



## Planning Commission Meeting March 16, 2011

**Planning Commissioners** 5:00 P.M. 1. Questions and answer session.

6:00 P.M. 2. Adjourn to regular meeting.

Michael Christianson  
Chairman

Shane Marshall

David Stroud

Rick Evans

Tyler Cope

Brad Gonzales

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

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



## Planning Commission Agenda March 16, 2011

### Planning Commissioners

6:00 P.M.

#### 1. Preliminary Activities

a. Pledge of Allegiance

b. Approval of Minutes: February 2, 2011

Michael Christianson  
Chairman

Shane Marshall

#### 2. Public Hearing - Ordinance Amendments

David Stroud

##### a. **Haven Home for Girls**

Applicant: Myrna Dalton

General Plan: City Wide

Zoning: City Wide

Location: City Wide

Rick Evans

Tyler Cope

Brad Gonzales

##### b. **Outdoor Display, Outdoor Seating**

Applicant: Spanish Fork City

General Plan: City Wide

Zoning: City Wide

Location: City Wide

#### 3. Public Hearing - General Plan Revision

##### a. **2011 General Plan Update**

Applicant: Spanish Fork City

General Plan: City Wide

Zoning: City Wide

Location: City Wide

#### 4. Adjourn

**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**  
**February 2, 2011**

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

**Staff Present:** Dave Anderson, Community Development Director; Shelley Hendrickson, Business License Specialist/Planning Department Secretary; Jason Sant, Assistant City Attorney; Trapper Burdick, Assistant City Engineer.

**Citizens Present:**

Chairman Christianson welcomed everyone to the meeting at 6:00 p.m.

**PRELIMINARY ACTIVITIES**

**Pledge**

Commissioner Gonzales led the Pledge of Allegiance.

**MINUTES**

**January 5, 2011**

Commissioner Evans **moved** to **approve** the minutes of January 5, 2011.  
Commissioner Gonzales **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLATS**

**Bella Vista**

Applicant: Lou Bankhead  
General Plan: Residential 5.5 to 8 units per acre  
Zoning: R-1-6  
Location: 800 North State Road 51

Mr. Anderson gave background on the proposal and explained that a Preliminary Plat approval expires one year from the date it is approved by the City, unless a Final Plat is recorded. He further explained that a Final Plat was not recorded for Bella Vista and that the Preliminary Plat had expired and needed re-approval. The

45 only change to the proposal is that the City's Parks & Recreation Department  
46 requires all parks to be designed by the City's consultant.

47  
48 Chairman Christiansen asked Mr. Anderson to give him background on what the  
49 history was with Expressway Lane. Mr. Anderson explained that the City's  
50 transportation plan had changed and that a big road would no longer tie in through  
51 this development to Expressway Lane.

52  
53 Commissioner Marshall asked if the applicant would be contributing the same  
54 dollar amount of money towards the park cost projection. Mr. Anderson said that  
55 was the expectation.

56  
57 Commissioner Gonzales asked if some of the open space was for parks and, if so,  
58 could they be moved away from the highway? Mr. Anderson explained that it was  
59 open area and not useable park space. Commissioner Marshall said that it was  
60 never discussed as park space. The applicant said it was for detention.

61  
62 Steve Maddox  
63 Mr. Maddox thanked the Commission for re-hearing the proposal. He said that  
64 nothing had changed and explained that the open space was not park space but  
65 detention.

66  
67 Commissioner Evans **moved** to **re-approve** the Bella Vista Preliminary Plat subject  
68 to the following conditions:

69  
70 **Conditions**

- 71  
72 1. That the applicant meets any conditions of the original approval  
73 2. That the applicant designs the park as specified by the City's Parks &  
74 Recreation Department.

75  
76 Commissioner Marshall **seconded** and the motion **passed** all in favor.

77  
78  
79 **Kirby Lane Business Complex**

80 Applicant: Duane Koyle  
81 General Plan: General Commercial  
82 Zoning: Commercial 2  
83 Location: approximately 600 East Kirby Lane

84  
85 Mr. Anderson explained that the parcel that the building sits on was owned by one  
86 owner who was simply proposing that the individual units of the building be divided  
87 in order to be sold individually. He further explained that the parking lot would be  
88 common area and the process at Utah County was to record a Condominium Plat.  
89 He explained that the City looks at commercial condominiums differently than

90 residential with regard to utilities. Each unit would need a separate meter for  
91 power but that the other services could be owned commonly. He explained the  
92 conditions of the DRC approval.

93  
94 Commissioner Stroud asked if the City would make sure that all Building Code  
95 requirements are met before recording a Final Plat. Mr. Anderson said that City  
96 staff would.

97  
98 Commissioner Gonzales asked what the building would be using pressurized  
99 irrigation for as they did not have any landscape. Mr. Anderson explained that  
100 there was a little bit of landscape and that staff believed there would be a need for  
101 pressurized irrigation service down Kirby lane. Mr. Anderson gave background on  
102 the discussion about a pressurized irrigation line and Taco Time.

103  
104 Commissioner Evans asked if the City had looked at other proposals similar to this  
105 one. Mr. Anderson said that the City had only looked at one other Condominium  
106 Plat in the time that he had worked for the City; that it did not happen very often.

