



**Wednesday, October 2, 2024
Amended Planning Commission**

Amended Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on October 2, 2024.

Planning Commissioners

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

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

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

2. 6:00 Agenda Items

3. Minutes

A. August 7, 2024.

4. Annexation

A. WEST MEADOWS AT SPANISH FORK. This proposal involves a request for annexation of 48.8 acres into Spanish Fork City with Rural Residential Zoning at approximately 1800 South 2300 West.

5. Conditional Use Permit (Public Hearing)

A. KIDSTOPIA PLAYGROUND. This proposal involves Conditional Use approval for an 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.

6. Zone Change (Public Hearing)

A. DENALI CONCRETE 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.

C. ZIONS LANDING ZONE CHANGE. This proposal involves changing the zoning from A-E to R-1-6 for a property located at 1495 East 400 North.

7. Preliminary Plat.

A. ZIONS LANDING. This proposal involves the approval of a Preliminary Plat for 8 residential lots located at 1495 East 400 North.

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.

C. EL DORADO PLAT A (WHEELER MACHINERY). This proposal involves the approval of a Preliminary Plat that would create two industrial lots located at 450 West 1000 North.

D. SKY PARK PHASE 1. This proposal involves the approval of a Preliminary Plat in order to develop 8 industrial warehouse buildings located at approximately 1100 North 1150 West.

8. Title 15 Amendments (Public Hearing)

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.

9. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
August 7, 2024

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

Staff Members Present: **Dave Anderson,** Community Development Director; **Brandon Snyder,** Senior Planner; **David Mann,** Senior Planner; **Ian Bunker,** Associate Planner; **Byron Haslam,** Senior Engineer; **Joshua Nielsen,** Assistant City Attorney; **Kasey Woodard,** Community Development Secretary, Jr. City Council Member Owen.

Citizens Present: Keith Lindstrom, Dave Erickson, Bill Hueveler, Ron Stoker, Tim Slocum, Kaylee Butterfield, Taylor Butterfield, Richard Miller, Jenae Miller, Jo Hueveler, Keith Sumsion, Pam Sumsion, Aubrey Guymon, Clayci Crandall, Parker Johnson, Mark Johnson, Holly Okelberry, Vicki Bradford, Casey Cloward, John Burgon, Paula Daniels, Tamy Doty, Jackie Larson, Illegible.

WORK SESSION

Commissioner **Mendenhall** called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Clayson led the pledge.

MINUTES

July 3, 2024

Commissioner Clayson **moved** to approve the minutes from July 3, 2024.

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

ZONE CHANGE (Public Hearing)

PACIFIC HORIZON ZONE CHANGE

Commissioner Clayson stated that he has a conflict with this item and he recused himself from the discussion.

Brandon Snyder approached the podium to provide the location of the proposed Zone Change. He stated this proposal is to change the zoning from Residential Office to General Commercial to allow for a retail building to be developed on the lot. He presented several slides to illustrate the lot and the proposal. He stated this has been recommended by the Development Review Committee for approval by the City Council.

Commissioner Earnest asked if there is a proposed business in mind for the lot and it was stated that Pacific Horizon Credit Union would like to have a presence on Main Street.

Commissioner Warnick asked if this property is located near the previously proposed Zone Change on the property to the south and it was stated that is correct, earlier this year a Zone Change proposal for L&S Commercial was approved to be zoned C-2 General Commercial.

There was a brief discussion on the previously approved Zone Change for L&S Commercial and the Riverbridge Events Center. It was asked if this is one single lot and it was stated that yes, this is a single lot.

Commissioner Warnick stated that she would not mind a buffering wall between the two adjoining commercial properties, but she stated this is just her opinion.

Further discussion ensued and it was stated that there has not been a development application submitted at this time but it was stated that there has been a concept application that was reviewed by staff prior to this Zone Change application.

Commissioner Mendenhall invited the applicant to the podium to speak briefly on their proposal.

Claysi Crandall approached the podium and stated that she is happy to answer any questions the Commissioners may have.

Commissioner Mendenhall asked if the business will be moving from the location on 300 South and it was stated they plan to sell that location when the new location on South Main opens. They hope to get started as soon as possible.

Commissioner Mendenhall opened the public hearing at 6:15 p.m.

Holly, a resident of one of the lots to the north, asked the Commissioners how this zoning will impact the residents? And if there is a timeline to commercialize the strip.

Commissioner Mendenhall closed the public hearing at 6:15 p.m.

Brandon Snyder stated the residential zoning will remain as long as the property owners wish. He stated that at this time the City has no desire to change the zoning of these properties. He stated the city is very sensitive to the neighboring residents and tries to soften the impact this development might have when it is developed commercially.

Dave Anderson spoke briefly to the Commissioners about the history of rezoning properties. He stated the city has not taken a proactive stance to try and rezone properties before the property owners wish.

Commissioner Carroll **moved** to recommend the approval of the Pacific Horizon Zone Change to the City Council based on the following findings and conditions.

Finding:

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

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

BUTTERFIELD ZONE CHANGE

Brandon Snyder approached the podium to speak briefly about the proposed Zone Change. He stated the applicants are requesting to rezone the property from R-1-6 to R-3 with the Infill Overlay to allow for a triplex to be built on the property. He then presented slides to show the site to illustrate how the applicant will be providing improvements to the existing site. He discussed the access to the site and the fencing that is being proposed. He stated this is being proposed with reduced setbacks and he stated that this has been recommended for approval by the Development Review Committee.

Commissioner Mendenhall invited the applicant up to the podium to speak briefly about the proposal.

Taylor Butterfield approached the podium and stated that he and his wife live near this proposed triplex and he stated they are looking to improve the area with a new building.

There was a brief discussion on the setback the applicants are requesting and the overall design.

It was the overall feeling of Commissioners Earnest and Warnick that they were not in favor of the proposed design.

Commissioner Mendenhall opened the public hearing at 6:35pm

Tim, a resident on 500 North, stated that when the previous owner sold the property, he was discouraged to learn that it would be developed as a triplex and not as a single-family residence. He is unhappy and feels that all single-family residential areas are being overrun with multi-family developments. He feels that this area needs more single-family homes.

Commissioner Mendenhall closed the public hearing at 6:43 p.m.

Commissioner Mendenhall spoke briefly to address the comments and stated that the cost of single-family homes is on the rise and that affordable housing is needed. He stated that property owners are entitled to develop their properties the way they want if it does not impact the neighboring properties.

The applicants approached the podium and stated they are small independent developers and they will be the primary property managers. They stated they have a few other properties they own and maintain.

Commissioner Warnick addressed the resident and his concerns and stated that this is the first time the Planning Commission has reviewed this proposal and the Planning Commissioners rely heavily on the expertise of the city staff and takes their input into account when reviewing these proposals. She then stated that the final approving body for Zone Changes is the City Council.

There was a brief discussion regarding city response to complaints about residential parking violations and it was stated the stance the city has on these concerns is almost entirely reactive to the complaints it receives. When residents contact the city to report abandoned vehicles and other violations, the city has a code enforcement group that addresses these complaints. But the city does not actively go out and look for violations.

Further discussion ensued about the utilization of the Infill Overlay and it was stated this overlay is mainly for smaller developers to help enhance and revitalize areas of the city and to try and match the existing homes in the area.

Commissioner Earnest is in favor of the triplex but wished that it looked more comparable to the neighboring homes, but overall, he likes the three-unit product and that it is self-contained.

Commissioner Carroll **moved** to recommend the approval of the Butterfield Zone Change to the City Council based on the following findings and conditions.

Findings:

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

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

CRUMBL ZONE CHANGE

Brandon Snyder stated this is a unique proposal. He gave the location of the property and stated the applicant is requesting to modify the existing plans for the development. He stated the applicant is looking to utilize the Development Enhancement Overlay to develop a two-unit retail building.

Casey Cloward approached the podium to speak briefly about the proposal and stated they wanted to move their Crumbl location into the new building to enhance the opportunity for a drive thru option. He stated that the location on Main Street is a month-to-month lease and is too small for their business operations.

Commissioner Carroll asked the applicant if they anticipate patrons entering the drive thru from 900 East or the parking lot in front of the Vasa. She is concerned as there are many patrons walking through the parking lot to access the gym.

Casey Cloward stated that he is not aware of the rules or laws regarding the flow of traffic, but he believes the regular flow of traffic to the drive thru should be coming from behind the Vasa. He stated that there is a regular flow of traffic through that area and he is unable to control it.

Byron Haslam stated that there is a signage plan that was included in the Site Plan application that will direct traffic to the preferred access point for the Crumbl location.

Commissioner Clayson asked if there is a separation between the walking trail and the drive thru and it was stated that yes there is a separation between the two areas.

Commissioner Mendenhall opened the public hearing at 7:12pm

There was no public comment.

Commissioner Mendenhall closed the public hearing at 7:12pm

Commissioner Earnest **moved** to recommend the approval of the Crumbl Zone Change to the City Council based on the following findings and conditions.

Finding:

1. That with modifications and improvements proposal will meet the intent and finding of the Development Enhancement Overlay.

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 associated with the Zone Change, Site Plan, and Plat Amendment.
3. That the site be limited to those uses that are permitted in the C-2 zoning district.

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

PRELIMINARY PLAT & ZONE CHANGE (Public Hearing)

THE VILLAS AT ANNIE'S ACRES

Brandon Snyder thanked all the residents that attended tonight's meeting and he stated this proposal is for an existing development that is applying for a Master Planned Development Overlay specifically to allow for the modifications to the remaining phases. He stated that there have been two phases that have been completed with a different builder. He stated the current zoning for the property is R-1-6 which is a base zoning that would allow for the type of housing product they are proposing. He stated the applicants are proposing a quad style product.

Dave Erickson approached the podium to speak about the proposal. He provided a brief history of the Leisure Villas. He provided information and features of the units and amenities offered in this development.

Commissioner Mendenhall addressed the residents that have come tonight to speak about this proposal and he stated the rules of the public hearing section and asked that everyone please keep to the time limit so that everyone may have a turn to speak.

Commissioner Mendenhall opened the public hearing at 7:45 p.m.

Marissa Mills approached the podium and stated she owns the undeveloped lot just to the north of this development and stated that they purchased this property a

couple years prior, and part of that purchase she stated was doing her due diligence and trying to figure out the access concerns. She stated that when this first began, the Annie's Acres Preliminary Plat provided access to their property on their western border, however the Concept Plan that is being presented tonight cuts off this access. She stated they had presented a Concept Plan to the Development Review Committee in March of 2023 all based on this access point to their property, and she stated it was the feedback from the DRC that they wanted to see a continuous product so there were not multiple developments and instead have a larger, cohesive product. She stated that they tried working with the different parties but were unable to come together on this proposal. She stated they would like to request that Annie's Acres be required to provide a connection to the property via a public road to provide them with a timely way to be able to develop their property.

Ron Stoker is a resident of Annie's Acres and he is excited for the phases being developed. He really likes the product that is being presented and thinks it will be a great addition.

Bill Hueveler stated he is a resident of Annie's Acres and stated that he is very happy with the proposal and is in favor of the amenities being offered.

Paula Daniels, a resident of Annie's Acres, stated that she recently moved into the development from the Salt Lake area and she remarked that there are not a lot of developments that feature a one-story product. She is very happy with the product as the landscaping and features of the units are very attractive.

Richard Miller is a resident of Annie's Acres and stated that he is very happy with his home in Annie's Acres and stated that he would like to see the project be completed. He spoke briefly about the HOA fees and the visitor parking.

Ryan Bradshaw stated that he and his sister are the owners of the property to the west. He stated that he is a resident of Spanish Fork and that his parents are residents of Annie's Acres. He really likes the product and the community that Annie's Acres has brought to Spanish Fork. He stated that his concern is that he has very narrow property and states that it has been a real challenge to develop. He stated that they have been forced to place their plans on hold in anticipation of this product to come to fruition, but states that his main concern is that access. He stated that when they purchased the property, that decision was based on there being that access point. He stated their request is that there be some kind of access point from the Annie's Acres development to their property.

Keith Sumsion stated he lived in Springville for 78 years and stated that he likes the Annie's Acres product. He suggests that there be a roundabout at the north end of Bradford Lane and River Bottoms Road and the vision to the right is not very clear. He stated that he has reached out to the City's street department twice and they have been great to work with regarding the removal of obstructions.

Commissioner Mendenhall closed the public hearing at 8:05 p.m.

Brandon Snyder stated that the Bradshaw property has had several Concept Plans submitted to the City and the DRC with different ideas of development and he has spoken with Byron Haslam regarding recent DRC discussions and states that there likely will not be a roundabout on Volunteer Drive and that it will instead be a lighted intersection as there is not enough length to meet the roundabout requirement. He goes on to state that access is expected off Volunteer Drive and that the property owner is responsible for their portion of the frontage development.

There was a discussion regarding the property to the north and the access concerns that were presented and it was stated there was a roundabout proposed with their design concept. He stated that staff has reviewed and discussed the roundabout option but it was decided that it is not the best option for the area. He stated that with the next Master Plan update they will change this to be a lighted intersection. Further discussion ensued about the alignment of roads and it was stated that it is less safe for left-handed turns when the roads are not aligned.

Commissioner Earnest questioned the thought process of the city staff regarding the requirement for a masonry wall when there is existing vinyl fencing.

Brandon Snyder apologized that he did not have the previous Annie's Acres meeting minutes with him at this time to recall what was discussed. He stated that the original plans called for vinyl fencing. He invited the applicant up to speak to this question.

Dave Erickson approached the podium to speak to the Commissioners and stated that based on the previous DRC meeting conversation, they have reevaluated the fencing and feel that it makes more sense to continue the solid masonry wall that is on the west side to the north side to provide consistent fencing on the north and west side, as well as consistent vinyl fencing on the south and east sides of the development.

There was a brief discussion regarding the connection from the property to north to the Annie's Acres development.

Commissioner Mendenhall thanked all the residents of Annie's Acres for attending tonight's meeting, and he feels that most would like to see this development be completed. He likes the product that is being presented as he knows other 55+ communities and likes this one.

Commissioner Earnest asked the City staff if the Planning Commissioners are the approving body for the Preliminary Plat and it was stated that standard subdivisions would be approved by the Planning Commission but since this plat is being proposed with the Master Planned Development Overlay, the approving body is the City Council.

Commissioner Warnick **moved** to recommend approval of the Preliminary Plat and Zone Change of The Villas at Annie's Acres to the City Council based on the following finding and conditions.

Finding:

1. That the proposal conforms to the City's 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.
3. That the applicant enters an amended development agreement with the city.
4. That the applicant works with the City on the Final Plat regarding the alignment of Bradford Lane with development to the north; and that the applicant softens the curb radii at 1220 South and Bradford Lane, and that the fencing along Bradford Lane matches the existing wrought iron metal fencing along South Lane.

Commissioner Carroll seconded and the motion passed all in favor.

Commissioner Mendenhall called for a brief recess.

TITLE 15 (Public Hearing)

Title 15 Hillside Slope Amendments

The applicant has requested to have this item continued as they are in the process of revising their proposal and will not be ready to present.

Commissioner Earnest moved to Continue the Title 15 Hillside Slope Amendments.

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

TITLE 13 (Public Hearing)

Title 13 Generated Water Amendments

Byron Haslam presented the proposed changes. He stated these changes are minor in nature and the engineering department recently had a state audit that recommended adding the four changes to address what can go down the drain that is not stormwater. Byron Haslam stated that he is in favor of adding these changes and stated they are mainly residential water discharges.

Commissioner Mendenhall opened the public hearing at 8:27 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 8:27 p.m.

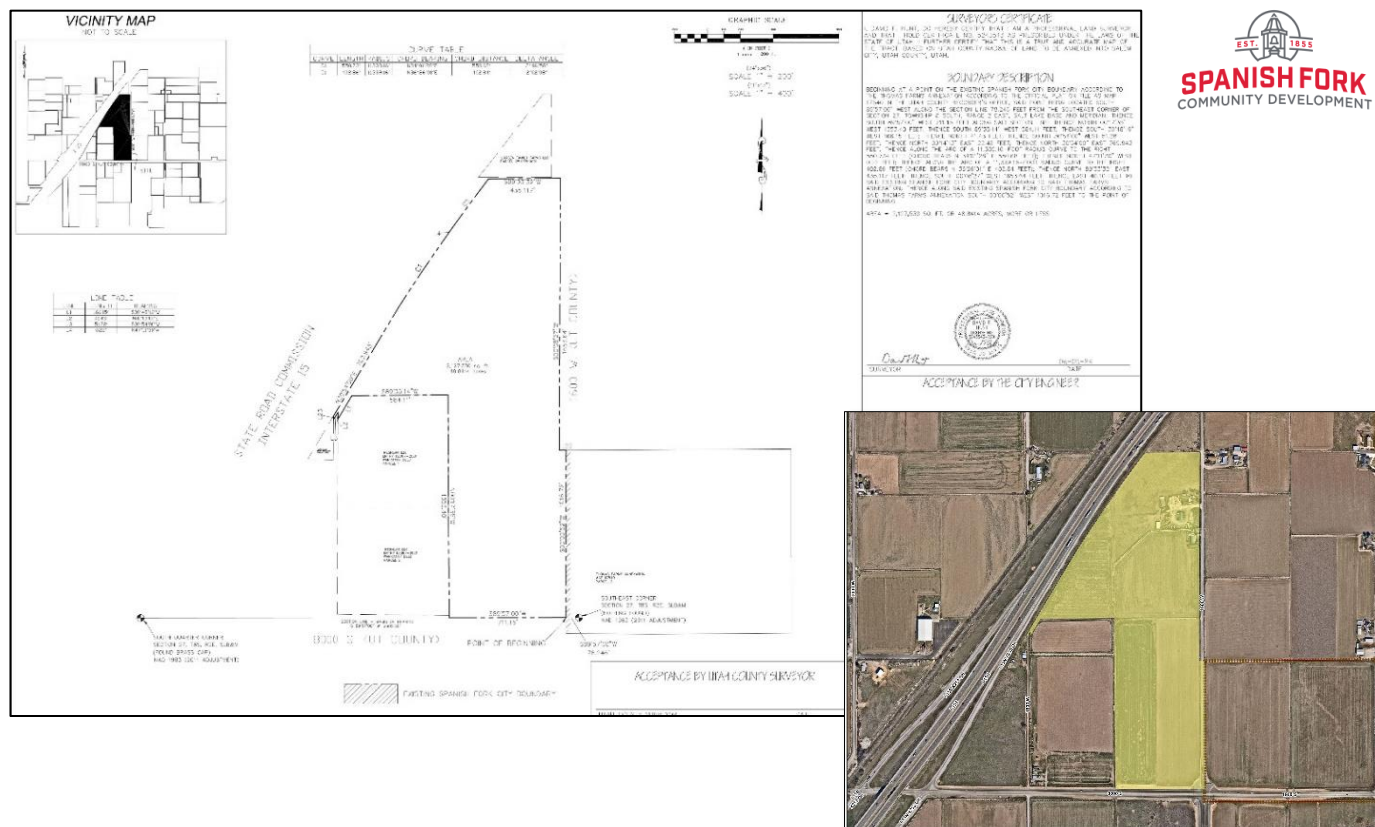
Commissioner Earnest moved to recommend approval of the Generated Water Amendments to the City Council.

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

Commissioner Earnest moved to adjourn the meeting at 8:30 p.m.

Adopted:

Kasey Woodard
Division Secretary



West Meadows at Spanish Fork Annexation Approval Request

October 2, 2024, Planning Commission meeting.

Located at approximately 1800 South 2300 West (7800 South 1600 West Utah County), including 48.84 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary and Growth Management Boundary.

On July 2, 2024, the City Council accepted this annexation proposal for further study. The protest period for the annexation ended on August 24 and no protests were received.

Key Issues

1. Annexation Configuration.
2. General Plan.
3. Land Uses.
4. Zoning.
5. Utilities.
6. Power.
7. Access.
8. Roads.

Recommendation

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

Findings

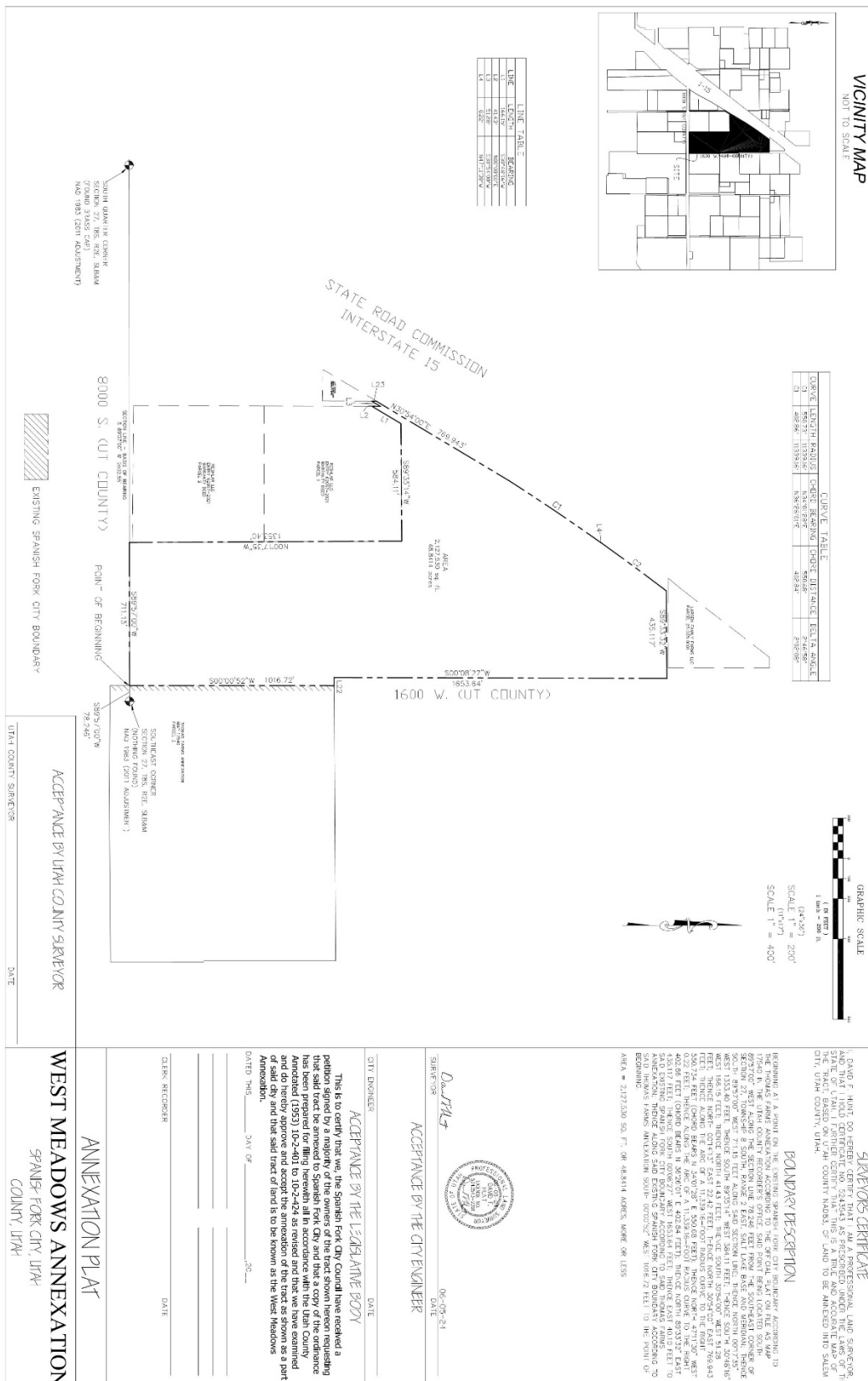
1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That Rural Residential zoning is appropriate as a placeholder until development occurs.

Conditions

1. That the applicant change the name on the plat and the boundary to include the State Route 164 right-of-way.
2. That the petitioners enter into an annexation agreement and address the need to secure right-of-way for the future continuation of Mount Loafer Parkway.
3. That the applicant secure Utah's County's approval of the annexation configuration before the proposal is presented to the City Council.

Exhibits

1. Annexation plat.
2. Feasibility study.
3. Utah County correspondence.





TO: City Council

FROM: Ian Bunker, Associate Planner

DATE: October 2, 2024

RE: West Meadows Annexation Feasibility Study

The area being considered for annexation encompasses 48.84 acres, comprising several parcels and owned by multiple individuals. At present, these properties are primarily utilized for agricultural and residential activities.



40 SOUTH MAIN STREET | SPANISH FORK, UT 84660 | SPANISHFORK.ORG

1

Section 1 - Land Use

- 1.1 Does the proposal fall within the Annexation Policy Boundary?

The proposed annexation falls within the boundaries of the City's Annexation Policy.

- 1.2 Does the proposal fall within the Growth Boundary?

The proposed annexation falls within the Growth Boundary.

- 1.3 Does the proposed annexation result in the creation, elimination, or presence of an unincorporated land peninsula or island?

The proposed annexation potentially gives rise to a situation where unincorporated land forms a peninsula. However, Utah County has reviewed the annexation's configuration and provided correspondence dated July 9, 2024 that states that the annexation does not create an island or peninsula.

- 1.4 Should we consider a more geographically, topographically, or naturally logical boundary?

The suggested boundary exhibits a reasonable arrangement.

- 1.5 Does the applicant request zoning other than Rural Residential or Exclusive Agricultural upon annexation?

The applicant is specifically Rural Residential Zoning.

- 1.6 What justifies the requested zoning?

The property is in close proximity to several properties that are currently zoned R-4, C-2, and R-R. This area is also designated in the General Plan for commercial, mixed-use, and urban-density residential uses. As the applicant is currently requesting Rural Residential zoning, applications for zone change would accompany any future development proposals for properties in the annexation area.

- 1.7 Is there a current or five-year projection of economic base in the area, considering household size, income, or commercial and industrial development?

No. Spanish Fork City has anticipated that portions, perhaps the majority, of the annexation area will be developed non-residentially. As such, the City expects land uses in the area will generate sales tax and provide opportunities for employment.

- 1.8 Has the annexation application included a concept plan?

There have been no discussions about concept plans pertaining to the properties mentioned in the proposal.

- 1.9 Would an Annexation Agreement be appropriate for this annexation?

2

Given the proposed Rural Residential zoning, staff does not believe there is value in having an annexation agreement.

Section 2 - Utilities

- 2.1 What utility services are currently available in the annexation area?

Currently, no utility services are available in the annexation area.

- 2.2 Who currently provides utility services in the annexation area?

Presently, power utility services in the annexation area are being provided by SESD.

- 2.3 What off-site infrastructure needs to be installed in the area before development occurs?

Before development can proceed, several off-site infrastructure components must be installed, including a storm drain connection to Beer Creek. The City Master Plan outlines a 60-inch storm drain running west of I-15 to Beer Creek that will need installation. An 18-inch and then a 21-inch gravity sewer line must be installed along SR-164, connecting to the lift station east of 1700 West. Additionally, 12-inch culinary water and pressurized irrigation lines are required along SR-164 from Mill Road to the west of the annexation and looping to 900 South along Mountain Loafer Parkway.

- 2.4 Power

- 2.4.1 Are there any existing SESD meters or other power providers in the vicinity?

There are a total of 2 SESD meters from previous installations that fall within the scope of this proposal.

- 2.4.2 Does the City currently possess an adequate inventory of the necessary equipment to supply power to the area?

The City has the capacity to meet existing electricity needs but will need to install a new overhead power line to support current customers.

- 2.4.3 What is the lead time, if any, required to provide power to the annexation area presently?

Upon acceptance and approval from the Lieutenant Governor for the annexation, it may take up to 300 days to provide power to the area.

- 2.4.4 What is the lead time, if any, required to provide power to the annexation area for further development purposes?

For commercial growth, the developer must extend three-phase power from the Leland Substation located farther north. Equipment lead times for similar projects would be around 72 weeks.

- 2.4.5 What is the estimated cost for establishing the power infrastructure required to support additional development in the annexation area?

The estimated cost for underground distribution is approximately \$200 per foot, though this may vary with material price fluctuations and contractor fees. If an overhead power line is feasible, it would cost around \$100 per foot.

- 2.4.6 Are there any existing agreements in place for previously installed power infrastructure within the annexation area?

No, there are currently no agreements within the proposed annexation area.

- 2.4.7 What is the anticipated distance of the offsite improvements required to bring services to the site?

The necessary distance of offsite improvements to bring services to the area is anticipated to be 2000' north to Leland Substation tie(north edge of annexation).

2.5 Water

- 2.5.1 Have any groundbreaking agreements been established for existing water infrastructure within the annexation area?

There are currently no pending applications known to City staff.

- 2.5.2 What water infrastructure is presently necessary to cater to the needs of the annexation area?

Water requirements are not applicable to the annexation until it undergoes development.

- 2.5.3 How much lead time is necessary to provide the required water infrastructure to the annexation area at present?

Water requirements are not applicable to the annexation until it undergoes development.

- 2.5.4 What is the estimated cost to provide the necessary water infrastructure for the present needs of the annexation area?

Water requirements are not applicable to the annexation until it undergoes development.

- 2.5.5 What water infrastructure is currently needed to accommodate additional development in the annexation area?

In order to accommodate additional development in the area, a 12-inch culinary water line will be required along SR-164 from the sewer lift station to the west of the annexation area. A 12-inch culinary water line will also need to loop to 900 South along Mountain Loafer Parkway (1600 West County).

Additionally, 12-inch pressurized irrigation lines will be required along SR-164 from Mill Road to the west of the annexation. A 12-inch pressure irrigation line will also need to loop to 900 South along Mountain Loafer Parkway (1600 West County).

- 2.5.6 How much lead time is necessary to provide the required water infrastructure for further development in the annexation area?

The water system is ready for expansion. The timing of improvements will depend on the developer's efforts to design, obtain approval for, and construct the infrastructure.

- 2.5.6 What is the estimated cost to provide the water infrastructure needed for additional development in the annexation area?

Assuming 4,950 feet of 12-inch culinary water line to get it to the annexation area along SR-164 from the sewer lift station. Assuming \$250 per foot of water line, the estimated cost would be \$1,237,500. Assuming 4,320 feet of 12-inch culinary water line to get to the annexation area along Mountain Loafer Parkway from 900 South. Assuming \$250 per foot of water line, the estimated cost would be \$1,080,000.

Assuming 8,850 feet of 12-inch pressure irrigation (PI) line to get it to the annexation area along SR-164 from Mill Road. Assuming \$250 per foot of PI, the estimated cost would be \$2,212,500. Assuming 8,000 feet of 12-inch PI line to get to the annexation area along Mountain Loafer Parkway from 900 South. Assuming \$250 per foot of PI, the estimated cost would be \$2,000,000.

- 2.5.7 What is the expected distance of offsite improvements required to extend services to the site?

A culinary waterline is located approximately 5,000 feet away from the site.
A pressure Irrigation waterline is located approximately 8,850 feet away from the site.

2.6 Sewer

- 2.6.1 Are there any existing agreements for sewer infrastructure in the annexation area?

There are currently no known agreements for sewer infrastructure in the annexation area.

- 2.6.2 What sewer infrastructure is necessary to serve the annexation area at present?

No immediate sewer infrastructure is required in the annexation area until development takes place.

- 2.6.3 How much time is needed to provide the necessary sewer infrastructure for the annexation area?

No immediate sewer infrastructure is required in the annexation area until development takes place.

- 2.6.4 What is the estimated cost of providing the necessary sewer infrastructure for the annexation area at present?

No immediate sewer infrastructure is required in the annexation area until development takes place.

- 2.6.5 What sewer infrastructure is necessary to accommodate additional development in the annexation area?

To accommodate development in the annexation area, an 18-inch and 21-inch gravity sewer line will need to be installed in SR-164 to connect the lift station to the east of 1700 West.

- 2.6.6 How much lead time is required to provide sewer infrastructure for additional development in the annexation area?

The lift station is currently in full operational status. The responsibility for and timing of designing, approving, and constructing sewer lines and any necessary lift station improvements will lie with the developer.

- 2.6.7 What is the estimated cost of providing the necessary sewer infrastructure for additional development in the annexation area?

Approximately 4,050 feet of 18-inch sewer and approximately 700 feet of 21-inch sewer is needed to accommodate the proposed annexation area. At \$400 per foot and \$450 per foot, the estimated cost of sewer infrastructure is \$1,935,000.

- 2.6.8 Are there any concerns regarding the depth and grading for adequate flow?

The depth and grading for adequate flow depend on the amount of fill added to the annexation area and the minimum depth requirements for development. The outfall into the sewer lift station wet well is approximately 24 feet deep.

- 2.6.9 What is the estimated distance of required offsite improvements to provide services to the site?

Approximately 4,750 feet of sewer is required to provide sewer to the area.

2.7 Storm Drain

- 2.7.1 Are there any irrigation channels in the vicinity that require modifications or enhancements to accommodate additional development?

The annexation area includes irrigation channels, and depending on the nature of the development, some may require piping or rerouting. There are land drains in the area that may require repiping.

- 2.7.2 Does the area currently have a mainline infrastructure, either through property easements or along the streets? If yes, are there any existing agreements in place?

No, the area does not currently have mainline infrastructure.

- 2.7.3 What storm drain infrastructure is presently necessary to serve the annexation area?

No additional storm drain infrastructure is currently needed in the annexation area until development takes place.

- 2.7.4 How much time is needed to provide the required storm drain infrastructure for the annexation area?

No additional storm drain infrastructure is currently needed in the annexation area until development takes place.

- 2.7.5 What is the estimated cost of providing the necessary storm drain infrastructure to serve the annexation area at present?

No additional storm drain infrastructure is currently needed in the annexation area until development takes place.

- 2.7.6 What storm drain infrastructure is presently necessary to serve future development in the annexation area?

A storm drain outlet connection will need to be made to Beer Creek. A 60 inch storm drain line will run west of I-15 through Payson City to Beer Creek.

- 2.7.7 How much time is needed to provide the required storm drain infrastructure for future development in the annexation area?

The timing, design, approval process, and construction for providing the drainages, ditches, and pipes will be the responsibility of the developer. A drainage study will be required prior to development to assess the drainage needs.

- 2.7.8 What is the estimated cost of providing the necessary storm drain infrastructure to serve future development in the annexation area?

Approximately 9,250 feet of storm drain infrastructure is needed in order to serve future development in the proposed annexation area. At an estimated \$400 per foot, the estimated cost is \$3,700,000.

2.7.9 Where would any discharged water flow to?

Discharged water flow would drain into Beer Creek.

2.7.10 What is the expected distance of offsite improvements needed to connect services to the site?

The approximate distance of storm drain needed is 9,250 feet.

2.8 Natural Gas

2.8.1 What natural gas infrastructure is needed today to serve additional development in the annexation area?

Dominion Energy has not responded to requests for information related to this proposal. That being the case, staff understands that Dominion Energy is already serving customers in the area and is prepared to serve properties included in the annexation.

2.8.2 What lead time is required to be able to provide the natural gas infrastructure that is needed for additional development in the annexation area?

Staff does not have a specific timeframe but believes it would not impede or slow down development.

2.8.3 What is the estimated cost to provide the natural gas infrastructure that is needed to serve additional development in the annexation area?

Staff does not have cost estimates but believes the cost to provide natural gas would not impede or slow down development.

2.8.4 What is the anticipated distance of required offsite improvements to bring services to the site?

Staff does not have information on how service would be provided to specific properties but believes the distances involved would not create an impediment for development.

Section 3 - Transportation

3.1 What transportation infrastructure is required to serve the annexation area at present?

Currently, there are no extra transportation needs for the annexation area until development takes place.

- 3.2 What is the lead time necessary to provide the required transportation infrastructure for future development in the annexation area?

The task of designing, approving, and constructing transportation infrastructure within the annexation area would be the responsibility of the developer, and they would decide the timing.

- 3.3 What is the estimated cost of providing the necessary transportation infrastructure to serve the area presently?

At present, there is no requirement for any supplementary transportation infrastructure in the annexation area until there is progress in development.

- 3.4 What transportation infrastructure is necessary to serve future development in the annexation area?

In order to support future growth in the annexation area, a well-planned transportation infrastructure is imperative. Spanish Fork City's Transportation element of the General Plan shows a future collector road joining 1600 West from the east, roughly 30 feet to the south of 7605 S 1600 W. This proposed future collector road will join 1600 West with a proposed future roundabout. Additionally, on 8000 South, to the southwest of the property, a future I-15 interchange and two traffic signals are proposed. Note that the 1800 W access existing on SR-164 will either go away or be a right-in/right-out.

- 3.5 What lead time is required to provide the necessary transportation infrastructure for future development in the annexation area?

The developer assumes the responsibility for designing, approving, and constructing the transportation infrastructure within the annexation area, and the timeline for these activities would be determined by the developer themselves.

- 3.6 What is the estimated cost of providing the necessary transportation infrastructure to serve future development in the annexation area?

Costs are projected to range from \$250,000 to \$1,000,000.

Section 4 - Ensuring Public Safety

4.1 Fire

- 4.1.1 Are there any fire services or facilities that require immediate attention to adequately serve the area?

This area is covered as part of our current response area. This area will need a water supply that is connected to the city's current system. This area also pushes the response times required by NFPA.

- 4.1.2 What enhancements will be necessary to cater to the additional development in the annexation area?

In order to accommodate the additional growth in the annexation area, certain improvements and preparations will be required. First, it is essential to establish a reliable water system that can deliver sufficient pressure to support fire flows before any construction can take place in this area. Furthermore, it is imperative that all buildings erected in the area adhere to the prevailing fire codes that have been adopted. Additionally, meticulous planning for the future development of this area must include the establishment of a fully staffed Fire Station.

- 4.1.3 How much time will be required to provide the required fire service in the annexation area presently?

The annexation area falls within the current service area of the Spanish Fork City Fire Department.

- 4.1.4 How much time will be required to serve the additional development in the annexation area?

The annexation area falls within the current service area of the Spanish Fork City Fire Department.

4.2 Police

- 4.2.1 Are there any police services or facilities that should be added to adequately serve the area today?

The Spanish Fork Police Department possesses ample resources and are well-equipped to effectively cater to the proposed annexation area.

- 4.2.2 What improvements will be necessary to accommodate additional development in the annexation area?

Currently, there is no need for any upgrades to support additional services in the area.

- 4.2.3 How much lead time, if any, is necessary to provide the required police service in the annexation area today?

No lead time is needed prior to annexation.

- 4.2.4 How much lead time, if any, is necessary to accommodate additional development in the annexation area?

No additional lead time is required prior to annexation.

Section 5 - Parks and Recreation

5.1 Parks

- 5.1.1 Are there designated areas within the proposed annexation area for parks or other recreational facilities?

At present, there are no precise designations established in this particular area for parks. The Trails Master Plan indicates local trail connections to be built along the north side of 8000 South and the east side of I-15.

