

Spring City General Plan

A Planning Guide
Prepared by
Spring City Planning and Zoning
Spring City Council
Updated February 2024



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Friends of Historic Spring City for their efforts and support in renewing Spring City’s National Register of Historic Places nomination

Tiffany Allred for the cover painting of the Old School.

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Thomas R. Carter of the Utah State Historical Society for his research and efforts in getting Spring City on the National Register of Historic Places. The majority of the historical background for this plan was from the book entitled *Spring City Historic Tours, Spring 1981*, Thomas Carter, and interviews with Mr. Carter and the research staff of Utah State Historical Society.

The original version of this document was updated last in 2017.

Korral Broschinsky from the Preservation Documentation Resource updated the National Register of Historic places nomination in 2022.

The survey results reflected in this plan were completed by the Spring City Planning and Zoning Commission.

Executive Summary

The primary objectives of Spring City are:

1. To provide the necessary services to promote the health, welfare, and safety of the residents.
2. To preserve the historical agricultural character by preserving 1.06-acre homesteads while encouraging specific areas for affordable housing.
3. To preserve the natural beauty, open space, clean air, water, and quiet atmosphere of Spring City.
4. To promote economic development that will create employment, diversify the tax base, and increase revenue to sustain city services.
5. To develop and improve ordinances that will provide for appropriate and orderly growth.
6. To facilitate actions to meet affordable housing needs.

Vision

We will preserve the unique historical heritage of Spring City with its original “Mormon Village” and homestead pattern, while encouraging economic growth. We will maintain residential development and still increase opportunities for citizens to enjoy a small community lifestyle where social and economic benefits are available. An agricultural green belt should be encouraged in areas around the city. We will encourage economic growth in: Agriculture, Food Production, History, Arts, Unique Events, High Tech Software Development, and other clean light-industries befitting the quiet atmosphere of the immediate area.

Introducing Spring City

Spring City has the character and feel appealing to long-time residents and others of like mind interested in relocating here. Spring City has its roots as an agricultural community. Small homesteads include historic buildings, barns, animals, pastures, orchards, and gardens. The city is surrounded by agricultural fields, and one to five acre lots. Large lots are the norm and many have a similar layout to what they would have had in the late 1800s. There are numerous structures that have been beautifully restored.

The commercial district consists of restaurants, galleries, and other small shops. There is an emphasis on locally produced food, agriculture, artwork, and other goods and services. The town is peaceful and safe, where families and visitors are able to bike, ride/drive horses and walk leisurely around town. The commercial district also consists of a few structures that have shops on the ground floor and residences above or behind them. The general architecture of the commercial district is historical.

Main Street is the primary traffic corridor through town, which is in part Old Highway 89 that ran between Mt. Pleasant and Ephraim. With the new high speed (and busy) US 89 now bypassing Spring City, the relaxed character of the community has been preserved.

Top goals and priorities (Taken mostly from and ranked based on the recent survey)

1. Police: Maintain a police department with at least one seasoned full-time officer with the necessary funding via City revenue, grants, taxes, fees, etc.

2. Growth: Manage the growth that is occurring by identifying the expected growth patterns in areas around Spring City and encourage an official Expansion Zone in preparation for anticipated annexations with support from the county Planning and Zoning Commission.
3. Infrastructure: Growth management will be based on a comprehensive Services and Utilities Master Plan.
4. Economy: Create an Economic Development Plan to implement the goals described in this document. Establish proper impact fees for new construction.
5. Power: Increase the generating capacity and longevity of our hydro-electric plant by replacing the 100 + year old penstock and then adding additional generating capacity at the current location or a new site. Update grid-tied solar energy policy.
6. Jobs: Identify and zone areas for Light-Industrial and Commercial use.
7. Irrigation: Significantly increase the irrigation reservoir capacity. This will be accomplished through a grant from the NRCS which will fund major secondary water improvement in Spring City.
8. Affordable Housing: Designation of an area or areas sustainable for higher density and affordable housing and senior citizen housing to be built.

Who We Are

Spring City – A unique place to call home and to visit:

1. Listed in the National Register of Historic Places – Since 1981 as a Historic District and updated in 2022.
2. Home of world class spring water.
3. Quiet, safe for children, and for walking.
4. Surrounded by agriculture and recreation opportunities.

Introduction

The Requirement

Spring City Corporation provides and adopts the Spring City General Plan as required by the State of Utah’s Municipal Land Use, Development, and Management Act, Title 10 Chapter 9a et. Seq. Utah Code Annotated, 1953, as amended (the “Act”).

