

# COMMUNITY FEEDBACK REPORT

*Documenting public input and  
resulting revisions to the Draft  
Land Use Element*



TODAY'S PROGRESS  
Tomorrow's Pride

# EXECUTIVE SUMMARY

This report summarizes community feedback received on the draft Land Use Element and documents how that input was evaluated and incorporated into revisions to the plan. It is intended to provide transparency into both the outreach process and the resulting changes.

At the direction of the City Council, Spanish Fork City conducted community outreach to gather feedback on the draft Land Use Element of the General Plan. On November 25, 2025, the City invited residents to review the draft plan through the City website and provide comments via an online survey. Additional outreach was conducted through email to residents and stakeholders who previously participated in workshops and surveys.

A total of 57 survey responses and one written email were received. While the number of responses represents a small portion of the city's population, the comments provided consistent themes that helped identify where the document could be improved. The feedback did not indicate a need to alter the overall growth strategy or land use framework of the plan. Instead, comments focused on improving clarity, communication, and understanding of how the plan functions and is implemented.

## Previous Public Outreach

- Focus Groups: Input on opportunities and threats with growth (35 stakeholders).
- Survey #1: Public input on development priorities (3,176 responses).
- The Chip Game: Visualizing and understanding different growth scenarios in Spanish Fork (88 stakeholders).
- Survey #2: Public feedback on growth scenarios (286 responses).

## SURVEY OVERVIEW

The survey asked respondents to evaluate how well the draft Land Use Element reflected their priorities and values, and to provide written comments on areas of confusion, concern, or suggested improvement.

## GENERAL SENTIMENT

Over 50% of respondents indicated that the draft Land Use Element reflects their priorities and values either somewhat well or very well.

Support was strongest for:

- identification and preservation of sensitive lands and open space.
- reserving land for future commercial and employment uses.

Comments expressing opposition generally reflected broader concerns about growth, density, and change rather than specific objections to individual land use designations or policies. Overall, the responses reflect attitudes toward the plan's overall direction and clarity. They do not represent approval or denial of specific zoning actions or development proposals.

## KEY FINDINGS

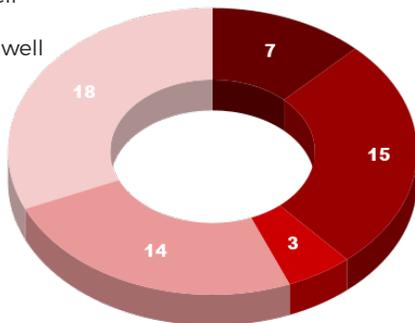
More than 70% of respondents agreed with the plan's approach to identifying and reserving land for retail, office, and employment uses. Comments generally acknowledged the importance of maintaining a strong tax base and providing local job opportunities, even among respondents who expressed concern about growth more broadly.

A clear majority of respondents supported the plan's treatment of the Spanish Fork River Bottoms, floodplains, and other environmentally sensitive areas. Feedback consistently emphasized the importance of preserving agricultural activity, open space, and natural systems in these locations.

Together, these findings suggest that the plan's overall direction aligns with many community priorities, while highlighting the importance of clearer communication about how long-range planning decisions affect day-to-day development outcomes.

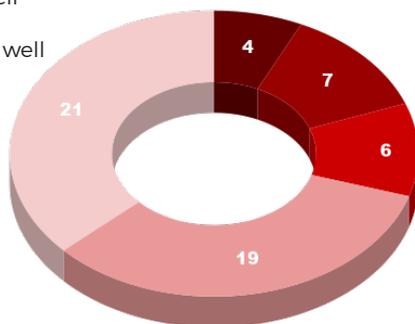
## HOW WELL DOES THE DRAFT LAND USE ELEMENT REFLECT YOUR PRIORITIES AND VALUES FOR SPANISH FORK?

- Not at all
- Not very well
- Not sure
- Somewhat well
- Very well



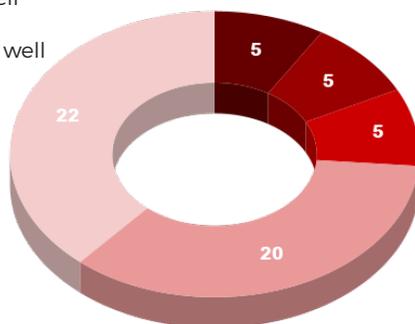
## HOW WELL DOES THE DRAFT PLAN IDENTIFY AND RESERVE AREAS FOR FUTURE NON-RESIDENTIAL USES?

- Not at all
- Not very well
- Not sure
- Somewhat well
- Very well



## HOW WELL DOES THE DRAFT PLAN FOR THE FUTURE LAND USE, ACCESS, AND PRESERVATION OF THE RIVER BOTTOMS?

- Not at all
- Not very well
- Not sure
- Somewhat well
- Very well



## HIGH-LEVEL TAKEAWAY

### 1. Plan Direction Is Generally Supported

Respondents largely affirmed the plan's emphasis on:

- protecting established neighborhoods.
- directing higher-density and mixed-use development to targeted points in the city.
- preserving sensitive lands and agricultural areas where appropriate.

### 2. Communication and Clarity Need Improvement

Many comments focused on the need for clearer explanations of:

- common planning terms (e.g., infill development, gateway, mixed use).
- how to read and interpret the Future Land Use Map.
- the distinction between a land use designation and zoning or development approval.

### 3. Targeted Refinements Can Improve Usability

Respondents identified modest but meaningful opportunities to:

- improve map readability (colors, legends, labels, and landmarks).
- add context to key sections of the document.
- better explain how the Land Use Element is implemented over time.