Section 6 - Development Challenges

6.1 Sensitive Areas

- 6.1.1 Are there any designated wetlands in the vicinity?

To the extent of the Spanish Fork City personnel's understanding, there are currently no identified wetlands in the vicinity.

- 6.1.2 Does any part of the annexation area fall within a recognized floodplain?

FEMA has not identified any of the properties as being located within a floodplain.

- 6.1.3 Are there any known hazards in the annexation area?

No hazards have been detected within the proposed area of annexation.

- 6.1.4 Do any properties in the annexation area fall within an agricultural protection zone?

No properties fall within an agricultural protection zone.

- 6.1.5 Have there been any previous land uses in the annexation area that could have raised environmental concerns?

There is no evidence to suggest that the area has been utilized in a way that would lead to significant environmental concerns.

Section 7 - Financial Impacts

- 7.1 What is the expected fiscal impact of the proposed annexation on the City?

It is anticipated that residential development in the area is unlikely, and therefore, the need to provide services to new residents is not expected to be a significant factor. However, the zoning could be changed in the future from commercial to residential and could, at that time, create a fiscal impact.

- 7.2 Is there a five-year forecast of the cost of governmental services in the area?

No, City staff have not generated a projection of such costs at this time.

- 7.3 What is the projected revenue of the proposed area if it undergoes residential, industrial, or commercial development?

City staff have not conducted a comprehensive analysis in this regard. However, it is anticipated that the area will likely see commercial development, which may contribute to future revenue generation.



Anthony Canto, PLS
Utah County Surveyor

2855 South State Street
Provo, UT 84606

TEL: 801-851-8600
FAX: 801-851-8612

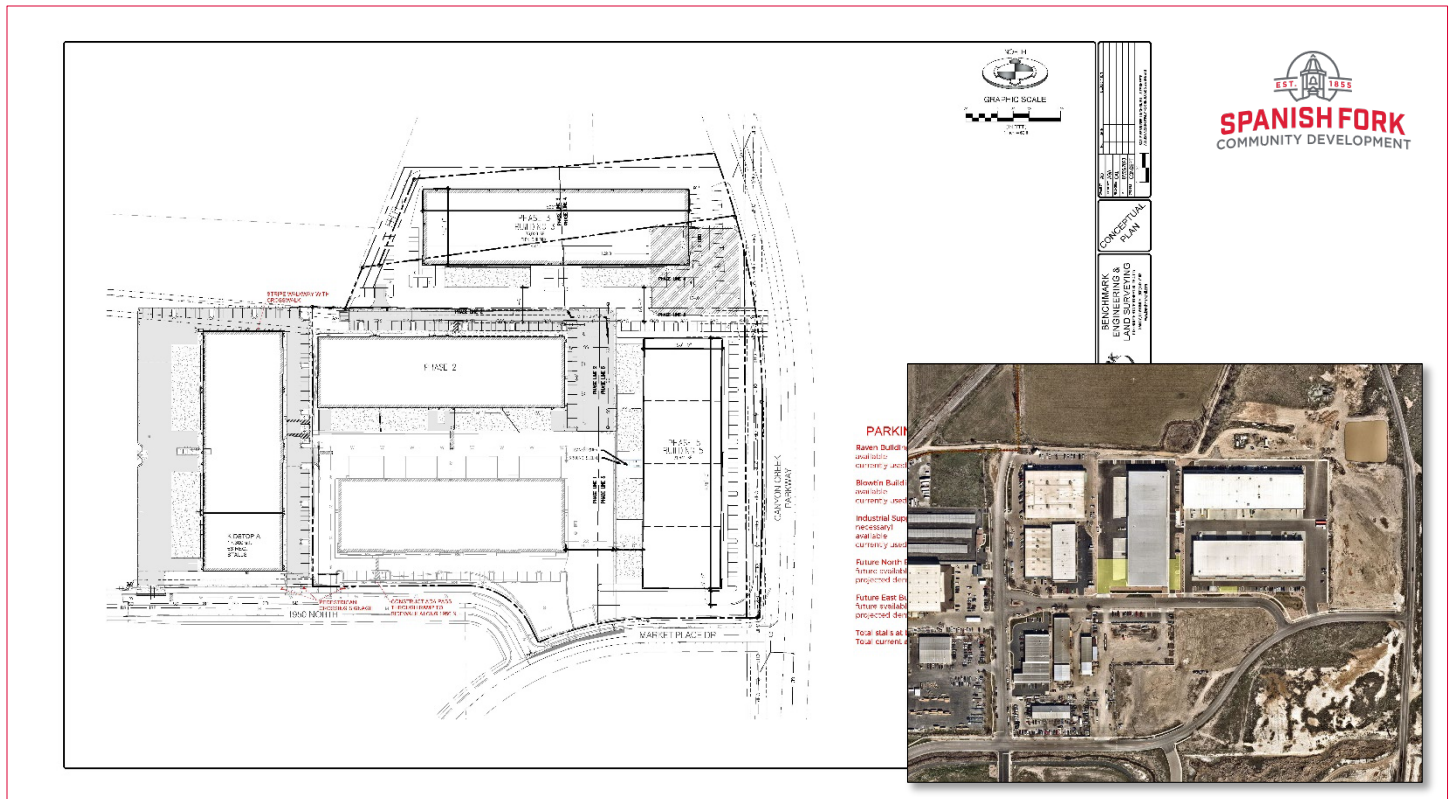
ANNEXATION PETITION EVALUATION

Municipality	Spanish Fork	Review Date	7/09/2024
Annexation Name	Southwest Meadows	Reviewed By	Jessica Snarr

The above referenced annexation petition has been examined by the Office of the Utah County Surveyor pursuant to Utah Code 10-2-405(4) to determine its status in relation to the following eight items of the Code. A map showing the petition boundary is included herewith. Additional documentation that may be needed pursuant to UCA 10-2-405(2)(a) may be obtained at the address above. Protests to the Boundary Commission can only be made by Governmental Entities.

YES	NO	ITEM
X		1) Is the proposed annexation a contiguous, unincorporated area? UCA 10-2-402(1)(b)(i)
X		2) Is the proposed annexation contiguous to the annexing municipality? UCA 10-2-402(1)(b)(ii)
	X	3) Does the proposed annexation petition leave or create an unincorporated island or peninsula? UCA 10-2-402(1)(b)(iii)
X		4) Is the proposed annex within the proposed annexing municipality's expansion area? UCA 10-2-402(1)(b)(iv)
	X	5) Is the proposed annexation within an Agriculture Protection Area? UCA 10-2-403(3)(b)(i)(B)(II)(Aa)
X		6) Does the petition include an accurate map prepared by a licensed surveyor? UCA 10-2-403(3)(c)(i)
X		7) Does the proposed annexation include all or part of an area proposed for annexation to a municipality in a previously filed petition that has not been denied, rejected, or granted? UCA 10-2-403(4) Includes all of West Meadows annexation
X		8) Does the proposed annexation depict a name that is sufficiently unique to distinguish the plat from all other recorded plats in the county? UCA 17-23-20(4)(e)

Please Note: As defined in UCA 59-2-305.5(2), a boundary action is not effective until the required documents are recorded.



Kidstopia Conditional Use Permit Approval Request

October 2, 2024, Planning Commission 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

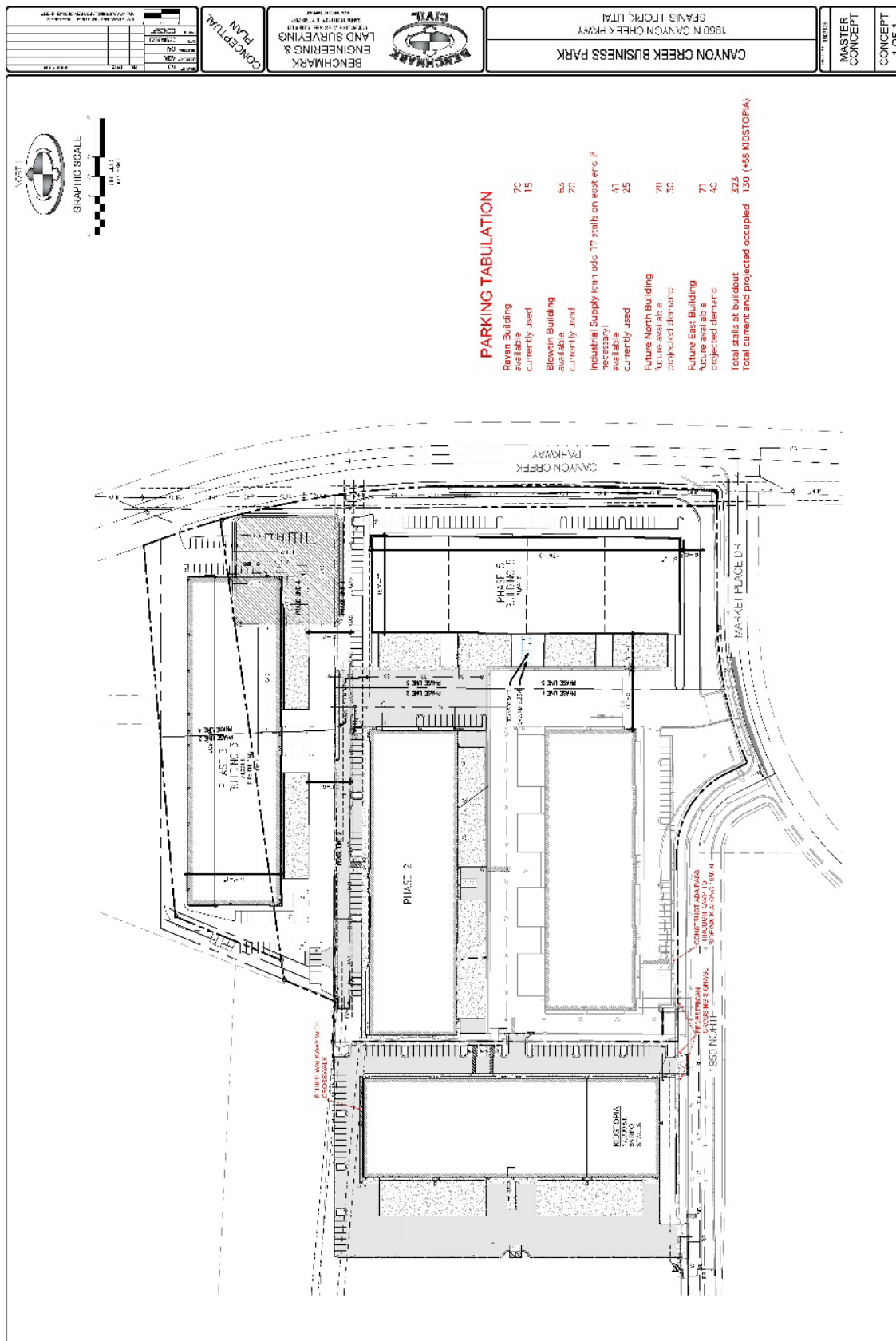
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That adequate parking exists in the development to accommodate the proposed use.
3. That with the proposed improvements, the site will safely accommodate patrons of the use.

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.





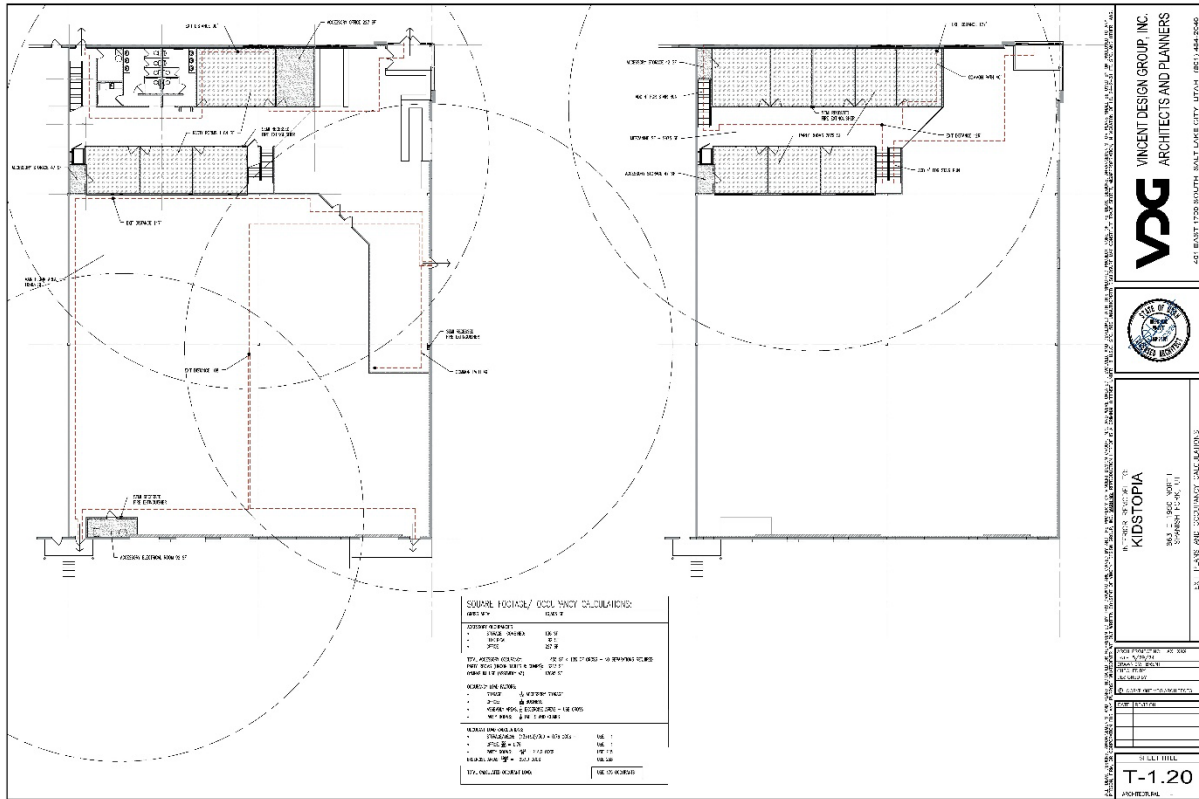


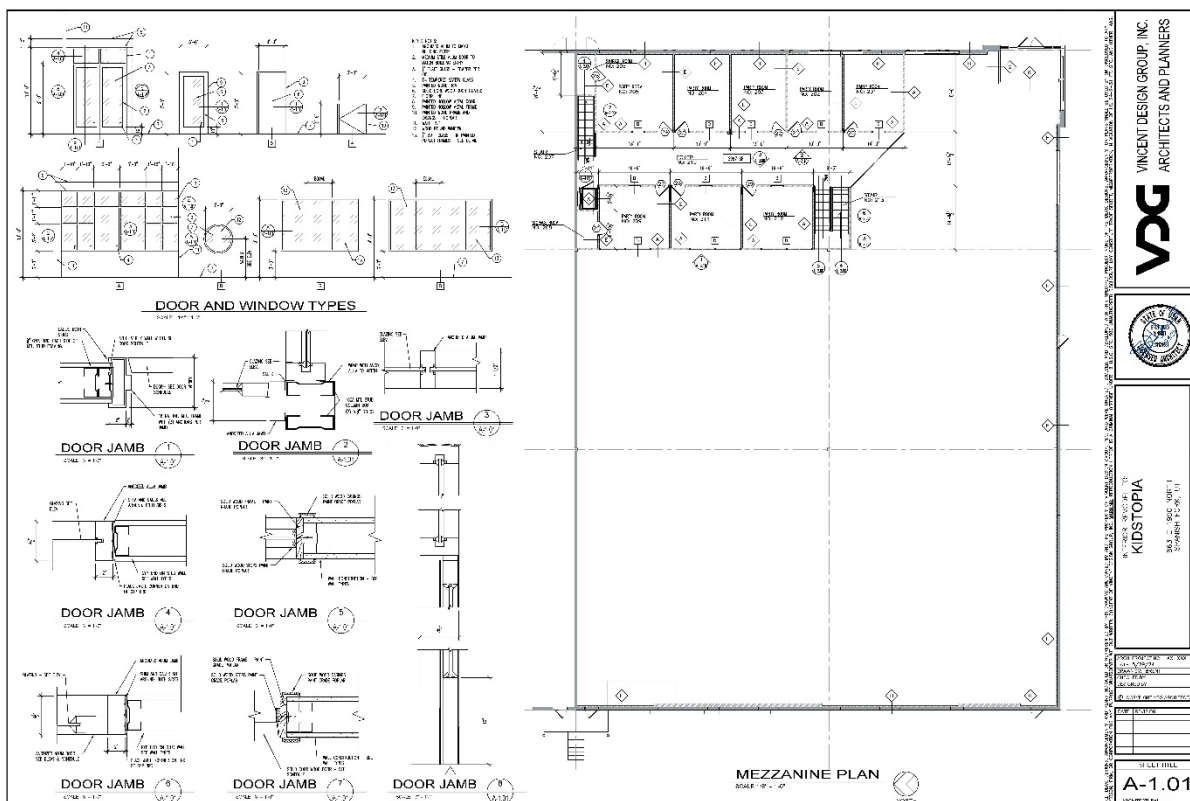
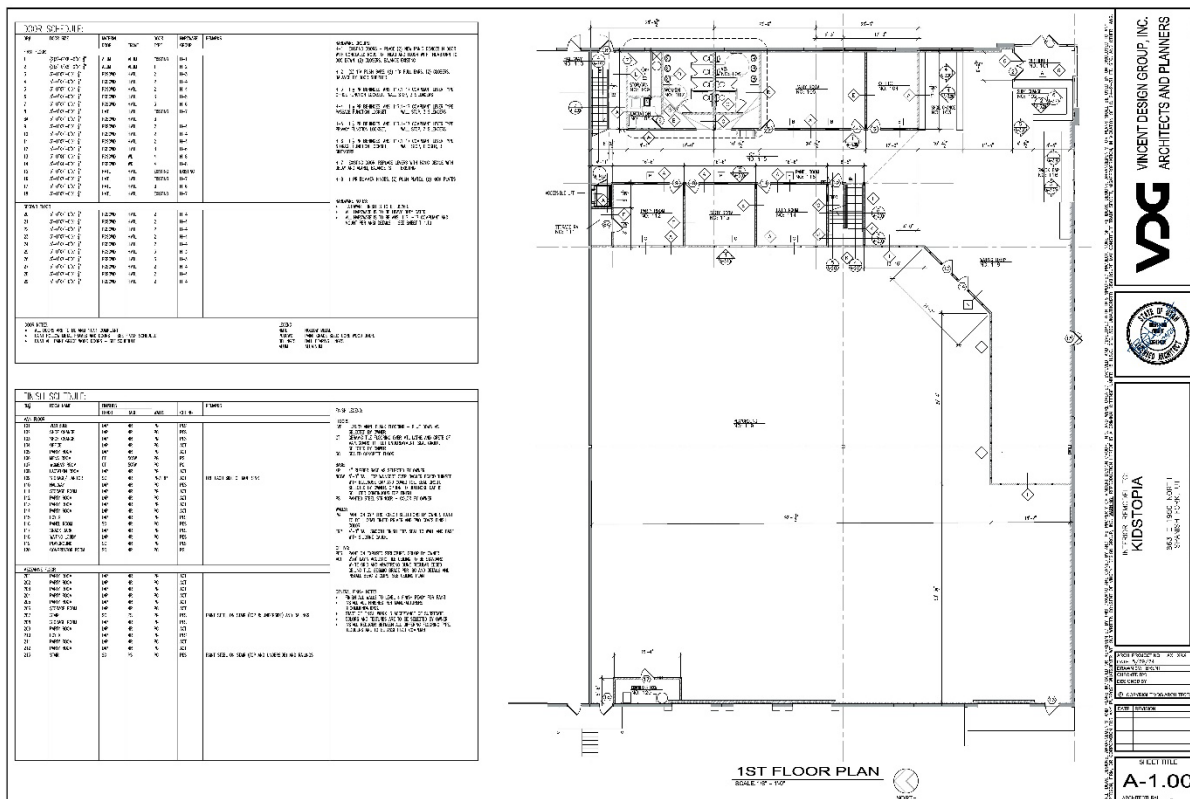


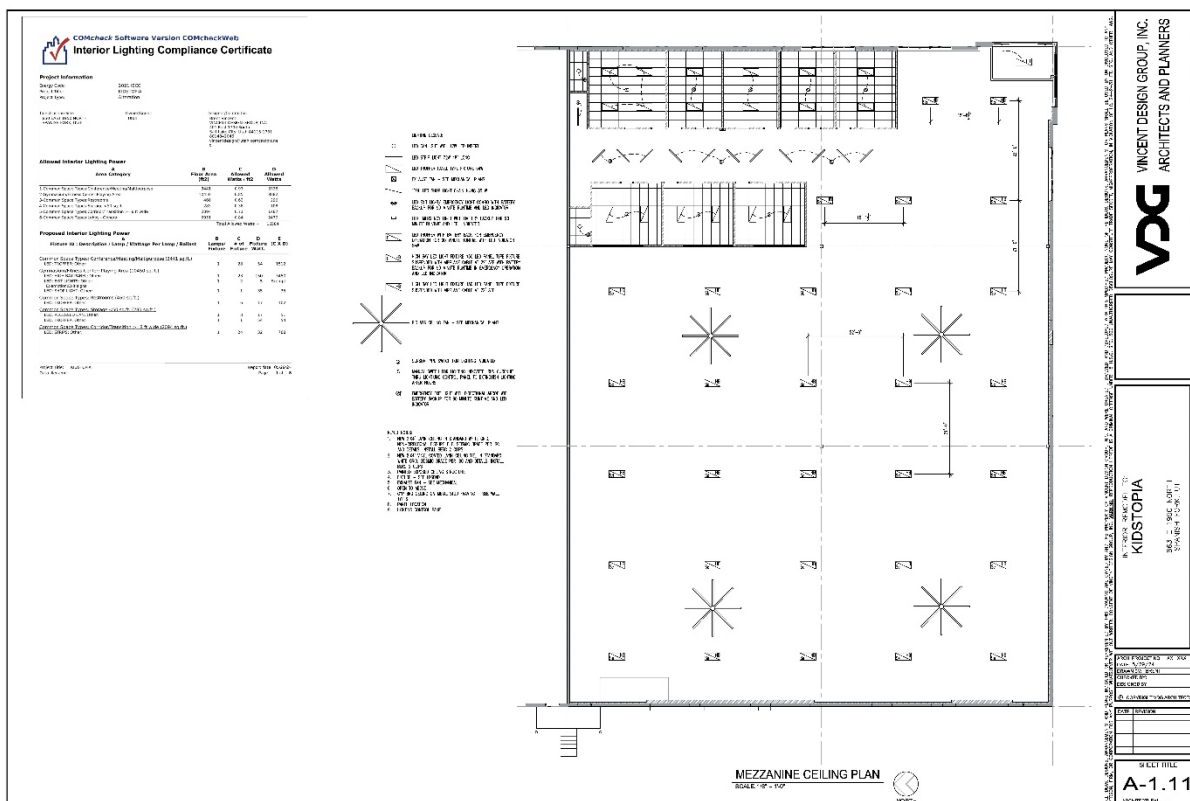
Statement

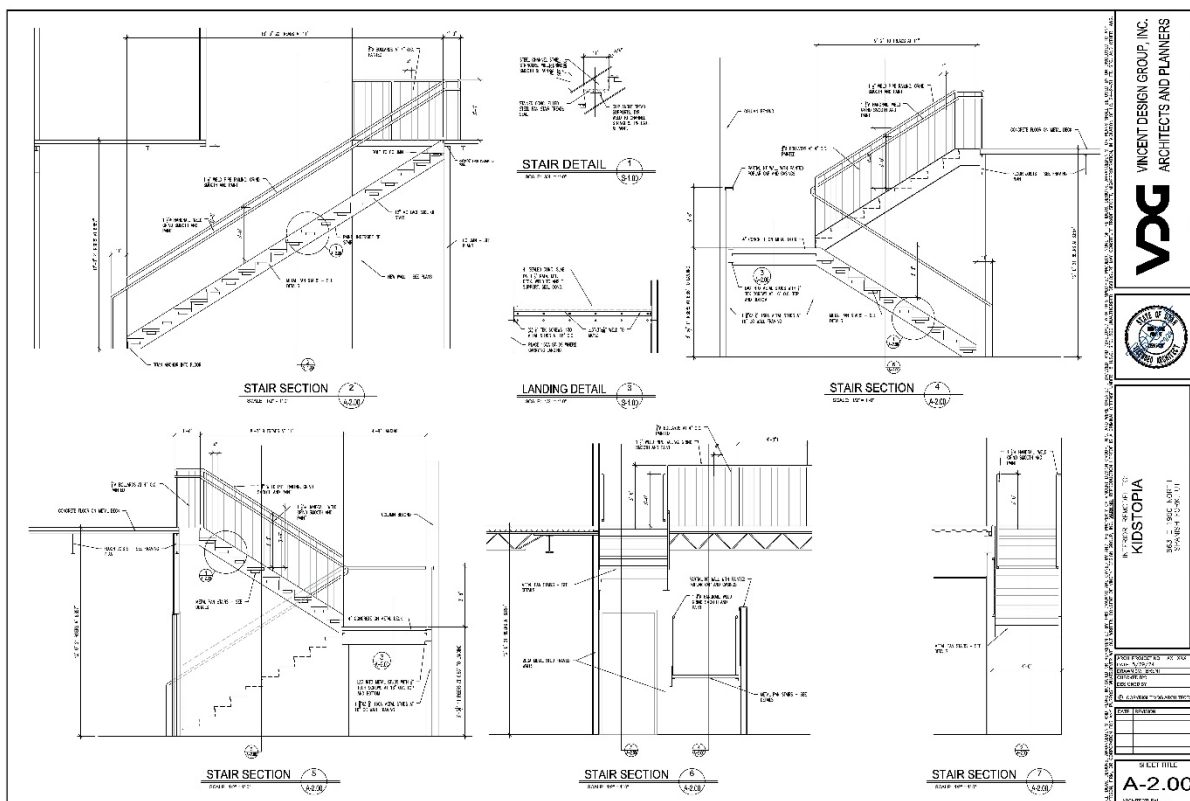
To prevent snow and ice in the parking lot during winter, we will implement the following measures:

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.

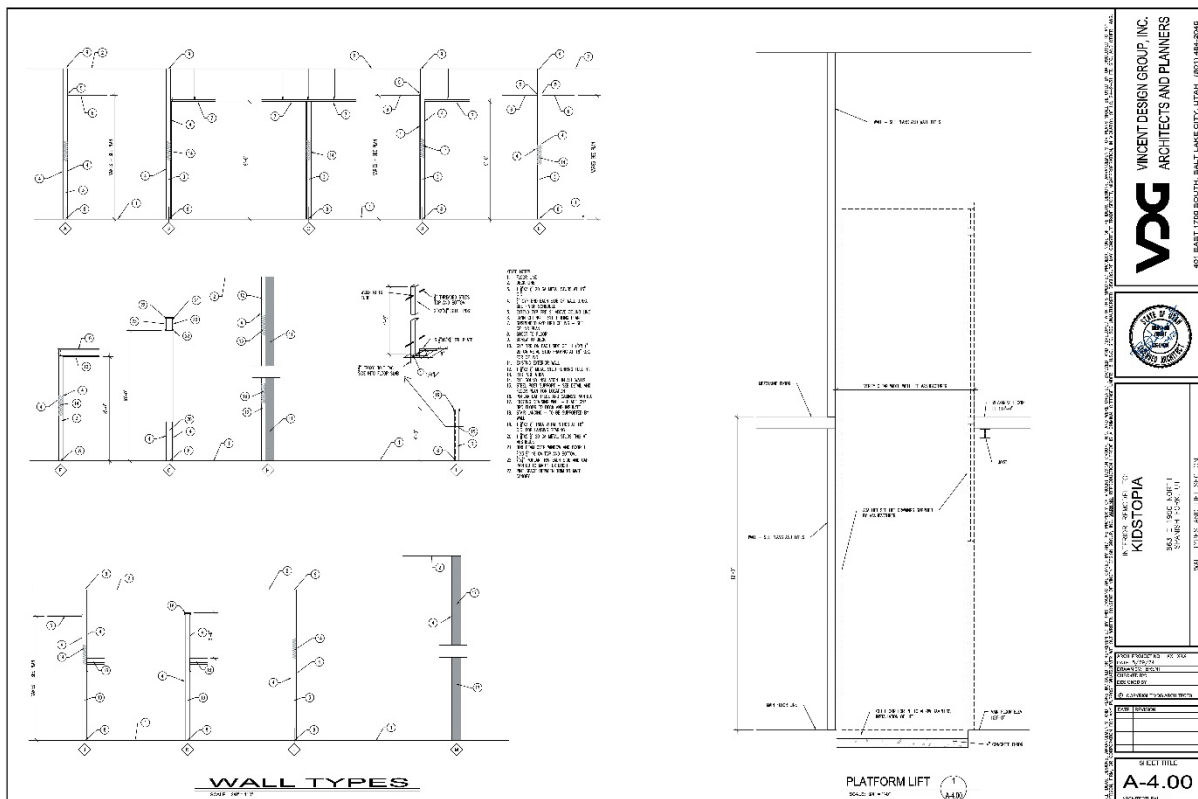
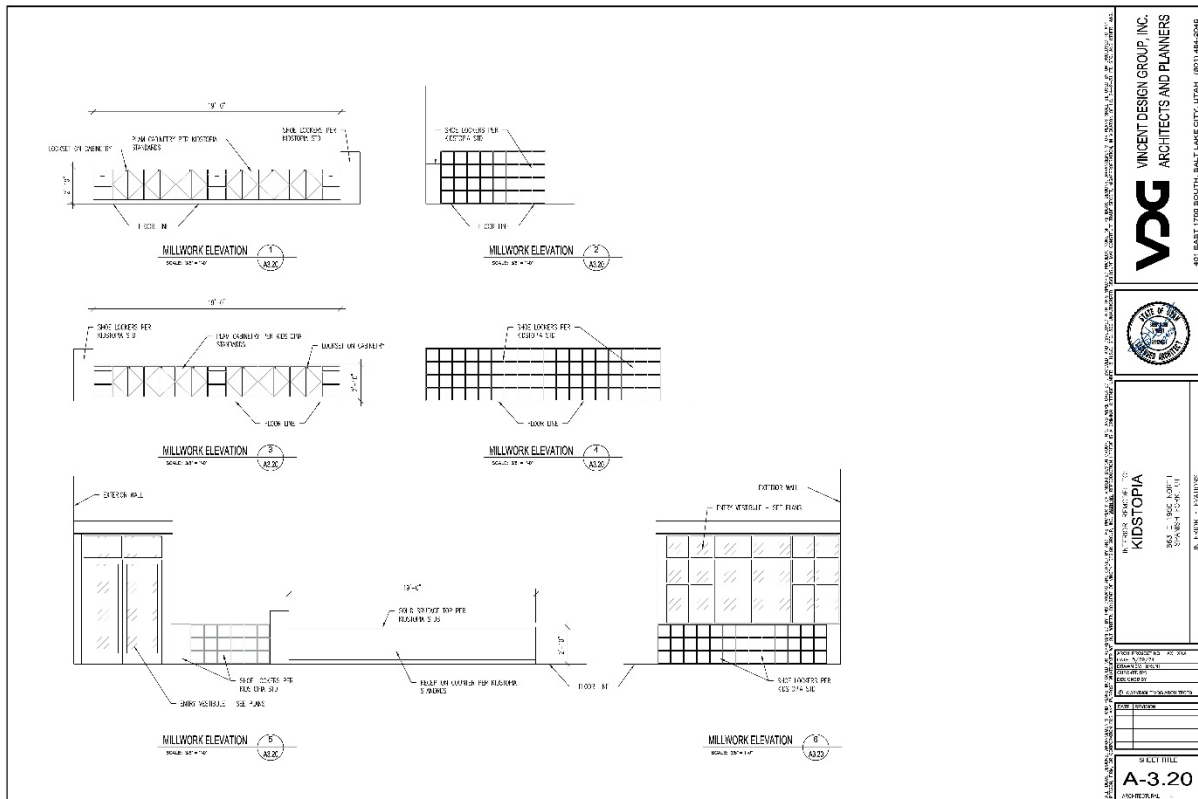


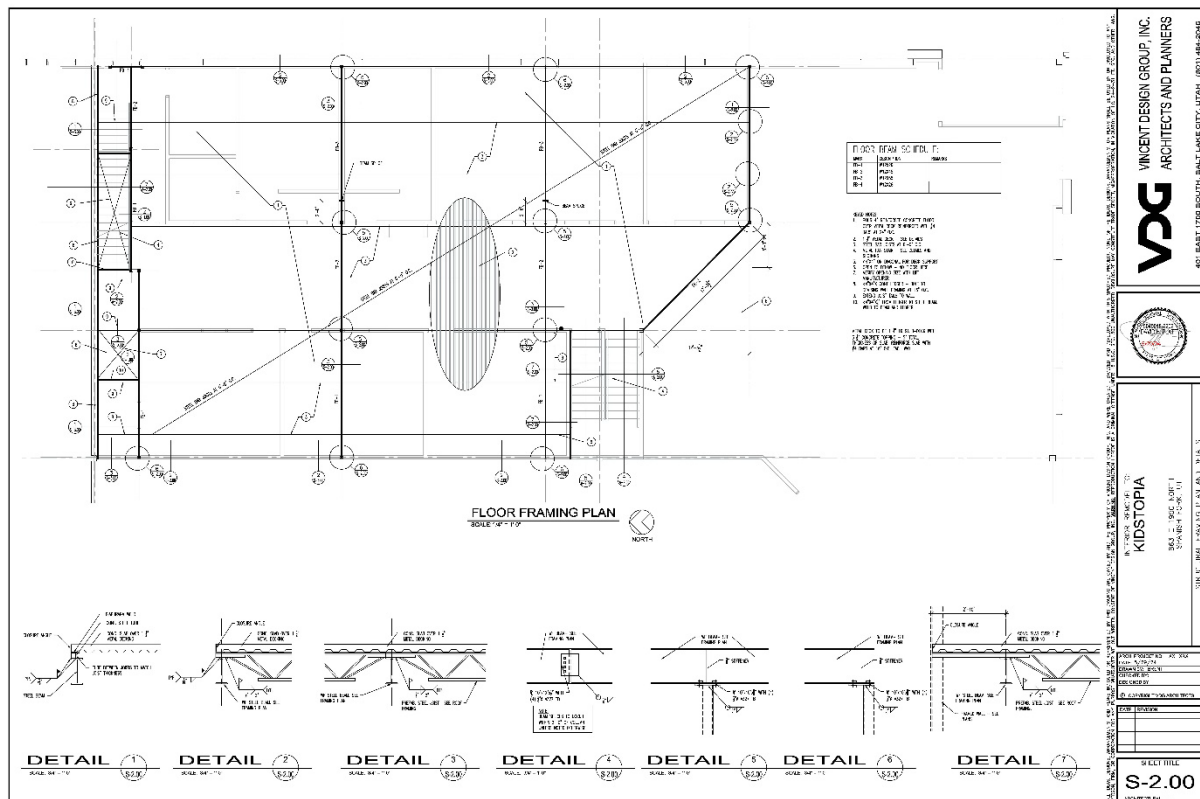


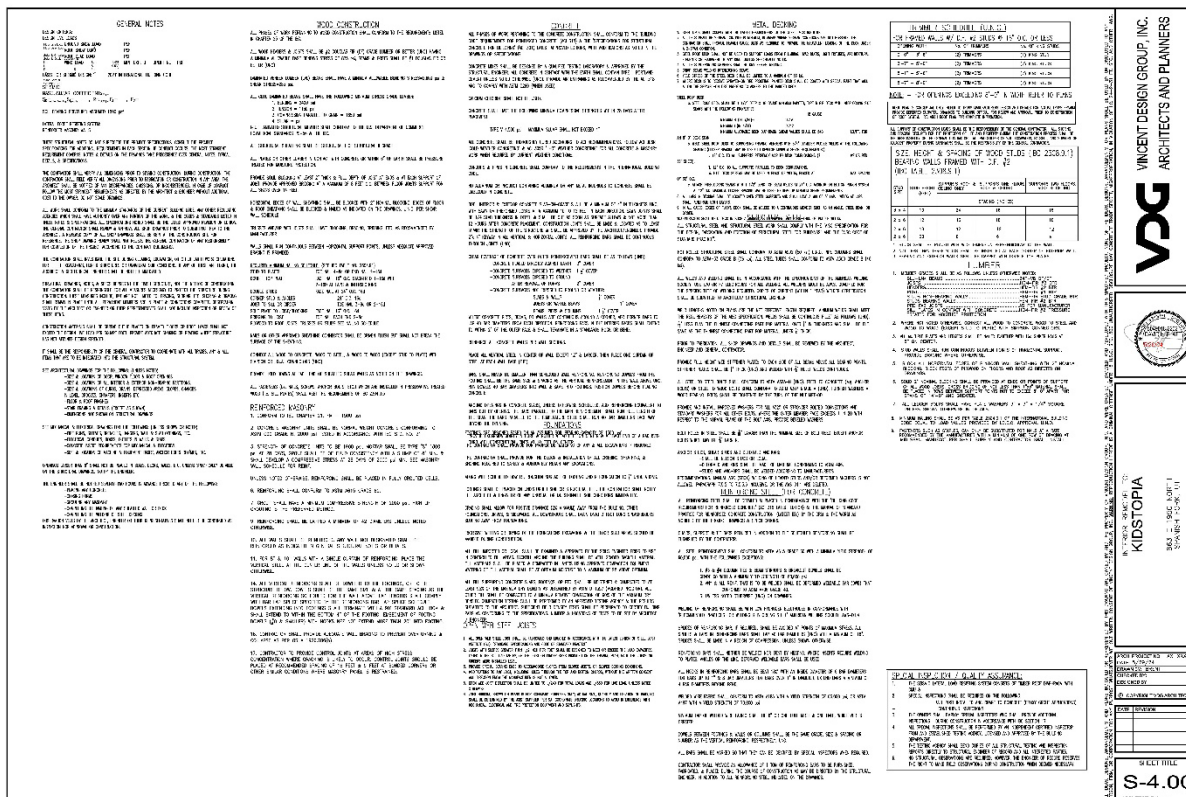
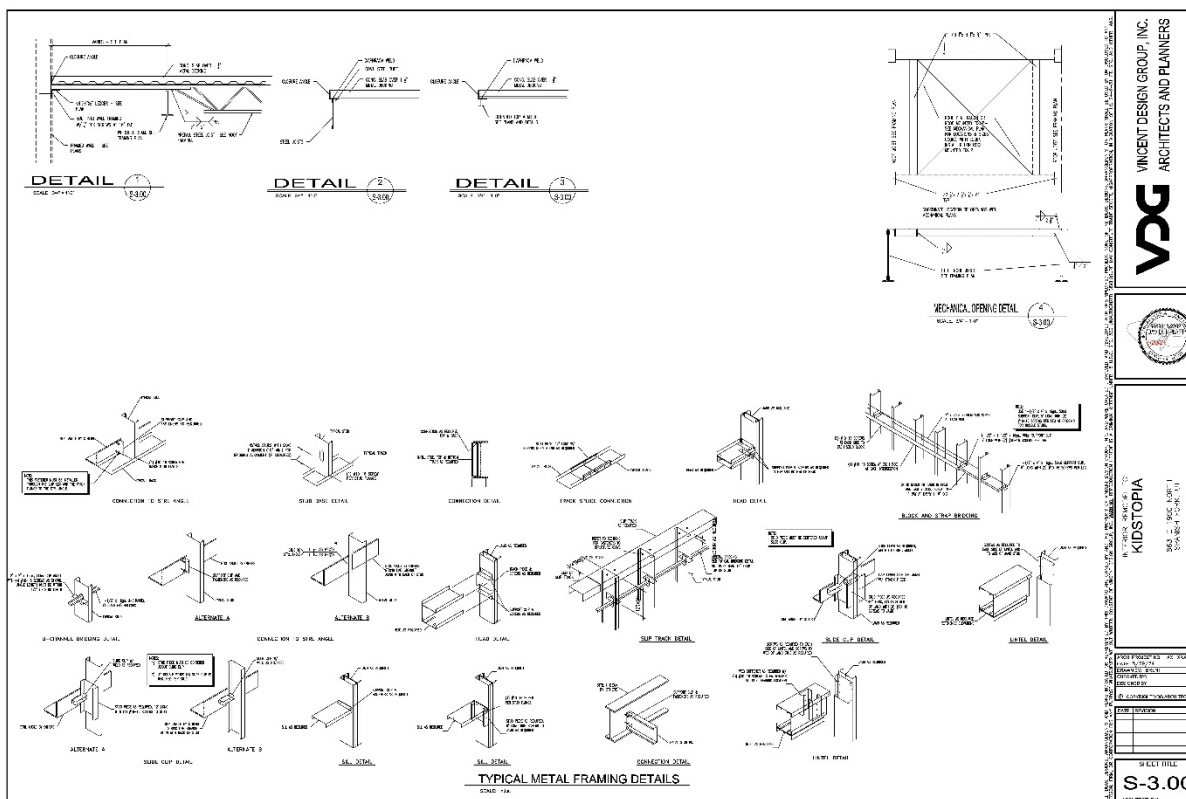


