TO: Honorable Mayor and City Council

FROM: Brandon Snyder, City Planner

DATE: November 16, 2020

RE: Annual Moderate-Income Housing Report

Accompanying this correspondence is Spanish Fork City’s completed Annual Moderate-Income Housing Reporting Form. The Form is provided by the State Department of Workforce Services. The Department of Workforce Services also provides much of the data that is found within the report. The Form follows Utah Code in that it contains answers to the moderate-income housing related questions that municipalities are required to answer annually. Action that Spanish Fork City has taken to allow for the development of more housing in the community will help to address both the current and future needs.

The data provided to the City shows that there is a current need for housing for 1,240 persons in Spanish Fork. The table also shows there will be a need to provide housing in the next five years for 1,870 people. Given our typical household size of 3.79 persons, there are currently 327 households (families) with limited housing options in Spanish Fork. The table also shows that there will be some 493 families with limited housing options in Spanish Fork in the next five years unless additional housing options are provided. The current need of 327 families is not insignificant. However, action that Spanish Fork City has taken to allow for the development of more housing in the community will help to address both the current and future needs.

In the past four years, Spanish Fork City has created two new zoning districts, the R-4 and R-5 districts. While Spanish Fork’s historic growth has been primarily comprised of single-family homes, the new zoning districts options allow for more attached homes, that are often lower priced than other types of new homes, in Spanish Fork. The first project utilizing the R-5 district (Rees Apartments 36 units), has been completed. The first project to utilize the R-4 district (Ridgeline Parkway Community 336 units), has been approved and will be under construction soon. The second project planning to utilize the R-4 district (Vista View 176 units), is currently under review by City Staff.

In June 2019, Spanish Fork City expanded the zoning districts where Accessory Dwelling Units (ADU’s) are permitted. In addition to adding zoning districts where ADU’s are permitted, Spanish Fork City also removed significant barriers and loosened many of the remaining zoning regulations. In June 2020, Spanish Fork City again expanded the zoning districts where
Accessory Dwelling Units (ADU’s) are permitted and also provided an option for an ADU to be located in an accessory structure. Spanish Fork City received 16 applications for new ADU’s in 2019. So far in 2020, Spanish Fork City has received 28 applications for new ADU’s. (Total for January to October 31, 2020.) Utilizing Building Permits, GIS data, and Utility records, Staff has determined that there were approximately 184 ADU’s in place citywide prior to June 2019. (This doesn’t include duplexes or twin homes.)

Spanish Fork City on average the last three years has issued over 353 permits for new homes (2017-2019). In 2020, Spanish Fork City has currently issued 365 permits for new homes. (Total for January to October 31, 2020.) It is believed that the rate of growth will continue as long as there is a market for new homes. That growth rate should result in the development of an adequate housing supply to address the community’s future need. Also, the options afforded by the allowance of greater densities should help to diversify the community’s housing inventory, particularly by allowing a greater number of more affordable homes to be constructed.

In addition to this report, Spanish Fork City also maintains a Moderate-Income Housing Element of the General Plan to provide guidance and direction on decisions that impact the availability of housing in the City. A copy of that Element and its adopting ordinance accompany this memorandum.

Staff will begin work on a 2021 update to the Moderate-Income Housing Element in the spring of 2021. Staff anticipates having a draft of that Element to share with the City Council in the summer of 2021. Please let me know if you have any questions.

attachments:  Annual Moderate-Income Housing Reporting Form
Spanish Fork City’s Land Use, Moderate Income Housing and Annexation Elements of the General Plan
Ordinance 15-16
Under the Utah Code, Municipal legislative bodies must annually:

- Update 5-year estimates of moderate-income housing needs UCA 10-9a-408 and 17-27a-408.
- Conduct a review of the moderate-income housing element and its implementation; and
- Report the findings for updated planning to the Housing and Community Development Division (HCDD) of the Utah Department of Workforce Services and their Association of Government or Metropolitan Planning Organization no later than December 1 of each year.
- Post the report on their municipality’s website.

In accordance with UCA 10-9a-401 and 17-27a-401 municipalities that must report regularly are:

- Cities of the first, second, third, and fourth class (or have 10,000 or more residents).
- Cities of the fifth class:
  - Having an estimated population greater than or equal to 5,000 residents; **AND**
  - That are located in a county with a population greater than or equal to 31,000 residents.
- Metro Townships:
  - Having an estimated population greater than or equal to 5,000 residents;
  - Having an estimated population less than 5,000 **BUT** is located in a county with a population greater than or equal to 31,000 residents.
- Not a town with fewer than 1,000 residents.

**To find out if your municipality must report annually, please visit:**
[https://jobs.utah.gov/housing/affordable/moderate/reporting/](https://jobs.utah.gov/housing/affordable/moderate/reporting/)

**For additional moderate-income housing planning resources:**

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**MUNICIPAL GOVERNMENT INFORMATION:**

Municipal Government: Spanish Fork City

Reporting Date: December 1, 2020

**MUNICIPAL GOVERNMENT CONTACT INFORMATION:**

40 South Main Street

Spanish Fork, Utah 84660

Mayor’s First and Last Name: Steve Leifson

Mayor's Email Address: mayor@spanishfork.org

**PREPARER CONTACT INFORMATION:**

Preparer’s First and Last Name: Brandon Snyder

Preparer’s Title: City Planner

Preparer’s Email Address: bsnyder@spanishfork.org

Preparer's Telephone: 801-804-4596 Extension: 

When did the municipality last adopt moderate-income housing element of their general plan?

11/15/2016
UCA 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii) requires municipalities to include three or more strategies in their moderate-income housing element of their general plan. In addition to the recommendations required under 10-9a-403 (2)(b)(iii) and 17-27a-403 (2)(b)(ii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in 10-9a-403 (2)(b)(iii)(G) or (H) and 17-27a-403 (2)(b)(ii)(G) or (H). Municipalities shall annually progress on implementing these recommendations.

STRATEGIES

*** Repeat questions 1-5 for each strategy listed in the moderate-income housing element of the general plan. Include additional strategies on a separate document. ***

Strategy 1

1. State strategy municipality included in the moderate-income housing element of its general plan below.

   (A) Rezone for densities necessary to assure the production of moderate-income housing.

2. Please state the municipality’s goal(s) associated with the strategy.

   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.

3. What are the specific outcomes that the strategy intends to accomplish?

   To provide a range of housing types and price levels in the City.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

   Tracking the approval of Master Planned Development and Infill projects. Spanish Fork City has also adopted two new zones (R-4 and R-5) to designate areas for the development of contemporary apartment complexes. While Spanish Fork’s historic growth has been primarily comprised of single-family homes, the Master Planned Development and Infill ordinances along with the new zoning districts allow for more attached homes, that are often lower priced than other types of new homes, in Spanish Fork. The first project utilizing the R-5 district (Rees Apartments 36 units), has been completed. The first project to utilize the R-4 district (Ridgeline Parkway Community 336 units), has been approved and will be under construction soon. The second project planning to utilize the R-4 district (Vista View 176 units), is currently under review by City Staff.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
   a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

   Review projects and rezoning in areas designated in the General Plan for higher densities. Increase the base density for select zones that allow for Master Planned Developments.
b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

Staff
Planning Commission
City Council

c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.

Time and any funds or resources for studies and/or consultants.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.

Ongoing.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?

The City has seen continuous applications for developments with housing products other than traditionally single-family residential housing products. Residential zones in Spanish Fork City allow for a variety of densities. This provides for dwelling units catering to a variety of household needs to be constructed. In the event a Master Planned Development is constructed within any of the applicable residential zones, a variety of housing types can be utilized (i.e. townhomes, condominiums, twin homes, etc.). The City also recently adopted two new zoning districts. The R-4 and the R-5. They are the City’s highest density residential zones and allow for up to 20 dwelling units per acre. The zones allow for a mix of dwelling types including twin homes, duplexes, townhomes, and stacked flats. The first project utilizing the R-5 district (Rees Apartments 36 units), has been completed. The first project to utilize the R-4 district (Ridgeline Parkway Community 336 units), has been approved and will be under construction soon. The second project planning to utilize the R-4 district (Vista View 176 units), is currently under review by City Staff. These new zones will enhance Spanish Fork City’s ability to supply a variety of housing types including densities not previously permitted.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

No deviations or unforgiving barriers encountered to date.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

No

**Strategy 2**

1. State strategy municipality included in the moderate-income housing element of its general plan below.

   (E) Reduce regulations related to accessory dwelling units in residential zones.
2. Please state the municipality’s goal(s) associated with the strategy.
Continue to allow accessory apartments (basement, mother-in-law) in the R-3 and R-1-6 zoning districts.

3. What are the specific outcomes that the strategy intends to accomplish?
Continue to encourage affordable housing in Spanish Fork City.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).
The City has been tracking permits issued for accessory dwelling units. In June 2019, Spanish Fork City expanded the zoning districts where Accessory Dwelling Units are permitted (ADU’s). ADU’s are now permitted in the R-3, R-1-6, as well as the R-1-8, R-1-9, R-1-12 or R-1-15 zones. In addition to adding zoning districts where ADU’s are permitted, Spanish Fork City also removed significant barriers and loosened many of the remaining zoning regulations. Examples include no longer requiring impact fees, reducing the required minimum lot size, and no longer having separate electric meters for the ADU. Spanish Fork City received 16 applications for new ADU’s in 2019.