The General Plan is provided to achieve the purpose of the Act and to establish a policy foundation and decision-making framework for the present and, insofar as possible, the future needs of Spring City and to proactively address present and anticipate growth and development of the community (see the Act at Section 10-9a-406 of the Spring City code).

This plan is an advisory guide for land use decisions and requires that all land use decisions be consistent with the provisions of the General Plan. (As provided by the Act 10-9a-406, “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.”)

Purpose

The purpose of this Plan is to provide a guide for future growth and development within Spring City. The goal is to maximize present and future potential while minimizing problems and

conflicts. The planning process involves five basic steps:

1. The collection and analysis of basic data.
2. The establishment of needs or an assessment of needs.
3. The development of goals and objectives based on those needs.
4. The presentation of plans and alternative solutions.
5. The thoughtful implementation of these plans followed by careful evaluation to foster future changes consistent with the overall vision.

Planning is ongoing. Even after the General Plan is adopted, the process must continue with regular review and appropriate updates. The city will take proper action to ensure that the planning process becomes meaningful and useful.

2023 Survey Methodology

In 2023 one-page survey was mailed to Spring City households and numbered so as to give each utility customer one copy of the survey. Results were compiled by Planning and Zoning and the results are published in the General Plan under Appendix A.

History and Past Trends

In 1981 the Town of Spring City was added as a Historic District to the National Park Service's National Register of Historic Places. The National Register recognizes buildings and sites significant in our Nation's history. The National Register of Historic District is special because it highlights specific areas with high concentrations of heritage and historic resources. Spring City's Historic District nomination was updated in 2022. The update to the National Register District was approved in October 2022. A copy is available in City Hall. Portions of the Nomination are included in this plan. The Historic District Nomination distinction is based on two qualities:

1. "The town geographically documents the techniques of Mormon town planning in Utah." Spring City today remains one of the best examples of the "Mormon Village" with its accompanying homestead concept and other community planning elements.
2. "Architecture in Spring City is remarkably well preserved, with an abundance of significant historic buildings, homes, and small commercial establishments." Period barns and outbuildings complement many of the original homes.

The establishment of Spring City was part of an overall effort by early Mormon pioneers to colonize what, at that time, was known as the San Pitch Valley. In 1849, Tribal Chief Walker asked Brigham Young to send Mormon colonists to the San Pitch Valley. In 1850, Brigham Young and his Counselor, Heber C. Kimball, toured the San Pitch Valley and directed the establishment of Manti. At the same time, they indicated in their report that there were several "immediate sites worthy of the attention of smaller colonies which we anticipate will be settled this fall, making a pleasant and safe community from this, our most southern habitation."

In March of 1852, Brigham Young advised James Allred to move to the San Pitch Valley and select a place for settlement. On March 22, 1852, James Allred visited the site along what is known today as Canal Creek, located in the southeast part of present Spring City. Four days later

he returned with several of his sons and other family members to establish the Allred Settlement.

In July of 1853, warfare broke out between the Mormon settlers and the Native American population. On July 31 an attack drove the Allred Settlement back to Manti. The next attempt to re-establish Spring City was in the fall of 1853. This was also met with opposition by the native population and resulted in the second abandonment that year to Manti.

In 1859, Brigham Young approved the request made by William Black and J. T. Ellis families, along with the Allred family, to re-establish the settlement. At this time, it was known as “Little Denmark” and Spring Town. In 1870, the town was incorporated as Spring City. The population grew rapidly over 30 years, and by the turn of the century had topped 1,100 (See Table 2, pg. 16). (The above historical information was given by Kaye Watson.)

Town Planning

Town planning was an important part of the Mormon community building project. The original blueprint for Mormon communities throughout the intermountain west came from the Prophet Joseph Smith’s 1833 plan for the City of Zion, (which was never built). His city layout called for a gridiron block arrangement divided into lots with the center blocks reserved for religious buildings, commercial areas, recreational and educational areas. The key idea was that there would be a clear separation of residential and farm/workspaces. Residents were to live together in town and commute to fields located on the surrounding town lands. In this way, the Mormon town resembled a “village” with a strong sense of community cohesion and purpose.

Although Joseph Smith’s original plan called for all agricultural buildings, barns, granaries, corrals, etc. to be outside the town limits, in Utah the practice was to keep these structures close to the dwellings and locate them on the individual family city lots. This pattern gives the Utah “Mormon Village” a distinctive dispersed agricultural feeling, especially since the average city lot was over an acre in size.

