

SPANISH FORK CITY

Transfer of Development Rights (TDR) Program

Presented to the City:
3.25.20

Presented by:



THE VISION



DISCOVERY

- INTRODUCTION OF PROCESS
- ENGAGING COMMUNITY
- CONDITIONS, TRENDS, OPPORTUNITES, & CONSTRAINTS

ENVISION

- PRESENTING ANALYSIS
- POTENTIAL SCENARIOS
- DEVELOPING THE VISION

ALTERNATIVES

- DRAFT PRESENTATION
- PUBLIC REVIEW/REFINEMENT
- ALTERNATIVE FUTURES

TOOLS

- TDR & CONSERVATION EASEMENT
- TDR BANK
- ZONING REGULATION - OVERLAY

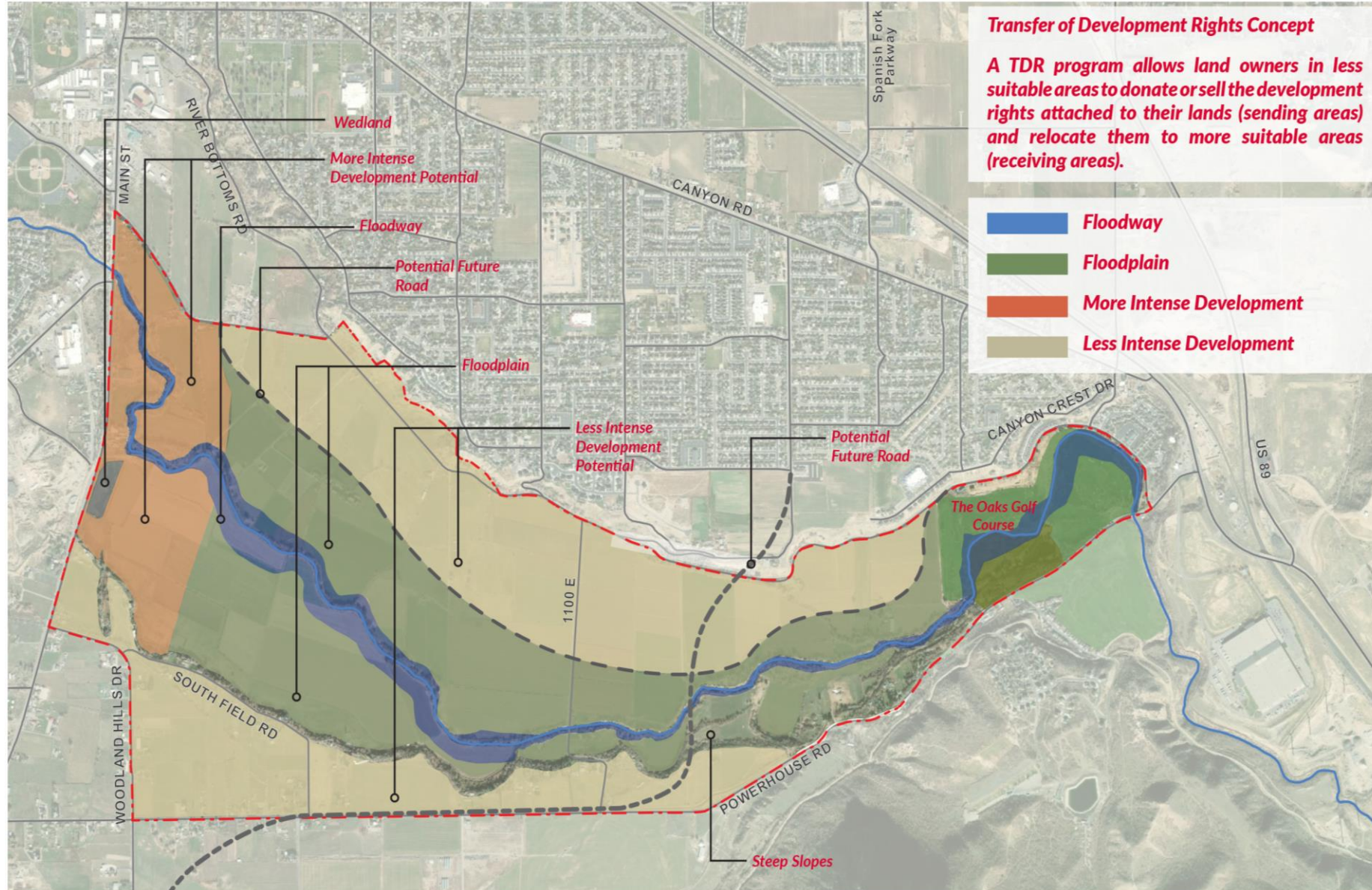


“I spent my entire growing up years exploring the River Bottoms, what I have learned is that huge diversity of plant and animal life that will be the victims of development. I want to see this area preserved as agriculture so that the life there will continue to thrive.”

