Wednesday, December 6, 2023
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and Planning Commission Meeting commencing at 6:00 p.m. on December 6, 2023.
Planning Commissioners

Todd Mitchell
John Mendenhall
Shauna Warnick
Joseph Earnest
Michelle Carroll
Michael Clayson

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the City Council Chambers at Library Hall, 80 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:15pm WORK SESSION - No formal actions are taken in a work session.

2. 6:00 Agenda Items

3. Minutes

A. November 1, 2023.

4. Preliminary Plat

A. CANYON VIEW MEADOWS REAPPROVAL. The proposal is for a re-approval of the former Swift Creek Preliminary Plat for a 91 lot single-family development at approximately 3100 East 950 South.

5. Title 15 Amendments (Public Hearing)

A. TITLE 15 DAYCARE AMENDMENTS. The applicant proposes to amend Municipal Code, Title 15 Land Use, to allow for Adult Day Care.

B. TITLE 15 AMENDMENTS. Community Development proposes various updates and amendments to the Municipal Code, Title 15 Land Use.

6. Construction Standards (Public Hearing)

A. CONSTRUCTION STANDARDS REVISIONS (23.01 and 23.02) Proposed amendments of the Construction Standards.

7. Discussion

A. L&S COMMERCIAL CONCEPT.

8. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
November 1, 2023

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

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Mary Martin, Associate Planner; Byron Haslam, Senior Engineering; Vaughn Pickell, City Attorney.

Citizens Present: Keith Dansie, David Simpson, Nik Simpson, Jackie Larson.

WORK SESSION

Chairman Warnick called the meeting to order at 6:05 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Clayson led the pledge.

MINUTES

October 4, 2023

Commissioner Clayson **moved** to approve the minutes from October 4, 2023.

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

ZONE CHANGE (Public Hearing)

SIP'N

Mary Martin presented the Zone Change proposal. She briefly described the improvements and stated this property is currently zoned R-1-6 and the requested Zone Change would be to C-2 General Commercial with the Development Enhancement Overlay to allow for a boutique to operate in the same parking lot as the drink shop.

Nikolas Simpson was present today and apologized for not being present for the previous Planning Commission meeting in October. He then described the proposal and improvements and stated these improvements will help traffic circulation and keep cars from stack on the street. He then presented the designs and discussed the access points. He stated they are planning to demo existing asphalt and concrete. He stated the temporary sheds will also be removed but that the structures on 111 East and 109 East will remain intact. He stated they have a landscaping plan and will replace curb and gutter on 100 East and 300 South.

Commissioner Earnest asked if the access on 300 South is ingress - egress or ingress only and it was stated that it is ingress-egress. He then asked if the access on 100 East is egress only or ingress - egress and it was stated that the access is egress only so there is no opportunity for cars to stack on the road.

Commissioner Warnick confirmed there will be one entrance and two exits for the site. She then stated she had a couple remaining questions from the previous meeting and she asked about the parking situation and the boutique that would be operating in the same parking lot.

Nikolas Simpson stated their design meets the City's parking requirements for both businesses to operate. He stated the idea is to have a small clothing store operating from the 111 East building.

Commissioner Earnest asked what the parking stall count was and it was stated there are 13 stalls. He then asked what the square footage of the secondary use is and it was stated that the retail space is just under 2000 square feet. He then asked if there is a current use of the secondary building and it was stated that it is not currently in use and is vacant.

Commissioner Clayson stated there was a good show of neighborhood support at the previous meeting.

Commissioner Warnick stated the main concern the Planning Commission holds is regarding the parking lot configuration.

Commissioner Earnest asked the City staff if when the City issues a business license, do they take into consideration whether the business can meet the parking requirements?

Kasey Woodard, the City Business Licensing Official stated that yes parking requirements are looked at when a business license application is being reviewed.

Dave Anderson spoke further to the business license application process and the parking requirements the City has for the use of the property.

There was a brief discussion regarding the drive through traffic. It was asked if this is drive thru only or if there is a walk-in lobby and it was stated there is a very small lobby that customers can walk into and order but there is no inside seating or tables. It was stated 90% of the customers use the drive thru and 10% are walk up customers. There was discussion of eliminating this walkable option all together but no decision has been made at this time.

Commission Warnick opened the public hearing at 6:18 p.m.

There was no public comment.

Commission Warnick closed the public hearing at 6:18 p.m.

Commissioner Warnick asked if there were any other staff questions or concerns and there were no questions.

Commissioner Earnest **moved** to recommend the approval of the SIP'N to the City Council based on the following findings and conditions.

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

2. That the proposal conforms to the intent of the Development Enhancement Overlay by improving site circulation, enhancing the site's appearance, and improving screening between land uses.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant addresses any building and site improvements before the proposal is reviewed by City Council.

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

ZONE CHANGE (Public Hearing)

RECREATION CENTER ZONE CHANGE

Dave Anderson stated this is located on about 10 acres of land, and stated this property has held a number or uses over the years. He stated the Recreation Center is a municipal facility and would be allowed use within the current Residential office zone. He stated the Volunteer Park property to the West is currently zoned Public Facilities. He stated this change is not required, but it is in effort to clean up zoning maps to keep in line with the City's General Plan.

Commissioner Warnick stated that she would like to see this change illustrated to show what the zone is currently and how it would be changed.

Commissioner Earnest asked if the two lots would become one lot and Vaughn Pickell stated it would be a lot line adjustment.

Commission Warnick opened the public hearing at 6:25 p.m.

There was no public comment.

Commission Warnick closed the public hearing at 6:25 p.m.

Commissioner Clayson **moved** to recommend the approval of the Recreation Center Zone Change to the City Council based on the following findings and conditions.

Findings:

1. That the current zoning permits municipal facilities, but the proposed use better aligns with the intent of the Public Facilities Zone to provide governmental services to the community and contribute to the community's enrichment.
2. That the General Plan designation will be updated with the 2024 comprehensive update to the plan.

Commissioner Earnest seconded and the motion passed all in favor.

GENERAL PLAN AMENDMENT (Public Hearing)

TRANSPORTATION MASTER PLAN AMENDMENT (24.01 TMP)

Byron Haslam presented the proposed amendments. He stated there are 3 proposed changes. The first involves aligning 1900 North with 2050 North to Main Street. He stated the second change involves adding a loop trail to follow the creek alignment to the Canyon Creek area. The last change involves adding a commercial collector road to the Stockman Flats area since it has been annexed into the City. He asked if the Commissioners had any additional questions.

There were no additional questions.

Commission Warnick opened the public hearing at 6:29 p.m.

There was no public comment.

Commission Warnick closed the public hearing at 6:29 p.m.

Commissioner Earnest moved to recommend the approval of the Transportation Master Plan Amendment (24.01 TMP) to the City Council.

Commissioner Clayson seconded and the motion passed all in favor.

Commission Earnest moved to adjourn the meeting at 6:30 p.m.

Adopted:

Kasey Woodard
Community Development



Canyon View Meadows Preliminary Plat Reapproval Request

December 6, 2023, Planning Commission meeting.

Located at approximately 3100 East 950 South, including 43.56 acres.

The subject property is zoned R-1-15.

The applicant has requested Preliminary Plat reapproval for a Master Planned Development that includes ninety-one (91) residential lots.

Key Issues

1. Master Planned Development requirements.
2. Traffic management.
3. Storm Drainage.
4. Power.
5. Utilities.

Recommendation

That the proposed Preliminary Plat be recommended for reapproval based on the following finding and subject to the following conditions.

Finding

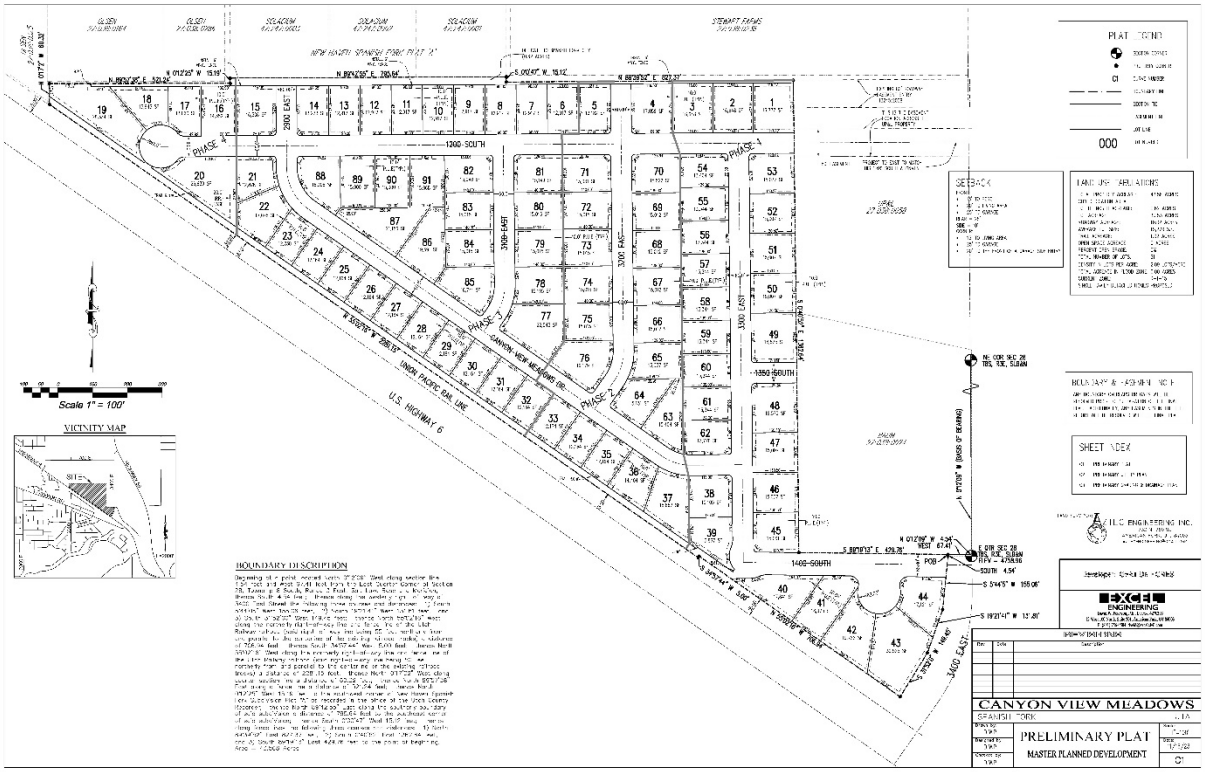
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

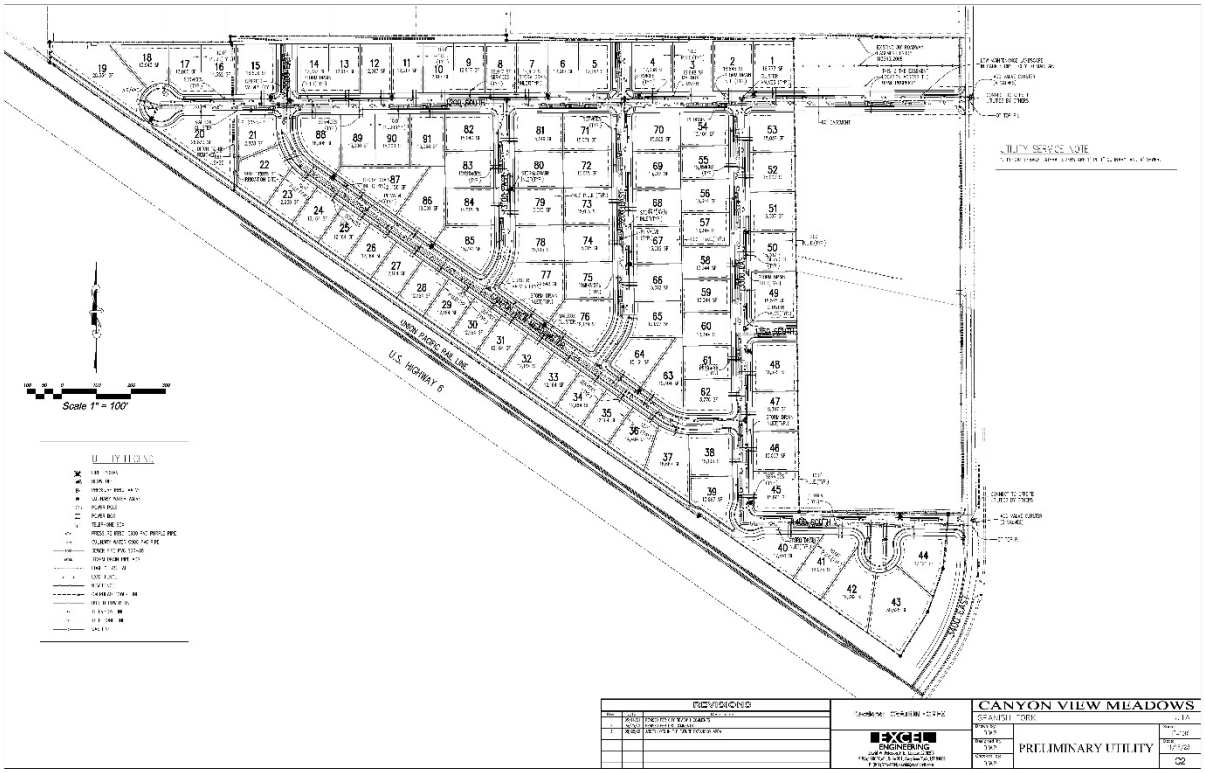
Conditions

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 red-lines.

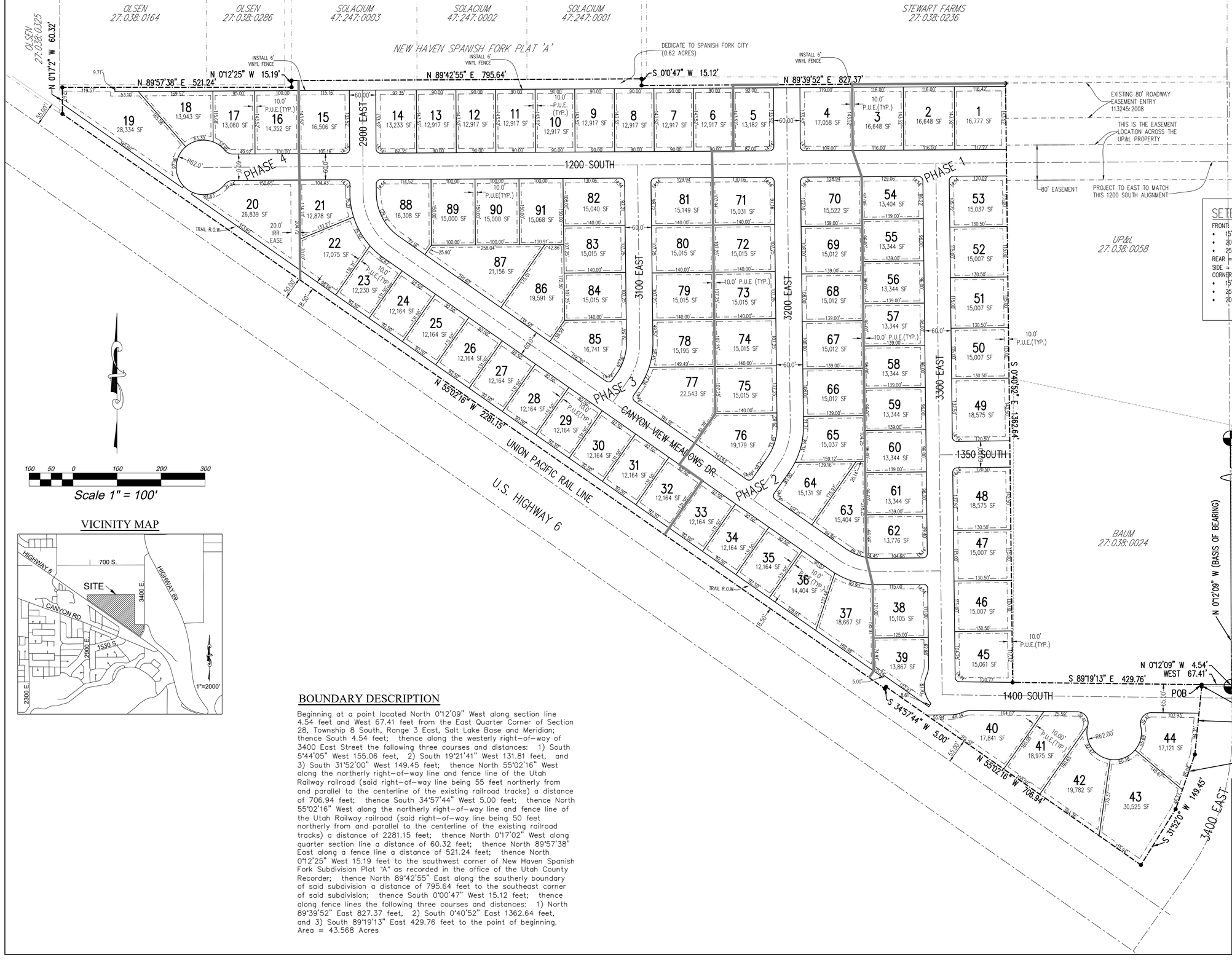
Exhibits

1. Preliminary Plat.


CANYON VIEW MEADOWS
SPANISH FORK, UTAH
PRELIMINARY PLAT
MASTER PLANNED DEVELOPMENT
C1
12/13/23
EXCEL ENGINEERING
H.T.L.C. ENGINEERING INC.
VICINITY MAP
Scale 1" = 100'
BOUNDARY DESCRIPTION
SHEET INDEX
PLAT LEGEND
SETBACKS
LAND USE TABULATIONS
1400 SOUTH
3300 EAST
3400 EAST
U.S. HIGHWAY 6
UNION PACIFIC RAIL LINE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
POB


