



Wednesday, February 7, 2024 Amended Planning Commission

Amended Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and Planning Commission Meeting commencing at 6:00 p.m. on February 7, 2024.
Planning Commissioners

Todd Mitchell
John Mendenhall
Shauna Warnick
Joseph Earnest
Michelle Carroll
Michael Clayson

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the City Council Chambers at Library Hall, 80 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:15pm WORK SESSION - No formal actions are taken in a work session.

A. EDGE HOMES TOWNHOME CONCEPT.

2. 6:00 Agenda Items

3. Minutes

A. January 3, 2024.

4. Preliminary Plat and Zone Change (Public Hearing)

A. DB INDUSTRIAL. This proposal involves changing the current zone from R-R Rural Residential to I-1 Light Industrial and to approve a Preliminary Plat to subdivide one 9.9 acre property into 2 industrial lots located at 3550 North 1150 West.

5. Zone Change (Public Hearing)

A. MCDONALD ZONE CHANGE. The proposal involves rezoning 3.5 acres from R-R Rural Residential to C-2 General Commercial for property located at approximately 2300 South Main Street.

6. Conditional Use Permit (Public Hearing)

A. 2505 EAST T-MOBILE CELL TOWER MODIFICATION. This proposal involves modifications to an existing cell tower located at 2505 East Canyon Road.

7. General Plan Amendment (Public Hearing)

A. MODERATE INCOME HOUSING ELEMENT.

8. Discussion

- A. CANYON COURT URBAN.
- B. RIVER RUN.
- C. RUSH FUNPLEX TOWNHOME CONCEPT.
- D. COMPLETE NEIGHBORHOODS.

9. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
January 3, 2024

Commission Members Present: Commissioners John Mendenhall, Shauna Warnick, Mike Clayson. **Absent:** Todd Mitchell, Joseph Earnest, Michelle Carroll.

Staff Members Present: Dave Anderson, Community Development Director; Mary Martin, Associate Planner; Byron Haslam, Senior Engineering; Ana Burgi, Assistant City Attorney; Kasey Woodard, Community Development Secretary.

Citizens Present: Richard McAllister.

WORK SESSION

Co-Chairman Mendenhall called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Clayson led the pledge.

MINUTES

December 6, 2023

Commissioner Clayson **moved** to approve the minutes from December 6, 2023.

Commissioner Warnick **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT and ZONE CHANGE (Public Hearing)

THE ORCHARDS MASTER PLANNED DEVELOPMENT

Mary Martin rose to present the proposed preliminary plat and zone change. She stated this property was recently approved for a zone change to R-1-15 in October 2023, and stated the applicant has recently made minor modifications to the previously approved preliminary plat and is seeking approval as a Master Planned Development. She stated this change will accommodate a future railroad expansion by dedicating the eastern portion of the property to the City. She then explained some of the setback adjustments that are being proposed, and stated there are remaining adjustments to the necessary easements and working out access for the lots off 3400 East, and they also need to provide a street tree plan.

Commissioner Mendenhall asked if the property to the south had previously been approved for development and it was stated that yes it has. He then asked if the roads all line up and it was stated that yes, the roads are all aligned.

Richard McAllister was present to represent the project. He stated the largest concern has been regarding the railroad and stated he is happy to answer any questions the Commissioners may have. He gave a brief explanation on why these changes occurred.

Commissioner Mendenhall asked if Mr. McAllister can provide information regarding why there has been a change from what was previously approved.

Richard McAllister stated that it is his understanding that the reason for the change is that there was a previous amount of square footage that was set aside for the railroad expansion, and then the area then became wider and wider as was necessitated by either the railroad or the City, and that additional amount of square footage would impact the previously approved cul-de-sac. So, this change spurred the need to have the plan approved as a Master Planned Development.

Commissioner Mendenhall inquired as to the average size of the lots in the proposal.

Richard McAllister stated he is not sure what the average lot size is and asked for assistance from the Community Development Department for this information.

Mary Martin stated the average lot size across the 16 lots is 15,542 square feet.

There was a brief discussion regarding the setbacks of the R-1-15 zone. It was stated the current standard is 10-foot side setback and 25-foot rear setbacks and it was stated the applicant is requesting 7½ foot side setbacks and 20-foot rear setbacks. It was stated the average width of the frontage of the lots in this development are between 75-90 feet.

Ana Burgi asked if the City can approve alternate setbacks with the Master Planned Development Overlay and it was stated this is correct.

Dave Anderson stated that, historically, Spanish Fork City has not approved a lot of subdivisions within the R-1-15 zone. He stated this is what sets this proposal apart from other projects that have been zoned R-1-12, where developers have requested a reduction in setbacks. He stated that he cannot think of an instance where that request was denied.

Commissioner Mendenhall stated that this area is mainly zoned R-1-15 due to the railroad. He feels this proposal is a good project. He acknowledges that some of the smaller lots in the development are still large enough for any single-family home that would be built on it. He is in favor of this project.

Richard McAllister feels that if the railroad were not in this area the original design would have been able to meet the lot size requirements. He appreciates the City working together with the applicants on this project.

Commissioner Mendenhall opened the public hearing at 6:12 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 6:12 p.m.

Commissioner Warnick stated she supports this proposal but stated that she has heard from the community that they are requesting larger buildable lots.

Commissioner Mendenhall agreed with this comment.

Commissioner Warnick **moved** to recommend the approval of The Orchards Master Planned Development to the City Council based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Map designation.

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any current and forthcoming red-lines.
3. That the applicant provides a street tree plan and complies with the architectural and other requirements of the Master Planned Development Overlay District.
4. That the Preliminary Plat indicates the parcel adjacent to the railroad be included in the subdivision and dedicated to the City.
5. That the public utility easements be re-labeled as municipal utility easements and be located and dimensioned on lots according to the City's standards.
6. That the plat indicates that no access to lots will be allowed directly from 3400 East.

Commissioner Clayson seconded and the motion passed all in favor.

TITLE 15 AMENDMENTS (Public Hearing)

COMMUNITY DEVELOPMENT JANUARY 2024

Dave Anderson rose to present the proposed changes to Title 15. He spoke briefly to the few clarifications that are being presented. He stated the first change would be to the original definition of an Impound Yard and would change that to be an Impound, Storage and Tow Yard. He stated this change would add a few different additional uses to the original definition. He stated the second change would be to provide clarification to the definition of what would be considered an inoperable vehicle. The third change would add language to the existing definition of Outdoor Storage areas and help to define what is and what would not be allowed within these areas. He stated the City requires certain improvements to screen outdoor storage areas from public right of ways and neighboring properties. He feels these requirements are very reasonable and help to keep Spanish Fork City an attractive community.

Commissioner Warnick asked if this is making changes to the I-2 Medium Industrial Zone or simply defining the two different things and Dave Anderson stated what was just discussed is just changes to the definitions.

Dave Anderson continued with the fourth change would be removing Event Centers from the Uses subject to conditions within the Commercial Downtown zoning. He gave a brief history of why this use was originally added to the Commercial Downtown zone despite the zone not having a minimum parking requirement. He stated this additional use is being proposed to be removed and any business that is operating currently under this use will be allowed to continue operating as long as operation is not suspended or changed.

It was discussed that the use being subject to conditions within the zone seemed to be a good idea, but has shown potential parking conflict that the City wishes to avoid in the future by removing this use from the zoning. It was stated that the City representatives do actively listen to property and business owners and try to be accommodating and to do what is going to be in the best interest of its residents.

Commissioner Mendenhall opened the public hearing at 6:21 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 6:21 p.m.

Commissioner Clayson moved to recommend to approve the Community Development January 2024 Amendments based on the following findings and conditions.

Commissioner Warnick **seconded** and the motion **passed** all in favor.

Dave Anderson stated that Ana Burgi has brought forward proposed changes to the proposed language used in the Outdoor Storage Area.

It was decided to amend the previously recommended motion.

Commissioner Clayson rescinded his previous motion pending changes as proposed by legal counsel.

Commissioner Warnick **seconded** and the motion **passed** all in favor.
Commissioner Warnick moved to adjourn the meeting at 6:25 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary



Recommendation

That the proposed Preliminary Plat and Zone Change be recommended for approval based on the following finding and subject to the following conditions.

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

Exhibits

1. Preliminary Plat.
2. Zone Change.

DB INDUSTRIAL

AN INDUSTRIAL DEVELOPMENT
SPANISH FORK CITY, UTAH
NOVEMBER 2023

SHEET INDEX

- 1 COVER
- 2 SITE PLAN
- 3 UTILITY PLAN
- 4 GRADING PLAN
- 5 ELECTRICAL PLAN
- 6 GAS LINE

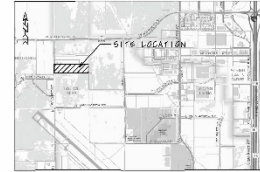
DEVELOPER/OWNER
CHAD HALL
PHONE: 801.689.1230
EMAIL: CHAD@DBI.LLC

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK ELECTRICAL DESIGN AS STANDARDS. ALL ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY PERMITS.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY STANDARDS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE SPANISH FORK CITY STANDARDS. IF A LATER VERSION OF THE STANDARDS IS RELEASED DURING THE PROJECT, THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST VERSION OF THE STANDARDS.
5. ALL EXISTING STANDARDS IN THE PROJECT AREA SHALL BE MAINTAINED OR IMPROVED TO MEET THE LATEST VERSION OF THE STANDARDS. ANY CHANGES TO THE STANDARDS SHALL BE APPROVED BY THE CITY ENGINEER.
6. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE STANDARDS PRIOR TO CONSTRUCTION.
7. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE STANDARDS PRIOR TO CONSTRUCTION.
8. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE STANDARDS PRIOR TO CONSTRUCTION.
9. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE STANDARDS PRIOR TO CONSTRUCTION.
10. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE STANDARDS PRIOR TO CONSTRUCTION.

