



Planning Commission Agenda November 18, 2010

**Planning
Commissioners**

5:00 P.M.

1. Preliminary Activities

b. Approval of Minutes: September 22 and November 3, 2010

a. Pledge of Allegiance

Michael Christianson
Chairman

Shane Marshall

2. Public Hearing

David Stroud

a. **Giles Conditional Use**

Applicant: Rocky Giles

General Plan: Downtown Commercial

Zoning: Commercial Downtown

Location: 300 North Main Street

Rick Evans

Tyler Cope

Brad Gonzales

3. Adjourn to work session for discussion on General Plan project.

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.

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Draft Minutes
Spanish Fork City Planning Commission Meeting
September 22, 2010

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

Staff Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jered Johnson, City Surveyor; Trapper Burdick, Assistant City Engineer.

Citizens Present: Rich Harris, Brad Gardner, Elaine L. Gardner, Karen Gardner Stewart, Kathryn Gardner Perry, Steve Gardner, Diane Gardner Reid, Jesse Conway, Ken R. Christensen, June E. Christensen, Terilee Hutchings, David Hutchings, Mike Hutchings, Lynn E. Jones, Joanne Jones, Terese Mitchell, Larry Hutchings, Phyllis Hutchings, Duane Hutchings, Brian Gabler, Alan Hutchings, Brenda Hutchings, Ann Hutchings, Marsha Herbert, David Grotegut.

CALL TO ORDER

Chairman Christianson called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge

Commissioner Evans led the Pledge of Allegiance.

Approval of Minutes: September 1, 2010

Commissioner Marshall **moved** to **approve** the minutes of September 1, 2010. Commissioner Evans **seconded** and the motion **passed** all in favor.

PUBLIC HEARINGS

Giles Zoning Text – Zoning Map Amendment

Applicant: Rocky Giles

General Plan: Commercial Downtown

Zoning: Commercial Downtown and Residential Office

Location: 300 North Main

46 Mr. Anderson explained the proposal and passed out a letter submitted by a
47 resident.

48
49 Commissioner Evans explained he felt that the resident was opposed to the map,
50 not the text amendment.

51
52 **Rocky Giles**

53 Mr. Giles said the parcel in question was a parking lot west of the old bowling alley
54 and would remain a parking lot. He said the reason for the change was to combine
55 all of the property he owned into one parcel. He said, if his change were to be
56 approved, the loud equipment would be eliminated and that the changes he would
57 make would really clean up the building.

58
59 Chairman Christensen invited public comment. There was none.

60
61 Commissioner Marshall **moved** to recommend that the City Council **approve** the
62 Rocky Giles Zone Text and Map Amendment. Commissioner Gonzales **seconded**
63 and the motion **passed** by a roll call vote.

64
65 ***Commissioner Cope arrived at 6:07 p.m.*

66
67

68 **STAFF REPORTS**

69

70 **Legacy Farms Annexation**

71 Applicant: Legacy Farms at Spanish Fork, LLC

72 General Plan: Residential 1.5 to 2.5 units per acre, Residential 2.5 to 3.5 units per
73 acre, Residential 5.5 to 8 units per acre, Commercial 2 and Rural Residential

74 Zoning: R-3, R-1-12, R-1-12 and Commercial 2

75 Location: Approximately 400 North 1500 East

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77 **Legacy Farms Preliminary Plat**

78 Applicant: Legacy Farms at Spanish Fork, LLC

79 General Plan: Residential 1.5 to 2.5 units per acre, Residential 2.5 to 3.5 units per
80 acre, Residential 5.5 to 8 units per acre, Commercial 2 and Rural Residential

81 Zoning: R-3, R-1-12, R-1-12 and Commercial 2

82 Location: Approximately 400 North 1500 East

83

84 Mr. Anderson explained the DRC recommendation.

85

86 Chairman Christensen asked if a copy of the Annexation Agreement for the
87 proposal was available. Mr. Anderson said it was not ready.

88

89 **Greg Magleby**

90 Mr. Magleby addressed the Commission. He began by explaining in April of 2010
91 the Nebo School District Board reviewed the purchase of some property in the
92 proposal; for a new Junior High School and that a formalized purchase agreement
93 was in the works. He explained that the original plan showed 838 lots but due to
94 the purchase of the school, the plan had been amended to 753 lots. He said the
95 parks and dedicated open space totals 27.1 acres. He further explained the roads,
96 relocated park space, detention basins, 50-foot frontage lots amended to 60-foot
97 frontages, re-configured buildable lot issues, re-configured lots on the Miner
98 parcel, addition of a traffic circle, original public park plan versus the amended
99 public park plan and additional park space.

100

101 Commissioner Gonzales asked to view a phasing plan.

102

103 Mr. Magleby explained what he felt the discussion in the DRC meeting was
104 relative to the Miner property and the maximum amount of lots and that Mr. Baker
105 would address the Miner property, in the Annexation Agreement, not exceeding 93
106 units.

107

108 Commissioner Cope said that in his personal opinion the Miner parcel should not
109 be deemed undevelopable.

110

111 Commissioner Evans asked about the detention basin located by the overpass.

112

113 Chairman Christensen asked about storm detention during the phasing.

114

115 Commissioner Gonzales asked about the timeline for phasing. Mr. Magleby
116 explained the phasing plan and discussion was held regarding roads. If the school
117 is not built by 1B, then the developer will install the needed infrastructure. He
118 explained the escrow account to ensure the parks are built and discussion was held
119 regarding how the escrow account would be handled.

120

121 Chairman Christensen asked how the City would be guaranteed the park and who
122 would control the escrow account. Mr. Magleby explained the escrow would be
123 funded at Final Plat and the City along with Legacy LLC would both sign off on the
124 funds before they were dispersed.

125

126 Discussion was held regarding land ownership at annexation and impact fees for
127 roads.

128

129 Commissioner Gonzales asked for Mr. Anderson to give insight into the road
130 impact fees.

131

132 Mr. Anderson explained the City's reasons for adopting the Transportation Impact
133 Fee.

134

135 Discussion was held regarding the arterial road and the developer fronting the
136 costs as an amenity, the arterial road being at grade at the railroad crossing and
137 the impact to the development, what was to be planned with the Rocky Mountain
138 Corridor (Mr. Magleby said it was too cost prohibitive to purchase the land) and
139 the total acreage of the parks with the wetlands.
140
141 Commissioner Marshall said he was not happy about 40 percent of the property
142 being completed before a park is constructed.
143
144 Chairman Christensen explained what he understood would be paid out of the
145 escrow account. Mr. Magleby explained what would be coming out of the escrow
146 funds and what the City Parks & Recreation Department guidelines were regarding
147 parks.
148
149 Discussion was held regarding phasing, park space and whether or not traffic
150 studies had been performed on 400 North and other roads within or near the
151 proposal.
152
153 Mr. Burdick explained what happens when there is a failure of transportation.
154
155 Mr. Magleby explained what the transportation study reflected regarding 400
156 North and when it would reach a failure rate and proceeded to further explain the
157 phasing plan and sewer capacity.
158
159 Commissioner Marshall said that in the feasibility report there are deficiencies and
160 asked if the City had a plan to address them.
161
162 Mr. Anderson said he could not answer the question.
163
164 Commissioner Evans expressed that this development could take a very long time,
165 and that that was how the proposal needs to be evaluated.
166
167 Commissioner Marshall asked about 2550 East and if it was part of the impact fee
168 assessment. Mr. Anderson said it was not.
169
170 Chairman Christensen asked about the DRC condition of the Miner property and
171 expressed his concern of it turning into a nuisance strip.
172
173 Commissioner Evans asked about what he felt was a discrepancy in Mr.
174 Anderson's nay vote from the DRC discussion with regard to the phasing of the
175 parks. Mr. Anderson explained that he believed the difference comes with whether
176 you include the Miner property in the calculations or not.
177
178 Mr. Anderson said he is concerned that there is insufficient park space in the
179 development, but that is not his biggest concern with parks. He explained that he

180 is much more concerned about the phasing of park construction. He further
181 explained that in a Master Planned Development, it is common for cities to require
182 at least 10 or 15 percent of a development be park space and that in the last city
183 he worked at they required 25 percent.