CANYON VIEW MEADOWS
SPANISH FORK, UTAH
PRELIMINARY UTILITY
C2
12/13/23
EXCEL ENGINEERING
REVISIONS
SILTY SEDGE LANE
Scale 1" = 100'
U.S. HIGHWAY 6
UNION PACIFIC RAIL LINE


1200 SOUTH
400 EAST
300 EAST
350 SOUTH
400 SOUTH
CANYON VIEW DR
U.S. HIGHWAY 6
Scale 1" = 100'
REVISIONS
EXCEL ENGINEERING
CANYON VIEW MEADOWS
PRELIMINARY GRADING & DRAINAGE PLAN
C3



VICINITY MAP

BOUNDARY DESCRIPTION

Beginning at a point located North 0°12'09" West along section line 4.54 feet and West 67.41 feet from the East Quarter Corner of Section 28, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 4.54 feet; thence along the westerly right-of-way of 3400 East Street the following three courses and distances: 1) South 5°44'05" West 155.06 feet, 2) South 19°21'41" West 131.81 feet, and 3) South 31°52'00" West 149.45 feet; thence North 55°02'16" West along the northerly right-of-way line and fence line of the Utah Railway railroad (said right-of-way line being 55 feet northerly from and parallel to the centerline of the existing railroad tracks) a distance of 706.94 feet; thence South 34°57'44" West 5.00 feet; thence North 55°02'16" West along the northerly right-of-way line and fence line of the Utah Railway railroad (said right-of-way line being 50 feet northerly from and parallel to the centerline of the existing railroad tracks) a distance of 2281.15 feet; thence North 0°17'02" West along quarter section line a distance of 60.32 feet; thence North 89°57'38" East along a fence line a distance of 521.24 feet; thence North 0°12'25" West 15.19 feet to the southwest corner of New Haven Spanish Fork Subdivision Plat "A" as recorded in the office of the Utah County Recorder; thence North 89°42'55" East along the southerly boundary of said subdivision a distance of 795.64 feet to the southeast corner of said subdivision; thence South 0°00'47" West 15.12 feet; thence along fence lines the following three courses and distances: 1) North 89°39'52" East 827.37 feet, 2) South 0°40'52" East 1362.64 feet, and 3) South 89°19'13" East 429.76 feet to the point of beginning.
Area = 43.568 Acres

PLAT LEGEND

- SECTION CORNER
- PROPERTY CORNER
- C1 CURVE NUMBER
- BOUNDARY LINE
- SECTION TIE
- EASEMENT LINE
- LOT LINE
- 000 LOT NUMBER

SETBACK

FRONT:
- 15' TO PORCH
- 20' TO LIVING AREA
- 25' TO GARAGE

REAR = 25'
SIDE = 10'
CORNER:
- 15' TO LIVING AREA
- 25' TO GARAGE
- 20' TO THE FRONT OF A GARAGE SIDE ENTRY

LAND USE TABULATIONS

TOTAL PROPERTY ACREAGE:	43.56 ACRES
CITY DEDICATION AREA TO THE NORTH ACREAGE:	0.62 ACRES
LOT ACREAGE:	30.53 ACRES
ROADWAY ACREAGE:	10.02 ACRES
AVERAGE LOT SIZE:	15,270 S.F.
TRAIL ACREAGE:	1.02 ACRES
OPEN SPACE ACREAGE:	0 ACRES
PERCENT OPEN SPACE:	0%
TOTAL NUMBER OF LOTS:	91
DENSITY IN LOTS PER ACRE:	2.09 LOTS/ACRE
TOTAL ACREAGE IN FLOOD ZONE:	0.00 ACRES
CURRENT ZONE:	R-1-15
SINGLE FAMILY DETACHED HOMES PROPOSED	

BOUNDARY & EASEMENT NOTE

ANY BOUNDARY OVERLAPS OR GAPS WILL BE RESOLVED PRIOR TO PREPARATION OF THE FINAL PLAT. ADDITIONALLY, ANY EASEMENTS IN THE TITLE REPORT WILL BE RESOLVED WITH THE FINAL PLAT.

SHEET INDEX

C1	PRELIMINARY PLAT
C2	PRELIMINARY UTILITY PLAN
C3	PRELIMINARY GRADING & DRAINAGE PLAN

LAND SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

Developer: OVATION HOMES

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

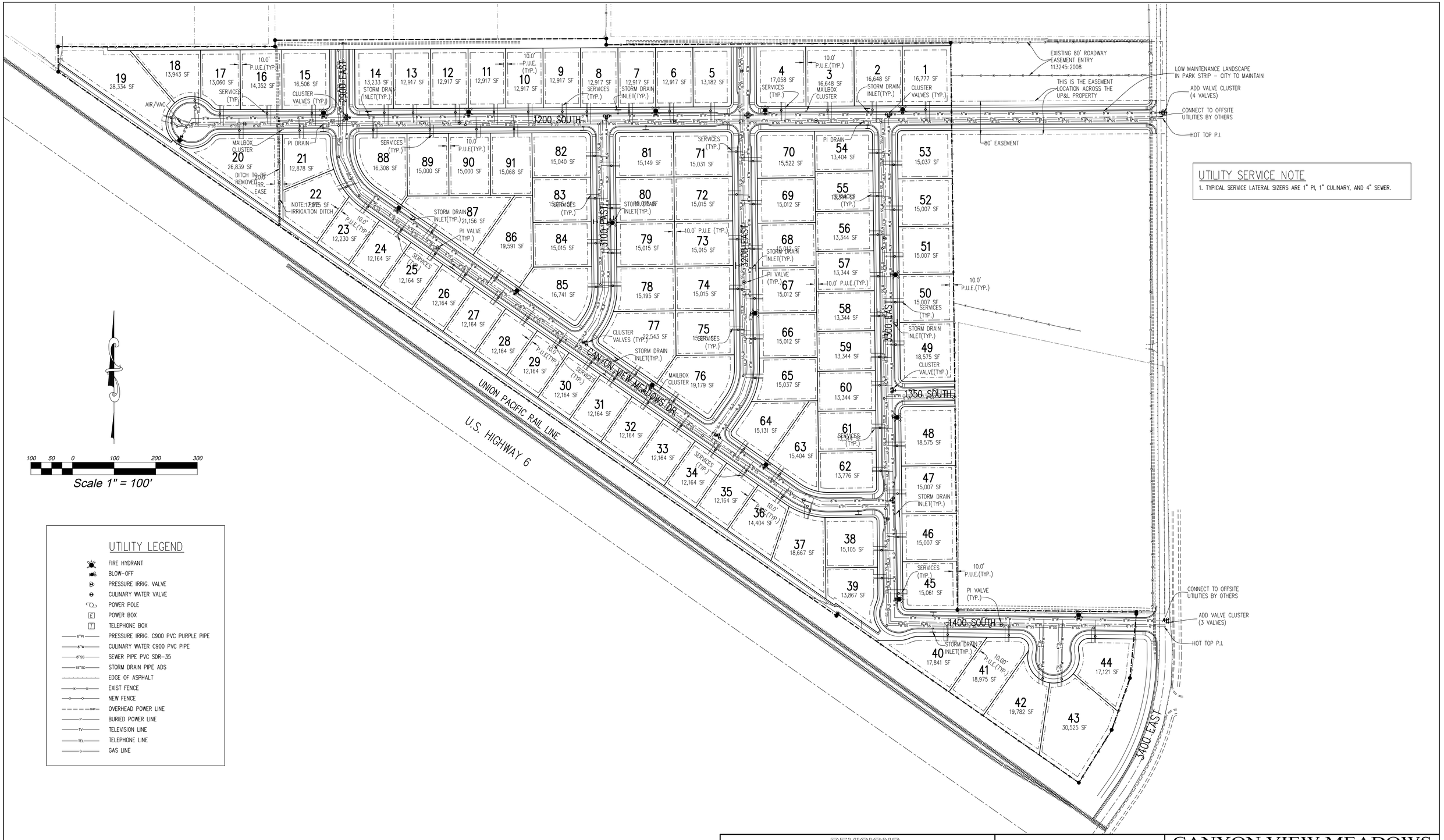
REVISIONS

Rev.	Date	Description

CANYON VIEW MEADOWS

SPANISH FORK UTAH

Drawn by: D.W.P.	PRELIMINARY PLAT	Scale: 1"=100'
Designed by: D.W.P.	MASTER PLANNED DEVELOPMENT	Date: 11/16/23
Checked by: D.W.P.		C1



100 50 0 100 200 300

Scale 1" = 100'

UTILITY LEGEND

- FIRE HYDRANT
- BLOW-OFF
- PRESSURE IRRIG. VALVE
- CULINARY WATER VALVE
- POWER POLE
- POWER BOX
- TELEPHONE BOX
- 8"PI — PRESSURE IRRIG. C900 PVC PURPLE PIPE
- 8"W — CULINARY WATER C900 PVC PIPE
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE ADS
- EDGE OF ASPHALT
- X — X — EXIST FENCE
- O — O — NEW FENCE
- OHP — OVERHEAD POWER LINE
- P — BURIED POWER LINE
- TV — TELEVISION LINE
- TEL — TELEPHONE LINE
- G — GAS LINE

UTILITY SERVICE NOTE

1. TYPICAL SERVICE LATERAL SIZERS ARE 1" PI, 1" CULINARY, AND 4" SEWER.

REVISIONS

Rev.	Date	Description
1	06/14/21	REVISED PER CITY REVIEW 1 COMMENTS
2	06/25/21	REVISED PER DRC COMMENTS
3	08/25/21	ADDED LOTS IN THE FUTURE EXPANSION AREA

Developer: OVATION HOMES

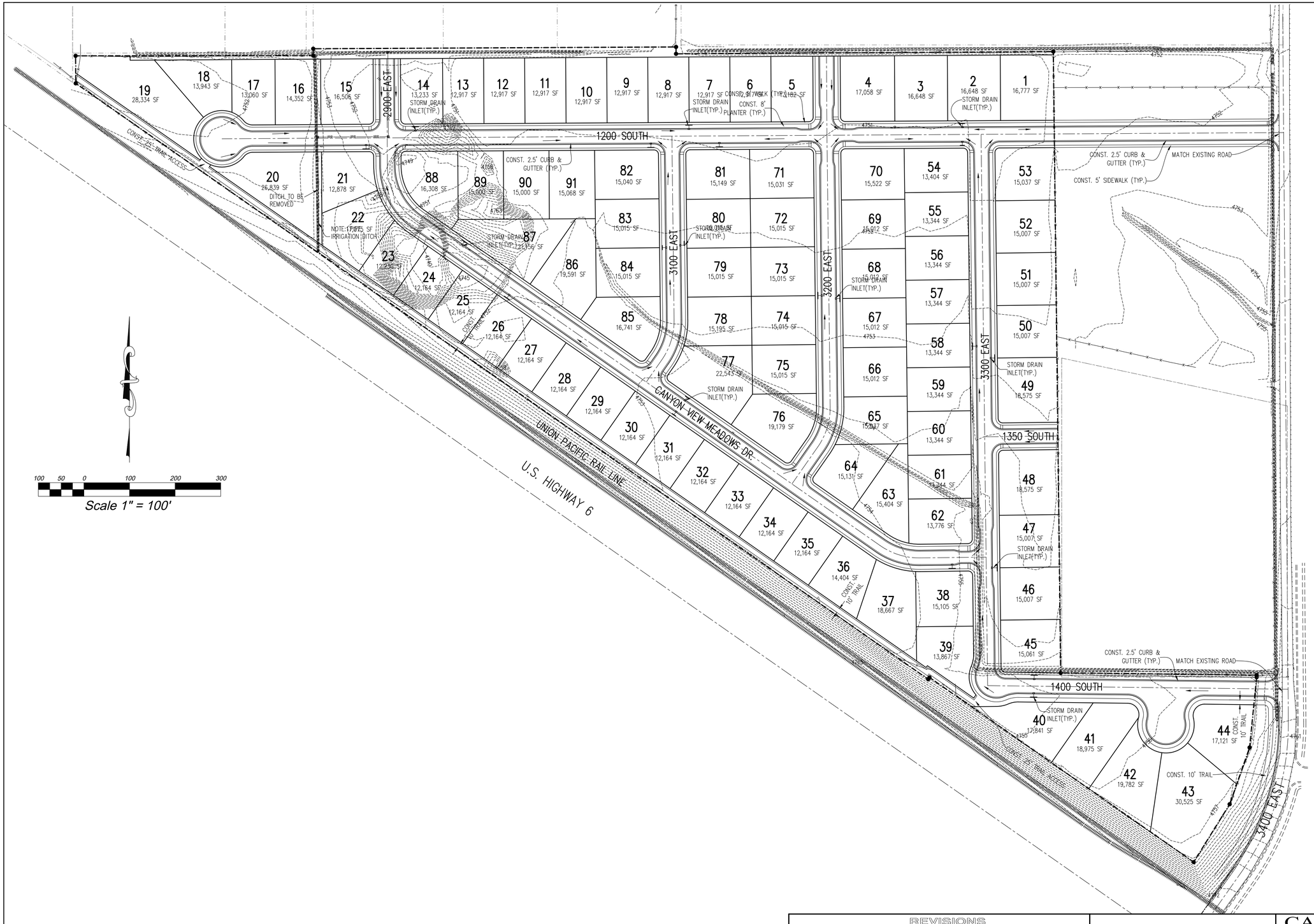
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CANYON VIEW MEADOWS

SPANISH FORK UTAH

PRELIMINARY UTILITY

Drawn by:	D.W.P.
Designed by:	D.W.P.
Checked by:	D.W.P.
Scale:	1"=100'
Date:	11/16/23
	C2



REVISIONS		
Rev.	Date	Description
1	06/14/21	REVISED PER CITY REVIEW 1 COMMENTS
2	06/25/21	REVISED PER DRC COMMENTS
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Developer: OVATION HOMES

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CANYON VIEW MEADOWS

SPANISH FORK UTAH

PRELIMINARY GRADING & DRAINAGE PLAN

Drawn by: D.W.P.	Scale: 1"=100'
Designed by: D.W.P.	Date: 11/16/23
Checked by: D.W.P.	C3

SPANISH FORK
PRIDE & PROGRESS

TO: Spanish Fork Planning Commission

FROM: Dave Anderson, AICP

DATE: December 6, 2023

RE: Proposed Changes to Title 15, Adult Day Care

This correspondence contains proposed changes to Title 15. The DRC recently recommended the proposed changes for approval on November 21, 2023. The changes would allow for Adult Day Care where Child Care Centers are currently a permitted use. The proposed changes are noted in red boldface text below.

