



**Thursday, September 26, 2024
Development Review Committee**

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. September 11, 2024

B. September 18, 2024

2. Site Plan

A. SKY PARK OFF-SITE IMPROVEMENTS. This proposal involves various improvements made to an industrial site located at approximately 900 West 1600 North.

3. Preliminary Plat

A. SKY PARK PHASE 1. This proposal involves the approval of a Preliminary Plat to develop industrial warehouse buildings located at approximately 1100 North 1150 West.

B. THE RIDGE AT SPANISH FORK AMENDED (2024). This proposal involves the reapproval of a Preliminary Plat for 206 townhomes located at 2725 East Canyon Road.

4. Conditional Use Permit

A. KIDSTOPIA PLAYGROUND. This proposal involves a Conditional Use approval indoor recreational facility to be located at 859 East 1950 North.

B. DENALI CONCRETE. This proposal involves approval of a facility for the manufacturing of concrete products located at 1764 North 300 West.

5. Zone Change

A. DENALI CONCETE ZONE CHANGE. This proposal involves changing the current zoning from I-1 to I-2 located at 1764 North 300 West.

B. HARDY ZONE CHANGE. This proposal involves changing the zoning of a property from R-3 to R-3 with the Infill Overlay to develop a four-plex building at 167 North 100 West.

6. Title 15 Amendments

A. ARTIFICIAL TURF. This proposal involves amending the city's landscaping requirements regarding artificial turf.

B. SEWAGE FACILITIES. This proposal involves amending the city's requirements for sewage facilities.

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
September 11, 2024

Staff Members Present: **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Ian Bunker**, Associate Planner; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Engineering Department Secretary; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor;

Citizens Present: Robert Brenner, Alan Hutchinson, Andrea Diamond, AJ Delpivo.

Dave Anderson called the meeting to order at 10:04 a.m.

MINUTES

August 28, 2024

Jake Theuer **moved** to approve the minutes of August 28, 2024.

Seth Perrins **seconded** and the motion **passed** all in favor.

MINOR SUBDIVISION Amendment

Gateway Commerce Park Plat D Amended

Brandon Snyder stated that they are looking to divide off the western part of the parcel to create a second lot.

Robert Brenner stated that they are in the building next door and do not currently have plans for the lot but are planning to build a second building in the future.

Dave Anderson stated that the width of the property looks narrow and could be a problem.

A discussion about future plans and the size of the lot occurred. A creative design may be needed to make a property like this one work. Access could be an issue. The City is currently treating it as a vacant lot and the applicant is interested in making it outdoor storage. It was determined that the shape of the building will determine what is buildable.

Jake Theuer **moved** to approve the proposed Gateway Commerce Park Plat D Minor Subdivision Amendment based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses the redline comments.

Byron Haslam **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT and Zone Change

Zions Landing

Brandon Snyder stated that the applicant is looking to do a standard subdivision. Looking to change the zoning from A-E to R-1-6.

Byron stated that access permits with UDOT need to be finalized. He confirmed that there is no roundabout being planned for the area.

The applicant had no concerns or questions.

Dave Anderson made sure that the applicant was aware of any redlines. He also confirmed that the Zone Change will have to go to the City Council. The applicant had no issues with this.

Vaughn Pickell **moved** to recommend the approval of the proposed Zions Landing Preliminary Plat and Zone Change to City Council based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses the redline comments.
3. That the Preliminary Plat be approved by the Planning Commission subject to the Zone Change approval by City Council.

Dave Anderson **seconded** and the motion **passed** all in favor.

DISCUSSION

Denali Concrete

Brandon Snyder stated that the area is looking to be rezoned to I-2 from I-1. He said that the City is sensitive to potential impacts due to what is proposed. He discussed fencing, storage, and equipment. He said that with PC and CC they will dive into further impacts.

Dave Anderson spoke of previous conversations with Denali Concrete and the design elements the City is looking for. He wants to understand if the City is going to receive a Site Plan of any kind. He confirmed that the use is not allowed in the current zone at all and is a Conditional Use in the I-2 Zone.

Vaughn Pickell recalled that this parcel would have split zoning. He is worried about the entire parcel being turned into a concrete plant one day.

A discussion about Polaris Peak being 3 lots turned to one occurred. This unified the zoning for this parcel.

Dave Anderson asked if a Conditional Use for this lot would ensure that the entire parcel could not become a concrete plant.

Andrea Diamond stated that the owner of the building on the lot is also the owner of the concrete plant.

Vaughn Pickell asked how many customers will visit the site.

Andrea said that six employees and very few customers will be on the site. She said that there will be less than ten people on the site at one time and that most are truckers.

Seth Perrins wants to ensure that the plant will have proper facilities for patrons and employees. He suggested a confirmation that they can use the site to the north for facilities such as restrooms.

A discussion about such an agreement occurred. Access and termination of the agreement was discussed. The City wants to ensure that parking will also be secured for the plant.

Dave Anderson feels that what has been proposed has turned into a much larger proposition than what was originally proposed. He said that the applicant may have taken advantage of the City when it was just trying to fix a zoning issue for Creative Signs. He asked if Mike would be available next Wednesday for further discussion.

Dave Anderson moved to continue the item next week or when Mike would be available.

Vaughn Pickell seconded the motion and it passed unanimously.

Title 5 Home Occupations

Dave Anderson wanted to use this time to get everyone's thoughts on the proposal. He said that the City is careful to ensure that residents do not notice Home Occupations. He said that one limiting factor is the requirement to have only the residents of the home allowed to run the business. He stated that the daughter of the applicant would like to run the business on his property. The intent is to allow for the daughter to be the licensee of the business.

Alan Hutchinson asked if the language was correct to allow for the daughter to be the licensee.

Vaughn Pickell asked why the original code exists in the first place.

Dave Anderson stated that it helped limit the scale of the operation.

A discussion about the language of the proposal occurred. The phraseology needs to be altered to ensure that the business owner can get the most out of the change and will not lose the license if they move out of the residence. The word employee was questioned, specifically the limits on that word. The City wants to ensure that the definition is as narrow as possible. Defining family members was determined to be an important factor in the language.

Dave Anderson said to steer away from the business owner being an employee. He offered the idea of bringing immediate family members into the definition.

A discussion about immediate family occurred. Parent, child, sibling was suggested. Sibling was determined to be too wide. It was also determined that grandchildren, or descendants, needed to be excluded from the definition.

Joshua Nielsen said that it should be defined as just resident or resident's child to eliminate any other immediate family from the definition.

Dave Anderson said that the City would tweak the definition so that it is ready for City Council.

Title 15 Artificial Turf

Dave Anderson stated that the City Council is looking for changes in regards to the City's stance on artificial turf. He said that there is support in the Council to allow artificial turf. He is looking for help gathering questions for the City Council from the DRC.

Brandon Snyder is looking for clarification on whether we are wanting it to be visible from the streets with the revisions. He thinks that there is a sentence that needs to be reworked in the definition of carpeting and nylon.

Dave Anderson said that the intent is to only change what is allowed in single-family homes and that the suggested change to the definition is good.

A discussion about artificial turf in its current state and the proposed change occurred. The location of artificial turf should be defined to not take up any more space than lawn is already allowed, but instead to just allow for it in any place where lawn is already allowed. Putting greens should be defined differently than what this change is meant for to ensure that they do not end up in front yards as well.

Vaughn Pickell suggested calling non-landscaping artificial turf something like “non-artificial turf”

A discussion about cities that allow or do not allow artificial turf and the Spanish Fork’s current code on artificial turf occurred.

Seth Perrins stated that this needs to be clarified to ensure that it is not just new construction but instead existing homes can be converted to this as well.

Dave Anderson said that he will bring these ideas to the City Council to get their thoughts and then staff will prepare an amendment.

Vaughn Pickell wants to make sure that the material and heights can be found locally and will look good.

Seth Perrins moved to adjourn the meeting at 11:24 a.m.

Dave Anderson seconded the motion and it passed unanimously.

Adopted:

Ian Bunker
Associate Planner

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
September 18, 2024

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall; **Cory Pierce**, Wastewater Division Manager.

Citizens Present: Taylor Smith, Troy Tischner, Mike Ford, Bryce Taylor, Matthew Green, Brandon Andersen, Derrick Bagels, illegible, Brad Morgan, Danny Lange, Larvin Pollock.

Chris Thompson called the meeting to order at 10:10 a.m.

MINUTES

September 11, 2024

Dave Anderson **moved** to Continue the minutes of September 11, 2024.

John Little **seconded** and the motion **passed** all in favor.

MINOR PLAT AMENDMENT

VISTA VIEW PHASE 5

Dave Anderson asked Brad Morgan what has changed from the other phases.

Brad Morgan stated that all the other buildings were identical, where this building has two ADA units in it. He stated that everything else has stayed the same. He stated that they withdrew the previously recorded plat from Utah County, and they have been in contact

with the County regarding this change. He stated this resubmission will now contain the proper garage footprint for those ADA units. He specified that the overall unit count has not changed.

Dave Anderson described this amendment as a clean up to allow for it to match the other recorded phases.

Engineering has no comments.

Legal has no comments.

Dave Anderson **moved** to approve the proposed Vista View Phase 5 Minor Plat Amendment 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 Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Seth Perrins **seconded** and the motion **passed** all in favor.

Dave Anderson took a moment after the motion to announce that he would like to start discussing the remaining redlines that need to be addressed.

Seth Perrins spoke briefly about a process that would create a better way to communicate to the applicants regarding the remaining redlines that need to be addressed.

FINAL PLAT

RIVER MEADOWS TOWNHOMES

Dave Anderson provided an overview of where the development is currently at. He stated this is part of the redevelopment of what was previously referred to as the Fritz site, and he spoke briefly about the road vacation of Cal Pal Avenue. He spoke about the new road being realigned with Arrowhead Trail and the new intersection that will be created at Cal

Pac and Arrowhead. He stated this information does conform with the provisions of the development agreement and the city's requirements of a Master Planned Development. He stated that if there are remaining questions that he would like to have that discussion today with staff and he emphasized that the City cannot go without Cal Pac Avenue. He feels they are ready for the next step that would include the approval of the Final Plat, recordation of the plat and setting a preconstruction meeting.

Vaughn Pickell brought up a few concerns of the sequence of events that Dave briefly mentioned, as he stated that they cannot record the plat until the street has been vacated. He stated that he sees a sequence of events for this development being first, the construction of the new road, then the dedication of the new road and then once this is completed then the road can be vacated. He stated that at this point, the applicant would submit the vacation, then the petition, and the City would hold a public hearing presenting the proposed ordinance to vacate the road, and then the plat could be recorded.

Dave Anderson asked the applicants if this is the path they see.

Larvin Pollack agreed that this is the process that he sees but has concerns about bonding.

Vaughn Pickell stated this can be built without bonding, as he stated you only need to bond to record the plat.

Seth Perrins asked for a timeline for the building to come down and it was stated they hope to start fall of 2024 but could happen in April of 2025.

Seth Perrins asked the applicants to keep this communication with the City as this would be something that the residents may want to be involved in.

Vaughn Pickell spoke briefly about the ordinance.

Dave Anderson spoke briefly about comments from Travis Warren and Brandon Snyder.

There was a brief discussion regarding the wrought iron fencing on Main Street and it was stated that the applicant just wants the fencing to match.

Seth Perrins does not know if he is comfortable with a four-foot fence.

Larvin Pollock stated that he is sure this is what was agreed upon.

There was discussion about matching what is on Main Street and it was discussed that there would be a mix of fencing materials.

Engineering has no comments.

Jake Theurer wanted to bring up the main distribution line; he stated that the infrastructure being built to the east needs to be completed before the distribution lines can be removed. He then asked the applicants if they had been in contact with SUVPS regarding the powerline easement.

Larvin Pollock stated they provided them with a new route through the development.

Vaughn Pickell **moved** to approve the proposed River Meadows Townhomes Final Plat 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.
2. That the application is consistent with the approved Preliminary Plat.

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.
3. That the applicant complies with the requirements of the Development Agreement.
4. That the applicant coordinates the timing of improvements with the city.

Dave Anderson **seconded** and the motion **passed** all in favor.

Dave Anderson briefly discussed the garbage pickup plans and asked if the applicant will be doing dumpsters or individual cans and it was stated they will be doing individual flat garbage cans.

Seth Perrins briefly touched on road space and there being enough room for garbage trucks having rooms to pick up the cans.

PRELIMINARY PLAT

EL DORADO PLAT A (WHEELER MACHINERY)

Dave Anderson stated this application and the following are connected. He stated there are some redlines that are remaining for the Preliminary Plat and Site Plan. He stated approval would be on the condition these be addressed. He provided the location of the development. He stated that Community Development is comfortable recommending approval for both applications.

Byron Haslam asked if the applicants have the approval of the irrigation company and it was stated that yes, the applicants do.

The applicant stated they have addressed all the redlines. He provided further insight regarding these redlines and stated they will get the bond over to Marcie Clark in engineering.

There are no power comments.

Dave Anderson **moved** to recommend the approval of the proposed El Dorado Plat A Preliminary Plat to City Council based on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's Zoning Map and General Plan 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 red-lines.

Jake Theurer **seconded** and the motion **passed** all in favor.

Dave Anderson wanted to discuss a remaining redline regarding the trail located by the railroad tracks and asked Bart Morrill questioned if it made sense to build a trail along the rail tracks and he suggested having an easement for the trail.

It was stated that there is already a PUE or an MUE for the dedication of the land near the railroad.

There was a brief discussion regarding the placement of trails on easements and it was stated that the City has placed trails on easements.

SITE PLAN

WHEELER MACHINERY

There was no additional discussion as everything was discussed with the previous agenda item.

Dave Anderson **moved** to approve the proposed Wheeler Machinery Site Plan based on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's General Plan land use designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

John Little **seconded** and the motion **passed** all in favor.

Seth Perrins asked the applicants for a timeline and it was stated the applicants want to get started asap.

Dave Anderson stated that the applicants will need to schedule a preconstruction meeting with Marcie Clark. It was stated the applicants need to record the plat before they can obtain a building permit.

ZONE CHANGE

HARDY ZONE CHANGE

Dave Anderson stated this is an Infill Overlay project and stated there has been multiple conversations held with the planning department and Development Review Committee as

a concept plan. He stated this is to accommodate a Four Plex building. He stated there are redlines that need to be addressed.

Dave Anderson **moved** to continue the proposed Hardy Zone Change to City Council based on the following finding and subject to the following conditions:

Seth Perrins **seconded** and the motion **passed** all in favor.

Dave Anderson moved to adjourn the meeting at 11:00 a.m.

Adopted:

Kasey Woodard

Community Development Division
Secretary



Recommendation

That the proposed Site Plan be approved based on the following finding and subject to the following conditions.

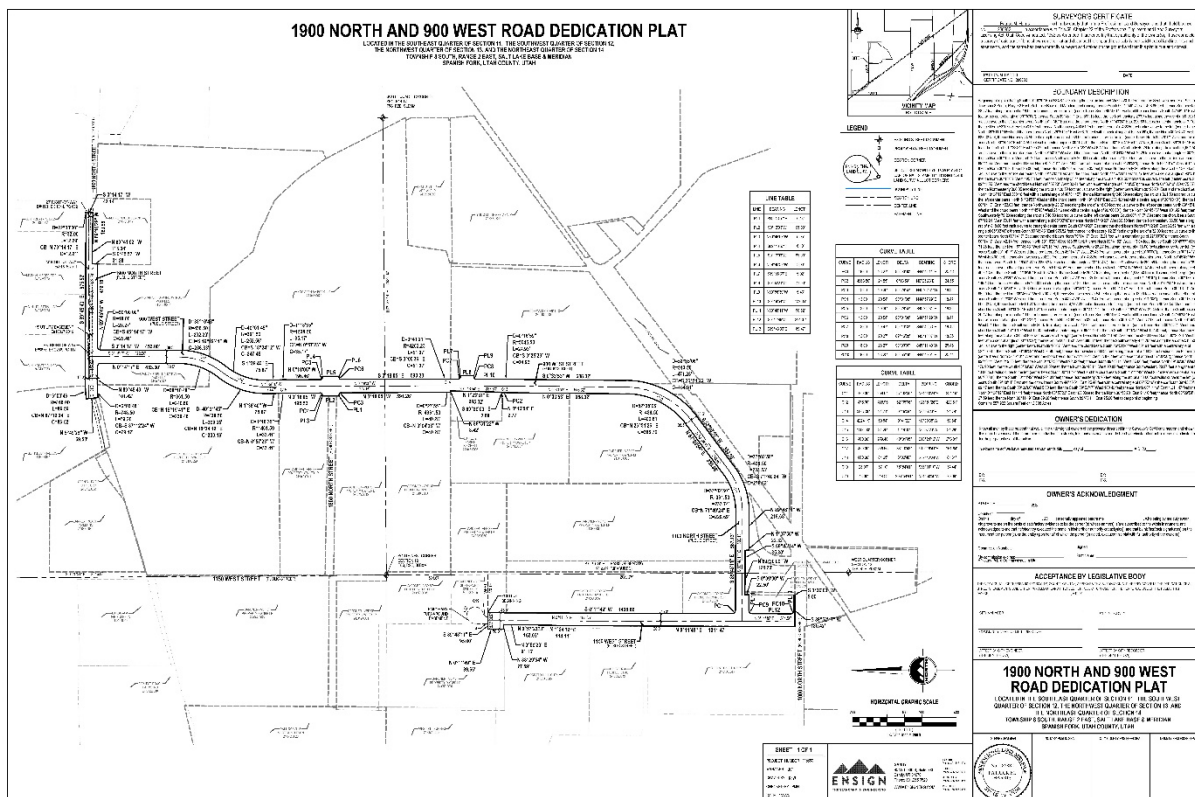
Finding

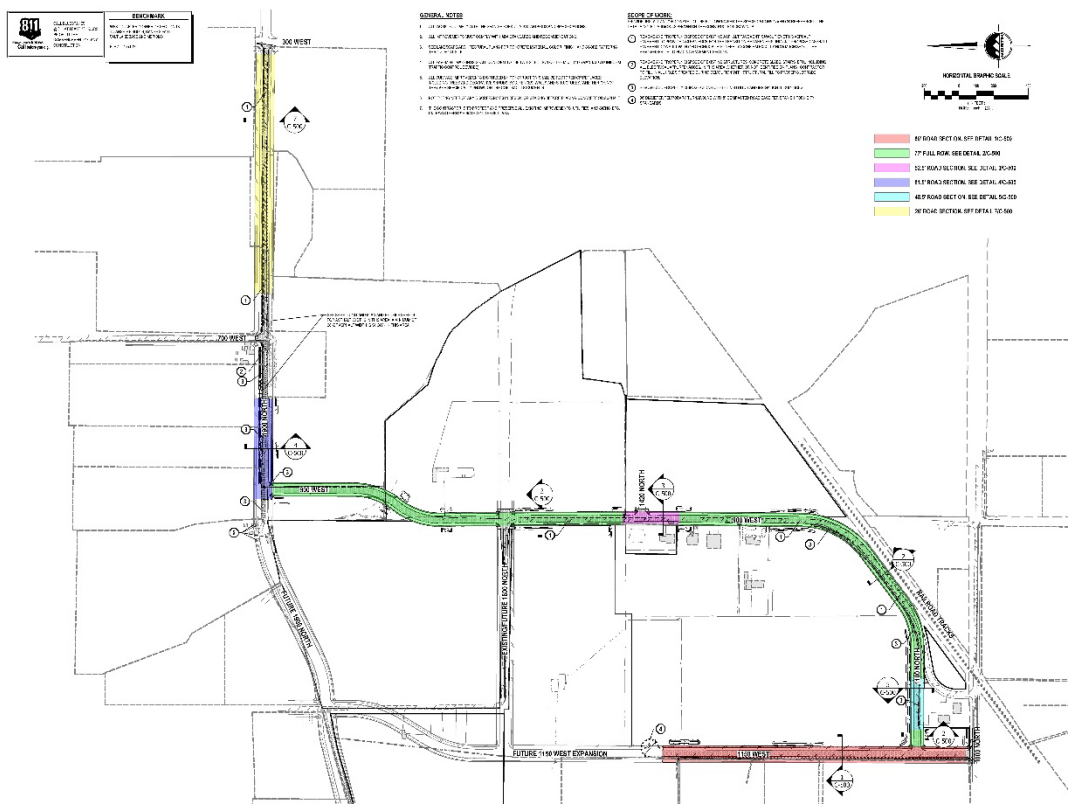
1. That the proposal conforms to the City's General Plan land use designation and Zoning Map.

Conditions

- ## Exhibits

- ## 1. Plans.

[illegible]

[illegible][illegible][illegible]

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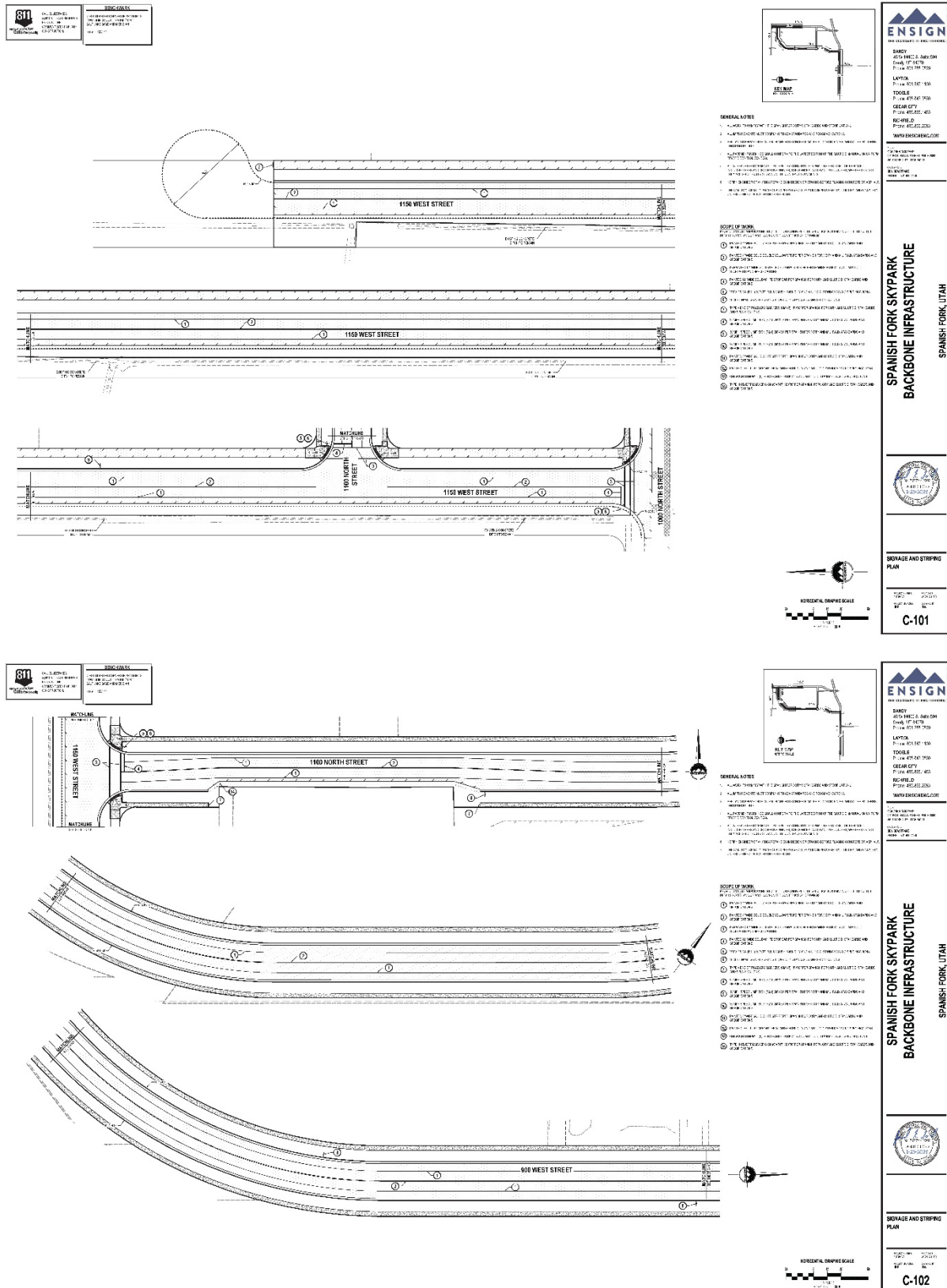
Spanish Fork SkyPark
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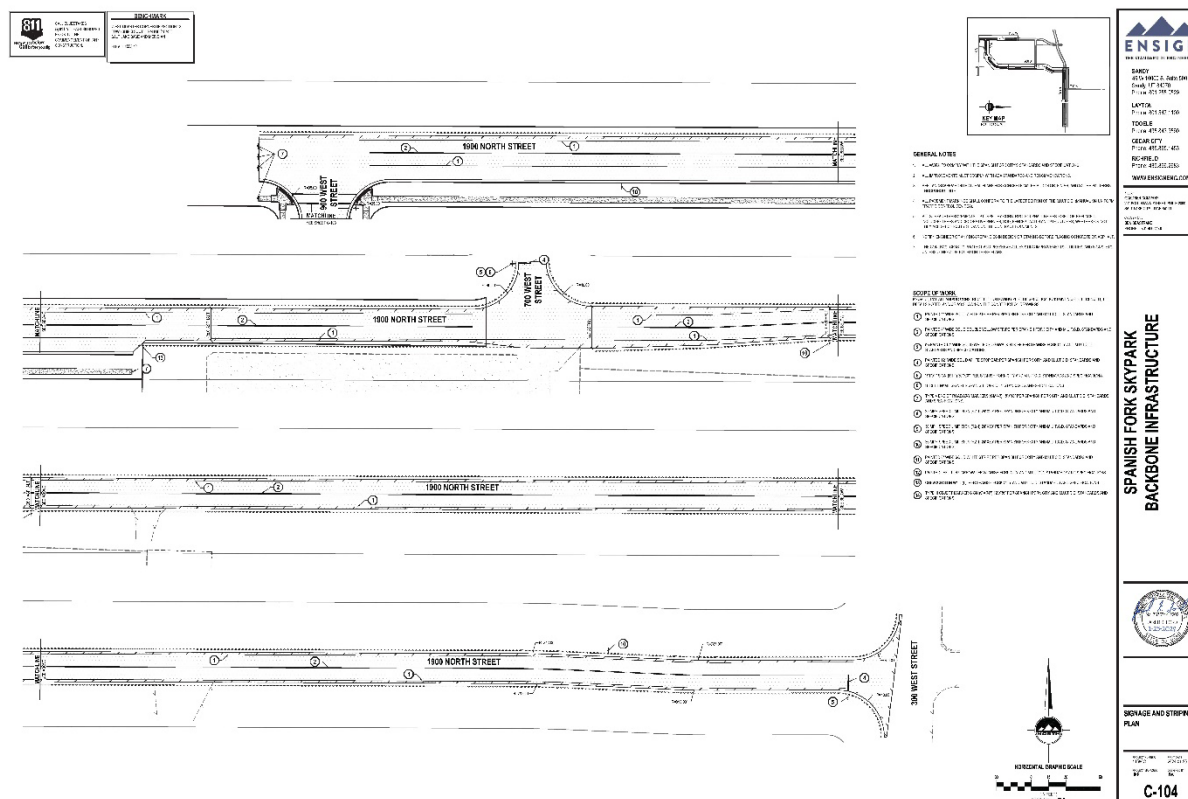
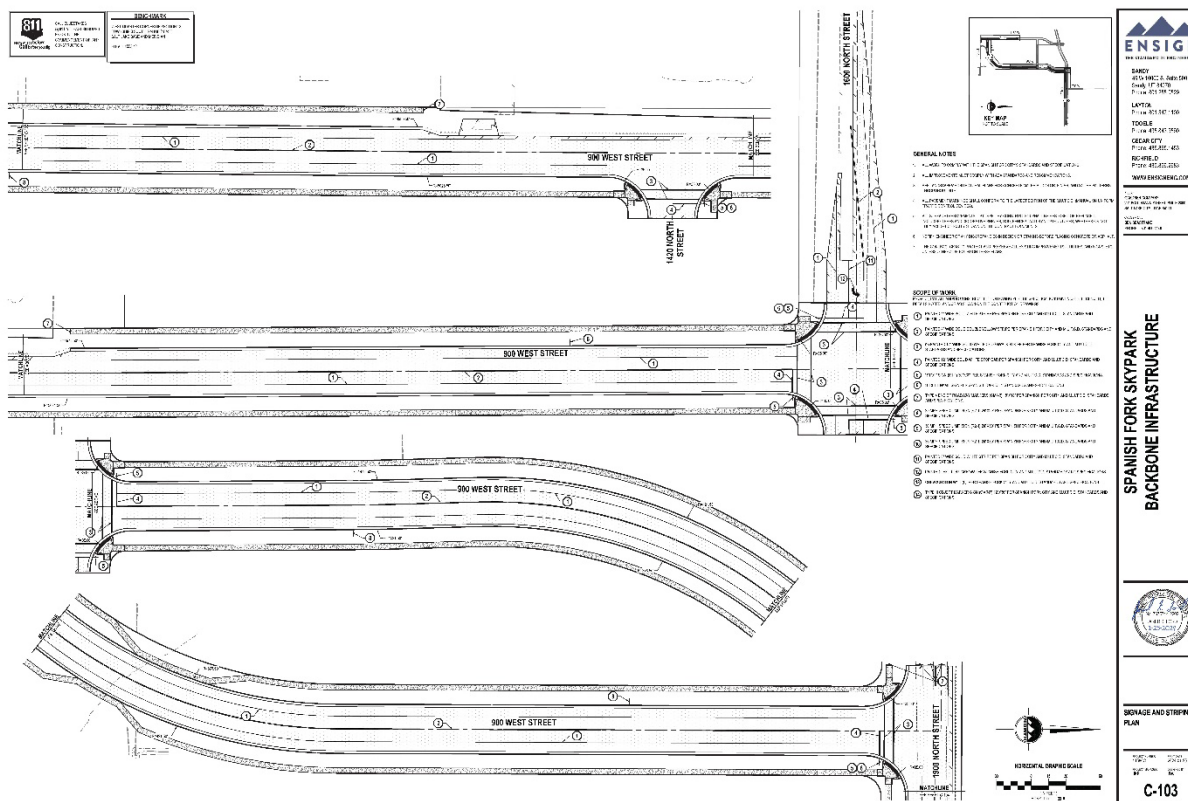
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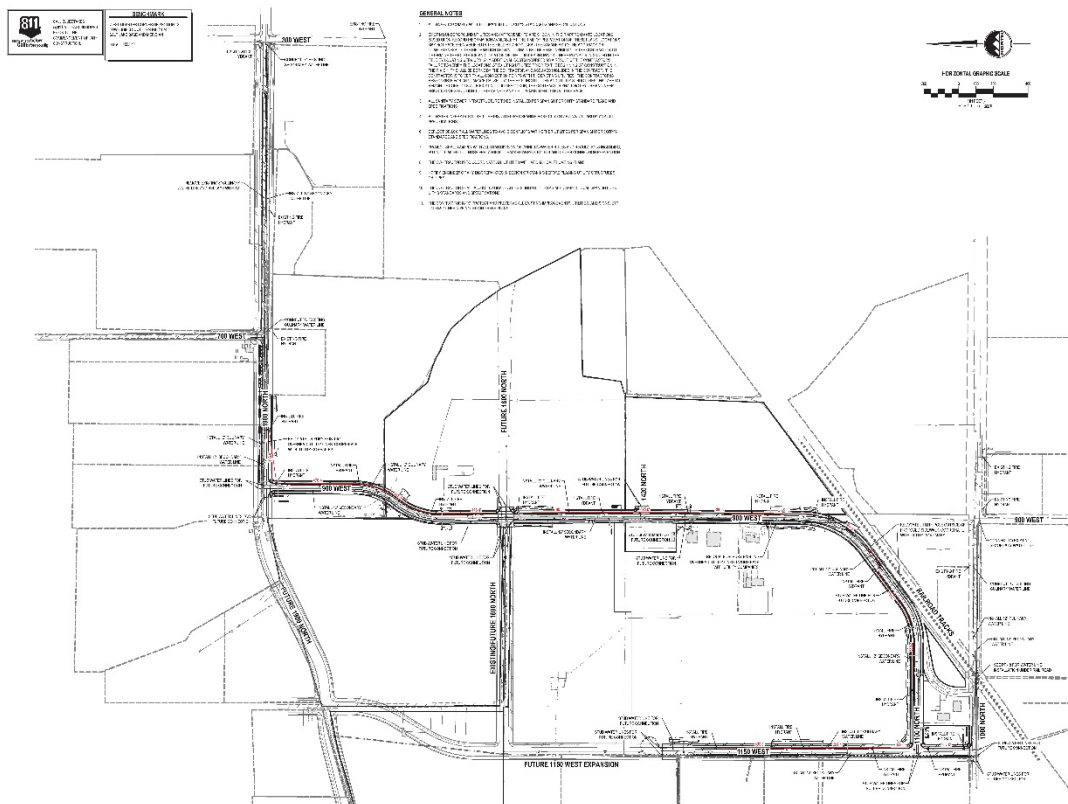
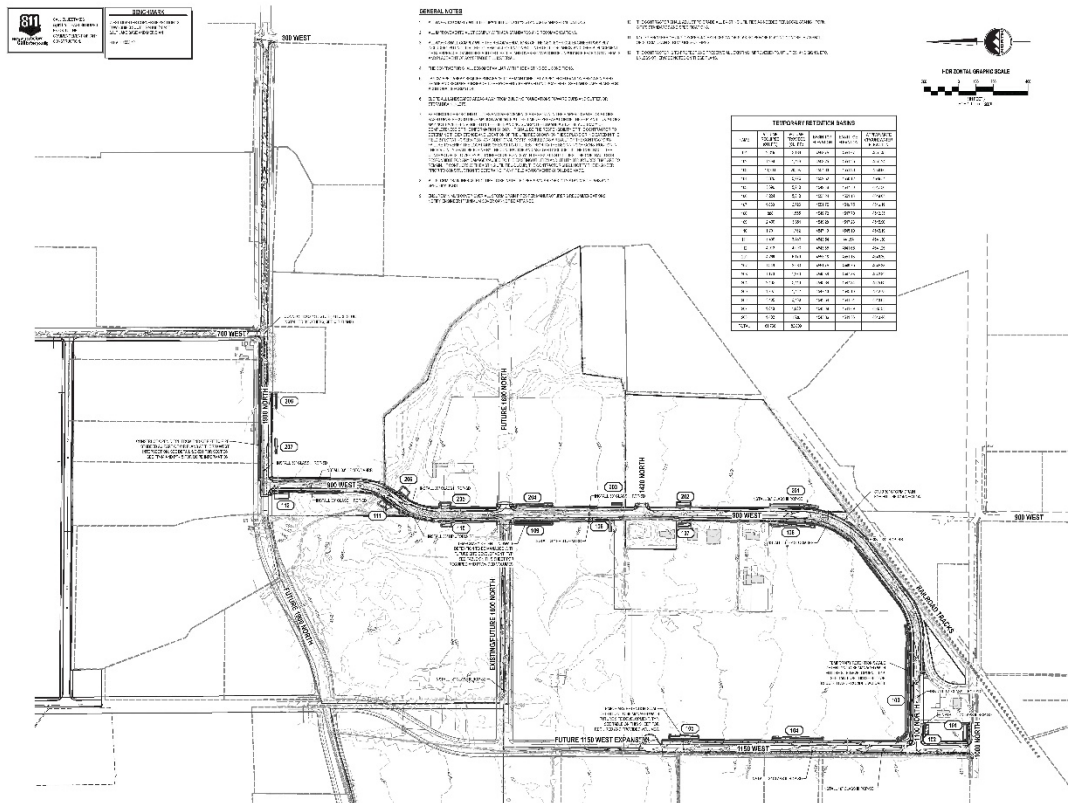
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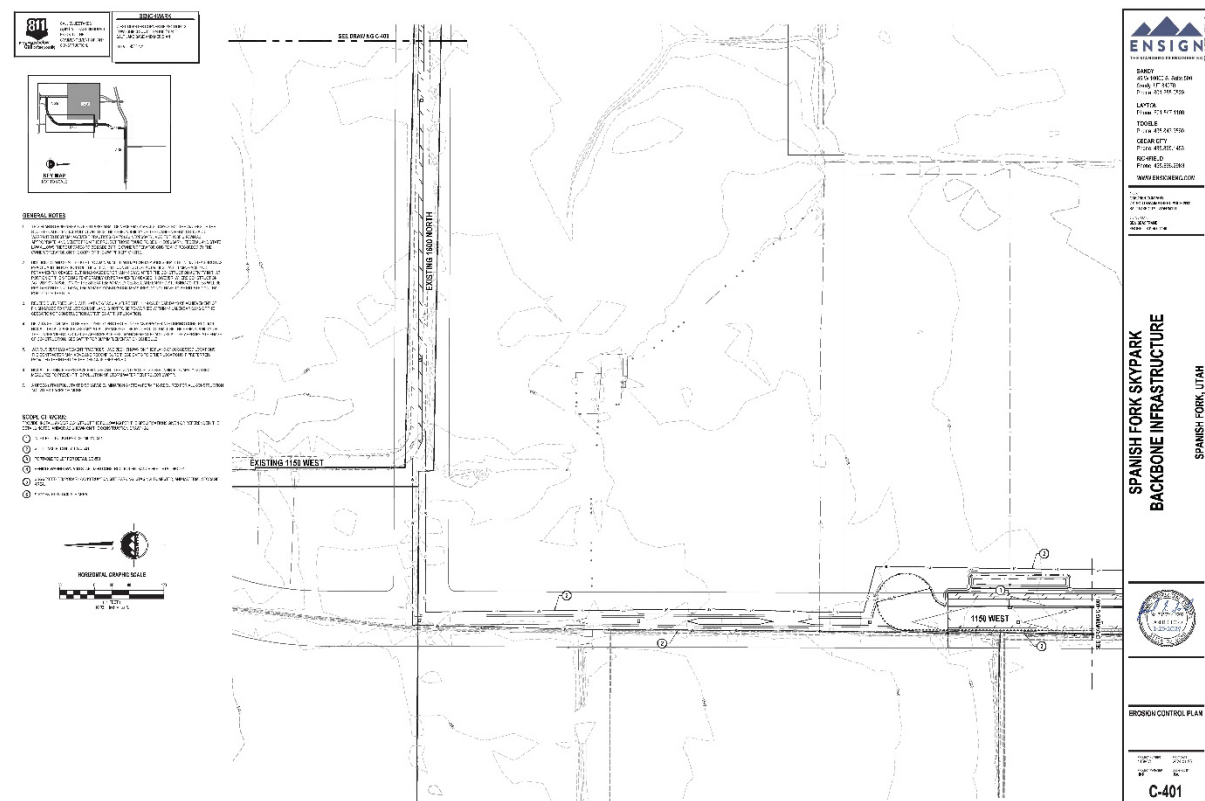
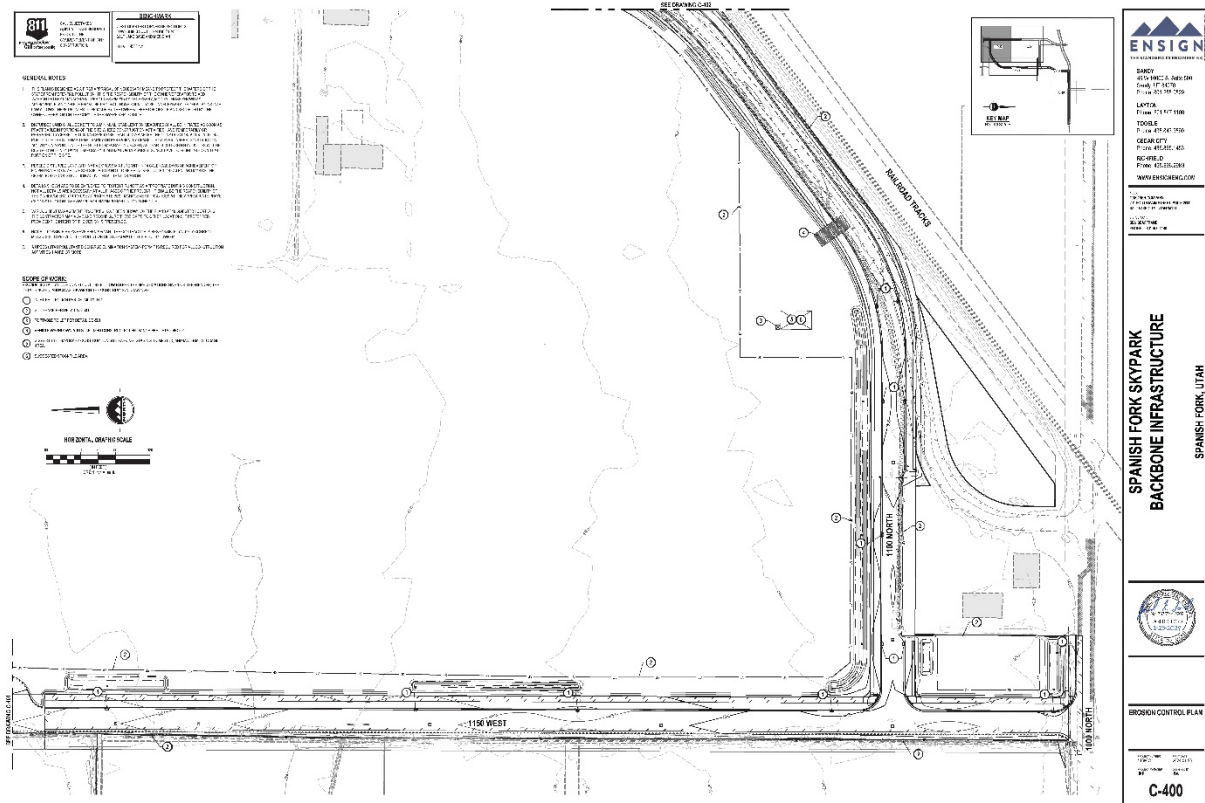
OVERALL SITE PLAN

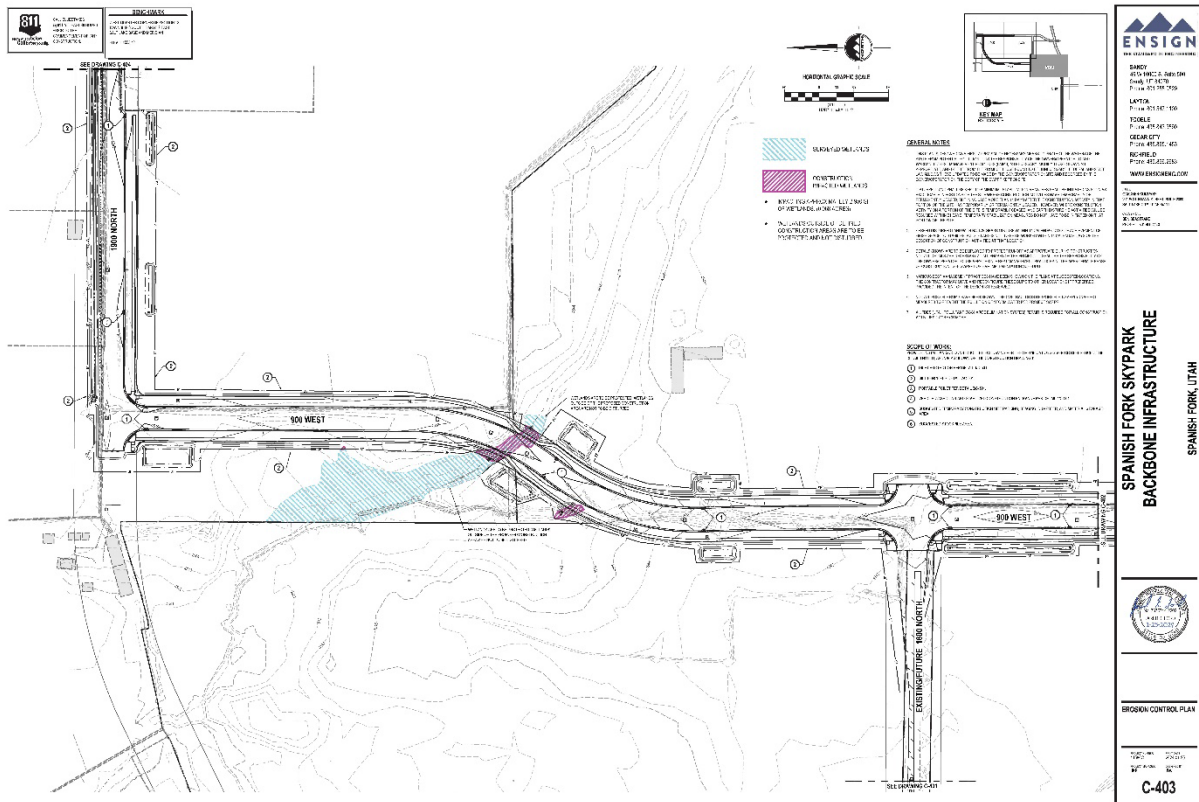
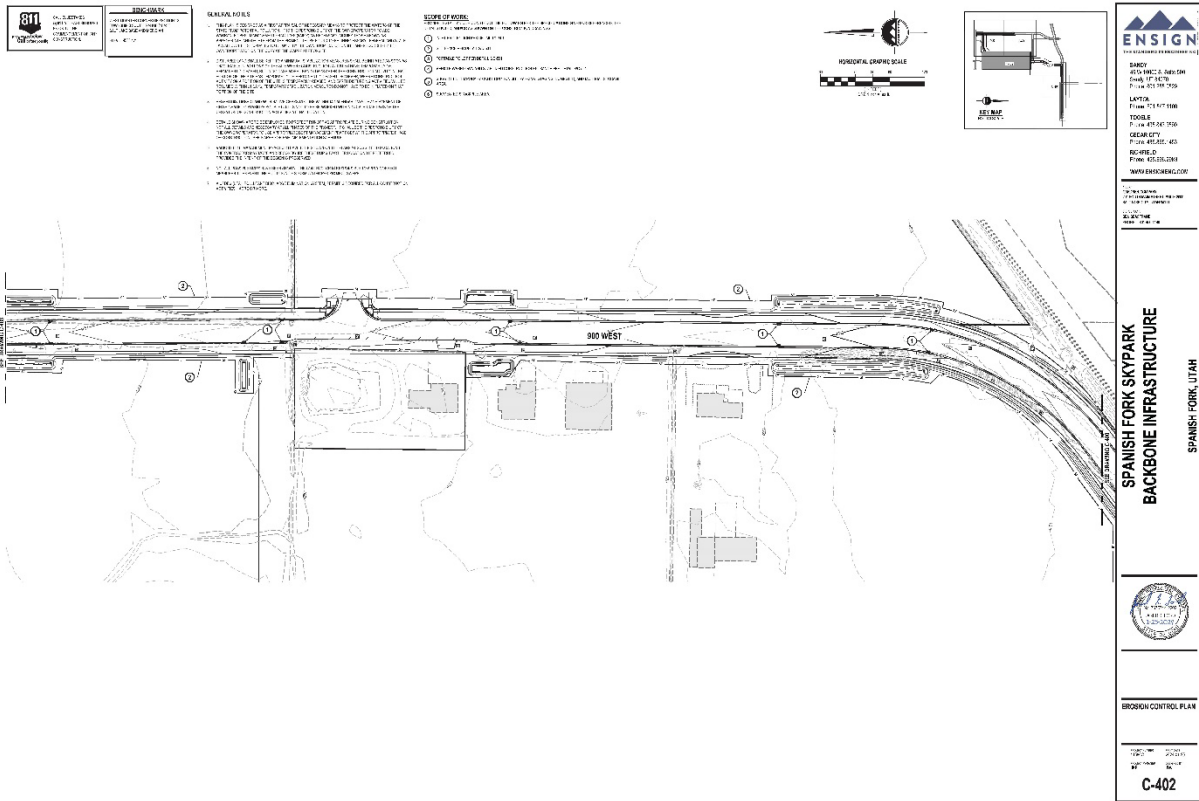
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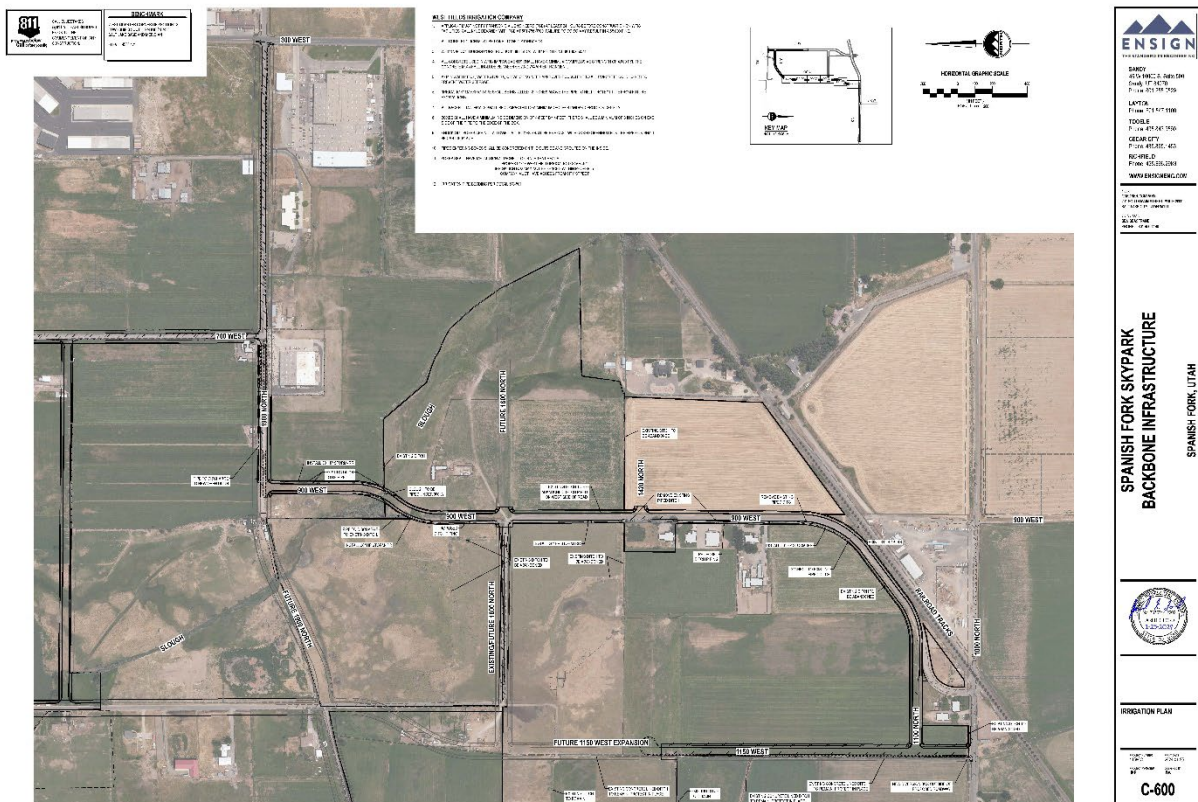
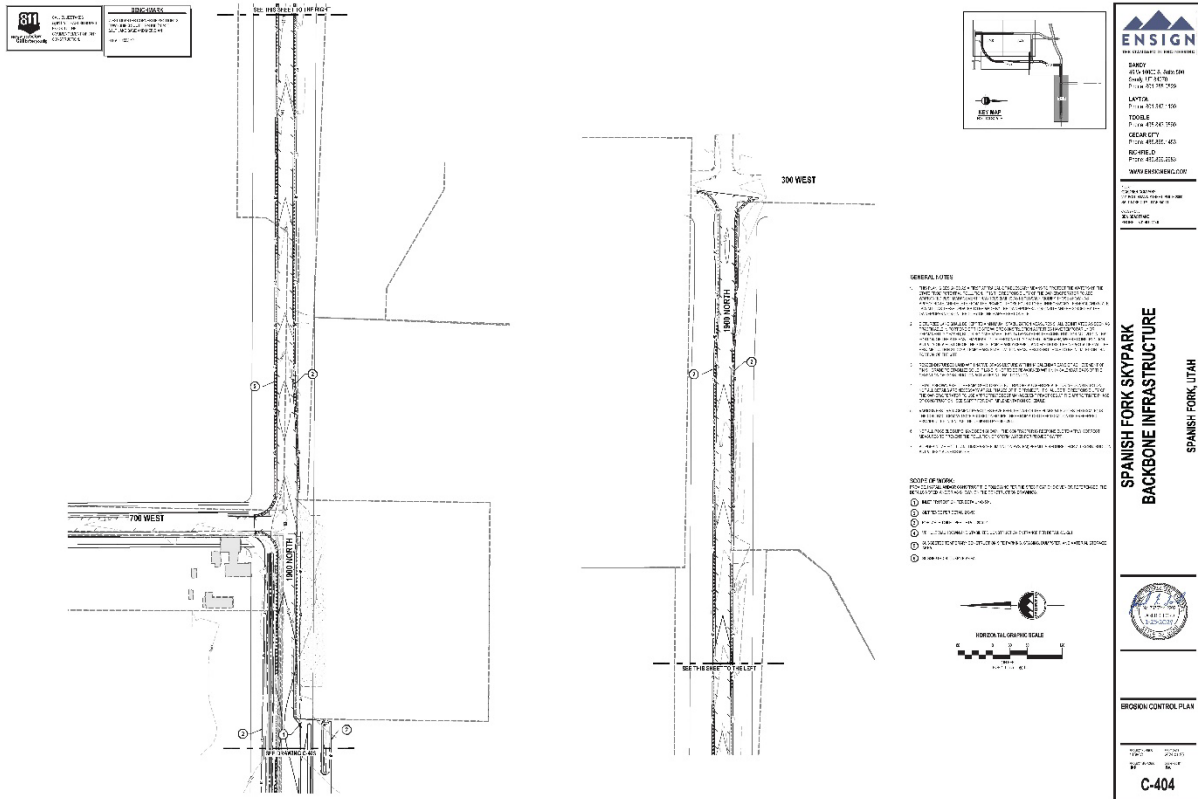


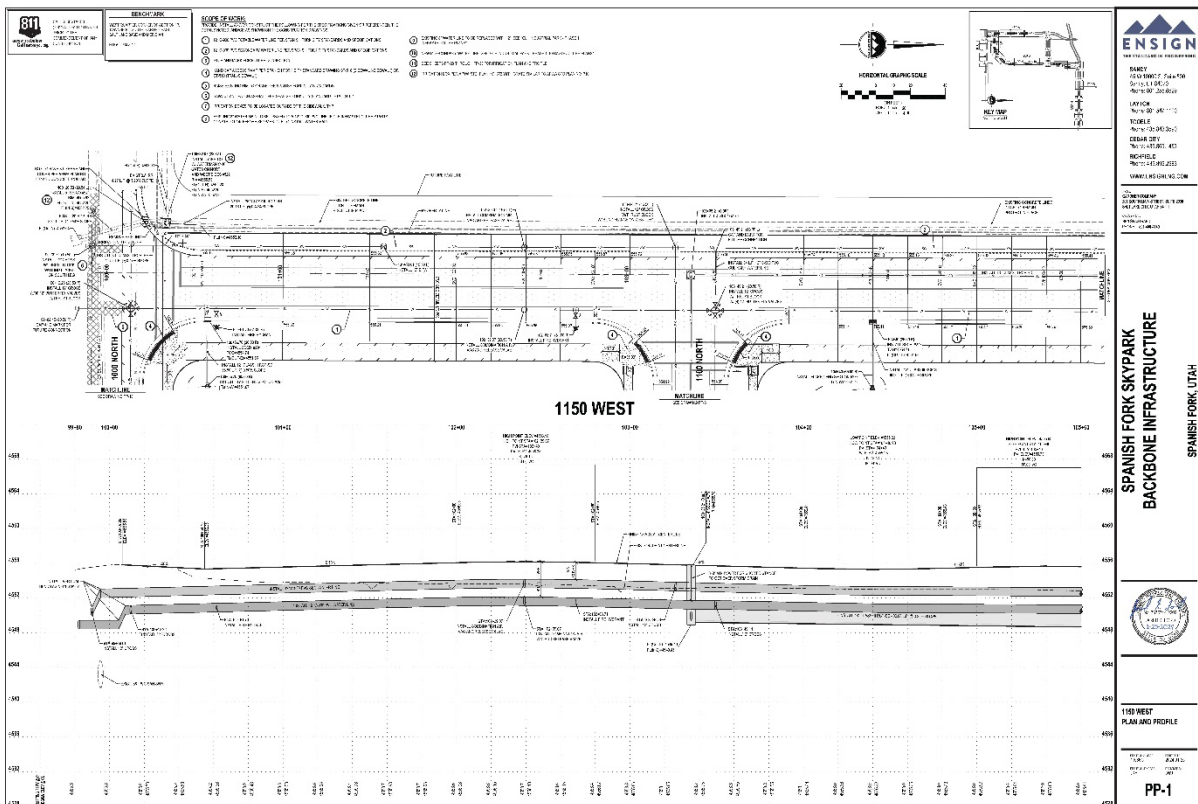
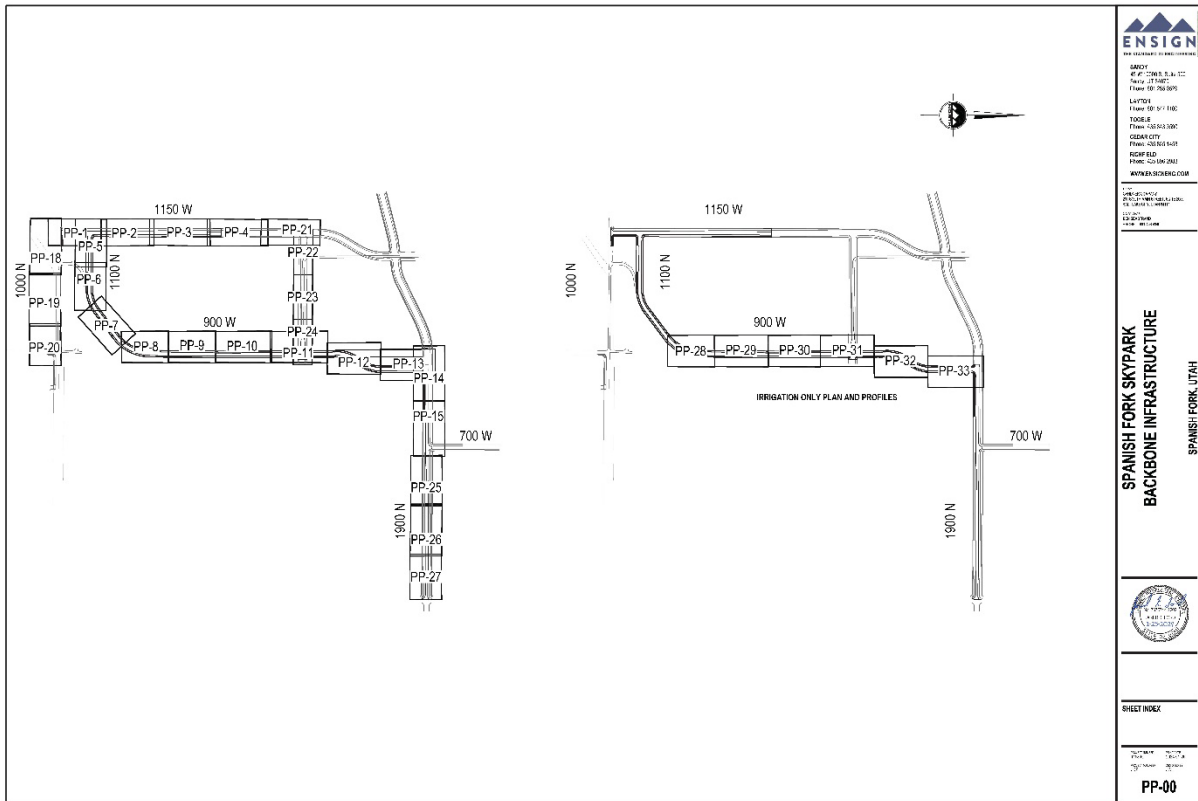