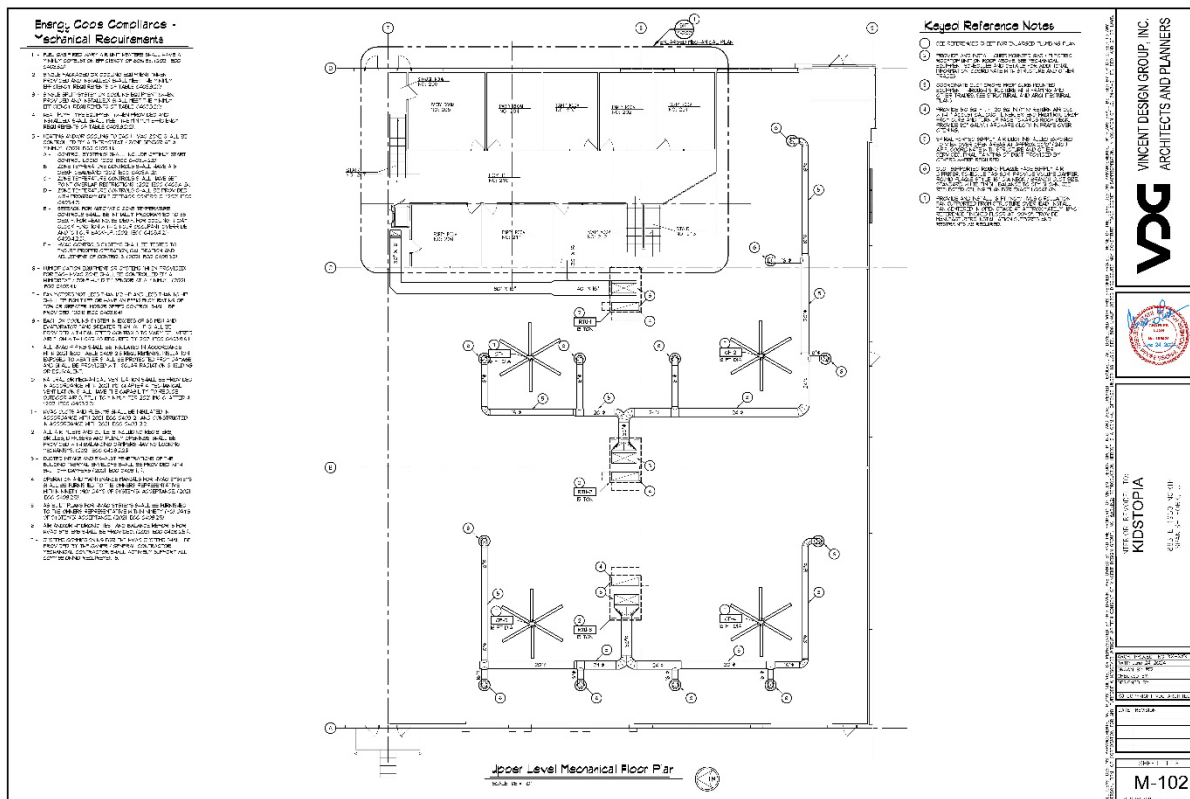


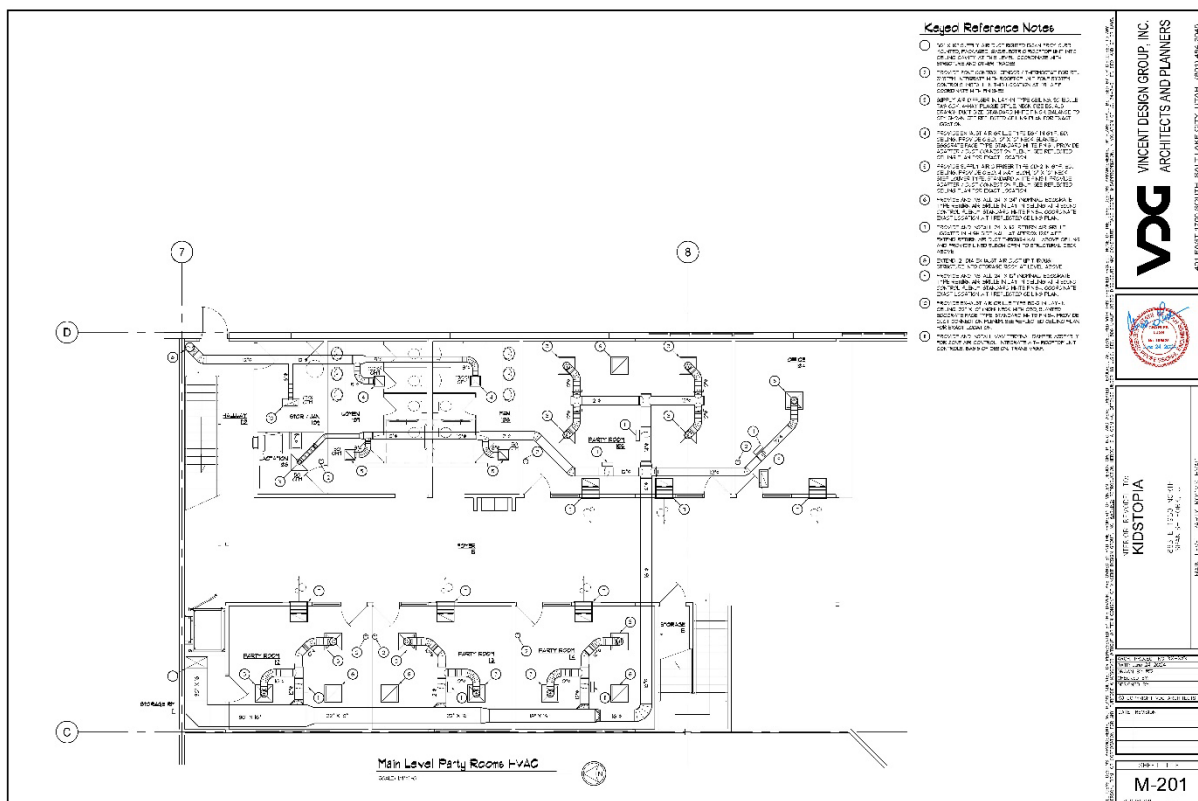


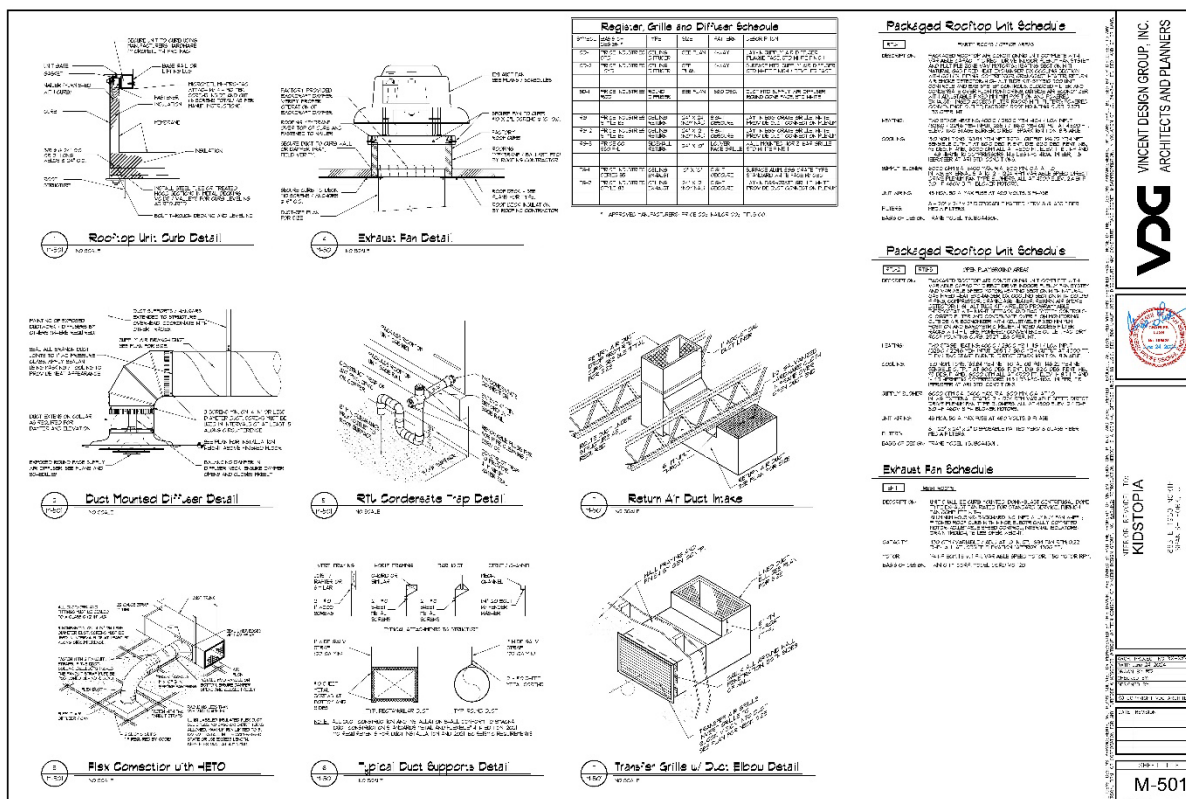
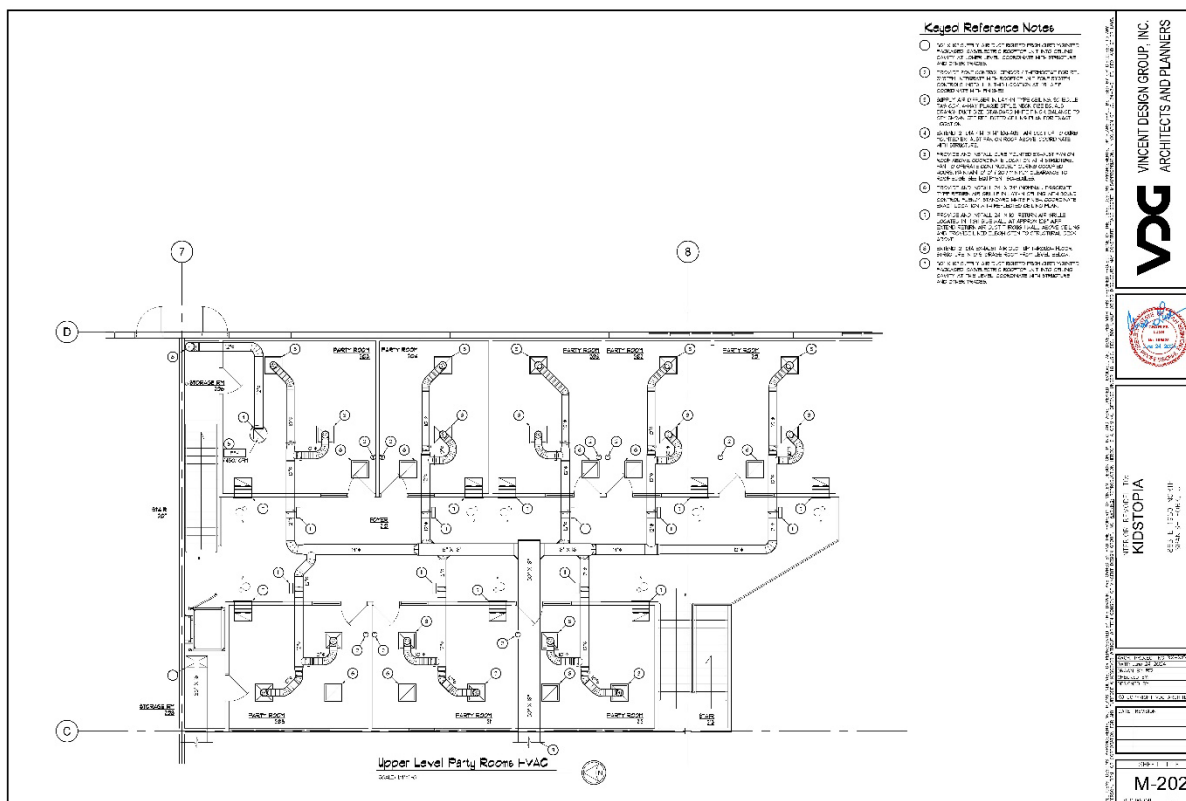




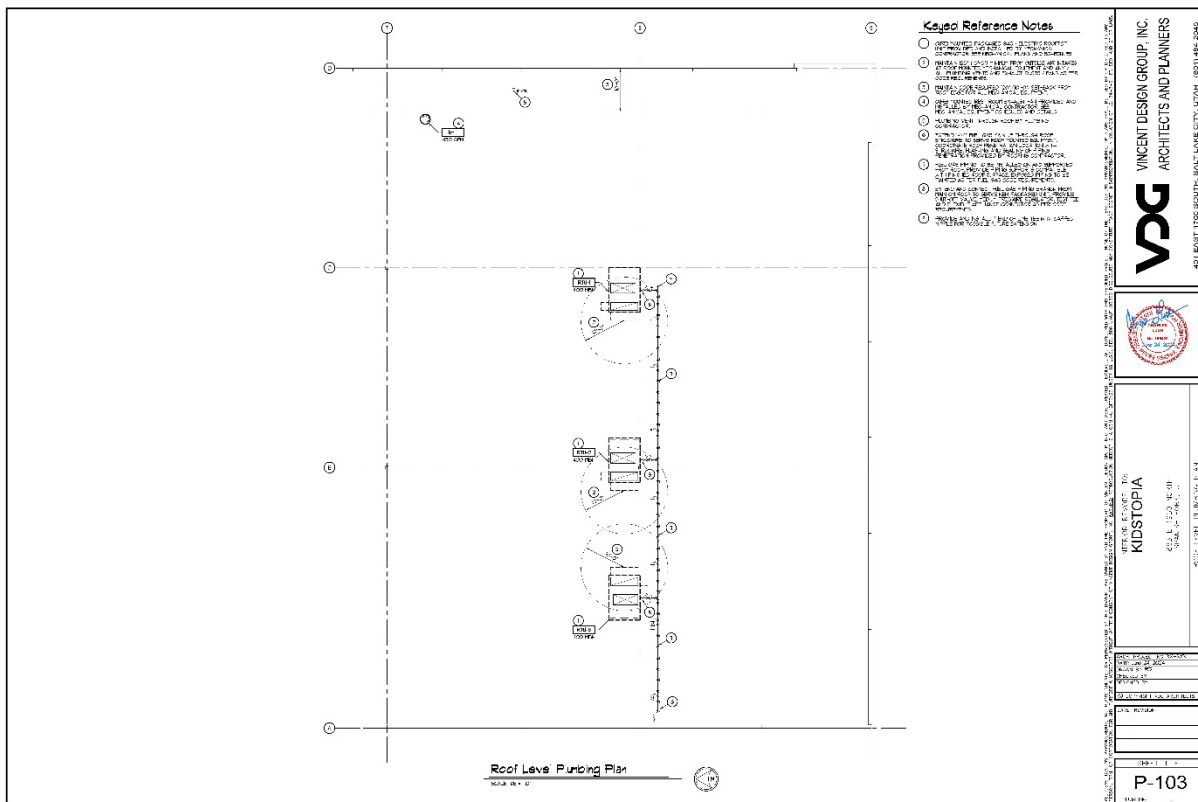
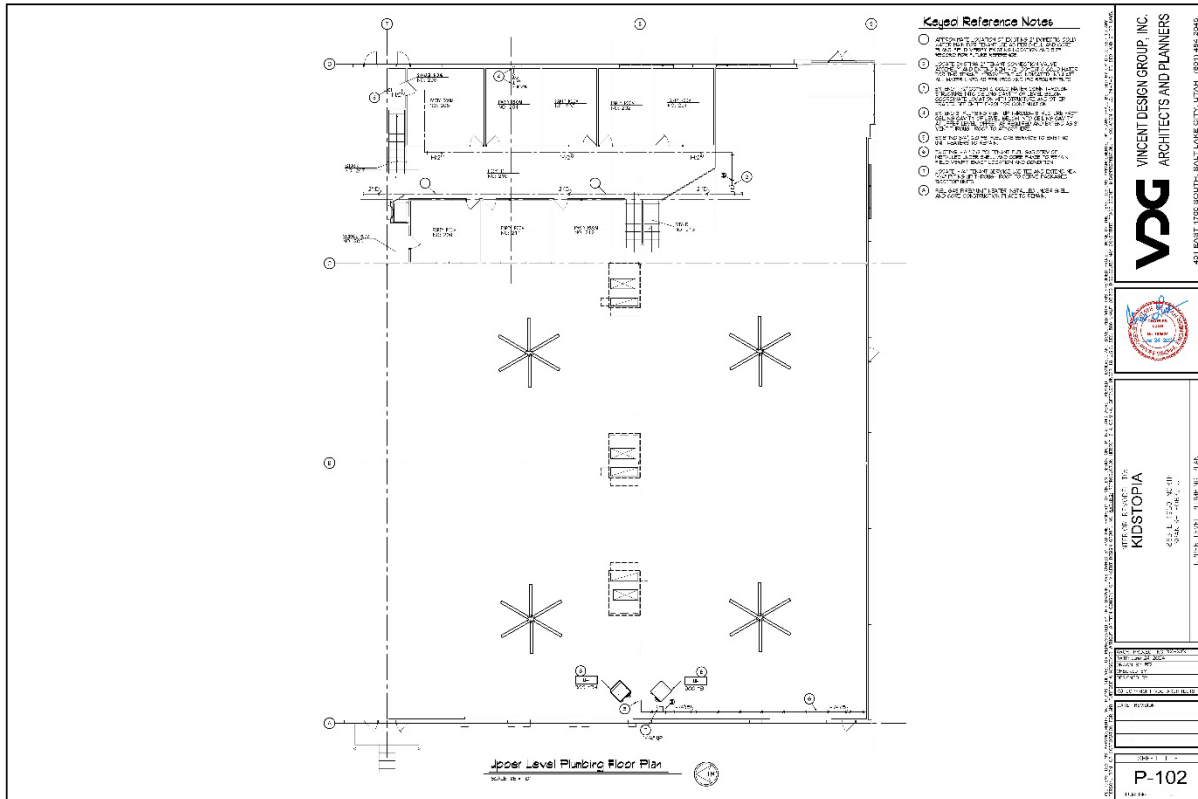


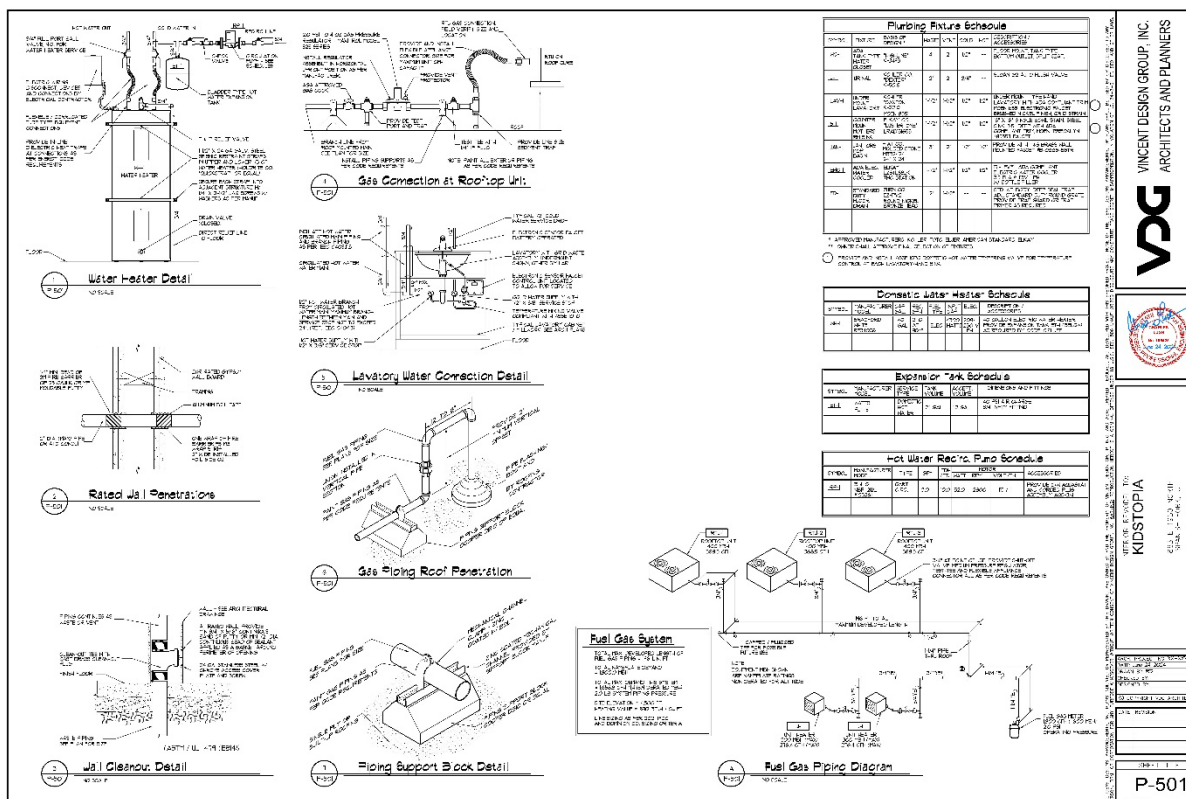
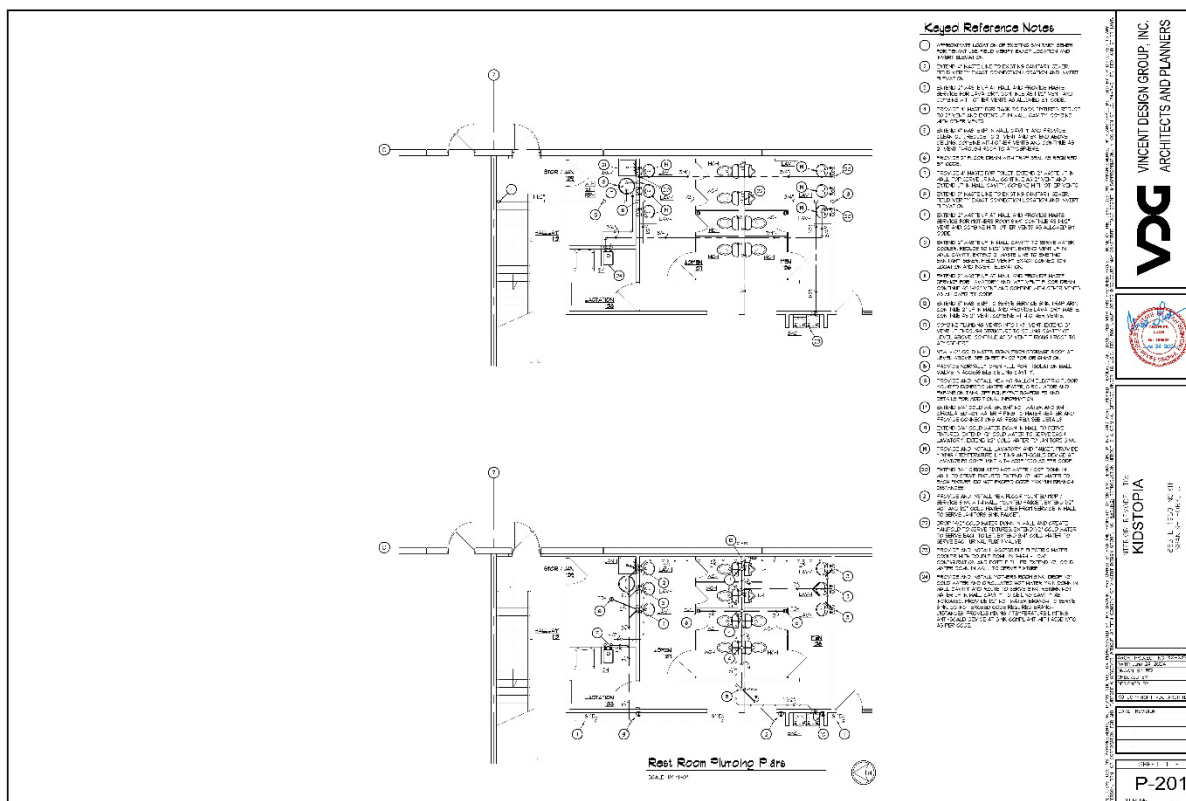


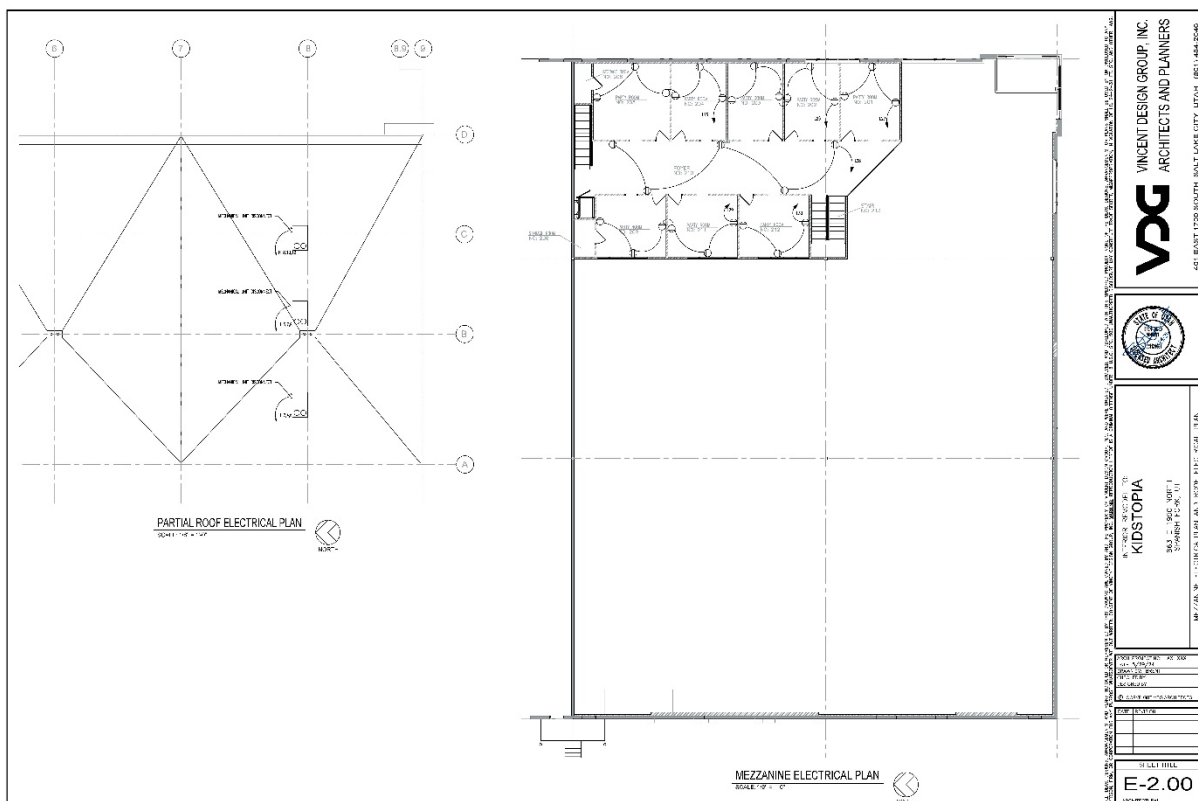
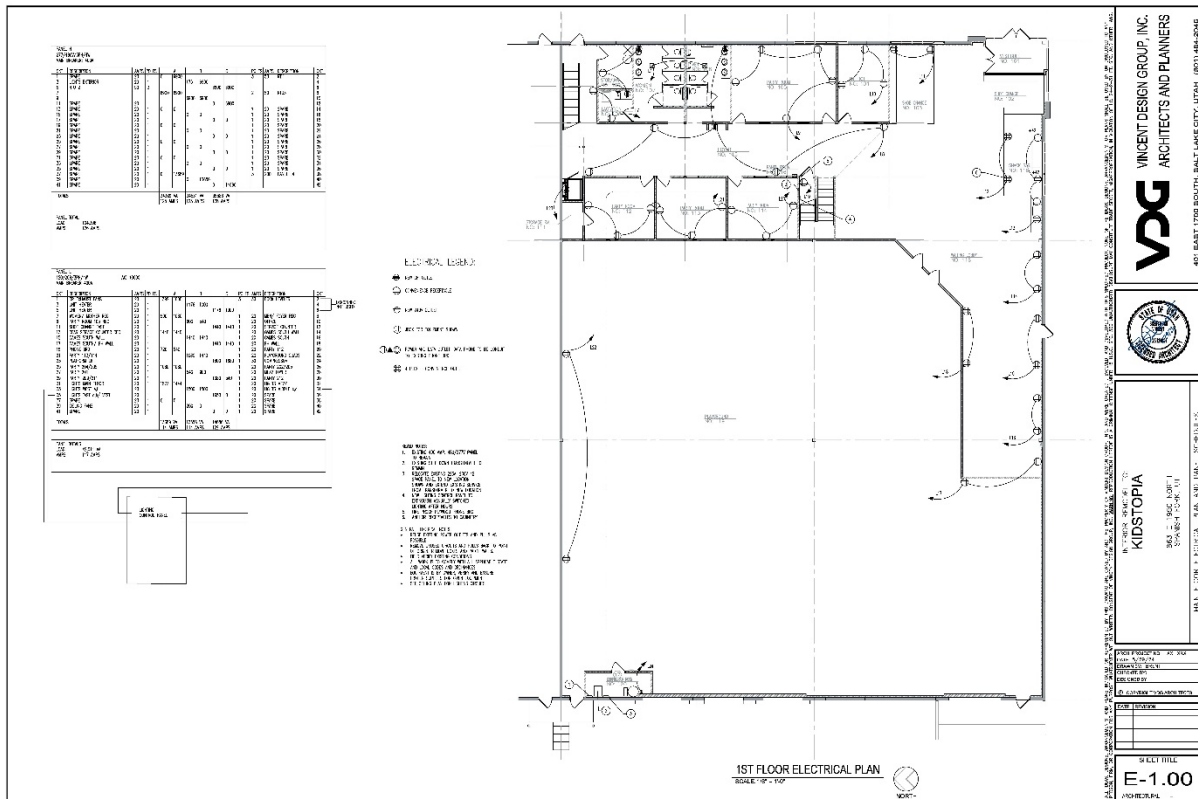




[illegible][illegible]





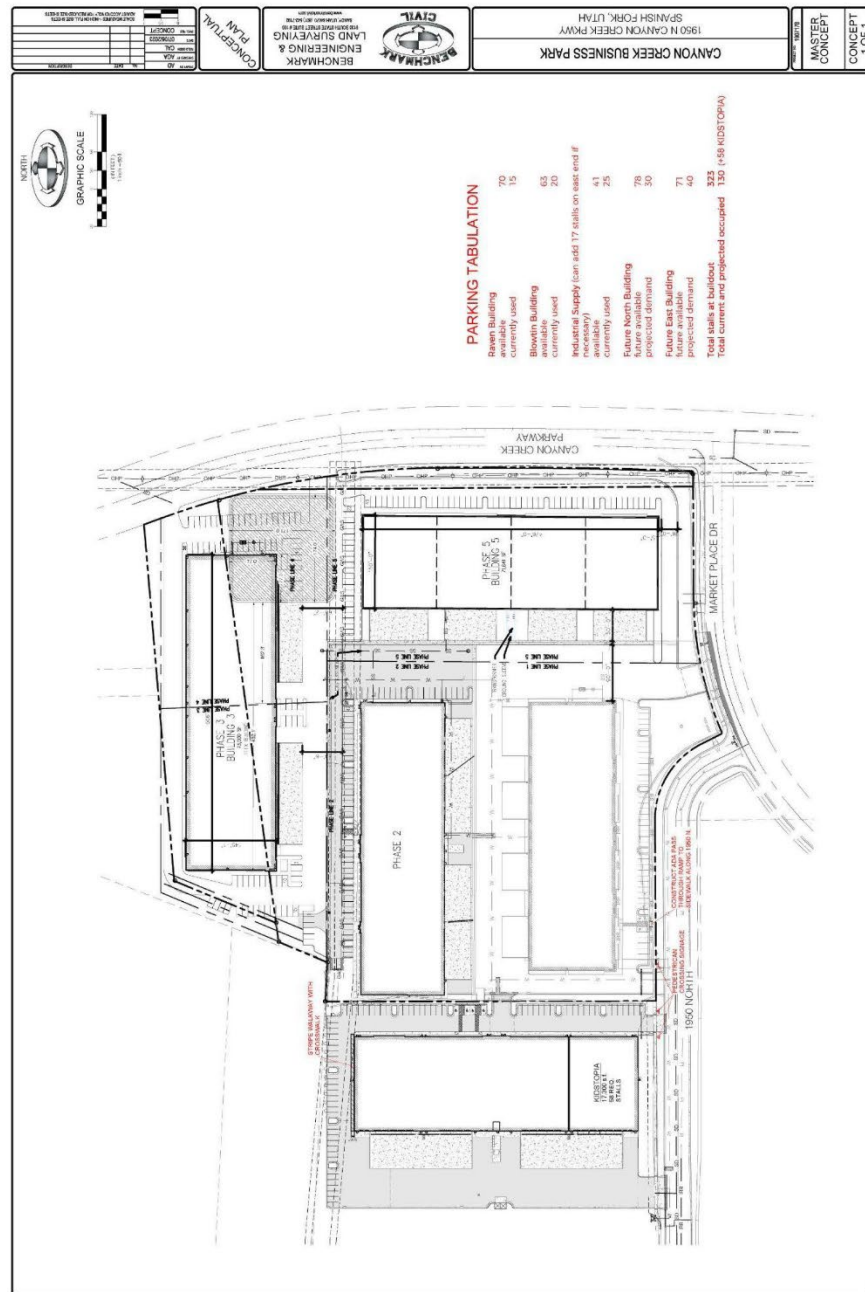


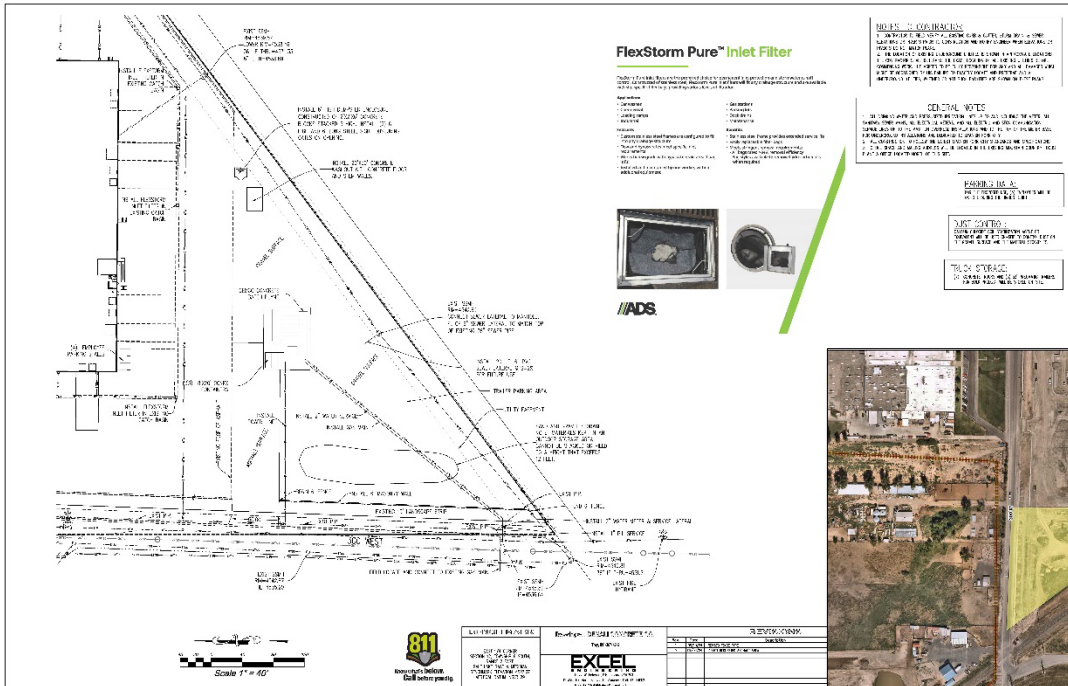


TO: file
FROM: Dave Anderson, AICP
DATE: September 25, 2024
RE: Kidstopia Conditions of Approval

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-access easements be put in place for the parcels identified on the attached image before a business license is issued.
4. 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

October 2, 2024, Planning Commission 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 approved 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 23rd Conditions of Approval Memo.