The applicant's request and the State of Utah rules and regulations are also attached.

15.3.16.040 R-O Residential Office

This district is intended to allow low intensity professional office uses on a scale consistent with residential areas. Strict architectural and Site Plan review will be required to ensure compatibility with adjoining residential areas. This district serves as a transition between more intense commercial areas and residential land uses, or is located along busier streets where limited office use is being introduced. Residential and office use of the same structure is allowed. Some limited commercial use may also be allowed in selective locations.

A. Permitted Uses:
    1. **Adult Day Care.**
    2. Bed and Breakfast Inns.
    3. Child Care Centers.

...

15.3.16.050 C-O Commercial Office

This district is intended to provide for general office development. It may serve as a transition between commercial uses and residential areas, or it may be designed as a concentration of similar uses intended as an employment center.

A. Permitted Uses:
    1. **Adult Day Care.**
    2. Child Care Centers.

...

15.3.16.070 C-1 Neighborhood Commercial

This district is intended to provide small scale retail, personal and business services, and office uses to serve the immediate residential area. Individual businesses may not exceed 7,500 square feet and buildings may not exceed 10,000 square feet. Buildings and sites shall be designed to limit the size of parking fields and to have similar characteristics of surrounding neighborhoods. Particular focus and attention shall be given to building design to encourage compatibility with the surrounding homes.

A. Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building with no outside storage or display of merchandise.
    1. Adult Day Care.
    2. Child Care Centers.

...

15.3.16.080 C-2 General Commercial

This district is intended to provide for a wide range of commercial uses designed to serve neighborhood, community, and regional needs. Uses may be freestanding or integrated in a center.

A. Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building with no outside storage of merchandise:
    1. Adult Day Care.
    2. Art Galleries and Studios.
    3. Car Wash (full service).
    4. Child Care Centers.

...

15.3.16.090 S-C Shopping Center

This district is intended to provide retail uses, service-oriented businesses, offices, and restaurants in an integrated center. Each center shares common architecture, access, parking, signage, and landscape design. Centers will typically be five (5) acres in size and provide neighborhood or community level destination shopping while incorporating a design which enhances pedestrian orientation within the center.

A. Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building with no outside storage of merchandise:
    1. Adult Day Care.
    2. Art Galleries and Studios.
    3. Car Wash (full service).
    4. Child Care Centers.

...

15.3.16.100 C-UV Urban Village Commercial

This district is intended to provide controlled and compatible settings for a wide range of commercial and residential uses in the same area, uses designed to serve neighborhood, community, and regional needs. Uses may be freestanding or integrated in a center. Developments in this district will be designed towards pedestrians in mind; designs will have the character of an urban village; with high quality materials being used. The Planning Commission will review all Site Plans and subdivisions.

...

C. Uses Subject to Conditional Use Permit (see §15.3.08.060):

1. Adult Day Care.
2. Child Care Centers.

...

15.3.16.110 B-P Business Park

A. Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building with no outside storage or display of merchandise:

1. Adult Day Care.
2. Car Wash (full service).
3. Child Care Centers.

...

15.3.16.120 I-1 Light Industrial

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit significant amount of air, water, or noise pollution will not be allowed. Residential uses are not allowed.

A. Permitted Uses:

1. Adult Day Care.
2. Agriculture, including the Production of Food and Fiber Crops, Tree Farms, Grazing, and Animal Husbandry of Livestock, not including Feedlots.
3. Automotive Repair.
4. Automotive Service, Paint and Body Work, other consumer goods repair.
5. Caretaker's Residence.
6. Car Wash (self or full service).
7. Child Care Centers.

...

15.3.16.160 Public Facilities (P-F)

This district is intended to provide for structures and uses that are owned, leased, or operated by a governmental entity for the purpose of providing governmental services to the community. Allowed uses will be necessary for the efficient function of the local community or may be desired services which contribute to the community's cultural or educational enrichment. Other allowed uses will be ancillary to a larger use that provides a direct governmental service to the community.

A. Permitted Uses:

1. Adult Day Care.
2. Automotive Repair.
3. Campgrounds.
4. Caretaker's Residence
5. Car Wash (self or full service).
6. Cemeteries.
7. Child Care Centers.

...

Jacob and Alexis Rawlins are looking to open an adult day care center for seniors in Spanish Fork. An adult day care center would provide a more economical option for seniors struggling to afford other forms of care such as assisted livings or in-home care. Spanish Fork Municipal Code currently only mentions adult day care in the definitions section. But in all the zoning sections, adult day care is never mentioned as to where it would be allowed as a permitted or conditional use. Here is the current definition of an adult day care according to the current city code:

> **"Adult Day Care"**: Continuous care and supervision for three or more adults for at least four but less than 24 hours a day, that meets the needs of functionally impaired adults through a comprehensive program that provides a variety of health, social, recreational, and related support services in a protective setting.

Most nearby cities, such as Orem city, allow adult day cares in any zone where a child day care is a permitted use. The hours of operation and traffic patterns for drop off and pick up are similar for the two types of care centers. Spanish Fork municipal code uses the term Child Care Center. Here is the definition of a child care center according to the city's code:

> **"Child Care Center"**: Any facility in which child care is provided to 13 or more children, including the provider's own pre-school age children, on the premises at the same time.

So we would like to propose that "Adult Day Care" be added as a permitted use in any zone that currently allows a child care center as a permitted use. According to the city code, those zones that allow child care center as a permitted use are:

R-O, C-O, C-1, C-2, S-C, B-P, P-F, I-1, and C-UV(Subject to conditional use permit)

Thank you for your time and consideration.

R501. Health and Human Services, Human Services Program Licensing.
R501-13. Adult Day Care.
R501-13-1. Authority and Purpose.

(1) Section 26B-2-104 authorizes this rule.

(2) This rule establishes standards for the licensure of adult daycare programs. This rule is intended to supplement the general provisions required in Rule R501-1.

(3) This rule supersedes any conflicting requirements outlined in Rule R501-1 as they pertain to adult daycare.

(4) Adult Daycare is defined in Sections 26B-2-101 and R432-270-29 and does not require separate licensure for an adult daycare in a Type 1 or Type 2 assisted living licensed health care facility.

R501-13-2. Record Keeping.

(1)(a) In addition to record keeping requirements in Rule R501-1, the director shall maintain the following onsite at all times:

(b) daily client attendance records; and

(c) a current health assessment signed by a physician for each client.

R501-13-3. Activity Plans.

(1) Each licensee shall prepare daily activity plans that meet individual client and group physical, social, psychological, or emotional, development. These plans may include:

(a) community living skills;

(b) work activity;

(c) recreation;

(d) nutrition;

(e) personal hygiene; or

(f) social skills.

(2) The licensee shall maintain activity plans on file and orient staff to their use.

(3) There shall be a daily schedule posted and implemented onsite.

(4) Each client shall have the opportunity to use four of the following activity areas each day:

(a) general activities;

(b) sedentary activities;

(c) specialized activities;

(d) rest area;

(e) self-care area;

(f) appointed outdoor area;

(g) kitchen and nutrition area; or

(h) reality orientation area.

R501-13-4. Staffing.

(1) The licensee shall ensure that staff to client ratios meet the following:

(a) except as outlined in Subsection R501-13-4(1)(e), eight or less clients require one staff person to provide direct supervision at all times with a second staff person meeting minimum staff requirements immediately available;

(b) nine to sixteen clients require two staff providing direct supervision at all times;

(c) sixteen or more clients require a staffing ratio of one staff to each eight clients;

(d) administrative and maintenance staff shall not be included in the staff to client ratio when nine or more clients are present;

(e) in each program where one-half or more of the clients are medically diagnosed with Alzheimer's Disease or related dementia, a staffing ratio of one staff to six clients is required; and

(f) staff trainees shall be supervised at all times while with clients.

(2) The director shall meet one of the following credentials:

(a) licensed nurse;

(b) licensed social worker;

(c) licensed psychologist;

(d) licensed or certified recreational or physical therapist;

(e) other licensed professionals in related fields who have demonstrated competence in working with functionally impaired adults; or

(f) an individual who has received verifiable training to work with functionally impaired adults and is in consultation on an ongoing basis with a licensed or certified professional with director credentials.

(3) The director shall obtain and document 10 hours of related training on an annual basis.

(4) Direct care staff shall be 18 years of age or older and able to demonstrate competency in working with functionally impaired adults.

(5) In addition to the training requirements of Subsection R501-1-19(2)(d), direct care staff shall receive:

(a) eight hours of initial orientation training specific to the program and client needs; and

(b) ten hours of work-related training on an annual basis.

R501-13-5. Physical Environment.

(1) The licensee shall ensure that a minimum of 50 square feet of indoor floor space per client is designated specifically for adult daycare during operation hours. Hallways, kitchens, offices, storage, and bathrooms may not be included in the computation.

(2) The licensee shall ensure that there is at least one bathroom exclusively for clients during operation hours.

(3) The licensee shall maintain indoor air temperature at a minimum of 70 degrees Fahrenheit.

(4) The licensee shall ensure that clients receive meals or snacks in accordance with the Child and Adult Care Food Program (CACFP) and the following:

(a) there is no more than three hours between snack or meal service;

(b) there is sufficient food for second servings; and

(c) powdered milk is used for cooking only.

(5) The licensee shall provide outdoor recreational space on or off site with compatible recreational equipment available to facilitate activity plans.

(6) The licensee shall comply with local building code enforcement for disability accessibility.

(7) The licensee shall abate and mitigate hazards on the property, including burning, falling, or drowning hazards, through protective hardware, fences, banisters, railings, grates, natural barriers, or other licensor or local fire authority approved methods.

KEY: human services, licensing
Date of Last Change: July 19, 2023
Notice of Continuation: October 3, 2022
Authorizing, and Implemented or Interpreted Law: 26B-2-101; 26B-2-104

SPANISH FORK
PRIDE & PROGRESS

TO: Planning Commission

FROM: Dave Anderson, Community Development Director

DATE: December 6, 2023

RE: December 2023 Title 15 Amendments

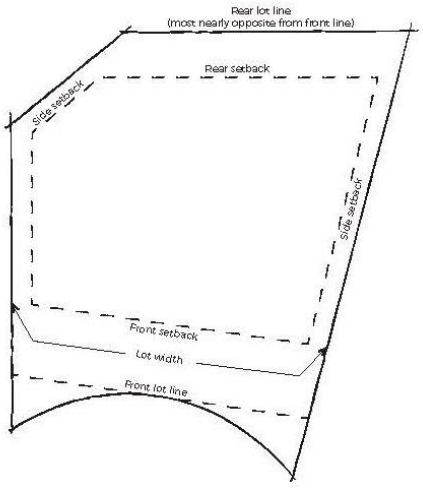
15.1.04.020 Definitions

. . . . . .

"Lot Line":

1. Front: The lot line adjacent to a street, except as follows:
    1. Corner Lot. The front property line is determined by which direction the required setbacks for the front and rear can both be met. If all applicable setbacks can be met either way, the front setback shall be located on the same side as the front door of the structure and the other frontage shall be the side-street side.
    2. Through or Double Frontage Lot. The lot line which is obviously the front by reason of the prevailing custom of the other buildings on the block. The other street frontage shall be a rear lot line. Where such property line is not obviously evident, the Community Development Director shall determine the front property line.
2. Rear: The lot line most nearly opposite the front property line or, if the front property is a curved line, to a line tangent to the front property line at its midpoint.
3. Side: Those other lot lines not defined as a front or rear lot line.

LOT LINES



15.1.04.040 Notices

Notices informing of public hearings shall provide a minimum of 10 days' notice and shall be given as follows: Zoning Map Changes, Zoning Text amendments, and Comprehensive General Plan amendments, and Conditional Use approval requests.

15.2.04.020 Purpose

The purpose of the General Plan is to plan for present and future needs of the municipality and growth and development of all or any part of the land within the municipality. The General Plan provides for:

A. Health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, 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:
    1. Food, water, drainage, sanitary, and other facilities, and resources.
    2. The use of energy conservation and solar and renewable energy resources.
    3. The protection of urban development.
    4. The protection or promotion of moderate income housing.
    5. The protection and promotion of air quality.
    6. Historic preservation.
    7. Identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity.
    ~~8. An official map.~~
D. Official Maps.

15.3.08.040 Variance And Appeals

. . . . . .

E. **Review Procedures**: The Appeal Authority shall hold a public meeting on the application. Prior to the meeting, notice shall be provided as follows:
    1. A notice of time and place of such meeting shall be posted on the ~~City~~ Utah Public Notice web page at least 10 days prior to the time of such meeting.

15.3.08.050 Amendments To The Zoning Ordinance - Text And Maps

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1. **Application**: Application is made by following the instructions on the electronic form provided by the Community Development Department and submitting all required materials. The application form will require the applicant to provide certain documentation and information

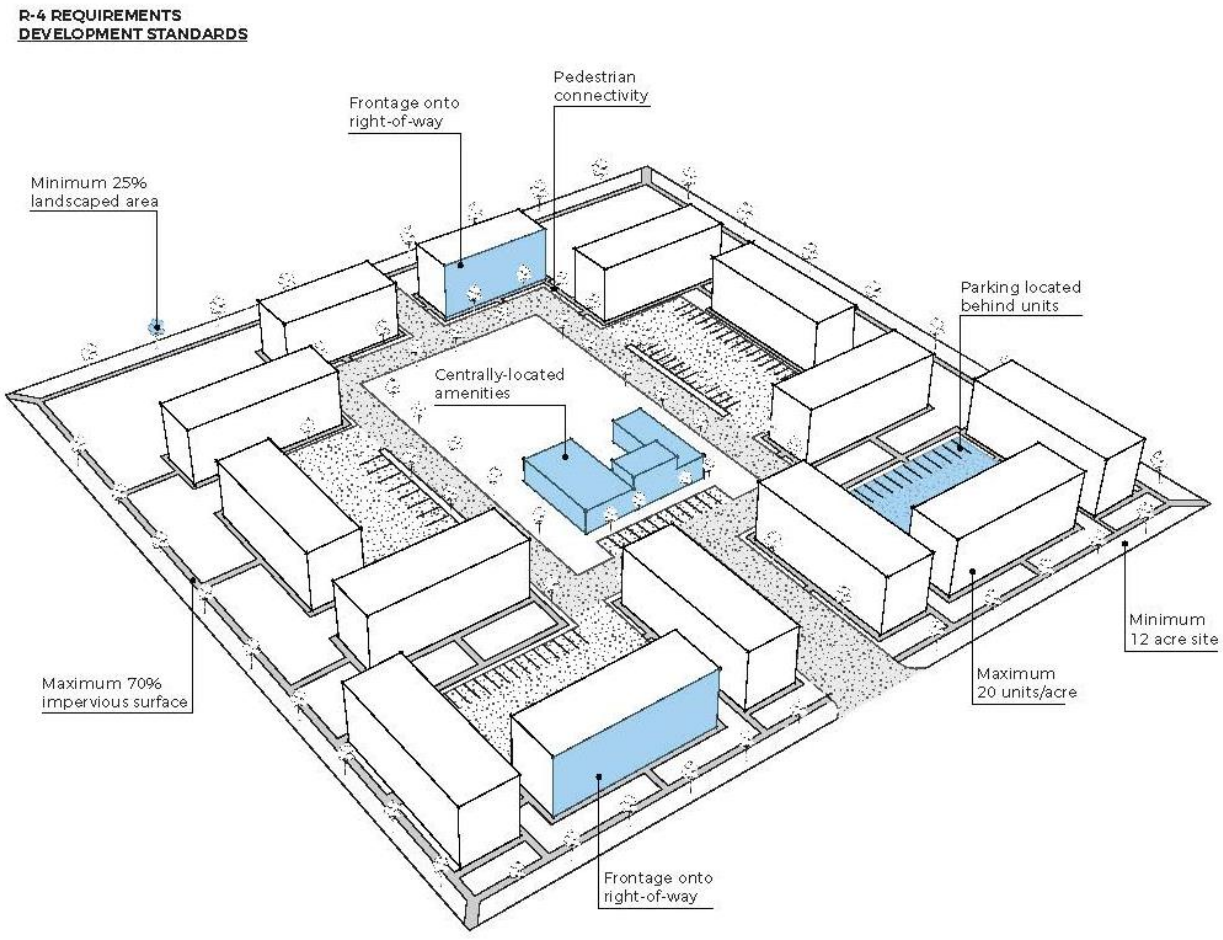
about the site, surrounding area, and proposed use that will help the City properly evaluate the request. ~~The specific information to be included with the application is described on the application form.~~ A Zoning Text or Map Amendment application expires if it is not approved by the City within 24 months from the time its application is submitted and accepted.