In June 2020, Spanish Fork City again expanded the zoning districts where ADU’s are permitted. These zones include the R-1-20, R-1-30, R-1-40, R-1-60, R-1-80 and R-R zones. Spanish Fork City also now provides the option for an ADU to be located in an accessory structure. So far in 2020, Spanish Fork City has received 28 applications for new ADU’s. (Total for January to October 31, 2020.) Utilizing Building Permits, GIS data, and Utility records, Staff has determined that there were approximately 184 ADU’s in place citywide prior to June 2019. (This doesn’t include duplexes or twin homes.)

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.
   a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.
      Addressing an opportunity to allow throughout most portions of the City.
   b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.
      Staff
      Planning Commission
      City Council
   c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
      Time and any funds or resources for studies and/or consultants.
   d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a.
      Ordinance changes completed June 18, 2019, and June 16, 2020. Tracking noticeable increase in ADU’s is ongoing.
   e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?
The City has seen a substantial increase in ADU’s.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?

No deviations or unforgiving barriers encountered to date.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.

No.

**Strategy 3**

1. State strategy municipality included in the moderate-income housing element of its general plan below.

   (G) Encourage higher density or moderate-income residential development near major transit investment corridors.

2. Please state the municipality’s goal(s) associated with the strategy.

   Continue to encourage affordable housing in Spanish Fork City by providing a range of housing types and price levels in the City.

3. What are the specific outcomes that the strategy intends to accomplish?

   Develop an area plan to promote the development of a transit-oriented development surrounding the planned UTA multimodal station and Center Street, I-15 Interchange.

4. Please describe how the municipality has monitored its annual progress toward achieving the goal(s).

   Land Use designations.

5. In the boxes below, outline the following objectives associated with the goal(s) stated in item 2.

   a. Please identify the key tasks of each stage needed to accomplish the goal(s) stated in item 2.

      The City has designated the areas around the UTA multimodal station for the highest residential densities within Spanish Fork City.

   b. Please identify the primary parties that are responsible for completing the key tasks of each stage identified in item 5a.

      Staff
      Planning Commission
      City Council

   c. Please describe the resources that the municipality must allocate to complete the key task of each stage identified in item 5a.
Time and any funds or resources for studies and/or consultants.

d. Please state specific deadlines for completing the key tasks of each stage identified in item 5a. Ongoing.

e. Which of the tasks stated in item 5a have been completed so far, and what have been their results?
Designations have been completed. High density residential ordinances are in place. Development regulations specific to transit-oriented developments in process.

f. How is the municipality addressing results described in 5e that deviate from the desired outcomes specified in item 3? What barriers has the municipality encountered during the course of implementation of said goals?
Ongoing.

g. (Optional) Have you considered efforts to use a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency within your community.
No.

PLEASE SUBMIT REQUISITE DOCUMENTATION FROM THE EVALUATION PERIOD THAT VALIDATES THE INFORMATION PROVIDED IN THIS REPORT.

<table>
<thead>
<tr>
<th>Municipal legislative bodies are also required to review and submit the following:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>UCA 10-9a-408(2)(i)</strong>: (data should be from validated sources, like US Census, with verified methodologies)</td>
</tr>
<tr>
<td>• A current estimate of the city’s rental housing needs for the following income limits:</td>
</tr>
<tr>
<td>o 80% of the county’s adjusted median family income</td>
</tr>
<tr>
<td>o 50% of the county’s adjusted median family income</td>
</tr>
<tr>
<td>o 30% of the county’s adjusted median family income</td>
</tr>
</tbody>
</table>
Submission Guidelines:

1. Moderate-income housing review reports are due on December 1 of each year.

2. Emails must include the following items as separate attachments:
   - An updated estimate of the municipality’s 5-year moderate-income housing needs
   - A findings report of the annual moderate-income housing element review
   - The most current version of the moderate-income housing element of the municipality’s general plan
     - Submitted moderate-income housing elements must include their adoption date on a cover page.

3. Acceptable electronic document formats include:
   - (a) DOC or PDF

4. Emails MUST be addressed to: dfields@utah.gov.

AOG Contact Information:

<table>
<thead>
<tr>
<th>Bear River AOG</th>
<th>Six County AOG</th>
<th>Uintah Basin AOG</th>
</tr>
</thead>
<tbody>
<tr>
<td>170 N Main</td>
<td>250 North Main Street,</td>
<td>330 East 100 South</td>
</tr>
<tr>
<td>Logan, Utah 84321</td>
<td>Richfield, Utah</td>
<td>Roosevelt, UT 84066</td>
</tr>
<tr>
<td>Phone (435) 752-7242</td>
<td>Phone: (435) 893-0712</td>
<td>Phone: (435) 722-4518</td>
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<table>
<thead>
<tr>
<th>Five County AOG</th>
<th>Southeastern Utah AOG</th>
<th>Wasatch Front Regional Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>1070 W 1600 S</td>
<td>375 South Carbon Avenue</td>
<td>41 N. Rio Grande Street,</td>
</tr>
<tr>
<td>Saint George, Ut 84770</td>
<td>Price, UT 84501</td>
<td>Suite 103</td>
</tr>
<tr>
<td>Phone: (435) 673-3548</td>
<td>Phone: (435) 637-5444</td>
<td>Salt Lake City, UT 84101</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Phone: (801) 363-4250</td>
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<tr>
<th>Mountainland AOG</th>
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<tr>
<td>586 E 800 N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Orem, UT 84097</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phone: 801-229-3800</td>
<td></td>
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</tr>
</tbody>
</table>

Equal Opportunity Employer/Program
Auxiliary aids and services are available upon request to individuals with disabilities by calling 801-526-9240. Individuals who are deaf, hard of hearing, or have speech impairments may call Relay Utah by dialing 711. Spanish Relay Utah: 1-888-346-3162.
### Section 1: Population by tenure in Spanish Fork city

<table>
<thead>
<tr>
<th>Table B01003 Table B25008</th>
<th>2009 American Community Survey</th>
<th>2017 American Community Survey</th>
<th>Annual Growth Rate (Slope)</th>
<th>2025 Projection</th>
<th>Difference between 2017 and 2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population: (ACS Table B01003)</td>
<td>29,753</td>
<td>38,171</td>
<td>998</td>
<td>45,857</td>
<td>7,686</td>
</tr>
<tr>
<td>Total Population in occupied housing units (ACS Table B25008)</td>
<td>28,948</td>
<td>36,931</td>
<td>925</td>
<td>43,987</td>
<td>7,056</td>
</tr>
<tr>
<td>Total Population in owner-occupied housing (ACS Table B25008)</td>
<td>22,386</td>
<td>28,351</td>
<td>627</td>
<td>33,515</td>
<td>5,164</td>
</tr>
<tr>
<td>Total Population in renter-occupied housing (ACS Table B25008)</td>
<td>6,562</td>
<td>8,580</td>
<td>298</td>
<td>10,471</td>
<td>1,891</td>
</tr>
</tbody>
</table>

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.
Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

### Section 2: Supply of housing units by structure type in Spanish Fork city

<table>
<thead>
<tr>
<th>Table B25001 Table B25032</th>
<th>2009 American Community Survey</th>
<th>2017 American Community Survey</th>
<th>Annual Growth Rate (Slope)</th>
<th>2025 Projection</th>
<th>Difference between 2017 and 2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL HOUSING UNITS (ACS Table B25001)</td>
<td>8,029</td>
<td>10,130</td>
<td>203</td>
<td>11,711</td>
<td>1,581</td>
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<tr>
<td>Total occupied units (ACS Table B25032)</td>
<td>7,489</td>
<td>9,755</td>
<td>233</td>
<td>11,615</td>
<td>1,860</td>
</tr>
<tr>
<td>Owner-occupied structures (ACS Table B25032)</td>
<td>5,654</td>
<td>7,358</td>
<td>173</td>
<td>8,839</td>
<td>1,481</td>
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<tr>
<td>1 unit, detached</td>
<td>5,031</td>
<td>6,475</td>
<td>137</td>
<td>7,645</td>
<td>1,170</td>
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<tr>
<td>1 unit, attached</td>
<td>478</td>
<td>737</td>
<td>29</td>
<td>922</td>
<td>185</td>
</tr>
<tr>
<td>1 unit, attached</td>
<td>49</td>
<td>65</td>
<td>10</td>
<td>188</td>
<td>123</td>
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<tr>
<td>3 or 4 units</td>
<td>0</td>
<td>41</td>
<td>5</td>
<td>98</td>
<td>57</td>
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<tr>
<td>5 to 9 units</td>
<td>0</td>
<td>14</td>
<td>1</td>
<td>31</td>
<td>17</td>
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<tr>
<td>10 to 19 units</td>
<td>41</td>
<td>0</td>
<td>-7</td>
<td>-48</td>
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<td>20 to 49 units</td>
<td>0</td>
<td>4</td>
<td>1</td>
<td>10</td>
<td>6</td>
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<tr>
<td>50 or more units</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mobile homes</td>
<td>34</td>
<td>22</td>
<td>-2</td>
<td>10</td>
<td>-12</td>
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<td>Boat, RV, van, etc.</td>
<td>21</td>
<td>0</td>
<td>-2</td>
<td>-16</td>
<td>-16</td>
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<tr>
<td>Renter-occupied structures (ACS Table B25032)</td>
<td>1,835</td>
<td>2,397</td>
<td>60</td>
<td>2,776</td>
<td>379</td>
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<tr>
<td>1 unit, detached</td>
<td>723</td>
<td>1,076</td>
<td>52</td>
<td>1,492</td>
<td>416</td>
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<tr>
<td>1 unit, attached</td>
<td>427</td>
<td>345</td>
<td>-31</td>
<td>60</td>
<td>-285</td>
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<tr>
<td>2 units</td>
<td>269</td>
<td>369</td>
<td>25</td>
<td>531</td>
<td>162</td>
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<tr>
<td>3 or 4 units</td>
<td>228</td>
<td>438</td>
<td>21</td>
<td>518</td>
<td>80</td>
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<td>5 to 9 units</td>
<td>49</td>
<td>65</td>
<td>4</td>
<td>139</td>
<td>74</td>
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<tr>
<td>10 to 19 units</td>
<td>86</td>
<td>24</td>
<td>-12</td>
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<tr>
<td>20 to 49 units</td>
<td>34</td>
<td>49</td>
<td>-1</td>
<td>36</td>
<td>-13</td>
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<tr>
<td>50 or more units</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>11</td>
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<tr>
<td>Mobile homes</td>
<td>19</td>
<td>31</td>
<td>3</td>
<td>53</td>
<td>22</td>
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</table>
### Section 3: Housing occupancy in Spanish Fork city