The desire was to develop a strong sense of society where the people lived together in the city; “but the tiller of the soil as well as the merchant and the mechanic will live in the city. His family will therefore enjoy all the advantages of school, public lectures and other public meetings. His home will no longer be isolated, and his family denied the benefits of society. But they will enjoy the same privileges of society and can surround their homes with the same intellectual life, the same social refinements as would be found in the homes of the merchant, the banker, or professional.”

Surrounding the communities were large farmlands or greenbelt areas, with acreage sufficient to supply the agricultural needs of the community. With the establishment of Utah communities this pattern deviated somewhat. Although there is no documentation as of this time, it appears that the original urban version evolved into a rural version that embraced the concept of the homestead. Unlike the original plat for the City of Zion, the Utah “Mormon Village” had stables, corrals and animals within the city, and the blocks were split up into 4-one acre or 2-two acre lots. This revised adaptation first appeared in the Nauvoo plan.

SPRING CITY Plat A

Embracing the NE 1/4 and SE 1/4 of the SW 1/4 Sec. 20, the NE 1/4 and E 1/4 of the NW 1/4 Sec 32, the NW 1/4 of NW 1/4 Sec 33, the W 1/4 of SW 1/4 and the W 1/4 of the NW 1/4 Sec 20, Tp 15 S, R 4 E in County of Sanpete Territory of Utah

An Ordinance in relation to the Plat of Spring City Sec. 1 Be it ordained By the City Council of Spring City that the survey and Plat made by John H. Hougard in the month of September A.D. 1888 Be and the same hereby is approved and adopted and declared to be the official Plat and survey of Spring City and the same when mentioned or referred to in any ordinance deed or instrument or proceeding shall be known and designated as Plat A of Spring City Survey Approved June 15 AD 1891

Lauritz Larsen Mayor of Spring City
Attest Wm Blain, Recorder of Spring City

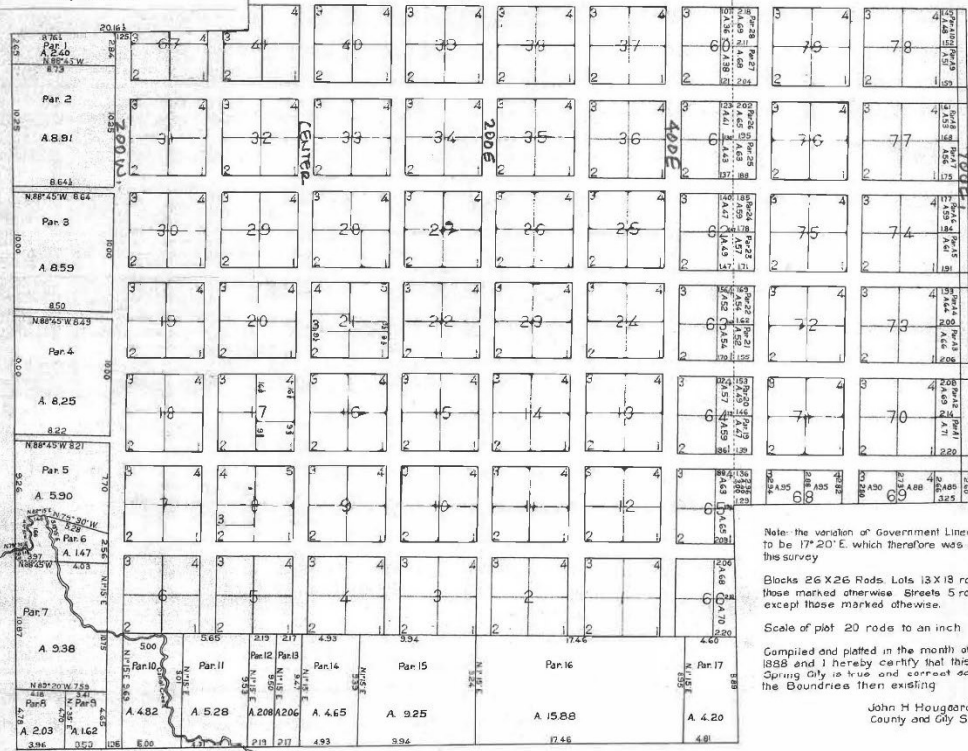
Territory of Utah }
County of San Pete }
Spring City }

I hereby certify that the foregoing is a full true and correct copy of an ordinance in relation to the Plat of Spring City passed by the City Council of Spring City June 15 AD 1891.
Witness my hand and the Seal of Spring City this 16th day of June AD 1891

Wm Blain
City Recorder



#2002 Filed for record July 9th 1891 10:30 AM
W.D. Carlisle
County Recorder



Note: the variation of Government Lines was found to be 17'-20" E. which therefore was adopted for the survey

Blocks 26 X 26 Rods. Lots 13 X 18 rods, except those marked otherwise. Streets 5 rods wide except those marked otherwise.