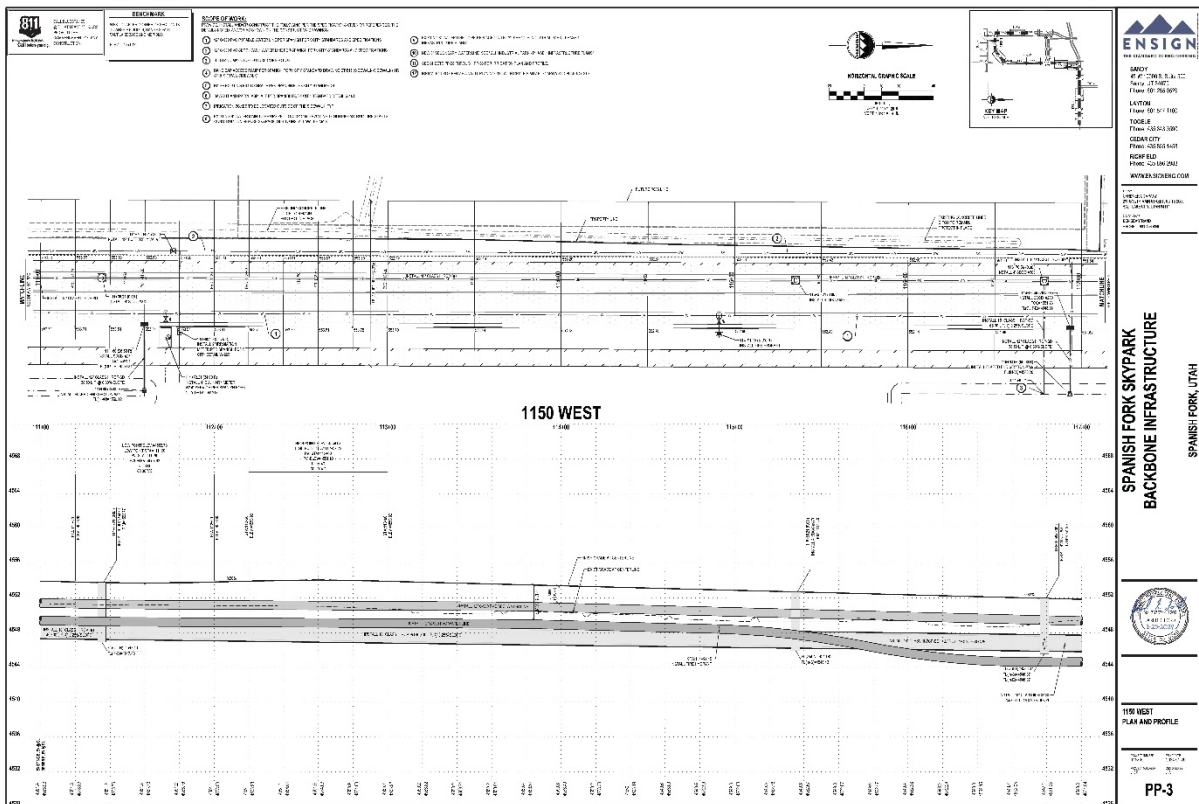
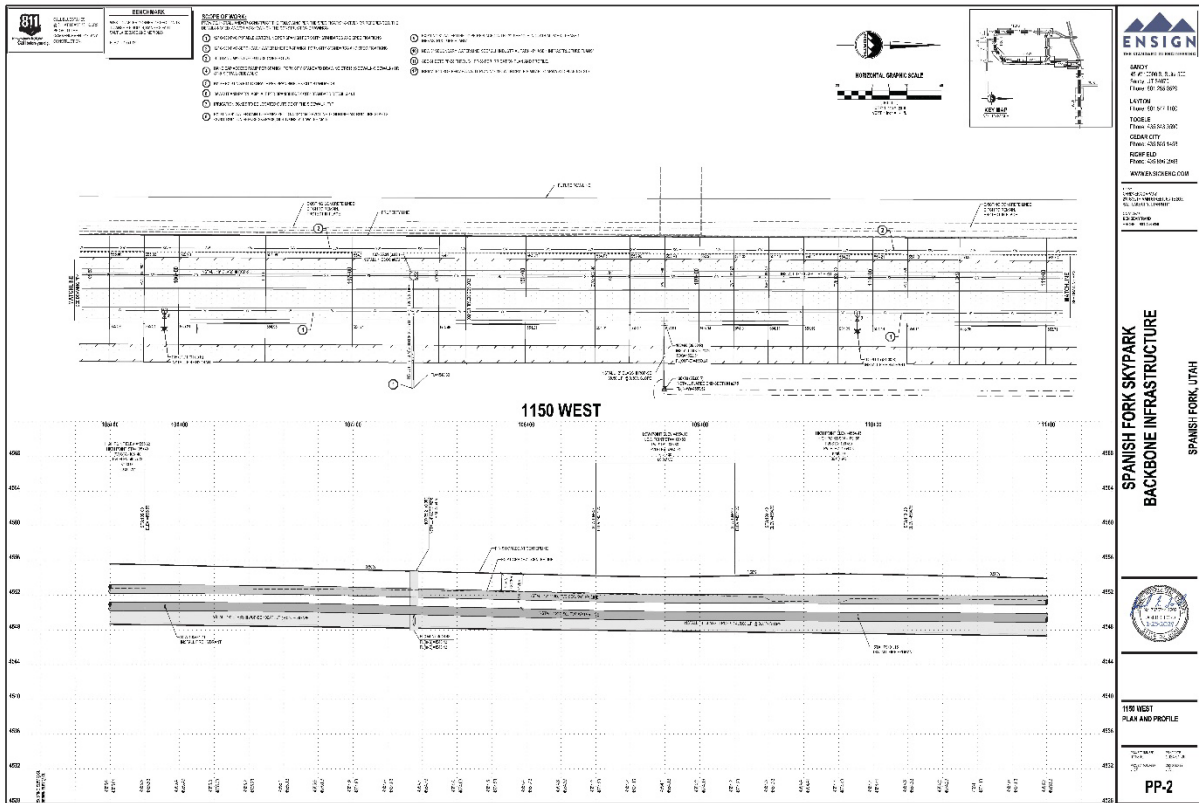


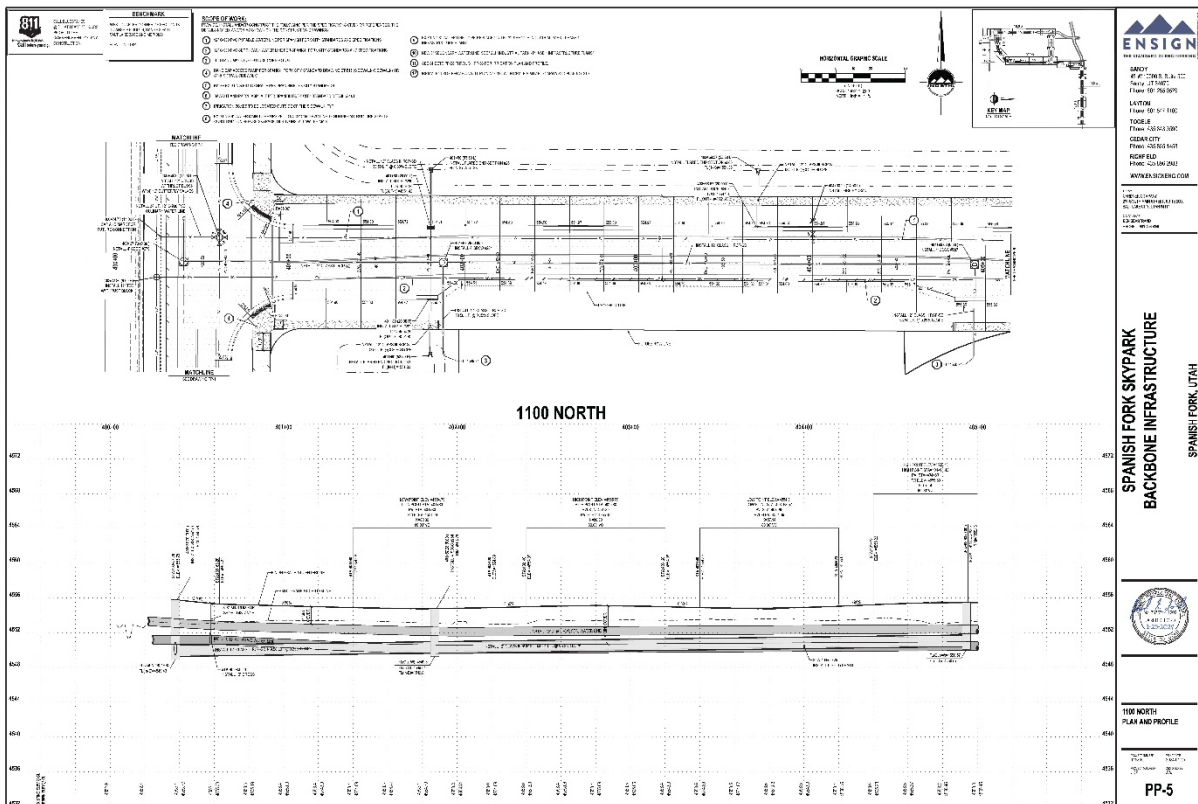
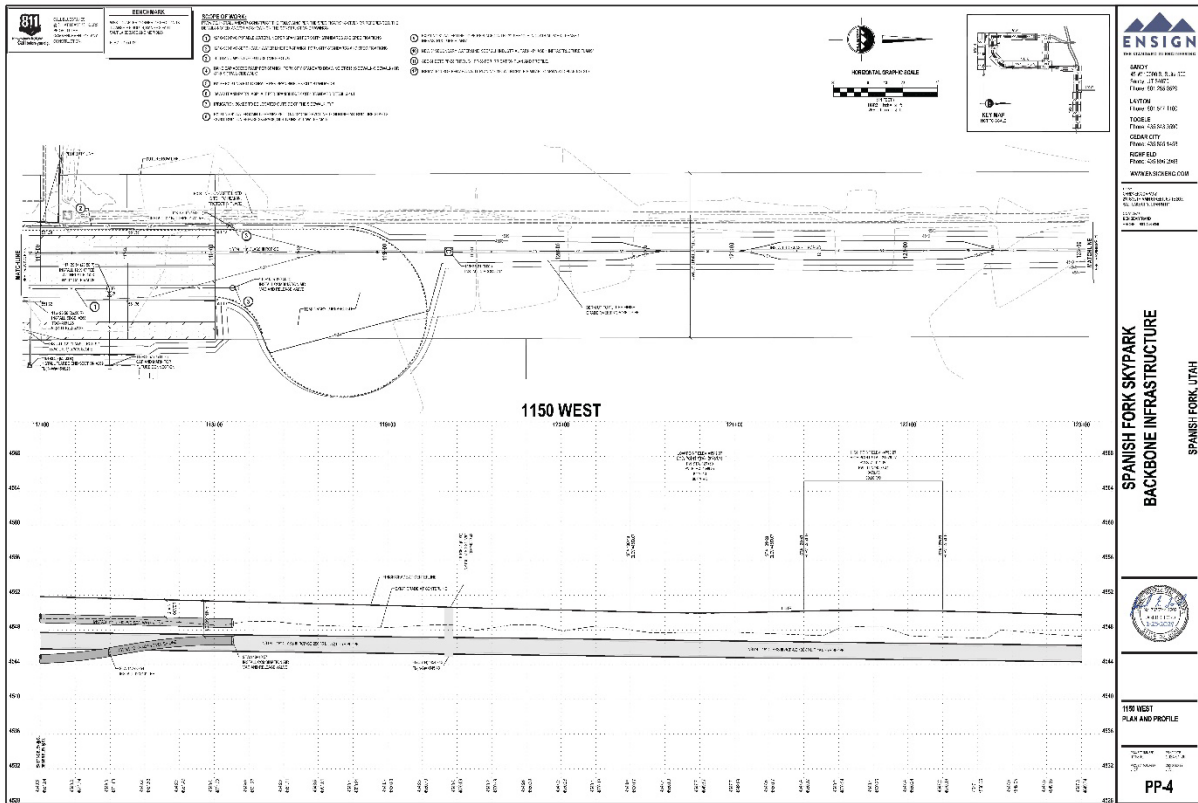


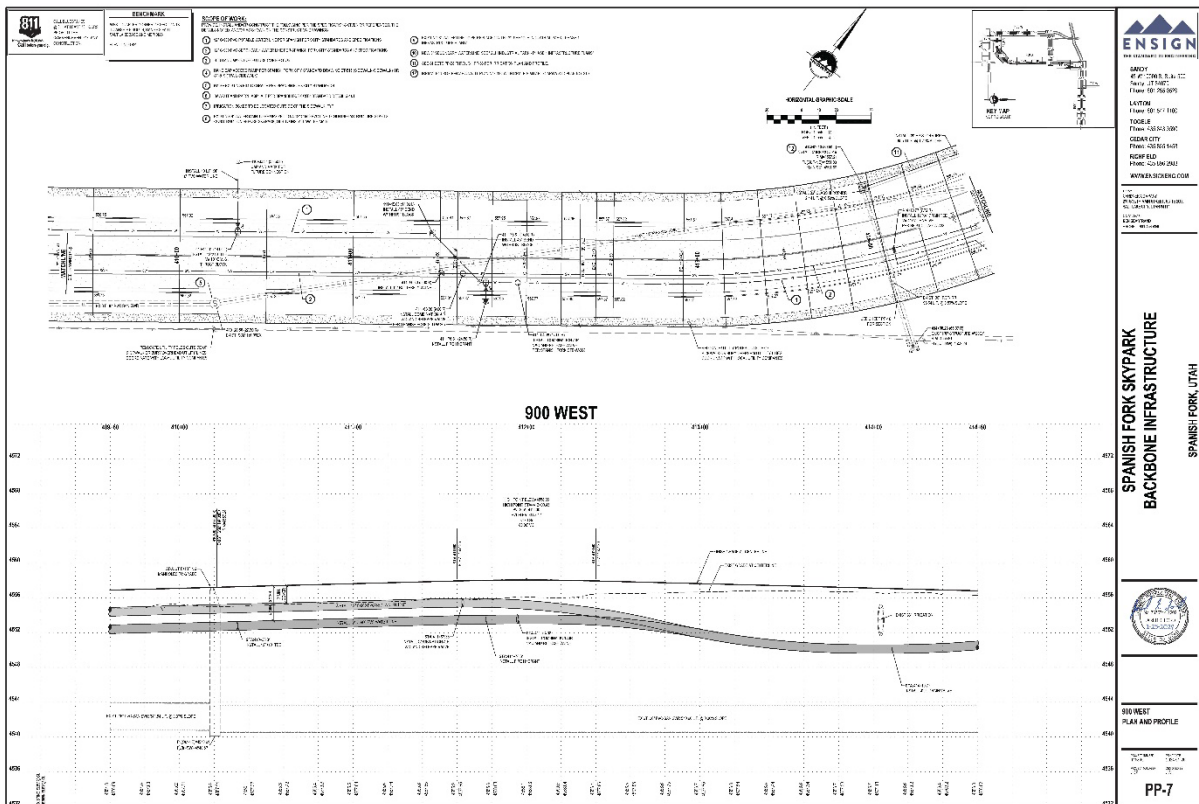
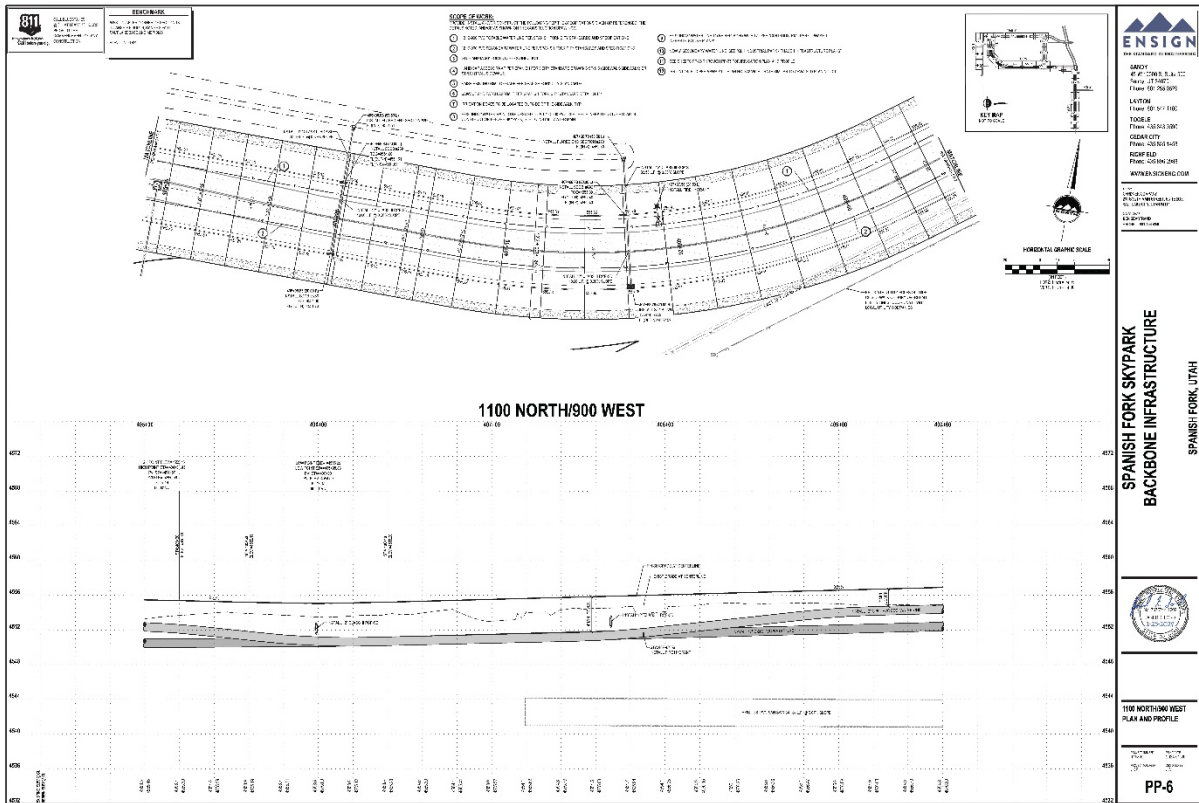


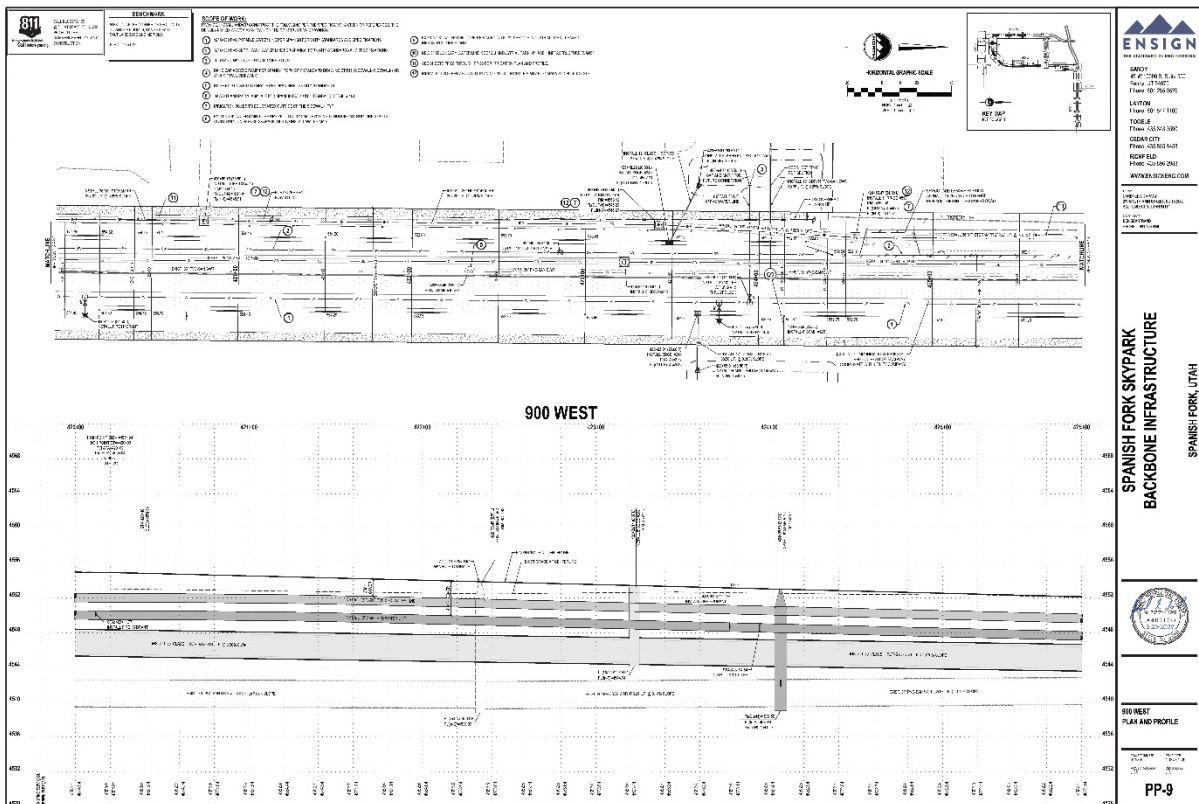
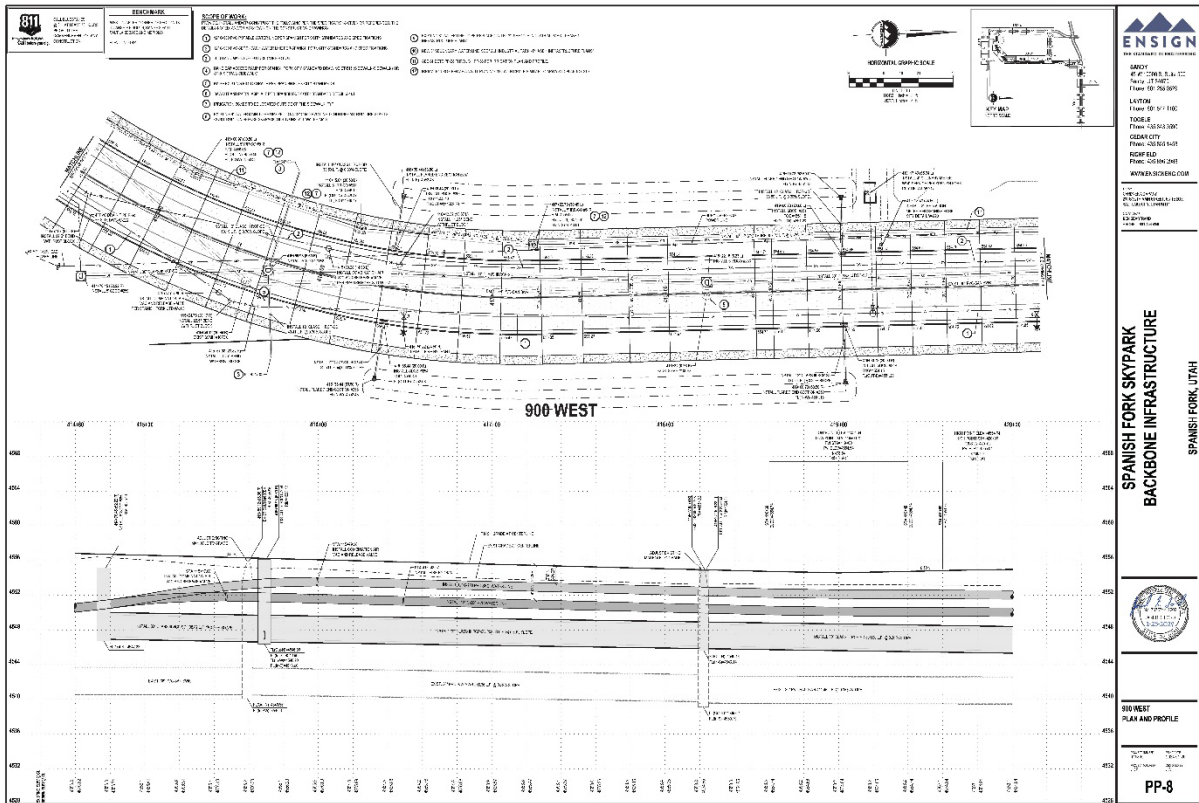


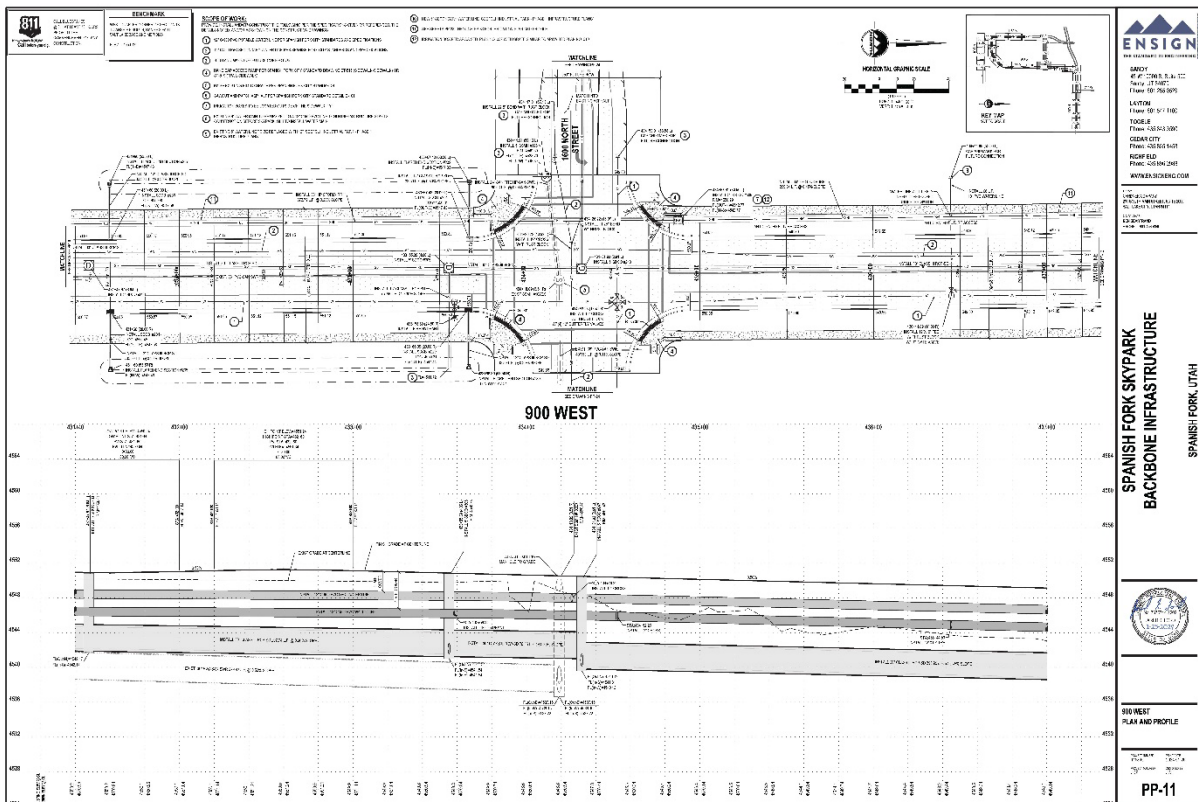
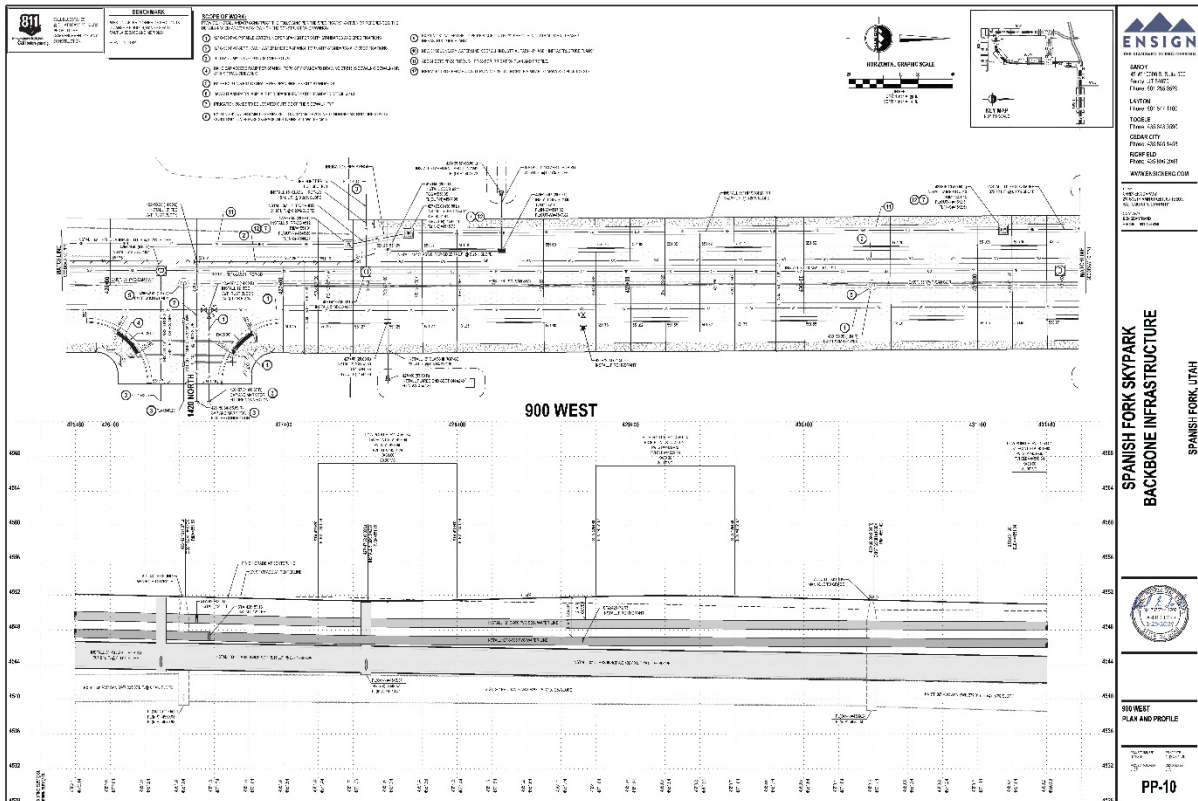


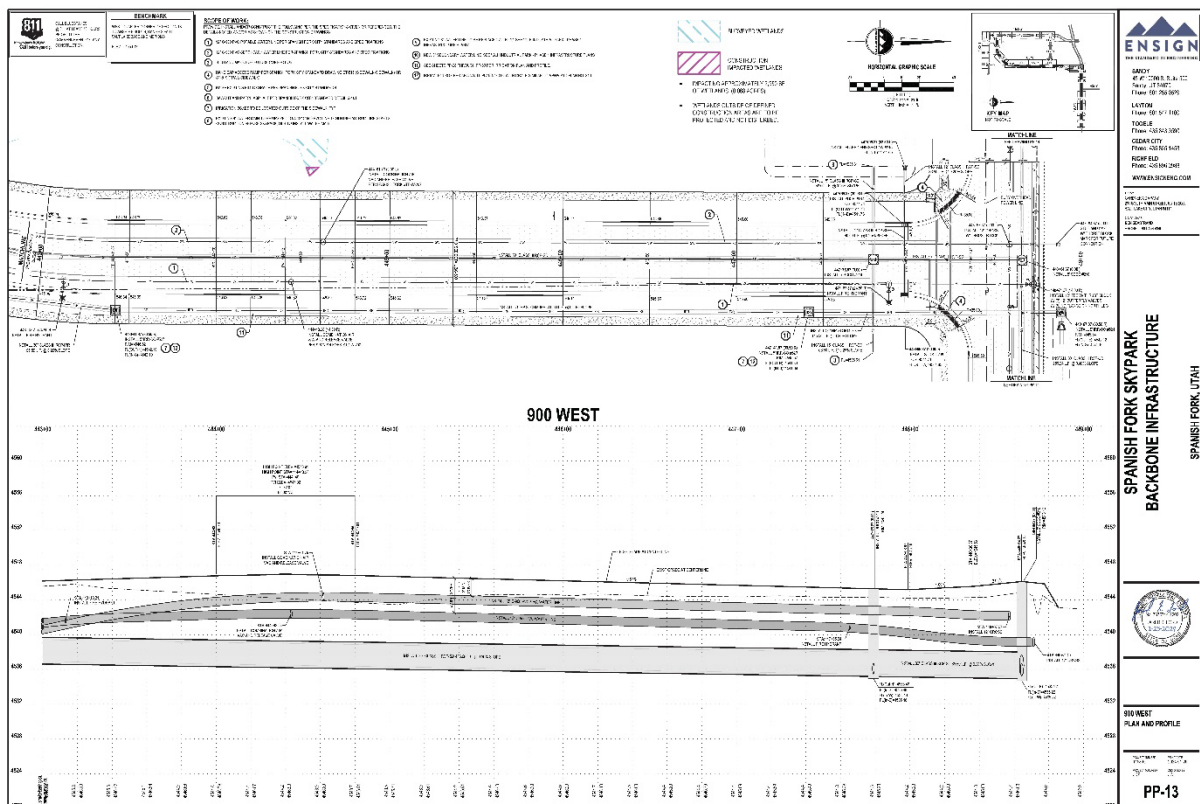
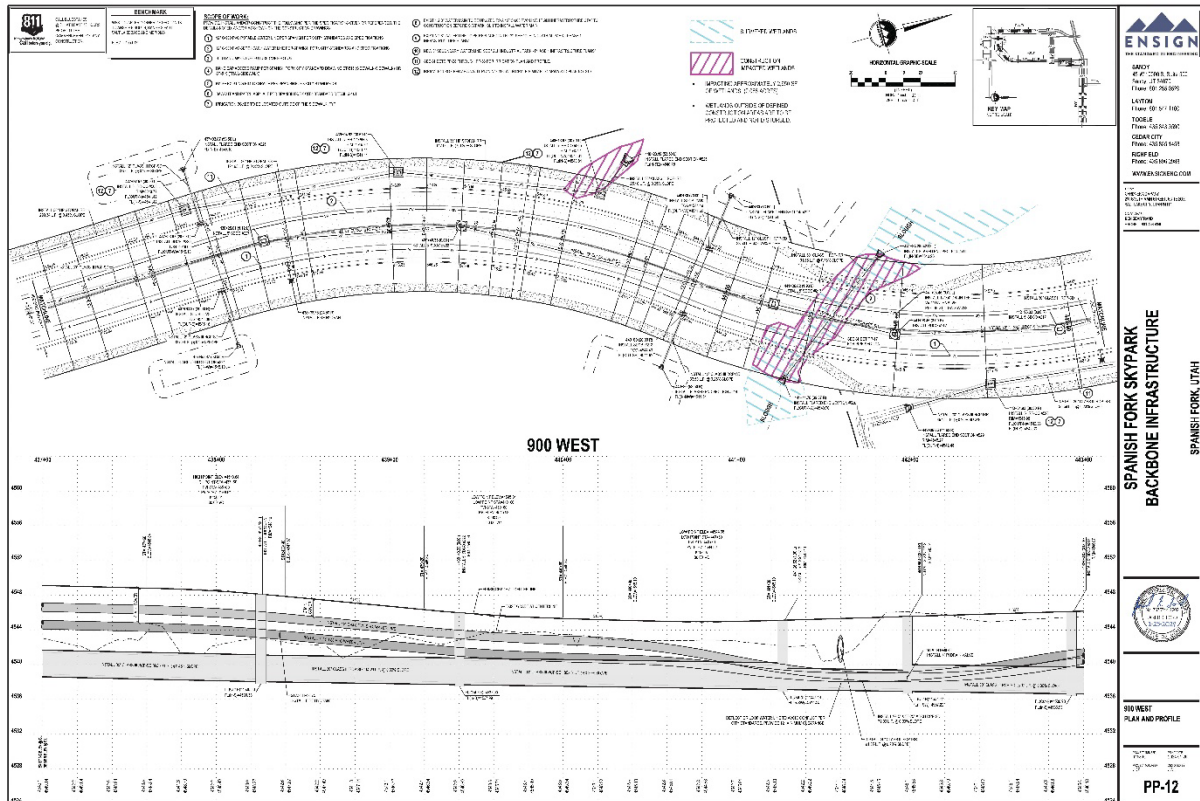


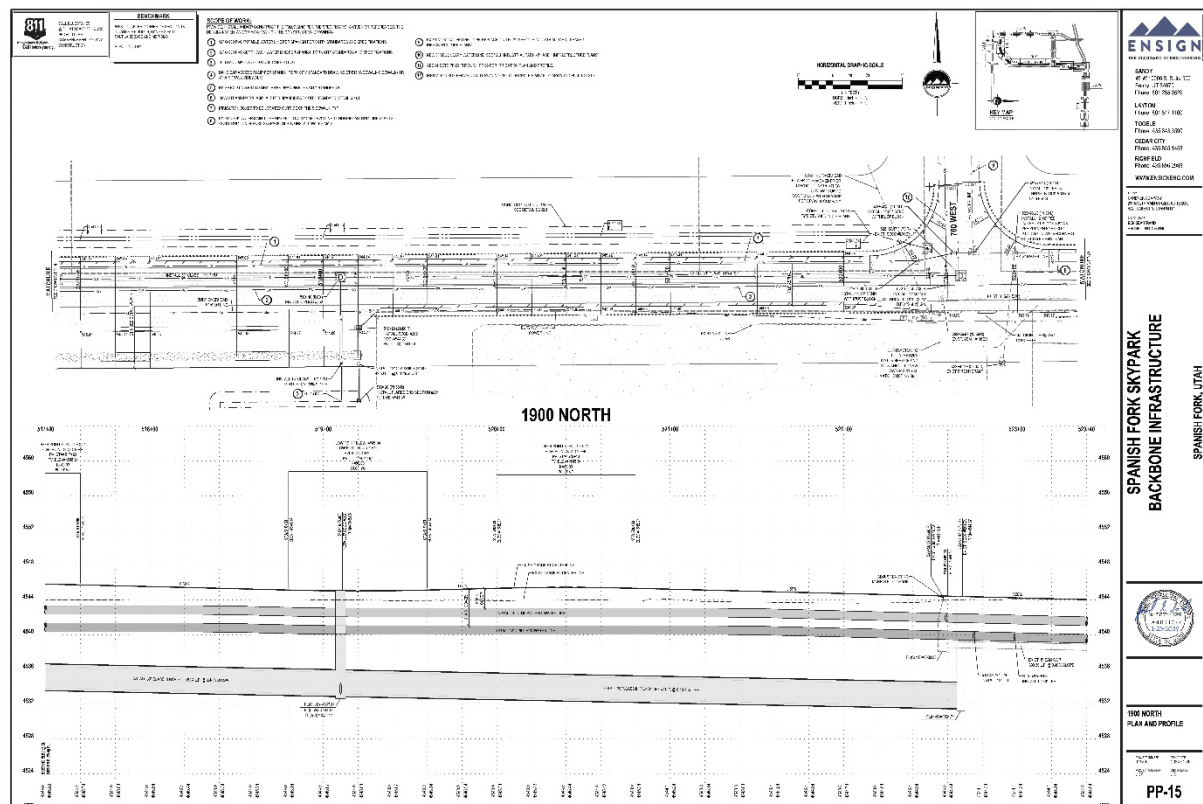
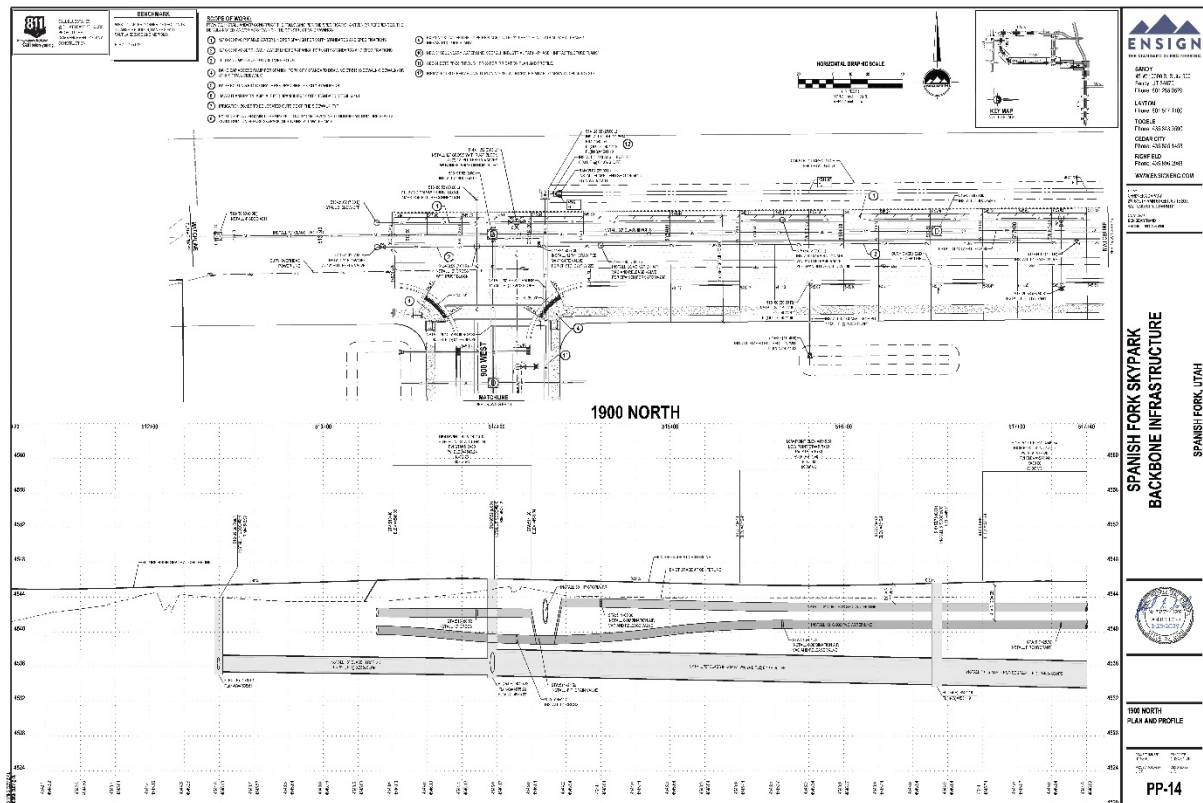


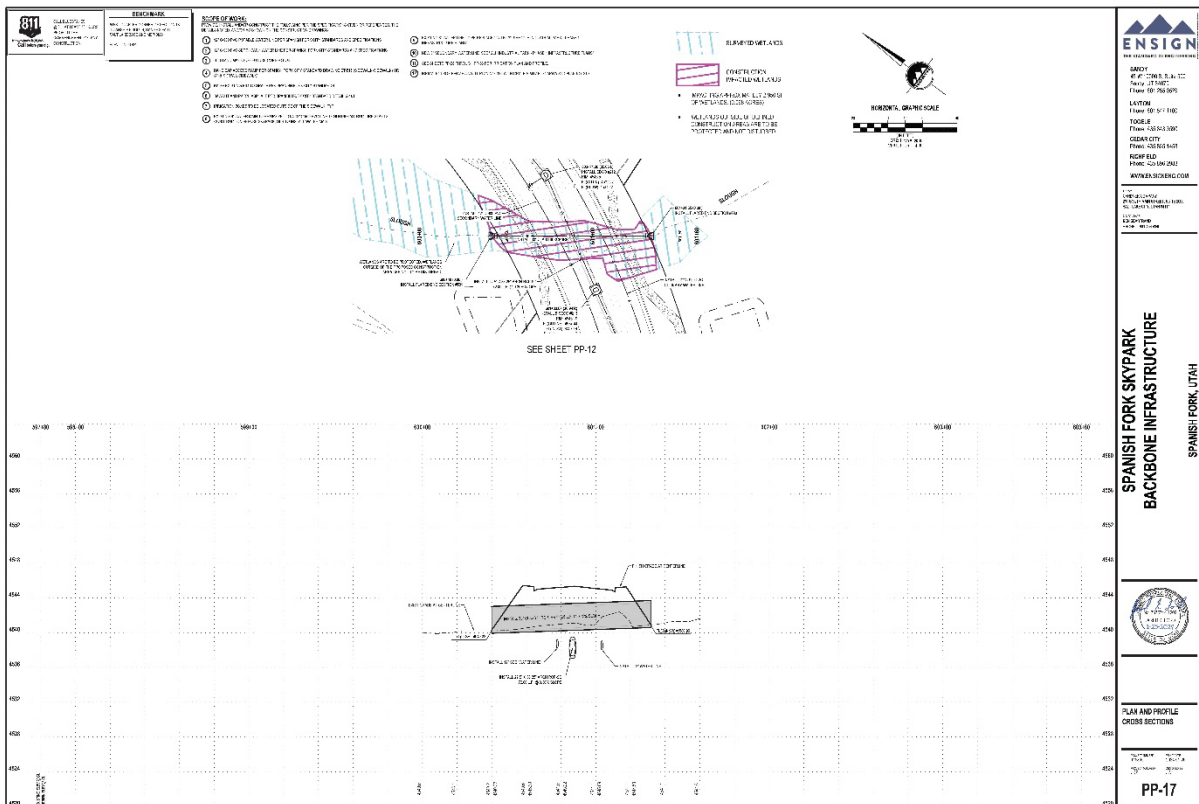
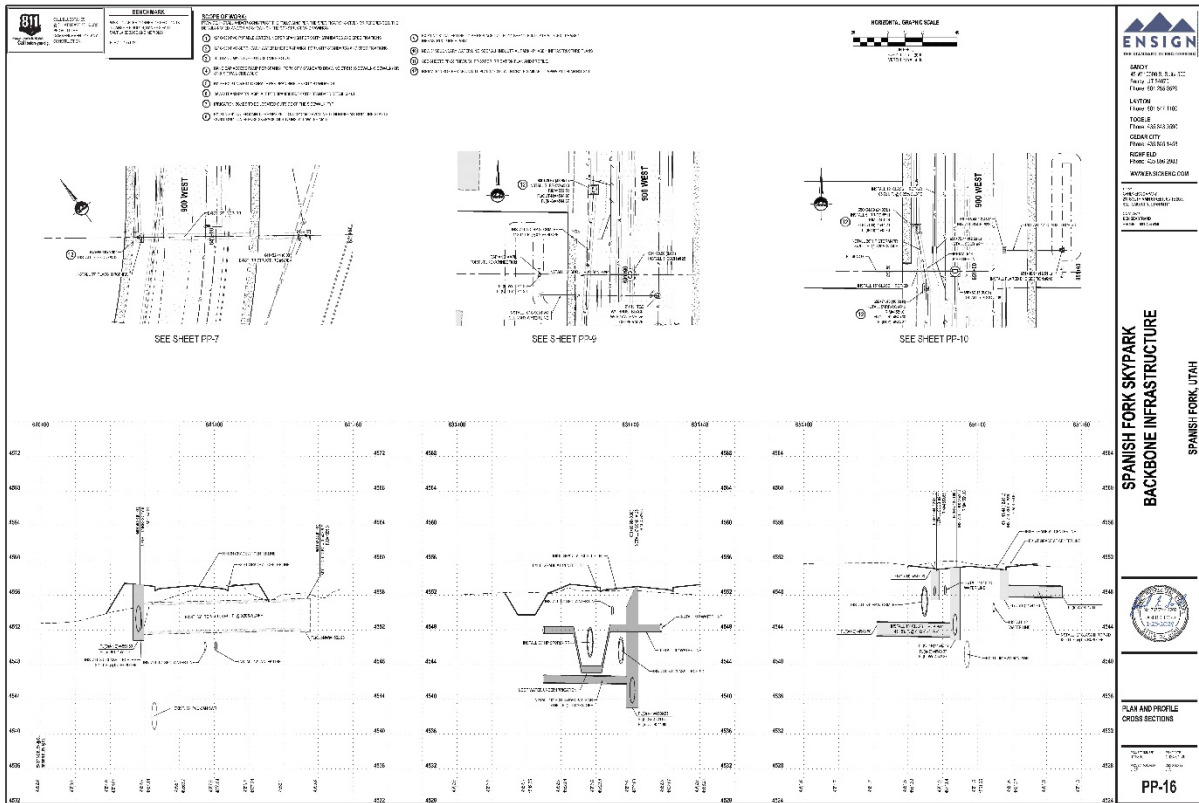


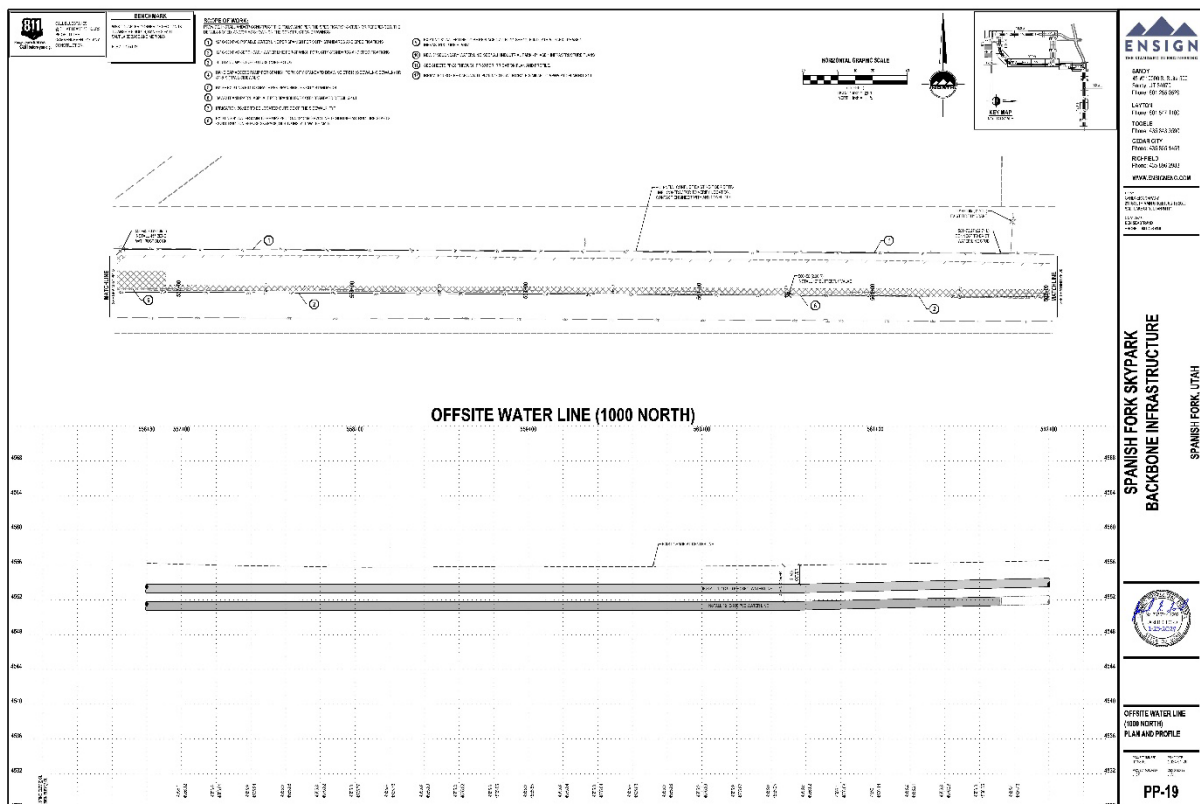
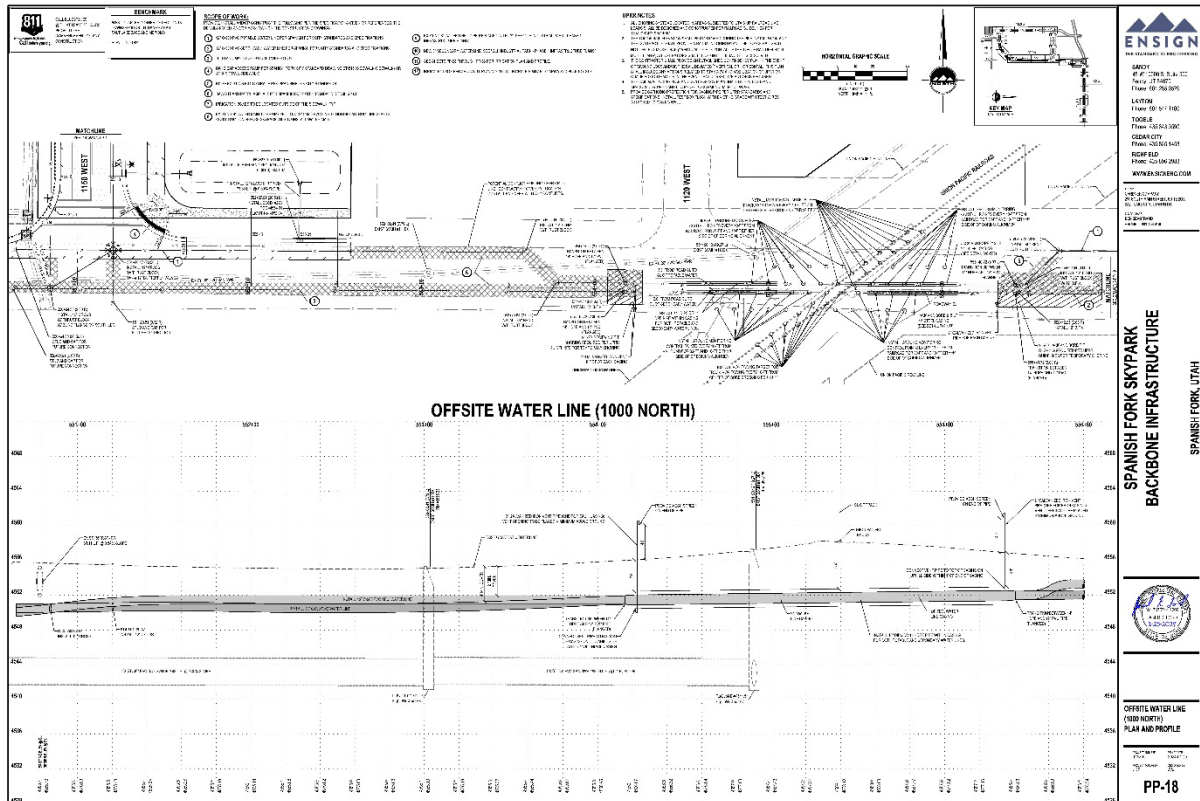