107  
108 *\*\* Commissioner Cope arrived at 6:27p.m.*

109  
110 Commissioner Gonzales **moved** to **approve** the Kirby Lane Business Complex  
111 Preliminary Plat subject to the following conditions:

112  
113 **Conditions**

- 114  
115
- 116 1. That the applicant has a licensed architect submit plans that identify what  
117 improvements need to be made to conform to the Building Code.
  - 118 2. That they will have some type of Owner's Association responsible for  
119 common improvements.
  - 120 3. That the applicant will be responsible to bring the building to current  
121 Building Code.
  - 122 4. That the separate power meters are required.
  - 123 5. That the developer shall be required to pay to the City the proportionate  
124 cost associated with installing the pressurized irrigation in Kirby Lane.
- 125

126 Commissioner Marshall **seconded** and the motion **passed** all in favor.

127  
128 **DISCUSSION**

129  
130 **Discussion on the General Plan Update**

131  
132 Mr. Anderson started the discussion by explaining the changes that he had made  
133 to the document with the direction that the Commission gave him. Discussion was  
134 held regarding the changes.

135

136 Discussion was held regarding holding a General Plan Update Open House on the  
137 2<sup>nd</sup> of March and holding the regular Planning Commission meeting on the 9<sup>th</sup> of  
138 March; for the exclusive purpose of having a public hearing on the Land Use  
139 Element and nothing else.

140

141 The Commissioner's went over their recommended changes to the General Plan  
142 and discussion ensued.

143

144 Mr. Anderson explained the changes to the General Plan Map and discussion was  
145 held regarding the changes to the Map.

146

147

148 **ADJOURNMENT**

149

150 The meeting **adjourned** at 8:11 p.m.

151

152

153 **Adopted:**

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156

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Shelley Hendrickson, Planning Secretary



# TEXT AMENDMENT

## REPORT TO THE PLANNING COMMISSION RESIDENTIAL TREATMENT CENTER TEXT AMENDMENT

**Agenda Date:** March 16, 2011.

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

**Reviewed By:** Development Review Committee.

**Request:** The applicant, Myrna Dalton, has requested that the City change its requirements for Residential Treatment Centers.

**Zoning:** City wide.

**General Plan:** City wide.

**Project Size:** City wide.

**Number of lots:** Not applicable.

**Location:** Not applicable.

### Background Discussion

The proposed Text Amendment would modify the City's requirements for Residential Treatment Centers so as to permit the Reese Elementary School to be converted into a Residential Treatment Center. A public hearing has been scheduled for this proposal for the Commission's March 16, 2011 meeting.

Attached to this report is the proposed language. The Development Review Committee reviewed the proposed Amendment and recommended that it be approved. However, the Committee's recommendation is conditioned upon the applicant's ability to demonstrate that the building will be brought into conformity to the Building Code.

### Development Review Committee

The Development Review Committee reviewed this proposal on March 9, 2011. Draft minutes from that meeting read as follows:

#### Haven Home for Girls

Applicant: Myrna Dalton  
General Plan: city wide  
Zoning: city wide  
Location: city wide

Mr. Anderson explained that the proposal was to change the zoning text of the ordinance that would allow the old Reese Elementary School and any other building in the City that might fit in this situation to be converted for use as Residential Treatment Centers.

Mr. Baker asked the applicant if they had an option to purchase the building. He said that they did not own the school but had a long-term rental agreement with the owner. Mr. Baker introduced Randy Jeffs who was representing the

applicant. He asked him to explain the Haven Home for Girls proposal.

Mr. Jeffs explained how they were proposing to amend the ordinance in order to use the Reese School as a Residential Treatment Facility.

Mr. Baker explained that the building they want to use does not conform to our ordinance due to its size. He read the proposed ordinance and explained what the proposed changes were.

Discussion was held regarding the law as it relates to adjudicated and non-adjudicated children and monitoring the clients at these facilities.

Mr. Jeffs explained the type of girls that the Haven Home treats and said that they were not from any adjudicated system.

Discussion was held regarding our ordinance as it relates to threatening or violent behavior.

Mr. Jeffs explained that the only portion of the code they were proposing to amend had to do with the building.

Mr. Anderson explained that he felt existing structures, such as the subject structure, could be put into use and be an attractive and functional part of the neighborhood without adversely impacting the surrounding properties. He further explained that he feels the City should proceed cautiously and be methodical at each step to make sure that the decisions being made are the best for the City. He explained his concerns about the structural integrity of the Reese building. He specifically described the issues that the Nebo School District had identified with the structure before they disposed of the property several years ago. Mr. Anderson further explained that he felt it was premature to take action on the proposed Text Amendment before the City understood what needed to be done to the building in order to have it conform to the Building Code.

Mr. Jeffs said that a structural engineer had been hired, out of Salt Lake County, who specializes in existing structures and that they were waiting for his report. He said that if the report were to find

that renovating the structure was not feasible, then they would pull their application. He explained an engineering report that had already been done on the structure.

Mr. Swenson said he had not been in the building for a year and a half and that the initial report that was turned in by the applicant had been done by an architect and not a structural engineer.

Mr. Jarvis said that he talked to the State Fire Marshall and that the State had previously expressed concerns with the building.

Mr. Jeffs said that they were aware of them and that a secondary review would be done.

Mr. Anderson asked about asbestos. Mr. Swenson said that it is not a concern as long as it is not airborne or disturbed. He explained that a demolition permit would have to be obtained and the division of air quality contacted in any asbestos was to be disturbed.

