



Wednesday, January 3, 2024
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 January 3, 2024.

Planning Commissioners

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

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. December 6, 2023.

4. Preliminary Plat and Zone Change (Public Hearing)

A. THE ORCHARDS MASTER PLANNED DEVELOPMENT. The proposal involves changing the current zone from R-1-15 to R-1-15 with the Master Planned Development Overlay and to approve a Preliminary Plat for a Master Planned Development with 16 single-family residential lots to be located at 911 South 3400 East.

5. Title 15 Amendments (Public Hearing)

A. COMMUNITY DEVELOPMENT JANUARY 2024.

6. Concept Review

7. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
December 6, 2023

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

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Mary Martin, Associate Planner; Jered Johnson, Senior Engineering Division Manager, Kasey Woodard, Community Development Secretary

Citizens Present: Craig Jacobsen, Jacob Rawlins, Lacey Hill, Shea Nielson.

WORK SESSION

Chairman Mitchell called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Earnest led the pledge.

MINUTES

November 1, 2023

Commissioner Earnest moved to approve the minutes from November 1, 2023.

Commissioner Clayson seconded and the motion passed all in favor.

PRELIMINARY PLAT (Public Hearing)

CANYON VIEW MEADOWS REAPPROVAL

Brandon Snyder stated this is a straight forward approval, and stated this project was formally named Swift Creek. He stated the original approval has expired and now requires reapproval.

Commissioner Earnest asked if the City now requires park strip trees and it was stated this plan included a Street Tree Plan, as it was a condition of the original approval.

Commission Mitchell confirms there have been no changes to the original proposal and asked if this is a simple reapproval?

Dave Anderson stated he believes the phase plan has changed slightly, but that is the only change.

It was confirmed that there was no lot size, shape or count changes from the original approval.

Chairman Mitchell opened the public hearing at 6:07 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:07 p.m.

There was conversation regarding if the motion for approval would be legislative, and who the approving body would be. It was stated this motion is for a recommendation for approval by the City Council.

Commissioner Earnest **moved** to approve the Canyon View Meadows Reapproval based on the following findings and conditions.

Findings:

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.

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

TITLE 15 (Public Hearing)

Title 15 DAYCARE AMENDMENTS

Brandon Snyder discussed the amendment to the City Code. He feels this request is very straightforward and stated the City already has a definition of an Adult Daycare in the code, but there are no current zones listed that have it as a permitted or conditional use. He stated this language, provided by the applicant, would provide clarification to the existing language in the code to specify that adult daycares would be allowed to operate in the same zones as child daycares. He stated that in the memo, it was included that this is a use that the State also regulates.

Commissioner Warnick questioned if this is the same verbiage that the State Code also uses and it was stated that yes, this language is in line with the State code and if the applicant opened a facility, they would need to operate within the State regulations. It was stated that the use between child care centers and adult daycares are very different and the state regulations will not be the same for the different uses.

Commissioner Earnest asked if there is specific reasoning behind the four-hour block of time that the patient can be cared for and it was stated this is matching the existing Spanish Fork City code regarding disabled persons care facility regulations.

Commissioner Earnest then inquired if a facility preferred to offer a 3-hour care service and Commissioner Mendenhall stated that would likely fall under an outpatient facility regulation than a care facility.

Commissioner Warnick thanked the applicant for their service to the community.

Chairman Mitchell opened the public hearing at 6:12 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:12 p.m.

Ana Burgi questioned what kind of care is being provided from these facilities?

Jacob Rawlins approached the podium and stated the main type of patient that is being cared for at these facilities is typically dementia and memory care patients. He stated the patients utilizing the facility typically are not at the point of needing 24-hour care just yet. He stated when patients reach that level of care needs, they will be looking at nursing homes or an assisted living facility.

Commissioner Carroll asked if the primary purpose of the adult daycare is to provide relief to the caregivers during the day to allow for errands and other activities that would not be doable without the daycare and it was stated yes, this is the primary reasoning behind the use of an adult daycare.

Commissioner Warnick moved to recommend to approval of the Title 15 Daycare Amendments.

Commissioner Carroll seconded and the motion passed all in favor.

TITLE 15 (Public Hearing)

Title 15 Amendments

Dave Anderson rose to speak briefly about the proposed changes. He stated these changes can be found on the City website and are attached to the agenda for tonight's meeting and directed them to reach out to the Community Development department. He stated this amendment is taking existing regulations and putting them into graphic form in the hopes that it makes it easier to understand. He feels these modifications are a beneficial tool. He presented some of the graphics that are featured in the proposed amendments. He stated there are illustrations that provide residential lot setbacks in the more commonly used residential zones. He stated one of the next changes regards the recently added Infill Overlay zone. The next change he discussed was regarding accessory structures. He stated the illustrations provide a graphic view of where they can be placed that fit within the setback requirements. He then spoke briefly about ADU requirements and stated the newly added graphic will provide illustration. He stated all these graphics have been provided by Mary Martin in

the Community Development Department and he thanked her for her time she spent putting these illustrations together and he hopes that this can continue.

Commissioner Warnick inquired about if the City takes sight-lines into account as she had a friend involved in an accident because they were unable to see clearly and questions if the City talks to property owners about the site not meeting the regulations and Dave Anderson stated there have been occasions where the City will address it with the property owners as it presents a potential safety hazard. He stated as a City, we routinely will inspect and maintain City traffic signs to make sure they are not obstructed. He stated that oftentimes, site obstructions start out as landscaping that does not get maintained and grows tall and becomes a sight-line obstruction.

Jered Johnson stated that the City places the signs in the public right-of-ways and that if the City receives a complaint regarding any type of obstruction, they will send a Code Enforcement officer out to take care of it.

