

July 8, 2026

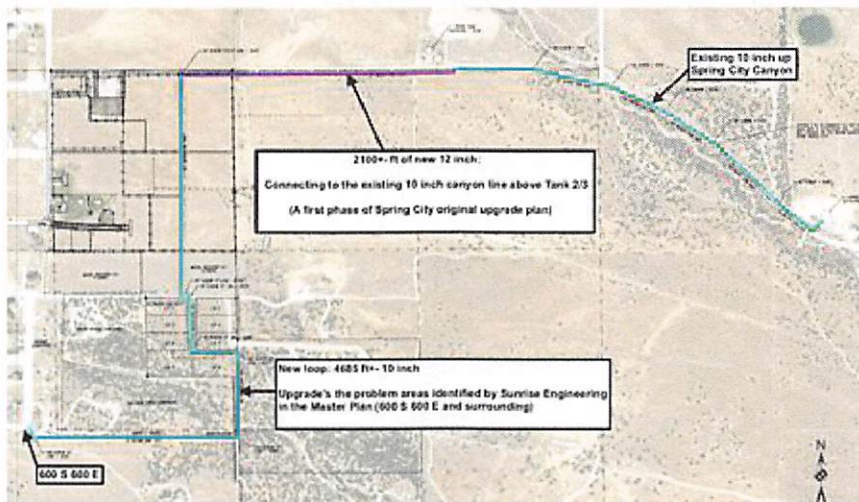
Mayor Paul Penrod
Spring City
45 South 100 East
PO Box 189
Spring City, UT 84662

Subject: Ashley Webb 10-Inch Loop Concept Water Model Review

Dear Mayor Penrod,

We have reviewed the proposed 10-inch water line loop, shown in Figure 1, that was emailed to us on July 6, 2026, by Ashley Webb. It is our understanding that this water line would serve growth in the southeast buffer zone area. The intent of this review is not to provide a developmental review, but only to provide an initial look at how the proposed improvements may serve the area in terms of pressure and fire flow based on a hydraulic model analysis

Figure 1. Proposed 10-Inch Water Line Loop (As Provided by Ashley Webb)

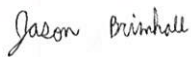


The recently completed water project included a new 500,000-gallon water tank, upsizing the waterline along Spring City Canyon Road to 12-inch, and upsizing the waterline along 700 E from 600 S to 950 N to 10-inch. The new tank was constructed approximately 100 feet higher than the existing tanks with the intent that as growth continues to extend to higher elevations on the east side of the system a new higher-pressure zone could be created.

The proposed Webb improvements that were modeled include a new 12-inch waterline along Spring City Canyon Road, which would connect just east and upstream of the city's lower tanks. The new 12" line would run to approximately 960 feet east of 700 East. It is noted that the easements for this new 12" line have already been acquired by the city, although the city has not yet decided to install this line. A 10-inch waterline would then run from that point south through the Lindow and Webb properties until it loops back into the system at the intersection of 600 S 700 E. Since these improvements will create a new pressure zone, a new pressure reducing valve station will also need to be constructed near 600 S 700 E to protect the lower zone, and a new pressure reducing station may also be needed at the top end of the new zone.

The results of pressure and fire flow modeling are shown in the attached exhibits. Based on the results of the model, it appears that the proposed improvements will provide adequate pressure and fire flow to the additional growth in this area and will provide an additional transmission path to the rest of the system. Pressures within the new proposed pressure zone would be expected to be in the range of 93 psi – 102 psi; the city may want to consider a PRV at both upper and lower ends of the new zone. Available fire flow in the new zone is expected to range from 1580 gpm – 2567 gpm.

Sincerely,
Sunrise Engineering, LLC.



Jason Brimhall
Project Engineer

RuthAnn McCain

From: Jesse Ralphs <jralphs@sunrise-eng.com>
Sent: Thursday, July 9, 2026 6:40 PM
To: RuthAnn McCain
Subject: FW: Ashley Webb Development - Water Modeling
Attachments: Ashley Webb Development Modeling Analysis.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jason Brimhall <jbrimhall@sunrise-eng.com>
Sent: Thursday, July 9, 2026 8:58 AM
To: Paul Penrod <ppenrod1@gmail.com>; Ash Webb <ashleywebb76@gmail.com>
Cc: Chris Anderson <pchrisanderson@gmail.com>; Jesse Ralphs <jralphs@sunrise-eng.com>; Cory Madsen <cory.madsen@springcityutah.gov>; Whit Allred <whit.allred@springcityutah.gov>
Subject: RE: Ashley Webb Development - Water Modeling

Hi Mayor and Ash,

We have reviewed the proposed water line in our hydraulic model. Please see the attached memo outlining our findings.