- Spanish Fork Resident



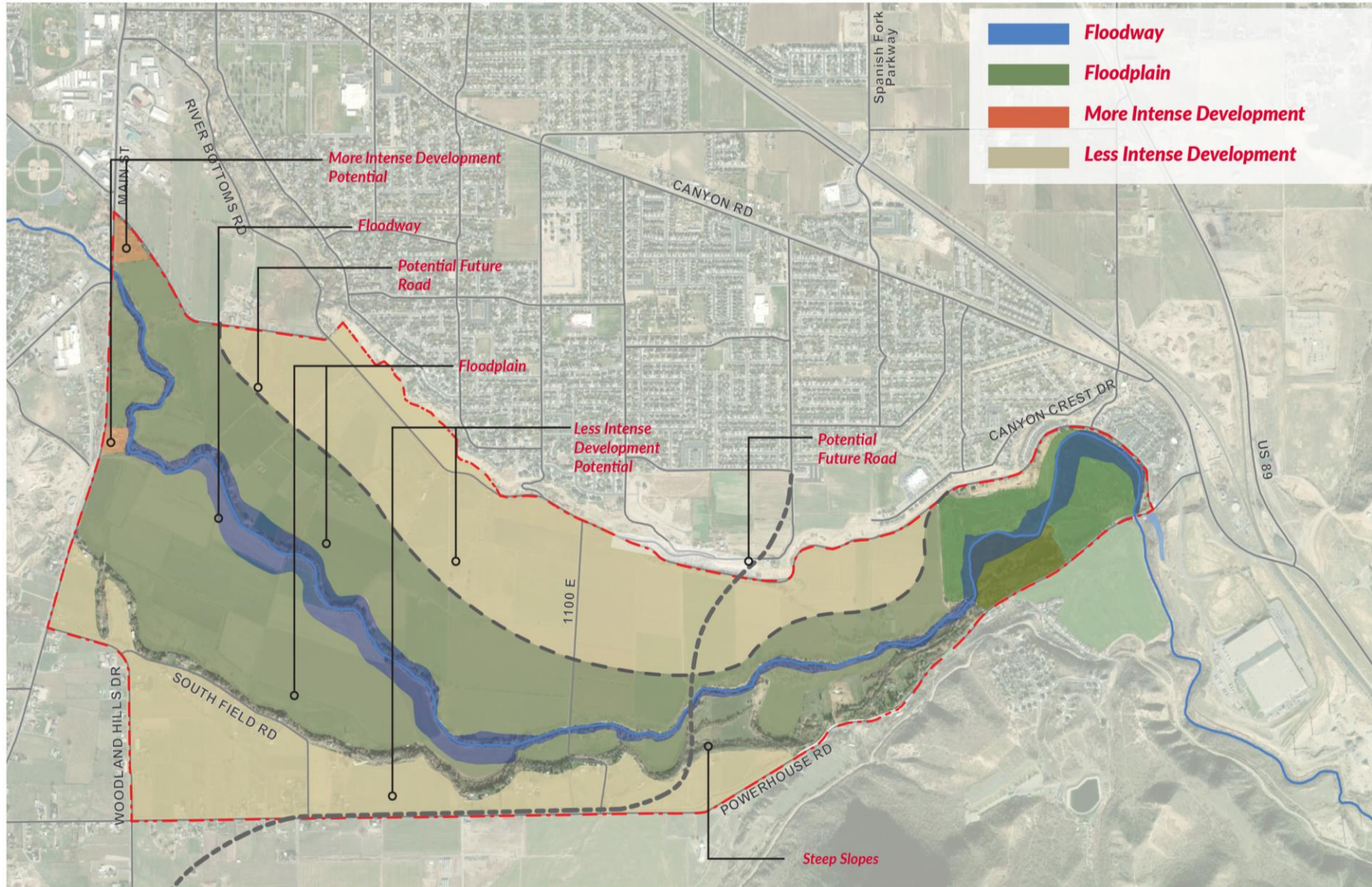
PRESERVATION OPTIONS



SCENARIO 1

- Develop portion of the River Bottoms - less intense
- Develop everything south of South Field Rd. - less intense
- Develop large area along Main St east into the River Bottoms - more intense
- Preserve 100 year floodplain & floodway for agricultural and open space use

