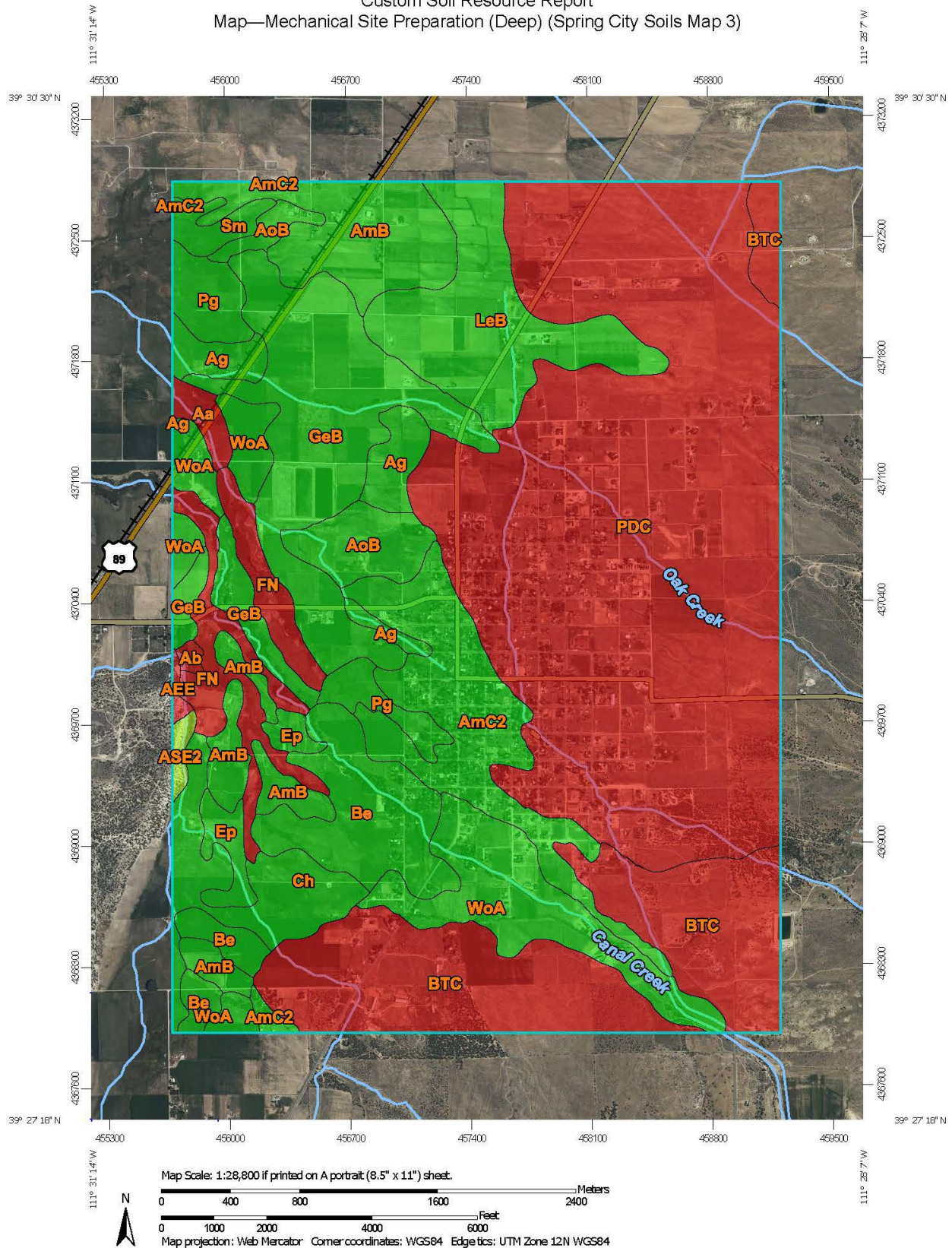
Fire is a major risk faced by Spring City. The good news is that this risk can be significantly reduced by community, government and commercial intervention. The City needs to keep up ongoing attention and pressure on Sanpete County, Utah Department of Natural Resources, and the US Forest Service (which directly controls activities on this forestland) to move meaningful efforts into high gear for restoring the forest to a natural healthy condition.

## **Spring City Soils**

Spring City is located on alluvial deposits with a 2-8% grade. The soils are generally a silty to sandy loam in which rocks of varying size are embedded in the soils within town and the surrounding area. Locally difficult landscaping and gardening conditions may be experienced due to soil acidity and high clay content in the soils. Map X page Y presents the approximate distribution of soil type locations in red, where basement excavations and septic treatment system drain fields may require evaluations and specific suitability tests. The Natural Resources Conservation Service provides access to specific Spring City soil type data at:

<https://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx>

# Custom Soil Resource Report Map—Mechanical Site Preparation (Deep) (Spring City Soils Map 3)



The 2020 US Bureau of Census population for Spring City is 949. This represents a 4% decrease from the 2010 population. Table -1 below shows the population of Sanpete County and communities close to Spring City for 2010 to 2020. (NOTE: All figures below are from the US Bureau of the Census. \*Census was taken during the COVID Pandemic, and all cities claim numbers to be low)

Table-1, Population Growth Sanpete County and Communities in Northern Sanpete County

Community	2010 Population	2020 Population	Percent of Change
Ephraim	6,135	5,611	-9%
Fair View	1,247	1,203	-4%
Fountain Green	1,071	1,197	12 %
Moroni	1,423	1,544	9%
Mt. Pleasant	3,260	3,655	12%
Spring City	988	949	-4%
Wales	302	338	12%
Sanpete County	27,822	28,437	2%

Table-2, The Population Trend for Spring City, 1860-2020

Year	Population	Year	Population
1860	243*	1940	839
1870	623	1950	703
1880	989	1960	463
1890	1044	1970	457
1900	1135	1980	671
1910	1100	1990	715
1920	1106	2000	956
1930	992	2010	988
2020	949		

\*In the year 1860, Spring City was called “Spring Town”



>Between 1970 and 1980 the population grew from 457 to 671 an increase of 47.1% for the 10 years.  
>Between 1980 and 1990 the population grew from 671 to 715 an increase of 6.5% for the 10 years.  
>1990 and 2000 the population grew from 715 to 956 an increase of 25.2% for the 10 years.  
>Between 2000 and 2010 the population grew from 956 to 988 an increase of 3.3% for the 10 years.  
>Between 2010 and 2020 the population decreased from 988 to 949. This decrease may be due to the COVID pandemic and an inaccurate population count.