<table>
<thead>
<tr>
<th>Table B25003</th>
<th>2009 American Community Survey</th>
<th>2017 American Community Survey</th>
<th>Annual Growth Rate (Slope)</th>
<th>2025 Projection</th>
<th>Difference between 2017 and 2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households in occupied housing units (ACS Table B25003)</td>
<td>7,489</td>
<td>9,755</td>
<td>233</td>
<td>11,615</td>
<td>1,860</td>
</tr>
<tr>
<td>Total households in owner-occupied housing (ACS Table B25003)</td>
<td>5,654</td>
<td>7,358</td>
<td>173</td>
<td>8,839</td>
<td>1,481</td>
</tr>
<tr>
<td>With a Mortgage (ACS Table B25081)</td>
<td>4,703</td>
<td>5,896</td>
<td>106</td>
<td>6,832</td>
<td>936</td>
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<tr>
<td>Without a Mortgage (ACS Table B25081)</td>
<td>951</td>
<td>1,462</td>
<td>67</td>
<td>2,007</td>
<td>545</td>
</tr>
<tr>
<td>Total households in renter-occupied housing (ACS Table B25003)</td>
<td>1,835</td>
<td>2,397</td>
<td>60</td>
<td>2,776</td>
<td>379</td>
</tr>
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</table>

### Section 4: Housing vacancy in Spanish Fork city

<table>
<thead>
<tr>
<th>Table B25004</th>
<th>2009 American Community Survey</th>
<th>2017 American Community Survey</th>
<th>Annual Growth Rate (Slope)</th>
<th>2025 Projection</th>
<th>Difference between 2017 and 2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total vacant units (ACS Table B25004)</td>
<td>540</td>
<td>375</td>
<td>-30</td>
<td>95</td>
<td>-280</td>
</tr>
<tr>
<td>For rent (ACS Table B25004)</td>
<td>114</td>
<td>67</td>
<td>-6</td>
<td>-24</td>
<td>-91</td>
</tr>
<tr>
<td>Rented, not occupied (ACS Table B25004)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>For sale only (ACS Table B25004)</td>
<td>129</td>
<td>32</td>
<td>-20</td>
<td>-70</td>
<td>-102</td>
</tr>
<tr>
<td>Sold, not occupied (ACS Table B25004)</td>
<td>27</td>
<td>34</td>
<td>2</td>
<td>46</td>
<td>12</td>
</tr>
<tr>
<td>For seasonal, recreational, or occasional use (ACS Table B25004)</td>
<td>78</td>
<td>4</td>
<td>-11</td>
<td>-83</td>
<td>-87</td>
</tr>
<tr>
<td>For migrant workers (ACS Table B25004)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other vacant (ACS Table B25004)</td>
<td>192</td>
<td>238</td>
<td>5</td>
<td>226</td>
<td>-12</td>
</tr>
</tbody>
</table>

### Section 5: Average household size in Spanish
### Average Household Size

<table>
<thead>
<tr>
<th>Table B25010</th>
<th>2009 American Community Survey</th>
<th>2017 American Community Survey</th>
<th>2025 Projection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Household Size (ACS Table B25010)</td>
<td>3.87</td>
<td>3.79</td>
<td>3.79</td>
</tr>
<tr>
<td>Average Owner Household Size (ACS Table B25010)</td>
<td>3.96</td>
<td>3.85</td>
<td>3.79</td>
</tr>
<tr>
<td>Average Renter Household Size (ACS Table B25010)</td>
<td>3.58</td>
<td>3.58</td>
<td>3.77</td>
</tr>
</tbody>
</table>

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

### Average Owner Household Size

### Average Renter Household Size

### Table B25088

<table>
<thead>
<tr>
<th>Table B25088 Table B25064</th>
<th>2009 American Community Survey</th>
<th>2017 American Community Survey</th>
<th>Annual Growth Rate (Slope)</th>
<th>2025 Projection</th>
<th>Difference between 2017 and 2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total owner-occupied housing unit costs (ACS Table B25088)</td>
<td>$1,258</td>
<td>$1,302</td>
<td>-$2</td>
<td>$1,267</td>
<td>$ (35)</td>
</tr>
<tr>
<td>Units with a mortgage (ACS Table B25088)</td>
<td>$1,381</td>
<td>$1,417</td>
<td>-$1</td>
<td>$1,401</td>
<td>$ (16)</td>
</tr>
<tr>
<td>Units without a mortgage (ACS Table B25088)</td>
<td>$345</td>
<td>$349</td>
<td>$2</td>
<td>$357</td>
<td>$ 8</td>
</tr>
<tr>
<td>Median gross rent (ACS Table B25064)</td>
<td>$863</td>
<td>$1,035</td>
<td>$18</td>
<td>$1,150</td>
<td>$ 115</td>
</tr>
</tbody>
</table>

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

### Median Household Income

<table>
<thead>
<tr>
<th>Table B25119</th>
<th>2009 American Community Survey</th>
<th>2017 American Community Survey</th>
<th>Annual Growth Rate (Slope)</th>
<th>2025 Projection</th>
<th>Difference between 2017 and 2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median household income (ACS Table B25119)</td>
<td>$60,254</td>
<td>$70,780</td>
<td>$1,290</td>
<td>$77,643</td>
<td>$ 6,863</td>
</tr>
<tr>
<td>Owner-occupied income (ACS Table B25119)</td>
<td>$64,683</td>
<td>$80,320</td>
<td>$1,922</td>
<td>$90,482</td>
<td>$ 10,162</td>
</tr>
<tr>
<td>Renter-occupied income (ACS Table B25119)</td>
<td>$41,711</td>
<td>$45,667</td>
<td>$356</td>
<td>$45,354</td>
<td>$ (313)</td>
</tr>
</tbody>
</table>

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

### Utah County Area Median Income (AMI)*

<table>
<thead>
<tr>
<th>Table B19019 Table B19119</th>
<th>2009 American Community Survey</th>
<th>2017 American Community Survey</th>
<th>Annual Growth Rate (Slope)</th>
<th>2025 Projection</th>
<th>Difference between 2017 and 2025</th>
</tr>
</thead>
</table>

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by tenure. American Community Survey.
### Median HOUSEHOLD income

(ACS Table B19019)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1-person household</td>
<td>$27,923</td>
<td>$30,846</td>
<td>$262</td>
<td>$31,581</td>
<td>$ 735</td>
</tr>
<tr>
<td>2-person household</td>
<td>$49,796</td>
<td>$56,697</td>
<td>$811</td>
<td>$61,817</td>
<td>$ 5,120</td>
</tr>
<tr>
<td>3-person household</td>
<td>$53,462</td>
<td>$66,940</td>
<td>$1,579</td>
<td>$76,861</td>
<td>$ 9,921</td>
</tr>
<tr>
<td>4-person household</td>
<td>$63,469</td>
<td>$78,937</td>
<td>$1,453</td>
<td>$83,981</td>
<td>$ 5,044</td>
</tr>
<tr>
<td>5-person household</td>
<td>$70,657</td>
<td>$83,880</td>
<td>$1,489</td>
<td>$92,553</td>
<td>$ 8,673</td>
</tr>
<tr>
<td>6-person household</td>
<td>$75,407</td>
<td>$88,642</td>
<td>$1,465</td>
<td>$96,881</td>
<td>$ 8,239</td>
</tr>
<tr>
<td>≥ 7-person household</td>
<td>$80,546</td>
<td>$102,132</td>
<td>$2,389</td>
<td>$115,554</td>
<td>$ 13,422</td>
</tr>
</tbody>
</table>

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey.

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey.

*NOTE: AMI is calculated at the COUNTY level.*

### Median FAMILY income

(ACS Table B19119)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2-person family</td>
<td>$47,865</td>
<td>$56,153</td>
<td>$949</td>
<td>$62,245</td>
<td>$ 6,092</td>
</tr>
<tr>
<td>3-person family</td>
<td>$59,984</td>
<td>$69,217</td>
<td>$1,221</td>
<td>$75,713</td>
<td>$ 6,496</td>
</tr>
<tr>
<td>4-person family</td>
<td>$69,900</td>
<td>$80,998</td>
<td>$1,210</td>
<td>$84,275</td>
<td>$ 3,277</td>
</tr>
<tr>
<td>5-person family</td>
<td>$75,311</td>
<td>$84,583</td>
<td>$1,178</td>
<td>$90,205</td>
<td>$ 5,622</td>
</tr>
<tr>
<td>6-person family</td>
<td>$78,293</td>
<td>$90,425</td>
<td>$1,260</td>
<td>$97,505</td>
<td>$ 7,080</td>
</tr>
<tr>
<td>≥ 7-person family</td>
<td>$80,854</td>
<td>$101,546</td>
<td>$2,302</td>
<td>$114,580</td>
<td>$ 13,034</td>
</tr>
</tbody>
</table>

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey.

