



## Planning Commission Agenda September 1, 2010

- Planning Commissioners** 5:30 P.M. Agenda Meeting
- Michael Christianson Chairman 6:00 P.M. 1. Preliminary Activities
- a. Pledge of Allegiance
  - b. Approval of Minutes: June, 2, 2010 and August 4, 2010
- Shane Marshall
- David Stroud
- Rick Evans 2. Staff Reports
- a. **Spanish Highlands North**  
Applicant: Ivory Homes  
General Plan: Residential 2.5 to 3.5 units per acre  
Zoning: R-1-12  
Location: 1400 East 400 North
- Tyler Cope
- Brad Gonzales
3. Other Discussion
- a. Request to hold a special meeting in September
  - b. Planning Commission work program

**Planning Commissioners, if you are unable to attend a meeting please let us know ASAP. Thanks.**

The public is invited to participate in all Planning Commission Meetings at 40 South Main Street, Room 140, Spanish Fork. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4530.



## Planning Commission Work Meeting Agenda September 1, 2010

**Planning Commissioners** 6:30 P.M. Work Meeting

Michael Christianson Chairman 1. Discussion on General Plan Goals and Policies

Shane Marshall

David Stroud

Rick Evans

Tyler Cope

Brad Gonzales

**Planning Commissioners, if you are unable to attend a meeting please let us know ASAP. Thanks.**

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**Draft Minutes**  
**Spanish Fork City Planning Commission Meeting**  
**June 2, 2010**

**Commission Members Present:** Mike Christianson, Chairman; Del Robins, David Stroud, Rick Evans, Tyler Cope.

**Staff Present:** Dave Anderson, Community Development Director; Dave Munson, Planning Intern; Jered Johnson, City Surveyor; Trapper Burdick, Assistant City Engineer; Jason Sant, Assistant City Attorney.

**Citizens Present:** Terry Hallett, Dak Maxfield, Brad Fillmore, Bob Rawberry.

**CALL TO ORDER**

Chairman Christianson called the meeting to order at 6:01 p.m.

**PRELIMINARY ACTIVITIES**

Chairman Christianson invited Mr. Anderson to make some preliminary comments. He congratulated Mr. Burdick on getting his PE and introduced Mr. Sant.

**Pledge**

Commissioner Robins led the Pledge of Allegiance.

**Adoption of Minutes: April 7, 2010**

Commissioner Evans **moved** to **approve** the minutes of April 7, 2010, with the noted corrections. Commissioner Robins **seconded** and the motion **passed** all in favor.

Commissioner Evans **moved** to **open** into public hearing. Commissioner Robins **seconded** and the motion **passed** all in favor.

**PUBLIC HEARINGS**

**Brad Fillmore Conditional Use**

Applicant: Brad Fillmore

General Plan: Residential 3.5 to 4.5 units per acre

Zoning: R-1-9

Location: 1968 East 1200 South

Mr. Anderson explained that this proposal would be approved by the Planning Commission and that a recommendation to the City Council would not be made. He explained the DRC's recommendation and the conditions relative to parking and a Building Permit.

Commissioner Robins asked why the DRC recommended that it not be expanded beyond a one bedroom apartment. Mr. Anderson explained that he was unaware.

Chairman Christianson excused Commissioner Marshall and invited public comment.

### **Brad Fillmore**

Mr. Fillmore said that his wife had been told that the parking was fine and asked what was required. Mr. Anderson explained the requirement in the ordinance that the parking be paved.

\* Commissioner Stroud arrived at 6:06 p.m.

Mr. Fillmore asked what the procedure would be after this. Mr. Anderson explained the Building Permit and Certificate of Occupancy process. Mr. Anderson emphasized that he told Mrs. Fillmore a month ago that they would need a Building Permit.

\* Commissioner Cope arrived at 6:14 p.m.

Commissioner Stroud asked if there was a maximum square footage for an Accessory Apartment. Mr. Anderson said that there was not. Chairman Christianson asked if the conditions in the staff report were covered by the ordinance. Mr. Anderson answered that they were redundant.

Commissioner Robins **moved** to **approve** the Brad Fillmore Conditional Use. Commissioner Evans **seconded** and the motion **passed** all in favor.

### **Staker Parson Amended Conditional Use**

Applicant: Staker Parson Company

General Plan: Medium Industrial

Zoning: Industrial 2

Location: 2276 North 200 East

Mr. Anderson explained the original site approval. He explained that the City has already extended the approval of the Conditional Use once relative to completing the paving on the site. He explained that the deadline of the previous approval was this month and that they were asking for another extension.

Chairman Christianson asked about the letter from neighbors about mud being tracked onto the street. Mr. Anderson said that the main travel areas have been paved, but that the entire site was approved as paved. He explained that the letter from Smith Auto was the only complaint they had received.

### **Dak Maxfield**

Mr. Maxfield explained that the site had poor soils and that they were using returned concrete to pave the yard. He said that the economic downturn had reduced the amount of return mud they were receiving and that he thought it was most reasonable to continue using this method. He explained that there were neighboring facilities that had tracked out mud onto the road.

Commissioner Evans asked why they weren't using their own concrete to augment their returned mud. Mr. Maxfield said that it would cost more but would facilitate paving quicker. He explained that the south and west portions of the site had been paved.

Commissioner Stroud asked if they could increase landscaping instead of hardscaping. Mr. Maxfield explained how different parts of the facility were used.

Commissioner Stroud said that he was uncomfortable with the 2012 date. He said he was comfortable with the year-long timeframe. Commissioner Evans said that he felt that the City was meeting the applicant halfway in the middle.

Commissioner Stroud **moved to approve** the Staker Parson Amended Conditional Use until June 5, 2011. Commissioner Evans **seconded** and the motion **passed** all in favor.

Chairman Christianson said that this was the last extension he was willing to grant.

Commissioner Robins **moved** to close the public hearing. Commissioner Evans **seconded** and the motion **passed** all in favor.

### **OTHER DISCUSSION**

#### **Discussion on the Commercial Downtown zone, the Planning Commission work program and the General Plan update**

Mr. Anderson explained that he would like to schedule a joint meeting between the Planning Commission and City Council for June 29th. The Commission said that they would prefer the 30th. Mr. Anderson said that it would be a long meeting and that dinner would be provided.

Mr. Anderson handed the Planning Commission a proposed General Plan map. He explained that this reduced the number of designations from 24 to 7 and the logic behind why certain designations were located where they were.

Commissioner Robins asked why there wasn't a downtown designation. Mr. Anderson explained how he hoped that the General Plan could encourage future development to conform to the downtown model.

Commissioner Evans asked about small designations and transitional areas. Transitions were discussed. Commissioner Evans said that the proposed map made it easier to see what was really there and that it was a more meaningful representation.

Mr. Anderson brought up the Commercial Downtown zone and Rocky Giles' tire center. He mentioned the DRC's discussion about uses in the Downtown area and how it had become apparent that it was an appropriate discussion for the Planning Commission. He asked them what their feelings were relative to where the Downtown zone should go. He mentioned the DRC's proposal to change the text of the Downtown zone to allow automotive uses in the entire zone. He mentioned the development of Main Street Plaza and how it matches the existing development in the area.

Chairman Christianson asked what their plans for expansion would be. Mr. Anderson said that he didn't have many details. He said that, if they changed the zoning to C-2, it would have parking issues and wouldn't conform to the setbacks.

Commissioner Robins said that he was against the change and felt that we should encourage the downtown type of development. Commissioner Cope said it was somewhat of a stretch to make a tire store conform to the downtown feel. Chairman Christianson said that he would like to see what the applicant has in mind. Commissioner Stroud said that this was not the appropriate place or time for this business. Commissioner Cope asked what other locations in the City would be appropriate for this business.

Commissioner Evans said that the important question was what the long term future of Main Street is. He said that he wasn't sure it was worthwhile to single out Mr. Giles' property without a proper vision. Commissioner Robins said that the Downtown zone has created a vision. Commissioner Evans said that he didn't feel that we were moving toward the vision particularly fast.

Mr. Anderson recognized Commissioner Robins, for whom this was the last meeting. He recognized the growth and change that has happened while Commissioner Robins was on the Commission and expressed his appreciation. He presented him with a gift from the City. Commissioner Robins said that he got involved because he was upset about something, and that he had made great

friends as part of this experience. Chairman Christianson thanked him for his work on the Commission and other volunteer positions.

## ADJOURNMENT

Commissioner Evans **moved** to **adjourn**. Commissioner Stroud **seconded** and the motion **passed** all in favor at 7:22 p.m.

**Adopted:**

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Dave Munson, Planning Intern

DRAFT

**Draft Minutes**  
**Spanish Fork City Planning Commission Meeting**  
**August 4, 2010**

**Commission Members Present:** Mike Christianson, Chairman; Brad Gonzales, Rick Evans, Tyler Cope, Shane Marshall.

**Staff Present:** Dave Anderson, Community Development Director; Dave Munson, Planning Intern; Jered Johnson, City Surveyor; Trapper Burdick, Assistant City Engineer.

**Citizens Present:** Steve Painter, Rich Harris, Lana Creer-Harris, Wayne Hurst, David Grotegut, Barbara Beardall, Rick Salisbury, Brad Mackay, Chris Salisbury, Greg Magleby.

**CALL TO ORDER**

Chairman Christianson called the meeting to order at 6:02 p.m.

**PRELIMINARY ACTIVITIES**

**Pledge**

Commissioner Evans led the Pledge of Allegiance.