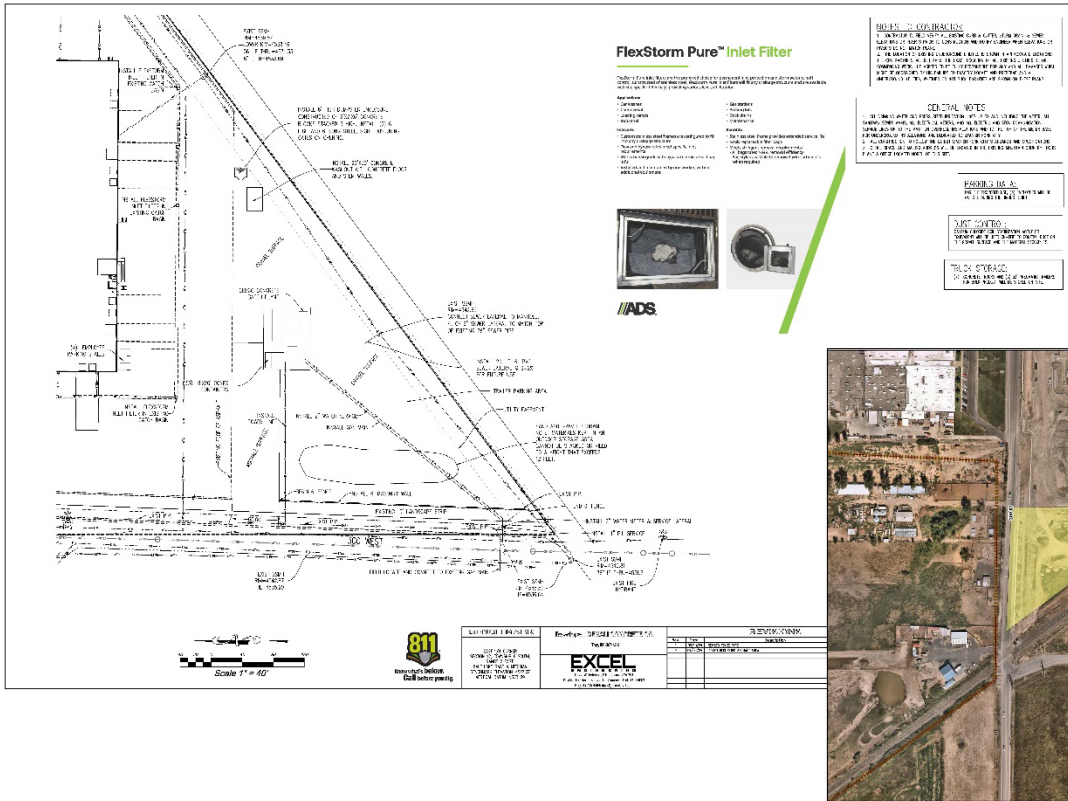






TO: file
FROM: Dave Anderson, AICP
DATE: September 23, 2024
RE: Denali Conditions of Approval

1. Any expansion of the use, including the use of additional batch plants and related equipment or construction of buildings, will require new Conditional Use approval.
2. In the event that the use loses access to facilities on the Mountain Country Foods Plant 3 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.



Denali Concrete Zone Change Approval Request

October 2, 2024, Planning Commission 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.

Finding

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

Exhibits

1. Site Plan.
2. Pictures.









Hardy Zone Change Approval Request

October 2, 2024, Planning Commission 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

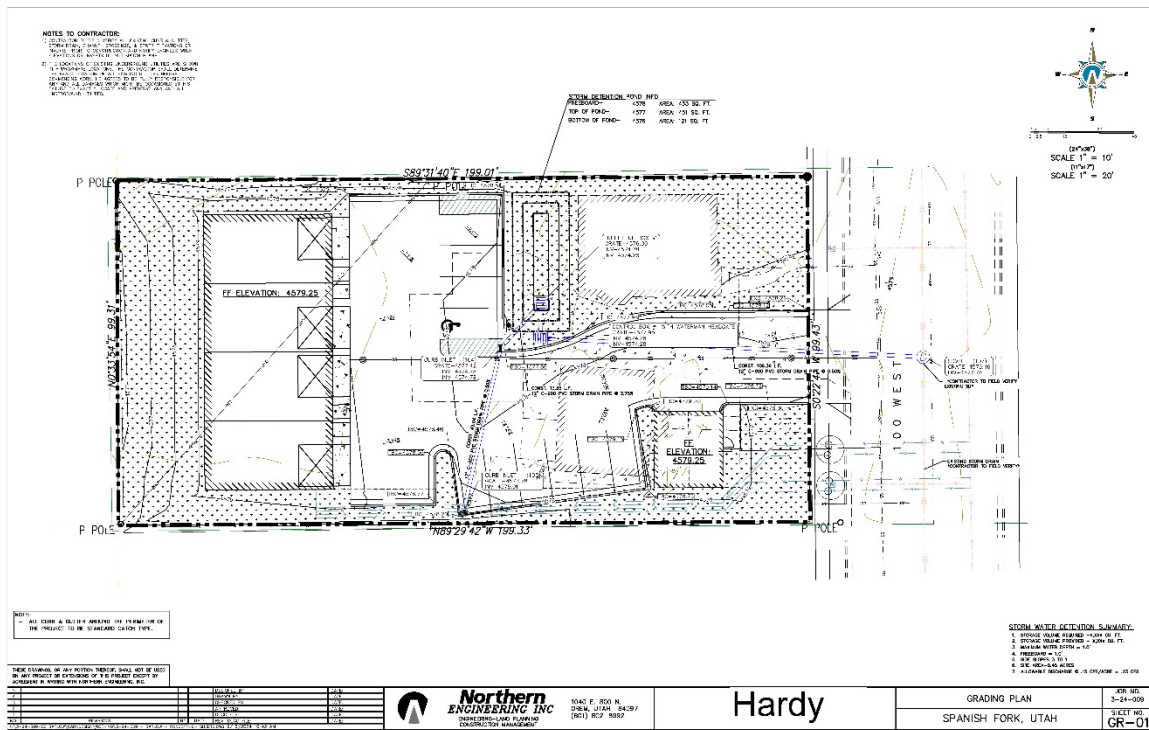
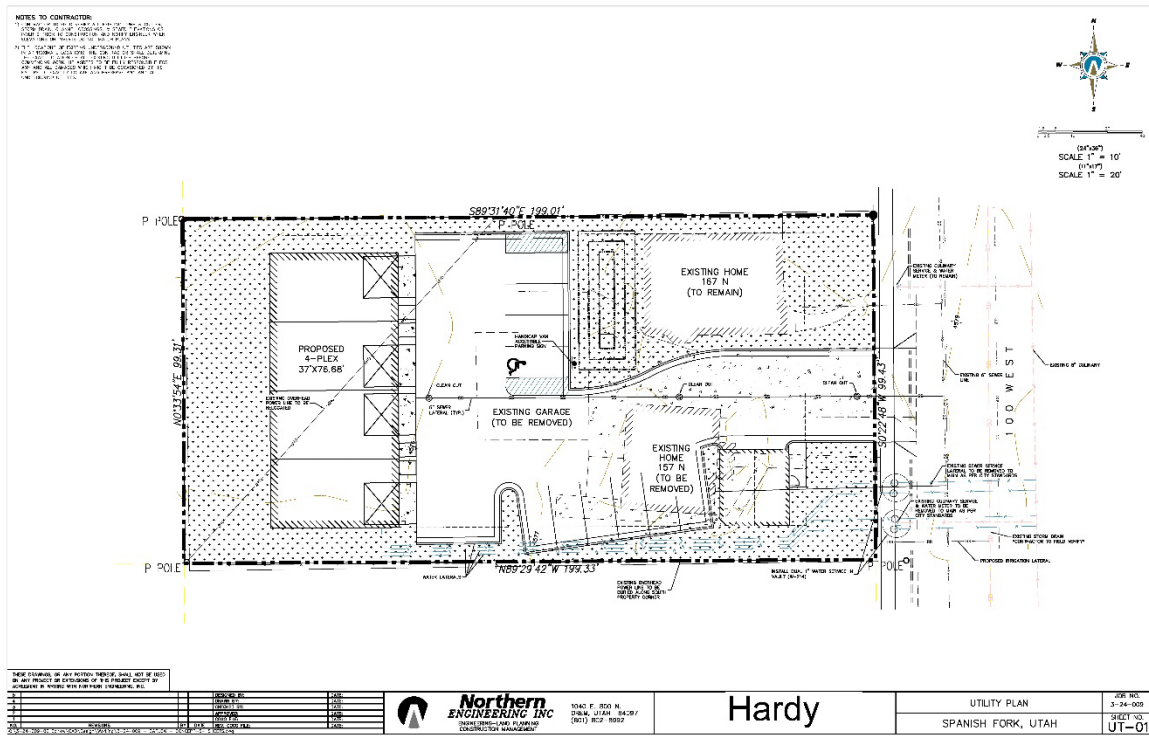
1. That the proposal is consistent with the City's General Plan Land Use Map Designation.
2. That with modifications the proposal can meet the intent of the Infill Overlay Zone.

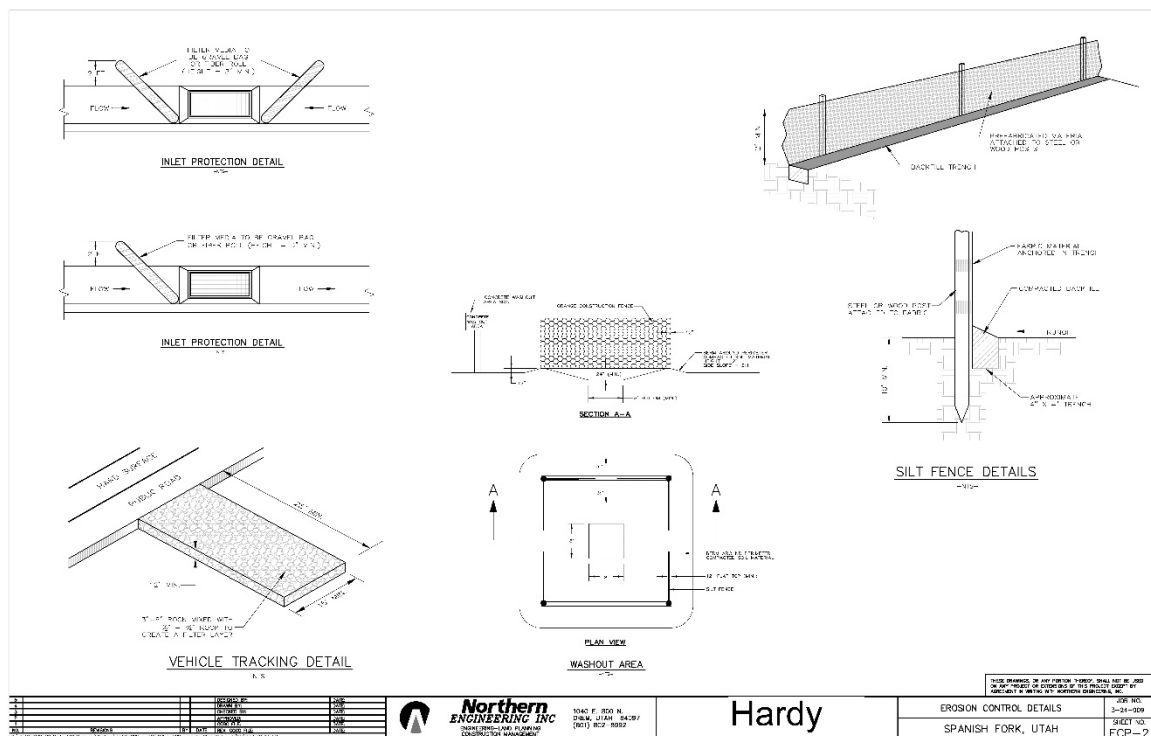
Conditions

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.





☐ **S. SWPPP Sign** must be installed on every construction site within 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 (3'x4') near the main entrance of the project, and must include the SWPPP map (11"x17" minimum), your SWPPP contact information, state NOI, rain cause (optional) and any other pertinent information related to SWPPP.

The following text must be included somewhere on the SWPPP
red in color):

SWPPP Storm Water Pollution Prevention Plan
A Utah Pollutant Discharge elimination Systems (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-RD4-4577

- For sites that are part of a common plan of development or are on the SWPPP sign must be at least 18" x 24" and must include the SWPPP map (11"x17" minimum), your SWPPP contact information, state NOI, 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 must be white):

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 801-904-4577

- 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 signs (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 visible outside):

If any non-storm water discharge or severe vehicle tracking occurs please call the Spanish Fork SWPPP inspector at 801-461-4577



DESCRIPTION:
Reduces the discharge of pollutants to waterways from paved surfaces by converting street coating on a regular basis.

100

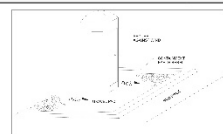
- Florida dengue is due to most susceptible swarms at the highest frequency, cross with the highly and cross breeding
- Rest or sweep picking prior to and during sweeping
- Increase sweeping frequency just before the dry season
- Proper maintenance and operation of sweepers greatly increase their efficiency
- Keep accurate operation logs to track programs
- Sweepers effective at removing small-parasite bees that 10 microns may penetrate the wall, but less to enormous overwinter and public safety
- Equipment maintenance key for this portable BMP. These are not used, should maintain boom sweeper, those effective at killing, as large debris are cleaning, and the vacuum captures (more effective at removing fine particles and dust heavy metals). Many communities find it useful to have a combination of both types in fleet.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

- Conventional sweepers are not able to remove oil and grease
- Mechanical sweepers are not effective at removing finer sediments
- Effective use may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and conditions of cables.

Abstract

- Replace worn parts as necessary.
- Install main and output bearings of the appropriate weight



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 161–168

All sites with no permanent sanitary facilities or where permanent facility is 100 ft from activities.

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

- ◆ Locate portable toilets in convenient locations throughout the site.
- ◆ Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.

- Construct 8

Keywords: child sexual abuse; disclosure; social support

1. 姓名: 李小明

- No incinerators.
- MANAGEMENT:**
- Portable toilets should be maintained in good working order by licensed service with daily servicing for leak detection.
 - Regular waste collection should be arranged with licensed service.
 - All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

STREET SWEEPING DETAIL

PORTA-POTTY DETAIL

5				0.1 亩/年	2400
6				0.04 亩/年	2400
7				0.01 亩/年	2400
8				0.01 亩/年	2400
9				0.01 亩/年	2400
10				0.01 亩/年	2400
11				0.01 亩/年	2400
12				0.01 亩/年	2400
13				0.01 亩/年	2400
14				0.01 亩/年	2400
15				0.01 亩/年	2400
16				0.01 亩/年	2400
17				0.01 亩/年	2400
18				0.01 亩/年	2400
19				0.01 亩/年	2400
20				0.01 亩/年	2400
21				0.01 亩/年	2400
22				0.01 亩/年	2400
23				0.01 亩/年	2400
24				0.01 亩/年	2400
25				0.01 亩/年	2400
26				0.01 亩/年	2400
27				0.01 亩/年	2400
28				0.01 亩/年	2400
29				0.01 亩/年	2400
30				0.01 亩/年	2400
31				0.01 亩/年	2400
32				0.01 亩/年	2400
33				0.01 亩/年	2400
34				0.01 亩/年	2400
35				0.01 亩/年	2400
36				0.01 亩/年	2400
37				0.01 亩/年	2400
38				0.01 亩/年	2400
39				0.01 亩/年	2400
40				0.01 亩/年	2400
41				0.01 亩/年	2400
42				0.01 亩/年	2400
43				0.01 亩/年	2400
44				0.01 亩/年	2400
45				0.01 亩/年	2400
46				0.01 亩/年	2400
47				0.01 亩/年	2400
48				0.01 亩/年	2400
49				0.01 亩/年	2400
50				0.01 亩/年	2400
51				0.01 亩/年	2400
52				0.01 亩/年	2400
53				0.01 亩/年	2400
54				0.01 亩/年	2400
55				0.01 亩/年	2400
56				0.01 亩/年	2400
57				0.01 亩/年	2400
58				0.01 亩/年	2400
59				0.01 亩/年	2400
60				0.01 亩/年	2400
61				0.01 亩/年	2400
62				0.01 亩/年	2400
63				0.01 亩/年	2400
64				0.01 亩/年	2400
65				0.01 亩/年	2400
66				0.01 亩/年	2400
67				0.01 亩/年	2400
68				0.01 亩/年	2400
69				0.01 亩/年	2400
70				0.01 亩/年	2400
71				0.01 亩/年	2400
72				0.01 亩/年	2400
73				0.01 亩/年	2400
74				0.01 亩/年	2400
75				0.01 亩/年	2400
76				0.01 亩/年	2400
77				0.01 亩/年	2400
78				0.01 亩/年	2400
79				0.01 亩/年	2400
80				0.01 亩/年	2400

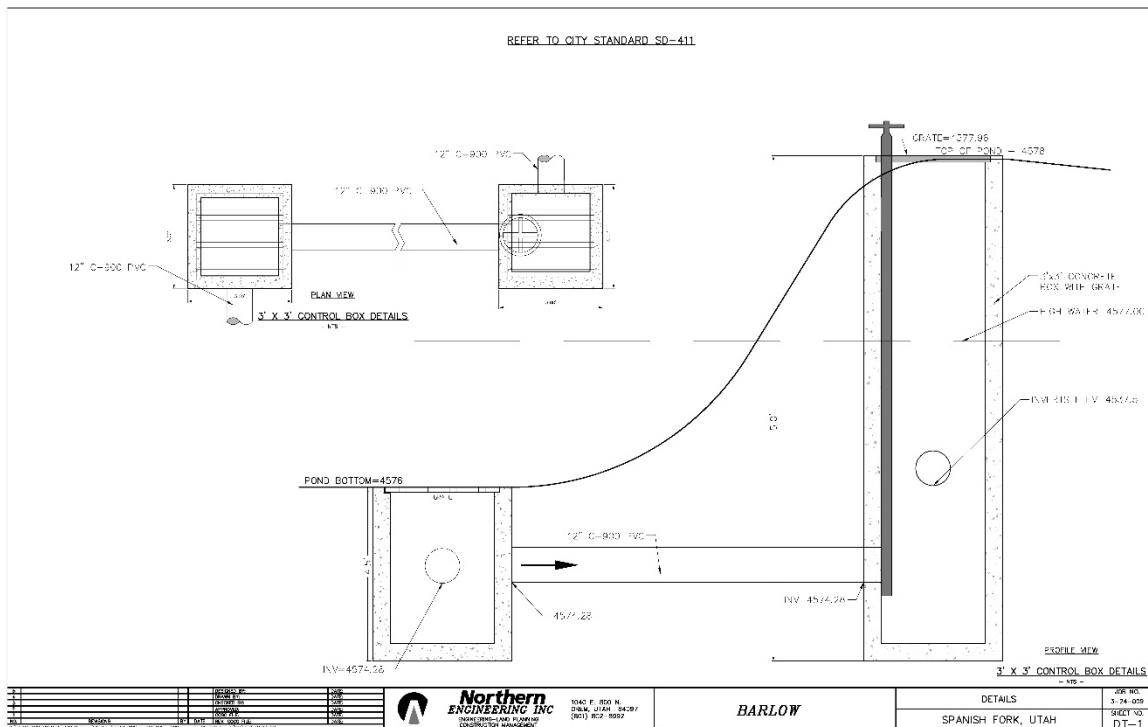


Northern
ENGINEERING INC
ENGINEERING - LAND PLANNING
CONSULTANTS - MAN AGENTS

9010 E. 800 N.
OREM, UTAH 84097
(801) 802-5982

Hardy

SWPPP DETAILS		402 PLO 3-27-2008
SPANISH FORK, UTAH		SWPPP NO. FCP-3



2				00000000	0000
3				00000000	0000
4				00000000	0000
5				00000000	0000
6				00000000	0000
7				00000000	0000
8				00000000	0000
9				00000000	0000
10				00000000	0000
11				00000000	0000
12				00000000	0000
13				00000000	0000
14				00000000	0000
15				00000000	0000
16				00000000	0000
17				00000000	0000
18				00000000	0000
19				00000000	0000
20				00000000	0000
21				00000000	0000
22				00000000	0000
23				00000000	0000
24				00000000	0000
25				00000000	0000
26				00000000	0000
27				00000000	0000
28				00000000	0000
29				00000000	0000
30				00000000	0000
31				00000000	0000
32				00000000	0000
33				00000000	0000
34				00000000	0000
35				00000000	0000
36				00000000	0000
37				00000000	0000
38				00000000	0000
39				00000000	0000
40				00000000	0000
41				00000000	0000
42				00000000	0000
43				00000000	0000
44				00000000	0000
45				00000000	0000
46				00000000	0000
47				00000000	0000
48				00000000	0000
49				00000000	0000
50				00000000	0000
51				00000000	0000
52				00000000	0000
53				00000000	0000
54				00000000	0000
55				00000000	0000
56				00000000	0000
57				00000000	0000
58				00000000	0000
59				00000000	0000
60				00000000	0000
61				00000000	0000
62				00000000	0000
63				00000000	0000
64				00000000	0000
65				00000000	0000
66				00000000	0000
67				00000000	0000
68				00000000	0000
69				00000000	0000
70				00000000	0000
71				00000000	0000
72				00000000	0000
73				00000000	0000
74				00000000	0000
75				00000000	0000
76				00000000	0000
77				00000000	0000



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

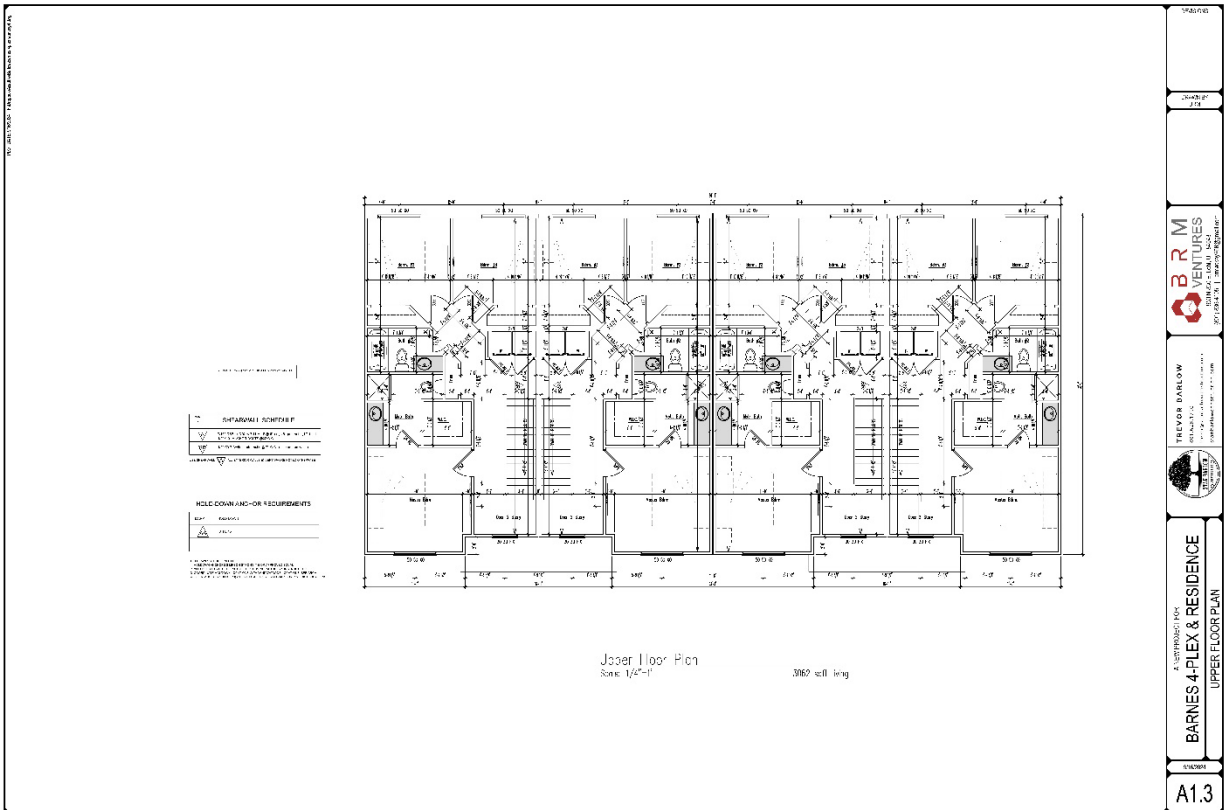
1040 E. 800 N.
DRUM, UTAH 84207
(801) 802-8022

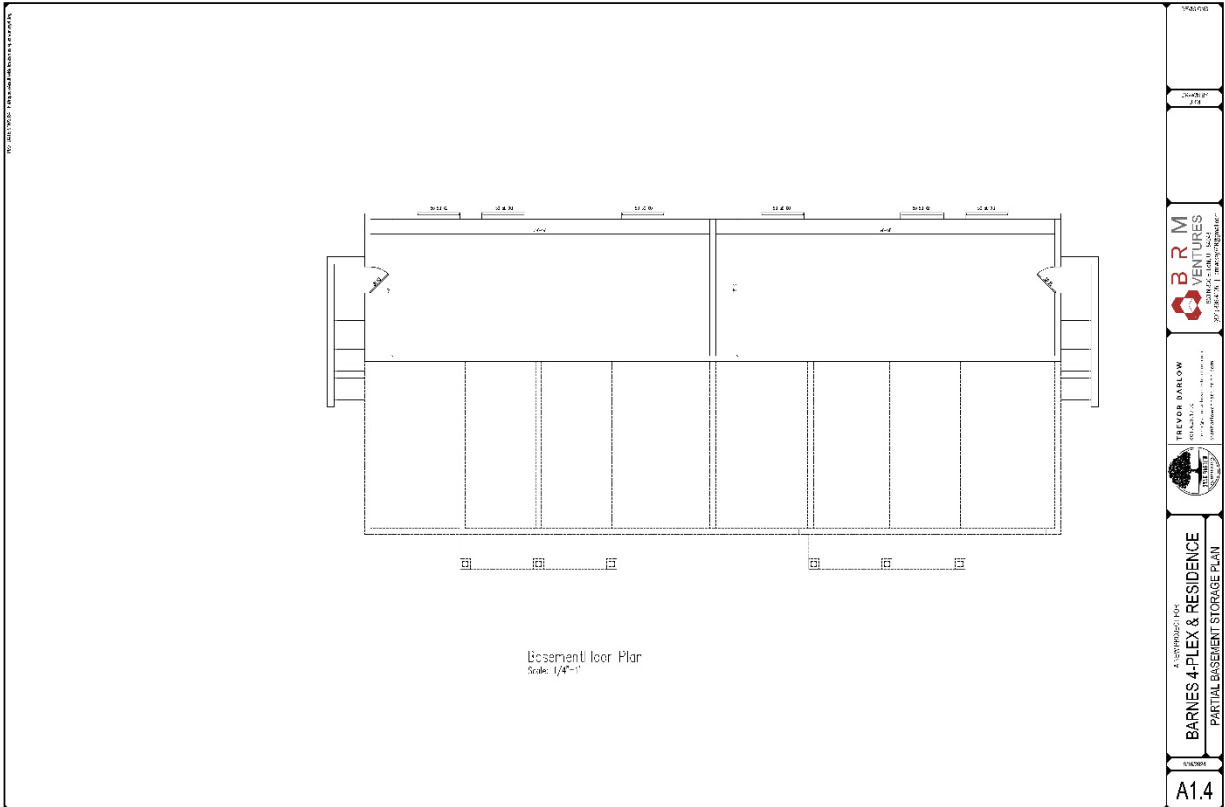
BARLOW

DETAILS	JOB NO. 3-24-009
SPANISH FORK, UTAH	SHEET NO. DT-1

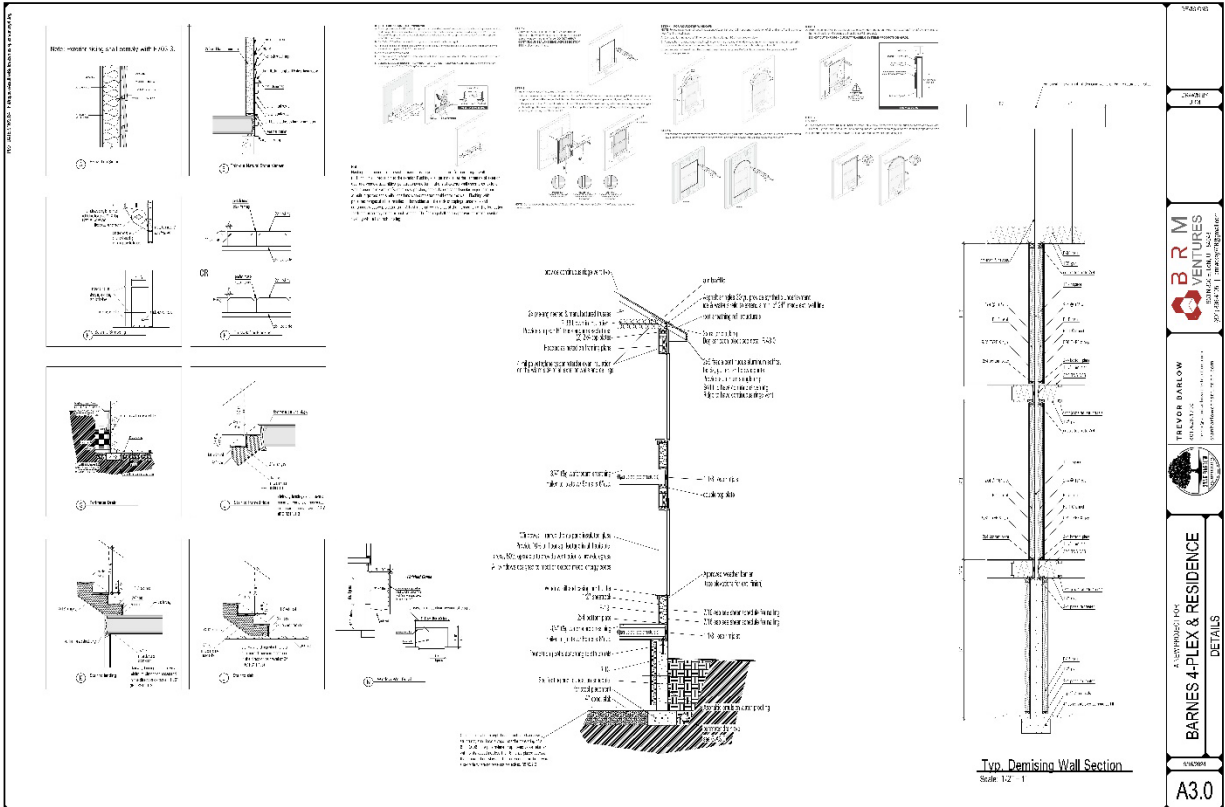
October 2, 2024

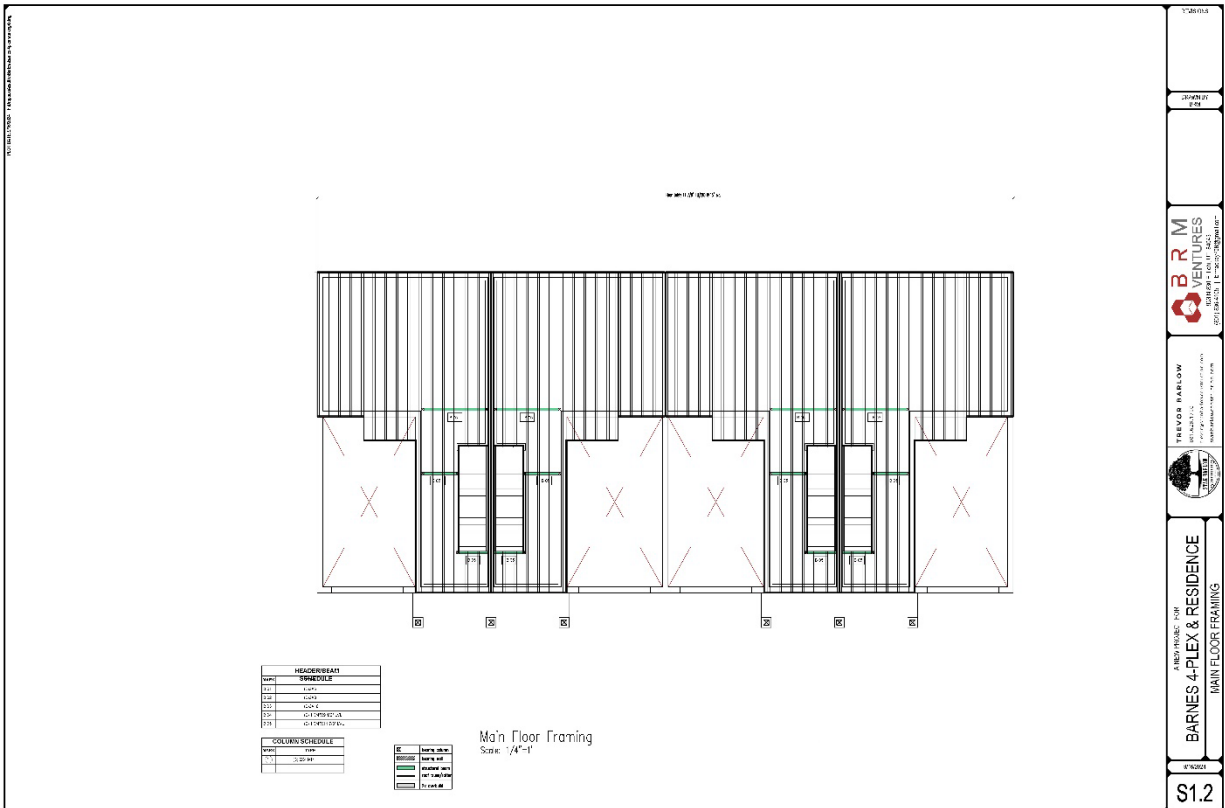
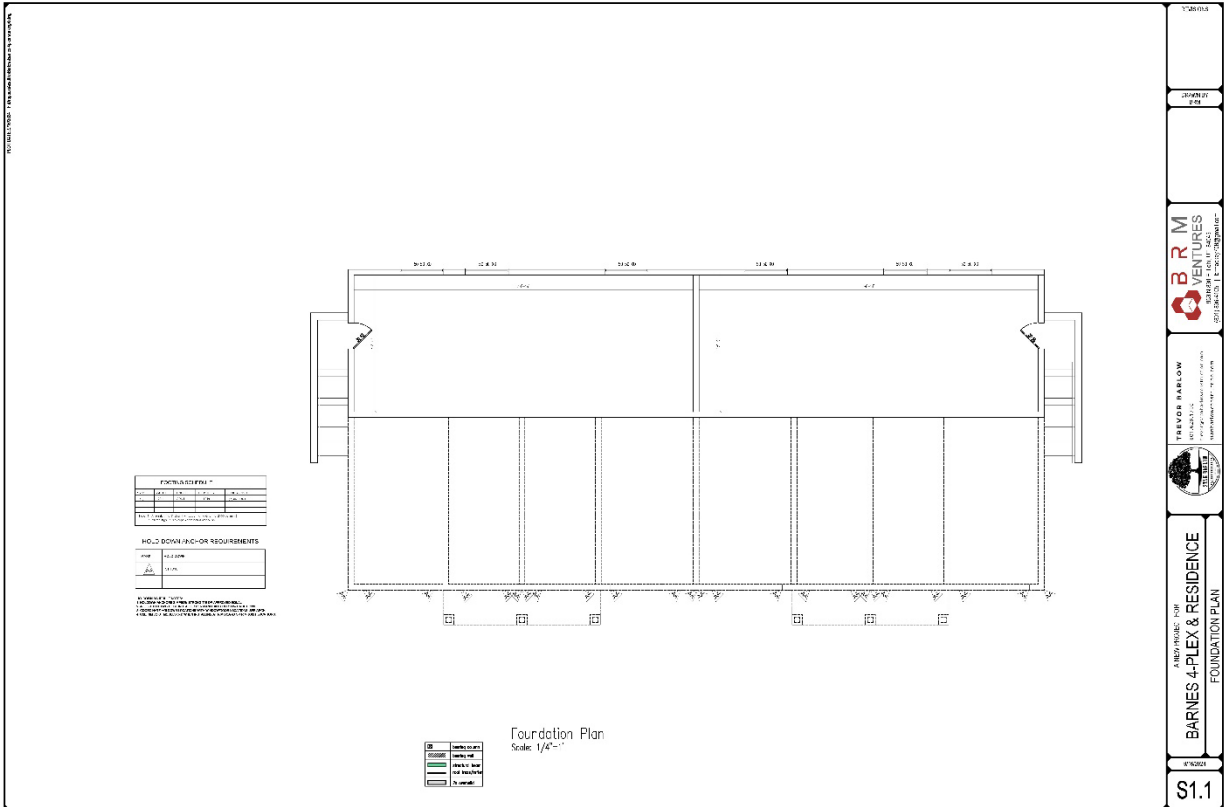
Architectural floor plans for the Barnes 4-Plex & Residence. The left page shows the Main Level Floor Plan (A) with dimensions and room labels like 'Living Room', 'Kitchen', '1 Car Garage', and '2nd to 3rd Floor'. The right page shows the Upper Level Floor Plan (B) with dimensions and room labels like 'Master Bed', 'Bath', and 'Bed'. A vertical title block on the far right contains project information and logos for Trevor Parlow and B.R.M. Ventures.