Thanks,
Jason

From: Jason Brimhall
Sent: Tuesday, July 7, 2026 1:09 PM
To: Paul Penrod <ppenrod1@gmail.com>; Cory Madsen <cory.madsen@springcityutah.gov>; Whit Allred <whit.allred@springcityutah.gov>
Cc: Ash Webb <ashleywebb76@gmail.com>; Chris Anderson <pchrisanderson@gmail.com>; Jesse Ralphs <jralphs@sunrise-eng.com>
Subject: Ashley Webb Development - Water Modeling

Hi Mayor Penrod,

We have been coordinating with Ashley Webb on his development project east of town. He has asked that we plug in his water line design to the city's water model to make sure it will provide adequate pressures and fire flow to his property. For us to look into this we'd recommend a retainer amount of \$1,200. This would cover the initial water modeling, a summary memo/exhibit, and a small contingency for follow-up collaboration. Any unused retainer would be returned to Ashley, or if the collaboration continues past this amount we'll stop at the retainer amount unless authorized to proceed further.

Thanks,
Jason

RuthAnn McCain

From: Jason Brimhall <jbrimhall@sunrise-eng.com>
Sent: Tuesday, June 23, 2026 6:57 AM
To: Paul Penrod
Cc: Cory Madsen; Whit Allred; RuthAnn McCain
Subject: FW: Spring City water project

Hi Mayor,

We received the request below to model a few options for Ashley Webb. Brett Ludlow is Ashley's engineer for this project. Generally, as the city engineer we would check a private developer's design in our model as part of the development review. However, we are happy to provide this service prior to any formal review if they city is onboard. Would you like us to go ahead and provide some feasibility analysis for Ashley? This would include modeling some scenarios and providing a short memo on what would need to happen to serve his proposed development. If you'd like us to proceed with providing this service, you could ask Ashley for a retainer for the engineering analysis, and then we would do it under our general services agreement. We'd approximate the retainer to be around \$650 to cover the modeling and memo.

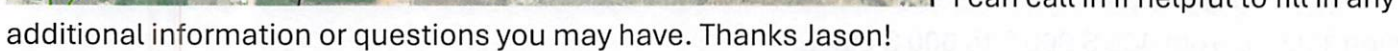
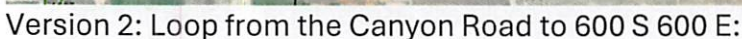
Thanks,
Jason

From: Ash Webb <ashleywebb76@gmail.com>
Sent: Monday, June 22, 2026 4:32 PM
To: brett@ludlowengineers.com; Jason Brimhall <jbrimhall@sunrise-eng.com>
Subject: Spring City water project

Hello Jason! I'm working with Ludlow on the water line loop project we discussed in the SE corner of Spring City through my subdivision.

Brett Ludlow recommended we contact you to run the rudimentary calculations through your existing water model for Spring City.

Version 1: Loop from 400 S 600 E to 600 S 600 E:



Real Estate Investment & Consulting
Equity Real Estate
Cell 435-262-9796
Email ashleywebb76@gmail.com

AMENDMENT NO. 5
to the
AGREEMENT FOR ENGINEERING AND TECHNICAL SERVICES

WORK RELEASE NO. 2023-1

SPRING CITY

for

SPRING CITY CULINARY WATER IMPROVEMENTS PROJECT 2024

July 30, 2026

Whereas **SPRING CITY** (“CLIENT”) and **SUNRISE ENGINEERING, LLC.** (“SE”) entered into an **AGREEMENT FOR ENGINEERING SERVICES**, and **WORK RELEASE NO. 2023-1 SPRING CITY CULINARY WATER IMPROVEMENTS PROJECT 2024** (“**AGREEMENT**”) on the 5th day of June 2023, whereas the parties mutually agree to make modifications to the Agreement, more specifically to revise the Scope of Work of the Agreement, and to revise the compensation paid to SE, CLIENT and SE agree to the following modifications:

JUSTIFICATION:

A Well Siting Study was performed in December 2022, in which a potential well site was identified near 400 North 200 West. The CLIENT has now requested that SE provide additional services pursuant to advancing the well development project to a “shovel-ready” status. Services may include test well design and coordination, preparation of bidding documents for the drilling of a test well, environmental evaluations, survey services, and preliminary and final design engineering services to prepare plans and specifications for the production well. This amendment hereby adds the following services to the AGREEMENT.

