



February 12, 2026

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 Tuesday, February 24, 2026 at 6:30 PM at Spring City Community Center Council Chamber, 45 South 100 East, to seek public comment on Ordinance 2026-03 Amending Title 10 Zoning 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 or treasurer@springcityutah.gov

You may view the Ordinance 2026-03 on the city website at 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 2026-03 SUMMARY OF PROPOSED CHANGES TO TITLE 10

(Red language is removed, green language is added)

**THIS NOTICE IS CORRECTED WHERE INDICATED
Summary ONLY. Further errors may exist. Please read the full
ordinance.**

Amendments have been proposed to Title 10 of the Spring City, Utah, Municipal Code, and a draft of the proposed changes can be found on the city website as Ordinance 2026-03. A public hearing regarding the proposed Municipal Code changes is scheduled to be held on February 24, 2026.

Ordinance 2026-03 changes are summarized as follows:

Definition of GUESTHOUSE, DETACHED contains the following addition: " **with no single floor having more than six hundred and fifty (650) habitable square feet.**"

Definition of PROTECTED HISTORIC ZONE is removed.

The Definition of SUBDIVISION is modified with the removal of the words **in the case of land within the Protected Historic Zone and no less than 0.5 acres per parcel in the case of land outside the Protected Historic Zone**



10-6A-3 Subheading Guesthouses is modified with the addition of the words "**1000 square feet**", and "**with no single floor having more than six hundred and fifty (650) habitable square feet.**"

10-6A-4 LOT AND DWELLING SIZE REQUIREMENTS, A is modified with the removal of "**located within the Protected Historic Zone; and 0.5 acres or approximately twenty one thousand seven hundred and eighty (21,780) square feet in area if located outside of the Protected Historic Zone, unless otherwise grandfathered or split in previous years.**" and "**Any lot splits to less than 1.06 acres must connect to the Spring City culinary and wastewater systems; if unable or unwilling to connect then the minimum lot size will be 1.06acres allowed.**" And the addition of "**when a lot size smaller than the 1.06 acre requirement was allowed**"

10-6D-2 PERMITTED USES is modified as follows: "Single-family or two-family dwellings of conventional construction, including duplexes, or townhomes, up to **four two (2)** structures per 1.06-acre lot, and up to **four (4)** units per 1.06 acre lot are permitted. For lots larger or smaller than 1.06 acres, the maximum number of units shall be adjusted in proportion to the size of the lot. For example, a lot that is 2.12 acres will qualify for up to **eight (8)** units and a **grandfathered lot of 0.5 acres will justify for up to 2 units that is less than 1.06 acres will qualify for a proportional number of units.** In no event shall one lot contain more than **eight (8)** units. Units may be rented or occupied by the owner of the Property. Co-ops, time shares, or other fractional ownership other than ownership of the entire property is prohibited."

BEGIN CORRECTION:

A Lot: The minimum lot area for a multi-family dwelling outside of the Protected Historic Zone shall be **0.5 acres or approximately twenty one thousand seven hundred and eighty (21,780) square feet in area, in each case shall be 1.06 acres or approximately forty six thousand one hundred and sixty (46,160) square feet in area**, unless otherwise grandfathered or split **in previous years where when a lot size was acre requirement was then smaller than the 1.06 acre requirement was allowed. Any lot splits to less than 1.06 acres must connect to the Spring City culinary and wastewater systems, if unable or unwilling to connect then the minimum lot size will be 1.06 acres.** Multi-family dwellings are not allowed in the **Protected Historic Zone main street historical district as defined in SCMC 2-1-1** .

END CORRECTION.

10-6D-6 LOCATION REQUIREMENTS is modified as follows: "Each residential lot shall abut a public street for a minimum of two hundred feet (200 feet) **of frontage for 1.06 acre lots and a minimum of one hundred feet (100 feet) for .5 acre lots**, except in the case of lots **previously subdivided which are smaller than or equal to 1.06 acres or lots smaller than 1.06 acres** that have been previously split and are grandfathered, **in which case the minimum frontage requirement will be proportionately less.** Residential lots that have been previously legally subdivided and are grandfathered, which are smaller than or equal to 0.45 acres are referred to herein as "Small Lots."

Other modifications include minor spelling, grammar and punctuation changes.