Commissioner Warnick is thankful that the City takes this approach and keeps these concerns maintained.

Dave Anderson stated that these things can sometimes be hard to police and this is why the City has regulations around setbacks and where things can be placed on a property. He stated this is why it is important for residents to obtain the proper permits for fences and other structures. He stated this is why the City does not charge a fee for a fencing permit, this helps to ensure that fences are placed where they should be and not pose a potential safety concern that may be harder to work backwards from after its already constructed. He stated the City is willing to work with applicants, but keeping safety concerns in place first. He spoke next on parking requirements and stated the City wants to limit allowing for developers to place parking in darker and more secluded areas on the property as this presents a safety concern and he stated the City is trying to push developers to place the parking closer and within a reasonable distance from the buildings entrance. He then spoke to what kinds of obstructions have prevented the desired customer parking from being up front and stated there are large machinery, displays or storage containers being placed in inappropriate spaces that take away from customer parking areas and that the City really wants to limit this practice to keep safety concerns up front.

There was a brief discussion regarding the construction of Lowe's and the request to utilize a portion of their required parking for outdoor storage and display and it was

stated this would not be allowed under these Title changes and that would require a Development Enhancement Overlay today to meet the regulations.

Dave Anderson stated the next change is regarding mailboxes within new subdivisions, and stated there are new provisions that address ADU mailboxes and that will allow for additional boxes for homes that are adding ADUs. He estimated that each additional box is around \$50 and he feels it is a better investment to make up front vs how much it will cost to add them later.

Chairman Mitchell opened the public hearing at 6:40 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:40 p.m.

Commissioner Mendenhall moved to recommend to approval of the Title 15 Amendments.

Commissioner Warnick seconded and the motion passed all in favor.

CONSTRUCTION STANDARDS (Public Hearing)

Construction Standards Revision (23.01 & 23.02)

Jered Johnson rose to speak about the proposed revisions. He stated the first modification is to modify the Design Requirements in the general section, the second change is adding a street sign section, the third change is to add a section about masonry graffiti, the fourth change is Modifying secondary junction pedestal for SFCN, and the fifth change modifies 2" pressurized irrigation service. He stated these are mainly cleanup and basic housekeeping changes. He then gave a brief description of the changes.

Commission Warnick asked for clarification on what a ribbon road is and Jered Johnson explained that a ribbon road is a road that has asphalt and shoulders but does not have curb and gutter, and there is typically no utilities or storm drainage. It is just a travel road.

Chairman Mitchell opened the public hearing at 6:50 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:50 p.m.

Commissioner **Clayson** moved to recommend to approve the Construction Standards Revisions (23.01 & 23.02) to the City Council.

Commissioner Earnest seconded and the motion passed all in favor.

CONCEPT REVIEW

L&S COMMERCIAL CONCEPT

Dave Anderson stated the applicants are present. He feels this concept does not work and is looking for feedback from the Commissioners. He stated that this concept does not work from a zoning regulations perspective, specifically setback requirements. He would like the Planning Commissioners to decide if this concept is worth pursuing or not. He stated at this time, the City has differing setback requirements when Commercial developments abut properties that are zoned residential or being used residentially than when there is a Commercial project next to a property that is not being used residentially or zoned residentially. He stated that there is a greater setback when a commercial site is next to a residential use than when it is two commercial sites abutting one another. He stated there is a range from no setback requirements between commercial to commercial but can range up to 25 feet for commercial to residential. He then presented the concept map and stated the concept would have shared parking, and he feels this is an efficient use of the site. He feels that the idea of having a greater setback between less compatible uses makes sense. He stated this is not the first time the City has had issues rise from not recognizing the value of having the range of setbacks. He is asking the Commissioners if they feel the City should add more into the code to allow for more leeway for areas that there is speculation that will not develop residentially in the future.

Commissioner Mendenhall excused himself from the remainder of the meeting at 7:00 p.m.

There was a brief discussion regarding the zone and the current uses, and the neighboring residential homes.

Brandon Snyder stated there was discussion at the DRC with this project of adding language that would allow for exemptions or allowances granted for circumstances like this. He stated there was conversation on whether the general plan designation needed to be revisited, or revisit the zoning, or the municipal code and it was agreed that the Committee would like to hear the thoughts of the Planning Commission.

Dave Anderson spoke briefly about a couple of areas within the City that illustrate setbacks between residential and commercial use. He presented the setback space between the Maple Leaf and the residence to the west boundary of the development and stated that this spacing is preferable as nothing can be built in the space and it allows for landscaping to be placed.

Commissioner Earnest inquired if the code does not allow for the Planning Commission or City Council to provide a variance to the setback? It was stated that currently the City code does not allow for that.

Dave Anderson stated that something like that could be a solution if the Commissioners would like City staff to pursue this option.

Commissioner Earnest suggested treating this similarly to a Conditional Use Permit and look at it from a case-by-case basis. He notes that he is still surprised that the City code does not allow for this to be looked at by a case-by-case scenario if there is merit, hardship, or a compelling reason to look at it individually.

Lacey Hill and Shea Nielson rose to speak about the proposal.

Commissioner Warnick is in favor of the applicants approaching the neighbors to the north.

Todd Mitchell stated he is in favor of the cross entry.

Lacey Hill stated there is an easement on the lot that allows for both.