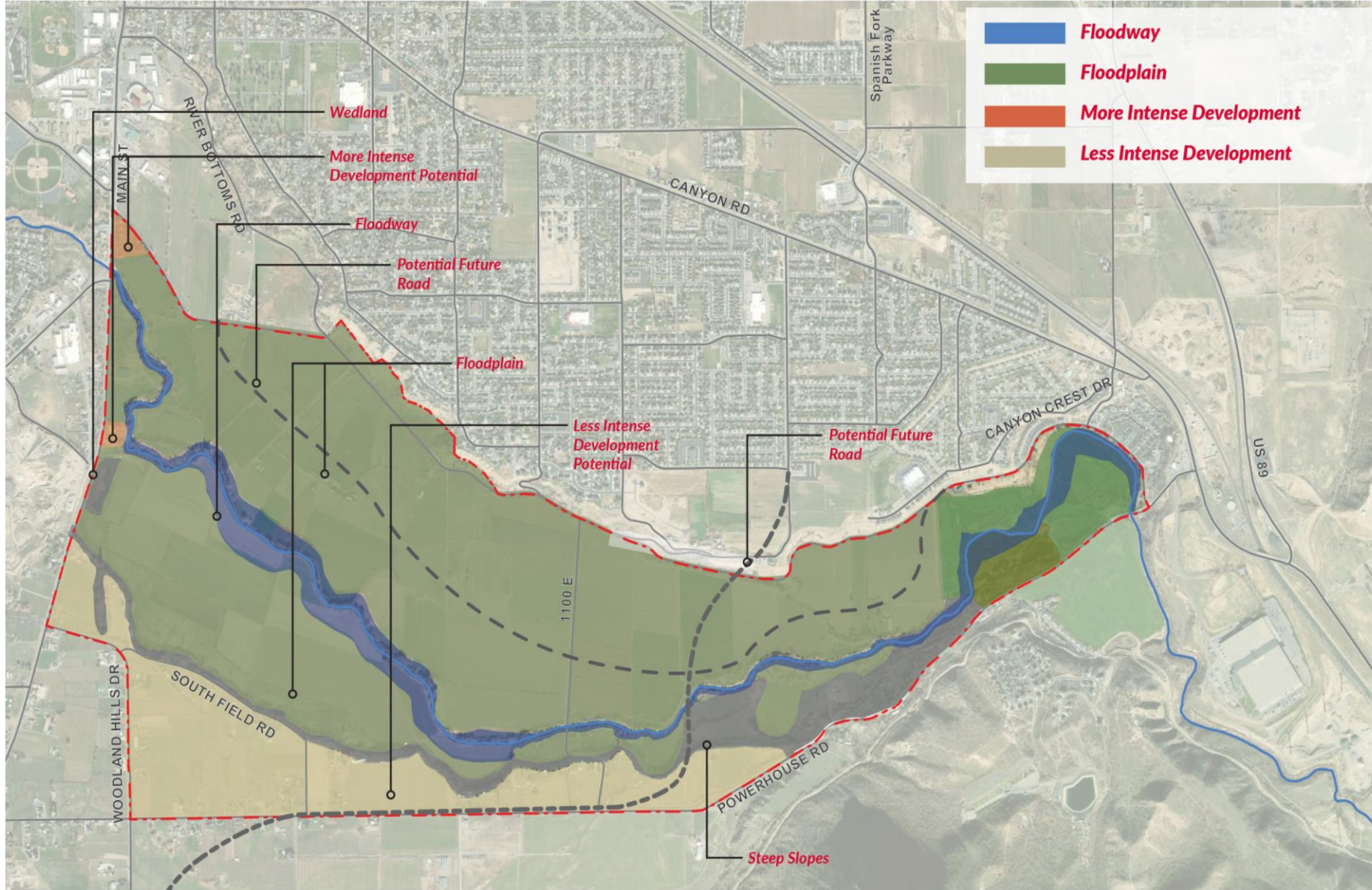
PRESERVATION OPTIONS



SCENARIO 2

- Develop portion of the River Bottoms - less intense
- Develop everything south of South Field Rd. - less intense
- Develop small area along Main St - more intense
- Preserve 100 year floodplain & floodway for agricultural and open space use

PRESERVATION OPTIONS



SCENARIO 3

- Develop everything south of South Field Rd. - less intense
- Develop small area along Main St - more intense
- Preserve River Bottoms for agricultural and open space use

PHASE 2 – TDR PROGRAM

NEXT STEPS

- SELECT PREFERRED SCENARIO
- CONDUCT STAKEHOLDER INTERVIEWS
- DEVELOP UNDERLYING LAND USE PLAN
- RESEARCH POTENTIAL PRESERVATION OPTIONS