IRRIGATION AND DRAINAGE GROUP NOTES:

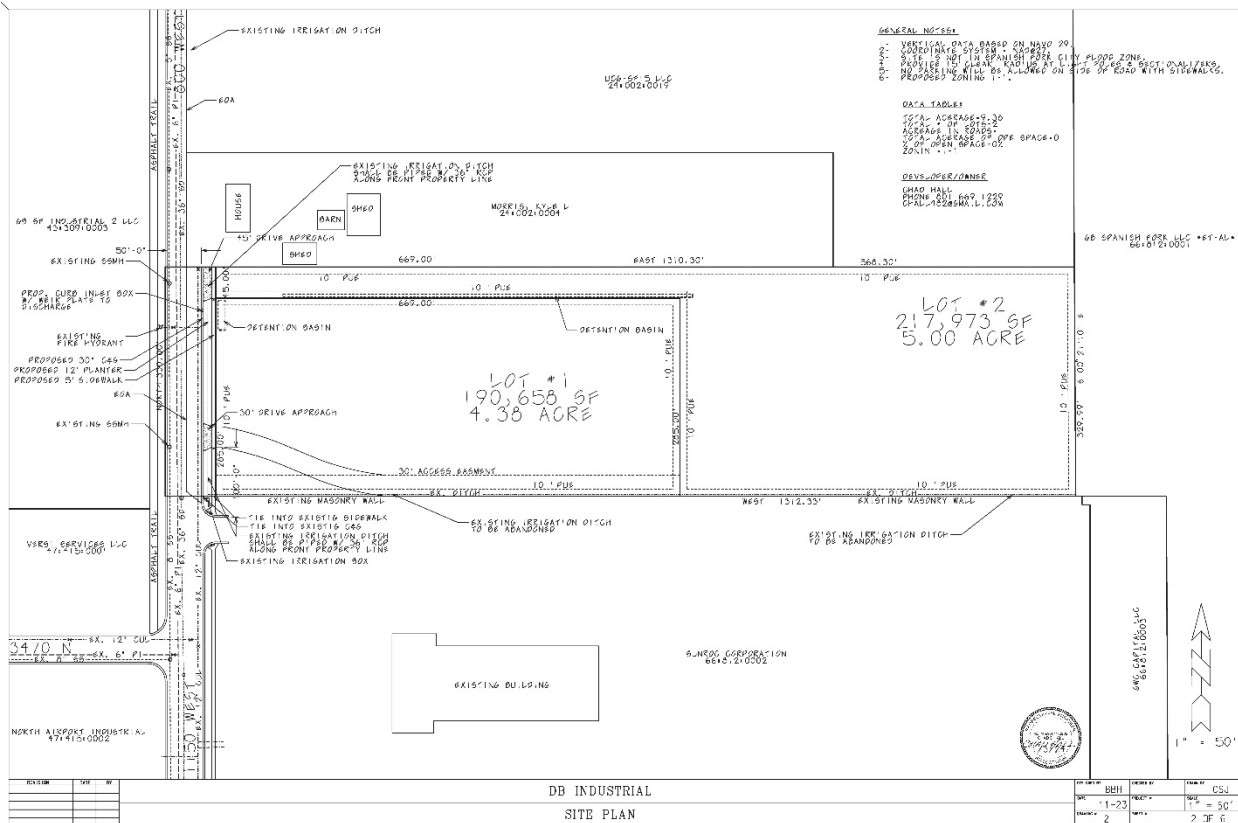
1. ALL CONSTRUCTION SHALL CONFORM TO SPANISH FORK CITY STANDARDS.
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10. ALL CONSTRUCTION SHALL CONFORM TO SPANISH FORK CITY STANDARDS.

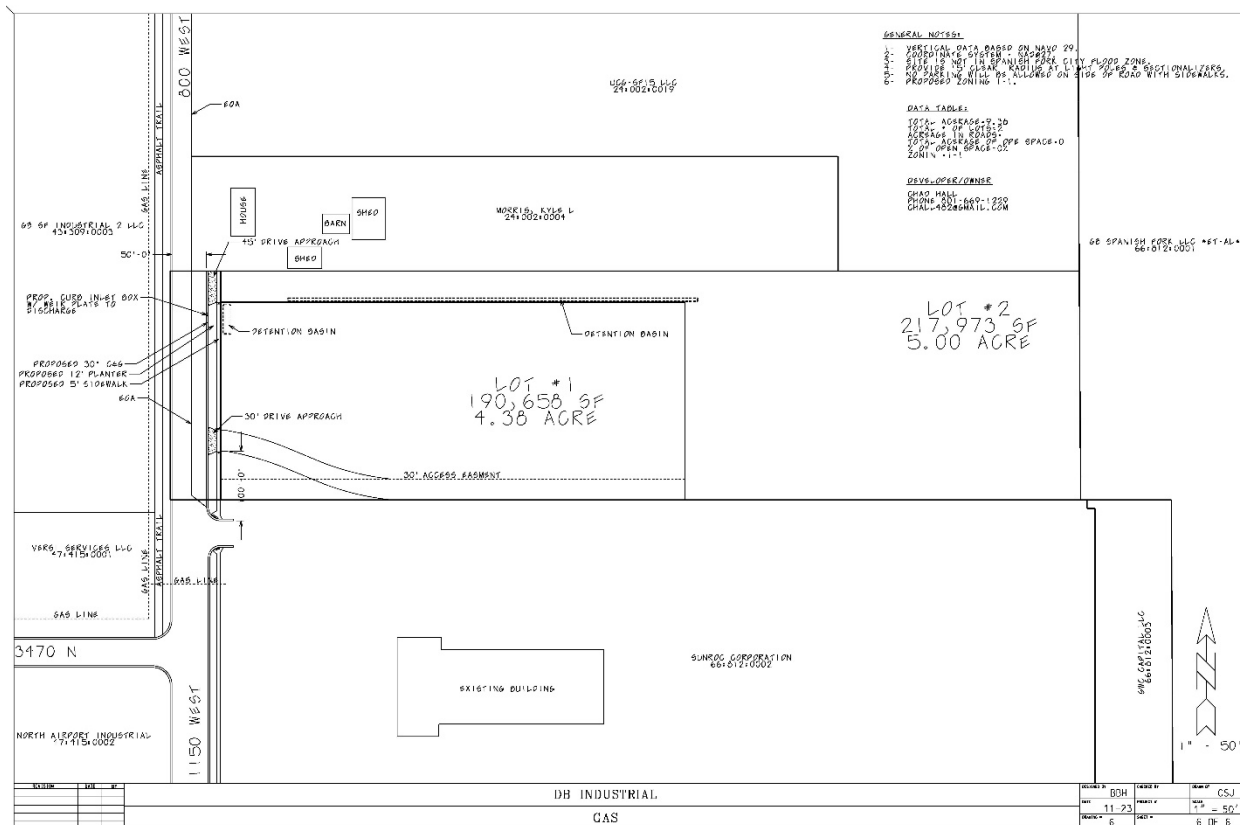
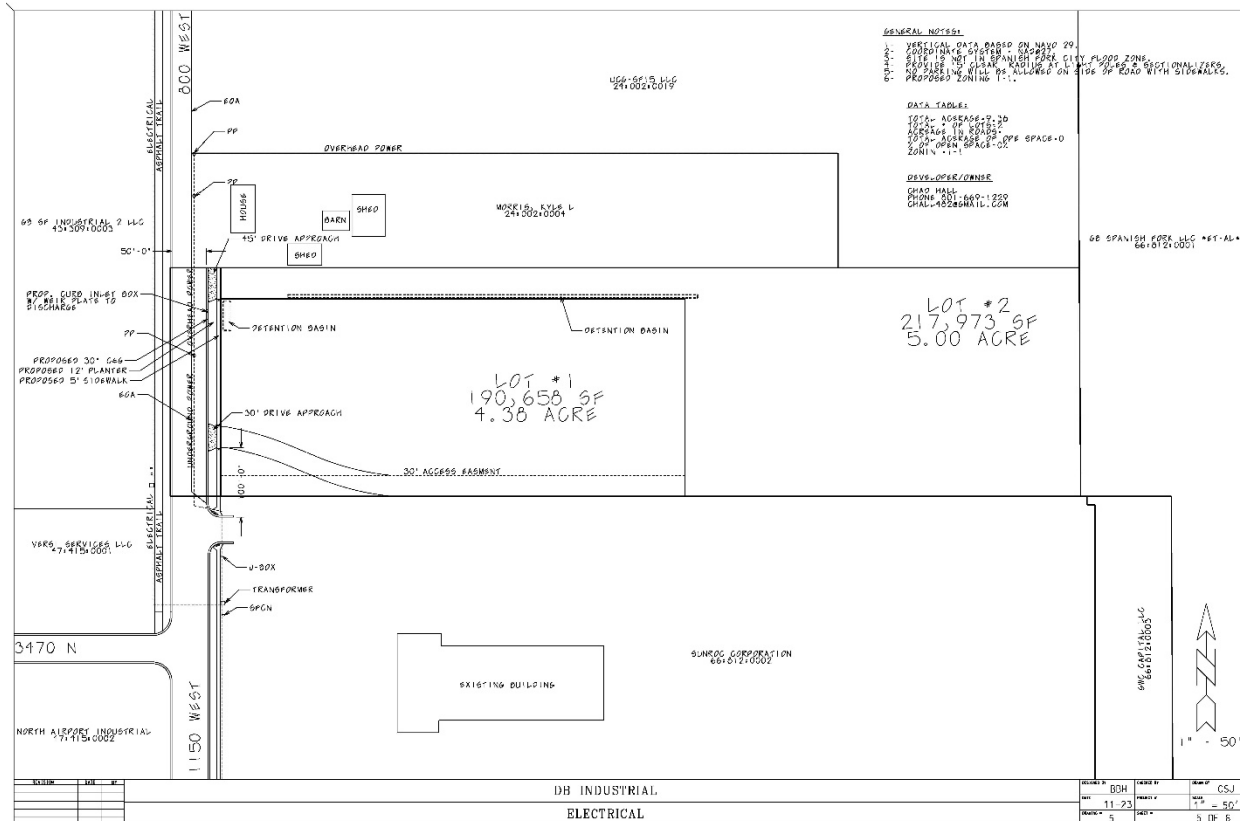