SCOPE OF ENGINEER’S SERVICES

1. Item 8 – New Well Environmental Services

- a. A categorical exclusion (CatEx) document will be prepared for the well project so that the project can be analyzed separately from the prior portion of the water system improvements project that was analyzed in the 2023 Environmental Assessment (EA). The following tasks will be performed:
 - i. Consultation and Coordination with Regulatory Agencies: Agency consultation will be performed by sending scoping letters to identify issues associated with the proposed well project.
 - ii. Site visit and Data Collection: A site visit to the project area will be conducted and photographs will be taken. Published, and, if available, unpublished general information regarding geology, topography, soil and other resources in the project area will be collected from different sources.
 - iii. Biological Survey: Based on the database administered by the U.S. Fish and Wildlife Service (USFWS), one threatened species (Ute ladies’-tresses), a

proposed threatened species (monarch butterfly) and a proposed endangered species (Suckley's cuckoo bumble bee) may occur in the project area. A desktop biological evaluation of the special status species will be performed.

1. An onsite biological survey by a certified biologist is excluded from the scope of services, although this work may be added as additional services if it is determined that it is required.

- iv. Cultural Resources Inventory: A cultural resources survey of the project site will be completed.
- v. Evaluation of Other Resources: Other resources will be assessed, including land use, floodplains, wetlands, water resources, aesthetics, air quality, socioeconomic/environmental justice, noise, transportation and human health and safety.
- vi. Preparation of CatEx Document: A CatEx document will be prepared to address the issues associated with the project in accordance with NEPA and other relevant federal state and local requirements. Mitigation measures will be developed for each identified significant impact to reduce the potential impact to a less-than-significant level, if possible. The draft CatEx will be submitted to DDW for review and comments. If any comments are received, the CatEx document will be finalized to incorporate any comments.
- vii. Provision: After the CatEx document is accepted by DDW, a simplified CatEx for publication in a local newspaper will be issued for the project. It will be the responsibility of Spring City to publish the DDW CatEx for publication in a local newspaper.

2. Item 9 – Test Well Bid Documents – SE will prepare bidding documents and relevant specifications sufficient to convey the intent of the project to bidders.

3. Item 10 – Test Well Bid Phase and Drilling Phase Services – SE will provide the following bid and drilling phase services.

a. Bid Phase Services – SE will assist the CLIENT during the bid phase of the project as follows:

- i. Provide assistance advertising the solicitation for bids
- ii. Respond to bidders' requests for information
- iii. Prepare addenda to the contract documents as required
- iv. Assist in opening and reviewing bids, reviewing references, and providing a recommendation to the CLIENT for the award of the test well drilling contract.

b. Test Well Drilling Phase Services – SE will provide the following drilling phase services:

- i. Conduct a pre-drilling meeting with the CLIENT and driller
- ii. Provide coordination services with the driller during the drilling process
- iii. Perform periodic site visits during the drilling process
- iv. Review the e-log (as applicable)

- v. Drill cuttings will be selected for gradation analysis during well construction. A gravel pack and screen will be designed based on gradation results.
- vi. Provide pumping test supervision.
 - 1. The pumping test(s) will be determined based on the observations of the well driller during the well drilling process, with the intent of obtaining general information on the production potential of the well. Additional pumping tests, such as a step-drawdown test and a 24-hour constant rate may also be performed in consultation with the well driller, CLIENT, and SE.

If the results of the test well drilling are determined by the CLIENT to justify moving forward with design and permitting services for this site, the following services may then be performed at the request of the CLIENT.