Commissioner Mitchell stated he generally likes this concept but feels there are a few remaining concerns regarding setbacks and preserving the neighboring residential

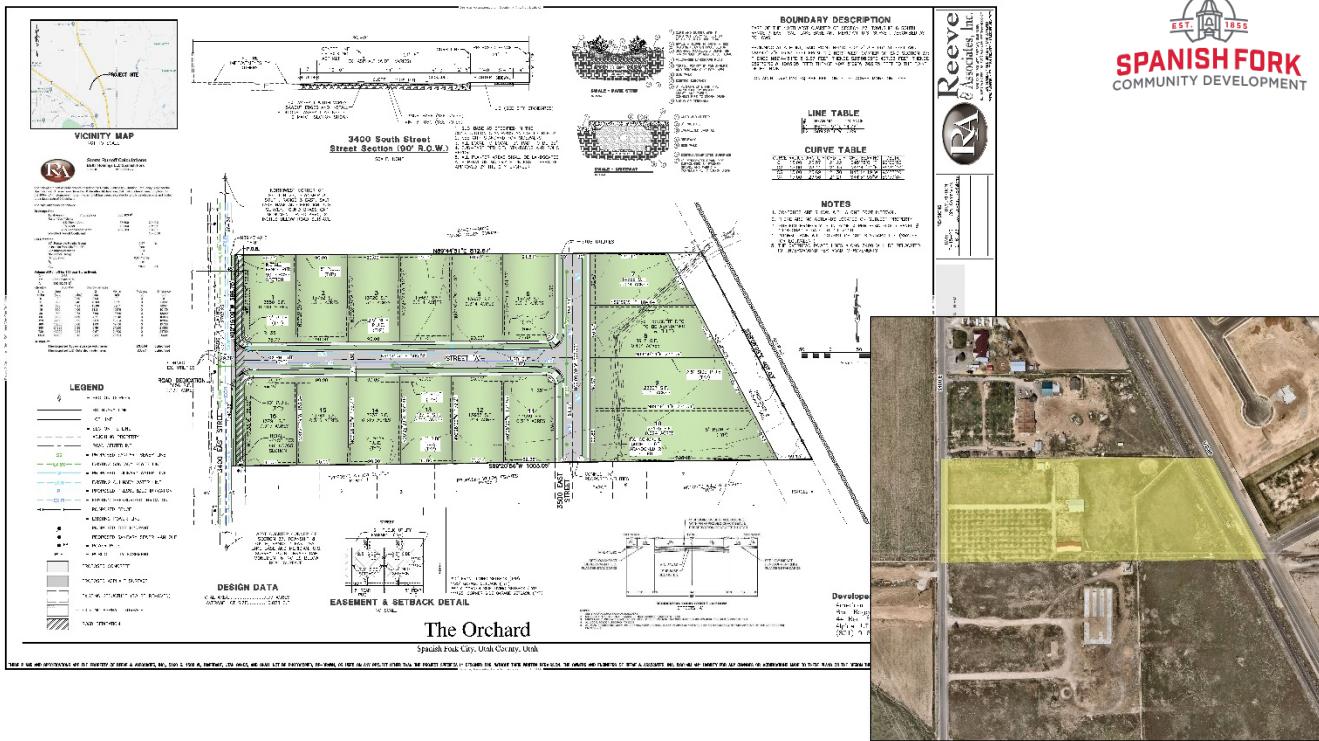
zones. He stated he would like to see building elevations to illustrate what the development would look like and if it fits in the area cohesively.

Commissioner Earnest feels this concept is workable if certain measures are included to preserve the neighboring residential zone. He feels gaining the feedback from the neighboring properties to the east

Chairman Mitchell moved to adjourn the meeting at 7:30 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary



The Orchard Master Planned Development Preliminary Plat and Zone Change Approval Request

January 3, 2024, Planning Commission meeting.

Located at 911 South 3400 East, including 7.57 acres.

The subject property is zoned R-1-15. The General Plan designation is Estate Density Residential.

The applicant has requested that a Zone Change from the R-1-15 to the R-1-15 with the Master Planned Development Overlay District and a Preliminary Plat for a master planned development with 16 single-family residential lots be approved.