15.3.16.032 R-4 Residential District

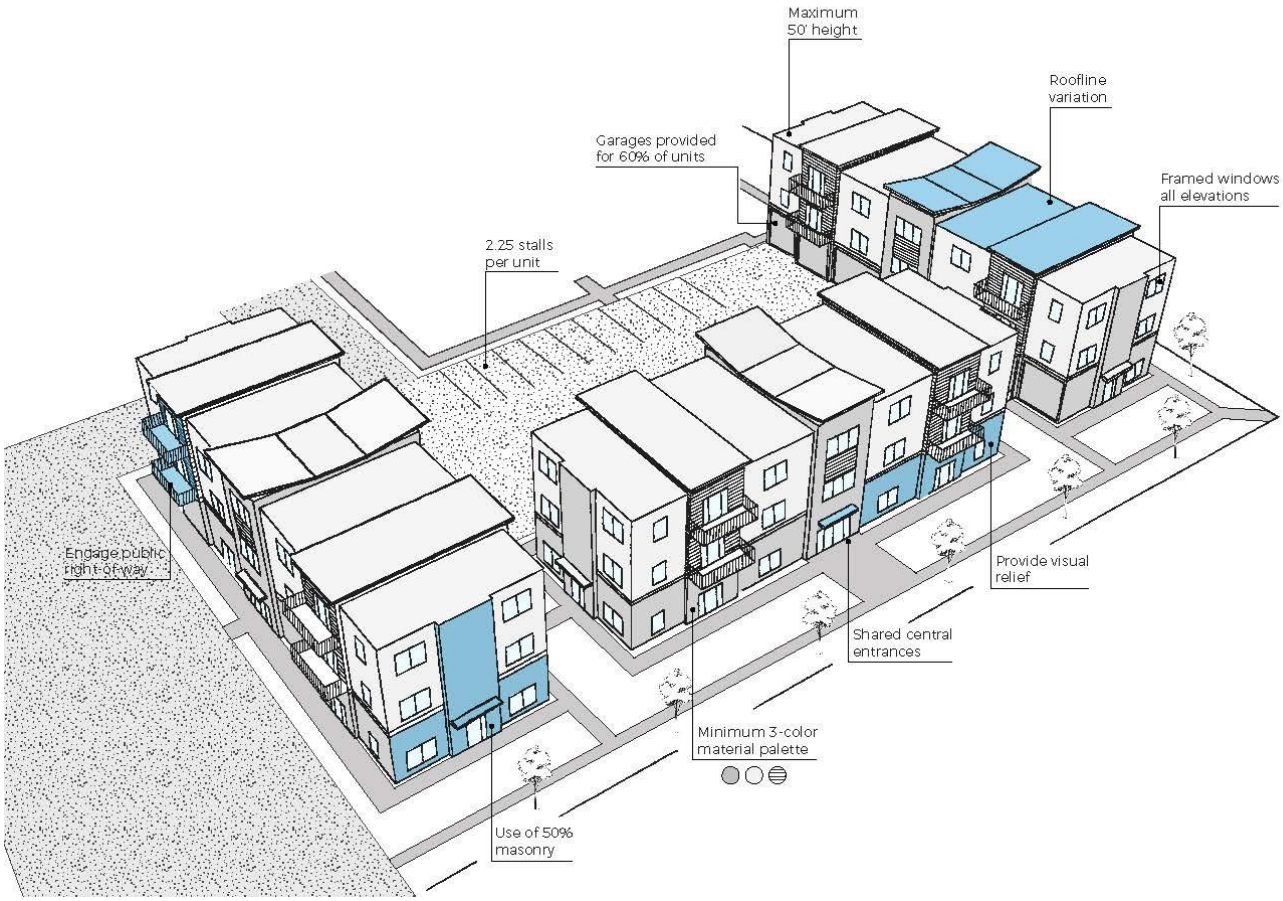
This district is intended to allow high density residential uses. There will be a mix of home types in this zone and it is anticipated that the majority of the homes in this zone will be in multi-unit structures arranged in both townhome and stacked flat configurations. Only individual lots for single-family homes will be approved as standard subdivisions. For a project to include twin homes, duplexes, and multi-family dwellings, a project must be approved as a Master Planned Development §15.3.20.080.

. . . . . .

7. Development Agreements: In order to ensure conformity to approved plans and conditions of approval, and to give assurance that any successor in interest is bound by the same plans and conditions, the City may require applicants to enter into project-specific development agreements with covenants which run with the land. A notice of the development agreement will be recorded against the land.



R-4 REQUIREMENTS
DEVELOPMENT DESIGN

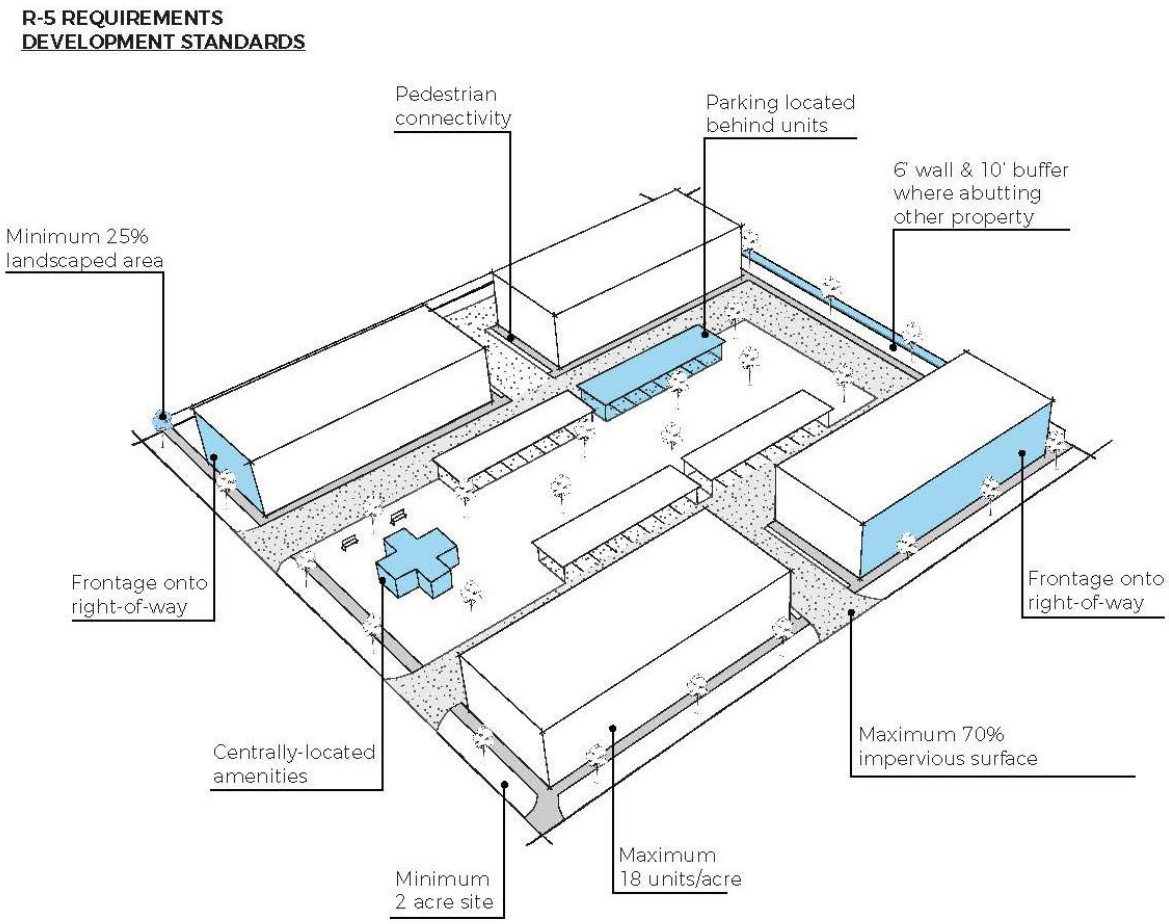


15.3.16.033 R-5 Residential District

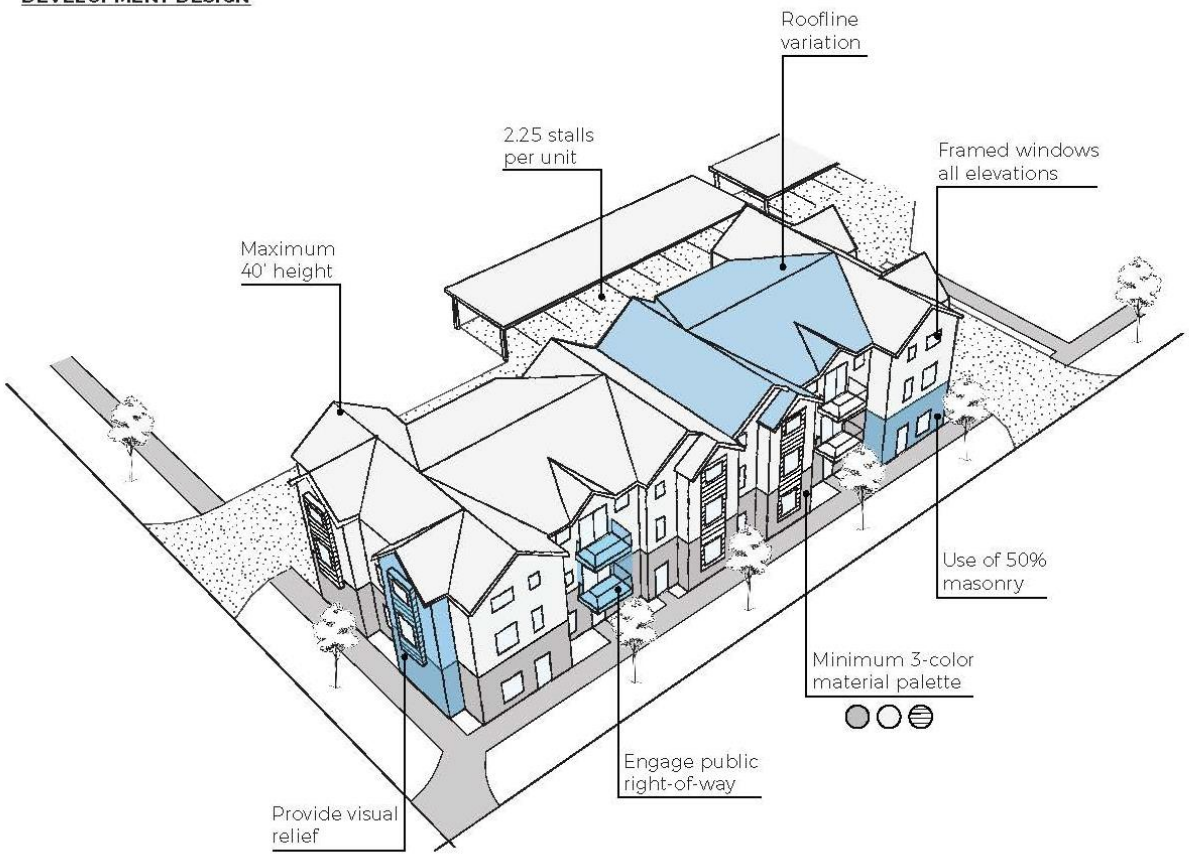
Purpose: It is in the public interest to enhance, conserve, and stabilize property values be encouraging pleasant and attractive landscapes and surroundings, providing proper separations between uses, conserving public water resources and promoting water efficient landscapes. The purpose of this chapter is to protect and enhance the environmental, economic, recreational, and aesthetic resources in Spanish Fork by promoting attractive properties by establishing standards and practices for the design, installation and maintenance of water efficient landscapes throughout the City.

. . . . . .

7. Development Agreements: In order to ensure conformity to approved plans and conditions of approval, and to give assurance that any successor in interest is bound by the same plans and conditions, the City may require applicants to enter into project-specific development agreements with covenants which run with the land. A notice of the development agreement will be recorded against the land.



R-5 REQUIREMENTS
DEVELOPMENT DESIGN



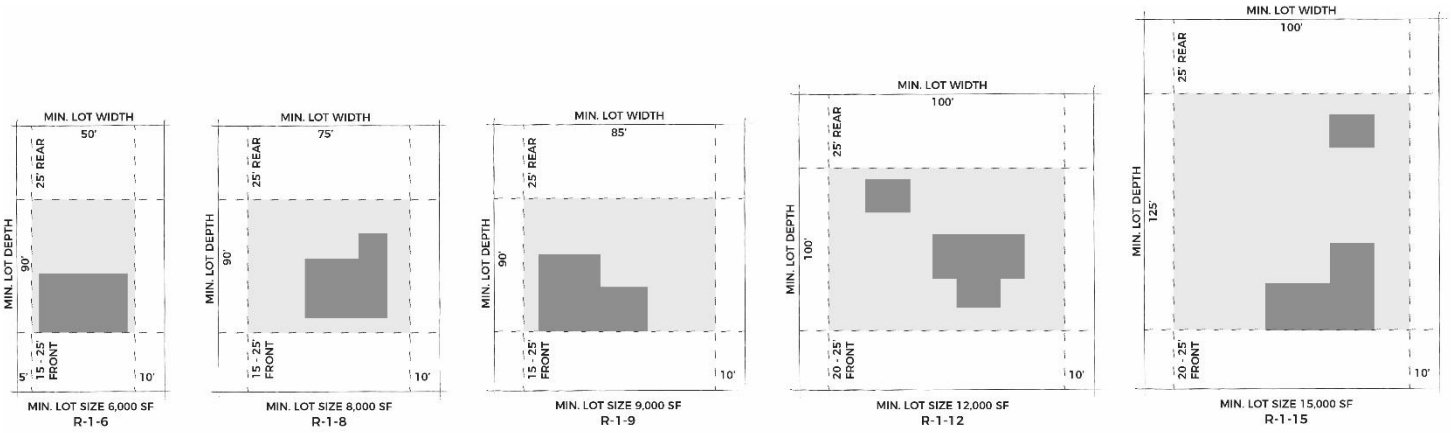
15.3.16.170 Development Standards

Table 1 Residential

Table 1 - Residential Development Standards										
District	Maximum Density Per Acre	Minimum lot dimensions			Minimum Setback				Max Building Height[5]	
		Lot Area	Width	Depth	Front[6]	Rear[7]	Side	Corner	Principal Building	Accessory Building[1]
A-E	N/A	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	N/A	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	.4 units	80,000 sf	180'	200'	40'	80'	20'	30'	35'	20'
R-1-60	.53 units	60,000 sf	160'	200'	40'	60'	20'	30'	35'	20'
R-1-40	.8 units	40,000 sf	140'	200'	30'	40'	20'	30'	35'	20'
R-1-30	1.07 units	30,000 sf	130'	150'	40'	40'	15'	25'	35'	20'
R-1-20	1.60 units	20,000 sf	125'	150'	30'	30'	15'	25'	35'	20'
R-1-15	2.13 units	15,000 sf	100'	125'	20-25'[2]	25'	10'	5-25'[4]	35'	20'
R-1-12	2.67 units	12,000 sf	100'	100'	20-25'[2]	25'	10'	15-25'[4]	35'	20'
R-1-9	3.56 units	9,000 sf	85'	90'	15-25'[2]	25'	10'	15-25'[4]	35'	20'
R-1-8	4 units	8,000 sf	75'	90'	15-25'[2]	25'	10'	15-25'[4]	35'	20'
R-1-6	5.34 units	6,000 sf	50'	90'	15-25'[2]	25'	5-10'[3]	15-25'[4]	35'	20'
R-3	12 units	6,000 sf	50'	90'	15-25'[2]	25'	5-10'[3]	15-25'[4]	35'	20'
R-4	20 units	6,000 sf	50'	90'	15-25'[2]	25'	5-10'[3]	15-25'[4]	50'	20'
R-5	18 units	6,000 sf	50'	90'	10-20'[8]	15'	15'	15'	40'	20'
R-0	N/A	6.000 sf	50'	90'	115-25'[2]	25'	5-10'[3]	15-25'[4]	35'	20'

1. Refer to 15.3.24.090(A) for accessory buildings.
2. 15 feet to porches, 20 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.
3. Five (5) feet on one side, 10 feet on the other side for single-family dwellings except for lots with 50 feet of lot width or less. When the lot width is 50 feet or less the minimum setback is five (5) feet on each side. The setback is 10 feet for non-residential uses.
4. 15 feet to living area, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.
5. Flag poles are limited to the height of principal buildings in a residential zone.
6. Maximum setback is 250 feet, with an all-weather driveway, capable of supporting a fire truck, and with adequate turn around space for a fire truck at the end of the drive. Greater distances may be allowed if a fire hydrant is installed within 250 feet of the principal building.