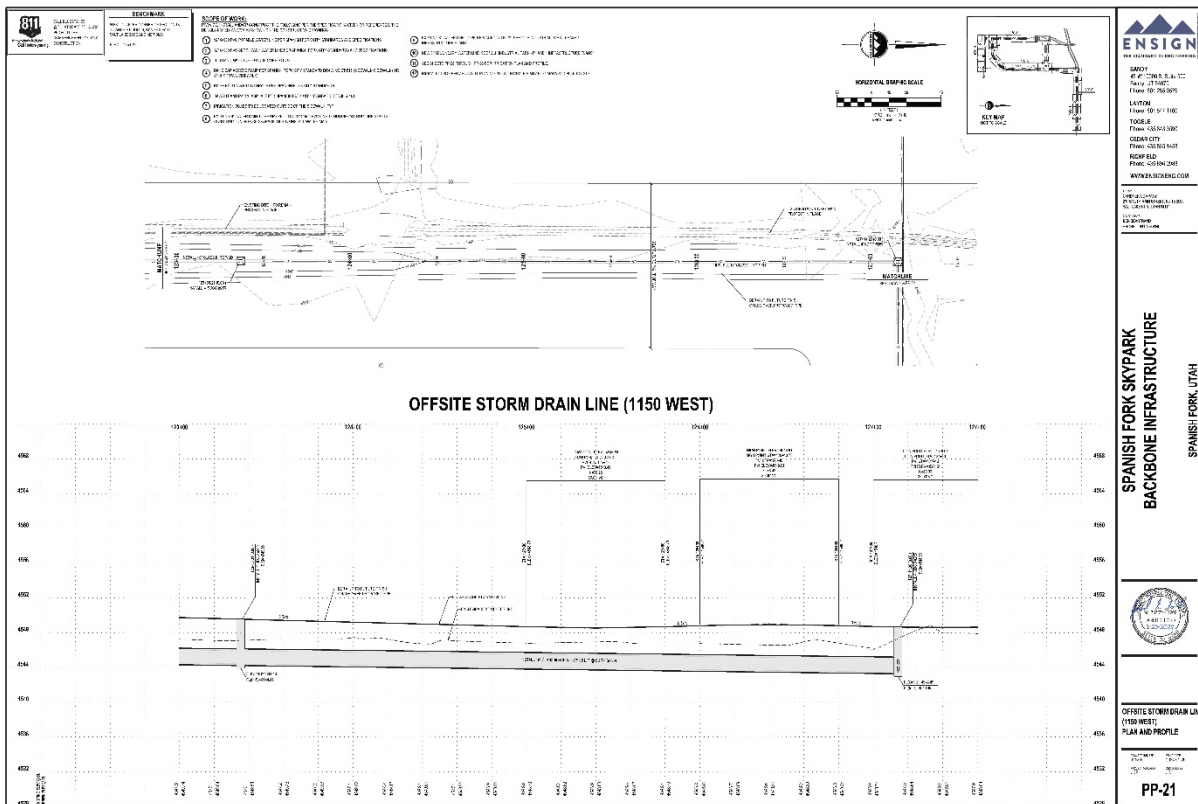
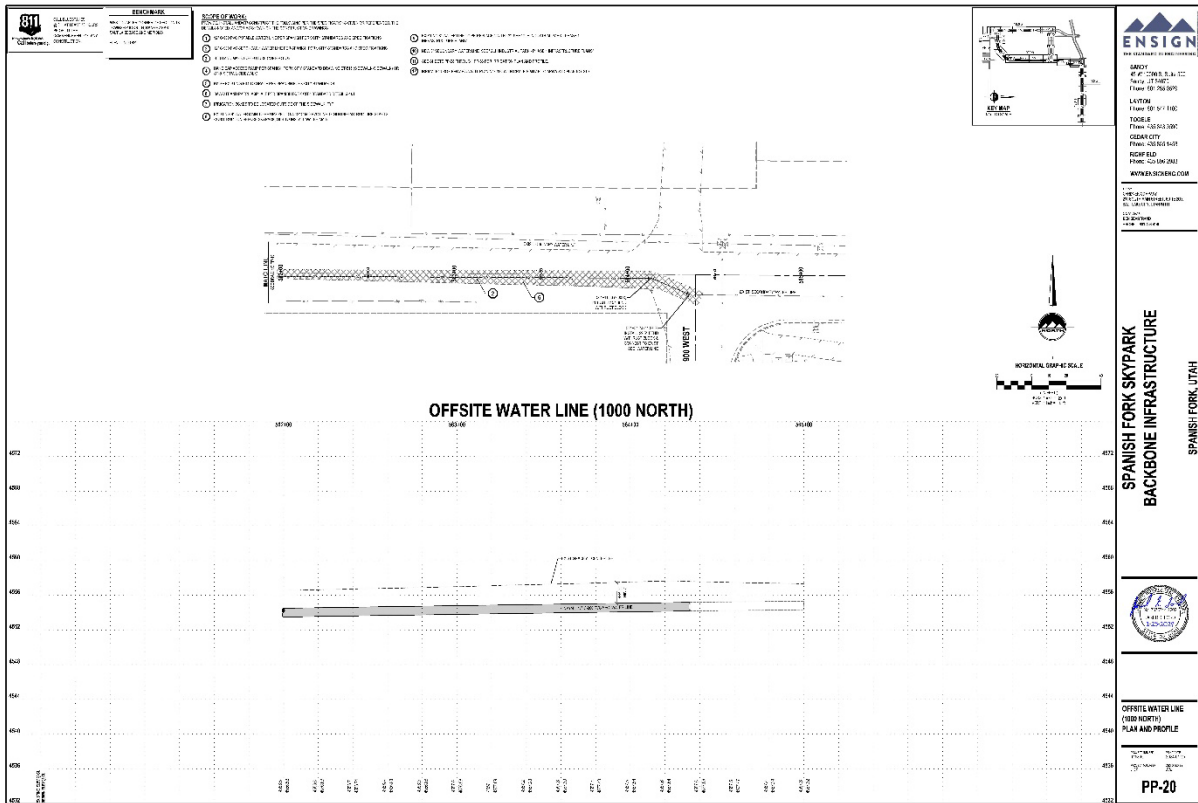


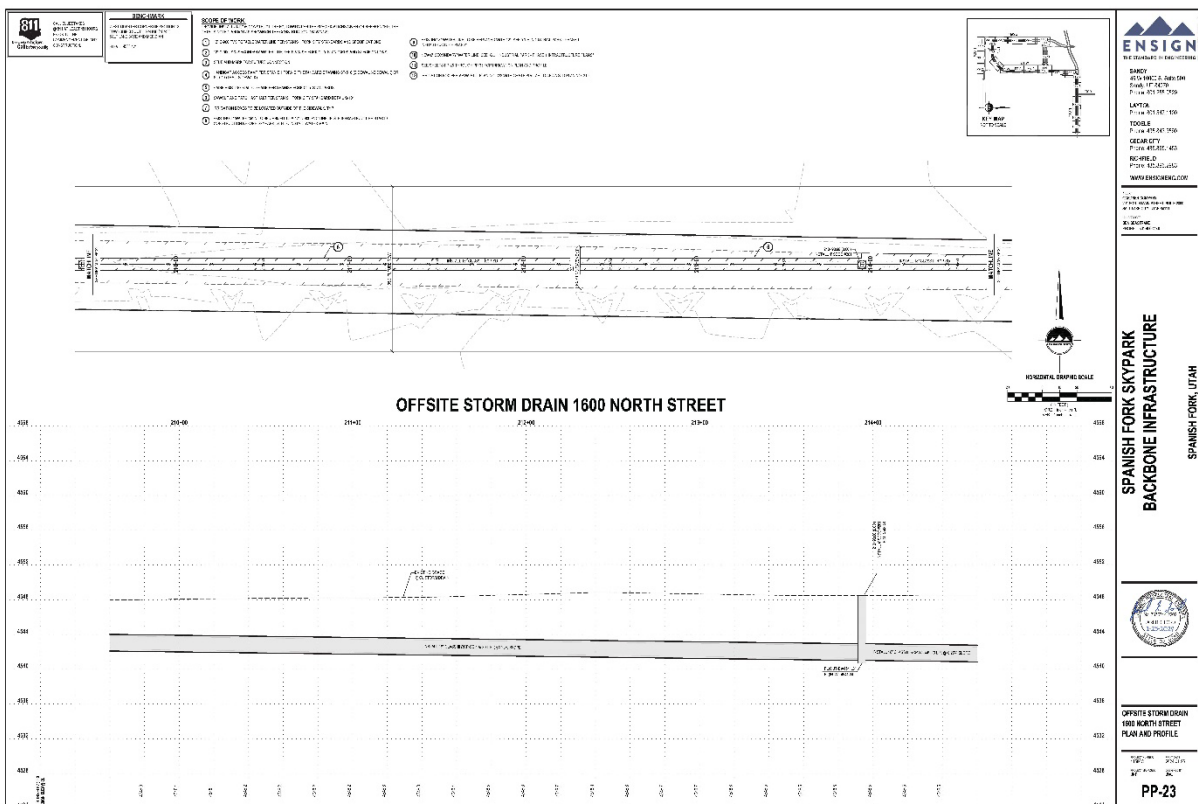
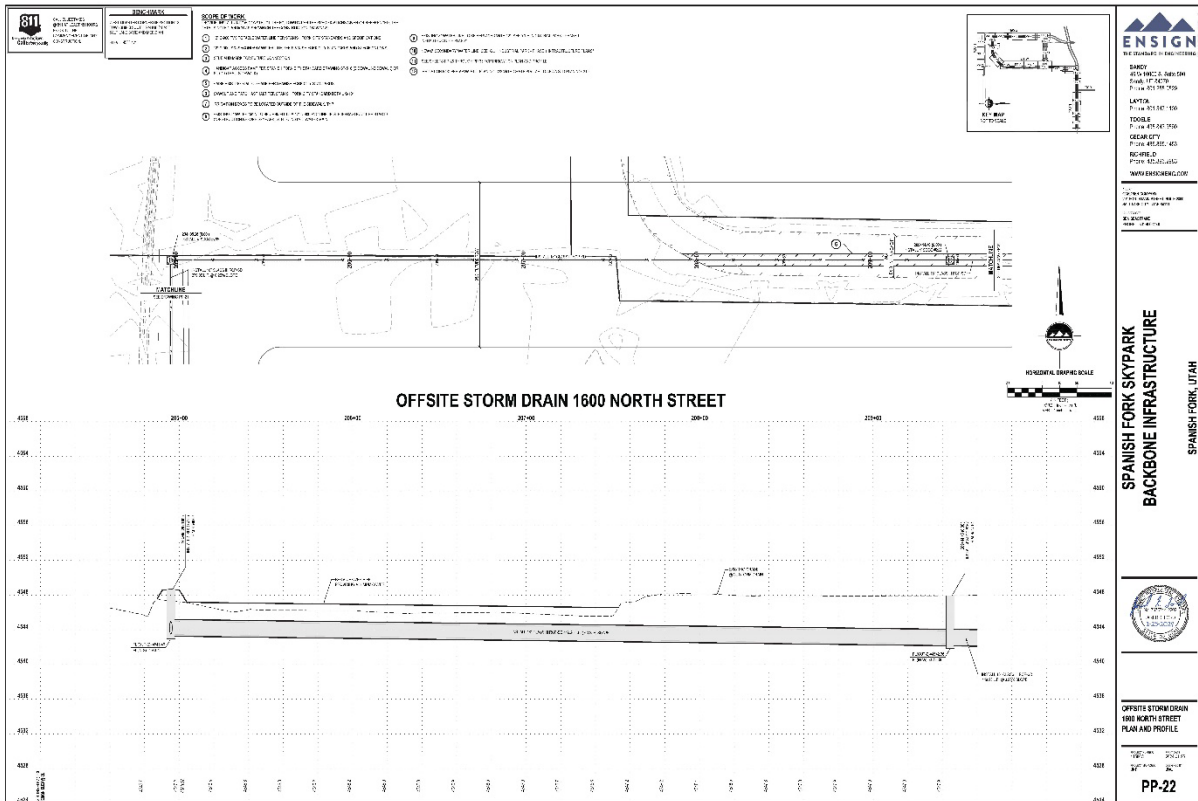


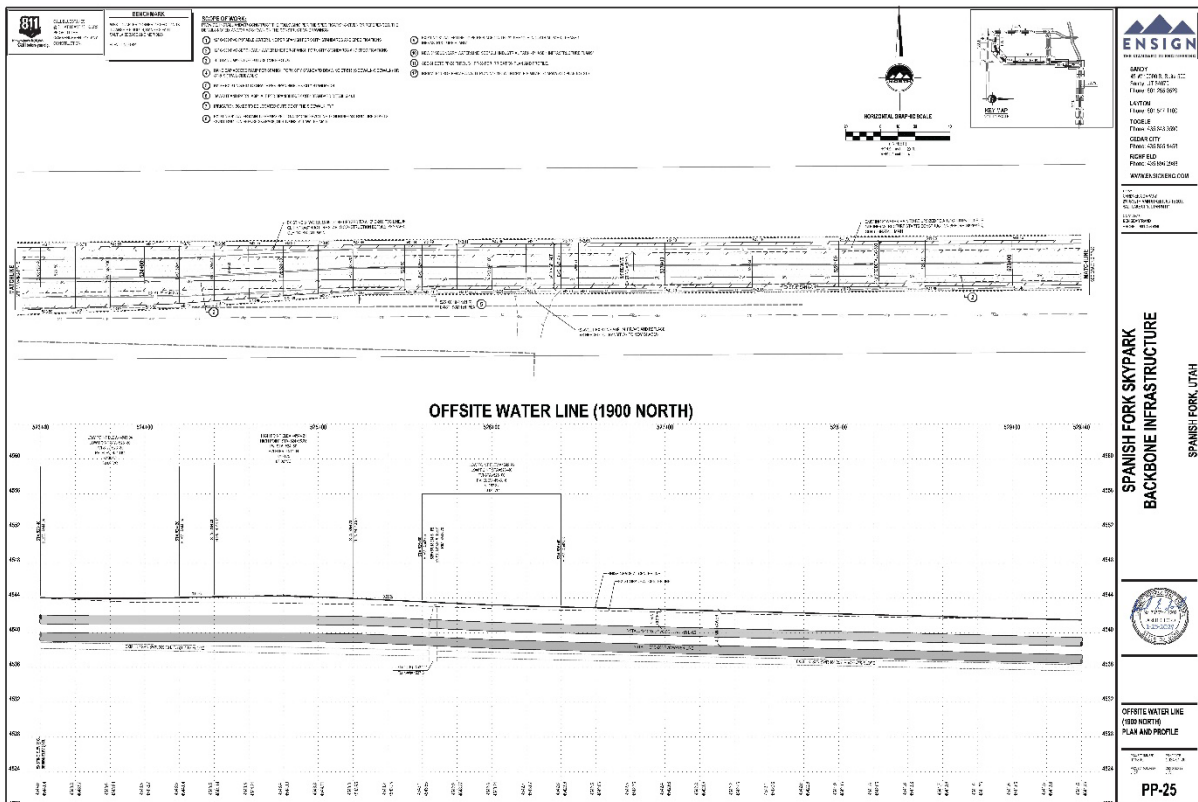
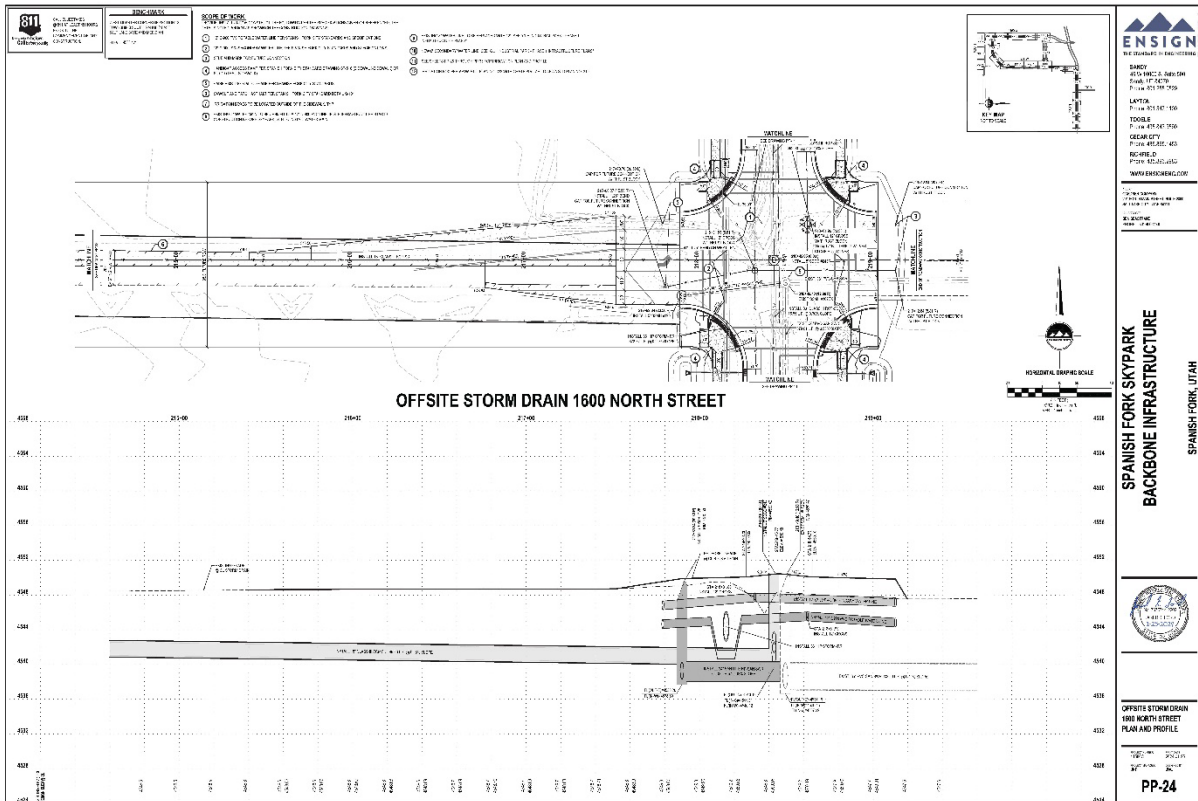


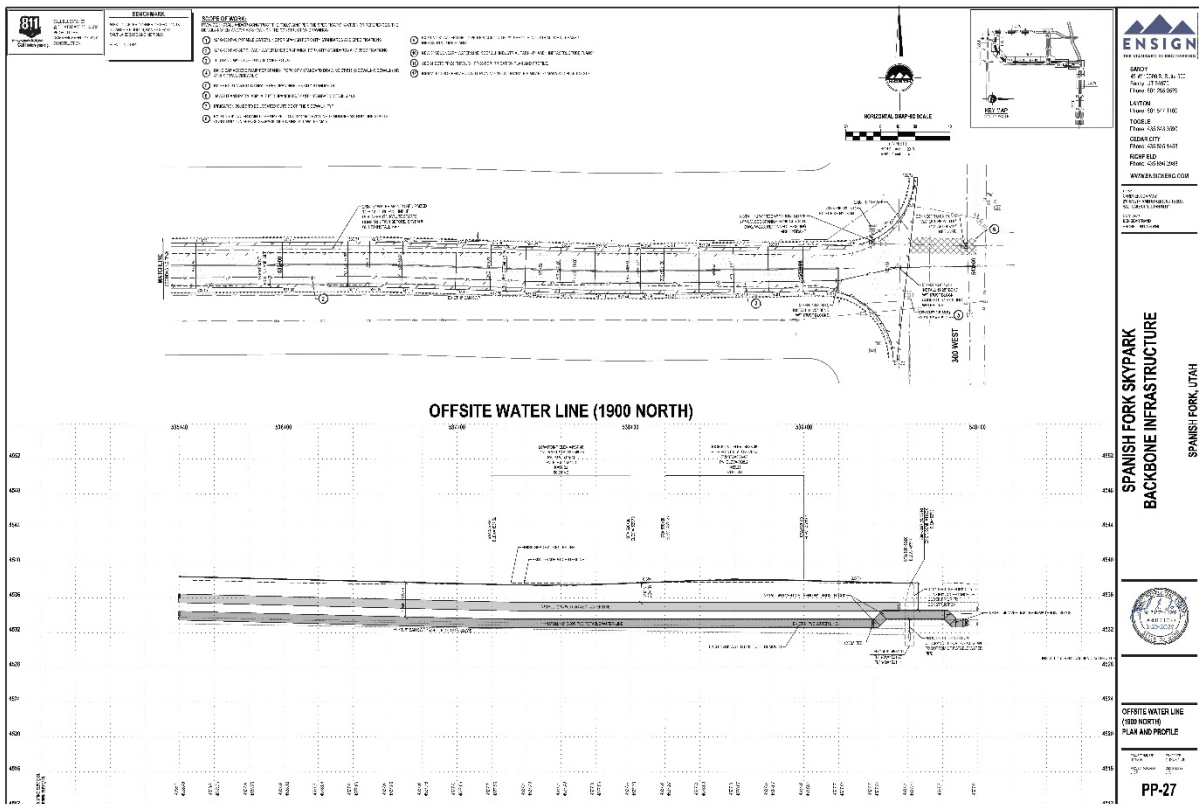
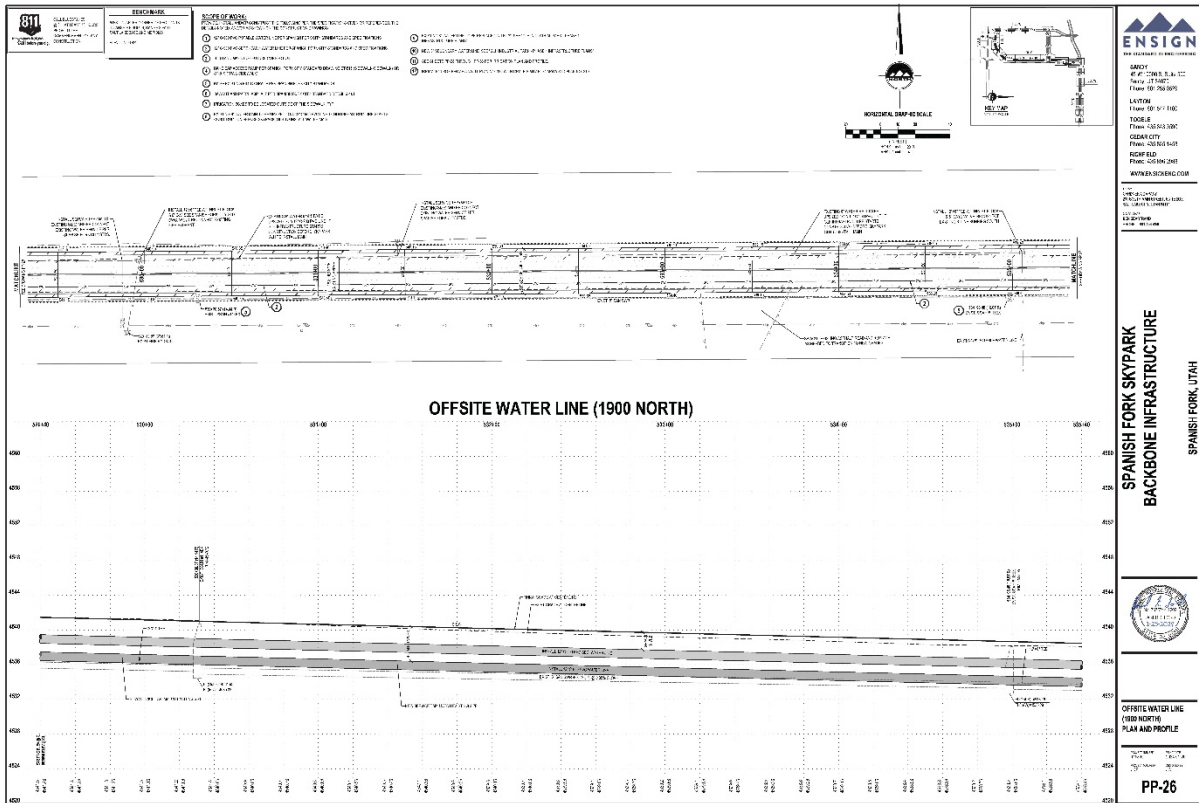


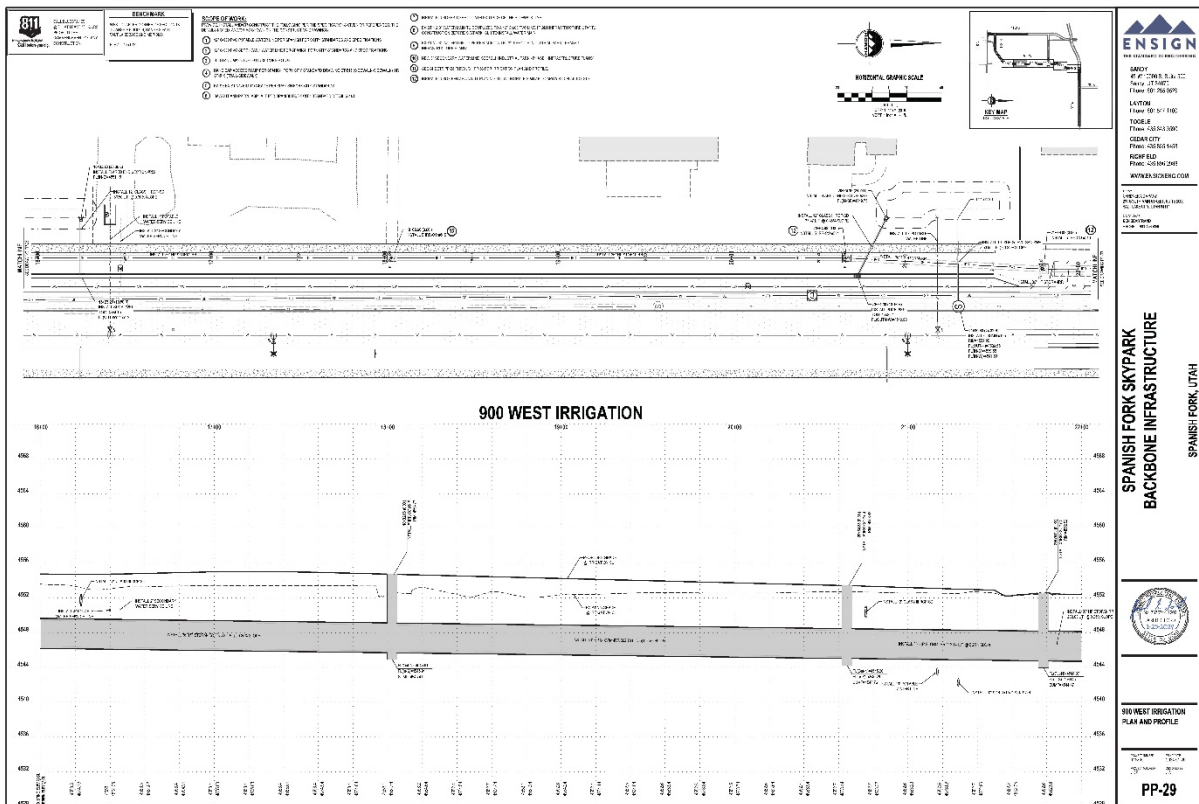
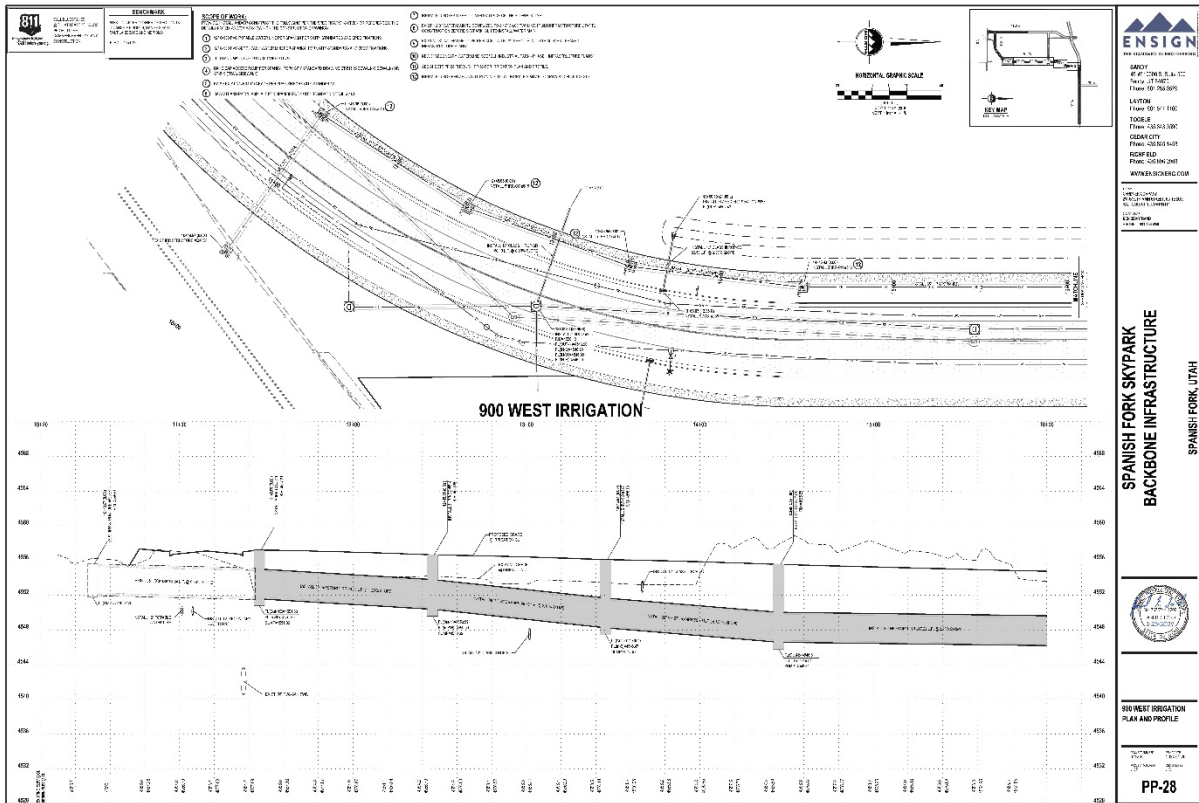


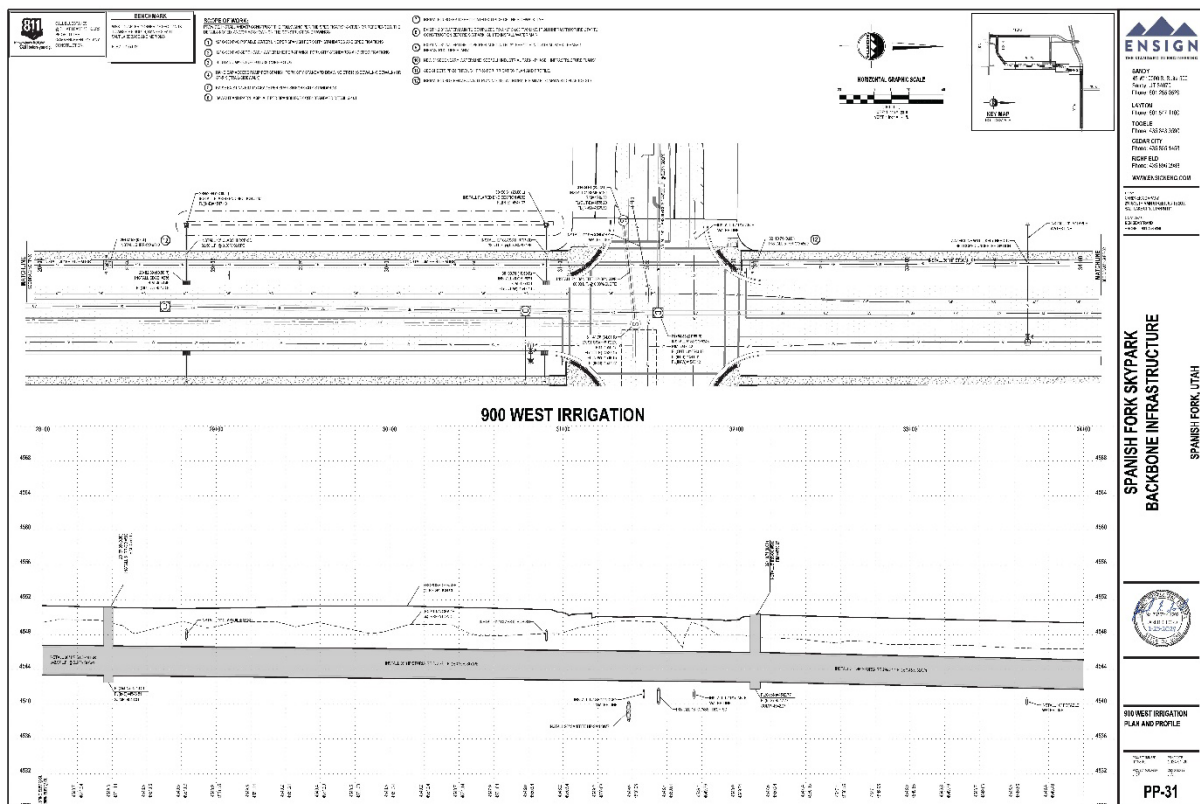
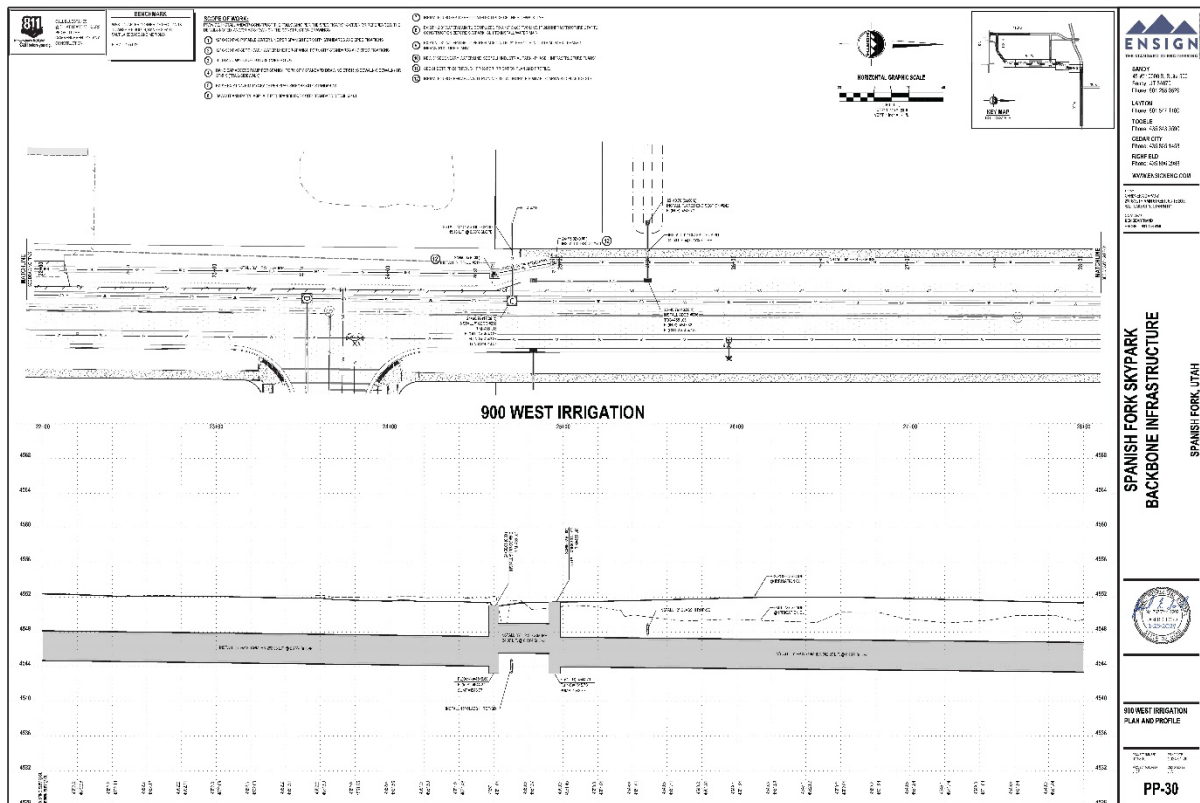


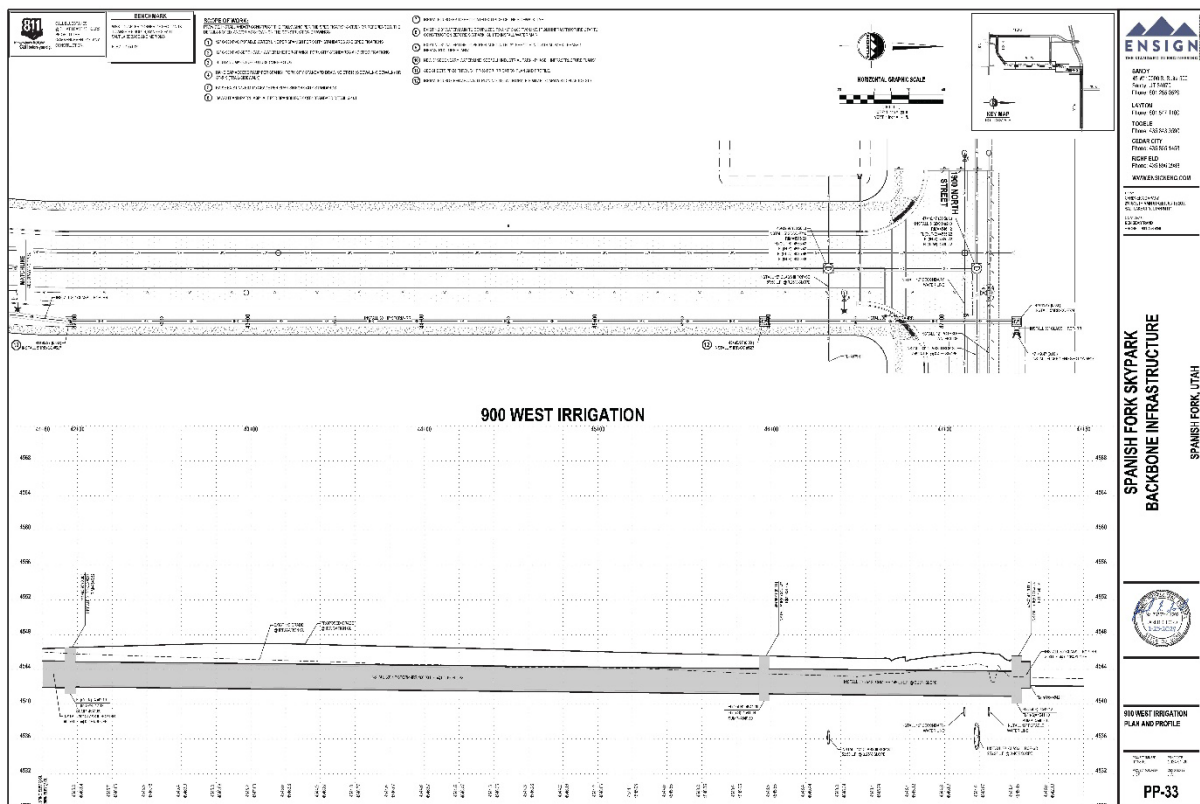
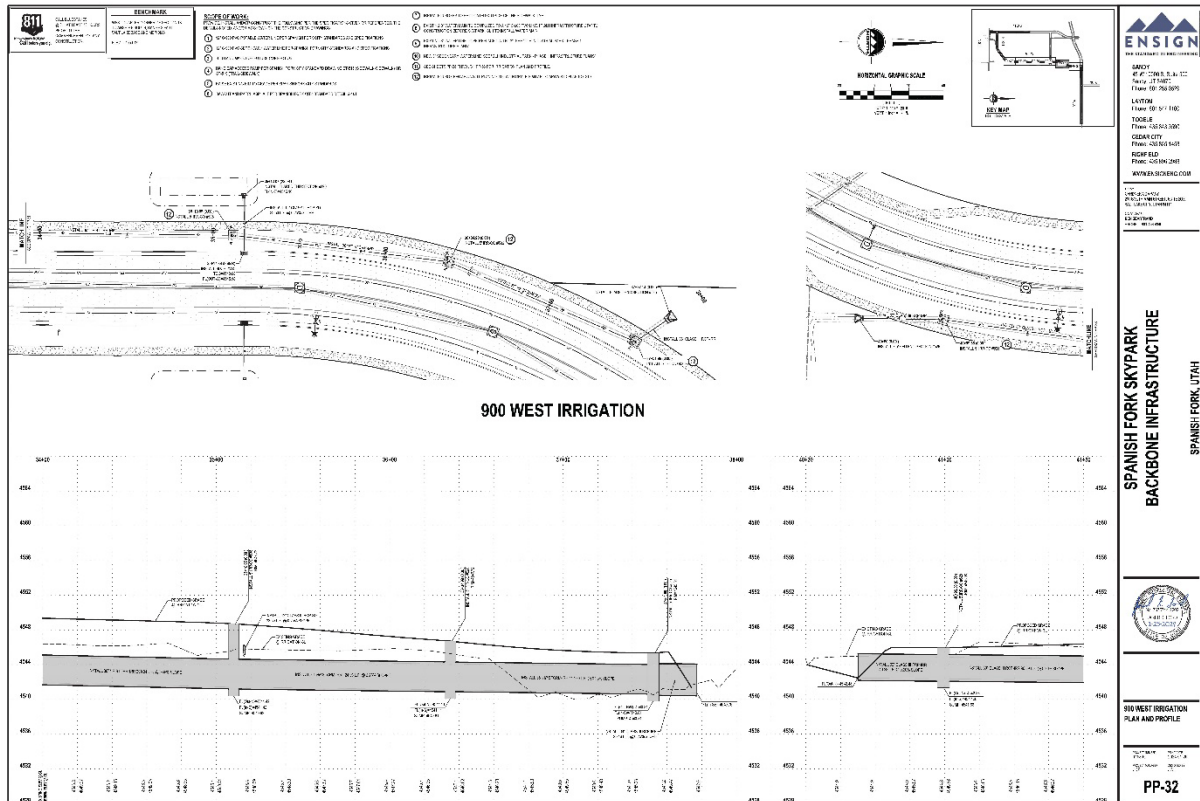


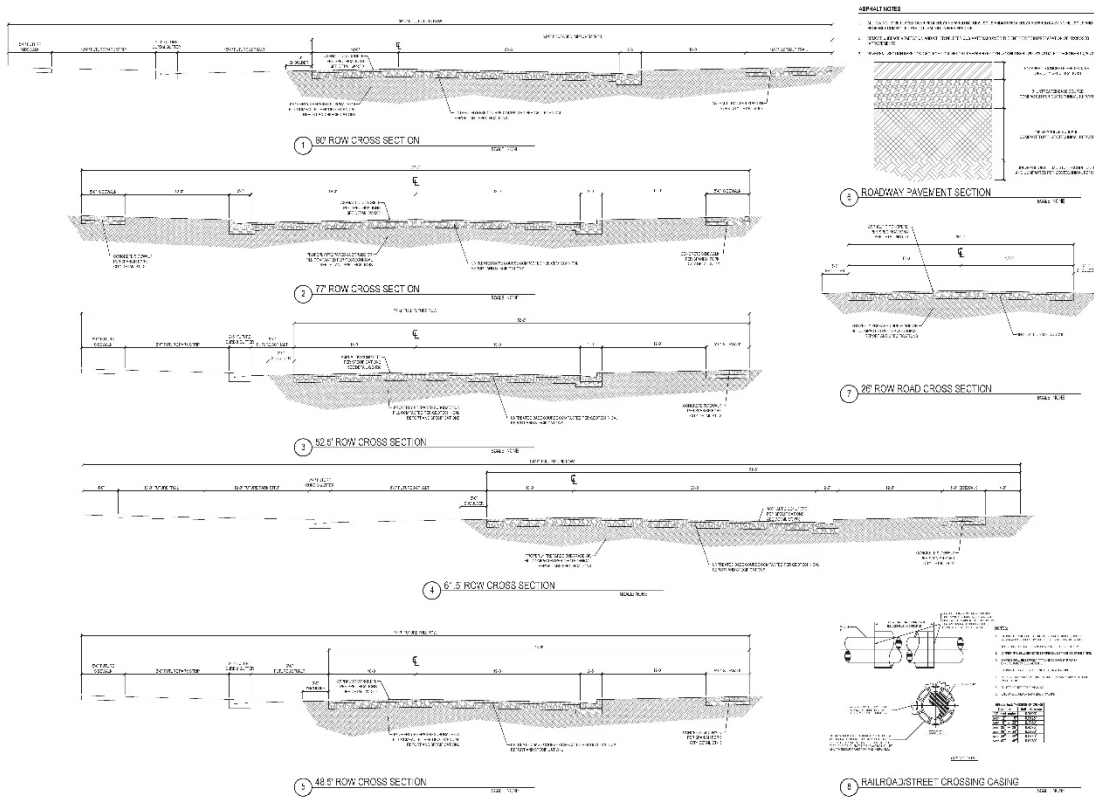












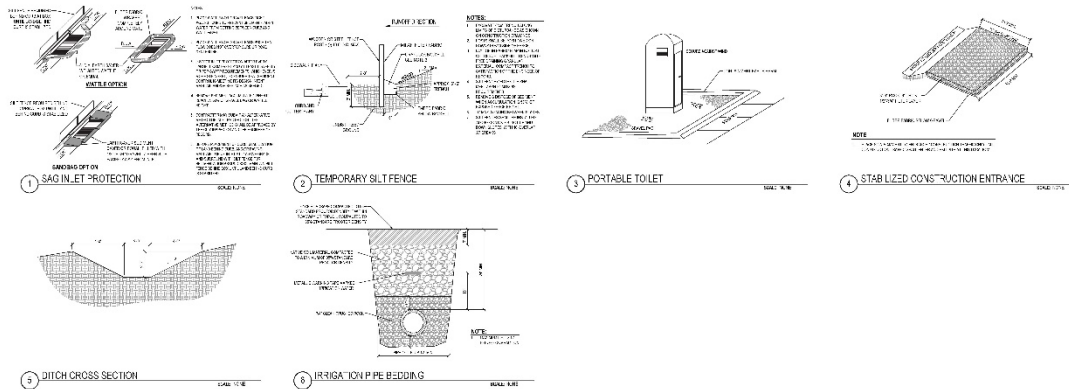
ENSIGN
 1000 SOUTH 1000 WEST, SUITE 100
 SPANISH FORK, UT 84403
 PHONE: 435.266.1000
 FAX: 435.266.1001
 WWW.ENSIGNUTAH.COM

**SPANISH FORK SKYPARK
 BACKBONE INFRASTRUCTURE**

SPANISH FORK, UTAH

DETAILS

C-500



ENSIGN
 1000 SOUTH 1000 WEST, SUITE 100
 SPANISH FORK, UT 84403
 PHONE: 435.266.1000
 FAX: 435.266.1001
 WWW.ENSIGNUTAH.COM

**SPANISH FORK SKYPARK
 BACKBONE INFRASTRUCTURE**

SPANISH FORK, UTAH

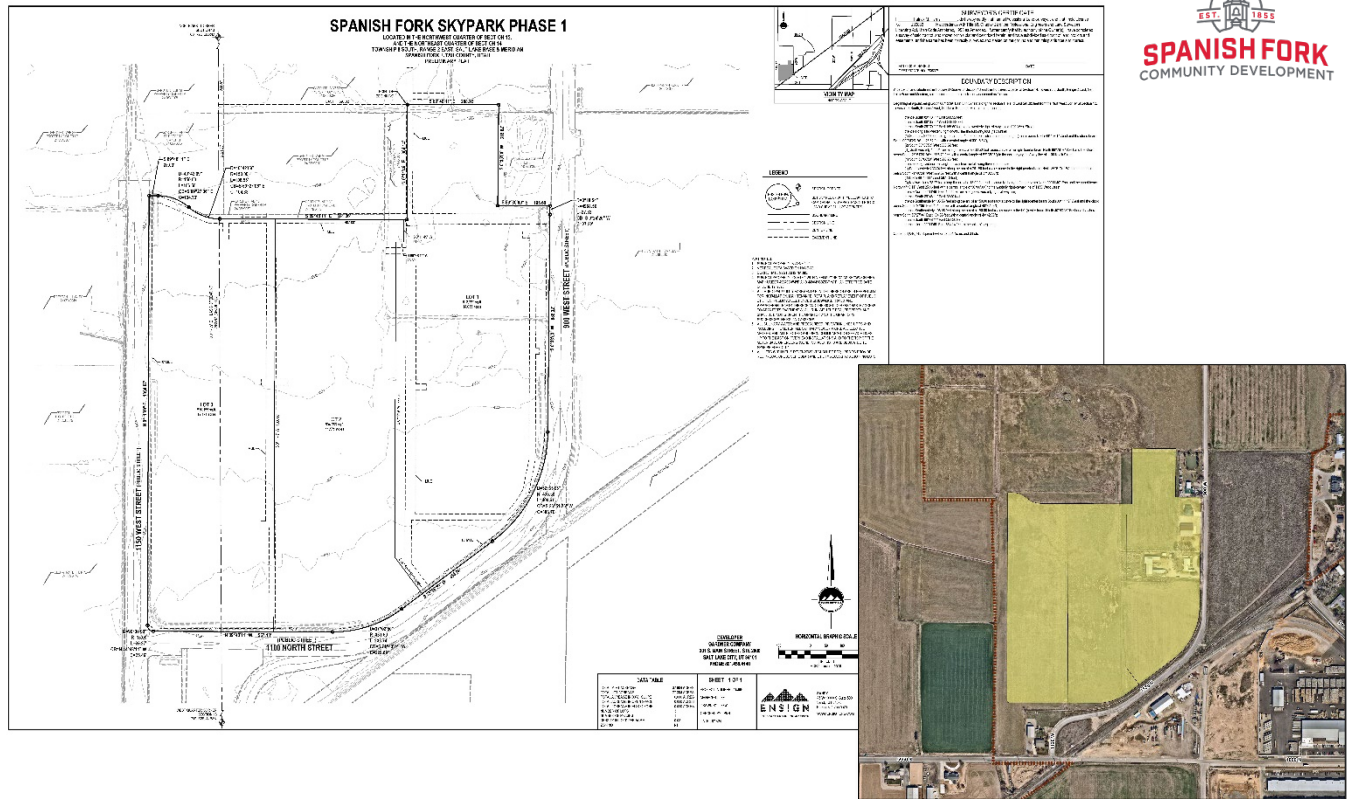
DETAILS

C-501

ATTENTION CONTRACTORS
 THE LATEST CITY STANDARD SPECIFICATIONS AND
 DETAILS REPRESENTED IN THIS PLAN SET CAN BE
 DOWNLOADED ON THE CITY WEBSITE AT:
https://www.spanishfork.org/departments/public_works/engineering/construction_standards.php



SPANISH FORK
COMMUNITY DEVELOPMENT



Sky Park Phase 1 Preliminary Plat Approval Request

September 26, 2024, Development Review Committee meeting.

Located at approximately 1100 North 1150 West, including 37.8 acres.

The subject property is zoned I-1.

The applicant has requested that a Preliminary Plat for three lots be approved.