VICINITY MAP
N-5

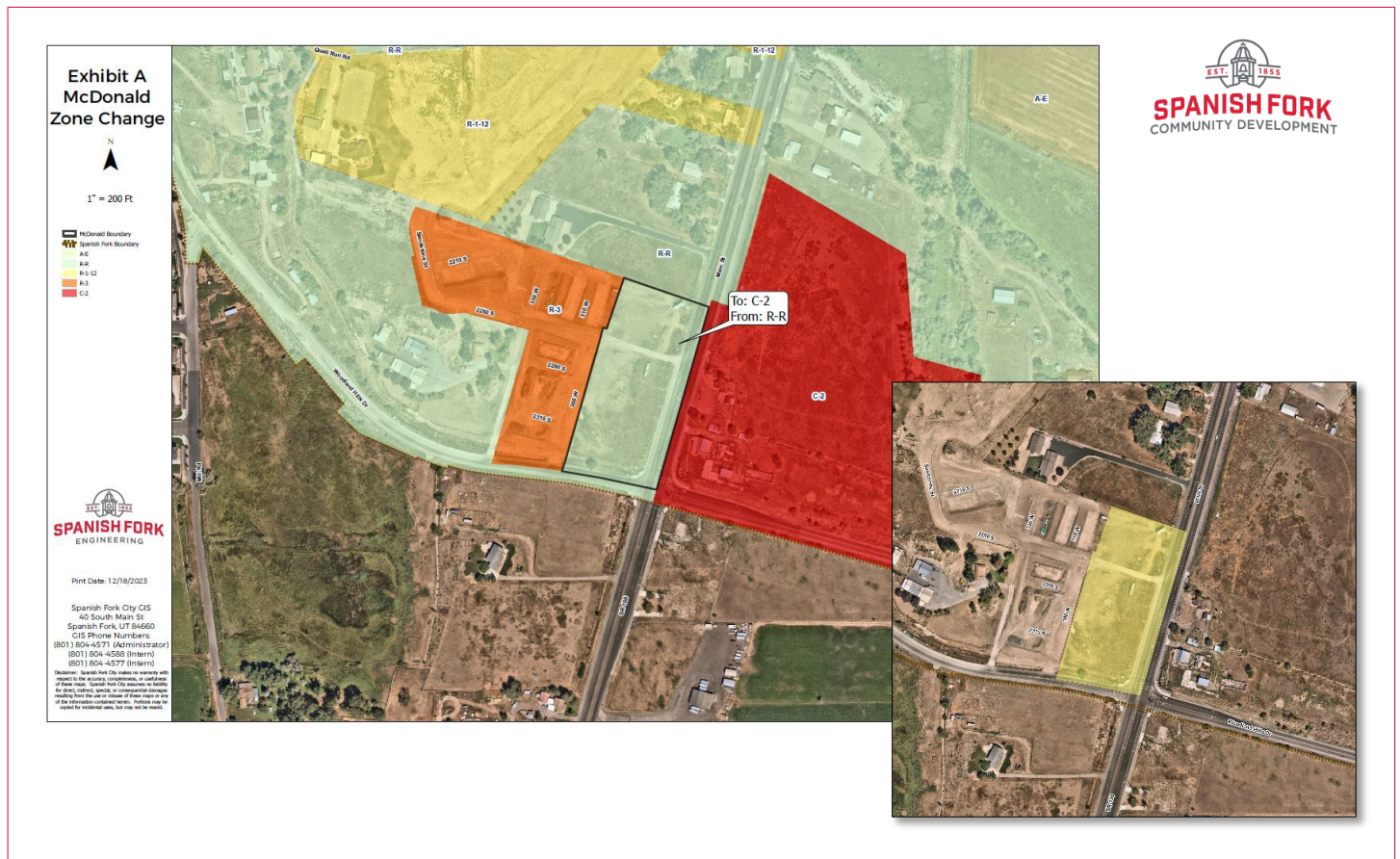


DATE	REV	DESCRIPTION	BY	CHK
11-23	1	DB INDUSTRIAL COVER SHEET	CHAD HALL	CSJ









McDonald Zone Change Approval Request

February 7, 2024, Planning Commission meeting.

Located at 2300 South Main Street, including 3.5 acres.

The General Plan designation is Commercial.

The subject property is currently zoned R-R. The applicant has requested that a Zone Change to C-2 be approved.

The subject property is currently vacant.

Recommendation

That the proposed Zone Change be recommended for approval based on the following finding.

Finding

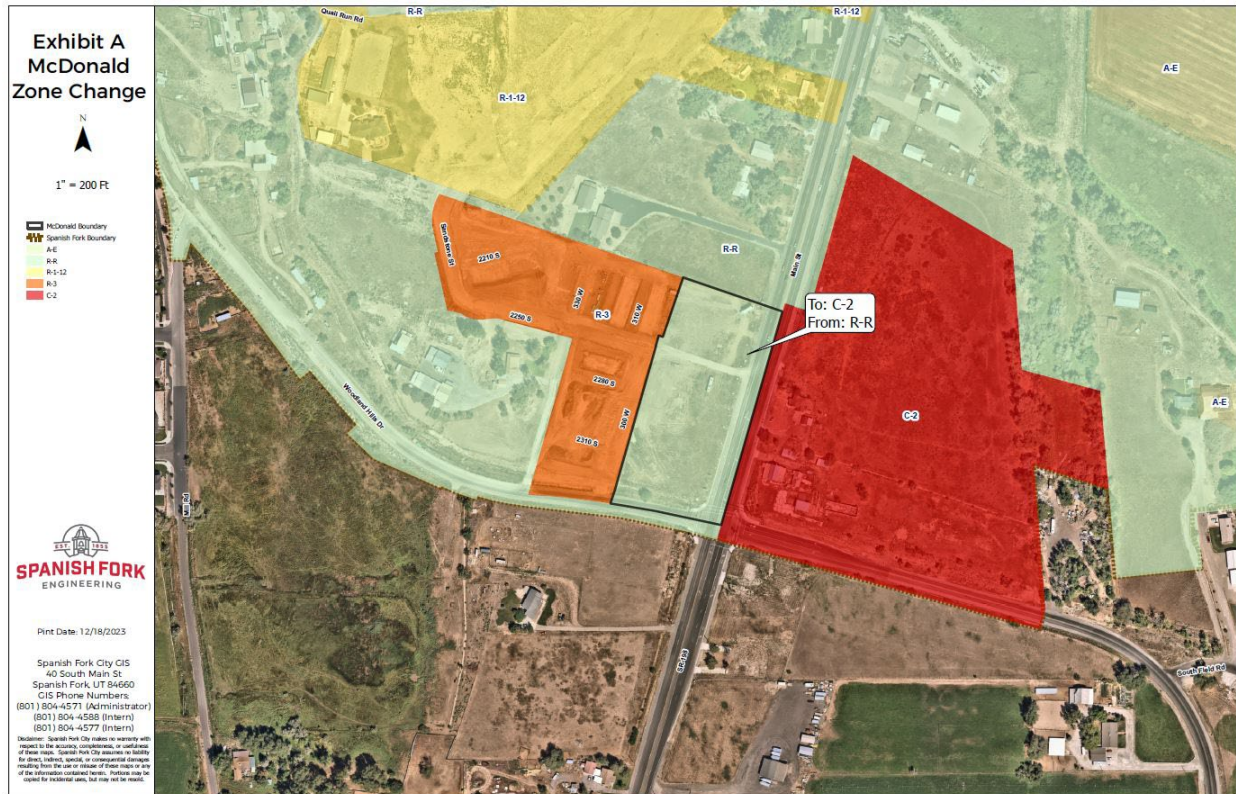
1. That the proposal is consistent with the City's General Plan Land Use Map designation.