**Adoption of Minutes: July 7, 2010**

Commissioner Evans **moved** to **approve** the minutes of July 7, 2010, with the noted corrections. Commissioner Marshall **seconded** and the motion **passed** all in favor.

Chairman Christianson introduced Commissioner Gonzales.

**PUBLIC HEARINGS**

**Hurst Zone Change**

Applicant: Barbara Beardall

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-12

Location: 3310 East Canyon Road

Mr. Anderson explained the location, General Plan and zoning of the properties.

Commissioner Evans asked if the Loveless's were aware of the change.

### **Barbara Beardall**

Ms. Beardall said that she had contacted Ms. Loveless and informed her of the change, but that Ms. Loveless had not gotten back to her.

Commissioner Marshall **moved** to recommend **approval** to the City Council of the Hurst Zone Change. Commissioner Evans **seconded** and the motion **passed** all in favor.

### **Amendment to Title 15 - Small Windturbines**

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Anderson explained the background of the proposal, including the recent Net Metering Ordinance. He explained what had been approved in surrounding communities relative to these types of ordinances and how the staff had gathered information from these ordinances to assemble our own.

Commissioner Gonzales asked if there was a minimum lot size. Mr. Anderson said that there was not, and had Mr. Burdick bring up a PowerPoint presentation showing images of lots where turbines could or could not be placed. Mr. Munson walked the Commission through these images.

Mr. Anderson discussed the past discussions that the Planning Commission had held relative to this topic.

Commissioner Marshall asked if Mr. Anderson would call this proposal conservative. Mr. Anderson said that he would characterize it as such, although it is more liberal than some past proposals. Commissioner Marshall said that it was a good first step.

Commissioner Evans asked why the Development Review Committee (DRC) was unable to make a recommendation and what made the meeting so contentious. He said that he felt that this proposal was not too controversial. Mr. Anderson said that it was his impression that some members of staff don't believe that we should allow wind turbines at all. He explained that aesthetics were a major concern, and Commissioner Evans said that he didn't feel the turbines were any worse than power poles and other existing things in the community. Mr. Anderson also mentioned perceived or real safety threats.

Chairman Christianson opened for the meeting up for public comment.

## **Steve Painter**

Mr. Painter said that he didn't understand why setbacks would be required from a person's own property. He explained Alpine's ordinance and how it differs from the proposal. Commissioner Marshall said that he read the ordinance as being twenty vertical feet from fences instead of horizontal feet. Mr. Anderson said that the setbacks were not horizontal but actual distance. Commissioner Evans said that it was a property owner's responsibility to make sure their property was safe. Mr. Painter said that he had a concern with the 45-foot height limit and explained how many cities allowed up to 55 feet. Commissioner Marshall said that he was comfortable with specifying vertical feet for the setback. He said that it needed to be clarified.

Mr. Anderson explained the discussion that was held by the DRC relative to setbacks from property lines or neighboring structures. He explained that the DRC supported the setbacks from property lines because they didn't want the turbines to impact the development potential of neighboring properties.

Commissioner Cope asked if a provision should be included that allowed the setting up of a temporary structure for testing purposes. Mr. Painter explained that Spanish Fork has the best wind in the state and that, unless there were large trees nearby, testing would be virtually unnecessary.

Commissioner Gonzales asked if there was anything saying that it had to be installed by some sort of certified professional. Mr. Anderson said that the plans would have to be certified by a licensed structural engineer and that the City's inspectors would be checking to make sure the structure matches the plans.

Commissioner Marshall said that he would be comfortable removing the language relative to the height of 45 feet. Mr. Painter explained that standard towers are either 34 or 45 feet tall. Commissioner Evans said that he would rather change the number to 55 feet.

Commissioner Marshall **moved** to **approve** the proposed amendment to Title 15, with the following conditions:

### **Conditions**

1. That the height limit be changed to 55 feet.

Commissioner Evans **seconded** and the motion **passed** all in favor.

## **OTHER DISCUSSION**

### **Discussion on proposed amendment to the Spanish Highlands North Preliminary Plat**

Mr. Anderson explained how this and the following item have been changed since the original approval. He said that Staff had had enough questions that they felt it appropriate to take the issue to the Planning Commission. He explained how the Spanish Highlands North Plat had added a storm drain basin and an additional 8 units. He explained how some of the things that had gotten the project bonus density before are now required for Master Planned Developments.

### **Brad Mackay**

Mr. Mackay explained the background of the project. He explained that they had spent \$1.8 million in off-site improvements. He also explained how the High School had built utilities on their property and how they were unable to change their road layout because of where their existing utilities were. He explained some of the amenities installed with Spanish Highlands. He explained how the original proposal had received 120 lots with their bonus density and that back then they wanted to do 112 larger lots, but the current market led them to build 120 smaller lots. He explained what they had done to receive that bonus.

Commissioner Evans said that he lived next to a detention basin and that it was an eyesore. He asked what the developer's plan was to make it an amenity. Mr. Mackay said that it would only be two feet deep. Commissioner Evans asked if there was anything that would make it more "park-like." Mr. Mackay said there would be sprinklers and sod and said that he was here to find out what the Commission's expectations were relative to pavilions and playgrounds.

Commissioner Marshall said that the developer should get credit if the basin will take in water from other developments.

Chairman Christianson said that it seemed that the developer was not proposing any additional amenities to the previous proposal but that they were requesting additional density. Commissioner Evans said that they deserved to get some lots for putting in the basin that took out a few, but that he was uncomfortable with the smaller lots. He said that what were amenities in the original proposal were required now and that he wanted to keep the proposal at 112 units.

Commissioner Marshall said that he would be comfortable with 115 but not 120 units unless there was something impressive in the basin.

Chairman Christianson said that he would be interested to hear what the neighbors in the development next door thought of the smaller lots. Mr. Mackay showed areas where roads could be moved around to make lots bigger.

### **David Grotegut**

Mr. Grotegut explained that the City had asked them to change their road layouts but that changes in ward boundaries made it less reasonable. He said that he would like having a street removed to make lots larger.

## **Discussion on the proposed amendment to the Maple Mountain Preliminary Plat**

Mr. Anderson explained that this development already had a vested preliminary plat, but that they had proposed some changes.

### **Greg Magleby**

Mr. Magleby explained what has already developed at Maple Mountain and some of the things that had changed. He explained that the townhome area had lost some density, while other areas had gained single-family lots. He explained how the park had been expanded and how part of it would be used for storm drainage. He explained some of the features of the park. Lot sizes were discussed.

Commissioner Marshall asked if there was a proposed commitment on when the park would be built. Mr. Anderson said that it would have to be built with the next phase. Commissioner Evans said that he didn't see a warrant to the additional 25 units on the northeast end of the development. He said he was under the impression that the point of the development was to trend from higher to lower density as the development moved north. Commissioner Marshall said that he wasn't comfortable with that much density being refocused in one area.

Commissioner Christianson said that he believed that the park had to be built in the first phase.

## **Discussion on commercial design guidelines**

Commissioner Evans asked if the City had the stomach to back up the suggested design guidelines. He said that there were different opinions relative to the aesthetics of buildings and that it would be pointless to implement these guidelines if they would be set aside for a large enough development.

Chairman Christianson said that he liked the idea of having a tool which you could choose to use or not. He said he would be comfortable in engaging the Council on the issue. Mr. Anderson said that he felt that the Council had given them some direction to follow this course. He said that, currently, the City may be willing to throw out these types of guidelines for a big box developer, but that that may not be good for the City in the long run. He said that the Planning Commission was responsible for directing the City in the way it should go. Commissioner Evans said that he supported the idea, and Commissioner Gonzales said that the City needed to set a baseline. Mr. Anderson said that companies today are often willing to accommodate design guidelines.

Chairman Christianson asked if they wanted advisory guidelines that may speed up a project's approval or hard-and-fast rules that are required for everyone.

Commissioner Evans said that he was interested with the idea of having hard standards and softer guidelines.

Chairman Christianson said that the City has a habit of changing ordinances for developers. Commissioner Marshall said that that wasn't a reason not to create an ordinance. Commissioner Evans said he wasn't sure that the City had the stomach. Commissioner Marshall said that he did, and he felt that the Commission had the responsibility to present something to the City. Commissioner Evans said that the Chamber of Commerce should be involved. Chairman Christianson said that we needed to come up with something concrete and not make it a long, drawn-out process. Discussion was held regarding involving the Chamber of Commerce.

Mr. Anderson mentioned that the League of Cities and Towns meeting was coming up and encouraged the Commission to attend.

### ADJOURNMENT

The meeting was adjourned at 8:44 p.m.

**Adopted:**

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Dave Munson, Planning Intern



# PRELIMINARY PLAT

## REPORT TO THE PLANNING COMMISSION SPANISH HIGHLANDS NORTH PRELIMINARY PLAT

**Agenda Date:** September 1, 2010.

**Staff Contacts:** Dave Anderson, Community Development Director.

**Reviewed By:** The Development Review Committee.

**Request:** The applicant is requesting to have a Master Planned Development approved.

**Zoning:** R-1-12.

**General Plan:** Residential 2.5 to 3.5 units per acre.

**Project Size:** 35.17 acres.

**Number of lots:** 112.

**Location:** Approximately 1400 East 400 North.

### Background Discussion

Spanish Highlands North is a development that was originally approved as a Master Planned Development in 2007. As no plats within the development have been recorded, the development's approval expired one year after the original approval.