The figures above show rapid population growth from 1970 to 1980, 1990 to 2000, and 2010 to 2020. However, the first two rapid growth decades were followed by two slower decades. Growth from 2010 to 2020 was for a large part in the city buffer zone.

Due to the many variables that drive population growth for any specific area, it is difficult to make spot on predictions for Spring City. However, two things are known:

1. The Sanpete County Master Plan has projected growth rate of 1% per year. In 2020 and 2021 the growth rate was over 2%. This is largely due to the COVID epidemic.
2. Spring City power has for the last few years been averaging around six (6) new hookups per year (assuming each household consists of four individuals this represents about 20 people per year or approximately a 2% growth rate within the Spring City Power Service area.) (It should be noted that many of these new hookups are outside of the city limits. However, These are the exact areas that must seriously consider for annexation in order to control the quality and quantity of growth plus stimulate economic and tax base development for Spring City)

If going forward Spring City has a growth rate in residences with Spring City services of about 1% a year by 2023 the population will be 959. If the rate is at 2% the population will be around 968. In addition, it should be noted that the things being considered to stimulate economic growth will likely also stimulate population growth in and around Spring City.

## **Economic Development**

The economy of Spring City is linked to Sanpete County as a whole. Spring City encourages retention of existing, and the creation of new, employment opportunities, agriculture and farming, tourism, high-technology industries, services, and retail in appropriate areas.

## Employment

Table-3, This is the total percentage of non-farm employment for Sanpete County as of June 2023.

Industry	2023	Percent
Government	3,585	37%
Professional	401	4%
Leasure/Hospitality	575	6%
Manufacturing and Construction	1,440	15%
Natural Resource and Mining	79	1%
Construction	603	6%
Trade/Transport/Util	1,224	13%
Ed/Health/Special Services	992	10%
Other	194	2%
Farm	602	

Source: jobs.utah.gov Sanpete County Snapshot

Because of Spring City's clean and more relaxed atmosphere it will likely be very attractive to people who use technology to provide services from home: coaching, counseling, consulting, network management, translation, transcription, education, mentoring accounting, dieting, specialty printing, programming, etc.

## Income

The median household income for Spring City in 2023 is \$58,977. Median income for Sanpete County is \$79,400. The median household income for Utah is \$81,970. (Data from the 2020 U.S. Census Bureau). Typically, affordable pricing is based on a calculation of 80% of your AMI (Average Median Income.) For Sanpete County an affordable house using 80% AMI would be about \$205,000. Pricing based on 80% of the county's median home sales price would be \$288,000.

## Areas of Focus

As outlined above, Spring City is a unique community. Unlike most of the communities in Sanpete County Highway 89 does not pass through Spring City. This presents some challenges in terms of economic development. However, it also created an agricultural and historical community that is unique. Economic Development should leverage Spring City's best characteristics. Care should be taken to ensure that economic development is not pursued in a way that destroys the City's look and feel.

## **Agriculture/Food**

Spring City ordinances will protect agricultural land in and around Spring City, encourage more crop diversity and the production of organic and naturally grown products.

CSA (Community Supported Agriculture) of fruits and vegetables, including season extensions from greenhouses and hoop houses, plus high quality organic grass-fed beef, lamb, chicken, turkey, and true free-range eggs can be encouraged by ordinances supportive of such industries.

## **History/Art/Events**

Although there is not an intent to make Spring City exclusively into an “event-town”, there can be considerable advantages and economic leverage to expanding the scope and effectiveness of the main annual events ongoing in Spring City: Heritage Day, Pioneer Days, Plein Air Painting Competition, the Bluegrass Festival, and Artist Studio Tours.

There are also opportunities to be derived from taking advantage of local talents and expertise by encouraging other groups/organizations to sponsor regular events. These genres could be expanded significantly from the nucleus that now exists.

- Art events with local galleries, and artists (Plein Air Painting gatherings, art festivals, showings/auctions, classes, etc.)
- Music events including the Bluegrass Festival, other concerts and music classes.
- Outdoor events such as annual road races, bicycle tours, winter festivals, hiking and walking tours, etc.
- Lost Skills classes and events featuring low-tech agriculture, simple living, and skills for living without electricity, cell phones, gasoline, hospitals, etc.

The city has several “Bed and Breakfast” establishments that offer historical themed lodging. The emergence of “the sharing economy” has expanded lodging in the city with many “AirBNB” units. Spring City will license to promote these venues.

The recently renovated Old School City Hall/Community Center offers a stunning setting for seasonal boutiques, and small to medium size organizations to gather for seminars and other group events.

Another encouragement and support for visitors coming to Spring City could be an RV park(s) on the outskirts of town.

## **Land Use**

Land use in Spring City is typical of the land use found in many small communities in Utah. Residential, agricultural, a small commercial district, and vacant space represent the dominant land uses in the city.

## **Subdivisions**

The process and result of dividing or redividing a parcel of land into two or more smaller pieces, often for the development of residential uses. There are a number of laws and ordinances governing the subdivision of land and any prospective developer should refer to Spring City’s

Municipal Code Titles 9 “Building Regulations” and Title 11 “Subdivision Regulations” and comply with the same before attempting to create any subdivision.

## **Annexation**

Spring City’s annexation plan intends on maintaining the original character of Spring City wherever possible but at the same time encouraging growth and business development. Areas to be annexed should be compatible with this character. Spring City encourages and will consider the development of a Light Industrial Zone, a multi-family zone, and moderate income housing withing the expansion area should a property owner or owners apply for annexation and rezoning. The need to consider annexation of property adjacent to the current municipal boundary reflects the historic approximately 1.06-acre lot, the projected population growth and the desire to retain the historic layout and character of Spring City. Areas to be annexed must be contiguous to the corporate limits of Spring City at the time of submission of an annexation request. Please see Spring City’s Annexation Policy.