Scale of plot 20 rods to an inch

Compiled and plotted in the month of September 1888 and I hereby certify that this Plat of Spring City is true and correct according to the Boundaries then existing

John H Hougard
County and City Surveyor

Figure – 1 original plat map of Spring City.

Today, Spring City’s existing homesteads are one of the best remaining examples of the “Mormon Village” concept. The homestead lot consisted of a brick or stone home, or a log or a

frame home, orchard, gardens, granaries, a large barn (which was usually a cover for the storage of hay). Contained on the lot or plot were the corrals for containment of the domestic animals, accompanying sheds and accessory buildings. Many of the historic homes in Spring City also retain their original detached summer kitchen. Each lot was landscaped with ornamental trees, shrubs and flowers to beautify and adorn as required in the original plat of Zion.

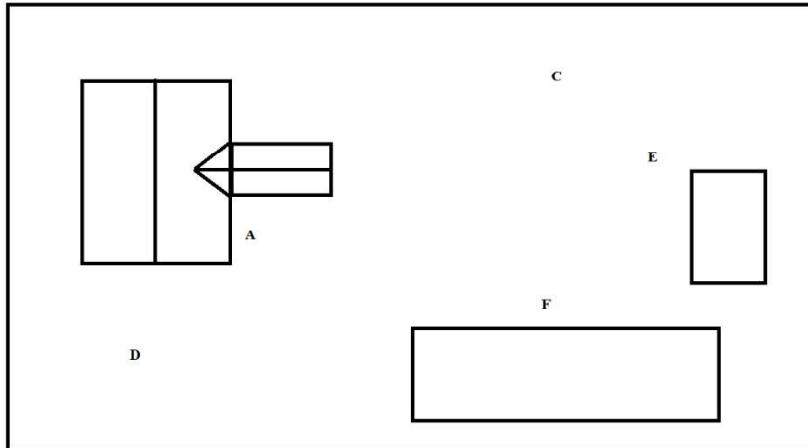


Figure – 2 the “Mormon Village” homestead Concept

- | | | | |
|----|----------------|----|----------|
| A. | Main Residence | E. | Outhouse |
| B. | Outbuildings | F. | Corral |
| C. | Garden | | |
| D. | Orchard | | |

The main economic base of the community was agricultural. The population stayed somewhat consistent through the 1930s. During the 1940s, 50s and 60s the population declined rapidly to a low of 457 in 1970. In 1980, the population had increased significantly to 671. This was predominantly because of the diversification of industry in northern Sanpete County, and the effect of coal mining in the adjacent counties of Carbon and Emery. Since then, Spring City’s general nature and economic base has been shifting to include more residential growth. Although there is still a very strong agricultural aspect, there is also a growing trend of people working from home, telecommuting, and driving to adjoining areas for employment. The significant increase in population from the 1970’s is an ongoing trend because of the attractive quality of life, scenic beauty, and the general character of the community.

Historic Architectural Structures

In addition to being an important example of Mormon town planning, the second reason for the designation of Spring City as a historic district was because of the abundant and well preserved architectural features found in the homes, and public and private buildings within the community.

In determining whether or not a structure should receive National Register Status, the structure needs to be evaluated. There are three terms used in this classification: Significant, Contributory, and Non-contributory. Those that are classified as Significant have architectural features which

would qualify them. The structure may have historical features, but are somewhat modified or non-compliant. Non-Contributory buildings are not eligible for the National Register.

Note map of historic building status here is in Appendix B.

The Friends of Historic Spring City is a significant organization that has been active in educational programs about Spring City's heritage and its historical buildings. In 2007, they published a 52-page color pamphlet, "Spring City – A guide to Architecture and History". This well illustrated document had contemporary color photos of 75 buildings and homes in Spring City, along with a number of historical photos.

Their webpage, www.FriendsOfHistoricSpringCity.org, is another source for Spring City architectural history. It also outlines their activities and fundraising efforts to further building preservation and restoration in Spring City. They have played a leading role in acquiring the funding for the restoration of the Old Public School, which was completed and occupied by the City in July of 2017.

In 2023 the *Friends of Historic Spring City* agreed to help fund necessary improvements to the old Junior High Building which will be used as the Spring City Activity Center.

