

October 11



Utah Code...

General Plan proposals are prepared by Planning Commissions.

Are advisory, but the Legislature has progressed towards making certain things mandatory.

They must contain four elements:

- Land Use
- Transportation and Traffic Circulation
- Moderate Income Housing
- Water Use and Preservation

May also include:

- Environmental Element
- Public Services and Facilities Element
- Rehabilitation, Redevelopment and Conservation Element
- Economic Element



Spanish Fork's Land Use Element

- ❑ Provides a vision for the community at build out.
- ❑ Is succinct.
- ❑ Has been updated regularly, but last comprehensively in 2011.
- ❑ Allows the Commission and Council to consider site specific factors when making regulatory (zoning) decisions.
- ❑ Anticipates future improvements, commuter rail, interchanges, other infrastructure.

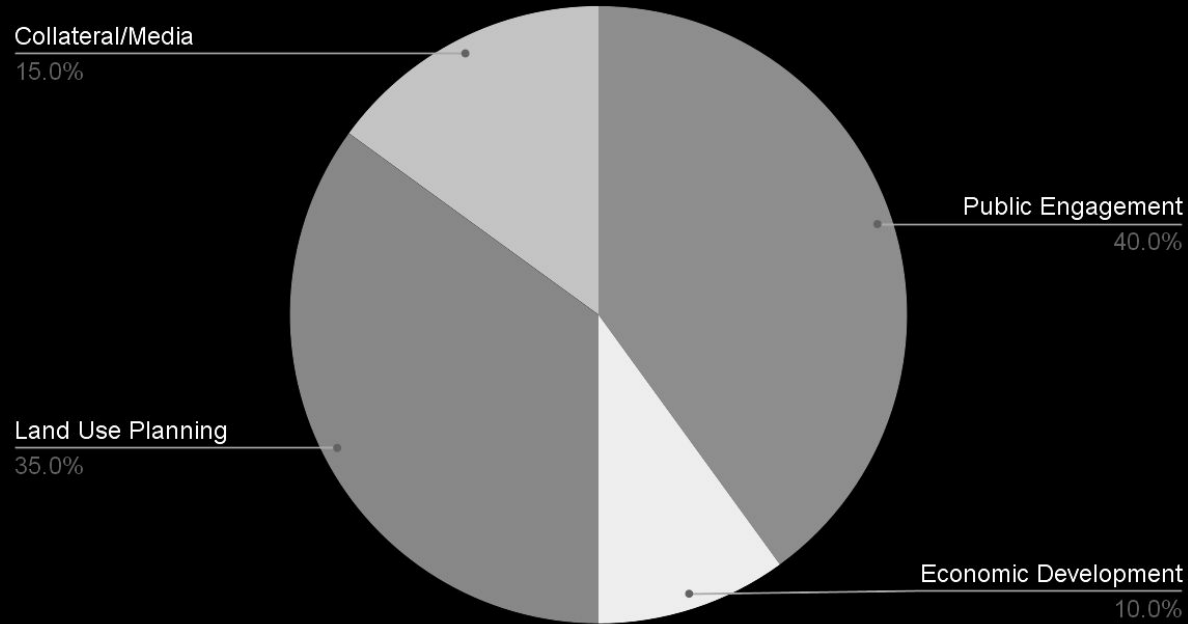


Update Needs

- ❑ Emphasis on community engagement, public outreach, communication.
- ❑ Demonstrated understanding of the plan's implementation, market forces.
- ❑ Employ best practices for contemporary land use planning.
- ❑ Deliver a useable guide, something that can be easily understood and referenced.
- ❑ Clear scope, no scope creep, completed on time.



Scope of Work



Funding

- ❑ Spanish Fork City - now.
- ❑ EDCUtah - now.
- ❑ UDOT – Technical Planning Assistance, Summer of 2023
- ❑ TAG - MAG, Summer of 2023



Timing

- ❑ Kick off, June of 2023.
- ❑ Research/public engagement, June - November of 2023.
- ❑ Draft 1 circulation for comment, November of 2023 to January of 2024.
- ❑ Draft 2 circulation for comment, January to February of 2024.
- ❑ Public outreach on proposal, March to April of 2024.
- ❑ Adoption, April to May of 2024.