4. Item 11 - New Well Engineering Design and Permitting Services -

- a. Design and permitting services for the drilling of the production well will include:
 - i. Preparation of bidding and contract documents
 - ii. Preparation of the well design drawings based on the observations and analysis of the e-log and drill cuttings reviewed during the test well phase
 - iii. Preparation of technical specifications governing the construction of the production well and appurtenant work.
 - iv. Preliminary Evaluation Report (PER): Prepare a PER for the new well and submit to DDW for review and approval before the well can be drilled. The PER will be prepared in accordance with the Utah Drinking Water Source Protection for Ground Water Sources Rule R309-600. As required, the PER will include a delineation report, an inventory of potential contamination sources, land ownership information, and a land use agreement or zoning/DWSP ordinance section.
 - 1. Provision - Negotiation of land use agreements is excluded from the scope of services, but may be added as additional services if requested by CLIENT.
 - v. Drinking Water Source Protection (DWSP) Plan: After the new well is completed and pump-tested, a DWSP plan will be prepared to incorporate final well construction and pumping test data in accordance with the Utah Drinking Water Source Protection for Ground Water Sources Rule R309-600.

5. Item 12 – Survey Services

- a. Topographic design survey for the well site, to include drone imagery of the site.
- b. Tract Map and Easement Preparation – SE will provide a Tract Map showing property ownership, rights of way and required easements for the properties impacted by the project improvements. SE will prepare up to two easements for pipeline and power alignments that may run through private property. Additional easements may be prepared as additional services at the request of the CLIENT.

- c. Boundary survey services for the well site property, to include providing legal description and record of survey of the well site.
 - d. Provisions:
 - i. Scope of services excludes negotiations for the use and purchase of property for the well site and associated easements. CLIENT will contact property owner for permissions to access the property for the purpose of drilling the test well, and will subsequently negotiate with property owner for an agreement to acquire the property.
 - ii. Scope of services excludes contacting property owners, negotiating for land purchases or easements, or being responsible for ensuring that easements and property ownership documents are executed and recorded. The CLIENT will be responsible for these tasks, although SE may provide assistance as additional services at the request of CLIENT.
6. Item 13 - Well House and Transmission Line Design Services – A separate design package will be prepared for the bidding and construction of the well house and transmission line.
- a. Engineering Design
 - i. Project design elements will include:
 - 1. Well Site and Well Building
 - 2. Well interconnect piping to West Well transmission line
 - ii. SE will provide detail design to show the character and scope of the work to be performed by contractors on the project. During the design phase, CLIENT shall provide assistance to SE for locating existing system components, to the best of its knowledge. The drawings prepared by SE shall be sufficiently detailed to permit the actual location of the proposed improvements on the ground.
 - iii. The drawings, specifications, and contract documents will include work for the entire project under one construction contract.
 - iv. Furnish a revised Engineer's Opinion of Probable Cost of project based on the proposed contract drawings and specifications.
 - v. Engineering Design will be accomplished through a Preliminary Design Phase and a Final Design Phase.
 - 1. Preliminary Design will include preliminary plans for the design elements listed above, to include preliminary alignments, preliminary well house layout and site plan.
 - 2. Final Design will include final design drawings, specifications, and contract documents for the design elements listed above.
 - vi. SE will facilitate design reviews with CLIENT at the 60% and 90% design stages.
7. Item 14 - Water Right Services:
- a. SE will provide water right services, which will include the preparation of a change application to add the proposed well location as a point of diversion to CLIENT's existing water rights.

COMPENSATION:

Compensation for work authorized under this Amendment will be as follows:

COMPENSATION SUMMARY - TEST WELL			
Item	Description	Fee	Fee Type
8	New Well Environmental Services	\$17,000	Lump Sum
9	Test Well Bid Documents	\$5,000	Lump Sum
10	Test Well Bid & Drilling Phase Services	\$33,000	T&M
Test Well Phase Total		\$55,000	

** If the results of the test well drilling are determined by the CLIENT to justify moving forward with design and permitting services for this site, the following well house and transmission line design services may then be performed at the request of the CLIENT.*

COMPENSATION SUMMARY - WELL HOUSE & TRANSMISSION LINE			
Item	Description	Fee	Fee Type
11	New Well Design & Permitting	\$27,200	Lump Sum
12	Survey Services	\$9,500	Lump Sum
13	Well House & Transmission Line Design Services	\$78,000	Lump Sum
14	Water Right Services	\$5,000	T&M
Well House & Transmission Line Total		\$119,700	

This amendment is subject to all other terms and conditions outlined in the original agreement.

IN WITNESS WHEREOF, the parties hereto have executed, by their duly authorized officials, this Amendment on the dates indicated below:

CLIENT:

SE:

By: _____

By: Jesse Ralphs

Name: Paul Penrod

Name: Jesse Ralphs, P.E.

