

**SPRING CITY, UTAH
RESOLUTION NO. 2026-12**

**A SUPPLEMENTAL RESOLUTION ESTABLISHING A PROCESS FOR DEVELOPING
A COMPREHENSIVE GENERAL PLAN**

WHEREAS, on June __, 2026, the City Council unanimously passed Resolution No. 2026-08 which recognized the importance of “preserving Spring City’s historic and rural character while also responsibly planning for future growth and land use needs;” and

WHEREAS, the City Council has expressed in Resolution 2026-08 its desire to provide a structured, transparent, and inclusive public process for gathering input, evaluating these and related issues and considering possible future improvements to the City’s planning and development standards; and

WHEREAS, recent public discussion and debate surrounding the goals identified in Resolution 2026-08 have demonstrated the need for the City to build on Resolution 2026-08 by developing and approving a new Comprehensive General Plan for Spring City in accordance with Utah law, supplementing and clarifying Resolution 2026-08 and also developed with broad community involvement; and

WHEREAS, Utah State Code 10-9a-401 requires Spring City to create and adopt a comprehensive general plan that prepares for present and future community needs as well as the growth and development of land within the City; and

WHEREAS, Utah Code Section 10-9a-406 requires that once a general plan has been adopted, “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;” and

WHEREAS, the City Council finds that the guidance published in the Utah League of Cities and Towns Timeline for a Comprehensive General Plan (the “Timeline”) provides a useful framework for this effort, because the Timeline encompasses the preparation and revision of municipal general plans in Utah. A summary of the Timeline is attached hereto as Exhibit A and is incorporated by reference as an important guide to the governance of planning process; and

NOW, THEREFORE, BE IT RESOLVED BY THE SPRING CITY COUNCIL:

1. The City Council shall undertake the following process for proposing a long-range, comprehensive general plan that complies fully with Utah Code Section 10-9a-401(1) and its successors (“General Plan”):

2. The City Council shall appoint a General Plan Committee composed of a representative group of Spring City residents who have appropriate background and experience, and who are free from conflicts of interest.
3. Cami Christensen or her designee shall be appointed Chair and voting member of the General Plan Committee. The City Council Planning and Zoning Liaison shall be a member of the General Plan Committee with a vote. Other Council Members may attend General Plan Committee meetings on invitation.
4. The General Plan Committee shall utilize the Timeline and its guidelines in developing and recommending the new Comprehensive General Plan.
5. As approved by the City Council, the General Plan Committee's review process shall include participation by experts in writing general plans pursuant to Utah State Code 10-9a-401 and related statutes, and in evaluating existing policies, facilitating public discussion, and developing recommendations for possible future ordinance amendments or planning updates.
6. The City Council shall conduct at least two (2) public hearings to provide opportunities for citizens to provide public comment regarding concepts, proposals, recommendations, and possible future land use or zoning approaches under consideration.
7. The General Plan Committee shall provide findings and recommendations to the Planning Commission and City Council within four (4) months of its formation.
8. Following receipt of the General Plan Committee's recommendations, the City Council shall conduct at least one public meeting or hearing to consider any recommended General Plan amendments, ordinance amendments, overlay zoning concepts, or related land use proposals resulting from the review process.

Effective Date:

This Resolution shall take effect immediately upon adoption.

ADOPTED AND APPROVED by the City Council of Spring City, Utah, this ____ day of _____, 2026.

SPRING CITY, UTAH

Paul Penrod, Mayor of Spring City

ATTEST:

Ruth Ann McCain, Spring City Recorder

ROLL CALL VOTE

Councilmember	YES	NO	ABSENT	ABSTAIN
Michael Broadbent				
James Baker				
Chris Anderson				
Laurel Workman				
Stan Soper				

Exhibit A

SUMMARY: UTAH LEAGUE OF CITIES & TOWNS TIMELINE FOR A COMPREHENSIVE GENERAL PLAN

For a town the size of Spring City, a citizen-driven General Plan can often be completed in 9–12 months and does not require an expensive consulting contract if volunteers, local professionals, and university resources are utilized.

Phase 1: Organize (Month 1)

City Council Resolution

The Council adopts a resolution directing preparation of a new General Plan or major update.

The resolution should state:

- The plan will be citizen-driven.
- Public participation is the highest priority.
- All recommendations will be publicly reviewed.
- The process will be transparent.