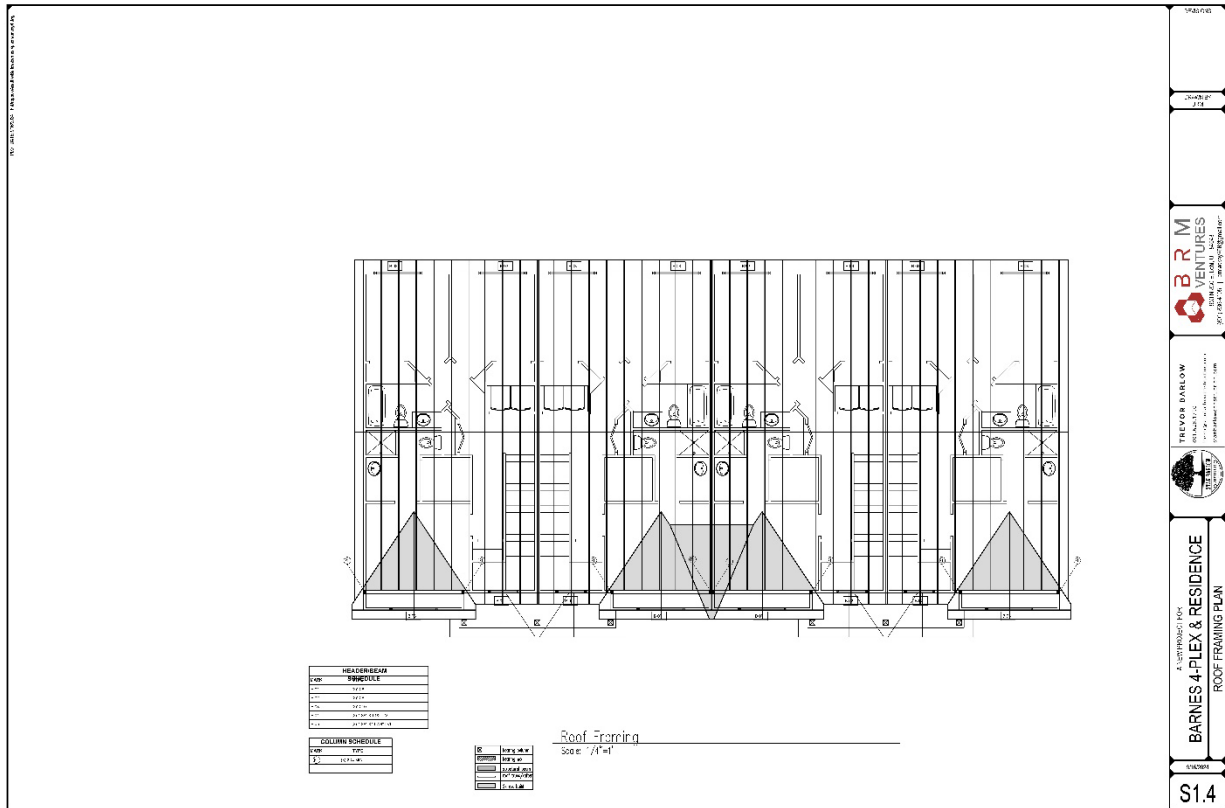




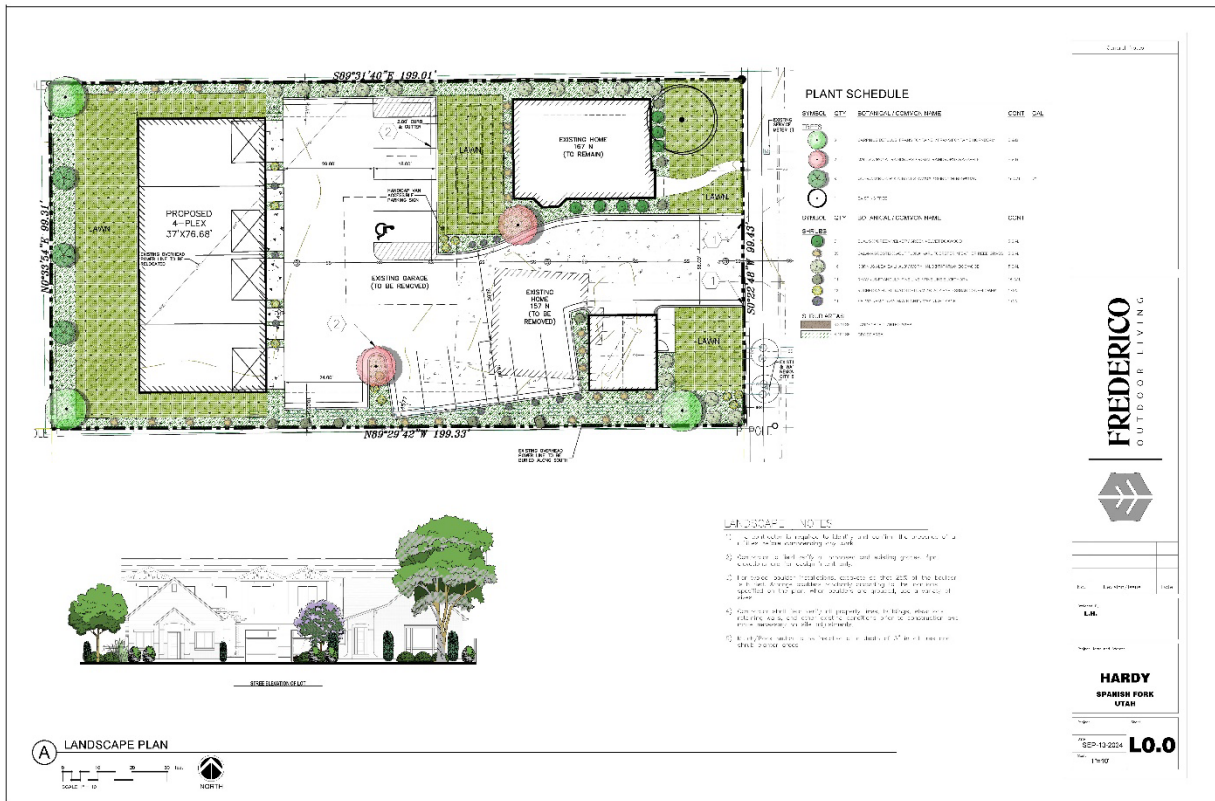


















TO: Spanish Fork City Council

FROM: Community Development Department

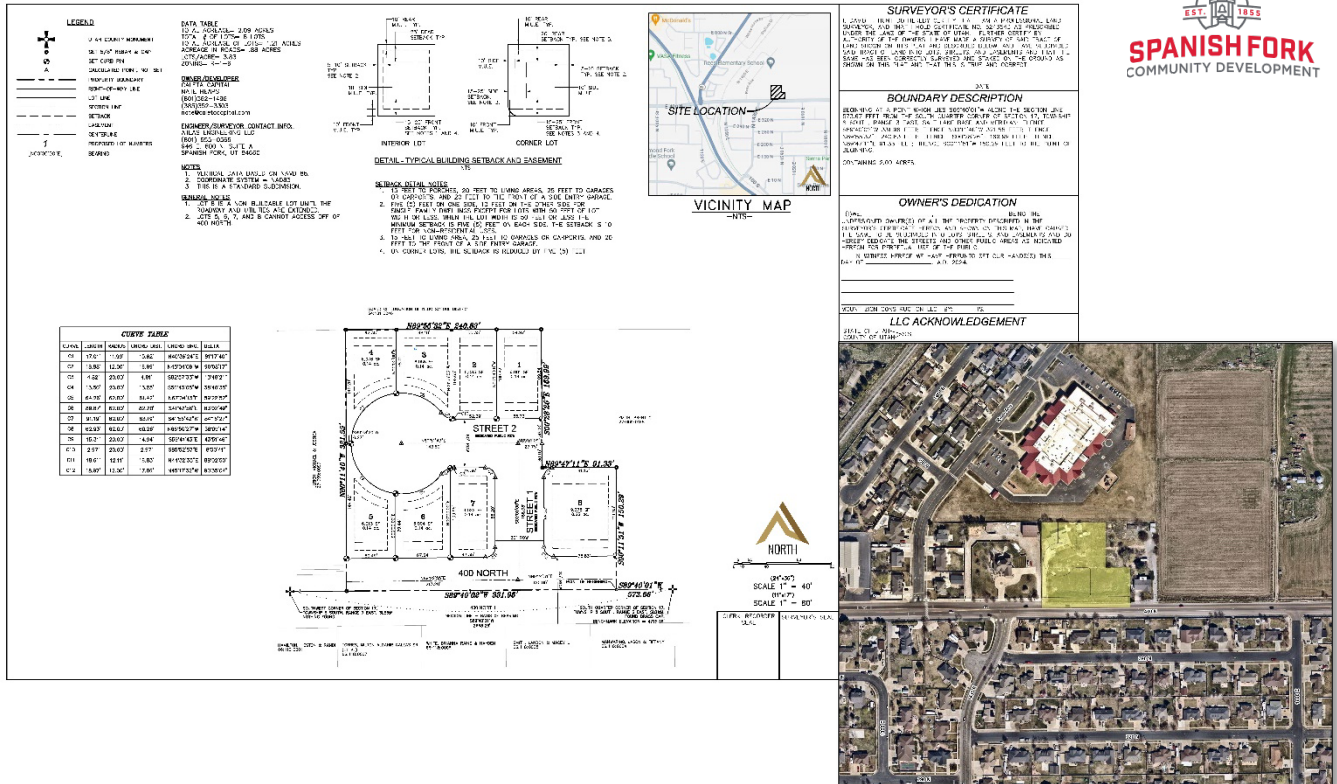
DATE: September 26, 2024

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.



Zion's Landing Preliminary Plat and Zone Change Approval Request

October 2, 2024, Planning Commission meeting.

Located at 1495 East 400 North, including 2.09 acres.

The subject property is zoned A-E. The General Plan designation is Medium Density Residential.

The applicant has requested approval of a Zone Change to R-1-6 in association with Preliminary Plat approval for a standard subdivision with 8 residential lots.

Key Issues

- Improvements.
- Access.
- Utilities.
- Easements.

Recommendation

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

Finding

- That the proposal conforms to the City's General Plan Designation.

Conditions

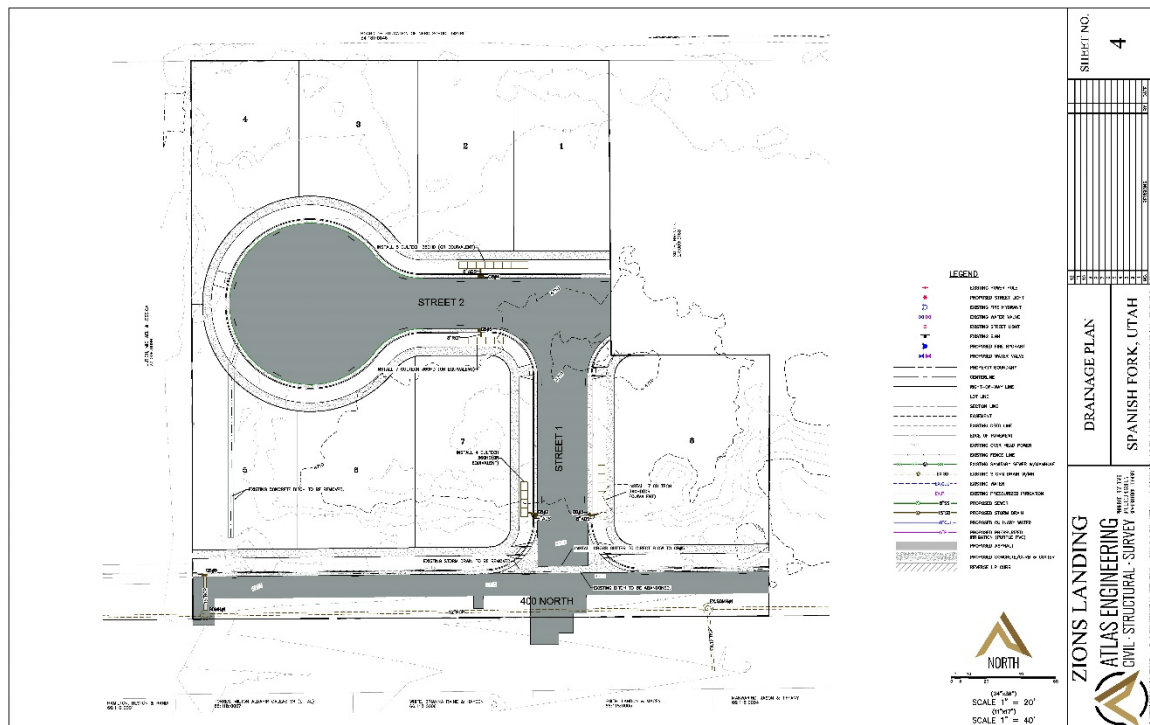
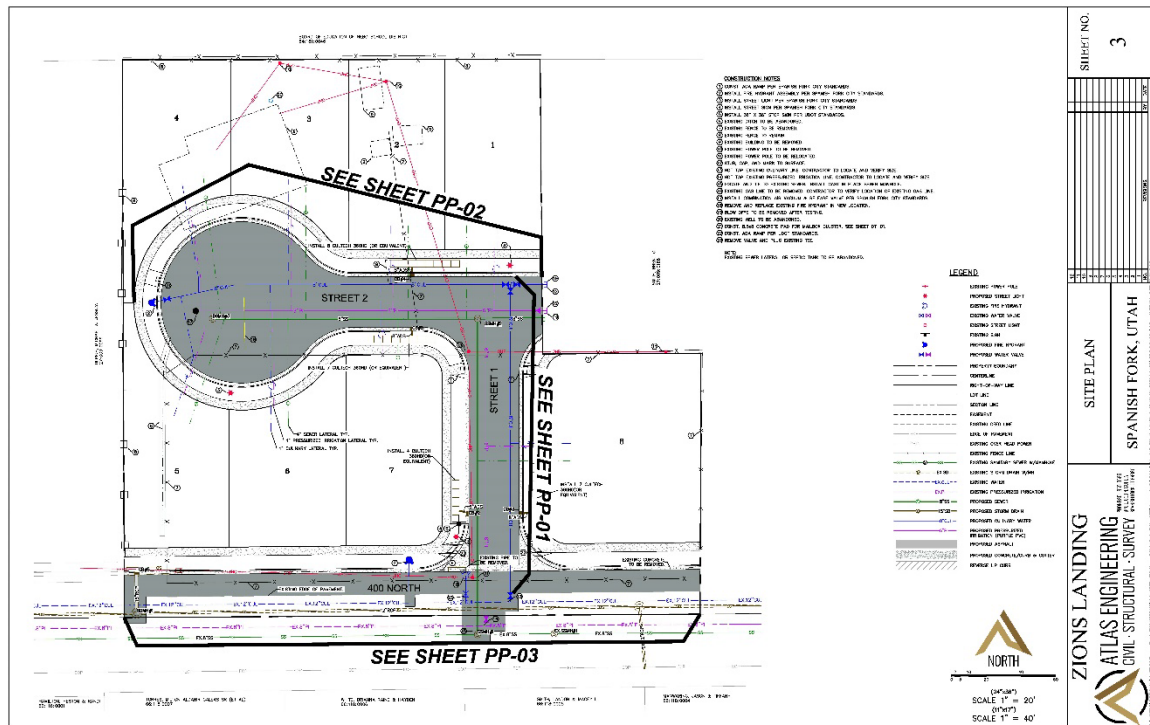
- That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
- That the applicant addresses any red-lines.
- That the Preliminary Plat be approved by the Planning Commission subject to the zone change approval by City Council.

Exhibits

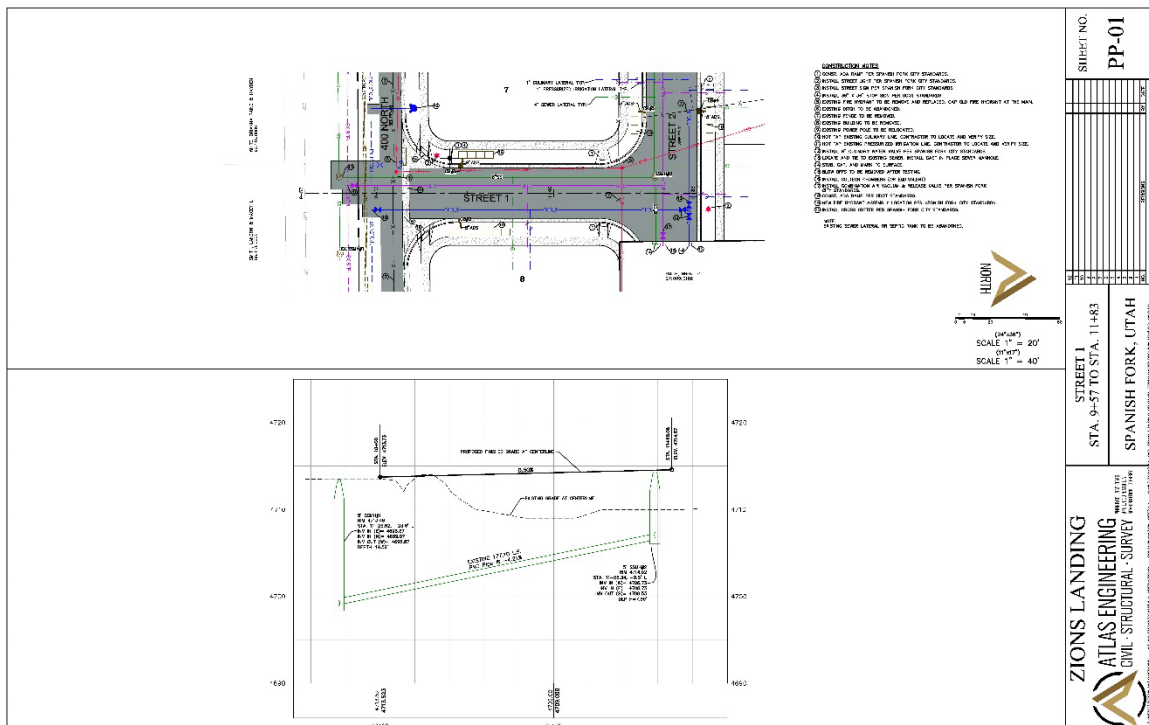
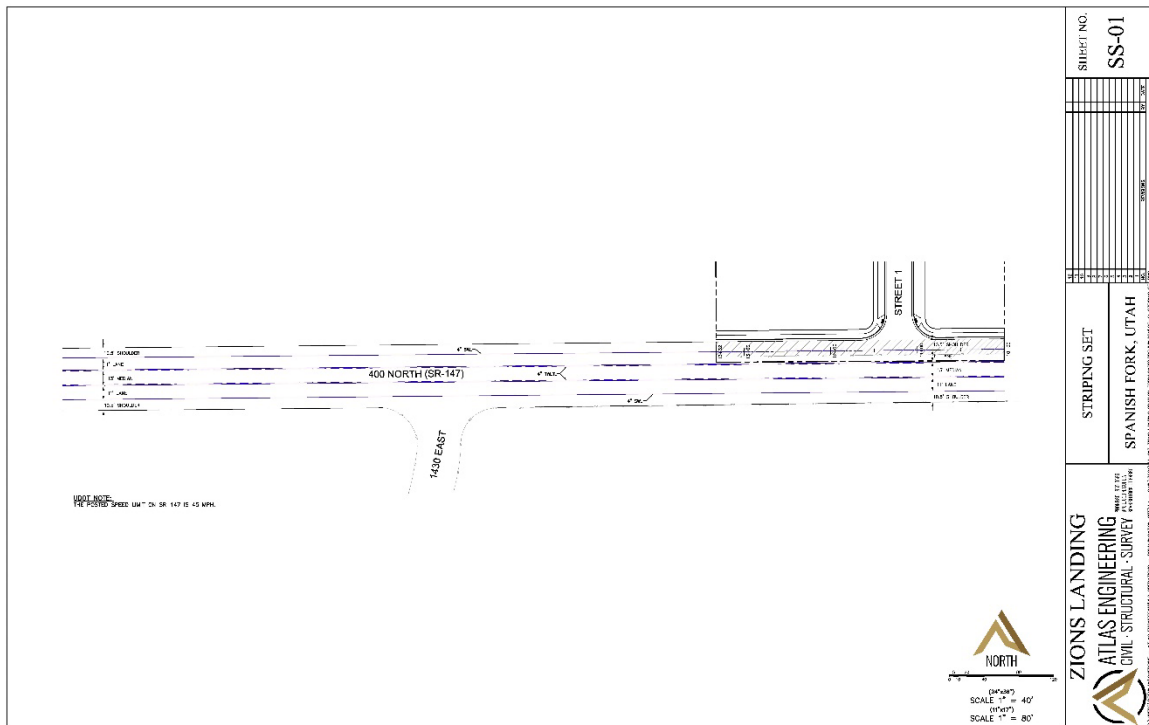
- Preliminary Plat.
- Zone Change.
- Pictures.

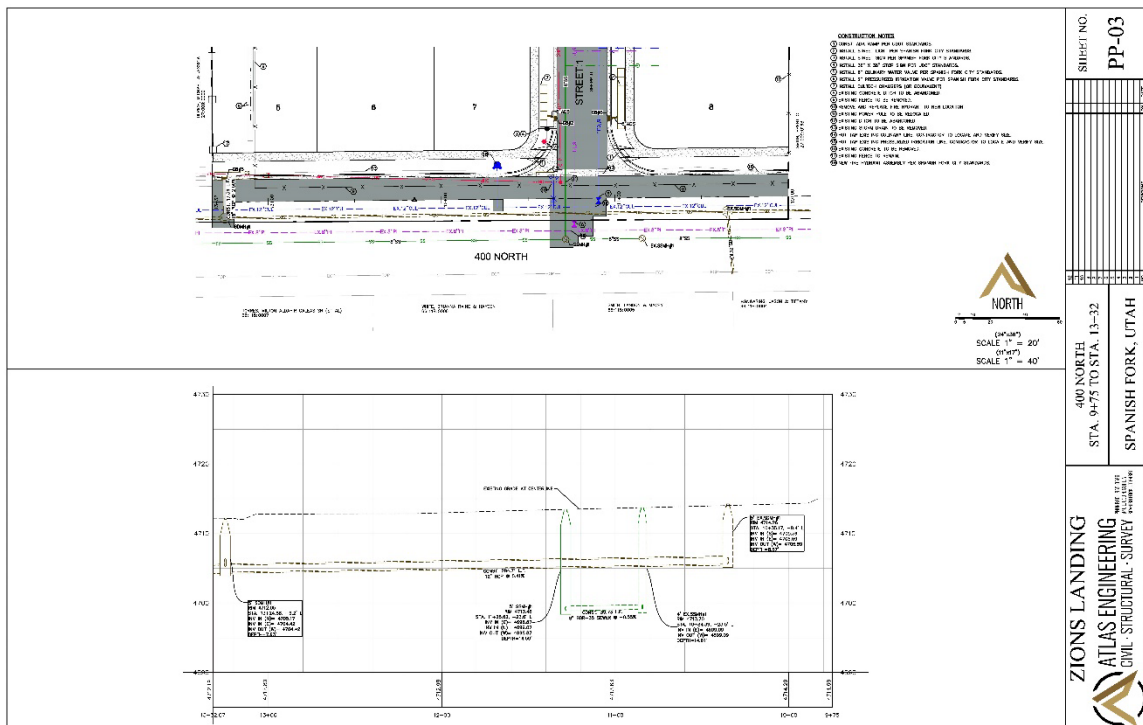
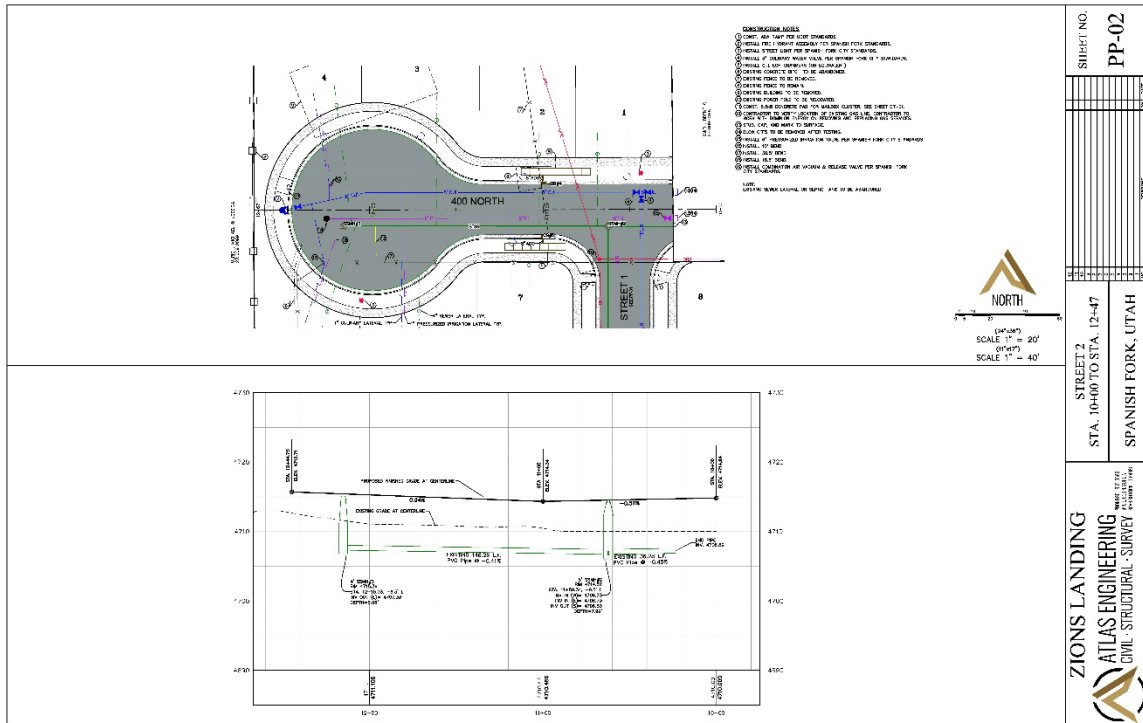
 ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

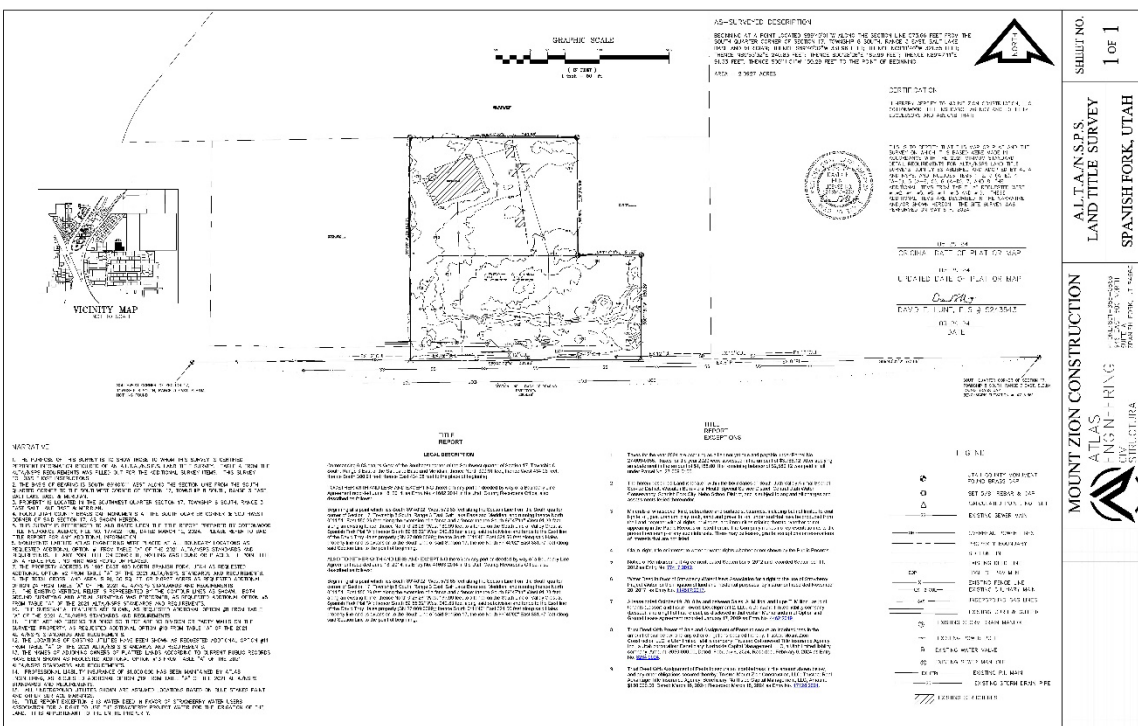


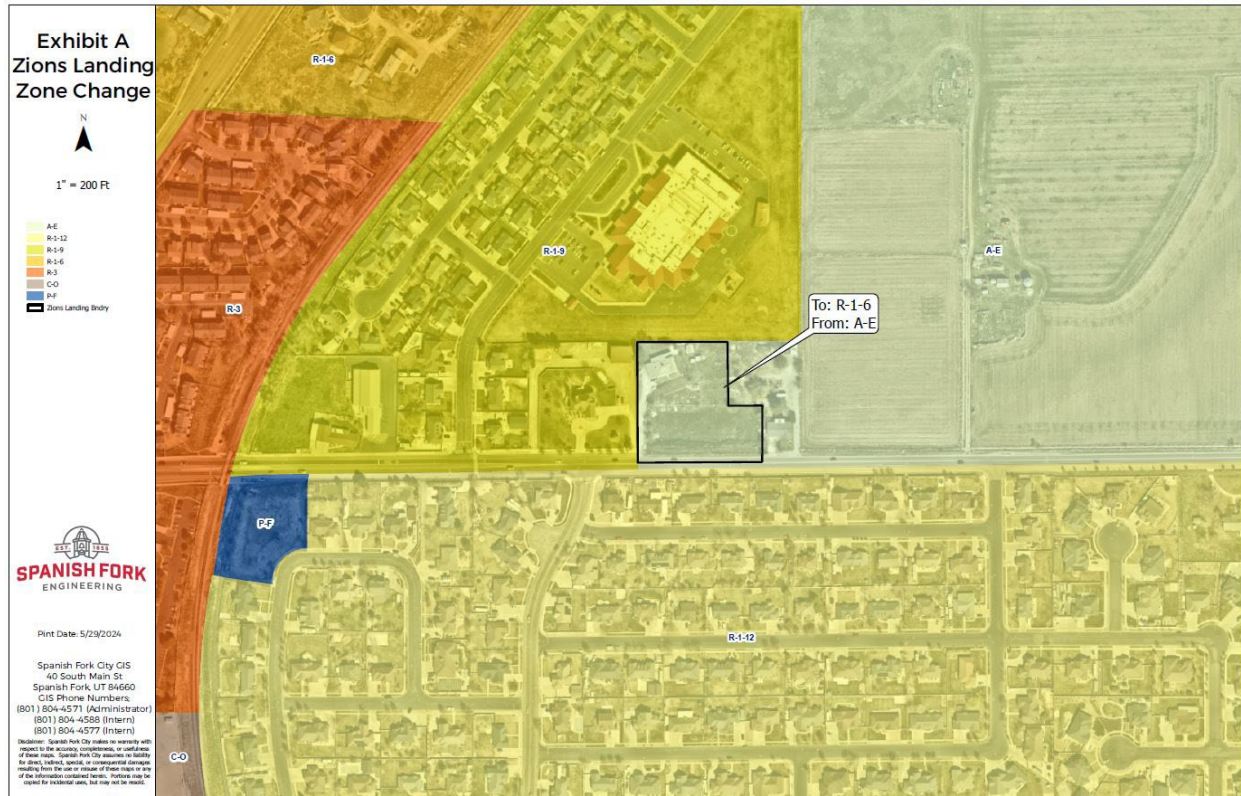














May 23, 2024

Attn: Dave Anderson
Spanish Fork City

**RE: Zion's Landing
Zone Map Amendment
Letter Request**

Dave,

We write you this letter regarding a Zone Map Amendment request to the following property located in Spanish Fork, Utah:

Address: 1495 East 400 North Spanish Fork, Utah
Parcel ID: 27:009:0166

We propose that the subject property mentioned above be changed on the Spanish Fork City zoning map from Exclusive Agriculture (A-E) to R-1-6, a medium density residential zone. The R-1-6 is a designated zone that corresponds with the Spanish Fork City General Plan.

As part of our letter, we want to inform you and the rest of the Spanish Fork City staff that we held a neighborhood meeting on May 21, 2024. We disbursed invitations to all neighbors that live within 500 feet of the subject property. This was an effective meeting with the neighbors to discuss potential issues, concerns, and questions. There was no opposition from any of the neighbors and in fact, the neighbors adjacent to the subject property on the east and west were in full support of a rezone and new subdivision development. In conclusion to the neighborhood meeting, we feel confident that the proposed Zone Map Amendment request will be beneficial to the city and surrounding property owners.

If you have any further questions regarding our letter, please let us know.

Thanks,

Taione Militoni | *Owner*
Mount Zion Construction
taione@builtbyzion.com

Nate Heaps | *Owner's Rep*
Caleta Capital
nate@caletacapital.com

October 2, 2024

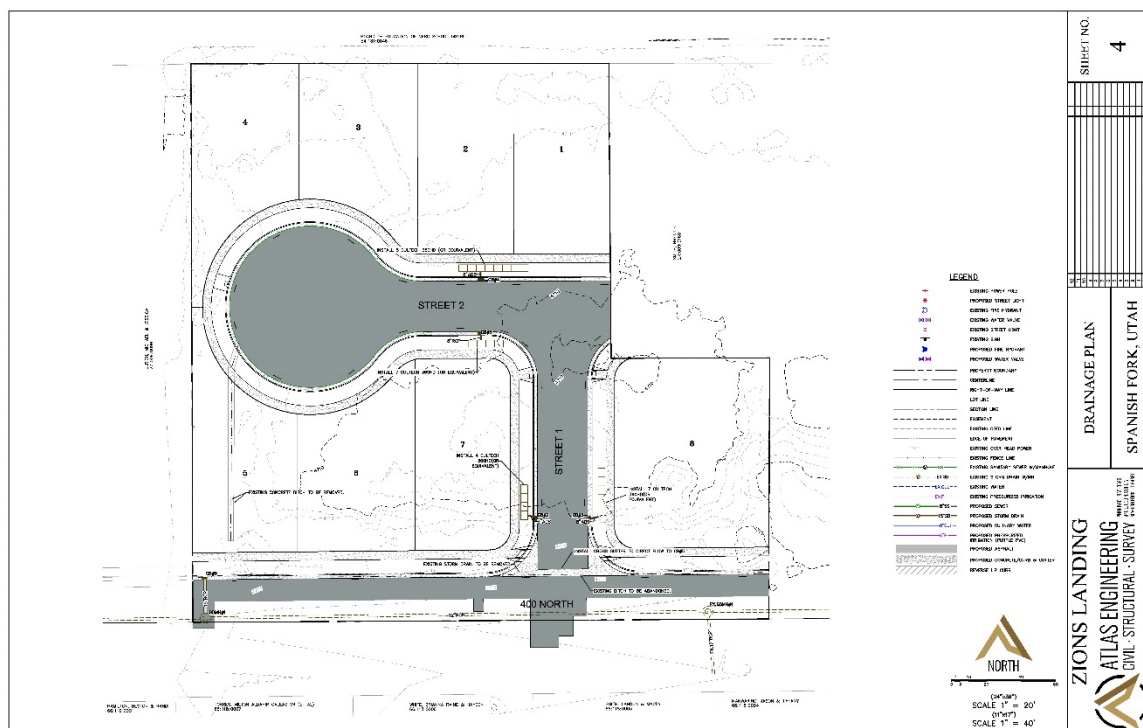




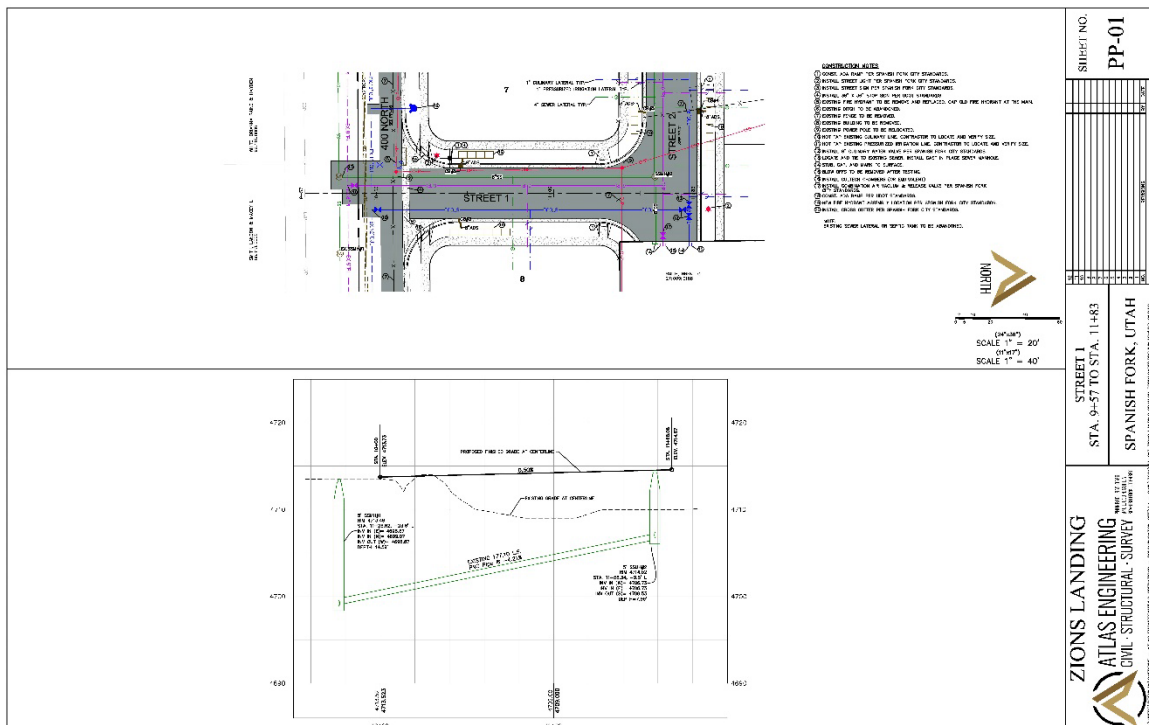
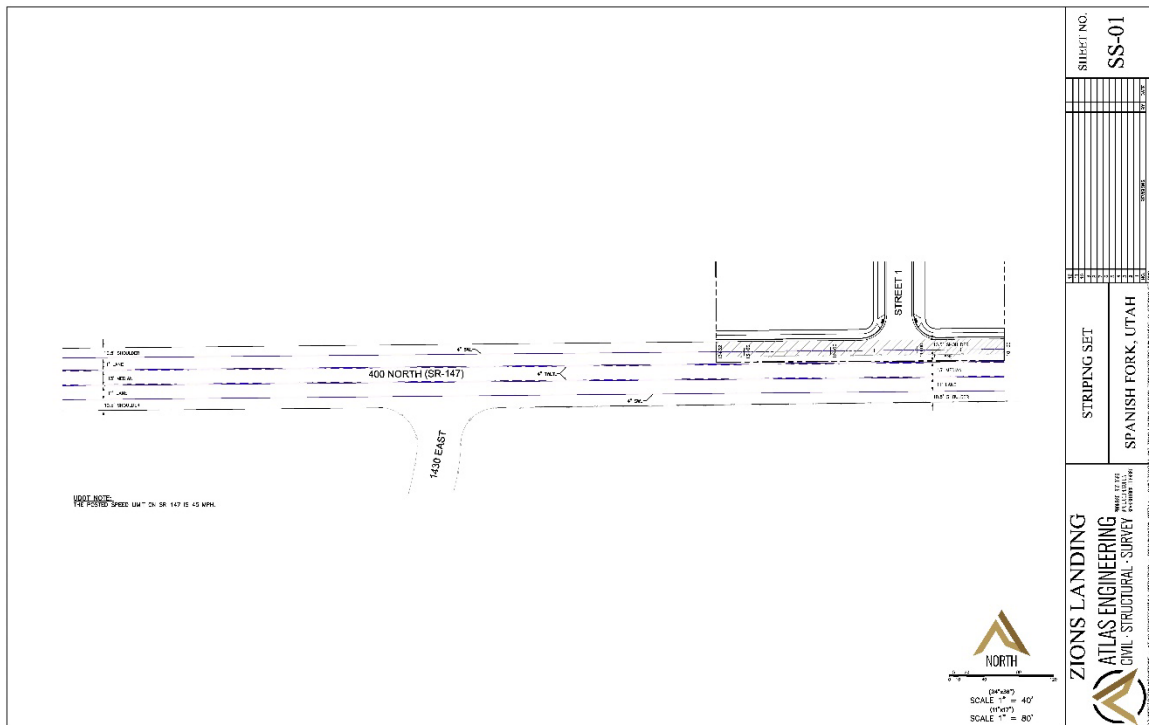


