



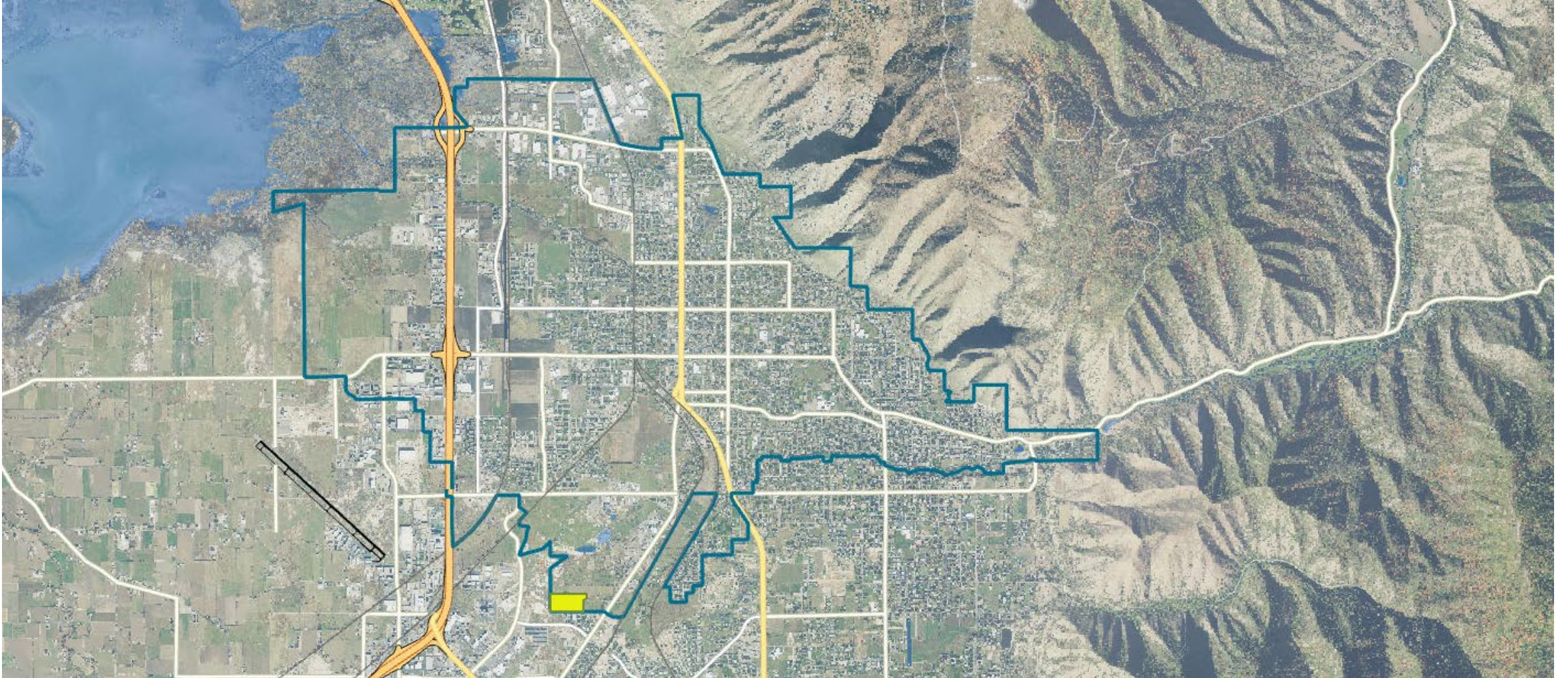
# MIYAGI BOUNDARY ADJUSTMENT

MARCH 5, 2024





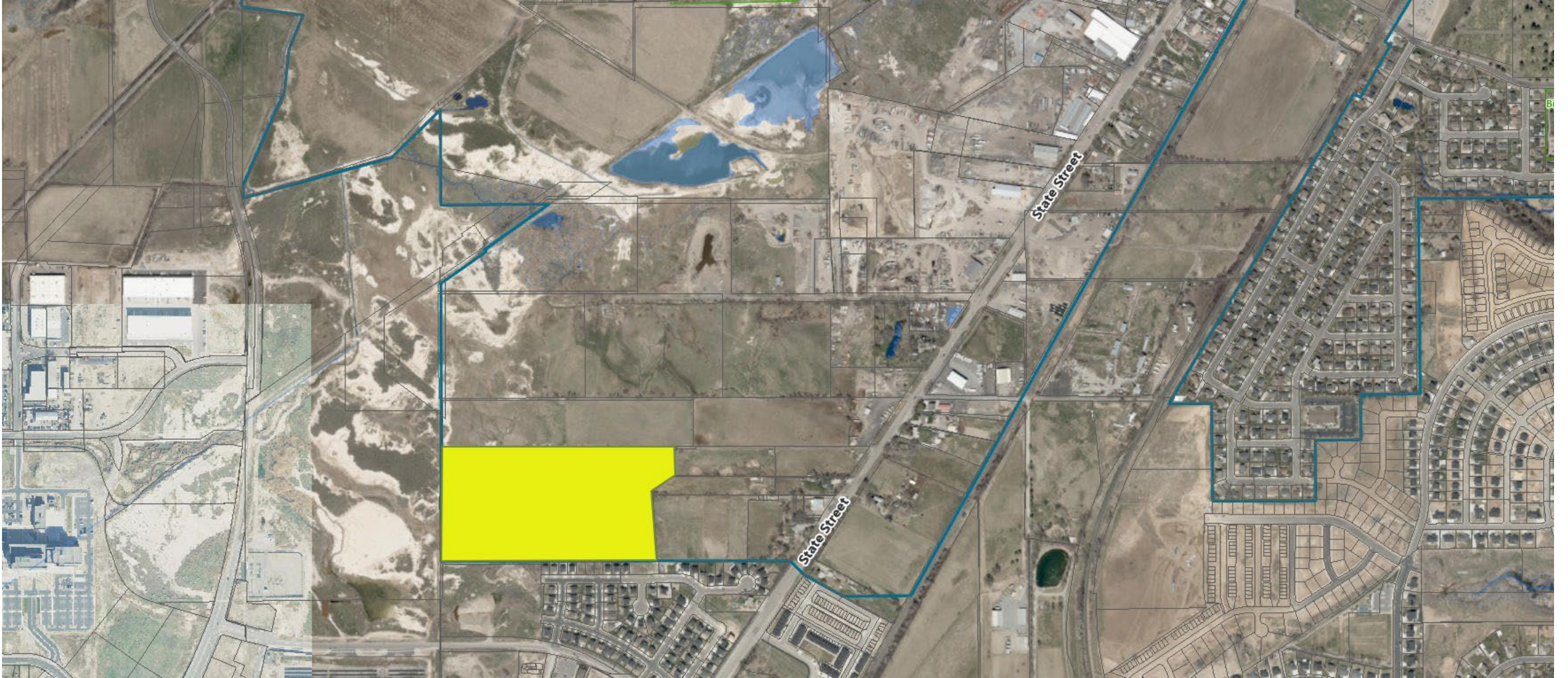
# MIYAGI PROPERTY LOCATION







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# REQUEST

- Adjust Springville/Spanish Fork Boundary to transfer 26.21 acre Miyagi property to Spanish Fork.