Key Issues

1. Access.
2. Improvements.
3. Wetlands.
4. Annexation Agreement.
5. Remnant.

Recommendation

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

Finding

1. That the proposal conforms to the City's Zoning Map.

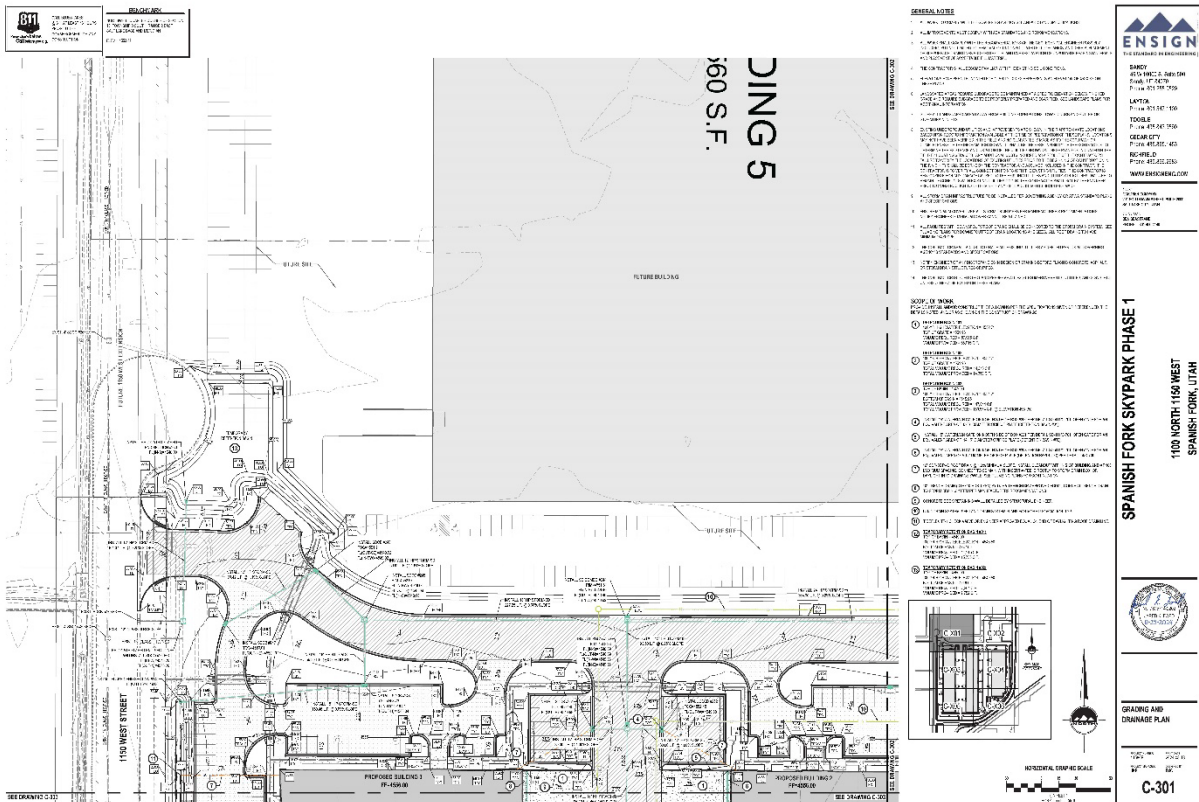
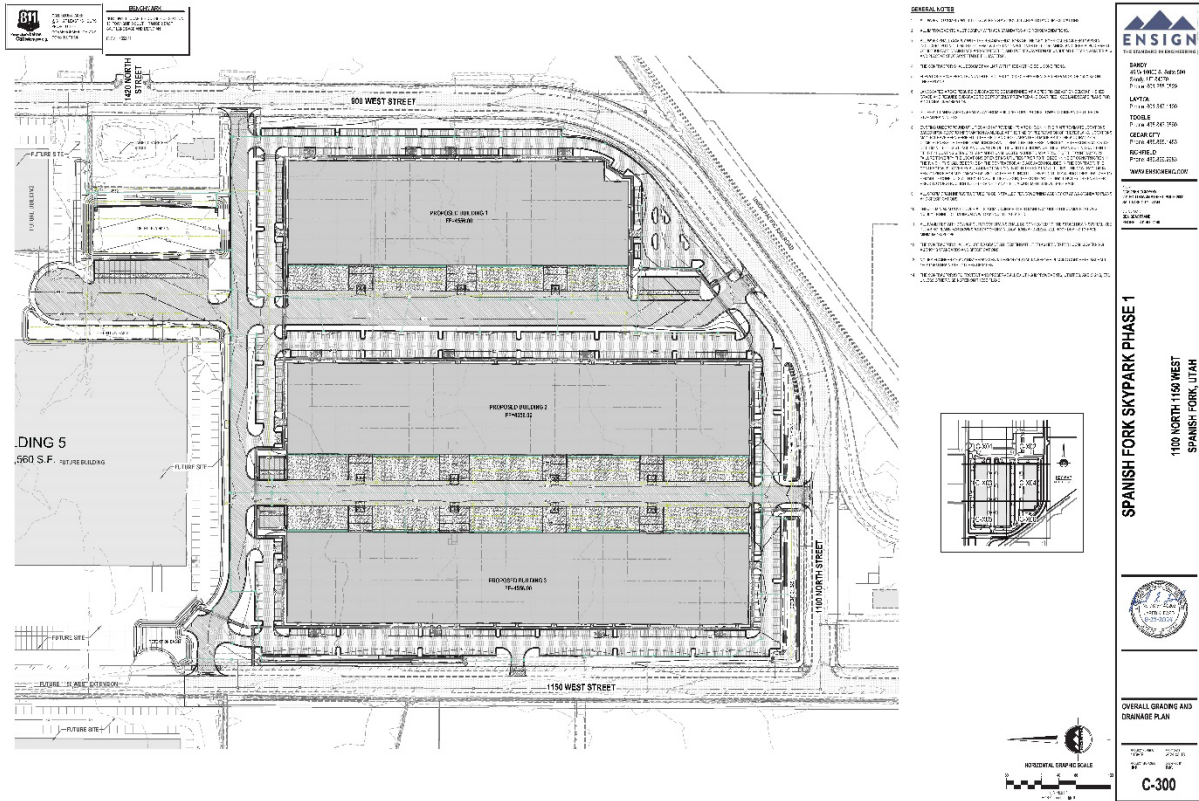
Conditions

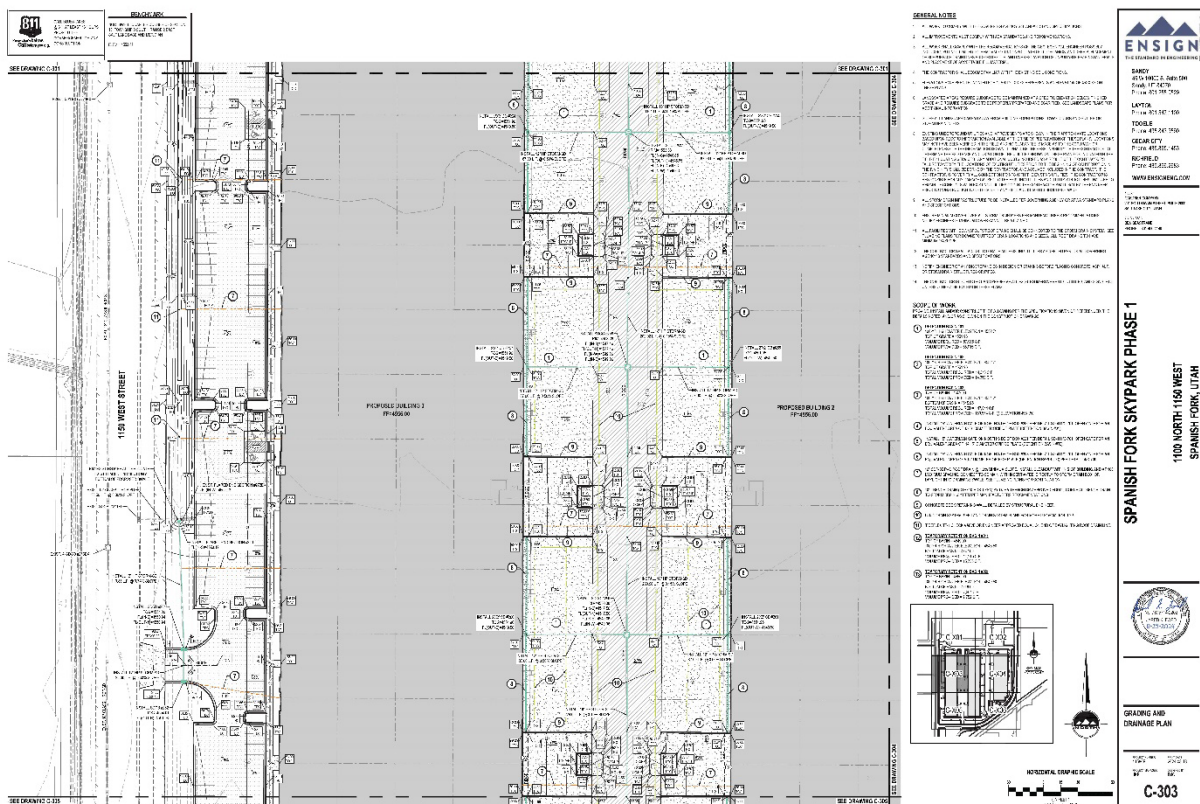
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

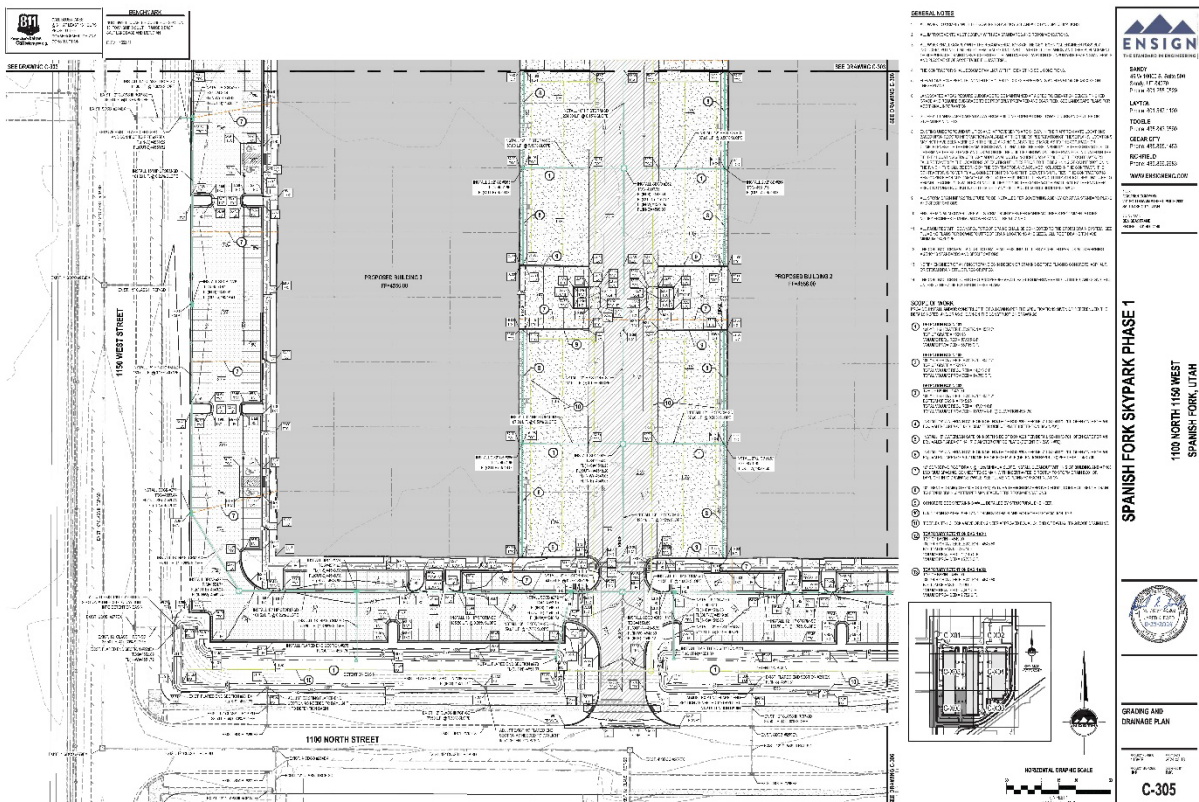
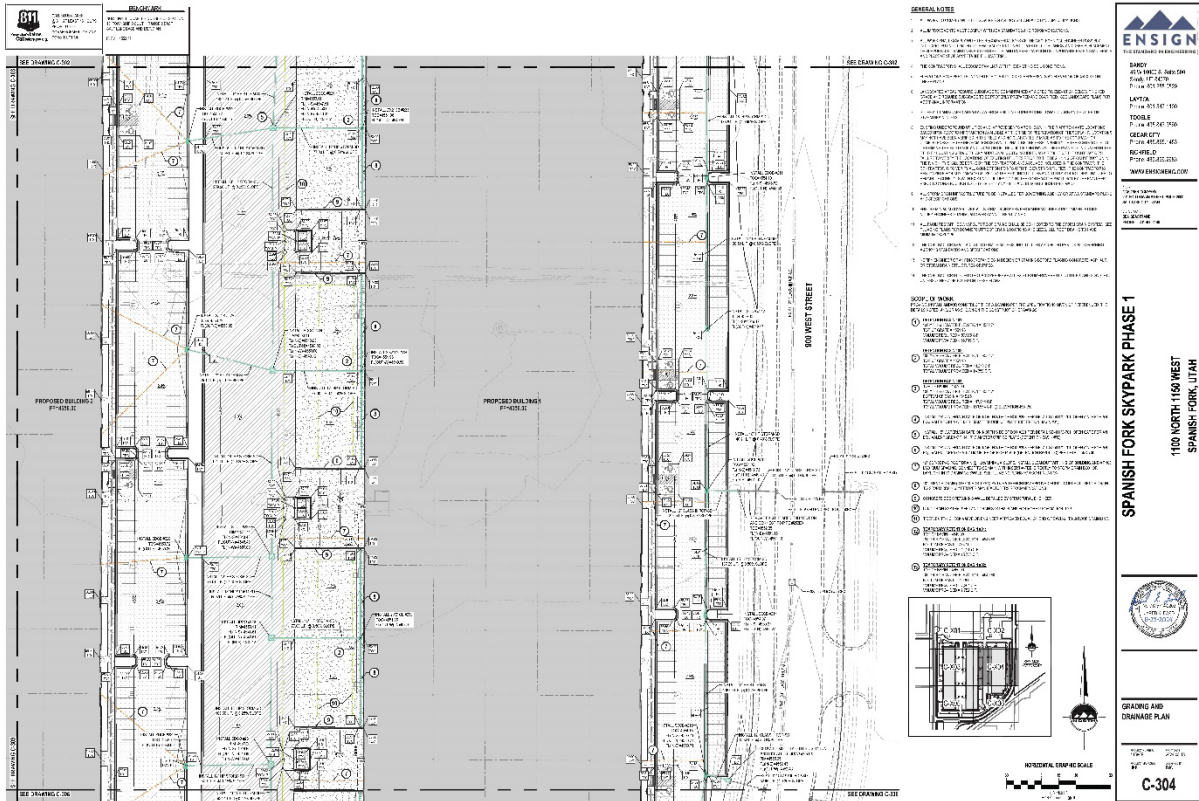
Exhibits

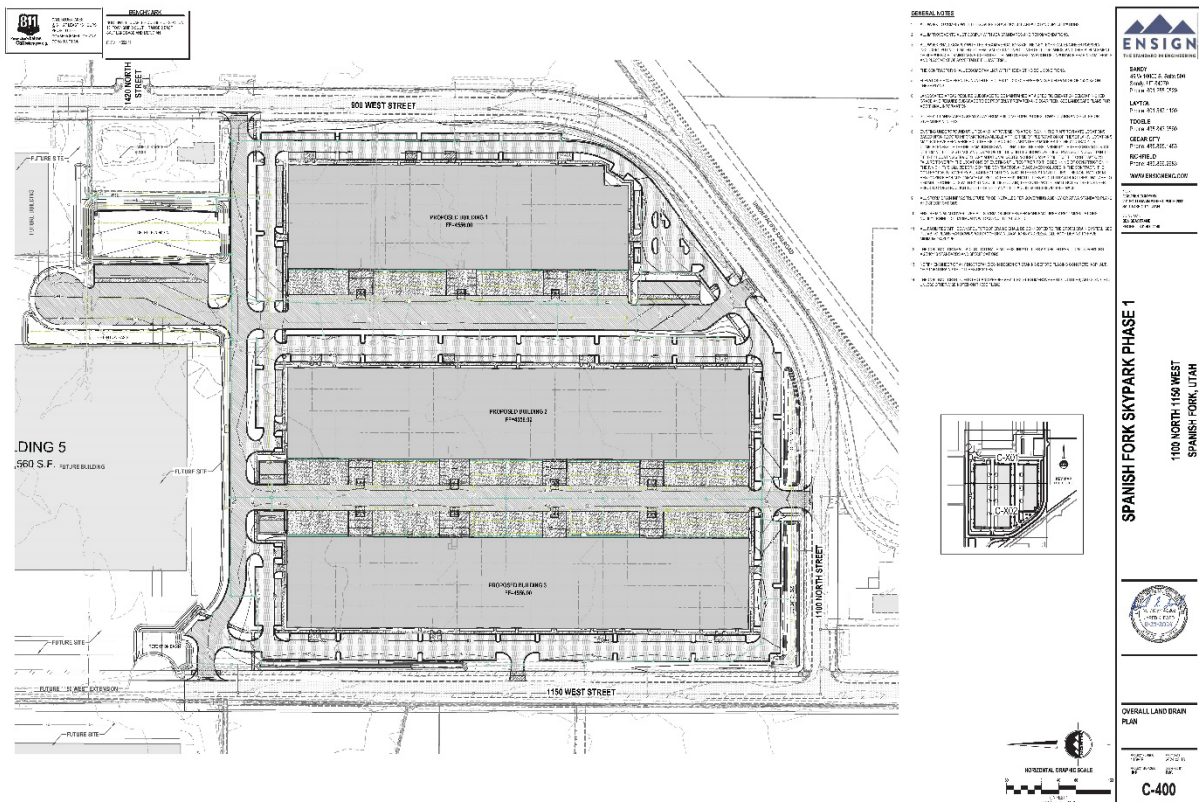
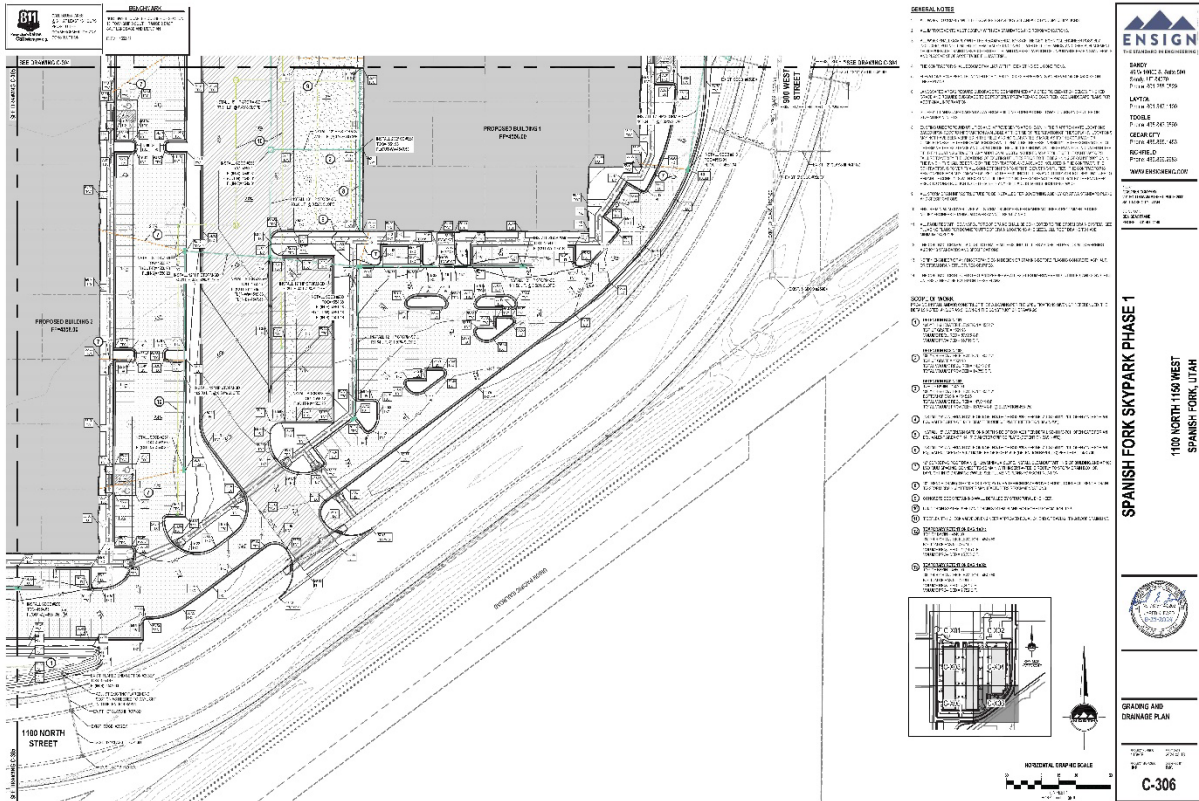
1. Preliminary Plat.
2. Civil Plans.
3. Wetland Delineation.

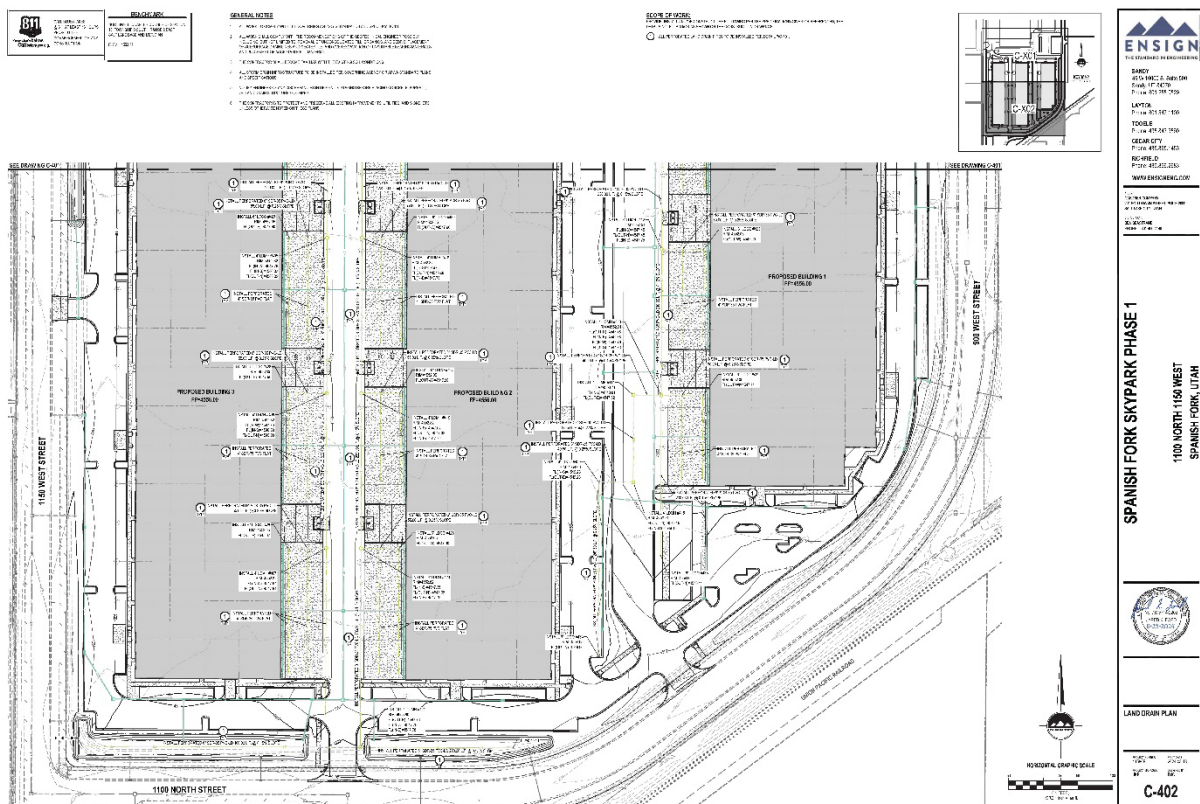
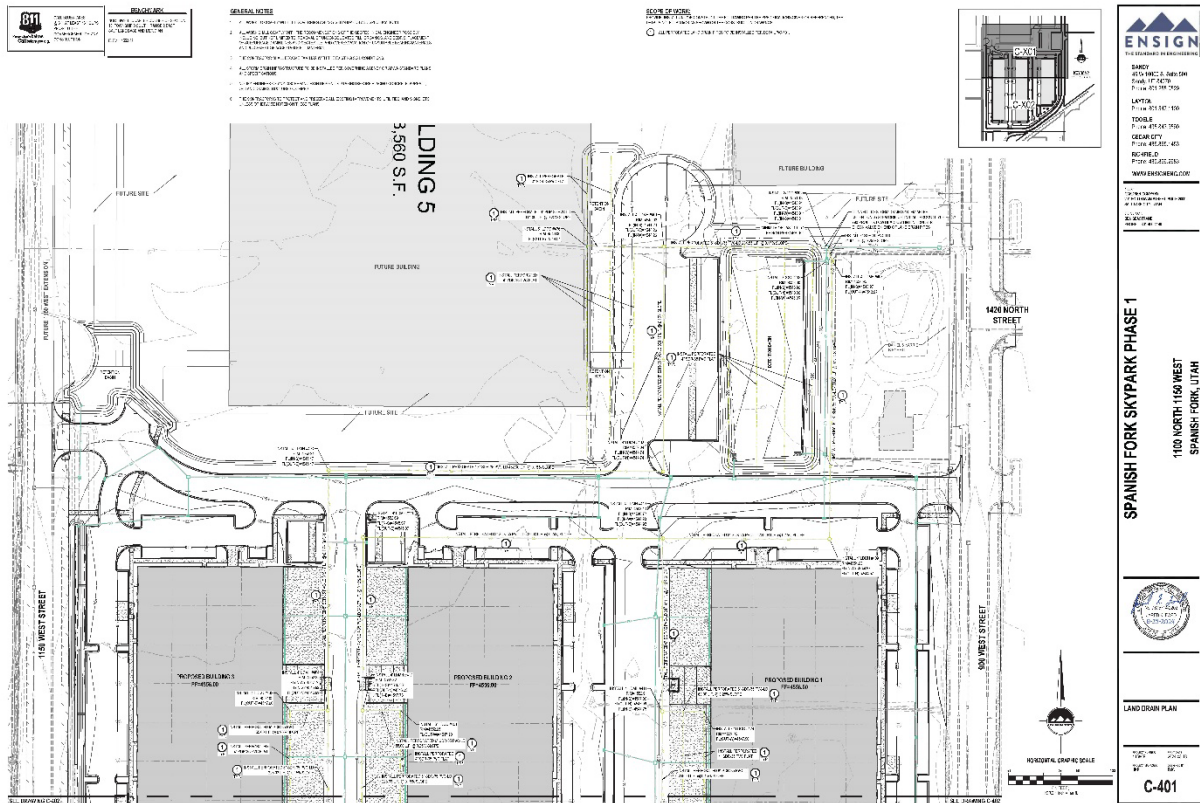


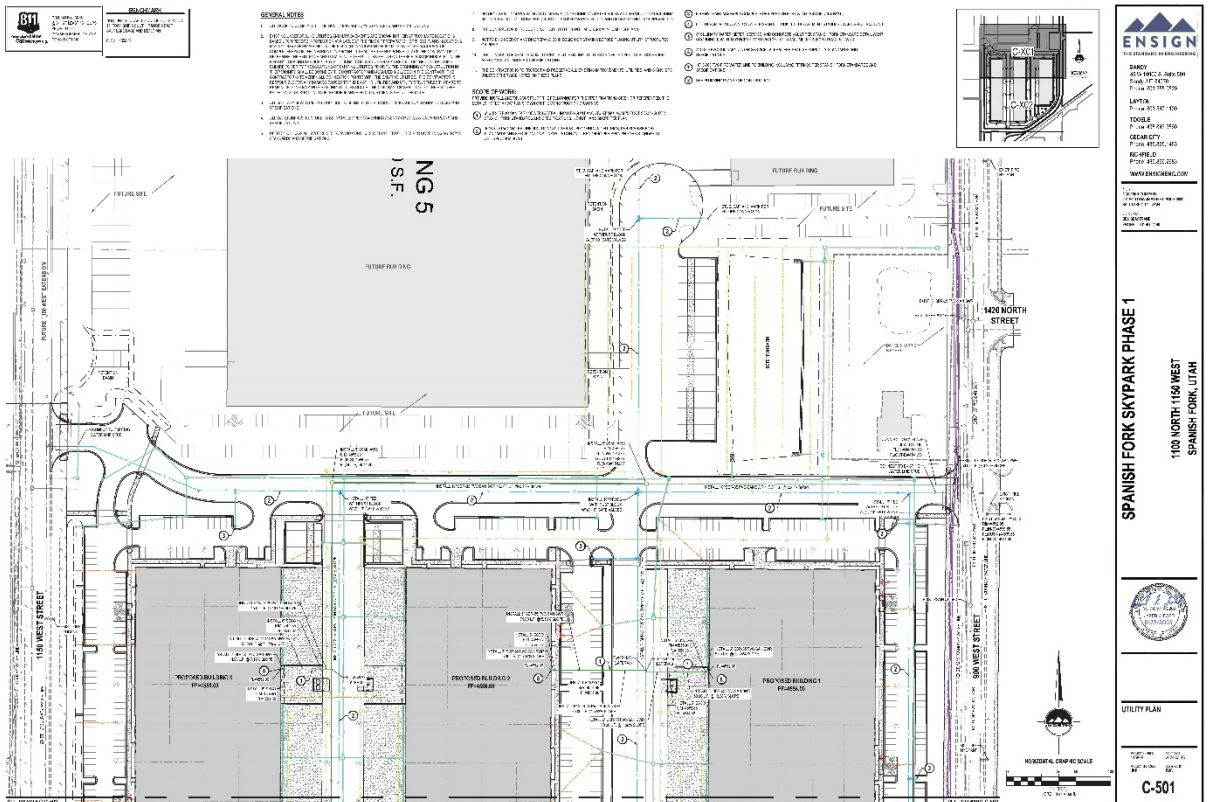
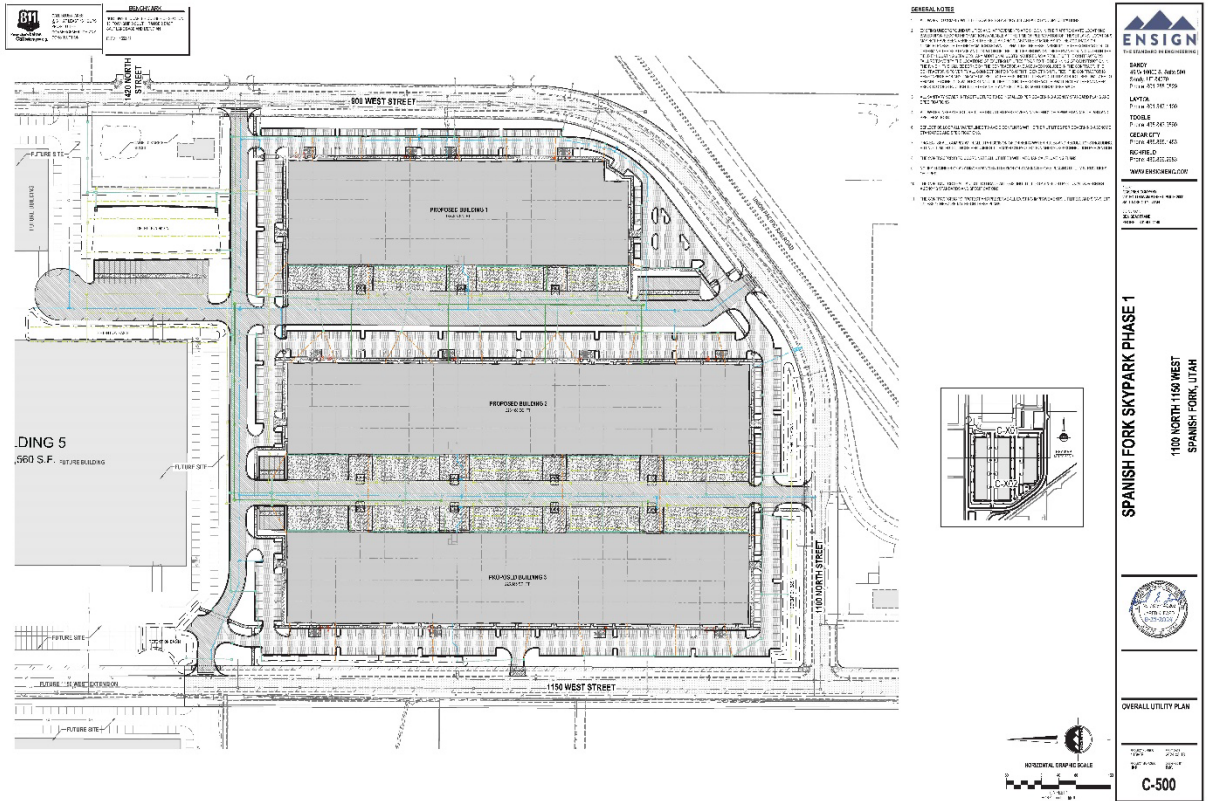


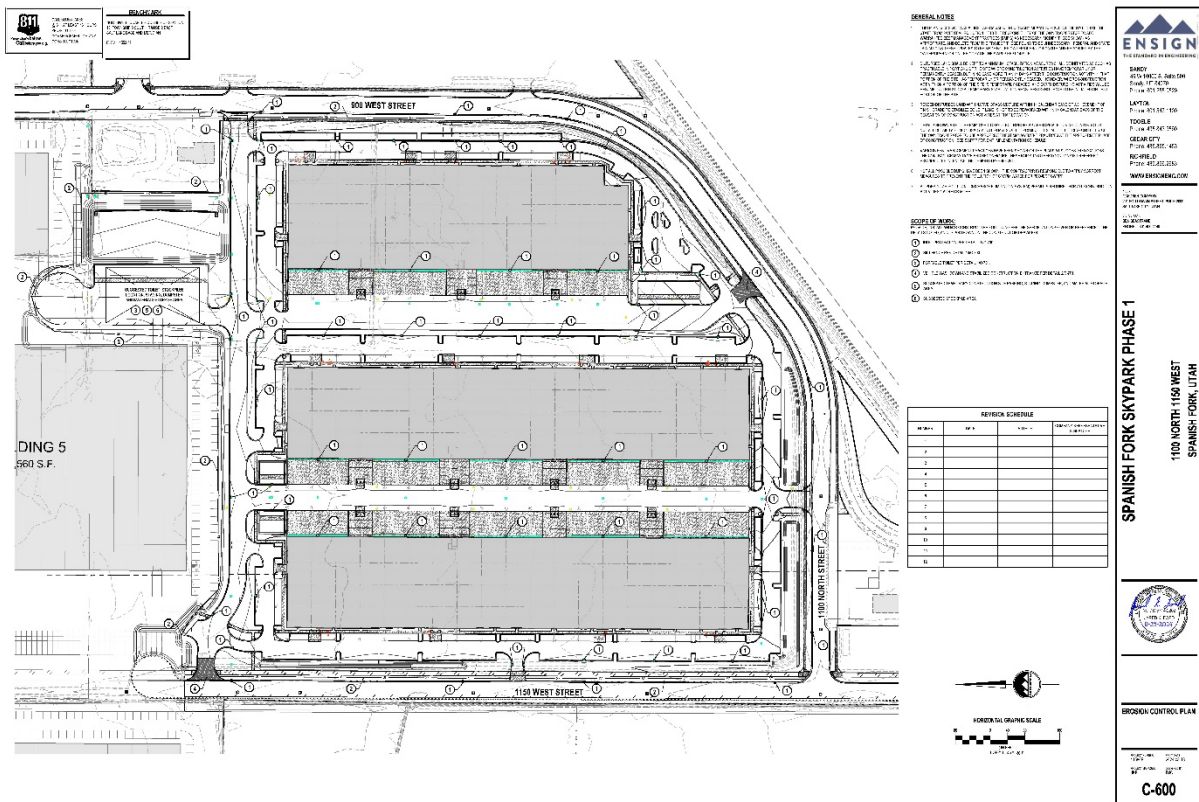
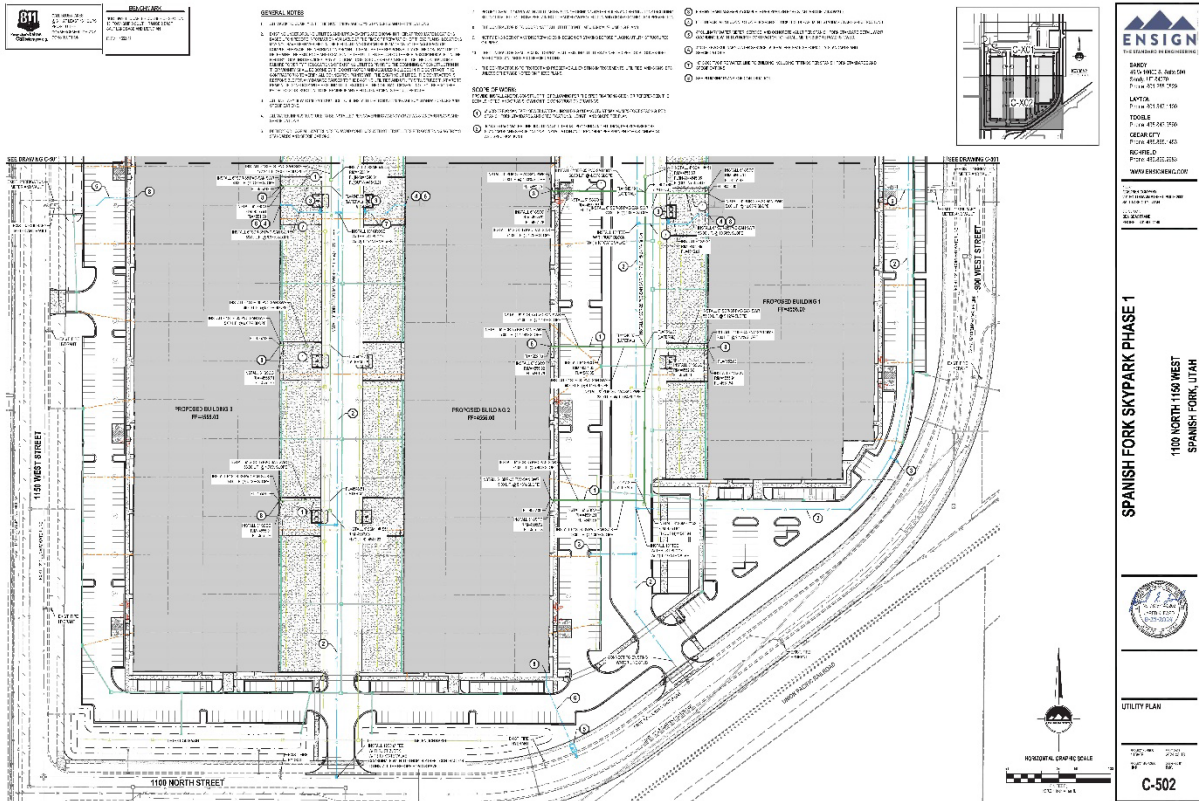


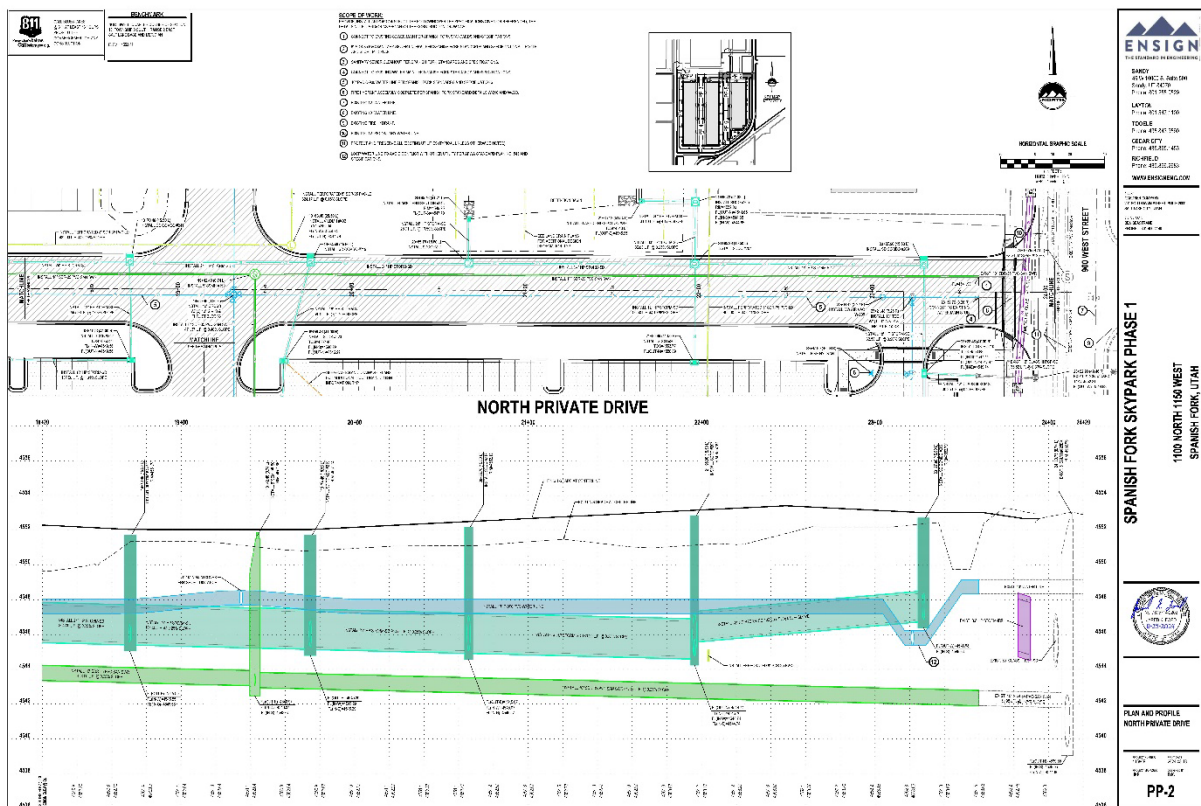
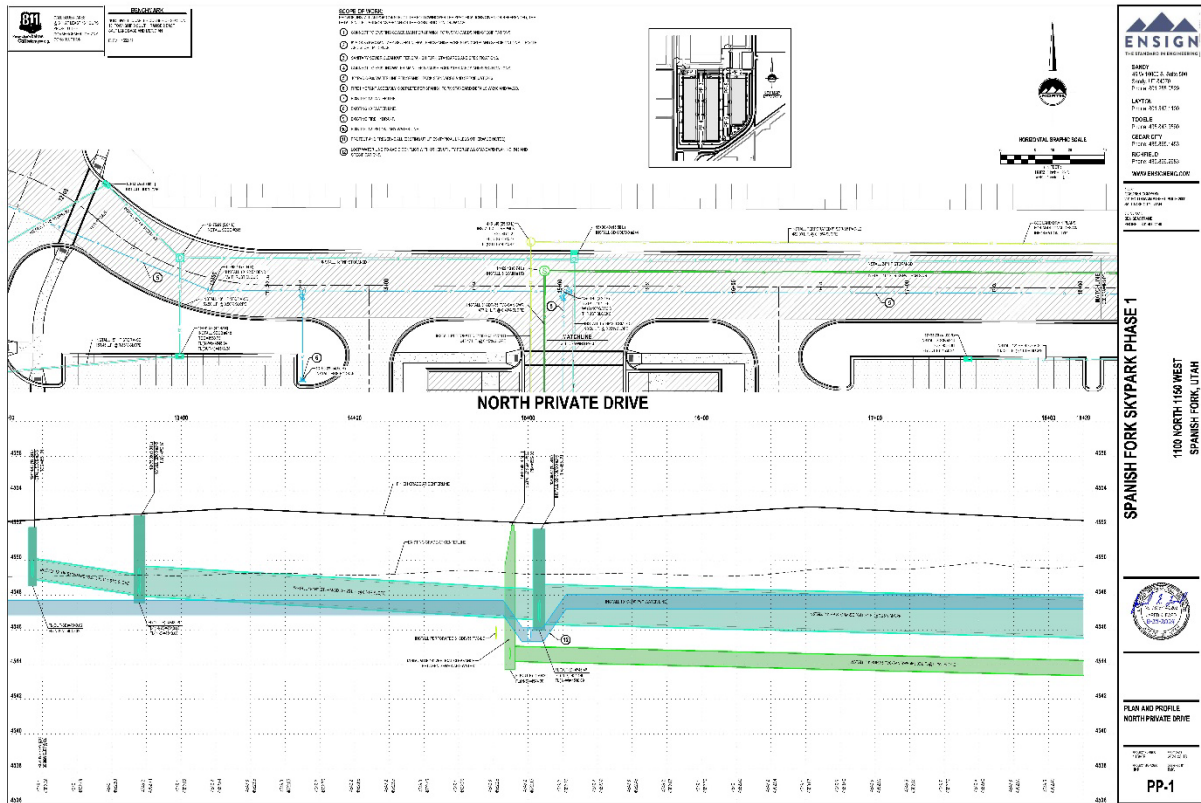


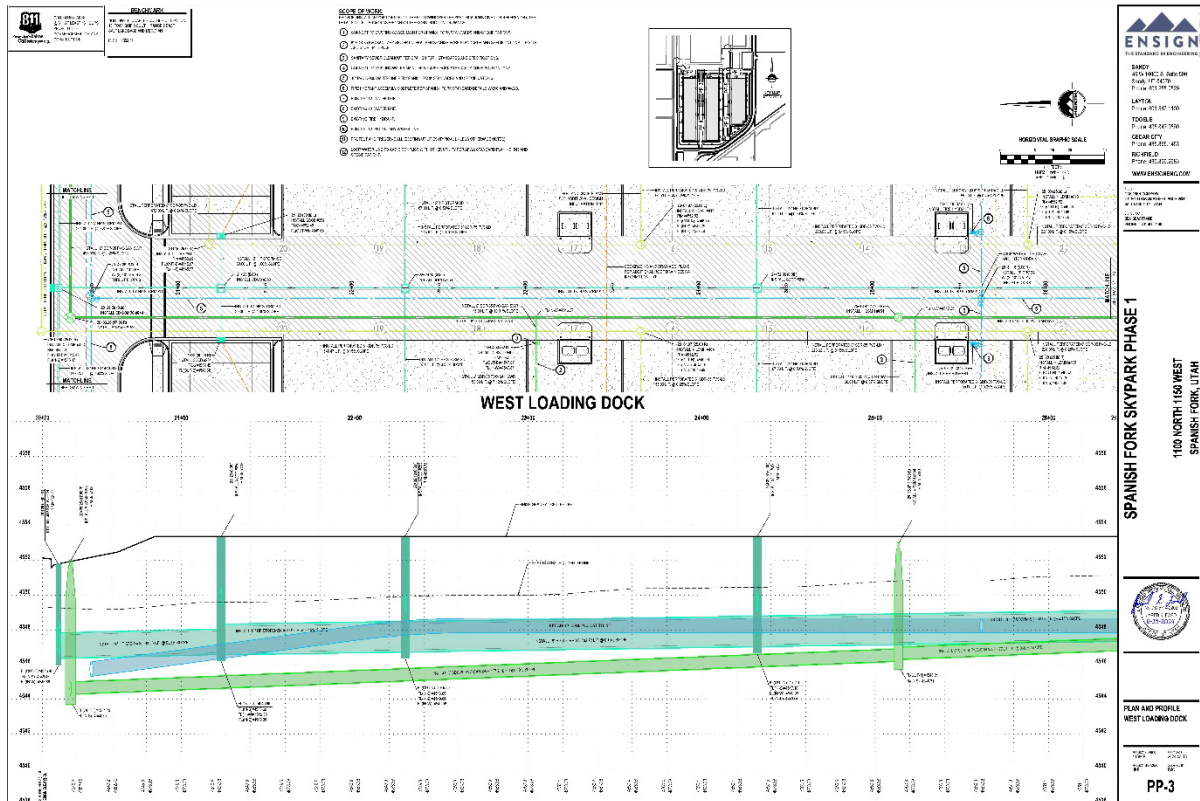


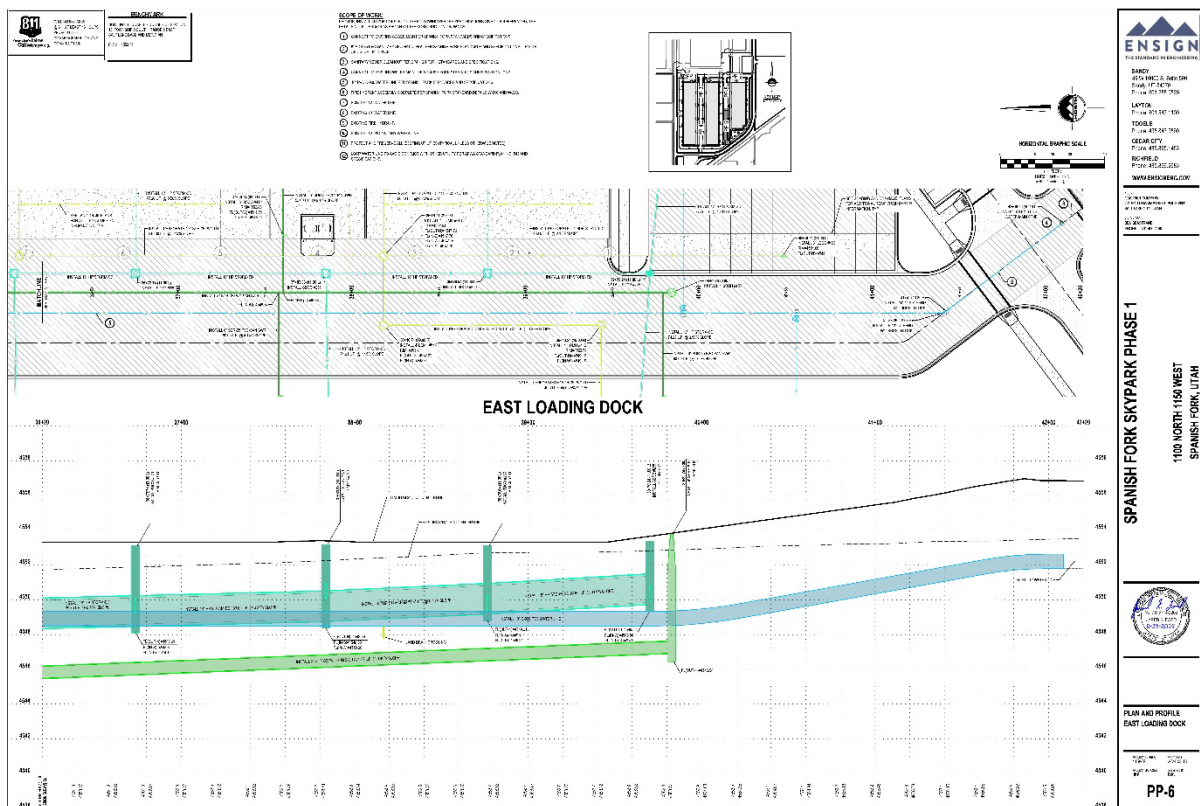
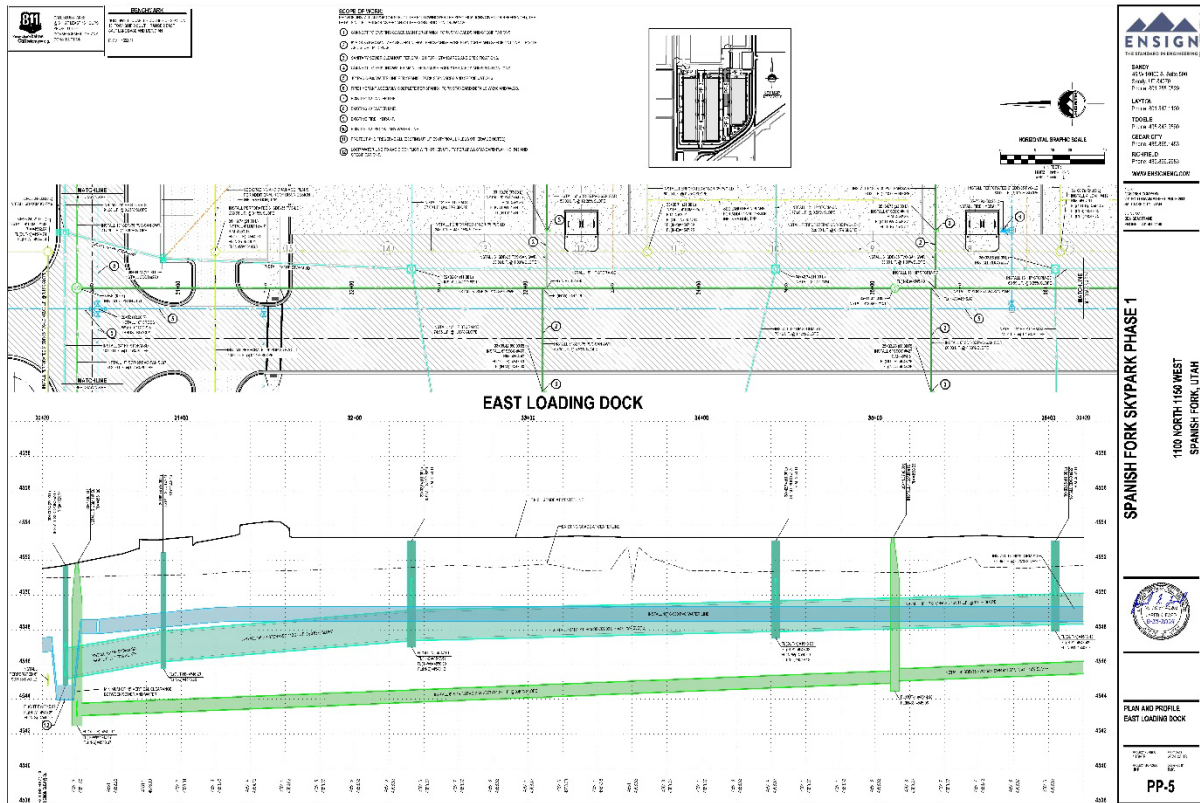


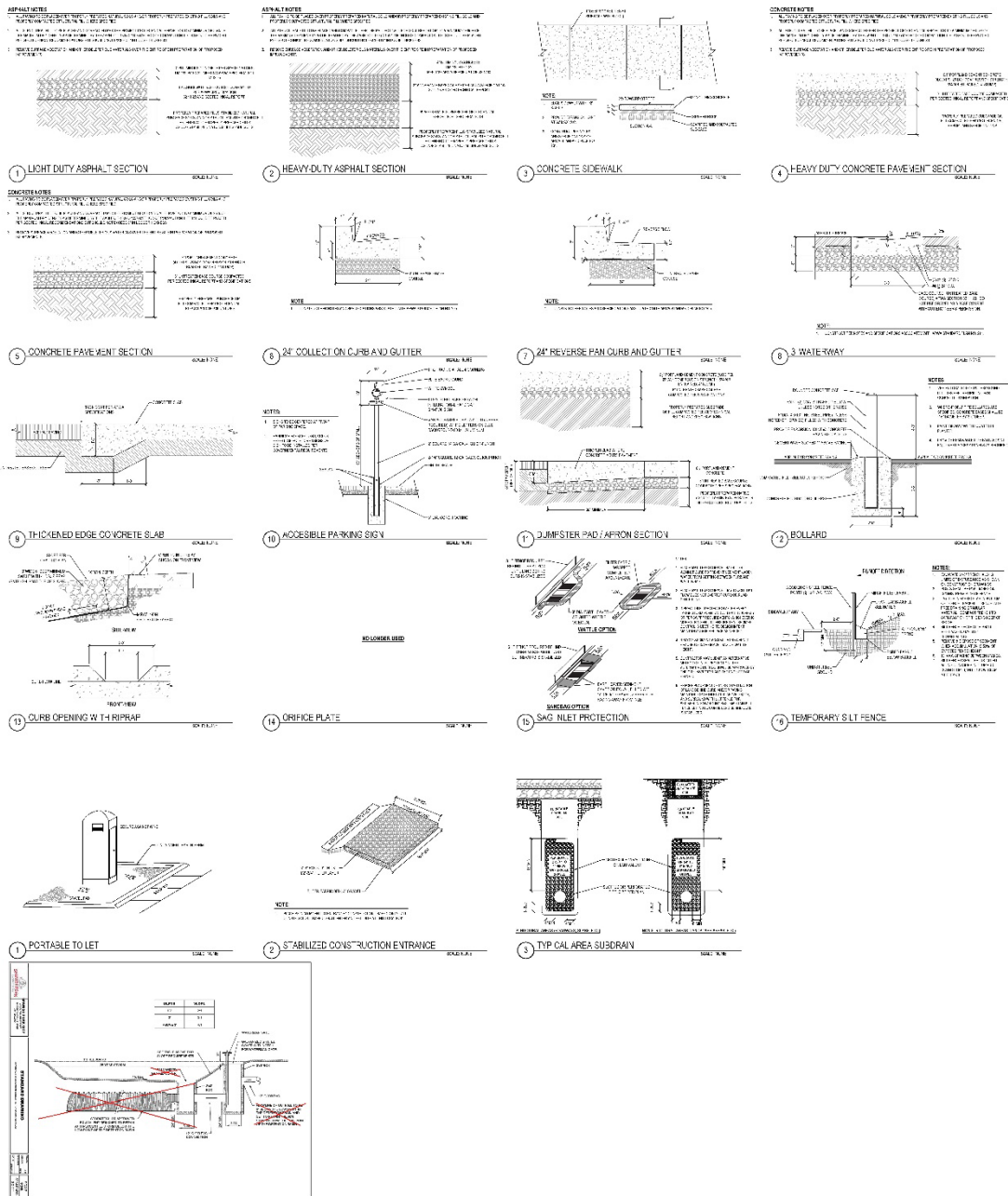













ATTENTION CONTRACTORS
THE LATEST CITY STANDARD SPECIFICATIONS AND
DETAILS REFERENCED IN THIS PLAN SET CAN BE
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https://www.spanishfork.org/departments/public_works/engineering/construction_standards.php



ENSIGN
ENGINEERING & ARCHITECTURE

PROJECT: SPANISH FORK SKYPARK PHASE 1

LOCATION: 1100 NORTH 1500 WEST, SPANISH FORK, UTAH

DATE: 08/26/2024

DESIGNER: ENSIGN ENGINEERING & ARCHITECTURE

CLIENT: SPANISH FORK CITY

PROJECT NO.: SF-2024-001

SCALE: AS SHOWN

DATE: 08/26/2024


BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

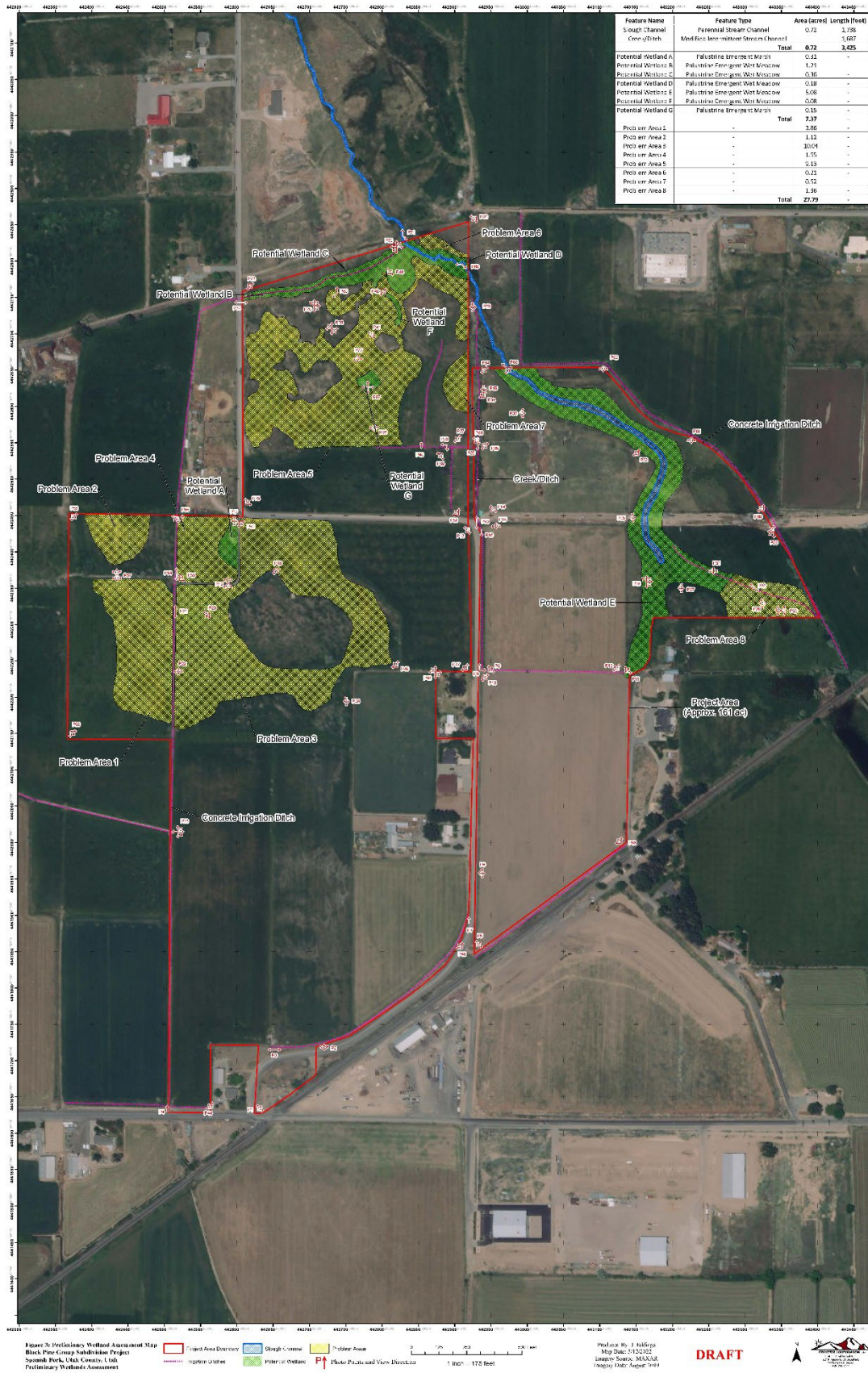
1100 NORTH 1500 WEST

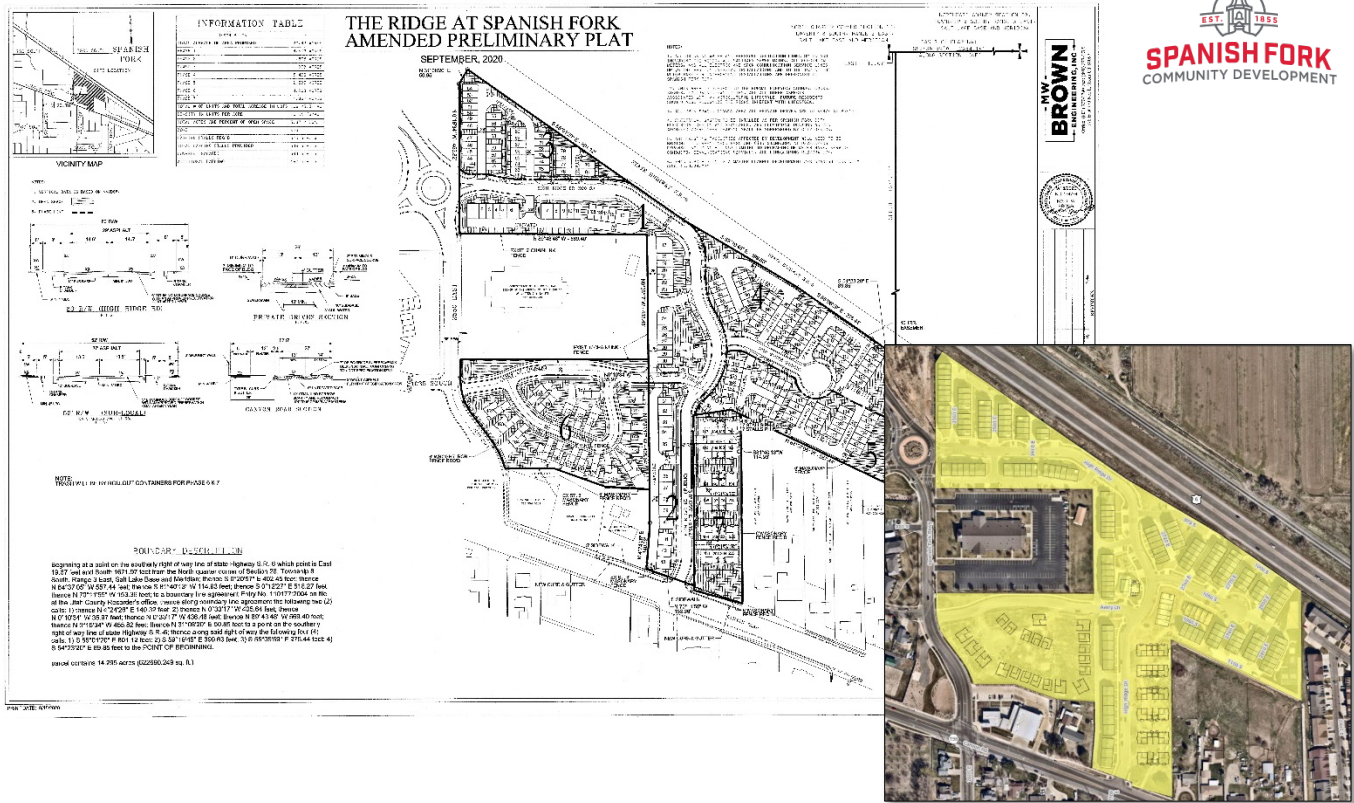
SPANISH FORK, UTAH



DETAILS

C-700





The Ridge at Spanish Fork Amended Preliminary Plat Approval Request

September 26, 2024, Development Review Committee meeting.