# TARGETED IMPROVEMENTS

**What parts of the Future Land Use Map or land-use categories were unclear or confusing? Please describe any terms, colors, boundaries, or designations that could be clarified.**

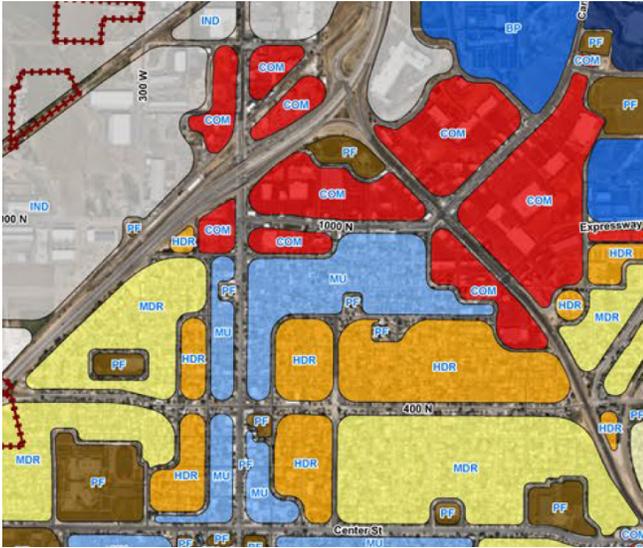
## COMMENTS

- ⊗ *Format is difficult to use. Landmarks are missing or undefined.*
- ⊗ *The 'yellows' are a little tricky on the actual map (the key is fine). 'Low' and 'Medium' are fairly easy to distinguish, but the 'High' and 'Urban' don't quite match their key colors.*
- ⊗ *I just needed to orient myself to what part of the city I was looking at and what was being proposed. For me, I feel like a big symbol of what what be happening in a particular area would help me. The colors are great, but I don't remember what the color means. It's probably just me. If there was a color and a symbol. For example, the area where Front Runner is going to be has a train. Utilities could be a symbol. Parks could be a swing or playground symbol. We should look at the proposect of adding some imagery that utilizes symbology. That's not our strength, developing symbology, but it could be helpful.*
- ⊗ *The different colors are too similar. Especially using the different shades of yellow. And I think the different levels of transparency are harder to read as well even with different color shades.*
- ⊗ *It would be easier to follow if there were a few streets or landmarks that were identified/ marked.*
- ⊗ *Very tiny - even zoomed in it's difficult ot read.*

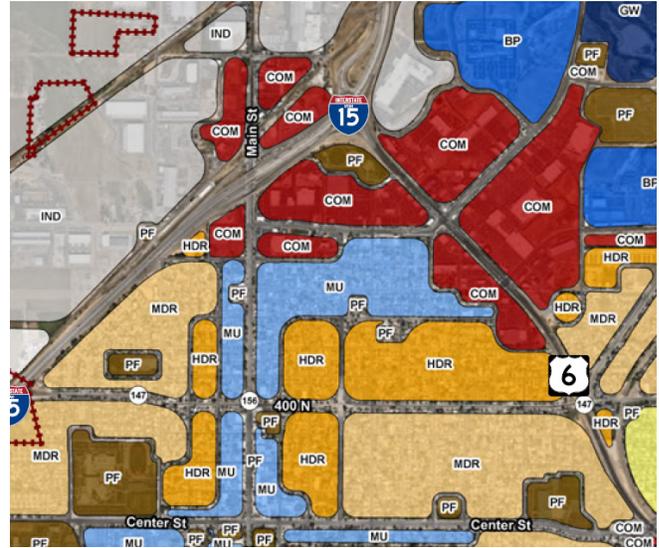
## EFFORTS TO ADDRESS COMMENTS

- ☑ Increased the label size and adjusted coloring for land use designation labels and major streets. Icons for I-15 and highway 6 were also added and made large enough to find easily.
- ☑ The colors for the various residential designations were adjusted to make them more distinguishable from each other. The "hex codes" for the different colors were recorded for reference in the future and used to make sure the colors in the map keys matched what is shown on the map.
- ☑ The acronyms for each land use designation are shown on each map key to give an alphanumeric reference in addition to the color on the map.
- ☑ The land use donut chart and build out table colors were updated to match the new color scheme. The Station Area designation was added to the key. The page was reorganzied to improve legibility and layout.
- ☑ Recently annexed property has been added to the land use map.

## BEFORE



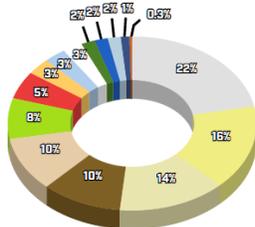
## AFTER



### LAND USE DATA

#### LAND USE COMPOSITION

The Land Use Composition chart shows the big picture of how Spanish Fork's land is currently used—homes, businesses, parks, farms, sensitive areas, and public facilities. This helps explain what parts of the city are already built out, what areas are protected, and where future growth can reasonably occur.



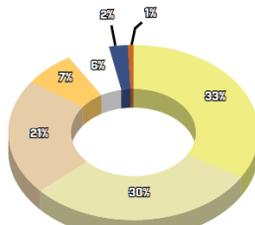
LAND USE COMPOSITION



#### RESIDENTIAL CAPACITY

Different types of neighborhoods—rural areas, single-family homes, townhomes, and apartments—make up the residential fabric of the city. The Residential Land Use Designations chart shows how these areas compare and how much space each type of housing occupies today. This helps explain the overall mix of neighborhoods that currently exist across Spanish Fork.

Not all residential land is available for new development. To understand how much room the city has to grow, the city looked at how much vacant land remains in each residential designation. Each type of neighborhood has different development patterns, and every new area needs streets, utilities, parks, and open space. Because not every acre becomes



RESIDENTIAL LAND USE DESIGNATIONS

These estimates help the City understand:

- how much room remains for new neighborhoods,
- where most future homes will be located, and
- what areas will need new roads, utilities, parks, and services.

### LAND USE DATA

#### LAND USE COMPOSITION

The Land Use Composition chart shows how land within the Annexation Policy Boundary is labeled with the various land use designations. It illustrates the proportion of land allocated to each use, including both land already developed or that has potential for future development.

#### RESIDENTIAL CAPACITY

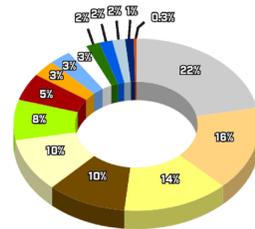
Different types of neighborhoods, from rural farms to apartments, make up the residential fabric of the city. The Residential Land Use Designations chart shows the area each category type of housing occupies today. This helps explain the overall mix of neighborhoods that currently exist across Spanish Fork.

Not all residential land is available for new development. To understand how many future residential neighborhoods could be built, the city looked at the remaining vacant land in each residential designation. Each type of neighborhood has different development patterns, and every new area needs streets, utilities, parks, and open space. Because not every acre becomes residential lots, the city used a realistic average for how many homes typically fit in each type of residential land use.

The Vacant Land Build Out Estimate table below shows how these factors come together. By combining the amount of vacant land with typical development patterns, the city can estimate how many additional homes each designation could be built in the future. This provides a clearer picture of where new neighborhoods may form and how much overall residential growth the city can accommodate within its current boundaries.

Together, the chart and table illustrate both the makeup of today's residential areas and the potential for tomorrow's neighborhoods, helping guide land use decisions, infrastructure planning, and long-range investments as Spanish Fork continues to grow.