(Significant buildings and homes in Spring City attached as Appendix C)
(Updated 2022 National Register Nomination is attached as an Appendix D)

Environmental Constraints

Environmental constraints are those natural, physical elements of the environment which have an effect on, or limit the potential for, development. These include: soils, hydrological features, flood plains, wetlands, seismically unstable areas, climatic conditions, primary and secondary water sources may become an issue if drought continues.

Climate

Spring City is a semi-arid area, characterized by low to moderate humidity and a wide range of seasonal temperatures. The mean maximum high temperature for January is 35 degrees Fahrenheit, the mean maximum high for July is 85 degrees, the mean average low for January is 10 degrees Fahrenheit and 59 degrees Fahrenheit for July.

The precipitation ranges from 10 to 15 inches annually, with most of the precipitation falling as snow during the winter months. The high temperature and high amounts of solar radiation cause low humidity and high evaporation rates. The growing season averages 90-100 consecutive frost-free days.

Geologically Unstable or Seismic Areas

The surface geology of the area is predominantly younger thin deposits of alluvium and colluvium. The nearest known fault areas are approximately two miles to the east of the community at the base of the Wasatch Plateau. There is also the Sevier Fault to the west of town. They do not appear to provide any serious limitations to growth within the existing city limits.

Primary possible ramification of a significant seismic event could be damage to utilities: power, water and sewer. Following a mild earthquake in the 90s there was damage to the main sewer line running down Main Street. This caused significant groundwater incursion into the mainline from the springs in the area. Extensive repair was needed to many of the manholes in the line.

Another very significant effect from a moderate to major earthquake along the local seismic zone could be damage to the culinary water that is piped to the city from Spring City Canyon.

The springs themselves could be affected, causing a decrease in water production and collection. Another risk is that the water mainline that runs for several miles down the canyon to the city tanks (actually crossing the fault line) could be damaged from earth movement or landslides.

If the damage was severe enough, water from the springs could be significantly reduced or completely cut off until repairs were made. The City does have backup water from several wells it owns and has perfected. If the wells are not affected by the event they could provide needed water, albeit at a significantly higher cost of power to operate the well pumps.

It should also be noted that many of the historic buildings in Spring City have not been upgraded to current building code standards and could sustain damage in a severe earthquake.

Flooding Areas

Unlike many of the communities in Sanpete County, Spring City does not have serious floodplain areas (See Map 1). The largest flood-able area is on Canal Creek, located in the extreme southwest corner of the community. The only other two (2) flood zones are those that follow Oak Creek and Big Ditch. The flood zone on these two creeks follow the immediate bank area of the two streams. There are quite a few bridges and culverts throughout the community that could trap debris being carried downstream and cause flooding or overflow near these creek areas, but at the writing of this Plan, the National Flood Insurance Program has only identified the three (3) flooding zones through Spring City.



Flood Zone Map

Catastrophic Forest Fire

There is some risk of wildfires posing a direct threat to the city. However, because of significant citizen participation in local fire fuels-mitigation, both within the city and in the surrounding urban/wildlands interface, this threat has been decreasing. However, there is a far greater and very real indirect wildfire risk to Spring City. The Manti-LaSalle National Forest to the east of the City is dramatically overgrown resulting in a very unhealthy forest condition with a massive fuel-load and distressed trees due to competing for limited water resources. There is a clear and present danger of a catastrophic forest fire that, although it would not likely cause any direct fire risk to the town itself, would nonetheless be potentially devastating. The loss of the forest, the recreation benefits, and wildlife would be very detrimental to the lifestyle and visitor appeal for the area, especially to the water supply.

There are obvious problems associated with the damage to the watershed: decreased spring flow for culinary water, reduced irrigation water for crops, direct damage to the irrigation water collection system, and loss of the City's hydroelectric plant, which generates much of the City's revenue. However, the real direct danger to the City is catastrophic flooding/debris flows coming down Spring City Canyon from very steep terrain denuded of forest and other vegetation. Flood driven debris flows plow through and wipe out everything in their path.