184

185 Commissioner Gonzales asked about the square footage of homes.

186

187 Mr. Magleby explained the minimum house sizes on each of the lots and the
188 information they had pulled from the Utah County Recorder's website. He further
189 explained setbacks, different elements that would have to be incorporated
190 (foundation corners, front elevation, roof lines etc), minimum finished area,
191 porches and that homes must be clad masonry.

192

193 Chairman Christensen explained that typically when a Master Planned
194 Development is done, there is one developer who does the actual construction. He
195 said in the case of the proposal where there was the potential to have many
196 developers, where was the leverage to ensure that the development was
197 constructed as presented? Mr. Magleby said he had talked extensively with Dave
198 Anderson and Chris Swenson and that the Building Department of the City would
199 be policing the design guidelines.

200

201 Discussion was held regarding whether or not the City would be able enforce the
202 guidelines. Mr. Magleby said that he felt the City would from the document he
203 was describing.

204

205 Commissioner Marshall asked about duplicate homes and how often they could be
206 built. Mr. Magleby said it was 200 feet measured from property line to property
207 line.

208

209 Commissioner Gonzales **moved** to **continue** the Legacy Farms Preliminary Plat
210 based on the deficiencies on the plans of the City, phasing of the parks and the
211 need for more information from the City to connect to Highway 51, fire, police.
212 The motion **died** for **lack** of a **second**.

213

214 Commissioner Evans **moved** to **approve** the Legacy Farms Preliminary Plat subject
215 to the following conditions:

216

217 **Conditions**

218

219 1. That the applicant enter into an Annexation Agreement that incorporates a
220 phasing plan and design guidelines.

221 2. That the applicant make any redline changes as indicated by the City
222 Surveyor and Engineering Department.

- 223 3. That the applicant pay to the City the initial dollar amount that SESD gave
224 to the applicant for the buyout realizing that the figure may change up or
225 down.
226 4. That a decision be made on what needs to be done on RD6.

227

228 Commissioner Cope **seconded** and the motion **passed** by a roll call vote. Chairman
229 Christensen voted **nay** just for the record. He explained that he felt the arterial
230 road should be constructed as one of the amenities, the percentage of parks being
231 only 5 percent should be in the range of 15 percent and that with the funding
232 scenario he feels the City is being the developer. Commissioner Gonzales voted
233 **nay** agreeing with Chairman Christensen and adding his concerns about the
234 potential need to connect to State Road 51 and phasing of parks.

235

236

237 **ADJOURNMENT**

238

239 The meeting adjourned at 8:15 p.m.

240

241 **Adopted:**

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Shelley Hendrickson, Planning Secretary

Draft Minutes
Spanish Fork City Planning Commission Meeting
November 3, 2010

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

Staff Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Richard Heap, Public Works Director; Jason Sant, Assistant City Attorney.

Citizens Present: Rich Harris, Todd Jensen, Merrell Jolley, Leah Jaramillo.

Chairman Christianson called the meeting to order at 6:03 p.m.

1. Preliminary Activities

a. Pledge

Commissioner Marshall led the Pledge of Allegiance.

b. Approval of Minutes: September 22, 2010

2. I-Core Presentation

Mr. Todd Jensen introduced Merrill Jolley, Leah Jaramillo and himself. He explained their affiliation with the I-Core Construction project and gave an update about what is being done with the Highway 6 and Main Street interchange and the project's schedule.

**Commissioner Cope arrived at 6:11 p.m.*

3. Ordinance Amendments

Title 15 Amendment – Accessory Structures

Applicant: Spanish Fork City and Byron Wann

General Plan: City Wide

Zoning: City Wide

Location: City Wide

45 Mr. Anderson explained that the proposed changes to the Accessory Structure
46 section of the Municipal Code were extensive and asked the Commission what
47 changes they would like him to focus on.

48

49 Chairman Christianson asked if there would be inspections involved no matter
50 what the size of the Accessory Structure was. Mr. Anderson explained that the
51 City had never permitted structures less than 200 square feet and the problem
52 that was causing throughout Spanish Fork City.

53

54 Commissioner Evans expressed that he felt that it was heavy handed to require
55 someone to obtain a permit and asked if language could be included to explain the
56 logic or reason behind the permit. Mr. Anderson said that he could speak to Junior
57 Baker, the City Attorney.

58

59 Commissioner Cope said that he felt the place for language concerning the reason
60 for obtaining a Building Permit could be on the City's website.

61

62 Commissioner Marshall asked what the change 'architecturally compatible' meant.
63 Mr. Anderson explained that there was a lot of discussion on what 'architecturally
64 compatible' meant and told the Commission if they had any input that they felt
65 would be better, then he was open for it.

66

67 Mr. Anderson said that currently the code does not allow for an Accessory
68 Structure to be built behind the front plane of the principle structure, or within 20
69 feet of a public right-of-way on corner lots. He said that a resident had applied to
70 have this portion of the ordinance changed and that staff found no reason not to
71 recommend that the change be approved.

72

73 Commissioner Marshall explained what language he felt could be removed from
74 Section F.

75

76 Commissioner Gonzales asked if there was any language in the code that
77 distinguished permanent Accessory Structures versus moveable Accessory
78 Structures because he thought there was. Mr. Anderson said that if there had
79 ever been language in the code distinguishing permanent versus moveable, it had
80 not been in the Code for several years and explained that he felt all structures
81 needed to be anchored.

82

83 Commissioner Gonzales expressed that he felt that if a person purchased some
84 kind of a pre-made Accessory Structure there should be something in the code
85 that addresses pre-made Accessory Structures and they should not need a permit
86 and asked what was driving the proposed changes.

87

88 Mr. Anderson said most of the changes are proposed to help residents avoid the
89 problems created when they build something that does not meet the City's
90 setback requirements.

91

92 Discussion was held regarding building structures on public utility easements.

93

94 Mr. Anderson explained that City Staff tried to lump all Accessory Structures
95 under the same umbrella and that he feels it is important to keep the regulations
96 as uniform and simple as possible.