#### LAND USE COMPOSITION



**(cont.) What parts of the Future Land Use Map or land-use categories were unclear or confusing? Please describe any terms, colors, boundaries, or designations that could be clarified.**

## COMMENTS

✘ *All of the different greens on the 'Green Space' map on page 13 are difficult to distinguish. Having them all green does emphasize the green space idea, but it would be so much easier to read if other colors were used. I could not find any of the 'future park' areas because they show up as the same color as the existing parks.*

✘ *The 'gateway' locations were a bit confusing in the beginning. Page 9 explains there are 3 main 'gateways' being planned for (canyon creek, station & south) - this explanation made perfect sense. But then the first look at the Future Land Use Map on page 15 only shows 1 'gateway' area in dark blue near canyon creek. I wondered why the other two 'gateway' areas were not labeled/shown on the map as well. It's not until page 23 that the map is titled 'South Gateway' when I realized it had not been forgotten. The other 'gateway' mentioned (station) has a great explanation on 40 - it's just never marked on the master map.*

✘ *The report discusses "gateway" designations. The only designations for "gateway" are in the North at Canyon Creek - there are no designated "gateway" areas in the section called South Gateway, correct? Seems a bit confusing. Page 49 uses the term Gateway area for the upcoming Front Runner station, yet there is no designated "gateway" areas in this sector (confused? same here...haha).*

✘ *Land use designations section outlining the details around each zoning type should have been listed first for clarity's sake.*

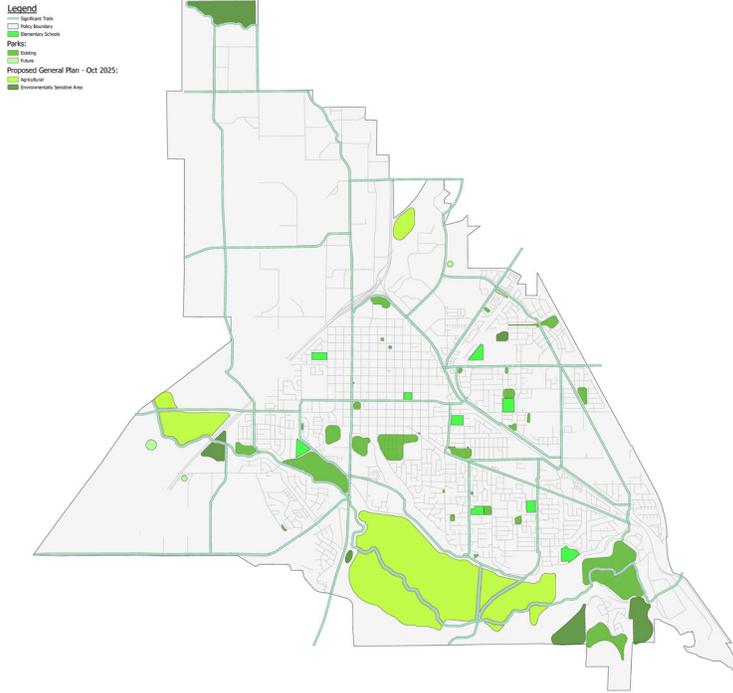
## EFFORTS TO ADDRESS COMMENTS

✔ Adjusted the symbology and colors for the Green Space map (used hex codes for those as well). Added acronym labels to green areas on map for further clarity and added locations of existing parks and potential future parks that were not on the previous map. Narrative was added to give more context and intent for the map.

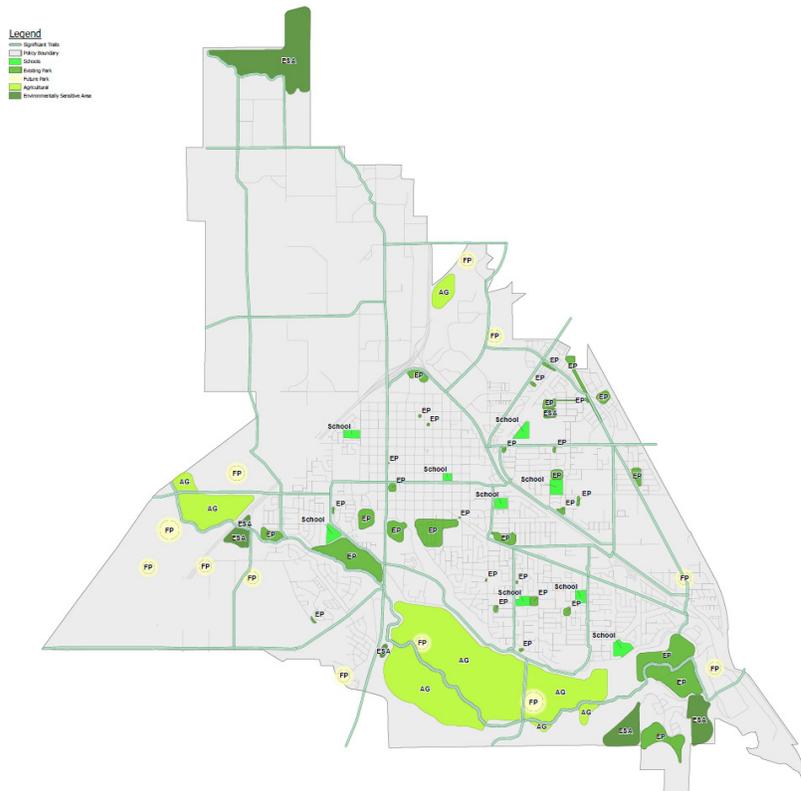
✔ Reduced the number of "Gateway" references from 3 to 1. Gateways (as discussed in the "Strengthening & Shaping section) was changed to "Focused Growth Centers" and the "Gateway quadrant" area was changed to "Southwest Valley". Any mentions of a gateway are now referencing the land use designation only.

✔ Reorganized the order of some sections to improve clarity and flow. The "Station Area" section are now located before the land use map. The land use data and quadrant pages are now located after the land use designation explanations.