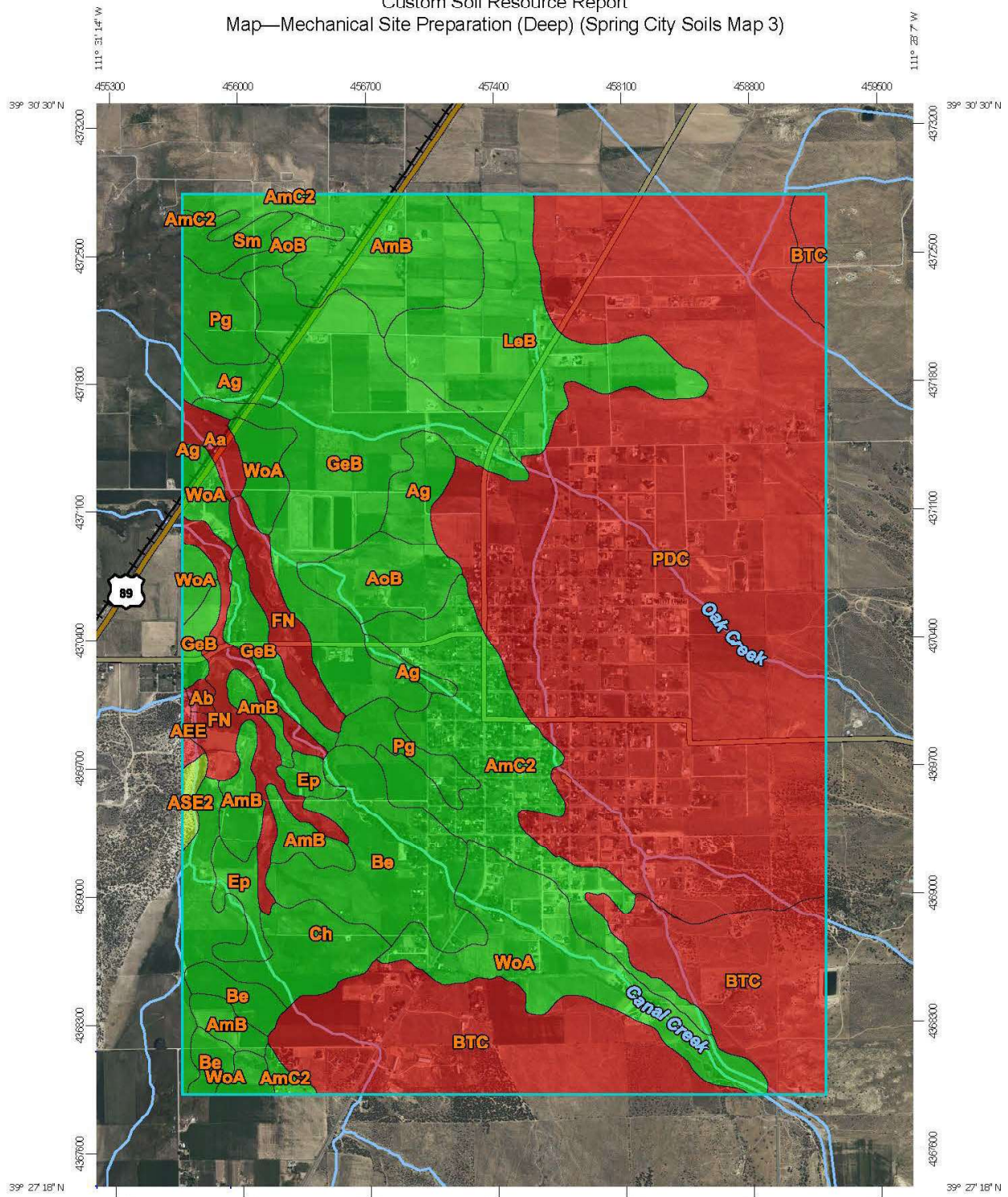
Fire is a major risk faced by Spring City. The good news is that this risk can be significantly reduced by community, government and commercial intervention. The City needs to keep up ongoing attention and pressure on Sanpete County, Utah Department of Natural Resources, and the US Forest Service (which directly controls activities on this forestland) to move meaningful efforts into high gear for restoring the forest to a natural healthy condition.

Spring City Soils

Spring City is located on alluvial deposits with a 2-8% grade. The soils are generally a silty to sandy loam in which rocks of varying size are embedded in the soils within town and the surrounding area. Locally difficult landscaping and gardening conditions may be experienced due to soil acidity and high clay content in the soils. Map X page Y presents the approximate distribution of soil type locations in red, where basement excavations and septic treatment system drain fields may require evaluations and specific suitability tests. The Natural Resources Conservation Service provides access to specific Spring City soil type data at:

<https://websoilsurvey.sc.egov.usda.gov/app/WebSoilSurvey.aspx>

Custom Soil Resource Report
 Map—Mechanical Site Preparation (Deep) (Spring City Soils Map 3)