7. On corner lots, the setback is reduced by five (5) feet.
8. 10 feet minimum front setback, 20-foot maximum front setback.
9. Except as defined with the Infill Overlay Zone.



15.3.20 Overlay District Regulations

15.3.20.010 Airport Impact Overlay

15.3.20.020 Floodplain Hazard Overlay (Reserved)

15.3.20.030 Geologic Hazards Overlay (Reserved)

15.3.20.040 Surface Mining Overlay

15.3.20.050 Self Storage Overlay

15.3.20.060 Development Enhancement Overlay

15.3.20.070 Aggregate Transportation, Storage And Reclamation Overlay

15.3.20.080 Master Planned Development Overlay District

15.3.20.090 Infill Overlay Zone (I-F)

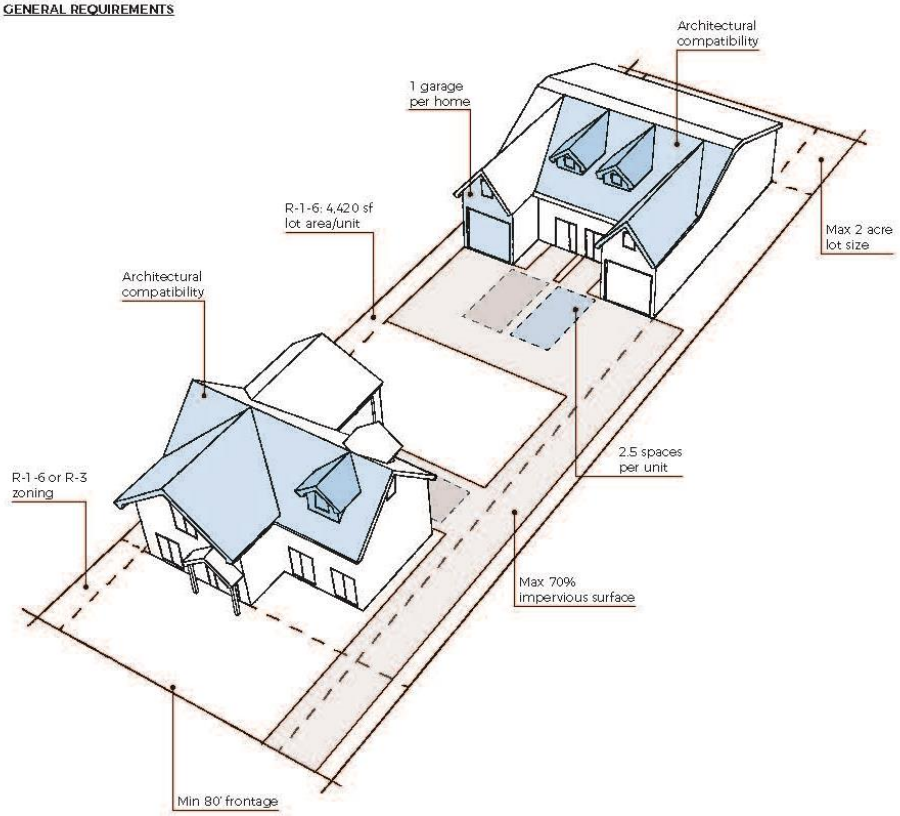
~~15.3.16.035 Infill Overlay Zone (I-F)~~ 15.3.20.090 Infill Overlay Zone (I-F)

This district is intended to provide flexibility in development standards for small residential parcels, consisting of two (2) acres or less, that are difficult to develop under standard residential requirements, allowing them to be developed with modified standards, while maintaining high quality construction and maintaining the general character of the underlying zone. This zone may only be applied as an overlay zone in the R-1-6 and R-3 zones. Prior to approving the I-F Zone, the City Council shall determine that the proposed development promotes the historic character of the neighborhood and conforms to the physical characteristics of the adjoining properties including architectural style, materials and size.

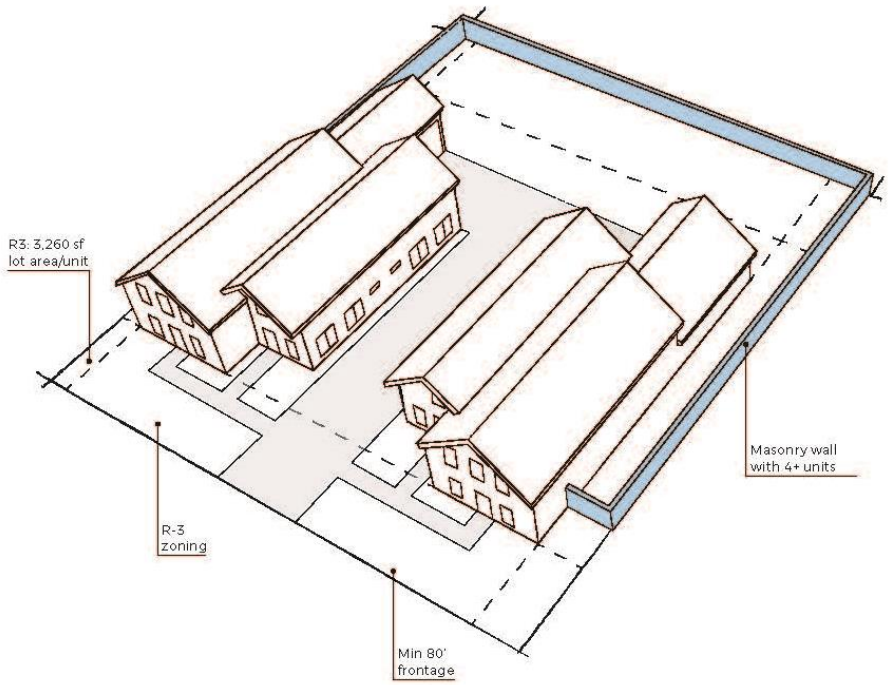
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F. Detailed landscape plans shall be submitted with each application for I-F Zone approval. Landscape plans shall be generally consistent with surrounding properties. Projects shall be landscaped in a manner that is consistent with the approved plans. Landscape Plans shall identify the following:
    1. Details for any proposed structures or features.
    2. Irrigation plan.
    3. Parking (see §15.4.16.120).
    4. Plant schedule.
    5. Planting plan, including all ground cover.
    6. Signs (see §5.36.010 et seq.).
    7. Walls.

INFILL OVERLAY
GENERAL REQUIREMENTS



INFILL OVERLAY
MULTIFAMILY REQUIREMENTS



15.3.24.090 Supplementary Regulations

Accessory Buildings, Structures, or Satellite Earth Stations.

Swimming Pools

Yard/Garage Sales

Irregular Lots

Accessory Dwelling Units (ADUs)

Awnings, Carports or Covered Decks

Animals

Wind Turbines (WT)

Outdoor Storage Areas

Public Rights-of-Way

Temporary Uses

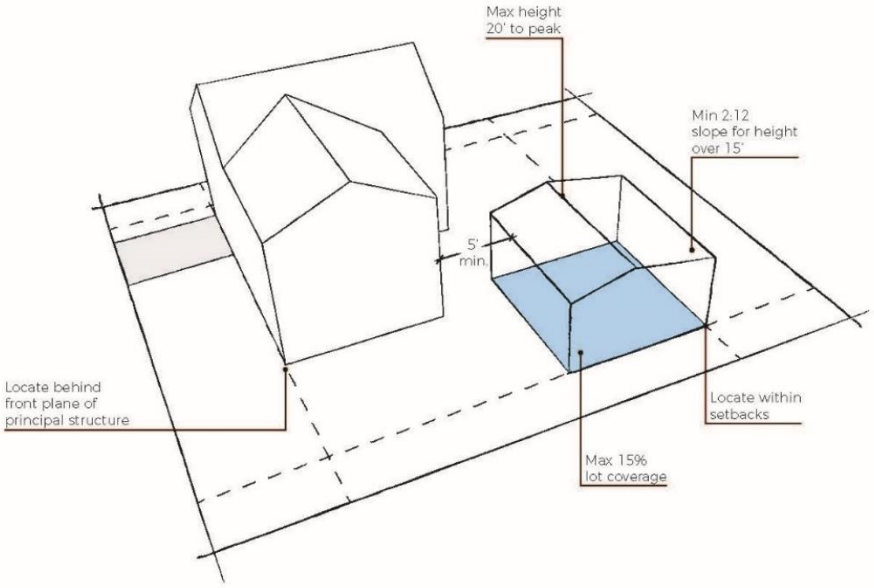
Amateur Radio Antennas

A. Accessory Structures:
    1. All accessory structures must meet the following requirements:
        a. All accessory structures are required to obtain a building permit. Permits for structures that are less than 200 square feet or are otherwise exempt from the adopted Building Code, as set forth in §14.04.010, are free of charge.
        b. All detached accessory structures must be located behind the front wall plane of the principal structure.
        c. Where property abuts against Interstate 15 or U.S. Highway 6, accessory structures have no required set back from the Interstate 15 or Highway 6 right-of-ways.
        d. The combined square footage of all detached accessory structures shall not exceed 15% of the total lot area if the structure is entirely within the setbacks for the principal structure, or 10% of the total lot area if the structure is located elsewhere on the lot.
        e. If any accessory structure must be removed, relocated, or otherwise modified in any manner in order to access public utilities, the property owner shall bear the full expense of such removal, relocation or modification, together with all costs of restoration.
        f. Accessory structures located on a corner lot shall meet the same front, rear, and side setbacks as required for accessory structures on an interior lot. Accessory structures located behind the front plane of the house and within 20 feet a public right-of-way shall be architecturally compatible with the primary structure on the lot. The second clear vision area as addressed in §15.4.16.150 needs to be maintained at all times.

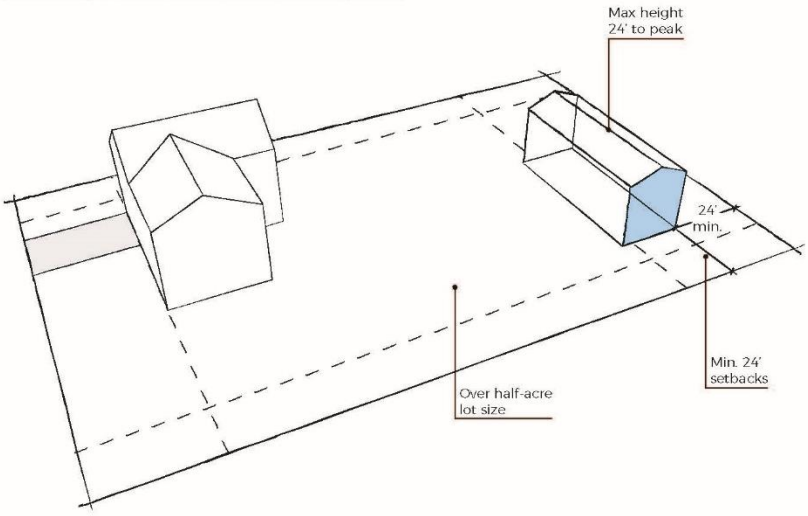
g. The minimum front setback for detached accessory structures shall conform to the minimum front setback for the existing principal structure and shall be set at least five (5) feet, measured from eave to eave, from all structures on the property.
h. Accessory structures that meet the setback requirement for the principal building may be allowed to meet the maximum height allowed in that zone.
i. The maximum height for detached accessory structures shall be 20 feet to the peak of the roof measured from the finish grade (measured five (5) feet from the proposed structure). Any structures taller than 15 feet shall have a roof pitch of no less than 2/12.
j. Properties over one-half (1/2) acre in size can increase the maximum height to 24 feet by having the rear and side setbacks the same as the building height.
k. The structure must be constructed so all water runoff from the accessory structure does not flow onto adjoining properties.
l. Accessory structures that house Accessory Dwelling Units shall be architecturally compatible with the Primary Structure on the lot, shall be permanently connected to utilities via laterals from the Primary Structure or laterals from the public right-of-way, and shall maintain setbacks of no less than five (5) feet from all property lines and other structures.
m. External or detached ADUs shall not have more than 1,000 square feet of habitable living space.
n. A Recreational Vehicle is not considered an accessory structure and may not be used as a dwelling unit within any zone. It shall be unlawful for any person to reside in a Recreational Vehicle as a dwelling unit.

2. Structures that are 200 square feet and less in area and are less than five (5) feet from the property line must meet the following additional requirements:
    a. Structures with a wall height of eight (8) feet or less and a maximum peak height of 12 feet may be constructed with no side or rear setback from property lines. In no case may any portion of a structure extend beyond the property line.
3. Structures larger than 200 square feet in area must meet the following additional requirements:
    a. Meet all adopted Building Code regulations as set forth in §14.04.010.
    b. Must maintain a minimum setback of five (5) feet to the side or rear property line.
    c. Be anchored to concrete footings as outlined in the adopted Building Code as set forth in §14.04.010.
    d. Accessory structures over 200 square feet in size that are located between the front and back planes of the house must be architecturally compatible with the principal structure.

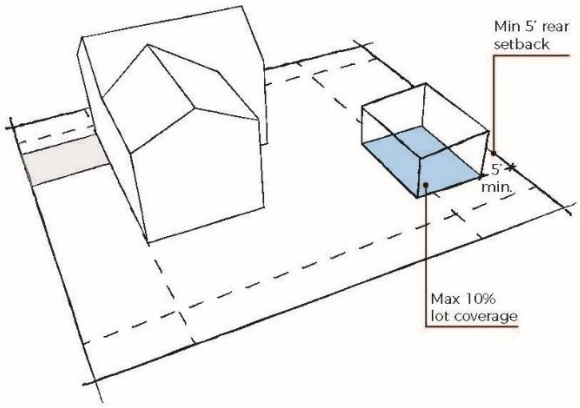
ACCESSORY STRUCTURES



HEIGHT REQUIREMENT FOR PROPERTIES OVER 1/2 ACRE



SQUARE FOOTAGE REQUIREMENT IF LOCATED OUTSIDE SETBACKS



15.3.24.090 Supplementary Regulations

Accessory Buildings, Structures, or Satellite Earth Stations.

