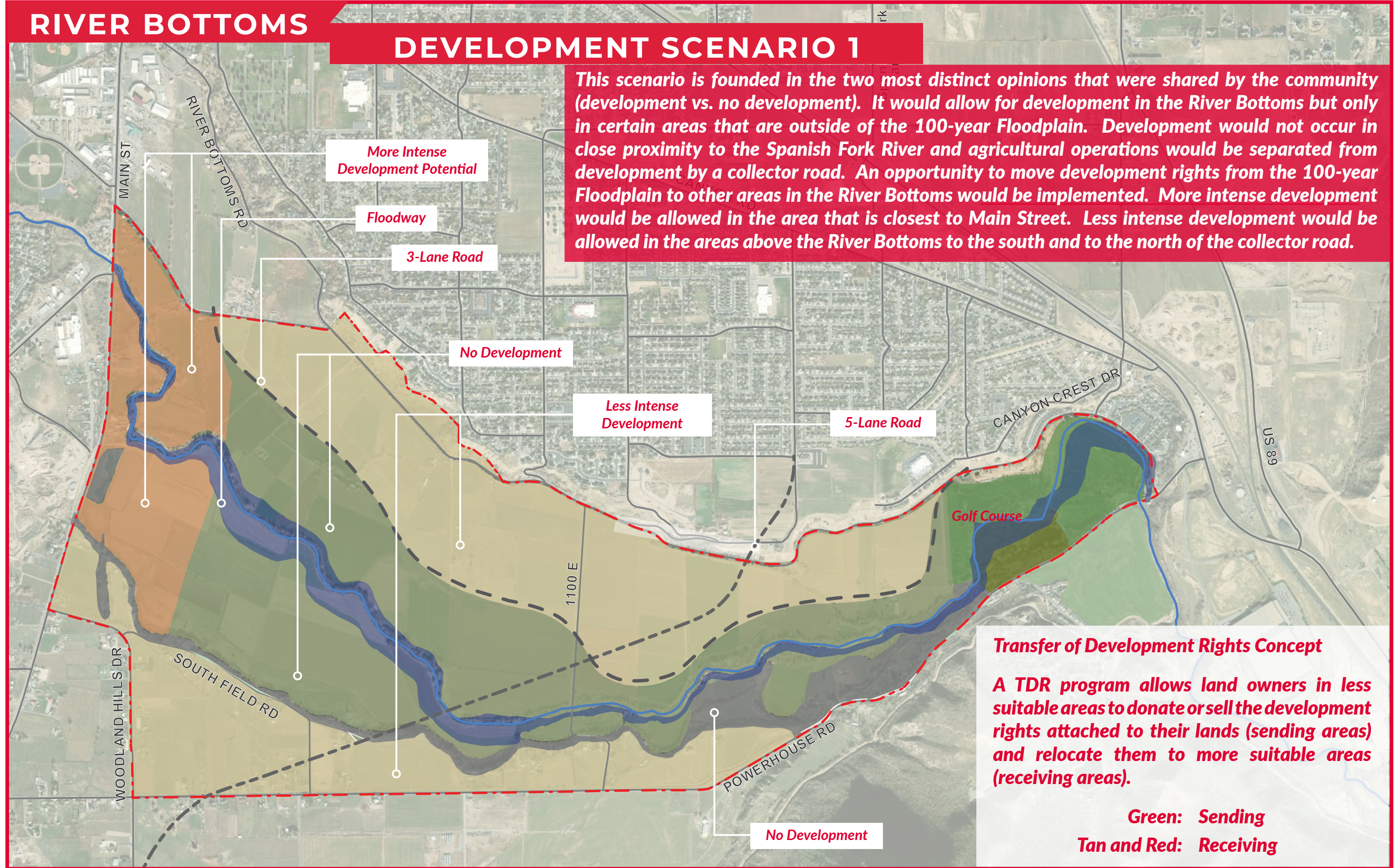


RIVER BOTTOMS

DEVELOPMENT SCENARIO 1

This scenario is founded in the two most distinct opinions that were shared by the community (development vs. no development). It would allow for development in the River Bottoms but only in certain areas that are outside of the 100-year Floodplain. Development would not occur in close proximity to the Spanish Fork River and agricultural operations would be separated from development by a collector road. An opportunity to move development rights from the 100-year Floodplain to other areas in the River Bottoms would be implemented. More intense development would be allowed in the area that is closest to Main Street. Less intense development would be allowed in the areas above the River Bottoms to the south and to the north of the collector road.