97

98 Commissioner Gonzales explained that he felt timing would be an issue for him in
99 obtaining a permit. He said he felt that the process was restrictive and asked how
100 long the process of obtaining a permit would be. Mr. Anderson said, in speaking
101 for the two City employees that would be in charge of issuing permits, that a lot of
102 permits could be issued over the counter. Structures over 200 square feet could
103 take some more time, that he could not envision a structure such as Commissioner
104 Gonzales described taking more than one day to obtain a permit.

105

106 Chairman Christianson asked if there were any checks in the inspector's
107 inspections for utilities. Mr. Anderson responded that inherently they do.

108

109 Mr. Anderson explained that staff was not interested in issuing fines but just to
110 have people comply with the ordinance.

111

112 Commissioner Gonzales suggested that a permit be able to be obtained within a
113 few hours online.

114

115 Mr. Anderson said that there are people who have contacted the City and
116 requested to be able to obtain a permit via the internet. He explained to the
117 Commission that the City is not ready to issue permits online.

118

119 Commissioner Evans asked if the applications were available online. Mr. Anderson
120 said that they were. Commissioner Evans suggested that some of the language in
121 3a be removed (obtain a Building Permit). He felt it was redundant.

122

123 Chairman Christianson invited public comment. There was none.

124

125 Commissioner Marshall **moved** to recommend that the City Council **approve** the
126 proposed Zoning Text Amendment with the following change: that the language in
127 15.3.24.090 section A #3(a) 'obtain a Building Permit and' be removed. Chairman
128 Christianson **seconded** and the motion **passed** all in favor.

129

130 **Title 15 Amendment – Fence and Clear Vision requirements**

131 Applicant: Spanish Fork City

132 General Plan: City Wide

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Zoning: City Wide
Location: City Wide

Mr. Anderson said he felt the changes spoke for themselves but explained that the ordinance did not currently cover setbacks for utility boxes with regard to fencing. Commissioner Marshall suggested that the word 'clearance' be changed to 'setback'.

Commissioner Gonzales asked where the language for five feet on the utility setbacks came from. Mr. Heap explained that different utilities need different setbacks.

Commission discussion was held regarding the setback of five feet being too much.

Commissioner Gonzales asked why a permit needed to be obtained for a fence over 3 feet in height. Mr. Anderson explained that there are requirements for fences taller than three feet that need to be met.

Commissioner Cope agreed that current City staff was great to work with but that heavy handed government was a problem.

Commissioner Evans explained that he felt the rationale that it is easy to get a permit was not appropriate.

Mr. Anderson explained that Staff felt there was a benefit in having residents obtain a permit before constructing a fence and wanted to make that goal easy to achieve, hence no fee. He said he felt that Spanish Fork City had a very passive code enforcement program.

Discussion was held regarding what the setback distance should be from utilities and defining each one with a different distance.

Commissioner Cope said that he felt the setbacks need only apply to a fence that was not easy to remove, such as masonry.

Discussion was held amongst the Commission.

Commissioner Gonzales asked why the height of a fence was a concern. Mr. Anderson explained that it was vision. He explained the need for vision and clarifying where someone can place a fence. He explained numerous situations where line of sight was an issue relative to fencing.

176 Mr. Anderson said that he should have identified Section A in red as it was new
177 language. He used the white board to draw an example of the clear vision
178 language and discussion was held regarding clear vision.

179

180 Commissioner Evans explained what he had observed throughout town with regard
181 to clear vision.

182

183 Chairman Christianson asked for input on the proposal with regard to the
184 setbacks.

185

186 Commissioner Gonzales **moved** to recommend that the City Council **approve** the
187 proposed Zone Text Amendment and reduce the clearance to 3 feet around
188 utilities add the language in the clear vision area to any obstruction and not just
189 shrubs excluding power poles. Commissioner Evans voted **nay**. Commissioner
190 Cope voted **nay** because of the idea of a permit and the clear vision area from a
191 driveway from 20 feet down to 10 feet. Motion passed by a role call vote.

192

193

194 **Title 15 Amendment – Setback Requirements**

195 Applicant: Jose Ferreyros

196 General Plan: City Wide

197 Zoning: City Wide

198 Location: City Wide

199

200 Mr. Anderson explained the proposed change would allow someone to have
201 structures attached to their home and be as close as 5 feet to the property line.
202 He explained what the current ordinance was relative to the changes and that they
203 would loosen the restrictions for structures open on three sides. As staff looked at
204 what the applicant would like to do they felt that this was an appropriate change
205 and that a number of structures that are currently in violation throughout the City
206 would be brought into compliance.

207

208 Chairman Christianson invited public comment.

209

210 Commissioner Cope **moved** to recommend that the City Council **approve** the Zone
211 Text Amendment. Commissioner Marshall **seconded** and the motion **passed** all in
212 favor.

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214

215 **OTHER DISCUSSION**

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217 **Discussion on the General Plan Update**

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219 Mr. Anderson said that he had finished up his assignment and said he would like to
220 take time with the City Council the second week in January during their training

221 and told the Commission he would like a recommendation from them to take at
222 that time.

223

224 Discussion was held regarding the Commission's thoughts on a work meeting.

225

226 Chairman Christianson asked for an update on the windturbine ordinance. Mr.

227 Anderson said that the City Council denied the ordinance.

228

229 Commissioner Evans **moved** to recommend that the City Council revisit the
230 windmill issue. Chairman Christianson **seconded** and the motion **passed** by a roll
231 call vote. Commissioner Gonzales voted **nay**, he did not want to pursue it further.

232

233 Chairman Christianson explained that one year ago the Commission decided that
234 the Chairman seat would be one year and asked if the Commission would like to
235 appoint a new Chairman. Commissioner Evans **moved** to recommend that it
236 remain the same. The motion passed.

237

238 ADJOURNMENT

239

240 Commissioner Gonzales **moved** to **adjourn** and Commissioner Cope **seconded**.

241 The motion passed. The meeting adjourned at 8:42 p.m.

242

243 **Adopted:**

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Shelley Hendrickson, Planning Secretary



CONDITIONAL USE

REPORT TO THE PLANNING COMMISSION GILES CONDITIONAL USE APPROVAL REQUEST

Agenda Date: November 18, 2010.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: The applicant has applied for Conditional Use approval to operate a Lube Center and Tire Center at approximately 350 North Main Street.

Zoning: Commercial Downtown.

General Plan: Downtown Commercial.

Project Size: Approximately 1.5 acres.

Number of lots: Not applicable.

Location: Approximately 350 North Main Street.

Background Discussion

The applicant has applied for Conditional Use approval for a Tire Center and Lube Center located on the west side of Main Street between 300 and 400 North.

A public hearing has been scheduled for the Commission's November 18, 2010 meeting. That hearing has been scheduled to start at 5:00 PM.

Development Review Committee

The Development Review Committee reviewed this request in their November 3, 2010 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

Rocky's

Applicant: Rocky Giles
 General Plan: Downtown Commercial
 Zoning: Commercial Downtown
 Location: 300 North Main Street

Mr. Baker explained that Mr. Giles already had one-third of the masonry wall constructed around his property. Discussion was held regarding the drive approach and the need for it to be moved. Mr. Giles explained that he would not be able to finish the masonry wall until the spring and that he was not aware of the need to move the drive approach before next spring.

Mr. Cooper said that the Power Department had not received a load sheet and would need to receive that information before work on the building could continue. Mr. Giles said that he was six months away from knowing what he would need regarding power.