- PRESENT OPTIONS TO CITY FOR DISCUSSION & STEPS FORWARD



PREFERRED SCENARIO

PRESERVE RIVER BOTTOMS BASIN

- PRESERVES OPEN SPACE & AGRICULTURAL LAND
- HELD IN PERPETUAL CONSERVATION EASEMENT
- SEVERAL PRESERVATION OPTIONS/AIDS

OPTIONS & AIDS

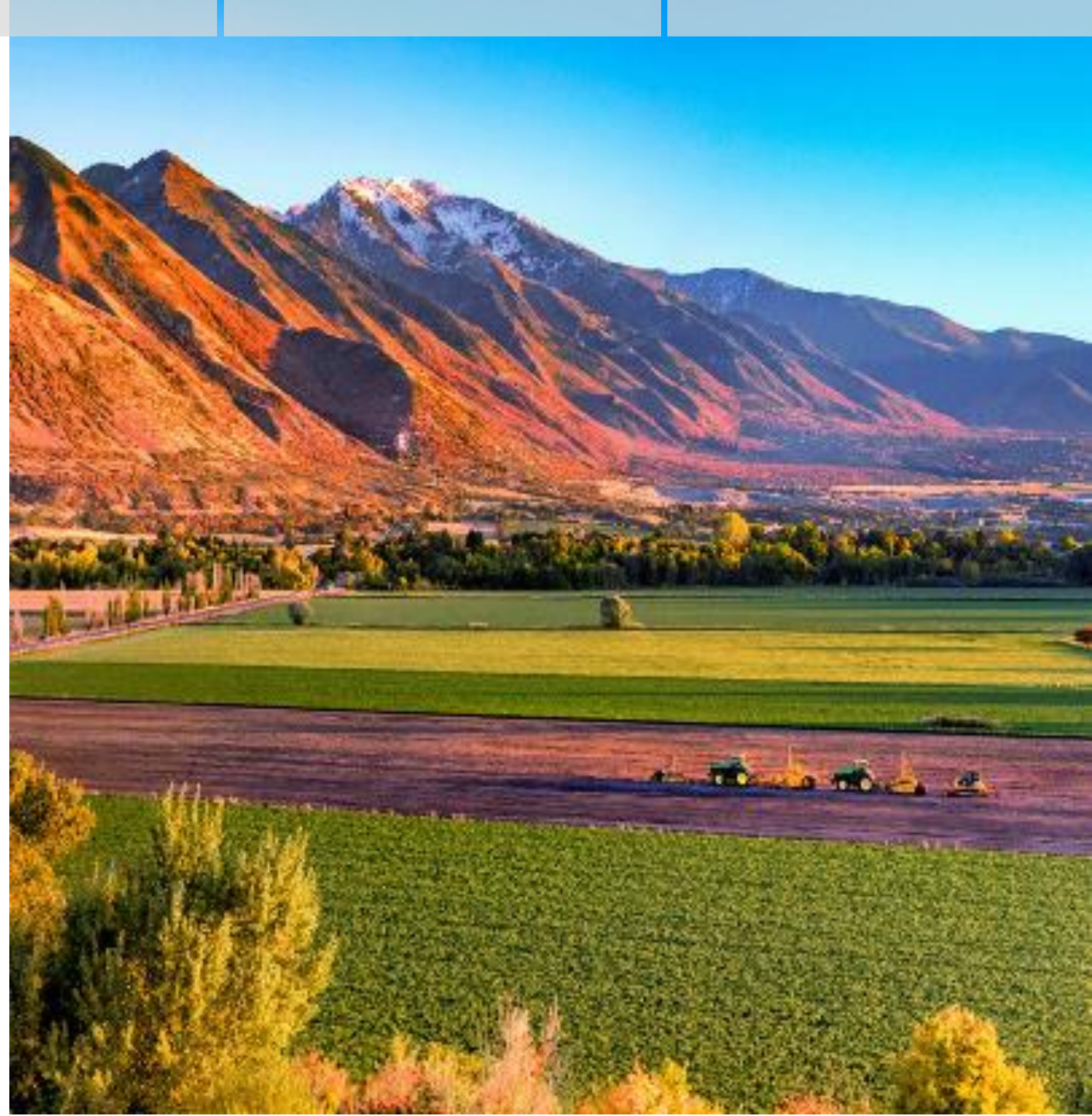
- TRANSFER DEVELOPMENT RIGHTS CODE
- TRANSFER DEVELOPMENT RIGHTS BANK
- COSTS & TRIGGERS OF DEVELOPMENT



STAKEHOLDER FEEDBACK

KEY TAKEAWAYS

- RECEIVING AREAS ARE CRITICAL
 - THEY NEED TO BE DEFENSIBLE
 - THEY CAN'T RUN OUT
 - THEY NEED TO MULTIPLY TDRS TO BE VALUABLE (1 - 1 ISN'T ENOUGH)
 - CURRENT & FUTURE AREAS NEED TO BE IDENTIFIED
- TDR SALE VALUE NEEDS TO INCENTIVIZE VARYING TYPES OF SELLERS
 - FARMERS (STAGE OF LIFE), DEVELOPERS, ETC.
- BE CAREFUL DOWNZONING EXISTING AREAS & TDR PROGRAM SHOULD BE ONLY WAY TO INCREASE DENSITY
- CLOSELY TRACKING TDRS ENSURES SUCCESS
- CITY SHOULDN'T BE INVOLVED IN MARKET OR SETTING TDR PRICE



STAKEHOLDER FEEDBACK

KEY TAKEAWAYS

- TDRS NEED TO BE GUARANTEED OR WON'T BE USED
 - PROCESS NEEDS TO BE EASY
 - ELIMINATE NEED FOR PLANNING COMMISSION & CITY COUNCIL HEARINGS
 - CERTAINTY OF TDR USE
 - POTENTIAL IN-LIEU OR REDUCED FEES/OPEN SPACE
- CONSERVATION EASEMENTS
- FUTURE PLAN FOR AGRICULTURE LAND MAINTENANCE, FLEXIBILITY, & FARMING
- CITY POTENTIAL TO OWN, BUY, OR MAINTAIN LAND
- CITY TO DETERMINE HARD & FAST CRITERIA FOR RECEIVING ZONES