Swimming Pools

Yard/Garage Sales

Irregular Lots

Accessory Dwelling Units (ADUs)

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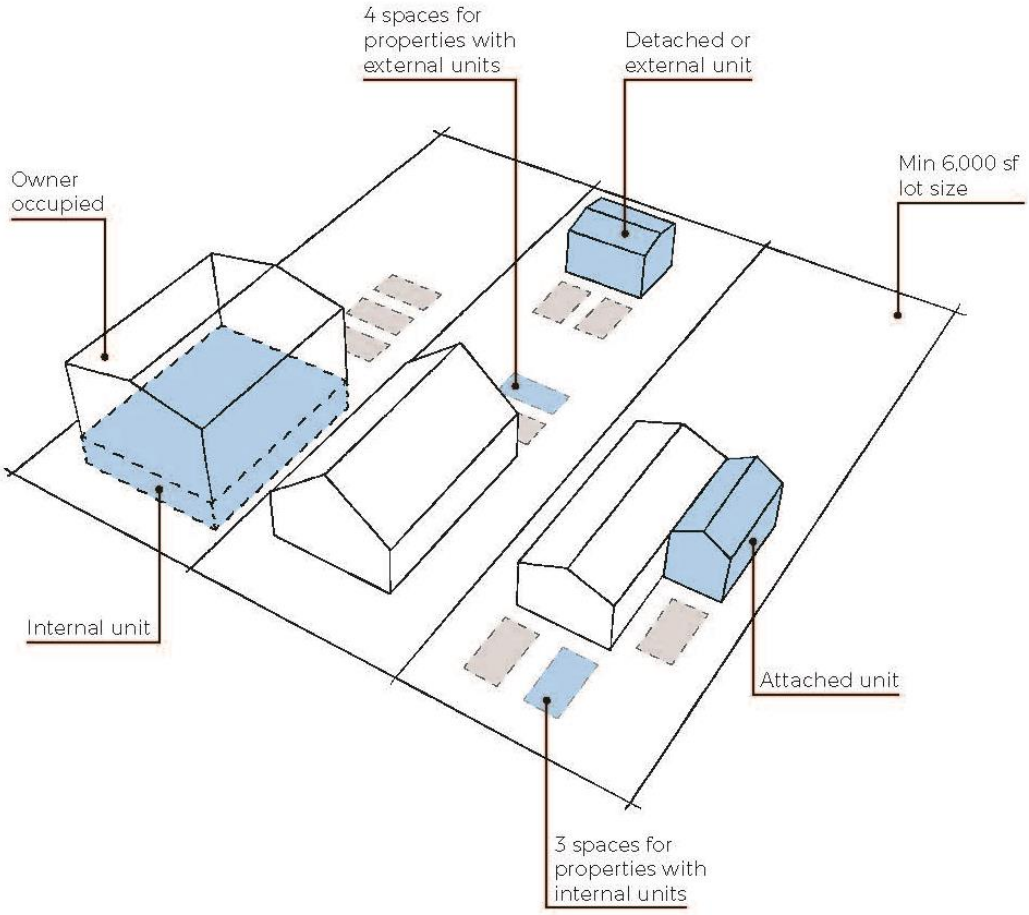
E. Accessory Dwelling Units (ADUs):
    1. This sub-section is established to provide regulations for ADUs.
    2. Requirements for Approval. A building permit may only be issued for ADUs provided that the following requirements are met:
        a. The property must be located in the R-3, R-1-6, R-1-8, R-1-9, R-1-12 or R-1-15, R-1-20, R-1-30, R-1-40, R-1-60, R-1-80 or R-R zones.
        b. The owner of the property must reside on the property. Exceptions shall be permitted if the property owner applies to have the occupancy requirement suspended, if the owner has resided on the property for at least one (1) year and if any of the following situations exist:
            1. The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this suspension).
            2. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.
        c. Only one (1) ADU shall be created on a parcel. The ADU may only be located within a single-family dwelling or in an Accessory Structure. Accessory Structures that house ADUs shall be constructed as permanent structures. A Recreational Vehicle is not considered an accessory structure and may not be used as an ADU.
        d. ADUs are only permitted on lots 6,000 square feet or larger.
        e. The property must have a total of three (3) parking spaces for the primary single-family dwelling with an internal ADU and four (4) parking spaces for a primary single-family dwelling with an external or detached ADU, which meet the criteria provided in section §15.4.16.120. i.e., two (2) parking spaces are required for the primary single-

family dwelling and one (1) parking space for the internal ADU. The parking spaces for the ADU may not be provided in a tandem arrangement.

f. The ADU must be registered with the City Community Development Department. Any fees required for registration shall be defined in the City's Annual Budget.

g. The ADU shall meet all applicable building and fire codes.

ACCESSORY DWELLING UNITS



15.4.04.120 Review And Approval Procedure Of Final Plats

Final plat and construction drawings shall be submitted to the City for review to insure conformity to the present ordinances and standards and for the adequacy and availability of public facilities. If the Final Plat or construction drawings are not in conformity, the City shall refer it back to the subdivider or developer with a list of items necessary to bring the Final Plat or construction drawings into compliance. If the Final Plat and construction drawings are in conformity, the plat or complete drawings will be submitted to the DRC with suggestions and comments noted thereon. The DRC shall act as the land use authority for Final Plat approval.

After considering the recommendation of the City Engineer, the DRC may table the matter, approve, or grant approval upon conditions stated. If approved, the City Manager, Community Development Director, City Attorney and City Engineer shall sign the Final Plat. If any conditions are attached, the Final Plat or construction drawings shall be amended to reflect such changes and an accurate Final Plat shall be submitted to the City, prior to signing.

15.4.04.130 Recordation - Copy To Be Supplied To City Engineer

Following acceptance by the DRC, the Final Plat, bearing all official approvals, shall be deposited in the office of the Utah County Recorder for recording by the City. Only the City may record Final Plats. ~~The Final Plat must be recorded within one (1) year after approval by the DRC.~~ Approval expires and the plat must be resubmitted for approval if all materials required to record the plat are not provided to the City ~~the Final Plat is not recorded~~ within one (1) year of the plat's approval.

All inspection, testing and/or connection fees required by ordinance shall be paid and permits required shall be obtained prior to the recording of the Final Plat.

15.4.04.140 Commencement/Completion Time Frame

1. Prior to the construction of any improvements required by this Title, the subdivider shall furnish to the City Engineer the following:
    1. Approved sets of construction plans.
    2. Full security deposit (bond) required by this Title (§15.4.16.110).
    3. Inspection fee deposit.
    4. Subdivision Bond Agreement for Improvements.
    5. Hold a preconstruction meeting.
    6. Meet all conditions for approval as established by the ~~Council~~ DRC.

15.4.04.210 Recordation Of Minor Final Plats

Following acceptance by the DRC, the Minor Subdivision Plat bearing all official approvals shall be deposited in the office of the County Recorder for recording by the City. Only the City may record Minor Subdivision Plats. ~~The Minor Subdivision Plat must be recorded with Utah County within 120 days of approval by the DRC.~~ Approval expires and the plat must be resubmitted for approval if ~~the Minor Subdivision Plat is not recorded~~ all materials required to record the plat are not provided to the City within ~~120 days~~ one (1) year of the plat's approval. All inspection, testing and/or connection fees required by ordinance shall be paid and permits required shall be obtained prior to the recordation of the Minor Subdivision Plat.

. . . . . .

15.4.08.040 Approval Or Disapproval - Procedure

. . . . . .

~~If anything is submitted by e-mail, the Community Development Department must be contacted for the proper e-mail address and for confirmation the e-mail was received.~~

15.4.16.120 Off Street Parking

A. Purpose: To provide adequate, but not excessive, parking to meet the needs of residents, employees, and business patrons, in a manner this is functional, safe, and aesthetically pleasing.
B. General Requirements:
    1. Off-street parking is not required for permitted uses in the C-D Downtown Commercial district, except for residential uses, which must meet the requirements that are otherwise prescribed in subparagraph C.
    2. Each parking space shall be at least nine (9) feet wide and 18 feet deep (See parking design standards in the Construction and Development Standards for details on aisle widths, maneuvering areas, and fire lanes).
    3. Required parking shall be provided in highly visible, well-lit areas with clearly identified pedestrian paths to building entrances. Parking may not be provided in secluded areas in the backs of buildings that are remote from building entrances.
    4. Required parking may not be used for the storage or display of materials.
    5. Required parking may not be occupied with storage containers, tractor trailers or other items that inhibit the use of the space for customer parking.
    6. Tandem parking (front to rear) is permitted except as required parking for ADUs.
    7. All parking spaces and driveway areas serving such parking spaces shall be surfaced with concrete, asphalt, or paving blocks except that portions of driveway areas located farther than 200 feet from a public road and which service a single residence home in the R-R or A-E zoning districts may be constructed and surfaced to an all-weather standard as approved by the City Engineer. Such surfacing may include gravel, slag, or similar materials.
    8. Required parking shall be provided on-site or on contiguous lots.
    9. Backing and maneuvering areas shall be provided on-site for all uses other than single-family, twin homes, and duplexes.
    10. For the purpose of identifying required parking, square feet shall mean the gross floor area of the building.
    11. No part of any vehicle may overhang onto a public sidewalk or within five (5) feet of a street curb where no sidewalk exists.
    12. All parked vehicles must comply with the City's clear vision area requirements §15.3.16.150.
    13. Parking of commercial vehicles in residential districts is limited to one (1) commercial vehicle with a one (1) ton chassis, having a capacity of not more than 10,000 pounds' gross vehicle weight rating (GVWR).
    14. Landscaping and screening of parking lots shall be in accordance with the requirements of §15.4.16.130, Landscaping, Buffering, Walls, and Fences.

15.4.16.130 Landscaping, Buffering Walls, And Fences

D. Landscape Requirements for Multi-family, Professional Office, Commercial and Industrial Uses.

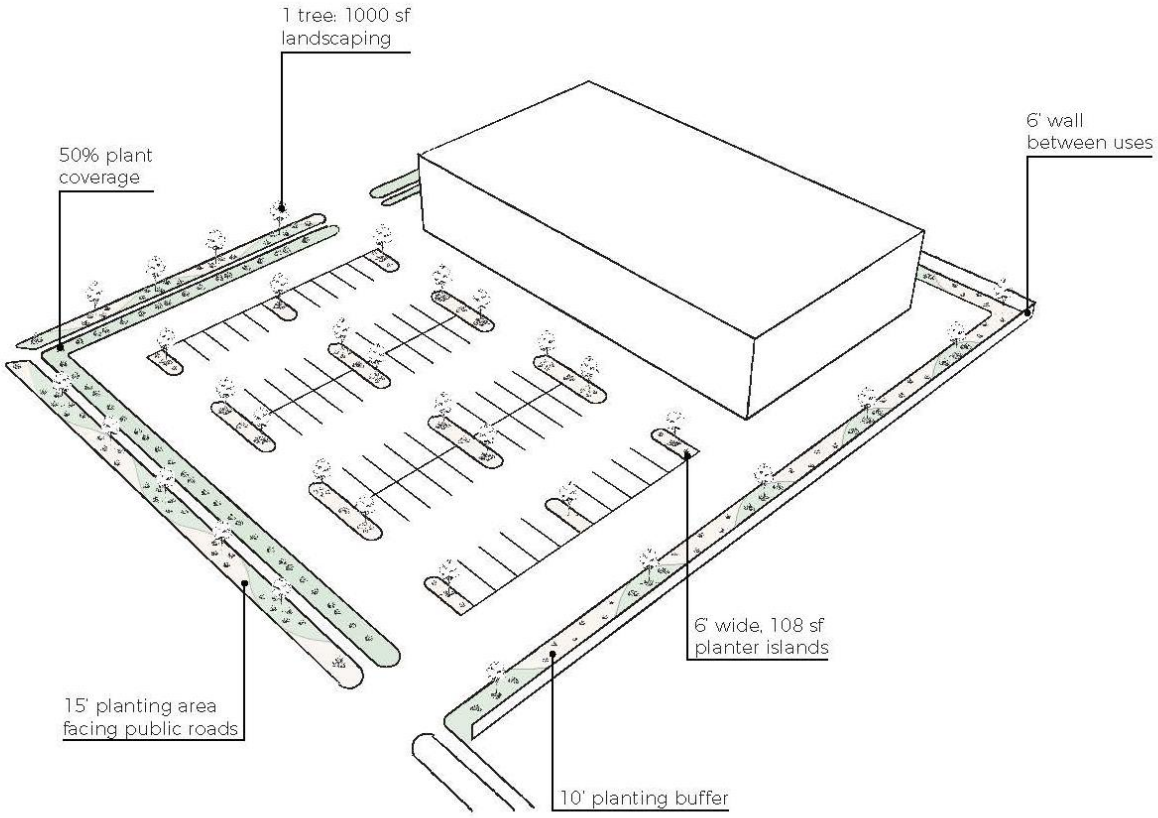
. . . . . .

d. Industrial Uses.

. . . . . .

(8) Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade.

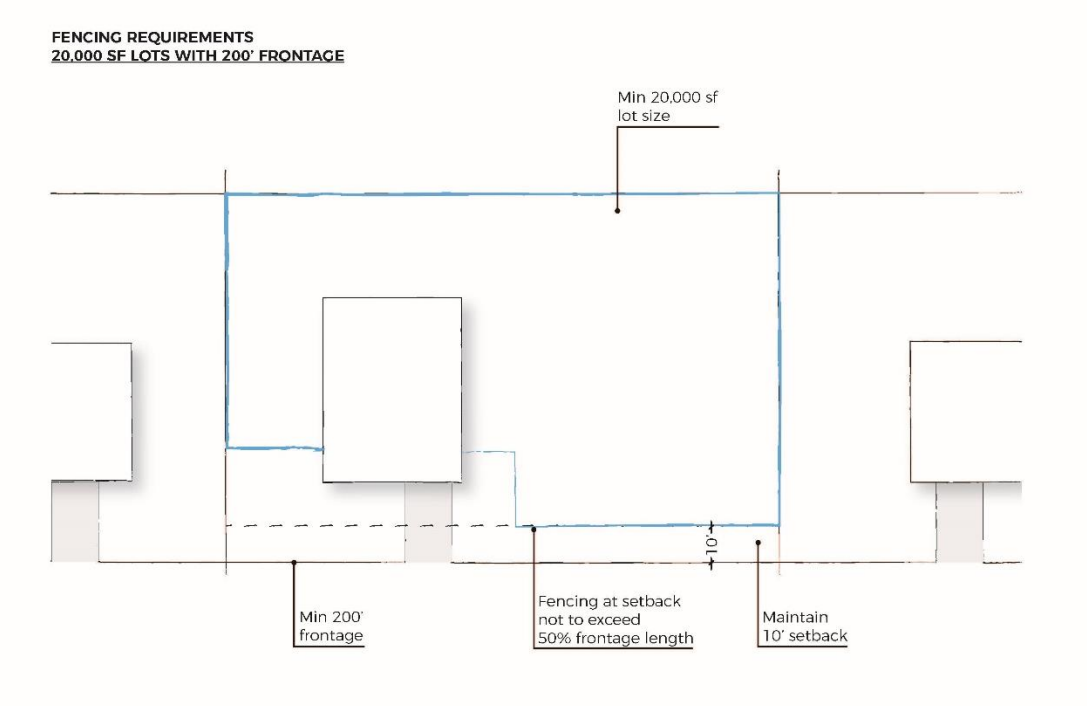
LANDSCAPING REQUIREMENTS
NONRESIDENTIAL DEVELOPMENTS



15.4.16.150 Fencing And Clear Vision Area

A. General Fencing Requirements

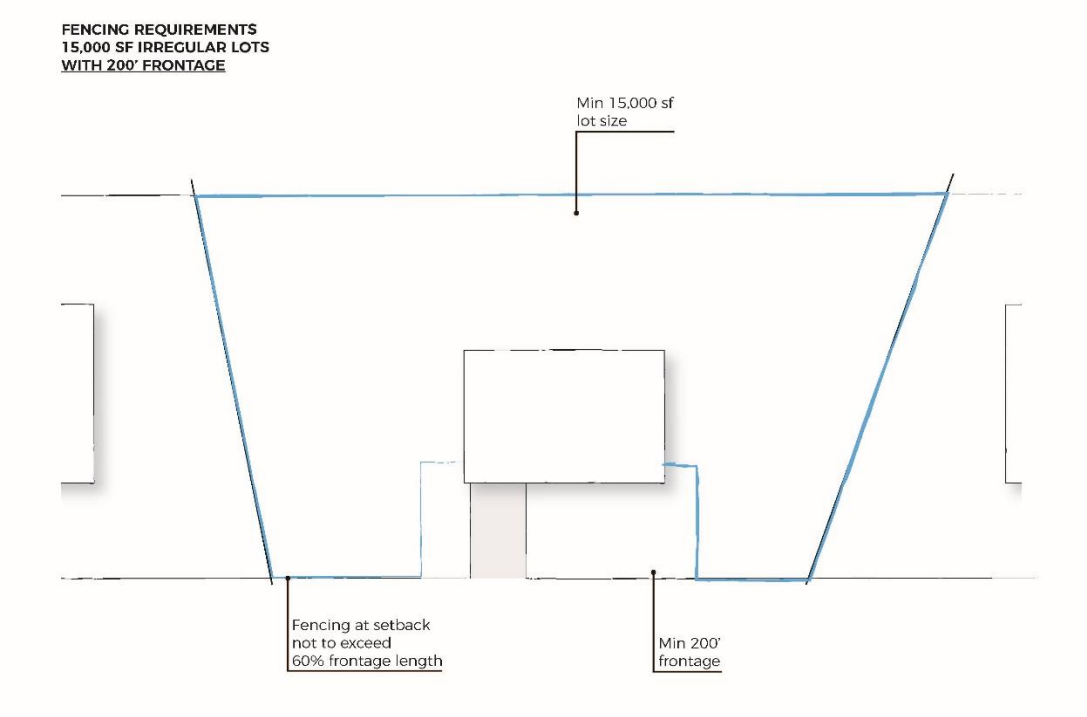
1. A Building Permit is required for all fences that are taller than three (3) feet. No fee is charged for Fence Permits unless the Permit is required by the Building Code.
2. The maximum height of a fence is six (6) feet in all zoning districts; fence pillars are not to exceed six and one-half (6 1/2) 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
        (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.