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey.

*NOTE: AMI is calculated at the COUNTY level.*
**UCA 10-9a-408(2)(c)(i)**

Calculate the municipality's housing gap for the current year by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

<table>
<thead>
<tr>
<th>2020 Shortage</th>
<th>Renter Households</th>
<th>Affordable Rental Units</th>
<th>Available Rental Units</th>
<th>Affordable Units - Renter Households</th>
<th>Available Units - Renter Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>≤ 80% HAMFI</td>
<td>1,475</td>
<td>1,980</td>
<td>1,300</td>
<td>505</td>
<td>-175</td>
</tr>
<tr>
<td>≤ 50% HAMFI</td>
<td>660</td>
<td>745</td>
<td>210</td>
<td>85</td>
<td>-450</td>
</tr>
<tr>
<td>≤ 30% HAMFI</td>
<td>335</td>
<td>165</td>
<td>25</td>
<td>-170</td>
<td>-310</td>
</tr>
</tbody>
</table>

Calculate the municipality's housing gap for the previous annual by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

<table>
<thead>
<tr>
<th>2016 Shortage</th>
<th>Renter Households</th>
<th>Affordable Rental Units</th>
<th>Available Rental Units</th>
<th>Affordable Units - Renter Households</th>
<th>Available Units - Renter Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>≤ 80% HAMFI</td>
<td>995</td>
<td>1,624</td>
<td>824</td>
<td>629</td>
<td>-171</td>
</tr>
<tr>
<td>≤ 50% HAMFI</td>
<td>520</td>
<td>550</td>
<td>195</td>
<td>30</td>
<td>-325</td>
</tr>
<tr>
<td>≤ 30% HAMFI</td>
<td>200</td>
<td>180</td>
<td>30</td>
<td>-20</td>
<td>-170</td>
</tr>
</tbody>
</table>

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

<table>
<thead>
<tr>
<th>PROGRESS</th>
<th>Renter Households</th>
<th>Affordable Rental Units</th>
<th>Available Rental Units</th>
<th>Affordable Units - Renter Households</th>
<th>Available Units - Renter Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>≤ 80% HAMFI</td>
<td>480</td>
<td>356</td>
<td>476</td>
<td>-124</td>
<td>-4</td>
</tr>
<tr>
<td>≤ 50% HAMFI</td>
<td>140</td>
<td>195</td>
<td>15</td>
<td>55</td>
<td>-125</td>
</tr>
<tr>
<td>≤ 30% HAMFI</td>
<td>135</td>
<td>-15</td>
<td>-5</td>
<td>-150</td>
<td>-140</td>
</tr>
</tbody>
</table>

**UCA 10-9a-408(2)(c)(ii)**

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

- Municipal Government: 0
  - Subsidized by municipal housing programs
- State Government: 0
  - Subsidized by Utah's OWHLF multi-family program
- Federal Government: 60
  - Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

**UCA 10-9a-408(2)(c)(iii)**

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

- 60
Land Use, Moderate Income Housing and Annexation Elements of the General Plan
2018 Land Use, Moderate Income Housing and Annexation Policy Elements

Work on this edition of the Land Use and Moderate Income Housing Elements occurred throughout much of 2016 and largely built up a previous version that was adopted in 2011. This edition was updated again in 2018 when the City’s Annexation Policy was incorporated as an Element of the General Plan. Spanish Fork City extends it’s thanks to the following individuals for their effort in preparing these updates in 2016 and 2018:

Elected Officials
Mayor Steve Leifson
Councilman Mike Mendenhall
Councilman Brandon Gordon
Councilman Chad Argyle
Councilwoman Stacy Beck
Councilman Keir Scoubes

Appointed Officials
Chairman Bruce Fallon
Commissioner Brad Tanner
Commissioner Treaci Tagg
Commissioner Jens Nielson
Commissioner Brad Wilkinson
Commissioner Richard Davis
Commissioner John Mendenhall

Staff
City Manager Seth Perrins
Community Development Director Dave Anderson
Planning Department Secretary Kim Brenneman

Adopted March 27, 2018
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   - Airport Goals and Policies  
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*Adopted March 27, 2018*
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 2021 when the document will be updated again. More specifically, it is expected that the following policies will be implemented between 2016 and 2021:

- 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 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.

**A.3.5** Designate areas for the development of residential neighborhoods with single-family homes on lots that are 15,000 square feet and larger.

**A.3.6** Designate areas for the development of contemporary apartment complexes.

**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.

**A.4.3** Improve the diversity of the City's housing inventory by increasing the number of both low density and apartment developments.
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.
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.1.9 Allow a mixture of General Commercial and Light Industrial uses to locate in the North Main Street area between Interstate 15 and 1600 North.
B.1.10 Adopt design standards that require non-residential buildings to orient to public rights-of-way or require other measures to ensure that right-of-way facing elevations are visually interesting and appealing.

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.
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.
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.
F. Airport Goals and Policies

Goal F.1: Protect the Airport's 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.
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.
### Land Use Map Designations

<table>
<thead>
<tr>
<th>General Plan Designation</th>
<th>Corresponding Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flood Plain</td>
<td>Overlay</td>
</tr>
<tr>
<td>Hillsides/Geologic Hazards</td>
<td>Overlay</td>
</tr>
<tr>
<td>Agricultural</td>
<td>Exclusive Agriculture</td>
</tr>
<tr>
<td></td>
<td>Rural Residential</td>
</tr>
<tr>
<td>Estate Density Residential</td>
<td>R-1-40</td>
</tr>
<tr>
<td></td>
<td>R-1-20</td>
</tr>
<tr>
<td></td>
<td>R-1-15</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>R-1-12</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>R-1-9</td>
</tr>
<tr>
<td></td>
<td>R-1-8</td>
</tr>
<tr>
<td></td>
<td>R-1-6</td>
</tr>
<tr>
<td></td>
<td>Infill Overlay</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>R-3</td>
</tr>
<tr>
<td></td>
<td>R-4</td>
</tr>
<tr>
<td></td>
<td>R-5</td>
</tr>
<tr>
<td></td>
<td>Infill Overlay</td>
</tr>
<tr>
<td>Urban Density Residential</td>
<td>R-4</td>
</tr>
<tr>
<td></td>
<td>R-5</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>R-3</td>
</tr>
<tr>
<td></td>
<td>R-4</td>
</tr>
<tr>
<td></td>
<td>R-5</td>
</tr>
<tr>
<td></td>
<td>Urban Village</td>
</tr>
<tr>
<td></td>
<td>Residential Office</td>
</tr>
<tr>
<td></td>
<td>Commercial Office</td>
</tr>
<tr>
<td></td>
<td>Commercial 1</td>
</tr>
<tr>
<td>Commercial</td>
<td>Residential Office</td>
</tr>
<tr>
<td></td>
<td>Commercial Office</td>
</tr>
<tr>
<td></td>
<td>Commercial 1</td>
</tr>
<tr>
<td></td>
<td>Commercial 2</td>
</tr>
<tr>
<td></td>
<td>Shopping Center</td>
</tr>
<tr>
<td>Business Park</td>
<td>Business Park</td>
</tr>
<tr>
<td>Industrial</td>
<td>Light Industrial</td>
</tr>
</tbody>
</table>

Adopted March 27, 2018
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. **Estate Density Residential: 1 to 2.5 dwelling units per acre.** These are areas that have been designated for the express purpose of creating neighborhoods for single-family detached units at densities that are less than what is found elsewhere in the community. Developments will have full urban services and lots should typically be no less than 100 feet wide.

3. **Low Density Residential: 2.5 to 3.5 dwelling units per acre.** These are areas with predominately single-family detached units. Developments will have full urban services.

4. **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.
5. **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.

6. **Urban Density Residential: 12 to 18 units per acre.** These areas are identified specifically for the purpose of accommodating contemporary apartment complexes. These areas will typically be situated to create a transition between non-residential land uses and lower density residential neighborhoods. Areas designated for apartment development should be large enough to allow for the creation of neighborhoods with a broad range of amenities. While areas designated Urban Density Residential may be located outside urban environments, the form of these neighborhoods should have attributes commonly found in urban settings.

C. **Commercial Land Uses**

1. **Mixed Use:** These areas provide for a mix of limited residential, retail, personal services, business services and office uses. Residential uses may be permitted when integrated into developments that also contain non-residential uses or at locations where the City has determined it is unfeasible to operate non-residential uses. Mixed Use developments 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. **Business Park**

1. **Business Park:** These areas provide for a very specific type of development that should predominately contain professional office uses but might also contain a variety of other uses such as retail or professional services. The development form in Business Park areas should have campus-like characteristics and be somewhat self-contained with a number of services that cater to area companies and their employees.

E. **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.

F. **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.
IV. Moderate Income Housing Element

Introduction

In order to address concerns about moderate income housing, the State of Utah 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” (Utah Code, Section 10-9a-103).