Discussion was held regarding landscaping and the playground.

Mr. Baker **moved** to recommend to the Planning Commission that the ordinance be adopted if the applicant can prove that the building can be brought into conformity to the Building Code. Mr. Burdick **seconded** and the motion **passed** all in favor.

### **Budgetary Impact**

Staff believes there would be little or no budgetary impact with the proposed Zoning Text Amendment.

### **Recommendation**

Staff recommends that the proposed Zoning Text Amendment be continued until the applicant has provided an engineering report on the structure and the modifications that need to be made to the structure in order to bring into conformity with the Building Code.

ORDINANCE NO. \_\_\_\_\_

**ROLL CALL**

VOTING	YES	NO
<b>G. WAYNE ANDERSEN</b> <i>Mayor (votes only in case of tie)</i>		
<b>ROD DART</b> <i>Council member</i>		
<b>RICHARD M. DAVIS</b> <i>Council member</i>		
<b>STEVE LEIFSON</b> <i>Council member</i>		
<b>JENS P. NIELSON</b> <i>Council member</i>		
<b>KEIR A. SCUBES</b> <i>Council member</i>		

I MOVE this ordinance be adopted: \_\_\_\_\_  
I SECOND the foregoing motion \_\_\_\_\_

ORDINANCE No. \_\_\_\_\_

**AN ORDINANCE AMENDING CONDITIONS FOR  
TREATMENT CENTERS IN EXISTING VACANT BUILDINGS**

WHEREAS, Spanish Fork City allows treatment centers in residential upon meeting certain conditions to maintain the residential nature of the neighborhood; and

WHEREAS,

Now therefore, be it enacted and ordained as follows:

**I.**

Spanish Fork Municipal Code §15.3.24.010(E)(4) is hereby created as follows:

**15.3.24.010. Treatment Facilities.**

**E. Design and Separation.**

4. An existing building which has been vacant for over one year may be converted to a residential treatment facility, if it meets all other criteria of §15.3.24.010(D) and (E), but shall be exempt from the criteria found in subsection (E)(2) and shall, in lieu thereof, meet the following criteria:
  - a. provide a report from a licenced structural engineer indicating the building is safe, or can be made safe, for its intended use. The City building official and fire inspector will have the final say on what must be done to meet current codes;
  - b. veneer finishes to the exterior of the building may be required, depending on the exterior material of the building and the other buildings in the neighborhood, to match the type and color of existing materials on other residences within the neighborhood;
  - c. bring the building up to current standards on all codes (building, fire, safety, energy, etc).
  - d. provide a landscaping plan prepared by a landscape architect which provides for 70% of the site, excluding the building, to be green landscaped;
  - e. provide off-street parking for all staff members on duty at the highest shift, plus one additional stall for each three residents;
  - f. at the discretion of the electric division, remove any overhead electric lines and place them underground;
  - g. the facility shall have a fully fenced rear yard of either masonry or solid

vinyl materials six (6) feet in height;

- h. the only signage shall conform to that permitted for a home occupation;
- i. security lighting shall be adjusted such that no overflow light falls onto adjoining properties;
- j. windows shall be a minimum of double pane insulated glass and shall be non-reflective;

**II.**

This ordinance shall be effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this \_\_\_\_\_ day of March, 2011.

\_\_\_\_\_  
G. WAYNE ANDERSEN, Mayor

ATTEST:

\_\_\_\_\_  
Kent R. Clark, City Recorder



# TEXT AMENDMENT

## REPORT TO THE PLANNING COMMISSION OUTDOOR STORAGE – OUTDOOR SEATING TEXT AMENDMENT

**Agenda Date:** March 16, 2011.

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

**Reviewed By:** Development Review Committee.

**Request:** Spanish Fork City is proposing to amend its ordinance to permit outdoor merchandise display in the Commercial Downtown zone and to permit outdoor seating in public rights-of-way.

**Zoning:** City wide.

**General Plan:** City wide.

**Project Size:** City wide.

**Number of lots:** Not applicable.

**Location:** Not applicable.

### Background Discussion

The proposal is perhaps best described as two separate amendments that are being addressed on one proposed ordinance.

First, the proposal would permit the outdoor display of merchandise in the Commercial Downtown zone. At present, the Commercial Downtown zone is one of two commercial zones that do not permit the outdoor display of merchandise.

Second, the proposal would permit outdoor seating within public rights-of-way. It is expected that the approval of this proposal will be followed by the development of specific standards for the seating and the City's designation of locations where outdoor seating will be permitted.

### Development Review Committee

The Development Review Committee reviewed this proposal on March 9, 2011. Draft minutes from that meeting read as follows:

#### Outdoor Display, Outdoor Seating

Applicant: Spanish Fork City

General Plan: city wide

Zoning: city wide

Location: city wide

Mr. Anderson explained that the ordinance did not allow merchandise to be displayed outside in our Downtown Commercial zone. He further explained that the proposed amendment would allow the outdoor display of merchandise as long as it was on private property and not in a public right-of-way. He said the proposed language would also permit outdoor seating within the public right-of-way.

Mr. Baker explained what was proposed and discussion was held regarding the verbiage.

Mr. Anderson **moved** to recommend that the City Council **adopt** the proposed ordinance. Mr. Oyler **seconded** and the motion **passed** all in favor.