The Development Review Committee reviewed this request and recommended that it be approved subject to having several changes made.

Staff understands that the applicant is making the changes and is coordinating with the City's Engineering Department in preparation of presenting updated plans in your meeting.

Accompanying this report is an image that depicts the proposed project with three more lots than what was originally included in the approval. The Development Review Committee has recommended that the development be approved with the same number as what was originally approved, 112. In order to qualify for that number of units, the applicant would be proffering trail improvements along 400 North and at least the partial cost of constructing a round-a-bout at the intersection of 130 North and 1950 East.

In fact, there are only two proposed changes from the original approval; one change is the addition of the round-a-bout, the other is the addition of the detention basin. In this case, the detention basin is proposed to be constructed with funds collected as Storm Drain Impact Fees. The same fund would provide for the City's purchase of that property from Ivory Homes.

Again, updated plans will be available in your meeting. If you have questions in the meantime, please contact either myself or Chris Thompson.

### Development Review Committee

The Development Review Committee reviewed this request in their August 25, 2010 meeting and



recommended that it be conditionally approved. Draft minutes from that meeting read as follows:

### **Spanish Highlands North**

Applicant: Ivory Homes

General Plan: Residential 2.5 to 3.5 units per acre

Zoning: R-1-12

Location: 1400 East 400 North

Mr. Anderson asked Mr. Johnson to talk through what the engineering issues were and explained that the detention basin had been added and that the lot count was 115 lots, which was a three-lot increase from the original approval. The detention basin was shown.

Mr. Johnson said they had surveyed the road and that the storm drain would be fine as long as Maple Mountain developed soon; however, if it did not, then the applicant would have to retain all of their storm water on site or obtain an easement to retain it elsewhere. Mr. Johnson said that the Engineering Department recommended that they start on the north end of the proposal.

Mr. Burdick explained that he felt 1950 East would be a main route and would like to see a roundabout constructed at the intersection of 1950 East and 130 North.

Discussion was held regarding roads and that they would need to be built to their finished width with connector's agreements, phasing plans and easements dedicated to the City.

Mr. Anderson asked Mr. Mackay what their first phase would be. He said the west half of the southern parcel and then up into the Staehli portion.

Mr. Peterson said that his only concern was regarding how the proposal would be phased and the reimbursement for the Strawberry buyout.

Mr. Anderson said that the latest proposal was that the detention basin would be constructed with amenities in exchange for the additional units of bonus density. He feels, however, for several different reasons, that it is in the City's best interest to buy the land from Ivory for the basin and use our storm drain impact fees to construct the basin. With that being the case, he believes the development should only be approved for 112 lots.

Mr. Mackay said that he felt that proposal was fair and that he would be willing to do that.

Mr. Anderson **moved** to **approve** the amended Preliminary Plat for Spanish Highlands North based on the following findings and subject to the following conditions:

### **Findings:**

1. That the City Council approved the project with 112 lots in 2007.
2. That the applicant has installed infrastructure through these properties in anticipation of developing 112 lots.
3. That the applicant has complied with our Storm Drain Master Plan; which warrants the bonus density that would be awarded to obtain 112 units.

### **Conditions:**

1. That the applicant provides the City with a detailed phasing plan.
2. That the applicant provides the City a redesigned plat that contains 112 lots and a roundabout at the intersection of 130 North and 1950 East.
3. That the approval be subject to Ivory Homes providing any necessary easements for road right-of-way and infrastructure.

Mr. Baker **seconded** and the motion **passed** all in favor.

### **Budgetary Impact**

As proposed, the City would assume the obligation to purchase the land associated with the proposed storm drain detention basin and to construct the necessary improvements within that basin. No other budgetary impact is anticipated.

### **Recommendation**

Staff recommends that the proposed Preliminary Plat for Spanish Highlands North be approved based on the following findings and subject to the following conditions:

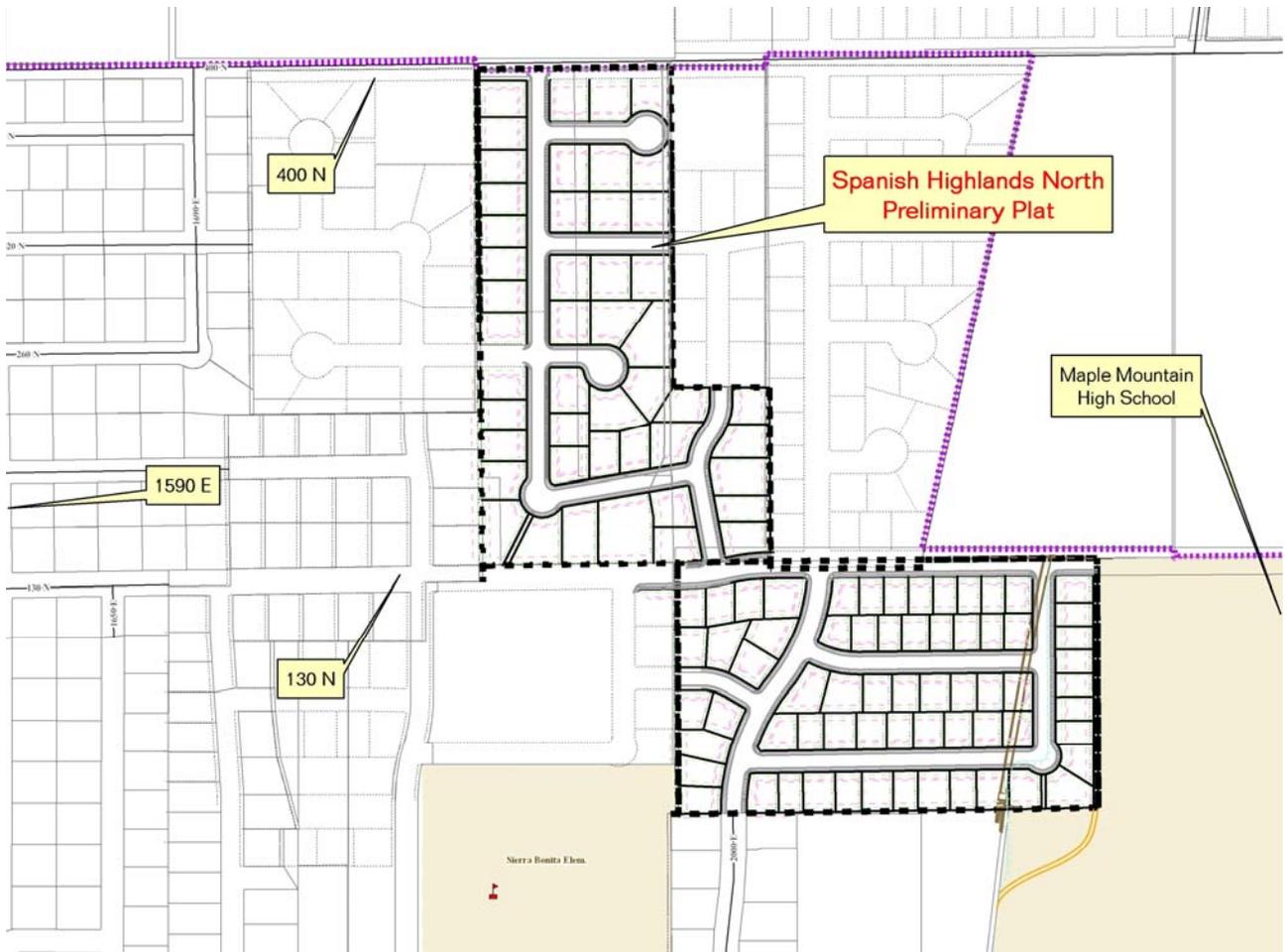
### **Findings:**

1. That the City Council approved the project with 112 lots in 2007.
2. That the applicant has installed infrastructure through these properties in anticipation of developing 112 lots.

3. That the applicant has complied with our Storm Drain Master Plan, which warrants the bonus density that would be awarded to obtain 112 units when added to the proffered installation of the trail and other improvements along 400 North and the proffered construction of the round-a-bout at the intersection of 130 North 1950 East.

**Conditions:**

1. That the applicant provides the City with a detailed phasing plan.
2. That the applicant provides the City a redesigned plat that contains 112 lots and a roundabout at the intersection of 130 North and 1950 East.
3. That the approval be subject to Ivory Homes providing any necessary easements for road right-of-way and infrastructure prior to the approval of the first Final Plat.
4. That the applicant will reimburse the City for the power buyout that took place when the subject property was annexed in 2007.







# Spanish Fork City General Plan

2010

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## I. Introduction

The Spanish Fork General Plan is the major policy document that guides growth and development within and adjacent to Spanish Fork. This Plan will create a vision or guide for the City for the next 20 years.

The community actively participated in its first major development by identifying key issues facing the City through a community survey in 1995. The City's Planning Commission then conducted numerous workshops and public meetings in late 1995 and early 1996 in an effort to gain maximum public input. The Commission conducted a public hearing on July 16, 1996, and the City Council conducted a second public hearing on September 4, 1996. Both of these hearings were well attended by the community, with 80 to 100 citizens present at each hearing. As a result of these meetings and hearings, the 1996 final document closely reflects the values of the community toward growth and development.

In the year 2002, the City Council and Planning Commission reviewed the General Plan and made modifications because of the large amount of growth (15,000 to 23,000) that has occurred after the Plan was adopted in 1996.