# BEFORE

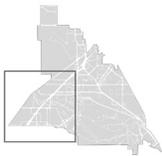
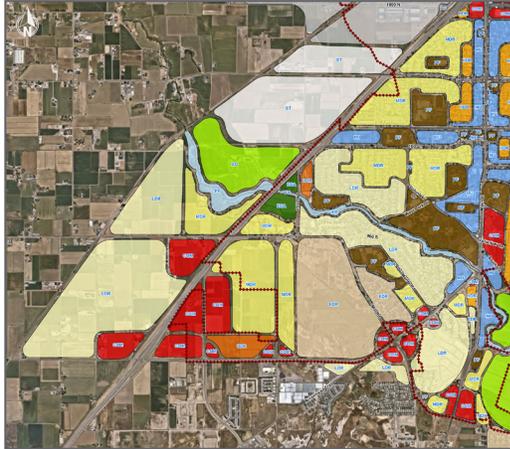


# AFTER



# BEFORE

## SOUTH GATEWAY



ENVIRONMENTALLY SENSITIVE AREAS	GATEWAY
AGRICULTURAL	MIXED USE
ESTATE DENSITY RESIDENTIAL	COMMERCIAL
LOW DENSITY RESIDENTIAL	BUSINESS PARK
MEDIUM DENSITY RESIDENTIAL	INDUSTRIAL
HIGH DENSITY RESIDENTIAL	PUBLIC FACILITIES
URBAN DENSITY RESIDENTIAL	

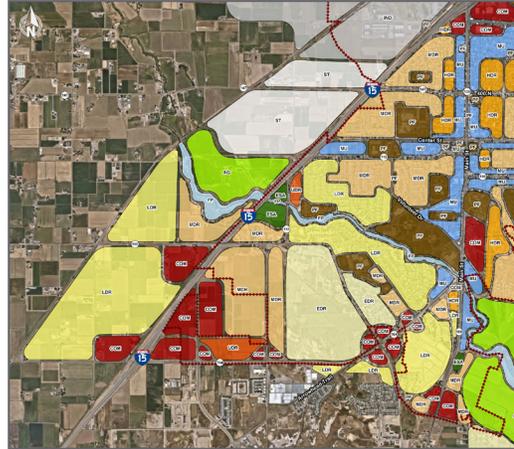
23 Spanish Fork City

TODAY'S PROGRESS. Tomorrow's Pride



# AFTER

## SOUTHWEST VALLEY



ENVIRONMENTALLY SENSITIVE AREAS (ESA)	GATEWAY (GW)
AGRICULTURAL (AG)	MIXED USE (MU)
ESTATE DENSITY RESIDENTIAL (EDR)	COMMERCIAL (CDM)
LOW DENSITY RESIDENTIAL (LDR)	BUSINESS PARK (BP)
MEDIUM DENSITY RESIDENTIAL (MDR)	INDUSTRIAL (IND)
HIGH DENSITY RESIDENTIAL (HDR)	PUBLIC FACILITIES (PF)
URBAN DENSITY RESIDENTIAL (UDR)	

39 Spanish Fork City

TODAY'S PROGRESS. Tomorrow's Pride



## STRENGTHENING & SHAPING

Spanish Fork City's land use framework is built on a simple idea: strengthen the places that define the city today while shaping the areas that will accommodate growth tomorrow. This approach provides a clear structure for how the city can support stable, well-connected neighborhoods in established areas and guide new growth into locations where infrastructure, access, and community services can support it.

### ESTABLISHED NEIGHBORHOODS

Established Neighborhoods are the foundation of Spanish Fork's community identity. These areas include long-standing residential districts, mature street networks, schools, parks, and local services that residents use every day. Planning in these neighborhoods focuses on stability, reinvestment, and maintaining the elements that residents value—comfortable housing, safe streets, access to amenities, and a strong sense of place. The goal is to keep established neighborhoods vibrant and functional as the city grows around them.

#### Key Priorities:

- Maintaining neighborhood character through compatible infill and reinvestment.
- Supporting public infrastructure upgrades such as utilities, roads, and parks.
- Ensuring transitions between residential areas and adjacent commercial or mixed use districts.

### GATEWAYS

Gateways are the city's primary growth areas—places where new housing, employment, and commercial activity can be developed in a coordinated, efficient, and well-designed manner. These districts are located along major corridors and at key entrances to the city, where transportation access, land availability, and infrastructure capacity support higher-intensity uses.

### Canyon Creek Gateway

A northern entry point with opportunities for mixed-use development, higher-density housing, and regional retail supported by a new I-15 access point.

#### Station Area

A future transit-supported district anchored by the future FrontRunner station and Center Street Interchange, offering walkable, mixed-use development and multimodal connections.

#### South Gateway

A southern entry point anchored by an existing I-15 interchange, with opportunities for high-density housing, supporting commercial uses, and improved regional access as future interchange upgrades are completed.

Gateways are designed to absorb future growth in a pattern that supports transportation efficiency, economic vitality, and high-quality development—reducing pressure on existing neighborhoods.

### A COORDINATED FRAMEWORK

By distinguishing between Established Neighborhoods and Gateways, the city creates a land use system that:

- directs growth to locations where it can be supported.
- protects existing neighborhoods and sensitive lands.
- strengthens regional connections and long-term economic opportunity.
- aligns land use with transportation, utilities, and public facilities.

This structure forms the basis for the Land Use Map and the policies that follow, ensuring that growth contributes to a well-organized, resilient, and high-quality future for Spanish Fork.

## STRENGTHENING & SHAPING

Spanish Fork City's land use framework is built on a clear principle: strengthen the places that define the city today while intentionally shaping where growth occurs in the future. This approach allows the city to protect existing neighborhoods while directing new development to locations best suited to accommodate it. By distinguishing between Established Neighborhoods and Focused Growth Centers (FGC), the City provides a clear, predictable structure for growth. These categories will align land use decisions with infrastructure capacity, transportation access, and long-term community goals.

### ESTABLISHED NEIGHBORHOODS

Established Neighborhoods form the foundation of Spanish Fork's community identity. These areas include long-standing residential neighborhoods with mature street networks, schools, parks, and local services that residents rely on daily. Planning within these neighborhoods prioritizes stability, reinvestment, and compatibility. The goal is not to freeze these areas in time, but to ensure they remain functional, desirable, and resilient as the city grows around them.

#### Key Priorities:

- Maintaining neighborhood character through compatible infill and reinvestment.
- Supporting public infrastructure upgrades such as utilities, roads, and parks.
- Ensuring **compatible and well-designed** transitions between residential areas and adjacent commercial or mixed use districts.

### FOCUSED GROWTH CENTERS

FGCs are the city's primary growth areas—places where new housing, employment, and commercial activity can be developed in a coordinated, efficient, and well-designed manner. These centers are located along major corridors and at key entrances to the city, where transportation access, land availability, and infrastructure capacity support higher-intensity uses.

### Canyon Creek

A northern entry point with opportunities for mixed-use development, higher-density housing, and regional retail supported by a new I-15 access point.