Located at approximately 2725 East Canyon Road, including 20.43 acres.

The subject property is zoned R-3 with Master Planned Development.

The applicant has requested that a Preliminary Plat for 206 units be approved.

Key Issues

1. Plat.

Recommendation

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

Finding

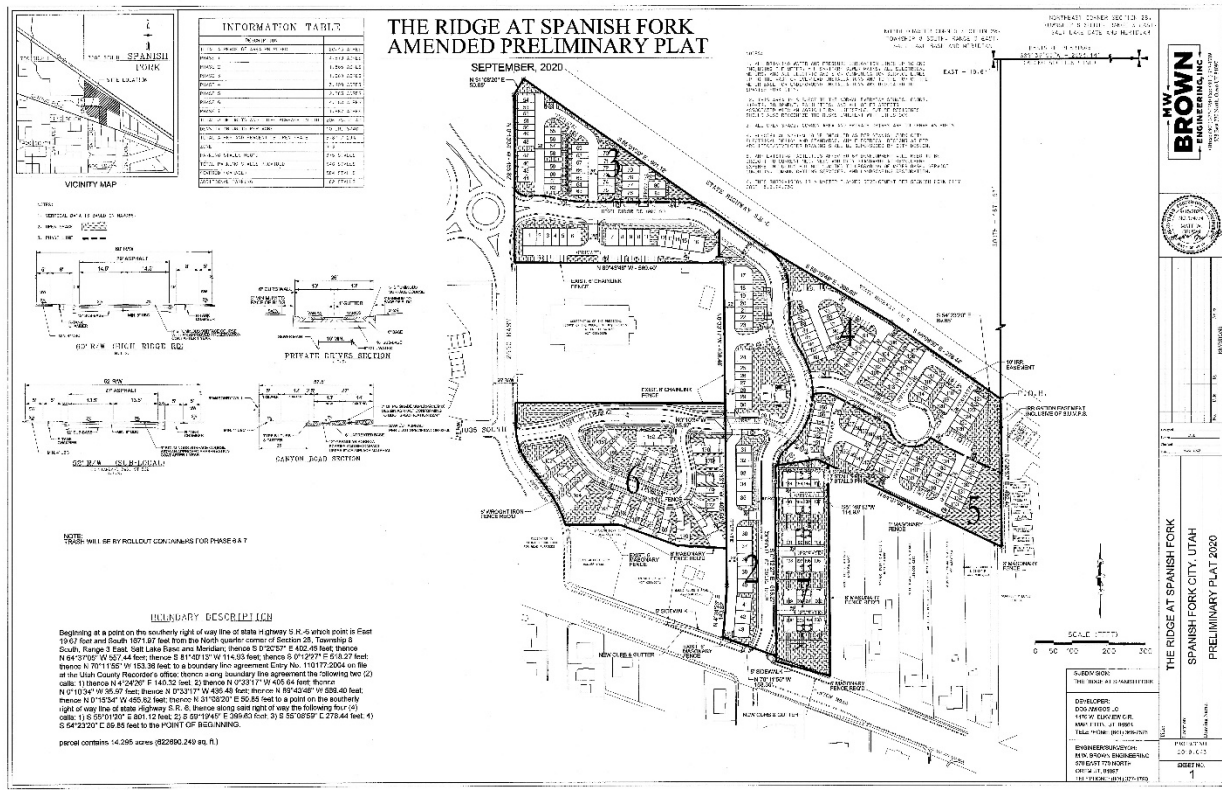
1. That the proposal conforms to the City's Zoning Map.

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.
2. Landscape Plans.
3. Building Elevations.
4. Pictures.



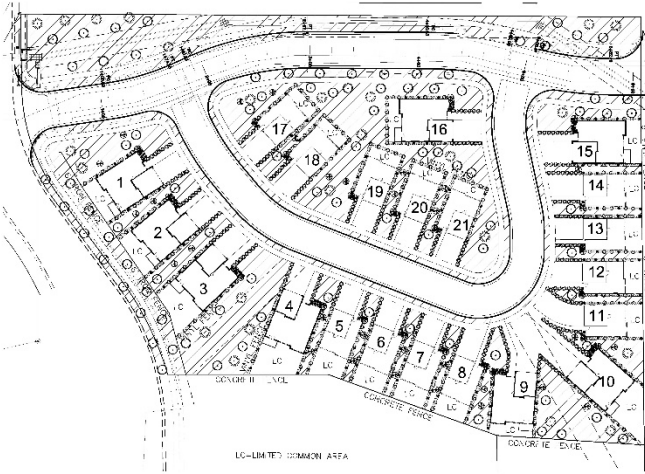
LANDSCAPE NOTES:

1. ALL PLANTS TO BE INSTALLED WITH QUALITY AND IN HEALTHY CONDITION.
2. ALL PLANTS TO BE GUARANTEED FOR 180 DAYS AFTER ACCEPTANCE.
3. PLANTING HOLES TO BE 3x DIA. OF CONTAINER.
4. SUBSTITUTIONS (PLANT) BY APPROVAL OF ARCHITECT ONLY.
5. SINKS, ALL PLANTING HOLES TO BE 18" DIA. FOR 2" CAL. AND 2" DEEP.
6. ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH SINKS AND PREVENTION SYSTEMS. SYSTEM TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
7. IRRIGATION SYSTEM WILL BE INSTALLED AS PART OF THE IRRIGATION SYSTEMS.
8. FOR LOCATION AND SIZE OF PRESSURIZED IRRIGATION SERVICE, SEE SITE CITY OF PLANS.
9. ALL LANDSCAPE AREAS ARE TO HAVE A GROUND COVER OF 2" DIAMETER ROCK MULCH, 3" DEEP, ROCK CO. IN TO HARMONY WITH PLANTS.
10. THE FRONT OF ALL PLANTING AREAS WILL BE PLANTED WITH 2" DIA. OF ROCK MULCH.

Summary Data Table-Phase 6

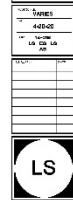
SITE AREA	10,000 S.F.
LANDSCAPE AREA REQUIRED	20,000 S.F.
CONCRETE IRRIGATION AREAS	10,000 S.F.
IRRIGATION SYSTEMS	10,000 S.F.
IRRIGATION SYSTEMS	10,000 S.F.

Landscape Plant Schedule				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
	Liriodendron tulipifera	Tulip Tree	2" cal	51
	Acer truncatum x Acer platanoides 'Kobold' var.	Norwegian Spruce Maple	2" cal	80
	Pinus strobus	Eastern white pine	2" cal	23
SHRUBS				
	Syringa vulgaris	Lilac	5 gal	133
	Buxus microphylla var. koronae	Korean Broomed	5 gal	200
	Cornus alba 'Elegantissima'	Red Twig Dogwood	5 gal	125
GROUND COVER				
	Poa pratensis	Kentucky Bluegrass	seed	
	Rock Mulch	Rock Mulch	2" 3" deep	



FULL LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

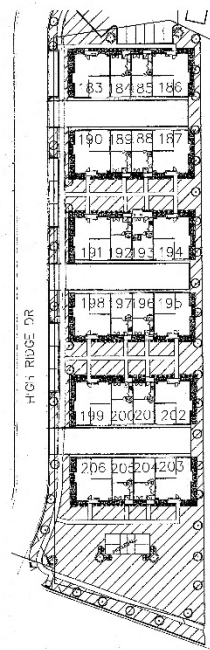
**LANDSCAPE NOTES:**

1. ALL PLANTS TO BE INSTALLED WITH QUALITY AND IN HEALTHY CONDITION.
2. ALL PLANTS TO BE GUARANTEED FOR 180 DAYS AFTER ACCEPTANCE.
3. PLANTING HOLES TO BE 3x DIA. OF CONTAINER.
4. SUBSTITUTIONS (PLANT) BY APPROVAL OF ARCHITECT ONLY.
5. SINKS, ALL PLANTING HOLES TO BE 18" DIA. FOR 2" CAL. AND 2" DEEP.
6. ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH SINKS AND PREVENTION SYSTEMS. SYSTEM TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
7. IRRIGATION SYSTEM WILL BE INSTALLED AS PART OF THE IRRIGATION SYSTEMS.
8. FOR LOCATION AND SIZE OF PRESSURIZED IRRIGATION SERVICE, SEE SITE CITY OF PLANS.
9. ALL LANDSCAPE AREAS ARE TO HAVE A GROUND COVER OF 2" DIAMETER ROCK MULCH, 3" DEEP, ROCK CO. IN TO HARMONY WITH PLANTS.
10. THE FRONT OF ALL PLANTING AREAS WILL BE PLANTED WITH 2" DIA. OF ROCK MULCH.

Summary Data Table-Phase 7

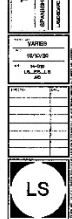
SITE AREA	10,000 S.F.
LANDSCAPE AREA REQUIRED	20,000 S.F.
CONCRETE IRRIGATION AREAS	10,000 S.F.
IRRIGATION SYSTEMS	10,000 S.F.
IRRIGATION SYSTEMS	10,000 S.F.

Landscape Plant Schedule				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
	Liriodendron tulipifera	Tulip Tree	2" cal	16
	Acer truncatum x Acer platanoides 'Kobold' var.	Norwegian Spruce Maple	2" cal	38
	Pinus strobus	Eastern white pine	2" cal	5
SHRUBS				
	Syringa vulgaris	Lilac	5 gal	70
	Buxus microphylla var. koronae	Korean Broomed	5 gal	155
	Cornus alba 'Elegantissima'	Red Twig Dogwood	5 gal	93
GROUND COVER				
	Poa pratensis	Kentucky Bluegrass	seed	
	Rock Mulch	Rock Mulch	2" 3" deep	



FULL LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

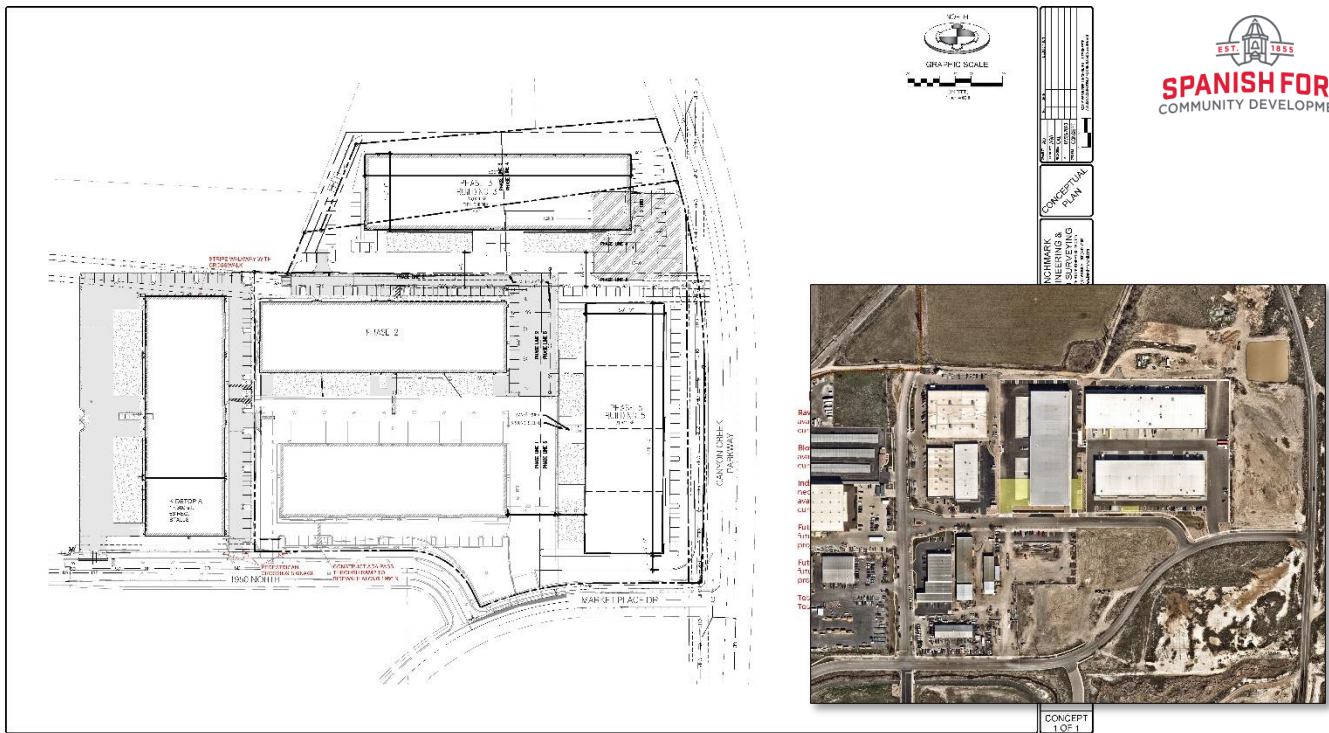












Kidstopia Conditional Use Permit Approval Request

September 26, 2024, Development Review Committee meeting.

Located at 859 East 1950 North.

The subject property is zoned I-1.

The applicant has requested that a Conditional Use Permit be approved for an indoor playground in the I-1 zone.

Key Issues

1. Potential impacts.
2. Parking Availability.
3. Parking Accessibility.

Recommendation

That the proposed Conditional Use Permit be approved based on the following findings and subject to the following conditions:

Findings

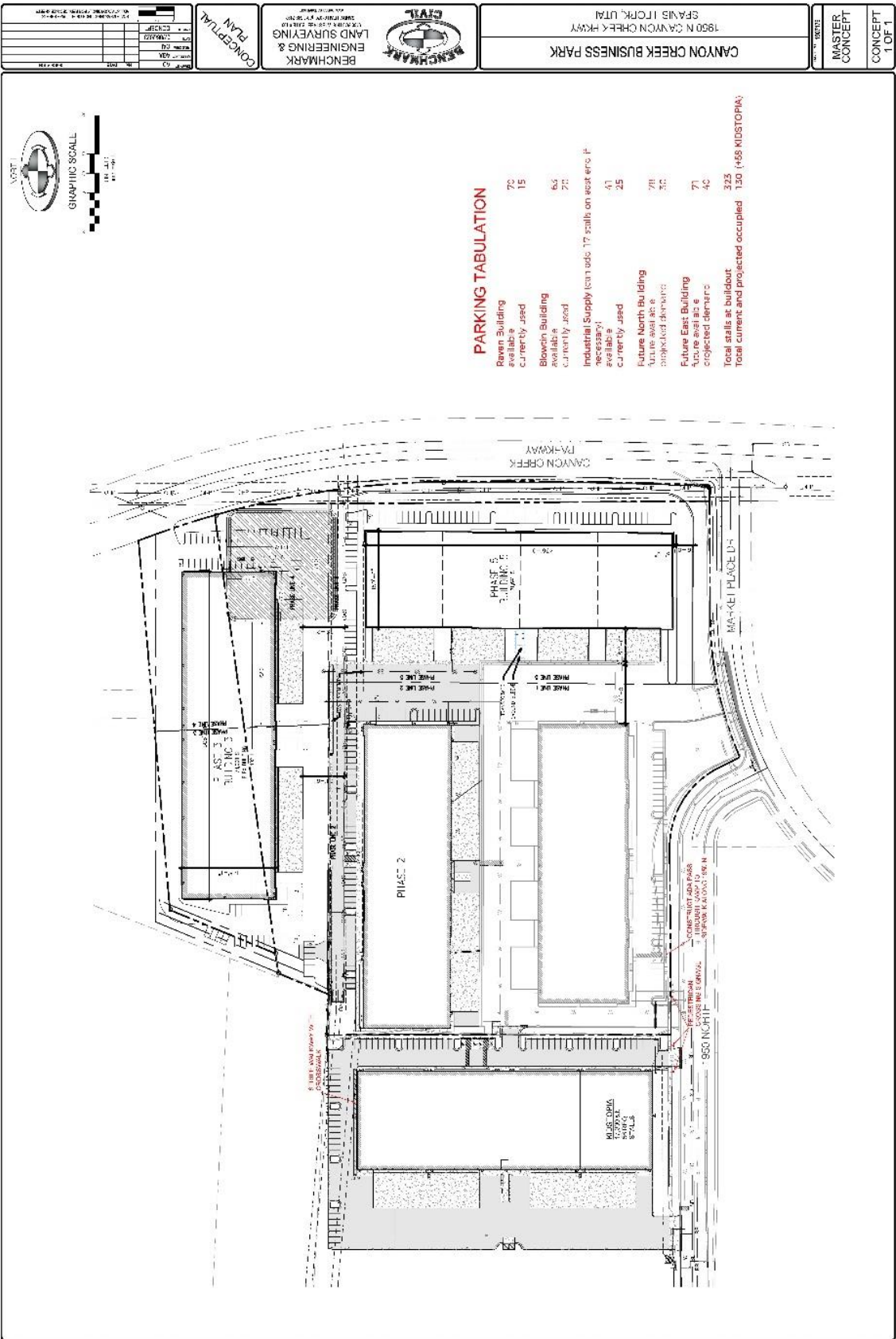
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That adequate parking exists in the development to accommodate the proposed use.
3. That with the proposed improvements, the site will safely accommodate patrons of the use.

Conditions

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant adhere to the conditions provided in the September 25 memorandum.

Exhibits

1. Improvement Plan.
2. Pictures.
3. Winter Maintenance Memo.
4. Building Plans.
5. September 25th Conditions of Approval Memo.





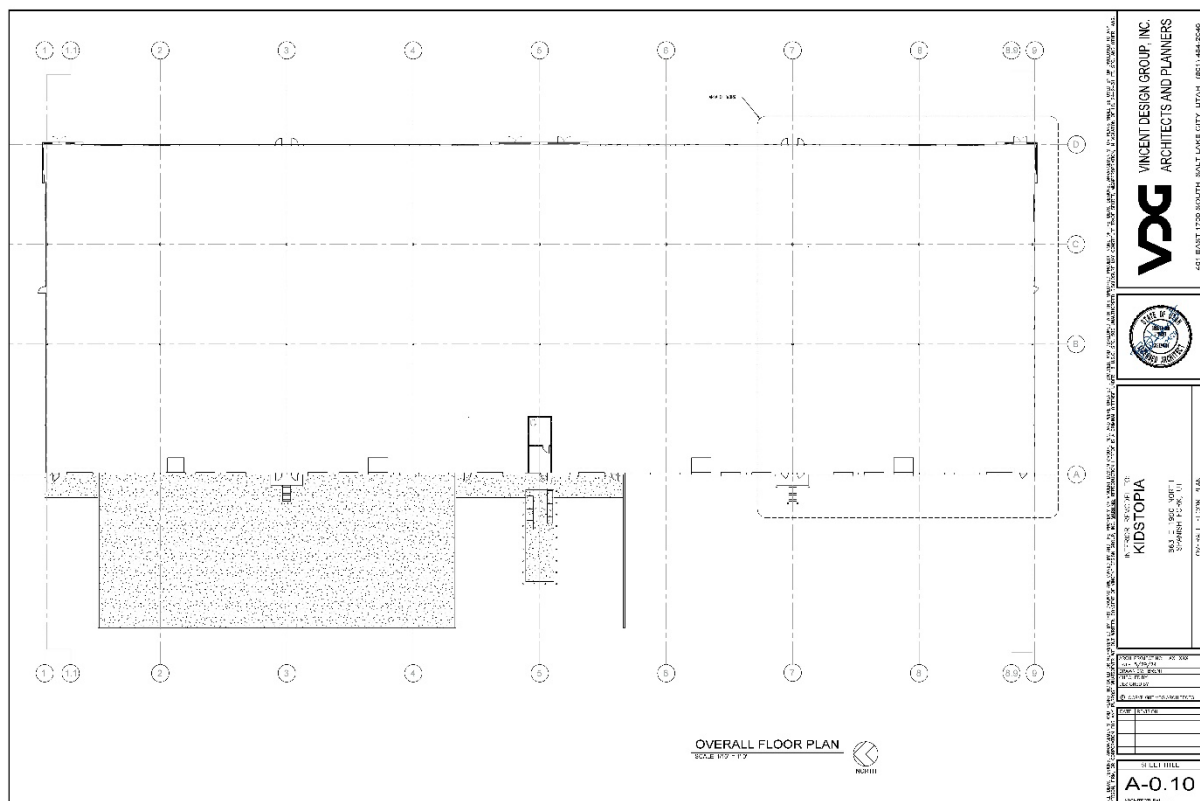


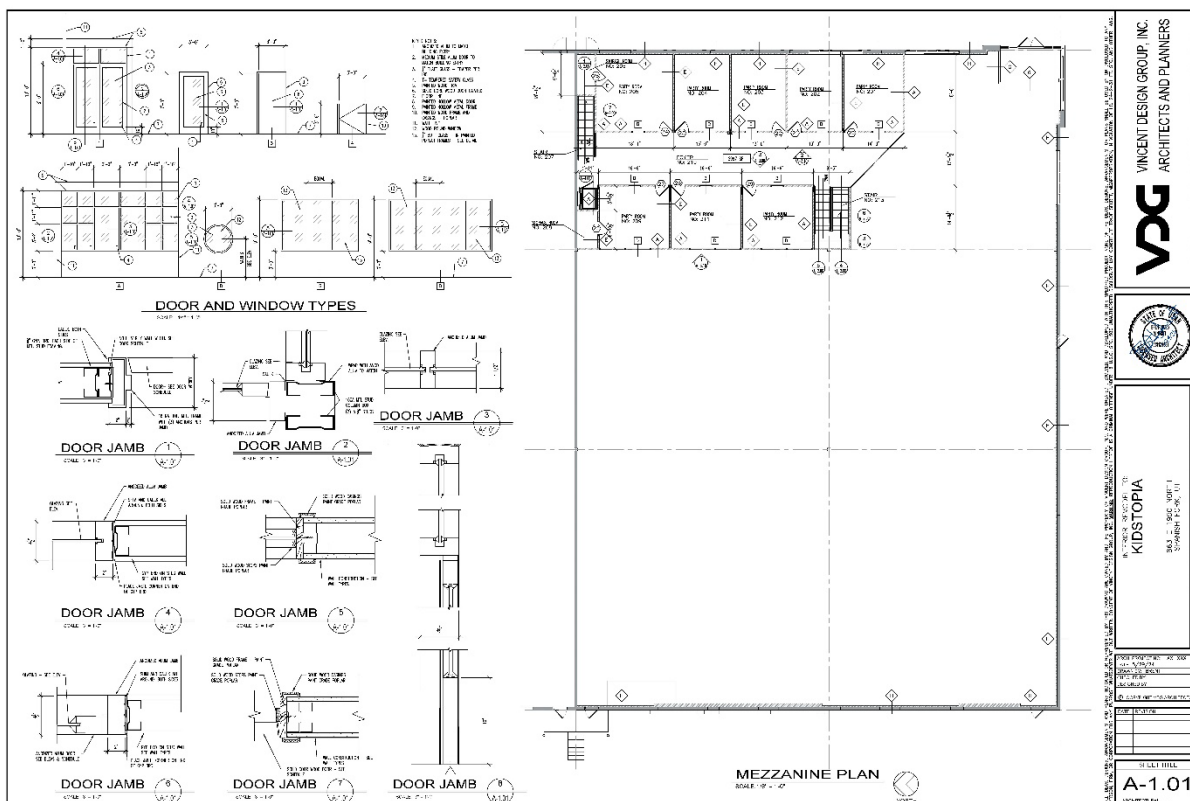
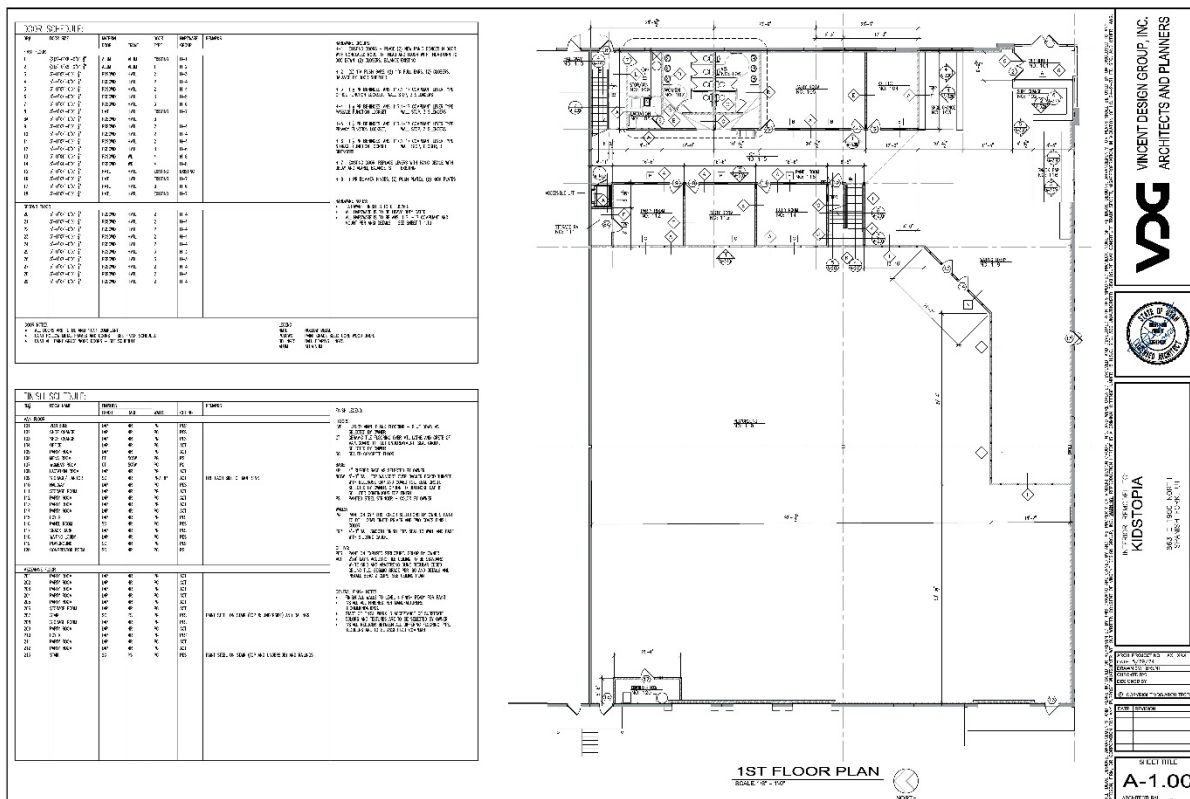


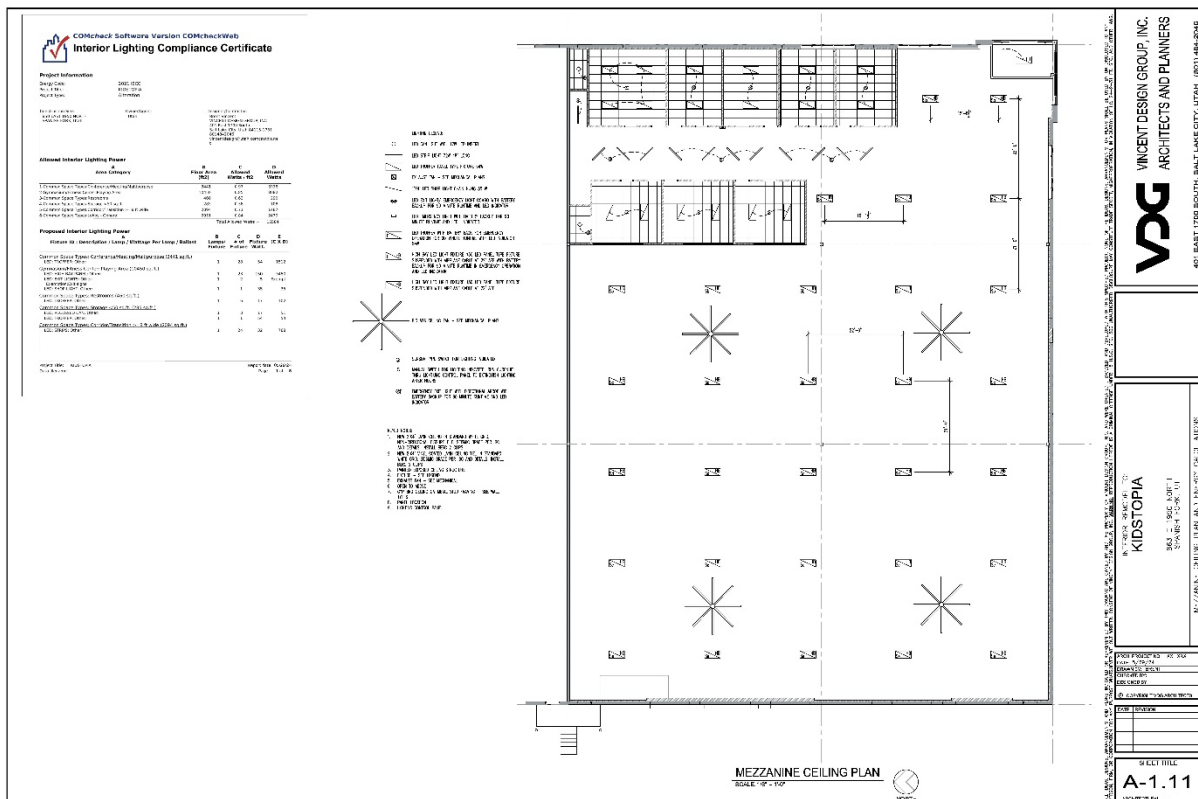
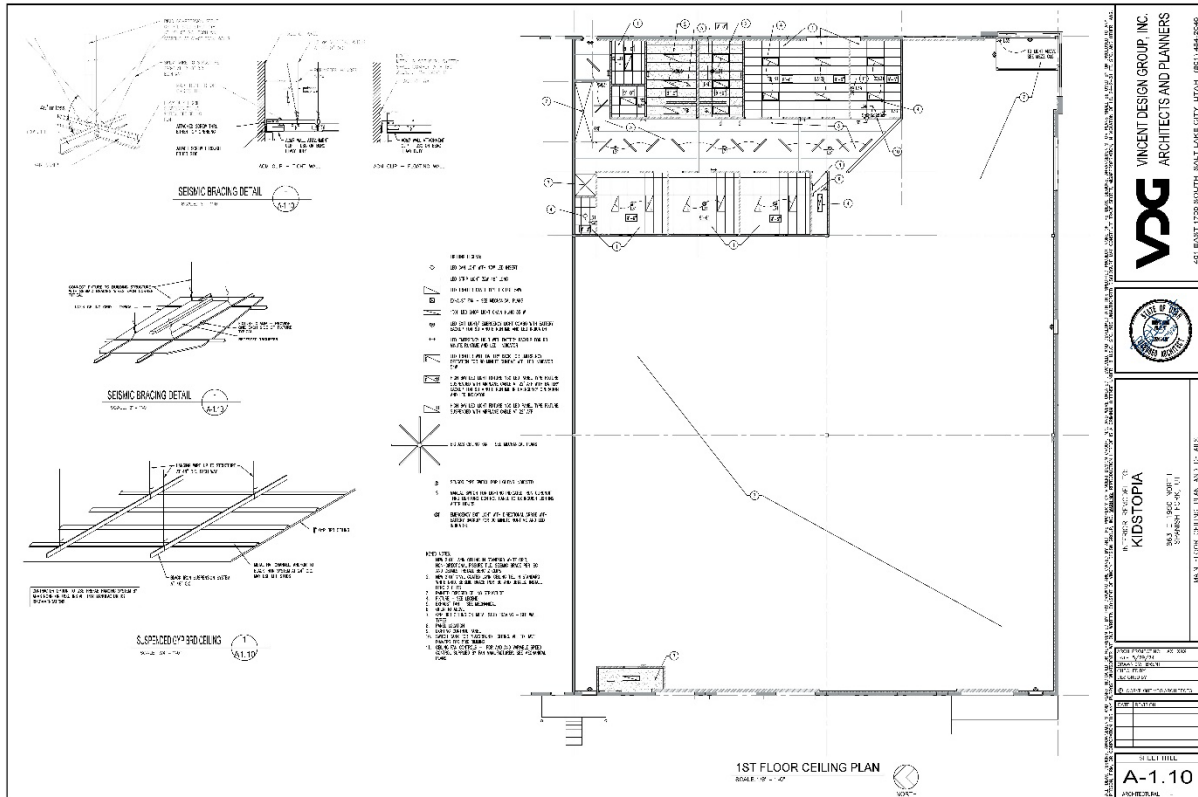
Statement

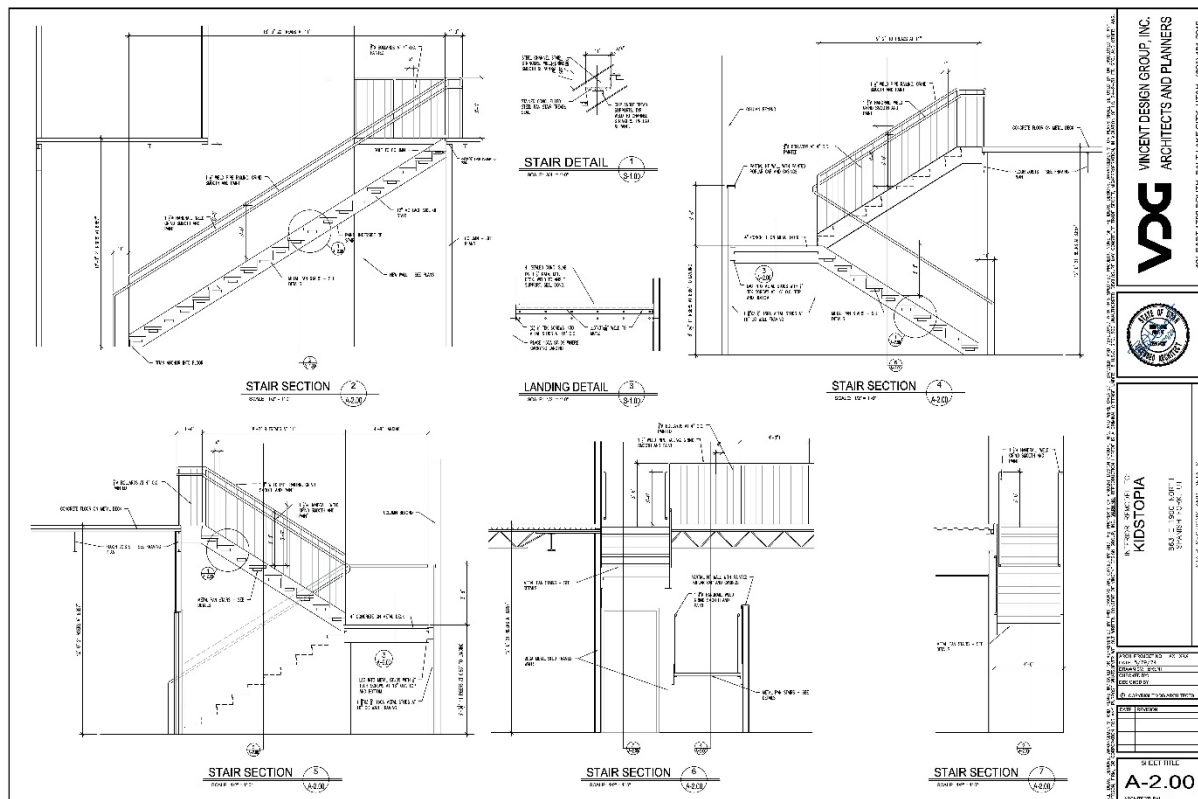
To prevent snow and ice in the parking lot during winter, we will implement the following measures:

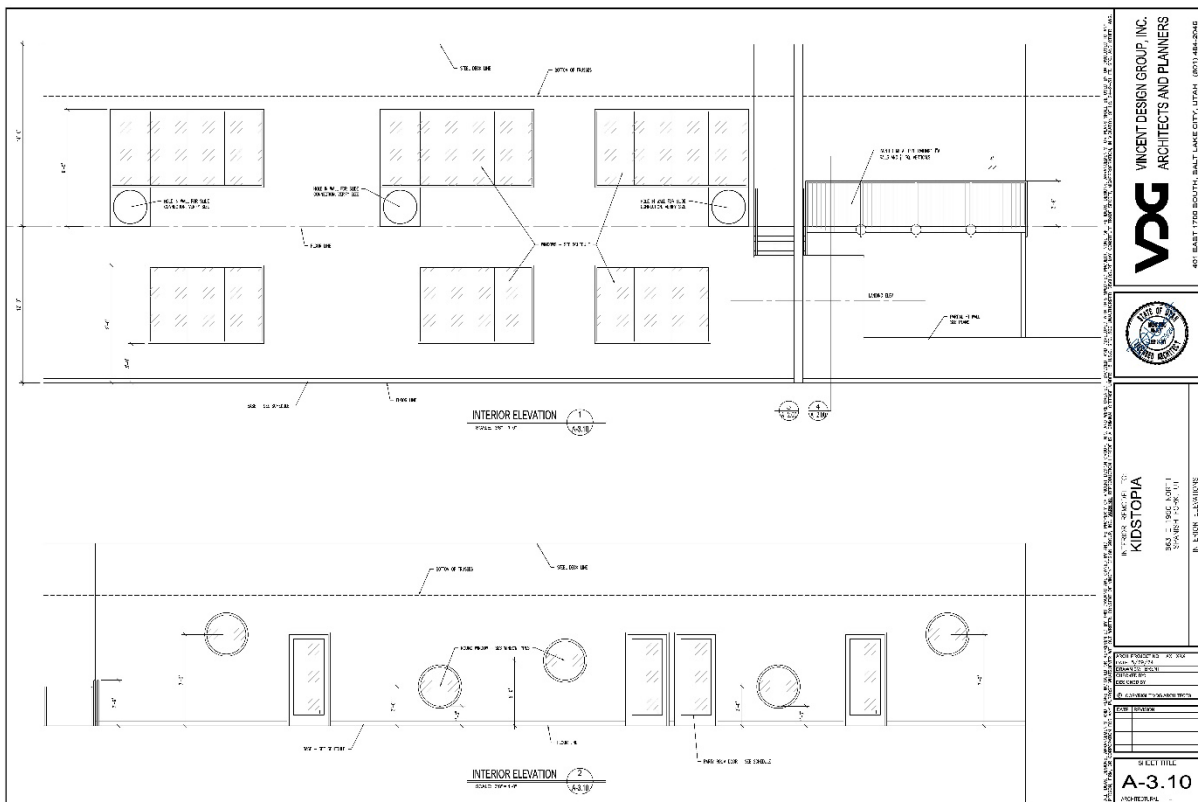
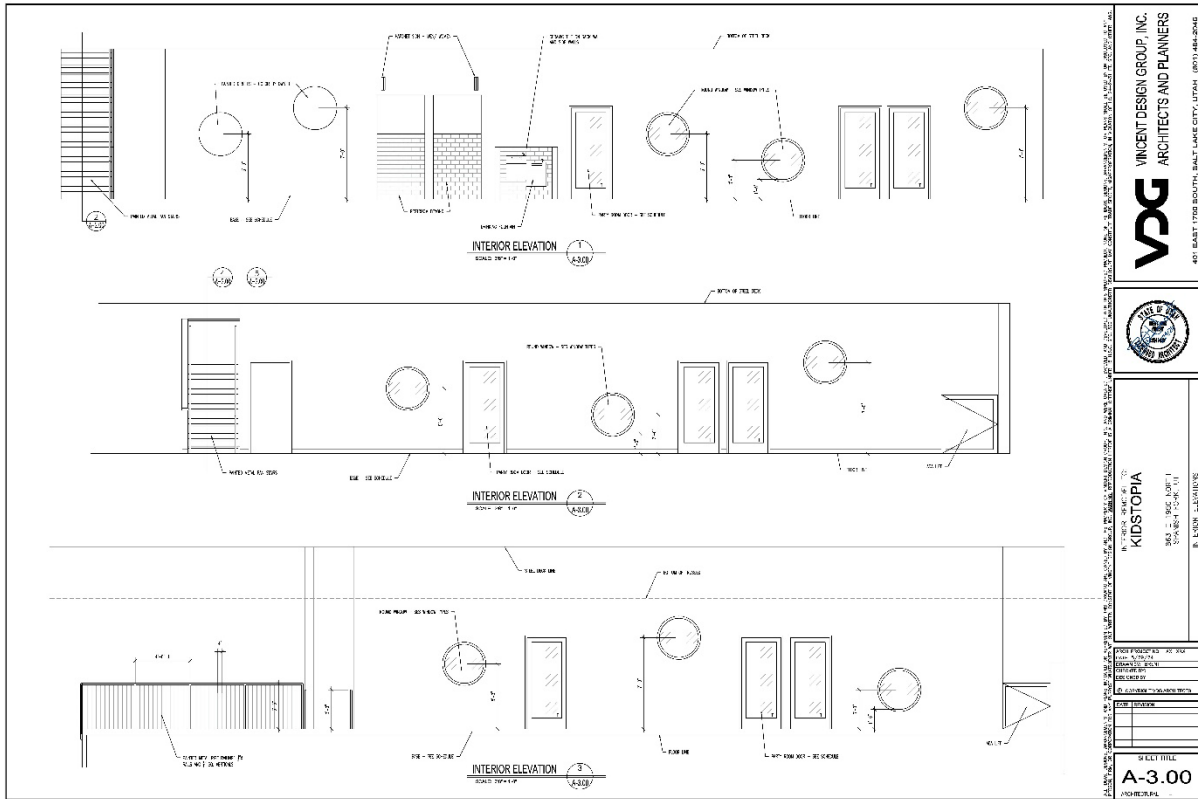
1. ****Early snow removal and salting****: If it snows, clear the snow and apply salt two hours before opening to prevent the parking lot from icing.
2. ****Regular snow removal****: If it continues to snow during the day, clear the snow every two hours to ensure vehicles can enter and exit safely.
3. ****Monitor weather forecasts****: Keep a close watch on weather forecasts and apply salt in advance when snow is expected to prevent icing.

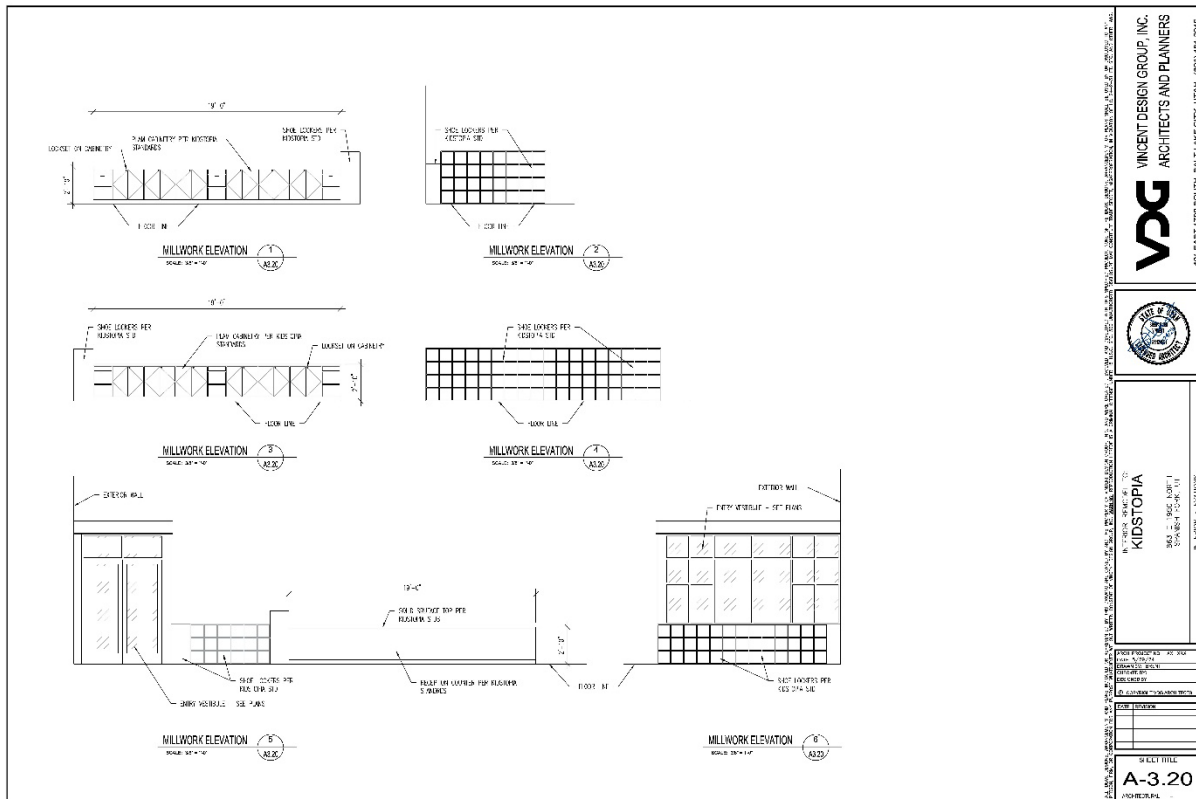


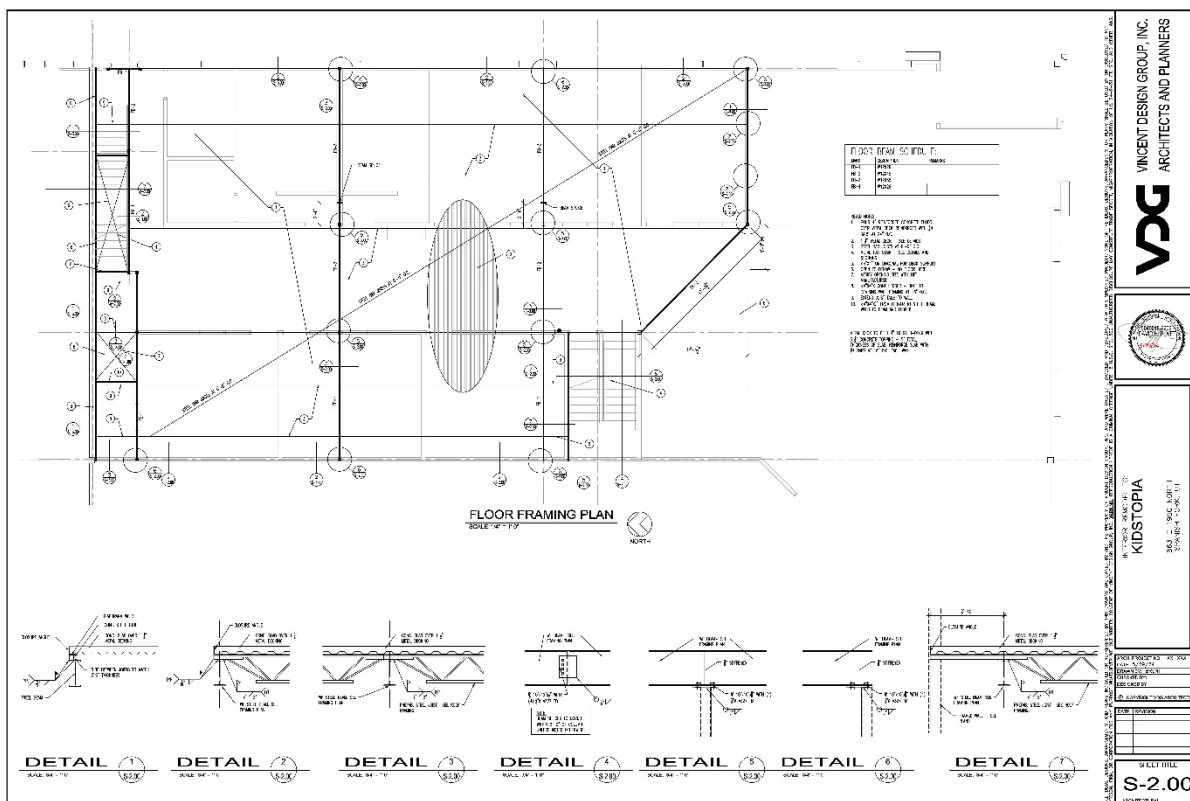




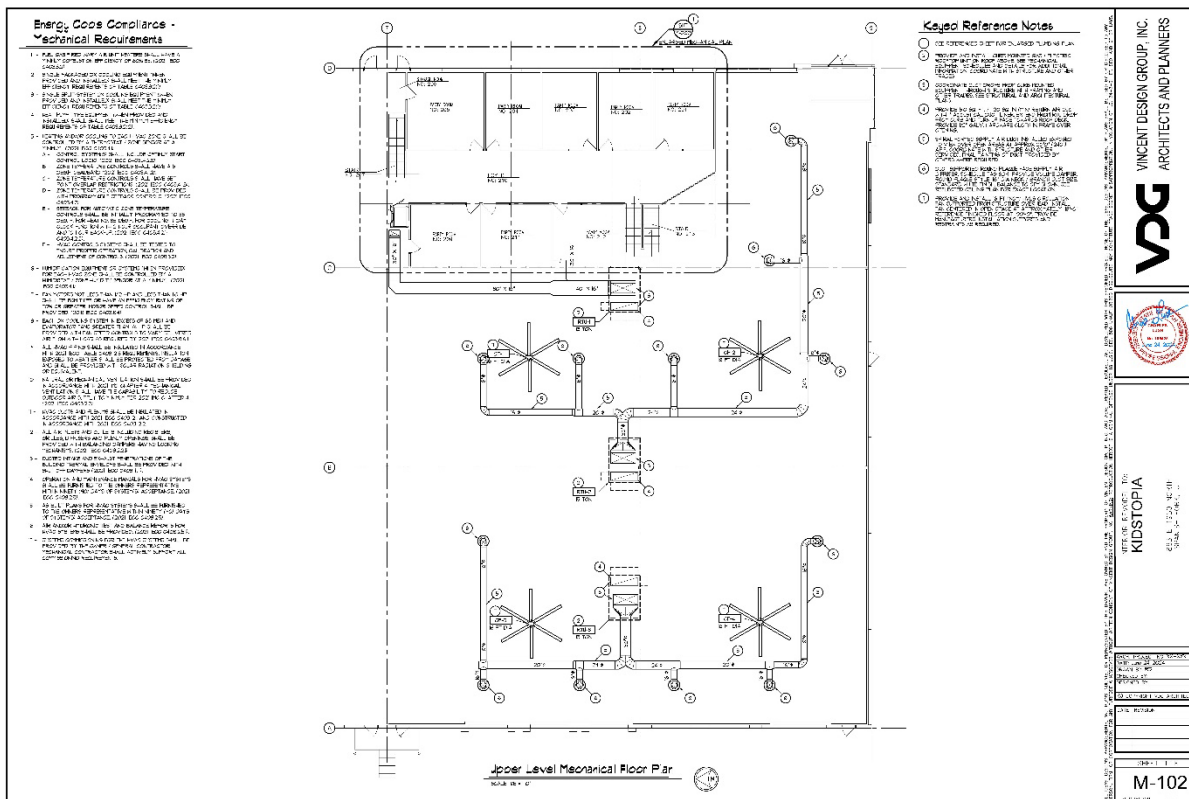


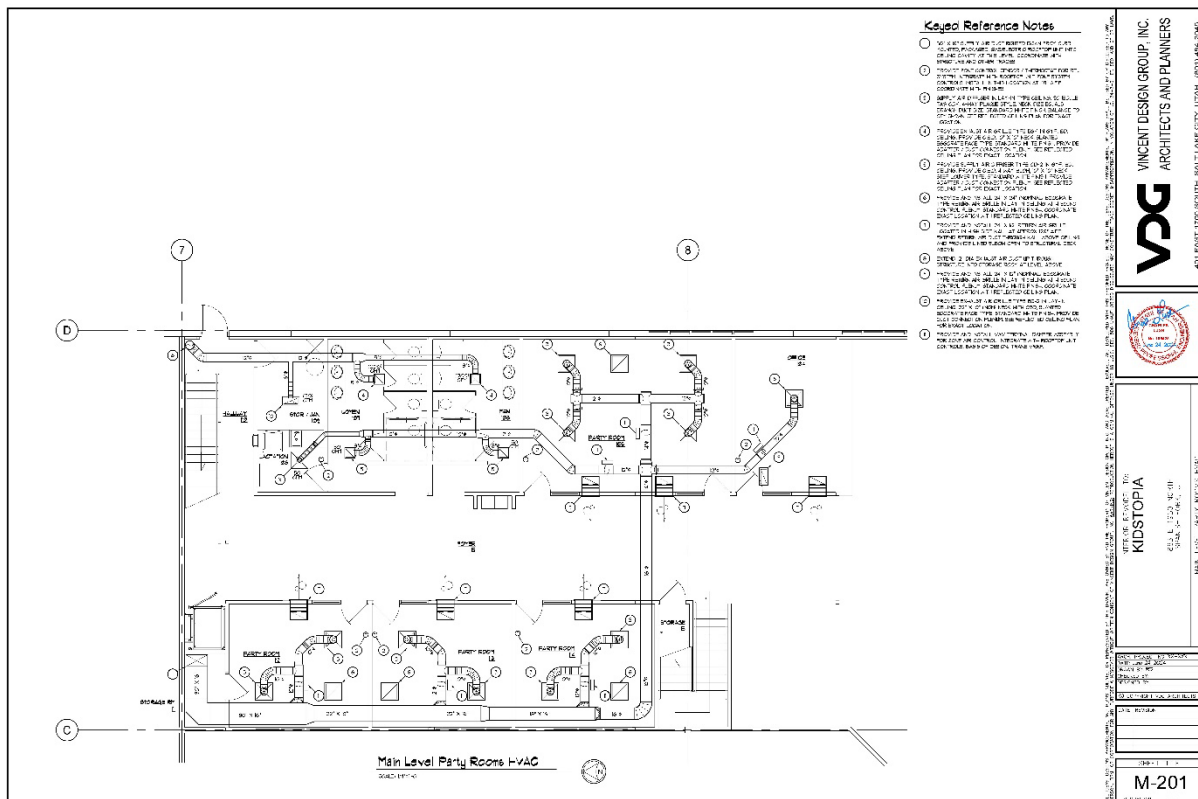


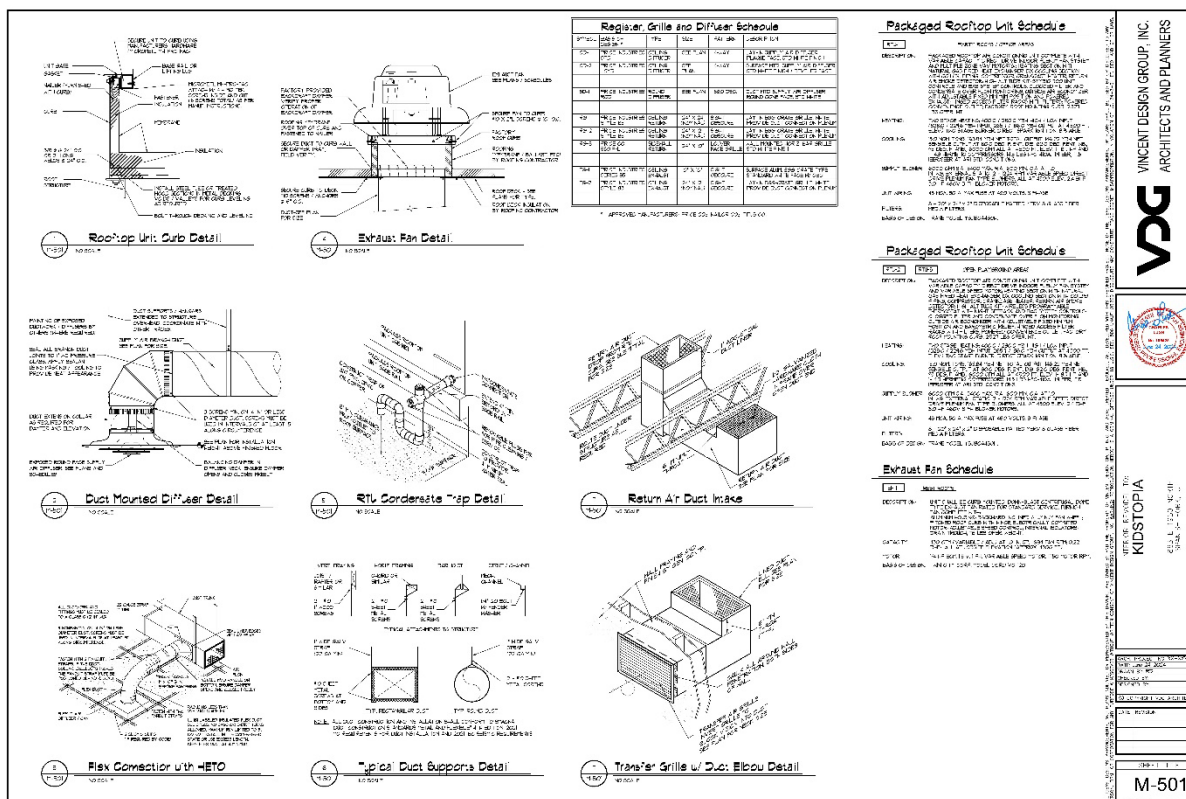
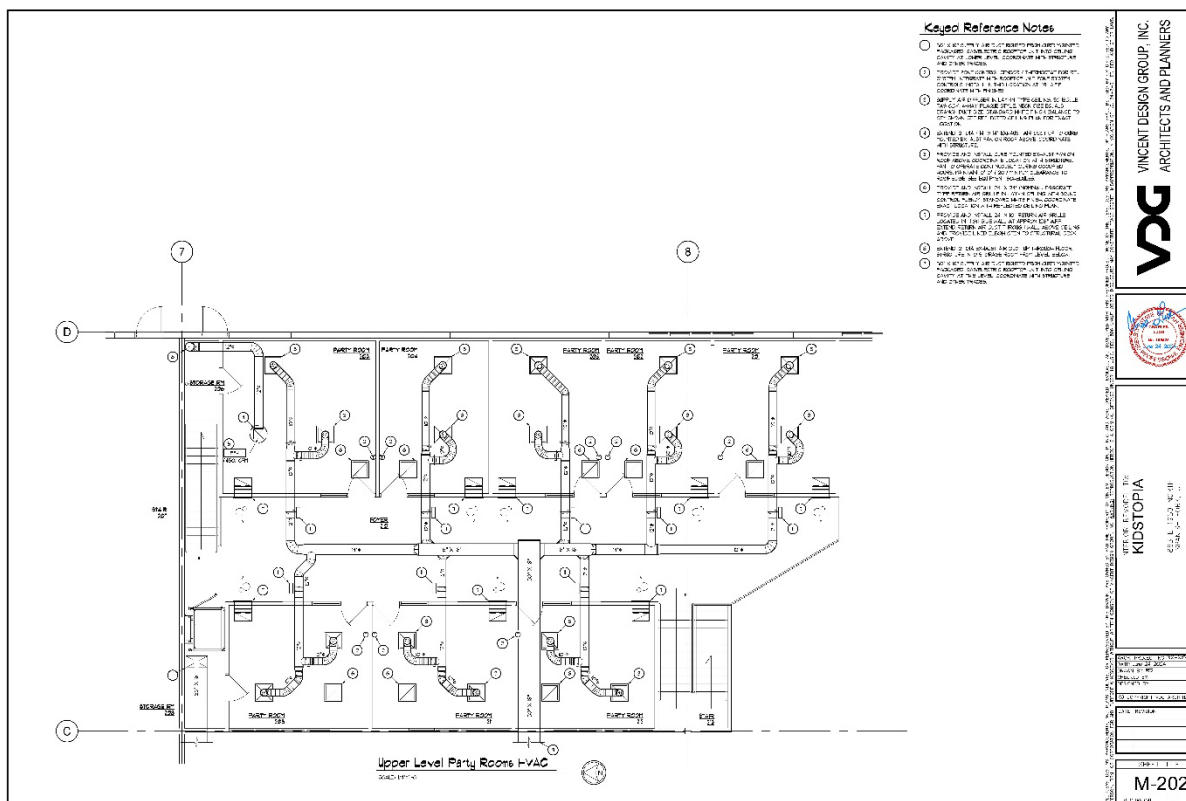