In 2005, the City Council recommended that the General Plan be reviewed and updated especially the Leland and in the River Bottoms areas of the community. Goals and Policies were reviewed and updated reflecting the changes in opinions and views of the residents.

The City's position on development issues is best represented by a thorough review of the goals and policies in conjunction with the Land Use Map. They are designed to complement each other and jointly guide decisions made by the City.

No plan can be so precise as to anticipate all future changes in a community. It is important that this plan is reviewed and updated to ensure that it is kept up to date with changing conditions and values in the community.

## **II. Background/ Existing Conditions**

### **A. History**

The Franciscan Friars named Silvestre Valez de Escalante and Francisco Atanasio de Dominguez were some of the first explorers to pass through the Spanish Fork area. The priests were in quest of a direct route from Santa Fe, New Mexico, to Monterey, California. After traveling down Spanish Fork Canyon they camped somewhere near the present day City limits on September 23, 1776. Many years later the name "Spanish Fork" appeared on John C. Fremont's map of the area published in 1845. This was two years before the Mormons settled in Utah, and five years before there were any settlers in Palmyra. In all likelihood, the name "Spanish Fork" was derived from the fact that the route of the Taos trappers during the early part of the 1800's followed the canyon and the river.

The indigenous population of Spanish Fork was composed of members of the Ute Indian tribe. They had no permanent villages due to their nomadic nature. Because these Indians ate so many fish, they were also known as the "water Indians".

Enoch Reece settled the first home in the Spanish Fork area in 1850; he laid claim to 400 acres of land approximately two miles west of Spanish Fork. Soon after, Charles Ferguson and George Sevey arrived in the area with 200 head of cattle belonging to Mr. Reece, and Spanish Fork had its first business venture.

In the winter of 1850-51 a few families settled along the Spanish Fork River. By the end of 1852 the population along the river had grown to over 100 families. In 1854 a fort was built in Spanish Fork to meet the needs of existing settlers.

In January of 1855 the area of Spanish Fork was incorporated as a City. Soon after incorporation, the first Icelandic immigrants settled between 1855 and 1860. These Icelandic pioneers established the first permanent Icelandic settlement in the United States.

By 1860, the population had grown to 1,069. Spanish Fork inhabitants were of Irish, English, Scottish, Welsh, and Scandinavian descent. In ten years the population had reached 1,450. The first commercial industry was a sawmill that began operation in 1858. One year later the first flourmill opened its doors for business. The business group known as the Spanish Fork Mercantile was opened on February 11, 1883; the association was similar in function to the modern day Chamber of Commerce.

Spanish Fork City erected its first schoolhouse in 1862, a one-room structure complete with a shingle roof. In 1910, the Thurber School was built. The present day City government offices are housed in the renovated school.

Spanish Fork built a light and power system in 1909, which was completed and connected with the government power plant in 1910. The development of the Strawberry Valley Reclamation Project in 1919 has had a significant impact on the City and surrounding area. It allowed for cultivation of thousands of acres, and also provided the City with a stable supply of water.

The first annual Utah County Livestock Show was held on the City Square in April of 1925. This show has since become the Utah Junior Livestock Show. Fans, buyers, and exhibitors come from all areas of the state.

Spanish Fork is a community that strives to maintain a high quality of life, and provides an outstanding environment for working, recreating, and enjoying life. City government is the Council-Manager form consisting of a part-time mayor and five part-time City council members, along with an appointed full-time City manager who administers the operation of the City and its employees.

### **B. Physical Conditions**

## Physical Setting

Spanish Fork is situated in central Utah, and lies in the south central portion of Utah County. The land slopes gently upward from Utah Lake to the northwest to the southerly end of the Wasatch Mountains in the southeast. Elevations range from about 4,500 feet in the northwest to 5,200 feet in the far southeast foothills. A slightly steeper rise interrupts this topography in the southeast portion of the grid-patterned streets of the City. The rise then flattens out forming a gentle sloping bench area stretching to the foothills in the east. From the plateau of the east bench the topography drops rather steeply down approximately 60 feet to the Spanish Fork River floodplain below at the southerly edge of the community.

## Climate

The climate of Spanish Fork is characterized by four distinct seasons. Summer is warm to hot with little moisture. Fall brings pleasant temperatures and increasing cloudiness and precipitation from Pacific storms. Winters are fairly cold and snowy, with occasional foggy periods caused by high-pressure inversions. Spring brings warmer temperatures, and is usually the wettest season. It is the season when flooding is most likely to occur, especially if the winter snowpack in the mountains is heavy and warm and/or wet conditions occur. Canyon breezes blow from the southeast on many nights and mornings throughout the year, helping to keep the air clear and pollution free.

The following table summarizes the average weather records at the Spanish Fork Power House adjacent to the Golf Course by Western Regional Climate Center for the 72-year period from 1928-2000

[www.wrcc.dri.edu/summary/climsmut.html](http://www.wrcc.dri.edu/summary/climsmut.html).

Average Weather Records for Spanish Fork (Jan 1, 1928 to December 31, 2004)				
Month	Average Max. Temperature (F)	Average Min. Temperature (F)	Average Total Precipitation (in)	Average Total Snowfall (in)
January	37.5	19.8	1.72	14.4
February	43.7	23.9	1.82	10.0
March	53.5	30.1	2.09	7.2
April	63.9	37.1	2.11	2.6
May	74.1	44.9	1.78	0.2
June	84.9	52.0	1.10	0.0
July	93.1	59.5	.78	0.0
August	90.5	58.2	.99	0.0
September	81.1	49.6	1.19	0.0
October	67.3	40.2	1.79	0.5
November	50.1	29.6	1.89	6.2
December	39.6	22.2	1.80	10.2
Annual	65.0	38.9	19.05	51.1

## Soils

Spanish Fork contains a wide range of soil types. These varied soils are suitable for cultivation, construction, pasture, and wildlife habitat. Most soils are suitable for development. Medium or high compressibility soils may require additional attention prior to construction.

## Flood Hazard

The 100-year floodplain of Spanish Fork River is considered a major floodplain in Utah County. The 100-year floodplain is that area which would be inundated by water in the event of a combination of climatological factors that is likely to occur once every 100 years (one percent likelihood of occurrence in any given year) (see the Floodplain Map).

## Earthquake Hazard

The Wasatch fault is an active fault that extends almost the entire length of the state. The center of Spanish Fork City is located approximately 3½ miles west of the fault line, which traverses the Utah Valley along the base of the

Wasatch Mountains. A severe earthquake could cripple Spanish Fork because major power and water lines cross this fault line (see the Earthquake Map).

### Wetlands

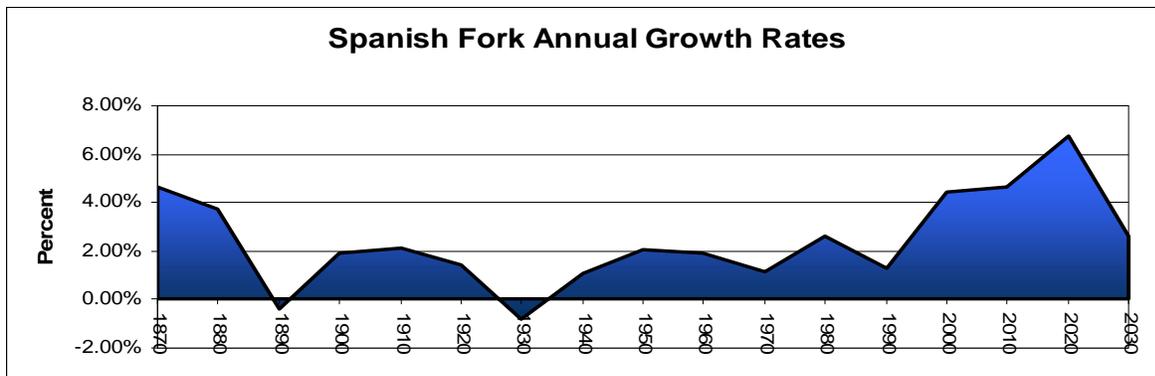
Spanish Fork has numerous wetlands areas in the northern sections of the City. The National Wetlands Inventory (NWI) map shows the wetlands but most of them have not yet been delineated. There is a high water table in these areas but a majority of it is because of the lack of percolation into the ground (see the Wetland Map).