#### Station Area

A future transit-supported district anchored by the future FrontRunner station and Center Street Interchange, offering walkable, mixed-use development and multimodal connections.

#### Southwest Valley

A southern entry point anchored by an existing I-15 interchange, with opportunities for high-density housing, supporting commercial uses, and improved regional access as future interchange upgrades are completed.

FGCs are designed to absorb future growth in a pattern that supports transportation efficiency, economic vitality, and high-quality development—reducing pressure on the existing community.

### A COORDINATED FRAMEWORK

By distinguishing between Established Neighborhoods and Focused Growth Centers, the city creates a land use system that:

- directs more intense growth to locations where it can be supported.
- protects existing neighborhoods and sensitive lands when development occurs.
- strengthens regional connections and long-term economic opportunity.
- aligns land use with transportation, utilities, and public facilities.

This structure forms the basis for the Land Use Map and the policies that follow, ensuring that growth contributes to a well-organized, resilient, and high-quality future for Spanish Fork.

9 Spanish Fork City

TODAY'S PROGRESS. Tomorrow's Pride



TODAY'S PROGRESS. Tomorrow's Pride

Spanish Fork City | 10



## What would increase your confidence that public input influences the final draft?

### COMMENTS

- ✗ *Data on the amount of public input.*
- ✗ *Highlighting feedback from specific residents.*
- ✗ *Several maps of areas --- one enlarged map is difficult to see the individual areas.*
- ✗ *I would like to know when proposed changes will be happening.*
- ✗ *I think if someone filmed an “infomercial” type presentation so that people aren’t trying to guess what is what. There could be full screen images while someone is talking and pointing things out. There could be a Q and A portion where people have submitted questions or concerns that are answered in the video.*
- ✗ *More focused public meetings in neighborhoods (go to the people rather than expecting them to go to city hall).*
- ✗ *I would love to have my neighborhood/city area invited to an input session with a few city planning leaders to ask questions - but I know that’s not very practical and that can easily turn into a complaint session - which defeats the purpose of the meeting. My 2nd choice (to increase confidence) would be some smaller, more focused surveys. I know I have filled out a city survey before asking for my priorities in the city’s growth direction - however I remember it being fairly broad in the questions. Perhaps some smaller surveys that were tailored to just two or three land use categories (like in-depth questions about the gateway areas, or questions about what residents feel would need to happen to their higher trafficked residential streets when some of the future land develops, etc.).*

### EFFORTS TO ADDRESS COMMENTS

- ✓ Data included in the executive summary of this report. The full spreadsheet of responses can be provided upon receiving a GRAMA request.
- ✓ Planning staff reviewed all the comments multiple times and referenced key suggestions that guided revisions and additions to the plan.
- ✓ Large, printed maps to be shown at the public hearings and future neighborhood outreach. Online land use map offers opportunities to zoom into specific areas, search addresses, and get more information. A link to the GIS map will be added to the Land Use Element webpage after adoption.
- ✓ Staff plans to regularly update the city website with information about amendments to the Land Use Element, implementation accomplishments, and improved reporting and review of the plan.
- ✓ Staff will look into developing media, with assistance from the Communications Division for the city, that describes the Land Use Element and what it means for residents of the community.
- ✓ Community Development Staff is committed to interacting more often with the community, including the potential for neighborhood meetings and other such outreach opportunities.

**What change or clarification would most improve the draft plan? Please be as specific as possible (map locations, policies, definitions, etc.).**

## COMMENTS

- ✘ *Not to do it. Build single family homes with backyards for family. Build taller buildings closer to the city center for commercial and residential use to preserve farm and open spaces.*
- ✘ *Current policies shown in the document would be helpful to see and contrast with the plan.*
- ✘ *One designation that I found confusing is the term 'infill development'. I don't know what that infers - and it is never explained, but it is used many times in the plan. Perhaps a quick, more detailed explanation when it first surfaces in the 'Vacant Residential Land' on page 8? Plans for existing neighborhoods are always a high concern since that is land usually closest to homes.*
- ✘ *I think the 'Station Area Plan' that is currently on page 40-41 would fit better (and have better continuity) higher up in the plan - like after page 26 which shows the East Bench. I realize it is not one of the '4 quadrants' being shown, but it feels like an afterthought - tacked on at the very end - yet it's a huge part of the city planning. Perhaps it could sandwich after the 4 quadrants and before the 'Land Use Designations'.*
- ✘ *While I'm good with where it is targeting density, I believe we need density all over the city - there is just too much demand and I don't want to hold back progress.*
- ✘ *Demonstrating the changes made to the draft based on input provided. Actually [cite] where the recommendation was made.*

## EFFORTS TO ADDRESS COMMENTS

- ✔ The concept of Established Neighborhoods and Focused Growth Centers aligns somewhat with the idea of focusing density and intense land uses in specific areas where those uses can be supported. Doing so allows for the city to accommodate additional housing numbers while preserving other areas for single family homes on larger lots.
- ✔ Staff will consider options to make comparisons between the existing Land Use Element and future adoptions and amendments easier for the public.
- ✔ The term "infill development" is now better defined in the "Vacant Residential Land" section. Additional terms that might need further clarification have been included in a Key Terms section at the beginning of the Land Use Element.
- ✔ As previously mentioned, the "Station Area" section has been moved closer to the beginning of the plan so that it can receive more attention.
- ✔ The idea of "density all over the city" doesn't fit the effort to preserve Established Neighborhoods and focus dense development in appropriate areas. Some residential density can be spread throughout the city using the Infill Overlay Zone.

## BEFORE

### VACANT RESIDENTIAL LAND

Spanish Fork's remaining supply of large, undeveloped parcels designated for residential use is limited. While residential land use designations cover a significant portion of the community, only a small number of parcels over ten acres remain undeveloped. These sites—shown on the map below—represent the last meaningful opportunities for larger-scale residential communities within the City's planned long-term footprint. Most are already surrounded by built neighborhoods, constrained by natural features, or located in areas with infrastructure challenges that limit their development potential.

With so few large sites available, future residential growth will occur primarily through infill development, redevelopment, and more compact neighborhood patterns. This reinforces the importance of making thoughtful land use decisions, coordinating infrastructure investment,

and ensuring that remaining opportunities support a balanced mix of housing types. Understanding where large vacant parcels exist—and where they do not—helps the city evaluate how much additional growth it can accommodate within its Policy Boundary and plan for housing needs accordingly.

