

# Characteristics that make Spring City unique may be lost with 1/2 acre zoning

Spring City is an evolving City that has had a lot of care taken to  
preserve its Agricultural and Historic nature

# Historic Changes in Lot Sizes

Lot sizes were not established until 1979 when they became 1/3 acre.

- May 1987 Lot sizes changed to ½ acre
- November 1993 lot sizes changed to 1.06 acre
- April 2004 lot sizes changed to ½ acre
- November 2004 lot sizes returned to 1.06 acre after much public backlash
- It has been 1.06 acres for over 20 years

# Subdividing Spring City Lots

1.06 acres to ½ acre can bring certain benefits, like increasing housing density & accommodating Growth

# Some Disadvantages to ½ Acre Lots Can Be:

Loss of agricultural character and opportunities through small scale agriculture & domestic animals.

Approximately 40 lots have large animals on them. Another 40 are set up for large animals.

# Strains on Infrastructure

1/2 acre lots create more demand on roads, culinary water, secondary water, sewer, and electricity

# Increased Costs for Maintenance & Development

The added revenue from property taxes on newly created 1/2 acre lots may not cover these expenses

# Examples of City Revenue from Sanpete County Property Taxes Are:

- 1/2 Acre Rental Home on Main Street \$107
- 1 Acre 2<sup>nd</sup> Home on Main Street \$207
- 1/2 Acre Unoccupied Home on 200 West \$132
- 1.19 Acre New Home under construction at 600 North \$235
- 1.06 Acre New Home at East 600 North \$349
- 2.12 Acre Old Home at 200 North \$277
- 1/2 Acre Primary Old Home at 100 West \$108
- 1/2 Acre Primary Old Home at South 200 West \$169

Reducing Lot Sizes Reduces the Amount of  
Private Open Space



# Possible Changes to Community Character

- Reducing the Rural Character of Spring City
- Reducing the Historic Feel of the Town
- The Quiet Lifestyle will be diminished

# Consider:

- Pressure on Developing the Remaining Farm Land
- Increasing Farm Land Prices
- Reducing Viability of Farming

# Summary

My personal thoughts on the 1 acre zone changes are: There was no Planning & Zoning Commission in Spring City in 1979 or the early 80's when I (Craig Paulsen) was Mayor. There was only an implied need because the City was beginning to grow again. A Master Plan was created in 1984 with the help of BYU School of Planning. It was later updated by the Planning Commission in 2023. It was voted on and adopted by the City Council after that. Spring City has a diverse population which honestly represents the town and helps the city to qualify for moderate income housing. It is a 'bedroom' community which makes it a great place to live in. It is a safe place to walk and visit with people as you go. Property values are the highest of any town in Sanpete County. Our recent 2023 General Plan which the City Council has adopted is anticipating a growth rate of up to 10 residences per year which far exceeds the growth rate over the past 50 years. We are planning for controlled and adequate growth within the City limits in my opinion at this time. Careful planning will allow for adequate growth, protection of property values and a secure Spring City as a great place to live in. The 2023 General Plan clearly states that under the Objectives and Goals section that the 1.06 acre lot requirement be maintained.

-Craig Paulsen