

LAND USE ELEMENT

DRAFT



TODAY'S PROGRESS
Tomorrow's Pride

TODAY'S PROGRESS, Tomorrow's Pride

Today's Progress: making practical, forward-looking choices that support sustainable growth and opportunity.

Tomorrow's Pride: ensuring that growth enhances the city's character, preserves natural beauty, and strengthens the sense of place that defines Spanish Fork.



10-20-401. General plan required -- Content.

- (1) To accomplish the purposes of this chapter, a municipality shall prepare and adopt a comprehensive, long-range general plan for:
 - (a) present and future needs of the municipality; and
 - (b) growth and development of all or any part of the land within the municipality.

- (2) The general plan may provide for:
- (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
 - (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
 - (c) the efficient and economical use, conservation, and production of the supply of:
 - (i) food and water; and
 - (ii) drainage, sanitary, and other facilities and resources;
 - (d) the use of energy conservation and solar and clean energy resources;
 - (e) the protection of urban development;
 - (f) if the municipality is a town, the protection or promotion of moderate income housing;
 - (g) the protection and promotion of air quality;
 - (h) historic preservation;
 - (i) identifying **future uses of land** that are likely to require an expansion or significant modification of services or facilities provided by an affected entity; and
 - (j) an **official map**.

The Land Use Element is...

A “living document” that can be refined and updated as conditions change, needs are identified, infrastructure is built, and the greater region evolves.

The Land Use Element is also...

A **long-range vision** for how land in Spanish Fork could develop over the next 20+ years.

A **policy guide** that directs zoning updates, annexation decisions, and infrastructure planning.

A **map-based framework** showing the intended pattern of future growth, employment areas, and new neighborhoods.

A **tool for preserving community values**—including neighborhood stability, open space, and agricultural edges.

A **part of the General Plan**, tying land use to transportation, housing, utilities, and water preservation.

The Land Use Element is not...

It is not zoning. It does not change anyone's zoning or entitlements when adopted.

It is not a development approval. It does not authorize construction or require property owners to develop.

It is not a build-out schedule. It identifies where future uses could efficiently locate, not when they will occur.

Community Engagement Efforts



Focus Groups = 35 stakeholders
Input on opportunities and threats with growth



Survey #2 = 286 responses
Public feedback on growth scenarios



Survey #3 = 57 responses
Public feedback on plan draft



Survey #1 = 3,176 responses
Public input on development priorities



The Chip Game = 88 stakeholders
Visualizing and understanding different growth scenarios in Spanish Fork



Open House
Public feedback and questions prior to public hearing

January 22-23

Focus Group Kickoff

April 8

Chip Game Work Session

August 27

Area Specific Land Use Interviews



**January 22-
February 13**

Survey #1

**July 30-
August 19**

Survey #2

March 25

Planning Commission
Work Session Discussion

October 23- November 4

Mayor & City Council
Small Group Meetings

December 3

Planning Commission
Work Session Discussion

May 13

Planning Commission/
City Council Joint
Meeting

November 25- December 13

Survey #3

February 4

Planning Commission
Public Hearing

March 30

Land Use Element
Open House

March 4

Planning Commission
Recommends Adoption

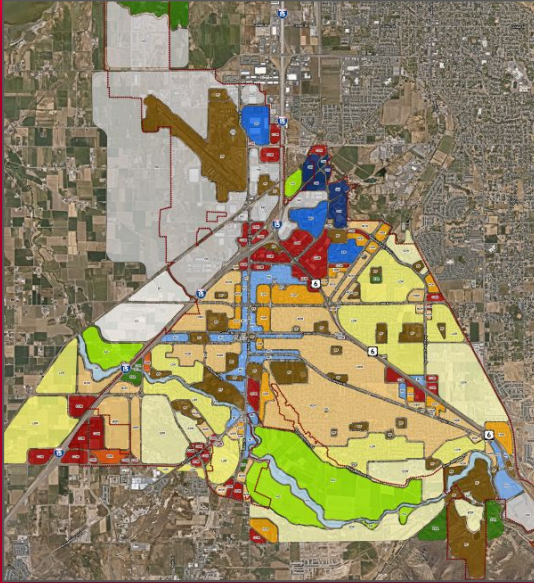
April 7

City Council Public
Hearing



The Planning Commission recommended approval of the proposed Land Use Element on March 4, 2026.

Land Use Map



Policy

- Goal 1: Growth Management
- Goal 2: Housing and Neighborhoods
- Goal 3: Transit Oriented Development
- Goal 4: Mixed Use
- Goal 5: Retail and Office
- Goal 6: Industrial Development
- Goal 7: Agricultural PReservation
- Goal 8: Transportation Efficiency
- Goal 9: Protect Sensitive Lands

The Planning Commission recommended approval of the proposed Growth Management Boundary on March 4, 2026.