Mr. Heap asked if anyone had any conditions.

Mr. Thompson said he had spoken to Mr. Johnson and Mr. Burdick regarding the proposal and that the only issue was that the road base would need to be 8 inches (instead of the 6 inches as indicated on the plans) to meet the City's standards. Mr.



Thompson said that if Mr. Giles wanted to open his business before the parking lot was paved that the driveway would need to be relocated due to safety. Mr. Giles explained that his understanding in speaking to Mr. Johnson was that he could bond and move the driveway in the spring. Mr. Magleby asked if the drive approach could be blocked and then moved in the Spring. Mr. Thompson agreed that the drive approach could be blocked.

Mr. Cooper said that he had not received a load sheet for the building being changed to a Lube Center. Mr. Giles said that he was not changing anything with the electrical.

Mr. Baker asked if a trash receptacle was needed. Mr. Giles explained that he had two dumpsters that were both enclosed in masonry walls and indicated where they were located on the property.

Mr. Anderson said that the parking is not adequate and does not meet our standards.

Mr. Perrins asked what condition Mr. Giles would need to meet in order to be issued a Conditional Use Permit. Mr. Baker explained the Condition Use Permit process.

Discussion was held regarding the compressors and mitigating the noise.

Mr. Giles explained that the building to the West would not have any compressors.

Mr. Baker asked Mr. Giles about his tire displays and said that they would need to be removed from the public right-of-way. Mr. Giles expressed that he was in the tire business and felt that it benefited his business to have the tires on display.

Discussion was held regarding the tire displays being in the public-right-of-way.

Mr. Perrins asked where the tire displays were. Mr. Giles explained where he places the tires and Mr. Beecher, using the overhead, used Google earth to visibly show where the tires were displayed in front of the store.

Mr. Giles explained that as soon as his warehouse was constructed that most of his inventory would be moved indoors.

Mr. Baker **moved** to recommend that the Planning Commission **approve** the Site Plan and Conditional Use Permit for Rocky Giles subject to the following conditions:

Conditions

1. That the trash containers meet the City's standards.
2. Future access to the Lube Center, closest to Main Street is closed until spring.
3. Entrance into lube is the westerly entrance that current exists.
4. No tires can be displayed on the public right of way.
5. When both businesses no compressors be allowed in the west and south building.
6. Back parking lot contains 8 inches per standard instead of what is shown.
7. Meet the City's Construction and Development standards.
8. Prior to doing any work in the large building on the north that load sheets are provided to the City's Power Department.

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

Budgetary Impact

There is no significant budgetary impact anticipated with the proposed Conditional Use.

Recommendation

Staff recommends that the proposed Conditional Use be approved.





TO: Spanish Fork City Planning Commission
FROM: Dave Anderson, Community Development Director
DATE: November 8, 2010
RE: City Council Action

The following is a collection of excerpts from City Council meeting minutes from meetings where action was taken on items that the Planning Commission had reviewed:

**City Council Meeting
July 6, 2010**

Amended Chicken Ordinance 12-10 – Junior Baker, City Attorney

Mayor Andersen said there have been some problems with how the chicken ordinance has become about. Mayor Andersen wants the council to look at the broad range of this item.

Officer Mark Byers stated that since this ordinance passed in May they have received 3 dozen chicken calls. The calls are regarding the numbers of chickens at a residence, smell & odor, location of coops, predators attacking, and abandonment. Officer Byers would like a permit and fee to be added. He recommends a \$15 or \$25 fee for processing and to hopefully help with the problems.

Chris Wadsworth addressed a section in the city code directed to domesticated animals.

Sara Wadsworth said our chickens are our pets just like a cat or dog. We have a six foot fence that is their enclosure. Chickens that are confined in a coop it can get too hot for them. The location requirement puts the coop in the middle of her backyard. Some of the benefits: they produce eggs, pest control for bugs, and fertilizer for the lawn. A chicken coop should fall under a small accessory building in the city code. The existing ordinance requires a cleaning once a week. Her recommendations are: enclosure should be secure 6 foot fence, coop should be a small accessory structure located by the property line same as dog houses. She is in favor of the license. That is our experience and thank you for your time.

Junior Baker stated that some of the issues were brought to our attention and would like to make some changes to this ordinance. Mr. Baker went over some of the changes made to the ordinance presented tonight.

Jed Morley commented that it has been a great way for our kids to learn chores, it is productive and benefits the family.

Councilman Leifson asked if they have had problems with predators.

Chris Wadsworth has lost two chicks to a predator because it got in under the fence and he has fixed that so it will not happen again.

Kevin Gardner has a backyard neighbor that is putting in a chicken coop. He notices the sound through out the day, but you also hear dogs. Rain enhances the smell. He does not like the chickens.

Councilman Davis asked what some of the complaints are?

Officer Mark Byers said the complaints from the public are the smell, number of chickens, and the location of the coop. When we receive a dog kennel complaint they are given a time frame to get it clean, if not they are given a citation. We do enforce the licensing the best we can. There also is a big raccoon problem. The raccoons like the chickens. The raccoons come out in the day as well as the night and they can climb anywhere.

Councilman Leifson said the Wadsworth's made a good argument. He agrees that it needs to be a secure area.

Councilman Scoubes would like to make the minimum requirement change, having the secure area, and allowing the coop to be by the fence like the dog kennels.

Councilman Dart asked about the fee? Do we raise it?

Sara Wadsworth said they are fine paying the fee and we want to follow the rules but there are always going to be the ones that abuse it.

Councilman Leifson agrees to raise the fee to \$15.00.

Mayor Andersen asked Junior Baker to make the following changes to the ordinance: minimum amount of space requirement, eliminate the maximum, secure enclosure, raise fee to \$15.00, define the coop as an accessory structure.

Councilman Dart made a Motion to Table the Amended Chicken Ordinance 12-10 to the next council meeting.

Councilman Leifson Seconded and the motion Passed all in favor.

City Council Meeting July 20, 2010

Amend Chicken Ordinance 14-10 – Junior Baker

Mr. Baker last meeting the city council requested some items be added to this ordinance. It is ready as per requested.

Councilman Dart made a Motion to approve the Ordinance 14-10 Amending the Right to Keep Chickens.

Councilman Nielson Seconded and the motion Passed all in favor with a roll call vote.

Amherst Meadows Preliminary Plat, this proposal would result in the reapproval of a plat for a residential subdivision located at 1250 South 2300 East

Mr. Anderson stated that this has been presented three times before for approval. There was some warranty bonds put in place on certain pieces of infrastructures.

Councilman Davis asked if the final plat will come to us in the next couple weeks.

Dave Anderson replied yes.

Councilman Nielson made a Motion to approve the Amherst Meadows Preliminary Plat.
Councilman Davis Seconded and the motion Passed all in favor.

Spanish Highlands Ward Preliminary Plat, this proposal would provide for the creation of three lots located at approximately 1250 East 100 South
Dave Anderson stated that the church would like to build a stake center building on lot #1 & and building lot #2 would be dedicated to the City for a detention basin.

Dave Anderson stated that the Development Review Committee and the Planning Commission have reviewed this plat and recommend it be approved.