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.

(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.

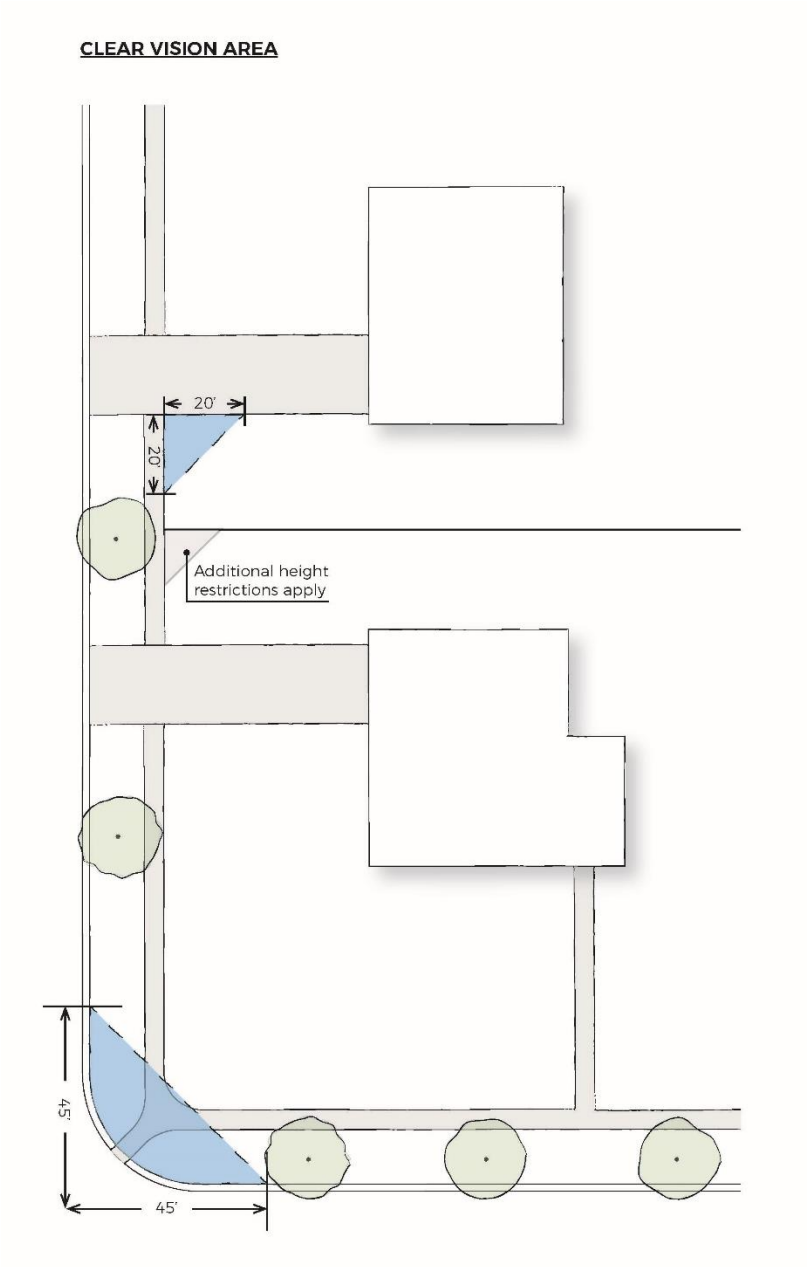
(2) No more than 60% of the lot frontage shall have said fencing within the front yard setback.



. . . . . .

7. 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.

CLEAR VISION AREA



15.4.16.180 Neighborhood Mailboxes

Residential Preliminary Plats are required to identify locations for neighborhood mailboxes, also known as Neighborhood Delivery Collection Box Units, meeting the following criteria:

A. ~~Neighborhood mailboxes are to contain the same number of collection boxes or units as there are residential units in the plat.~~ Neighborhood mailboxes shall contain collection boxes with one (1) unit for each lot in a residential subdivision that is less that 6,000 square feet and two (2) units for each lot that is 6,000 square feet or larger.

Memo

To: Mayor and City Council

From: Chris Thompson P.E., Public Works Director

Date: December 12, 2023

Re: Ordinance Construction Standards Revision (23.01)

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

The following is a list of all the proposed revisions to the construction standards.

- Modifies Improvement and Design Requirements general section.
- Adding a street sign section.
- Adding a masonry Graffiti section.
- Modifies secondary junction pedestal for SFCN.
- Modifies 2” pressurized irrigation service.



40 South Main Street
Spanish Fork City, Utah 84660
(801) 804-4550

Construction Standards

Chapter 4.39.20. Improvement and Design Requirements

4.39.20.010. General

B. Traffic Control. A traffic control plan shall be submitted to the City prior to construction that impacts ~~in or along~~ public streets and traffic. All traffic control shall comply with APWA 01 55 26 (Traffic Control) and the MUTCD.

C. Survey. The alignment of the side property lines for each lot in a subdivision shall be marked in the top back of curb with a lot line witness marker that meets the requirements and specifications of APWA 31 05 10 (Boundary Markers and Survey Monuments). Developer shall provide survey bench marks and monuments as required by the City Surveyor ~~Engineer~~.

E. Landfill, Construction Debris or Garbage. No buildings, paved parking lots, paved roads, curb, gutter, or sidewalks, or residential subdivisions are allowed to be located over landfills, construction debris, or garbage.

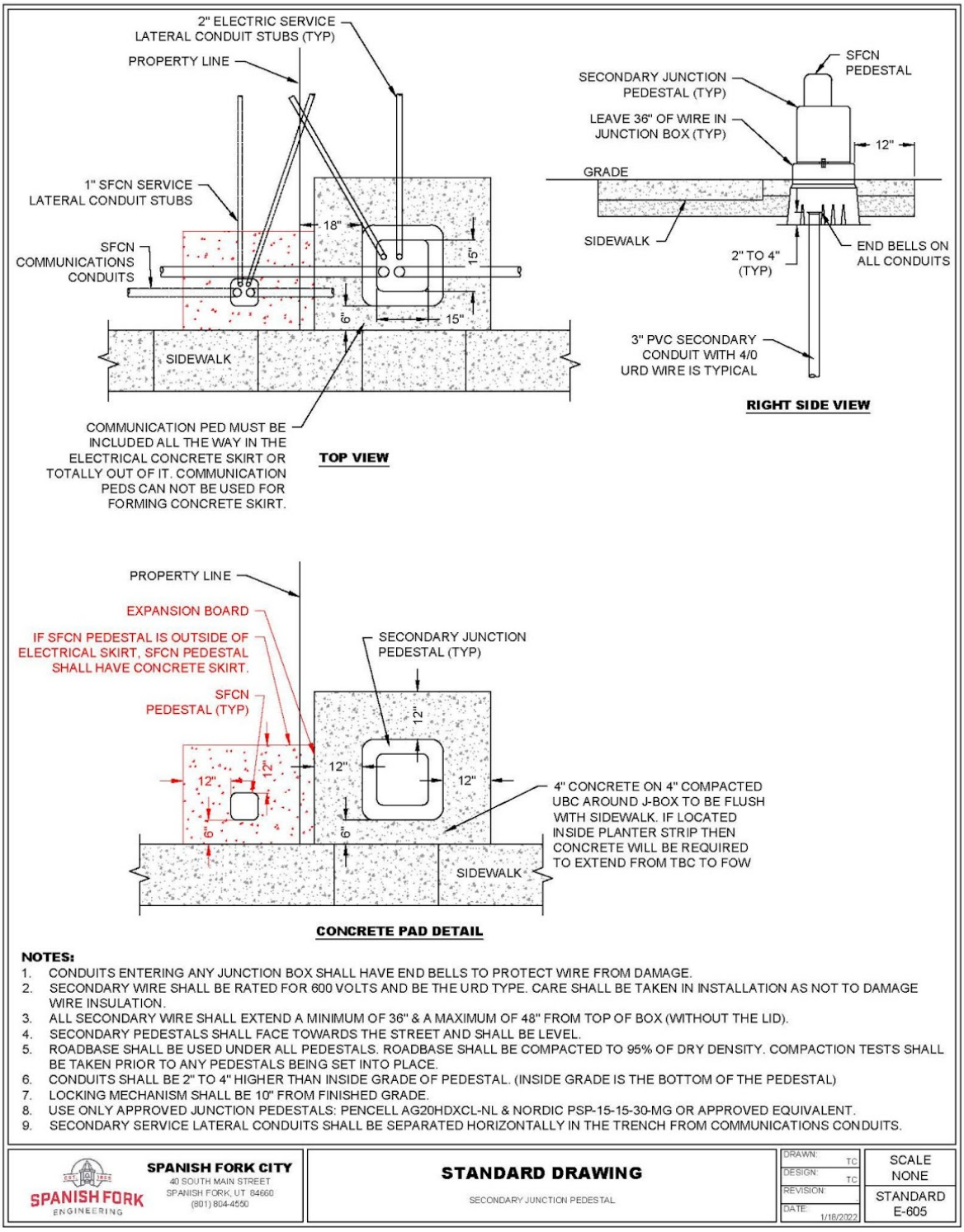
~~Residential subdivisions shall not be built over landfills, construction debris, or garbage.~~

4.39.20.030. Street Improvements

J. Street Signs. All street signs shall be JSF Technologies Solar Powered Pedestrian, School, Stop and Yield. or approved equivalent.

4.39.65.050. Masonry

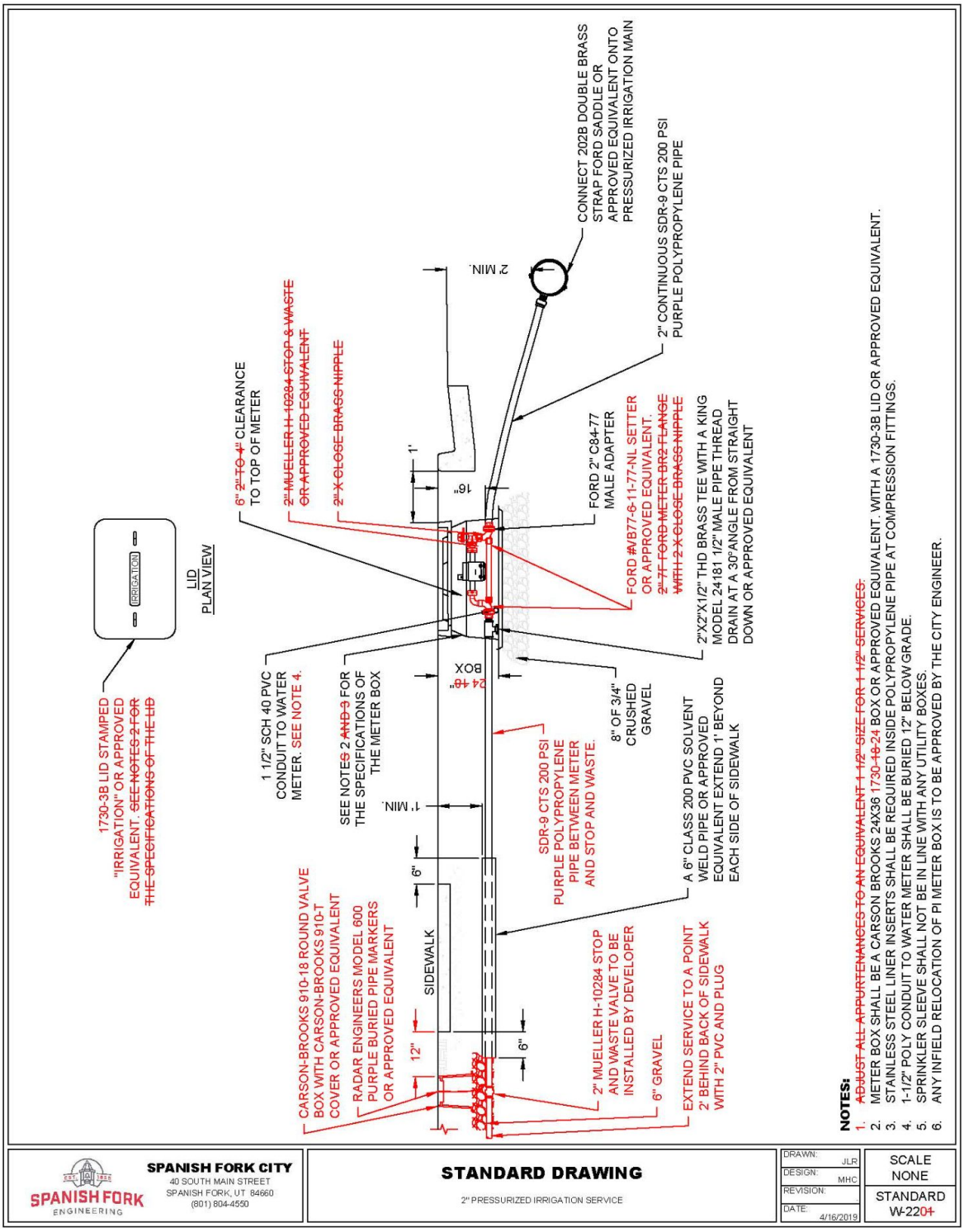
B. Graffiti Protection. Apply Prosoco Sure Klean Weather Seal Blok-Guard & Graffiti Control WB 6 Weather Seal to unpainted masonry surfaces at risk to graffiti with installation.



