Wednesday, November 19, 2025
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. November 12, 2025.

2. Zone Change

A. GILES ZONE CHANGE. This proposal involves changing the zoning from R-1-6 to R-3 with the Infill Overlay to accommodate the development of a duplex at 32 North 200 East.

3. Title 15 Amendment

A. TITLE 15 OLD DOMINION. This proposal would amend the City's fencing requirements for a property located at 3658 North 1730 West.

4. Concept Review

A. CANYON COURT LOT 1 CONCEPT.

5. General Plan Amendment

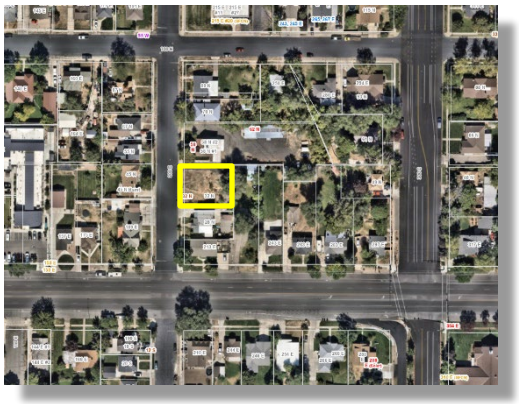
A. WATER USE & PRESERVATION ELEMENT TO THE GENERAL PLAN. It is proposed that a Water Use and Preservation Element be adopted into the City’s General Plan.

6. Adjourn

End

SPANISH FORK COMMUNITY DEVELOPMENT

Giles Duplex
Zone Map Amendment
32 North 200 East
0.2 acres
R-1-6 Zone existing
R-3 Zone with the Infill Overlay
High Density Residential General Plan Designation



PROPOSAL

The Applicant requests approval of a Zone Map Amendment to allow construction of a duplex on a vacant parcel. The proposal would change the zoning from R-1-6 to R-3 with the Infill Overlay.

The submitted plans show a paired set of mirror-image dwellings, each approximately 1,524 square feet and designed as rambler-style units with full, unfinished basements. Each unit includes a 19'x19' two-car garage, and the exterior incorporates brick and Hardie siding. The proposed setbacks comply with the R-3 standards except for the rear yard, which is reduced from 25 feet to 15 feet. The rear property line abuts the back portion of the neighboring lot, adjacent to an accessory structure and backyard area. Both adjacent properties to the south and north appear to be duplexes converted from single-family homes.

The plans also reflect removal of a portion of an existing driveway that encroaches onto the south side of the subject property. In addition, a carport attached to the neighboring home on the south appears to extend to or over the shared property line. Staff has not been provided with information regarding coordination efforts between the Applicant and the adjoining property owner to resolve these boundary issues.

The Infill Overlay Zone is intended to provide flexibility for small residential parcels of two acres or less that are difficult to develop under standard requirements. The Municipal Code allows certain development standards to be modified while still requiring high-quality construction and compatibility with the surrounding neighborhood. Before approving an Infill Overlay, the City Council must determine that the proposed development supports the historic character of the neighborhood and is consistent with the physical characteristics of adjoining properties, including architectural style, materials, and scale.

Some of the key issues to consider are: proposed setbacks, property lines, neighboring structures, access.

DRAFT MOTION

That the proposed Giles Duplex Zone Map Amendment be recommended for approval based on the following findings and subject to the following conditions:

Findings

1. That the proposal is consistent with the City's General Plan Designation of High Density Residential.
2. That the proposal meets the intent of the Infill Overlay Zoning District.

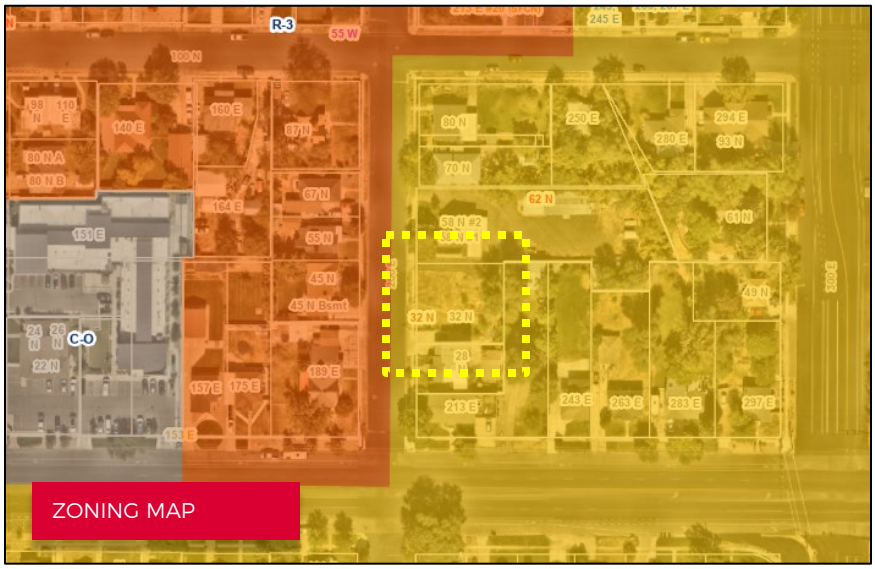
Conditions

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 staff review comments.
3. That the Applicant coordinate access and property line concerns prior to applying for a building permit.

EXHIBITS

1. Area Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations

EXHIBIT 1



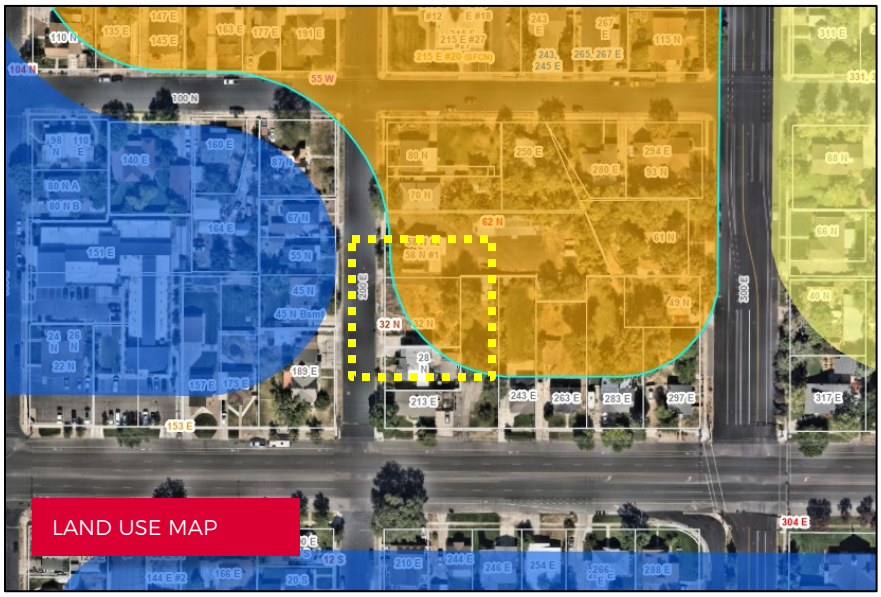


EXHIBIT 2

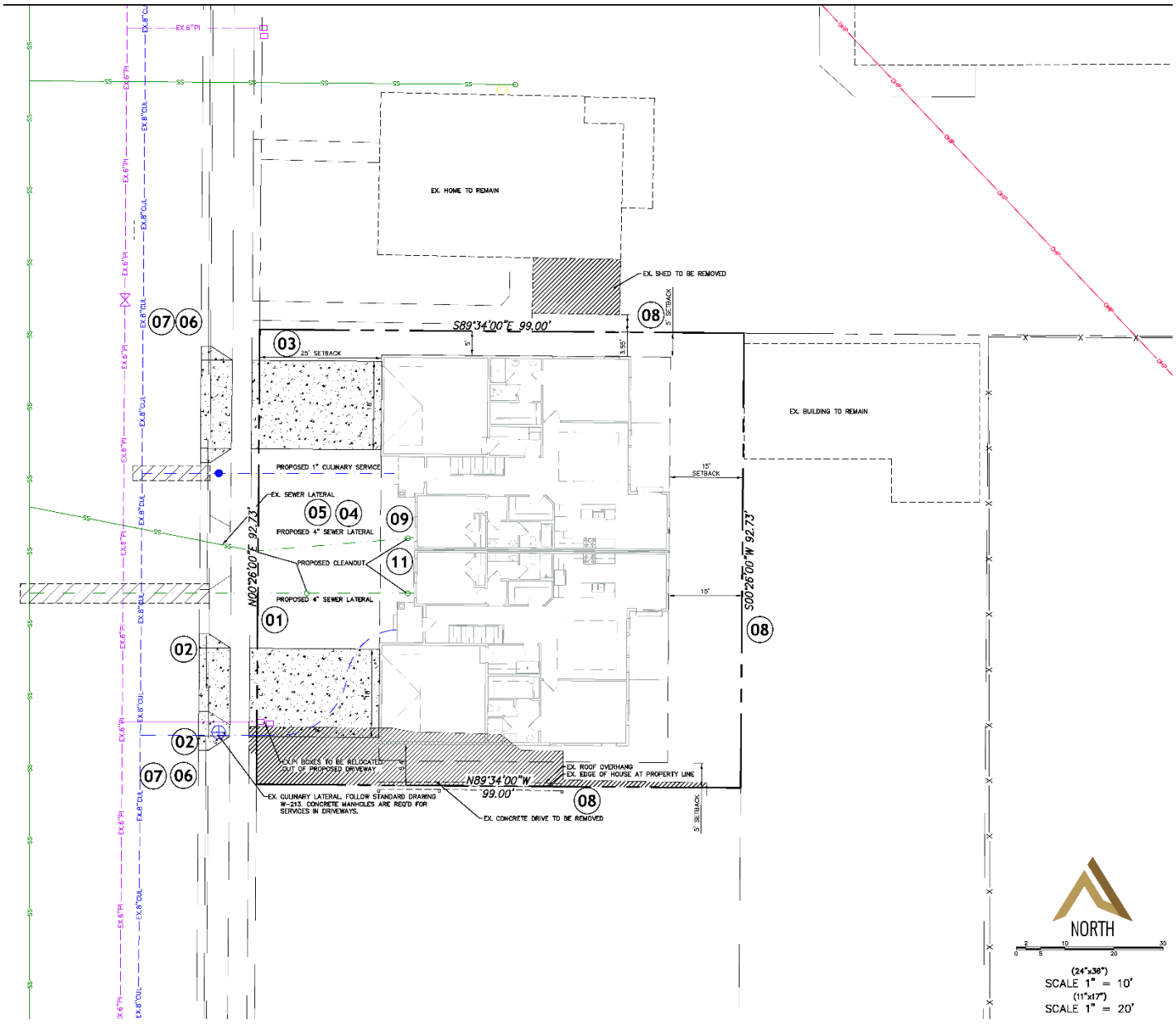

EX. HOME TO REMAIN
EX. SHED TO BE REMOVED
S89°34'00"E 99.00'
25' SETBACK
EX. BUILDING TO REMAIN
PROPOSED 1" CULINARY SERVICE
EX. SEWER LATERAL
PROPOSED 4" SEWER LATERAL
PROPOSED CLEANOUT
PROPOSED 4" SEWER LATERAL
N00°26'00"E 92.73'
S00°26'00"W 92.73'
15' SETBACK
5' SETBACK
EX. P/I BOXES TO BE RELOCATED OUT OF PROPOSED DRIVEWAY
EX. ROOF OVERHANG
EX. EDGE OF HOUSE AT PROPERTY LINE
N89°34'00"W 99.00'
EX. CULINARY LATERAL, FOLLOW STANDARD DRAWING W-213. CONCRETE MANHOLES ARE REQ'D FOR SERVICES IN DRIVEWAYS.
EX. CONCRETE DRIVE TO BE REMOVED
NORTH
(24"x36") SCALE 1" = 10'
(11"x17") SCALE 1" = 20'

EXHIBIT 3

▨	CONCRETE
▨	DARK BROWN BARK MULCH
🟩	TURF GRASS
▨	1-2" TAN FRACTURED ROCK

PLANT LEGEND

	COMMON NAME	BOTANICAL NAME	QTY	SIZE
●	PAPERBARK MAPLE	*Acer griseum*	2	2" Cal.
●	SPRING SNOW CRABAPPLE	*Malus 'Spring Snow'*	3	2" Cal.
●	CHOKE CHERRY	*Prunus virginiana*	2	2" Cal.
●	TAYLOR JUNIPER	*Cedrus deodara 'Karl Fuchs'*	20	6'
●	DWARF NINEBARK	*Physocarpus opulifolius 'diablo'*	6	5 Gal.
●	IVORY HALO DOGWOOD	*Cornus alba*	3	5 Gal.
●	BURNING BUSH	*Euonymous alatus*	3	5 Gal.
●	KARL FOERSTER FEATHER REED GRASS	*Calamagrostis x acutiflora 'Karl Foerster'*	15	1 Gal.
●	BLUE OAT GRASS	*Helichtotrichon sempervirens*	6	1 Gal.
●	HYDRANGEA	*Hydrangea paniculata 'Grandiflora'*	10	5 Gal.
●	ANTHONY WATERER SPIREA	*Spirea x bumalda 'Anthony Waterer'*	11	5 Gal.
●	COREOPSIS	*Coreopsis*	5	1 Gal.
●	CONEFLOWER	*Echinacea*	5	1 Gal.
●	STELLA DE ORO DAYLILY	*Hemerocallis 'Stella d'Oro'*	5	1 Gal.
●	SHASTA DAISY	*Leucanthemum x superbum*	8	1 Gal.
●	CORAL BELLS	*Heuchera*	5	1 Gal.
●	BLACK EYED SUSAN	*Rudbeckia hirta*	10	1 Gal.

LANDSCAPE NOTES

1- LANDSCAPE PLAN IS DRAW FOR BASIC DESIGN LAYOUT AND INFORMATION. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO USE TRADE KNOWLEDGE TO MAKE ALL NECESSARY FIELD ADJUSTMENTS DUE TO MAILBOXES, FIRE HYDRANTS, UTILITIES, STREET LIGHTS, DRIVEWAY APPROACHES, SITE TRIANGLES, SIDEWALKS, GAS AND POWER METERS, BUILDING LAYOUTS AND ANY OTHER UNFORESEEN CIRCUMSTANCES TO IMPLEMENT THE OVERALL DESIGN CONCEPT.

2- ALL TREE PLANTINGS SHOULD BE ADJUSTED PER SITE CONDITIONS. DO NOT PLANT ANY TREE WITHIN 30' OF SITE TRIANGLE, 6' FROM UTILITY BOXES OR COVERS, 5' FROM FIRE HYDRANTS, 6' FROM DRIVEWAY APPROACHES, OR 15' FROM STREET LIGHTS.

3- ALL PLANTINGS OF SHRUBS, FLOWERS AND ORNAMENTAL GRASSES SHOULD BE ADJUSTED PER SITE CONDITIONS AS NEEDED.

4- APPLY A 4" DEPTH OF TOPSOIL TO ALL PLANTING AREAS OR AS NEEDED BASED ON SITE CONDITIONS OR OTHERWISE NOTED ON PLANS.

5- INSTALL A 3" DEPTH LAYER OF LANDSCAPE BARK MULCH TO PLANTER AREAS WHERE APPLICABLE.

6- NEW GRASS TO BE A BLUEGRASS BLEND.

7- LANDSCAPE CONTRACTOR IS TO INSTALL A SPRINKLER SYSTEM TO COVER ALL NECESSARY AREAS REQUIRING WATER. ALL TURF AREAS TO BE WATERED WITH ROTOR HEADS OR SPRAY HEADS. THE SPRINKLER HEAD LAYOUT WILL BE DETERMINED BY THE

LANDSCAPE NOTES CONT

1- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UTILITIES BLUE STAKED PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO THE OWNER.

2- DURING BIDDING AND INSTALLATION, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS AND SUPPLIES. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE AND PLAN SECOND TO SOLVE DISCREPANCIES.

3- ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.

4- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.

5- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF MATCHING SOIL IS NOT AVAILABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS. SCARIFY TOP 3" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.

