



## **SPRING CITY PUBLIC HEARING NOTICE**

Spring City Planning & Zoning Commission gives notice to the citizens of Spring City that a Public Hearing will be held on Wednesday, October 1, 2025 at 6:30 PM at Spring City Community Center Council Chamber, 45 South 100 East, to seek public comment on Ordinance 2025-05 Amending Titles 10 Zoning Regulations, and Title 11 Subdivision Regulations.

If you are unable to attend the public hearing, Spring City Council welcomes any written comments that can be delivered or mailed to Spring City Hall at 45 South 100 East, PO Box 189, Spring City, Utah 84662 during regular posted business hours or emailed to [recorder@springcityutah.gov](mailto:recorder@springcityutah.gov) or [treasurer@springcityutah.gov](mailto:treasurer@springcityutah.gov)

You may view the Ordinance 2025-05 on the city website at [springcityutah.gov](http://springcityutah.gov), the Utah Public Notices website <https://www.utah.gov/pmn/>, and in the city office at 45 South 100 East, Spring City, Utah 84662. Our office is open Monday through Thursday from 9:00 am to 4:00 pm.

### **SPRING CITY ORDINANCE 2025-05 SUMMARY OF PROPOSED AMENDMENTS TO TITLE 10 ZONING REGULATIONS AND TITLE 11 SUBIDIVION REGULATIONS OF THE MUNICIPAL CODE**

**September 15, 2025**

Amendments have been proposed to Titles 10 and 11 of the Spring City, Utah, Municipal Code, and a draft of the proposed changes can be found on the city website as Ordinance 2025-05. A public hearing regarding the proposed Municipal Code changes is scheduled to be held on October 1, 2025.

Ordinance 2025-05 was drafted to propose some compromised solutions to what is now proposed in ordinance draft 2025-03. To clarify 2025-03 was intended to implement 2 changes: first, to reduce the minimum buildable lot size from 1.06 to .5 acre, second, to add some additional controls into the MF zone code. Following public meetings and a city council work meeting some compromised solutions have been put into a separate draft now known as 2025-05. It was decided as there were several proposed solutions, that a new draft 2025-05 would be used so as to keep the compromised solutions separate from the original draft of 2025-03 that is still available for city council consideration. As there are several changes/additions proposed in 2025-05, it was decided by the city council that an additional public hearing should be held.

Following the public hearing scheduled for October 1 to hear input on the draft of 2025-05 then both 2025-03 and 2025-05 will be considered by the city council.

An overview of the changes to current Spring City Municipal Code within drafted ordinance 2025-05 is as follows:

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**Summary of the proposed changes is as follows:**

**Title 10**

Chapter 10-1-3 DEFINITIONS: of GUESTHOUSE; increased the maximum size of a guesthouse from 625 to 1200 square feet.

Chapter 10-1-3 DEFINITIONS: added new PROTECTED HISTORIC ZONE; describes this new zone, its boundary description, and stipulations within zone.

Chapter 10-1-3 DEFINITIONS: of SUBDIVISION; Stipulated the minimum buildable lots size within the Protected Historic Zone at 1.06 acres and reduced minimum buildable lot size to .5 acres outside of Protected Historic Zone.

Chapter 10-6A-3 CONDITIONAL USES: increased the maximum size of a guesthouse from 625 to 1200 square feet.

Chapter 10-6A-4 LOT AND DWELLING SIZE REQUIREMENTS: Stipulated the minimum buildable lots size within the Protected Historic Zone at 1.06 acres and reduced minimum buildable lot size to .5 acres outside of Protected Historic Zone and added requirements that must connect to culinary and wastewater systems.

Chapter 10-6A-6 LOCATION REQUIREMENTS: added frontage requirements for .5 acre lots.

Chapter 10-6D-2 PERMITTED USE: Reduced the number of multi-family (MF) units per lot and added additional controls for no MF units in the Main Street Historical District and that not more than 4% MF units to single family dwellings, as an additional control, for the number of MF units allowed within the city boundaries.

Chapter 10-6D-4 LOT AND DWELLING SIZE REQUIREMENTS: reduced minimum buildable lot size to .5 acres for multi-family dwellings and added requirements to must connect to culinary and wastewater systems.

Chapter 10-6D-6 LOCATION REQUIREMENTS: reduced minimum frontage requirement for lot size of .5 acres.

**Title 11**

11-1-2 DEFINITIONS: removed unneeded wording in SUBDIVISION definition.

Public Hearing to be held Wednesday, October 1, 2025, at 6:30PM.