Spring City currently has 883 acres of land. The table below shows the breakdown by acreage of each type of land use in Spring City and the percentage of the total acreage each land use occupies.

Land Use in Spring City

<b>Designated Use</b>	<b>Acres</b>	<b>Percent</b>
Residential	413	46%
Commercial	5	1%
Light Industrial	0	0%
Public, Religious, Schools	14	2%
Transportation	0	0%
Agricultural & Vacant	451	51%
Total	883	100%

## **Property Taxes**

The table below shows the property tax rates and total taxes collected by the communities in Northern Sanpete County. The table is ordered in descending order by Property Tax Rate. (Information from the State of Utah Property Tax Division.) As seen from the table, Spring City has one of the lowest property tax rates of the towns in the northern part of Sanpete County

Community	2020 Tax Rate	2020 Property Taxes Collected
Moroni	.001963	\$134,946.37
Mt. Pleasant	.001746	\$322,962.13
Fountain Green	.001126	\$78,290.69
Fair View	.000888	\$78,286.44
Spring City	.001084	\$82,444.68
Wales	.000211	\$4,234.96

Spring City will adjust property tax rate on par with the other cities nearby if it is to remain viable in developing the infrastructure and services, while at the same time keeping the low density housing requested by its citizens.

## Residential

Single family homes represent the major land use type in Spring City, representing 95.5 percent of the total housing stock. In addition, there are 18 mobile homes located in the area representing only 4.5% of the housing stock. Approximately 43% of the land area within the city limits has not been developed and remains available for development, with much of it on the north end and eastern side of town. Growth in these areas will remain slow for some time because the northern area is under cultivation without infrastructure extending into that area. Much of the east side of town also lacks established water, sewer, and power utilities extending into it. There are a few dozen lots available for building where the utilities are easily accessible.

Spring City needs to seriously investigate multi-use structures in the commercial district that adhere to the historical character of Spring City but provide a higher property tax potential per acre than the regular residential areas that require 1.06 acres per lot. These could have retail stores on the main level and condos on a second level. They could be built to have the look and feel of historic downtown buildings.

Quality residential assisted-living facilities are needed in the area, and it could make good land use sense to zone one or more areas for multi-family housing. Spring City will consider zoning for “live/work” buildings, “assisted living” facilities, and higher density housing on areas where infrastructure and character of the neighborhood is compatible. An age-in-place retirement community would likely be reliable and consistent with the community.

Another zoning possibility would be for an MF-1 Zone (Multi Family) where condos, apartment duplexes, fourplexes, etc., are clustered in one portion of the block. Such a facility would provide needed housing options while expanding the tax base of the community. The city is looking into creating a zone for this type of use.

## **Public**

Public lands use includes schools, parks, cemeteries, and other public buildings. Currently land so designated seems adequate for the current population size. However, with approximately 43% of the land in the city undeveloped, and the amount of growth taking place in the immediate area around Spring City, it would be wise to consider expansion of zones for future public uses.

Horseshoe Irrigation Company is currently working on a grant for the Freeman Allred Irrigation Project. It will provide needed upgrades to the secondary water system in Spring City.

## **Agriculture**

Spring City is changing from an agricultural community. The land within the city limits not used for public and commercial purposes is set aside to provide for residential and agricultural land uses in a harmonious setting. These areas allow the keeping of farm animals and the cultivation of crops in conjunction with single family residential development on larger lots. It is also the purpose of this area to retain land in parcels large enough to provide a residential reserve for future growth beyond the planning period of this development plan. Ordinances need to be retained in order to protect animal and agricultural industry.

## **Commercial**

The current commercial district runs from 500 North to 400 South and 100 East to 100 West. This land needs to be preserved as much as possible for commercial ventures. In addition, it may be advisable to expand the length of the commercial district both north and south to and make it mixed use with both commercial and residential in the area. Allow residents to easily petition for commercial status when they so desire. However once made commercial it may not revert back to residential.

Currently subdividing of this land in the commercial zone is allowable to make lots of less than 1.06 acres, but only if the land is used commercially and not for residences. It may be advisable to change the ordinance to enhance the tax base and provide for denser occupancy in the commercial district by allowing for multi-use structures. These would be with businesses and shops on the ground floor and apartments or condos on the second floor. A second option could be with the shop/business in the front half of the building and the owner's residence in the back of the lot. If residential lots of less than 1.06 acres were allowed in the commercial zone this would provide more area for businesses. Architectural design sympathetic to the Historic District is important here.

Sufficient parking is an important consideration when planning for higher density in the commercial district. Parking needs to increase proportionately to accommodate both customers and residents. There will be little value to increasing the number of businesses if visitors and potential customers cannot find a place to park. This could be accomplished by zoning regulations that mandate commercial property's set aside specific on property parking spaces. Parking density could also be increased by diagonal parking or by requiring off-street parking.

## **Housing**

Spring City will monitor housing needs periodically as the need requires. It is understood that the city is required to plan for moderate-income housing. The City Code currently allows for Accessory Dwelling Units (ADU's) and Internal Accessory Dwelling Units (IADU's) as mandated by State Code. This helps satisfy the current housing shortage.

In 2023 a survey was taken to determine what the percentage of housing units in Spring City are affordable. Based on 465 housing units, 30% are affordable if a two-bedroom one bathroom or less unit is considered affordable.

Survey of Building Uses & Status for the 2023 General Plan

Occupied Normal Residence	367
Weekenders or Airbnb	38
Unoccupied Residences	16
Mobile Homes	25
Recreational Units Used as Living Quarters	2
Retail Businesses with a Separate Service	10
Total	456

## **Overview of Housing**

In 2023 there were 465 housing units in Spring City. There were 368 occupied units and 16 vacant units. There are 24 mobile homes within the city limits. The median value of housing units in the city in 2023 was \$349,000.