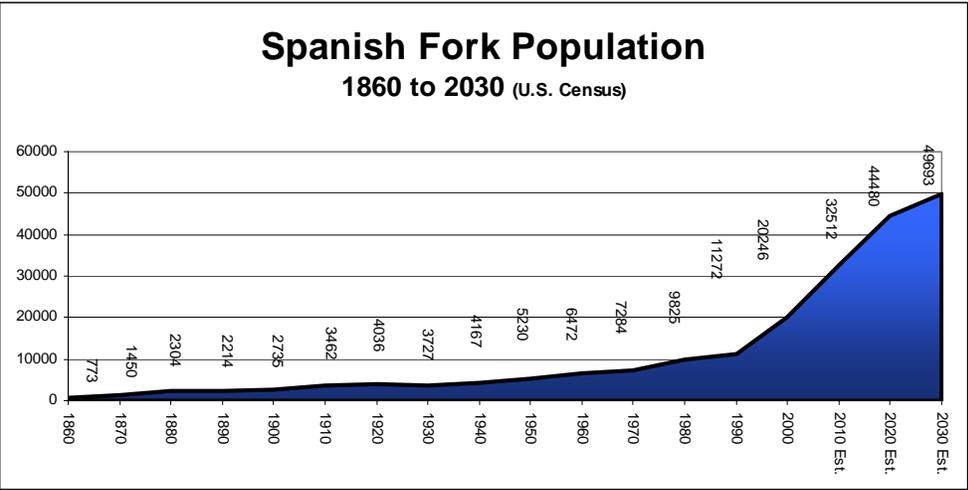
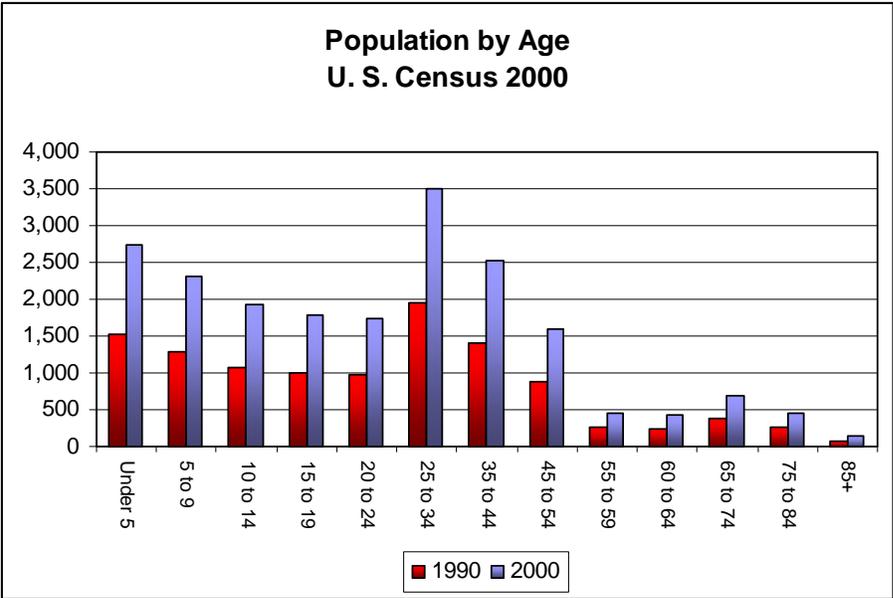
### C. Population

The population of Spanish Fork has historically increased at a fairly modest rate and has tended to lag beyond the growth rate for Utah County as a whole. Prior to the current building boom, the 1970's represented Spanish Fork's largest growth period, with an increase in population from 7,284 in 1970 to 9,825 in 1980, an increase of 25%. According to the 2000 U. S. Census there was an increase of 8,974 people or 44% from 1990 (see chart). The City's current population based on the number of utility connections is approximately 26,500. The City's Planning Department has projected that the population will increase to 32,512 by 2010 and will continue to increase to approximately 49,063 people by the year 2030.

Spanish Fork, like most communities in Utah, has a relatively young population because of the large average family size. Average family size in 1990 was 3.89 persons, and average household size was 3.45, whereas in 2000 the family size was 3.91 and the household size of 3.59. The United States as a whole averages about 3.2 persons per family and 2.7 per household.

The median age in Spanish Fork in 1990 and 2000 was about 24, while the United States averaged is 32 years old. The 2000 U. S. Census indicated that Spanish Fork City is actually getting younger. There was 2% increase from the 1990 census in the 20-24, 25-34, and the under 5 age categories. In the 65-74-age category there was a 2% decrease and a 1% decrease in the 75-84 category (see chart).





### III. Land Use Element

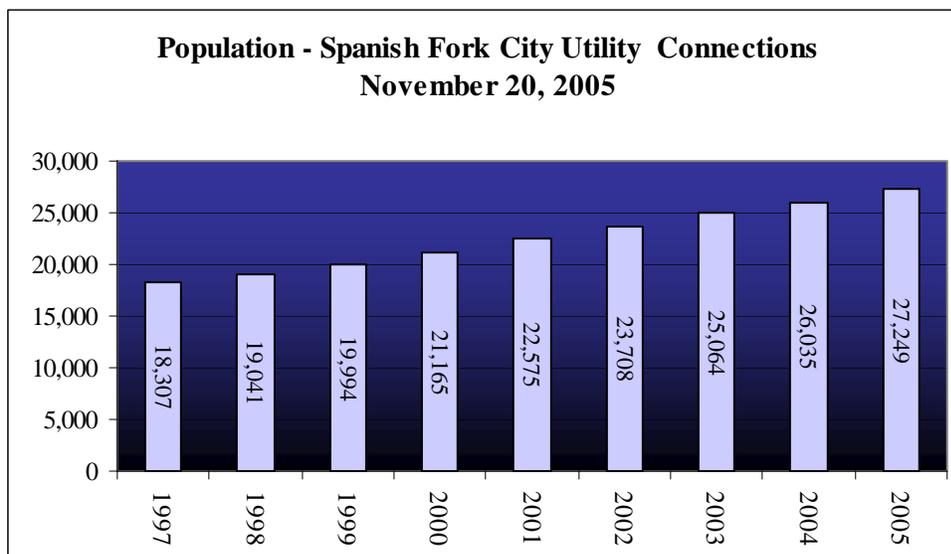
#### A. Issues

Spanish Fork has undergone a period of rapid growth in the early 1990's which is unprecedented in the City's history. The ten-year period from 1990-2000 has seen the City's population increase from 11,272 to 20,246 according to the 2000 Census. This trend has continued as seen on the adjacent chart.

This growth has caused increased pressures on many of the physical and social institutions in the area. Schools and churches must constantly be searching for new sites and funding to build new facilities.

The additional growth has affected the City in different ways. In the Public Works department, new culinary water, pressurized irrigation, sewer, storm drain, and electric lines are constantly being installed and inspected. The new growth has also put a strain on the existing streets and utilities that need upgrading and increased maintenance.

Departments throughout the City have needed additional staff members to accommodate the new growth. The Parks and Recreation Department has programs and facilities that are heavily used with increased numbers of participants with new facilities always needed.



A community survey conducted in July 1995 revealed the following from the nearly 1,000 respondents:

- 1) "Small Town Lifestyle" was the best thing about Spanish Fork.
- 2) "Growth" was the biggest problem. The population of Spanish Fork should be 20,000-30,000 in 20 years.
- 3) The City should try to attract both High Tech and Manufacturing companies.
- 4) The respondents were split about whether the City should attract new shopping centers or malls.
- 5) The City should have strict architectural standards for commercial projects, general guidelines for single family homes; with an even split between strict standards and general guidelines for multi-family projects.
- 6) The City has a responsibility to allow affordable housing such as apartments, twin homes, and manufactured homes.

In 2001, a workshop was held called the "Nebo Community Vision" out of this project individuals shared their views of the importance of preserving open space like wetlands, farmlands, and other important green spaces as well as where growth should occur in Spanish Fork City and surrounding communities. Over 80 residents attended the workshop; comments made from the residents included: (1) designing agricultural protection zones, (2) connecting the City by trails and open space areas and (3) enhancing the community image with a viable main street and street

trees. The major topic of discussion was the importance of the Spanish Fork River and the surrounding farm ground and how can this valuable resource should be preserved. One resident pointed out the difference and feel you have from the homes above to the River Bottoms.

In August 2005, the City and the United States Department of Agriculture – Natural Resources Conservation Service (NRCS) started a master planning process for the River Bottoms. At the first meeting there was over 120 people in attendance. Through a survey that was conducted and discussions, property owners and concerned residents have shared how important this natural resource is and how the City and County needs to develop and implement a plan to preserve the River Bottoms from future residential development.

## **B. Existing Conditions and Recent Trends**

### **Industrial and Commercial Developments**

Existing land use conditions in Spanish Fork is a balanced mix of residential, commercial, and industrial development. The City has been successful in recent years in attracting such major employers as Longview Fibre, Banta, Rocky Mountain Composites, Nature Sunshine, PDM Steel, J.C. Penney's, Klune Industries, Provo Craft, and Alcoa Aluminum to name just a few.

Retail commercial developments have located in the City such as ShopKo, Kmart, Macey's, Albertson's, and Cal-Ranch all located in the northern and northeastern parts of the community. Many smaller businesses are located along Main Street, with vacancy rates generally quite low. Many other smaller retail and office projects have developed throughout the City between 1996 and 2002 but the major focus continues to be on northern Main Street.