In order to adequately analyze the moderate income housing situation in Spanish Fork City, 2010 US Census data, 2014 American Community Survey (ACS) data, 2012 Population Projections from the Utah Governor’s Office of Management and Budget, and 2012 Comprehensive Housing Affordability Strategy (CHAS) data from the US Department of Housing and Urban Development (HUD) was used along with the Utah Affordable Housing Forecast Tool (UAHFT) which is provided by the Utah Department of Workforce Services. Although the situation in Spanish Fork City has certainly changed from what it was when this data was collected, the numbers used in this report represent the most recent data available. While not all data from various sources matched up or were perfectly compatible with the UAHFT, care was taken to ensure acceptable analysis and any attempts to correct for gaps or inconsistencies are explained in the report.

The following demographic overview provides helpful background information for Spanish Fork City and Utah County.

<table>
<thead>
<tr>
<th></th>
<th>Total Population</th>
<th>Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spanish Fork City</td>
<td>36,337</td>
<td>$63,376</td>
</tr>
<tr>
<td>Utah County</td>
<td>540,425</td>
<td>$60,830 (AMI)</td>
</tr>
</tbody>
</table>

As stated in the definition above, median income housing is considered housing for households with an income of equal to or less than 80 percent of the median gross income for households in the county. The median income for households in the county is referred to as the Area Median Income (AMI).

A household is considered overburdened in paying for housing when more than 30 percent of income goes towards housing. Thus, all calculations in this report are determined by assuming that 30 percent of income is in fact going towards housing. This allows the report to show the most a household can get with its income without being overburdened.
V. Estimate of Existing Supply and Demand

Supply

In order to determine the supply of housing, information was taken from GIS data from the Utah County Assessor's Office. This contained data for each parcel of land in the City. The parcel data was reduced down to include only those parcels that are residential and have built value (i.e. there is a structure for dwelling on the site). Outliers were investigated and eliminated as appropriate. The current market values were then analyzed for each of the remaining parcels. The monthly allowance for housing determined from AMI was used to determine what mortgage ranges associated with the AMI ranges. These mortgages were calculated assuming a 30-year mortgage with an interest rate of 3.55 percent. These mortgage ranges show what mortgages households in the different AMI ranges could afford. The breakdown of this information is found in the following table.

<table>
<thead>
<tr>
<th>Percent of AMI</th>
<th>Monthly Income for Housing</th>
<th>Maximum Mortgage Loan Amount</th>
<th>Number of Owned Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30%</td>
<td>$456</td>
<td>$158,610</td>
<td>3</td>
</tr>
<tr>
<td>30-50%</td>
<td>$760</td>
<td>$264,351</td>
<td>1,226</td>
</tr>
<tr>
<td>50-80%</td>
<td>$1217</td>
<td>$422,961</td>
<td>6,018</td>
</tr>
<tr>
<td>80-100%</td>
<td>$1,521</td>
<td>$528,701</td>
<td>1,398</td>
</tr>
<tr>
<td>Greater than 100%</td>
<td>$1,825</td>
<td>$634,441</td>
<td>959</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>9,604</td>
</tr>
</tbody>
</table>

One weakness of the data is that it is unclear which parcels are associated with rental units. However, the 2010 Census has data specifically relating to how many rental units there are in the City that fall within various ranges of monthly rent payments. These data were broken down into the ranges determined by the percentages of AMI so that they could be appropriately compared to the demand for housing.

<table>
<thead>
<tr>
<th>Percent of Median Income</th>
<th>Maximum Monthly Rent</th>
<th>Number of Rental Units</th>
</tr>
</thead>
</table>

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While neither the residential properties nor the rental data are perfect, together they can help paint an adequate picture of the supply of housing in Spanish Fork City. By looking at the parcels in each range and supplementing these numbers with rental units, comparisons can begin to be made with the demand for housing.

**Demand**

According to the 2014 ACS, the median household income for Spanish Fork City is $63,376. There are 9,069 households in the City. The AMI for Utah County is $60,830. The state law defines moderate income housing as housing that is affordable to households that make 80 percent or less of the AMI. In other words, for Spanish Fork City, moderate income housing is catering to households with a median income of $48,664 or less. The thresholds of percentages of AMI are broken down as follows.

<table>
<thead>
<tr>
<th>Percent of AMI</th>
<th>Corresponding Income</th>
<th>Number of Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30%</td>
<td>$Y \leq 18,249</td>
<td>578</td>
</tr>
<tr>
<td>30-50%</td>
<td>$18,249 &lt; Y \leq 30,415</td>
<td>950</td>
</tr>
<tr>
<td>50-80%</td>
<td>$30,415 &lt; Y \leq 48,664</td>
<td>1,789</td>
</tr>
<tr>
<td>80-100%</td>
<td>$48,664 &lt; Y \leq 60,830</td>
<td>1,245</td>
</tr>
<tr>
<td>Greater than 100%</td>
<td>Y &gt; $60,830</td>
<td>4,851</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>9,413</td>
</tr>
</tbody>
</table>
ACS data are broken down into different income ranges than the AMI is. Thus, matching up AMI thresholds to the number of households in different median income ranges was imperfect. ACS data showed the number of households in different income ranges. This data was then broken down into more manageable ranges. This allowed the data to be matched up with and assigned to the appropriate AMI thresholds. It was determined that the households of Spanish Fork fit into the AMI thresholds as shown in the table.

There are 578 households in Spanish Fork with a median household income that is less than 30% of AMI, 950 households with income between 30 percent and 50 percent of AMI, and 1,789 households with income between 50 percent and 80 percent of AMI. Overall there are 3,317 households in Spanish Fork that make 80 percent of AMI or less; these are the households for whom moderate income housing is intended.
VI. Aspects of Spanish Fork’s Moderate Income Housing Situation

Findings. From the supply and demand numbers, a housing surplus or deficit was determined for the three categories within the moderate income range as well as for the total moderate income households and dwellings. The differences (surpluses and deficits) are presented in the following table.

<table>
<thead>
<tr>
<th>Percent of AMI</th>
<th>Number of Dwelling Units</th>
<th>Number of Households</th>
<th>Surplus (Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30%</td>
<td>3</td>
<td>578</td>
<td>(575)</td>
</tr>
<tr>
<td>30-50%</td>
<td>1,226</td>
<td>950</td>
<td>276</td>
</tr>
<tr>
<td>50-80%</td>
<td>6,018</td>
<td>1,789</td>
<td>4,229</td>
</tr>
<tr>
<td>Total 80% or below</td>
<td>7,247</td>
<td>3,317</td>
<td>3,930</td>
</tr>
</tbody>
</table>

There is a large surplus of housing to meet the needs of households who are considered moderate income (according to the 2014 ACS data). This is shown in the bottom row of the table above; there are 7,247 dwelling units that would be affordable for the entire group of the population making 80 percent of the AMI or less and there are 3,317 households that need these dwellings so as to not be overburdened. There is one category where the number of dwelling units does not meet the households within that category: those households with a median income that is less than 30 percent of AMI. There are 578 households in this category and only 3 dwelling units. It is important here to also take into account rental units. There are approximately 84 rental units that fit in this category. Assuming 87 combined units that fit in this category, there is still a deficit of 491 dwelling units. The 2014 ACS data show that 42.7 percent of renters in Spanish Fork are overburdened (more than 30 percent of income goes to housing costs). This is a population that must be considered in future policy decisions.

The data suggest that many residents of Spanish Fork often live in housing that is priced below what they would be expected to afford with their median income.

Future Supply and Demand. It is projected that Spanish Fork City will have 44,623 residents by the year 2020 and 54,143 by 2030 (2012 GOPB Population Projections). Based on the average household size in Spanish Fork of 3.86 (2014 ACS), it is projected that there will need to be 2,146 additional dwelling units (units newly built, rehabilitated, etc.) from 2014 to 2020 and 2,466 additional units between 2020 and 2030 for a total additional units of 4,612 from 2014 to 2030.
It is difficult to project the amount of moderate income housing that will be required in 2020 and 2030. The best projection method available is to assume similar ratios as to what is seen in the City today. The following chart shows the projected breakdown of demand for dwelling units.

<table>
<thead>
<tr>
<th>AMI Threshold</th>
<th>Current Households</th>
<th>2020 Households</th>
<th>2030 Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30%</td>
<td>578</td>
<td>710</td>
<td>861</td>
</tr>
<tr>
<td>30-50%</td>
<td>950</td>
<td>1,167</td>
<td>1,415</td>
</tr>
<tr>
<td>50-80%</td>
<td>1,789</td>
<td>2,197</td>
<td>2,666</td>
</tr>
<tr>
<td>80-100%</td>
<td>1,245</td>
<td>1,528</td>
<td>1,855</td>
</tr>
<tr>
<td>Greater than 100%</td>
<td>4,851</td>
<td>5,957</td>
<td>7,228</td>
</tr>
<tr>
<td>Total below 80%</td>
<td>3,317</td>
<td>4,074</td>
<td>4,942</td>
</tr>
<tr>
<td>Total</td>
<td>9,413</td>
<td>11,559</td>
<td>14,025</td>
</tr>
</tbody>
</table>

These projections provide estimates of the numbers dwelling units that will be required by 2020 and 2030. The supply of dwelling units should be regularly reevaluated in order to determine the deficit or surplus in housing and if available units are on track to meet the future moderate income housing demand. These needs must be considered as Spanish Fork continues to grow.

**Zoning Environment.** The zoning in Spanish Fork City allows for a variety of densities. This provides for dwelling units catering to a variety of household needs to be constructed. The City recently adopted a new R-4 zone which is the City's highest density residential zone. The R-4 zone allows for a mix of dwelling types including single-family homes, twin homes, duplexes, townhomes, and stacked flats. This new zone will enhance Spanish Fork City's ability to supply a variety of housing types including densities not previously permitted.