Spring City currently bills 481 units for utilities. This is a 17% increase in 12 years or an average increase of approximately 1.5% annually.

Available Vacant Residence Table 2023

<b>Vacancy Status</b>	<b>Total</b>	<b>Percent of Total</b>
For Rent Including Transient Housing	12	29%
For Sale	4	10%
<b>Seasonal/Recreational/Weekend Use</b>	<b>30</b>	<b>37%</b>
Other Vacant	10	24%
Total Vacant	56	100%

2022

### Types of Residence

Type of Unit	Number	Percent
Single Family	456	
Multi-Family	0	0.0%
Mobile Homes	29	
Total	485	100%

## **Public Facilities**

### **Public Buildings**

1. City Hall/Community Center (Old School House) - Due to the fund raising of the Friends of Historic Spring City and the support of the City Council in obtaining funding, the Old School House was completed in May of 2017 and is now occupied. The building has been extensively updated throughout including new direct fiber connections, making it seismically safe, and ADA accessible, while still maintaining its historic integrity and National Register of Historic Places status.  
The main floor houses the City Office, City Council chamber, Police office, and a second DUP Museum. The building includes a large ballroom/meeting hall for City functions and to be rented out for commercial events, weddings, etc. There are also two exclusive office spaces that could be leased to businesses. The third floor is finished and has a large open area.
2. The Old Jr. High, to the east of the renovated City Hall/Community Center was purchased in the mid-80s and served as the City Office up until the completion of the work on the Old School house. It still houses the Spring City Fire Station and has spaces that can be rented out.  
This school from 1916 has historic significance. There are developing plans to save, upgrade and restore it to be a valuable part of the Spring City Office Complex. The building has a number of problems that need to be addressed. It is hoped that eventually it will be completely renovated and upgraded much as was done for the Old School House. Plans underway are to convert it into a Senior Center, and Recreation Center using the existing gymnasium, plus meeting rooms and possibly office space for lease.
3. Old Fire House - A grant was obtained in 2015 to provide necessary maintenance to the Old Firehouse. It is now in generally good condition and used as a Spring City History Center.
4. Old City Hall - A grant was obtained in 2015 to provide necessary maintenance to the Old City Hall. It is now in generally good condition and used as the D.U.P. Museum.
5. City Yard and Buildings East of Town - The buildings at the city lot are in generally good repair, although additional shop and covered storage space is very much needed. This site is not within the city limits.



## National Register Historic District Nomination Update

### Narrative Description Summary

The Spring City Historic District located in Spring City, Sanpete County, Utah, was listed on the National Register of Historic Places (NRHP) on October 22, 1980 (NRIS #80003957). This form amends the original nomination with additional documentation to extend the period of significance spanned 1851 to 1951. For this nomination, the period of significance is extended to 1972, the point when the city's architectural development virtually ceased and the population reached its nadir, preserving the historic integrity of the community as described in 1980. The original nomination noted 337 (76 percent) resources contributed to the historic character of the district. In 2021, an updated survey of the district evaluated 402 buildings with 51 percent contributing. A supplemental survey of significant outbuildings, structures, and sites, conducted in 2022 brought the number of resources to 496 with 290 (58percent) contributing. A comparison of the 1980 and 2022 statistics are in the following table:

Evaluation	1980 Original Nomination		2022 Amended Nomination	
Eligible	337	76%	290	58%
Ineligible	106	24%	206	42%
<b>Total</b>	<b>443</b>	<b>100%</b>	<b>496</b>	<b>100%</b>

### City Owned Lands

1. Cemetery - Recently a new section of the cemetery was opened. There is adequate land available to take care of the internment needs for the city for many years to come. However, the current method of watering is damaging headstones and needs to be redesigned for better watering efficiency. This site is not in the city limits.
2. City Center Block and Park - Sidewalks around this block are in poor condition and in need of replacement for safety reasons, and to match the newly renovated showpiece City Hall/Community center with: Council Chambers, City Offices, DUP Museum, Ball Room, and leasable space.
3. Old Pioneer Cemetery Plot - This site is between 200 North and 300 North and is on 100 East is significant and needs ongoing care and maintenance.
4. Park behind the Old Fire House - The proposal to more fully develop this area into the Spring City Memorial Park should be carefully considered as a further step in drawing attention to the City's history and unique character. The old jail that is on site has been renovated.
5. City Public Utilities Lot (East of Town) - As the City is growing and will continue to grow the city must consider expansion and improvements to this property. Improved security to this area and its valuable assets is a current and increasing need. Additional land area will be needed for vehicles and storage of materials and equipment. More enclosed shop space, covered storage, and laydown area for spare parts and materials will be needed.

## **City Departments**

### **Water System**

The Water Department currently serves 473 customers inside the city limits with an additional 49 being served outside the city. The culinary water for the City is supplied by springs approximately four miles up Spring City Canyon with backup capacity for high use periods from four wells that the city can pump from. Currently a new well site is being reviewed for additional source capacity for future growth.

The most recent spring restoration was completed in 2020.

Currently about 305 acres inside the city are either vacant lots or in agricultural use; eventually much of this land will become residences. There is considerable land surrounding the City where growth and development is steadily underway. All these areas will be seeking water service in the future. These needs will be discussed in the Capital Investment Section Goals.

Currently the drought and the increased development in the expansion zone have created concern over providing enough culinary water.

### **Sewer System**

The city provides sewer service to approximately 437 customers within the city limits and another 17 outside the city.

It is a gravity flow system without any lift -pump stations. The system effluent drains to the city lagoons north-west of the city just outside the city limits. There is considerable growth capacity as two of the three lagoons are currently needed to serve the community.

There are some homes within the city limits that are not on the city's system and use septic tanks instead. This is due to two factors: 1) City Code states that where a customer is more than 300 feet from an existing sewer main or trunk line, they are not required to tie into the system, and 2) there are a few residents within 300 feet of existing lines that have simply chosen to not attach to the system as specified by code.