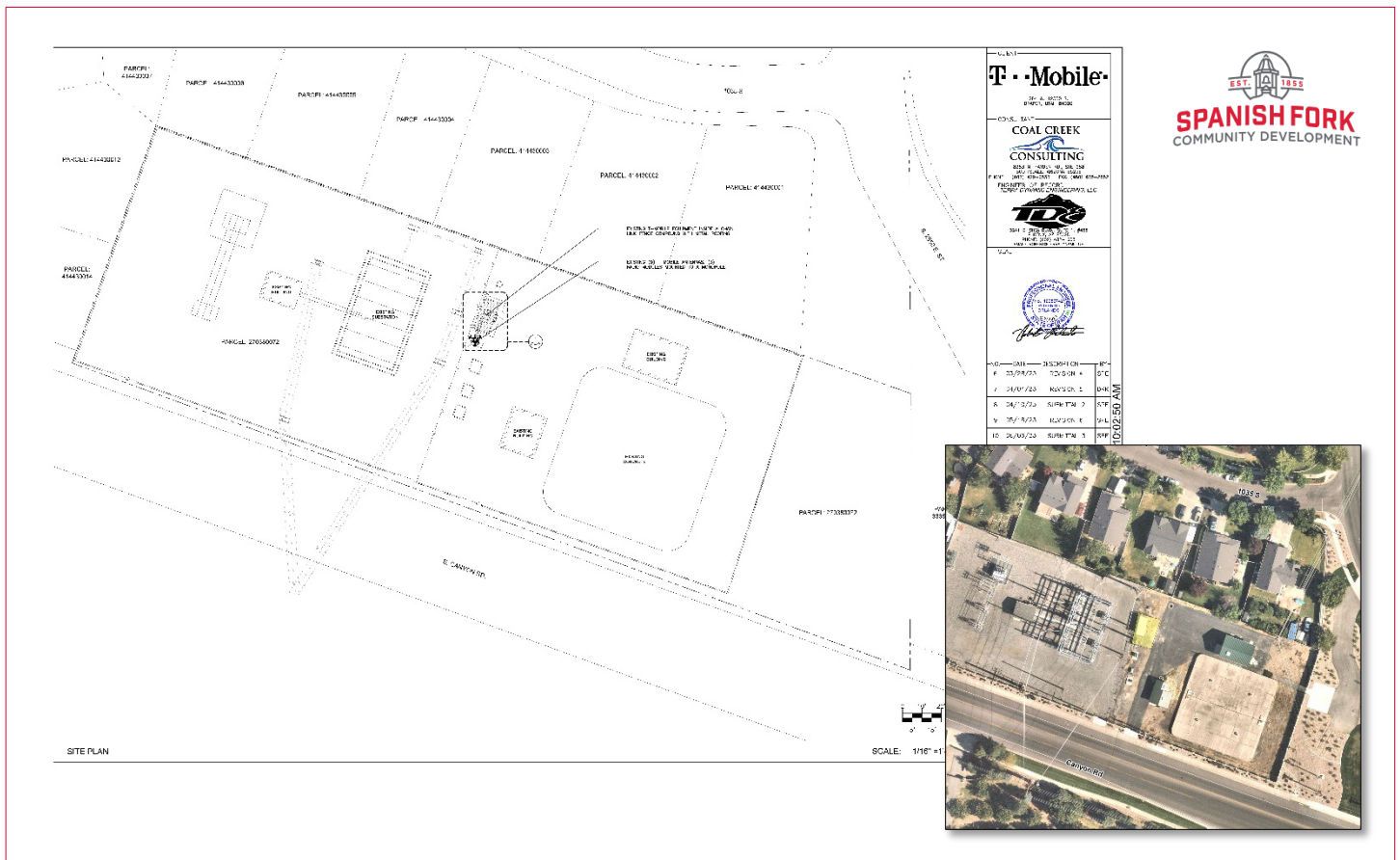
Key Issues

1. Subdivision.
2. Improvements.
3. Easements.
4. Utilities.
5. Access.
6. Trail.

Exhibits

1. Zone Change.





2505 East T-Mobile Cell Tower Modification Conditional Use Permit Approval Request

February 7, 2024, Planning Commission meeting.

Located at approximately 2485 East Canyon Road.

The subject property is zoned P-F.

The applicant has requested that a Conditional Use Permit be approved to allow for modifications and equipment upgrades on an existing tower.

Key Issues

1. Potential impacts.
2. Power clearances.

Recommendation

That the proposed Conditional Use Permit be approved based on the following finding and subject to the following conditions.

Finding

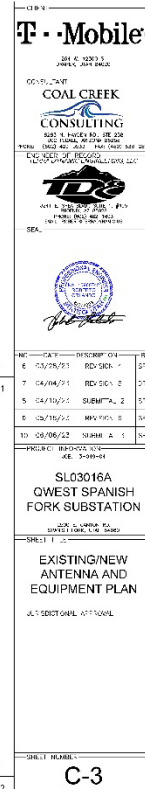
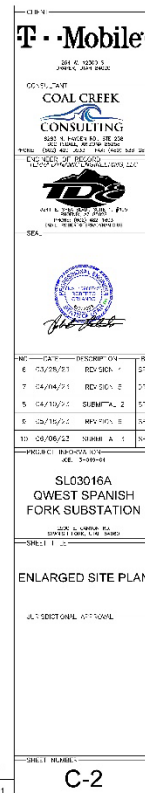
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

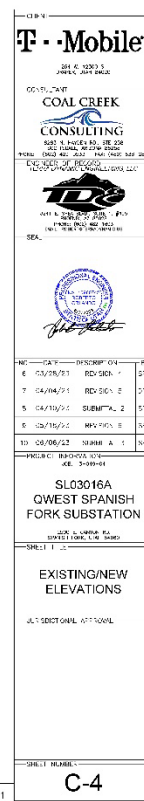
Conditions

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant notifies the Power Department prior to work commencing.
4. That work hours be limited to 8 am to 6 pm.
5. Verification with the City that there is a current lease agreement for the area.

Exhibits

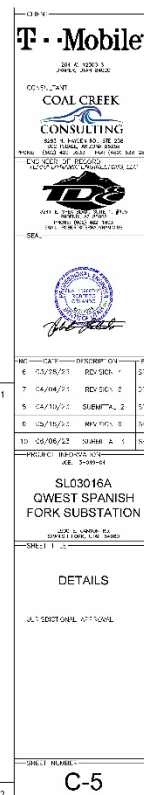
1. Plans.
2. Pictures.





ANTENNA SCHEDULE

SCALE: N.T.S.