6- EDGING, EITHER STEEL OR CONCRETE, TO BE INSTALLED BETWEEN ALL SOD AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4' TREE RING OF THE

GRADING AND DRAINAGE REQUIREMENTS

1- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10 (FEET) OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6" (INCHES)

2- AS PER CODE FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES

3- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS

4- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION OR EXAGGERATION OF SLOPES, BERMS, AND SWALES

5- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATER FLOW OF ALL SWALES, BERMS, OR GRADING

6- DEVICES FOR CHANNELING ROOF RUN OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' (FEET) FROM THE FOUNDATION OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL WHICHEVER DISTANCE IS GREATER

7- ANY RETAINING WALL CONSTRUCTED BY LANDSCAPE CONTRACTOR SHALL NOT EXCEED 42" (3 FEET 6 INCHES) IN HEIGHT. TERRACING SHALL HAVE A MINIMUM 1:1 RISE OVER RUN (I.E. 42" WALL, 42" SHELF BEFORE BEGINNING ANOTHER WALL). ANY WALL EXCEEDING 42" SHALL BE DESIGNED BY A CIVIL ENGINEER.

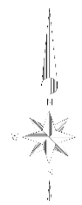
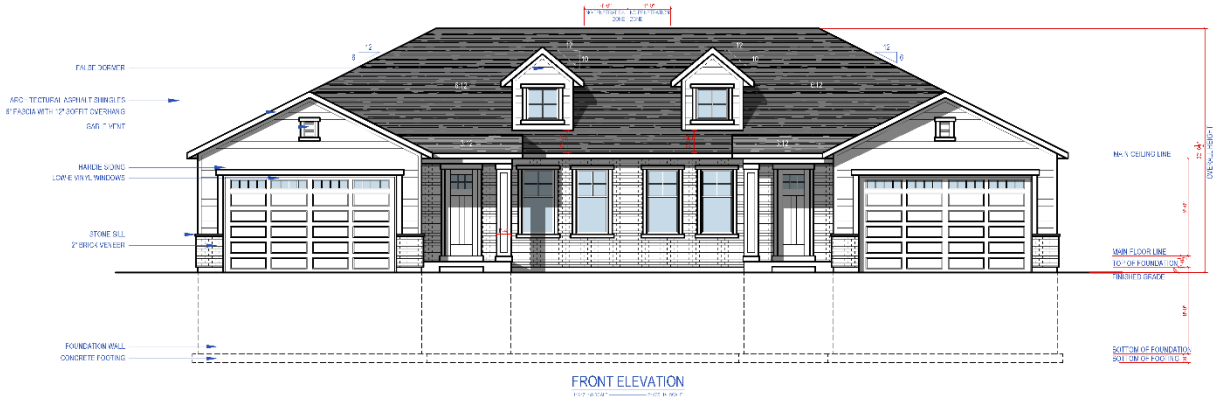
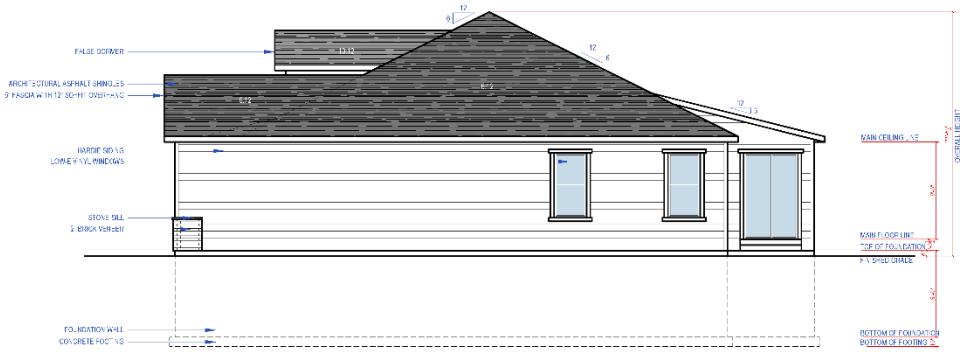


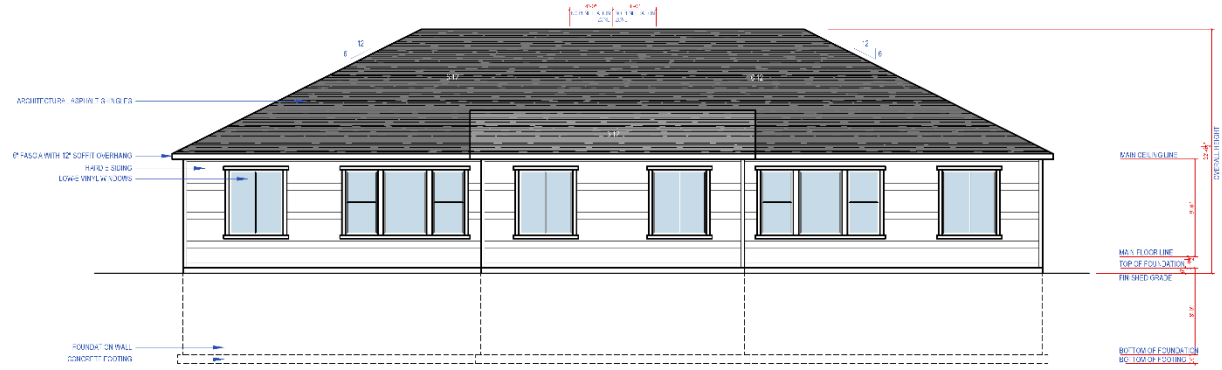
EXHIBIT 4



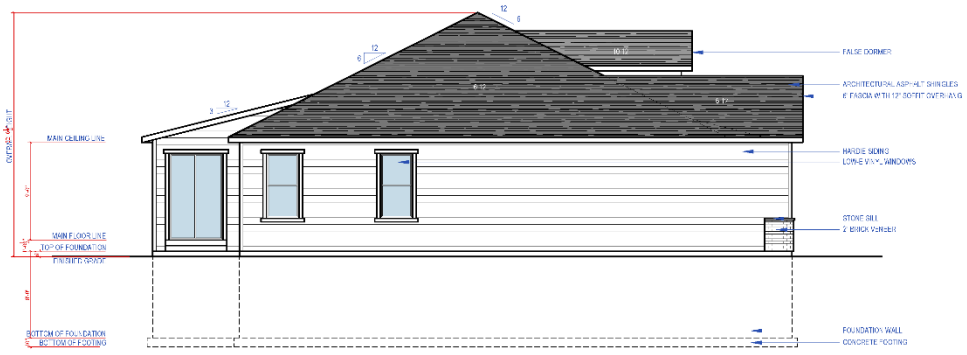
FRONT ELEVATION



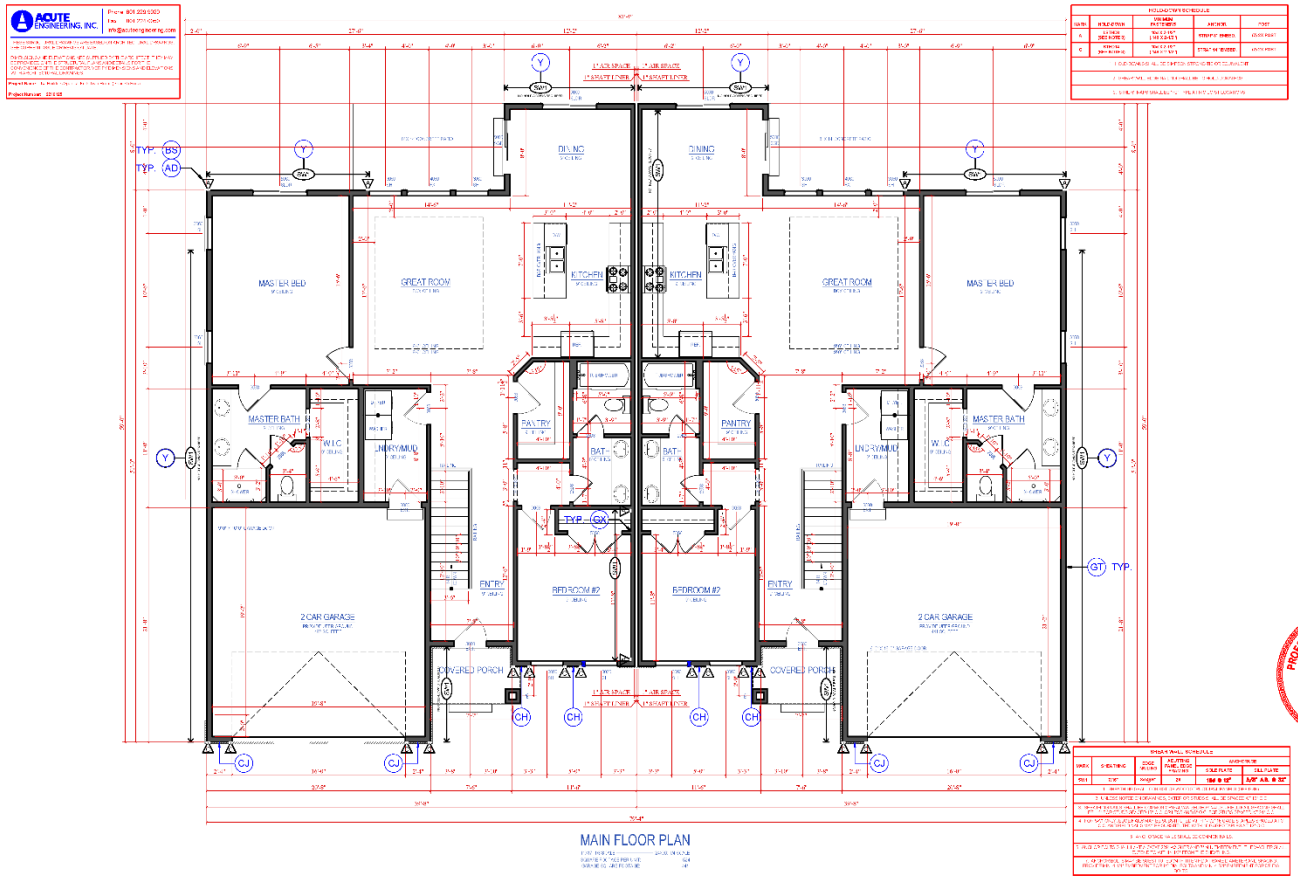
RIGHT ELEVATION



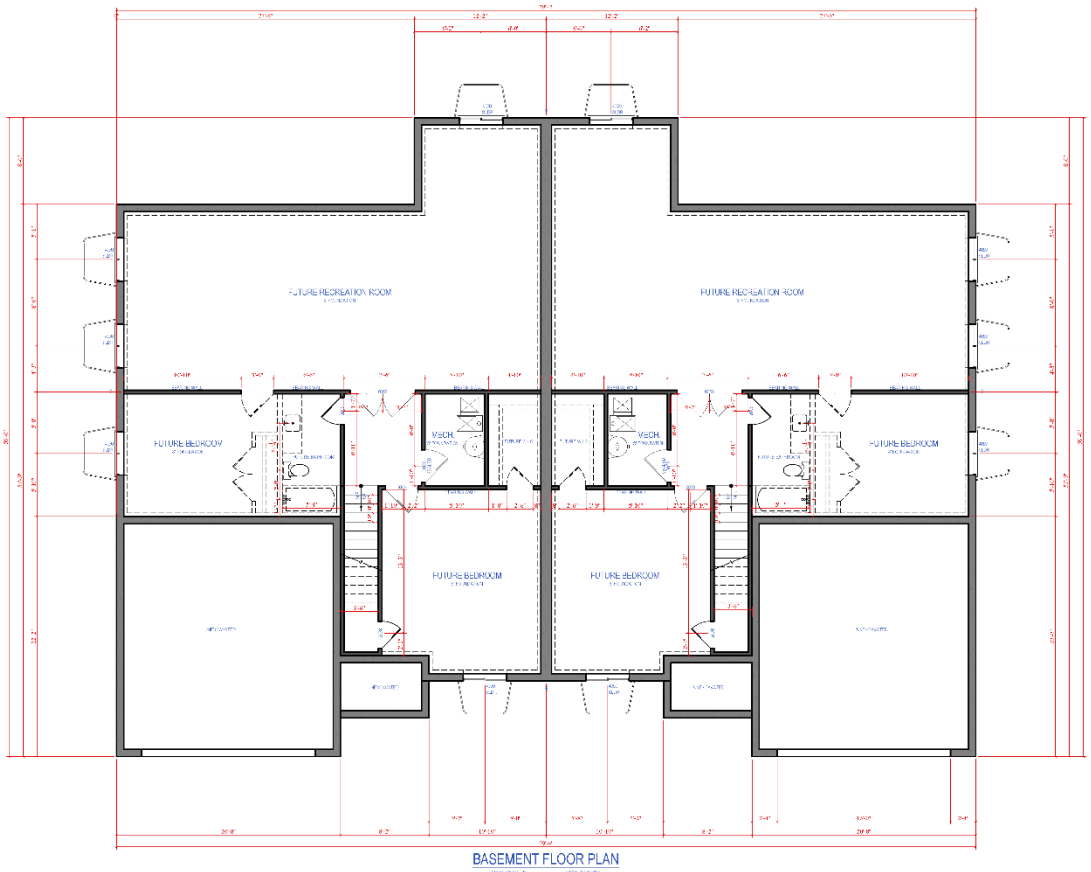
REAR ELEVATION



LEFT ELEVATION



MAIN FLOOR PLAN



BASEMENT FLOOR PLAN

CURTIS DESIGN GROUP

Twin Home Spec.

MAIN FLOOR - ROCKY/KEVIN

REVISIONS:

SHEET

A.4

CURTIS DESIGN GROUP

Twin Home Spec.

BASEMENT FLOOR PLAN

ENGINEER OF RECORD

REVISIONS:

SHEET

A.3

SPANISH FORK
PRIDE & PROGRESS

TO: Development Review Committee

FROM: Dave Anderson, AICP

DATE: November 19, 2025

RE: Proposed Zoning Text Amendment, Old Dominion Freight Line

Attached to this memorandum is a December 4, 2024 memorandum that was provided by the Community Development Department to inform the Planning Commission on details related to a proposed Zoning Text Amendment. Also accompanying this memorandum is a new proposal for a Zoning Text Amendment that has been submitted on behalf of Old Dominion Freight Line. Additionally, minutes from the Planning Commission's December 4, 2024 meeting are attached.

In short, City staff has been working with Old Dominion to resolve issues created when fencing at their facility at 3658 North 1750 West was installed such that it violates the Municipal Code in various ways. This item is now before the Development Review Committee as the city recently received a modified proposal to amend the zoning text from Old Dominion.

attachments: December 4, 2024 Community Development memorandum
November 4, 2025 Old Dominion proposal
December 4, 2024 draft Planning Commission minutes

SPANISH FORK
PRIDE & PROGRESS

TO: Planning Commission

FROM: Community Development

DATE: December 4, 2024

RE: Proposed Changes to Title 15 (15.4.16.150 Fencing and Clear Vision Area)

The changes proposed by the applicant would allow for substantially open fencing within a front setback to exceed four (4) feet in height and for industrial sites to have a fence height allowance greater than six (6) feet without the requirement of City Council approval. The applicant has installed the fencing in order to provide for employee & vehicle safety and site security. This application is in response to recent fencing that was installed without a fence permit and which followed modified plans that were not approved by the DRC.

The applicant does not wish to remove the installed fencing. The fencing installed is eight (8) feet tall chain link with barb wire on the top. The fencing is located within the front setback of 1730 West. In the recent past, the City Council has approved fences that meet the front setback requirement and with a height of eight (8) feet, but the required fencing materials had the appearance of wrought iron.

The applicant's proposed changes and materials are attached as Exhibit "A". The approved fencing plan is attached as Exhibit "B". Pictures of the site are attached as Exhibit "C".

The Development Review Committee reviewed the proposed changes on November 20, 2024. City staff had concerns with applying the proposed changes citywide. Staff does support modifying the code to allow for industrial zones to potentially have higher quality fencing along public street frontages at a height of eight feet when required setbacks are met. (Other materials can be considered when the fencing is not adjacent to a public street.) Staff expressed concerns with taller fencing within the required setback. Staff recommended that as a minimum, the portion of fencing along 1730 West be wrought iron if there are no concerns from the Planning Commission and City Council in regards to the current fencing setback of ten feet and eight feet in height.