Both of these issues need to be addressed and rectified. The real issue is water quality source protection related to the growth that is taking place both inside the city and in the areas surrounding the city where people are installing septic systems. This very important need is discussed in the Capital Investment Section Goals.

A water and sewer Master Plan has been completed and grant applications are being made to finish the infrastructure that is not in place in town.

### **Power Department**

Spring City power delivers electricity within its service area from three sources: 1) the municipal owned hydro-electric power plant at the mouth of Spring City Canyon, 2) power that it buys through the UAMPS (Utah Association of Municipal Power Systems) cooperative to which it belongs, and 3) a small amount of power it buys at wholesale from residential solar installations.

Hydro-electric provides approximately one third of the electricity used by its 631 total customers. 120 of those customers are outside of the city limits. The power utility is the major source of revenue for the city, particularly the generation that comes from its hydro plant.

For the past several years the power department has been upgrading its transmission line voltage from 2400 volts to 7200 volts. Doing this increases efficiency, which provides additional income to the city. Approximately 50% of this conversion is complete, with additional sections budgeted for each following year.

Because the City's generating capacity provides the most margin of income, increasing its capacity will be discussed in the Capital Investment Section Goals.

## **Police Department**

The Police Department is currently staffed by one full-time officer and a roster of part-time officers. All are Utah POST law enforcement officer certified. The department also has an animal control officer who works part time. One ACO who may or may not be Post Certified or be Special Functions Certified. The department leases one vehicle, owns one police vehicle, and one ACO vehicle. The primary office is in the new City Hall with a phone, safe, files and computer.

The department is responsible for responding to calls for service and has authority to make arrests and investigate misdemeanor and felony crimes. Spring City officers are dispatched by the Sanpete County Sheriff Office. Officers in Spring City also respond as requested to other cities for agency assists and follow ups to our own investigations.

We provide medical support for ambulance personnel as well as security when the situation calls for it.

## **Fire Department**

Spring City Fire is a volunteer fire department. We have about 30 volunteers and meet weekly for training. We are currently focused on training and preparing in case of a Mass Casualty event. About 8 of our members are getting ready to attend Firefighter 1&2 Training, which is the State's full Structure Firefighting program. We currently have 10 fully certified structure firefighters, 28 fully certified Wildland Firefighters, 4 certified Basic EMT's , 3 Advanced EMT's and a Paramedic. We strive to maintain a high standard in our training program to continue each firefighter progressing along a path to certification and knowledge that will be useful to the community in emergency situations.

The department has one structure fire engine built in 1992, it also has a wildland engine built in 2015. The wildland engine can function as both wildland and structure engine. It also has the ability to remotely control nozzles and sprayers in front of the wheel wells. The wildland engine is also 6-wheel drive.

The vehicle fleet also includes a 2016 Dodge 5500, which serves as a brush truck. We have an older 2002 Ford brush truck that will be converted to a rescue vehicle to assist in vehicle crashes. Both brush trucks are 4-wheel drive, and Coldfire\* to enhance firefighting abilities.

(\*Coldfire is a water additive that greatly magnifies water's fire suppression ability. It is environmentally safe, reduces the amount of water needed for effect and will not damage materials.)

## **City Hall/Office**

The City Officials (Mayor and five City Council Members) are volunteers who are paid a small monthly stipend in recognition of their many hours of service (\$100/mo. For the mayor and \$75/mo. For each Councilmember). The Mayor and Council meet monthly or more often as needed to conduct City business.

The City Office is staffed by three positions: a Recorder, Treasurer, and a Deputy-Treasurer. They work 28 to 30 hours a week. The Council Chambers and City Office are located at 45 South 100 East, the renovated Old School House. Office hours are 9 AM to 4 PM Monday through Thursday.

The Power Department has two full-time employees. The Water/Sewer/Roads Department has one full-time employee with one or more part-time assistants depending on the seasonal workload.

## **2023-2024 Capital Investment Strategy**

Capital Investment Strategy, or as it is also known, Capital Improvement Program or Capital Budgeting Program, is a process of planning that involves looking ahead at least three to five years to anticipate the major capital improvement projects with the intent of planning and phasing their implementation. Capital improvement projects are those projects that are generally in excess of \$20,000 of total value and affect a large part of the community or the community as a whole. They are projects that are not primarily maintenance oriented but are the acquisition or improvement of major components of the community infrastructure, such as water system extension, new sewage plants, or major renovations of City Hall. In many cases, these large-scale projects require a variety of funding strategies, such as state and federal grants, local bonding, and private or semi-private financing along with existing financing and budgeting from previous years.

The basis for developing the investment strategy is the direct outgrowth of the master planning process and needs to be in total conformance with the goals and policies and specific plan proposals of the General Plan.

## **Annual Update**

Capital investment strategy is an annual updated proposal. Each year the community, planning commission and/or the city council meets and deliberates on the needed activities based on recommendations of the plan and present growth trends. The plan is a five-year plan with specific recommendations for the next immediate three years, including the fiscal year in which the update is developed. Many of the large-scale projects require a lag time between their identification of need and the ability to secure the funding sources and bonding to complete the proposed project. Also, many projects require as much as six to eighteen months (or more) to complete, thus the necessity for the yearly update of the three and five-year plan.

## Methodology or Prioritization System

The community will rate the priority of the various needed capital improvement projects based on the following criteria:

1. **Critical need** - Projects that are determined by the City Council as being the most beneficial and having the most critical needs, involving health, safety, or public welfare shall be given first priority.
2. **Second priority** - Projects that significantly improve the quality of life. Projects that have profound effects on the overall quality of the life of the community will be given high priority in the prioritization process, and many advance to first priority after a two-year minimum deferral unless otherwise directed by the City Council.
3. **Third priority** - Given to those deferrable projects that are desirable for the community, but could be deferred up to three to five years or longer for development of proper funding or bonding or other financing strategy. These projects need to be readopted each year and reconsidered for prioritization.
4. **Fourth priority** - will be given to desirable projects that, if funds and opportunities are available within the fiscal year for completion, will be given consideration.
5. Projects are those that could be funded with special grants, enterprising developers or citizen volunteers and may include such things as sidewalk replacements, bridge construction, road base stabilization, parks development etc..