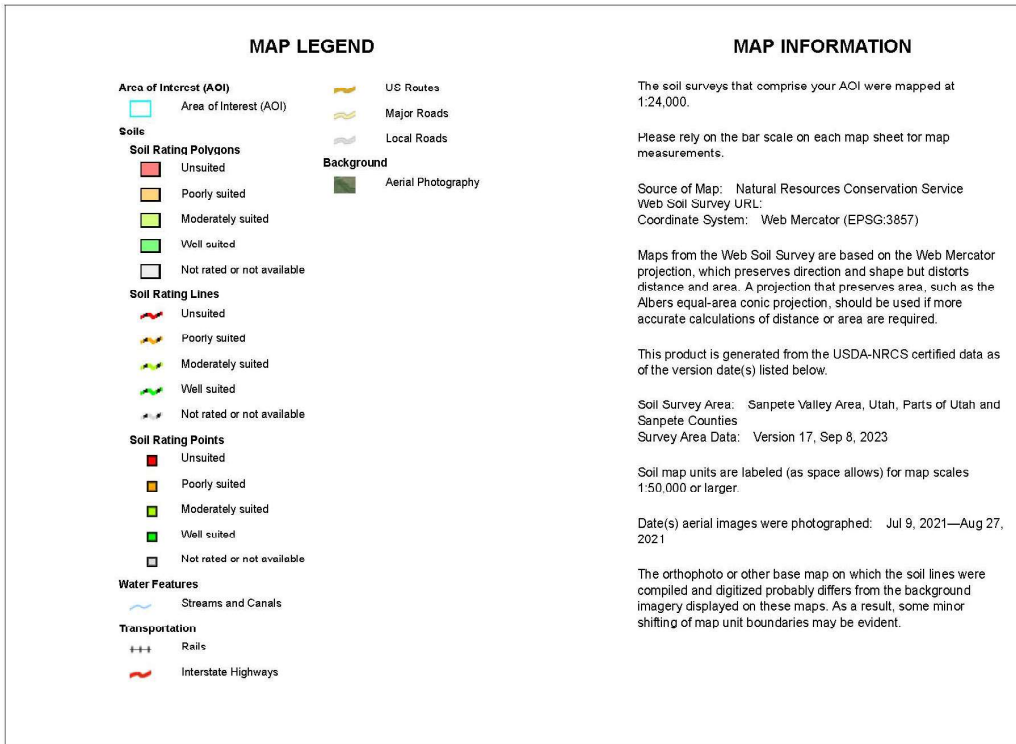


Map Scale: 1:28,800 if printed on A portrait (8.5" x 11") sheet.

0 400 800 1600 2400 Meters

0 1000 2000 4000 6000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84



Population

The 2020 US Bureau of Census population for Spring City is 949. This represents a 4% decrease from the 2010 population. Table -1 below shows the population of Sanpete County and communities close to Spring City for 2010 to 2020. (NOTE: All figures below are from the US Bureau of the Census. *Census was taken during the COVID Pandemic, and all cities claim numbers to be low)

Table-1, Population Growth Sanpete County and Communities in Northern Sanpete County

Community	2010 Population	2020 Population	Percent of Change
Ephraim	6,135	5,611	-9%
Fair View	1,247	1,203	-4%
Fountain Green	1,071	1,197	12 %
Moroni	1,423	1,544	9%
Mt. Pleasant	3,260	3,655	12%
Spring City	988	949	-4%
Wales	302	338	12%
Sanpete County	27,822	28,437	2%

Table-2, The Population Trend for Spring City, 1860-2020

Year	Population	Year	Population
1860	243*	1940	839
1870	623	1950	703
1880	989	1960	463
1890	1044	1970	457
1900	1135	1980	671
1910	1100	1990	715
1920	1106	2000	956
1930	992	2010	988
2020	949		

*In the year 1860, Spring City was called “Spring Town”

>Between 1970 and 1980 the population grew from 457 to 671 an increase of 47.1% for the 10 years.
>Between 1980 and 1990 the population grew from 671 to 715 an increase of 6.5% for the 10 years.
>1990 and 2000 the population grew from 715 to 956 an increase of 25.2% for the 10 years.
>Between 2000 and 2010 the population grew from 956 to 988 an increase of 3.3% for the 10 years.
>Between 2010 and 2020 the population decreased from 988 to 949. This decrease may be due to the COVID pandemic and an inaccurate population count.

The figures above show rapid population growth from 1970 to 1980, 1990 to 2000, and 2010 to 2020. However, the first two rapid growth decades were followed by two slower decades. Growth from 2010 to 2020 was for a large part in the city buffer zone.