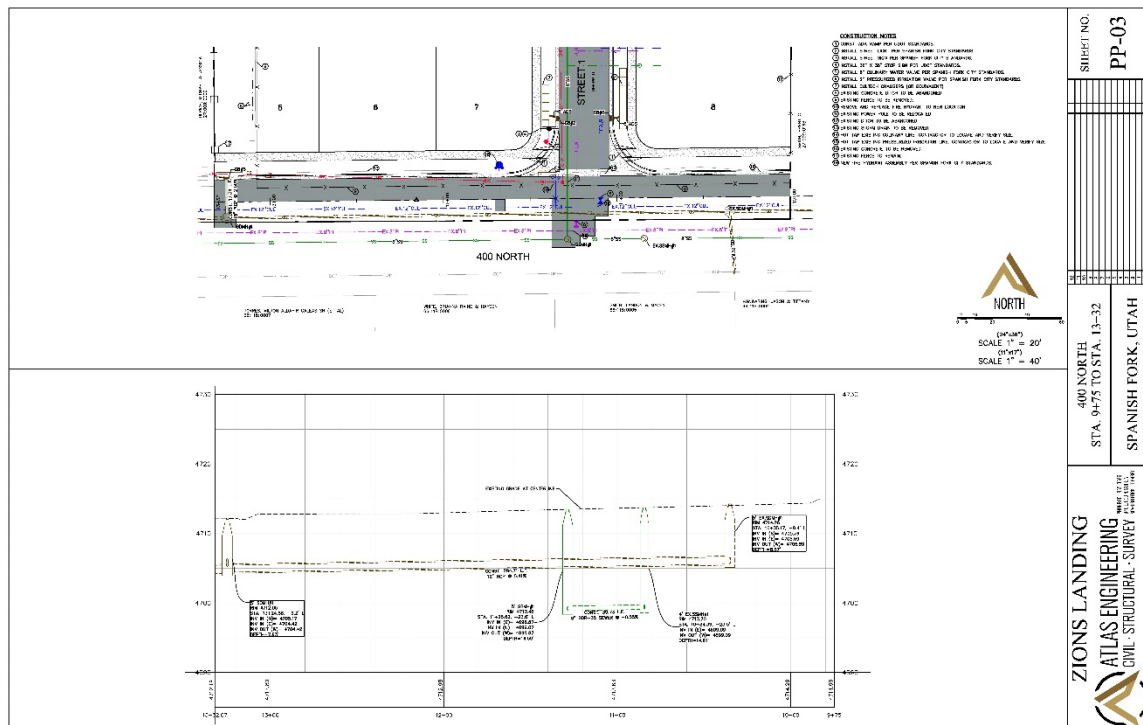
 ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

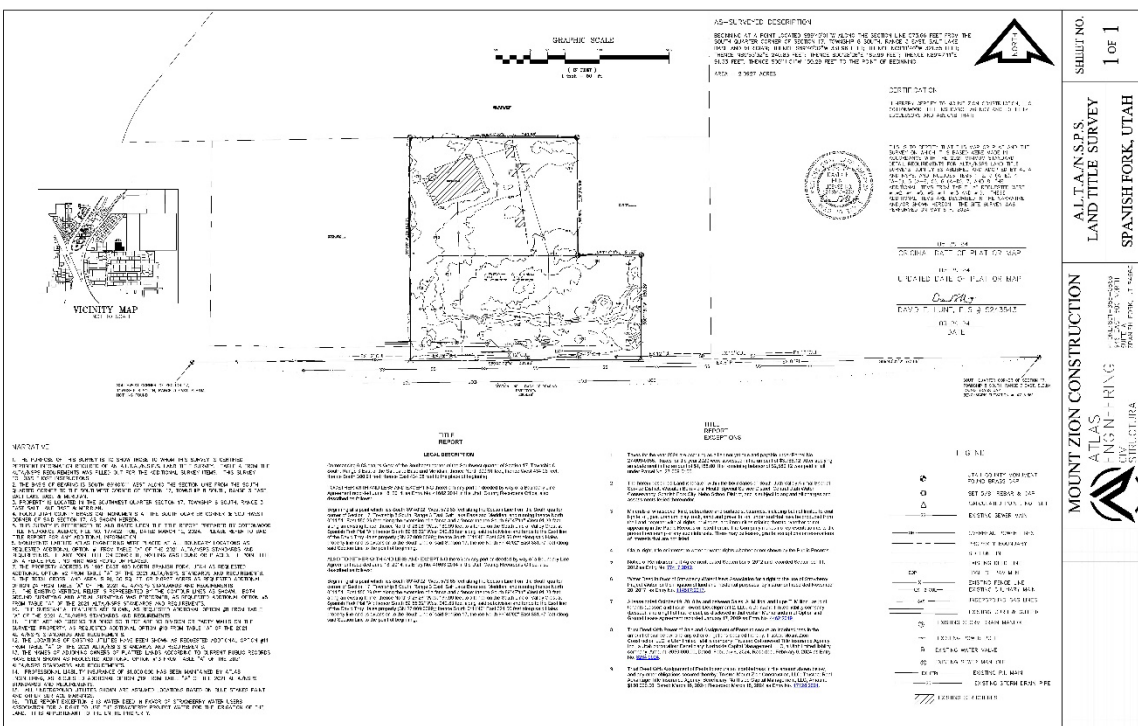


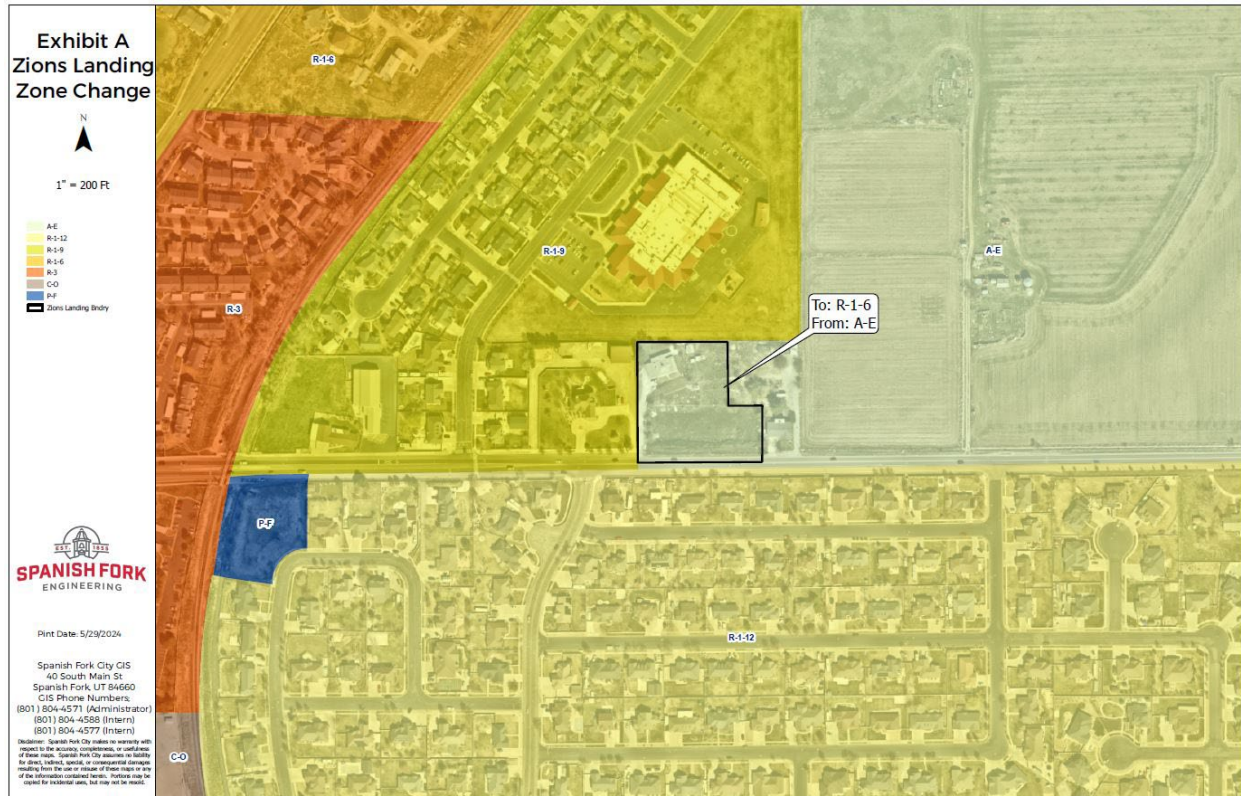














May 23, 2024

Attn: Dave Anderson
Spanish Fork City

**RE: Zion's Landing
Zone Map Amendment
Letter Request**

Dave,

We write you this letter regarding a Zone Map Amendment request to the following property located in Spanish Fork, Utah:

Address: 1495 East 400 North Spanish Fork, Utah
Parcel ID: 27:009:0166

We propose that the subject property mentioned above be changed on the Spanish Fork City zoning map from Exclusive Agriculture (A-E) to R-1-6, a medium density residential zone. The R-1-6 is a designated zone that corresponds with the Spanish Fork City General Plan.

As part of our letter, we want to inform you and the rest of the Spanish Fork City staff that we held a neighborhood meeting on May 21, 2024. We disbursed invitations to all neighbors that live within 500 feet of the subject property. This was an effective meeting with the neighbors to discuss potential issues, concerns, and questions. There was no opposition from any of the neighbors and in fact, the neighbors adjacent to the subject property on the east and west were in full support of a rezone and new subdivision development. In conclusion to the neighborhood meeting, we feel confident that the proposed Zone Map Amendment request will be beneficial to the city and surrounding property owners.

If you have any further questions regarding our letter, please let us know.

Thanks,

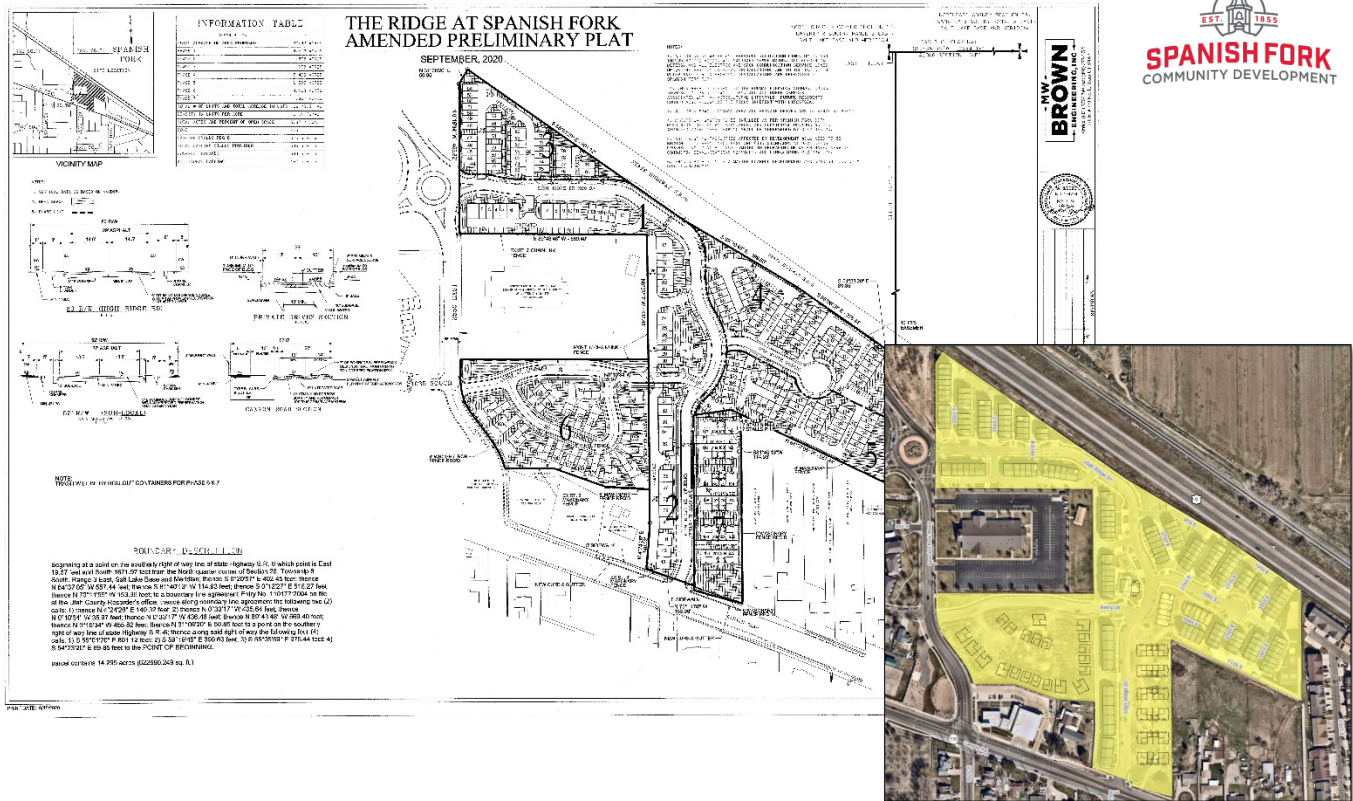
Taione Militoni | *Owner*
Mount Zion Construction
taione@builtbyzion.com

Nate Heaps | *Owner's Rep*
Caleta Capital
nate@caletacapital.com

October 2, 2024







The Ridge at Spanish Fork Amended Preliminary Plat Approval Request

October 2, 2024, Planning Commission 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.

Recommendation

That the proposed Preliminary Plat be approved based on the following finding and subject to the following conditions.

Finding

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

Conditions

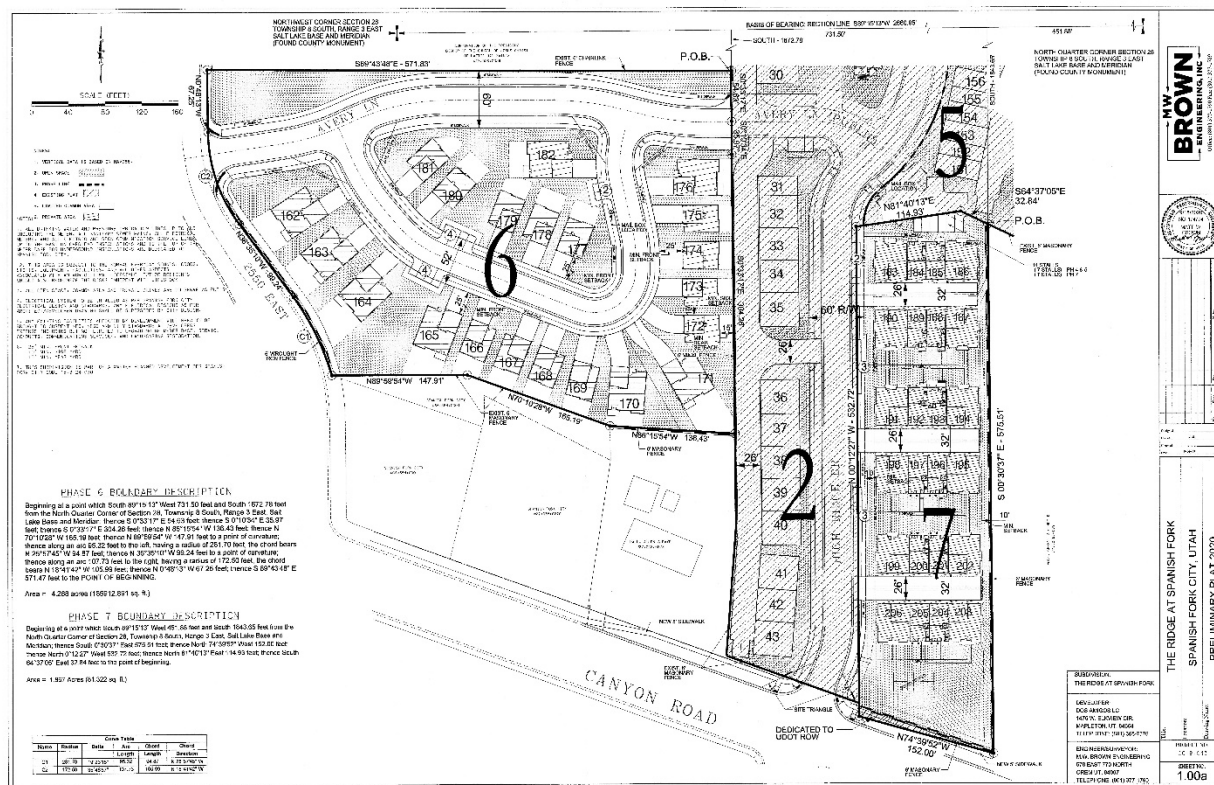
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

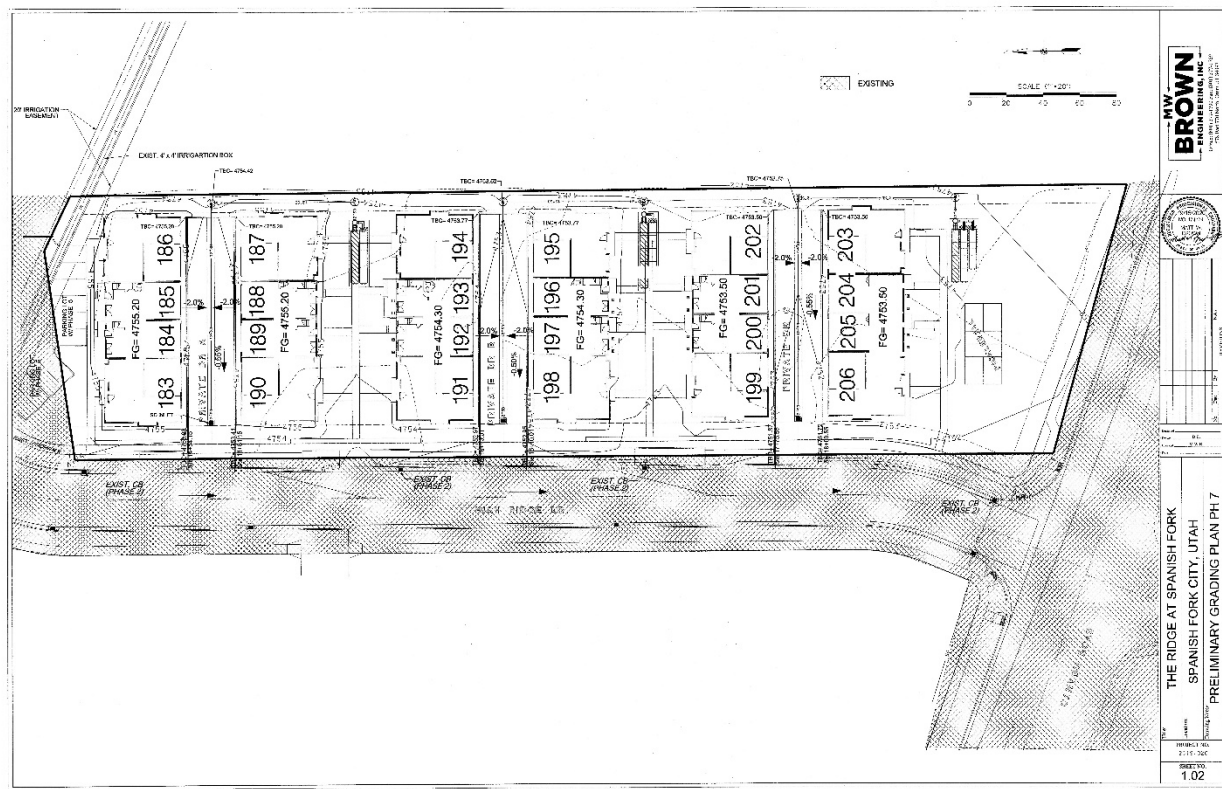
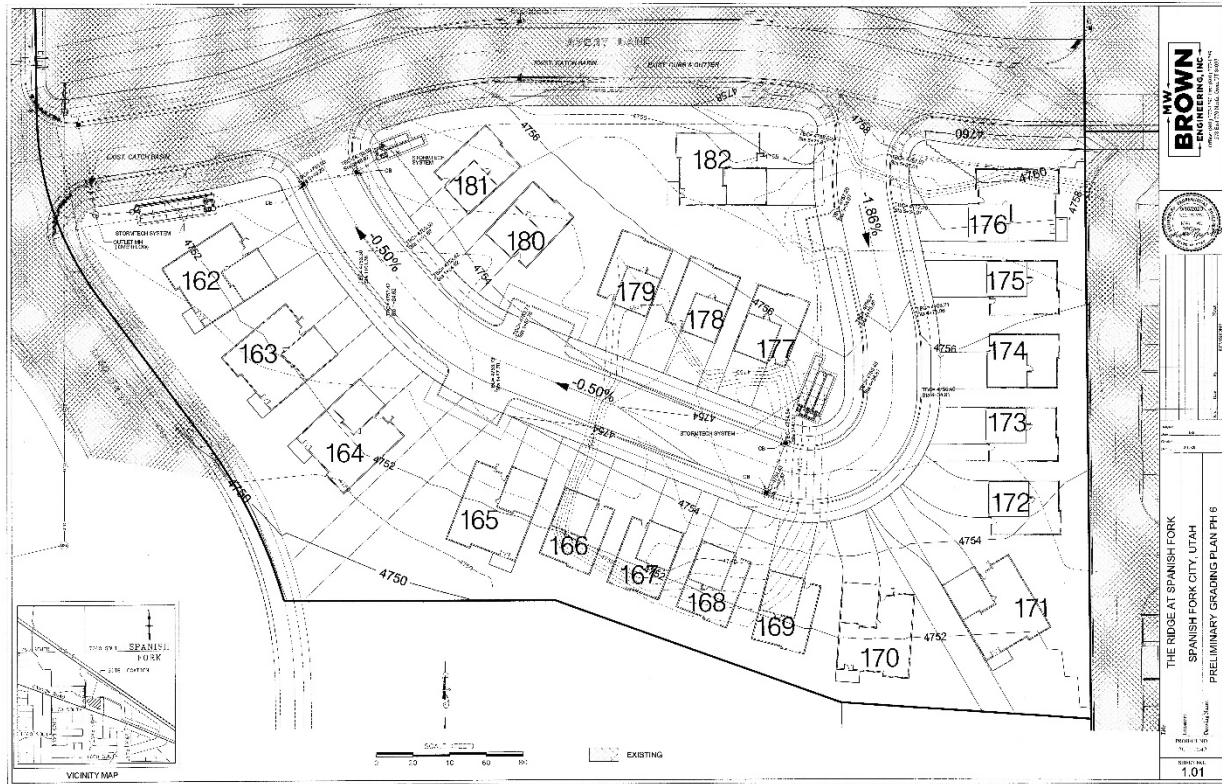
Key Issues

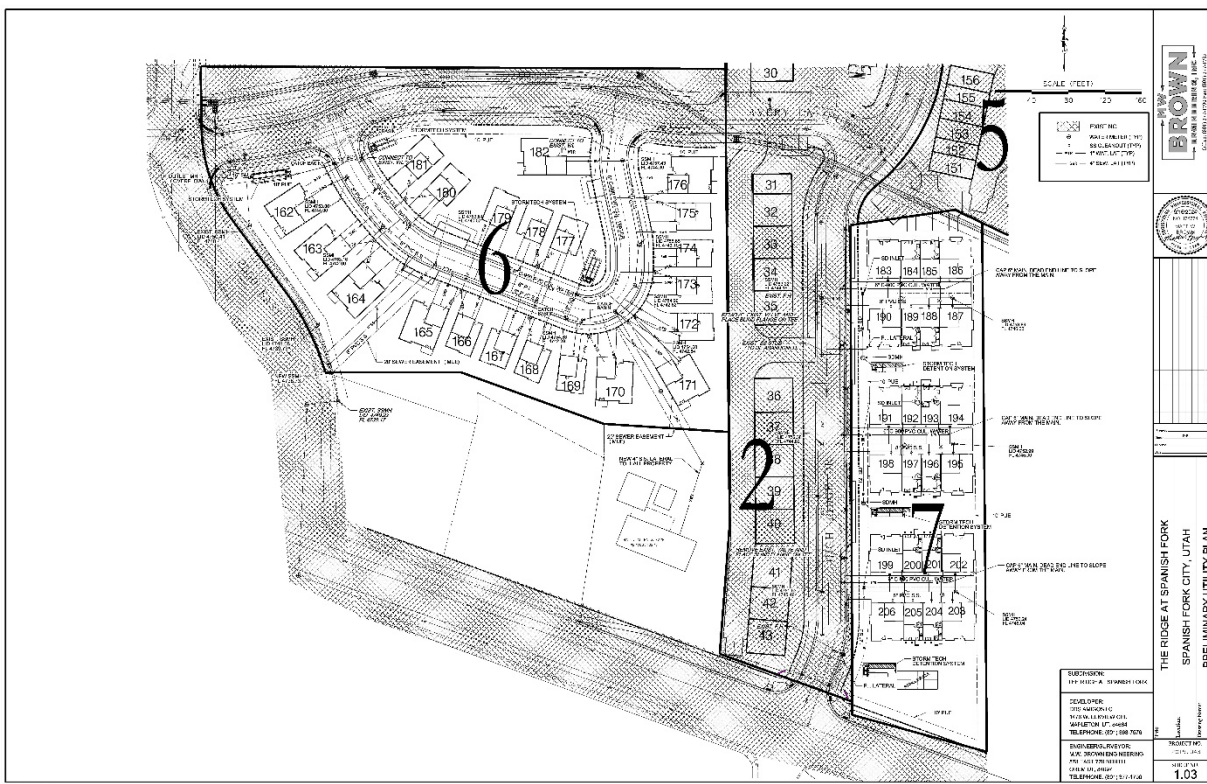
1. Plat.

Exhibits

1. Preliminary Plat.
2. Landscape Plans.
3. Building Elevations.
4. Pictures.





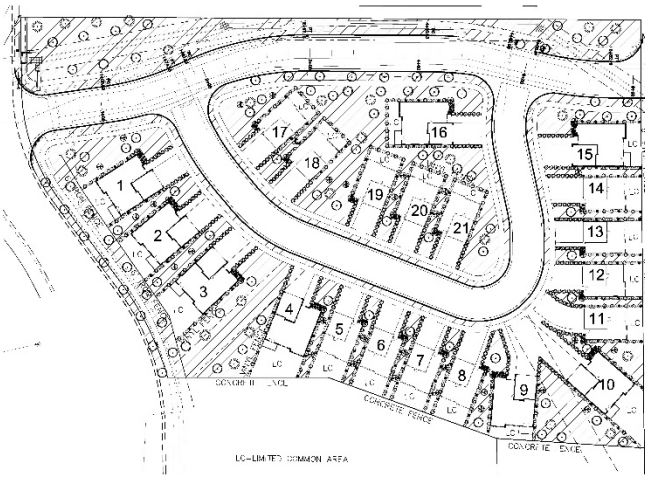


LANDSCAPE NOTES:

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 (PLANTS) BY APPROVAL OF ARCHITECT ONLY.
5. CHECK ALL PLANTING HOLES WITH A MIN. OF 1" PARTIAL SIZE (SEE NOTES) AND 2" PARTIAL SIZE.
6. ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH SCHEDULED PREVENTION SERVICE. SYSTEM TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
7. IRRIGATION SYSTEM WILL BE INSTALLED AS PART OF THE IRRIGATION SCHEDULED SERVICE.
8. FOR LOCATION AND SIZE OF PREDESIGNED IRRIGATION SERVICE, SEE SITE CITY OF PLANS.
9. ALL LANDSCAPE AREAS ARE TO HAVE A GROUND COVER OF 3" DIAMETER ROCK MULCH, 3" DEEP, ROCK COLORED TO HARMONIZE WITH PLANTS.
10. THE FRONT OF ALL PLANTER AREAS WILL BE PLANTED WITH 1" STEP OF ANNUAL FLOWERS.

Summary Data Table-Phase 6
 SITE AREA: 10,000 S.F.
 LANDSCAPE AREA REQUIRED: 10,000 S.F.
 (SEE LANDSCAPE AREA ATTACHED TO THIS PLAN)
 PLANTS REQUIRED (SEE PHOTOS 6.1, 6.2, 6.3): 10,000 S.F.
 PLANTS PROVIDED: 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	



1 FULL LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

SCHOLZ ARCHITECTS
 ARCHITECTURE • PLANNING • INTERIOR DESIGN
 1000 N. 10TH ST. SUITE 100, DENVER, CO 80202
 (303) 733-1111
 www.scholzarchitects.com

The Ridge Condominiums-Phase 6
 PROJECT NAME
 PROJECT NO.
 DATE: 10/1/2024
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

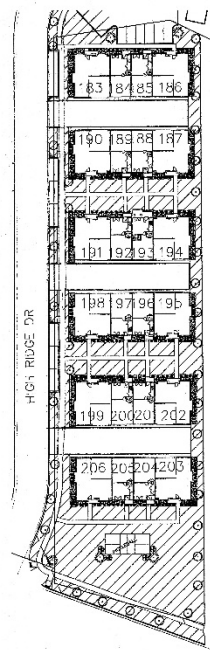
LS

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 (PLANTS) BY APPROVAL OF ARCHITECT ONLY.
5. CHECK ALL PLANTING HOLES WITH A MIN. OF 1" PARTIAL SIZE (SEE NOTES) AND 2" PARTIAL SIZE.
6. ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH SCHEDULED PREVENTION SERVICE. SYSTEM TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
7. IRRIGATION SYSTEM WILL BE INSTALLED AS PART OF THE IRRIGATION SCHEDULED SERVICE.
8. FOR LOCATION AND SIZE OF PREDESIGNED IRRIGATION SERVICE, SEE SITE CITY OF PLANS.
9. ALL LANDSCAPE AREAS ARE TO HAVE A GROUND COVER OF 3" DIAMETER ROCK MULCH, 3" DEEP, ROCK COLORED TO HARMONIZE WITH PLANTS.
10. THE FRONT OF ALL PLANTER AREAS WILL BE PLANTED WITH 1" STEP OF ANNUAL FLOWERS.

Summary Data Table-Phase 7
 SITE AREA: 10,000 S.F.
 LANDSCAPE AREA REQUIRED: 10,000 S.F.
 (SEE LANDSCAPE AREA ATTACHED TO THIS PLAN)
 PLANTS REQUIRED (SEE PHOTOS 7.1, 7.2, 7.3): 10,000 S.F.
 PLANTS PROVIDED: 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	100
	Cornus alba 'Elegantissima'	Red Twig Dogwood	5 gal	60
GROUND COVER				
	Poa pratensis	Kentucky Bluegrass	seed	
	Rock Mulch	Rock Mulch	2" 3" deep	



1 FULL LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

SCHOLZ ARCHITECTS
 ARCHITECTURE • PLANNING • INTERIOR DESIGN
 1000 N. 10TH ST. SUITE 100, DENVER, CO 80202
 (303) 733-1111
 www.scholzarchitects.com

The Ridge Condominiums-Phase 7
 PROJECT NAME
 PROJECT NO.
 DATE: 10/1/2024
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

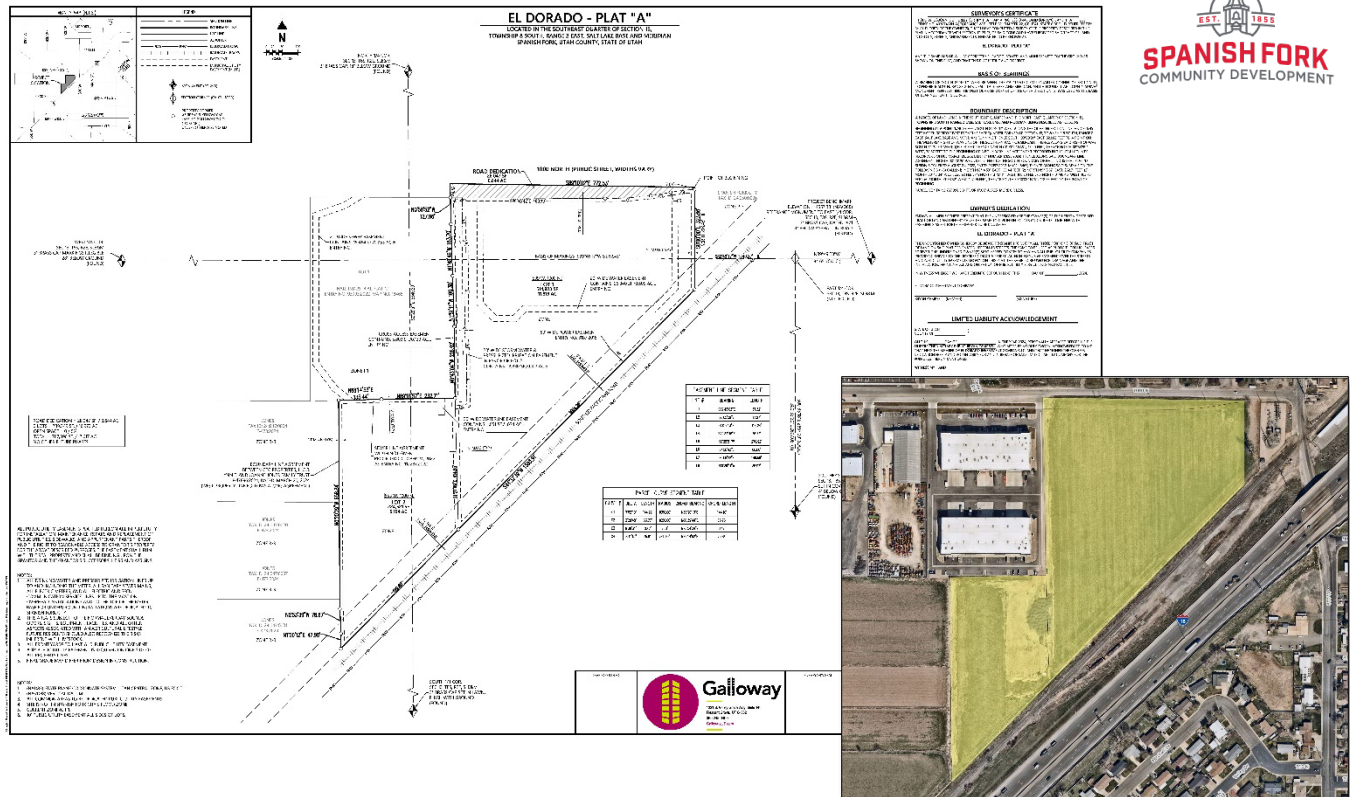
LS



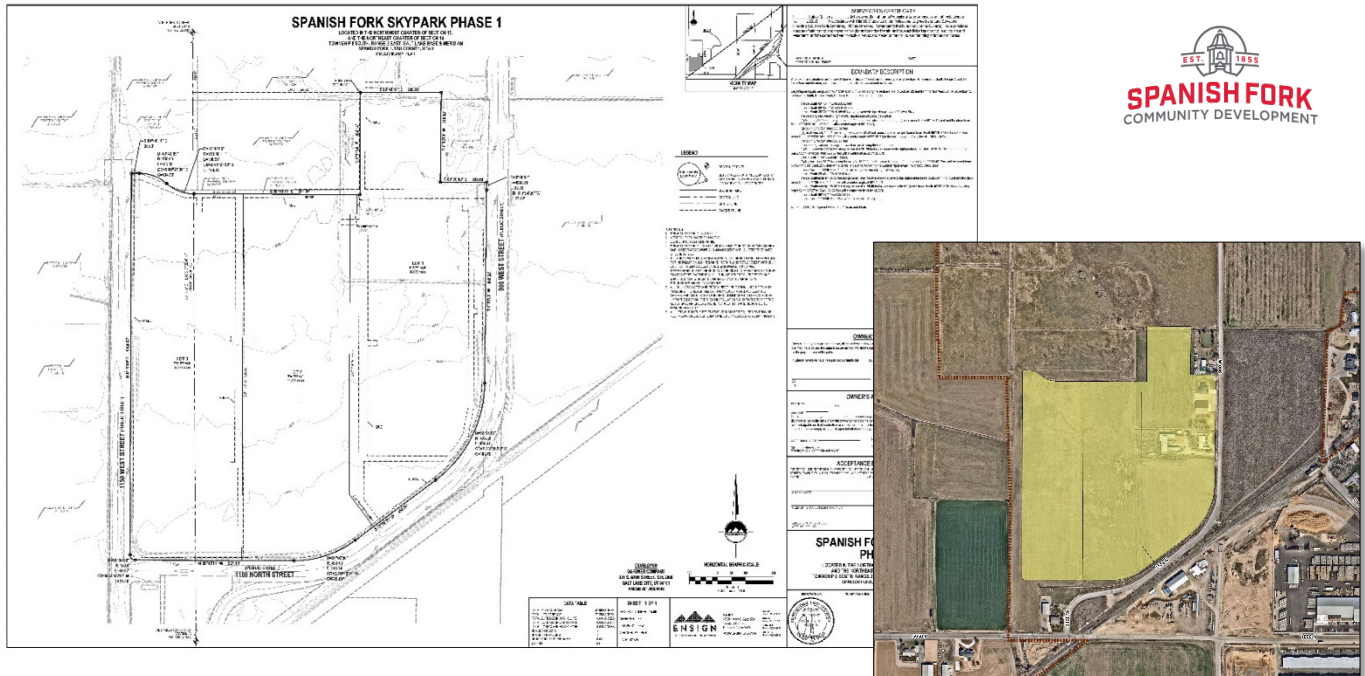












Sky Park Phase 1 Preliminary Plat Approval Request

October 2, 2024, Planning Commission 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.