Consideration will be given to prior year funding of departmental projects or the deferral of funding of certain projects.

## Adoption of Capital Improvement Strategy

The adoption of the capital improvement strategy will be done by resolution by the City Council in June before the beginning of each fiscal year. {IS THIS THE MOST APPROPRIATE TIMING CYCLE RELATIVE TO THE FISCAL YEAR AND BUDGETING CYCLE.} It will be considered as an amendment to the General Plan, but not necessarily published in each General Plan addition.

## Long-Term Capital Investments Strategy Projects to Consider & Prioritize Annually

Public Facility Improvement	Description	Estimated Cost in 2023
Complete sewer distribution system in the city	This project is underway. Sunrise Engineering is the Engineering firm and funding is in the process with USDA Rural Development	4,800,000.00
Complete culinary water distribution system	This project is underway. Sunrise Engineering is the Engineering firm and funding is with Drinking Water Quality.	3,100,000.00

Add a new well or tank	A new tank site has been located and is being worked on. A new well site has been located but will not be pursued just yet.	2,000,000.00
Old Jr. High Restoration and conversion to an Activity Center with meeting rooms and leasable offices	This project is currently in process. The bathrooms are being brought up to ADA compliance, the Southwest part of the building has been reinforced and rebuilt. This project is being worked on as funds are available through grants and donations. This would include overhauling or replacement of the Fire Station currently attached on the east end.	450,000.00
City Hall: Parking around the City Hall and park needs to be paved.	Parking for the handicapped is poor and barely adequate. In the winter it is hard to plow for citizens to enter City Hall.	150,000.00
Fire Station: The current Fire Station is in poor condition, too small, not earthquake resistant, inefficient workspace, short on storage and amenities for personnel.	A new functional design working with and upgrading the current building or completely replacing it needs to be studied followed by locating funding for the project	Unknown
Freeman Allred Watershed project.	This project is in conjunction with the Horseshoe Irrigation Company. It will build a watershed in the northeast area of the center of the city. Property is owned by the Irrigation company. Primarily flood protection secondary water storage It will include the penstock project for the hydro plant.	25,000,000.00 NRCS Grant
High Tech/ Light Industry Park: There is a need to attract a number of good paying jobs to the area to enhance both household income and income to the City.	P&Z will first make location and zoning suggestions to the City Council for development of suitable locations. This may ultimately require annexation of the suggested land plus installation of infrastructure by the City or investors.	Unknown
Roads and Streets: The community needs to pave and gravel all of the	Most of the streets have been paved, although there are still streets in the city that need to be	On going. 2,000,000.00

developed residential streets within the community.	paved. Paving all of our streets should be a priority moving forward.	
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## **Department Goals**

### **Power Department**

1. 2020 Capital Facilities plan is being followed. (Can be viewed in the office at City Hall)
2. As needed replace streetlights and other city lights with LEDs.
3. Refurbish the hydro plant Peloton wheel.
4. Develop strategies for replacing the penstock and further increasing generating capacity.
5. Encourage running underground power when developing new areas.
6. Move the power lines off Main Street onto 200 West.

### **Water & Sewer Department**

1. Sewer connections available throughout the city.
2. Water connections available throughout the city.
3. Increased water storage capacity.
4. Increase water source.

### **Police Department**

1. Add one more full-time police officer.

### **Fire Department**

1. Train and certify the new volunteers in Structure I and II.
2. Train and certify the new volunteers in Wildland.
3. Enhance call out procedures/pager enhancement.
4. upgrade/purchase equipment such as SCBA masks and turnouts.
5. Work on upgrading and replacement of the Fire Station building.
6. Train all to a minimum EMS standard.

### **City Hall Office**

1. Review the many boxes of records: ship to State archive City archive, historic archives, destroy.
2. Implement a Fleet Management program with the State of Utah.

### **Community Center**

1. Standby generator.
2. Rehabilitate the Old Junior High to be usable for rentals.

### **Historic Plan Element**

As previously indicated, the entire community of Spring City is listed on the National Register of Historic. The historic district was updated in October of 2022. The plan for the preservation of the community includes:

1. Protect the historic character of the community and encourage new development to be in harmony with that heritage.

2. Develop a historic restoration program focusing on the commercial and public buildings.
3. Preserve and restructure the homestead concept. One of the major reasons for designating the entire community as a historic district was the presence of many of the elements of the Mormon village.
4. Continue belonging to Utah's Certified Local Government program that provides grant funding for historic projects.

## **Methodology**

A one-page survey was created by the Spring City Planning and Zoning committee. This survey was mailed to full-time residents. The survey was distributed in the summer of 2023. The results were tabulated by the Planning and Zoning committee. A copy of the survey is included in Appendix A.

## **Plan Elements**

### **Summary**

The survey produced the following results:

Areas where the citizens voiced support or strong support:

1. There was strong support in the community for keeping 1.06 acre lots. (Question 2)
2. Spring City's Fire Department is adequate as is. (Question 4)
3. ATV's are acceptable on our public streets. (Question 6)
4. The city needs a program to better control wildlife. (Question 8)
5. Accessory Dwelling Units (AUD's) and Internal Accessory Dwelling Units (IAUD's) should be regulated and pay appropriate impact fees and license fees to support infrastructure. (Question 10)
6. Development in the buffer zone puts pressure on city infrastructure and development should annex or pay special impact fees that are appropriate. (Question 11)

Areas where citizens voice a neutral position, meaning neither strong support nor opposition.