NOT USED

NTS

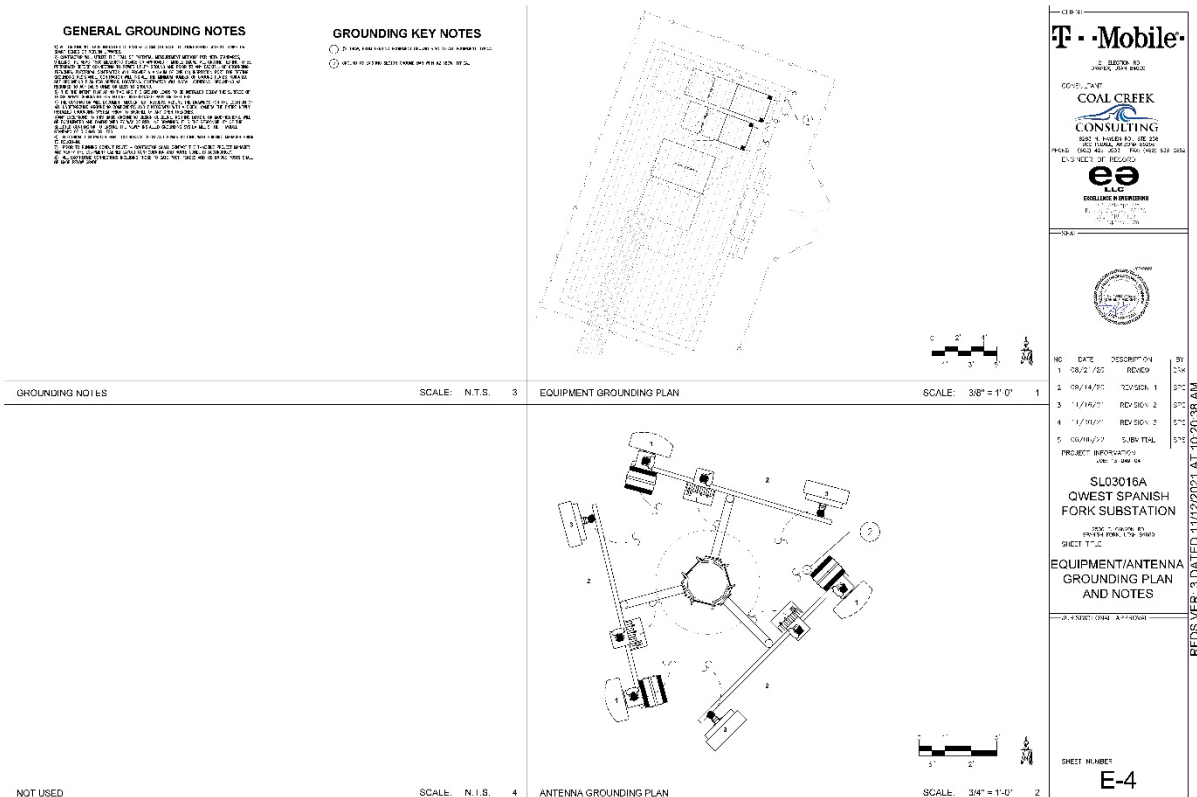
February 7, 2024

1	CONV. 4/20	CONV. 1
2	11/14/20	REV. 2
3	11/14/20	REV. 3
4	04/16/22	SUBV. 1
5	04/16/22	SUBV. 2

SLO3016A
QWEST SPANISH
FORK SUBSTATION

ENLARGED POWER
PLAN

SHEET 1 OF 1




BILL OF MATERIALS											
QUANTITY REQUIRED	QUANTITY PROVIDED	PART NUMBER	DESCRIPTION	LENGTH	SHEET LIST	PART WEIGHT (LB)	WEIGHT (lb)	NOTES			
3	3	RLP6X100-BR4-D-20T	6" x 1.00" Flat Bar, 20 ft. Long, Right Side Offset, Termination at top	20'-0"	RLP6X100-BR4-D-20T	299.1	897.3	GALVANIZED			
3	3	RLP6X100-F-18T1	6" x 1.00" Flat Bar, 18'-3" Long, Flange Plate Connection, Termination both ends	18'-3"	RLP6X100-F-18T1	441.47	1324.41	GALVANIZED			
117	135	HB16-2	Lindapter 5/8" Type II B Hollow Bolt (IIFC)	---	---	0.5	86.5	GALVANIZED			
24	26	2NG2036	NEXGEN2 BLIND BOLT ASSEMBLY	---	---	0.5	13	GALVANIZED			
6	7	2NG2127	NLXGEN2 BLIND BOLT ASSEMBLY	---	---	0.5	3.5	GALVANIZED			
3	3	R73-14	12'-0" Williams 1 3/4" dia. A11 Thread Rod (150 ksi)	12'-0"	---	---	---	GALVANIZED			
6	6	R73-14	1 3/4" Nut (Williams R73-14)	---	---	1.0	6	GALVANIZED			
6	6	PLW-2	PL 1 1/4" X 3 1/2" Flat Washer, A572-G5	---	---	0.5	3	GALVANIZED			
6	6	SH-4	PL 1/2" x 4" x 2" (A36)	2'-0"	---	14.0	84	GALVANIZED			
3	3	BP-1	PL 1" X 8" X 8" (A36)	---	---	19.0	57	GALVANIZED			
6	8	R73-14JN	1 3/4" JAM NUT (WILLIAMS)	---	---	0.5	3	GALVANIZED			
6	8	R6F-16-436	1 3/4" FLAT WASHER (WILLIAMS)	---	---	0.300000	1.5	GALVANIZED			
LINK PLATE SOLUTION AND PRODUCTS ARE PATENT PENDING BY TOWER ENGINEERING SOLUTIONS, LLC. LINK-PLATE MATERIALS ARE AVAILABLE FROM: METRODITE, LLC 136 INDUSTRIAL PARK BLVD COMMERCIAL, GA 30528 OFFICE: (770) 335-7065 FAX: (770) 335-7056											
TOTAL WEIGHT (lb)							1,891				

DATE:

KGI


WIRELESS

PROVIDING QUALITY SERVICE SINCE 1994



SEMANTIC
 ENGINEERING SOLUTIONS
 1047 NORTH 200TH STREET
 OMAHA, NEBRASKA 68122
 PHONE: (402) 285-1888
 FAX: (402) 285-1891

SERVICE



IDENTIFICATION NUMBER

28276

DESCRIPTION

2500 EAST CANYON ROAD
 SPANISH FORK, UT 84603
 NAD 83/44.07' 30111.35/46.00'

DATE

PROJECT NO.

USER

DATE

PROJECT NO.

USER

DATE

PROJECT NO.

USER

DATE

PROJECT NO.

USER

SITE SPECIFIC NOTES

DATE

PROJECT NO.

USER

DATE

PROJECT NO.

USER

SPECIAL INSPECTION ABBREVIATIONS

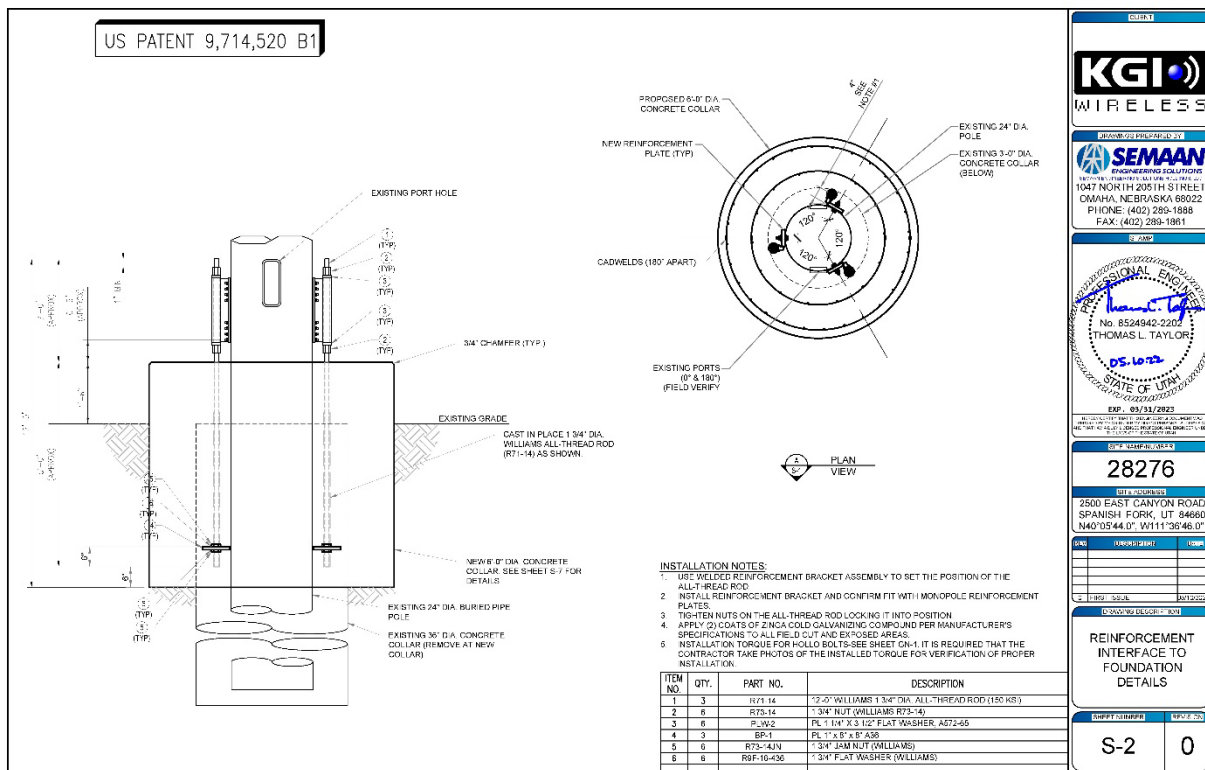
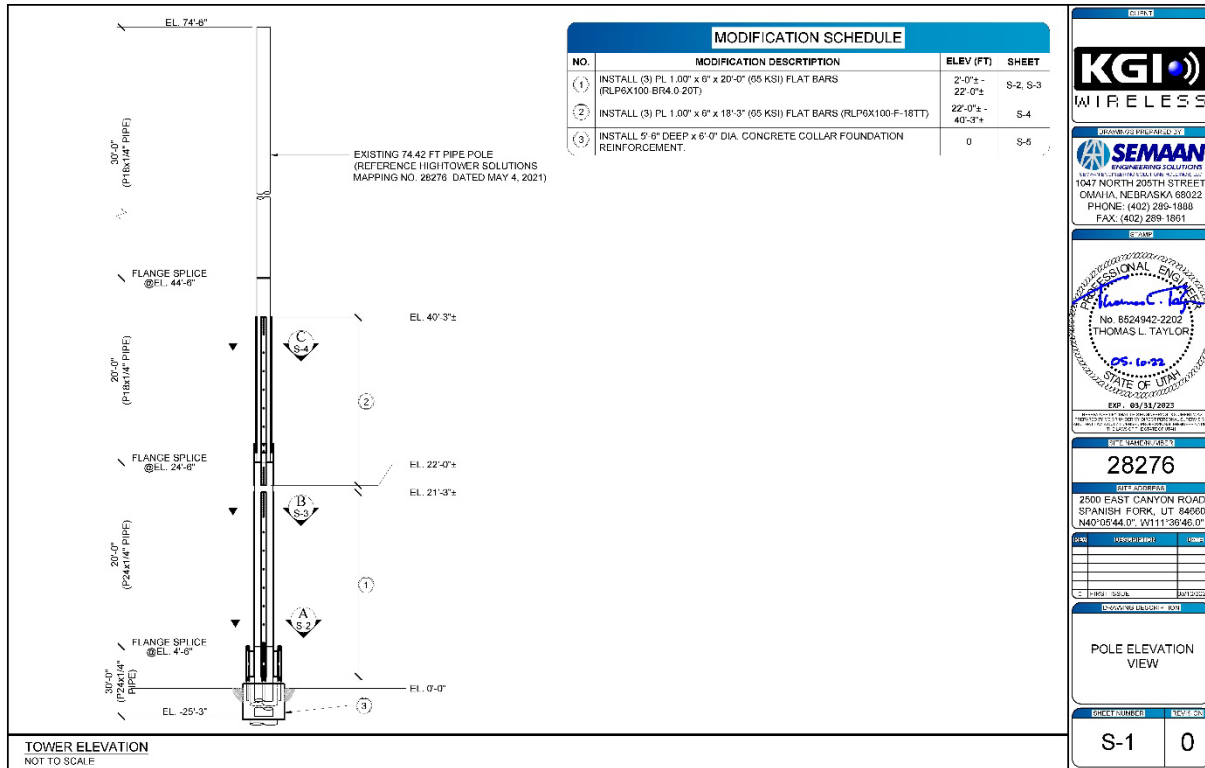
1. A QUALIFIED INDEPENDENT INSPECTION FIRM, EMPLOYED BY THE OWNER, SHALL PERFORM INSPECTION AND TESTING IN ACCORDANCE WITH THE IBC 2018, SECTION 1704 AS REQUIRED BY PROJECT SPECIFICATIONS FOR THE FOLLOWING CONSTRUCTION WORK TO BE INCLUDED IN THE POST-MODIFICATION INSPECTION (PMI) REPORT.