### **Residential Development**

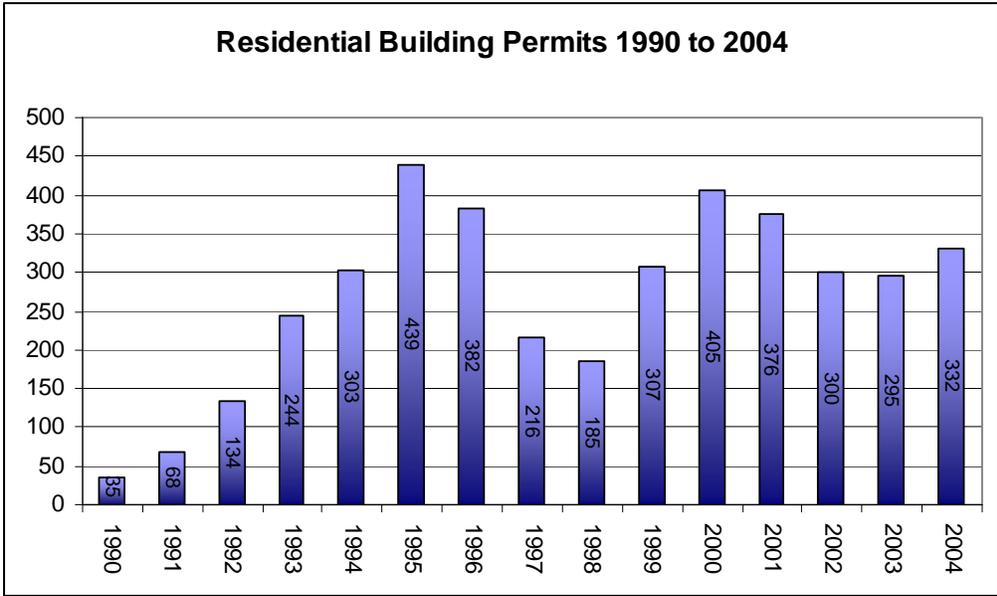
Residential development in 1980s and early 1990s happened mainly in the northwest section of the City and in the Mount Loafer area around 1100 East and 600 South. Starting in the mid 90s and continuing into the 2000s the residential growth occurred primarily in the southeastern (East Bench) part of the City, with several subdivisions north and south of Canyon Road going south towards the River Bottoms (Aspen Meadows, Maple Meadows, Parkside, Wapiti). A few other subdivisions popped up in other sections of the community like in the West fields (Sunset Park). A majority of the multi-family projects developed in the northeast section of the community in the area of 400 North and Highway 51 (Davencourt, Diamond Fork, Blackhorse Run, and Whispering Willows) during this time frame. The City though continues to encourage mix-use projects like Aspen Meadows, Hunters Crossing, Wolf Hollow, Somerset, and Canyon Glen that mixes single family homes with other residential uses.

In 2004, several large residential projects started being developed in the west and southwest sections of the City (Quail Hollow and Spanish Fields) as well as continued developments on the East Bench.

Upgrades to the sewer treatment facility will open additional areas for residential development especially between Mapleton and Highway 6 (Mapleton Bench). A new high school is planned in this vicinity and should push growth in that direction.

Residential growth in the future should continue on the East Bench, Westfields, and on the southend of the City by IFA and new areas that will see an increase in homes is on the Mapleton Bench.

The following chart shows the growth in new residential units for the period from 1990 to 2004.



**C. General Land Use Goals and Policies**

This part of the General Plan will attempt to provide goals and policies that address these desires and help ensure that the City develops and grows in an orderly manner.

**Goal One: To maintain the high quality physical and social environment in Spanish Fork.**

**Policies:**

- a. When reviewing and designing potential developments, consider the impact it may have on the character of the surrounding area.
- b. Require that all implementing ordinances (i.e., zoning and subdivision regulations) be consistent with the General Plan.
- c. Allow development to occur only in areas where adequate streets, public facilities, and services exist or where the developer will provide them.
- d. To encourage developments that will maintain the “small town lifestyle” such as developments with trails systems, parks, clustered developments leaving open space, preserving the River Bottoms for agricultural uses, and additional properties for animal rights,
- e. Encourage new commercial developments on Main Street that reflect a similar lifestyle atmosphere.

**D. Growth Management Policies**

**Goal One: To provide for an orderly and efficient expansion of Spanish Fork.**

**Policies:**

- a. Allow urban residential and industrial land uses only within the adopted Growth Management boundary.
- b. The Growth Boundary be evaluated on the amount of land within the boundary as well as on all available utilities (water, sewer, electric, etc.)
- c. Review the boundary annually to determine if changes are warranted based upon recent growth trends.
- d. Allow new annexations on properties within the Growth Management boundary where all urban services can readily be provided.
- e. Discourage annexations on properties outside the Growth Management boundary except in cases where environmental, open space, or safety concerns can better be managed if the property is within the City limits.

- f. Properties being annexed into Spanish Fork City must connect to at least two City services (electric, telecommunications, garbage, water, sewer, etc.) either upon annexation or when development occurs, at City discretion, and at the applicants' expense.

## **E. Environmental Policies**

**Goal One: To manage development which is compatible with certain environmental limitations in the area.**

**Policies:**

- a. Severely restrict development within the 100-year flood plain of the Spanish Fork River to minimize potential damage and loss should a flood occur. Allow development in accordance with the alternate densities shown on the General Plan Map if areas can be removed by FEMA from the official flood plain.
- b. Require soils tests on all geologically unstable soils, and on heavy clay soils prior to construction.
- c. Discourage development on slopes over 25%; encourage clustered developments that utilize the flatter portions of the property.
- d. Discourage residential developments in the Riverbottom's east of Main Street. If development does occur encourage projects that cluster homes preserving as much farmland as possible.

## **F. Residential Policies**

**Goal One: To provide high quality, stable residential neighborhoods.**

**Policies:**

- a. Encourage the creation of neighborhood or homeowners' associations to help maintain the quality of neighborhoods.
- b. Enforce existing codes regarding property maintenance and inoperable vehicles.
- c. Protect residential neighborhoods from commercial and most other non-residential uses through the uses of walls, landscaping, and setbacks appropriate to the use.
- d. Design local streets in residential areas with discontinuous patterns to discourage through traffic.

**Goal Two: To provide a range of housing types and price levels in all areas of the City.**

**Policies:**

- a. Allow a variety of lot sizes and housing types in all "Urban Residential" areas.
- b. Develop an architectural theme that integrates different housing types in mixed-use projects.
- c. Allow residential development projects that provide superior design features and amenities to be developed at the high end of the density ranges as shown on the General Plan Map.
- d. Locate higher density units adjacent to parks or commercial areas mixed throughout the community.
- e. Permit manufactured housing in all residential areas if it is structurally and architecturally compatible with the surrounding area.

**Goal Three: To ensure that adequate open space, buffering, and landscaped areas are provided in new developments.**

**Policies:**

- a. Develop an overall landscape concept for all common areas of the project including, entries, street plantings, reverse frontage streets, and park and retention areas.
- b. Select plant materials that are suited for their proposed use.
- c. Install street landscaping in significant lengths to develop the desired character and maintain continuity in the project.
- d. Provide for water conservation in landscape design; locate consumptive vegetation, such as lawns in visible and usable places.
- e. Develop parks within ½ mile of all residences.
- f. If retention areas are used as parks, design them to meet the technical requirements while still providing attractive, natural looking, and useable open spaces.

- g. Provide high quality, durable walls or fences along major collector and arterial streets that buffers the adjacent neighborhoods from the additional traffic and noises.

## **G. Commercial Goals and Policies**

**Goal One: To provide conveniently located commercial areas to serve the residents of Spanish Fork and surrounding areas.**

**Policies:**

- a. Develop a hierarchy of commercial areas within the City to meet neighborhood, community and regional needs.
- b. Develop new commercial areas as nodes or centers, and not as a series of unrelated, freestanding businesses.
- c. Require shared driveways between adjacent business or connecting accesses between parking areas where practical to do so.
- d. Develop secondary vehicular and pedestrian access from commercial to residential areas where practical to do so.
- e. Require sidewalks at the time of new construction or expansion of existing commercial uses for the full frontage of the parcel.
- f. Restrict the size of neighborhood commercial areas to minimize the impact on the residential character of the area.
- g. Locate new community level commercial areas at the intersection of arterial streets or at arterial and major collector streets.
- h. Require community level and regional level commercial centers to be developed as integrated projects with shared parking, common architectural styling, landscaping, and signage.
- i. Actively promote and market the commercial area around Kmart as a Regional Commercial site. Recognize that some of the area will not develop as integrated shopping centers, but instead as large, independent uses.
- j. Allow a mixture of general commercial and light industrial uses to locate in the North Main Street area between Interstate 15 and 1600 North.
- k. Encourage commercial developments along Main Street from 400 North to Center Street that reflects a similar architectural design with the existing buildings.

**Goal 2: To provide opportunities and locations for small commercial operations and offices which are compatible with residential uses.**

**Policies:**

- a. Allow small office complexes to develop in similar locations as neighborhood commercial areas.
- b. Allow West Center Street between 100 West and 600 West to develop with small office projects.
- c. Allow limited office, bed and breakfasts, and similar uses along Center Street between 100 East and 500 East and 300 South between Main Street to 700 East, subject to strict design review standards to maintain a residential character consistent with the area.
- d. Allow limited retail, service commercial, office, and other similar uses in those portions of Main Street, which are currently residential, subject to strict design review standards to maintain a residential character consistent with the area. Allow the same uses along the east side of 100 West and along the west side of 100 East between 100 North and 300 North.
- e. Allow home occupations in all residential areas if they have no exterior evidence of their existence and the use is compatible with the residential environment.

## **H. Industrial/Employment Policies**

**Goal One: To provide a variety of employment opportunities for the residents of Spanish Fork and the surrounding area.**

**Policies:**

- a. Continue to develop the northern part of the community with Light Industrial uses. Prohibit residential development in these areas.
- b. Allow "Surface Mining" uses such as sand and gravel mining to operate on an interim basis, with the land ultimately converted to uses that are compatible with the surrounding area.
- c. Recruit industrial users that do not have large water use demands.
- d. Recruit industrial users that do not discharge harmful contaminants into the sewer system.