# STATE STATUTE

## Utah Code 10-2-419 - Boundary Adjustments

- Cities may adjust a common boundary
- Each city council adopts a resolution

## Legislative Action

- Initiated by city
- Discretionary



# ANALYSIS

## Common reasons to adjust a boundary

- Split property
- Awkward boundary
- Alignment with roads

## Benefits to Springville

- Smaller service area
- Additional population in area

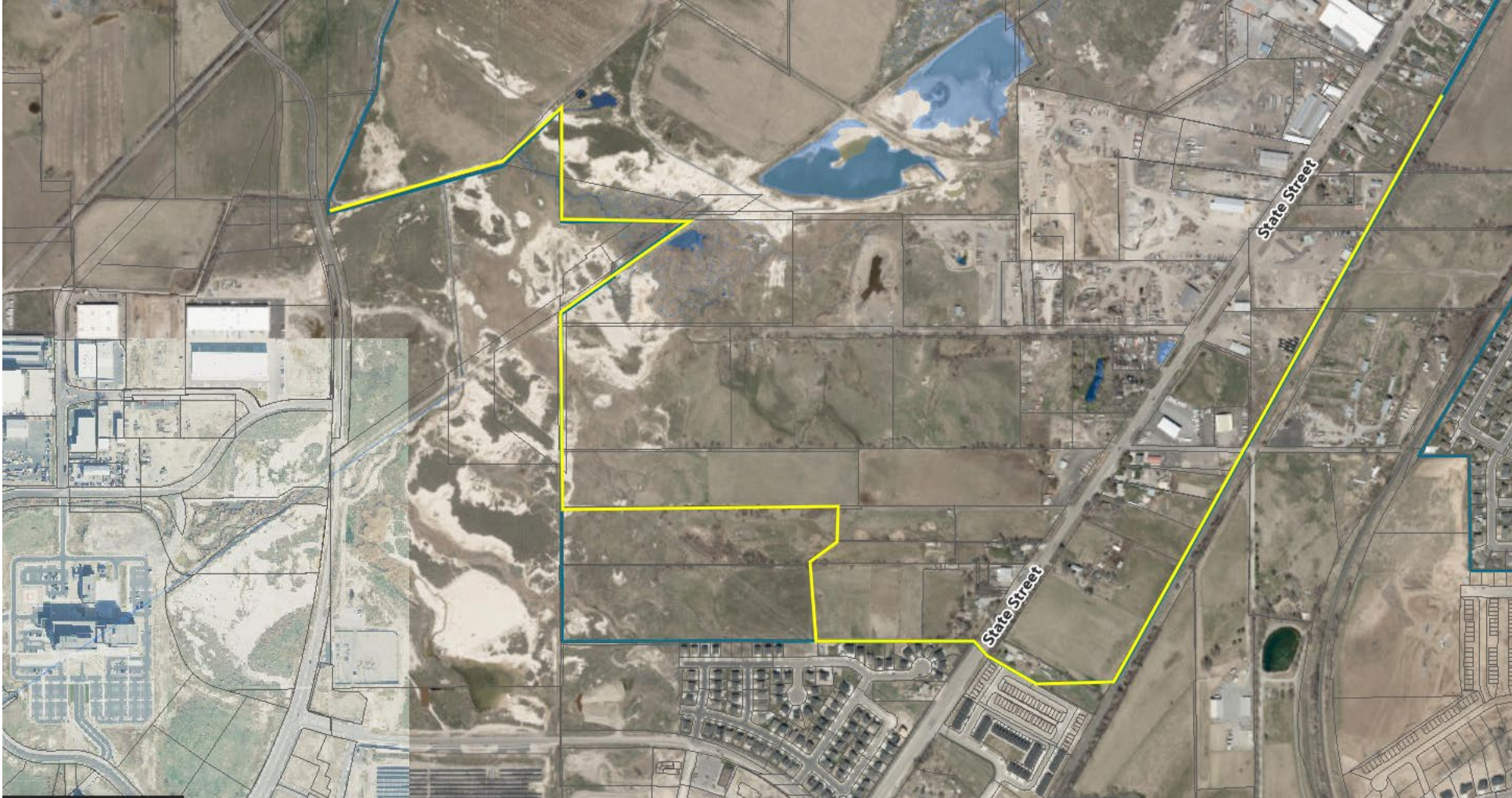
## Risks to Springville

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# ANALYSIS





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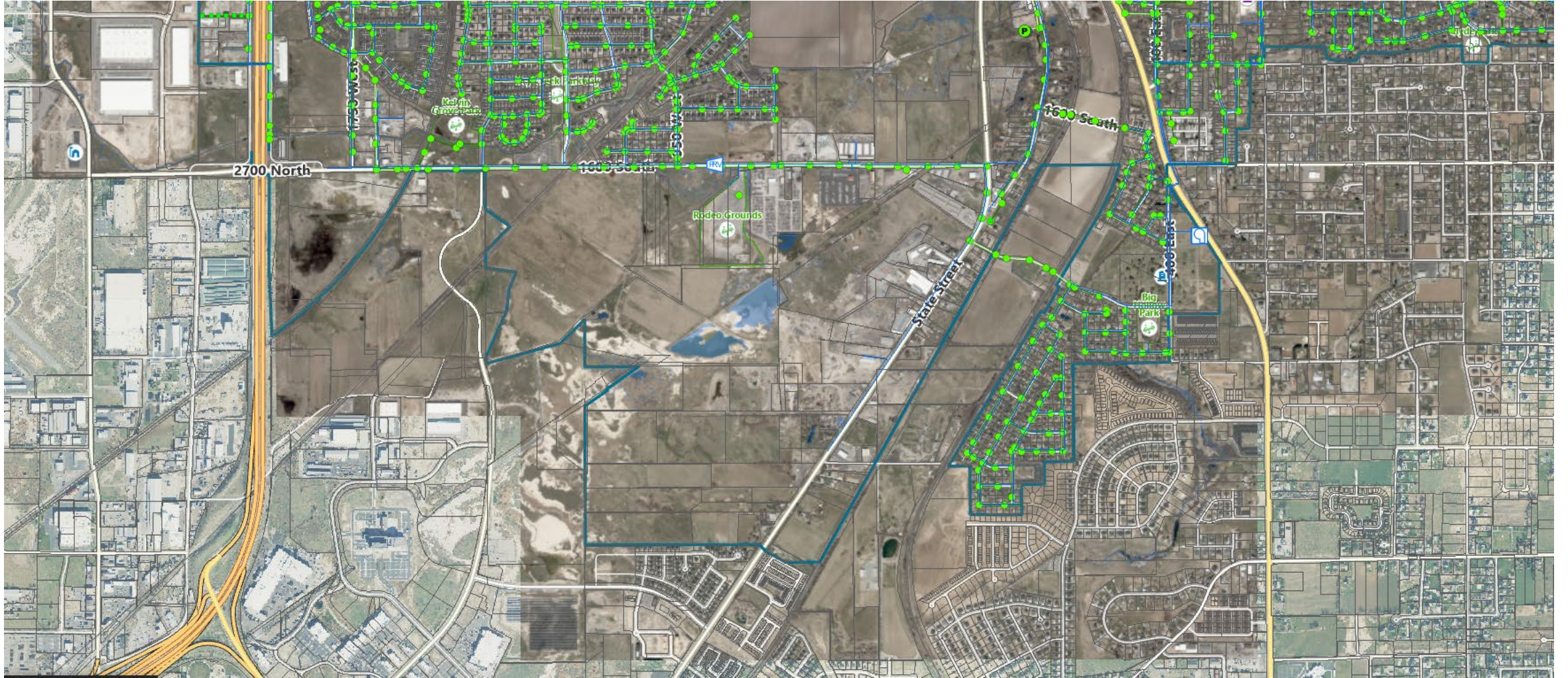
## Risks to Springville

- Creates awkward boundary
- Sets precedent for additional boundary adjustments across city





# ANALYSIS







# ALTERNATIVES TO BOUNDARY ADJUSTMENT

Disconnection from City into County

- Does not meet the standards for disconnection





# RECOMMENDATION

Take no action on the requested boundary adjustment.



# DRY CREEK COMMUNITY PLAN

## Primary & Secondary Area Regulating Plan



REGULATING PLAN METRICS BY LAND USE DISTRICTS

Type	Usable Acreage	Housing Units Per Acre	Total Housing Units	Retail & Commercial Sq. Ft. Per Acre (Average)	Commercial Sq. Ft. Created	Total Jobs Created
Housing Medium Low	178.0	6	1,067.9	0	0	0
Housing Medium	62.8	10	628.1	0	0	0
Housing Medium High	87.9	18	1,583.0	0	0	0
Mixed-Use Lifestyle	19.3	12	231.2	20,000	385,393	289.0
Village Mixed-Use	145.7	8	1,165.8	14,500	2,113,016	2,185.9
Retail Mall	152.8	0	0	18,000	2,750,549	1,680.9
Total	646.5		4,676.0		5,248,959	6,189.0

Note: These figures are not intended to be used for planning, infrastructure projections, or forecasting of needs. They include a margin of error of +/- 18%.