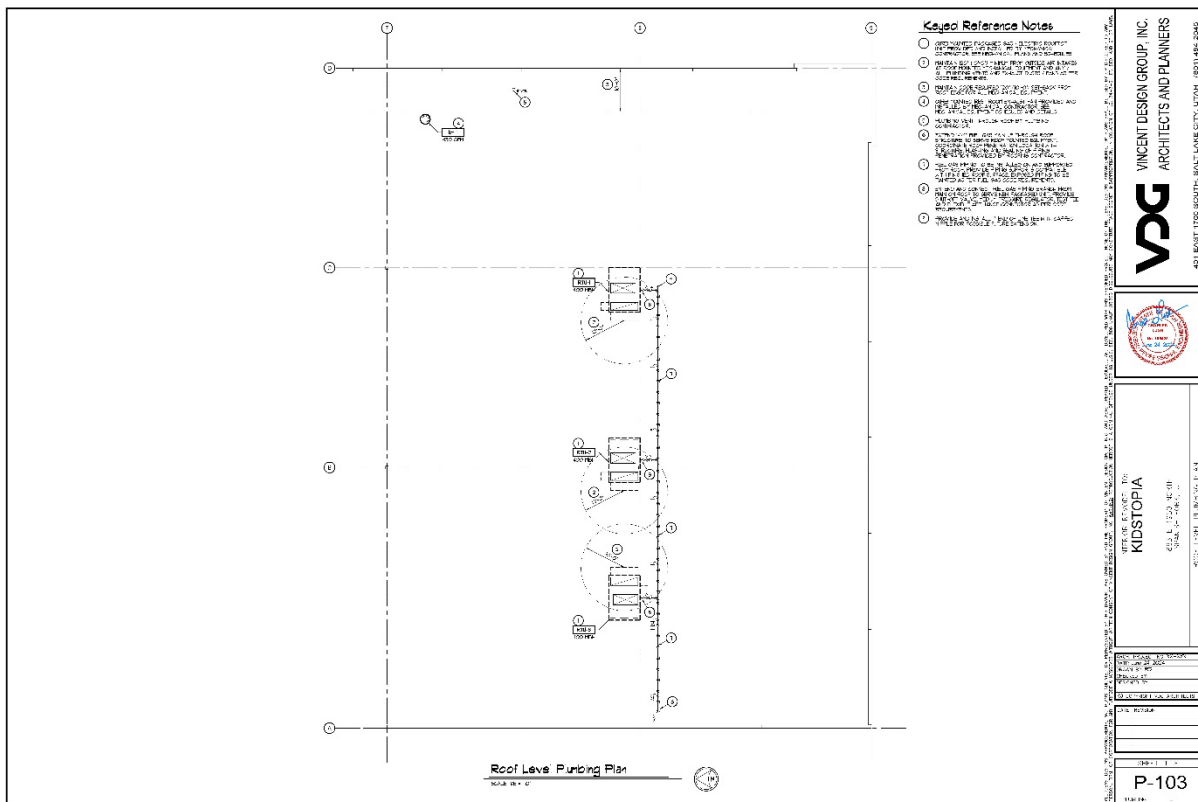
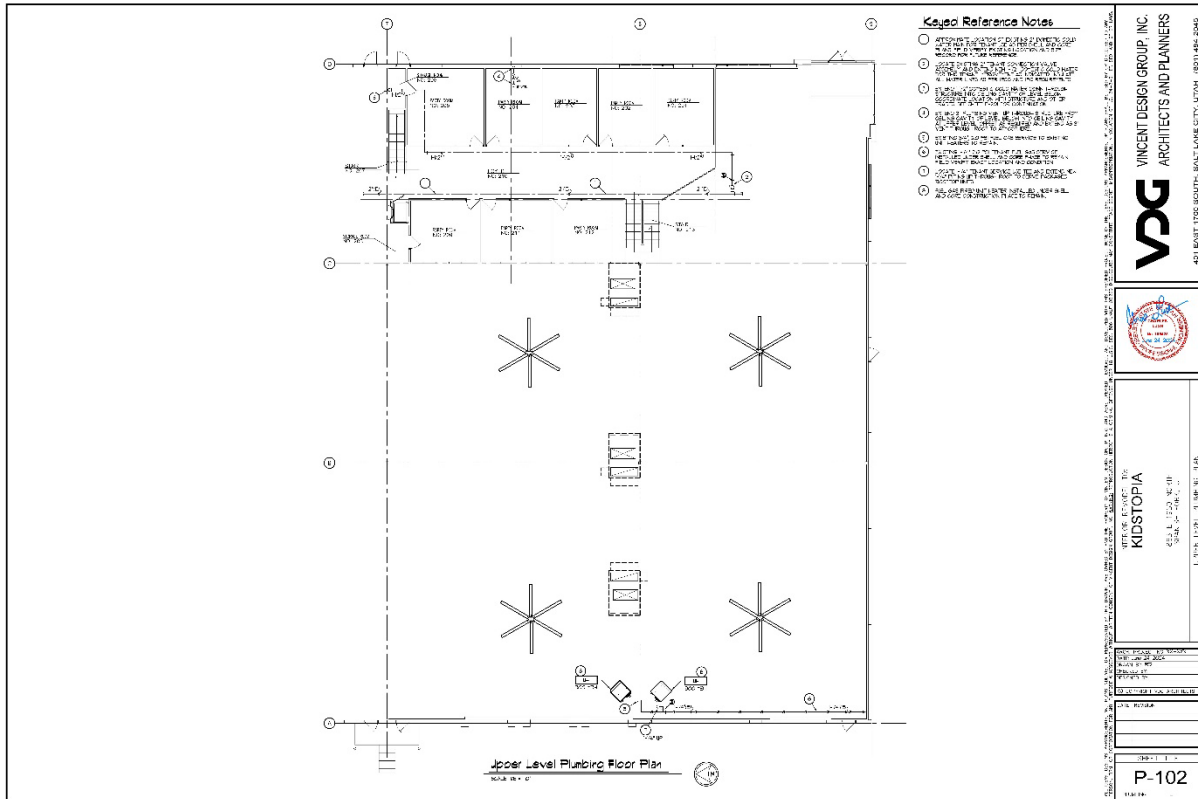


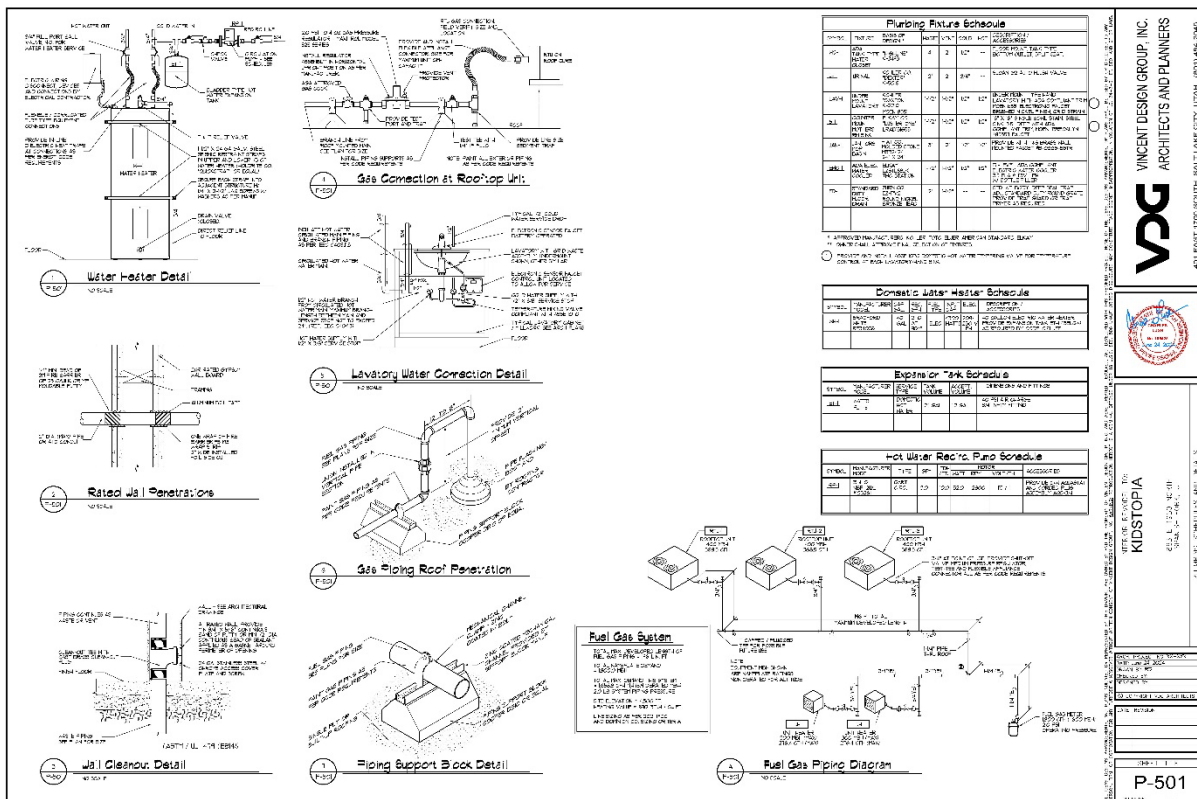
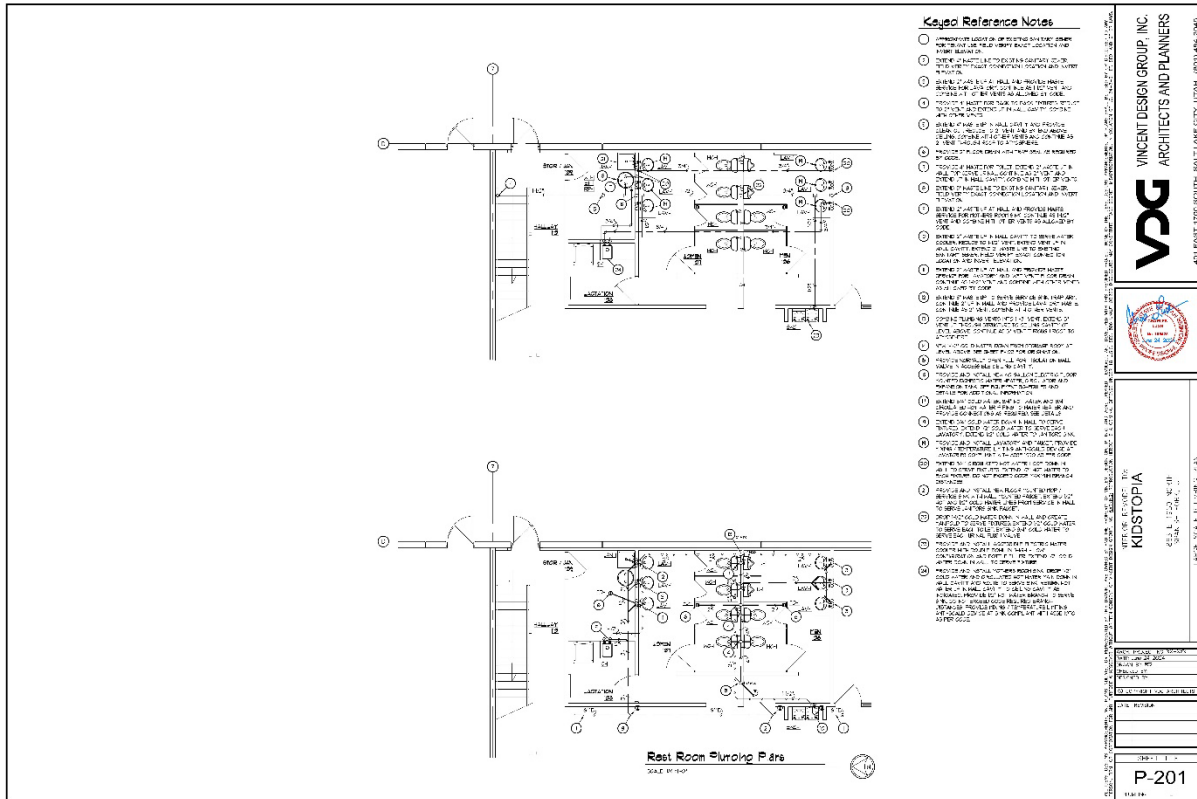


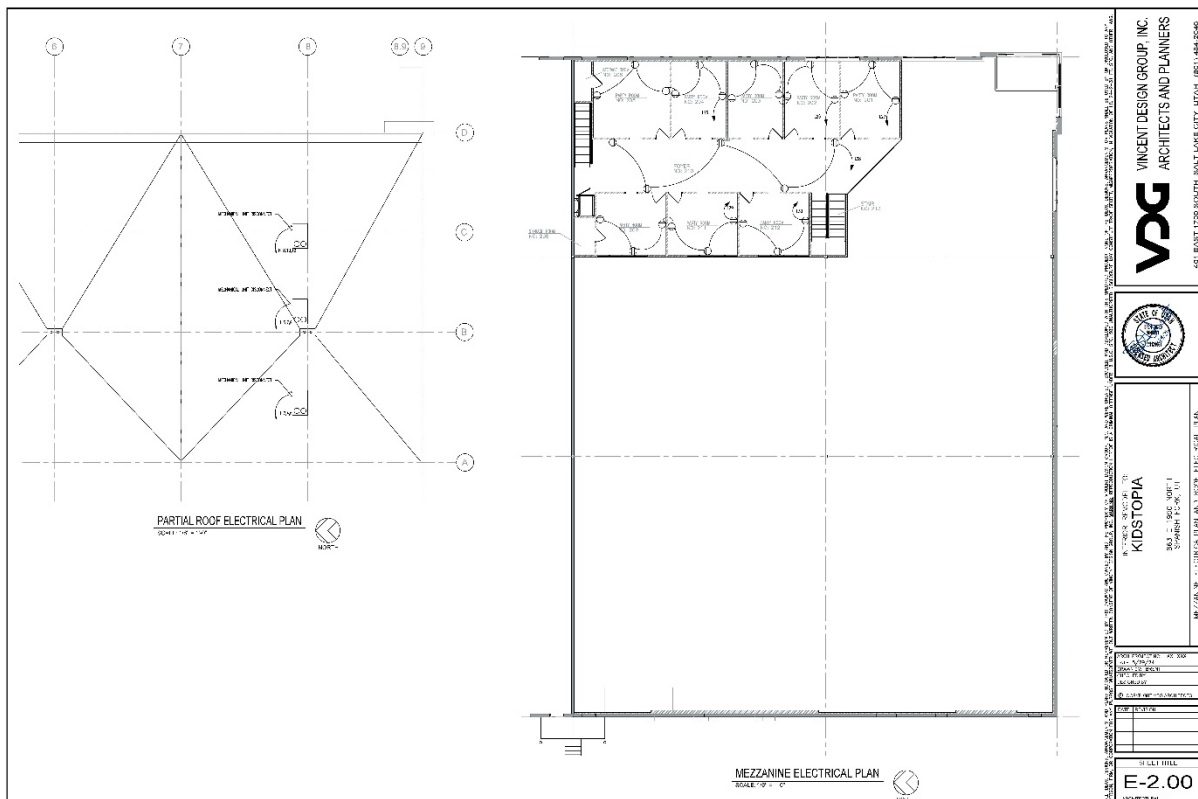




[illegible]







TO: file

FROM: Dave Anderson, AICP

DATE: September 25, 2024

RE: Kidstopia Conditions of Approval

1. That the improvements described on the attached image be complete before a business license is issued.
2. That the snow removal plan be followed.
3. That cross-parking and cross-easements easements be put in place for the parcels identified on the attached image before a business license is issued.
2. That customers not be permitted to park on the west side of the building.

attachment: proposed improvement plan

TO: file

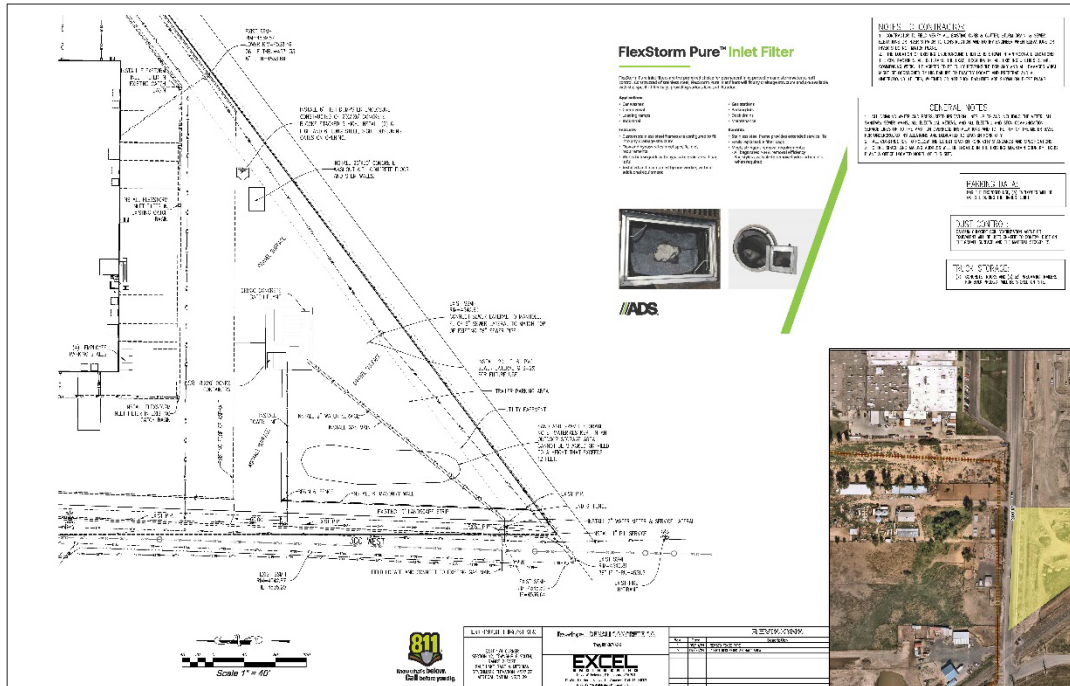
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DATE: September 25, 2024

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2. That the snow removal plan be followed.
3. That cross-parking and cross-easements easements be put in place for the parcels identified on the attached image before a business license is issued.
2. That customers not be permitted to park on the west side of the building.

attachment: proposed improvement plan



Denali Concrete Conditional Use Permit Approval Request

September 26, 2024, Development Review Committee meeting.

Located at 1764 North 300 West, including 2.3 acres.

The subject property is currently zoned I-1.

The General Plan Land Use designation is Industrial.

The applicant has requested that a Conditional Use Permit be approved in order to allow for the use of a facility for the manufacturing of concrete products in the I-2 zone.

Key Issues

1. Potential Impacts.
2. Amenity Accessibility.
3. Zone Change.

Recommendation

That the proposed Conditional Use Permit be recommended for approval based on the following finding and subject to the following conditions.

Finding

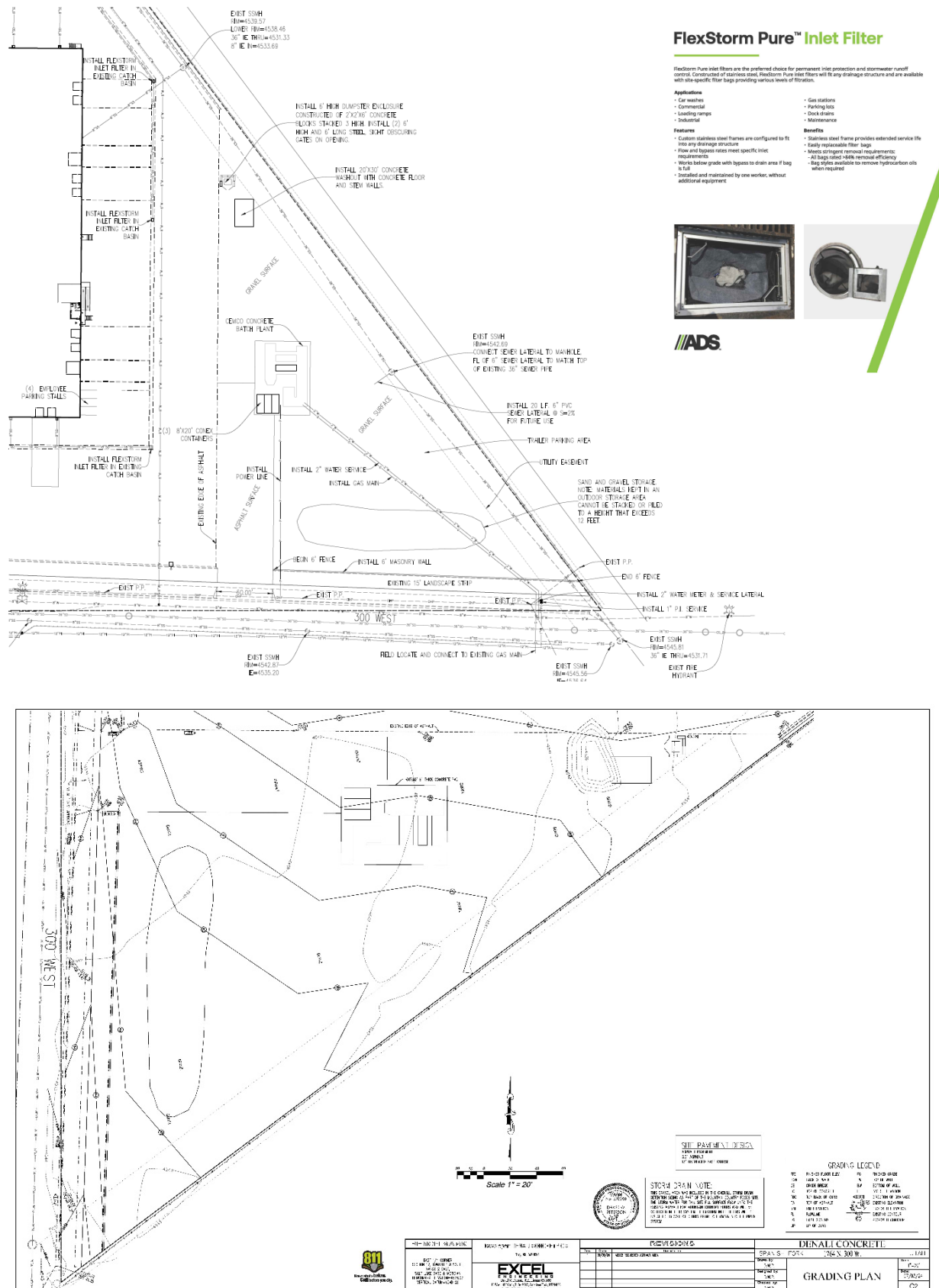
1. That the proposal is consistent with the City's General Plan Land Use Map Designation.

Conditions

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from I-1 to I-2.
3. Applicant abides by additional conditions listed in the attached memo.

Exhibits

1. Site Plan.
2. Pictures.
3. September 25th Conditions of Approval Memo.



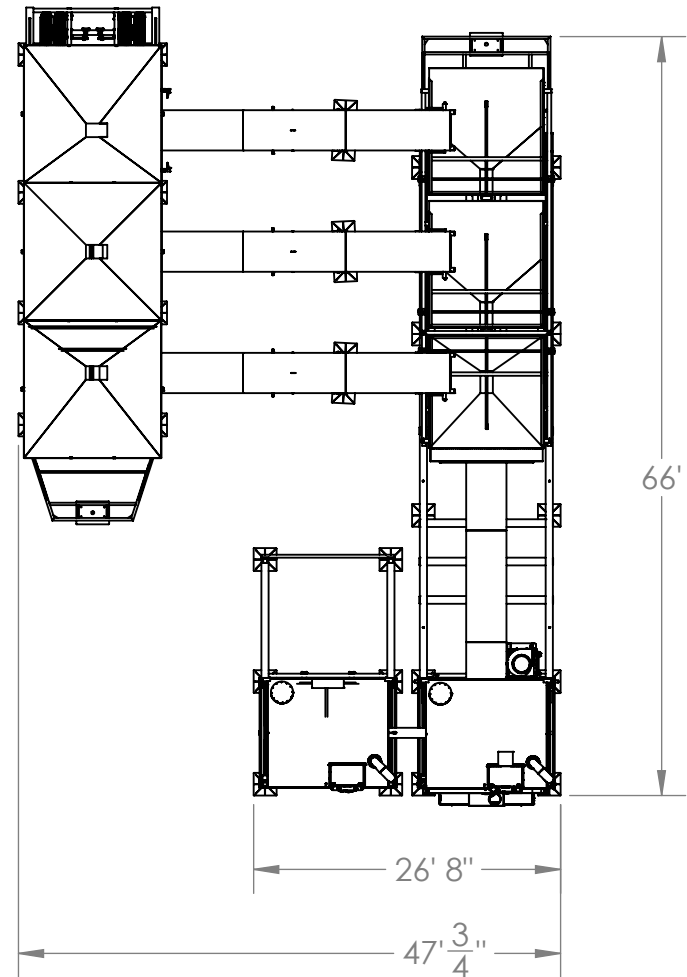
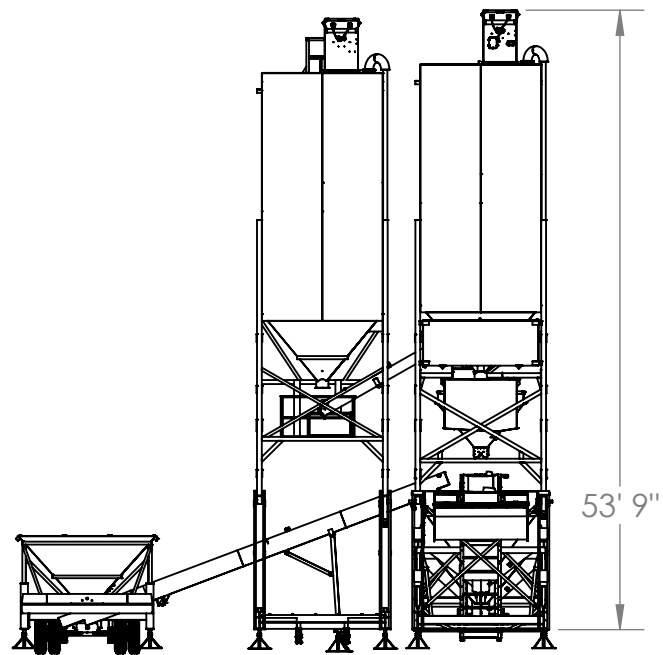
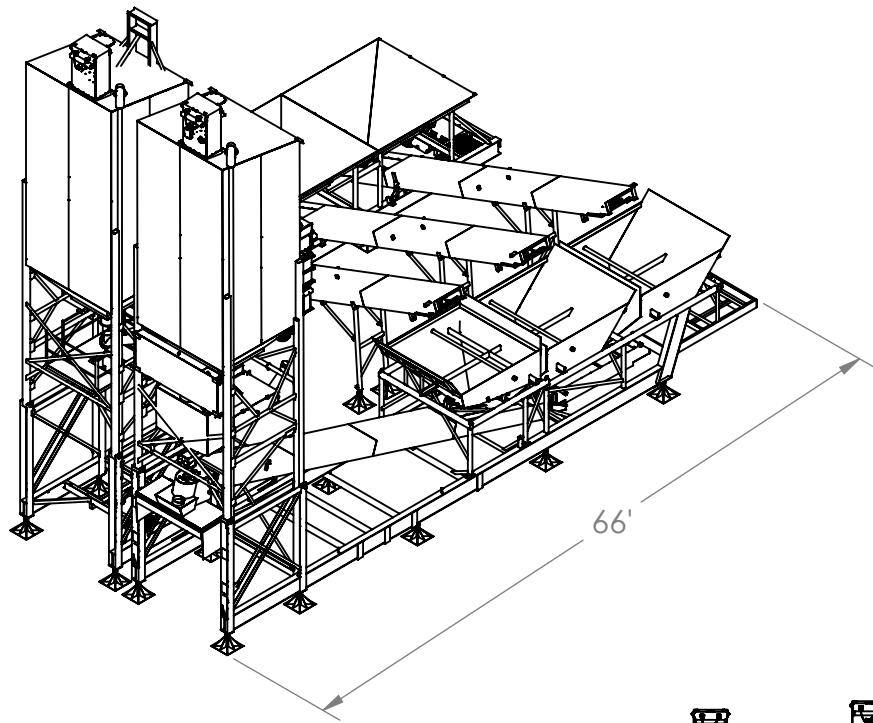






TO: file
FROM: Dave Anderson, AICP
DATE: September 23, 2024
RE: Denali Conditions of Approval

1. Any expansion of the use, including the use of additional equipment, will require new Conditional Use approval.
2. In the event that the use loses access to facilities on the Mountain Country Foods site, the conditional use approval is terminated.
3. Recycling of material from other sites, including crushing, is not permitted.
4. That the operator provide a dust control management plan and prevent fugitive dust from impacting neighboring properties.
5. That a masonry wall be constructed along the south boundary line of the property.



Shown: 2 Bin **extended Silo** with MSS and 3 Bin MAF
 3 bin extended/ 4 bin frame length is 77'

Cemco, Inc.

75 Ton Auxiliary Silo

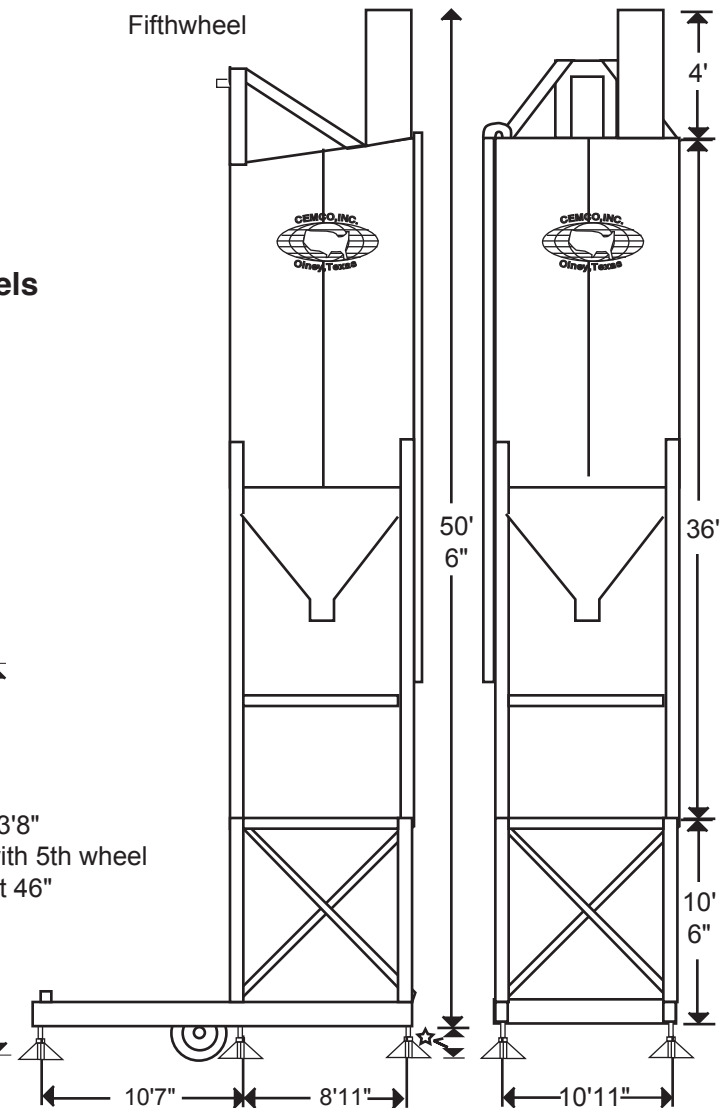
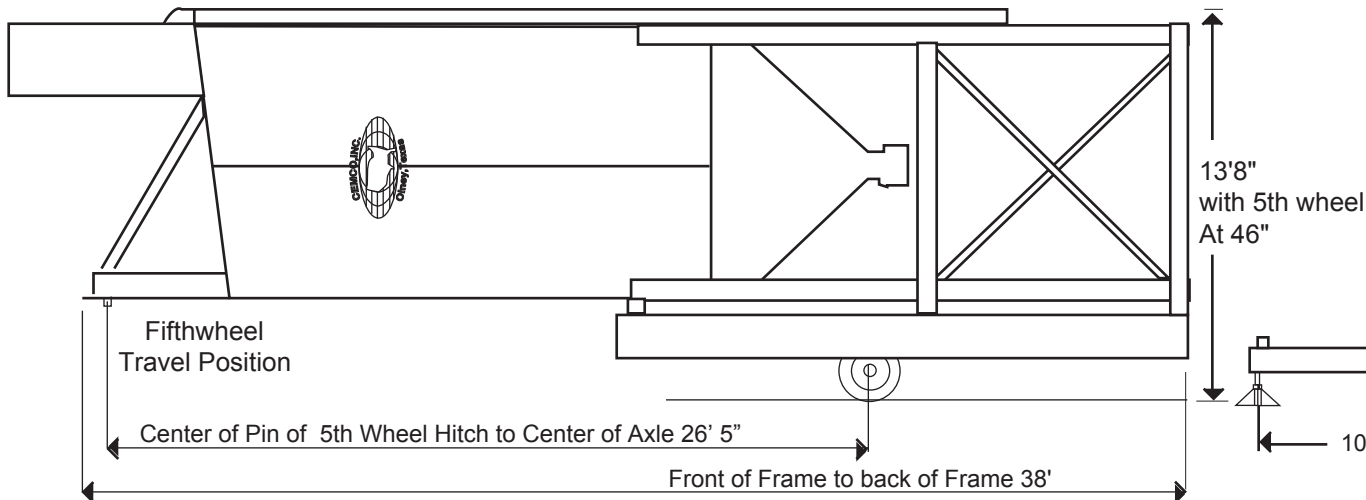
(2018)

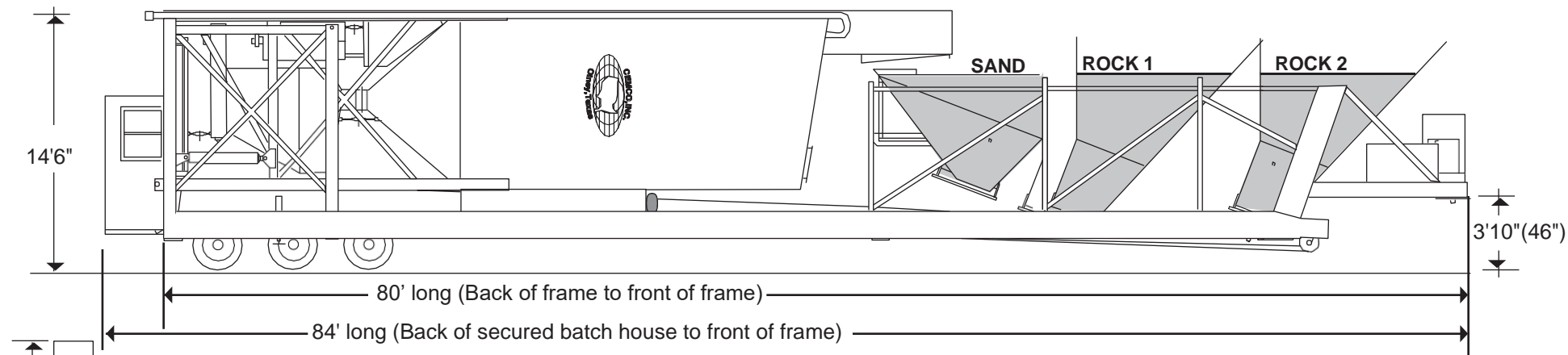
*The drawings are not in proportion,
and the measurements are approximate.
It is always best to measure the specific plant.*

[40' long x 11'11" wide x 13'8" high (with 5th wheel @ 46")
14" ground clearance, 5th wheel hitch, single axle, dual wheels
20,000 Estimated weight]

Ranges:

☆ Jack Pads range in height from 1'6" to 2'3"





Cemco, Inc. 3 Bin Extended Silo Batch Plant

(2021)

*The drawings are not in proportion,
and the measurements are approximate.
It is always best to measure the specific plant.*

[80' long x 12' wide x 14'6" tall (with
5th wheel at 46", travel height varies due
to the truck pulling the equipment.)

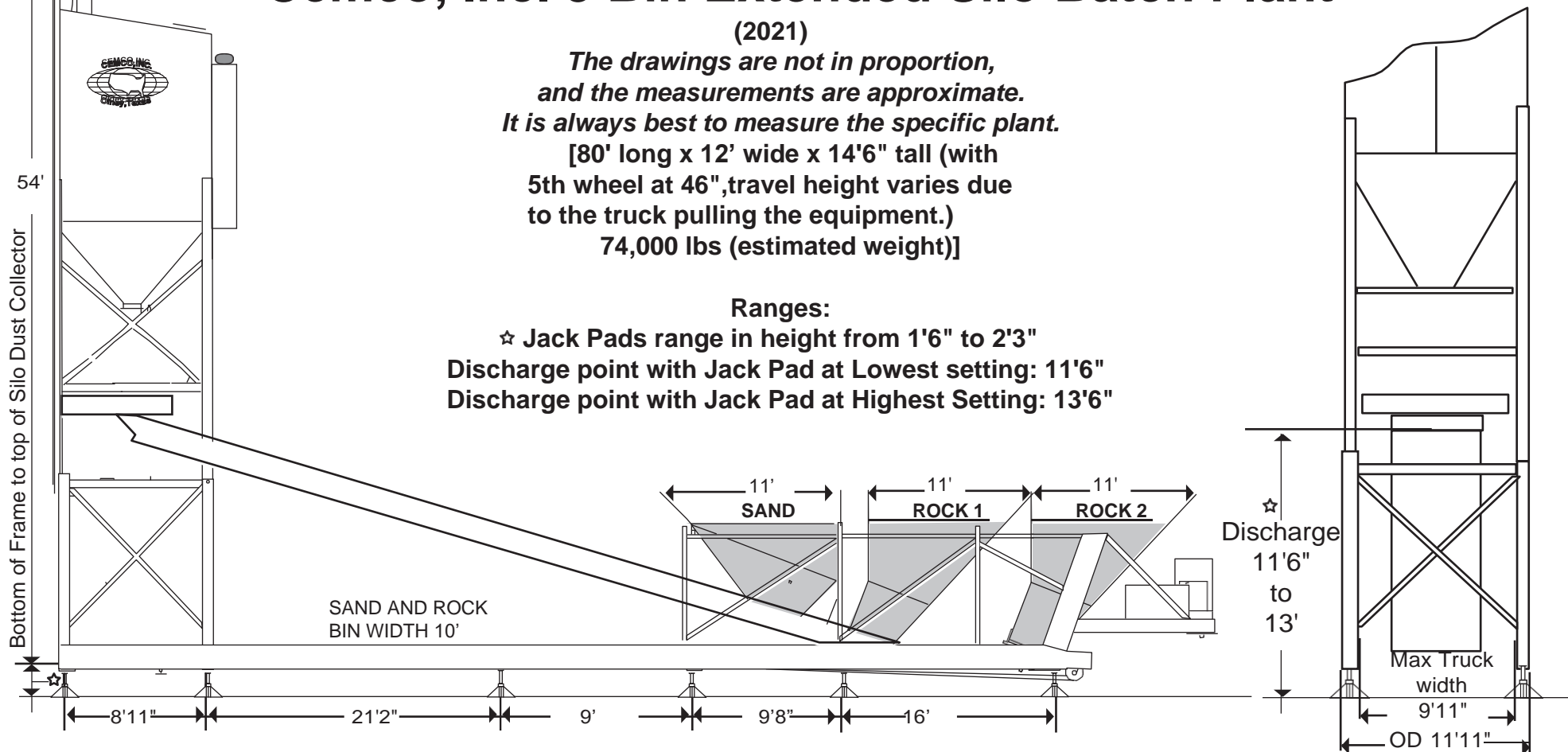
74,000 lbs (estimated weight)]

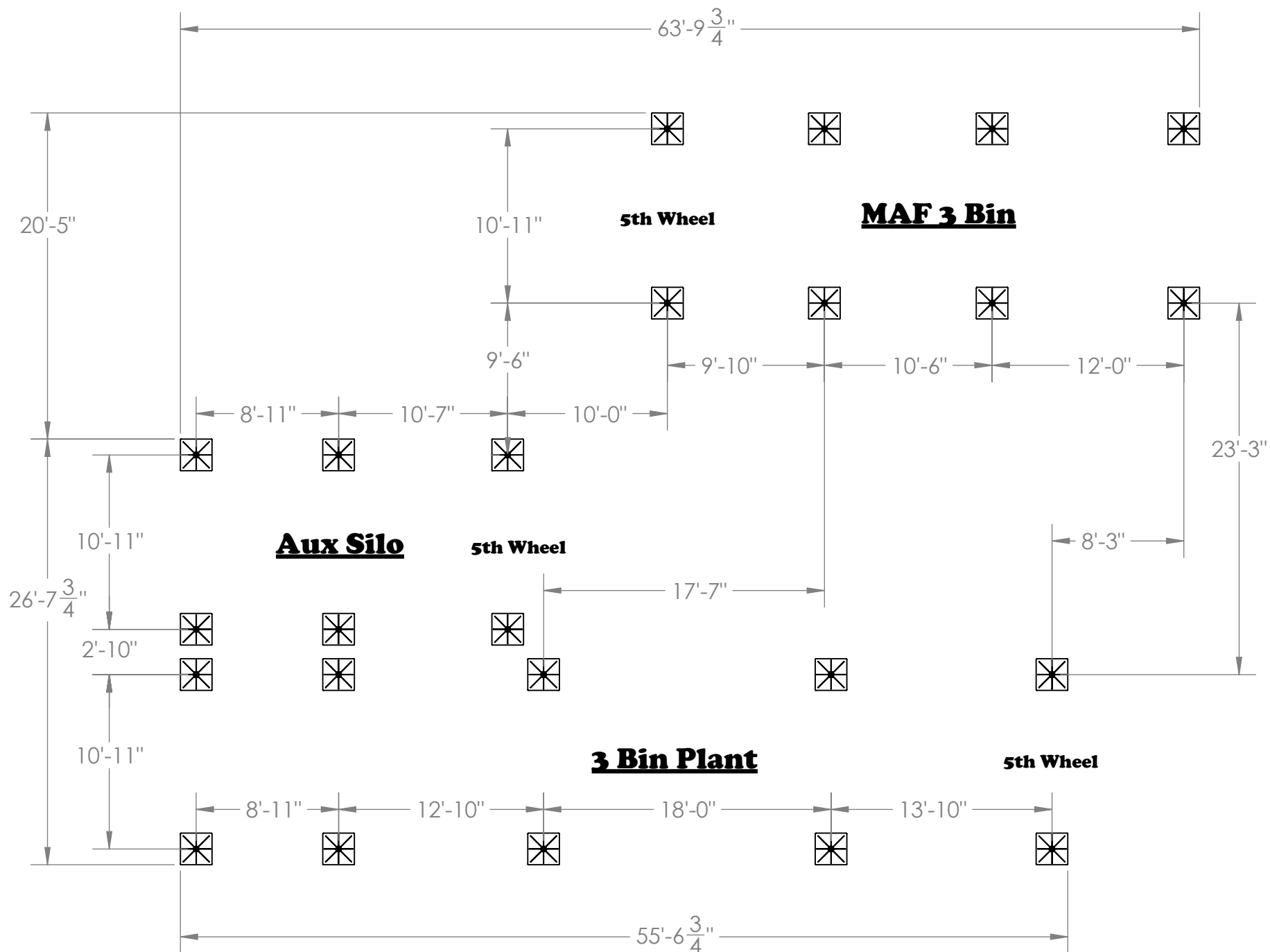
Ranges:

☆ Jack Pads range in height from 1'6" to 2'3"

Discharge point with Jack Pad at Lowest setting: 11'6"

Discharge point with Jack Pad at Highest Setting: 13'6"







Technical Data Sheet

Filter Media:	Spunbond
Construction:	100% Polyester spunbond media with point bond finish
Color:	White
Weight (nominal):	7.7 oz/yd ² (260 g/m ²)
Thickness (nominal):	0.024 inch (0.66 mm)
Permeability:	18 – 26 ft ³ /ft ² /min @ 0.5" H ₂ O – ASTM D 737 9.1 – 13.2 cm ³ /cm ² /sec @ 125 Pa – ASTM D 737 86 – 125 l/dm ² /min @ 200 Pa – DIN 53887
Max. Operating Temperature:	250°F (121°C)
Tensile Strength (nominal):	200 lbs/2-in. strip (91 kg/5 cm strip) – MD 125 lbs/2-in. strip (57 kg/5 cm strip) – CMD
Mullen Strength (nominal):	350 lbs/in ² (24.6 kg/cm ²)
Dust Release Properties:	Very Good
Filtration Efficiency:	> 99.9% for particle size range between 0.2 μ > 2.0 μ
BGIA-Filter Class:	"M" – pet Test Method: DIN EN 60335-2-69
FDA Conformity:	FDA – 21 CFR 177.1630 30.31 LFGB

California Environmental Protection Agency Air Resources Board	JOHN DEERE POWER SYSTEMS	EXECUTIVE ORDER U-R-004-0547 New Off-Road Compression-Ignition Engines
--	--------------------------	--

Pursuant to the authority vested in the Air Resources Board by Sections 43013, 43018, 43101, 43102, 43104 and 43105 of the Health and Safety Code; and

Pursuant to the authority vested in the undersigned by Sections 39515 and 39516 of the Health and Safety Code and Executive Order G-14-012;

IT IS ORDERED AND RESOLVED: That the following compression-ignition engines and emission control systems produced by the manufacturer are certified as described below for use in off-road equipment. Production engines shall be in all material respects the same as those for which certification is granted.

MODEL YEAR	ENGINE FAMILY	DISPLACEMENT (liters)	FUEL TYPE	USEFUL LIFE (hours)
2018	JJDXL04.5316	4.5	Diesel	8000
SPECIAL FEATURES & EMISSION CONTROL SYSTEMS			TYPICAL EQUIPMENT APPLICATION	
Electronic Control Module, Exhaust Gas Recirculation, Selective Catalytic Reduction-Urea, Electronic Direct Injection, Turbocharger, Charge Air Cooler, Oxidation Catalyst, Ammonia Oxidation Catalyst			Crane, Loaders, Tractor, Dozer, Pump, Compressor, Generator Set, Other Industrial Equipment	

The engine models and codes are attached.

The following are the exhaust certification standards (STD) and certification levels (CERT) for hydrocarbon (HC), oxides of nitrogen (NOx), or non-methane hydrocarbon plus oxides of nitrogen (NMHC+NOx), carbon monoxide (CO), and particulate matter (PM) in grams per kilowatt-hour (g/kw-hr), and the opacity-of-smoke certification standards and certification levels in percent (%) during acceleration (Accel), lugging (Lug), and the peak value from either mode (Peak) for this engine family (Title 13, California Code of Regulations, (13 CCR) Section 2423):

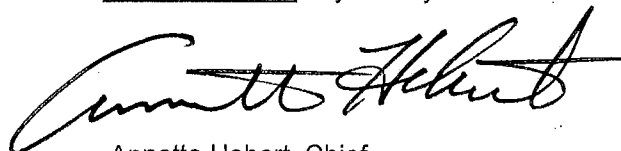
RATED POWER CLASS	EMISSION STANDARD CATEGORY		EXHAUST (g/kw-hr)					OPACITY (%)		
			NMHC	NOx	NMHC+NOx	CO	PM	ACCEL	LUG	PEAK
75 ≤ kW < 130	Tier 4 Final	STD	0.19	0.40	N/A	5.0	0.02	N/A	N/A	N/A
		CERT	0.01	0.20	--	0.02	0.01	--	--	--

BE IT FURTHER RESOLVED: That for the listed engine models, the manufacturer has submitted the information and materials to demonstrate certification compliance with 13 CCR Section 2424 (emission control labels), and 13 CCR Sections 2425 and 2426 (emission control system warranty).

Engines certified under this Executive Order must conform to all applicable California emission regulations.

This Executive Order is only granted to the engine family and model-year listed above. Engines in this family that are produced for any other model-year are not covered by this Executive Order.

Executed at El Monte, California on this 10 day of May 2017



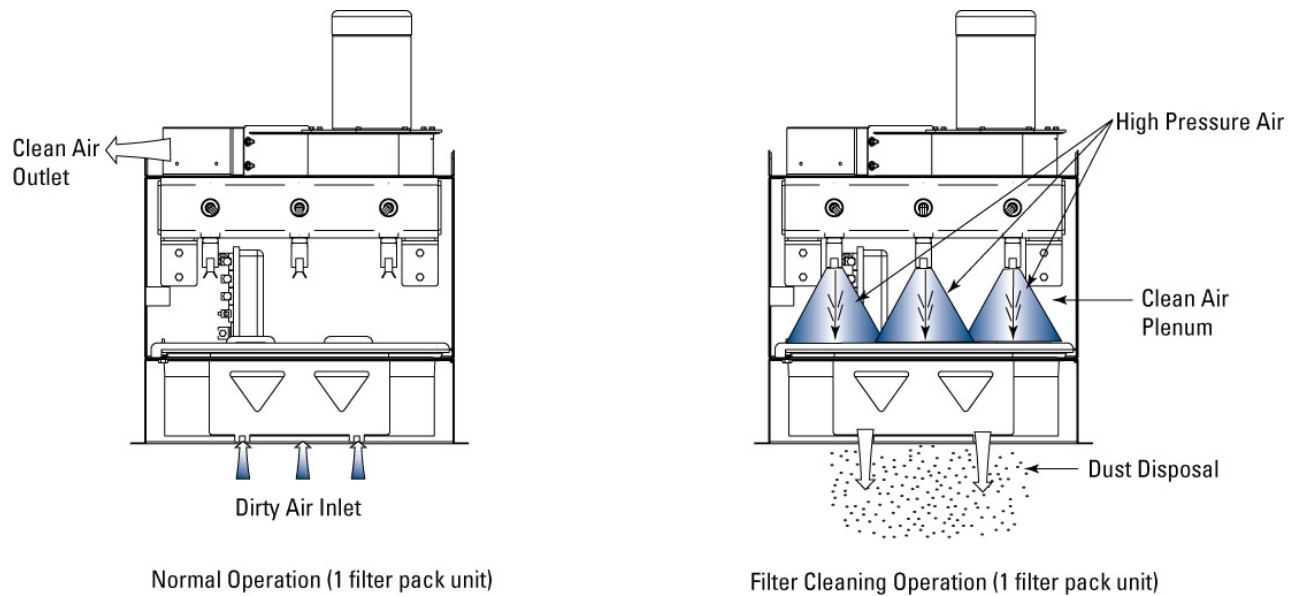
Annette Hebert, Chief
Emissions Compliance, Automotive Regulations and Science Division

Attachment: Page 1 of 1

Engine Model Summary Form

Manufacturer:	John Deere Power Systems
Engine category:	Nonroad CI
EPA Engine Family:	JJDXL04.5316
Mfr Family Name:	350HCH
Process Code:	New Submission

1. Engine code	2. Engine Model	3. kW@RPM (SAE Gross)	4. Fuel Rate: mm3/stroke@peak kW (for diesel only)	5. Fuel Rate: (kg/hr)@peak kW (for diesels only)	6. Torque (Nm) @RPM (SEA Gross)	7. Fuel Rate: mm3/stroke@peak torque	8. Fuel Rate: (kW/hr)@peak torque	9. Emission Control Device Per SAE J1830
4045HPRNT16	4045	129@2400	118@2400	29@2400	694@1600	149@1600	24@1600	EGR,OC,SCRC,NH3,OC,DFI,TC,CAC,ECM



Access filter packs from clean side through access doors on top of the collector. Filter packs are changed without tools.