## I. Circulation Goals

### **Goal One: Provide a safe, convenient, and efficient system for transporting both people and goods.**

#### **Policies:**

- a. Implement a program of regular maintenance and reconstruction of City streets to guarantee a safe overall system.
- b. Develop intersections to obtain Level of Service C or better during peak-hour traffic periods. Reduce the intensity of proposed projects or require traffic improvements to maintain or achieve Level of Service C or better.
- c. Require new developments to have or to develop appropriate access for the intensity of the development.
- d. Obtain needed street rights-of-way through property dedication when subdivisions, conditional use permits, rezonings, or design review plans are approved.
- e. Base street system planning on traffic generated from planned uses. Changes in planned uses are to be accompanied by an analysis of traffic impacts created by those land use changes and what improvements are needed to deal with these impacts.
- f. Design sidewalks along new streets to be set back from the traveled roadway, thereby providing a safer walking area.
- g. Design local residential streets with discontinuous patterns to discourage through traffic. Discourage partial width streets (half streets) for new, local streets.

### **Goal Two: Provide pleasant, safe, and functional non-motorized transportation routes.**

#### **Policies:**

- a. Provide outside lanes on collector and arterial streets to be wide enough to safely accommodate bicycles.
- b. Prepare a more extensive bikeway and trails plan that identifies which parts of the system should be paths, routes, or lanes, and what types of non-motorized transportation should occur in each area. Develop detailed design guidelines for each component of the system.
- c. Require pedestrian walkways between sidewalks along public streets and developments adjacent to those streets. Pedestrians should not have to use driveways or parking lots as the only access points to buildings.

#### **IV. Design Review**

##### **A. Issues**

The term “Design Review” conveys different meanings to different people. For the purposes of this General Plan, it is intended to describe a process, which provides a comprehensive review of new development projects. The total project package, including such things as: the site layout, landscaping, signage, lighting, building architecture and materials, and compatibility with adjacent areas will be evaluated by the City.

In recent years, Spanish Fork has initiated some aspects of this review process through its “Site Plan Review”. This process has not been as comprehensive as what will be contemplated with Design Review, but it has been evolving in the last year or so to nearly that level.

The community survey conducted in July, 1995 overwhelmingly supported strict architectural standards for new commercial projects, with some support in multi-family projects, and limited support for single-family projects. The Planning Commission and City Council have indicated a strong desire to implement architectural review for multi-family projects, and to also have a certain amount of review for single-family developments, particularly in regards to providing some variation to building elevations on adjoining lots.

Some policies of this plan, and the ultimate zoning regulations, will provide very specific standards or criteria in certain parts of the City. The purpose of this is to ensure that a certain character of development is maintained, consistent with the community’s desire for that area. A single project, which is significantly different from that character, can adversely affect the whole area.

Most areas of the City will have much more general design criteria, with a great amount of flexibility for individual projects. It is not the City’s intent to stifle creativity or to dictate a particular architectural style or material through this process.

##### **B. Existing Conditions**

During the high growth years of the late 1990’s, Spanish Fork has seen a variety of new residential, commercial, and industrial projects built. Some have been well designed using high quality materials, good site planning techniques, nice landscaping, and other similar features, which help ensure a long-term, quality development. Others have not been so thoroughly planned with little attention paid to materials, proper site planning, consideration for neighbors, and the long-term stability of the project.

Development prior to this period was generally at a much slower pace, with residential projects much smaller in scale. However, the character of all developments since the 1950’s has tended to be more suburban in character and not consistent with the original townsite concept of the “Blocks”.

The original downtown has survived, but has not really flourished. A variety of reasons can be blamed for this, and are fairly typical nationwide. Some provisions in this plan will try to encourage a revitalization of this area, and Design Review will play an important role in that process.

##### **C. General Design Review Goals and Policies**

**Goal One:** To provide new developments which are safe and functional as well as aesthetically pleasing.

**Policies:**

- a. Use high quality, durable materials.

1. Light to medium intensity colors with low reflectivity are preferred as the background building color. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged.
  2. Color can be used to impact the scale of a building by highlighting various architectural elements.
  3. Materials such as pre-cast concrete, cast stone, brick, stone, and architectural metals can be combine to enrich the appearance of a building and highlight architectural features.
  4. Signage and awnings, which are color coordinated, can be used to introduce brighter and more intense colors.
  5. Large areas of white or cool grays, and reflective glass curtain wall systems are discouraged.
  6. Bright colors should be limited in use to signage.
- b. Provide complete use of materials, special features and trim throughout the project. Treat all sides of buildings which are visible to adjoining uses.
  - c. Create visual interest through articulation of wall planes, variation of roof forms, and other similar methods such as angling of buildings.
    1. Variations in rooflines can include gables, dormers, and well-defined parapets. Offsets in the roofline break up the mass of the roof and are encouraged.
    2. Roof overhangs at pedestrian entries provide protection for shoppers and are encouraged.
    3. Roofing materials should be of a color and material consistent with the architectural character of the building and should convey a sense of permanence and quality.
    4. Roof mounted equipment should be concealed from public view on all sides by screening in a manner consistent with the character of the building.
  - d. Finish building details, including trimming of all windows and doors, painting or anodizing of all exposed metal, and integration and screening of mechanical elements with the building architecture.
  - e. Design screen walls of quality materials to blend with buildings. Provide relief to long walls through staggering, capping, inlays, columns, and variation in materials.
  - f. Use quality materials in signs to match buildings.
  - g. Where feasible, use architectural features to enhance energy conservation.
  - h. Design projects with entrances and landscaping to accommodate the prevailing Spanish Fork Canyon winds.
  - i. Street lights to be installed on intersections and approximately 250 feet apart on collector streets, residential neighborhoods street approximately 300 feet apart and in industrial areas approximately 450 feet apart.
    1. The style and placement of exterior accent lighting should enhance the building's architectural elements such as entry features, pilasters, columns, and landscaping.
    2. Decorative and functional lighting should be compatible with the development's design and should enhance the design and safety of the site and pedestrians.

**Goal Two: Encourage developments to be pedestrian friendly and have appropriate mass and scale through using creative architectural details.**

**Policies:**

- a. Variation in the building façade by vertical or horizontal articulation, window and entry variations, patios, plazas or other landscaped pedestrian areas is encouraged. Strong vertical elements such as windows, pilasters, columns, stairs, and towers should be used to identify individual commercial spaces.
- b. Large volumes or planes should be broken up into smaller ones in order to reduce the visual scale of a building. The mass of a building should be varied inform or divided to emphasize the various interior building functions.
- c. Where practical, gradual transitions in height from adjacent, less intensive land uses, especially residential development, to the maximum height of the new development are desirable.
- d. The sidewalk in front of a building should be designed with elements that create a pedestrian friendly environment (i.e. trees, benches, eating areas, art work, etc.). Design elements should be used to visually reduce the mass of the building.
- e. Variations in roofline and building height can effectively break up massing and provide visual interest. The upper stories of a building should be distinguished by using offsets or changes of materials.

- f. The primary entrance of a building or store should have a clearly defined, visible entrance with distinguishing features such as a canopy, portico or other prominent element of the architectural design. Buildings should have their primary orientation toward the street rather than the parking area. Where possible, the building façade should be located close to a street and sidewalk area. Parking areas should be designed so as to like the buildings they serve to adjacent street sidewalk or other pedestrian systems, and to give the impression of buildings as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis structures, or landscaping treatment.
- g. Each building should have a well-designed base, middle and top. Architectural detailing or a change of materials or color at the ground level may be used to create the base. The different parts of a building's façade should be emphasized by use of color, arrangement of façade elements, or a change of materials.
- h. Where applicable, the design of parking lot should be integrate with the surrounding development in order to create a continuous, attractive streetscape.
- i. Trash storage areas, mechanical equipment and similar areas should not be visible from the street and constructed with similar materials and colors of the development.
- j. Loading docks should be screened so as not to be visible form the street, and should not be accessed directly from the street.
- k. Buildings should be designed to be viewed from all sides and pleasing to the eye.
- l. Large developments should be integrated with its surroundings by having a mix of sizes of structures, and the design of the site and buildings should create a safe and comfortable pedestrian scale environment. It is also important that the visual impact of large parking areas be reduced through proper design and landscaping.
- m. Site designs with the placement of commercial and mixed-use buildings in clusters, parking areas distributed throughout the site and pedestrian pathways and amenities extended throughout the site are encouraged.
- n. Trees, shrubs, and ground covers should be used in islands and parking lots to break up large expanses of paving and provide shade. Water-efficient landscaping is to be used.

## V. Land Use Map Designations

### A. Environmentally Sensitive Uses

1. **Flood Plain.** Those areas along the Spanish Fork River within the 100-year Flood Plain have limited development potential because of the hazards associated with flooding. This designation will be “overlaid” upon the base land use designation with development allowed only in accordance with State and Federal standards.
2. **Hillsides/Geologic Hazards.** The steeper hillside areas in the extreme southeastern part of Spanish Fork have special limitation due to unstable soils, erosion and landslide potential, and proximity to an earthquake faultline. These areas will require careful site review, special construction standards, and should have reduced density of development because of the higher risk of natural disasters. This designation will be “overlaid” upon the base land use designation.