Ensuring that zoning is frequently evaluated to assess its ability to allow for a variety of uses is crucial to making sure that zoning is not exclusionary. For a more detailed explanation of Spanish Fork City zoning regulations, refer to the appendix.

**Age of Housing.** An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Spanish Fork City, 15.9 percent of residential structures were built in 1959 or earlier, 15.2 percent were built between 1960 and 1979, 28.9 percent were built between 1980 and 1999, and 40 percent were built in the year 2000 or later (2014 ACS). With 31.1 percent of the City's

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housing stock constructed before 1979, the City may want to determine its role in rehabilitation efforts and consider performing a windshield survey to evaluate housing conditions.

Special Needs Groups. Data from the 2014 American Community Survey indicate that 8.7 percent of all Americans under the age of 65 and 36.4 percent of all Americans 65 and older have some form of disability. Assuming that the percentage of Spanish Fork City residents with disabilities is comparable to national figures, approximately 2,970 Spanish Fork City residents under the age of 65 and 777 Spanish Fork City residents 65 and older suffer from a disability. Individuals with disabilities may require special housing accommodations.

About 5.5 percent of Spanish Fork City’s population was 65 and older as of the 2010 U.S. Census. The share of the City’s population that is 65 and older is expected to remain approximately the same from 2010 to 2020 and then increase to 6 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a unit that better suits their preferences and needs. The legislative body of Spanish Fork City may wish to evaluate the housing options available to seniors wishing to remain in or move to the community.

According to the 2013 annualized point-in-time count, roughly 0.55 percent of Utah’s population is homeless (HUD PIT Estimates of Homelessness). Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in Spanish Fork City, which is approximately 191. Given this estimate, Spanish Fork City should consider developing or promoting programs designed to help these individuals become stably housed.
VII. Goals and Conclusion

The following goals are meant to address affordable income housing needs in Spanish Fork City.

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

Goal 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.

Goal 1.2 Continue to provide HOME funds to the Housing Authority of Utah County to encourage 30-50% Area Median Income (AMI) housing and remove barriers that block affordable housing.

Goal 1.3 Continue to allow manufactured homes in all residential zones throughout the City.

Goal 1.4 Continue to allow accessory apartments (basement, mother-in-law) in the R-3 and R-1-6 zoning districts.

Goal 2: Encourage development that targets special groups like the elderly, disabled persons, and other people with special needs.

Conclusion

This analysis is meant to serve as a tool and reference for Spanish Fork City when considering the needs of current and future residents. Taking regular inventory of supply, demand, and policies regarding housing can ensure the City is prepared to meet residents’ needs.
Zoning Regulations

In order to evaluate the potential for moderate income housing in the community, it is important to understand the zoning for residential housing. Zoning regulations govern the use and density for new housing units and developments.

Spanish Fork City has thirteen residential land use districts, one residential overlay district, and two commercial districts that 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 the medium density, single family suburban atmosphere.

The R-1-6 zones 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 a high density zone that 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 R-4 zone is the highest density zone in the City and was recently adopted to the City's code. This zone is intended to have a mix of dwelling types, the majority of which will be multi-unit structures like townhomes and stacked flats.

The Residential Office (R-O) zone is a mixed-use zone that allows for both residential and office uses.

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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 Urban Village Commercial (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 Development are a Condition 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.
IX. Annexation Policy Element

Introduction

In 2001, the Utah State Legislature adopted §10-2-401.5 of the Utah Code Annotated 1953, as amended. This change in the code requires municipalities outside of Salt Lake County to adopt an Annexation Policy Plan. The Annexation Policy Element will guide the decisions of the City Council when determining whether or not to grant approval of proposed annexation petitions.

The Annexation Policy as an Element of the General Plan will assist the City in planning for the future by diagramming where future municipal services will possibly go as well as financing the improvements. Public safety services can be planned out and expanded in a responsible fashion. Future roadways and transportation corridors can be planned ahead, and preserved, as well as protecting open space corridors, and agricultural and environmentally sensitive lands, from future development.

Spanish Fork City understands that under normal situations landowners and developers will have the desire to be included in the municipal boundary. It is not Spanish Fork’s desire to be the driving force behind an annexation petition. Therefore, property owners will usually dictate the timing of municipal expansion with the approval of the City Council.

Requirements of the Annexation Plan

According to the adopted state code the Plan must address the following:

(1) A map of the expansion area.

A map of the Annexation Policy Plan is attached.

(2) A statement of the specific criteria that will guide the decision whether or not to grant future annexation petitions. Criteria that will guide the decision may include but not limited to:

a. The character of the community.
b. The need for municipal services in developed or undeveloped areas.
c. Plans for expansion of utilities in the area.
d. How the expansion will be financed.
e. An estimate of the tax consequences to residents both inside and outside of the expansion area.
f. The interest of all affected entities.

These criteria and others are utilized as the City follows its General Plan and develops annexation specific Annexation Feasibility Reports.

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(3) Justification for excluding from the expansion area any area containing urban
development within $\frac{1}{2}$ mile of the boundary.

*There are no areas within $\frac{1}{2}$ mile of the City’s current or future boundary that have
been developed in an urban fashion, that are not already located in another
municipality.*

(4) A statement addressing any comments made by affected entities at or within 10 days
after the public meeting.

*No comments were received from affected entities or the general public on this Plan.*

**Growth Boundary**

Spanish Fork is in a unique situation when considering the growth for the next twenty years because
of the growth boundary that was adopted by the City in 1996. The growth boundary was put into
place to help guide the direction of growth by reducing urban sprawl, limiting opportunities for
development to occur where there are no City utilities and where it is not financially feasible. The
boundary also is a tool in maintaining open space and sensitive agricultural areas that City residents
desire to preserve.

According to the adopted General Plan in the Growth Management Policies it states:

**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.

These Growth Management Policies as well as this policy will assist Spanish Fork leaders when considering which locations to annex into the City. The General Plan also provides decision makers with information on where roads, water, sewer, and other utility lines will be located in the future.

Utilities

As requests for annexations take place, City staff along with petitioners/developers will be required to research where the closest utilities are located as well as providing cost estimates to connect to the City’s utilities. As stated, petitioners could be required to connect to the City’s utilities at the time the property develops. This ensures that the City has adequate utility capacities to provide for the annexation area and that an undo burden may not be placed on an annexation petitioner. Listed are utilities and possible requirements that may be placed on an annexation petitioner or developer.

Culinary Water

As Spanish Fork grows and annexation petitions are accepted, water sources and lines will need to be expanded. This will be accomplished in a number of ways:

1) The extension of main water lines will be accomplished through installation of new trunk lines by developers/petitioners as new developments are approved in accordance with the City’s Construction and Development Standards;

2) As culinary water sources and storage facilities are required, developers, impact fees and other possible funding sources will be needed to cover the costs;

3) Water shares may be required as part of the subdivision process and required prior to development occurring.

Pressurized Irrigation

Adopted March 27, 2018
Spanish Fork operates a City-wide secondary system that will be expanded to accommodate future growth. The expansion of this system will involve:

1) The extension of secondary water lines to be financed by developers/petitioners as new subdivisions or annexations are approved in accordance with the Construction and Development Standards and by other funding methods;
2) As storage facilities are required, developers, impact fees and other possible funding sources will be needed to cover the expenses.

Sanitary Sewer
New developments in Spanish Fork are required to connect to the sanitary system. Expansion of sewer system will be accomplished in the following manner:

1) Developers/petitioners will be required to extend the sewer trunk lines and complete any necessary upgrades as per the Construction and Development Standards.
2) Due to topography, developers/petitioners maybe required to install lift stations to transport wastewater to the treatment plant depending on the location of the annexation and development.
3) As new annexations and developments occur, the sewer treatment plant will need to be upgraded to handle new capacities. These improvements could be financed by developers, impact fees, or by other funding sources.

Electrical System
As new annexations and developments are approved and constructed developers/petitioners could be required to expand and connect to the existing power system as per the Construction and Development Standards. From time to time, a new substations and transmission lines will need to be constructed and this will be done through private funding, impact fees, or other funding sources.

Public Safety
As the boundaries of the City expand and population increases, the need for addition public safety personal and equipment will intensify. New police, fire fighters, emergency medical technicians and other public safety personal will be required as well as new buildings. It is anticipated that most of the cost for public safety will be financed through the City.

Solid Waste
As annexations and properties develop they will be required to be a part of the City collection system. The City contracts with private company to pick up and transport all solid waste.