Transfer of Development Rights Concept

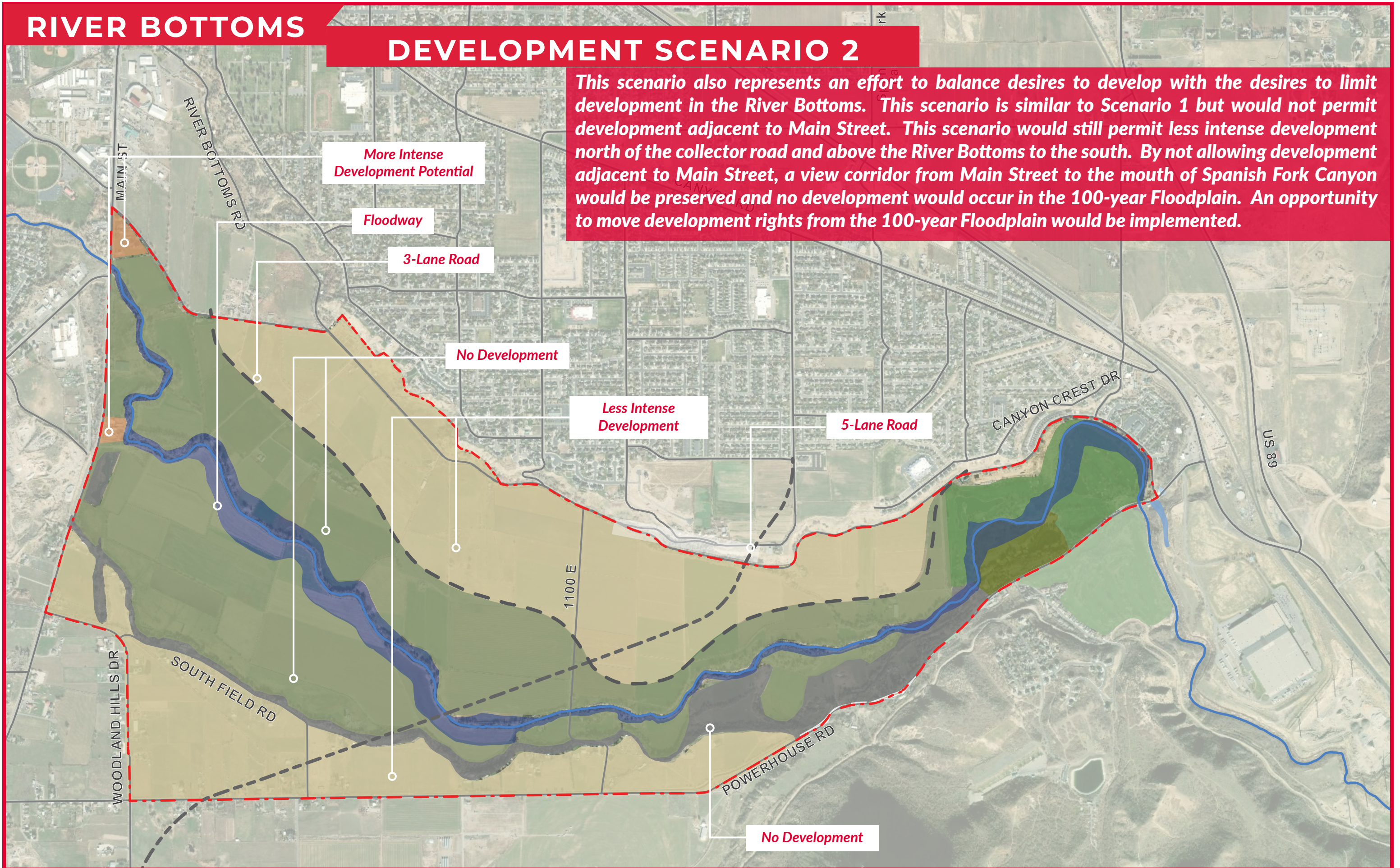
A TDR program allows land owners in less suitable areas to donate or sell the development rights attached to their lands (sending areas) and relocate them to more suitable areas (receiving areas).