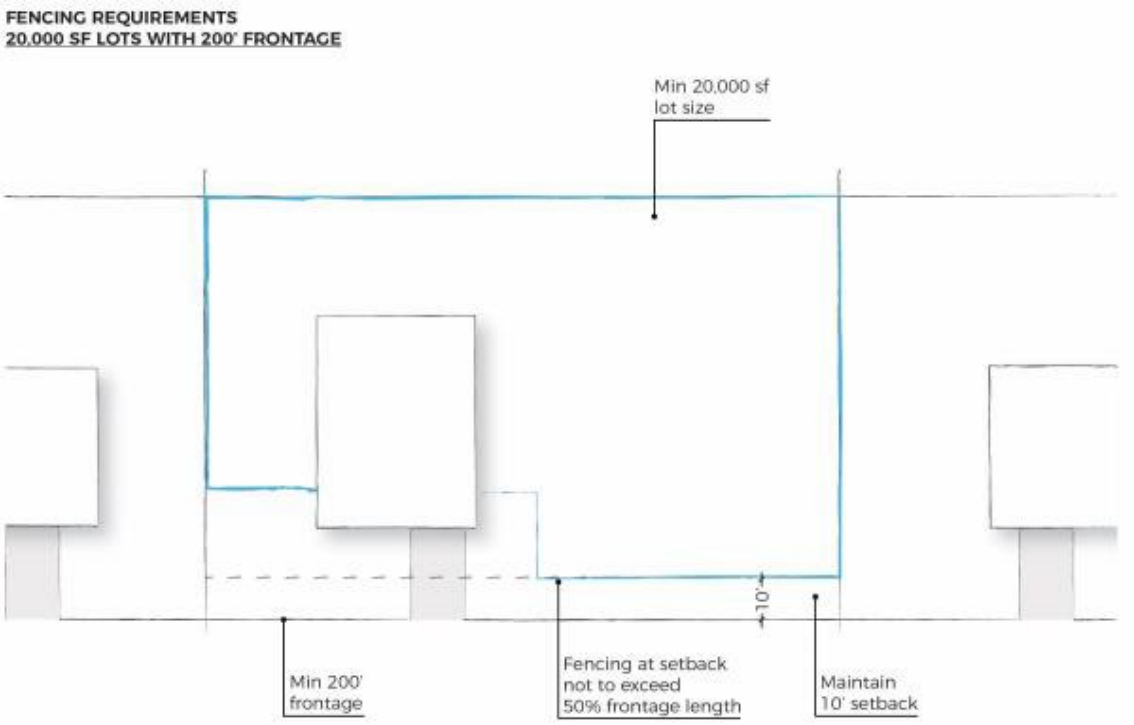
The DRC **recommends that no changes be made at this time** to the fencing regulations of the Municipal Code because of the impact citywide and the look and feel being created here.

Current Municipal Code (existing sections for discussion are highlighted and underlined):

15.4.16.150 Fencing and Clear Vision Area

A. General Fencing Requirements

1. A Building Permit is required for all fences that are taller than three (3) feet. No fee is charged for Fence Permits unless the Permit is required by the Building Code.
2. The maximum height of a fence is six (6) feet in all zoning districts; fence pillars are not to exceed six and one-half (6 1/2) feet in height. The Council may waive the height requirement at its sole discretion.
3. The maximum height of a solid fence within the front yard setback area is three (3) feet. Substantially open fences such as chain link, or wrought iron may be four (4) feet high.
    a. A residential lot with over 200 feet of frontage and that is a minimum of 20,000 square feet in areas, may obtain permission from the Community Development Director to locate a solid six (6) foot tall fence within a front yard. The fence must maintain a minimum setback of 10 feet from the front property line
        i. A fence located within the front yard setback shall not be located in front of the residence, but must be to the sides of the residence. Clear vision requirements shall still apply
        ii. No more than 50% of the lot frontage shall have said fencing within the front yard setback.
        iii. The area between said fencing and the property line shall be landscaped within one (1) year of installing said fencing.

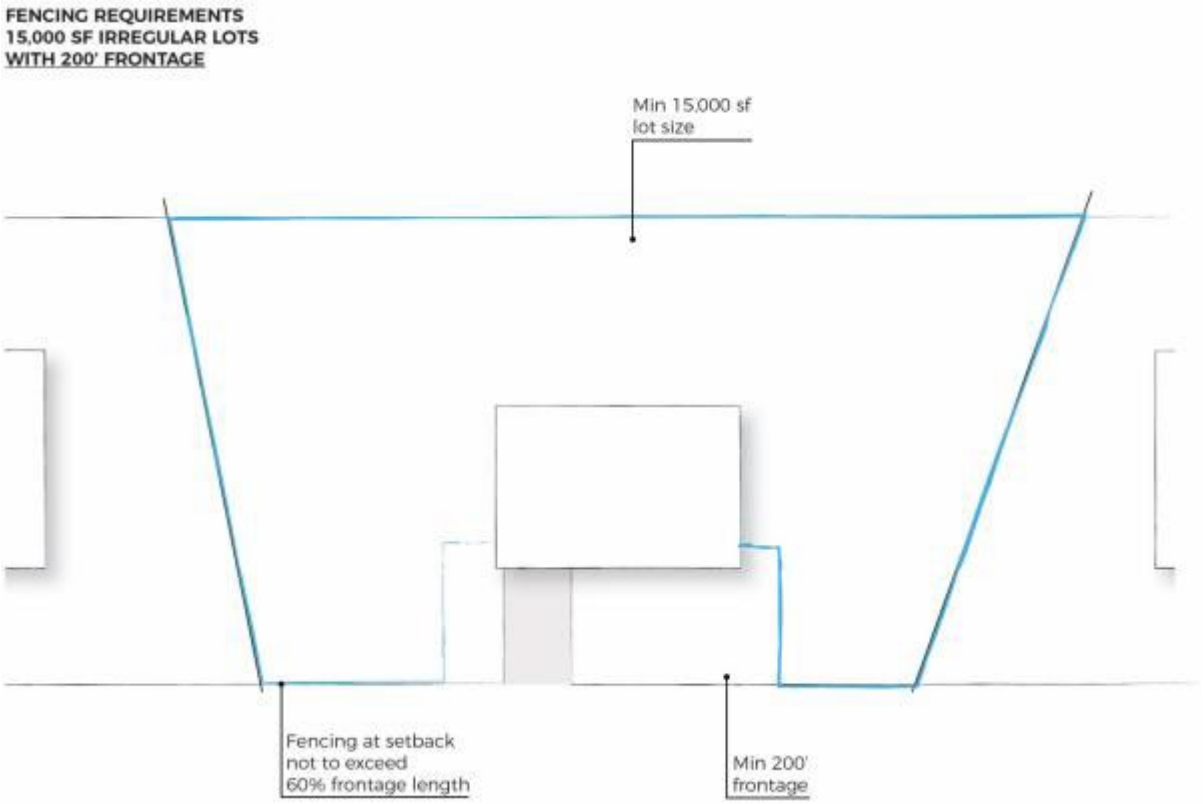


    b. An irregular shaped residential lot with over 200 feet of frontage and that is a minimum of 15,000 square feet in area, may obtain permission form the

Community Development Director to locate a solid six (6) foot tall fence within a front yard.

i. A fence located within the front yard setback shall not be located in front of the residence, but must be to the sides of the residence. Clear vision requirements shall still apply.

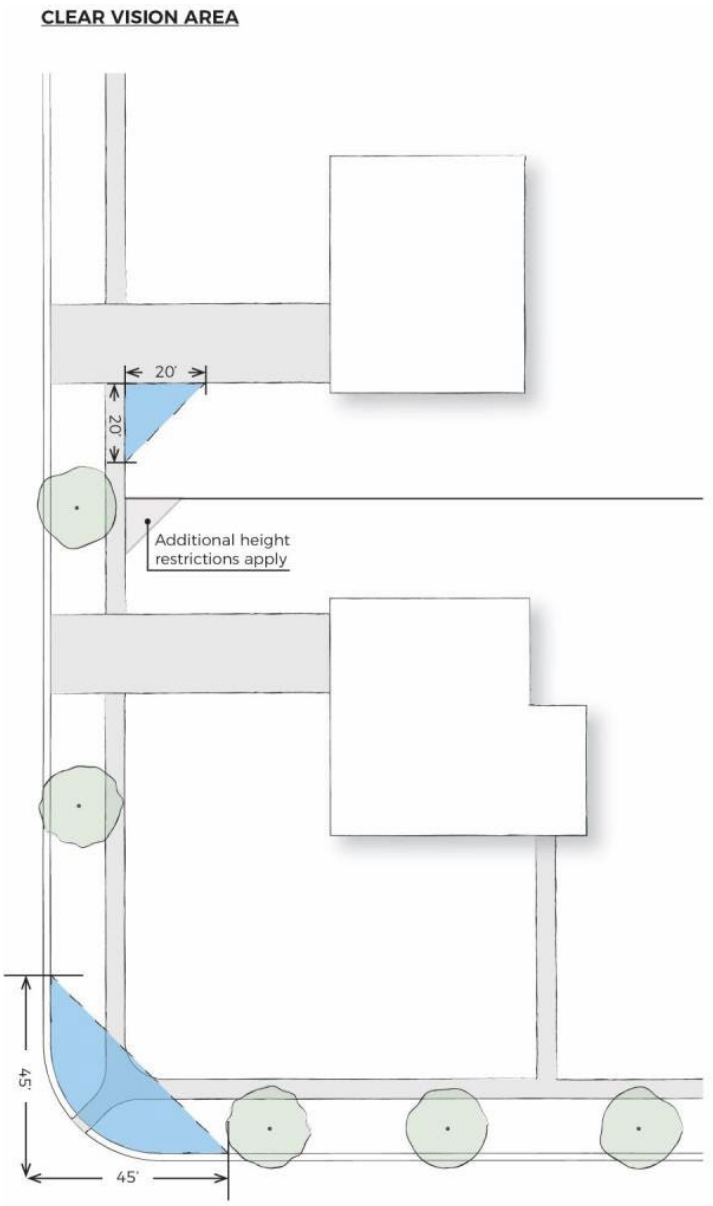
ii. No more than 60% of the lot frontage shall have said fencing within the front yard setback.



4. Barbed wire fencing is allowed in A-E, R-R, I-1 and I-2 districts.
5. Razor wire and other similar type fencing are allowed in C-2, I-1 and I-2 districts when located above a height of six (6) feet, subject to DRC approval. Additional screening of any such fence with plant materials may be required.
6. Fences must be built with a minimum setback of three (3) feet around the following utilities: fire hydrants, water meters (culinary and irrigation), telephone pedestals, power boxes and cable boxes.
    a. The clear vision area is formed by extending lines from each curb face to the point that the lines intersect, measuring back 45 feet along each curb face and connecting those points. Fencing, planting and other obstacles are restricted within this area as follows:
        i. No solid fence shall exceed a height of three (3) feet, measured from the curb. Open fences such as chain link and wrought iron may be as tall as four (4) feet in the clear vision area, measured from the curb.
        ii. Trees in park strips shall be pruned to maintain a clear area below 14 feet in height.

iii. Trees on private property must be pruned to maintain a clear area below eight (8) feet in height.
iv. Other site obscuring obstacles of that are three (3) feet or taller may not be placed in the clear vision area.

b. A second clear vision area is also required at each driveway or where the rear of a corner lot adjoins an interior lot's driveway. This clear vision area is formed by extending lines from the point that the driveway or property line intersects the sidewalk, measuring back 20 feet along the sidewalk and the driveway or property line and connecting those points. The same restrictions for landscaping, fencing and obstacles apply in this area.



OLD DOMINION FREIGHT LINES

Zoning Amendment Request

To Spanish Fork City, Development

and all other concerned parties,

Old Dominion Freight Lines would like to propose an amendment to the fencing requirements regarding our recently constructed fence located at the Old Dominion Freight Terminal at 3658 N 1730 W Spanish Fork, UT 84660 Lot 1 J6 Subdivision. The concern indicated to us is the constructed fencing fails to meet the required setback from 1730 West and the constructed fencing appears to exceed the allowable height of 6 feet.

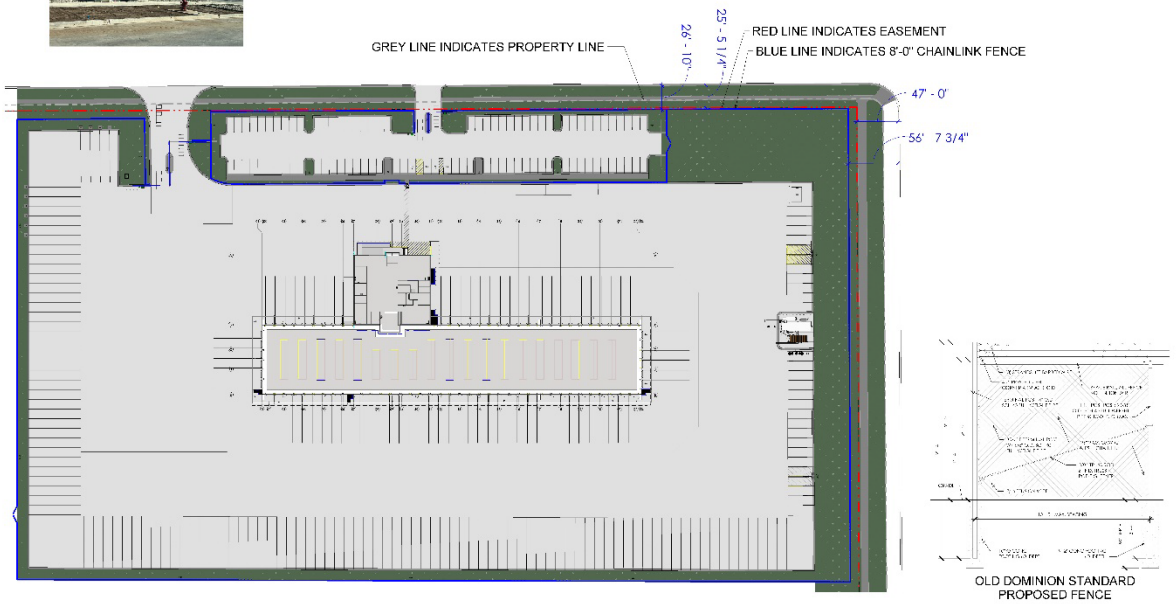
We would like to propose two amendments regarding this issue:

First, we would propose the city amends the zoning ordinance to change the setbacks for the fences servicing this commercial facility.

Second, we would propose the city amends the requirements for the 6-foot fence in this location as the constructed fence provides security and safety to both the public and the workers.

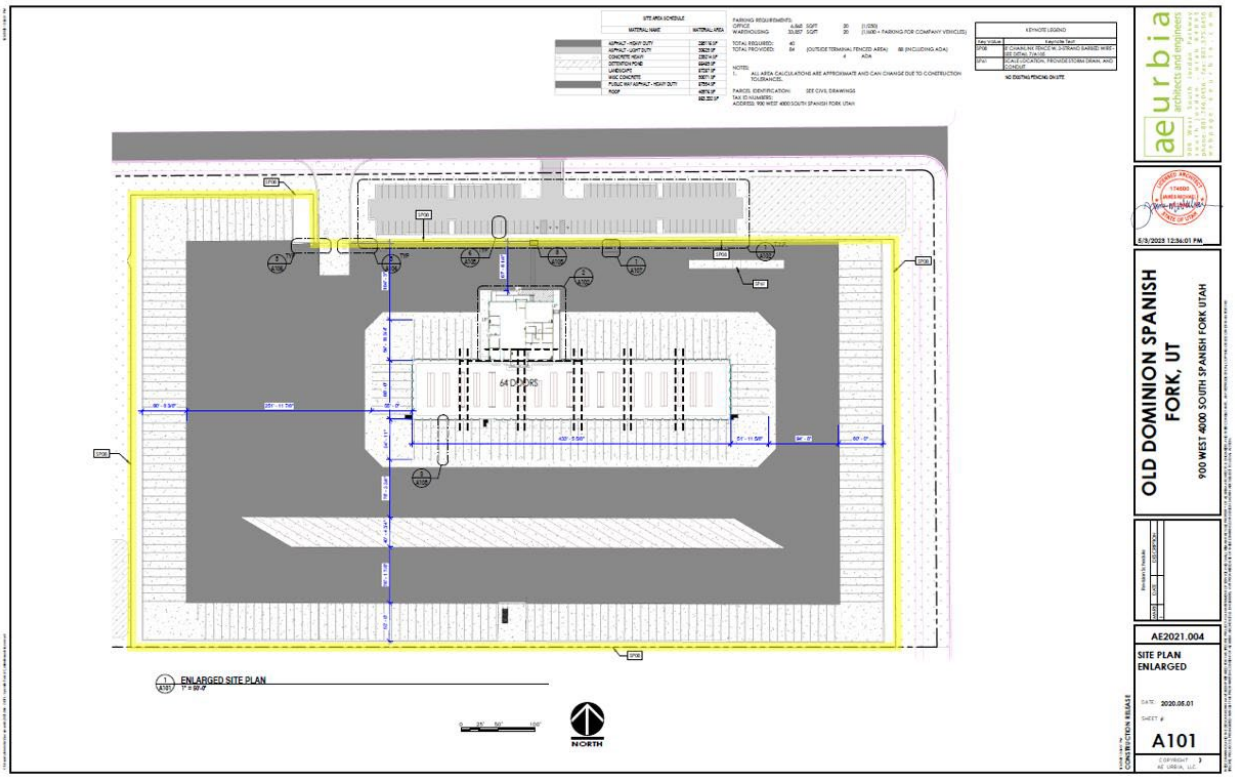
Please contact for further information:

AE Urbia *Architects & Engineers*



aeurbia architects and engineers

OLD DOMINION SPANISH FORK, UT
FENCE EXHIBIT


OLD DOMINION SPANISH FORK, UT
900 WEST 4000 SOUTH SPANISH FORK UTAH
AE2021.004
SITE PLAN ENLARGED
A101
ENLARGED SITE PLAN
NORTH


S R.77
STOP

15.4.16.125 Fencing and Clear Vision Area

A. General Fencing Requirements

1. A Building Permit is required for all fences that are taller than three (3) feet. No fee is charged for Fence Permits unless the Permit is required by the Building Code.