Councilman Dart made a Motion to approve the Spanish Highlands Ward Preliminary Plat.
Councilman Scoubes Seconded and the motion Passed all in favor.

DFCU Preliminary Plat, this plat would rectify an unapproved subdivision and would create one new legal building lot located north of the corner of Kirby Lane and Chappel Drive
Dave Anderson stated that the Development Review Committee and the Planning Commission have reviewed this plat and recommend it be approved.

Councilman Nielson made a Motion to approve the DFCU Preliminary Plat and that the applicant provides the easements required.
Councilman Davis Seconded and the motion Passed all in favor.

City Council Meeting September 7, 2010

Proposed Zoning Text Amendment – The proposed Amendment would permit the construction of privately-owned wind turbines throughout the City.

Dave Anderson stated that this item proposed would amend Title 15. Planning Commission recommends a change of the maximum height of the wind turbine from 45ft to 55ft. This ordinance would be effective in any zone considering the setback requirements are met.

Steve Painter with West Mountain Wind and Solar is concerned about the describing distance from the blades to the ground. He understands it is 20ft from the roof of the home or a structure for safety issues.

Mayor Andersen read the ordinance and it states nothing about a distance from the roof of the home. It states 20ft from the ground, an accessory building, fence or wall.

Councilman Dart made a Motion to move out of Public Hearing.
Councilman Nielson Seconded and the motion Passed all in favor at 6:46 p.m.

Councilman Dart asked what the safety issues that were brought up in Development Review Committee meeting.

Junior Baker stated that there was discussion of worst case scenario and the turbine falls on the neighboring lot. We feel good about the standards that we have put in.

Discussion took place about the clearance area.

Councilman Leifson expressed that he does not want turbines in town.

Councilman Davis feels the same as Councilman Leifson. He said that having a wind turbine isn't going

to generate that much.

Councilman Scoubes asked about addressing the rooftop turbines as well.

Dave Anderson replied that no one has requested that subject. The proposal was for the free standing turbine so that is what we addressed.

Councilman Davis asked what would be the best way to reach the citizens to get their feedback on these going into neighborhoods.

Dave Anderson replied that we can put the question out in the utility bill or have a survey on the website.

Councilman Davis suggests we table this item and get some feedback of what the citizens want.

Mayor Andersen agrees with Councilman Davis.

Seth Perrins suggested that we can put it in the city newsletter, the city website or the press.

Dave Oyler said the best way is for the council to go out there and speak with the citizens and get their feedback.

Councilman Nielson made a Motion to approve the Proposed Zoning Text Amendment Ordinance 17-10 establishing zoning criteria for small wind towers with the amended 55 foot height requirement. Councilman Scoubes Seconded the motion.

Councilman Nielson - Aye
Councilman Davis - Nay
Councilman Leifson - Nay
Councilman Dart - Nay
Councilman Scoubes - Aye

The Motion Failed with 2 to 3 vote.

City Council Meeting September 23, 2010

Proposed Zoning Text and Map Amendment- The proposed Text Amendment would permit Lube Centers and Tire Centers in the Commercial Downtown zone. The proposed Map Amendment would change the zoning from Residential Office to Commercial Downtown of property located at approximately 350 North Main Street.

Dave Anderson presented the two proposed changes. Development Review Committee and Planning Commission have recommended approval.

Rocky Giles, the owner of Rocky's American Car Care, is asking for this proposed zoning text amendment and map amendment. Mr. Giles stated that the bowling alley's lease ran out he could not negotiate a deal. So he decided that he would like to upgrade the building for warehouse storage, more office space and a service center. The tires that are displayed outside will be displayed inside. Currently vehicles are backing out onto Main Street to exit the garage area and this is a safety issue. With these upgrades, that safety issue would no longer exist.

Councilman Dart asked Mr. Giles about the complaint the council received about the air compressor.

Mr. Giles stated that the compressor is located in the maintenance shop. If this item is approved the compressor will be moved to the other building so it should not be a nuisance after that.

Councilman Dart asked if Mr. Giles has contacted the other neighbors.

Mr. Giles replied yes and he did have a request to finish the cinder block wall that separates his business from the residents. That request was already in the plans.

Councilman Dart expressed that the area has been an automotive area for years.

Mr. Giles loves having his business here in Spanish Fork and just wants to expand and make his business better.

Councilman Scoubes made a Motion to move out of Public Hearing.
Councilman Dart Seconded and the motion Passed all in favor at 6:16 p.m.

Mayor Pro-Tem Leifson stated that this location has been an automotive business area for years. We are here to help businesses to succeed if we can. Making these changes to this property, Mr. Giles will be able to do more. He agrees with solving the safety issue of backing vehicles out onto Main Street.

Mayor Pro-Tem Leifson has spoken with Councilman Davis and Councilman Nielson and they both support this item.

Councilman Scoubes asked questions about the Master Plan.

Discussion followed about the Master Plan.

Councilman Scoubes expressed his desire to protect the rights of private property.

Councilman Scoubes asked Mr. Giles if there would be a delay if this item wasn't approved tonight. Also if he reapplied, would there be any missed deadlines, fees or other impacts.

Mr. Giles stated financially, yes. He has started buying equipment and finding employees to get the new areas started.

Dave Anderson stated that if the Council denies this item tonight, Mr. Giles would have to re-apply for the necessary permits, which would result in new fees. If the item is tabled it would just delay it longer.

Mr. Giles expressed that he has been here 11 years and is trying to improve his property and business, both in service and appearance.

Councilman Dart made a Motion to approve the Proposed Zoning Text and Map Amendment Ordinance 18-10.

Councilman Leifson Seconded and the motion Passed all in favor by a roll call vote.

Proposed Preliminary Plat containing 112 units located on 35 acres at 1400 East 400 North, Ivory Homes is the applicant

Dave Anderson presented the proposal that is similar to the subdivision that was approved back in 2006. The new proposal adds a storm water detention basin, and re-aligns some of the streets. The detention basin would be funded by the city with the storm drain impact fees. The Development Review Committee and Planning Commission have recommended approval of this proposal.

Councilman Dart made a Motion to approve the Proposed Preliminary Plat for Spanish Highland North containing 112 units located on 25 acres at 1400 East 400 North with the following conditions:

That the applicant provides the City with a detailed phasing plan.
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.
That the applicant will reimburse the City for the power buyout that took place when the subject property was annexed in 2007.
That the road designated 2000 East be redesigned as a local street and not a collector.

Councilman Scoubes Seconded and the motion Passed all in favor.

Councilman Dart made a Motion to adjourn.
Councilman Leifson Seconded and the motion Passed all in favor at 7:03 p.m.

City Council Meeting October 5, 2010

Legacy Farms proposed Annexation and Preliminary Plat approval, this proposal would approve the Annexation of approximately 480 acres and a Preliminary Plat containing 753 dwelling units located at approximately 2500 East 400 North.

Mayor Andersen stated that these plans have been going on for around 3 years. Many hours have been put in by the engineering firm, land owners, and city staff. This is the first single largest annexation for Spanish Fork.

Dave Anderson presented the two proposals. The first is the Annexation of 480 acres that would be zoned 4 different ways. The second is the preliminary plat of 270 acres with 753 dwelling units. The Development Review Committee and Planning Commission recommended approval.