Green: Sending
Tan and Red: Receiving

RIVER BOTTOMS

DEVELOPMENT SCENARIO 2

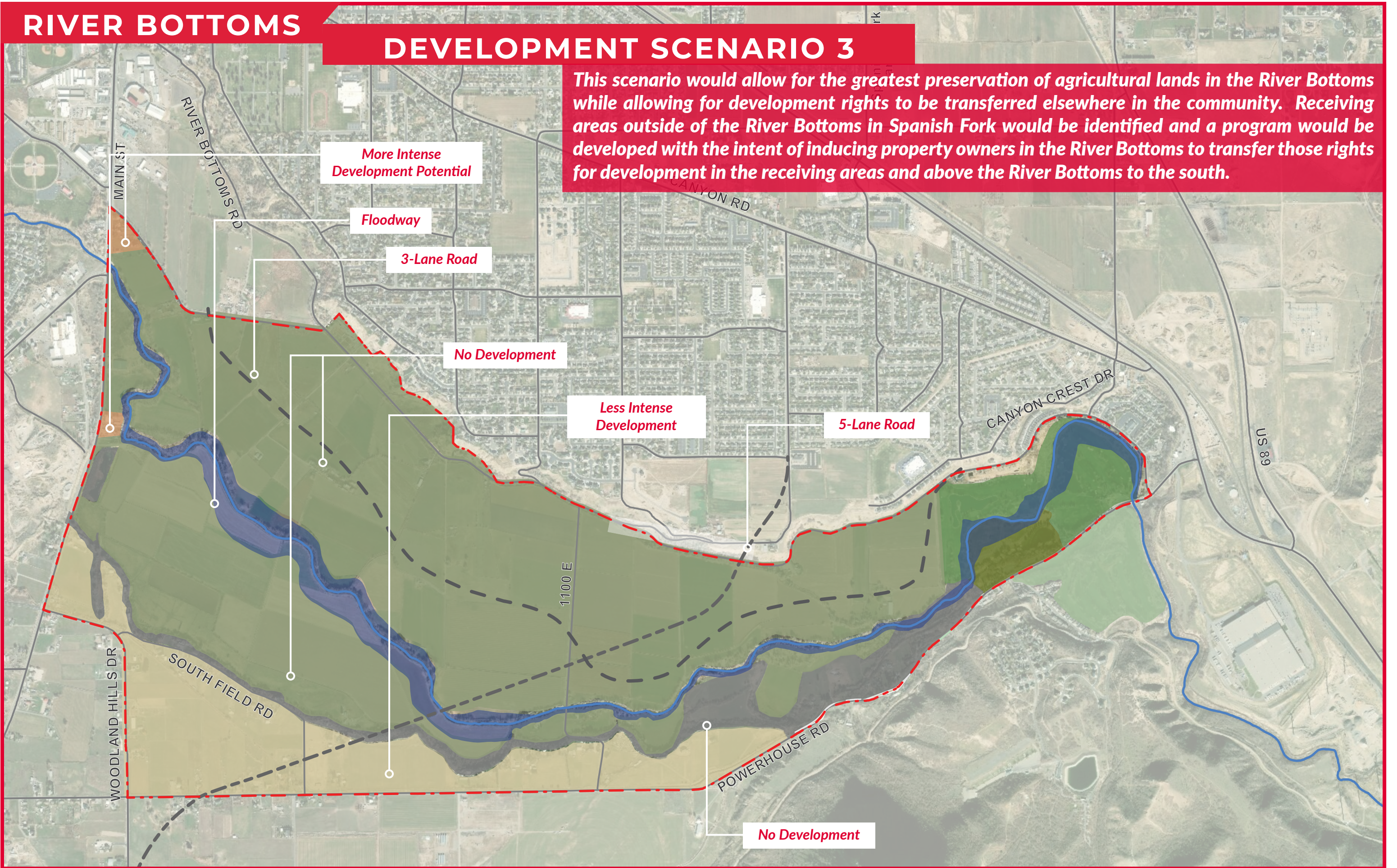
This scenario also represents an effort to balance desires to develop with the desires to limit development in the River Bottoms. This scenario is similar to Scenario 1 but would not permit development adjacent to Main Street. This scenario would still permit less intense development north of the collector road and above the River Bottoms to the south. By not allowing development adjacent to Main Street, a view corridor from Main Street to the mouth of Spanish Fork Canyon would be preserved and no development would occur in the 100-year Floodplain. An opportunity to move development rights from the 100-year Floodplain would be implemented.