2. The maximum height of a fence is six (6) feet in all non-industrial zoning districts; fence pillars are not to exceed six and one-half (6 1/2) feet in height. The Council may waive the height requirement at its sole discretion. In the industrial 1, Industrial 2 and Industrial 3 zones, fences, fence pillars and walls may be eight (8) feet tall.

3. The maximum height of a solid fence within the front yard setback area is three (3) feet. Substantially open fences such as chain link, or wrought iron may be four (4) feet high.

    a. In the Industrial 1, Industrial 2 and Industrial 3 zones, a substantially open fence, such as a chain link or wrought iron fence, may be eight (8) feet tall within the front yard setback area if the fence encloses parking in the setback for a facility where employees or patrons are entering and exiting the facility after 6:00 p.m. and safety concerns would be mitigated by the placement of such fence in the setback area.

    b. A residential lot with over 200 feet of frontage and that is a minimum of 20,000 square feet in areas, may obtain permission from the Community Development Director to locate a solid six (6) foot tall fence within a front yard. The fence must maintain a minimum setback of 10 feet from the front property line

        (1) A fence located within the front yard setback shall not be located in front of the residence, but must be to the sides of the residence. Clear vision requirements shall still apply

        (2) No more than 50% of the lot frontage shall have said fencing within the front yard setback.

        (3) The area between said fencing and the property line shall be landscaped within one (1) year of installing said fencing.

[. . . .]

1. Barbed wire fencing is allowed in A-E, R-R, I-1 and I-2 districts.

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
December 4, 2024

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

Staff Members Present: Dave Anderson, Community Development Director; David Mann, Senior Planner; Byron Haslam, Senior Engineer; Joshua Nielsen, Assistant City Attorney; Kasey Woodard, Community Development Secretary.

Citizens Present: Rachel Fox, McKenzie Packard, Gina Soto, Kim Packard, Mark Smith, Branden Kirk, Andrew Parkin, Kevin Schwoor, Brandon Denison, Derek Terry, Lonny Reed, Seth Collins, Justin Pulido, John Sumsion, Matt Thiboult, Liz Thiboult, Jeremy Evans, Christopher Sheen, Ross Baadsgaard, Janine Baadsgaard, Kristy Whetten, Jackie Larson, Kevin Lyman.

WORK SESSION

Commissioner Mendenhall called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance
Commissioner Warnick led the pledge.

MINUTES

November 6, 2024

Commissioner Clayson **moved** to approve the minutes from November 6, 2024.

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

ZONE CHANGE (Public Hearing)

BLUNK ZONE CHANGE

David Mann approached the podium to speak about the proposal. He provided the location and stated that the property is currently zoned Rural Residential (R-R) and is surrounded by Industrially zoned properties. He stated the original property owners requested R-R zoning at the time of annexation, but since the property ownership has changed, the new property owners are requesting industrial zoning to meet the anticipated future use.

Commissioner Mendenhall opened the public hearing at 6:06 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 6:06 p.m.

Commissioner Warnick asked staff if they could explain the land dedication in more detail.

Dave Anderson stated the original property owners requested R-R zoning at the time of annexation, but since the property ownership has changed, the new property owners are requesting industrial zoning to meet the current surrounding zoning. He spoke briefly about the dedication of the road and stated that this area would be dedicated to Spanish Fork City.

Commissioner Carroll **moved** to recommend the approval of the Blunck Zone Change to the City Council based on the following findings and conditions.

Findings:

1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That the proposal is consistent with the City's General Plan Land Use Designation of Industrial.

3. That the proposal helps to continue the development of the northern part of the community with Light Industrial uses. (Spanish Fork City General Plan Land Use Policy C.1.1)
4. That the proposal contributes to maintaining an adequate supply of industrial land in appropriate areas. (Spanish Fork City General Plan Land Use Policy C.1.2).

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

ZONE CHANGE (Public Hearing)

ROOTS COFFEE ZONE CHANGE

Dave Anderson approached the podium to speak briefly about the proposal. He stated the City is rather excited about this proposal to change the zoning of the property to accommodate a future coffee shop. He is recommending that the proposal be approved, he then provided further information to illustrate this proposal. He stated that this property would not be able to be adapted to meet the proposed use without the use of the Development Enhancement Overlay. He stated that the purpose of this Overlay is to assist with the development of properties that otherwise would not meet the development, parking or landscaping requirements of the zoning designation.

Commission Earnest asked if there is a residential home located next to this property and Dave Anderson stated that there is. Commissioner Earnest asked if they will have any type of buffering wall and Dave stated there will be a masonry wall on north property line and Commissioner Earnest stated that his concern is headlights shining into the residence coming around the bend of the drive thru.

There was discussion regarding the parking on the site and Dave Anderson stated that he has no significant parking concerns.

Commissioner Warnick and Carroll raised questions regarding the difference of the former use to the proposed use and what the parking requirement difference is between the zones.

Commissioner Earnest asked who owns the property and it was stated that it is the same property owner as the residence to the east property line. He then asked if this is on two separate parcels and it was stated that this is on two parcels. He went on to speak briefly about the possibility of an easement being needed.

Gina Soto approached the podium and spoke briefly about the proposal. She stated that Roots Coffee has a location in downtown Salt Lake where they took a rundown location and made improvements and made it into a successful coffee location. She stated they then expanded into a secondary location in Sugarhouse and did the same thing by updating a rundown building. She stated they wish to do the same with this location. She stated that the occupancy of the location will seat between 15-20 people comfortably within the retail space.

Commissioner Mendenhall opened the public hearing at 6:27 p.m.

Christopher Sheen, who is the property owner, stated that he is in favor of the proposal and feels that it will be a great addition to the community.

Commissioner Mendenhall closed the public hearing at 6:29 p.m.

Commission Warnick thanked the applicants for their thorough plans.

There was a brief discussion regarding parking as Dave Anderson provided answers to Commissioner Warnick and Commissioner Carroll's previous questions regarding the difference between uses and parking requirements.

Commissioner Warnick **moved** to recommend the approval of the Roots Coffee Zone Change to the City Council based on the following findings and conditions.

Findings:

1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That with modifications the proposal can meet the intent of the Development Enhancement Overlay Zone.
3. That the proposed Site Improvement Plan includes improvements that are necessary for use of the site as restaurant with a drive-thru.
4. That with the improvements identified on the proposed Site Improvement Plan the proposed business can function without adversely impacting adjacent streets or neighboring intersections.

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

PRELIMINARY PLAT

SUNSET VILLAGE AMENDMENT

Dave Anderson approached the podium and stated this proposal has been discussed with the Planning Commission previously but there has not been construction started for the development at this time. He stated there have been several different designs for this site that have been proposed to the city, with the most recently approved plan being a twin home product that was designed with more of a 55+ community feel. He stated that this design has since been revised to the latest proposal being shown tonight that is featuring a townhome community. He stated this development would be located near 900 North and next to I-15.

It was stated that since this proposal had been previously approved, that the Planning Commission would be the approving body for the Preliminary Plat even though it has a Master Planned Development.

Brandon Kirk approached the podium to speak about the parking, HOA and garbage management. It was stated that units will have their own garbage cans, units will not have basements, and they will be a for sale product.

Commissioner Earnest **moved** to approve the Sunset Village Amendment based on the following findings and conditions.

Findings:

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

Conditions:

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

Commissioner Carroll seconded and the motion passed all in favor.

PRELIMINARY PLAT & ZONE CHANGES (Public Hearing)

RUSH FUNPLEX ZONE CHANGE

David Mann approached the podium and stated the next two items are for the same proposal. He described the Zone Change and stated that the property owner is planning to subdivide the property to accommodate a family fun center and potential residential development on the other parcel. He stated that this property is the location of the old Sugar Beet factory that will be torn down in order to be developed. He provided the designed layout and parking plan for the fun center. He stated that staff is recommending approval for the proposal.

Commissioner Warwick had questions regarding the flow of traffic and if it will impact the surrounding residential neighborhood. It was stated the proposed flow of traffic will utilize the road that runs along I-15. It was stated there is an 8-foot buffering wall that will buffer the residences from the additional traffic.

David Mann stated that the Planning Department has received two emails regarding this proposal from property owners, one was in support of the development and one was against the development.

Commissioner Mendenhall thanked the residents that reached out to express their opinions and concerns regarding this proposal. He then invited the applicant up to speak about the proposal.

Justin Pulido approached the podium and thanked the staff for working with them. He stated they have 4 locations and each location is completely enclosed, and he acknowledged the concerns regarding the traffic and light nuisance and stated they will work closely with staff to address these concerns.

Commissioner Warnick asked about the hours of operation as she feels this is very late operational hours and Justin stated that this is very preliminary and they are willing to work with staff. He stated that the location in Northern Utah has these hours and stated that there have been no complaints regarding the operation hours. She then asked about the restaurant drive thus and Justin stated this will depend on the tenants that occupy these units, and as they are still in the preliminary stages, they do not have any tenants lined up and he cannot provide that information at this stage.

Commissioner Mendenhall asked if the City has any regulation regarding light spillage and Dave Anderson stated that when the applicant applies for a development application, they are required to provide a photometric lighting plan that will address the light concerns and he stated that with these plans there tends to be zero light spillage onto the neighboring residences.

It was stated that this property has never used the current R-R zoning as the Sugar Beet Factory has been a different industrial use for the last few decades. It was stated that this land use change was put into place several years ago and has not changed since.

Commissioner Mendenhall opened the public hearing at 7:00 p.m.

Kevin Schwartz approached the podium and stated that he is a local resident and he expressed concerns about the increased traffic that this development would bring. He stated that this area is largely starter homes that have young children and he has safety concerns with this traffic.

Mark Smith approached the podium and stated he has had issues with the noise from developers and working at night, and he also was concerned about the light spillage with the late hours. He then expressed concern with the secondary access to the fun center, he is not happy about the increased traffic that will be happening right behind his home. He stated that this concern is shared with other property owners that are not present tonight.

Liz Thiboult approached the podium and was very upset about the increased traffic. She stated that there are a lot of young children and she stated that this is a very dark road and this presents a large safety concern with this road connection.

Kristy Whetten approached the podium and stated that she is against the rezoning of the agriculture area to commercial property. She spoke about the noise complaints she brought to the City with the pallet factory, and that the City was not able to do anything about it due to it being a business.

Matt Thiboult approached the podium and stated that his wife just voiced her concerns with the traffic and stated that he wanted to bring up the concerns with the demolition of the factory and the smoke stack and how that will impact the surrounding properties. He is concerned about the potential spread of asbestos and vermin that are living in the building and smoke stacks and how it will also impact the residences.

Jackie Larson approached the podium and stated that she is the Political Relations and Logistical Director of a company that is located just north of the development, and she is asking how much of the rail track will be removed as she is concerned this would interfere with the company's ability to move rail cars to their property. She also has confusion regarding the road connection as she does not feel that it coincides with UDOT's interchange concept. She also asked if there will be adequate parking for the facility with this proposed design.

Commissioner Mendenhall closed the public hearing at 7:10 p.m.

Commissioner Mendenhall acknowledged all the residents' concerns and he stated that the staff and Commissioners will do their best to address each of the concerns.

There was discussion regarding the traffic concerns and the positioning of the road.

There was discussion regarding the removal of demolished material and contaminants and it was stated that there are state and federal regulations that will be followed, but staff did not have that information available at this time. It was stated that this is a heavily regulated process. It was stated that the City wishes to be a great neighbor to these property owners.

Commissioner Warnick expressed her dislike for the additional restaurant design and expressed her desire that this was entirely self-contained within the fun center. She stated that she supports the design except for the restaurant. She feels that it may promote loitering in the area.

Commissioner Earnest is surprised that the residences are opposed to the design as the road is buffered and has a dedicated road that the traffic will not impact the residences at all.

Commissioner Mendenhall agrees with Commissioner Earnest and feels the design is a good way to direct traffic. He does not feel there are any safety concerns as this traffic will not flow through the neighborhood at all. He acknowledged the shared concerns about more traffic and more noise, but he does not feel this will present any noticeable difference.

Commissioner Earnest voiced his concern regarding the second story residences and light spillage and stated that the City will need to be thorough with the photometric lighting plans to ensure that there is no light spillage to these homes. He then suggested a traffic calming measure be placed at this road connection.

Justin Pulido approached the podium to speak one more time to the residents present that voiced concerns tonight. He thanked everyone and stated that their company is family owned and they want to be good neighbors. He stated they are wanting to improve the area with this design. He stated they are listening to these concerns and will take them into further consideration.

Commissioner Carroll **moved** to recommend the approval of the Rush Funplex Zone Change to the City Council based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's Construction Standards.
2. That the accompanying Rush Funplex Preliminary Plat conforms to the City's provisions of the C-2 zone.
3. That Spanish Fork City is prepared to provide services that the propose Zone Change and accompanying Rush Funplex plat would require.
4. Even though the proposed Zone Change is not consistent with the current General Plan Land Use designation, staff believes the updated General Plan will provide for commercial uses in this area.

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

RUSH FUNPLEX SUBDIVISION

Dave Anderson stated that David Mann presented the concerns with the Preliminary Plat.

Commissioner Mendenhall asked if there were any additional comments that needed to be discussed.

Commissioner Warnick stated that she will be voting against this as she is not in support of the restaurant portion of the design.

Commissioner Earnest asked if the traffic calming measures at the stub road should be addressed as a conditional of approval and Dave Anderson agreed and stated that the Planning Commission is the land use authority on Preliminary Plats and suggested continuing this item to address the concerns prior to approval.

Commissioner Mendenhall opened the public hearing at 7:35 p.m.

Jackie Larson approached the podium and stated that her family owns property in the area and stated that this will create a bottle neck of traffic for the area.

Liz Thiboult approached the podium and thanked the Commissioners for their thoughts with this and again stated her opposition due to the traffic concerns and the connection through the neighborhood. She thanked Commissioner Earnest for his suggestion of the traffic calming measures.

John Sumsion approached the podium and stated that he has looked at the provided plans and he feels that the Rush Funplex itself would act as a buffer to separate the residential from the commercial zones.

Kevin Schwoor approached the podium and asked if the parking requirement will be adequate for the facility as he feels that if parking does not meet the needs of the business, that patrons might take to using the residential neighborhood for overflow parking needs.

Jackie Larson approached the podium and asked if the Commissioners would find it helpful if she explained why her business would need the railtrack to remain in place and it was stated that this is preliminary and not yet been determined and at this point there has been no formal plans submitted that would overlay this railway spur.

Commissioner Mendenhall closed the public hearing at 7:42 p.m.

Commissioner Earnest **moved** to approve the Rush Funplex Subdivision based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's Construction Standards.

Conditions:

1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from R-R to C-2.
3. That the applicant addresses any red-lines.
4. That prior to the project being presented to the Planning Commission, that the plat be modified to include the planned right-of-way for the road that would run adjacent to the Spanish Fields project to the East, and that the applicant identify any needed right-of-way dedication for the state road with their Final Plat application.