Key Issues

1. Railroad ROW and wall placement.
2. Setbacks.
3. Street Tree Plan.
4. Easements.

Exhibits

1. Proposed Zone Change.
2. Preliminary Plat.

Recommendation

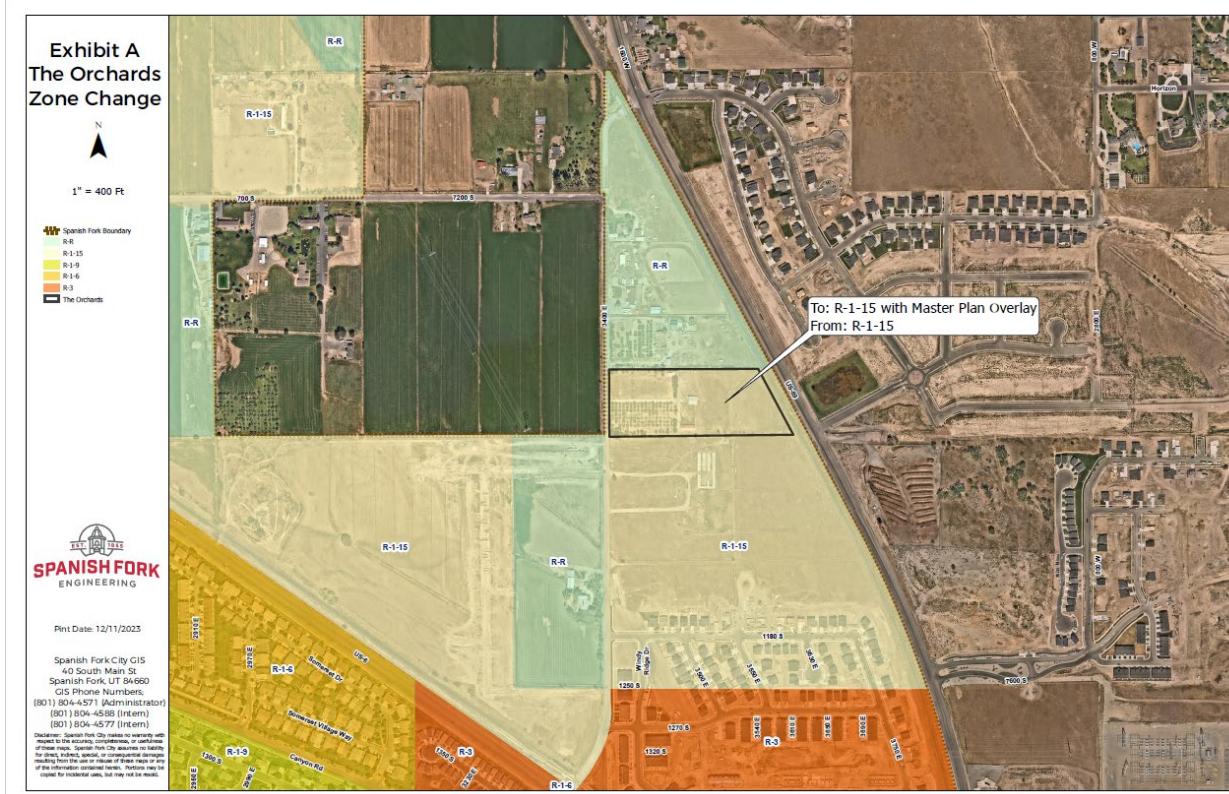
That the proposed Preliminary Plat and Zone Change be recommended for approval based on the following finding and subject to the following conditions.