### **Budgetary Impact**

Staff believes there would be little or no budgetary impact with the proposed Zoning Text Amendment.

### **Recommendation**

Staff recommends that the proposed Zoning Text Amendment be approved.

ORDINANCE NO. \_\_\_\_\_

**ROLL CALL**

<b>VOTING</b>	<b>YES</b>	<b>NO</b>
<b>G. WAYNE ANDERSEN</b> <i>Mayor (votes only in case of tie)</i>		
<b>ROD DART</b> <i>Council member</i>		
<b>RICHARD M. DAVIS</b> <i>Council member</i>		
<b>STEVE LEIFSON</b> <i>Council member</i>		
<b>JENS P. NIELSON</b> <i>Council member</i>		
<b>KEIR A. SCUBES</b> <i>Council member</i>		

I MOVE this ordinance be adopted: \_\_\_\_\_  
I SECOND the foregoing motion \_\_\_\_\_

**ORDINANCE No.**

**AN ORDINANCE ADDRESSING THE OUTDOOR  
DISPLAY OF MERCHANDISE FOR SALE**

WHEREAS, Spanish Fork City has adopted a comprehensive zoning ordinance which includes several commercial zones; and

WHEREAS, the commercial zones permit the outdoor display of merchandise for sale, except the C-D Downtown Commercial Zone, which prohibits any outdoor display of merchandise except during Fiesta Days; and

WHEREAS, the C-D Downtown Commercial Zone contemplates a walking friendly zone with easy pedestrian access to stores, which are situated close together; and

WHEREAS, several businesses have requested the ability to display merchandise for sale outdoors, which goal is consistent with the intent of the C-D Downtown Commercial Zone; and

WHEREAS, the outdoor display of merchandise needs to be prohibited in all zones on the public rights-of-way, except for limited outdoor dining, for safety purposes; and

WHEREAS, a public hearing was held before the Spanish Fork Planning Commission on Wednesday, the 6<sup>th</sup> day of April, 2011 where public comment was received; and

WHEREAS, following the public hearing, the Public Commission recommends adoption of an ordinance which allows the outdoor display of merchandise for sale in the C-D Downtown

Zone; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 19<sup>th</sup> day of April, 2011, where additional public comment was received; and

WHEREAS, it is in the best interests of the City and of its businesses and residents to allow the outdoor display of merchandise for sale in the C-D Downtown Zone as long as it is not on the public rights-of-way;

NOW THEREFORE, be it ordained and enacted by the Spanish Fork City Council as follows:

**I.**

Spanish Fork Municipal Code §15.3.060(A) is hereby amended as follows:

**15.3.16.060 C-D Downtown Commercial**

This district is intended to promote and maintain the character of a pedestrian oriented retail district along Main Street. Building orientation should strongly encourage pedestrian use by having buildings close to the street with frequent entrances to buildings, and significant amounts of glass. Drive-thru uses should be strongly discouraged.

**A. Permitted Uses:**

The following uses are permitted if operated from a permanent, enclosed building, **with no outdoor storage. The outside display of merchandise for sale is allowed between the hours of 7:00 a.m. and 9:00 p.m. if the merchandise remains off from the public right-of-way:**

1~12 No Change

**II.**

Spanish Fork Municipal Code —15.3.24.090(J), Public Rights-of-Way is hereby created as follows:

**15.3.24.090 Supplementary Regulations**

**J. Public Rights-of-Way**

**It is not permitted to store or display merchandise, signage, or any other material within any public right-of-way. In certain locations designated by Spanish Fork City, outdoor seating may be permitted in accordance with restrictions provided in the City's Development Standards.**

**III.**

This ordinance shall be effective 20 days after passage and publication.

DATED this 19<sup>th</sup> day of April, 2011

\_\_\_\_\_  
G. WAYNE ANDERSEN, Mayor

Attest:

\_\_\_\_\_  
Kent R. Clark, City Recorder



Spanish Fork City  
Land Use Element of  
the General Plan

February 3, 2011

2011

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February 3, 2011

## I. Introduction

The Land Use Element of the General Plan is a state-mandated document that represents the long-range vision for the development of the City. It can also be said that the Land Use Element is an official collection of the City's major policies concerning future physical development. The Element states the City's objectives in terms of goals and policies. The policies outlined in the document are expressly designed to achieve the plan's goals.

The Element is more than a colored map indicating what is to be done with each parcel of land; it is an outline of the goals and policies that the citizens and government officials want for their community. When evaluating proposals, decision makers refer to the Element to measure whether the proposal achieves the goals prescribed therein. The document is forward looking in that it projects the vision for the community at buildout. As Spanish Fork City may not achieve buildout for many decades, the document must be periodically updated to reflect the City's current vision for its future.