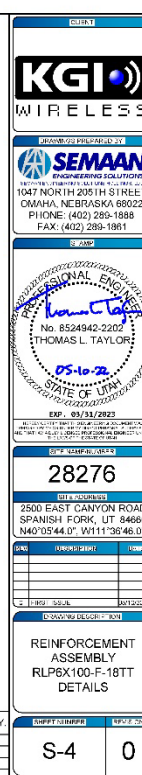
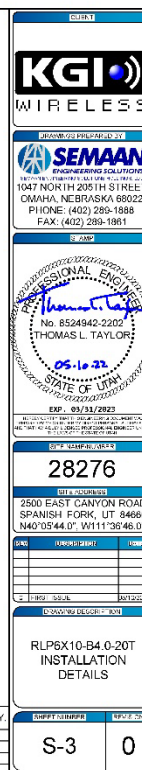
SPECIAL INSPECTION REQUIREMENTS (TO BE INCLUDED IN PMI REPORT)

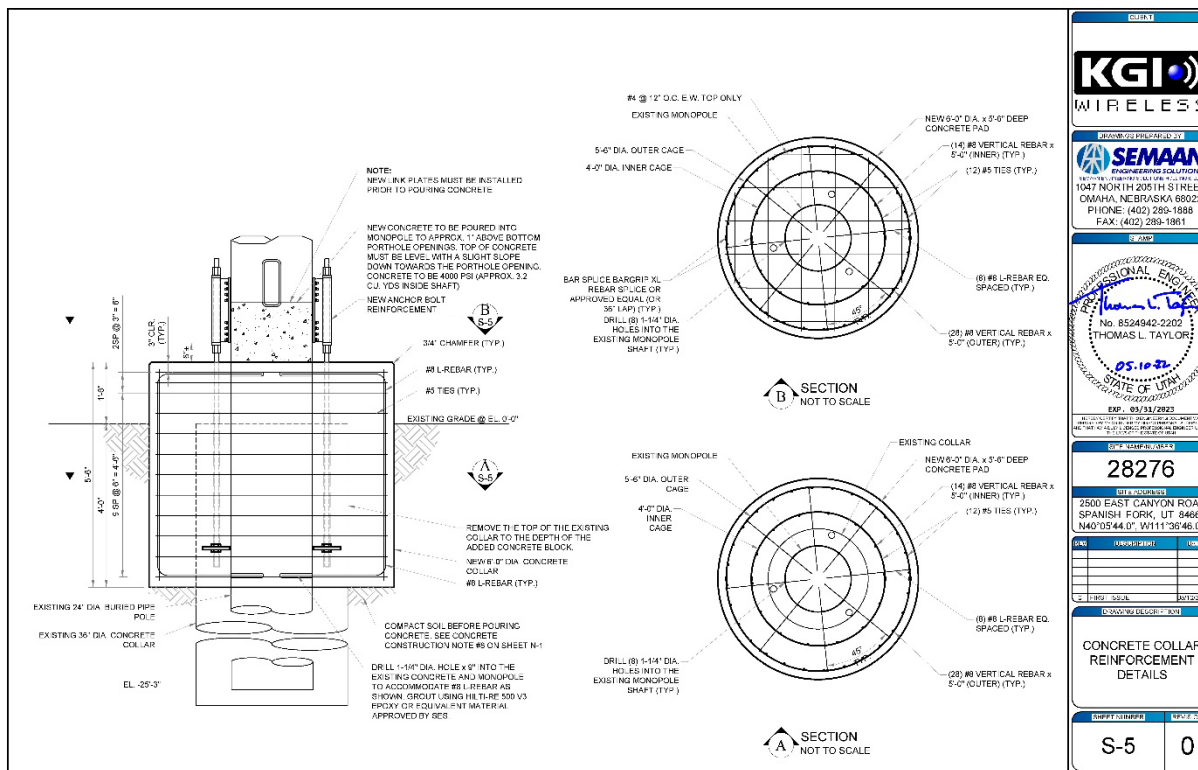
REQUIRED (Y/N)	REPORT ITEM
PRE-CONSTRUCTION	
N	PRE-APPROVED INSPECTION AGENCY APPROVED BY LOCAL JURISDICTION
N	PRE-APPROVED FABRICATOR APPROVED BY LOCAL JURISDICTION
Y	GC SITE VISIT TO FIELD VERIFY MODIFICATION INSTALLATION(S)
Y	EOR APPROVED SHOP DRAWINGS
N	FABRICATOR CERTIFIED WELD INSPECTION/QA PROGRAM
Y	MATERIAL CERTIFICATIONS
CONSTRUCTION	
Y	CONSTRUCTION INSPECTIONS
Y	PERIODIC FOUNDATION INSPECTIONS (REBAR SIZE AND SPACING, VERIFY DIMENSIONS)
Y	CONCRETE COMPRESSIVE STRENGTH, AIR, & SLUMP TESTS (SEE CONC/SOILS NOTES N-1 FOR REQUIREMENTS)
N	CONTINUOUS VISUAL WELD INSPECTION (FIELD WELDS)
N	WELD NON-DESTRUCTIVE EVALUATION (NDE) REPORT
Y	HIGH STRENGTH BOLT INSPECTION (VERIFY TURN OF NUT INSTALLATION)
N	EARTHWORK, LIFT, DENSITY, AND BEARING (SEESHEET N-1 CONCRETE/SOILS NOTES FOR REQUIREMENTS.)
Y	ON-SITE COLD GALVANIZING VERIFICATIONS
N	GUY CABLE TENSION VERIFICATIONS
Y	GC AS BUILT DOCUMENTS
POST-CONSTRUCTION	
Y	SPECIAL INSPECTION NOTED DEVIATIONS
N	POST-INSTALLED ANCHOR ROD PULL-OUT TESTS
Y	PHOTOGRAPHS (CLOSE UP ON STRUCTURES)

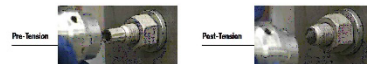
2. THE INSPECTION AGENCY SHALL SUBMIT INSPECTION AND TEST REPORTS TO THE BUILDING DEPARTMENT, THE ENGINEER OF RECORD, AND THE OWNER IN ACCORDANCE WITH IBC 2018, 1704. THE INSPECTION FIRM SHALL ALSO PROVIDE A REDLINE SET OF THE AS-BUILT DRAWINGS AND COMPLETE PHOTO DOCUMENTATION OF THE MODIFICATIONS COMPLETED AT THE SITE.

A-2	ALLOY OR STEEL	DRK	5/2000 IN
BUT	BUTT JOINT	S-3	R-SELE
C-1	CONCRETE OR JOINT	NO	NUMBER
C-2	CONCRETE	NO	CONCRETE
C-3	CONCRETE	NO	CONCRETE
C-4	CONCRETE	NO	CONCRETE
C-5	CONCRETE	NO	CONCRETE
C-6	CONCRETE	NO	CONCRETE
C-7	CONCRETE	NO	CONCRETE
C-8	CONCRETE	NO	CONCRETE
C-9	CONCRETE	NO	CONCRETE
C-10	CONCRETE	NO	CONCRETE
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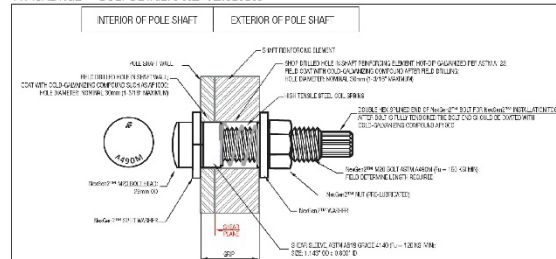




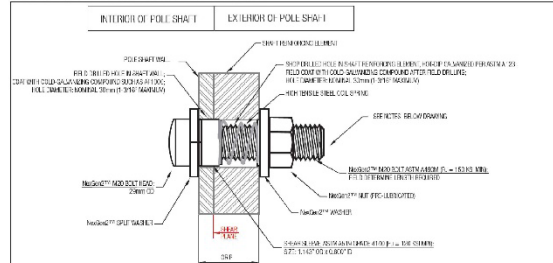




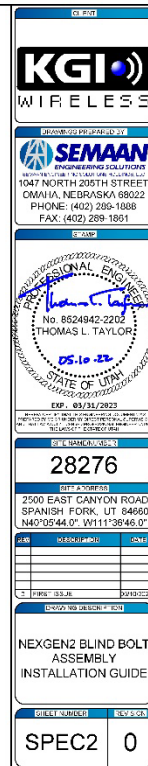
TYPICAL NG2™ BOLT DETAIL: *PRE-TENSION*



TYPICAL NG2™ BOLT DETAIL: *POST-TENSION*



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February 7, 2024



Moderate Income Housing



As a municipality of the third class, Spanish Fork is required under State Code to provide a Moderate Income Housing Element of the General Plan.

Introduction

This Element is intended to address concerns about moderate income housing, which the State of Utah has defined as, “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 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). With roughly 38% of households in Utah County falling within the definition of moderate income households, planning for adequate and attainable housing is essential.

The Moderate Income Housing Element fits the context of Spanish Fork’s General Plan by helping provide a road map for future growth and development within the City. The Moderate Income Housing Element is specifically designed to help the City develop clear strategies to ensure an adequate supply of affordable homes and rental units exists for people of various income levels living or working in Spanish Fork. These strategies are directed towards empowering people with various incomes to fully participate in and benefit from community life.

According to the US Census Bureau, Spanish Fork City has grown by 16% over the last decade. The City lacks access to reliable data regarding the increase in housing prices. Nonetheless, it is well understood that the recent increase in housing prices has dramatically outpaced the increases in wages and household income.

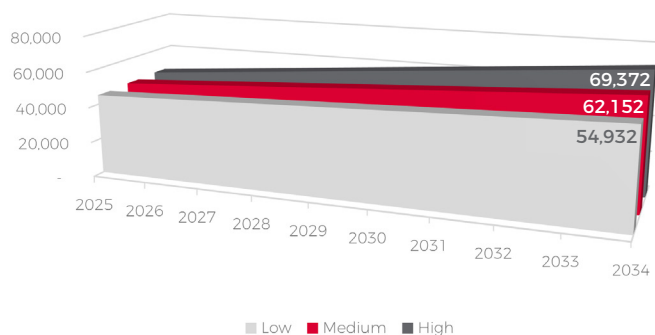
In order to address the current demand for more affordable housing of all types, this plan anticipates that Spanish Fork City will use its past experience with the

provision of moderate income housing as a guide for the future. Spanish Fork City has a proven track record of allowing for a variety of housing types throughout the community. The strategies concerning the development of moderate income housing.