RIVER BOTTOMS

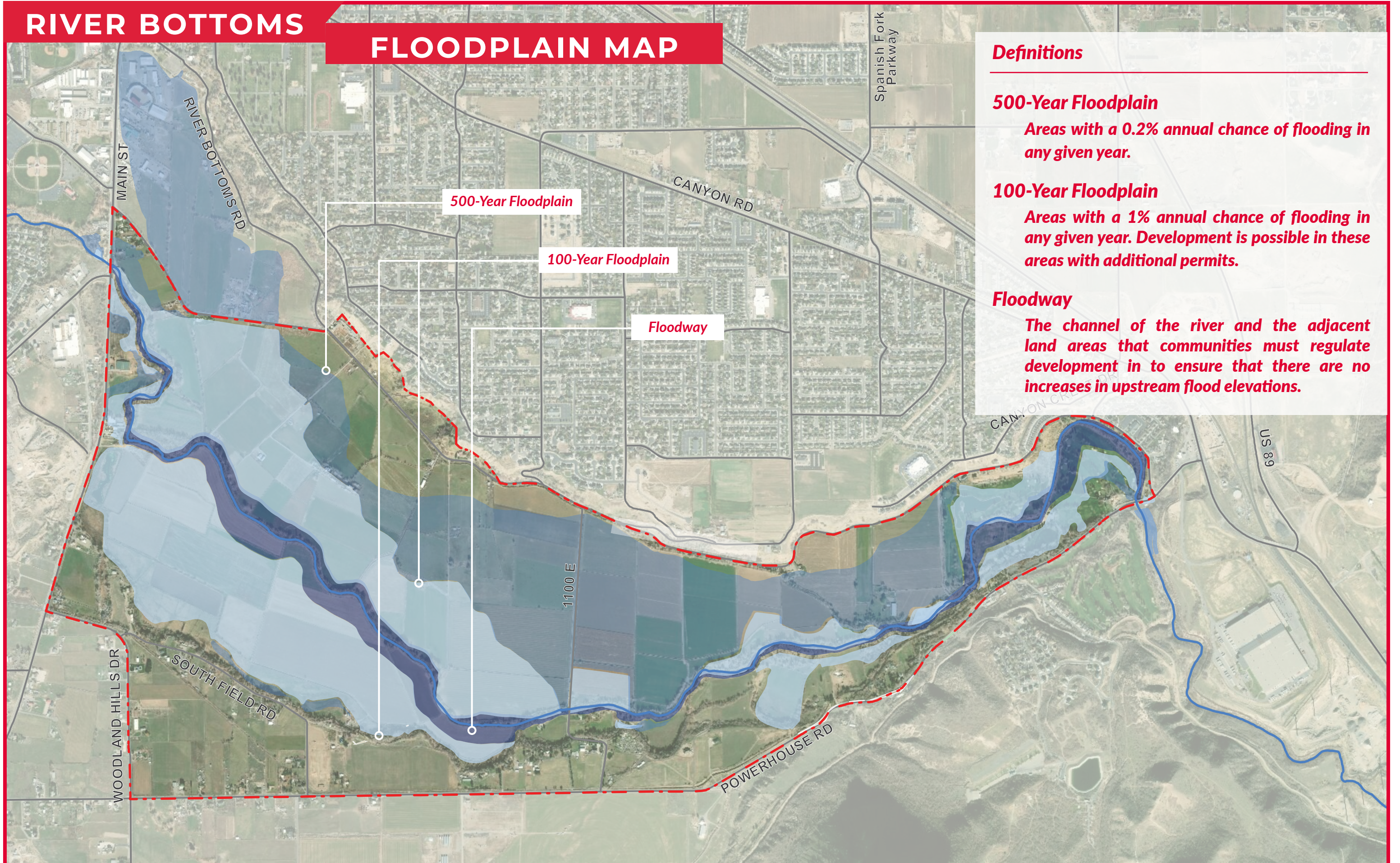
DEVELOPMENT SCENARIO 3

This scenario would allow for the greatest preservation of agricultural lands in the River Bottoms while allowing for development rights to be transferred elsewhere in the community. Receiving areas outside of the River Bottoms in Spanish Fork would be identified and a program would be developed with the intent of inducing property owners in the River Bottoms to transfer those rights for development in the receiving areas and above the River Bottoms to the south.



RIVER BOTTOMS

FLOODPLAIN MAP



Definitions

500-Year Floodplain

Areas with a 0.2% annual chance of flooding in any given year.

100-Year Floodplain

Areas with a 1% annual chance of flooding in any given year. Development is possible in these areas with additional permits.

Floodway

The channel of the river and the adjacent land areas that communities must regulate development in to ensure that there are no increases in upstream flood elevations.