North Lehi (Vistas) Station Area

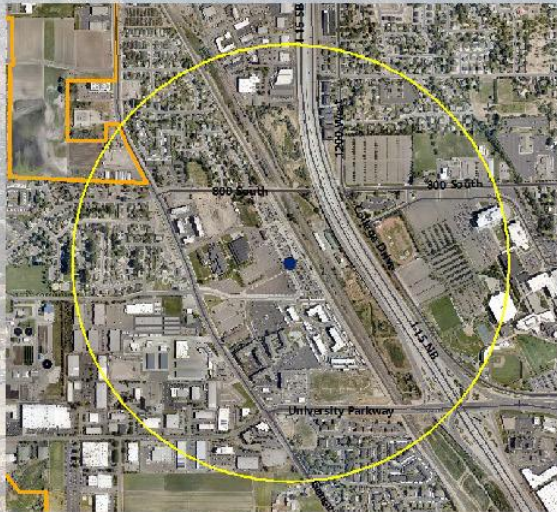


Hospital/N Triumph Station Area

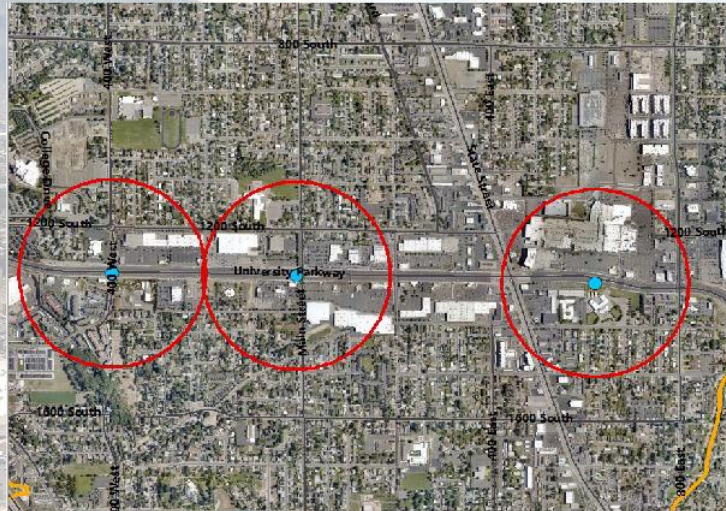


2100 N Station Area

Orem Station Areas



Orem Frontrunner Station – ½ Mile Radius



Orem BRT Stations – ¼ Mile Radius

Orem Station Area Plans – Phase 1

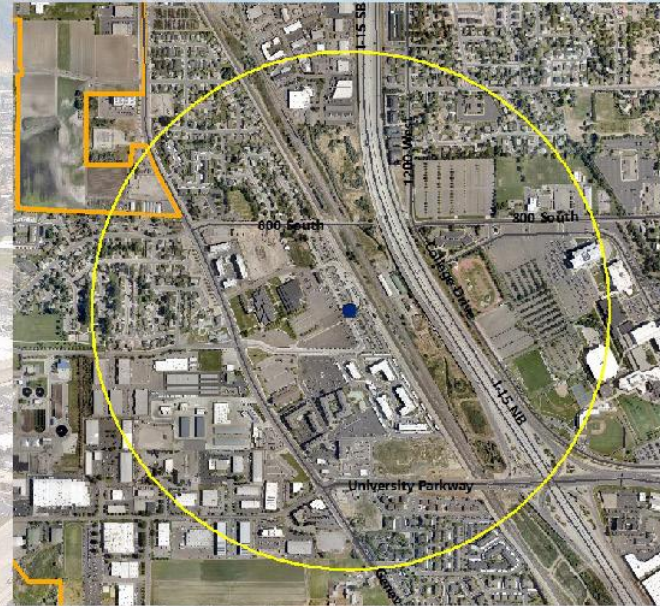
Phase 1 – Orem FrontRunner Station

Opportunities:

- Existing Zoning with Density
- UVU
- Existing 'Plan'
- HTRZ

Challenges:

- HTRZ



Orem Station Area Plans – Phase 2

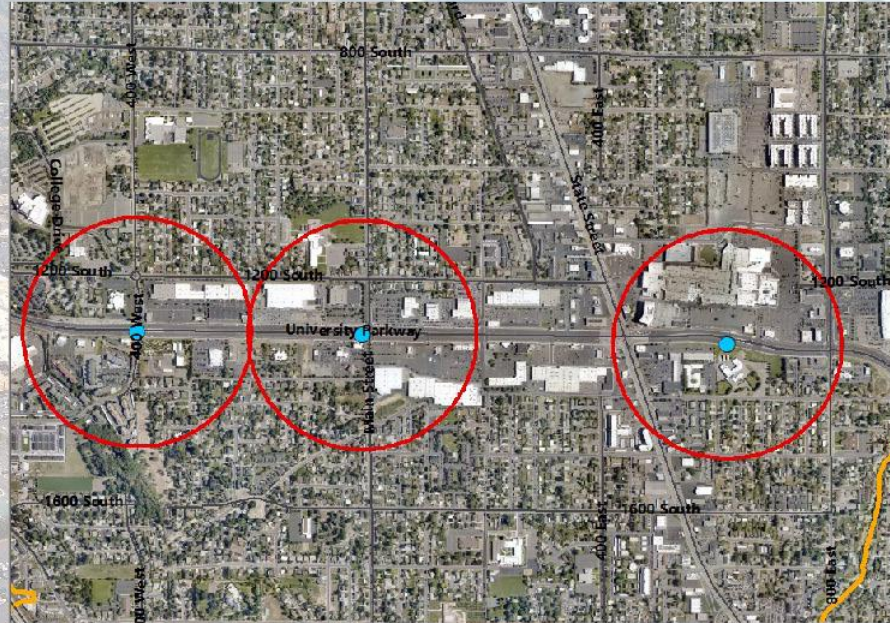
Phase 2 – Orem BRT Stations

Opportunities:

- Recent Economic Study
- Strong ridership
- Student Population
- University Place

Challenges:

- Density



Vineyard Station: Current

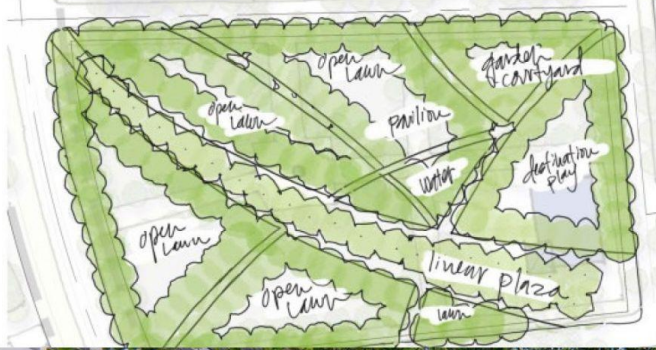
- Vineyard Station (Front Runner) officially opened August 2022.
- Vineyard Station Area consists of approximately 350 acres
- 50 acres constructed: 685 townhome/condo units



Vineyard Station: Downtowr

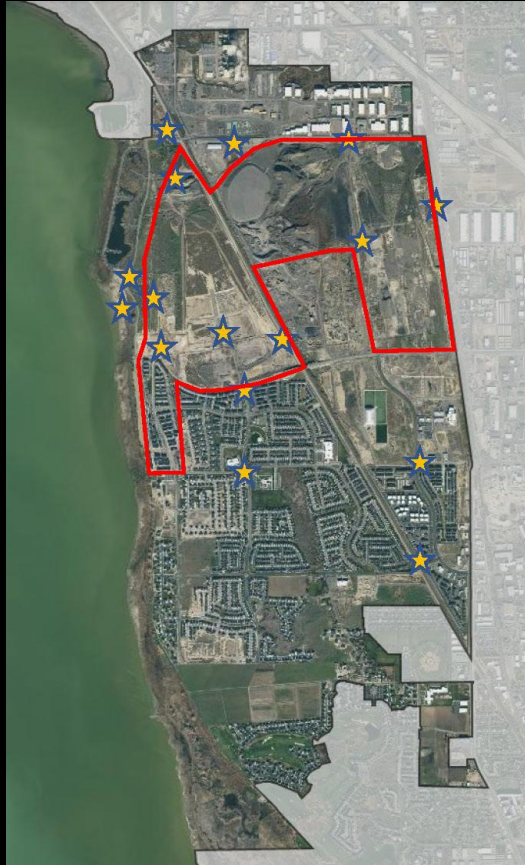


Vineyard Station: Walkable Focus



Waterfront Masterplan





Vineyard Infrastructure Projects



- Water Tank 6,000,000 Gallons
- Boardwalk Park
- Vineyard connector
- Promenade Overpass
- Front Runner Station
- Center Street Overpass
- Spur-line Relocation
- Pipeline project
- Traffic Signals 400 N Main Street
- 800 N Main Street
- Mill Road and 1600 North
- Mill Road and 400 North
- Mill Road Extension
- Lake Road Redevelopment
- Lake Promenade
- 1600 N Extension
- Vineyard Beach

