

Overview

The City of Spanish Fork hired a consultant to assist them in the development of the Nebo Community Vision and Regional Wastewater Treatment Facility Feasibility Study. The ultimate goals of the Nebo Community Vision are to provide each community with more choices in planning that would effectively move communities toward their desired individual vision. The needs and interests of each community guided the planning process.

2000 Planning Grant Summary

Grant Amount:	\$25,000
Matching Dollars:	\$35,000 (\$100,000 in-kind)
Match:	\$135,000
Project Cost:	\$160,000

Spanish Fork-Nebo Vision Community Plan

Local Responsibility

Spanish Fork City hired Swaner Design to conduct the land use survey required to develop the Nebo Community Vision. Mountainland Association of Governments also assisted on the local level.

State Leadership

The Quality Growth Commission awarded Spanish Fork City with a grant in the amount of \$25,000. Additional assistance was provided by Envision Utah.

Economic Development

Participants felt strongly about adopting incentives to preserve agriculture, adopting a transfer of development rights program to lower development pressure in the county and allowing development in the county to be clustered, especially for small scale (3 lots or less) proposals.

Infrastructure Development

Infrastructure costs totaled \$447 million for the Nebo Vision. These figures are comprised of \$164 million in roads: \$166 million in water conveyance and \$116 million in sewer conveyance.

Housing Opportunity

The use of conservation subdivisions were used in the development of new housing plans in Mapleton, Spanish Fork, Salem, Woodland Hills, Elk Ridge, Payson, Santaquin, Genola, Goshen, and unincorporated Utah County.

Conservation Ethic

County residents were unanimously in support of protecting agriculture and were aware of the value of many of the ecological resources in the area as well. Agricultural concerns ranged from the land surrounding Utah Lake, the agriculture between Spanish Fork and Mapleton's Millrace canal to maintaining irrigation ditches and easements. Other areas mentioned for protection were the Spanish Fork River bottoms, the wetlands around the country and linking Utah Lake to the mountains via rivers and creeks.

"Planners are using the zoning and design guidelines to educate and assist developers in projects."

Emil Pierson-Planning & Economic Director

Implementation

The plan is in the process of being implemented and will be for years. Spanish Fork City has been able to use this Plan in the implementation of adding to our sewer system and also use it for the planning of a regional sewer system for southern Utah County. Spanish Fork City also uses the information gathering as support for our current General Plan and the desire to maintain open space and to continue using growth boundaries.

Promoting Intelligent Growth

It has supported our use of a growth boundary as well as the use of PUDs within the community. It helped us shape the Annexation Plan and areas of the City will be opened for growth in the future. We have been able to plan for our sewer capacity in the future and to plan for a Regional sewer plant in the future.

Accomplishments

At this point, we adjusted our growth boundaries in the northeast section of the City based on the desires of residents. We are also in the process of developing additional open space and trails, which the residents expressed as important in the Nebo Vision project.

Benefits

We realized the support that we received from the residents of the community in planning for growth and the direction that the city is going. We were also able to obtain many uses for the plan like the adjusting of the growth boundary, open space and trails, the type of housing, and the planning of regional sewer growth and capacity.