Service Providers

Adopted March 27, 2018
Coordination with other service providers is important to the City. It is important to communicate and coordinate with the following entities, and any other service providers to make the transition from being in Utah County into the City as smooth as possible:

CenturyLink
AT&T Broadband
Questar Gas
Rocky Mountain Power
United States Postal Service
Westfield Irrigation
East Bench Canal Company
Strawberry Electric Service District
Strawberry Water Users Association
Strawberry High Line Canal Company
United States Forest Service
Spanish Fork Southfield Irrigation

Public Involvement

Spanish Fork held meetings to receive public comment on the Annexation Policy Plan. The first public meeting held by the Planning Commission was on December 6, 2017; the second meeting was a public hearing held on January 3, 2018 with the Planning Commission. The City Council held public hearings on January 20 and February 6, 2018. Notices were sent to the Daily Herald and to adjacent communities fourteen (14) days prior to the public meeting and hearings. Invitations to the meetings were sent to the following entities in addition to the service providers:

Mapleton City
Payson City
Salem City
Springville City
Utah County

Adopted March 27, 2018
X. Land Use Map
ORDINANCE No. 15-16

ROLL CALL

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<tr>
<td>Mayor (votes only in case of tie)</td>
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<td>STACY BECK</td>
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I MOVE this ordinance be adopted: Council member Beck
I SECOND the foregoing motion: Council member Gordon

ORDINANCE No. 15-16

AN ORDINANCE MAKING AMENDMENTS TO THE LAND USE ELEMENT AND THE MODERATE INCOME HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, it is desired to form a more perfect union between the City’s Land Use Element of the General Plan and existing land uses in Spanish Fork; and

WHEREAS, it is desirable to change the Land Use Element of the General Plan to designate areas for large-lot single family home development and contemporary apartment complexes; and

WHEREAS, Spanish Fork City wishes to conform to State Law by adopting a
Moderate Income Housing Element of the General Plan; and

WHEREAS, the proposed General Plan has been referred to the Planning Commission for consideration in accordance with law; and

WHEREAS, the Planning Commission held a public hearing on the 2\textsuperscript{nd} day of November, 2016, wherein public comment was received; and

WHEREAS, the Planning Commission has recommended on the 2\textsuperscript{nd} day of November, 2016, that the changes be approved; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on the 15\textsuperscript{th} day of November, 2016, wherein public comment was received and conditions to the Land Use and Moderate Income Housing Elements of the General Plan were considered;

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

1. That the property outlined in black on Exhibit A is hereby designated Mixed Use.

   I.

That the amendments to the Land Use and Moderate Income Housing Elements identified on the attached exhibit are hereby adopted.

This Ordinance shall become effective 20 days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 15\textsuperscript{th} day of November, 2016.

\begin{center}
\textbf{STEVE LEIFSON, Mayor}
\end{center}

Attest:

\begin{center}
\textbf{Kend R. Clark}

Kent R. Clark, City Recorder
\end{center}
Spanish Fork City
Land Use and Moderate Income Housing Elements of the General Plan

2016

Adopted November 15, 2016
2016 Land Use and Moderate Income Housing Elements

Work on this edition of the Land Use and Moderate Income Housing Elements occurred throughout much of 2016 and largely built up a previous version that was adopted in 2011. Spanish Fork City extends its thanks to the following individuals for their effort in preparing this updated 2016 edition:

**Elected Officials**
Mayor Steve Leifson  
Councilman Mike Mendenhall  
Councilman Brandon Gordon  
Councilman Chad Argyle  
Councilwoman Stacy Beck  
Councilman Kier Scoubes

**Appointed Officials**
Chairman Bruce Fallon  
Commissioner Brad Tanner  
Commissioner Treaci Tagg  
Commissioner Jens Nielson  
Commissioner Brad Wilkinson  
Commissioner Richard Davis

**Staff**
City Manager Seth Perrins  
Community Development Director Dave Anderson  
Planning Department Secretary Kim Brenneman

Adopted November 15, 2016
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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 soil’s 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.
A.3.5 Designate areas for the development of residential neighborhoods with single-family homes on lots that are 15,000 square feet and larger.
A.3.6 Designate areas for the development of contemporary apartment complexes.

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.
A.4.3 Improve the diversity of the City’s housing inventory by increasing the number of both low density and apartment developments.

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.
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.
B.1.11 Adopt design standards that require non-residential buildings to orient to public rights-of-way or require other measures to ensure that right-of-way facing elevations are visually interesting and appealing.

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.
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.
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.
F. Airport Goals and Policies

Goal F.1: Protect the Airport's 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.
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 area's character and beauty.

Policies:

G.1.1 Adopt an area plan for the River Bottoms area.
III. Land Use Map Designations

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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.

Adopted November 15, 2016
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. **Estate Density Residential: 1 to 2.5 dwelling units per acre.** These are areas that have been designated for the express purpose of creating neighborhoods for single-family detached units at densities that are less than what is found elsewhere in the community. Developments will have full urban services and lots should typically be no less than 100 feet wide.

3. **Low Density Residential: 2.5 to 3.5 dwelling units per acre.** These are areas with predominately single-family detached units. Developments will have full urban services.

4. **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.

5. **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.

6. **Urban Density Residential: 12 to 18 units per acre.** These areas are identified specifically for the purpose of accommodating contemporary apartment complexes. These areas will typically be situated to create a transition between non-residential land uses and lower density residential neighborhoods. Areas designated for apartment development should be large enough to allow for the creation of neighborhoods with a broad range of amenities. While areas designated Urban Density Residential may be located outside urban environments, the form of these neighborhoods should have attributes commonly found in urban settings.

C. **Commercial Land Uses**

1. **Mixed Use:** These areas provide for a mix of limited residential, retail, personal services, business services and office uses. Residential uses may be permitted when integrated into developments that also contain non-residential uses or at locations where the City has determined it is unfeasible to operate non-residential uses. Mixed Use developments 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.

Adopted November 15, 2016
D. Business Park

1. **Business Park**: These areas provide for a very specific type of development that should predominately contain professional office uses but might also contain a variety of other uses such as retail or professional services. The development form in Business Park areas should have campus-like characteristics and be somewhat self-contained with a number of services that cater to area companies and their employees.

E. 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.

F. 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.
IV. Moderate Income Housing Element Introduction

Introduction

In order to address concerns about moderate income housing, the State of Utah 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” (Utah Code, Section 10-9a-103).

In order to adequately analyze the moderate income housing situation in Spanish Fork City, 2010 US Census data, 2014 American Community Survey (ACS) data, 2012 Population Projections from the Utah Governor’s Office of Management and Budget, and 2012 Comprehensive Housing Affordability Strategy (CHAS) data from the US Department of Housing and Urban Development (HUD) was used along with the Utah Affordable Housing Forecast Tool (UAHFT) which is provided by the Utah Department of Workforce Services. Although the situation in Spanish Fork City has certainly changed from what it was when this data was collected, the numbers used in this report represent the most recent data available. While not all data from various sources matched up or were perfectly compatible with the UAHFT, care was taken to ensure acceptable analysis and any attempts to correct for gaps or inconsistencies are explained in the report.

The following demographic overview provides helpful background information for Spanish Fork City and Utah County.

<table>
<thead>
<tr>
<th></th>
<th>Total Population</th>
<th>Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spanish Fork City</td>
<td>36,337</td>
<td>$63,376</td>
</tr>
<tr>
<td>Utah County</td>
<td>540,425</td>
<td>$60,830 (AMI)</td>
</tr>
</tbody>
</table>

As stated in the definition above, median income housing is considered housing for households with an income of equal to or less than 80 percent of the median gross income for households in the county. The median income for households in the county is referred to as the Area Median Income (AMI).

A household is considered overburdened in paying for housing when more than 30 percent of income goes towards housing. Thus, all calculations in this report are determined by assuming that 30 percent of income is in fact going towards housing. This allows the report to show the most a household can get with its income without being overburdened.
V. Estimate of Existing Supply and Demand

Supply

In order to determine the supply of housing, information was taken from GIS data from the Utah County Assessor’s Office. This contained data for each parcel of land in the City. The parcel data was reduced down to include only those parcels that are residential and have built value (i.e. there is a structure for dwelling on the site). Outliers were investigated and eliminated as appropriate. The current market values were then analyzed for each of the remaining parcels. The monthly allowance for housing determined from AMI was used to determine what mortgage ranges associated with the AMI ranges. These mortgages were calculated assuming a 30-year mortgage with an interest rate of 3.55 percent. These mortgage ranges show what mortgages households in the different AMI ranges could afford. The breakdown of this information is found in the following table.

<table>
<thead>
<tr>
<th>Percent of AMI</th>
<th>Monthly Income for Housing</th>
<th>Maximum Mortgage Loan Amount</th>
<th>Number of Owned Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30%</td>
<td>$456</td>
<td>$158,610</td>
<td>3</td>
</tr>
<tr>
<td>30-50%</td>
<td>$760</td>
<td>$264,351</td>
<td>1,226</td>
</tr>
<tr>
<td>50-80%</td>
<td>$1,217</td>
<td>$422,961</td>
<td>6,018</td>
</tr>
<tr>
<td>80-100%</td>
<td>$1,521</td>
<td>$528,701</td>
<td>1,398</td>
</tr>
<tr>
<td>Greater than 100%</td>
<td>$1,825</td>
<td>$634,441</td>
<td>959</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>9,604</td>
</tr>
</tbody>
</table>

One weakness of the data is that it is unclear which parcels are associated with rental units. However, the 2010 Census has data specifically relating to how many rental units there are in the City that fall within various ranges of monthly rent payments. These data were broken down into the ranges determined by the percentages of AMI so that they could be appropriately compared to the demand for housing.

<table>
<thead>
<tr>
<th>Percent of Median Income</th>
<th>Maximum Monthly Rent</th>
<th>Number of Rental Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30%</td>
<td>$456</td>
<td>84</td>
</tr>
<tr>
<td>30-50%</td>
<td>$760</td>
<td>514</td>
</tr>
<tr>
<td>50-80%</td>
<td>$1,126</td>
<td>882</td>
</tr>
<tr>
<td>80-100%</td>
<td>$1,520</td>
<td>488</td>
</tr>
<tr>
<td>Greater than 100%</td>
<td>$1,824</td>
<td>88</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>2,056</td>
</tr>
</tbody>
</table>
While neither the residential properties nor the rental data are perfect, together they can help paint an adequate picture of the supply of housing in Spanish Fork City. By looking at the parcels in each range and supplementing these numbers with rental units, comparisons can begin to be made with the demand for housing.