5. The applicant provides the utility plans that the Engineering Department needs to review before the project can be presented to the Planning Commission
6. That a traffic calming measure such as a median or island be built at the stub road connection to the residences to the East.

Commissioner Carroll seconded and the motion passed 4 out of 5 in favor.

Commissioner Warnick opposed the motion.

MELLOR ZONE CHANGE

Commissioner Earnest recused himself from the discussion.

Dave Anderson approached the podium to present the proposal and stated that the proposal has two parts and the first discussion will be regarding the Zone Change proposal and the second portion will be regarding the Preliminary Plat that will be utilizing the Master Planned Development Overlay. He stated that this is a large development that is requesting the R-1-12 zoning designation that will match the other low-density surrounding zoning designation.

Commissioner Mendenhall asked Dave Anderson to please define the zoning of the property so that those who do not understand zoning language

Brandon Denison approached the podium and stated that the zoning request is in line with the city's low density general plan designation.

Commissioner Warnick confirmed that the property would need to be raised to accommodate the shallow sewer lines in the area. It was stated that the sewer concerns will be addressed with the Final Plat approval.

Commissioner Mendenhall opened the public hearing at 7:55 p.m.

Ross Baadsgaard approached the podium and stated that he does not have any issues with the development but has concerns with the sewer and thanked the developer for stating they will be raising the property prior to development.

Janine Baadsgaard approached the podium and stated that there is an active irrigation ditch located between her property and the development and she wants to know what type of plans there are as this ditch is what keeps her property watered.

Commissioner Mendenhall asked if the residents actively water their properties out of this ditch and it was stated that yes multiple properties utilize this ditch to keep their properties alive.

John Sumsion thanked the staff for listening to his concerns with the road access and asked if the developer is open to bringing Pressurized Irrigation in place of the ditch and he asked what the size is of the sewer pipe line. He stated that he does not have any concerns with the development and is happy that the lot sizes are consistent and match the current General Plan for the area.

Commissioner Mendenhall closed the public hearing at 8:00 p.m.

Commissioner Warnick **moved** to recommend the approval of the Mellor Zone Change to the City Council based on the following findings and conditions.

Findings:

1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That the proposal is consistent with the City's General Plan Land Use Designation of Low Density Residential.
3. That this proposal is designed with local streets that are discontinuous, but well connected, creating a pattern to discourage through traffic (Spanish Fork City General Plan Land Use Policy A.3.2).

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

MELLOR SUBDIVISION

Commissioner Earnest stayed recused from the conversation.

David Mann stated this is requesting a Master Planned Development.

It was stated that the City Council is the approving body as this proposal is requesting a Master Planned Development Overlay.

Commissioner Mendenhall opened the public hearing at 8:10 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 8:10 p.m.

Commissioner Carroll **moved** to approve the Mellor Subdivision based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Designation of Low Density Residential.

Conditions:

1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from A-E to R-1-12 with the Master Planned Development Overlay.
3. That the applicant addresses any red-lines.

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

TITLE 15 (Public Hearing)

Title 15 Amendments Old Dominion

David Mann approached the podium and presented the proposed amendments to the Code.

Commissioner Earnest asked for clarification on whether the applicant first violated the City Code and now are asking for it to be amended to allow their fencing violation. It was stated that yes, that is correct.

David Mann stated that this was reviewed by the DRC and it was recommended for denial.

Commissioner Earnest asked how this fencing has violated the fencing standards and it was stated that the fencing violated both the height restrictions and the setback requirements. He then asked if there was a tool the City may use in place of amending the Title 15 to accommodate one site. He is not in favor of amending the entire City Code for one site. He stated that he is open to hearing why the applicant

made the decisions they did, and how the City can work with them to come to find a workable solution.

Dave Anderson stated this fencing was constructed where it would not be allowed. He does not feel there is a tool that would remedy this matter. He stated that if the fencing was constructed where it was allowed, it would be a matter of amending the Site Plan to reflect the height restriction.

Commissioner Warnick expressed her frustration and disappointment with the applicants for obtaining an approval for one thing and then going through and building something that was not approved.

Commissioner Earnest interjected that it is unknown if this is truly what took place or if this was some sort of misunderstanding. He suggests caution with these types of accusations.

Commissioner Carroll is confused as she feels there should be inspections conducted during the building phase and she questions how this could have been missed.

Dave Anderson stated the City does conduct site inspections regularly during the construction phase, but states that there is not City staff out there daily to monitor what is being built and stated this was brought to the attention of the City by a third-party complaint as they did not feel this fencing did not meet the city's fencing requirements. He states that these things do happen and it is not uncommon for the City to amend an approval to accommodate a design change. He stated there have also been cases where something was constructed that did not meet the City development standards and was forced to fix it to be in compliance with the City Code. He stated that the City has strived to keep a standard look to their developments to avoid this type of harsh, institutional look.

Lonny Reed approached the podium and stated that Seth Collins and Jeremy Evans are both present to represent the proposal. He stated that this was not constructed with malintent, and stated that it was their understanding that this was approved. He stated that they have an approved, amended site plan that was stamped by the City that allowed the placement of the fence and the 8-foot fencing. He spoke briefly regarding the need for their site to be safe and secure not only for their drivers and their vehicles but for the product that is stored in the trucks.

Staff agreed that this will need to be looked into by the City staff members. The provided plans were located with the building permit, which is not reviewed by the approving body that it would be required to obtain approval from. It was decided that staff will take time to look further into this at a later date as what was approved and acted upon in the DRC was in compliance with the City's standards as opposed to the referenced site plan.

Lonny Reed took responsibility for this misunderstanding and stated that it must have been their error for not following through with their contractor on what was approved in the site plan.

Seth Collins approached the podium and apologized for the oversight on their part and stated they would like to work with the City to find a workable solution. He stated they are looking for a solution to provide safety and security for their employees and facility.

Commissioners Warnick and Earnest asked if this is something that could be approved as an exception with a fencing variance and it was stated that this does not qualify for an exception or variance as this text amendment does not meet the criteria for a variance.

Commissioner Mendenhall does not agree with changing the Code and feels this will ultimately be the decision of the City Council.

There was discussion on the power of the City Council to approve, or deny this approval and whether or not the staff felt that the Council would ultimately enforce any violations.

Commissioner Mendenhall opened the public hearing at 8:46 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 8:46 p.m.

Commissioner Mendenhall wanted to have additional discussion with staff on their feelings on moving forward.

Commissioner Clayson stated he is comfortable with tabling the conversation to give additional time to staff to work with the applicants.

Commissioner Warnick is also comfortable tabling the conversation or moving to deny the proposal.

Commissioner Warnick moved to recommend to Deny the Old Dominion Amendments to the City Council based on the findings and conditions in the staff report.

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

Title 15 Amendments I-1 Indoor Pickleball Courts

Dave Anderson wanted to pick up on where the conversation ended in the previous Planning Commission meeting now that the applicants are present. He stated this is an amendment to add the proposed use as a permitted use in the I-1 Light Industrial zoning district provided that 3 parking spaces are provided per court. He stated this proposal has no changes from what was proposed last month. He stated he would not be comfortable with less than 3 spaces per court.

Rachel Fox approached the podium and she stated that she represents the PickIr. She stated that their locations are by appointment only, and they have conducted a parking study that allows them a 2.6 parking requirement per court. She stated they are planning a 12-court facility; they can provide this information to the City for review. She stated these locations have limited staff on site made up of about 2 employees on staff that work part time. She described the additional parking that would be available on the east and west sides of the building and stated that their parking would not encroach on the neighboring businesses. She stated the reservations allow patrons a 2-hour time to be at the facility that will be available through their mobile app.

There was discussion on what would be the highest parking requirement for this use and it was stated that it would be no more than 12 spaces but no less than 4 spaces per court. The Commissioners felt the most comfortable with 4 being the minimum number of spaces per court that would be required.

Commissioner Mendenhall opened the public hearing at 9:05 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 9:05 p.m.

Commissioner Earnest feels that 4 spaces are a very reasonable number of spaces to require per court and Commissioner Mendenhall agreed with this and stated that there is no way to tell who the next tenant would be and what parking needs would be so this requirement can stretch to the future uses as well as the current.

Commissioner Earnest moved to recommend to approve the I-1 Indoor Pickleball Courts Amendments to the City Council based on the following findings and conditions.

With the change that the parking requirement, be 4 parking stalls per court but no more than 12.

Commissioner Warnick seconded and the motion passed all in favor.

Title 15 Amendments

Dave Anderson approached the podium to speak about the staff proposed amendments. He spoke briefly about the parking requirements within the high-density zoning, and the need to add defining language regarding what would constitute a decorative wall, into the landscape and buffering walls portion of Title 15. He then spoke about adding language in Title 15 regarding the Complete Neighborhood Overlay.

Commissioner Mendenhall opened the public hearing at 9:28 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 9:28 p.m.

Commissioner Earnest moved to recommend to approve the Title 15 Amendments to the City Council based on the following findings and conditions.

Commissioner Clayson seconded and the motion passed all in favor.

CONSTRUCTION STANDARDS REVISIONS 24.02

Commissioner Mendenhall stated that he has read through all the proposed updates to the City's construction standards and asked if staff needed to have any discussion regarding what is being proposed and staff wanted to hear more of the updates from Byron Haslam.

Byron Haslam stated there are just a few minor changes being made to the city's construction standards. He stated these changes include definitions to fill material, LID's and trees that are located within 150 feet of the park strip of a roadway that intersects with railroad. He stated that the trees located within this distance are removed and so this language will keep trees from being planted within this area. He stated that per State Code, any development that is planned to be within 1,000 feet of a railroad is required to get with the state for a diagnostics testing. He stated the largest update regards the City providing further clarity on the requirement for a 77 foot right of way for all commercial & multi-family developments for the major roadway that goes through the development.

Commissioner Mendenhall opened the public hearing at 9:35 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 9:35 p.m.

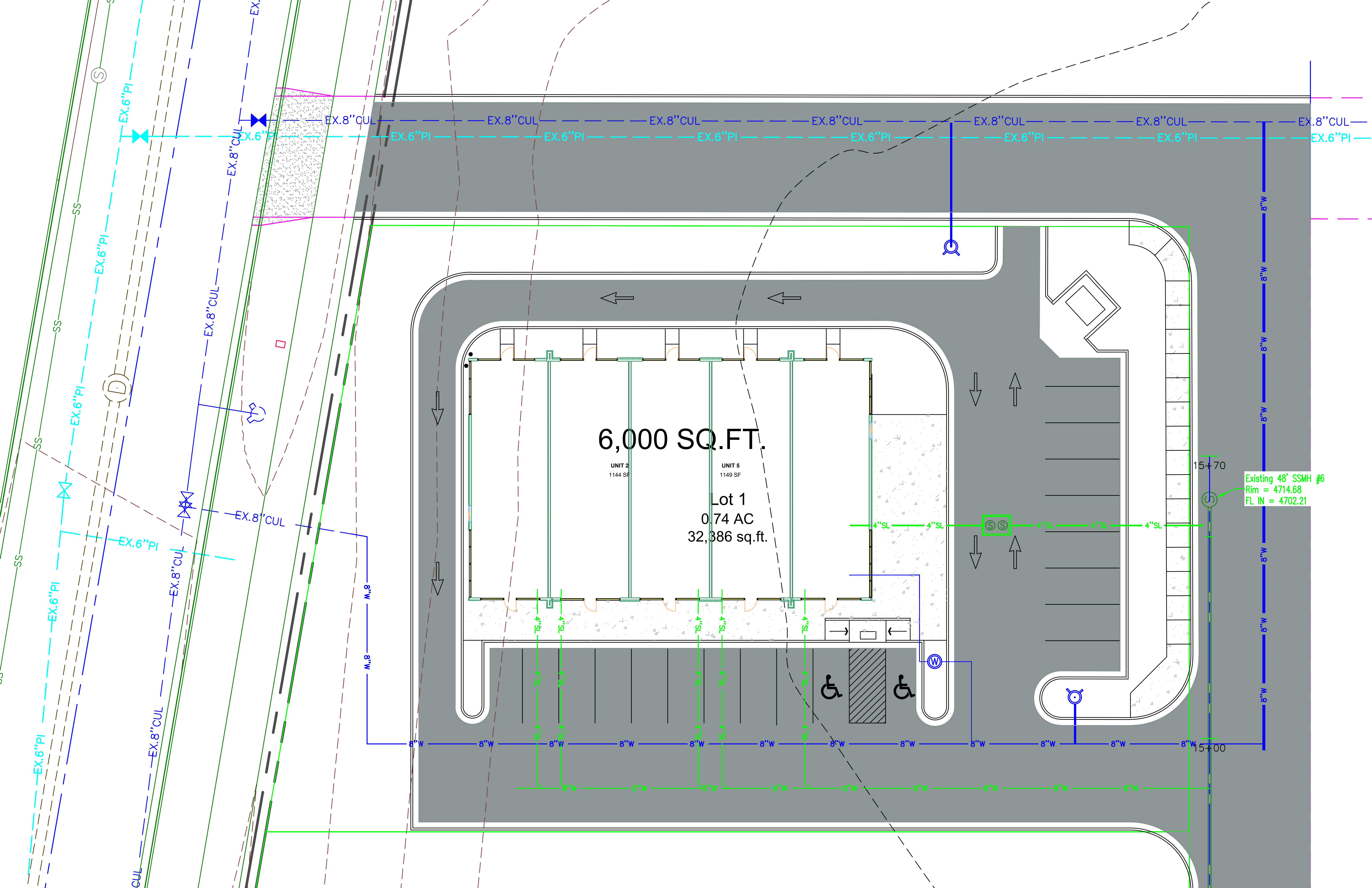
Commissioner Clayson **moved** to recommend the approval of the proposed Construction Standards Revision (24.02) to City Council as discussed.

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

Commissioner Warnick moved to adjourn the meeting at 9:37 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary



EX.8"CUL
EX.6"PI
SS
6,000 SQ.FT.
UNIT 2
1144 SF
UNIT 5
1149 SF
Lot 1
0.74 AC
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4"SL
8"W
15+70
15+00
Existing 48' SSMH #6
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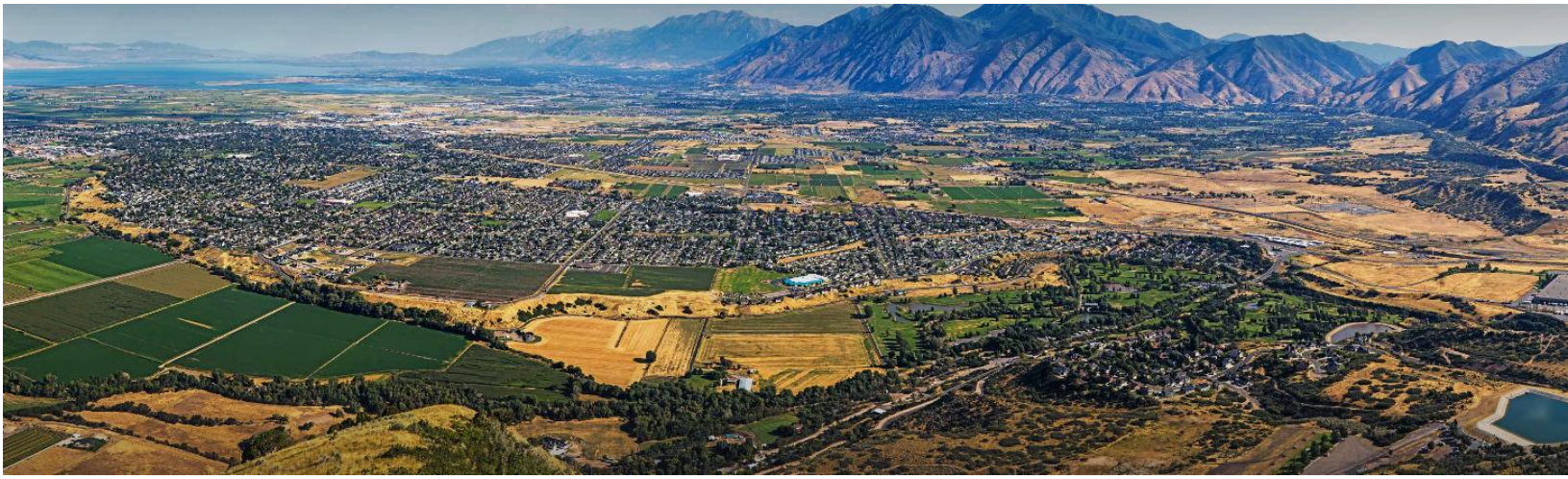
FL IN = 4702.21



01 Draft – Water Use and Preservation General Plan Element

Updated 2025

Prepared by Hansen, Allen & Luce

1. Introduction

Spanish Fork City is committed to sustainable water resource management through proactive conservation planning and land use integration. Project 13 in the Implementation chapter of the Land Use Element of the General Plan sets a goal to reduce water usage in order to have sustainable development. As required under SB110 (2022), SB76 (2023), and Utah Code § 73-10-32, this section outlines the City's water conservation goals and municipal policies, aligned with regional targets and local needs. Spanish Fork's strategy focuses on reducing per capita water use, eliminating waste, and promoting water-wise development patterns to ensure long-term supply resiliency.