SCENARIO 3 – LAND USE MODELS

- THREE APPROACHES FOR UNDERLYING DENSITY TO BE TRANSFERRED

- APPROACH A – HIGH UNITS / ACRE*

- PROVIDES GREATEST \$ / ACRE & MOST INCENTIVE TO PARTICIPATE PRESERVING RIVER BOTTOMS
- MOST TDR RELOCATION REQUIRES LARGEST AMOUNT OF RECEIVING AREAS IN CITY

- APPROACH B – MEDIUM UNITS / ACRE*

- PROVIDES GREATER \$ / ACRE & MORE INCENTIVE TO PARTICIPATE THAN APPROACH C
- MORE TDR RELOCATION REQUIRES LARGER/MORE RECEIVING AREAS

- APPROACH C – LOW UNITS / ACRE*

- PROVIDES GREATER \$ / ACRE INCENTIVE TO PARTICIPATE WITH CITY OVER COUNTY
- TDR RELOCATION REQUIRES TARGETED DEFENSIBLE RECEIVING AREAS

*ALL MODEL'S DU/AC ACRE LOWER THAN CITY AVERAGE



SCENARIO 3

APPROACH A – LAND USE MODEL



	AC	DU/AC	TDRs	County Units	TDR \$/AC	County \$/AC	Difference/AC	Anticipated \$/AC
Floodway	151.89	0.0	0	0	\$0	\$0	\$0	\$0
100 Year Floodplain	616.79	1.5	925	123	\$48,750	\$19,766	\$28,984	\$50,000
30+% Slope	46.04	0.0	0	0	\$0	\$0	\$0	\$0
River Bottoms (Outside 100 Year)	659.16	2.5	1,648	132	\$81,250	\$19,766	\$64,484	\$50,000
South Field Rd Area*	352.02*	3.0*	1,056*	70*	\$97,500*	\$19,766*	\$77,734*	\$50,000
Total	1,473.9	1.75	2,573	255	\$83,625,225	\$25,220,882	\$58,404,402	\$81,398,185

SPANISH FORK:	AC	DU/AC	TDRs
100 YEAR FLOODPLAIN	100.29	1.5	150
RIVER BOTTOMS	95.55	2.5	239
TOTAL	195.84	-	389 (2,184)

*SOUTH FIELD RD AREA UNITS NOT INCLUDED IN TDR UNIT TOTAL AS AREA COULD BE DEVELOPED AS INDICATED ON THE SCENARIO 3 MAP



SCENARIO 3

APPROACH B – LAND USE MODEL



	AC	DU/AC	TDRs	County Units	TDR \$/AC	County \$/AC	Difference/AC	Anticipated \$/AC
Floodway	151.89	0.0	0	0	\$0	\$0	\$0	\$0
100 Year Floodplain	616.79	1.0	617	123	\$32,500	\$19,766	\$12,734	\$50,000
30+% Slope	46.04	0.0	0	0	\$0	\$0	\$0	\$0
River Bottoms (Outside 100 Year)	659.16	2.0	1,318	132	\$65,000	\$19,766	\$45,234	\$50,000
South Field Rd Area*	352.02*	2.0*	704*	70*	\$65,000*	\$19,766*	\$45,234*	\$50,000
Total	1,473.9	1.31	1,935	255	\$62,891,068	\$25,220,882	\$37,670,246	\$81,398,185

SPANISH FORK:	AC	DU/AC	TDRs
100 YEAR FLOODPLAIN	100.29	1.0	100
RIVER BOTTOMS	95.55	2.0	191
TOTAL	195.84	-	291 (1,644)