Councilman Davis asked if these two items are being approved together.

Junior Baker replied yes.

Mayor Andersen invited any public comment.

There was no public comment.

Councilman Leifson made a Motion to move out of Public Hearing.
Councilman Davis Seconded and the motion Passed all in favor at 6:27p.m.

There was some discussion about the process decision of the Annexation & Preliminary Plat.

Greg Magleby, with LEI Engineering, walked through the plat that is being presented. One change is that Nebo School District has made an offer for 24 acres to build a junior high school.

Councilman Nielson asked for Mr. Magleby to talk about the phasing.

Councilman Dart asked for an update on the issues with SESD.

Greg Magleby said the problem is still ongoing but moving forward. The issue is who owns some of the lines.

Councilman Leifson asked if there could be more parking added to Park #1.

Greg Magleby replied that this item was just discussed last night, but he does not see a problem.

Councilman Davis expressed his opinion of the design guidelines. He prefers staying with the 5'/10' side lots, not 5'/5'.

Greg Magleby said that we were just trying to have the flexibility from the smaller homes and the larger homes.

Councilman Leifson expressed that this is why we want to have these details so when we are not here later there are not questions of standards.

Dave Oyler asked the council if they had specific questions for city staff regarding utilities, parks, etc.

Mayor Andersen asked Mr. Magleby to comment on the 400 North and Slant Road negotiations.

Greg Magleby stated that within the first three phases 400 North and Slant Road would be widened and improved. Slant Road would be completely rebuilt once the sewer line goes in.

Councilman Leifson said he has spoken with city staff about this project and thinks this is going to be great.

Dave Oyler presented the agreement that has the phasing plan. He wants to make sure that there are no further questions.

Junior Baker stated that each time Legacy Farms is ready to start a phase a final plat will have to be presented for approval. Mr. Baker highlighted on the zoning, density bonus, and some of the minimum requirements for setbacks.

Discussion took place about the home requirements.

Junior Baker stated that Legacy will be reimbursed for oversized utility lines, the additional 13 feet of land cost in the major street, the storm drain basin in the northwest corner, and the improvements in the storm water basin in Park #2 from impact fees that the city collects as they are presented. We have agreed that instead of tying up our utility capacity we will reserve it at the final plat.

Dale Robinson noted the amenities in park #1 were not upgraded when the two of the three parks were combined. Now that park #1 is larger we would like to switch the amenities at the two parks. This would put the larger amenities at the larger park.

Greg Magleby said that would just be moving chips around the board, it should not be a problem.

Councilman Scoubes asked about the City side of phasing. For example: when will the City phase in public safety to accommodate this development.

Dave Oyler stated that the land has been purchased for the future fire station in that area. And we do not know when that station would start construction. That would be a future decision.

Mayor expressed his support for this project.

Councilman Leifson made a Motion to approve the Legacy Farms Annexation with the following zoning in the area planned for development: Commercial 2, R-3, R-1-15, R-1-12; the remaining will be A-1 and with the condition that the Annexation Agreement be executed.

Councilman Nielson Seconded and the motion Passed all in favor by a roll call vote.

Councilman Nielson made a Motion to accept and authorize the Mayor to sign the Legacy Farms Annexation and Development Agreement with the inclusion of the amenities of Park #2 is moved to Park #1 and constructed in the phasing plan with Park #1.

Councilman Davis Seconded and the motion Passed all in favor by a roll call vote.

Councilman Dart made a Motion to approve the Legacy Farms Preliminary Plat as presented
Councilman Leifson Seconded and the motion Passed all in favor by a roll call vote.



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.

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 (inches)	Average Total Snowfall (inches)
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

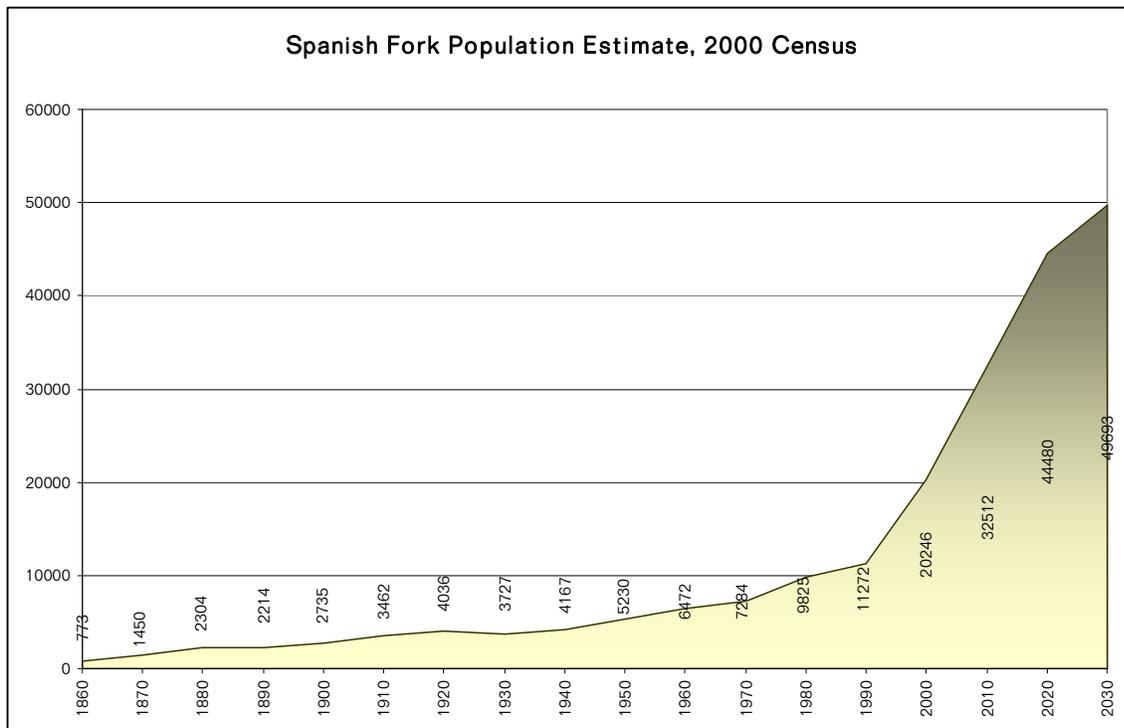
Spanish Fork has numerous wetlands areas in the northern sections of the City. The National Wetlands Inventory (NWI) map shows the wetlands but most of them have not yet been delineated. There is a high water table in these areas but a majority of it is because of the lack of percolation into the ground.

C. Population (UPDATE IN DECEMBER 2010)

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.



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. (UPDATE IN DECEMBER 2010)

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, continuing the need for inspections. 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.

