

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

| <b>Community</b> | <b>2020 Tax Rate</b> | <b>2020 Property Taxes Collected</b> |
|------------------|----------------------|--------------------------------------|
| 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 Unites (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:

| <b>Evaluation</b> | <b>1980 Original Nomination</b> |             | <b>2022 Amended Nomination</b> |             |
|-------------------|---------------------------------|-------------|--------------------------------|-------------|
| 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<br>It will include the penstock project for the hydro plant.  | 25,000,000.00<br>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.<br>2,000,000.00   |

|   |   |  |
|---|---|--|
| developed residential streets within the community. | paved. Paving all of our streets should be a priority moving forward. |  |
|---|---|--|

## **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/Community Center**

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.

### **Activity 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%**

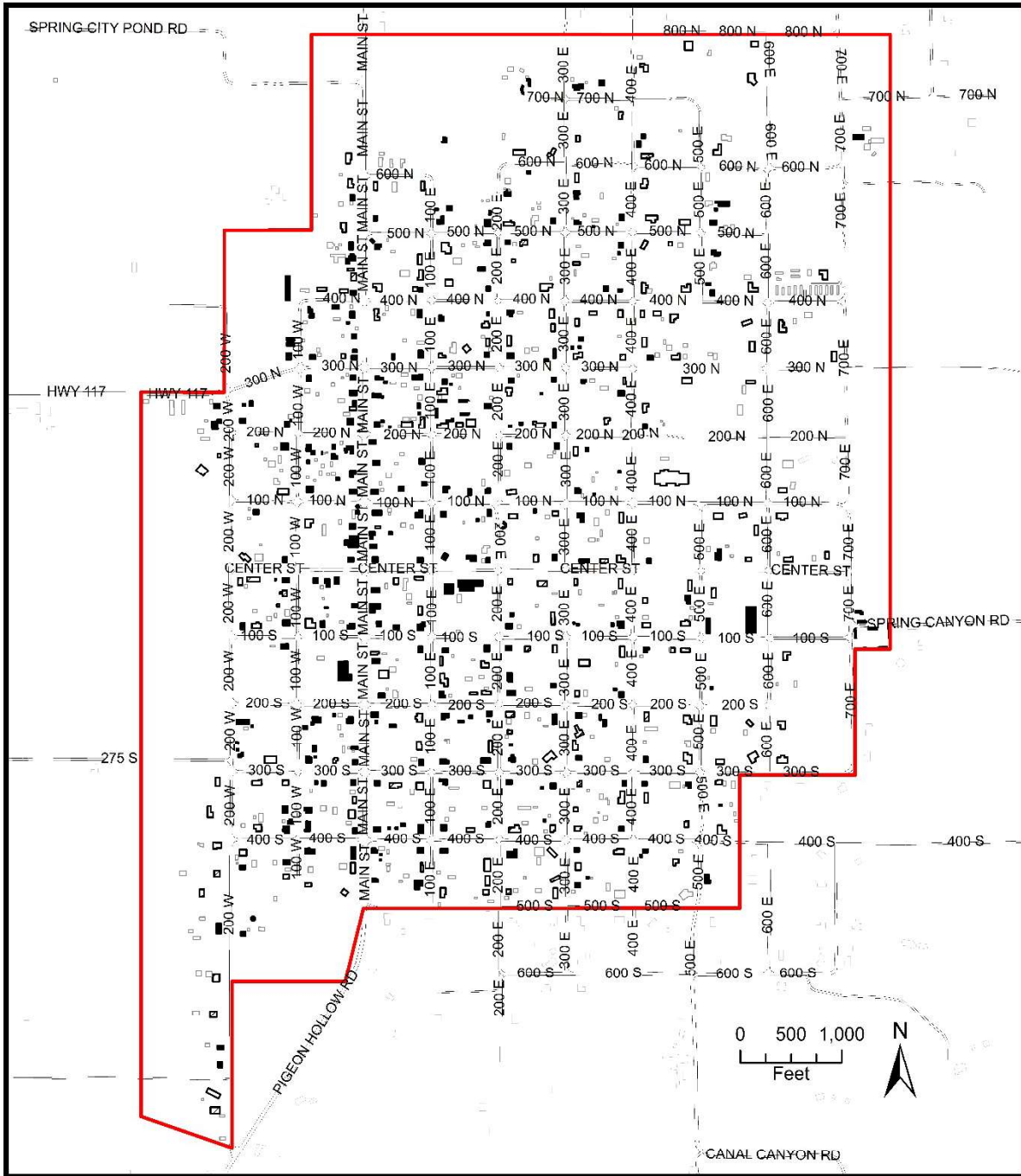
Comments **\*Results as of 9/14/2023 Reported by Planning and Zoning**

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)



# Appendix B



## SPRING CITY HISTORIC DISTRICT ▭ ADDITIONAL DOCUMENTATION BOUNDARY

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

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

## MAP #1

## 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 Thompsen 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                |  |