NOTES:

1. CONDUITS ENTERING ANY JUNCTION BOX SHALL HAVE END BELLS TO PROTECT WIRE FROM DAMAGE.
2. SECONDARY WIRE SHALL BE RATED FOR 600 VOLTS AND BE THE URD TYPE. CARE SHALL BE TAKEN IN INSTALLATION AS NOT TO DAMAGE WIRE INSULATION.
3. ALL SECONDARY WIRE SHALL EXTEND A MINIMUM OF 36" & A MAXIMUM OF 48" FROM TOP OF BOX (WITHOUT THE LID).
4. SECONDARY PEDESTALS SHALL FACE TOWARDS THE STREET AND SHALL BE LEVEL.
5. ROADBASE SHALL BE USED UNDER ALL PEDESTALS. ROADBASE SHALL BE COMPACTED TO 95% OF DRY DENSITY. COMPACTION TESTS SHALL BE TAKEN PRIOR TO ANY PEDESTALS BEING SET INTO PLACE.
6. CONDUITS SHALL BE 2" TO 4" HIGHER THAN INSIDE GRADE OF PEDESTAL. (INSIDE GRADE IS THE BOTTOM OF THE PEDESTAL)
7. LOCKING MECHANISM SHALL BE 10" FROM FINISHED GRADE.
8. USE ONLY APPROVED JUNCTION PEDESTALS: PENCELL AG20HDXCL-NL & NORDIC PSP-15-15-30-MG OR APPROVED EQUIVALENT.
9. SECONDARY SERVICE LATERAL CONDUITS SHALL BE SEPARATED HORIZONTALLY IN THE TRENCH FROM COMMUNICATIONS CONDUITS.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SECONDARY JUNCTION PEDESTAL	DRAWN: TC DESIGN: TC REVISION: DATE: 1/18/2022	SCALE NONE STANDARD E-605


1730-3B LID STAMPED "IRRIGATION" OR APPROVED EQUIVALENT. SEE NOTES 2 FOR THE SPECIFICATIONS OF THE LID
IRRIGATION
LID PLAN VIEW
6" 2" TO 4" CLEARANCE TO TOP OF METER
2" MUELLER H-10284 STOP & WASTE OR APPROVED EQUIVALENT
2" X CL66E BRASS NIPPLE
CONNECT 202B DOUBLE BRASS STRAP FORD SADDLE OR APPROVED EQUIVALENT ONTO PRESSURIZED IRRIGATION MAIN
2' MIN.
2" CONTINUOUS SDR-9 CTS 200 PSI PURPLE POLYPROPYLENE PIPE
1'
16"
FORD 2" C84-77 MALE ADAPTER
FORD #VB77-6-11-77-NL SETTER OR APPROVED EQUIVALENT. 2" FF FORD METER BR2 FLANGE WITH 2 X CL66E BRASS NIPPLE
2"X2"X1/2" THD BRASS TEE WITH A KING MODEL 24181 1/2" MALE PIPE THREAD DRAIN AT A 30° ANGLE FROM STRAIGHT DOWN OR APPROVED EQUIVALENT
1 1/2" SCH 40 PVC CONDUIT TO WATER METER. SEE NOTE 4.
SEE NOTES 2 AND 3 FOR THE SPECIFICATIONS OF THE METER BOX
BOX 24 18"
8" OF 3/4" CRUSHED GRAVEL
1' MIN.
6"
SDR-9 CTS 200 PSI PURPLE POLYPROPYLENE PIPE BETWEEN METER AND STOP AND WASTE.
A 6" CLASS 200 PVC SOLVENT WELD PIPE OR APPROVED EQUIVALENT EXTEND 1' BEYOND EACH SIDE OF SIDEWALK
SIDEWALK
12"
6"
CARSON-BROOKS 910-18 ROUND VALVE BOX WITH CARSON-BROOKS 910-T COVER OR APPROVED EQUIVALENT
RADAR ENGINEERS MODEL 600 PURPLE BURIED PIPE MARKERS OR APPROVED EQUIVALENT
2" MUELLER H-10284 STOP AND WASTE VALVE TO BE INSTALLED BY DEVELOPER
6" GRAVEL
EXTEND SERVICE TO A POINT 2' BEHIND BACK OF SIDEWALK WITH 2" PVC AND PLUG
NOTES:
1. ADJUST ALL APPURTENANCES TO AN EQUIVALENT 1 1/2" SIZE FOR 1 1/2" SERVICES.
2. METER BOX SHALL BE A CARSON BROOKS 24X36 1730-18-24 BOX OR APPROVED EQUIVALENT. WITH A 1730-3B LID OR APPROVED EQUIVALENT.
3. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
4. 1-1/2" POLY CONDUIT TO WATER METER SHALL BE BURIED 12" BELOW GRADE.
5. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
6. ANY INFIELD RELOCATION OF PI METER BOX IS TO BE APPROVED BY THE CITY ENGINEER.
SPANISH FORK ENGINEERING
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
STANDARD DRAWING
2" PRESSURIZED IRRIGATION SERVICE
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 4/16/2019
SCALE NONE
STANDARD W-220

Memo

To: Mayor and City Council

From: Chris Thompson P.E., Public Works Director

Date: December 12, 2023

Re: Ordinance Construction Standards Revision (23.02)

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

The following is a list of all the proposed revisions to the construction standards.

- Modifies road closure requirements that roads shall not be opened until completely paved.
- Adding inspection section under for Parks & Rec sprinkler systems.
- Adding a trail striping standard.
- Adding a mailbox concrete apron standard.
- Adding a defective concrete replacement standard.
- Adding a ribbon road standard.



40 South Main Street
Spanish Fork City, Utah 84660
(801) 804-4550

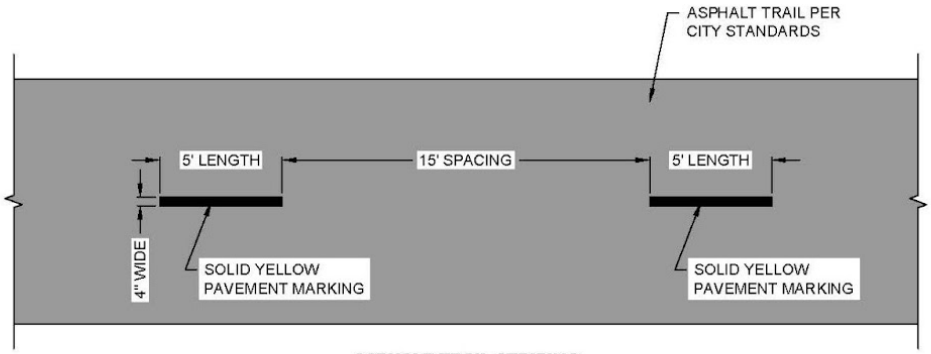
Construction Standards

4.39.30.030. Excavation Permits

If road closure exceeds the time frame and/or constraints that the Contractor was approved and paid for, the excavation permit is revoked and all associated work will be stopped until a new permit is approved and fees paid. The Contractor can extend their road closure time frame if a new plan is approved and appropriate fees are paid. Roads shall not be considered open until the road is completely paved and restored.

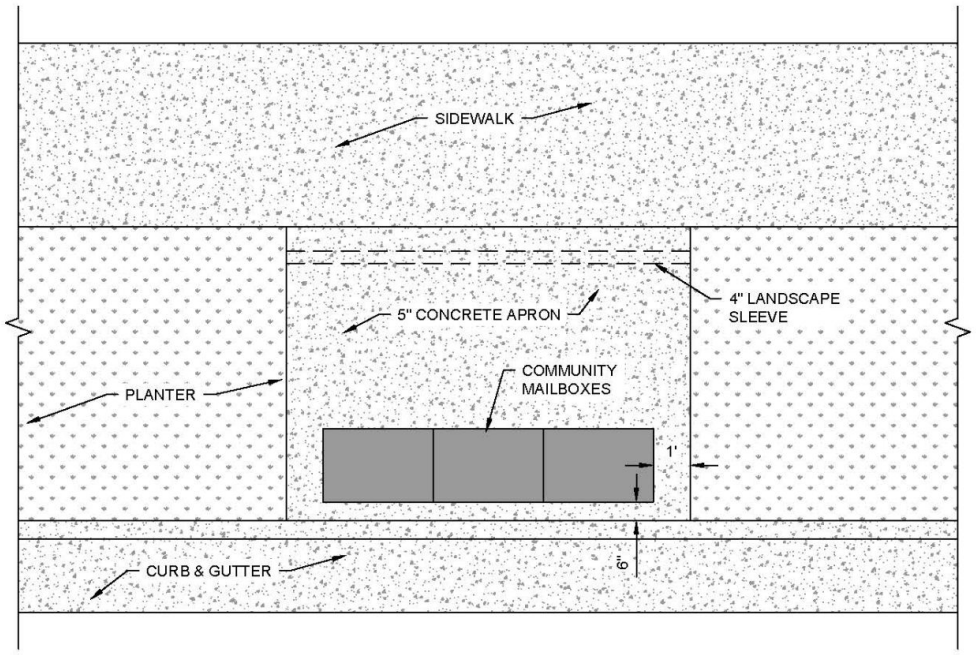
Chapter 4.39.95. Irrigation Sprinkler Systems
4.39.95.010. General

G. Inspections All work shall be inspected by the Assistant Director - Parks & open Spaces. All inspections will be done by appointment only with a minimum 24-hour notice. Items buried without City approval will be re-excavated by the permittee at no additional cost to the City.

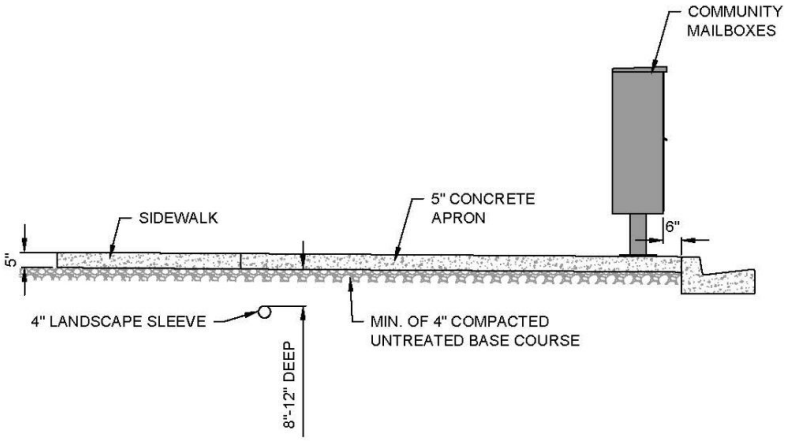


ASPHALT TRAIL STRIPING

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** TRAIL STRIPING	DRAWN: JLR DESIGN: MHC REVISION: DATE: 10/06/2020	SCALE NONE STANDARD G-XXX



CONCRETE APRON

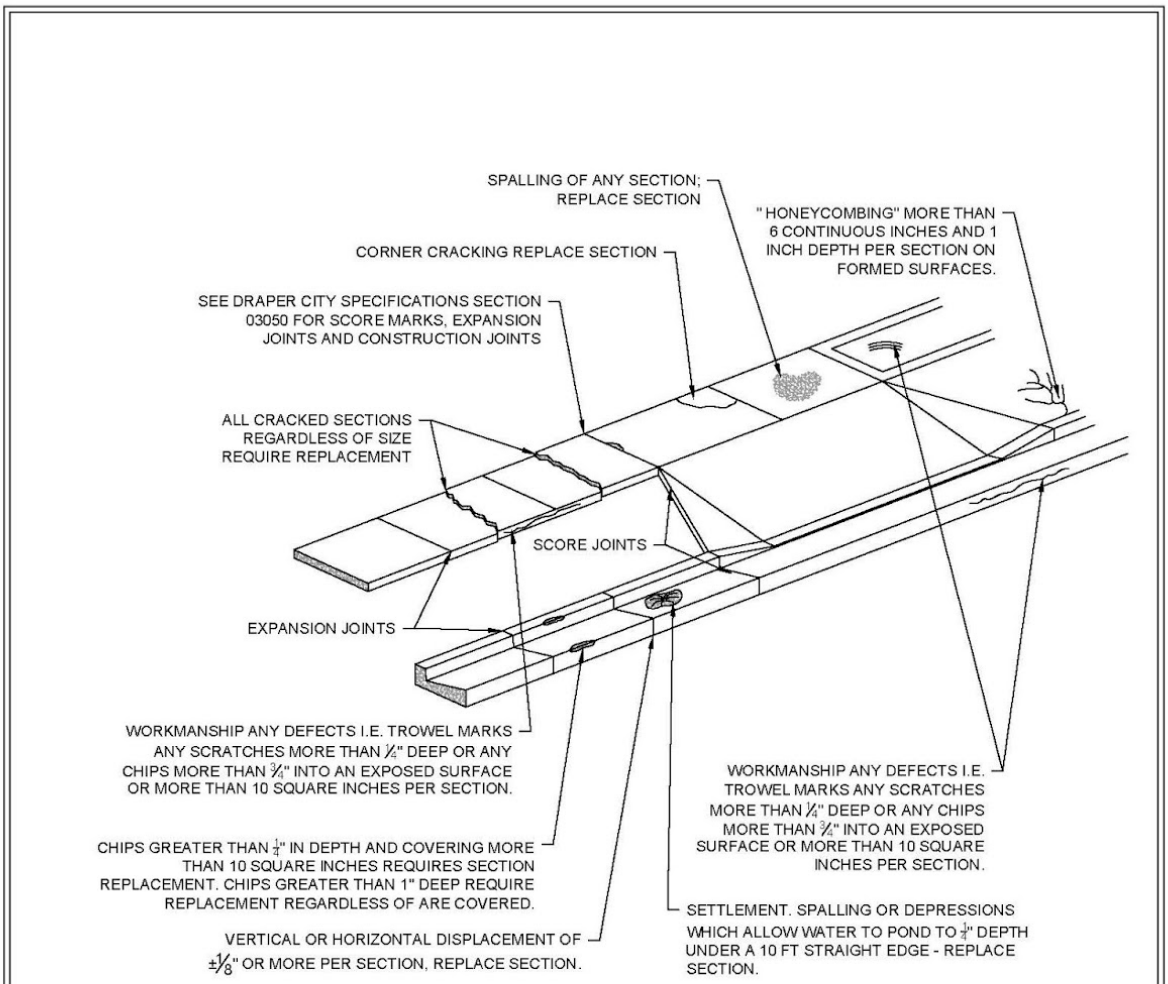


CONCRETE APRON CROSS-SECTION

NOTES:

1. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE DOWELED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.

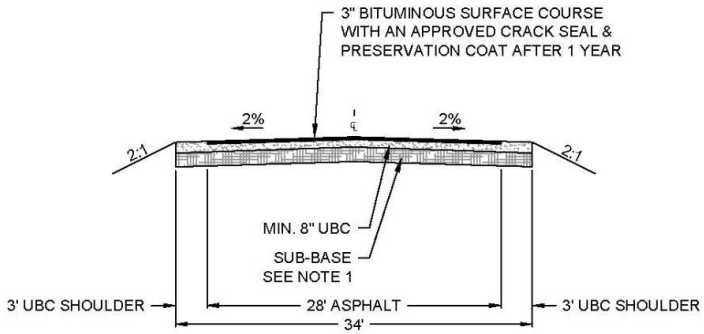
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** COMMUNITY MAILBOX CONCRETE APRON	DRAWN: JLR DESIGN: MHC REVISION: DATE: 7/1/2024	SCALE NONE STANDARD G-XXX



NOTES:

1. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE DOWELED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
2. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
3. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 50'
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT 2% GRADE ABOVE TOP BACK OF CURB.
5. SIDEWALKS SHALL BE INSPECTED AT FINAL INSPECTIONS, CFO AND 1 YEAR WARRANTY.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** DEFECTIVE CONCRETE REPLACEMENT	DRAWN: JLR DESIGN: BH REVISION: DATE: 7/1/2023	SCALE NONE STANDARD ST-xxx



RIBBON ROAD

NOTES:
1. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
2. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT UNLESS MORE REQUIRED BY SOILS REPORT.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** RIBBON ROAD	DRAWN: JLR DESIGN: MHC REVISION: DATE: 7/1/2024	SCALE NONE STANDARD ST-XXX