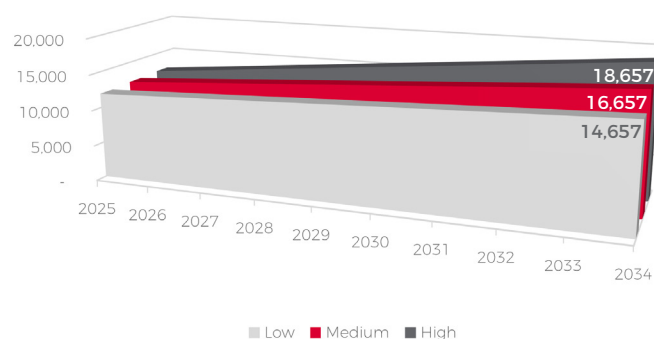
Current and Projected Population

As of July 1, 2022, Spanish Fork was estimated by the US Census Bureau to have 44,102 residents. This represents a 0.65% increase from the previous year and a 16% increase over the past decade. Based on past trends and current expectations of rapid growth in Utah County, Spanish Fork City anticipates strong population growth will continue. The City has used three different development benchmarks to project its growth into the future. A low growth scenario of 300 new homes built each year projects a population of 49,517 in 2029 and 54,932 in 2034. A medium growth scenario of 500 new homes built each year projects a population of 53,127 in 2029 and 62,152 in 2034. A high growth scenario of 700 new homes built each year projects a population of 56,737 in 2029 and 69,372 in 2034.

Population Growth Scenarios



Housing Growth Scenarios



Current Housing Stock

It is estimated that there are 11,657 occupied homes in Spanish Fork with an owner-occupied rate of 80%. Of these homes, 78.2% are detached single-family, 11.9% attached single-family, 3.0% duplex, and 6.9% multi-family units. Additionally, Spanish Fork City recognizes the existence of 109 legal accessory dwelling units within the City and estimates that more than 60 unapproved units are occupied in the community.

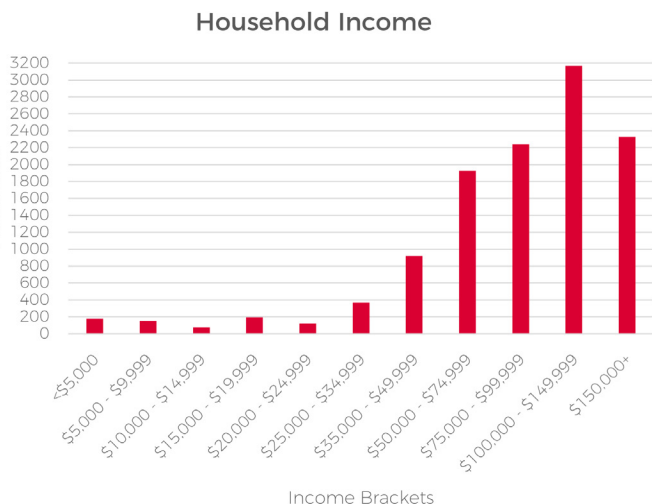
Forecast of Housing Need

According to the US Census, Spanish Fork is experiencing a vacancy rate of 2.1%, well below the recognized healthy standard of 5-8%. This demonstrates that demand is far outpacing supply across the City. More current, accurate data on the supply and demand of moderate income housing, as well as future projections and forecasts, are hard to procure. Nonetheless, Spanish Fork recognizes that there is a tremendous demand for moderate income housing and likely a shortage within the existing housing stock.

Spanish Fork City acknowledges that housing is a regional issue, one that spans city boundaries as people are likely to locate where housing options are most desirable regardless of the jurisdiction housing is in. Additional recognition is given to the fact that the supply of moderate income housing is not expected to improve without specific action being taken by the City.

It is expected that Utah County's population will continue to grow for the foreseeable future. The Kem C. Gardner Policy Institute Utah Long-Term Planning Projections report estimates that between 2020 and 2060 Utah County will add 674,000 residents - doubling the County's population to 1,338,222.

The strong correlation between job growth and housing demand is one of the specific reasons that the demand for housing of all types will remain high. According to the Kem C. Gardner Policy Institute, Utah County is expected to add 346,571 jobs between 2020 and 2060. Additionally, the Utah Department of Workforce Services reported a job growth rate of 2.0% and unemployment rate of 2.8% for the State in January of 2024. Continued job growth will add to in-migration and lessen out-migration, contributing to the demand for new housing.



The US Census Bureau estimates there to be roughly 3,940 households in Spanish Fork with annual incomes less than 80% of the Area Median Income (AMI) and 22.5% of households to be housing cost burdened. Households are considered “housing cost burdened” when more than 30% of their annual income is devoted to housing expenses. The annual median household income for Spanish Fork is \$93,989 and the annual moderate household income is \$75,191. The average monthly housing cost for Spanish Fork is \$1,562 while the median home price has risen to \$406,700, a 75% increase from 2020. The current housing stock does not provide a sufficient amount of housing that is affordable for most moderate income households.

Even though there is an absence of reliable data that can help quantitatively predict how much demand will change in the future, this Plan relies on the premise that demand will likely not decline.

Strategies

Spanish Fork City recognizes the importance of moderate income housing and has reviewed all potential strategies for implementing an achievable moderate income housing plan. The City has selected ten strategies to ensure progress is made on the development of moderate income housing over the next five years.

A. Rezone for densities necessary to facilitate the production of moderate income housing.

This strategy involves a very important step in the development of additional housing and has been selected for implementation.

Spanish Fork City has historically relied on developers to initiate the process to change zoning when the developer is ready to propose a specific development for approval. This process has provided the best opportunity for the City to consider many different factors when a zone change request is made. These factors include the availability of utilities, traffic impact, consistency with the General Plan, and others.

This ‘reactive’ process makes it somewhat difficult to predict and plan for a specific number of zone changes. The rate of implementation of this strategy is connected to the forces that cause developers to initiate the process to change zoning.

The realities associated with the rezone process should be accounted for in the Implementation Plan along with the expectation that proposals to change zoning in a manner that is consistent with the General Plan will receive favorable consideration as they proceed through the legislative process.

B. Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.

Spanish Fork City is consistently upgrading and modernizing existing infrastructure and regularly plays a role in the development of new infrastructure that will facilitate the construction of new housing, including moderate income housing. This strategy has not been selected for implementation at this time as there are currently no projects planned for the immediate future that would lead to the completion of this strategy.

C. Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing.

This strategy has not been selected for implementation at this time

D. Identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the county/ municipality for the construction or rehabilitation of moderate income housing.

This strategy has not been selected for implementation at this time. It may be advisable in future years to consider this strategy as a way to deploy RDA funds that have been accrued for the provision of moderate income housing. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

E. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

This strategy has been selected for implementation as Spanish Fork City believes a properly developed and executed public outreach campaign to promote accessory dwelling units can result in the development of additional moderate income housing in the city.

F. Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

This strategy has been selected for implementation as it aligns very closely with planned efforts and efforts the City has already undertaken. Spanish Fork City's General Plan currently contemplates the benefits of having higher density residential development located near activity centers and sites that have good access to transit and other transportation facilities. Historically, Spanish Fork's City Councils have acted to rezone properties for moderate income housing developments in these types of areas.

The Implementation Plan should describe what steps the City will take to provide additional opportunities to develop new moderate income housing in these areas. One of these steps will involve the evaluation of the City's current General Plan, a process the City plans to complete in 2024. It is anticipated that an updated General Plan will identify additional locations where moderate income housing would be allowed near commercial centers and transportation corridors. The development and adoption of a Station Area Plan is another key step that should also be accounted for the Implementation Plan.

G. Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

This strategy has been selected for implementation as it aligns very closely with planned efforts and efforts the City has already undertaken. It is anticipated that a new General Plan and accompanying Station Area Plan will identify new opportunities for mixed use developments that would be conducive to the development of moderate income housing. The implementation plan should reflect the anticipated completion of the new General Plan and Station Area Plan.

H. Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.

This strategy has not been selected for implementation at this time, although it may be a good candidate for future Moderate Income Housing Plans.

Access to transit for Spanish Fork residents has historically been very poor. However, it is hoped that the Utah Transit Authority's FrontRunner service will be extended to Spanish Fork by 2030. As the City plans for this new service, a Station Area Plan (SAP) is being developed for the area around the anticipated rail stop. The addition of this service to the community will create the City's first opportunity to facilitate a transit-oriented development. The provisions for this development, including parking requirements, will be detailed in a SAP that is currently being prepared and should be completed in 2024. It is anticipated that reduced parking requirements will be considered in that planning effort.

I. Amend land use regulations to allow for single room occupancy developments.

This strategy has not been selected for implementation at this time.

J. Implement zoning incentives for moderate income units in new developments.

This strategy has been selected as Spanish Fork City is exploring the prospect of creating a new zoning district that would give developers additional density (homes in a development) if they include two or three-unit residential structures in what would otherwise be exclusively single-family neighborhoods. The implementation plan should identify this effort and the steps that will be taken to promote its use by the development community.

K. Preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund.

This strategy has not been selected for implementation at this time.

L. Reduce, waive, or eliminate impact fees related to moderate income housing.

This strategy has not been selected for implementation at this time. It may be advisable in future years to consider this strategy as a way to deploy RDA funds that have been accrued for the provision of moderate income housing. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

M. Demonstrate creation of, or participation in, a community land trust program for moderate income housing.

This strategy has not been selected for implementation at this time.