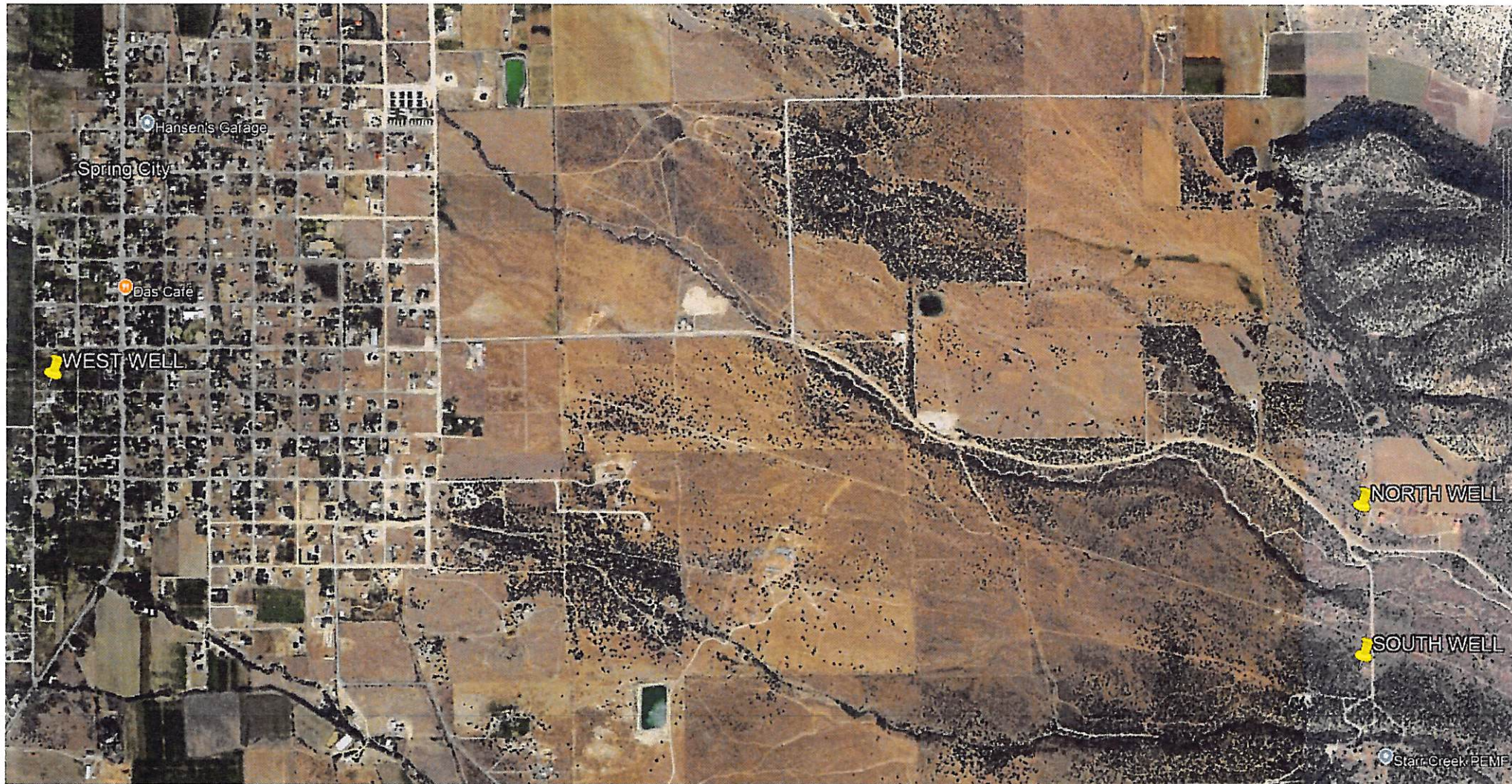
Title: Mayor

Title: Principal Engineer

Date: _____

Date: 7/29/2026

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N



RuthAnn McCain

From: Matt Gray <matt.gray@manti.gov>
Sent: Tuesday, June 23, 2026 1:44 PM
To: RuthAnn McCain
Subject: Re: Deer Ordinance

RuthAnn,

Here is the current ordinance section which says anything about deer. I hope this helps.