2. Historical and Future Water Usage

2.1 Historical Water Use Trends

The following section outlines trends in water usage by population (gallons per capita day, or gpcd) and different connection types (residential, industrial, institutional, etc).

Spanish Fork City operates two water systems: 1) a drinking water system, and 2) and a pressurized irrigation system. This distinction is important for reviewing historical trends and future development. Figure 1 illustrates per capita trends from 2019 to 2024 for both systems.

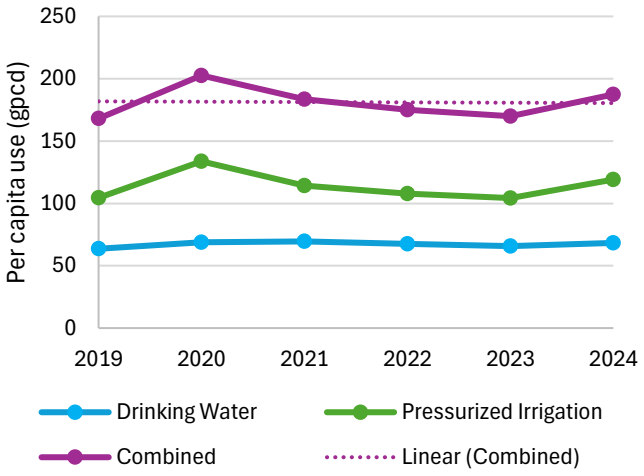


Figure 1. Drinking Water and Pressurized Irrigation per Capita Use

Drinking water usage has trended down, while pressurized irrigation water usage has been relatively consistent. The combined trends have remained fairly consistent and are expected to decrease going forward. New development is anticipated to require less water because it is higher density or doesn't have as much of an outdoor demand. The following factors are attributed to new development having less outdoor demand:

- New water wise landscaping standards for single family and multi-unit developments;
- Smaller lots with larger homes and less landscaping;
- ADUs that double dwelling units on a property with the same or less landscaping.

Spanish Fork City has given considerable effort to accurately track water usage and will continue to monitor trends. This is a foundational key in understanding the effects of water conservation efforts and policies.

Another key consideration is water demands associated with different land uses. Figure 2 shows the number of drinking water connections by type over time. Spanish Fork City primarily consists of residential connections with some commercial and industrial. Spanish Fork City has metered and tracked water usage on the drinking water system and the pressurized irrigation system since its inception.

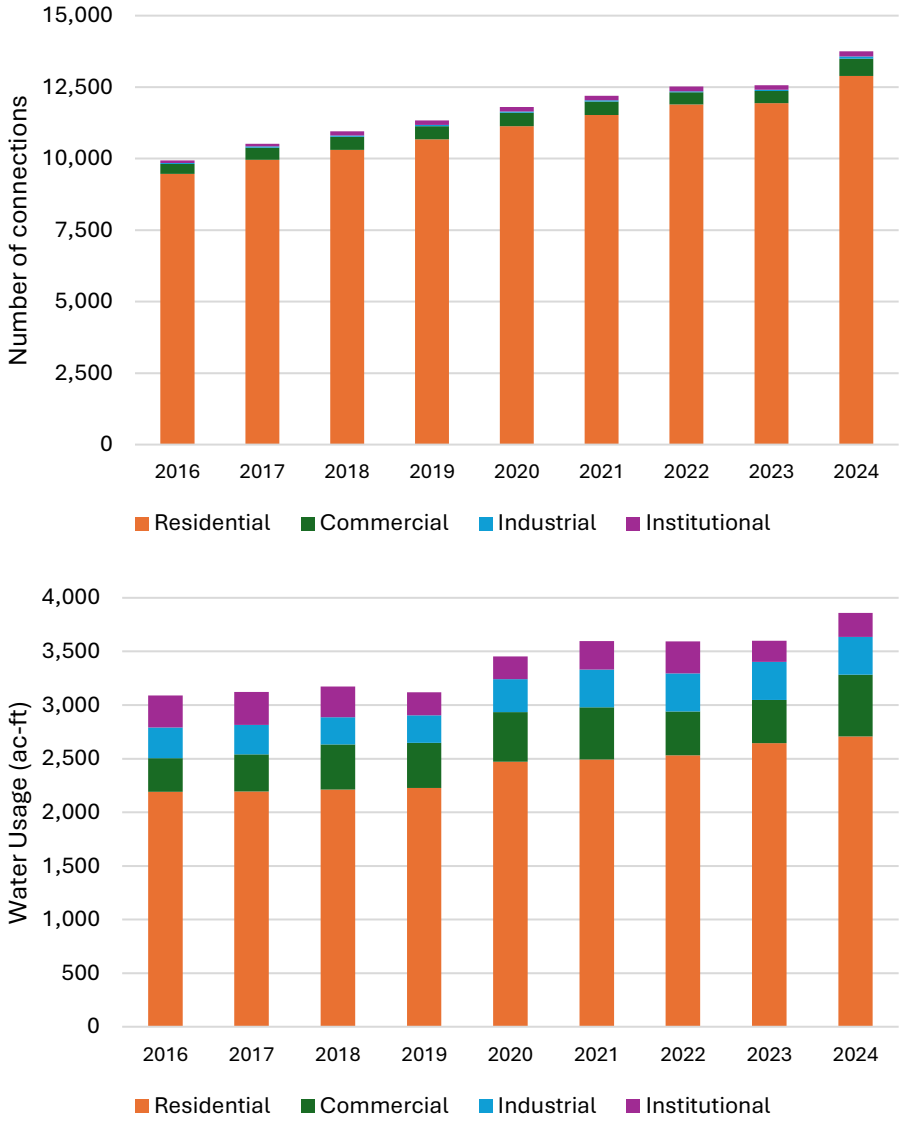


Figure 2. Number of Drinking Water Connections and Total Water Usage

Residential use makes up a majority of total water usage in Spanish Fork followed by institutional use which is primarily comprised of park facilities.

Agricultural usage comes from temporary connections in place until the land is developed. They were allowed to avoid the installation of large flood irrigation pipes that would be abandoned with development. Their connections became pressurized allowing the farmers to water with sprinkler pipe and drip irrigation reducing water use by 50% or 75% respectively.

Figure 3 shows the number of connections on the pressurized irrigation system and their respective water usage.

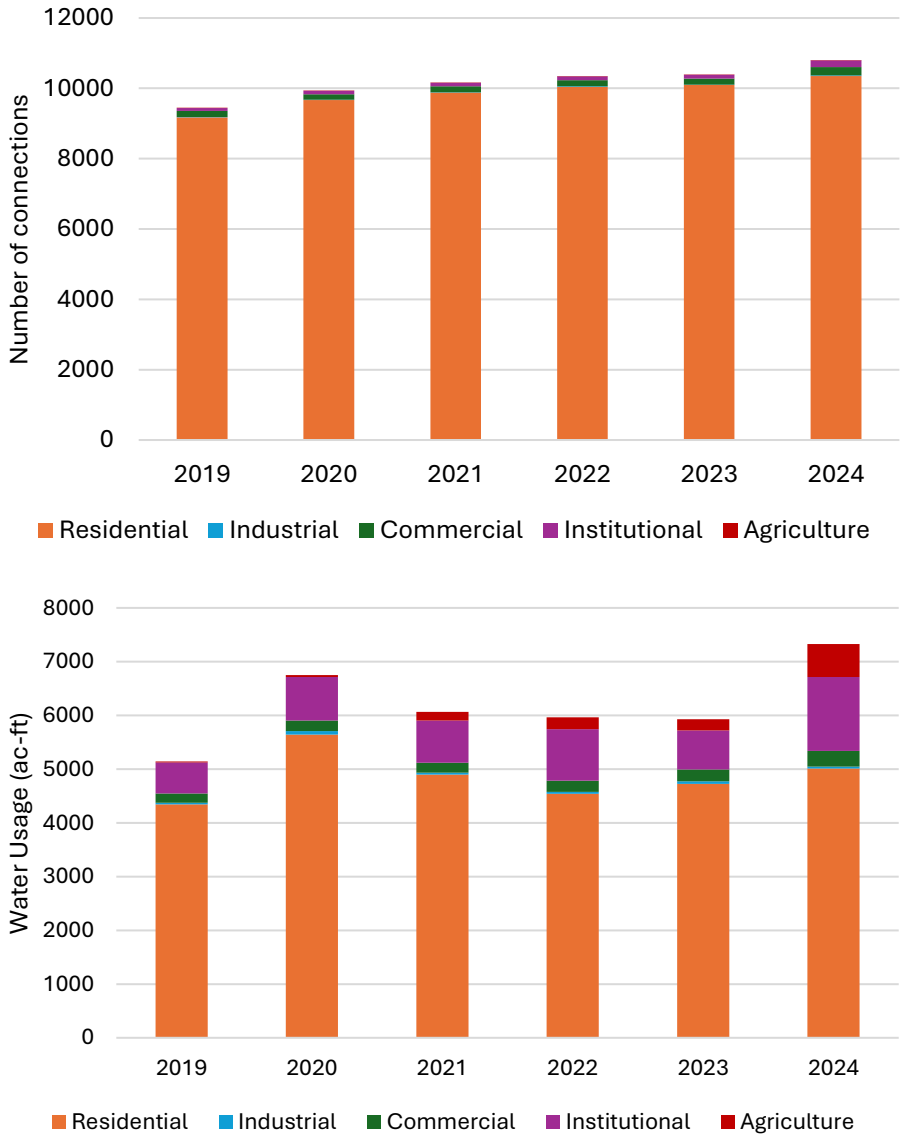


Figure 3. Number of Pressurized Irrigation Connections and Total Water Usage

Similar to drinking water, residential water usage makes up most of the total water usage on the pressurized irrigation system.

Both Figures 2 and 3 show the significant growth that Spanish Fork City has experienced over the last several years. This growth is important to consider when evaluating impacts on water supply. However, it is necessary to understand historical trends in water usage per connection. Figure 4 shows trends in drinking water usage by connection type.

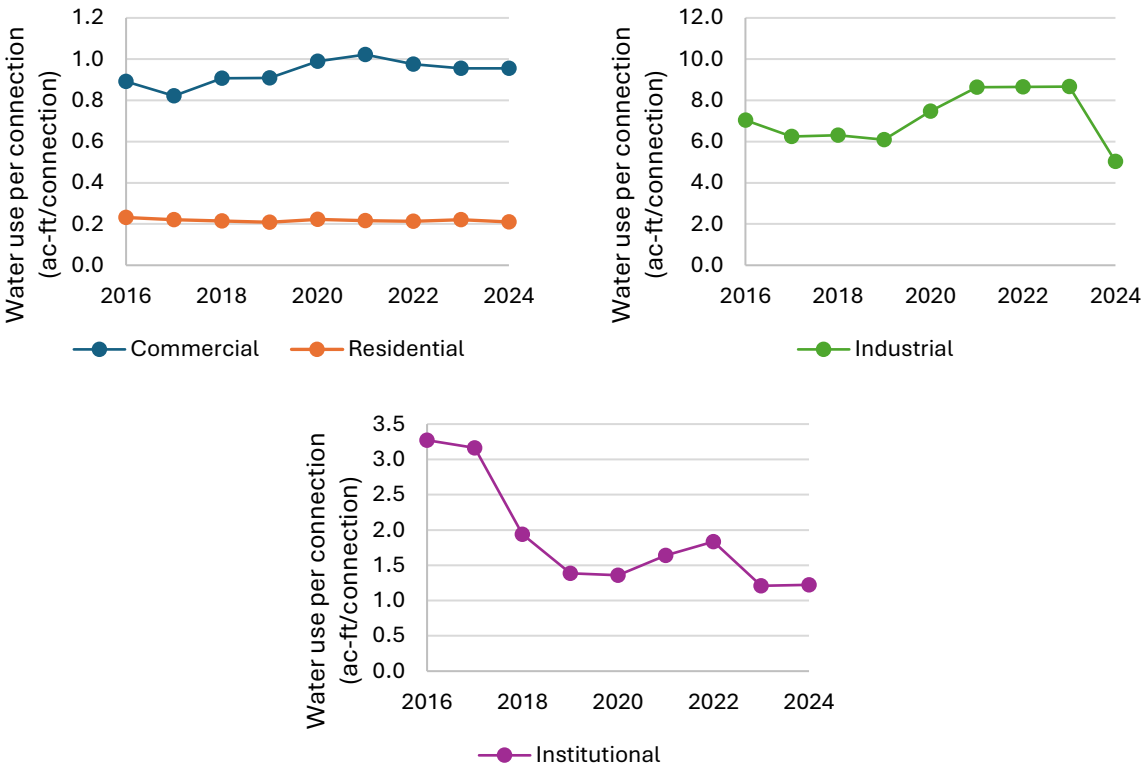


Figure 4. Drinking Water Usage per Connection

Residential and commercial water usage has remained fairly constant, with commercial increase slightly. This will be important to track as new development occurs and how it impacts the available water supply. Industrial use has trended down slightly with a large drop in 2024 because of the addition of several airport hangars with very little drinking water use. Institutional usage per connection has decreased over time because several connections have been reclassified from commercial to institutional.

ADU's increase population but do not increase connections so as the number of ADU's increase the most accurate measure of water conservation will be gallons per capita per day. Since population estimates are accurate after a census and estimated for years between censuses this will provide a more long-term feel for indoor water conservation. ADU's go largely unreported and significantly increased with COVID-19. A more accurate measure of gallons per capita per day will come with the 2030 census.

Water usage per connection for the different land use types on the pressurized irrigation system is shown in Figure 5.

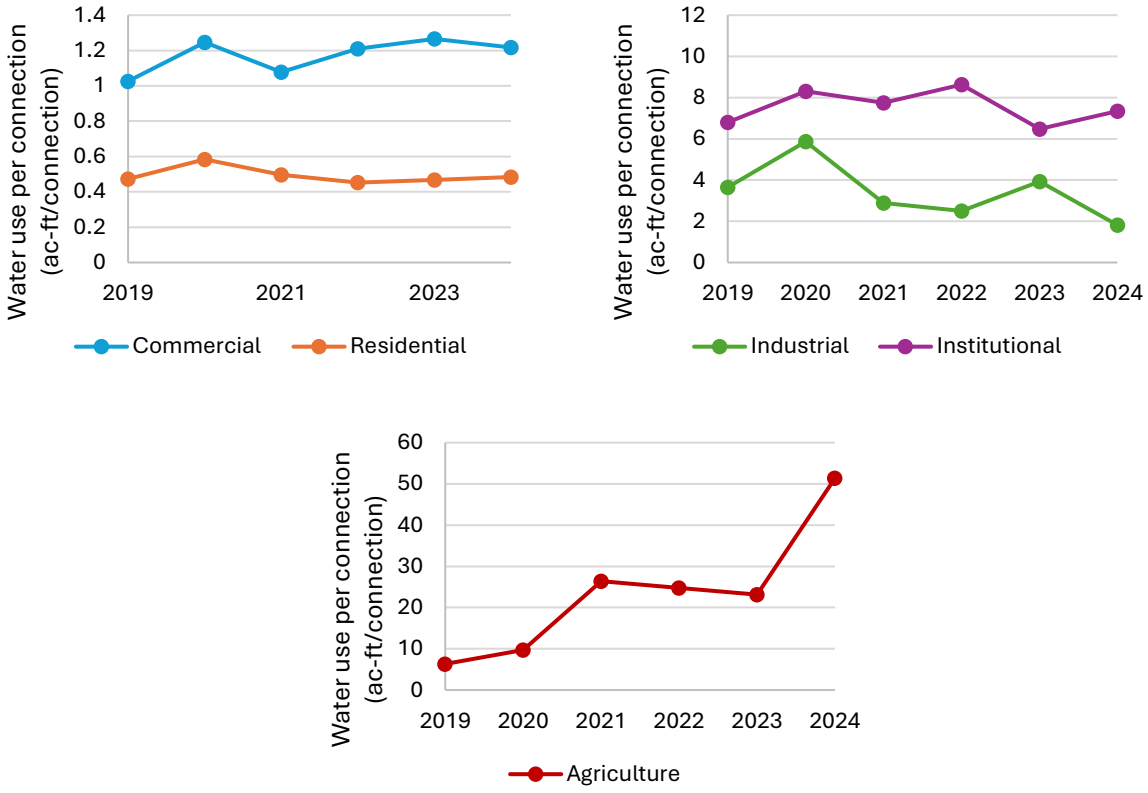


Figure 5. Pressurized Irrigation Water Usage per Connection

Similar to the drinking water system, residential and commercial water usage has remained relatively constant with commercial usage per connection increasing slightly. Both industrial and institutional water usage per connection has decreased over time. Agricultural demand has increased because the City has allowed more fields to be temporarily watered with the pressurized irrigation system. From 2019 to 2024, the number of agriculture connections increased from 3 to 12. As previously discussed, this actually saves 50% to 75% of the water used previously on the fields.