#### Key Takeaways:

- Only a limited number of residential parcels over ten acres remain within the Policy Boundary.
- Most remaining sites are isolated or surrounded by existing development, reducing large-scale subdivision opportunities.
- Future residential growth will rely more on infill, redevelopment, and efficient land use patterns.
- The city must use the remaining vacant land strategically to support long-term housing needs and community goals.

## AFTER

### VACANT RESIDENTIAL LAND

Spanish Fork's remaining supply of large, undeveloped parcels designated for residential use is limited. While residential land use designations cover a significant portion of the community, only a small number of parcels over ten acres remain undeveloped. These sites—shown on the map below—represent the last meaningful opportunities for larger-scale residential communities within the City's planned long-term footprint. Most are already surrounded by built neighborhoods, constrained by natural features, or located in areas with infrastructure challenges that limit their development potential.

With so few large sites available, future residential growth will occur primarily through infill development. **Infill development is classified as new housing or redevelopment that occurs on underutilized land within existing built-up areas.** This reinforces the importance of making thoughtful land use decisions, coordinating

infrastructure investment, and ensuring that remaining opportunities support a balanced mix of housing types. Understanding where large vacant parcels exist—and where they do not—helps the city evaluate how much additional growth it can accommodate within its Annexation Policy Boundary and plan for housing needs accordingly.

#### Key Takeaways:

- Only a limited number of residential parcels over ten acres remain within the Annexation Policy Boundary.
- Future residential growth will rely more on **infill development (small-scale construction within developed areas).**
- The city must use the remaining vacant land strategically to support long-term housing needs and community goals.

## KEY TERMS

**Adaptive Reuse:** The repurposing of an existing building for a new use while retaining much of its structure and reducing demolition and construction waste.

**Annexation:** The legal process by which land outside city limits is incorporated into the city and becomes subject to city regulations and services.

**Build-Out:** The point at which land designated for development is fully developed according to adopted plans, zoning, and infrastructure capacity.

**Capital Improvements:** Major public investments in infrastructure or facilities, such as roads, utilities, parks, public buildings, and related systems.

**Density Bonus:** An incentive that allows a developer to build more housing units than normally permitted in exchange for providing defined public benefits.

**Easement:** A legal right that allows a person, utility, or agency to use a portion of private property for a specific purpose while ownership remains with the property owner.

**Eminent Domain:** The legal authority of a government to acquire private property for public use, with fair compensation, as provided under state and federal law.

**Floodplain:** Land adjacent to rivers or streams that is subject to flooding during major storm events, as identified by federal, state, or local mapping.

**Growth Rate:** The percentage change in population, housing, or development over a specific period of time, typically measured annually or over multiple years.

**High Transit-Ridership Zone (HTRZ):** An area designated under Utah state law within walking distance of a major transit station where higher-density development is allowed or encouraged to support transit use and reduce reliance on automobiles.

**Impact Fees:** Fees paid by new development to help fund public infrastructure needed to serve that development, such as roads, parks, or utilities, as authorized by state law.

**Incremental Growth:** Gradual development that occurs over time through smaller projects rather than large, single-phase development.

**Infill Development:** New development on vacant or underutilized land within already developed areas of the city, using existing streets and utilities and designed to fit with surrounding uses.

**Missing Middle Housing:** Housing types between single-family homes and large apartment buildings, such as duplexes, townhomes, cottage courts, and small multi-family buildings.

**Nuisance:** A use, activity, or condition that unreasonably interferes with the use, enjoyment, health, or safety of nearby property, based on established legal standards rather than personal preference or inconvenience.

**Overlay District:** A regulatory area applied over underlying zoning that adds or modifies development standards without changing the base zoning designation.

**Request for Proposal (RFP):** A formal process used by a public agency to solicit proposals for a specific project or service, including requirements, evaluation criteria, and selection procedures.

**Riparian:** Land located along rivers or streams that supports natural vegetation and provides important ecological and water-quality functions.

**Shovel-Ready:** A site that is ready for development because zoning, infrastructure access, and required approvals are already in place or nearly complete.

**Transfer of Development Rights (TDR):** A planning tool that allows development potential to be transferred from one property to another in order to protect sensitive, agricultural, or environmentally important land.

**Wildland Urban Interface (WUI):** Areas where homes and development are located near or adjacent to undeveloped wildland areas, increasing wildfire risk and requiring special building and vegetation management standards.

**Zone:** A designated area of land regulated by the zoning code that establishes allowed land uses and development standards.

**Please provide any additional thoughts or comments on the Land Use Element Draft.**

## COMMENTS

- ✘ *I realize the Inland Port area is a tax generator, but it is far too big [and] needs to be scaled down and allow farming to survive in our area. We don't need to be Salt Lake.*
- ✘ *There is so much agricultural protection already, do not water down areas simply because the farmers want to cry about not getting enough protection.*
- ✘ *Existing farmland, farmers have said they dont wish to sell. What about them? Also I'd love a plan of just how much "high density" garbage youre planning to shove in the small areas. This towns gonna be hell. It's already bad enough.*
- ✘ *On page 10 there is a map with a large sector to the west of the city in a blue shade. It appears to be outside current city limits. The map is on a page discussing APA's. Is that entire section in blue "preserved" as an APA? Do any of the APA designated areas lap-over into "environmentally sensitive" designated sites?*
- ✘ *There is far too much dependence and over-reliance on automobiles and "protecting neighborhoods" by not wanting higher density housing. The East Bench areas are starved of accessibility and vibrancy, in particular. By trying to quarantine the "dirty density" to Gateways and Station Areas, the city is attempting to have its cake and it too. It is good to have that density there, but underserves the remaining population. There needs to be more density and transit in more neighborhoods.*

## EFFORTS TO ADDRESS COMMENTS

- ✔ The Verk Industrial Project Area boundary is already established through prior agreements with the Utah Inland Port Authority and cannot be changed through this Land Use Element update. While the boundary is fixed, future development within the area will still be regulated by City zoning, design standards, and infrastructure requirements to manage impacts and ensure compatibility with surrounding uses.
- ✔ Staff has proposed to address concerns about preserving agriculture areas through the annual review of the Growth Boundary. This is explored in more detail in the "Defining the Edges" section and referenced in the "Cultivating Growth" section.
- ✔ The map from the Utah Department of Agriculture and Food (UDAF) was replaced with a callout box explaining the key elements of APAs to improve understanding. Staff has contacted UDAF regarding their APA map and given them records to assist them in updating their GIS layer to reflect which properties are still in agriculture protection.
- ✔ Staff recognizes that key metrics, such as residential density and potential ridership, are important factors that are considered in discussions regarding improving transit service and infrastructure. Strategies have been included under Goal 3 that emphasize collaboration with other governmental entities to work towards better public transportation options in Spanish Fork.