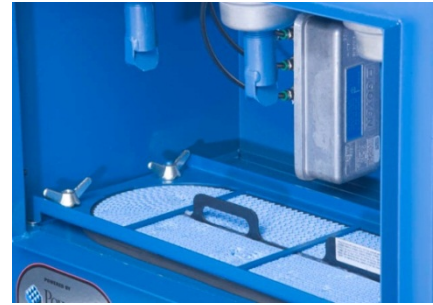
Torit PowerCore CPV-1 - Technical Product Summary

- **PAINT SYSTEM: – STANDARD FINISH:** Exterior surfaces finished with a durable, multi-coat textured liquid or powder finish that meets an ASTM B117 salt spray test of 2,000 hours on standardized test panels. The exterior color will be Torit Blue. The interior shall be primed with a durable liquid or powder primer.
- **FILTER MEDIA:** (1) CP filter packs with 63 sq ft of Ultra-Web® media for 350 cfm airflow. Operating Temperature: 150°F maximum.
- **SOLENOID ENCLOSURE:** NEMA 4
- **WEATHER COVER:** Closes air outlet of unpowered collector for outdoor installation. Protects from rain, snow, birds, and rodents.
-

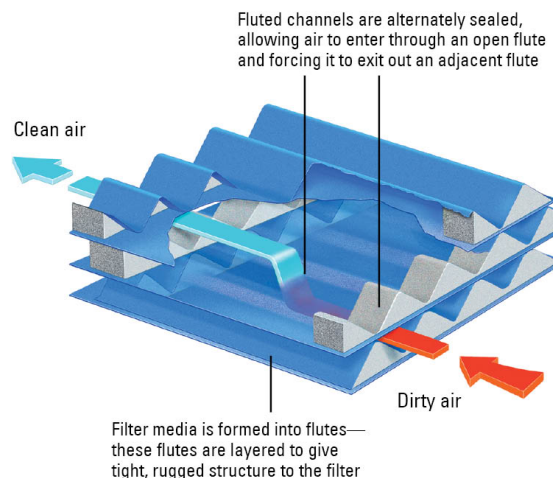
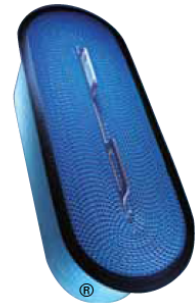
Unique Features of the Torit PowerCore CPV-1 Bin Vent



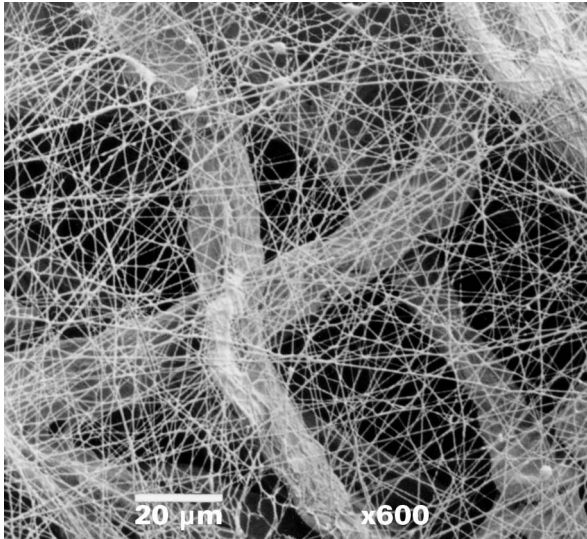
THE CPV-1 POWERCORE FILTER PACK: Is installed and removed from the clean side of the collector. Only one person is needed to perform a filter pack change. No tools are required, and there is no confined space entry. All service components are accessed from the same side.



POWERCORE FILTER PACKS: Small, lightweight, and easily handled by one person. Donaldson's PowerCore technology allows more filter material to be packaged in a smaller space: one 7 inch by 22 inch PowerCore filter pack contains as much filtering material as six 8-foot long traditional filter bags. And, the filter media inside PowerCore filter packs is our well-proven Ultra-Web advanced nanofiber technology. There is an integrated gasket that ensures a good seal with every filter change. Ultra-Web media traps more dust on the surface of the fluted channels as compared to conventional filter bag materials like depth-loading 16 oz. polyester. Surface loading greatly promotes filter cleaning. Better pulse cleaning lowers operational pressure drop and energy use.



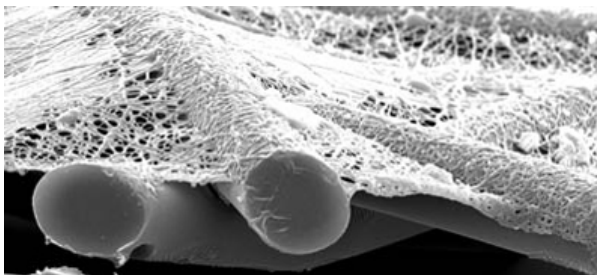
TORIT POWERCORE: Donaldson is leading the way with PowerCore, a very innovative filter technology. PowerCore filter packs combine patented Ultra-Web nanofiber technology with new media “packaging” expertise. As a result, more effective filtration area is packaged into smaller spaces. One CP Series filter pack replaces up to six traditional 8-foot long bag filters.



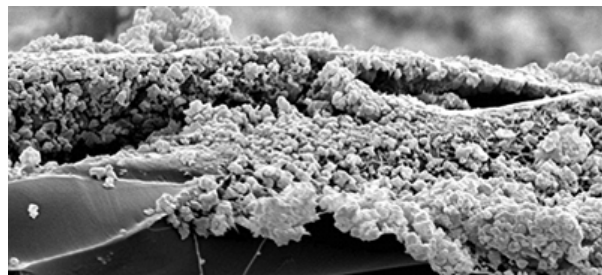
ULTRA-WEB® MEDIA: Donaldson leverages almost 100 years of air filtration experience in the development of filtration media, providing tremendous value to our customers. Ultra-Web media incorporates a durable layer of premium nanofiber, which is designed to intercept the smallest dust particles at the surface of the media. This surface loading capability improves the effectiveness of pulse cleaning which minimizes system pressure differential, thereby conserving compressed air usage and brake horsepower requirements of the system fan.

ULTRA-WEB IS MOST EFFECTIVE: Independent laboratory testing determined that Ultra-Web media has a Minimum Efficiency Reporting Value (MERV) of 15 based on the ASHRAE 52.2-1999 test standard. Ultra-Web media rated MERV 15 is the most optimized, balanced and cost-effective media in the market place, providing higher efficiency without compromising pressure drop and filter life. For more information on Ultra-Web and MERV ratings, please visit <http://www2.donaldson.com/torit/corp/pages/products/ultra-webmediatechnology.aspx>

SYSTEM ENERGY EFFICIENCY AND SAVINGS: Surface loading is a key characteristic of Donaldson's Ultra-Web media. It provides enhanced dust cake release, allowing particulate to easily pulse free of the filter surface. The result is reduced pressure drop across the filter throughout the entire life of the filter. This unique feature allows the system fan to deliver the required airflow while operating at much lower energy consumption levels.



Clean Ultra-Web Media



Surface Loaded Ultra-Web Media
(substrate still clean)

LOWER EMISSIONS: Independent lab testing showed 78% fewer emissions with PowerCore filter media, compared to 16 oz. polyester felt. These tests were done in accordance with ASTM D6830-02 per EPA PM 2.5. Annual emissions calculated assuming

14,400 cfm airflow rate, 265 working days per year, and 2 shifts per day. Field measurements may vary due to differences in dust contaminant and sensitivity of measurement equipment.



COMPACT PULSE CLEANING SYSTEM: Torit PowerCore CPV-1 includes a compact pulse cleaning system designed to match the pulse energy to the obround shape of the PowerCore filter pack. The resulting pulse flow effectively covers the entire media pack. It easily pulses the dust out of the fluted channels, keeping the pressure drop low and prolonging filter life. Requires 90 PSI clean dry compressed air connection to the air manifold.

Torit PowerCore CPV-1 Bin Vent Service Requirements

- **COMPRESSED AIR CONSUMPTION:** 10 scfm at 90 to 100 psig, clean, dry compressed air based on a 10 second pulse interval.
 - **ELECTRIC REQUIREMENTS:** : 110V, Single phase primary electrical supply to control panel (wiring between panel and individual components by others).
 - **RECOMMENDED MINIMUM MAINTENANCE CLEARANCES:** 36" in front of filter access, 18" at rear of unit.
-

- Ultra-Web® fine fiber media ensures longer filter life at a significantly lower pressure drop
- Superior particle release due to surface filtration
- Fluted media construction prevents bridging in fibrous or agglomerative applications
- Smaller and lightweight filter pack design with built-in handles
- Easy filter changeout for quicker maintenance — no tools required
- MERV* 13 filtration efficiency rating (standard)
- MERV* 15 filtration efficiency rating (optional)



PowerCore®
A Donaldson Filtration Technology



PowerCore® CP Filter Pack

(Also available in Standard, Spunbond and Anti-Static)

PROVEN TECHNOLOGY THAT PERFORMS

Proven and proprietary Ultra-Web® filter media delivers longer filter life, cleaner air and greater cost savings than other traditional filter media. It is made with an electrospinning process that produces a very fine, continuous, resilient fiber of 0.2-0.3 microns in diameter.

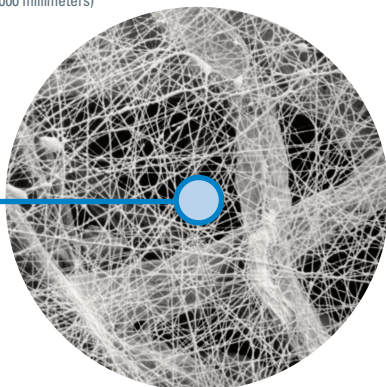
PowerCore filter packs with Ultra-Web media keep dust on the surface of the fluted channels where it is easily cleaned off unlike conventional filter bag material that depth loads, like 16 oz. (453.6 g) polyester.

- Surface loading promotes filter cleaning and longer life
- Better pulse cleaning lowers operational pressure drop and energy use

SEM† IMAGES

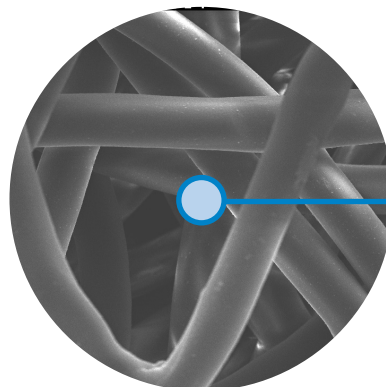
1 micron = 1/25,400 of an inch (1/1,000 millimeters)

10 micron



Ultra-Web Fine Fiber Technology (600x)

10 micron



16 oz. Polyester (600x)

† Scanning Electron Microscope.

* Refer to Technical Information on page 2.

APPLICATIONS

- Premium performance on fine, dry, fibrous and/or abrasive dust
- Longer life in aggressive/challenging applications
- Optional Spunbond or Anti-Static (AS) media available
- Spunbond version has excellent moisture and chemical resistance

MEDIA COMPATIBILITY DATA

Temperature Resistance	150°F 65°C	
Moisture Absorption**	Maximum 14% @ 70°F (21°C) and 65% RH	
Chemical Tolerance***	Acids: Poor Bases: Fair	Oxidants: Poor Solvents: Fair
Abrasion Resistance	Excellent per TAPPI 476 (Taber Method)	
Moisture Absorption** for Spunbond	0.2–0.5% @ 70°F (21°C) and 65% RH	
Chemical Tolerance*** for Spunbond	Acids: Good Bases: Good	Oxidants: Good Solvents: Good

SPECIFICATIONS

MEDIA COMPOSITION

Fine Fiber Technology	Durable proprietary synthetic filter media fiber and polymer Mean fiber diameter of 0.2 µm
Substrates	<ul style="list-style-type: none"> • Proprietary blend of cellulose fibers • Spunbond Polyester • Anti-static (AS) version per ESD STM 11.11-2001 Resistance less than 108 OHM

MEDIA EFFICIENCY

U.S. Efficiency Rating	MERV* 13 (standard)
U.S. Efficiency Rating	MERV* 15 (optional)

FILTER PACK CONSTRUCTION

Standard Construction	Obround design Fluted media configuration Urethane gasket Built-in handle
-----------------------	--

CURRENT AVAILABLE CONFIGURATIONS

Collector Models	Dimensions		PowerCore		
	in	mm	Standard	Spunbond	Anti-Static
CPC	22.3 x 7.5 x 7.0	566.42 x 190.50 x 177.80	•	•	•
CPV	22.3 x 7.5 x 7.0	566.42 x 190.50 x 177.80	•	•	•

* The Minimum Efficiency Reporting Value (MERV) of this filter cartridge has been determined through independent laboratory testing using ASHRAE 52.2 (2007) test standards. The MERV rating was determined at a face velocity of 118 feet per minute (36.0 meters per minute) and loading up to four inches (101.6 millimeters) water gauge. Actual efficiency of any filter cartridge will vary according to the specific application parameters. Dust concentration, airflow, particle characteristics, and pulse cleaning methods all affect filtration efficiency.

** Environmental conditions involving combinations of high temperature, corrosive material, and moisture can reduce media strength. Reduction in media strength may compromise cartridge integrity and performance.

*** A combination of chemicals may alter fiber resistance to the specified performance level. Chemical attack may compromise cartridge integrity and performance.

Important Notice

Many factors beyond the control of Donaldson can affect the use and performance of Donaldson products in a particular application, including the conditions under which the product is used. Since these factors are uniquely within the user's knowledge and control, it is essential the user evaluate the products to determine whether the product is fit for the particular purpose and suitable for the user's application. All products, product specifications, availability and data are subject to change without notice, and may vary by region or country.



Significantly improve the performance of your collector with genuine Donaldson Torit replacement filters and parts. **Call Donaldson Torit today 800-365-1331.**

Donaldson Company, Inc.
Torit
P.O. Box 1299
Minneapolis, MN 55440-1299 U.S.A.

donaldsontorit.com
Tel 800-365-1331 (USA)
Tel 800-343-3639 (within Mexico)
donaldsontorit@donaldson.com

EXACTLY WHAT YOU NEED.™

F118158 ENG (12/16) PowerCore CP Series Filter Pack ©2016 Donaldson Company, Inc.
Donaldson, Torit, PowerCore, Ultra-Web and the color blue are marks of Donaldson Company, Inc. All other marks belong to their respective owners.

CEMCO BATCH PLANT
Process Flow Diagram Information

Fill aggregate weigh bins with belt conveyors (1 each bin) or direct with front loader.

Water surge bin is kept continually full by float switch control.

Cement is in storage in plant silo. Auxiliary silos (as many as 2) may be used if more than one cement is necessary. If more than one cement is used they are weighed up accumulatively one at a time.

Water is weighed up by flow from a surge bin through a 6" valve into a 400-gallon capacity weigh bin.

With the aggregate bins full and the cement and water weighed up, the discharge into the mixer may begin.

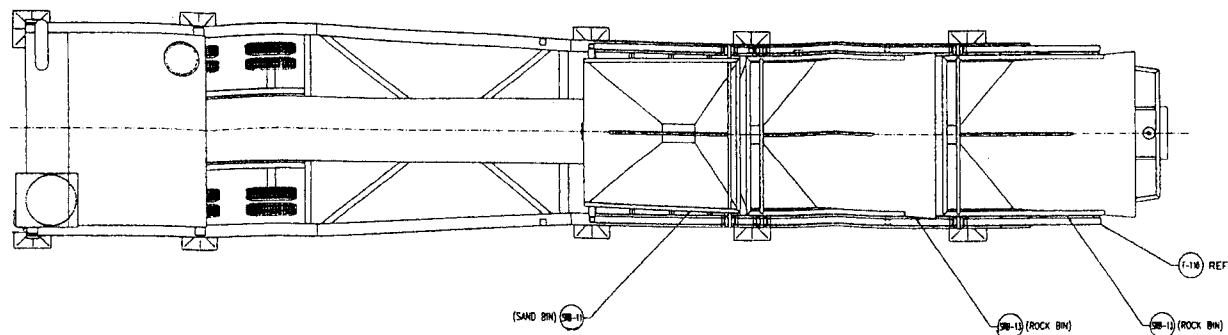
The water begins discharging from the weigh bin into the mixer through a 6" valve. At the same time all aggregates begin discharging onto the belt. The computer controls the flow rate of each individual aggregate bin independently.

Typically, after lead water and a user defined percentage of aggregate has discharged, the cement will discharge @ a user defined flow rate and should finish discharging before the aggregate.

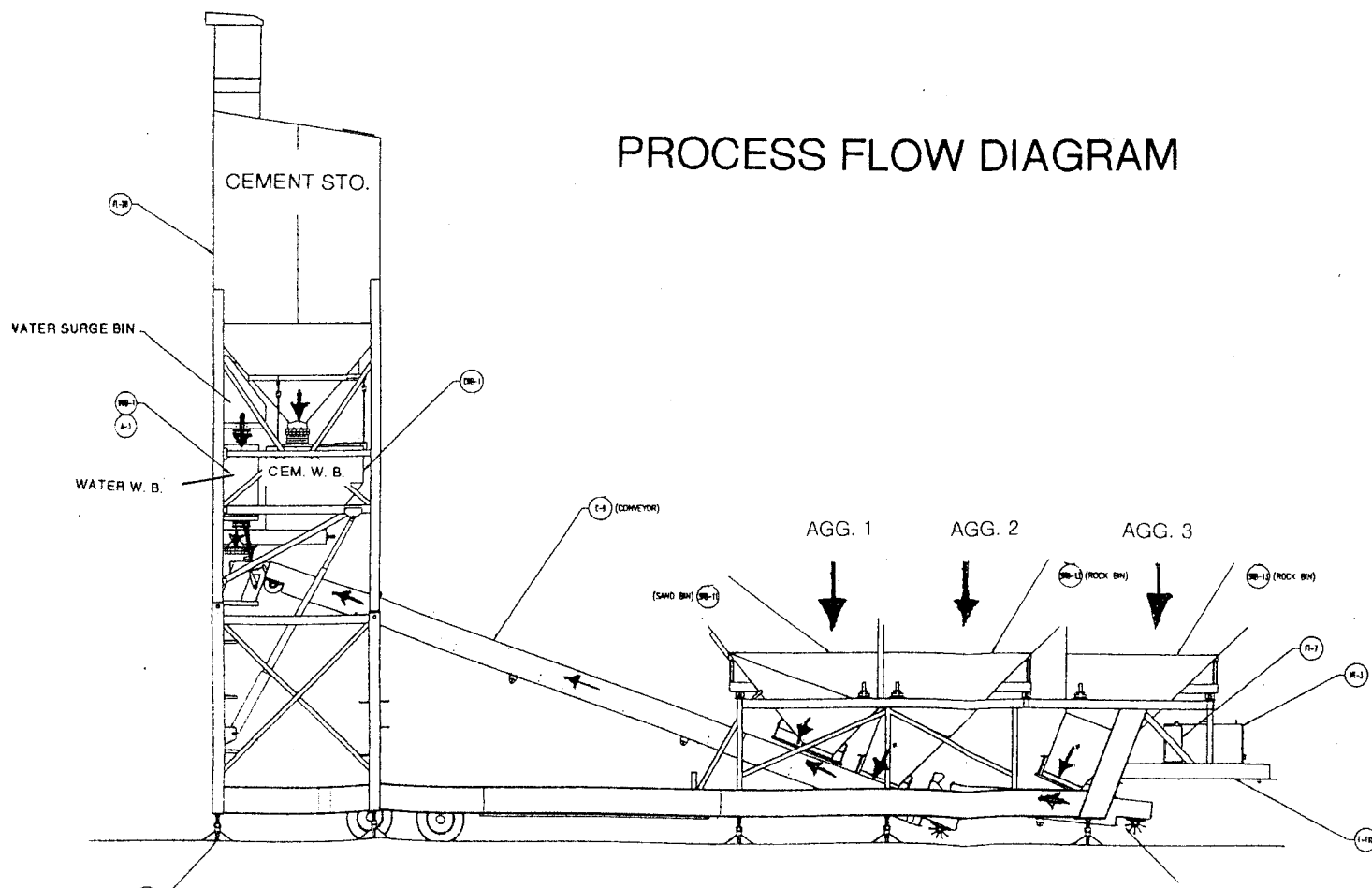
When the cement and aggregate discharge is completed, the remainder of the water is discharged and the batch is complete.

If one has large throat mixers, discharge time is about 2 minutes..

Admix dispensers are not furnished by CEMCO, Inc. but are usually supplied by admix suppliers. However, the controls for admix is in the computer.



PROCESS FLOW DIAGRAM





CEMCO

Model 300

Specification Sheet

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Cement Storage and Transfer	2
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Cemco Model 300 Technical Specifications

The Cemco Model 300 is completely portable with leveling cylinders on all four corners of the unit and a self-erecting 58 silo. The plant is completely self-contained, powered by an on board 173 Horsepower John Deere Diesel Engine.

Aggregate Handling

The Plant can be configured with 2, 3, or 4 aggregate bins. Additional 12 cubic yard automatic feeder conveyors may be added per aggregate bin.

2-bin Aggregate Storage	
Aggregate Storage Bin	Storage (cubic yards)
Sand	13 [35,000 lbs]
Rock	15 [40,000 lbs]
3-bin Aggregate Storage	
Aggregate Storage Bin	Storage (cubic yards)
Sand	13 [35,000 lbs]
Rock 1	15 [40,000 lbs]
Rock 2	15 [40,000 lbs]
4-bin Aggregate Storage	
Aggregate Storage Bin	Storage (cubic yards)
Sand	13 [35,000 lbs]
Rock 1	15 [40,000 lbs]
Rock 2	15 [40,000 lbs]
Rock 3	15 [40,000 lbs]

Note: An additional 12 cubic yards can be added per aggregate bin by utilizing the automatic aggregate feeder conveyors or a one load multi-agg feeder.

Aggregate Gate Control		
Aggregate Storage Bin	Gate Area (in ²)	Flow Control
Sand	312	Hydraulic inching clam gate*
Rock 1, 2, or 3	364	Hydraulic inching clam gate

*Sand bin also has a computer controlled vibrator in order to foster flow

Water Handling

The Model 300 Cemco Plant includes a hydraulically driven water pump which pushes water into an overhead water storage bin. The plant is hard wired to keep the storage tank full without operator interference. From the storage tank, water is gravity fed via a 6 inch, pneumatically actuated butterfly valve.

Water Pump	
Brand	Rated Maximum Flow
2 inch hydraulically driven water pump	200 GPM (750 LPM)

Water Storage and Transfer		
Water Storage Bin	Capacity	Butterfly Gate size
Overhead Water Storage Tank	600 Gallons (2300 Liters)	6 inch
Water Weigh Batcher	400 Gallons (1500 Liters)	6 inch

Cement Handling

The Model 300 batch plant includes a self-erecting silo which feeds a cement weigh batcher via a 12-inch butterfly valve. The Cemco cement weigh batcher has a 10 inch flow controlled inching gate as well as a transfer screw and a vibrator in order to create a constant and controllable flow of cement based upon the users desired flow rate. In addition, aerators and a vibrator are included on the silo to increase weigh up speed. In the case of a clump in the cement silo, a guillotine plate and cutout have been provided so that the silo gate may be removed without cement spillage.

Cement Storage and Transfer		
Cement Silo/Weigh batcher	Capacity	Butterfly Gate size
Silo (self-erecting)	(1300 ft ³) 58 ton	12 inch
Silo EXT (self-erecting)	(1900 ft ³) 75 ton	12 inch
Silo SS (self-erecting)	(1300/864 ft ³) 58/35 ton	10"-40% & 12"-60%
Cement Weigh Batcher	(129 ft ³) 5 tons	10 inch inching gate

*The batch plant comes standard with one 4" fill pipe. Additional fill pipes may be added.

Cement Weigh Batch Auger Specifications	
dimension (length x diameter)	50" x 10"
Max Motor Torque	8300 lbs·in (938 N·m)
Auger RPM (variable speed)	0-320 based upon hydraulic flow

*The auger does not have to be running for cement to flow out of the gate; it simply helps maintain constant flow.

Scale Capacities and Functionality

The Model 300 NTEP Certificate No. is 99-029.

NTEP approved scale capacities			
Scale	Nominal Capacity (lbs.)	Load Cell Capacity (lbs.)	Grad Size (lbs.)
Water	3,500	5,000	1
Cement	10,000	15,000	5
Aggregate	40,000	60,000	10

Scale Weighing Method	
Scale	Accumulative/Decumulative
Water	Accumulative
Cement	Accumulative
Aggregate	Decumulative*

*If automatic aggregate feeder conveyors are used, then the Aggregate scales can accumulate

Transfer Conveyors

All transfer conveyors are hydraulically driven. As such, they can start under full load and their speeds are easily adjustable.

Transfer Conveyor Specifications			
Belt Location	Torque	Belt Speed	Belt Width
Plant Conveyor	19560 lbs·in (2210 N·m)	0-400 ft./min	30 inches*
Aggregate Feed Conveyor	10475 lbs·in (1184 N·m)	0-400 ft./min	30 inches

*36 inch plant conveyors are an option

Pneumatic System

The Batch plant has an engine mounted, belt driven 73 CFM screw compressor which supplies air for all pneumatic functions. Air runs from the compressor to an 80-gallon storage tanks mounted ~40' down the plant frame (distance varies depending on model) in order to cool the air. SMC filtration and water separation devices are installed after the tank in order to treat air that is to be supplied to the primary pneumatic valve bank.

Standard Pneumatic Functions	
Function	Air Consumption if used continuously
Silo Dust Collector Pulse Jets	10 CFM @ 87 psi
Cement Weigh Batcher Dust Collector Pulse Jets	5 CFM @ 87 psi
Vibrators	10 CFM @ 87 psi
Vibra-Pad Aerators (pulsing)	10-15 CFM @ 7-15 psi
Central Dust Collector*	5-12 CFM @ 90-100 psi

*The 5,000 CFM Central Dust Collector is an option and comes silo mounted (does not need separate trailer and does not affect the portability of the plant)

Dust Collection

Cemco batch plants come standard with a silo top and cement weigh batcher dust collectors. As an option, a load point dust collector may be purchased. As a standard, Cemco uses the collectors outlined below; however, Cemco may elect to use a different unit and/or supplier as needed. For the specific plant, you must contact Cemco to ensure you have the correct permit information.

Donaldson TBV-2 Silo Top Dust Collector	
Cartridge Area	452 ft. ²
Cartridge Material / weave	100% Polyester spunbond
Efficiency	>99.9%
Method of Cleaning	Pulse Jet
Maximum Capacity	2,000 ACFM
Collection Type	Venting

Donaldson CPV-1 Cement Weigh Batcher Dust Collector	
Cartridge Area	63 ft. ²
Cartridge Material / weave	100% Polyester spunbond
Efficiency	>99.9%
Method of Cleaning	Pulse Jet
Maximum Capacity	350 ACFM
Collection Type	Venting

Cemco's optional central dust collector is a Donaldson 9FS6. The dust collector does not have any effect on portability as it pulls with the plant and is mounted directly to the silo. When the silo self erects the dust collector rises along with it. The dust collector is mounted on the bottom portion of silo in between the plant frame and the conveyor belt.

The Central Dust Collector is hardwired to collect dust whenever a load is discharging. During the next load's weigh up, dust from the previous load is deposited into the cement weigh batcher. In this manner the central dust collector's filters are cleaned every time a batch is weighed up. In addition, pulse jets should be operating while the unit is collecting in order to fully clean the filters.

Donaldson 9FS6 Load Point Dust Collector	
Cartridge Area	558 ft. ²
Cartridge Material / weave	100% Polyester spunbond
Efficiency	>99.9%
Method of Cleaning	Pulse Jet
Normal Air Capacity	5,000 CFM
Collection Type	Blower (Suction)

Plant Power

The Cemco Model 300 utilizes a factory mounted 173 Horsepower John Deere Tier IV Industrial Diesel engine. The engine has a 120-amp alternator which sustains the plant's 12VDC power system. All functions aside from the 120 VAC silo high level indicators and dust collector pulse jets operate via 12 VDC. In order to run the operating system and few 120 VAC functions a dedicated 20 amp 120 VAC circuit is necessary.

As an option, Cemco plants may be purchased with a 100HP electric motor in lieu of the 173HP diesel motor. Also, both power packs may be purchased for the ability to run off electricity or diesel depending on job constraints. Please consult the factory for additional information.

Plant Production

The Cemco model 300 is rated at 300 cubic yards per hour. This rating is based upon a 2:24 cycle time with 12 yard mixer trucks. The plant is fully capable of delivering a load as quickly as any truck can take it, and therefore, plant production is ultimately limited by the maximum truck feed rate and the time it takes for a loaded truck to leave and the next truck to get in place for a load. When continually batching, the plant can have the next load ready while trucks are transferring. On the high end of the production scale, Cemco has customers who routinely dry batch at 220+ cubic yards per hour sustained for many consecutive hours.

Donaldson Company Inc.

P.O. Box 1299, Minneapolis, MN 55440

800.365.1331 Tel / 952.887.3054 Fax

www.donaldsontorrit.com

Air Permit Work Sheet for DCI Dust Collector

Dust Collector Model No	9FS6
Type of Collector	Central
Cleaning Mechanism	Pulse Jet w/adjustable timer
Fan Included	Y
Collector Flow Rate	5,000 acfm
Filter Material	Spunbond Polyester
Filter Efficiency	99.99
Filter Media Max Pressure Drop	10 in H2O
Total Area of Filter Media	558 sqft
Nominal Filter Diameter	6 in
Nominal Filter Length	78 in
Quantity of Filters	9
Number of Compartments	1
Number of Filters per Compartment	9
Filtering Velocity	8.96 acfm / ft2 of cloth
Maximum concrete production	275 yds/hr
Number of fill lines	0
Application Flow Rate	5,000 acfm
Type of Particulate Controlled	3. cement & flyash
Name of Source(s) or Equipment being Controlled	04. Truck Mix Loading (Shroud)
Total Number of hours of operation per year	0 hr/yr
Outlet Area	1.23 ft2
Outlet Velocity	67.75 ft/s

	PM Inlet	PM Outlet	PM 10 Inlet	PM 10 Outlet	PM 2.5 Inlet	PM 2.5 Outlet	
Particulate Grain Loading **	2.02125	0.000202125	0.56467	0.000056467	ND*	ND*	grains / scf
Particulate Emissions **	86.62500	0.0086625	24.20000	0.0024200	ND*	ND*	lbs / hr
Particulate Emissions **	0.00000	0.000000	0.00000	0.000000	ND*	ND*	tons / yr

**Please see attached DCI
Emissions Statement

*ND=
No Data

DATA SHEET

Bottom Load Pleated Filter Element for Donaldson FS

Bottom load style pleated filter element .

Fits Donaldson Series FS dust collectors (Models FSD, VSD, RSD) with bottom load venturi connection.

Longer polyurethane top boot accommodates the venturi bell mouth.

Replaces 6.0" nominal diameter bag and cage assembly.

Standard Configuration

- 3.6" (91-mm) inner core diameter
- 1.0" (25-mm) nominal pleat depth
- Standard Pleat Count – 45 Pleats
- Molded top boot and bottom puck made from bright white soft polyurethane rated to 225°F
- Polyurethane, polypropylene and polyester components are safe for food contact

Configuration Options

- Special pleat counts (Available range: 35 – 60 pleats)
- Polypropylene Core – Rated to 180°F
- Galvanized and SS Perforated Metal (Spiral Formed) – For temperatures >180°F and for high pressure / vacuum applications.
- Grounded designs (with conductive media, metal core and stainless steel grounding wire extensions).

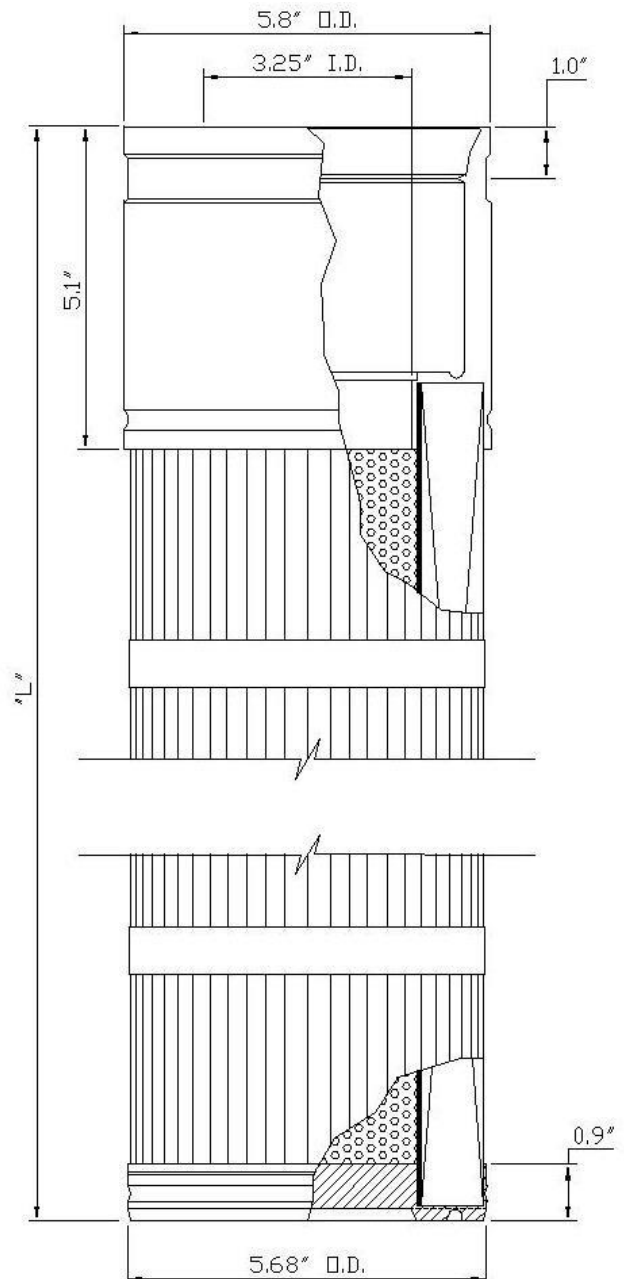
Filter Media

- Base filter media: Ultra-Web on spunbond polyester (UWSB)
- Weight: 8.0 oz/yd² (260 g/m²)
- Permeability: 15-30 acfm Frazier permeability at 0.5" w.g. dP
- Mullenburst Stength: 350 psi

Media Options

- 100% spunbond polyester with Ultra-Web (UW SB)
- 100% spunbond polyester (SB)
- 100% SB with hydrophobic & oleophobic finish
- 100% SB with conductive grid
- 100% SB with ePTFE membrane
- 100% SB with conductive grid & ePTFE membrane

Nominal Length	Overall Length "L"	Filter Area (sf) @ 45 Pleats	No. of Straps
0.5 m	23.9"	12.3	1
1.0 m	43.6"	24.6	3
1.4 m	59.3"	34.5	4
2.0 m	83.0"	49.2	6





UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
2018 MODEL YEAR
CERTIFICATE OF CONFORMITY
WITH THE CLEAN AIR ACT

OFFICE OF TRANSPORTATION
AND AIR QUALITY
ANN ARBOR, MICHIGAN 48105

Certificate Issued To: Deere & Company
(U.S. Manufacturer or Importer)
Certificate Number: JJDXL04.5316-002

Effective Date:

04/28/2017

Expiration Date:

12/31/2018

Byron J. Bunker, Division Director
Compliance Division

Issue Date:

04/28/2017

Revision Date:

N/A

Model Year: 2018

Manufacturer Type: Original Engine Manufacturer

Engine Family: JJDXL04.5316

Mobile/Stationary Indicator: Both

Emissions Power Category: 56<=kW<130

Fuel Type: Diesel

After Treatment Devices: Diesel Oxidation Catalyst, Ammonia Slip Catalyst, Selective Catalytic Reduction

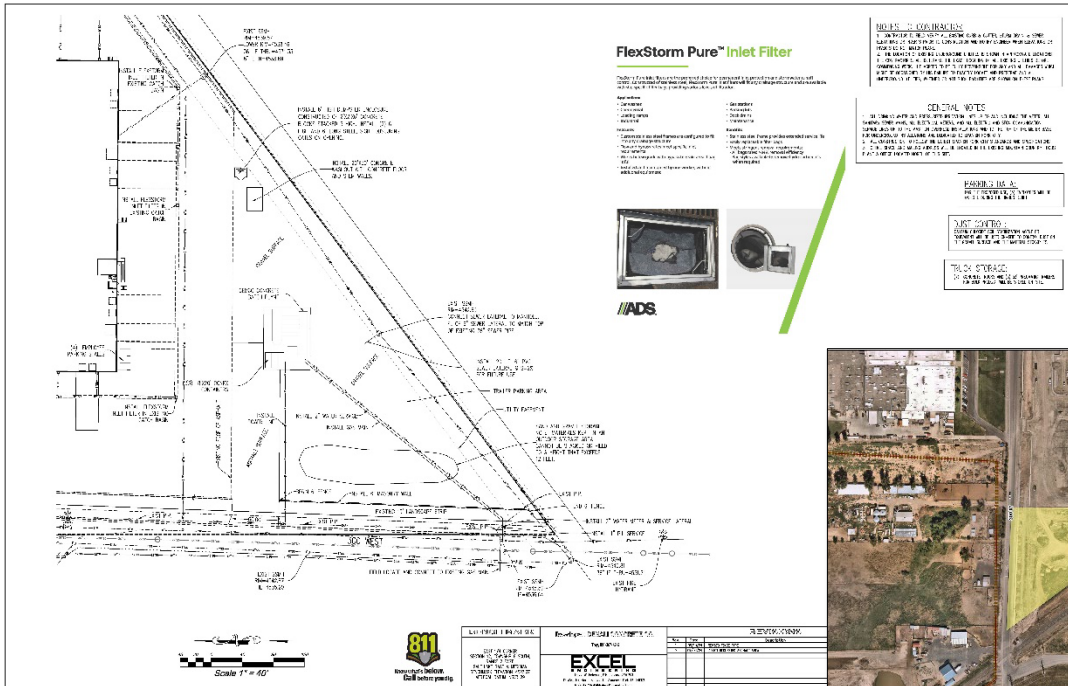
Non-after Treatment Devices: Electronic Control, Non-standard Non-After Treatment Device Installed, Electronic/Electric EGR - Cooled

Pursuant to Section 111 and Section 213 of the Clean Air Act (42 U.S.C. sections 7411 and 7547) and 40 CFR Parts 60 and 1039, and subject to the terms and conditions prescribed in those provisions, this certificate of conformity is hereby issued with respect to the test engines which have been found to conform to applicable requirements and which represent the following engines, by engine family, more fully described in the documentation required by 40 CFR Parts 60 and 1039 and produced in the stated model year.

This certificate of conformity covers only those new compression-ignition engines which conform in all material respects to the design specifications that applied to those engines described in the documentation required by 40 CFR Parts 60 and 1039 and which are produced during the model year stated on this certificate of the said manufacturer, as defined in 40 CFR Parts 60 and 1039.

It is a term of this certificate that the manufacturer shall consent to all inspections described in 40 CFR 1068 and authorized in a warrant or court order. Failure to comply with the requirements of such a warrant or court order may lead to revocation or suspension of this certificate for reasons specified in 40 CFR Parts 60 and 1039. It is also a term of this certificate that this certificate may be revoked or suspended or rendered void *ab initio* for other reasons specified in 40 CFR Parts 60 and 1039.

This certificate does not cover engines sold, offered for sale, or introduced, or delivered for introduction, into commerce in the U.S. prior to the effective date of the certificate.



Denali Concrete Zone Change Approval Request

September 26, 2024, Development Review Committee meeting.

Located at 1764 North 300 West, including 2.3 acres.

The subject property is currently zoned I-1.

The General Plan Land Use designation is Industrial.

The applicant has requested that a Zone Change to the I-2 Zone be approved to allow for the use of the manufacturing of concrete products on the property.

Key Issues

1. Potential Impacts.
2. Amenity Accessibility.

Recommendation

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

Finding

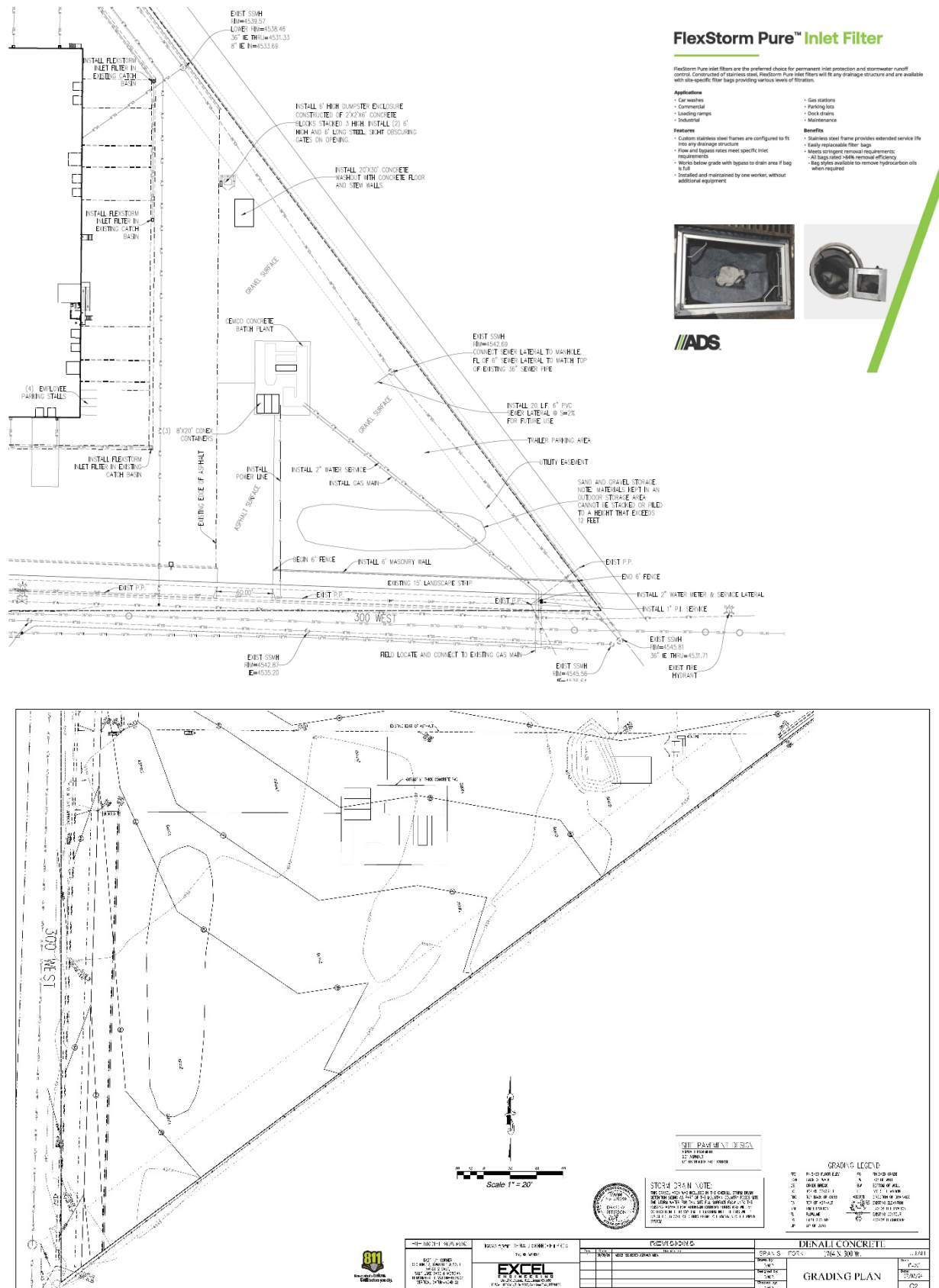
1. That the proposal is consistent with the City's General Plan Land Use Map Designation.

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 and red-lines.

Exhibits

1. Site Plan.
2. Pictures.









Hardy Zone Change Approval Request

September 26, 2024, Development Review Committee meeting.

Located at 167 North 100 West, including 0.45 acres.

The subject property is currently zoned R-3.

The General Plan Land Use designation is High Density Residential.

The applicant has requested that a Zone Change to the R-3 Zone with the Infill Overlay be approved to allow for four townhomes to be built on the property.

Key Issues

1. Have the provisions of the Infill Overlay Zone been met?
2. Utilities.
3. Masonry Wall.
4. Landscaping.
5. Power.
6. Building Elevations.

Recommendation

That the proposed Zone Change be recommended for approval based on the following findings and subject to the following conditions:

Finding

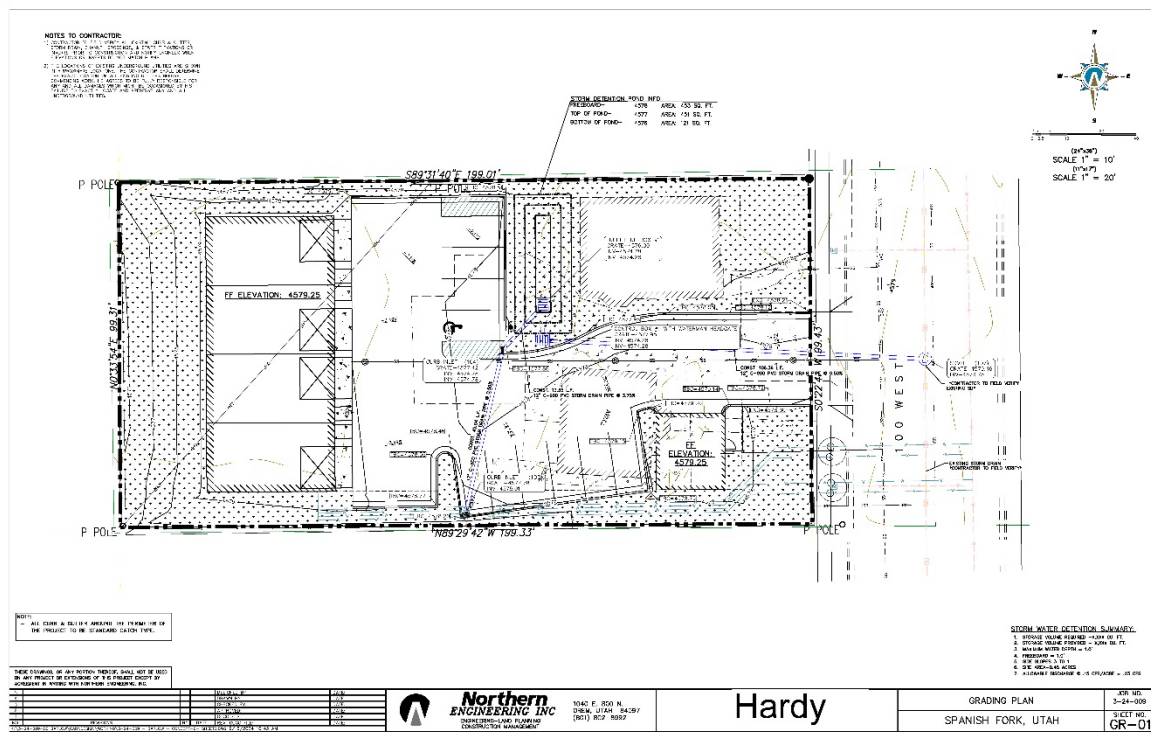
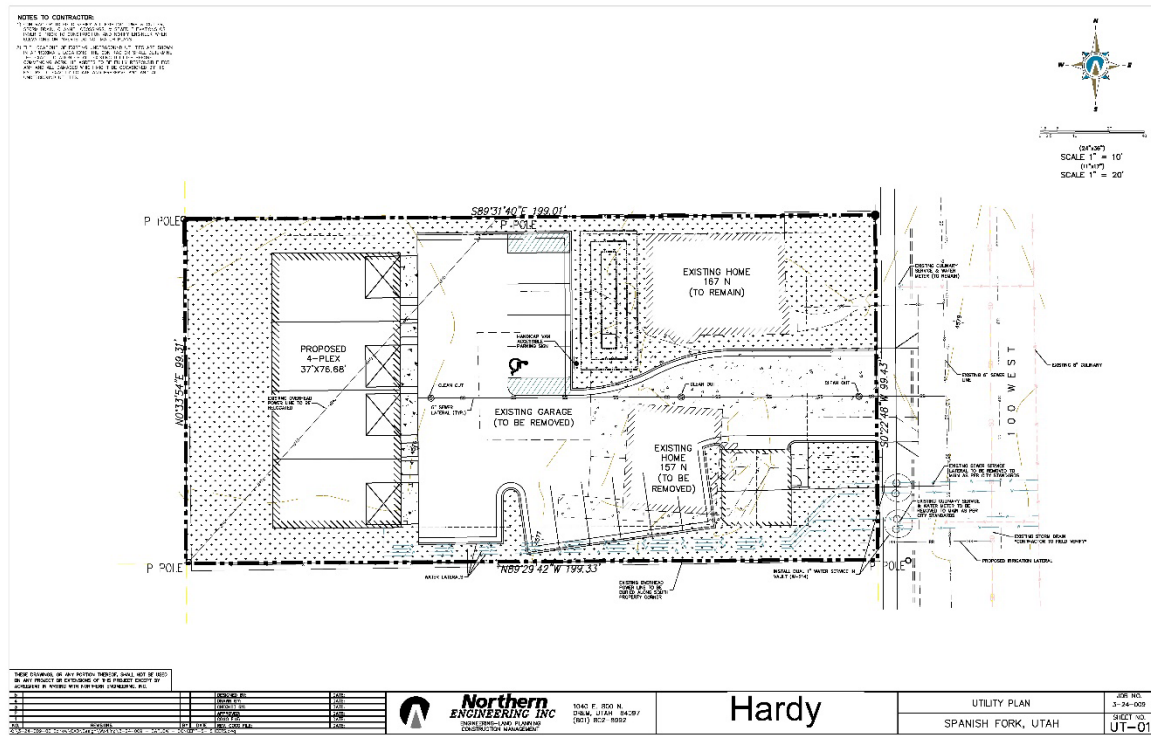
1. That the proposal is consistent with the City's General Plan Land Use Map Designation.
2. That with modifications the proposal can meet the intent of the Infill Overlay Zone.

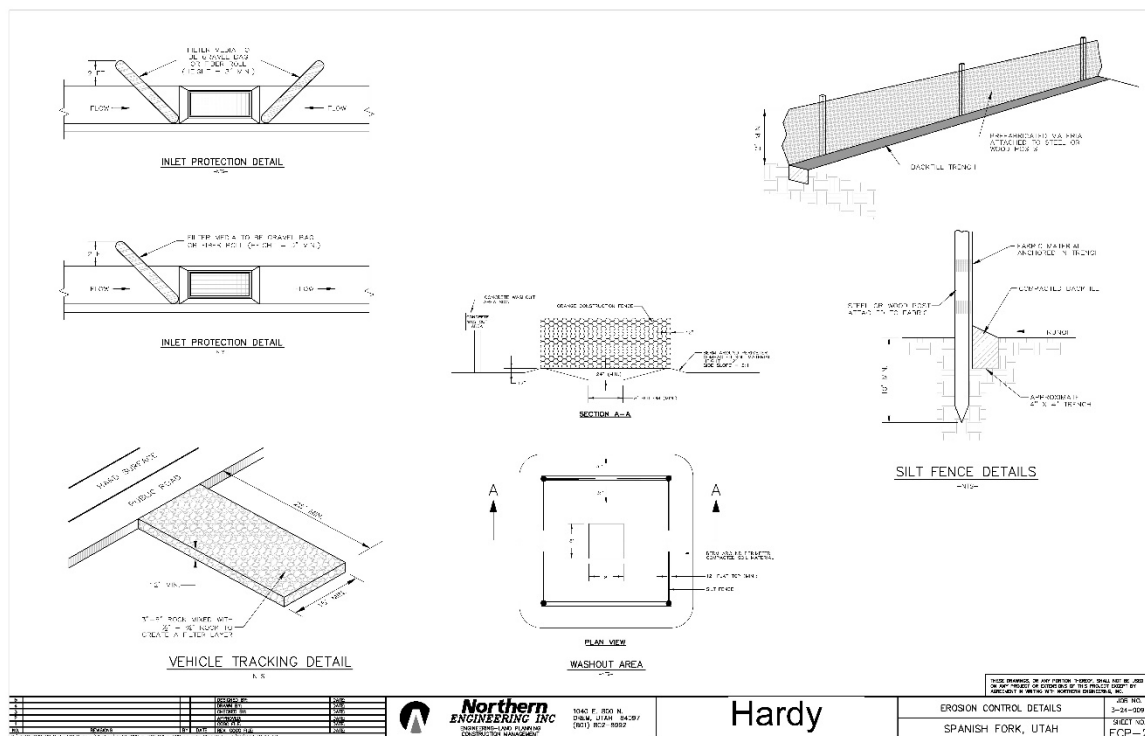
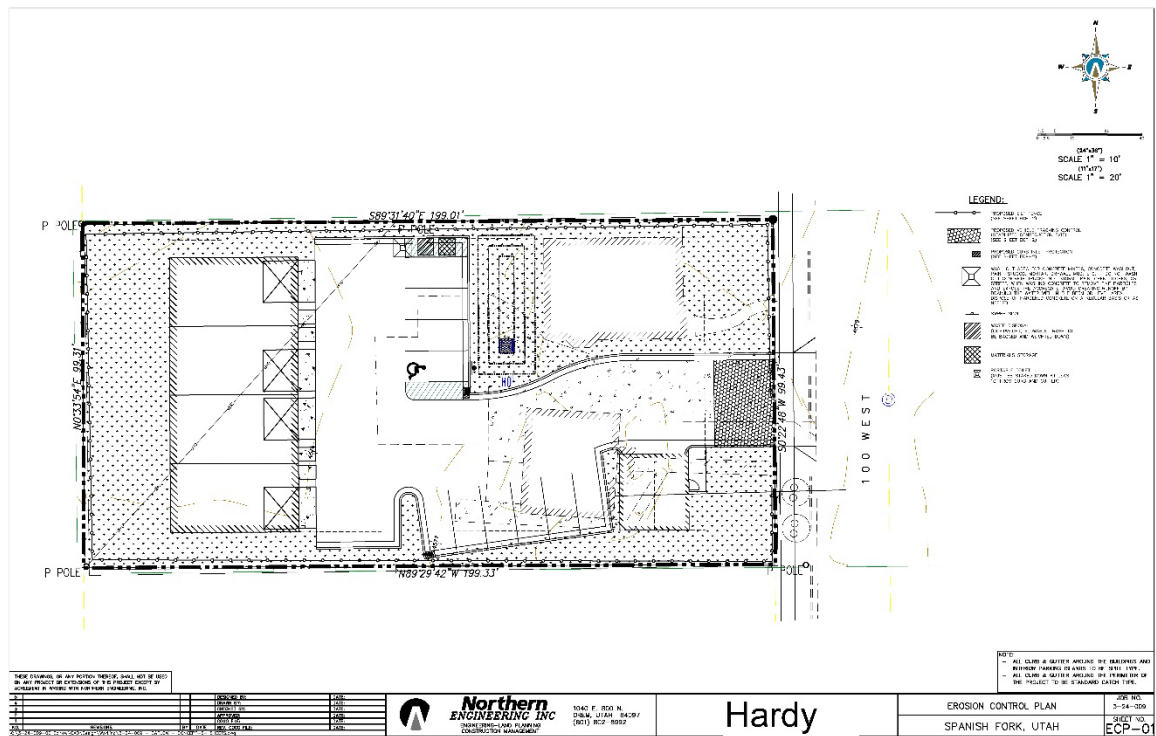
Conditions

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses and red-lines.

Exhibits

1. Site Plan.
2. Building Elevations.
3. Landscape Plans.
4. Pictures.
5. September 25th Memo on Infill Overlay.





SWPPP SIGN SPECIFICATIONS

C.S. SWPPP Sign must be installed on every construction site with a 7 days of when any construction activity is started. SWPPP sign should be posted in area where it is easily seen and should be protected from construction and/or inclement weather.

(Choose ONE of the following that applies to your site)

- c. For sites that are over 1 acre, the permittee must post a sign (2'x4') near the main entrance of the project and must include the SWPPP map (11"x17" minimum), your SWPPP contact information, state NOL, rain gauge (optional), and any other pertinent information related to SWPPP.

The following text must be included somewhere on the SWPPP sign (letters must be 2" tall and red in color):

SWPPP Storm Water Pollution Prevention Plan
A Utah Pollutant Discharge Elimination System (UPDES) permit covers this construction site.
If any non-storm water discharge or severe vehicle tracking occurs please call the Spanish Fork SWPPP Inspector at 801-464-4577.