1. Growth in Spring City is good for the community. (Question 1)
2. Increasing taxes to upgrade water, sewer, roads, and electrical infrastructures. (Question 7)

Areas where citizens voiced opposition or strong opposition:

1. Tax and Allocating money for more police protection. (Question 3)
2. Our public spring should be regulated. (Question 5)
3. A special zone would be beneficial to allow senior housing, tiny homes, or assisted living use. (Question 9)

## **Objectives and Goals (with possible details)**

### **1- Take advantage of Spring City's Unique Historical Heritage**

- **Showcase the Old School House City Hall/Community Center**



- Get sound dampening in the ballroom so it is a more desirable meeting and events venue.
- **Promote our DUP museums and historical buildings.**
- **Recognize The Friends of Historic Spring City.**
- **Review and revise City Ordinances that promote (without being over reaching):**
  - Agriculture and open space use of property
  - Care/maintenance of property for public safety (related to fire, injury, vermin)
  - Periodic positive newsletter and web posts promote with tips and hints on property safety and community outreach to our neighbors.

## **2- Keep up to date with State land use laws**

- **Attend Utah League of Cities and Town meetings.**

## **3- Develop a Reservoir for improved Irrigation - through the Horseshoe Irrigation Company**

### **3- Promote Local Agriculture or Homesteads**

- **Write City ordinances favorable to maintaining agriculture activities**
  - Promote Keeping 1.06 acre lots.
  - Promote keeping larger plots of agriculture lands as the city expands and annexes areas now in the County.
- **Promote support for agriculture on City webpage and literature**
  - Encourage and support residents to garden and keep useful animals with periodic newsletter & web posts.
  - Develop a city “supported” farmer’s market and/or produce exchange system.

### **4- Promote Tourism**

- Participate in bike/walking path expansion projects.
- Promotion of our regular events.
- **Encourage and develop more beds in Spring City**
  - B&B’s, and Air BNB’s

### **5- Promote Orderly and Calculated Growth**

- Consideration is currently under discussion about affordable housing and whether a multi-family zone should be created.

### **6- Maintain 1.06 Acre Lots**

- **Must develop strategies to make up for the higher costs of providing infrastructure and services to low density housing.**
  - Expanded commercial district activity and size.
  - Multi-Use structures in the commercial/businesses district.
  - Increase property taxes.
  - Adjust fees to match costs.
  - Zone special high-density housing areas.

### **7- Develop More Hydro-Electric Power Generation**

- **Developing more pure hydro-electric generation is limited by the amount of water available, if no more water can be obtained then we must go outside the box (we are currently using every drop of water we can get through our turbine)**

### **8- More Commercial and Business Development**

- **Zone, promote and develop a high-tech/light-industrial park(s).**
- **Develop the infrastructure to promote businesses.**

### **9- Affordable Housing**

- **Be open to Accessory Dwelling Units (ADUs), Internal Accessory Dwelling Units (IADUs), and affordable starter homes as a way to help with the current housing shortage in Utah.**

## Appendix A



Questionnaire # \_\_\_\_\_

### 2023 General Plan Survey

Please circle one answer under each question

1. The growth in Spring City is good for the community.  
Agree 34% Neutral 34% Disagree 32%
2. 1.06 acre lots and open space is important to Spring City.  
Agree 76% Neutral 13% Disagree 12%
3. We need to tax and allocate money for more police protection.  
Agree 20% Neutral 29% Disagree 51%
4. Our volunteer Fire Department is adequate, and we do not need to fund full-time professional fire fighters.  
Agree 78% Neutral 15% Disagree 7%
5. Our public spring is used by too many people from outside of town and should be regulated.  
Agree 35% Neutral 20% Disagree 45%
6. ATV's use our public streets and that is acceptable.  
Agree 68% Neutral 17% Disagree 15%
7. Water, sewer, roads, and electrical infrastructures need upgrading, and I support increasing taxes to do that.  
Agree 37% Neutral 24% Disagree 39%
8. Wildlife (deer, turkeys, rock chucks, racoons) create problems on my property and we need a city program to better control them.  
Agree 43% Neutral 22% Disagree 34%
9. It would be beneficial to have a special zone to allow senior housing, tiny homes, or assisted living use.  
Agree 35% Neutral 20% Disagree 45%
10. AUD's (Accessory Dwelling Unit) and IAUD's (Internal Accessory Dwelling Unit) should be regulated and pay appropriate impact fees and license fees to support infrastructure.  
Agree 68% Neutral 15% Disagree 17%
11. Development in the buffer zone puts pressure on all city infrastructure and such development should annex or pay special impact fees that are appropriate.  
Agree 92% Neutral 8% Disagree Less than 1%