Due to the many variables that drive population growth for any specific area, it is difficult to make spot on predictions for Spring City. However, two things are known:

1. The Sanpete County Master Plan has projected growth rate of 1% per year. In 2020 and 2021 the growth rate was over 2%. This is largely due to the COVID epidemic.
2. Spring City power has for the last few years been averaging around six (6) new hookups per year (assuming each household consists of four individuals this represents about 20 people per year or approximately a 2% growth rate within the Spring City Power Service area.) (It should be noted that many of these new hookups are outside of the city limits. However, These are the exact areas that must seriously consider for annexation in order to control the quality and quantity of growth plus stimulate economic and tax base development for Spring City)

If going forward Spring City has a growth rate in residences with Spring City services of about 1% a year by 2023 the population will be 959. If the rate is at 2% the population will be around 968. In addition, it should be noted that the things being considered to stimulate economic growth will likely also stimulate population growth in and around Spring City.

Economic Development

The economy of Spring City is linked to Sanpete County as a whole. Spring City encourages retention of existing, and the creation of new, employment opportunities, agriculture and farming, tourism, high-technology industries, services, and retail in appropriate areas.

Employment

Table-3, This is the total percentage of non-farm employment for Sanpete County as of June 2023.

Industry	2023	Percent
Government	3,585	37%
Professional	401	4%
Leasure/Hospitality	575	6%
Manufacturing and Construction	1,440	15%
Natural Resource and Mining	79	1%
Construction	603	6%
Trade/Transport/Util	1,224	13%
Ed/Health/Special Services	992	10%
Other	194	2%
Farm	602	

Source: jobs.utah.gov Sanpete County Snapshot

Because of Spring City's clean and more relaxed atmosphere it will likely be very attractive to people who use technology to provide services from home: coaching, counseling, consulting, network management, translation, transcription, education, mentoring accounting, dieting, specialty printing, programming, etc.

Income

The median household income for Spring City in 2023 is \$58,977. Median income for Sanpete County is \$79,400. The median household income for Utah is \$81,970. (Data from the 2020 U.S. Census Bureau). Typically, affordable pricing is based on a calculation of 80% of your AMI (Average Median Income.) For Sanpete County an affordable house using 80% AMI would be about \$205,000. Pricing based on 80% of the county's median home sales price would be \$288,000.

Areas of Focus

As outlined above, Spring City is a unique community. Unlike most of the communities in Sanpete County Highway 89 does not pass through Spring City. This presents some challenges in terms of economic development. However, it also created an agricultural and historical community that is unique. Economic Development should leverage Spring City's best characteristics. Care should be taken to ensure that economic development is not pursued in a way that destroys the City's look and feel.

Agriculture/Food

Spring City ordinances will protect agricultural land in and around Spring City, encourage more crop diversity and the production of organic and naturally grown products.

CSA (Community Supported Agriculture) of fruits and vegetables, including season extensions from greenhouses and hoop houses, plus high quality organic grass-fed beef, lamb, chicken, turkey, and true free-range eggs can be encouraged by ordinances supportive of such industries.

History/Art/Events

Although there is not an intent to make Spring City exclusively into an “event-town”, there can be considerable advantages and economic leverage to expanding the scope and effectiveness of the main annual events ongoing in Spring City: Heritage Day, Pioneer Days, Plein Air Painting Competition, the Bluegrass Festival, and Artist Studio Tours.

There are also opportunities to be derived from taking advantage of local talents and expertise by encouraging other groups/organizations to sponsor regular events. These genres could be expanded significantly from the nucleus that now exists.

- Art events with local galleries, and artists (Plein Air Painting gatherings, art festivals, showings/auctions, classes, etc.)
- Music events including the Bluegrass Festival, other concerts and music classes.
- Outdoor events such as annual road races, bicycle tours, winter festivals, hiking and walking tours, etc.
- Lost Skills classes and events featuring low-tech agriculture, simple living, and skills for living without electricity, cell phones, gasoline, hospitals, etc.

The city has several “Bed and Breakfast” establishments that offer historical themed lodging. The emergence of “the sharing economy” has expanded lodging in the city with many “AirBNB” units. Spring City will license to promote these venues.

The recently renovated Old School City Hall/Community Center offers a stunning setting for seasonal boutiques, and small to medium size organizations to gather for seminars and other group events.

Another encouragement and support for visitors coming to Spring City could be an RV park(s) on the outskirts of town.

Land Use

Land use in Spring City is typical of the land use found in many small communities in Utah. Residential, agricultural, a small commercial district, and vacant space represent the dominant land uses in the city.

Subdivisions

The process and result of dividing or redividing a parcel of land into two or more smaller pieces, often for the development of residential uses. There are a number of laws and ordinances governing the subdivision of land and any prospective developer should refer to Spring City’s