Exhibits

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

Recommendation

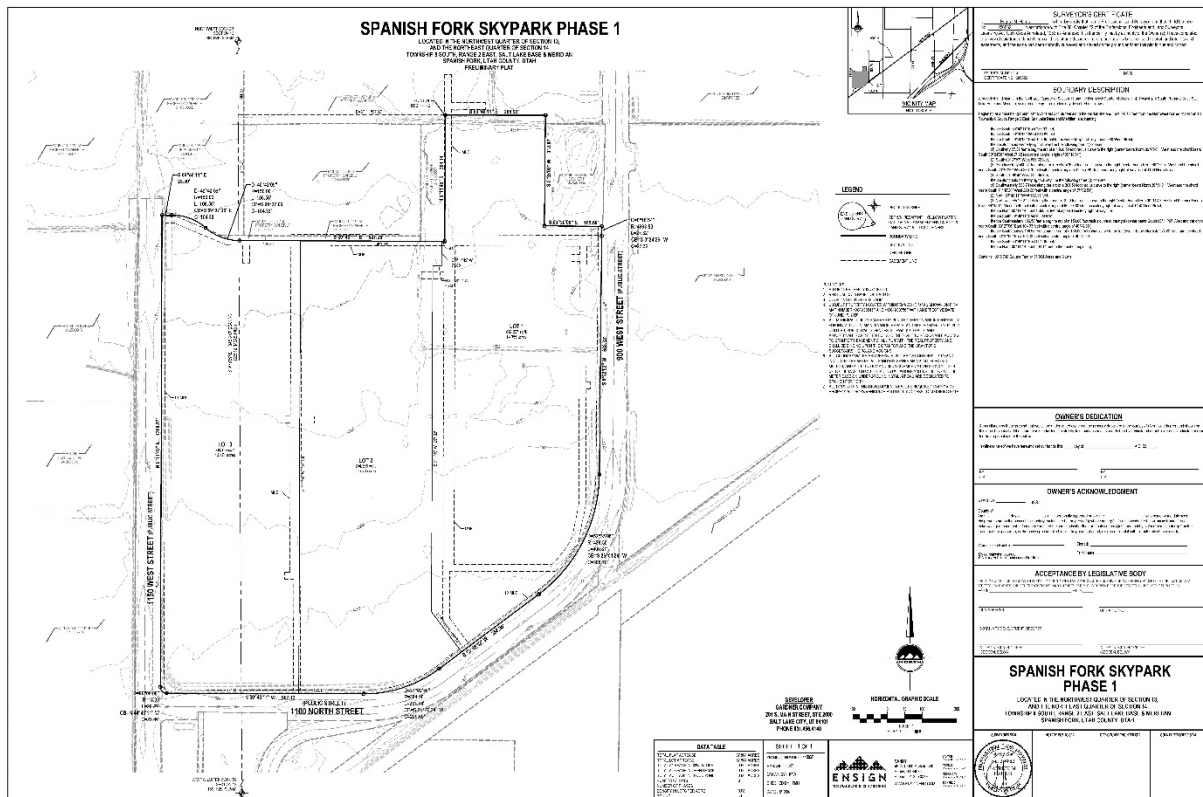
That the proposed Preliminary Plat be approved based on the following findings and subject to the following conditions.

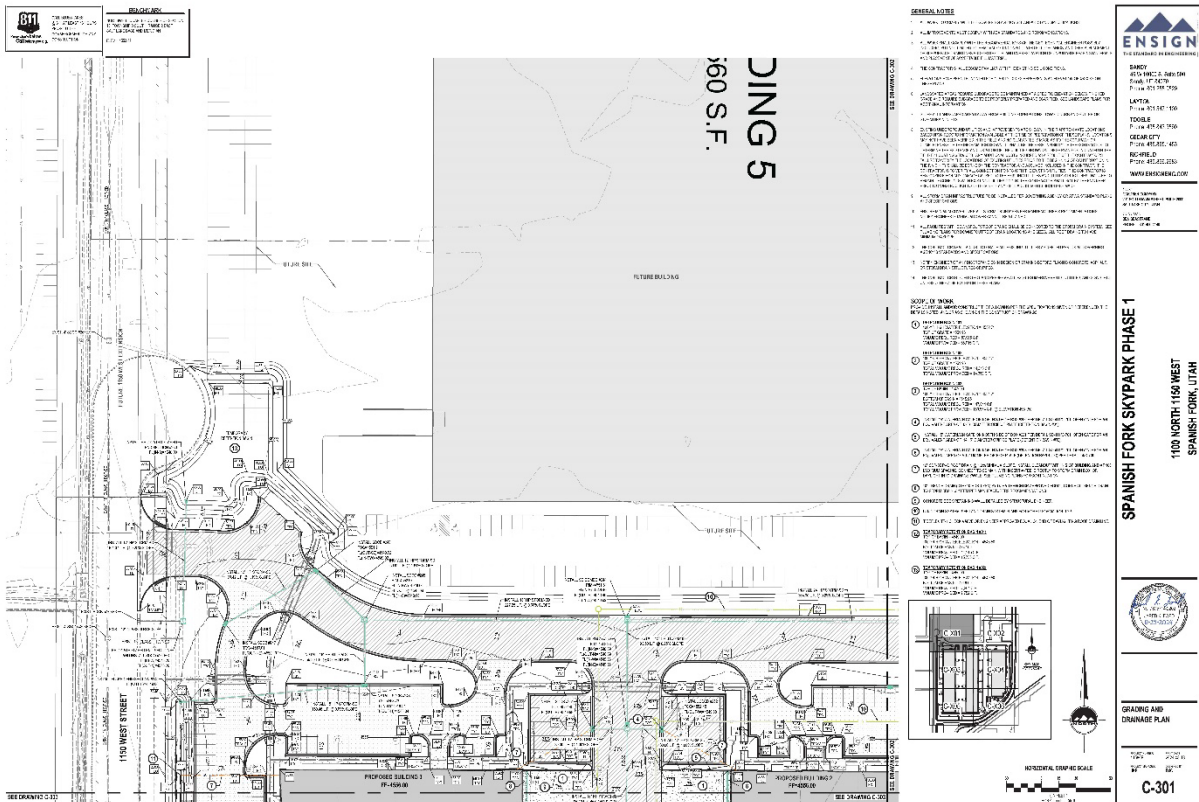
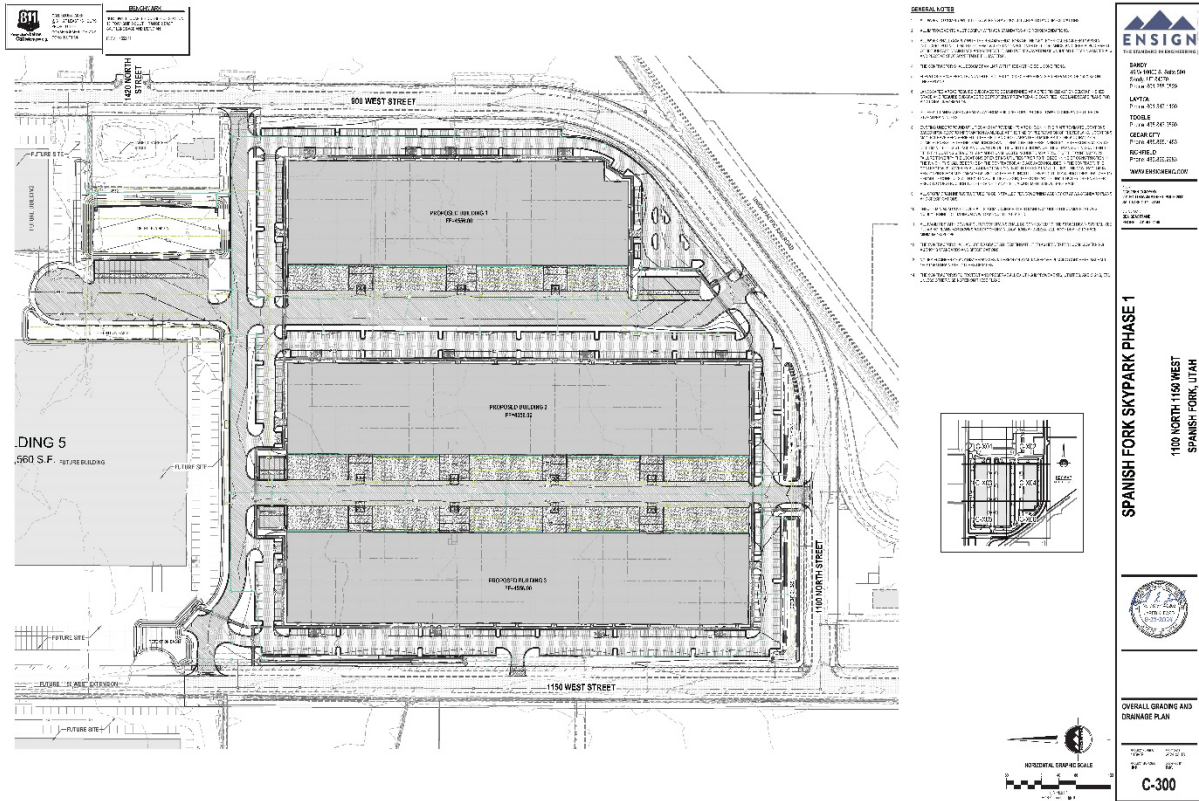
Findings

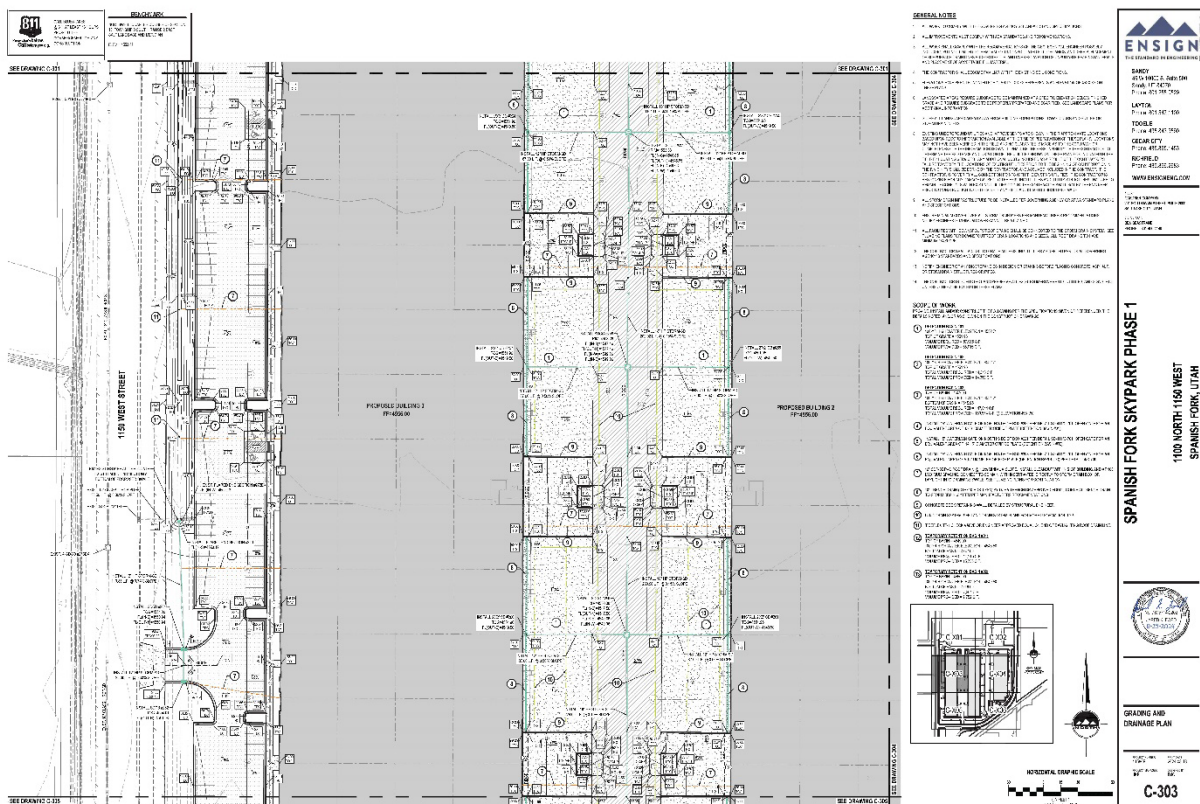
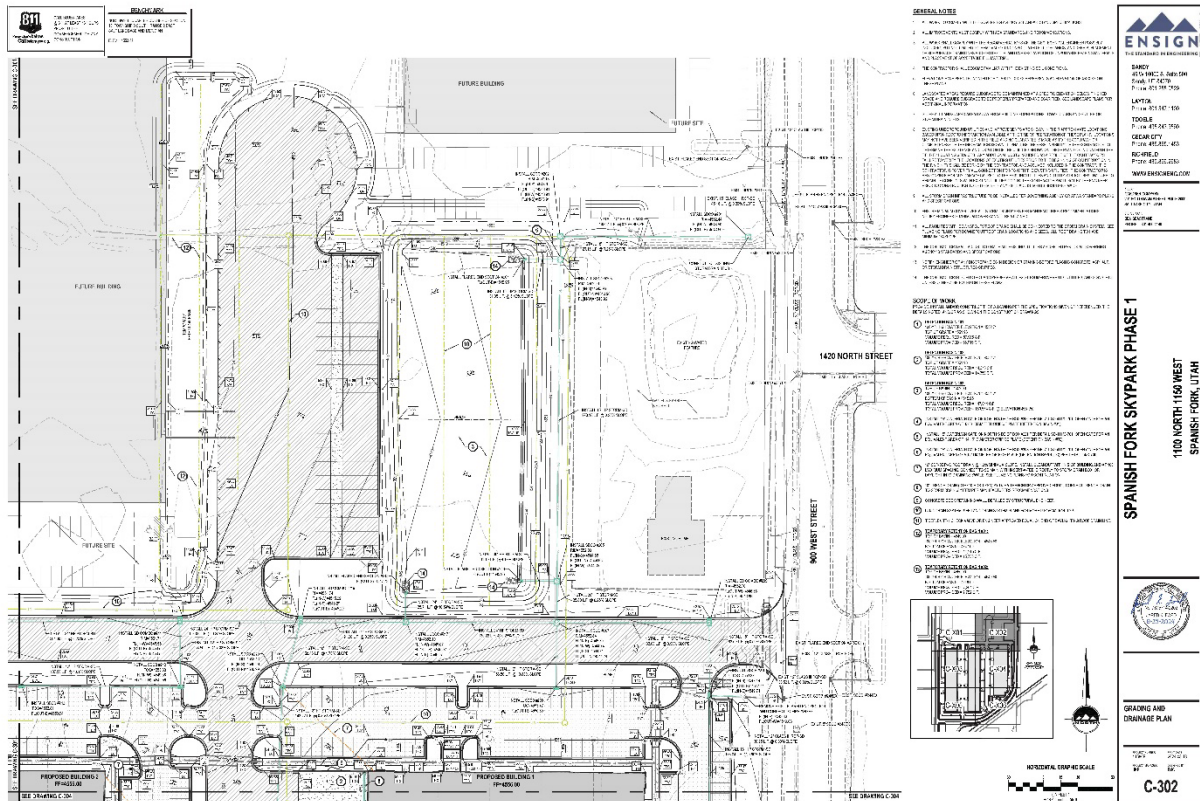
1. That the proposal conforms to the City's Zoning Map.

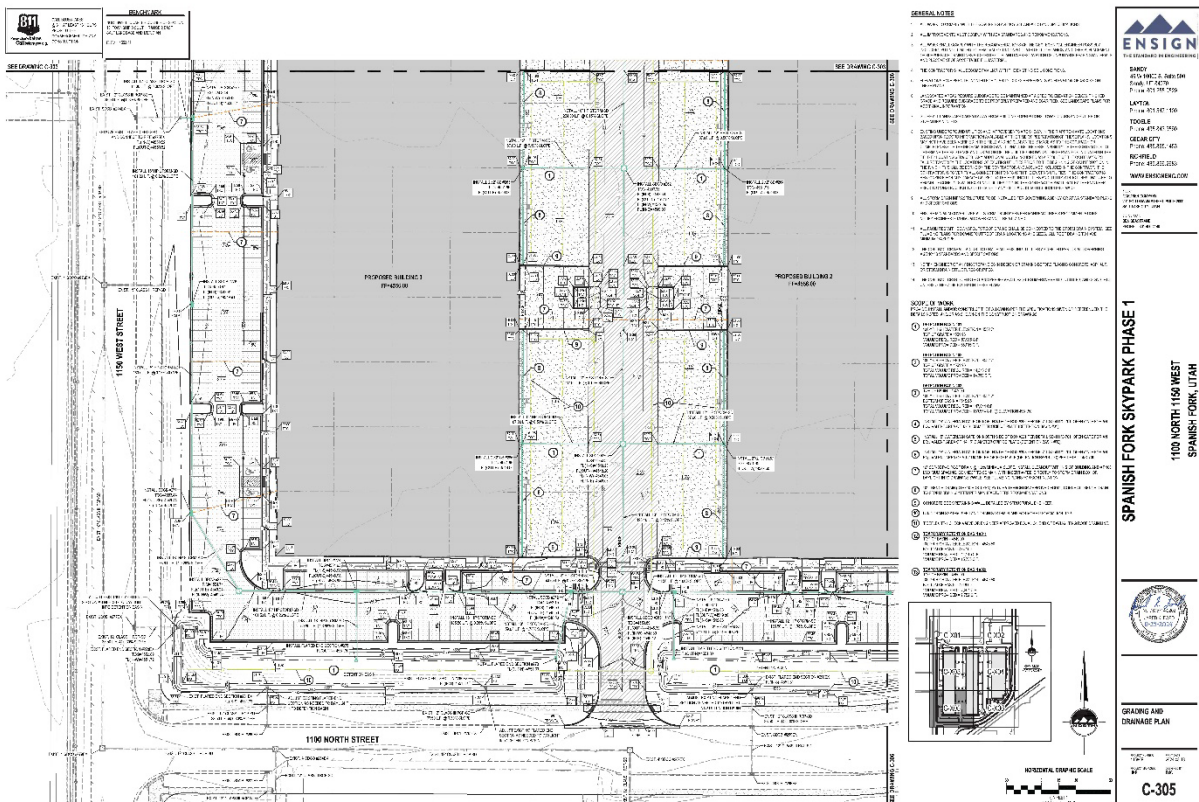
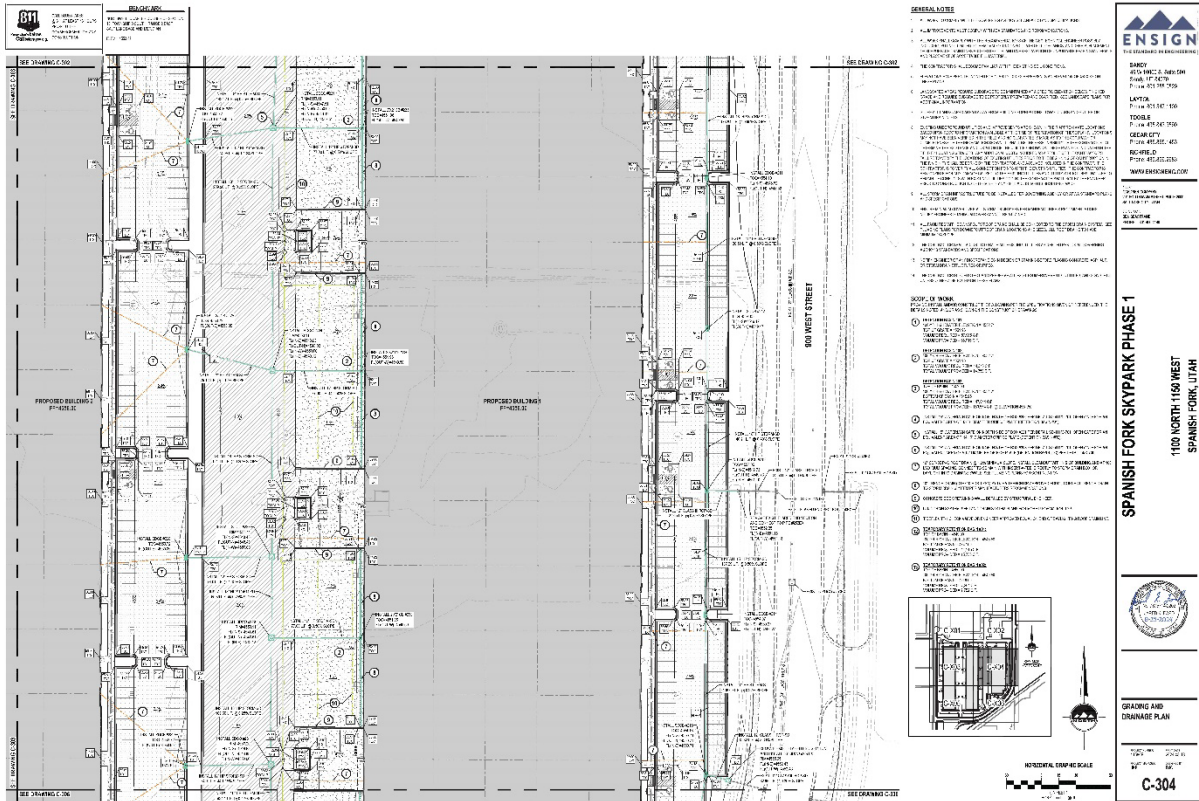
Conditions

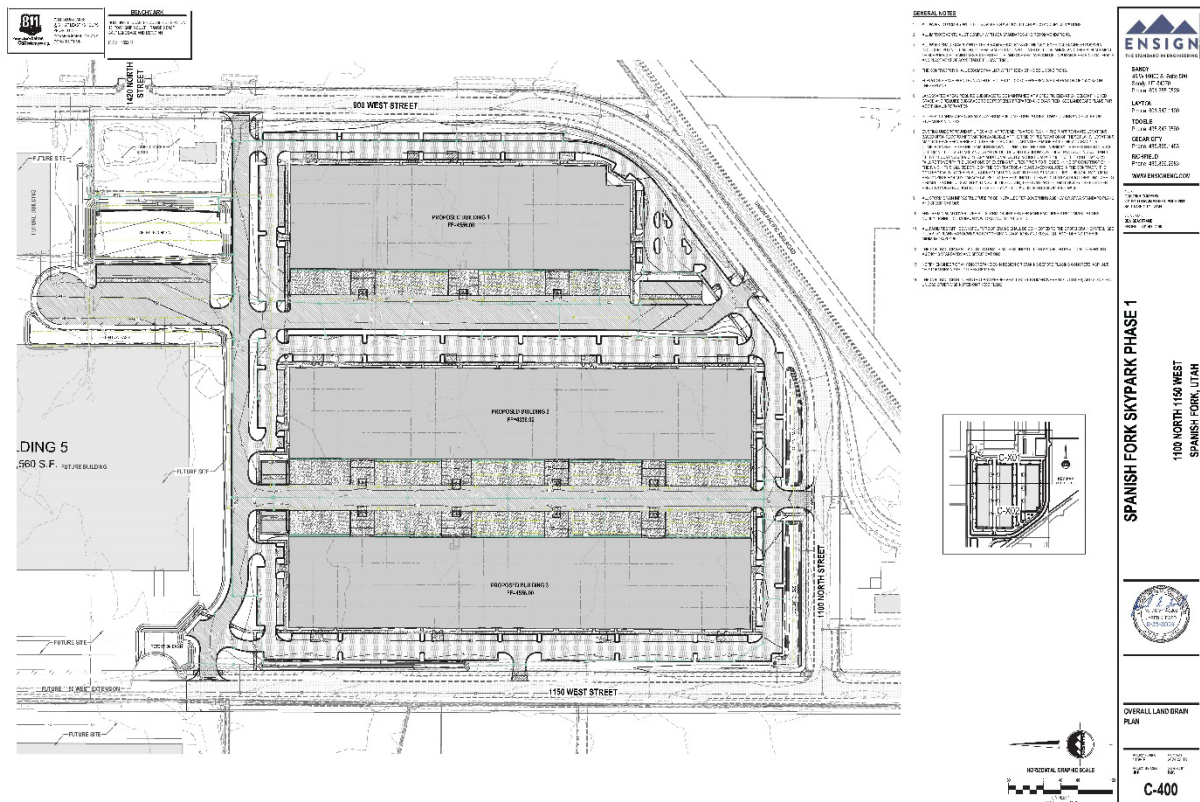
1. That the applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That a power substation site be identified prior to Final Plat approval.
4. That the applicant adjusts their cross section for what would be a public street at approximately 1400 North to meet the City's construction standards for everything between the curbs.
5. That the applicant works with the City's Engineering Department on the Final Plat to address the design of the intersections of 1400 North at 900 West and 1150 West.
6. That the applicant adheres to the provisions of the Oberg and Utah West Annexation Agreements.
7. That the improvements be complete prior to the issuance of a certificate of occupancy in the Sky Park or Hamilton Partners projects.

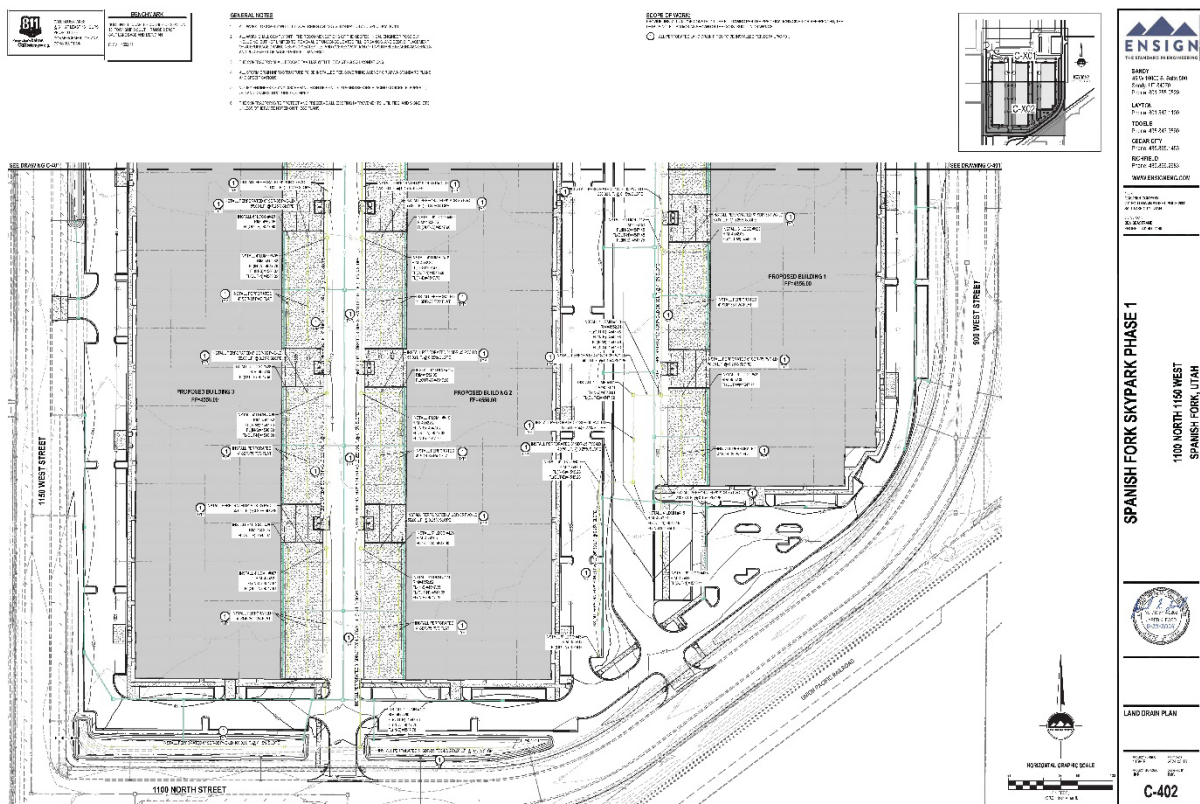
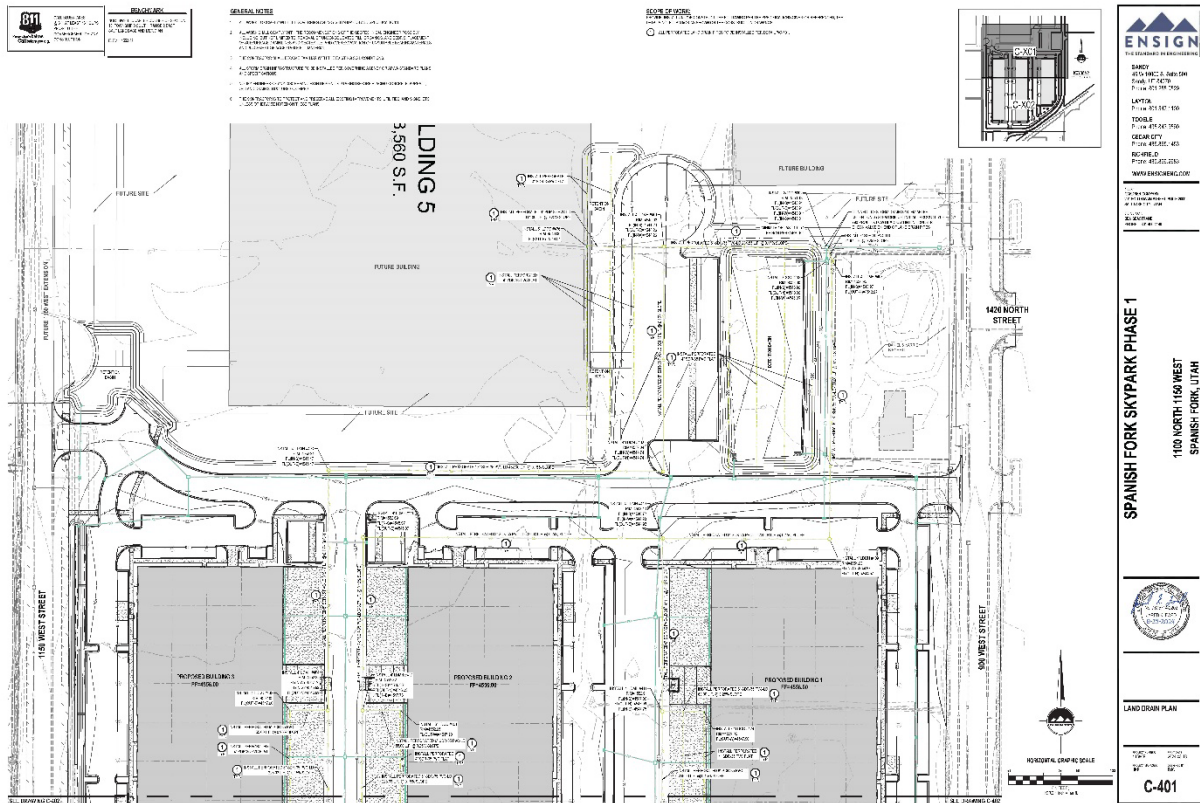


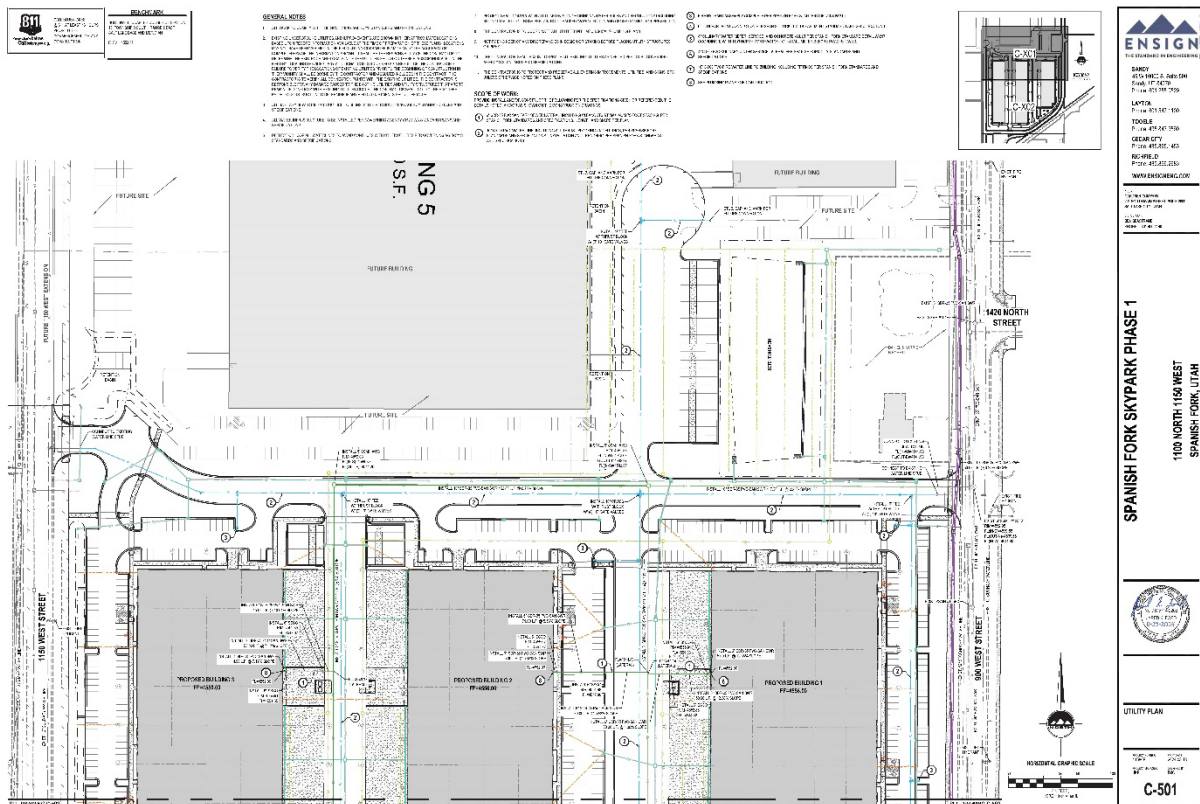


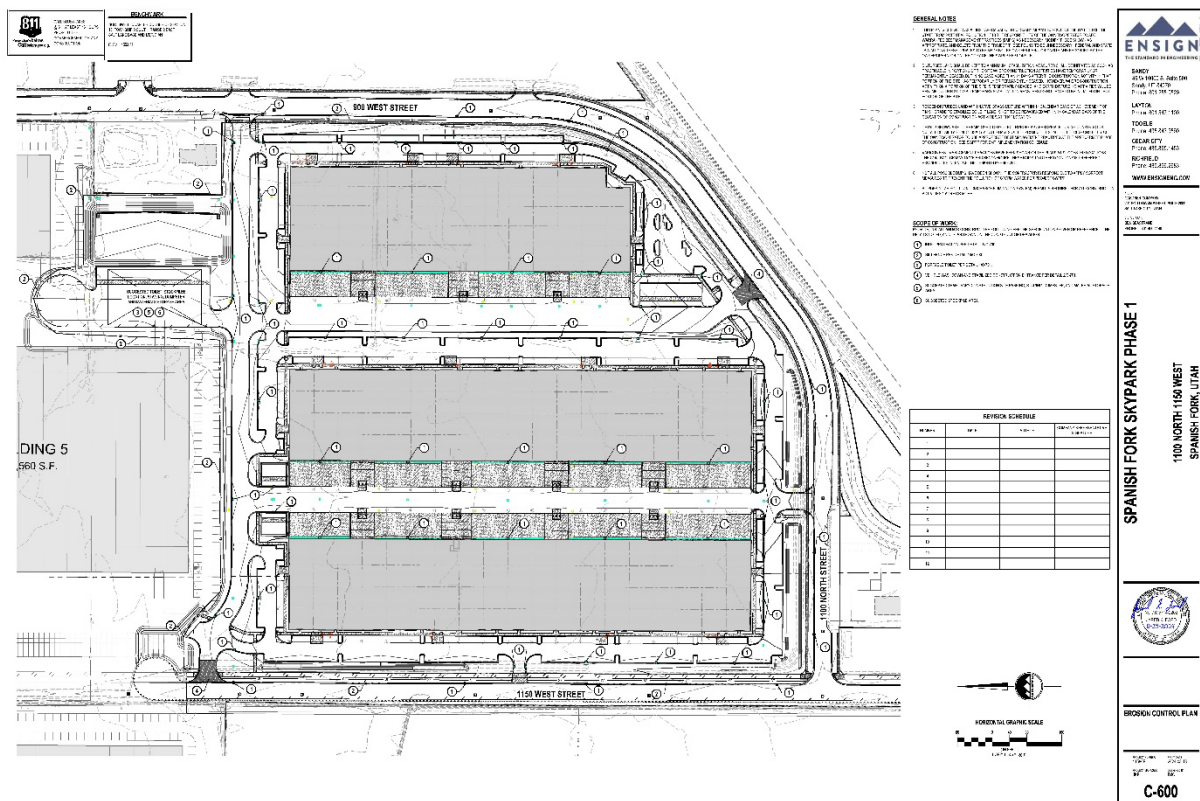
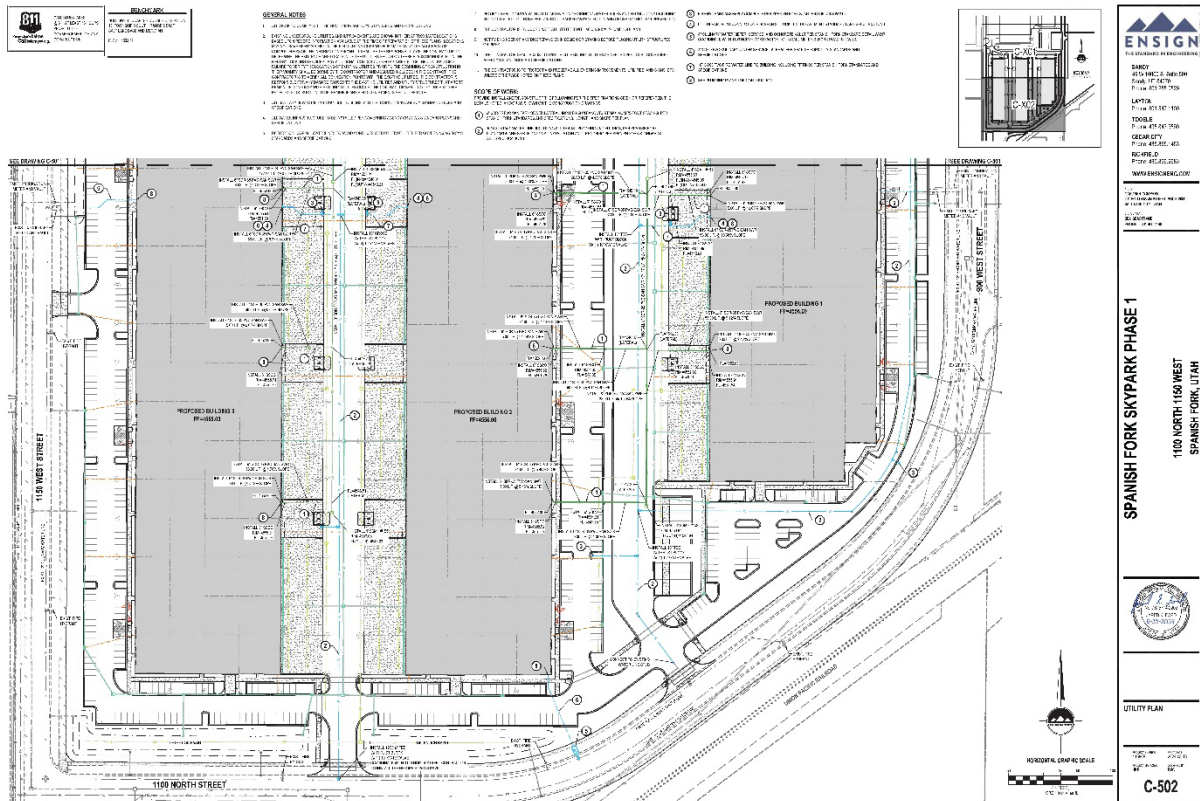