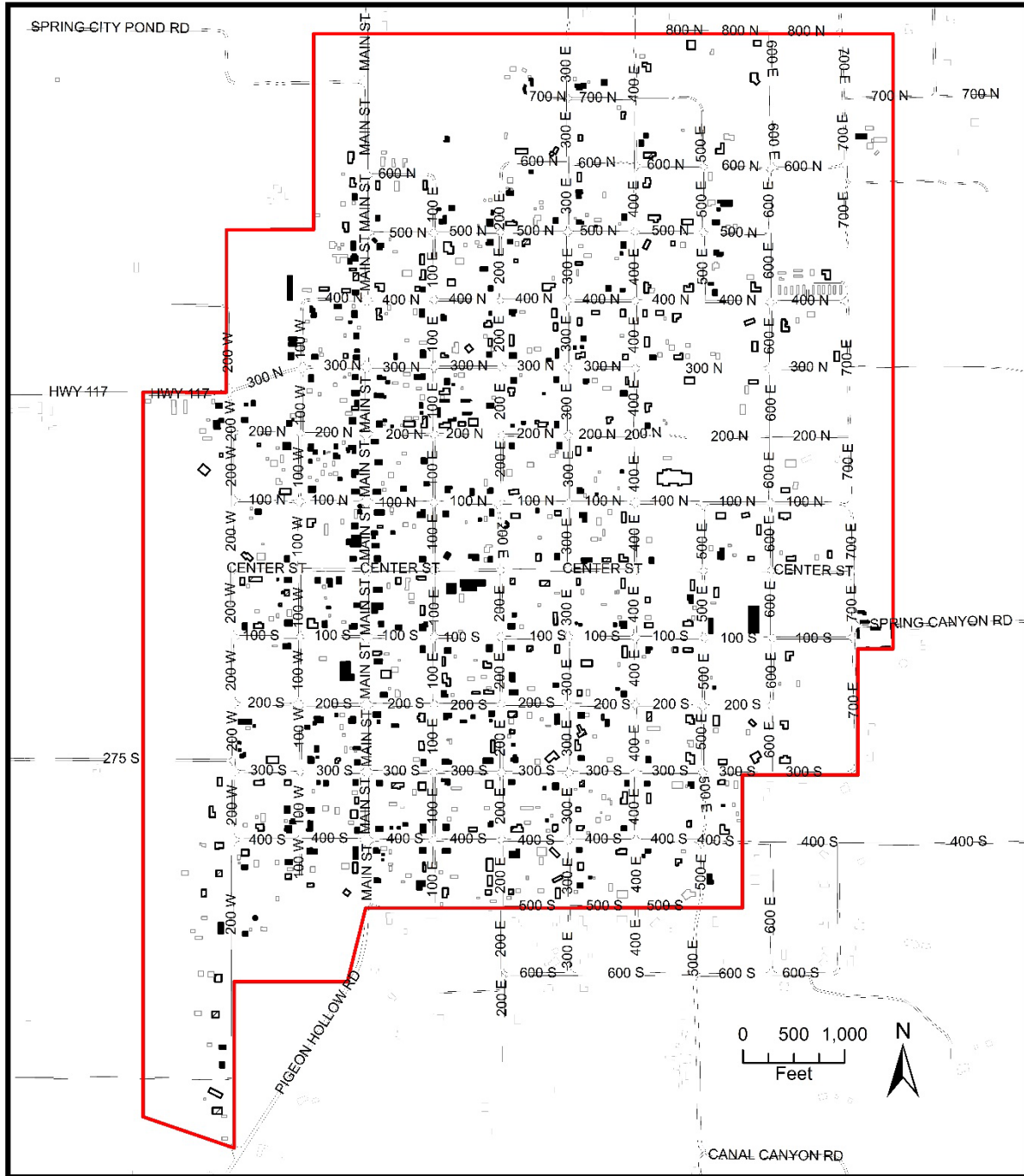
Comments \*Results as of 9/14/2023 Reported by Planning and Zoning

RETURN ORIGINAL DOCUMENT TO CITY HALL. SCANS AND PHOTOCOPIES WILL NOT BE ACCEPTED

PO Box 189 | 45 South 100 East Spring City, UT 84662 | 435-462-2244 | [www.springcityutah.org](http://www.springcityutah.org)

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## Appendix B



### SPRING CITY HISTORIC DISTRICT □ ADDITIONAL DOCUMENTATION BOUNDARY

National Register of Historic Places  
Spring City, Sanpete County, Utah

### MAP #1

- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: black; border: 1px solid black;"></span> Contributing Building   | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black;"></span> Out-of-Period         |
| <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-style: dashed;"></span> Contributing Other Type  | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid grey;"></span> Secondary Outbuildings |
| <span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, grey 2px, grey 4px); border: 1px solid black;"></span> Non-Contributing | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid grey;"></span> Out-of-Boundary        |

## Appendix C

### Significant Buildings and Homes shown on [www.FriendsOfHistoricSpringCity.org](http://www.FriendsOfHistoricSpringCity.org)

Spring City Public School - 1899	Petersen-Nielsen house - 1880	Lauritz Larsen house - 1860
Spring City Junior High School - 1916	Emil Erickson house - 1888	Endowment house/Schoolhouse - 1876
Wiley Payne Allred house - 1878	Reid H. Allred house - 1884	Relief Society Granary - 1870
Bishop's Storehouse - 1905	Peter Jesen house - 1870	James Anderson Allred house - 1874
Freeman Allred house - 1912	John F. Bohlin house - 1859	Jens Peter Carlson house - 1896
Andersen-Madsen house - 1882	Baxter Store - 1895	Jacob Nielsen Log Cabin - 1870
Lars & Petrea Larsen house - 1883	Behunin-Beck house - 1883	Moroni Brough house - 1909
Jens Severine Jens house - 1879	Old City Hall - 1893	Jacob Johnson house - 1875
Henning Edward Hansen house - 1894	Firehouse - 1900	Justesen-Olsen house - 1876
Olsen-Jensen House - 1870	Baxter Confectionery - 1915	Charles Crawford farmhouse - 1884
Peter & Ann Mickel house - 1901	Lyceum Theater - 1915	Daniel Beckstrom house - 1879
N. Peter & Olena Hansen house - 1874	Sandstrom's Pool & Dance Hall - 1911	T. Schroder/Samuel Allred house - 1876
Mette C. Christoffersen house - 1881	Rasmus & Sahah Justesen house - 1875	Edward F. Allred house - 1890
Iver & Maria Christensen house - 1908	William Ford house - 1880	Old Adobe Meeting house - 1863
Peter & Kristina Rasmussen house - 1878	Rasmus Jensen house - 1900	Carl Hansen house - 1890
Anders & Mette Christensen house - 1875	John Frantzen house - 1880	George Downard house - 1875
Marinus Petersen house - 1878	Andrew Olsen house - 1884	Chester School & Meeting house - 1892
Andrew & Sena Thompson house - 1886	Robert Blain house - 1883	John Blain house - 1880
Iver Peter Petersen house - 1875	Niels H Borresen house - 1864	Redrick Allred house - 1875
Lorenzo Aiken Service Station - 1925	Paul & Charles Kofford house - 1860	James Rasmussen (Clawson) house - 1880
Lorenzo Aiken house - 1908	Orson & Mary Ann Hyde house - 1868	Spring City LDS Chapel - 1902
Peter Justesen house - 1887	Author Johnson Meet Market - 1905	Old Spring City Cemetery, Established 1857
Ephraim Larsen house - 1884	William & Margaret Osborne house - 1894	
John R. Baxter, Sr. house - 1903	Neils Adler house - 1875	