Growth Management Boundary Update 2026


1" = 4,000 Ft

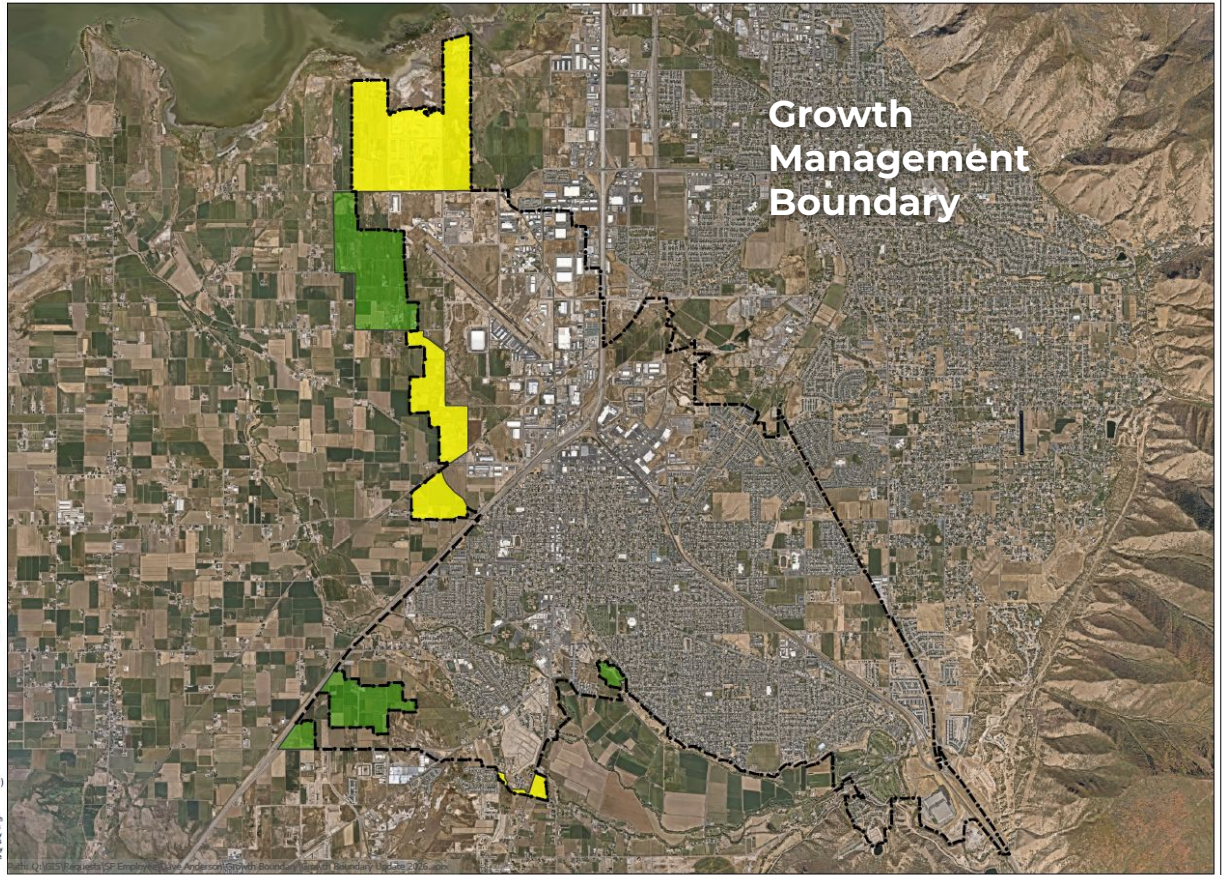
Legend

-  Growth Management Boundary Update 2026
-  Addition
-  Removal

Print Date: 3/3/2026

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Conflicts with draft policy and proposed annexations.

No timeline has been provided for the completion of key transportation improvements west of Interstate 15. This includes both a Center Street Interchange and FrontRunner extension.

Several properties in the Stevens Hill Annexation remain in an Agriculture Protection Area.

GOAL 1

Guide future growth in an orderly, efficient, and fiscally responsible manner.

Objective 1.1 – Focus new development within areas that can be efficiently served by infrastructure and public services.

Strategies

1.1.1 Conduct reviews of the Growth Management Boundary every two years to assess land supply, APAs, and service capacity.

1.1.2 Approve annexations only within the adopted Growth Management Boundary.

1.1.3 Coordinate boundary expansions with completion of key transportation investments (Center Street interchange, FrontRunner station).

1.1.4 Expand the Growth Boundary west of I-15 when major transportation and park infrastructure projects are complete or underway.

Objective 1.2 – Align growth decisions with fiscal sustainability.

Strategies

1.2.1 Require developers to fund or construct all local infrastructure required for their projects.

1.2.2 Maintain an up-to-date impact fee program to ensure that growth covers its infrastructure costs.

1.2.3 Evaluate development proposals for long-term service and maintenance impacts before amending the Zoning Map.

1.2.4 Consider future infrastructure needs when evaluating proposed annexations to avoid inefficient spending of public funds.

1.1.2 Approve annexations only within the adopted Growth Management Boundary.

1.1.3 Coordinate boundary expansions with completion of key transportation investments (Center Street interchange, FrontRunner station).

1.1.4 Expand the Growth Boundary west of I-15 when major transportation and park infrastructure projects are complete or underway.

GROWTH MANAGEMENT BOUNDARY

The Growth Management Boundary (GMB) identifies the area where Spanish Fork anticipates near-term development, generally within the next three to five years. It reflects where the city is prepared to extend water, sewer, roads, parks, public safety services, and other programmed capital improvements based on existing infrastructure capacity and adopted funding plans. Within this boundary, the city expects coordinated neighborhood expansion and targeted public investment.

To ensure the boundary remains aligned with real conditions and city priorities, it will be evaluated every two years. This review will consider development activity, infrastructure readiness, fiscal impacts, regional coordination, and the status of Agriculture Protection Areas (APAs). A proposed amendment to the GMB would be reviewed by staff, recommended by the Planning Commission, and ultimately approved by the City Council. Areas outside the Growth Management Boundary are expected to remain rural or agricultural in the foreseeable future, helping maintain clear community edges and avoid scattered or premature development.

The Growth Management Boundary also functions as a policy tool to align land use implementation with state law requirements regarding APAs. In drafting this Land Use Element, the city identified and considered all APAs within the Annexation Policy Boundary. Where land is in an active APA and is designated for future residential, commercial, or mixed-use development on the Land Use Map, it is excluded from the GMB.

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Growth Management Boundary Update 2026

N
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Legend

-  Growth Management Boundary Update 2026
- Growth Management Updates:**
-  Addition
-  Removal