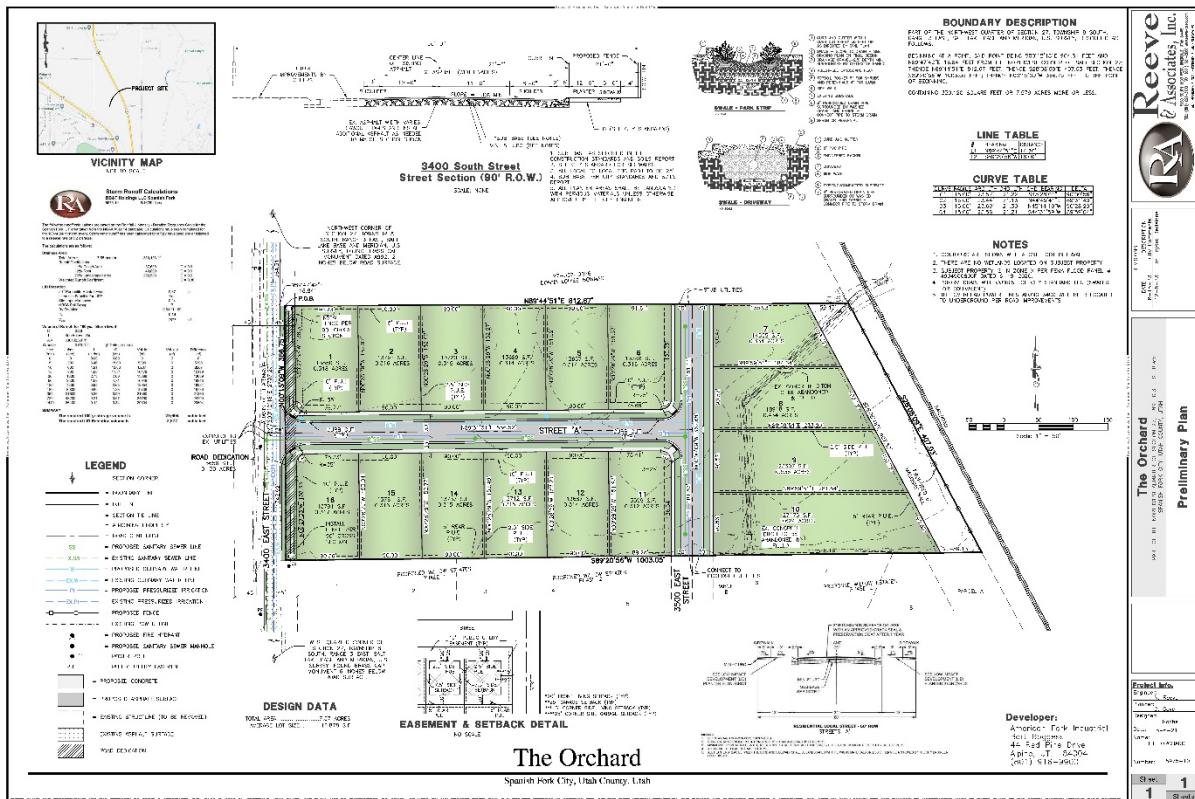
Findings

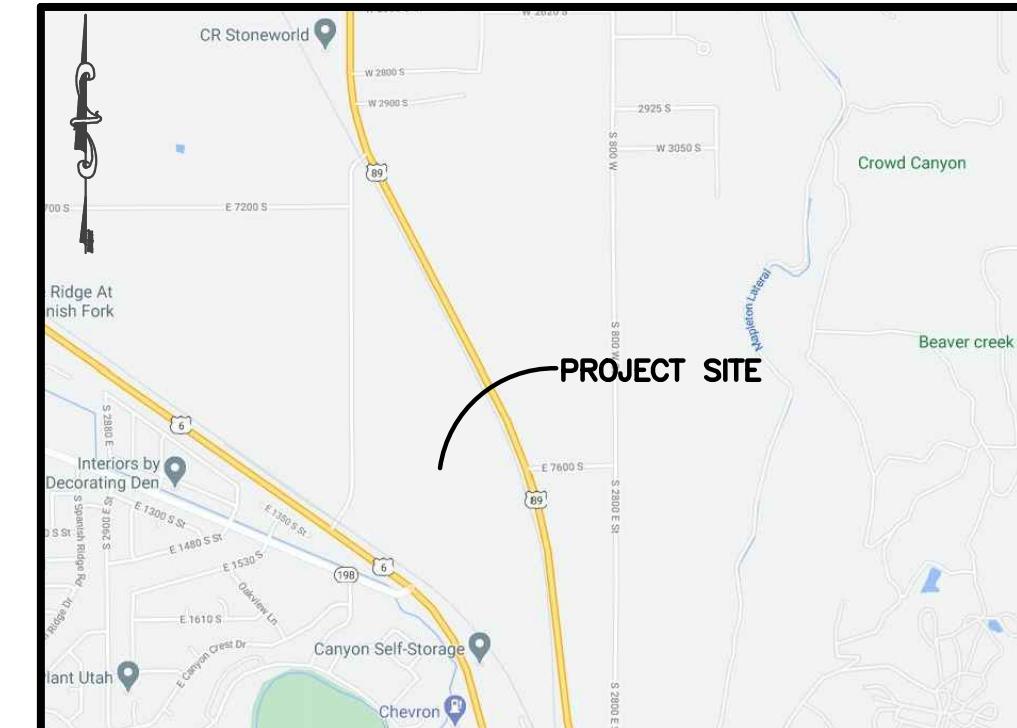
1. That the proposal is consistent with the City's General Plan Land Use Map designation.

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 current and forthcoming red-lines.
3. That the applicant provides a street tree plan and complies with the architectural and other requirements of the Master Planned Development Overlay District.
4. That the Preliminary Plat indicates the parcel adjacent to the railroad be included in the subdivision and dedicated to the City.
5. That the public utility easements be re-labeled as municipal utility easements and be located and dimensioned on lots according to the City's standards.
6. That the plat indicates that no access to lots will be allowed directly off of 3400 East.







VICINITY MAP
NOT TO SCALE



Storm Runoff Calculations
BB&T Holdings LLC Spanish Fork
5975-10 8/16/2023 KAR

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Spanish Fork, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:
Total Area = 7.58 acre or 330,103 ft²
Runoff Coefficients:
11% Paved Area 37,600 C = 0.9
12% Roof 40,000 C = 0.9
76% Lumped Area 252,503 C = 0.2
Weighted Runoff Coefficient C = 0.36

LID Retention:
90° Percentile Rainfall Event 0.67 in
Is the site Feasible for LID? Yes
Site Imperviousness 0.24
NRCS Soil Group B
Rv Equation 0.84169
R_c 0.16
V_{gnd} 2677 c.f.

Volume of Run-off for 100-year Storm:
C = 0.36
1 = See Below in/hr
A = 330102.58 ft²
Q₁₀₀ = 0.00 ft³/s
time (min) time (sec) i 0 Vol. in Vol. out Difference
0 0 0.00 18.00 0 0 0
5 300 6.46 13.68 5399 0 5399
10 600 4.91 13.68 8207 0 8207
15 900 3.31 10179 0 10179
30 1800 2.73 7,60 13689 0 13689
60 3600 1.69 4,71 16948 0 16948
120 7200 0.95 2,63 18954 0 18954
180 10800 0.66 1,93 19735 0 19735
360 21600 0.36 0.99 21360 0 21360
720 43200 0.21 0.57 24790 0 24790
1440 86400 0.12 0.34 29604 0 29604

SUMMARY:
The required 100-yr storage volume is 29,604 cubic feet
The required LID Retention volume is 2,877 cubic feet

LEGEND

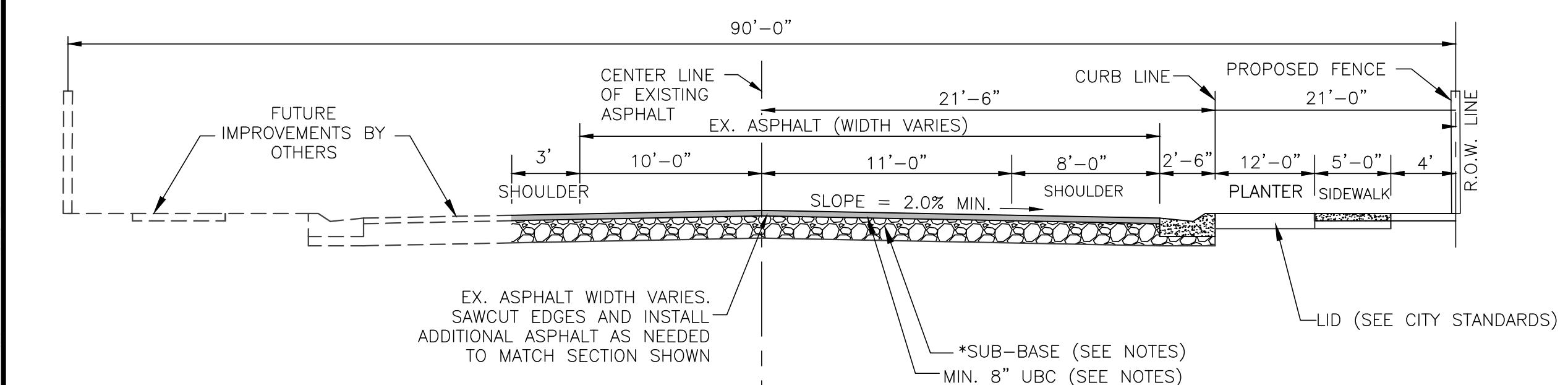
- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = SECTION TIE LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = PROPOSED SANITARY SEWER LINE
- = EX.SS
- = EXISTING SANITARY SEWER LINE
- = PROPOSED CULINARY WATER LINE
- = EX.W
- = EXISTING CULINARY WATER LINE
- = PROPOSED PRESSURIZED IRRIGATION
- = EX.PI
- = EXISTING PRESSURIZED IRRIGATION
- = PROPOSED FENCE
- = EXISTING POWER LINE
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = POWER POLE
- = PUBLIC UTILITY EASEMENT
- = PROPOSED CONCRETE
- = PROPOSED ASPHALT SURFACE
- = EXISTING STRUCTURE (TO BE REMOVED)
- = EXISTING ASPHALT SURFACE
- = ROAD DEDICATION

WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT 6 INCHES BELOW ROAD SURFACE.

DESIGN DATA

TOTAL AREA.....7.57 ACRES
AVERAGE LOT SIZE.....16,878 S.F.

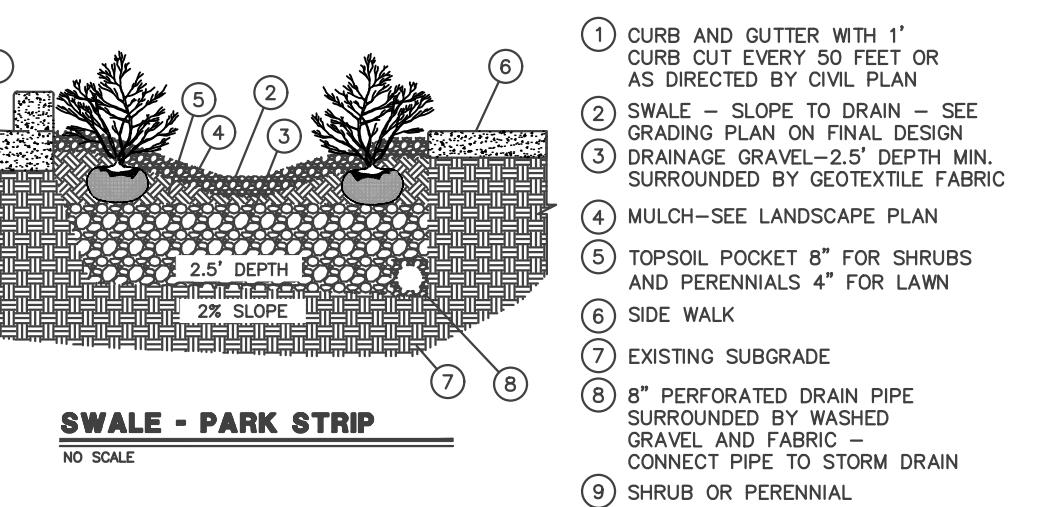
EASEMENT & SETBACK DETAIL
NO SCALE



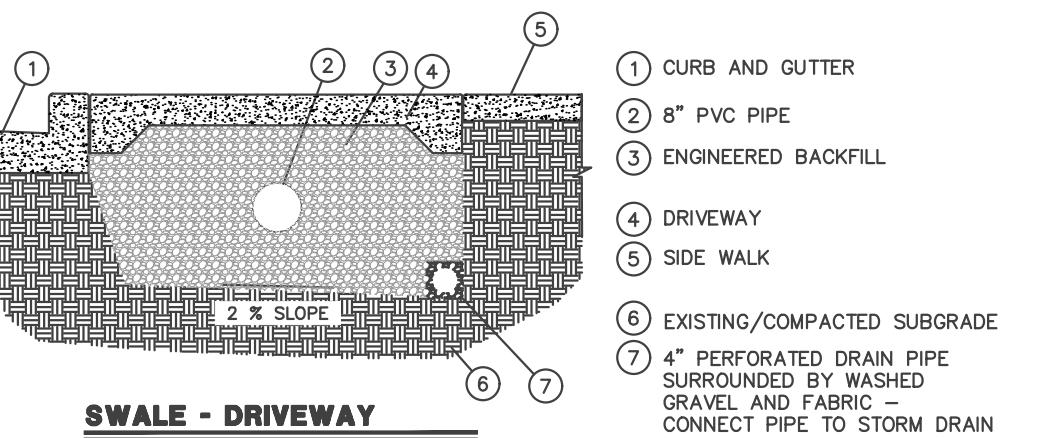
3400 South Street
Street Section (90' R.O.W.)

SCALE: NONE

1. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT
2. SEE CITY STANDARD FOR SIDEWALKS
3. ALL LOCAL TO LOCAL TBC RADII TO BE 25'
4. SUB-BASE PER CITY STANDARDS AND SOILS REPORT
5. ALL PLANTER AREAS SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER



SWALE - PARK STRIP
NO SCALE



SWALE - DRIVEWAY
NO SCALE

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°12'18"E 964.31 FEET AND N89°47'42"E 16.84 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27; THENCE N89°44'51"E 812.67 FEET; THENCE S28°08'09"E 407.03 FEET; THENCE S89°20'56"W 1003.05 FEET; THENCE N00°15'09"W 366.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 330,120 SQUARE FEET OR 7.579 ACRES MORE OR LESS.