This version of the General Plan was prepared throughout 2010 and was adopted by the City Council in 2011. It is anticipated that the program described in this document will be pursued through 2016 when the document will be updated again. More specifically, it is expected that the following policies will be implemented between 2011 and 2016:

- Develop an area plan to promote the development of a transit oriented development surrounding the planned Center Street I-15 Interchange.
- Create an area plan to promote development in the vicinity of the Salem/Benjamin I-15 Interchange.
- Develop a comprehensive strategy for City improvements so as to develop a recognizable character and identity throughout the City.
- Adopt standards for hillside development or properties that otherwise have steep slopes.
- Adopt maximum block length requirements, guidelines for phasing and other standards to require new development to create a network of local streets that ensures a high level of connectivity.
- Develop a comprehensive code enforcement program to address nuisances and other zoning violations in the City's neighborhoods.
- Implement form based zoning to more effectively integrate commercial uses in close proximity to residential areas.
- Adopt a set of design standards for non-residential development in Spanish Fork.
- Develop a corridor access management plan for State Road 164 in the vicinity of the Salem/Benjamin I-15 Interchange.
- Provide more detailed provisions in the City's Transportation Element to promote the development of trails and other routes for non-motorized vehicles.
- Collaborate with the Chamber of Commerce to develop specific goals and policies to incorporate into a Main Street area plan.
- Adopt design standards to ensure that development at the Airport is compatible with the City's long term vision for that facility.
- Adopt an area plan for the River Bottoms area.

The accompanying Land Use Map is intended to serve as a visual depiction of the land use patterns and land use arrangement that the City envisions for the community at buildout. It is understood that the City will not reach buildout for many decades and that it is not immediately appropriate to zone all properties in conformity to the Land Use Map. The vision portrayed by the map will be implemented incrementally over time. As opportunities to zone various areas of the City arise, current conditions will be evaluated to determine whether zoning should conform to the Land Use Map at that time.

## II. Land Use Policies

### A. Growth Management Policies

#### Goal A.1: To provide for an orderly and efficient expansion of Spanish Fork.

Policies:

- A.1.1 Allow urban residential and industrial land uses only within the adopted Growth Management Boundary.
- A.1.2 The Growth Management Boundary should be evaluated based on the amount of land within the Boundary, the City's ability to provide services outside the Boundary and the cost of providing those services outside the Boundary.
- A.1.3 Review the Boundary each January to determine if changes are warranted based upon recent growth trends.
- A.1.4 Allow new annexations of properties within the Growth Management Boundary where all urban services can readily be provided.
- A.1.5 Deny proposed 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.
- A.1.6 Entertain proposed changes to the Land Use Element biannually, each January and July.
- A.1.7 When reviewing and designing potential developments, consider the impact they may have on the character of the surrounding area.
- A.1.8 Require that all implementing ordinances (i.e., zoning and subdivision regulations) be consistent with the General Plan.
- A.1.9 Allow development to occur only in areas where adequate streets, public facilities and services exist or where the developer will provide them. Do not approve developments that would be served by localized sewer lift stations.
- A.1.10 Collect Impact Fees to ensure that growth is not being subsidized by tax payers.
- A.1.11 Develop an area plan to promote the development of a transit oriented development surrounding the planned Center Street I-15 Interchange.
- A.1.12 Create an area plan to promote development in the vicinity of the Salem/Benjamin I-15 Interchange.
- A.1.13 Develop a comprehensive strategy for City improvements so as to develop a recognizable character and identity throughout the City.

#### Goal A.2: To manage development which is compatible with certain environmental limitations in the area.

Policies:

- A.2.1 Severely restrict development within the Zones A and X of the Spanish Fork River and any other open channels to minimize potential damage and loss should a flood occur.
- A.2.2 Require soils tests prior to any development.
- A.2.3 Adopt standards for hillside development or properties that otherwise have steep slopes.

#### Goal A.3: To provide high quality, stable residential neighborhoods.

Policies:

- A.3.1 Protect residential neighborhoods from commercial and most other non-residential uses through the uses of walls, landscaping, and setbacks appropriate to the use.

- A.3.2 Design local streets in residential areas with discontinuous, but well connected, patterns to discourage through traffic.
- A.3.3 Adopt maximum block length requirements, guidelines for phasing and other standards to require new development to create a network of local streets that ensures a high level of connectivity.
- A.3.4 Develop a comprehensive code enforcement program to address nuisances and other zoning violations in the City's neighborhoods.

**Goal A.4: To provide a range of housing types and price levels in the City.**

Policies:

- A.4.1 Allow a variety of lot sizes and housing types throughout the City.
- A.4.2 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.

**Goal A.5: To ensure that adequate open space, buffering, and landscaped areas are provided in new developments.**

Policies:

- A.5.1 Follow the City's Parks and Recreation Element when planning and designing new developments.

February 3, 2011

## **B. Commercial Goals and Policies**

**Goal B.1: To provide conveniently located commercial areas to serve the residents of Spanish Fork and to expand the City's sales tax base.**

Policies:

- B.1.1 Plan for a hierarchy of commercial areas within the City to meet neighborhood, community and regional needs.
- B.1.2 Plan for new commercial areas as nodes or centers, and not as a series of unrelated, freestanding businesses.
- B.1.3 Limit points of access onto streets in commercial areas in accordance with the City's Transportation Element of the General Plan.
- B.1.4 Plan for secondary vehicular and pedestrian access from commercial to residential areas where practical to do so.
- B.1.5 Require sidewalks at the time of new construction or expansion of existing commercial uses for the full frontage of the parcel.
- B.1.6 Restrict the size of neighborhood commercial areas to minimize the impact on the residential character of the area.
- B.1.7 Preserve locations for community level commercial areas at major intersections.
- B.1.8 Require community level and regional level commercial centers to be developed as integrated projects with shared parking, common architectural styling, landscaping, and signage.
- B.1.10 Allow a mixture of General Commercial and Light Industrial uses to locate in the North Main Street area between Interstate 15 and 1600 North.