The most recent 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 their thoughts on 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,

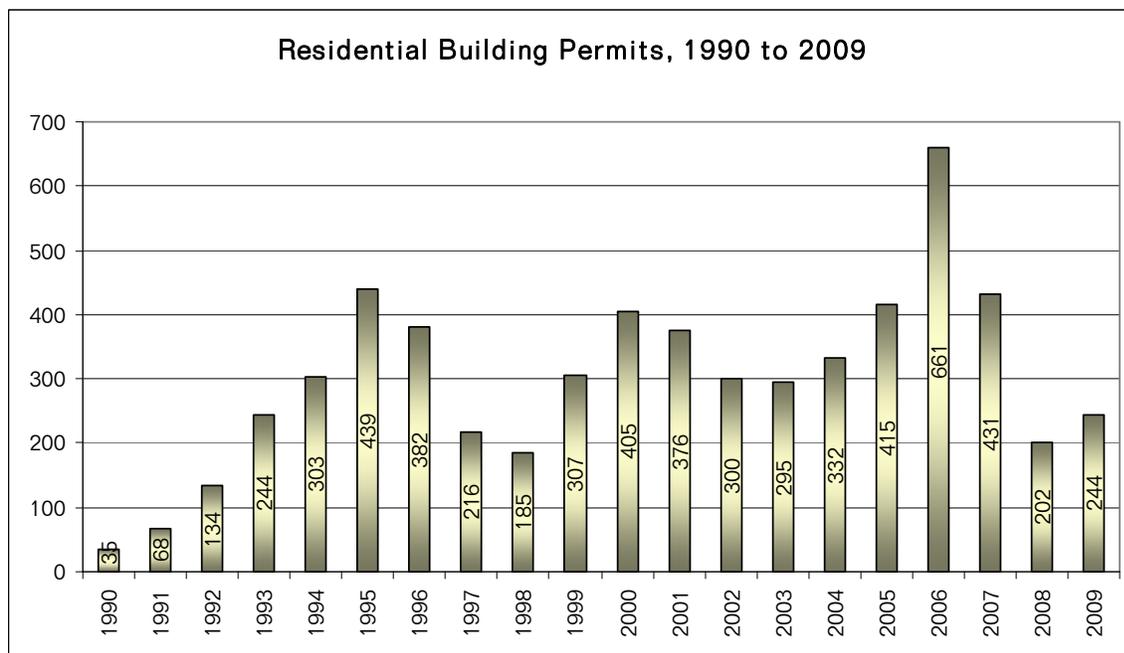
Banta, Rocky Mountain Composites, Nature Sunshine, PDM Steel, J.C. Penney's, Klune Industries, Provo Craft, and Alcoa Aluminum to name just a few.

Retail commercial developments have located in the City such as ShopKo, K-Mart, 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 but the major focus continues to be on north Main Street.

Residential Development

Residential development in recent years has occurred primarily on the East Bench in the vicinity of Maple Mountain High School and in the vicinity of River View Elementary school. It is anticipated that residential growth will continue robustly in the vicinity of the Maple Mountain High School. It is believed that the presence of the high school and an elementary school that is currently under construction on 150 South will both play a role in making this area attractive for new residential development.

The following chart shows the growth in new residential units for the period from 1990 to 2009.



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 River Bottoms 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.

(ELIMINATE AND REFERENCE PARKS AND TRAILS MASTER PLAN OR ELEMENT)

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.

(ELIMINATE AND REFERENCE TRANSPORTATION MASTER PLAN OR ELEMENT)

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.
- (ELIMINATE AND REFERENCE TRANSPORTATION OR PARKS AND TRAILS MASTER PLAN OR ELEMENT)

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.

B. Residential Land Uses

1. **Agriculture: 2/3 to 40+ acre parcels.** These are areas where the predominant character is agricultural production, ranchettes, hobby farms, or large lots to accommodate upscale residential units. Streets will be paved, but curb, gutter and sidewalk will not be required. Community water systems and sewer will sometimes be available.

2. **Low Density Residential: 1.5 to 5.5 (Proposal 1) or 3.5 (Proposal 2) dwelling units per acre.** These are areas with predominately single-family detached units, but with some attached dwelling units. Developments will have full urban services.

3. **Medium Density Residential: 3.5 to 8 (Proposal 2) dwelling units per acre.** These are areas with mostly single-family detached units, but with some duplexes and twin homes, with some areas with multi-family 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 Density Residential areas. Developments will have full urban services.

4. **High Density Residential: 5.5 (Proposal 1) or 9 (Proposal 2) to 12 dwelling units per acre.** These areas are a mix of single-family detached 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. **Mixed Use:** These areas provide for a mix of limited residential, retail, personal and business services, and office uses. 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. Parts are 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.

2. **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 Uses

1. **Industrial:** These areas accommodate employment related uses including large scale campus style development, administrative and research companies, offices, laboratories, 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.

E. Other Uses

1. TBD:

a. **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.

- b. 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

Introduction

Moderate income housing has become a state-wide concern in Utah. To address this concern, the state has directed municipalities to adopt plans for “housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median gross income for households of the same size in the county in which the city is located.” These plans are required to include:

1. an estimate of the existing supply of moderate income housing located within the city;
2. an estimate of the need for moderate income housing located within the city;
3. an estimate of the need for moderate income housing in the city for the next five years as revised biennially;
4. a survey of total residential land use;
5. an evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
6. a description of the city’s program to encourage an adequate supply of moderate income housing (Utah Code 10-9a-103).

These requirements will be fulfilled below. With the Utah County median annual income being \$65,100 (HUD), the eighty percent (80%) baseline would be set at \$52,080 annually. Using this and the Affordable Housing Model from Mountainland Association of Governments, we will determine the need for and availability of moderate income housing in Spanish Fork City.

Figure 1 – Affordable Housing Supply & Affordability Gap by HUD AMI – Spanish Fork (May 2010)		Affordable Shelter Cost			Number of Households (2010)	Number of DU (2010)	Affordable Housing Supply		
		Owned		Rent			Current (2010)	5 Years (2015)	10 Years (2010)
		Single- family	Multi- family						
30% of Median	Up to \$19,530	\$77,000	\$54,000	\$488	1,112	5	(1,107)	(1,318)	(1,541)
fifty percent (50%) of Median	Between \$19,530 and \$32,550	\$131,000	\$108,000	\$814	940	417	(523)	(669)	(823)
sixty percent (60%) of Median	Between \$32,550 and \$39,060	\$159,000	\$136,000	\$977	490	989	499	482	466
eighty percent (80%) of Median	Between \$39,060 and \$52,080	\$213,000	\$190,000	\$1,302	1,051	2,722	1,671	1,682	1,697
Median	Between \$52,080 and \$65,100 (median)	\$268,000	\$245,000	\$1,628	1,037	2,386	1,349	1,337	1,327
120% of Median	Between \$65,100 and \$78,120	\$322,000	\$299,000	\$1,953	906	784	(122)	(233)	(350)
More than 120%	More than \$78,120				2,451	982	(1,469)	(1,858)	(2,269)