Nonresidential water usage is greater per connection on the drinking water and pressurized irrigation systems and should be accounted for when evaluating future development plans. Furthermore, this information helps address future conservation strategies.

2.2 Regional & Municipal Conservation Goals

Spanish Fork City is located within Utah's Provo River Region, which has a designated 2030 municipal and industrial (M&I) water conservation goal of 179 gallons per capita per day (gpcd). This represents a 20% reduction from the 2015 baseline of 222 gpcd, as established

by the Utah Division of Water Resources in its *Regional Water Conservation Goals Report*. The City has formally adopted this target with its 2019 Water Conservation Plan Update, thereby reinforcing its alignment with the state's long-term planning framework and water efficiency standards.

The Water Conservation Plan functions not only as a foundational document for local water management but also as a compliance tool under Utah Code § 73-10-32, which mandates that public water systems with more than 500 connections adopt and regularly update a conservation plan. Spanish Fork's plan includes the following required components:

Clearly stated water use reduction goals	179 gpcd by 2030; adopted regional target
Goals for implementing conservation measures	Established clear goals and have made steps to achieve them
Evaluation processes and performance metrics	Regular reporting tied to meter data, audits, and system use efficiency
Public outreach and education strategies	Ongoing communication through utility bills, social media, and city programs

Spanish Fork City has increased their per capita water usage by 18% since 2019 (see Figure 1). Spanish Fork is expected to decrease per capita use by being proactive in conservation efforts and planning to implement several strategies to reduce future usage. A more accurate measure of indoor gallons per capita per day is expected with the 2030 census because it will account for the ADU and adult children living at home population. Additionally, a better trend to understand water usage is average usage per connection. For example, residential usage per connection has been relatively constant without a significant increase despite ADU increases. Spanish Fork also has large commercial, institutional, and industrial users that increase per capita trends.

2.3 Future Water Use

Water use is expected to grow as future development occurs. Two different future water demand scenarios are illustrated in Figure 6. If conservation efforts continue throughout the City, the gap between supply and demand will be more manageable. The reliable water supply is estimated as the limiting component of water rights, infrastructure capacity, and physical surface water and groundwater supply. Additionally, the reliable water supply considers water supply based on dry year conditions and the largest source being out of service.

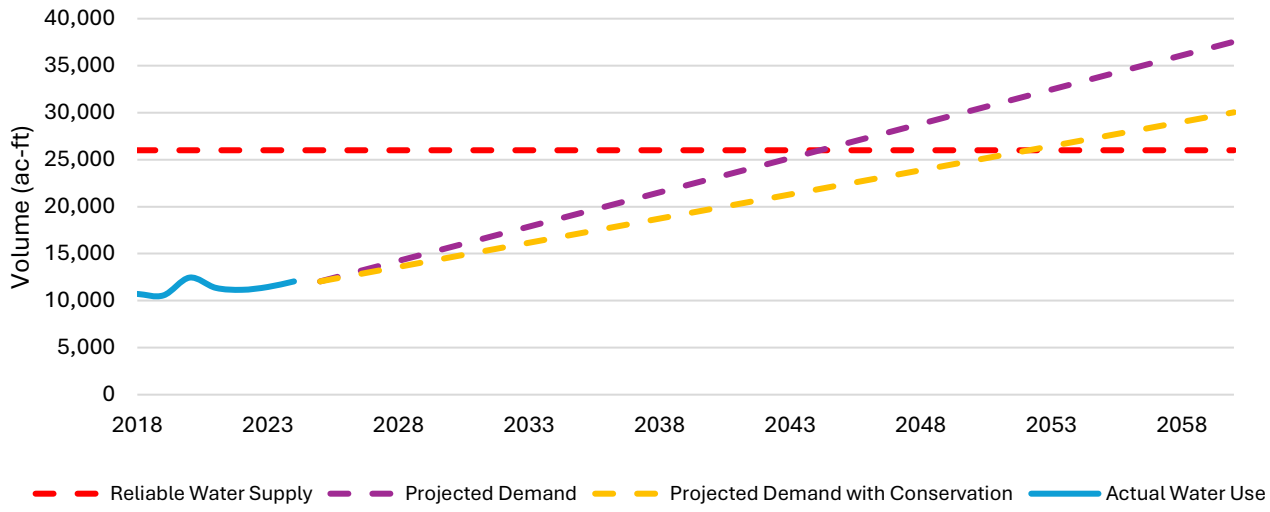


Figure 6. Future Water Demand Estimates

Figure 6 shows that additional steps are necessary to ensure that the existing water supply is capable of meeting future demands. Future development will require more water supply than what can be provided by the existing system (see more in Section 4). Furthermore, it is important to ensure conservation efforts are continually implemented to reduce the volume of future water needed.

2.4 Agriculture

As an area of farmland develops, eventually a series of ditches end up only watering as little as one or two small fields. These ditches will likely be abandoned in the near future with additional development. Rather than requiring developers to expend large amounts of money to pipe the ditches the City has allowed these fields to connect to the pressurized irrigation system.

The fields will then be able to use a sprinkler system or drip system to water crops. The City requires the developers to pay for these systems. Since the ditches originally were used to flood irrigation the fields a sprinkler system conserves 50% the water previously used to irrigate the fields. A drip system conserves 75%. The agricultural use is temporary and not included in gallons per capita per day.

2.5 Impacts to Great Salt Lake

Spanish Fork City is working to reduce impacts on Great Salt Lake (GSL) by reducing depletion in the system. Outdoor water demands have a high depletion rate, as most of the water evaporates or is consumed by turfgrass. Reducing outdoor water demands provides an excellent opportunity for mitigating impacts to the GSL. Existing conservation programs

can reduce existing outdoor demands and recently adopted ordnances will help reduce the addition of more outdoor demands.

3. Land Use & Development Standards

To support its water conservation objectives and comply with the requirements of SB110 (2022), Spanish Fork City is updating its land use policies, zoning ordinances, and landscaping standards to better reflect principles of water-efficient development. These changes are designed to reduce long-term water demand, promote sustainable growth patterns, and integrate water stewardship into everyday planning and development decisions. By embedding water-conscious design and regulation into the City's land use framework, Spanish Fork can help ensure water availability for future generations while maintaining the aesthetic and ecological quality of its built environment.

These updates are directly aligned with the City's 2024 Water Conservation Plan and the Provo River Region's adopted water conservation goal of 179 gallons per capita per day (gpcd) by 2030, a 20% reduction from 2015 levels. They also reflect best practices recommended in the *Utah Best Management Practices Guide*, the *2025 Water Conservation Plan Guide*, and the *Regional M&I Water Conservation Goals Report*, all of which emphasize land use integration, sustainable landscaping, and demand-side management as central to achieving statewide conservation targets.

3.1 Existing Municipal Standards

Spanish Fork City has implemented a wide array of ordinances aimed at conserving water through careful land use consideration. The following table outlines development codes that work to reduce water usage throughout Spanish Fork City.

Table 1. Summary of Existing Ordinances

Municipal Code	Title	Description
15.4.08.030 (C.40)	Application And Review Process	Grading plan with detailed elevations showing the drainage of the property. Sites shall be designed to eliminate drainage of water to adjacent properties. Site Grading Plan shall address soil types of material on the project site to ensure it is suitable for growth of landscaping and adequate percolation rates which are applicable to the design.
15.4.16.130 (B.3)	Landscaping, Buffering Walls, And Fences	Required landscaping in the park strips, front yards and side yards that are visible from the street shall be comprised of approved turf or live plant material with an automated irrigation system. Zero-scape may only be used in back yards

Municipal Code	Title	Description
		that are not visible from the street. Water-conserving designs are encouraged.
15.4.16.130 (B.6)	Landscaping, Buffering Walls, And Fences	Lawn shall not be less than eight (8) feet wide at its narrowest point. Lawn and artificial turf shall not exceed 35% of the front and side-yard landscape area. The landscape area does not include footprints of buildings or structures, sidewalks, typical driveways, and other non-irrigated areas intentionally left undeveloped. Lawn and artificial turf shall not be installed in park strips. Lawn shall not be installed on paths, or on slopes greater than 25% or 4:1 grade.
15.4.16.130 (C.1)	Landscaping, Buffering Walls, And Fences	Water-conserving Landscape Design is encouraged. The Localscapes® Program, the Salt Lake City Plant List and Hydrozone Schedule 2013 prepared by Salt Lake City Public Utilities, and the Utah State University Center for Water-efficient Landscaping, shall be primary references for the design and installation of water-conserving plants and landscapes in Spanish Fork City.
15.4.16.130 (C.2.c)	Landscaping, Buffering Walls, And Fences	Fill remaining areas with planting beds composed of water-conserving plants and water-efficient irrigation systems.
15.4.16.130 (D.3)	Landscaping, Buffering Walls, And Fences	The standards are not intended to conflict with other landscape requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.
15.4.16.130 (D.5.b.7) **15.4.16.130 (D.5.c.7)** **15.4.16.130 (D.5.d.7)**	Landscaping, Buffering Walls, And Fences	No more than 20% (or 15% for industrial uses) of the required landscaping shall be irrigated turf grass outside of active recreation areas, and no turf area shall be less than eight (8) feet in width. At maturity, multi-family and non-residential landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
15.4.16.130 (D.5.b.8) **15.4.16.130 (D.5.c.8)** **15.4.16.130 (D.5.d.8)**	Landscaping, Buffering Walls, And Fences	Lawn and artificial turf shall not be installed in park strips. Lawn shall not be installed on paths or on slopes greater than 25% or 4:1 grade.

Municipal Code	Title	Description
15.4.16.130 (E.1.a)	Landscaping, Buffering Walls, And Fences	All irrigation systems shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation and bubbler systems shall be used in all landscape areas except those that contain lawn. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
15.4.16.130 (E.1.b) 15.4.16.130 (D.6.a.i)	Landscaping, Buffering Walls, And Fences	Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves. Plants with similar water needs shall be grouped together as much as possible.
15.4.16.130 (D.6.a.ii)	Landscaping, Buffering Walls, And Fences	Areas with slopes greater than 25% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization. No turf grasses or overhead irrigation is allowed on slopes greater than 25%.
15.4.16.130 (D.6.a.iv) 15.4.16.130 (E.1.c)	Landscaping, Buffering Walls, And Fences	Mulch after the completion of planting, all irrigated non-turf areas shall be covered with a minimum 3 inch to 4 inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch. Drip irrigation is required where turf grasses are not being utilized. Mulch permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
15.4.16.130 (D.6.a.v)	Landscaping, Buffering Walls, And Fences	Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six inches (6") and amending the soil with organic material as per recommendations of the landscape designer/ landscape architect based on the required soils report.
15.4.16.130 (D.6.b)	Landscaping, Buffering Walls, And Fences	The Localscapes Program, the Salt Lake City Plant List and Hydrozone Schedule 2013 prepared by Salt Lake City Public Utilities, and the Utah State University Center for Water-efficient Landscaping shall be primary references for the design and installation of water-conserving plants and landscapes in Spanish Fork City.
15.4.16.130 (D.6.c.ii.c)	Landscaping, Buffering	A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain: a layout of the irrigation system; a legend summarizing the type and size of all

Municipal Code	Title	Description
	Walls, And Fences	components of the system, including manufacturer name and model numbers; inclusion of a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities; static water pressure in pounds per square inch (psi) at the point of connection to the public water supply; flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; EPA Water Allowance Table; and installation details for irrigation components.
15.4.16.130 (D.6.c.ii.f)	Landscaping, Buffering Walls, And Fences	Use the WaterSense Water Budget Tool provided by the US Environmental Protection Agency to calculate the water allowance for the site.
15.4.16.130 (E.1.f)	Landscaping, Buffering Walls, And Fences	Lawn and artificial turf should not be installed in park strips. Lawn should not be installed on paths less than eight (8) feet in width, or on slopes greater than 25% or 4:1 gradient.
15.4.16.130 (E.2.b.iv)	Landscaping, Buffering Walls, And Fences	Newly planted trees need additional water during the first years of planting in order to become established. In addition to properly designed irrigation systems, other methods such as drip hoses and “gator bags” should be used to provide more water for new trees, particularly when irrigation water is unavailable.
15.4.16.130 (E.3.e)	Landscaping, Buffering Walls, And Fences	Landscaped areas shall be maintained in a neat, clean, and orderly condition. This includes the removal of litter, proper pruning, lawn mowing, weeding, deadheading for perennial plants, fertilizing, replacement of dead plants, and regular watering of all landscaped areas.

3.1.1 Landscaping Requirements for New Development

Looking ahead, Spanish Fork City will apply enhanced landscape performance standards for all new residential subdivisions, commercial developments, and public or institutional projects. These requirements are consistent with Development Code Chapter 35 (Water Efficiency Standards) and are designed to reduce water use in outdoor environments, while simultaneously improving aesthetics, biodiversity, and site functionality.

Key elements of these standards include:

- Plant Selection and Turf Limitations: Drought tolerant and native plants that require minimal irrigation must be prioritized in all new developments. Turf is prohibited in landscape areas less than eight feet wide and must not exceed 35% of the total landscaped area. HOA governing documents must not prohibit the use of water conserving plants or enforce requirements that prevent compliance with water efficiency standards. Turf is permitted in unobstructed areas designed in a shape that allows efficient watering. Park strips shall be planted with drought tolerant turf and/or ground covers. Landscaping in parking lot islands and peninsulas must utilize waterwise landscaping and exclude the use of turf.
- Integrated Stormwater Management: Irrigation systems must be designed to match the water needs of the designated plant materials. Drip irrigation or bubblers should be used except in lawn areas. Drip irrigation systems must include a pressure regulator, filter, flush end assembly, and other appropriate components, and water efficient sprinkler heads and nozzles must also be used. Each irrigation valve must serve landscaping with similar site, slope, and soil conditions, and with plants that have similar watering needs. Lawn areas and plating beds must be irrigated on separate valves, and drip emitters and sprinklers must be placed on separate valves. At least 3-4 inches of air and water permeable mulch must be applied in planting beds to control weeds and improve the appearance of the landscaping design.
- Waterwise Landscape Installation: Private property owners must obtain a permit and comply with all current planting restrictions before installing a new waterwise landscape.
- Tree Care and Protection: Public trees must be watered, fertilized, and pruned when necessary to maintain proper limb clearance, good structure, health, and vigor. No person may deposit, place, store, or maintain materials on any public right of way that could prevent the passage of water, air, or nutrients to the roots of public trees except where decorative rock gardens or other approved landscaping materials are used. Owner shall clean up and remove fallen leaves or other debris so that these do not impede storm drain systems. Tree roots that cause damage to streets, curbs, sidewalks, or public utilities such as sewer, storm drain, gas, water, or electric lines are considered hazardous and declared a public nuisance.
- Stormwater and Low Impact Development: The outdoor landscaping standards in chapter 35 are not intended to conflict with any other landscaping requirements

defined by Utah law, including stormwater retention requirements and low impact developing guidelines. When any requirement may conflict with Utah law, the conflicting requirement does not apply.