Create a Steering Committee

A committee of less than ten members works well.

Suggested representation:

- Agricultural landowners
- Historic preservation advocates
- Downtown business owners
- Young families
- Senior citizens
- Water users
- Planning Commission representatives
- Large property owners
- Small property owners

- Church and civic representatives
- New residents
- Long-term residents

No single interest group should control the committee.

Phase 2: Community Assessment (Months 2-3)

Gather factual information.

Existing Conditions Report

Inventory:

- Population
- Housing
- Utilities
- Roads
- Water capacity
- Irrigation systems
- Historic structures
- Open space
- Agricultural land

For Spring City, this should include:

- Historic district boundaries
- Agricultural buffer areas
- Water availability
- Existing subdivision approvals
- Buildable land inventory

Community Survey

Mail or online survey to every household.

Questions such as:

1. What do you love most about Spring City?

2. What concerns you most?
 3. How much growth is acceptable?
 4. Should agricultural land be protected?
 5. Should water availability limit growth?
 6. Should historic character receive stronger protections?
 7. Should minimum lot sizes change?
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Phase 3: Community Vision (Months 3–4)

Hold public workshops.

Ask:

"What should Spring City look like in 2045?"

Create a vision statement.

Example:

Spring City will remain a historic agricultural community that protects water resources, open space, and neighborhood character while allowing carefully managed growth that benefits current and future residents.

Phase 4: Establish Major Goals (Months 4–6)

Land Use

Goals:

- Preserve agricultural lands.
- Protect scenic viewsheds.
- Maintain historic neighborhoods.
- Encourage infill before expansion.

Water

Goals:

- Growth must be tied to available water.
- Long-term drought planning.
- Conservation incentives.

Historic Preservation

Goals:

- Protect National Register character.
- Encourage adaptive reuse.
- Maintain traditional streetscapes.

Economic Development

Goals:

- Support Main Street businesses.
- Promote heritage tourism.
- Encourage local entrepreneurship.

Transportation

Goals:

- Walkability.
- Trails.
- Safe routes to schools.

Housing

Goals:

- Housing for local families.
- Housing for seniors.
- Preserve neighborhood character.

Phase 5: Future Land Use Map (Months 6–7)

This is the heart of the plan.

A future land use map should identify:

[This section needs completion]

Areas to Preserve

- Agricultural lands
- Historic entrance corridors
- Open space

Areas for Growth

- Existing service areas
- Areas with infrastructure capacity

Areas Requiring Special Review

- Hillsides
- Water-sensitive areas
- Historic gateways

For Spring City, this map may become the most important document adopted.

Phase 6: Draft Policies (Months 7–9)

Each goal should have implementing policies.

Example:

Water Policy

New development shall demonstrate adequate long-term water supply before approval.

Agricultural Policy

Prime agricultural lands should be preserved whenever feasible.

Historic Policy

Development adjacent to historic resources should be compatible with community character.

Infrastructure Policy

New growth should pay its proportionate share of infrastructure costs.

Phase 7: Public Review (Months 9–10)

Release draft plan.

Conduct:

- Open houses
- Workshops
- Public hearings
- Online comment period

Every comment should receive a response.

Phase 8: Planning Commission Recommendation (Month 11)

The Planning Commission reviews the draft and recommends adoption with any modifications.

Phase 9: City Council Adoption (Month 12)

The Council:

- Holds public hearing(s)
 - Receives final recommendations
 - Adopts the General Plan
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Elements Specific To Spring City, Utah

Agricultural Preservation Element

Protect productive farmland and buffer areas.

Water Sustainability Element

Tie growth directly to water availability and drought conditions.

Historic Preservation Element

Protect the character of the entire historic community, not merely individual structures.

Community Character Element

Preserve small-town scale and views.

Infrastructure Financing Element

Require equitable infrastructure funding.

Public Participation Element

Require meaningful citizen involvement before major growth decisions.

Growth Management Element

Establish measurable criteria for when and where growth may occur.

One advantage of a citizen-led General Plan is that it shifts the conversation from "Should this one subdivision be approved?" to "What future did the citizens choose for the town?" Once adopted, the General Plan becomes the community's long-range policy guide, and Utah land-use decisions are expected to be consistent with that adopted vision.