LINE TABLE

#	BEARING	DISTANCE
L1	N89°44'51"E	14.76
L2	S89°20'56"W	16.09

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	15.00'	23.57'	21.22'	S45°28'01"E	90°00'56"
C2	15.00'	23.44'	21.13'	N44°45'41"E	89°31'40"
C3	15.00'	23.69'	21.30'	N45°14'19"W	90°28'20"
C4	15.00'	23.56'	21.21'	S44°31'59"W	89°59'04"

NOTES

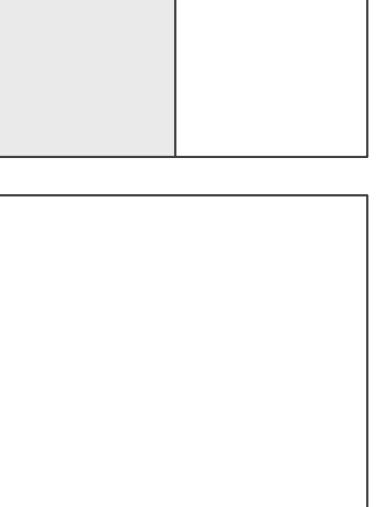
1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
2. THERE ARE NO WETLANDS LOCATED ON SUBJECT PROPERTY.
3. SUBJECT PROPERTY IS IN ZONE X PER FEMA FLOOD PANEL # 49049C0800F DATED 6-19-2020.
4. STORM DRAIN WILL CONSIST OF CITY STANDARD LID. (SWALES OR EQUIVALENT)
5. THE OVERHEAD POWER LINES ALONG 3400 WILL BE RELOCATED TO UNDERGROUND PER ROAD IMPROVEMENTS



REVISIONS	DATE	DESCRIPTION
	8-15-23	City Comments
	12-6-23	Lot Layout Revisions



PART OF THE NORTHWEST QUARTER OF SECTION 27, T.8S., R.3E., S.L.B.&M.
SPANISH FORK CITY, UTAH COUNTY, UTAH



Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 5-6-21
Name: THE ORCHARD
Number: 5975-10

Sheet 1
1 Sheets

The Orchard

Spanish Fork City, Utah County, Utah

TO: Planning Commission

FROM: Dave Anderson, Community Development Director

DATE: January 3, 2024

RE: January 2024 Title 15 Amendments

15.1.04.020 Definitions

"Impervious Surface": areas which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Common impervious areas include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, compacted gravel and soil surfaces, awnings and other fabric or plastic coverings.

"Impound, Storage, Tow Yards": A facility that provides for the temporary storage of vehicles which have been towed by a towing company or for impounded vehicles, but which does not include permanent vehicle storage or dismantling of vehicles.

~~"Impound Yard"~~: A facility that provides for the secured storage of automobiles with or without the permission of the owners by a person who is licensed to hold the automobiles.

"Improved Lot": A lot which has all the improvements required in Part 4 of this Title.

"Improvements": Includes roads, streets, curbs, gutters, sidewalks, grading, landscaping, water systems, sewer systems, irrigation systems, drainage systems, power systems, fences, public facilities, trees, and/or other items required by this Title.

"Inoperable Vehicle": Any motor vehicle designed to be operated on a public roadway that cannot be moved under its own power, or which is not currently registered for operation.

"Instructional Studio": A facility in which instruction is offered for piano, gymnastics, voice, art, or similar activities.

"Outdoor Commercial Recreation Facility": Enterprises which include such uses as miniature golf courses, batting cages, waterslides, swimming pools or other similar activities that do not involve motorized vehicles.

"Outdoor Display Area": An area that is designated **~~on-a-Site Plan~~** for the outdoor display of the following items that are available for retail sale or rent: new or used automobiles, trailers, boats, recreational vehicles, construction equipment, or other finished products.

"Outdoor Storage Area": An area that is designated **~~on-a-Site Plan~~** for the storage of raw materials, finished products, **~~inoperable~~** vehicles, trailers, or other equipment. **Outdoor Storage Areas do not include areas used for employee parking, the parking of vehicles that are used daily, the display of**

vehicles or equipment that is for sale or rent, and short-term parking provided with Impound, Storage, Tow Yards shall not be considered Outdoor Storage Areas.

"Parcel of Land": A contiguous area of land in the possession or ownership of one entity with one tax identification number.

15.3.16.060 C-D Downtown Commercial

This district is intended to promote and maintain the character of a pedestrian oriented retail district along Main Street. Building orientation should strongly encourage pedestrian use by having buildings close to the street with frequent entrances to buildings, and significant amounts of glass. Drive-thru uses should be strongly discouraged.

- A. Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building, with no outside storage. The outside display of merchandise for sale is allowed between the hours of 7:00 a.m. and 9:00 p.m. if the merchandise remains off from the public right-of-way. Merchandise is allowed on the public right-of-way during sidewalk sales, which are allowed every weekend:
 - 1. Art Galleries and Studios.
 - 2. Entertainment Uses.
 - 3. Financial Institutions with no drive-thru service.
 - 4. Hotels, with all guest rooms above the first floor.
 - 5. Instructional Studios.
 - 6. Municipal Facilities required for local service.
 - 7. Office Supply, Copying, Printing businesses.
 - 8. Offices.
 - 9. Personal Service businesses.
 - 10. Residential uses when located above the first floor.
 - 11. Restaurants.
 - 12. Retail uses.
- B. Uses Subject to Conditions:
 - ~~1. Event Centers when at least one (1) off street parking space is provided for every 300 square feet of floor space reserved~~
- C. Uses Subject to Conditional Use Permit (see §15.3.08.060):
 - 1. Drive-thru facilities as part of a financial institution.
 - 2. Lube Centers.
 - 3. Parking structures.
 - 4. Tire Centers.
 - 5. Wireless Communication Facilities on existing structures, with the intent to make them "stealth" facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

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. Agriculture, including the Production of Food and Fiber Crops, Tree Farms, Grazing, and Animal Husbandry of Livestock, not including Feedlots.
2. Automotive Repair.
3. Automotive Service, Paint and Body Work, another consumer goods repair.
4. Caretaker's Residence.
5. Car Wash (self or full service).
6. Child Care Centers
7. Contractor Warehouse and Storage Yards.
8. Financial Institutions.
9. Funeral Homes.