- Annual Planning: An annual plan of work shall be prepared by the Urban Forester in coordination with all departments involved in the care, planting, maintenance, or removal of trees. The plan shall be updated each year and developed to meet the criteria for Tree City USA designation. It may include considerations such as species diversity, planting needs, hazardous trees, insect and disease issues, and regular care practices like pruning and watering. An updated inventory of public trees, work performed, maintenance activities, and future plans shall be maintained by the Urban Forester and Parks Department and may be modified by the Urban Forester at any time. The Spanish Fork City Tree Planting and Pruning Guide, unacceptable public tree list, and landscape specifications and standards shall also be reviewed annually and may be updated by the Urban Forester.

These policies will be embedded in the City's site plan review process, with checklists and guidance materials provided to developers and landscape designers. The City will also maintain a reference plant list, irrigation standards manual, and sample landscape plans to support consistent and practical implementation.

3.2 Recommended Zoning and Ordinance Updates

To address these gaps and strengthen the City's conservation framework, the following code and policy updates are recommended. These changes are intended to ensure that water-wise landscaping, efficient irrigation, and smart growth principles are fully integrated into Spanish Fork's development regulations:

Table 2. Existing and Recommendation Zoning and Ordinance Updates

Update Category	Policy Direction
Turf in Park Strips and Medians *Municipal Code 15.4.16.130 (B.3)* *Municipal Code 15.4.16.130 (B.4)* *Municipal Code 15.4.16.130 (B.6)* *Municipal Code 15.4.16.130 (D.5.b.8)* *Municipal Code 15.4.16.130 (D.5.c.8)* *Municipal Code 15.4.16.130 (D.5.d.8)* *Municipal Code 15.4.16.130 (E.1.f)*	**Existing:** See Table 1 **Additional Considerations:** Turf could be prohibited in new or renovated park strips, medians, and any planting area less than 8 feet wide, unless it serves a clear recreational or civic function.
Water-Efficient Landscaping Standards *Municipal Code 15.4.08.030 (C.40)* *Municipal Code 15.4.16.130 (C.1)*	**Existing:** See Table 1 **Additional Considerations:** All new development and major remodels must apply

Update Category	Policy Direction
Municipal Code 15.4.16.130 (C.2.c) *Municipal Code 15.4.16.130 (E.1.b)* *Municipal Code 15.4.16.130 (D.6.a.i)* *Municipal Code 15.4.16.130 (D.6.a.iii)* *Municipal Code 15.4.16.130 (D.6.a.iv)* *Municipal Code 15.4.16.130 (E.1.c)* *Municipal Code 15.4.16.130 (D.6.b)*	xeriscape principles, including drought-tolerant/native plants, mulched beds, and hydrozoning (grouping by water need).
Smart Irrigation Requirements *Municipal Code 15.4.16.130 (E.1.a)* *Municipal Code 15.4.16.130 (D.6.c.ii.c)*	**Existing:** See Table 1 **Additional Considerations:** Mandate drip irrigation in all non-turf areas, and require smart controllers, rain sensors, and pressure-regulated heads in all automated systems.
Decorative Water Features Regulation	**Existing:** N/A **Additional Considerations:** Limit or prohibit water features that use potable water unless they are recirculating and fulfill a cooling or civic benefit.
Tree Canopy with Drought-Tolerant Species	**Existing:** N/A **Additional Considerations:** Encourage tree planting with low-water use species that provide shade and reduce the heat island effect, while minimizing irrigation demand.

These recommendations reflect the best practices outlined by the Utah Division of Water Resources and were informed by successful programs in other Utah communities, such as Vineyard and North Salt Lake.

4. Water Supply & Infrastructure Planning

Spanish Fork City recognizes that sustainable land development must be closely coordinated with the availability and reliability of its water systems. As such, the City actively integrates land use decision-making with the planning, operation, and expansion of its public water systems.

This approach ensures that both drinking water and pressurized irrigation water needs are addressed in parallel with residential, commercial, and institutional growth.

In compliance with Utah Code § 19-4-114, Spanish Fork maintains and regularly reviews new development's impacts on the water systems. This strategy helps guide investments, assess infrastructure capacity, and evaluate the long-term sustainability of the City's water sources, storage, and distribution systems.

4.1 Summary of Existing System

Spanish Fork's drinking water system currently serves over 13,700 connections and is supplied by a combination of groundwater wells and springs. Redundancy between the pressurized irrigation system and drinking water system ensure that the City can meet any extreme demands. Long-term planning is also being used to secure needed water rights to supply the City's future needs. Furthermore, additional transmission capacity throughout the City and from springs as well as storage tanks are being developed to support future development and provide additional redundancy.

Storage for the drinking water system is provided by five storage tanks, over six pressure zones, with a combined capacity of 13.25 million gallons (MG). These facilities are essential for balancing daily system demands, ensuring pressure stability, and providing emergency storage.

In parallel, the pressurized irrigation system is supplied by wells, springs, and CUWCD. The pressurized irrigation system serves over 10,800 connections and is a significant conservation asset. There is a total of 50.8 ac-ft of storage capacity in the Spanish Fork City pressurized irrigation system. Strawberry Reservoir also provides significant storge capacity.

Table 3 summarizes Spanish Fork's water supply and infrastructure.

Table 3. Spanish Fork City Water Supply & Infrastructure Summary

Category	Current Assets / Status	Future Needs / Planned Improvements
Water Sources (Drinking Water)	Springs and wells	Additional transmission from springs and new well sites to meet future demands
Water Sources (Pressurized Irrigation)	Wells, springs, and CUWCD	Obtain additional supply and ensure redundancy throughout the system
Storage Capacity (Drinking Water)	5 tanks totaling 13.25 MG	No proposed projects
Storage Capacity (Pressurized Irrigation)	Total of 50.8 ac-ft	No proposed projects
Distribution System (Drinking Water)	13,700+ drinking water connections	Transmission main upgrades; additional booster pump station capacity between pressure zones
Distribution System (Pressurized Irrigation)	10,800+ PI connections	Transmission main upgrades; additional booster pump station capacity between pressure zones
Pressure Zones	6 DW and 2 PI zones; zones maintained with booster stations and PRVs	Reconfiguration of zones to improve pressure control and provide additional redundancy.
Asset Management	SCADA system, scheduled pipe replacement, meter calibration program	Continued investment in automation, real-time monitoring, and preventative maintenance
Impact Fees	Assessed annually based on ERCs and development for drinking water and PI systems	Fees tied to Capital Facilities Plan to fund new sources, tanks, and pipelines
Capital Projects	System modeling updated; key CIP projects planned (distribution)	Well development, pressure zone optimization, major pipeline extensions

4.2 Infrastructure Improvements & Asset Management

To ensure reliable water service delivery and support future development, Spanish Fork has upgraded its water infrastructure by implementing measures to reduce system losses and developing transmission from water sources. They have also improved metering and monitoring of the water system, giving them a more accurate understanding of water supply and use, and where development is needed most.

Hydraulic modeling has been developed and maintained for both drinking water and PI systems. These models are used to simulate peak demand scenarios, identify undersized distribution lines, and prioritize capital improvements in pressure-deficient areas. As residential development expands, booster pump stations and pressure zone adjustments are needed to maintain service reliability.

The City is also implementing system upgrades that include:

- Upsizing transmission mains in key growth corridors.
- Reconfiguring pressure zones to optimize pump station operation, reduce system head loss, and improve energy efficiency.

Leak detection and maintenance are prioritized through ongoing investments in SCADA (Supervisory Control and Data Acquisition) systems, meter calibration, and a scheduled pipe replacement program. In 10 years these efforts have reduced non-revenue drinking water loss from over 30% to now under 15% and for pressurized irrigation from over 20% to just over 10%. This extends the useful life of existing assets while improving operational efficiency.

Planned projects identified in the City's capital planning documents include:

- New transmission lines for future growth and redundancy.
- Expansion of pressure-regulated zones and looped transmission improvements to increase system redundancy.

4.3 Impact Fee & Financing Strategy

Spanish Fork finances system expansion and upgrades in part through the use of impact fees, which are assessed in accordance with the Utah Impact Fees Act. These fees are calculated based on projected Equivalent Residential Connections (ERCs) and reflect the proportional demand that new development places on the system.

The City currently assesses drinking water and pressurized irrigation impact fees to fund capacity-increasing projects such as new wells, tanks, and major pipeline improvements. These fees are based on cost-per-ERC models developed in the City’s Impact Fee Facilities Plan (IFFP) and are regularly reviewed to ensure they remain proportional and justifiable. Revenues are restricted to system expansion—not maintenance—and are used exclusively to serve new growth.

The City follows a “fair share” financing approach, ensuring that existing ratepayers are not burdened by growth-related infrastructure costs. Impact fee schedules are aligned with the

Capital Facilities Plan (CFP), which includes a 20-year horizon of needed projects, prioritized by timing, location, and coordination with land use approvals.

By using data-driven planning and equitable cost-recovery methods, Spanish Fork is well-positioned to fund the infrastructure needed to accommodate future growth while maintaining high levels of service and ensuring fiscal responsibility.

5. Water Conservation, Demand Management, & Implementation

To complement core water conservation strategies required by SB110 (2022), Spanish Fork City has identified a range of optional water demand reduction measures that go beyond compliance to proactively manage long-term water use. These strategies reflect a forward-thinking approach to land and water integration, resource stewardship, and climate adaptation. They are informed by guidance from the *2025 Water Conservation Plan Guide*, the *Best Management Practices for Water Conservation* by the Utah Division of Water Resources, and the *Growing Water Smart Guidebook*.

By adopting voluntary yet impactful programs, Spanish Fork plans to support sustainable development patterns, incentivize retrofits in existing neighborhoods, and ensure the City's water infrastructure can support anticipated growth without compromising system integrity or environmental resilience.

5.1 Existing Water Conservation Strategies

The following sections detail existing water conservation efforts by Spanish Fork City.

5.1.1 Municipal Policies for Water Conservation

In support of its adopted conservation targets, Spanish Fork has established a range of local policies designed to reduce demand, increase system efficiency, and promote conservation across residential, commercial, and institutional sectors. A full list of water conservation efforts is included in the *2024 Water Conservation Plan*.

The following table summarizes key policies that have been implemented that represent a blend of operational best practices and behavior-based strategies.

Table 4. Existing Water Conservation Efforts

Municipal Policy	Description & Intended Impact
Water Conservation Coordinator	Individual tasked with managing conservation efforts throughout Spanish Fork City, including staying informed on additional and potential future opportunities. Provides material for website and social aimed at public education.
Water Conservation Outreach Campaign	Public material is developed and shared on all available resources to help educate residents about water conservation opportunities.
Water Efficient Technology	The City provides information, rebates, and tips that help residents reduce water usage. Such rebates include more efficient fixtures and smart water controllers.
Tiered Water Pricing	Graduated water rates for both drinking water and pressurized irrigation water that charge more for higher usage tiers. This encourages responsible consumption and rewards efficiency.
System Metering	All residential and commercial connections are required to be metered. An AMI technician is available to track meters and usage. The City has a meter maintenance tracking program. Furthermore, Spanish Fork City has received several grants to replaced outdated meters. This effort will help better track losses in the system.
Leak Detection and Repair	Tracking water production against metered usage in an attempt to reduce leaks and waste of water. The City has equipped a daily leak detection program. The utility department also notifies customers when water usage is higher than average. Additionally, the City has purchase and equipped Gutermann equipment on the spring.

These programs reflect the City's dual commitment to equity and effectiveness: encouraging voluntary compliance through education while backing it with robust enforcement and infrastructure management.

5.1.2 Landscaping Restrictions & Streetscape Policy

Outdoor irrigation is one of the largest components of municipal water use, particularly during summer months. Spanish Fork has adopted a progressive approach to landscape water efficiency that balances aesthetics, function, and sustainability in 15.4.16.130 Landscape Regulations.

To target reductions in non-functional water use, the City has adopted and will further strengthen landscape standards, particularly in narrow rights-of-way and high-visibility public corridors (see Table 2).

These measures are intended to support the Spanish Fork's water conservation objectives while maintaining functional and sustainable landscapes. Implementing water-wise landscaping practices helps reduce irrigation demand, control stormwater runoff, and promote long-term vegetation health within public and private developments.

Spanish Fork's water conservation goals and policies form the foundation of its integrated land and water planning approach. By aligning regional goals with local implementation tools, the City ensures that conservation is embedded in daily operations and future planning. These strategies support a sustainable and resilient water future for current and future residents alike.

5.2 Future Water Conservation and Demand Reduction Strategies

Spanish Fork City will pursue a suite of voluntary programs and planning tools to reduce per capita water use, particularly in high-consumption sectors. These include measures tied to development patterns, landscape design, and economic growth policies:

- **Smart Growth and Zoning Flexibility:** The City will explore zoning incentives that promote water-smart urban form, including:
    - Smaller average lot sizes to reduce irrigable landscape area.
    - Clustered development with shared low-water-use open space.
    - Density bonuses or height variances for projects that incorporate water-saving features like rainwater harvesting, green infrastructure, or high-efficiency landscape design.
- **Retrofit Incentives for Existing Properties:** To support water savings in legacy developments, Spain Fork City will seek grant funding and promote CUWCD programs that offer:
    - Rebates for turf conversion to xeriscaping for existing residents.
    - Incentives for installing WaterSense-labeled indoor fixtures.
    - Support for smart irrigation controllers, soil moisture sensors, and other water-saving technologies.
- **Water-Conscious Economic Development:** Spanish Fork will revise its economic development incentives to avoid subsidizing high-water-use industries (e.g., bottling plants, evaporative cooling-dependent data centers) unless they implement on-site water conservation or reuse strategies. Incentives will instead be prioritized for businesses with a low water footprint or those implementing onsite recycling, reuse, or graywater systems.

- **Concurrency Requirement:** In order to protect long-term infrastructure capacity, the City will explore adoption of a "water concurrency review" as part of the land use approval process. Development will be required to have adequate system capacity—source, storage, and distribution—prior to final plat approval or issuance of a building permit.
- **Temporary Agricultural Conversion.** When appropriate small agricultural fields will be granted use of pressurized irrigation if in an area expected to develop and if converted to sprinkler or drip system.

5.2.1 Low-Water Landscaping Standards

Spanish Fork City will apply tailored landscaping standards to development types with higher irrigation potential. These measures ensure that water-intensive practices are minimized and that all new developments integrate water-conscious landscape design.

Commercial, Industrial & Institutional Sites:

- Turf limited to functional or publicly used spaces only (e.g., courtyards, event lawns).
- Minimum 75% of all plantings must be drought-tolerant or native.
- All planting beds must be mulched with non-organic or biodegradable materials.
- Irrigation must be subsurface or drip-based in non-turf zones.

Common Interest Communities (HOAs):

- Turf is prohibited in park strips, medians, and other narrow landscaped zones.
- HOA CC&Rs should promote xeriscaping principles and discourage artificial turf unless approved under specific City guidelines.
- Shared water meters must be installed and tracked annually to monitor common area water use.

Multifamily Housing Projects:

- Landscaping plans must apply hydrozoning, grouping plants by water need.
- Smart irrigation technology (weather-based controllers and rain shutoff devices) is required.
- Incorporation of green infrastructure, such as bioswales, rain gardens, or permeable pavers, is strongly encouraged to manage runoff and reduce irrigation needs.

5.3 Implementation & Monitoring

To ensure effectiveness and accountability, Spanish Fork City will embed these water-saving measures into planning, policy, and operational frameworks, supported by staff training, stakeholder outreach, and data-driven evaluation.

- **Zoning & Site Plan Updates:** Required water budgeting, hydrozoning, and smart irrigation design elements will be codified through updates to the Spanish Fork Municipal Code and integrated into site plan review checklists and subdivision regulations.
- **Design Standards & Guidance Materials:** The City will develop and publish landscape design guidelines, including acceptable plant lists, sample water budgets, and diagrams demonstrating hydrozoning and irrigation best practices. These will be made available to developers, builders, and the public.
- **Stakeholder Engagement & Education:** The City will regularly engage HOAs, developers, landscape architects, and utility partners to promote adoption of these standards. Training sessions and public workshops may be conducted to demonstrate technologies such as smart controllers or Localscapes™ principles.
- **Monitoring & Reporting:** The City will track water use by land use type, analyzing trends annually to measure progress toward the regional conservation goal of 179 gpcd. Ordinances and guidelines will be reviewed at least every five years and updated based on observed performance, emerging technologies, and changes in water supply conditions.