# BEFORE

## CULTIVATING GROWTH

Spanish Fork's landscape has long been shaped by agriculture, and that heritage continues to influence how the city approaches growth today. Rather than expanding without direction, the city takes the same thoughtful approach farmers use with their land: observing conditions, preparing carefully, and investing in long-term productivity. These principles form the foundation of a growth strategy that respects the past while planning responsibly for the future.

### ROOTED IN STEWARDSHIP

Agriculture remains a defining feature of Spanish Fork's identity and economy. The open fields, orchards, and pastures surrounding the city reflect community values of hard work, conservation, and self-reliance. Recognizing this, the city incorporates agricultural preservation and open space considerations directly into its land use planning.

Spanish Fork City supports Agriculture Protection Areas (APAs). These areas, established voluntarily by landowners under state law (Utah Code §17-81), ensure that agricultural operations can continue even as the city grows. State law also requires the planning commission to "identify and consider" each APA when preparing the land use element of the general plan.

### KNOWING THE LAND

A successful farmer understands the ground before making decisions. Similarly, Spanish Fork City studies its landscape to guide responsible growth. The city identifies environmentally sensitive areas, maps the floodway and floodplain, and establishes a Growth Management Boundary—its tool for focusing development where infrastructure can support it.

This boundary helps maintain a clear transition between established neighborhoods and agricultural landscapes, protecting productive farmland while directing urban investment inward.

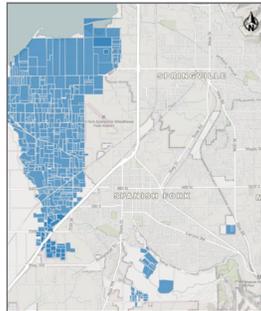
### FOCUSSED INVESTMENT

Much like tending established fields while preparing new ground, the city balances reinvestment in long-developed areas with strategic planning in growth areas. Infrastructure maintenance, rehabilitation, and infill development keep existing neighborhoods strong. Meanwhile, new development in gateway areas is phased alongside transportation and utility improvements to ensure orderly, efficient growth.

### STEWARDSHIP FOR THE FUTURE

Spanish Fork's approach to land use planning is grounded in long-term stewardship. Regular plan updates, infrastructure assessments, and community input ensure that decisions remain aligned with real-world conditions and community priorities.

By focusing development where it can be supported, preserving agricultural land where appropriate, and planning proactively for future growth, Spanish Fork City cultivates a strong, resilient foundation for the next generation.



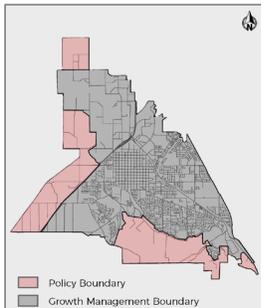
Source: Utah Department of Agriculture and Food (UDAF), Utah Agricultural Protection Areas dataset, Utah Geospatial Resource Center (UGRC) Open Data Portal (accessed January 2025).

## DEFINING THE EDGES

Clear boundaries are essential for growing in a deliberate, efficient, and sustainable way. By defining where urban development should occur—and where agricultural and open lands should be preserved—Spanish Fork can focus investment, coordinate infrastructure, and guide growth in a logical, connected pattern. Establishing these boundaries helps the city manage both current development pressures and long-term expansion needs. This ensures that growth occurs incrementally and in harmony with the community's character.

### POLICY BOUNDARY

The Policy Boundary represents the city's long-range planning area and aligns with Utah's requirements for identifying where municipalities may eventually extend services and consider annexation. It establishes the broad extent of where Spanish Fork could grow over coming decades, based on regional context, land availability, and potential future service feasibility. The Policy Boundary does not obligate the city to develop or serve these areas; rather, it sets a long-term planning horizon that helps coordinate with Utah County, neighboring cities, and regional transportation and utility agencies.



### GROWTH MANAGEMENT BOUNDARY

The Growth Management Boundary identifies the area where Spanish Fork anticipates near-term development, generally within the next 3-5 years, as infrastructure becomes available. It reflects where the city can realistically and cost-effectively extend water, sewer, roads, parks, and public safety services based on existing capacity and programmed improvements. Inside this boundary, the city expects coordinated neighborhood expansion. Gateway development and targeted capital investment. To ensure the boundary remains aligned with real conditions, the city evaluates it on an annual basis—monitoring development activity, infrastructure readiness, agricultural preservation priorities, and regional coordination needs. Areas outside the boundary are expected to remain rural or agricultural in the foreseeable future, helping maintain the community's edges and prevent scattered or premature development.

Together, the two boundaries serve different but complementary purposes. The Policy Boundary provides the city's long-term outer planning frame, ensuring Spanish Fork prepares for future scenarios and regional growth pressures. The Growth Management Boundary is much more focused, guiding development decisions today by identifying where urban services will be extended in a practical, phased, and financially sustainable manner. The Policy Boundary looks decades ahead, while the Growth Management Boundary directs responsible and efficient growth in the near term.

#### Key Takeaways:

- The Policy Boundary sets the city's long-range planning area.
- The Growth Management Boundary guides near-term development.
- Each boundary serves a different purpose but works together.
- Regular review keeps the Growth Management Boundary current.

# AFTER

## CULTIVATING GROWTH

Spanish Fork's landscape has long been shaped by agriculture, and that heritage continues to influence how the city approaches growth today. Rather than expanding without direction, the city takes the same thoughtful approach farmers use with their land: observing conditions, preparing carefully, and investing in long-term productivity. These principles form the foundation of a growth strategy that respects the past while planning responsibly for the future.

### ROOTED IN STEWARDSHIP

Agriculture remains a defining feature of Spanish Fork's identity and economy. The open fields, orchards, and pastures surrounding the city reflect community values of hard work, conservation, and self-reliance. Recognizing this, the city incorporates agricultural preservation and open space considerations directly into its land use planning.

Spanish Fork City supports Agriculture Protection Areas (APAs). These areas, established voluntarily by landowners under state law (Utah Code §17-81), ensure that agricultural operations can continue even as the city grows. State law also requires the planning commission to "identify and consider" each APA when preparing the land use element of the general plan.

### KNOWING THE LAND

A successful farmer understands the ground before making decisions. Similarly, Spanish Fork City studies its landscape to guide responsible growth. The city identifies environmentally sensitive areas, APAs, maps the floodway and floodplain, and establishes a Growth Management Boundary—its tool for focusing development where infrastructure can support it.

