

July 2, 2024

City Council Meeting



Landscaping

Purpose: It is in the public interest to enhance, conserve, and stabilize property values by 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.



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Should the City's prohibition on artificial turf be changed and if so how?



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Potential approaches:

1. Maintain the status quo.
2. Allow artificial turf to satisfy all landscape requirements.
3. Allow artificial turf as substitute for live turf (no more than 35% of front and side yards).



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2. Allow artificial turf to satisfy all landscape requirements.

Landscaping



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Landscaping



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DESIGN INSPIRATION

The following are three examples of different sized lots that have been converted into water-conserving yards. Each reflects the specific needs and desires of the particular owner, illustrating that no lot is too small or too large, and no idea is too divergent to be incorporated into your own personal expression.

Once your new landscape is installed, you are likely to understand that the value of a water-wise landscape far exceeds the obvious reduction in water use. Some of the unanticipated joys include new plants and unexpected splashes of vegetative color in your yard, cooler air temperatures, accommodation of a wider range of outdoor activities in your yard, and the pride knowing that you achieved this on your own!

LARGE LOT

ALL ABOUT AGRICULTURE



This is an example of a 3/4 acre lot. The large lot is carefully designed to provide a range of activities suited to the needs and personality of the homeowner. In this example, "agriculture" is the primary theme, as illustrated by the rows of plants in the park strip, the extensive orchards in the furthest reaches of the rear yard, and the incorporation of a vegetable garden and chickens completing the "edible garden".



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STANDARD LOT

STONE & CIRCLES

This is an example of a standard 1/4 acre lot that predominates in many parts of Spanish Fork. The front yard lot is laid out in a simple manner, utilizing bold circular forms to create a central open space and stone patio, both backed by a colorful and texture-rich perennial garden. The rear yard is more active, bringing a small turfgrass and a small playground together around the half-circle patio and entertainment area. The two yards are linked with a stone pathway on the widest side, making the front and back extensions of the other.



SMALL LOT

THE POSTAGE STAMP

This is an example of a small urban lot approximately 1/8 acres in size found in the older, more central locations of the city. The design makes the most of a "postage stamp" sized lot, incorporating small turfgrass gathering spaces, urban gardening and even a small orchard. The result is an attractive and intimate space where small surprises abound.



INSPIRATION & RESOURCES

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3. Allow artificial turf as substitute for live turf (no more than 35% of front and side yards).

Landscaping

Compliance

1. Cities can no longer deposits to ensure compliance (State Law changed in May of 2023).
2. Make development agreements with landscape requirements standard practice.
3. Write citations.



Year	Remaining Deposits	Refunded Deposits
2024	N/A	N/A
2023	50	170
2022	174	419
2021	125	458
2020	18	458
2019	0	293
2018	0	409
2017	0	349
2016	0	301
2015	0	246

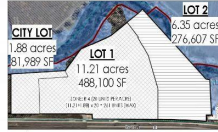




Creekside



Creekside



2 SITE BUILDABLE AREA
800' 11' x 400'

PROJECT SUMMARY	
TOTAL LOT AREA (CITY+LOT 1)	13.09 AC.
TOTAL UNITS	150 UNITS (11.51 AC.)
150 x 2.5 STALL/UNIT	375 REQ'D 625 PROVIDED
150 x 5 VISITOR STALLS	75 REQ'D 320 PROVIDED

PARKING SCHEDULE	
Comments	QTY
OFF-PAV / VISOR	360
ON-PAV / VISOR	360
VISOR STALLS	75
STALLS	320



JARRETT ARCHITECTURE
100 S. MAIN ST. SUITE 100
SPRING VALLEY, UT 84403



1 SITE COORDINATE
400' 11' x 100' 0"

THIS PLAN IS A CONCEPT AND IS SUBJECT TO CHANGE

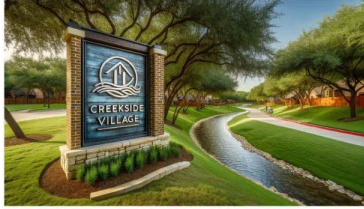
CREEKSIDE VILLAGE
CONCEPT PLAN
ADDRESS
SPANISH FORK, UT

PROJECT # 2020-01
SCALE: AS SHOWN
DATE: 10/20/2024 4:05 PM

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Creekside



CREEKSIDE VILLAGE IS A CHARMING NEW TOWNHOME NEIGHBORHOOD NESTLED NEXT TO A SERENE PARK AND A PICTURESQUE CREEK. THIS IDYLIC COMMUNITY OFFERS RESIDENTS A PERFECT BLEND OF MODERN LIVING AND NATURAL BEAUTY. THE TOWNHOMES FEATURE CONTEMPORARY DESIGNS, SPACIOUS LAYOUTS, AND HIGH-QUALITY FINISHES, PROVIDING COMFORT AND STYLE. THE ADJACENT PARK OFFERS LUSH GREEN SPACES, WALKING TRAILS, AND RECREATIONAL AREAS, WHILE THE GENTLY FLOWING CREEK ADDS A SOOTHING, TRANQUIL AMBIANCE, IDEAL FOR FAMILIES AND INDIVIDUALS Alike. CREEKSIDE VILLAGE IS A SANCTUARY WHERE YOU CAN ENJOY THE BEST OF BOTH URBAN CONVENIENCE AND PEACEFUL NATURE.



*IMAGES DEPICTED ARE FOR GENERAL CONCEPT ONLY AND FINAL DESIGN WILL DIFFER.



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CREEKSIDE VILLAGE | SITE AND BRANDING

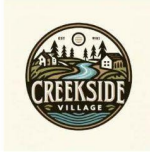
PROJECT ADDRESS: ADDRESS
SPANISH FORK, UT
PROJECT #: 240401

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Creekside

04/02/2024 10:00:00 PM



THE CREEKSIDE TOWNHOMES ARE AN EXQUISITE COLLECTION OF 3-STORY, FRONT-LOADED RESIDENCES, DESIGNED WITH MODERN AESTHETICS AND THOUGHTFUL DETAILS. EACH HOME BOASTS SPACIOUS INTERIORS, SLEEK FINISHES, AND AN OPEN-CONCEPT LAYOUT THAT MAXIMIZES NATURAL LIGHT AND FUNCTIONALITY. THE INNOVATIVE DESIGN ENSURES A SEAMLESS BLEND OF STYLE AND COMFORT, MAKING THESE TOWNHOMES PERFECT FOR CONTEMPORARY LIVING. WITH ATTENTION TO EVERY DETAIL, THE CREEKSIDE TOWNHOMES OFFER A SOPHISTICATED LIVING EXPERIENCE IN THE HEART OF THE SERENE CREEKSIDE VILLAGE.



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CREEKSIDE VILLAGE | TOWNHOME ARCHITECTURE

PROJECT ADDRESS: ADDRESS
SPANISH FORK, UT
PROJECT #: 2404.01

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Architect: Jarrett Architecture, Village 202401 Creekside Village 202401





Today's Progress, Tomorrow's Pride

[Today's Progress, Tomorrow's Pride](#)



Today's Progress, Tomorrow's Pride

Mid-August Local Stakeholder Meetings

- Austin Pritchett/Elevate Development (2700 North and 1900 South)
- Clayton Rackham/GWC Capital (Station Area)
- Woodbury (Expressway Lane)
- Property Reserve, Inc. (Spanish Fork Parkway)
- Matt Gertge (Sugar Beet Factory)
- South Main Properties
- Bingham (Spanish Fork Parkway/400 North Area)
- Mike McKell (Bradford Lane)