*SOUTH FIELD RD AREA UNITS NOT INCLUDED IN TDR UNIT TOTAL AS AREA COULD BE DEVELOPED AS INDICATED ON THE SCENARIO 3 MAP



SCENARIO 3

APPROACH C – LAND USE MODEL



	AC	DU/AC	TDRs	County Units	TDR \$/AC	County \$/AC	Difference/AC	Anticipated \$/AC
Floodway	151.89	0.0	0	0	\$0	\$0	\$0	\$0
100 Year Floodplain	616.79	0.5	308	123	\$16,250	\$19,766	(\$3,516)	\$50,000
30+% Slope	46.04	0.0	0	0	\$0	\$0	\$0	\$0
River Bottoms (Outside 100 Year)	659.16	1.5	989	132	\$48,750	\$19,766	\$28,984	\$50,000
South Field Rd Area*	352.02*	2.0*	704*	70*	\$65,000*	\$19,766*	\$45,234*	\$50,000
Total	1,473.9	0.88	1,297	255	\$42,156,912	\$25,220,882	\$16,936,089	\$81,398,185

SPANISH FORK:	AC	DU/AC	TDRs
100 YEAR FLOODPLAIN	100.29	0.5	50
RIVER BOTTOMS	95.55	1.5	143
TOTAL	195.84	-	193 (1,104)

*SOUTH FIELD RD AREA UNITS NOT INCLUDED IN TDR UNIT TOTAL AS AREA COULD BE DEVELOPED AS INDICATED ON THE SCENARIO 3 MAP



LAND USE MODEL COMPARISON

- EXISTING GROWTH POTENTIAL IN TERMS OF UNITS: 6,000*

- APPROACH A – HIGH UNITS / ACRE

- 2,573 TDRS
- CUMULATIVE LAND OWNER REVENUE: \$83,625,225
- COUNTY CUMULATIVE LAND OWNER REVENUE: \$25,220,822

- APPROACH B – MEDIUM UNITS / ACRE

- 1,935 TDRS
- CUMULATIVE LAND OWNER REVENUE: \$62,891,068
- COUNTY CUMULATIVE LAND OWNER REVENUE: \$25,220,822

- APPROACH C – LOW UNITS / ACRE

- 1,297 TDRS
- CUMULATIVE LAND OWNER REVENUE: \$42,156,912
- COUNTY CUMULATIVE LAND OWNER REVENUE: \$25,220,822

*ASSUMING CURRENT LAND USE PATTERNS



TDR PROGRAM

- ESTABLISH SENDING & RECEIVING ZONES & REGULATIONS
- ESTABLISH INCENTIVES & MECHANISMS FOR THE OWNERSHIP & TRANSFER OF DEVELOPMENT RIGHTS
- PROTECT & ENHANCE PROPERTY RIGHTS