### B. Residential Land Uses

1. **Exclusive Agriculture: 40+ acre parcels.** These are areas in the Spanish Fork River Bottoms where the dominant character is agricultural production, with high quality soils types. All of this land is also located within the 100 year Flood Plain for the River.
2. **Rural Residential: 5-20 acre parcels.** These are areas where the predominant character is large lot ranchettes, hobby farms, or full-scale agricultural operations. Community water systems are sometimes available, but public sewer is not. Streets will be paved, but curb, gutter and sidewalk will usually not be required to maintain the rural character.
3. **Small hobby farms: 0.25 to ½ acre parcels.** These are areas where the predominant character is small lot ranchettes or a hobby farm.
4. **Very Low Urban Residential: 1.5 to 2.5 dwelling units per acre.** These are areas in the community which are well suited for large suburban lots to accommodate upscale residential units. Developments will have full urban services, including public water and sewer, underground utilities, and paved streets with curb, gutter, and sidewalk.
5. **Low Urban Residential: 2.5 to 3.5 dwelling units per acre.** These are areas with predominately single family attached units, but with some attached dwelling units. Developments will have full urban services.
6. **Medium Urban Residential: 3.5 to 4.5 & 4.5 to 5.5 dwelling units per acre.** These are areas with mostly single family detached units, but with some attached dwelling units. These areas will usually have somewhat smaller single family lots, and/or a slightly higher percentage of attached units than are found in the Low Urban Residential areas. Developments will have full urban services.
7. **Medium High Urban Residential: 5.0 to 8.0 dwelling units per acre.** These are areas with a mix of single family units, duplexes, and twin homes, with some areas with multi-family units. Developments have full urban services.
8. **High Urban Residential: 9.0-12 dwelling units per acre.** These areas are a mix of single family attached units and attached dwelling units. The mix of multi-family buildings will be higher in this area than in the Low and Medium areas. Developments will have full urban services.

### C. Commercial Land Uses

1. **Residential Office:** These areas provide for low intensity professional office uses on a scale consistent with residential areas. They typically serve as a transition between more intense commercial areas and residential land uses. They can also be used in certain areas to allow residential conversions to office use subject to site and architectural review criteria.
2. **Professional Office:** These areas provide for general office development. They may serve as a transition between residential and commercial uses, or may be designed as a concentration of similar uses intended as an employment center.
3. **Neighborhood Commercial:** These are small areas which serve the immediate residential area with retail, personal and business services, and offices. Individual businesses should not exceed 7500 square feet, and the district should be 1-4 acres.
4. **Downtown:** This is a small area along both sides of Main Street in the central portion of Spanish Fork. It is intended to promote and maintain the character of a pedestrian-oriented retail district. Building orientation should strongly encourage pedestrian use by having buildings close to the street. The architectural style of new or remodeled buildings shall be consistent with the area.
5. **Shopping Center:** These areas provide retail uses, service oriented businesses, offices and restaurants in an integrated center. Each center shares common architecture, access, parking, signage, and landscape design. Centers will typically be 5-15 acres in size.
6. **General Commercial:** These areas provide a wide range of commercial uses designed to serve neighborhood, community, and regional needs. Uses may be freestanding or integrated in a center.

#### D. Industrial/ Employment Uses

1. **Business Park:** These are employment areas in a large scale campus style development designed to be compatible with adjacent residential areas. Typical uses include administrative and research companies, offices, laboratories, and limited manufacturing and assembly industries. Limited commercial uses which are compatible with and support the Business Park are allowed
2. **Light Industrial:** These areas accommodate employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit significant amount of air, water, or noise pollution will not be allowed. Residential uses are not allowed.
3. **Medium Industrial:** These areas accommodate employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit moderate amounts of air, water, or noise pollution may be considered as conditional uses. Residential uses are not allowed.
4. **Heavy Industrial:** This area is intended to accommodate the manufacture and assembly of explosives. Residential uses are not allowed.

#### E. Other Uses

1. **Public Facilities:** Public facilities are properties and structures that are owned, leased or operated by a governmental entity for the purpose of providing governmental services to the community. Some of these services are necessary for the efficient functioning of the local community, and others are desired services which contribute to the community's cultural or educational enrichment. In either case, public properties and buildings represent important components of the community's quality of life.

2. **Recreation:** Properties that are intended to accommodate open space and recreational activities such as the fairgrounds, the golf course, parks, and the gun club.

## VI. Moderate Income Housing Element

The availability of moderate-income housing has become a statewide concern. In 1996, the Utah State Legislature adopted §10-9-307 of the Utah Code dealing with “Plans for Moderate Income Housing”. This section of the code requires that every municipality adopt a plan for moderate income housing within the community. The plan must address the following five issues:

1. An estimate of the existing supply of moderate income housing located within the municipality;
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised annually;
3. A survey of total residential zoning;
4. An evaluation of how existing zoning densities affect opportunities for moderate income housing;
5. A description of the municipality’s program to encourage an adequate supply of moderate-income housing.

Moderate income housing as defined by the Utah State Code §10-9-307 (2) (a) is: “ housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size”.

The Utah County moderate-income level is recommended by the State to be used by Spanish Fork in determining whether or not housing is affordable.

### A. Estimate of Existing Supply

According to the Utah State Affordable Housing Model, Spanish Fork currently has a surplus of households making 80% of the Metropolitan Statistical Area Median Income (MSAMI). In 1990 Spanish Fork had a deficit of 139 units in this category meaning that the overall gain from 1990-98 was 618 units. Most of this increase was due to new construction, but some is also a result of increasing affordability of housing due to lower mortgage interest rates recently. According to the City calculations, from 1999 to 2004 an additional 369 affordable single family homes and 270 multi-family units have been added (based on valuations – not including land cost).

But, according to study conducted by the Bureau of Economic and Business Research David Eccles School of Business University of Utah in June 2003 called Affordable Housing in Utah Cities: New Construction, Building Fees and Zoning they show the City actually approved less affordable housing from 1997-2002. According to their study most of the new affordable housing developed in the City from 1997 to 2002 was twin homes, townhomes, and apartments.

PROFILE OF SPANISH FORK City						
Demographics, Tenure and Income 2000			Measures of Affordability			
Demographics	Total		Affordable Home Price (County) - 2002	\$127,714		
Population	20,246		New Home Cost (City) – 2002 Median Price	\$208,069		
Households	5,515					
Tenure	Total	%	New Residential Units Built 1997 to 2002	Total	# Afford.	% Afford.
Homeowners	4,344	79%	Single Family Homes	1,309	15	1%
Renters	1,171	21%	Twin Homes	182	91	50%
Total Occupied Units	5,515	100%	Condo/Town Homes	90	45	50%
Tenure by Income	Total	%	Manufactured	0	0	0%

At or below 80% AMI			Apartments	84	84	100%
Homeowners	1,077	25%	Total	1,665	235	14%
Renters	641	55%				
Household by Income	Total	%				
Total Households	5,515	100%				
At or below 80% AMI	1,718	31%				
Affordable Housing in Utah Cities: New Construction, Building Fees and Zoning, Bureau of Economic and Business Research David Eccles School of Business University of Utah, June 2003 AMI – area median income (county)						

**B. Estimate of 5-Year Need**

According to the Model, population growth in Spanish Fork between 1999 and 2003 will create a demand for 147 units available to moderate-income families (approximately 30 per year) if this trend is continued into the next 5 year time the City will need to approve an additional 150 units from 2005 to 2010.

**C. Survey of Residential Zoning**

The City currently has fourteen (14) residential zoning districts that allows for a wide range of lot sizes from 40-acre parcels to 6,000 square foot lots. Through a Master Planned Development (PUD) a project that has more than 20 acres can vary the lot sizes and density ranges allow for opportunities to do affordable housing. Residential densities typically range from 2.5 to 12 units per acre.

District	Minimum Lot Area	District	Minimum Lot Area
A-E	40 acres	R-1-15	15,000 s.f.
R-R	5 acres	R-1-12	12,000 s.f.
R-1-80	80,000 s.f.	R-1-9	9,000 s.f.
R-1-60	60,000 s.f.	R-1-8	8,000 s.f.
R-1-40	40,000 s.f.	R-1-6	6,000 s.f.
R-1-30	30,000 s.f.	R-3	6,000 s.f.
R-1-20	20,000 s.f.	R-O	6,000 s.f.

**D. Evaluation of Zoning's Affect on Moderate Income Housing**

It is very difficult to determine the effect zoning has on affordable housing. If you take into consideration zoning as well as land prices, political environment, socioeconomic conditions, size of a City, age of a City, economic growth, and demographic growth you find that there is a lot of variables to consider. These factors often interact with one another therefore quantifying the role of any one factor as a barrier to affordable housing would be difficult. But one would assume that zoning and land costs would be two major barriers to developing affordable housing.

## **E. Spanish Fork's Program to Encourage Moderate Income Housing**

Based upon the results of the Utah State Affordable Housing Model Spanish Fork currently has a surplus of affordable housing for moderate-income families. Spanish Fork City will continue to provide and support many different types of housing for all of its future residents.

### **Goal One: Continue to encourage affordable housing in Spanish Fork City.**

#### **Policies:**

- a. Encourage the use of Master Planned Developments or the PUD concept to provide a mix of lot and home sizes and home types (townhomes, twin homes, accessory apartments and single family detached homes) in residential zoning districts.
- b. Continue to provide HOME funds to the Housing Authority of Utah County to encourage 30-50% AMI housing and removing barriers that block affordable housing.
- c. Continue to allow manufactured homes in all residential zones throughout the City.
- d. Continue to allow accessory apartments (basement, mother-in-law) in the R-3 and R-1-6 zoning districts.

### **Goal Two: Encourage developments that target special groups like the elderly, disabled persons, and others people with special needs.**

#### **Policies:**

- a. Provide HOME funds to the Housing Authority of Utah County encouraging them to fund 30-50% AMI housing and removing barriers that block affordable housing for all individuals.