N. Implement a mortgage assistance program for employees or the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality.

This strategy has not been selected for implementation at this time. It may be advisable in future years to consider this strategy as a way to deploy RDA funds that have been accrued for the provision of moderate income housing. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

O. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

This strategy has been selected as opportunities may exist for the City to partner with the Housing Authority of Utah County.

P. Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

This strategy has been selected for implementation. Spanish Fork City has collected funds via the City's Redevelopment Agency that are set aside for the development of new moderate income housing. The Implementation Plan should identify how the City will develop a plan to deploy those funds to increase the supply of moderate income housing in Spanish Fork. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

Q. Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.

As is the case with other strategies, this strategy has been selected for implementation as it aligns very closely with planned efforts and efforts the City has already undertaken. It is anticipated that a new Station Area Plan will identify an area that will qualify for a housing and transit reinvestment zone. The implementation plan should reflect the anticipated completion of the Station Area Plan.

R. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.

Spanish Fork City eliminated impact fees for accessory dwelling units several years ago. Given that fact, this strategy has not been selected for implementation.

S. Create a program to transfer development rights for moderate income housing.

This strategy has not been selected for implementation at this time.

T. Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing.

This strategy has not been selected for implementation at this time.

U. Develop a moderate income housing project for residents who are disabled or 55 years old or older.

This strategy has not been selected for implementation at this time.

V. Develop and adopt a station area plan in accordance with Section 10-9a-403.1.

The City is planning to implement this strategy and is working to develop a station area plan for Spanish Fork.

W. Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

This strategy has been selected as Spanish Fork City is exploring the prospect of creating a new zoning district that would give developers additional density (homes in a development) if they include two or three-unit residential structures in what would otherwise be exclusively single-family neighborhoods.

The implementation plan should identify this effort and the steps that will be taken to promote its use by the development community.

X. Demonstrate implementation of any other program or strategy to address the housing needs of residents of the county/municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone to be dedicated to moderate income housing.

This strategy has not been selected for implementation at this time. It may be advisable in future years to consider this strategy as a way to deploy RDA funds that have been accrued for the provision of moderate income housing. As of January 1, 2024, the fund balance is \$327,593 and it is anticipated that the balance will grow by some \$50,000 each year for the next decade.

Implementation Plan

Strategy A - Rezone for densities necessary to facilitate the production of moderate income housing.

Implementation Action

- 2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are appropriate for moderate income housing.
- 2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.
- 2024.3 Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.4 City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.5 City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2025.1 City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2025.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.
- 2026.1 City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.

- 2026.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.
- 2027.1 City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2027.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.
- 2028.1 City Council approval of specific zone change requests for projects that will provide moderate income housing when the proposal is consistent with the Land Use Element of the General Plan and when adequate services are available.
- 2028.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

Strategy E - Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Implementation Action

- 2024.1 In addition to Ordinance No. 12-19 passed on June 18, 2019, Spanish Fork City will develop a public outreach program to promote the benefits of accessory dwelling units.
- 2024.2 Spanish Fork City will execute public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2024.3 Perform annual review of the number of accessory dwelling units created.
- 2025.1 Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2025.2 Update zoning language as needed based on an annual review and direction from City Council.

- 2025.3 Perform annual review of the number of accessory dwelling units created.
- 2026.1 Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2026.2 Update zoning language as needed based on an annual review and direction from City Council.
- 2026.3 Perform annual review of the number of accessory dwelling units created.
- 2027.1 Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2027.2 Update zoning language as needed based on an annual review and direction from City Council.
- 2027.3 Perform annual review of the number of accessory dwelling units created.
- 2028.1 Spanish Fork City will continue public outreach program by utilizing social media, the City's website, written collateral, and other resources.
- 2028.2 Update zoning language as needed based on an annual review and direction from City Council.
- 2028.3 Perform annual review of the number of accessory dwelling units created.

- 2024.3 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.
- 2025.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.
- 2025.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.
- 2026.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.
- 2026.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.
- 2027.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.
- 2027.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.
- 2028.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.
- 2028.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

Strategy F - Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Implementation Action

- 2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are conducive to commercial or mixed use development and transportation corridors that are also appropriate for moderate income housing.
- 2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.

Strategy G - Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

Implementation Action

- 2024.1 Complete update to the Land Use Element of the General Plan and identify areas that are conducive to commercial or mixed use development and transportation corridors that are also appropriate for moderate income housing.

- 2024.2 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.
- 2024.3 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.
- 2025.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.
- 2025.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.
- 2026.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.
- 2026.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.
- 2027.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.
- 2027.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.
- 2028.1 City Council approval of specific zone change requests for projects that will provide moderate income housing near commercial centers and transportation corridors.
- 2028.2 Update Land Use Element and Station Area Plan as needed based on an annual review and direction from City Council.

- 2024.2 City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.3 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2025.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2025.2 Update zoning language as needed based on an annual review and direction from City Council.
- 2026.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2026.2 Update zoning language as needed based on an annual review and direction from City Council.
- 2027.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2027.2 Update zoning language as needed based on an annual review and direction from City Council.
- 2028.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2028.2 Update zoning language as needed based on an annual review and direction from City Council.

Strategy J - Implement zoning incentives for moderate income units in new developments.

Implementation Action

- 2024.1 Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

Strategy O - Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

Implementation Action

- 2024.1 Meet with the Housing Authority of Utah County Director to explore options for obtaining funds to preserve or create new moderate income housing in Spanish Fork.
- 2025.1 Develop a plan with the Housing Authority of Utah County on how to obtain and deploy funds to preserve or create new moderate income housing in Spanish Fork according to selected option(s).
- 2026.1 Meet with the Housing Authority of Utah County Director to collaborate on how to solicit funds to preserve or create new moderate income housing in Spanish Fork.
- 2026.2 Deploy funds as needed in accordance with the plan.
- 2026.3 As needed, update plan on the solicitation and deployment of funds for the preservation and creation of moderate income housing in Spanish Fork based on an annual review and direction from City Council.
- 2027.1 Meet with the Housing Authority of Utah County Director to collaborate on how to solicit funds to preserve or create new moderate income housing in Spanish Fork.
- 2027.2 Deploy funds as needed in accordance with the plan.

- 2027.3 As needed, update plan on the solicitation and deployment of funds for the preservation and creation of moderate income housing in Spanish Fork based on an annual review and direction from City Council.
- 2028.1 Meet with the Housing Authority of Utah County Director to collaborate on how to solicit funds to preserve or create new moderate income housing in Spanish Fork.
- 2028.2 Deploy funds as needed in accordance with the plan.
- 2028.3 As needed, update plan on the solicitation and deployment of funds for the preservation and creation of moderate income housing in Spanish Fork based on an annual review and direction from City Council.

Strategy P - Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

Implementation Action

- 2024.1 Identify the fund balance and anticipated future revenues for monies being collected via the Redevelopment Agency for the purpose of providing moderate income housing.
- 2025.1 Develop a plan to deploy funds that have been collected to provide moderate income housing.
- 2026.1 Deploy funds that have been collected to provide moderate income housing in accordance with the plan approved by the City Council.
- 2026.2 Update plan to deploy funds as needed based on an annual review and direction from City Council.
- 2027.1 Deploy funds that have been collected to provide moderate income housing in accordance with the plan approved by the City Council.
- 2027.2 Update plan to deploy funds as needed based on an annual review and direction from City Council.
- 2028.1 Deploy funds that have been collected to provide moderate income housing in accordance with the plan approved by the City Council.
- 2028.2 Update plan to deploy funds as needed

- 2028.2 Update plan to deploy funds as needed based on an annual review and direction from City Council.

Strategy Q - Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.

Implementation Action

- 2024.1 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for a Housing and Reinvestment Zone.
- 2025.1 Coordinate via Mountainland Association of Governments' (MAG) Technical Advisory Committee (TAC) and otherwise meet with staff from the Utah Transit Authority on the extension of commuter rail to Spanish Fork.
- 2025.2 Update Plan as needed based on an annual review and direction from City Council.
- 2026.1 Coordinate via MAG's TAC and otherwise meet with staff from the Utah Transit Authority on the extension of commuter rail to Spanish Fork.
- 2026.2 Update Plan as needed based on an annual review and direction from City Council.
- 2027.1 Coordinate via MAG's TAC and otherwise meet with staff from the Utah Transit Authority on the extension of commuter rail to Spanish Fork.
- 2027.2 Update Plan as needed based on an annual review and direction from City Council.
- 2028.1 In accordance with Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act, create a housing and reinvestment zone once the requisite elements are in the area.

Strategy V - Develop and adopt a station area plan in accordance to Section 10-9a-403.1.

Implementation Action

- 2024.1 Complete Station Area Plan and identify areas within the Plan boundaries that are appropriate for moderate income housing.
- 2025.1 Update Station Area Plan as needed based on an annual review and direction from City Council.
- 2026.1 Update Station Area Plan as needed based on an annual review and direction from City Council.
- 2027.1 Update Station Area Plan as needed based on an annual review and direction from City Council.
- 2028.1 Update Station Area Plan as needed based on an annual review and direction from City Council.

Strategy W - Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

Implementation Action

- 2024.1 Develop a new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.2 City Council adoption of new zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2024.3 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2025.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.

- 2025.2 Update zoning language as needed based on an annual review and direction from City Council.
- 2026.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2026.2 Update zoning language as needed based on an annual review and direction from City Council.
- 2027.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2027.2 Update zoning language as needed based on an annual review and direction from City Council.
- 2028.1 City Council approval of specific zone change requests for projects that would utilize a zoning option that would allow developers to receive increased density for the inclusion of moderate income housing in new developments.
- 2028.2 Update zoning language as needed based on an annual review and direction from City Council.