6.20 Feeding Of Deer Prohibited

6.20.010 Purpose

6.20.020 Feeding Of Deer Prohibited

HISTORY

Adopted by Ord. [2019-03-06](#) on 3/6/2019

6.20.010 Purpose

A prohibition against feeding deer located in Manti City will decrease property damage to gardens and landscaping and potential for loss of life, bodily injury, and property damage as a result of vehicle accidents with deer and is an essential element to the city's Deer Control Plan as required by the State of Utah Regulation R657-65, Urban Deer Control.

HISTORY

Adopted by Ord. [2019-03-06](#) on 3/6/2019

6.20.020 Feeding Of Deer Prohibited

1. It is unlawful for a person to make food available with the intent that it be consumed by or attract deer on public or private lands. Food includes any fruit, grain, mineral, salt, vegetable, or other material placed outdoors for consumption by deer, but excludes shrubs, live crops, plants, flowers, vegetation, gardens, trees, and fruit or nuts that have fallen on the ground from trees.
2. The provisions of this ordinance do not apply to an animal control officer, veterinarian, peace officer, city employee, authorized urban bow-hunting specialist, federal or state wildlife officials, or property owner who is authorized by a local state or federal government to count, treat, manage, capture, trap, hunt or remove deer and who is acting within the scope of the person's authority.
3. The provisions of this Section does not apply to those feeding livestock in accordance with conventional agricultural or livestock operation practices.
4. Any materials placed for the purpose of feeding deer is hereby declared to be a public nuisance, which may be abated, summarily by civil action or by criminal prosecution. Fines shall be assessed in accordance with the fee schedule.

HISTORY

Adopted by Ord. [2019-03-06](#) on 3/6/2019

**MANTI CITY
ORDINANCE 2019-03-06**

FEEDING OF DEER PROHIBITED

WHEREAS, Manti City is experiencing increased deer population;

WHEREAS, the deer population is a safety concern for motorists;

WHEREAS, residents are experiencing increased property damage;

NOW THEREFORE, be it ordained by the Council of Manti City, in the State of Utah, as follows:

SECTION 1: **ADOPTION** “6.20 Feeding Of Deer Prohibited” of the Manti Municipal Code is hereby *added* as follows:

ADOPTION

6.20 Feeding Of Deer Prohibited(*Added*)

SECTION 2: **ADOPTION** “6.20.010 Purpose” of the Manti Municipal Code is hereby *added* as follows:

ADOPTION

6.20.010 Purpose(*Added*)

A prohibition against feeding deer located in Manti City will decrease property damage to gardens and landscaping and potential for loss of life, bodily injury, and property damage as a result of vehicle accidents with deer and is an essential element to the city’s Deer Control Plan as required by the State of Utah Regulation R657-65, Urban Deer Control.

SECTION 3: **ADOPTION** “6.20.020 Feeding Of Deer Prohibited” of the Manti Municipal Code is hereby *added* as follows:

ADOPTION

6.20.020 Feeding Of Deer Prohibited(Added)

1. It is unlawful for a person to make food available with the intent that it be consumed by or attract deer on public or private lands. Food includes any fruit, grain, mineral, salt, vegetable, or other material placed outdoors for consumption by deer, but excludes shrubs, live crops, plants, flowers, vegetation, gardens, trees, and fruit or nuts that have fallen on the ground from trees.
2. The provisions of this ordinance do not apply to an animal control officer, veterinarian, peace officer, city employee, authorized urban bow-hunting specialist, federal or state wildlife officials, or property owner who is authorized by a local state or federal government to count, treat, manage, capture, trap, hunt or remove deer and who is acting within the scope of the person's authority.
3. The provisions of this Section does not apply to those feeding livestock in accordance with conventional agricultural or livestock operation practices.
4. Any materials placed for the purpose of feeding deer is hereby declared to be a public nuisance, which may be abated, summarily by civil action or by criminal prosecution. Fines shall be assessed in accordance with the fee schedule.

SECTION 4: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 5: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

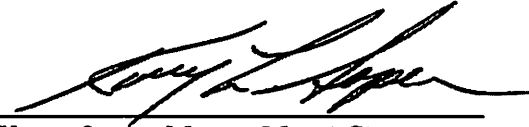
SECTION 6: **EFFECTIVE DATE** This Ordinance shall be in full force and effect immediately after the required approval and publication according to law.