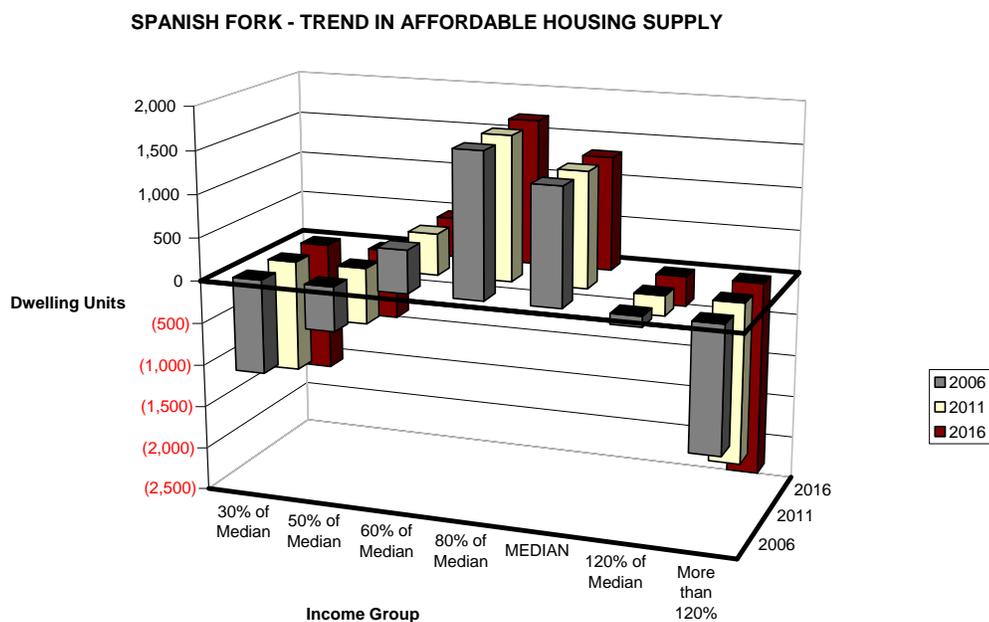
Total					7,988	8,285	297	(577)	(1,494)
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Estimate of Existing Supply

According to our Model, using 2007 data from the County Assessor's Office and 2006 data from the Utah State Tax Commission, Spanish Fork City has 1,501 families making between sixty-one percent (61%) and eighty percent (80%) of median gross income, and 2,722 dwelling units in their price range, for a surplus of 1,671 units. The City also has a surplus of 499 units for those making sixty percent (60%) of median gross income, for a total surplus of 2,170 affordable units or 26% of the existing units in the City (see Fig. 1).

The Model shows a bell-shaped trend, where those with both the highest and the lowest incomes have a deficit of housing and those in the middle have a surplus (see Fig. 2). The model shows these trends becoming more pronounced in the future.

Figure 2



	30% of Median	50% of Median	60% of Median	80% of Median	MEDIAN	120% of Median	More than 120%
2006	(1,107)	(523)	499	1,671	1,349	(122)	(1,469)
2011	(1,318)	(669)	482	1,682	1,337	(233)	(1,858)
2016	(1,541)	(823)	466	1,697	1,327	(350)	(2,269)

Estimate of the Need for Moderate Income Housing for the Next Five Years

Spanish Fork City has experienced unprecedented growth during the last decade. That growth is expected to continue as development and annexation allow more and more people to move into the City. As this growth continues, the City anticipates taking steps to ensure that people of all income groups will have the ability to live in Spanish Fork City.

The Model shows that housing for those making eighty percent (80%) of median gross income is the City's largest group, and it is expected to continue to grow over the next five years. The surplus for those making sixty percent (60%) of median gross income is expected to shrink, but will still remain in five years.

However, as mentioned above, the predictions of the model show current trends becoming more pronounced, in that the deficits of housing for the lowest income groups will become more pronounced, as will the deficits for those in the highest income groups.

Survey of Residential Land Uses

Spanish Fork City has thirteen residential land use districts, one residential overlay district, and two commercial districts which allow residential uses.

The Exclusive Agriculture (A-E) and Rural Residential (R-R) zones are intended for single-family homes on large lots with animal rights that are generally used for farming. While the A-E zone is intended for the areas with soils most conducive to farming and areas that may have limitations on other types of development such as floodplain issues, the R-R zone also functions as a holding zone for areas that may be developable in the future.

The R-1-80, R-1-60, R-1-40 and R-1-30 zones are intended for large-lot, single-family homes that are in a rural atmosphere and may have animal rights.

The R-1-20, R-1-15 and R-1-12 zones are for low-density single-family neighborhoods with a suburban feel. Though the lots on these properties are still fairly large, they do not qualify for animal rights.

The R-1-9 and R-1-8 zones provide for a medium-density, single-family suburban atmosphere.

The R-1-6 zone provides for a medium-high density, single-family atmosphere. In certain situations, more than one single-family home can be allowed per lot, as will be explained below. Most of the original plat of the City is zoned R-1-6.

The R-3 zone is the highest density zone in the City, and allows for single-family development. In certain situations, more than one single-family home or multi-family housing can be allowed on a lot, as will be explained below. The R-3 zone is mostly located within the blocks surrounding the commercial areas along Main Street and a few other areas in the City.

The Residential Office (R-O) zone is a mixed-use zone that allows for both residential and office uses. In this zone, single-family homes (including more than one home per lot) and duplexes are allowed.

The In-Fill Overlay (I-F) zone can be applied to projects in the R-1-6 and R-3 zones. In the R-1-6 it will allow for more than one home per lot, while in the R-3 zone it allows for twin homes, duplexes, triplexes and fourplexes. The I-F zone requires that developments conform in materials and style to the surrounding neighborhood.

The Commercial Downtown (C-D) zone allows for residences above the first floor of a commercial building.

The Urban Village (C-UV) zone allows for multi-family housing along with commercial and other uses. It is intended to create areas that have mixed uses and where people would be able to walk for their daily needs instead of driving.

In addition, the City has a Master Planned Development ordinance that allows developers to develop at a higher density and with a greater mix of residential types in return for different amenities including “design features, architectural style, open space (including parks and trails), conservation elements, landscaping features, and recreational facilities.” Master Planned Developments are a Conditional Use (meaning that they must apply for a Conditional Use Permit) in all residential zones except for the A-E, R-R and R-O zones, where they are not permitted.

Evaluation of How Existing Land Uses Affect Opportunities for Moderate Income Housing

Spanish Fork City's land use regulations permit diverse land uses that include single-family, multi-family, and rental units at a wide range of prices throughout the City. The Model indicates that the City has a surplus of affordable units that fit all of these categories. Although there are not many options for those making less than fifty percent (50%) of median gross income, Spanish Fork City staff does not believe that this is due to zoning; there are a number of developable properties in all zones, including those that would be most conducive to moderate income housing. The lack of development in these areas is due to market conditions and is beyond the control of the City.

The City's Program to Encourage an Adequate Supply of Moderate Income Housing

Spanish Fork City has pursued a number of routes to provide moderate income housing. The I-F zone is a fairly recent effort to allow for higher-density, more affordable housing that will blend into neighborhoods, preserving property values and removing the negative stigma of affordable housing. The City has worked with Habitat for Humanity, which has been building in the area. Spanish Fork City also is home to 70 rent-subsidized units scattered throughout the City, where the Housing Authority of Utah County helps needy citizens to pay their rent. The City is also currently discussing the viability of accessory apartments in different parts of the City. Through these and other efforts, Spanish Fork City has provided a surplus of moderate income housing units, a surplus which has grown since our last General Plan was adopted. The City will continue to follow these practices in order to provide affordable housing for its citizens.

Spanish Fork City Goals and Policies for Moderate Income Housing

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

Policies:

- a. Encourage the use of Master Planned Developments 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-fifty percent (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-fifty percent (50%) AMI housing and removing barriers that block affordable housing for all individuals.