Demand

According to the 2014 ACS, the median household income for Spanish Fork City is $63,376. There are 9,069 households in the City. The AMI for Utah County is $60,830. The state law defines moderate income housing as housing that is affordable to households that make 80 percent or less of the AMI. In other words, for Spanish Fork City, moderate income housing is catering to households with a median income of $48,664 or less. The thresholds of percentages of AMI are broken down as follows.

<table>
<thead>
<tr>
<th>Percent of AMI</th>
<th>Corresponding Income</th>
<th>Number of Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30%</td>
<td>$Y \leq 18,249</td>
<td>578</td>
</tr>
<tr>
<td>30-50%</td>
<td>$18,249 &lt; Y \leq 30,415</td>
<td>950</td>
</tr>
<tr>
<td>50-80%</td>
<td>$30,415 &lt; Y \leq 48,664</td>
<td>1,789</td>
</tr>
<tr>
<td>80-100%</td>
<td>$48,664 &lt; Y \leq 60,830</td>
<td>1,245</td>
</tr>
<tr>
<td>Greater than 100%</td>
<td>$Y &gt; 60,830</td>
<td>4,851</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>9,413</td>
</tr>
</tbody>
</table>

ACS data are broken down into different income ranges than the AMI is. Thus, matching up AMI thresholds to the number of households in different median income ranges was imperfect. ACS data showed the number of households in different income ranges. This data was then broken down into more manageable ranges. This allowed the data to be matched up with and assigned to the appropriate AMI thresholds. It was determined that the households of Spanish Fork fit into the AMI thresholds as shown in the table.

There are 578 households in Spanish Fork with a median household income that is less than 30% of AMI, 950 households with income between 30 percent and 50 percent of AMI, and 1,789 households with income between 50 percent and 80 percent of AMI. Overall there are 3,317 households in Spanish Fork that make 80 percent of AMI or less; these are the households for whom moderate income housing is intended.
VI. Aspects of Spanish Fork’s Moderate Income Housing Situation

*Findings.* From the supply and demand numbers, a housing surplus or deficit was determined for the three categories within the moderate income range as well as for the total moderate income households and dwellings. The differences (surpluses and deficits) are presented in the following table.

<table>
<thead>
<tr>
<th>Percent of AMI</th>
<th>Number of Dwelling Units</th>
<th>Number of Households</th>
<th>Surplus (Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30%</td>
<td>3</td>
<td>578</td>
<td>(575)</td>
</tr>
<tr>
<td>30-50%</td>
<td>1,226</td>
<td>950</td>
<td>276</td>
</tr>
<tr>
<td>50-80%</td>
<td>6,018</td>
<td>1,789</td>
<td>4,229</td>
</tr>
<tr>
<td>Total 80% or below</td>
<td>7,247</td>
<td>3,317</td>
<td>3,930</td>
</tr>
</tbody>
</table>

There is a large surplus of housing to meet the needs of households who are considered moderate income (according to the 2014 ACS data). This is shown in the bottom row of the table above; there are 7,247 dwelling units that would be affordable for the entire group of the population making 80 percent of the AMI or less and there are 3,317 households that need these dwellings so as to not be overburdened. There is one category where the number of dwelling units does not meet the households within that category: those households with a median income that is less than 30 percent of AMI. There are 578 households in this category and only 3 dwelling units. It is important here to also take into account rental units. There are approximately 84 rental units that fit in this category. Assuming 87 combined units that fit in this category, there is still a deficit of 491 dwelling units. The 2014 ACS data show that 42.7 percent of renters in Spanish Fork are overburdened (more than 30 percent of income goes to housing costs). This is a population that must be considered in future policy decisions.

The data suggest that many residents of Spanish Fork often live in housing that is priced below what they would be expected to afford with their median income.

*Future Supply and Demand.* It is projected that Spanish Fork City will have 44,623 residents by the year 2020 and 54,143 by 2030 (2012 GOPB Population Projections). Based on the average household size in Spanish Fork of 3.86 (2014 ACS), it is projected that there will need to be 2,146 additional dwelling units (units newly built, rehabilitated, etc.) from 2014 to 2020 and 2,466 additional units between 2020 and 2030 for a total additional units of 4,612 from 2014 to 2030.

It is difficult to project the amount of moderate income housing that will be required in 2020 and 2030. The best projection method available is to assume similar ratios as to what is seen in the City today. The following chart shows the projected breakdown of demand for dwelling units.

<table>
<thead>
<tr>
<th>AMI Threshold</th>
<th>Current Households</th>
<th>2020 Households</th>
<th>2030 Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30%</td>
<td>578</td>
<td>710</td>
<td>861</td>
</tr>
<tr>
<td>30-50%</td>
<td>950</td>
<td>1,167</td>
<td>1,415</td>
</tr>
<tr>
<td>50-80%</td>
<td>1,789</td>
<td>2,197</td>
<td>2,666</td>
</tr>
<tr>
<td>80-100%</td>
<td>1,245</td>
<td>1,528</td>
<td>1,855</td>
</tr>
</tbody>
</table>

Adopted November 15, 2016
<table>
<thead>
<tr>
<th>Greater than 100%</th>
<th>4,851</th>
<th>5,957</th>
<th>7,228</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total below 80%</td>
<td>3,317</td>
<td>4,074</td>
<td>4,942</td>
</tr>
<tr>
<td>Total</td>
<td>9,413</td>
<td>11,559</td>
<td>14,025</td>
</tr>
</tbody>
</table>

These projections provide estimates of the numbers dwelling units that will be required by 2020 and 2030. The supply of dwelling units should be regularly reevaluated in order to determine the deficit or surplus in housing and if available units are on track to meet the future moderate income housing demand. These needs must be considered as Spanish Fork continues to grow.

**Zoning Environment.** The zoning in Spanish Fork City allows for a variety of densities. This provides for dwelling units catering to a variety of household needs to be constructed. The City recently adopted a new R-4 zone which is the City’s highest density residential zone. The R-4 zone allows for a mix of dwelling types including single-family homes, twin homes, duplexes, townhomes, and stacked flats. This new zone will enhance Spanish Fork City’s ability to supply a variety of housing types including densities not previously permitted.

Ensuring that zoning is frequently evaluated to assess its ability to allow for a variety of uses is crucial to making sure that zoning is not exclusionary. For a more detailed explanation of Spanish Fork City zoning regulations, refer to the appendix.

**Age of Housing.** An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Spanish Fork City, 15.9 percent of residential structures were built in 1959 or earlier, 15.2 percent were built between 1960 and 1979, 28.9 percent were built between 1980 and 1999, and 40 percent were built in the year 2000 or later (2014 ACS). With 31.1 percent of the City's housing stock constructed before 1979, the City may want to determine its role in rehabilitation efforts and consider performing a windshield survey to evaluate housing conditions.

**Special Needs Groups.** Data from the 2014 American Community Survey indicate that 8.7 percent of all Americans under the age of 65 and 36.4 percent of all Americans 65 and older have some form of disability. Assuming that the percentage of Spanish Fork City residents with disabilities is comparable to national figures, approximately 2,970 Spanish Fork City residents under the age of 65 and 777 Spanish Fork City residents 65 and older suffer from a disability. Individuals with disabilities may require special housing accommodations.

About 5.5 percent of Spanish Fork City’s population was 65 and older as of the 2010 U.S. Census. The share of the City's population that is 65 and older is expected to remain approximately the same from 2010 to 2020 and then increase to 6 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a unit that better suits their preferences and needs. The legislative body of Spanish Fork City may wish to evaluate the housing options available to seniors wishing to remain in or move to the community.

According to the 2013 annualized point-in-time count, roughly 0.55 percent of Utah's population is homeless (HUD PIT Estimates of Homelessness). Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in Spanish Fork City, which is approximately 191. Given this estimate, Spanish Fork City should consider developing or promoting programs designed to help these individuals become stably housed.
VII. Goals and Conclusion

The following goals are meant to address affordable income housing needs in Spanish Fork City.

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

Goal 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.

Goal 1.2 Continue to provide HOME funds to the Housing Authority of Utah County to encourage 30-50% Area Median Income (AMI) housing and remove barriers that block affordable housing.

Goal 1.3 Continue to allow manufactured homes in all residential zones throughout the City.

Goal 1.4 Continue to allow accessory apartments (basement, mother-in-law) in the R-3 and R-1-6 zoning districts.

Goal 2: Encourage development that targets special groups like the elderly, disabled persons, and other people with special needs.

Conclusion

This analysis is meant to serve as a tool and reference for Spanish Fork City when considering the needs of current and future residents. Taking regular inventory of supply, demand, and policies regarding housing can ensure the City is prepared to meet residents’ needs.
VIII. Appendix

Zoning Regulations

In order to evaluate the potential for moderate income housing in the community, it is important to understand the zoning for residential housing. Zoning regulations govern the use and density for new housing units and developments.

Spanish Fork City has thirteen residential land use districts, one residential overlay district, and two commercial districts that 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 the medium density, single family suburban atmosphere.

The R-1-6 zones provide 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 a high density zone that 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 R-4 zone is the highest density zone in the City and was recently adopted to the City’s code. This zone is intended to have a mix of dwelling types, the majority of which will be multi-unit structures like townhomes and stacked flats.

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 Urban Village Commercial (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 Development are a Condition 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.