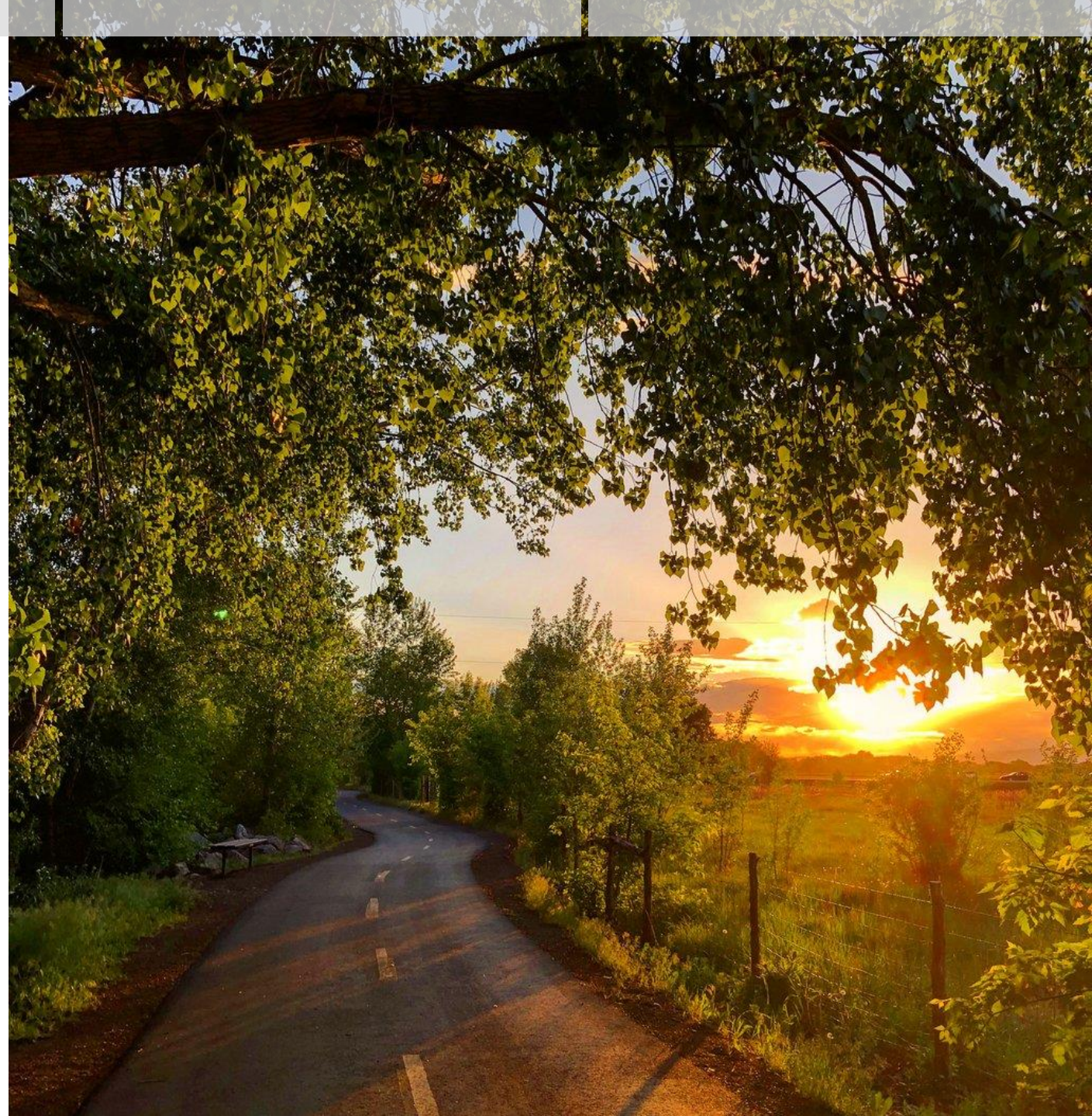
TDR BANK

- ALLOW FOR CITY CONTROL OF TRANSFER OF DEVELOPMENT
- QUICK IMPLEMENTATION TIME & FLEXIBILITY WITH PROPERTY OWNERS
- REQUIRES BONDING
- POTENTIAL SOURCE OF INCOME



COSTS & TRIGGERS OF DEVELOPMENT

- MAJORITY OF RIVER BOTTOMS IN FLOODPLAIN.
- REQUIRES SITE MITIGATION, FILL SOIL, & LETTER OF MAP REVISION (LOMR)
- COST TO INSTALL POWER SUB STATION
- COST TO RUN UTILITIES TO PARCELS
- COST TO DEVELOP STORM DRAIN
- COST TO DEVELOP SAINITARY SEWER
- EXISTING DEVELOPMENT POTENTIAL THROUGH COUNTY IS 1 UNIT / 5 ACRES
- DEVELOPMENT REQUIRES EVERYTHING ABOVE & COUNTY WON'T SERVICE THEM



MOVING FORWARD

DISCUSSION WITH CITY

NEXT STEPS



A blue-tinted landscape photograph showing a wide field with various plants and trees. In the background, there are rolling hills or mountains under a clear sky. The overall scene is serene and natural.

***THANK YOU,
QUESTIONS?***