10. Impound, Storage, Tow Yards.

11. Indoor Manufacturing, Assembly and Storage of finished products.
12. Instructional Studios.
13. Lube Centers.
14. Lumber and Building Material Yards.
15. Municipal Facilities required for local service.
16. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.
17. Office Supply, Copying, Printing businesses.
18. Offices.
19. Outdoor display areas.
20. Research, Development, and Testing services.
21. Restaurants.
22. Retail businesses.
23. Telecommunication Towers not taller than 60 feet.
24. Tire Care Centers.
25. Trade or Business schools.
26. Trucking and Warehousing.
27. Veterinary Offices for large animals and/or outside boarding of animals.
28. Wholesale Trade Businesses except explosives or automobile wrecking or salvage yards.

B. Uses Subject to Conditions:

1. Outdoor storage areas (see §15.3.24.090(I)).
2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).
3. Sexually Oriented businesses as defined in Chapter 5.28 of the Spanish Fork Municipal Code.

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

1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor boarding or exercise facilities.
2. Drive-in Theaters.
3. Jails, for County and/or City.
4. Meat Processing Facilities
5. Outdoor Commercial Recreation Facilities.
6. Publicly owned and operated compost facilities.
7. Publicly owned and operated recycling centers.
8. Rehabilitation Treatment Facilities.
9. Residential Treatment Centers (not owner occupied).
10. Shelter Care Facilities.
11. Telecommunication Towers taller than 60 feet.

D. Accessory Buildings and Uses (see §15.3.24.090).

E. Development Standards (see Table 2).

F. Site Plan/Design Review (see §15.4.08.010 et seq.).

G. Landscaping, Buffering, Walls (see §15.4.16.130).

H. Signs (see §5.36.010 et seq.).

I. Parking (see §15.4.16.120).

15.3.16.130 I-2 Medium 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 moderate amounts of air, water, or noise pollution may be considered as conditional uses. Residential uses are not allowed.

A. Permitted Uses:

1. Automotive Repair.
2. Caretaker's Residence.
3. Car Wash (self or full service).
4. Contractor Warehouse and Storage Yards.
5. Financial Institutions.
- 6. Impound, Storage, Tow Yards.**
- ~~6. Impound Yard.~~
7. Lube Centers.
8. Lumber and Building Material Yards.
9. Manufacturing and Assembly of finished products except animal fats and oils, ammunition, and those manufacturing uses listed as conditional uses.
10. Municipal Facilities required for local service.
11. Office Supply, Copying, Printing businesses.
12. Offices.
13. Outdoor display areas.
14. Research, Development, and Testing services.
15. Restaurants.
16. Retail businesses.
17. Telecommunication Towers not taller 60 feet.

18. Tire Care Centers.
19. Trade or Business schools.
20. Trucking and Warehousing.
21. Wholesale Trade businesses except explosives or automobile wrecking or salvage yards.

B. Uses Subject to Conditions:

1. Outdoor Storage Areas (see §15.3.24.090(l)).
2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).

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

1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor boarding or exercise facilities.
2. Drive-in Theaters.
3. Manufacture of Concrete Products.
4. Self-storage Warehouses and/or Recreational Vehicle Storage.
5. Telecommunication Towers taller than 60 feet.

D. Accessory Buildings and Uses (see §15.3.24.090):

E. Development Standards (see Table 2):

1. The setback for self-storage buildings may be reduced to as little as 10 feet, at the discretion of the Planning Commission, based on the creation of an adequate buffer between the self-storage buildings and the adjacent property. The adequate buffer shall include landscaping, architectural upgrades, and any other measures deemed necessary by the Commission.

F. Site Plan/Design Review (see §15.4.08.010 et seq.).

G. Landscaping, Buffering, Walls (see §15.4.16.130).

H. Signs (see §5.36.010 et seq.).

I. Parking (see §15.4.16.120).

15.3.16.140 I-3 Heavy Industrial

This district is intended to provide for employment related uses including heavy manufacturing, assembling, warehousing, and wholesale activities. Residential uses are not allowed.

A. Permitted Uses:

1. Caretaker's Residence.
2. Contractor Warehouse and Storage Yards.
- 3. Impound, Storage, Tow Yards.**
- 3. Impound Yard.**
4. Lumber and Building Material Yards.
5. Manufacture of Concrete Products.
6. Manufacturing and Assembly of finished products.
7. Municipal Facilities required for local service.
8. Offices Incidental to an industrial use.
9. Outdoor Storage area.
10. Research, Development, and Testing services.
11. Trucking and Warehousing.
12. Wholesale Trade businesses except explosives or automobile wrecking or salvage yards.

B. Uses Subject to Conditions:

1. Large Wind Energy Systems (see §15.3.24.090(H)).
2. Rock Crushers with Surface Mining Overlay approval (see §15.4.20.040).
3. A cannabis processing facility (see §5.48.030).

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

1. Self-storage Warehouses and/or Recreational Vehicle Storage.
2. Telecommunication Towers taller than 60 feet.
3. Transfer Facilities.

D. Accessory Buildings and Uses (see §15.3.24.090).

E. Development Standards (see Table 2).

F. Site Plan/Design Review (see §15.4.08.010 et seq.).

G. Landscaping, Buffering, Walls (see §15.4.16.130).

H. Signs (see §5.36.010 et seq.).

I. Parking (see §15.4.16.120)