This boundary helps maintain a clear transition between Established Neighborhoods and agricultural landscapes, protecting productive farmland while directing urban investment inward.

### FOCUSSED INVESTMENT

Much like tending established fields while preparing new ground, the city balances reinvestment in long-developed areas with strategic planning in growth areas. Infrastructure maintenance, rehabilitation, and infill development keep existing neighborhoods strong. Meanwhile, new development in Focused Growth Centers is phased alongside transportation and utility improvements to ensure orderly, efficient growth.

### STEWARDSHIP FOR THE FUTURE

Spanish Fork's approach to land use planning is grounded in long-term stewardship. Regular plan updates, infrastructure assessments, and community input ensure that decisions remain aligned with real-world conditions and community priorities.

By focusing development where it can be supported, preserving agricultural land where appropriate, and planning proactively for future growth, Spanish Fork City cultivates a strong, resilient foundation for the next generation.

#### Purpose of Agriculture Protection Areas (APA):

- Protects agricultural land uses and activities from nuisance complaints.
- Required note on neighboring subdivision plats that adjacent property is in APA.
- Limited ability for government entities to exercise eminent domain powers on agricultural operations.
- The Growth Management Boundary will not include existing APAs where property owners intend to continue agricultural uses.

## DEFINING THE EDGES

Clear boundaries help Spanish Fork grow in a deliberate and orderly way. By identifying where urban development should occur—and where agricultural and open lands should remain—the city can better coordinate infrastructure, protect community character, and avoid scattered or premature development. These boundaries provide a clear framework for managing growth today while planning responsibly for the future.

### ANNEXATION POLICY BOUNDARY

The Annexation Policy Boundary represents the city's long-range planning area and aligns with Utah's requirements for identifying where municipalities may eventually extend services and consider annexation. It establishes the broad extent of where Spanish Fork could grow over coming decades, based on regional context, land availability, and potential future service feasibility. The Annexation Policy Boundary does not obligate the city to develop or serve these areas; rather, it sets a long-term planning horizon that helps coordinate with Utah County, neighboring cities, and regional transportation and utility agencies.

### GROWTH MANAGEMENT BOUNDARY

The Growth Management Boundary identifies the area where Spanish Fork anticipates near-term development, generally within the next 3-5 years. It reflects where the city is prepared to extend water, sewer, roads, parks, and public safety services based on existing capacity

#### Key Takeaways:

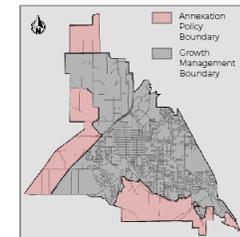
- The Annexation Policy Boundary identifies the city's long-range planning area.
- The Growth Management Boundary guides near-term development and infrastructure investment.
- Agricultural Protection Areas, where long-term residential designations exist, are excluded from the Growth Management Boundary.
- Regular review keeps the Growth Management Boundary responsive to changing conditions.

and programmed improvements. Within this boundary, the city expects coordinated neighborhood expansion and targeted capital investment.

To ensure the boundary remains aligned with real conditions and City Council priorities, the city will evaluate it every two years. This review will consider development activity, infrastructure readiness, and regional coordination needs. Areas outside the Growth Management Boundary are expected to remain rural or agricultural in the foreseeable future, helping maintain clear community edges and prevent scattered or premature development.

The Growth Management Boundary also recognizes Agriculture Protection Areas (APAs) and the intentions of landowners within those areas. Specifically where land is enrolled in an APA and is designated for future residential use, it is excluded from the Growth Management Boundary. This approach ensures that lands within APAs remain available for agricultural operations unless and until the property owners voluntarily initiate a change to release their land from APA status under state law.

Together, the Growth Management Boundary and the Annexation Policy Boundary serve different but complementary purposes. The Annexation Policy Boundary looks decades ahead to identify the city's long-range planning area while the Growth Management Boundary guides responsible and efficient growth in the near term.



**(cont.) Please provide any additional thoughts or comments on the Land Use Element Draft.**

## COMMENTS

- ✘ *It didn't include the future transportation features that would be helpful in understanding the bigger plan.*
- ✘ *Mixed use between Center [Street] and 100 S is a concern as well as the entire plan for the Transit Station area. We don't need to import the problems that Frontrunner has brought to Provo.*
- ✘ *More traffic details are added. Specifically how traffic will be dealt with on highway 6 or Main Street. Everyone complains about it, but it isn't mentioned once in the document. I don't have confidence that we will be listened to at all about the actual land usage, but talking more traffic would be some sort of hint.*

## EFFORTS TO ADDRESS COMMENTS

- ✔ A map is being developed that references planned and anticipated infrastructure improvements based on completed studies and confirmed sources of funding.
- ✔ Most of the property within the Mixed Use designation on the Land Use Map that are located between Center Street and 100 South are currently designated the same on the existing Land Use Map. This designation reflects the existing mix of uses in that area, including residential, religious buildings, senior care, and other small commercial operations.
- ✔ Goal 8 in the plan outlines objectives and strategies that the city will plan to address over the coming years in order to improve transportation efficiency. The bulk of detailed discussion and planning for improving traffic flow within and through Spanish Fork should be contained in the Transportation Element of the General Plan.

## OTHER EDITS MADE

- ✔ In the “Defining the Edges” section, the term “Policy Boundary” was changed to “Annexation Policy Boundary” and the content was edited to reduce repetition.
- ✔ Added a note at the bottom of the “List of Acronyms and Partner Agencies” stating a directory of the agencies will be on the city website (which can be added upon plan adoption).
- ✔ Added an additional strategy to Objective 7.3: “7.3.5 Annually coordinate with the UDAF to ensure GIS layers and information reflects an accurate picture of the current agricultural status within the city.”
- ✔ Map boundaries were updated to reflect the most recent annexations of property into Spanish Fork.
- ✔ Additional updates to formatting and layout were done after other changes were completed to improve legibility.

## CONCLUSION

Community feedback has played a meaningful role throughout the development of the Land Use Element, especially in refining the final draft. The survey responses clearly identified areas where clarity, organization, and communication could be improved.

In response, the City made targeted revisions to improve map readability, define commonly used planning terms, clarify how land use designations function, and better explain how the plan is implemented over time. These changes strengthen the document’s usability without compromising its long-term policy direction.

The Land Use Element remains a guiding framework rather than a zoning or development approval document. It will continue to be reviewed and updated as conditions change, infrastructure is built, and additional public input is received. This report reflects the City’s commitment to transparency, accountability, and ongoing engagement as Spanish Fork plans for its future.