

Facts related to lot size – Research completed and perspective of Randy Strate 3/23/2025

1. In 1980 there were 261 homes, 135 (52%) of them were built on less than 1.06 acre lots. The average size of lots that were smaller than 1.06 acre was .51acre in size. (Sanpete County Records)
2. In 1994 when the 1.06-acre minimum ordinance was enacted there were 293 homes. 153 (52%) of them were built on less than 1.06 acre lots. The average size of lots that were smaller than 1.06 acre was .51acre in size. (Sanpete County Records)
3. Main street historical district has 73 lots less than 1.06 acres with average size of .48 acres and 14 lots larger than 1 acre (these numbers do not include city, church, business lots). (Sanpete County Records)
4. The above-mentioned facts show that prior to 1994 (when there was no restriction to lots size) the majority elected for smaller than 1.06 acre lots to build on. This fact makes it evident that the 1.06-acre minimum lot size ordinance was solely intended to just force more open space but not necessarily related to the historical designation and/or what the majority would have chosen if the option was still available.
5. The Spring City National Historical District 2022 amended nomination asserts that the majority of the 110 blocks in the district remain undivided and remain intact with 4 lots per block, this assertion is incorrect per Sanpete County Records, as:
 - a. Only 38 residential blocks remain with 4 lots per block.
 - b. 56 blocks have had one or more lot splits, with the majority of these with multiple splits.
 - c. 4 blocks with lots split but have the same tax ID to the split lots so not sure if these are recognized as grandfathered lot splits.
 - d. 6 half blocks with 2 lots (undivided and intact as originally plated).
 - e. 4 blocks of City/Church/ School owned property.
 - f. 1 block with trailer court/multi-family housing.
 - g. The only reason there are not more blocks with lot splits is that since 1994 city ordinance has prohibited lot splits to less than 1.06 acres (except for 6 months in 2004).
6. Common law property rights should allow property owners to choose the size of lots they wish to build a home on and city ordinances should only be in place to promote health, wellness and safety, which is the purpose of needing setback rules, utility standards, and other similar ordinances. Minimum buildable lot sizes are needed in ordinances but within reasonable standards. Other cities in the Sanpete valley have the following lot size minimums which would indicate that 1/2 lot size is a reasonable ordinance:

<u>City</u>	<u>Single Residential minimum lot size</u>
FT Green	½ acre
Fairview	10,000 sq ft, approx. ¼ acre
Moroni	RA ½ acre, R1& R2 10,000 sq ft approx. ¼ acre
Mt Pleasant	10,000 sq ft, approx. ¼ acre

Manti ¼ acre

Ephrain 8,000 sq feet, approx. 1/5 acre

7. Smaller lots in general are easier to maintain, and in today's world smaller lots are what many people want as that is what they can use and maintain. If the majority want larger lots they are certainly allowed to have that, but it should not be forced by city ordinance onto everyone.
8. Common law property rights are the principle fact, however for 1.06 acre lots that could potentially be split into 2 lots has the potential financial benefit to the city in the following ways:
 - a. Property tax revenue generated from property taxes is most significantly influenced by a home on the property, so 2 home versus 1 home would be added tax revenue.
 - b. The cost of utility connections is bourn by the developer requesting the connection so no financial burden to the city, however more connections allow the city additional utility income that spreads its operation and maintenance cost out. This would help in keeping the utility rates from needing to be increased by rising costs.
 - c. Impact fees paid for utility connections helps pay down the cities expansion project bonds which will lower the financial burden of current residents.
9. Property owners in Spring City are not allowed, as a result of the 1.06 acre lot size requirement, to take advantage of a lot split to access their property equity in order to financially assist with any of their financial needs. The 1.06 lot size minimum ordinance specifically alienates property rights.
10. Judicial cases have made it clear that "zoning ordinances are in derogation of a property owner's common-law right to unrestricted use of his or her property, provisions therein restricting property uses should be strictly construed, and provisions permitting property uses should be liberally construed in favor of the property owner".
 - a. The rights of individuals to have larger lots that align with their needs and desires should be honored and respected, however individuals who desire smaller lots to meet their desires and needs should be respected as well.
11. Wastewater impact fee analysis shows that post current expansion project there will be an estimated 1039 additional available connections.
12. Culinary impact fee analysis shows that post current expansion project there will be an estimated 580 additional available connections.
13. The city has revenue challenges to address, the likes of:
 - a. The replacement of the Hydro plant Penn Stock line.
 - b. Upgrade/expansion of the fire station.
 - c. Freeman Allred recreational area if it's decided to move forward with it.
 - d. Significant road development/rehabilitation needs.
 - e. Employee wages need to be made competitive in the market.