- d. For sites that are part of a common plan of development or sale, the SWPPP sign must be at least 18" x 24" and must include the SWPPP map (11"x17" minimum), your SWPPP contact information, state NOL, rain gauge (optional), and any other pertinent information related to SWPPP.

The following text must be included somewhere on the SWPPP sign (letters must be 2" tall and red in color):

SWPPP Storm Water Pollution Prevention Plan
A Utah Pollutant Discharge Elimination System (UPDES) permit covers this construction site.
If any non-storm water discharge or severe vehicle tracking occurs please call the Spanish Fork SWPPP Inspector at 801-464-4577.

- e. For sites that are not part of a common plan of development or sale, and the site is less than 1 acre the SWPPP sign must be at least 18" x 24" and must include the SWPPP map (11"x17" minimum), your SWPPP contact information, rain gauge (optional), and any other pertinent information related to SWPPP.

The following text must be included somewhere on the SWPPP sign (letters must be 2" tall and red in color):

SWPPP Storm Water Pollution Prevention Plan
If any non-storm water discharge or severe vehicle tracking occurs please call the Spanish Fork SWPPP Inspector at 801-464-4577.



DESCRIPTION:
Substantive discharge of pollution to a stormwater runoff waterway by conducting at least once a week or as needed.

APPROACH:

- Prior to the start of the day, use the most appropriate sweeper at the highest frequency, i.e., with the highest cut and blade height.
- Keep or even parking prior to and during sweeping.
- Increase sweep frequency during wet weather.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track progress.
- Sweepers effective at removing materials less than 10 inches may generate the most dust to become a nuisance to the public.
- Equipment operator can key for the portable BMP. There are two types used, the mechanical brush sweeper (more effective at 50000) at large scale and clearing + sweeping, and the vacuum sweeper (even effective at removing fine particles and dust). Heavy materials are not used if there is a risk of a spill or a spill.

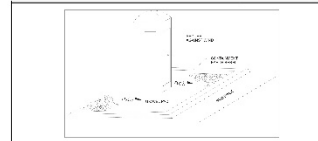
EXTRA POINT:

- Commercial sweepers are not able to remove or reduce the amount of debris.
- Mechanical sweepers are not effective at removing fine sediments.
- Effective use may also be limited by street conditions, traffic conditions, presence of commercial traffic, climate conditions, and availability of water.

MAINTENANCE:

- Routine wear parts on sweeper.
- Inspect and adjust components of the appropriate weight.

STREET SWEEPING DETAIL



DESCRIPTION:

Temporary portable sanitary facilities for construction personnel.

APPROACH:

All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CONSIDERATIONS:

- Locate portable facilities in convenient locations throughout the site.
- Prepare level ground surface and provide clear access to the facilities for servicing and for on-site personnel.
- Construct earth berm perimeter (2' tall by 6" wide) around for spill containment.

TALL CONSIDERATIONS:

- No limitations.

MAINTENANCE:

- Portable facilities should be maintained in good working order by trained service with daily servicing for leak detection.
- Regular waste collection should be arranged with local service.
- All waste should be deposited in sanitary sewer system for treatment at appropriate agency.

PORTA-POTTY DETAIL

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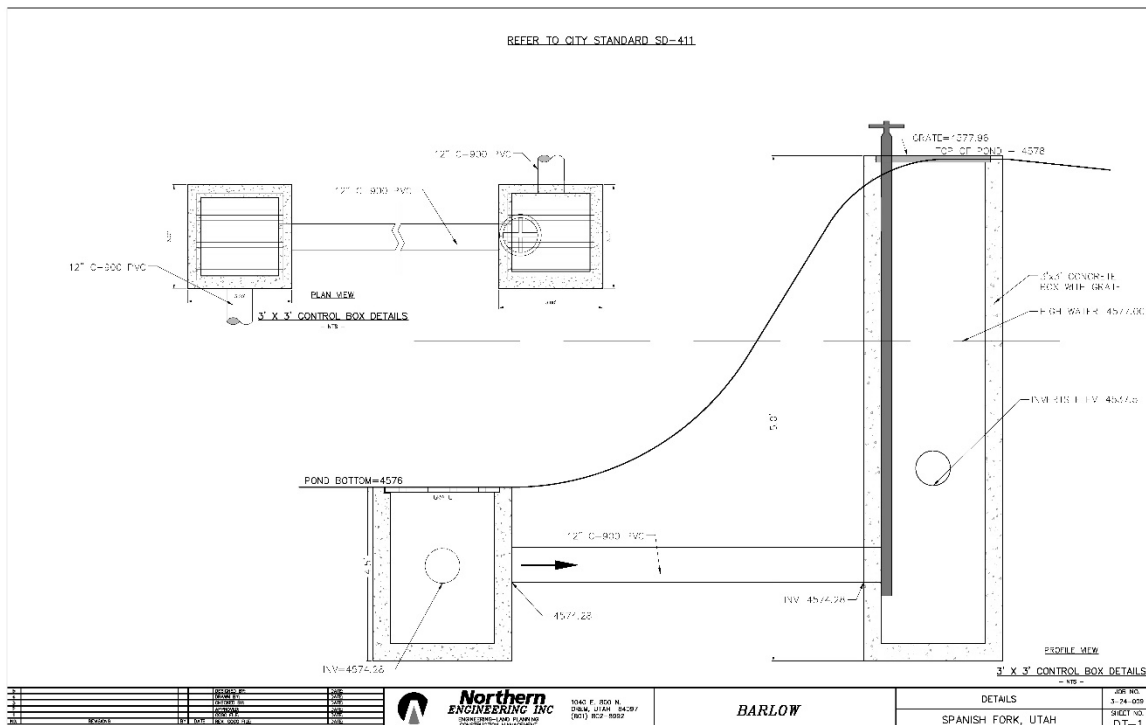


Northern Engineering Inc.
DESIGN-BUILD-CONSTRUCTION MANAGEMENT

1000 E. 800 N.
SPRINGDALE, UTAH 84097
(801) 852-1882

Hardy

SWPPP DETAILS	401 RD
SPANISH FORK, UTAH	SWPPP V3
	ECOP-3



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Northern Engineering Inc.
DESIGN-BUILD-CONSTRUCTION MANAGEMENT

1000 E. 800 N.
SPRINGDALE, UTAH 84097
(801) 852-1882

BARLOW

DETAILS	401 RD
SPANISH FORK, UTAH	SWPPP V3
	DT-1

A MAIN LEVEL FLOOR PLAN

Scale: 1/8" = 1'-0"

B UPPER LEVEL FLOOR PLAN

Scale: 1/8" = 1'-0"

PROJECT INFORMATION

PROJECT: BARNES 4-PLEX & RESIDENCE
 LOCATION: 1000 N. 10TH AVE., SUITE 100, DENVER, CO 80202
 OWNER: BARNES 4-PLEX & RESIDENCE
 ARCHITECT: TREVOR BARLOW ARCHITECTS, P.C.
 DATE: 01/15/2015

LEGEND

1. 1/8" = 1'-0"

2. 1/4" = 1'-0"

3. 1/2" = 1'-0"

4. 3/4" = 1'-0"

5. 1" = 1'-0"

6. 1 1/4" = 1'-0"

7. 1 1/2" = 1'-0"

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9. 2" = 1'-0"

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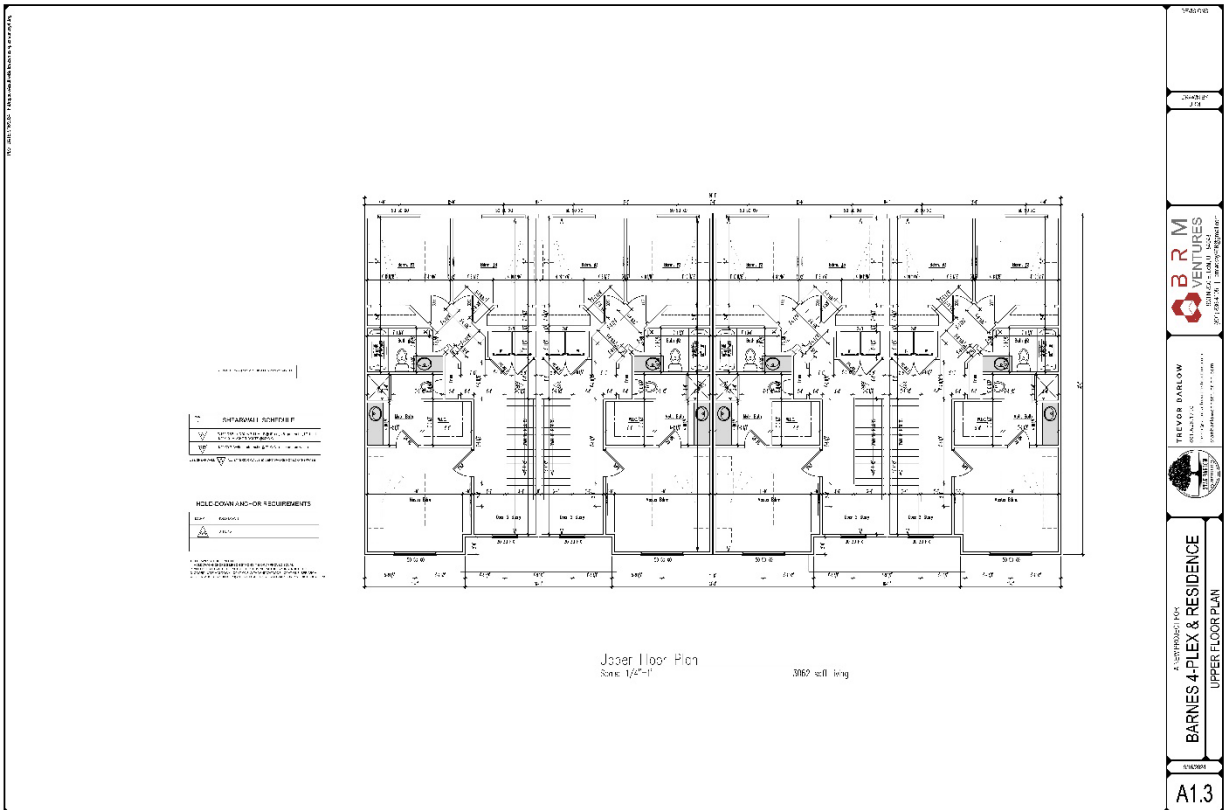
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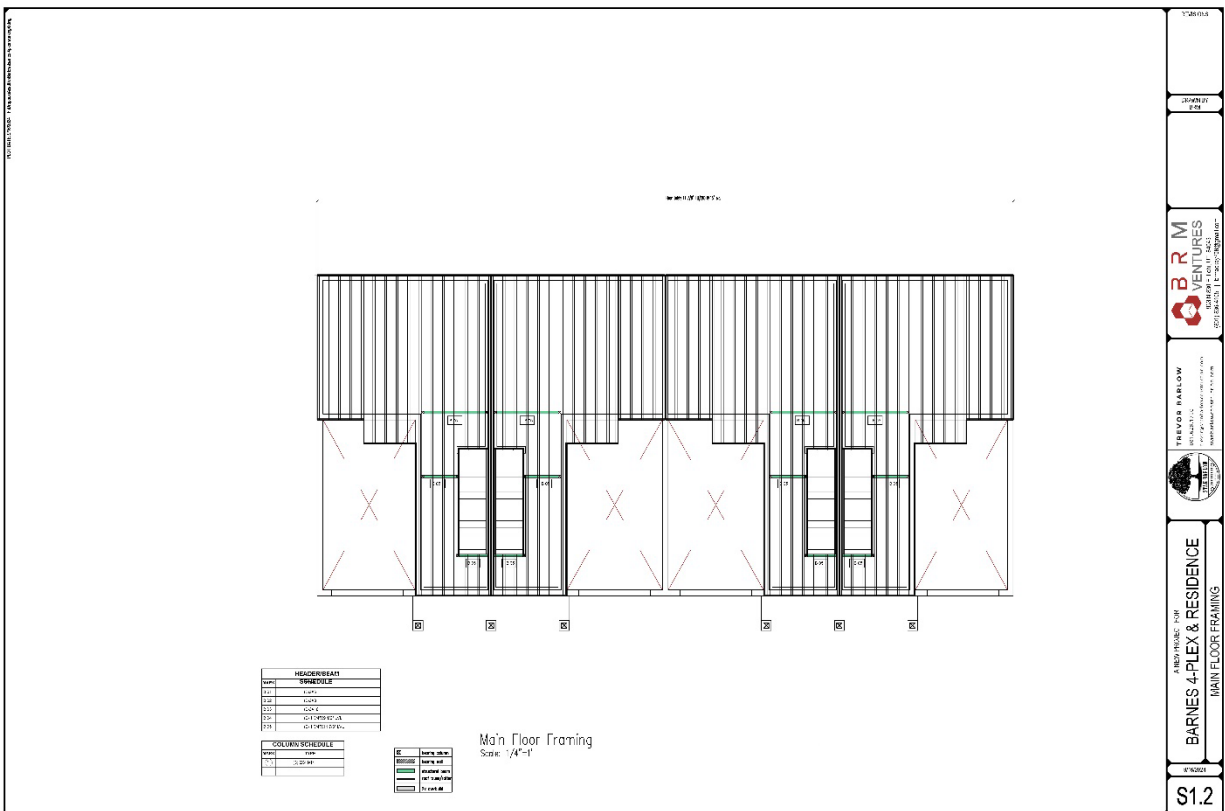
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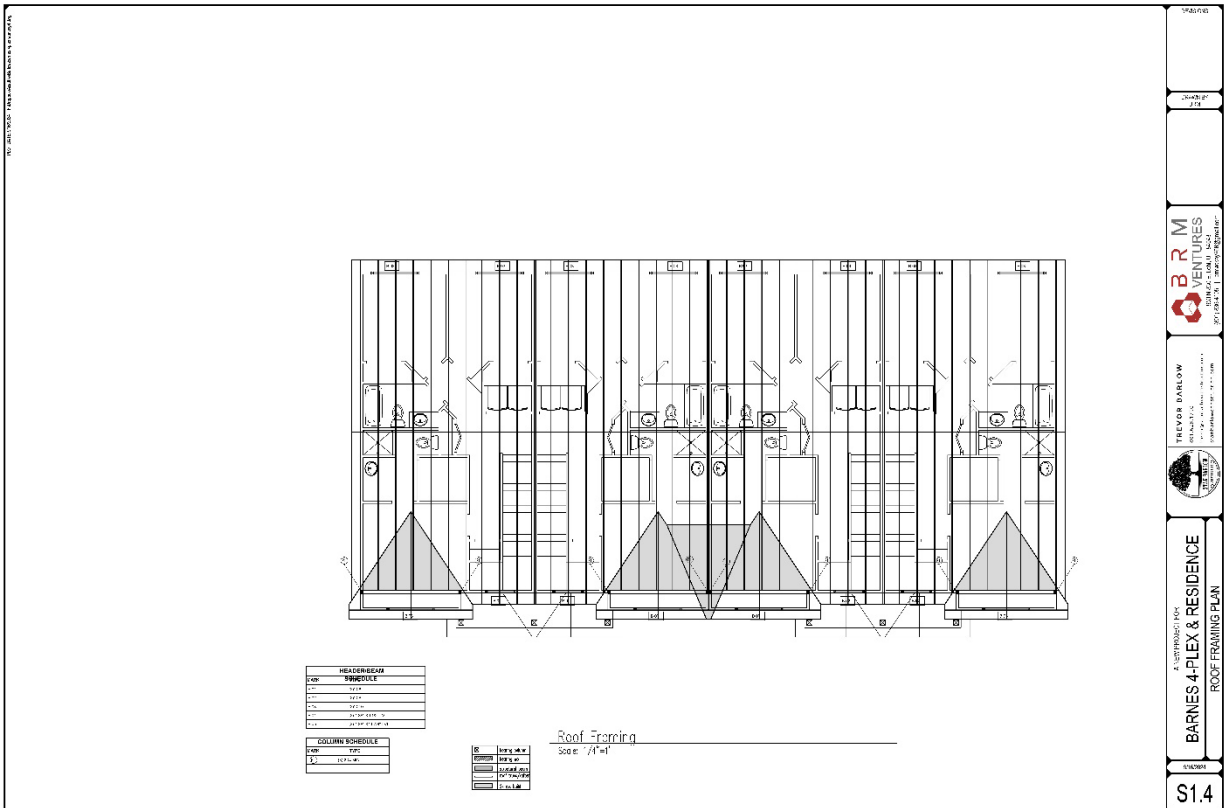
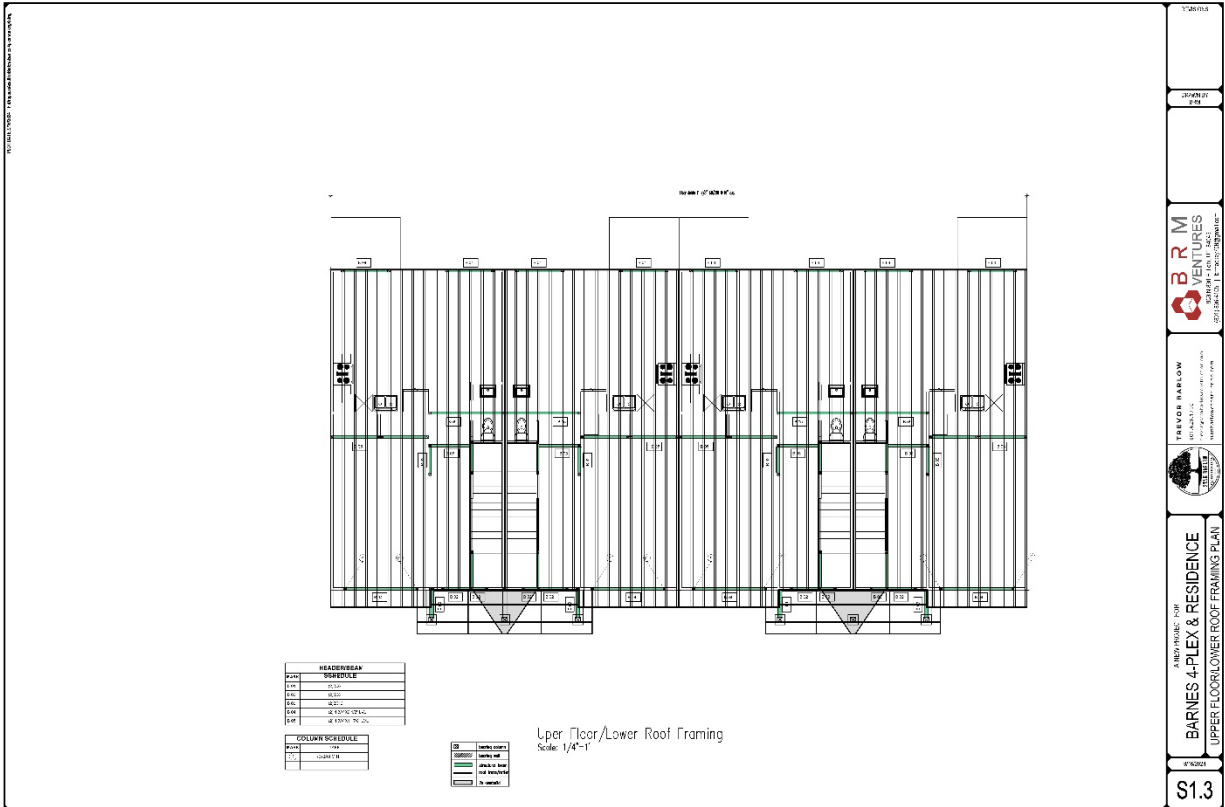


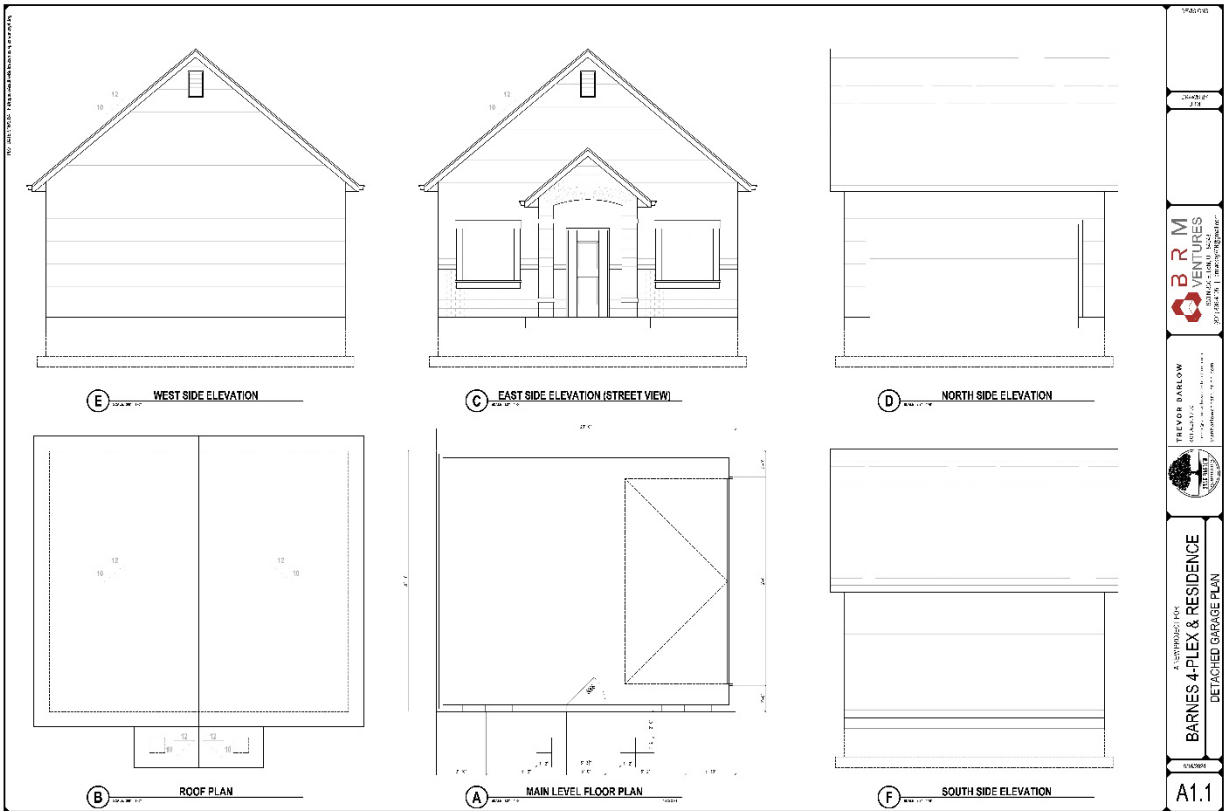


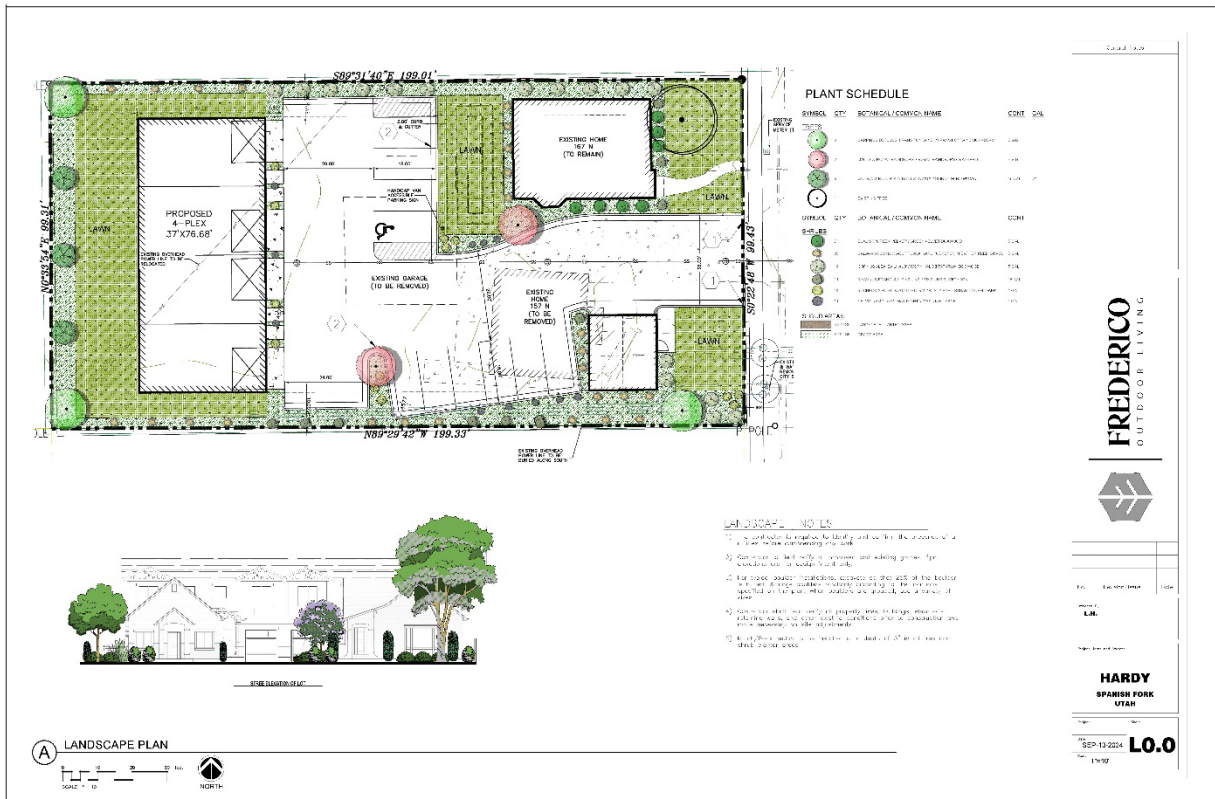


















TO: Spanish Fork City Council

FROM: Community Development Department

DATE: September 26, 2024

RE: Hardy Fourplex Infill Overlay

15.3.20.090 Infill Overlay Zone - The following findings must be made by the Council before approving any Infill Development Overlay District:

1. 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.
 - a. The proposed fourplex has been designed to align with the neighborhood's characteristics, using construction materials such as brick, stucco, vertical painted siding, and architectural-grade shingles. This development will complement the materials found on the existing home at the front of the property by using a similar style of authentic brick. Other homes in the neighborhood use similar design elements that will blend with the new development such as roof shape, exterior color and masonry columns. The building placement on the street will remain consistent as the existing house and new garage will be spaced a similar distance as the existing houses are. Screened off-street parking also helps to maintain the existing building placement by not offsetting the location of the new garage. By placing the new development at the rear of the property, the neighborhood's character is preserved, ensuring that the existing home remains prominent while the fourplex will primarily be visible from the street directly in front.
2. Development standards shall also include design elements that will provide appropriate screening and buffers between the project and the surrounding properties.
 - a. The drive approach for the proposed development will be located on the interior of the lot, preserving the existing lawn. Placing the development at the rear of the property allows for a substantial front setback, while still maintaining a 25-foot setback to the rear. Additionally, the development will include new landscaping, featuring a variety of trees, bushes, and shrubs along the sides and rear of the

property, further buffering the new development from neighboring homes. Off-street parking will be offered in garages at the base of the development and in a small lot that's screened from the street by the existing house and new garage.

TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, AICP

DATE: September 25, 2024

RE: Proposed Changes to Permit Artificial Turf

This correspondence is provided as a follow-up to a previous discussion with the City Council about artificial turf.

Included below are proposed changes to Title 15 that would allow for the use of artificial turf as a substitute for lawn (live grass). As drafted, these changes would place the same limits on the use of artificial turf as what apply to the use of lawn. These proposed changes are indeed still a work in progress, some of the specific aspects staff would like to discuss are:

1. The definition, considerable thought has gone into what is proposed. Staff still believes there may be ways to make it more clear and to have it align more closely with the materials Spanish Fork residents are likely to use.
2. Are the proposed limits on the use of artificial turf appropriate?
3. Should language be included to distinguish artificial turf from features, like putting greens, that may be similar to but not meet the definition of artificial turf?
4. What posture should the City take to enforce landscaping regulations and how should that posture be reflected in the Code?

Also, accompanying this memorandum is a spreadsheet with information on the approaches that various communities take to regulate artificial turf and information on local suppliers..

15.4.16.130 Landscaping, Buffering Walls, And Fences

A. 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.

B. Landscape Requirements for Single-family and Twin Home Residential Uses.

1. Application. The landscape requirements that follow shall apply to all new single-family and twin home residential landscapes. The following describes the general landscape design requirements for single-family and twin home residential uses.
 - a. All single-family and twin home residential lots shall have the front yard, side-street yards for corner lots and park strips landscaped within one (1) year of receiving a Certificate of Occupancy. Interior side and back yards must be landscaped within two (2) years of receiving a Certificate of Occupancy.
 - b. All portions of a lot that are not improved with impervious materials must be landscaped within the above-described timelines. Weeds do not qualify as required landscaping. Landscaped areas shall be maintained in a neat, clean, and orderly condition. This includes the removal of litter, proper pruning, lawn mowing, weeding, dead-heading of perennial plants, fertilizing, replacement of dead plants, and regular watering of all landscaped areas.

c. Required landscaping in the park strips, front yards and side yards that are visible from the street shall be comprised of live plant material with an automated irrigation system. Zero-scape may only be used in back yards that are not visible from the street. Water-conserving designs are encouraged (see §15.4.16.130(C) Water-Conserving Landscape Design Recommendations for Single-family and Twin Home Residential Uses).

d. ~~Artificial turf is a lawn substitute composed of individual artificial blades of grass that attempt to emulate natural turf in look and color.~~ Artificial turf is a synthetic ground cover designed to mimic the appearance of natural grass. It consists of fibers made from polypropylene, polyethylene, or a blend of these materials, tufted onto a backing material such as polypropylene or polyurethane. Artificial turf features lifelike blades with a minimum pile height of 1.5 inches and includes a mix of at least two shades of green and a thatch layer of beige or tan. Indoor or outdoor carpeting is not artificial turf and it is prohibited to use crumb rubber as infill material for artificial turf. Synthetic ground coverings installed for use as putting greens, bocce courts or for other similar activities are not considered artificial turf. ~~The use of artificial turf in park strips, front yards and side yards that are visible from the street is not permitted.~~ The use of artificial turf in front yards and side yards that are visible from the street is subject to the same area limitations that apply to the use of lawn.

e. No more than 70% of a lot shall be surfaced with impervious materials. No more than 60% of the front and side-street setback areas can be improved with impervious surfaces.

f. Where park strips are sufficiently wide, street trees are required in accordance with the provisions found in 12.08.

g. Lawn shall not be less than eight (8) feet wide at its narrowest point.

h. Lawn and **artificial turf** shall not exceed 35% of the front and side-yard landscape area. The landscape area does not include footprints of buildings or structures, sidewalks, typical driveways, and other non-irrigated areas intentionally left undeveloped.

i. Lawn **and artificial turf** shall not be installed in park strips. **Lawn shall not be installed on paths** or on slopes greater than 25% or 4:1 grade.

C. Water-Conserving Landscape Design Recommendations for Single-family and Twin Home Residential Uses.

1. Water-conserving Landscape Design is encouraged. The Locascapes® Program, the Salt Lake City Plant List and Hydrozone Schedule 2013 prepared by Salt Lake City Public Utilities, and the Utah State University Center for Water-efficient Landscaping, shall be primary references for the design and installation of water-conserving plants and landscapes in Spanish Fork City (see Spanish Fork Water-Conserving Landscape Online Resource List at www.spanishfork.org). These and other resources included in the list offer user-friendly design ideas, recommendations, programs, examples and inspiration for the implementation of water-conserving landscapes for single-family and twin home uses, as well as those for developer/contractor installed projects.
2. The landscaped areas of the front yard, side and rear yards should follow Locascapes® five-step process as follows and as detailed in the Spanish Fork City Water-wise Landscape Design Elements & Principles Guidebook (2022) and the Locascapes® Program (see Spanish Fork Water-Conserving Landscape Online Resource List at www.spanishfork.org).
 - a. Create a central open space in the front and rear yards consisting of lawn, hardscape, groundcover, gravel or compacted mulch.
 - b. Create smaller gathering areas constructed of hardscape shall be placed outside of the central open shape. In a landscape without lawn, gathering areas may function as the central open shape.
 - c. Fill remaining areas with planting beds composed of water-conserving plants and water-efficient irrigation systems.
 - d. Locate activity zones outside of the central open shape that are surfaced with materials other than lawn.

- e. Provide paths and walkways to link the different areas of the yard together. These should be constructed of hardscape, mulch, other groundcover or non-lawn materials.

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

1. The following standards shall be required for all new developer and contractor installed landscapes for the following project types:
 - a. Multi-family residential uses;
 - b. Professional Office and Non-residential or Non-commercial uses;
 - c. Commercial uses; and
 - d. Industrial uses.
2. The standards do not apply to single-family, twin home and similar residential uses (see Section C. General Landscape Requirements for Single-family and Twin Home Residential Uses).
3. The standards are not intended to conflict with other landscape requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.
4. At maturity, all applicable landscapes are required to have enough plant material (perennials, decorative grasses, shrubs, groundcovers and similar) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
5. General design requirements, the following describes the general landscape design requirements for each type of use.
 - a. Multi-family Residential Uses.
 - (1) Minimum of 25% on-site landscaping as a percentage of total site area, except in the R-5 Zone where 20% on-site landscaping is required.
 - (2) Minimum one (1) tree provided for every 1,000 square feet of required landscaping area.
 - (3) Parking lots shall include landscape islands within the parking lot, with a minimum 108 square foot planter island separating every 10 parking spaces in a row. Required landscape islands shall be at least six (6) feet wide, and shall be individual islands in single-loaded parking lots or merged with the required island on the opposite side of a double-loaded configuration. Each required landscape island shall include a single shade tree as identified on the City's approved list of Street and Shade Trees (one (1) tree for single loaded, and two (2) trees for each merged double-loaded island). These trees shall count toward meeting the minimum required trees for the site.
 - (4) Minimum 15-foot wide planting area adjacent to all public streets, which shall include trees with a maximum spacing of 30 feet, which shall count toward meeting the minimum required trees for the site. The planting areas may be partially or completely within the street right-of-way area. The specific trees used shall be selected from the City's approved Street and Shade Tree List. On streets included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Street and Shade trees must be planted within 30 feet of the public street curb, and wherever possible, 50% of the required Street and Shade Trees must be planted in the park strip. These trees shall count toward meeting up to 50% of the minimum number of required trees for the site based on the amount of required landscaping.
 - (5) A minimum 10-foot wide planting buffer and a six (6) foot wall are required where any multi-family use abuts another property. These trees shall count toward meeting the minimum required trees for the site. An exception to the six (6) foot wall requirement may be granted if the Development Review Committee finds that the multi-family use and adjacent uses are designed to create an integrated campus-like environment. In such cases, the planter area shall include shade trees are spaced a maximum of 30 feet apart.

(6) In cases where it is determined that the tree species in the approved Street and Shade Tree List (see Appendix X) would adversely impact utility lines and public infrastructure, the use of substitute tree species may be approved by the Community Development Director.

(7) In cases where it is determined that the tree species in the approved Street and Shade Tree List (see Appendix X) would adversely impact utility lines and public infrastructure, the use of substitute tree species may be approved by the Community Development Director.

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

b. Professional Office and Non-residential or Non-commercial Uses.

(1) Minimum of 20% on-site landscaping as a percentage of total site area.

(2) Minimum one (1) tree provided for every 1,000 square feet of required landscaping area.

(3) Parking lots shall include landscape islands within the parking lot, with a minimum of 108 square feet of planter area for every 10 parking spaces. Required landscape islands shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include Street and Shade Trees, as identified on the City's approved Street and Shade Tree List, with a maximum spacing of 30 feet (see Section 12.08 Street Trees and Park Strip Design for details).

(4) Minimum 15-foot wide planting area adjacent to all public streets, which shall include trees with a maximum spacing of 30 feet. The planter area may be partially or completely within the street right-of-way area. The specific trees used shall be selected from the City's approved Street and Shade Tree List. In locations included in the Shade Tree Master Plan, the selected trees shall include the mix of trees as prescribed by the Plan. Street and Shade Trees must be planted within 30 feet of the public street curb wherever possible, with 50% of the required Street and Shade Trees required to be planted in the park strip. These trees shall count toward meeting up to 50% of the minimum number of required trees for the site based on the amount of required landscaping.

(5) A minimum 10-foot wide planting buffer is required where the site abuts a residential use or district. The planting buffer shall include trees with a maximum spacing of 30 feet. A six (6) foot wall shall be constructed where the site abuts a residential district. Where the use of the adjacent property is residential but zoned Commercial Office, Commercial 1, Commercial 2, Commercial Downtown, Urban Village Commercial, Business Park or Shopping Center, a solid fence (not chain link with slats or similar) may be constructed in place of the wall. In situations where adjacent sites are designed to function as an integrated campus, the Development Review Committee may consider alternatives to the six (6) foot wall.

(6) In cases where it is determined that utilizing tree species found in the approved Street and Shade Tree List would adversely impact utility lines, the use of substitute tree species may be approved by the Community Development Director.

(7) No more than 20% of the required landscaping shall be irrigated turf grass outside of active recreation areas, and no turf area shall be less than eight (8) feet in width. At maturity, multi-family and non-residential landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

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

c. Commercial Uses.

(1) Minimum of 15% on-site landscaping as a percentage of total site area.

(2) Minimum one (1) tree provided for every 1,000 square feet of required landscaping area.

(3) Parking lots shall include landscape islands within the parking lot, with a minimum 108 square foot planter island separating every 10 parking spaces in a row. Required landscape islands shall be at least six (6) feet wide, and shall be individual islands in single-loaded parking lots or merged with the required island on the opposite side of a double-loaded configuration. Each required landscape island shall include a single shade tree as identified on the City's approved list of Street and Shade Trees (one (1) tree for single loaded, and two (2) trees for each merged double-loaded island). These trees shall count toward meeting the minimum required trees for the site.

(4) Minimum of 15-foot wide planter area adjacent to all public streets, which shall include one (1) Street Tree for each 30 feet of frontage along all public streets. The specific trees used shall be selected from the City's approved Street and Shade Tree List. For sites included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Street and Shade Trees must be planted within 30 feet of the public street curb, and wherever possible 50% of the required Street and Shade Trees must be planted in the park strip. These trees shall count toward meeting up to 50% of the minimum number of required trees for the site based on the amount of required landscaping.

(5) A minimum 10-foot wide planting buffer where the site abuts a residential use or district. The planting buffer shall include trees with a maximum spacing of 30 feet, which shall count toward meeting the minimum required trees for the site. A six (6) foot high wall shall be constructed where the site abuts a residential district. Where the use of the adjacent property is residential but zoned Commercial Office, Commercial 1, Commercial 2, Commercial Downtown, Urban Village Commercial, Business Park or Shopping Center, a solid Fence (not chain link with slats or similar) may be constructed in place of the Wall. Also, in situations where adjacent sites are designed to function as an integrated campus, the Development Review Committee may consider alternatives to the six (6) foot high wall.

(6) In cases where it is determined that utilizing tree species found in the approved Street and Shade Tree List would adversely impact utility lines, the use of substitute tree species may be approved by the Community Development Director.

(7) In order to ensure construction requirements are met and City utilities are not damaged, Spanish Fork City shall require applicants to provide a deposit with the construction of each non-residential project valued at \$50,000 or more. The deposit amount shall be determined in the City budget and will be refunded to whomever paid the application fees containing that line item. If the required landscape cannot be installed prior to the issuance of the Certificate of Occupancy, a landscaping deposit will be required for the estimated cost of installing the required landscape. Once the landscaping is complete and approved, the landscaping deposit will be refunded to whomever paid it.

(8) No more than 20% of the required landscaping shall be irrigated turf grass outside of active recreation areas, and no turf area shall be less than eight (8) feet in width. At maturity, multi-family and non-residential landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

(9) Lawn **and artificial turf** shall not be installed in park strips. **Lawn shall not be installed on paths** or on slopes greater than 25% or 4:1 grade.

d. Industrial Uses.

(1) Minimum of 10% on-site landscaping as a percentage of total site area.

(2) Minimum one tree provided for every 1,000 square feet of required landscaping area.

(3) Parking lots shall include landscape islands within the parking lot, with a minimum 108 square foot planter island separating every 10 parking spaces in a row. Required landscape islands shall be at least six (6) feet wide, and shall be individual islands in single-loaded parking lots or merged with the required island on the opposite side of a double-loaded configuration. Each required landscape island shall include a single shade tree as identified on the City's approved list of Street and Shade Trees (one (1) tree for single loaded, and two (2) trees

for each merged double-loaded island). These trees shall count toward meeting the minimum required trees for the site.

(4) A minimum 15-foot wide planting area shall be located adjacent to all public streets, which shall include trees with a maximum spacing of 30 feet. The specific trees used shall be selected from the City's approved Street and Shade Tree List. On streets included in the Street and Shade Tree Master Plan, the selected trees shall include the mix of trees as prescribed by the Plan. Street and Shade Trees must be planted within 30 feet of the public street curb and wherever possible, and 50% of the required Street and Shade Trees must be planted in the park strip. These trees shall count toward meeting up to 50% of the minimum number of required trees for the site based on the amount of required landscaping.

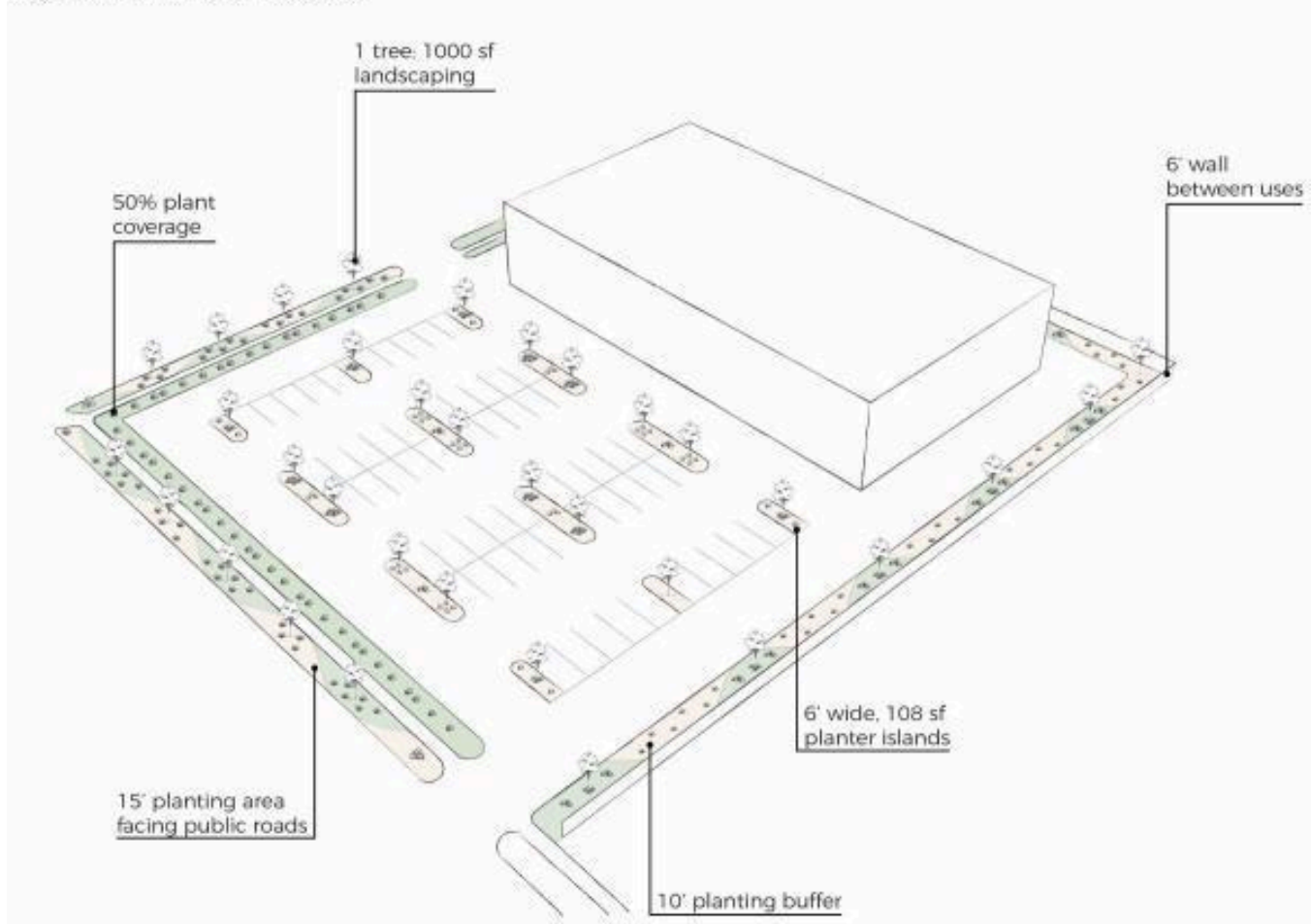
(5) A minimum of 10-foot wide planting area and six (6) foot high wall are required where a site abuts a residential use or district. The planter area shall include trees with a maximum spacing of 30 feet. These trees shall count toward meeting the minimum number of required trees for the site based on the amount of required landscaping.

(6) In cases where it is determined that utilizing tree species found in the approved Street and Shade Tree List would adversely impact utility lines, the use of substitute tree species can be approved by the Community Development Director.

(7) No more than 15% of the required landscaping shall be irrigated turf grass outside of active recreation areas, and no turf area shall be less than eight (8) feet in width. At maturity, multi-family and non-residential landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

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

**LANDSCAPING REQUIREMENTS
NONRESIDENTIAL DEVELOPMENTS**



6. Water-Conserving Landscape Design Requirements for Multi-family, Professional Office, Public, Commercial and Industrial uses.
 - a. General Water-conserving Design.
 - i. Plants selected for landscape areas shall be well-suited to the microclimate and soil conditions at the project site. Plants with similar water needs shall be grouped together as much as possible.
 - ii. Areas with slopes greater than 25% shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization. No turf grasses or overhead irrigation is allowed on slopes greater than 25%.
 - iii. Exemptions. Sports fields, turf play areas within parks, school grounds, golf courses and cemeteries may be deemed exempt from the landscape water allowance limitations of this chapter with approval by the Community Development Director. All other portions of this chapter shall apply.
 - iv. Mulch. After the completion of planting, all irrigated non-turf areas shall be covered with a minimum three (3) inch to four (4) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Nonporous material shall not be placed under the mulch. Drip irrigation is required where turf grasses are not being utilized.
 - v. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six inches (6")

and amending the soil with organic material as per recommendations of the landscape designer/ landscape architect based on the required soils report.

b. Plant Selection. The Localscapes® Program, the Salt Lake City Plant List and Hydrozone Schedule 2013 prepared by Salt Lake City Public Utilities, and the Utah State University Center for Water-efficient Landscaping shall be primary references for the design and installation of water-conserving plants and landscapes in Spanish Fork City (see Spanish Fork Water-Conserving Landscape Online Resource List at www.spanishfork.org).

c. Documentation.

i. Landscape Plan Documentation Package. A copy of a landscape plan documentation package shall be submitted to and approved by the City prior to issuance of any permit. The landscape plan documentation package shall be prepared by a professional landscape architect.

ii. The landscape plan documentation package shall consist of the following items:

a. Project Data Sheet. The project data sheet shall contain:

- project name and address;
- applicant or applicant agent's name, address,
- phone and email;
- landscape architects name, address, phone and
- email; and
- landscape contractor's name, address, phone.

b. Planting Plan: A detailed planting plan shall be drawn at an appropriate scale suitable for identifying the location of all plant materials. The plan shall include a summary table indicating the following.

- zoning classification;
- proposed development type/use;
- adjacent development zones and uses;
- project/lot size in acres and square feet;
- landscape requirement in square feet;
- percentage of landscape provided in square feet;
- landscape coverage required in square feet;
- total number parking spaces proposed;
- parking landscape island area required in square feet;
- total number of landscape islands required at 108 square feet minimum area, 6' minimum width;
- number of trees provided at one (1) tree per 1,000 square feet;
- number of frontage trees required at 30' on center;
- number of buffer trees required at 30' on center; and
- number of frontage trees provided at 30' on center.

c. Irrigation Plan: A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain:

- layout of the irrigation system
- a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
- inclusion of a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
- static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
- flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers;
- EPA Water Allowance Table; and

- installation details for irrigation components.
- d. Grading Plan: A grading plan shall be included in the application drawing set at the same scale as the planting plan. The plan shall contain:
 - property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements, and
 - existing and finished contour lines and spot elevations for the proposed site improvements.
- e. Topsoil Report: A topsoil report shall be provided describing the required depth, composition, and bulk density of the topsoil, in addition to recommendations for soil amendments. The planting plan shall incorporate the recommendations of the topsoil report into the planting specifications.
- f. Landscape Water Allowance: Use the WaterSense Water Budget Tool provided by the US Environmental Protection Agency to calculate the water allowance for the site.
 - The Water Budget Tool is available as a [MS Excel spreadsheet \(xlsx\)](#).
 - The spreadsheet and instructions are available at <https://www.epa.gov/watersense/water-budget-tool>

E. Landscape Requirements for Multi-family and Non-residential Uses.

1. General Requirements

- a. All irrigation systems shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation and bubbler systems shall be used in all landscape areas except those that contain lawn. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
- b. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
- c. At least three to four (3-4) inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.
- d. At maturity, single-family landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
- e. At maturity, multi-family and non-residential landscapes are required to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.
- f. Lawn **and artificial turf** should not be installed in park strips. **Lawn should not be installed on** paths less than eight (8) feet in width, or on slopes greater than 25% or 4:1 gradient.

2. Trees.

- a. Purpose. The planting and growth of healthy trees contribute to making Spanish Fork an attractive and healthy community. Planting the correct type of tree in the right setting is an important factor for ensuring Spanish Fork will continue to be an attractive and resilient city in the future. Landscape design and implementation practices are therefore required to ensure existing trees are preserved to the greatest degree possible, and that newly planted trees survive and thrive. This is particularly important for street trees and trees located in the highly-visible front yards of all properties in the city. The purpose of this section is to define permitted and

prohibited trees for use in Spanish Fork and to identify the standards that apply to the selection and planting of correct trees in different locations.

b. Tree Selection and Standards

Planting the right type of tree in the correct setting is an important factor for ensuring that Spanish Fork will continue to be an attractive and resilient city in the future. This is a function of the specific location where the tree is planted, and the size of the soil/planting area, as described below and detailed in the Spanish Fork Approved Street and Shade Tree List. In addition to those requirements, tree restrictions may be subject to requirements of other government agencies (UDOT, for example) and utilities with below and above-ground electrical, gas and cable services. In order to accomplish this, the following standards and practices shall be required.

- i. Selection and planting of street trees contained in the Spanish Fork Approved Street and Shade Tree List.
- ii. Existing trees should be preserved whenever possible.
- iii. When removing vegetation and plantings around the trunks and bases of existing trees when installing water efficient landscapes, special care should be taken to not damage the roots of existing trees.
- iv. Newly planted trees need additional water during the first years of planting in order to become established. In addition to properly designed irrigation systems, other methods such as drip hoses and "gator bags" should be used to provide more water for new trees, particularly when irrigation water is unavailable.
- v. Street trees shall be selected based on a combination of their approximate size at maturity, Tree Size at maturity as follow:

Large Trees –45 feet tall or greater at maturity;
Medium Trees –30-45 feet tall at maturity;
Small Trees – less than 30 feet tall at maturity.
- vi. Nursery Stock Specifications - trees should be grown in a recognized nursery in accordance with good horticultural practice (American Association of Nurseryman Standards, ANSI Z60.1, as amended, or similar). Trees should be healthy, vigorous stock grown under climatic conditions similar to the locality of the project and free of disease, insects, eggs, larvae, and defects such as knots, sun-scale, injuries, abrasions, or disfigurement.
- vii. Minimum Tree Size: the minimum size of all deciduous trees shall be two (2) inch caliper minimum, measured as provided in the American Association of Nurseryman Standards, ANSI Z60.1, as amended, or similar. Evergreen trees shall be not less than six (6) feet in height, measured from ground level, unless approved in writing by the Community Development Director.
- viii. Permitted Trees - General

Large Planting Areas: Select from the Large Tree List. Planting area width shall be a minimum of 10 feet wide, which is generally sufficient to accommodate large trees with maximum size, shade and energy conservation benefits, while providing space for root and branch growth that will not conflict with site features;
Medium Planting Areas: Select from the Medium Tree List. Planting area width shall be a minimum of eight (8) feet wide, which is generally sufficient to accommodate medium size trees while providing space for root and branch growth that will not conflict with site features;
Small Planting Areas: Select trees from the Small Tree List. Planting area width shall be no smaller than six (6) feet, which is considered the absolute minimum space necessary to accommodate small size trees.

c. Prohibited Tree List

See Prohibited Tree List.

d. Street Trees and Park Strip Design

See Spanish Fork Approved Street and Shade Tree List and other requirements. Park strips shall be designed as part of the adjacent use and landscape treatment.

3. Other Standards, Requirements and Maintenance Considerations

a. **~~Artificial turf is a lawn substitute composed of individual artificial blades of grass that attempt to emulate natural turf in look and color. The use of artificial turf in park strips, front yards, and side yards that are visible from the street is not permitted.~~ Artificial turf is a synthetic ground cover designed to mimic the appearance of natural grass. It consists of fibers made from polypropylene, polyethylene, or a blend of these materials, tufted onto a backing material such as polypropylene or polyurethane. Artificial turf features lifelike blades with a minimum pile height of 1.5 inches and includes a mix of at least two shades of green and a thatch layer of beige or tan. Indoor or outdoor carpeting is not artificial turf and it is prohibited to use crumb rubber as infill material for artificial turf. Synthetic ground coverings installed for use as putting greens, bocce courts or for other similar activities are not considered artificial turf. The use of artificial turf in front yards and side yards that are visible from the street is subject to the same area limitations that apply to the use of lawn.**

b. Zero-scape is a landscape design method that eliminates the need for irrigation water by eliminating plants from the landscape. Zero-scape landscapes are typified by yards and landscape areas covered with pavement, other paving and hardscape materials, gravel, rock and stone. Zero-scape landscapes treatments in park strips, front yards and side yards that are visible from the street do not meet the goals of creating an attractive and livable city and are not permitted in Spanish Fork City.

c. Shrubs over five feet in height and/or-width at maturity shall be five (5) gallons minimum when planted. Smaller shrubs, ground covers, perennials, forbs and decorative grasses shall be one (1) gallon size minimum when planted.

d. Planting areas shall be separated from parking areas and driveways by a raised six (6) inch concrete curb.

e. Landscaped areas shall be maintained in a neat, clean, and orderly condition. This includes the removal of litter, proper pruning, lawn mowing, weeding, deadheading for perennial plants, fertilizing, replacement of dead plants, and regular watering of all landscaped areas.

f. The Community Development Director may waive, at their discretion, the size requirements for required landscaping provided that the developer provides financial assurance that the landscaping will survive or be replaced after the first two (2) growing seasons. Trees and bushes shall be replaced after the first two (2) growing seasons if they die or fail to reach the minimum required size by October 15 of the second year after the landscaping was installed and inspected by the City

F. Plan Review, Construction Inspection and Post-Construction Monitoring

1. As part of the site plan or subdivision application, a copy of the required landscape plan documentation package shall be submitted to the city for review and approval before a permit shall be issued and construction begins.
2. All landscape plan documentation packages submitted must be stamped by a professionally licensed landscape architect (PLA).
3. All installers, designers and auditors shall meet State and local license, insurance, and bonding requirements, and be able to show proof of such.
4. During construction, site inspection may be performed by the Community Development Department.
5. A guarantee of the installation of required improvements shall be made to the City in the form of a deposit for the estimated cost of required work at the time of building permit issuance.

6. Spanish Fork City reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this chapter are not satisfied.

G. Links and References. www.spanishfork.org/waterwise.

attachment: information on artificial turf regulations and suppliers

15.4.16.060 Sewage Facilities

A. Parcels may be approved with a septic system when the provisions of §13.24.040 and the following minimum requirements are met:

1. The owner signs a recordable instrument waiving the right to protest or otherwise object to the creation of a special assessment area, public improvement district, or other mechanism to be created for the purpose of providing the City sanitary sewer system.
2. The City sanitary sewer system shall be connected to the residence at the owner's expense at such time that the City sanitary sewer system is within 300 feet of the parcel. A lien requiring the connection to the sanitary sewer shall be recorded against the parcel. The lien may be released upon connection to the sanitary sewer system.
3. The septic system sanitary sewer meets all requirements of Federal, State, County or municipal law and regulations at the time of installation.
4. No more than one building containing a septic system sanitary sewer may be constructed on each parcel **unless for an ADU**.
5. The septic system shall be at least 25 ft from the parcel line on all sides.
6. Parcel is no smaller than one-**third** (1/3) acre if created on or before January 1, 2000 or five (5) acres if created after January 1, 2000.
7. Accessible City sanitary sewer is not within 300 feet of the parcel.

HISTORY

Amended by Ord. ORD14-22 Amending Septic tank Regulations on 3/15/2022