PASSED AND ADOPTED BY THE MANTI CITY COUNCIL MARCH 06, 2019.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Gary Chidester	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Darren Dyreng	<u> </u>	<u> </u>	<u>X</u>	<u> </u>
Councilmember Jason Maylett	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Jason Vernon	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Mary Wintch	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest


Korry Soper, Mayor, Manti City


Kent Barton, Recorder/Administrator
Manti City



Stan Soper

Maybe to assist Paul and the staff we could create a new city councilor assignment — Community Communication. This person could have the role of acknowledging receipt of letters and emails on behalf of the City Council and even the Mayor. They could take the initial stab at developing a draft response and/or asking for volunteers. And they could make sure that the open issues are catalogued and tracked in a spreadsheet for follow up and hopefully eventually closing the matter out.

After reflecting on the July 9, 2026, City Council meeting and conducting additional research, I would like to share a concern and offer what I hope will be a constructive suggestion.

On July 7, 2026, Councilman Michael Broadbent and I submitted a request to place an agenda item entitled "**Points of Inquiry Re Status of Important Matters**" on the July 9 agenda. The intent was not to discuss litigation, but rather to address concerns that had been raised by several citizens regarding matters of public interest and to seek clarification on their status.

During the meeting, it was stated that there was no pending litigation and no need for a closed session. While I appreciate that clarification, I believe the more important issue is ensuring that citizens feel their questions and concerns are acknowledged and addressed in a transparent and timely manner.

Many residents simply want to know that their concerns have been heard and that the City is actively working to resolve issues within its authority. Even when there is no legal obligation to respond to every email or inquiry, providing updates or acknowledging concerns can strengthen public trust, improve communication, and demonstrate good governance.

It can also help protect the City by reducing misunderstandings that may otherwise escalate into unnecessary disputes or potential litigation. Open communication and timely responses often resolve concerns before they become larger issues.

My hope is that we continue to encourage opportunities for the Council to discuss significant citizen concerns during open meetings whenever appropriate. Doing so reinforces transparency, accountability, and the public's confidence that their elected officials are listening.

I appreciate the dedication of the Mayor, Council, and City staff in serving our community, and I offer these thoughts in the spirit of continual improvement and effective public service.

Thank you for your time and consideration.

Respectfully,

James Baker
Spring City Council Member

SPRING CITY, UTAH RESOLUTION 2026-08

A RESOLUTION ESTABLISHING A PUBLIC PLANNING AND LAND USE REVIEW PROCESS

WHEREAS, the City Council recognizes the importance of preserving Spring City's historic and rural character while also responsibly planning for future growth and land use needs; and

WHEREAS, recent public discussion and debate regarding minimum lot sizes and related issues has demonstrated the need for broader community involvement and review of the City's master plan, zoning policies, development standards, and historic preservation goals; and

WHEREAS, the City Council desires 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;

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

1. The City shall establish a Planning and Land Use Review Committee within forty-five (45) days of adoption of this Resolution.
2. The Committee shall include representation from the Planning Commission, City Council, residents with differing viewpoints on land use issues, and other community stakeholders as determined or approved by the Council.
3. The City shall evaluate whether it is feasible and appropriate to retain a qualified planning, land use, and/or historic preservation expert to review the City's master plan, zoning framework, and development standards and to provide recommendations regarding future planning and land use considerations.
4. If feasible and approved by the City Council, the review process may include participation by such expert in evaluating existing policies, facilitating public discussion, and developing recommendations for possible future ordinance amendments or planning updates.
5. The review process shall evaluate:
 - a. The current master plan including original goals that remain unachieved, new issues and whether more needs to be done to plan for future growth;
 - b. Historic and agricultural preservation goals;
 - c. Minimum lot sizes, setbacks, building placement and alignment, lot configuration, and development standards;
 - d. Building height, size, massing, and accessory structure standards;
 - e. Infrastructure and public service impacts;
 - f. Ways to further support the City's unique historic and rural character; and
 - g. Construction standards consistent with historic and rural architecture.
6. The City 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 Committee shall provide findings and recommendations to the Planning Commission and City Council within twelve (12) months of its formation.
8. Following receipt of the Committee's recommendations, the City Council shall conduct at least one public meeting or hearing to consider any recommended master 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:

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

**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?
-

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
-

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.