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

Policies:

- B.2.1 Allow small office complexes to develop in similar locations as neighborhood commercial areas.
- B.2.2 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.
- B.2.3 Implement form based zoning to more effectively integrate commercial uses in close proximity to residential areas.

**Goal B.3: To develop visually attractive commercial centers that help create a distinct sense of place in Spanish Fork.**

Policies:

- B.3.1 Adopt a set of design standards for non-residential development in Spanish Fork.

**C. Industrial/Employment Policies**

**Goal C.1: To provide a variety of employment opportunities for the residents of Spanish Fork and the surrounding area.**

Policies:

- C.1.1 Continue to develop the northern part of the community with Light Industrial uses. Prohibit residential development in these areas.
- C.1.2 Attempt to maintain an adequate supply of industrial land in appropriate areas.
- C.1.3 Allow industrial development in urban areas on sites where sanitary sewer, storm water management, water, and police and fire protection are available and adequate prior to or concurrent with development.
- C.1.4 Require that industrial developments have good access, adequate public facilities and services, suitable topography and soils and minimal impact on surrounding areas.
- C.1.5 Minimize the impact of industrial developments on adjacent non-industrial land uses through appropriate landscaping, screening, buffer strips, graduated land use intensity and similar methods.
- C.1.6 Encourage master planning for industrial area, including the inclusion of such features as open space, landscaping, signage, traffic control and uniform maintenance through covenants or other property management techniques.
- C.1.7 Locate and design new industrial sites and improve existing ones to facilitate access and circulation by transit, car and van pools, pedestrians, bicyclists and other alternative transportation modes.

February 3, 2014

**D. Transportation Goals**

**Goal D.1: Provide a safe, convenient and efficient system for transporting both people and goods.**

Policies:

- D.1.1 Follow the provisions provided in the City's Transportation Element.
- D.1.2 Develop a corridor access management plan for State Road 164 in the vicinity of the Salem/Benjamin I-15 Interchange.

**Goal D.2: Provide pleasant, safe, and functional non-motorized transportation routes.**

Policies:

- D.2.1 Follow the provisions provided in the City's Transportation Element.
- D.2.2 Provide more detailed provisions in the City's Transportation Element to promote the development of trails and other routes for non-motorized vehicles.

February 3, 2017

**E. Main Street Goals and Policies**

**Goal E.1: Develop a plan to increase commercial activity through the Main Street corridor.**

Policies:

- E.1.1 Collaborate with the Chamber of Commerce to develop specific goals and policies to incorporate into a Main Street area plan.
- E.1.2 Assign one Planning Commissioner to serve as a liaison to the Chamber of Commerce when developing a Main Street area plan.

February 3, 2011

**F. Airport Goals and Policies**

**Goal F.1: Protect the Airports ability to operate and expand.**

Policies:

- F.1.1 Maintain appropriate zoning controls to prevent development on surrounding properties that is not compatible with the operation on the Airport.
- F.1.2 Adopt design standards to ensure that development at the Airport is compatible with the City's long term vision for that facility.
- F.1.3 Take appropriate steps to annex lands that now surround, or that may surround the airport at some future date.

February 3, 2011

**G. River Bottoms Goals and Policies**

**Goal G.1: Plan for a variety of land uses in the River Bottoms, including agricultural uses, which will be arranged to maintain the areas character and beauty.**

Policies:

G.1.1 Adopt an area plan for the River Bottoms area.

February 3, 2011

## V. Land Use Map Designations

General Plan Designation	Corresponding Zones
Flood Plain	overlay
Hillsides/Geologic Hazards	overlay
Agricultural	Exclusive Agriculture Rural Residential
Low Density Residential	R-1-80 R-1-60 R-1-40 R-1-20 R-1-15 R-1-12
Medium Density Residential	R-1-9 R-1-8 R-1-6 In-Fill Overlay
High Density Residential	R-3 In-Fill Overlay
Mixed Use	Urban Village Residential Office Commercial Office Commercial 1
Commercial	Residential Office Commercial Office Commercial 1 Commercial 2 Shopping Center
Industrial	Business Park Light Industrial Medium Industrial Heavy Industrial.
Public Facilities	Public Facilities

### 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 limitations due to unstable soils, erosion and landslide potential, and proximity to an earthquake fault line. 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. **Agriculture: 1 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 3.5 dwelling units per acre.** These are areas with predominately single-family detached units. Developments will have full urban services.
3. **Medium Density Residential: 3.5 to 8 dwelling units per acre.** These are areas with mostly single-family detached units and 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: 9 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 services, 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. **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.