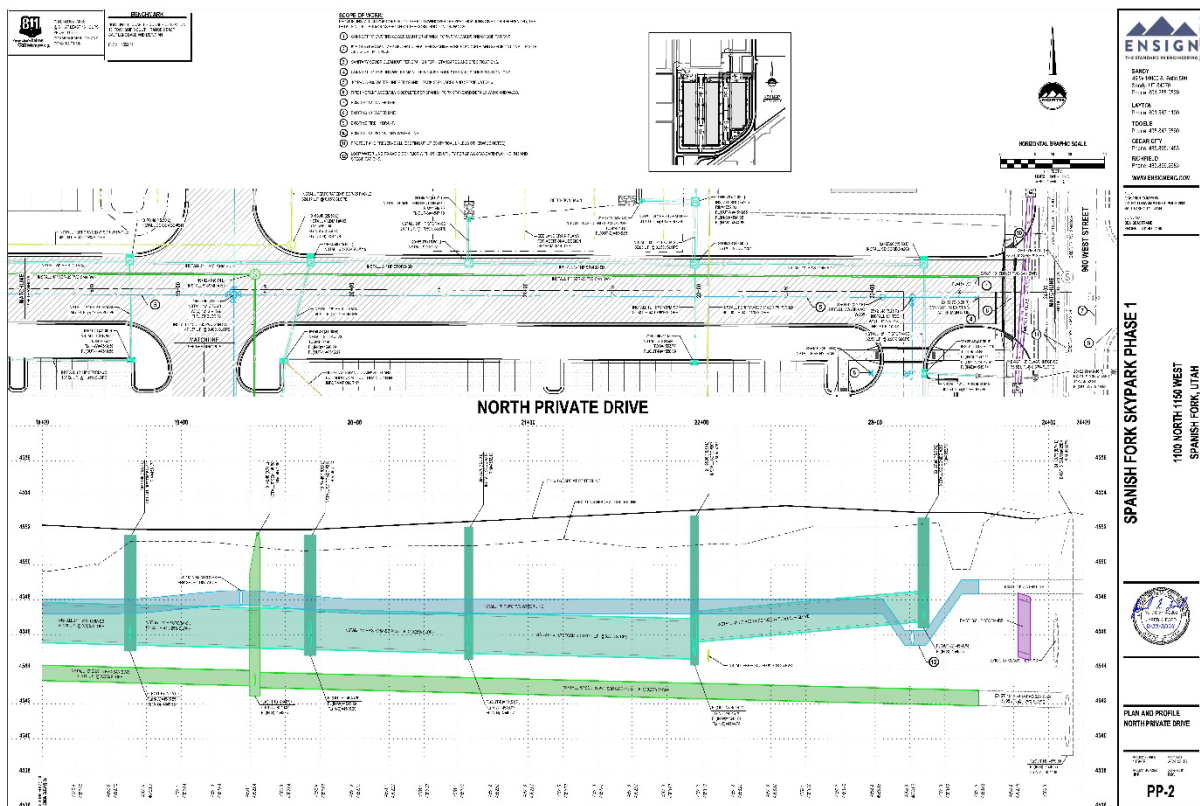
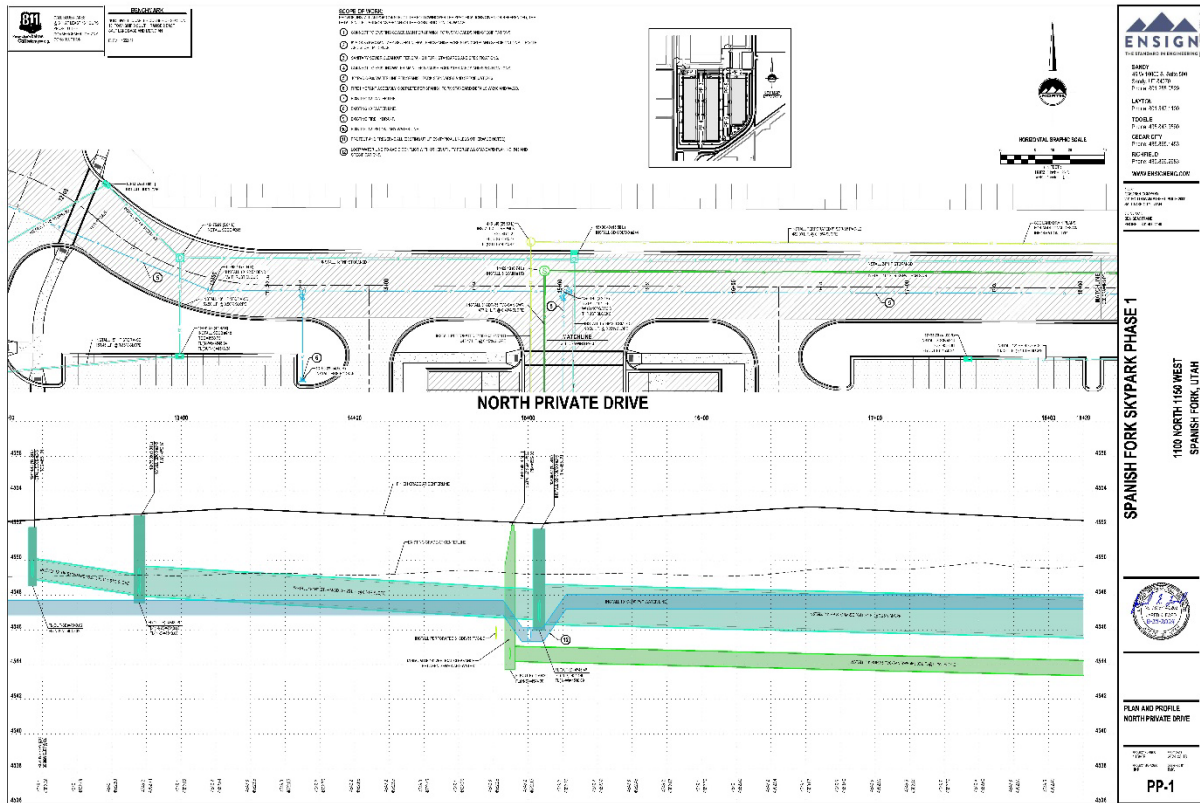


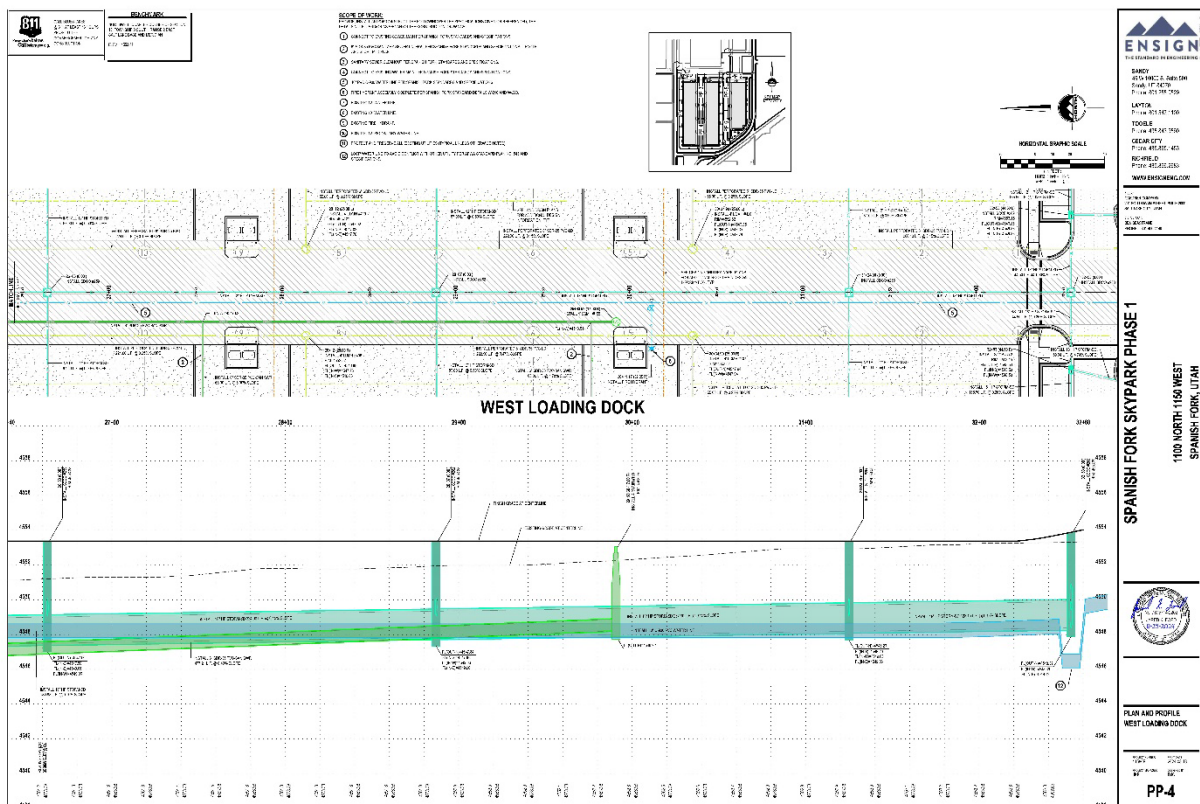
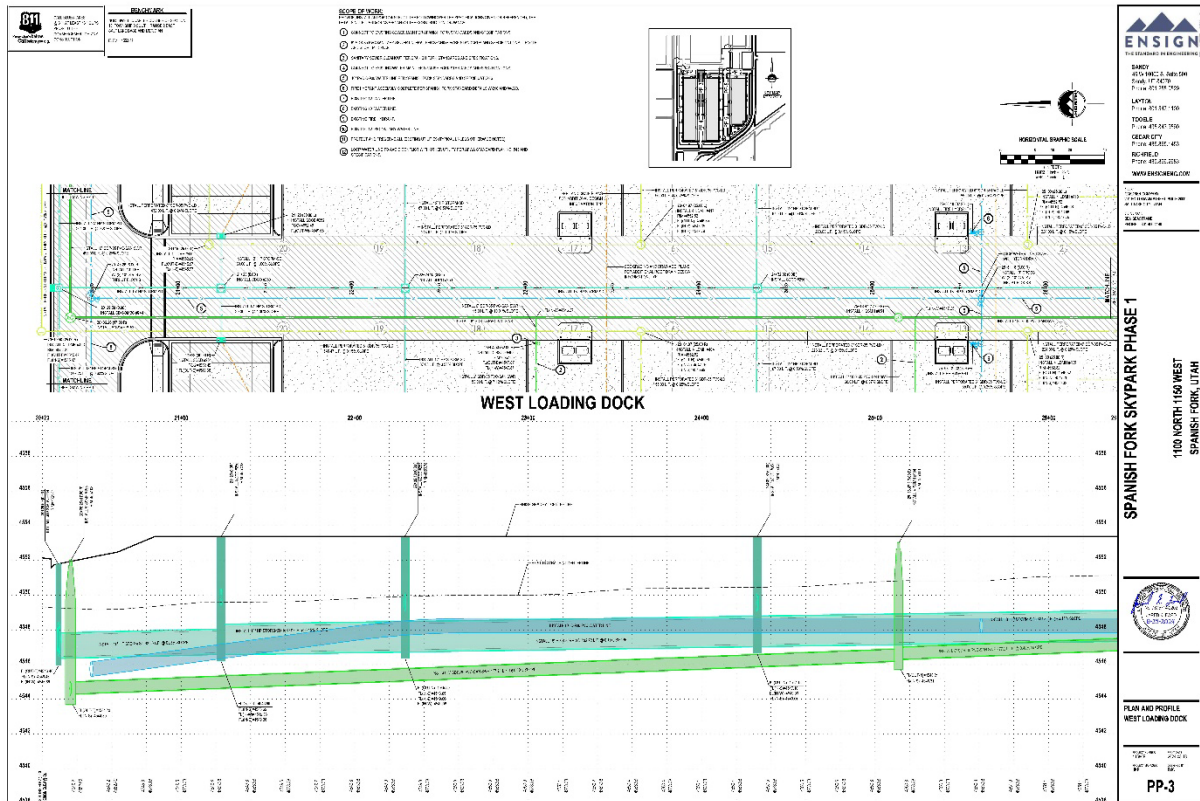


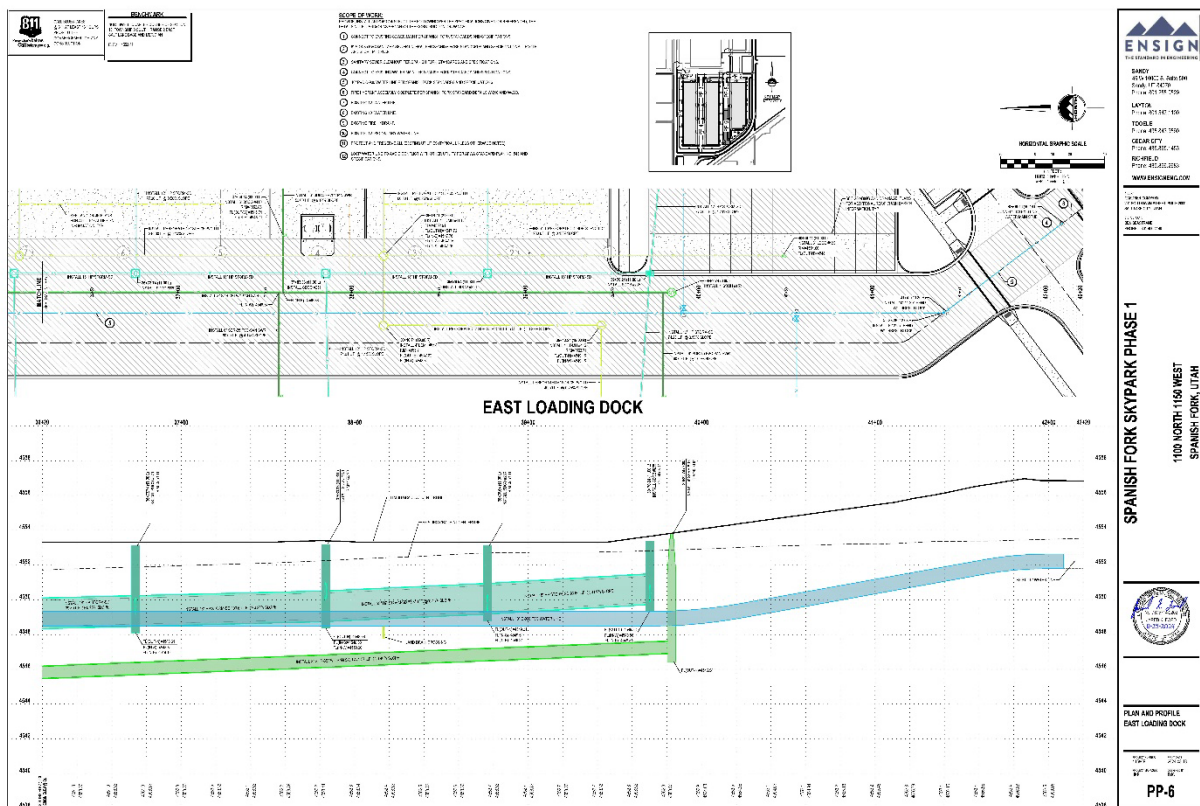
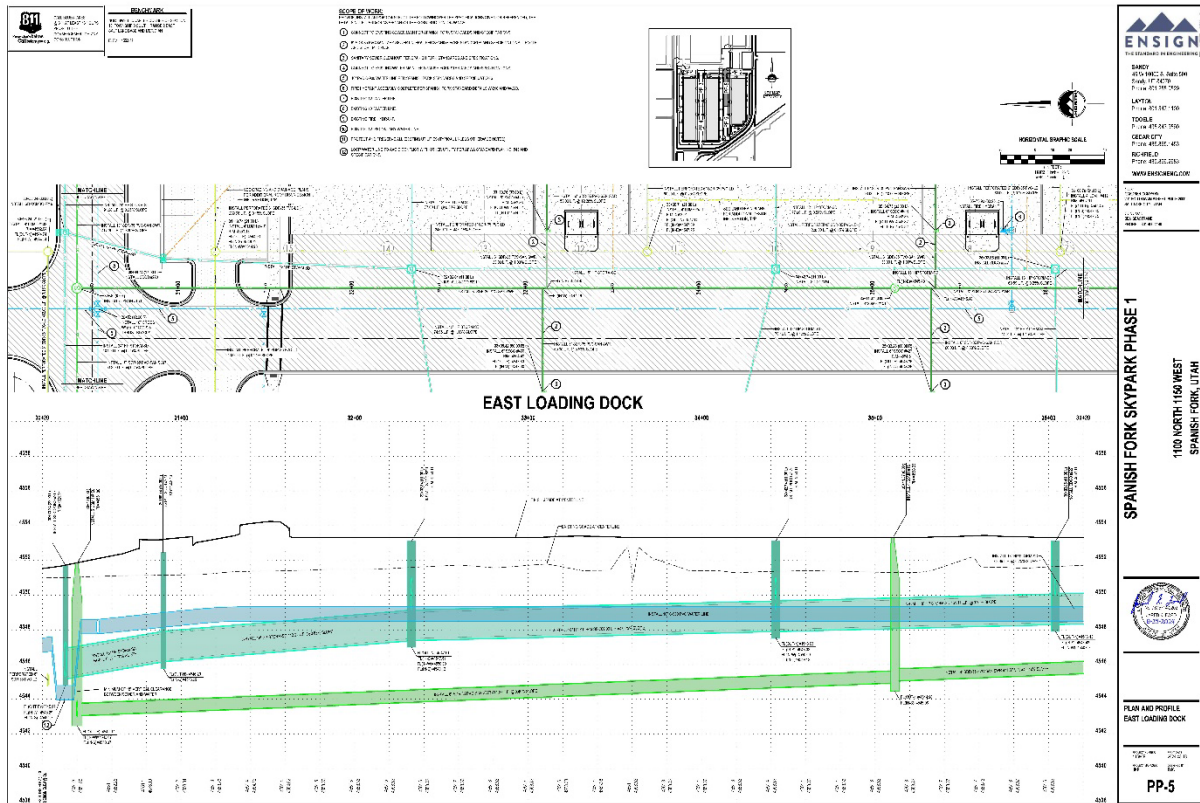


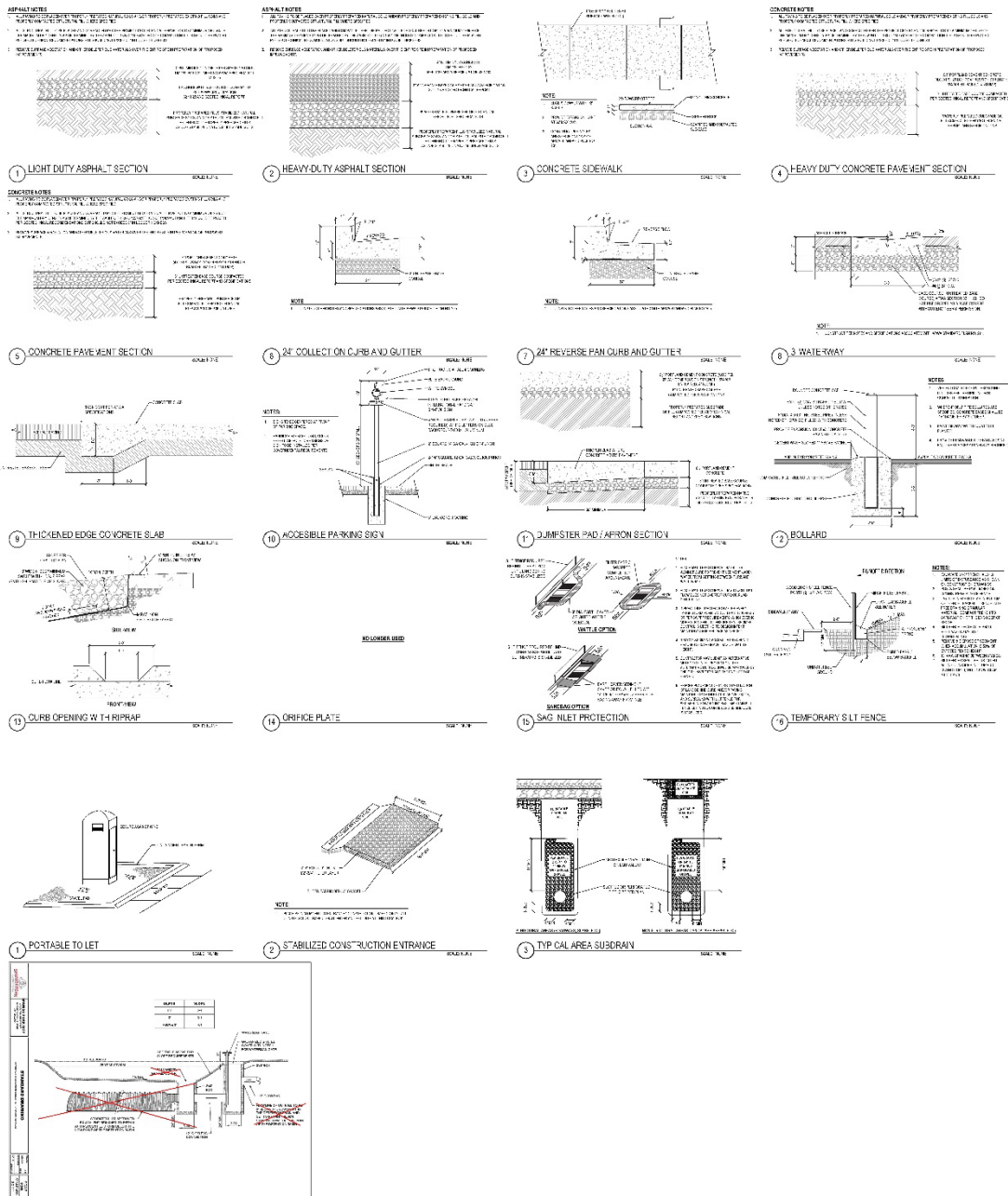












ATTENTION CONTRACTORS
THE LATEST CITY STANDARD SPECIFICATIONS AND
DETAILS REFERENCED IN THIS PLAN SET CAN BE
DOWNLOADED ON THE CITY WEBSITE AT:
https://www.spanishfork.org/departments/public_works/engineering/construction_standards.php

ENSIGN
ENGINEERING & CONSTRUCTION

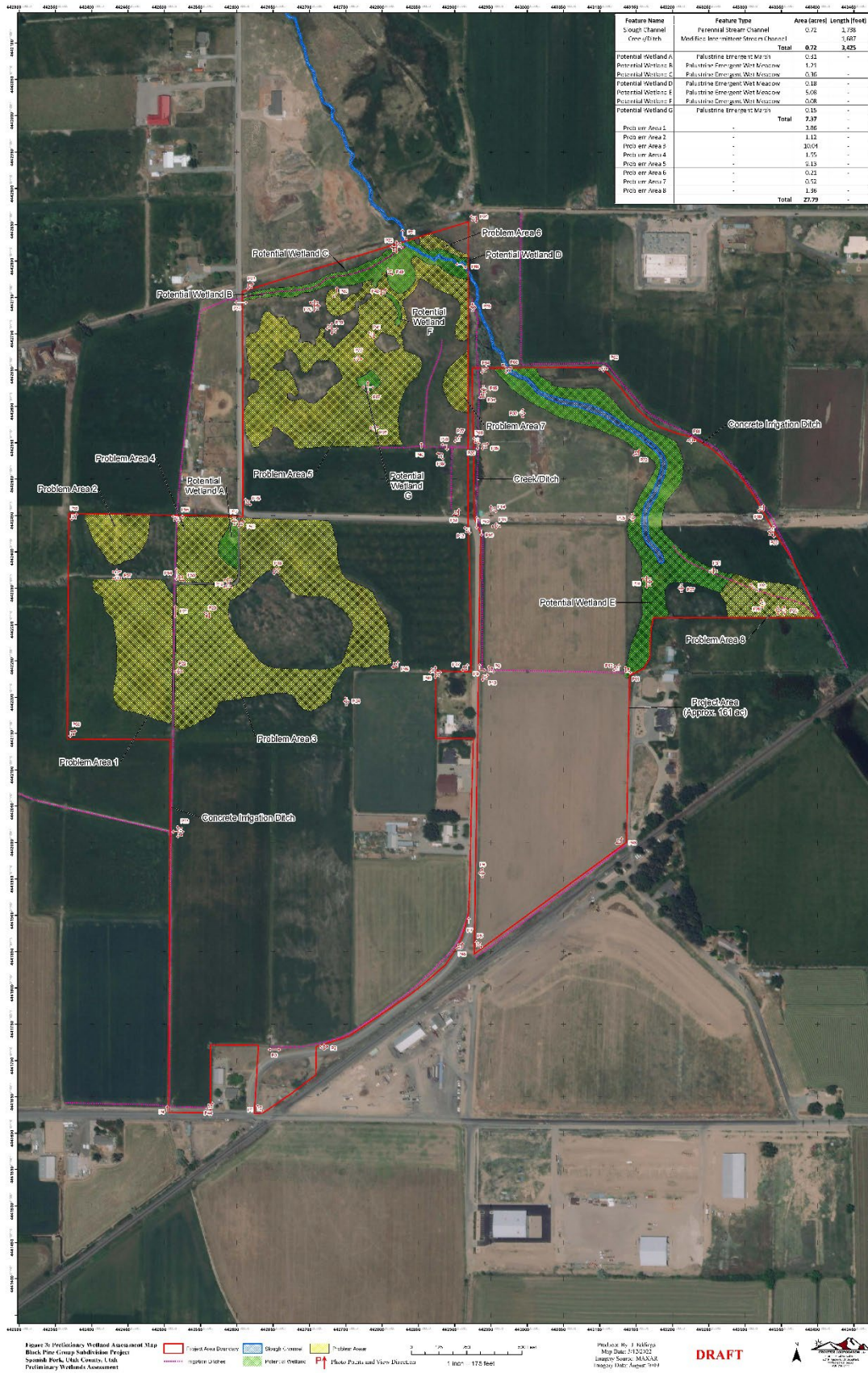
OWNER: SPANISH FORK CITY
DESIGNER: ENSIGN
DATE: 10/2023
PROJECT: SPANISH FORK SKYPARK PHASE 1
SHEET: 11 OF 11
C-701

SPANISH FORK SKYPARK PHASE 1

1100 NORTH 150 WEST
SPANISH FORK, UTAH

DETAILS

C-701



TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, AICP

DATE: September 25, 2024

RE: Proposed Changes to Permit Artificial Turf

In recent months, City staff have discussed the prospect of making allowances in the City's landscape regulations for the use of artificial turf. The red boldface text indicates the changes that are now proposed.

Through the process of preparing this proposal, City staff have learned quite a bit about artificial turf. Staff continues to learn more and more about the material, different levels of quality and what might be considered best practices for its use. Additional changes to this draft may be proposed as staff learns even more about artificial turf.

The Development Review Committee reviewed the proposed changes in their September 26 meeting and recommended that they be approved. The draft language is provided below:

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 **approved turf or** 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.

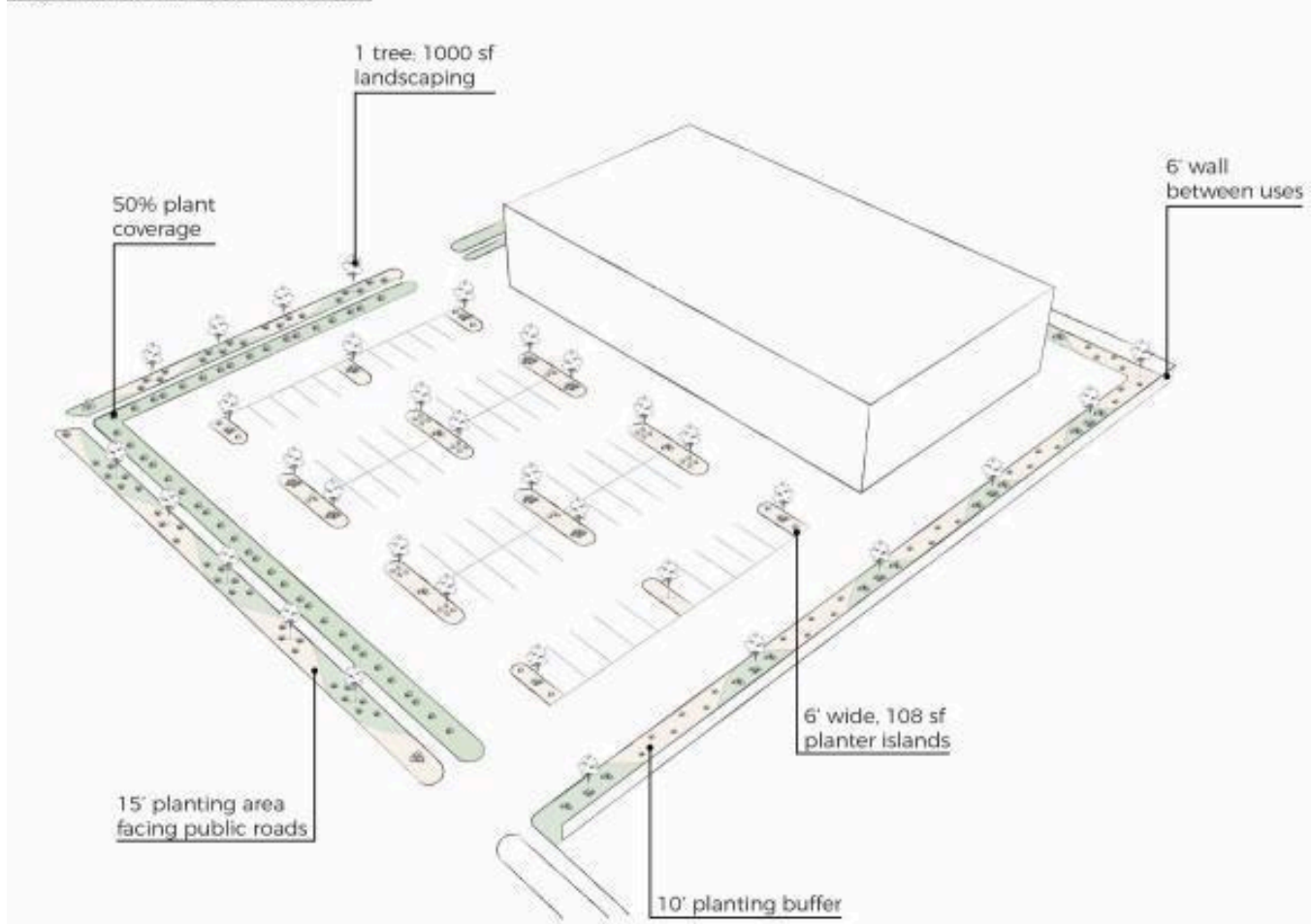
(5) A minimum of 10-foot wide planting area and six (6) foot high wall are required where a site abuts a residential use or district. The planter area shall include trees with a maximum spacing of 30 feet. These trees shall count toward meeting the minimum number of required trees for the site based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

City	Allows?	Where/How?	Definition?	Link	Permit?
West Valley, UT	Yes	Anywhere on a residential lot and can be used in place of the required 30% live plant material for the front yard. Pile height must be at least 1.5 inches and have a face weight of 50 ounces per square yard. A minimum eight-year manufacturer's warranty that protects against color fading and decreased pile height is required.	Selected material must have lifelike individual blades of grass that emulate natural turf in look and color. The use of indoor or outdoor plastic or nylon carpeting is not allowed.	https://www.wvc-ut.gov/1934/Residential-Artificial-Turf	A simple, no-fee permit must be obtained from the City before artificial turf is installed. The following information should be provided in an email, with "Artificial Turf Permit" in the subject line, and sent to planning@wvc-ut.gov :
Anaheim, CA	Yes	Live landscaping or artificial turf needs to occupy at least 50% of required front yards for single-family homes. Artificial turf may be used in lieu of live landscaping in front, side, and rear yards for up to 100% coverage or in combination with all other natural non-turf materials. The Anaheim Planning Department will need to review and approve the artificial turf product you are proposing to install.	Artificial turf shall be of a type known as cut pile infill and shall be manufactured from polypropylene, polyethylene or a blend of polypropylene and polyethylene fibers stitched onto a polypropylene or polyurethane meshed or hole-punched backing. The use of indoor or outdoor plastic or nylon carpeting as a replacement for artificial turf is prohibited.	https://www.anaheim.net/1064/City-of-Anaheim-Landscaping-Requirements	The Anaheim Planning Department will need to review and approve the artificial turf product you are proposing to install.
Cerritos, CA	Yes	Synthetic turf is limited to 75% of the required front yard landscape area. The remaining 25% of the front yard landscape area must be landscaped with organic living plant material. Synthetic turf is not permitted in the parkway area. Synthetic turf shall be maintained in an attractive and clean condition and shall not contain holes, tears, stains, discoloration, seam separations, lifted surfaces, heat degradation, or excessive wear.	Be of a type known as cut-pile infill. Consist of parallel-long slit blades that are manufactured from polyethylene or polypropylene. Contain a minimum of two different shades of green blades and a thatch layer that is beige or tan. Have a minimum pile height/blade length of 1¼ inches and a maximum pile height/blade length of 2½ inches.	chrome-extension://efaidnbmnnnibpcapcglclefindmkaj/http://www.cerritos.us/RESIDENTS/pdfs/residential_front_yard_landscape_design_manual.pdf	Applicant needs to show staff their plan to utilize the turf, no permit or fee is required though.
SLC, UT	No	Increases ambient temperatures and contributes to the urban heat island effect. Increases stormwater runoff, contributing to flooding or overrun stormwater systems. Overall, increases water consumption through the manufacturing process and life cycle costs. Contributes to stormwater pollution by increasing microplastics and PFAS chemicals that eventually make it into rivers, lakes, and drinking water; and creates a false expectation that green lawn is attainable year-round.	n/a	https://www.slc.gov/planning/2024/04/12/slc-landscaping/	n/a
Ogden, UT	Yes	Artificial turf is limited to not more than fifty percent (50%) of the total landscaping area, unless it is installed and used in the construction of public or private athletic fields, or on playgrounds	It shall consist of green lifelike individual blades of grass that emulate natural turf in look and color; Have a minimum pile height of 1.5 inches, have a minimum tufted weight of fifty six (56) ounces per square yard. The use of indoor or outdoor plastic or nylon carpeting as a substitute or replacement for artificial turf or natural turf is prohibited.	https://codelibrary.amlegal.com/codes/ogden-cityut/latest/ogden-city_ut/0-0-20602	Land Use Permit required - no fee
Aurora, CO	Yes	Artificial turf may be used in front yards to replace sod or native seed areas of single-family residential lots if approved by a homeowners' association and/or Title 32 District. Homeowners shall meet the Residential Yard Landscape Requirements per Table 4.7-3 in addition to providing artificial turf. Artificial turf may be used in street frontage buffers.	Artificial turf shall be of a type known as cut pile infill and shall be manufactured from polypropylene, polyethylene, or a blend of polypropylene and polyethylene fibers stitched onto a polypropylene or polyurethane mesh or hole-punched backing. Where this UDO permits the use of artificial turf or natural turf, the use of indoor or outdoor plastic or nylon carpeting or other materials or combinations of materials as a replacement for artificial turf or natural turf is prohibited.	https://aurora.municipal.codes/UDO/146-4.7.3	
Peoria, AZ	No	Urban infrastructure (roads, buildings, etc.) absorbs and re-emits heat, which makes it hotter than areas with more natural landscape. Artificial turf experiences high surface temperatures and provides no natural cooling relief, whereas plants have cooling effects with shade and evapotranspiration. Installing artificial turf additionally limits planting natural landscape. Stormwater is connected to our watersheds and your drinking water systems. Artificial turf processed with PFAS ("forever chemicals") risks contamination to stormwater runoff, and new federal regulations for drinking water will limit two of those PFAS compounds to four parts per trillion (4 drops in 20 Olympic-sized swimming pools). Additionally, the sun and heat degrading crumb rubber and turf blades risks leaching of chemical contaminants and microplastics.	Artificial turf is a synthetic ground cover made to replicate natural grass. Its main components typically include a compact base, polyethylene, polypropylene, or nylon fibers attached to a backing, and infill materials. Artificial turf can use less water than natural grass, but cooling and cleaning requires water, which may limit overall savings. Sprinkler systems may be installed with the turf to cool it for use, and fixing underground leaks requires removing and reinstalling artificial turf.		
Fresno, CA	Yes	"Landscaping" means at least fifty percent (50%) of the non-paved portions of the exterior yards (those that are visible to the general public) shall be covered with live trees, shrubs, lawns, or other live or synthetic lawn materials,....	"Decorative Landscaping" means decorative non-live materials used to cover dirt in a garden or yard, such as rocks, gravel, bark, or synthetic lawn, and does not include pavement with asphalt, cement or any other impervious surface.	https://library.municode.com/ca/fresno/codes/code_of_ordinances?nodeId=MUCOFR_CH10_REREPUNUREPRCIOUS_ART6PUNUAB_S10-603DE	
Medford, OR	No	All landscaping areas, including right-of-way planter strips adjacent to the site, shall include sufficient shrubs, turf grass, and/or other living groundcover to spread over 85% of each area within eight years. In no circumstance shall the sum of ground cover credit provided in Subsections (i), (ii), and (iii) above cause the living ground cover percentage to be reduced to less than 50% of the total landscape area.	N/A	https://medford.municipal.codes/Code/10.780	
Reno, NV	Yes	artificial turf, rock, or other inert materials, up to 25 percent of the required landscaped area, unless the Administrator approves a different amount after consideration of the visual appearance of the site.	Choices of non-living ground cover should be made after considering the flammability and toxicity of available types.	https://library.municode.com/nv/reno/codes/land_development_code?nodeId=CH18.04DEST_ART8LABUS_CFE_18.04.805LAST	
Nampa, ID	No	Artificial turf is not permitted as a substitute for turf or turf grass specified in this chapter.	Turf that is manufactured to appear like living turf.	https://library.municode.com/id/nampa/codes/code_of_ordinances?nodeId=T110PLZO_CH33LACOFB_10-33-1DEPU	

[illegible]

[illegible]

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.