**SPRING CITY, UTAH
RESOLUTION NO. 2026-13**

**A RESOLUTION REQUESTING REVIEW OF THE CITY'S SIGNAGE AND
LIGHTING REGULATIONS**

WHEREAS, the City Council has determined that certain provisions of the City's signage and lighting regulations may benefit from clarification, review, and possible amendment; and

WHEREAS, the City Council desires to ensure that such regulations appropriately balance historic preservation, economic development, business visibility, public safety, and protection of Spring City's unique character; and

WHEREAS, the Planning and Zoning Commission serves as the City's advisory land use body and is authorized to review and recommend amendments to land use ordinances;

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

Section 1. Referral to Planning and Zoning Commission. The City Council hereby refers Ordinance 10-6E-10 and any related signage and lighting regulations to the Planning and Zoning Commission for review and recommendation.

Section 2. Advisory Committee Requested. The City Council requests that the Planning and Zoning Commission establish an advisory committee to assist in the review process.

Section 3. Suggested Membership. The City Council recommends that the advisory committee include the following individuals:

- Jhan Miller, Historic Street Subcommittee Chairman;
- Anne Osborne, Main Street Alliance Board Member;
- James Baker, City Council Member;
- One (1) Planning and Zoning Commission Member appointed by the Commission Chair; and
- Alicia King, local business owner.

Section 4. Report and Recommendation. The City Council requests that the Planning and Zoning Commission submit its recommendations, including any proposed ordinance amendments, to the City Council within forty-five (45) days of adoption of this Resolution, or as soon thereafter as reasonably practicable.

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				

SPRING CITY, UTAH
RESOLUTION NO. 2026-14

**A RESOLUTION OF THE CITY COUNCIL OF SPRING CITY, UTAH, ESTABLISHING
A TEMPORARY MORATORIUM ON NEW CULINARY WATER CONNECTIONS**

WHEREAS, on May 21, 2026, Spencer J. Cox, Governor of the State of Utah, issued Executive Order 2026-02, declaring a state of emergency throughout Utah; and

WHEREAS, in Executive Order 2026-02 Governor Cox recommended that impacted cities and counties “should consider developing and implementing water restriction plans and taking other steps to promote water conservation for the upcoming irrigation season in order to protect drinking water supplies;” and

WHEREAS, Spring City owns and operates a municipal culinary water system for the protection of public health, safety, and welfare; and

WHEREAS, the Spring City Public Works Department has advised the City Council that current drought conditions and ongoing water shortages have created significant concerns regarding the City’s ability to provide adequate culinary water service to existing and future users; and

WHEREAS, Spring City’s Director of Public Works has informed the City Council that in 2026, the mountain springs that produce most of the City’s culinary water are producing only fifty percent (50%) of their normal historical output; and

WHEREAS, reduced water supplies have also resulted in significant limitations on irrigation water availability throughout the area; and

WHEREAS, Horseshoe Mountain Irrigation Company has advised the City that current drought conditions may adversely affect the availability of pressurized secondary irrigation water to properties located within Spring City; and

WHEREAS, the City Council finds that it is necessary to take temporary measures to protect the reliability and sustainability of the City’s culinary water system pending the City Council’s receipt and evaluation of additional information concerning available water supplies; and

WHEREAS, such measures may result in additional expense to Spring City due to additional culinary water pumping required during the state of emergency,

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

Section 1. Existing Approvals. Any building permit, subdivision approval, or water connection approval lawfully issued prior to the effective date of this Resolution shall remain valid according to its terms.

Section 2. Temporary Moratorium. Effective immediately upon adoption of this Resolution, the City shall not approve or authorize any new culinary water connections that have not previously received final approval.

Section 3. Review of Water Supply Conditions. During the period of this moratorium, the Public Works Department shall continue to monitor available culinary water supplies and shall periodically report its findings to the City Council. The Public Works Department shall study the financial impact of additional water pumping required by the state of emergency, and within thirty (30) days of this Resolution's effective date shall report to the City council the extent to which such pumping may require an increase in citizens' culinary water rates.

Section 4. Duration. This moratorium shall remain in effect for six (6) months from the date of adoption unless earlier modified, extended, or terminated by the City Council.

Section 5. Conditions for Termination. Prior to terminating this moratorium, the City Council shall consider reports and recommendations from the Public Works Department concerning the adequacy of available culinary water supplies and information concerning the availability of secondary irrigation water within the City.

Effective Date:

This Resolution shall take effect immediately upon adoption.

ADOPTED AND APPROVED by the City Council of Spring City, Utah, this 9th day of July, 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				