## VI. Moderate Income Housing Element

### A. 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 are shown 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	More				2,451	982	(1,469)	(1,858)	(2,269)

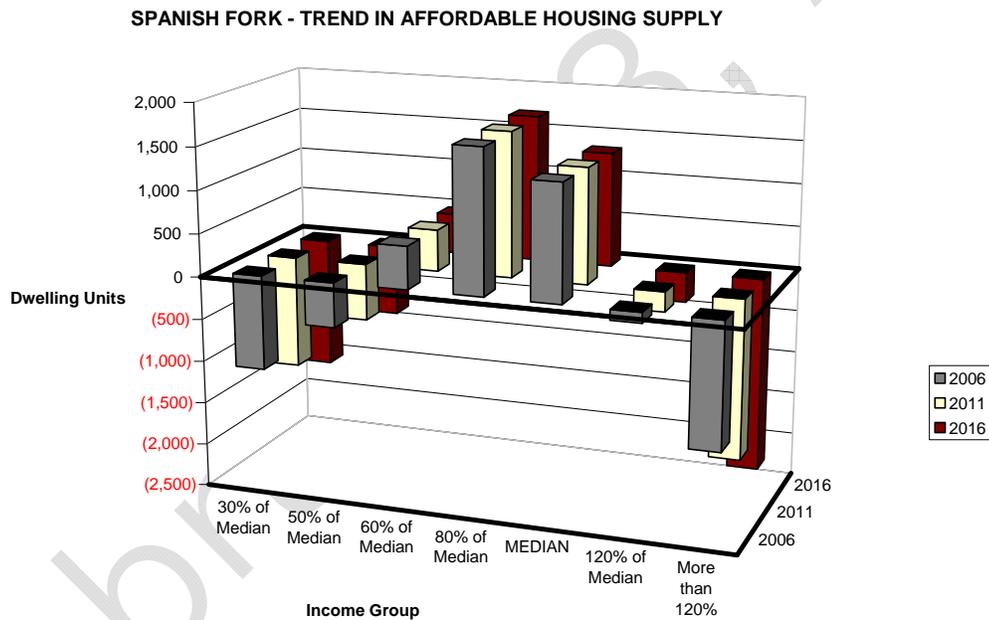
than 120%	than \$78,120								
Total				7,988	8,285	297	(577)	(1,494)	

**B. 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 earning 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 earning 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)

**C. 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 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 earning 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 earning 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.

#### **D. 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 various 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.

#### **E. 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 earning 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.

#### **F. 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 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 various 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.

#### **G. Goals and Policies for Moderate Income Housing**

##### **Goal G.1: Continue to encourage affordable housing in Spanish Fork City.**

Policies:

- G.1.1 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.
- G.1.2 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.
- G.1.3 Continue to allow manufactured homes in all residential zones throughout the City.
- G.1.4 Continue to allow accessory apartments (basement, mother-in-law) in the R-3 and R-1-6 zoning districts.

##### **Goal G.2: Encourage developments that target special groups like the elderly, disabled persons, and others people with special needs.**

Policies:

- G.2.1 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.

# Spanish Fork General Plan - 2011



1 Inch = 3,400 Feet

**Legend**

- Roads
- Railroad
- Rivers
- General Plan Proposal**
- Agricultural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial
- Public Facilities
- Floodplain
- Hillside/Geologic Hazards

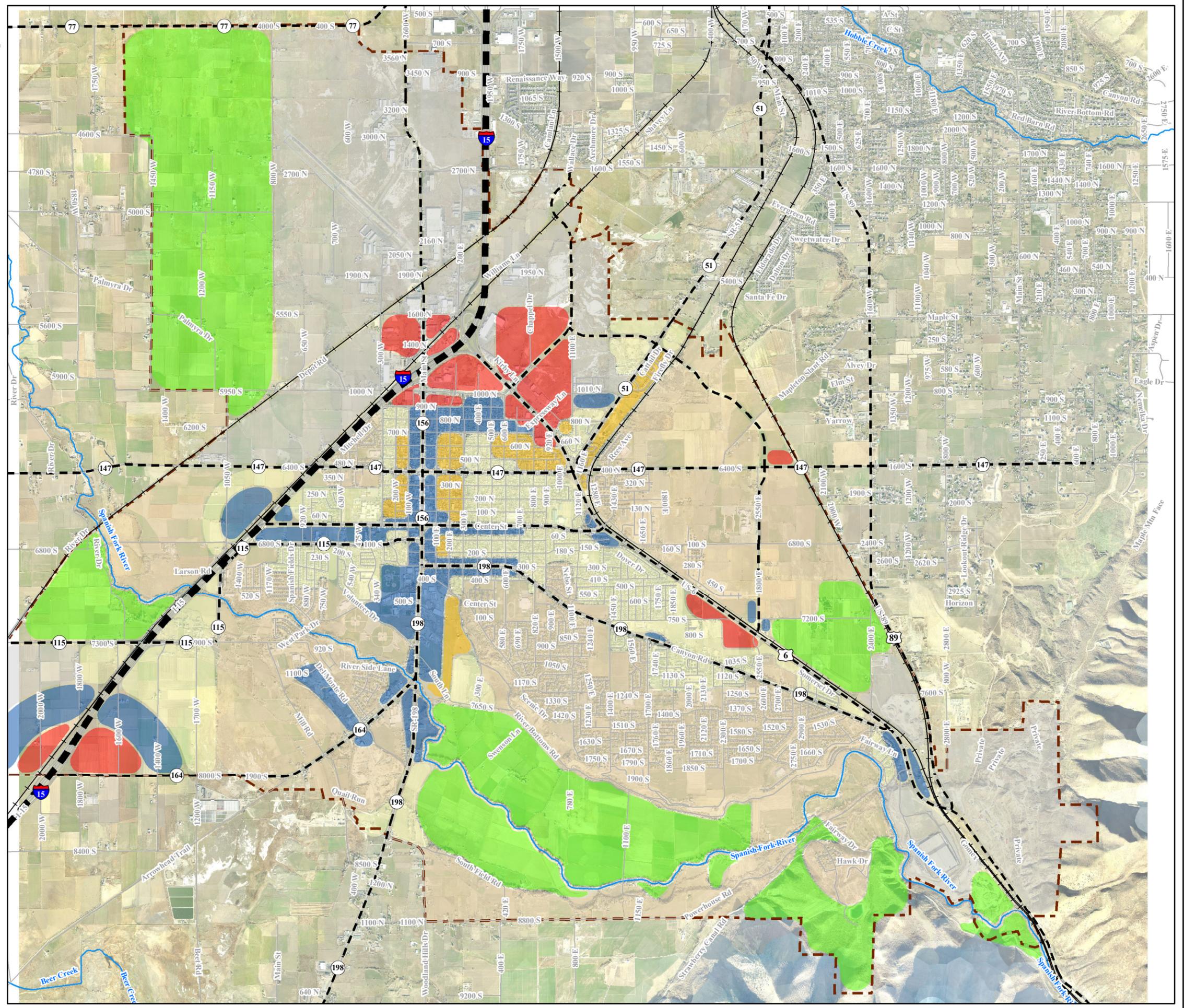
2/16/2011



**GEOGRAPHIC INFORMATION SYSTEMS**

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40 South Main Street  
Spanish Fork, UT 84660  
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Interns - (801) 804-4570

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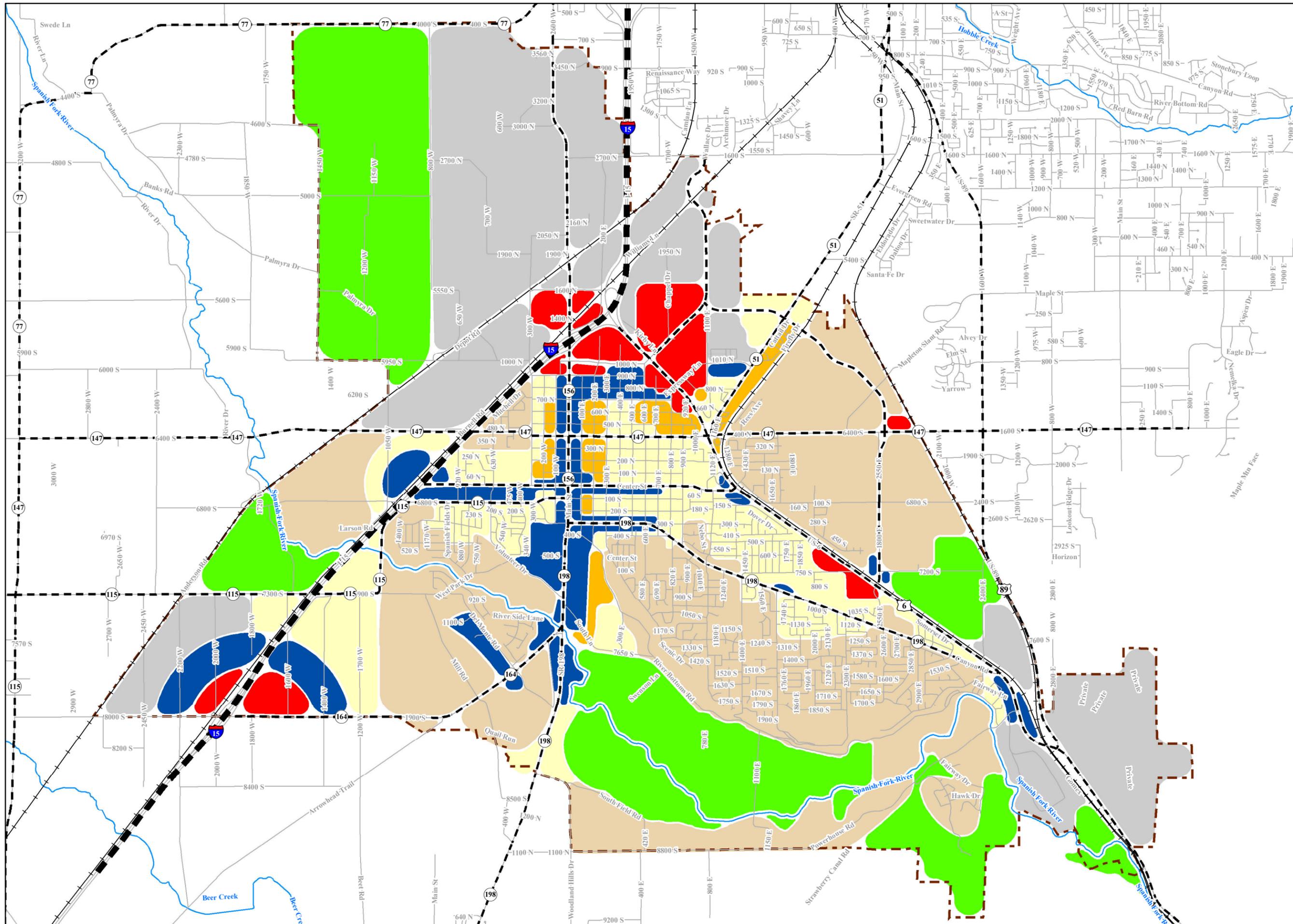
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