Wednesday, November 20, 2024
Development Review Committee

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

1. Approval of Minutes

A. November 13, 2024

2. Zone Change & Preliminary Plat

A. BLUNCK ZONE CHANGE. This proposal involves changing the zoning from R-R to I-1 to allow for the potential development of industrial office buildings to be located at 999 West 3800 North.

B. MELLOR ZONE CHANGE. This proposal involves changing the zoning from A-E to R-1-12 with the Master Planned Development Overlay for a property located at 2350 East 400 North.

C. MELLOR SUBDIVISION. This proposal involves the approval of a Preliminary Plat for a Master Planned Development to allow for 13 single-family lots to be developed at 2350 East 400 North.

D. CANYON COURT URBAN. This proposal involves changing the zoning from R-3 & C-2 to C-2 & R-4 to allow for the development of a mix of multi-family units and commercial spaces to be located at approximately 400 North Spanish Fork Parkway.

E. CANYON COURT URBAN. This proposal includes the approval of a Preliminary Plat with the Master Planned Development for 8 multi-family lots to be located at approximately 400 North Spanish Fork Parkway.

3. Title 15 Amendment

A. TITLE 15 OLD DOMINION. This proposal would amend the City's fencing requirements.

B. TITLE 15 AMENDMENTS. This proposal involves various updated being made to Municipal Code Title 15 Land Use.

4. Concept Review

A. CHRIS WALL CONCEPT.

B. CABINET FACTORY CONCEPT.

5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
November 13, 2024

Staff Members Present: Cory Pierce, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder,** Senior Planner; **David Mann**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Ian Bunker**, Associate Planner; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Kevin Taylor**, Senior Power Utility Planner**;** **Jason Turner,** Fire Marshall, **Dillon Muirbrook,** Traffic Engineer.

Citizens Present: Brad Morgan, Ginalen Soto, AJ DelPivo, McKenzie Packard, Don McIntier, Matt Braccia.

Cory Pierce called the meeting to order at 10:00 a.m.

MINUTES

November 6, 2024

Dave Anderson **moved** to approve the minutes of November 6, 2024.

Kevin Taylor **seconded** and the motion **passed** all in favor.

ZONE CHANGE

ROOTS COFFEE ZONE CHANGE

Ian Bunker provided a brief overview of the proposal and stated the applicant is seeking to change the zoning designation from to C-2 General Commercial and utilize the Development Enhancement Overlay, which would eliminate the need for

the applicant to have a conditional use permit for a drive thru business within the zone.

Dave Anderson spoke briefly about what he likes about the site improvement plan that was provided by the applicants. He spoke about the concerns with the relocation of the power pole and the landscaping and parking improvements that will be needed for the site. He feels positively about the utilization of the Development Enhancement Overlay.

Cory Pierce does not see any large concerns with the design. It was stated that the electrical service will not be changing with this design.

Dave Anderson does not feel that the request for the C-2 is far off of what is laid out within the City's current General Plan for the area.

There was brief discussion regarding the current zoning uses of the C-O versus the requested C-2 and the allowable uses. Dave Anderson stated there are further details needed such as for the landscaping plan. It was stated that everything that is designed and proposed in the site improvement plan must be completed prior to a certificate of occupancy or business license being issued. It was stated this will go to the Planning Commission and City Council in December.

Dave Anderson **moved** to recommend the approval of the proposed Roots Coffee Zone Change to City Council based on the following findings:

Findings:

1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That with modifications the proposal can meet the intent of the Development Enhancement Overlay Zone.
3. That the proposed Site Improvement Plan includes improvements that are necessary for use of the site as a restaurant with a drive-thru.
4. That with the improvements identified on the proposed Site Improvement Plan the proposed business can function without adversely impacting adjacent streets or neighboring intersections.

Kevin Taylor **seconded** and the motion **passed** all in favor.

FINAL PLAT

THE LANDING

Brandon Snyder stated that the Site Plan was recently approved by the DRC. This proposal is to approve a condominium plat of the proposed twenty-two office warehouse units.

Brad Morgan spoke briefly about the project and stated that it has certain uses proposed to be restricted by way of the declarations and covenants.

Vaughn Pickell **moved** to approve the proposed The Landing Final Plat based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

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

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

DISCUSSION

SPANISH FORK PARKWAY SIGNAL 30-60%

Dillon Muirbrook approached the podium and spoke about the alignment of Spanish Fork Parkway and Canyon Creek Parkway. He stated this is very straightforward and stated that the lane geometry will remain the same and stated the City will have this intersection signalized by mid-summer of 2025. He stated they are building the signal and will not touch the roadway.

It was decided that additional corrections will need to be made and brought back for approval at 90%.

Dave Anderson moved to adjourn the meeting at 10:33 a.m.

Adopted:

Kasey Woodard
Community Development
Division Secretary

SPANISH FORK COMMUNITY DEVELOPMENT

Blunck
Zone Change
999 West 3800 North
7.46 acres
I-1 Proposed Zone
Industrial General Plan Designation



PROPOSAL

The applicant has requested that a Zone Change from R-R Rural Residential to I-1 Light Industrial be approved in order to allow for the future development of an industrial site.

This proposal is on the north side of Spanish Fork, along the south side of SR-77, where the primary type of development is industrial. Other developments in the area include J6 Industrial, Stockman Flats, DB Industrial, and North Airport Industrial.

An issue that needs to be resolved is the unapproved creation of a separate parcel on the SR-77 frontage. This issue will need to be resolved before a plat can be recorded, preconstruction meeting can be held or a building permit can be issued.

Some of the other key issues to consider are: access approvals, timing of improvements, and the availability of utilities.

RECOMMENDATION

That the proposed Zone Change be recommended for approval based on the following findings:

Findings

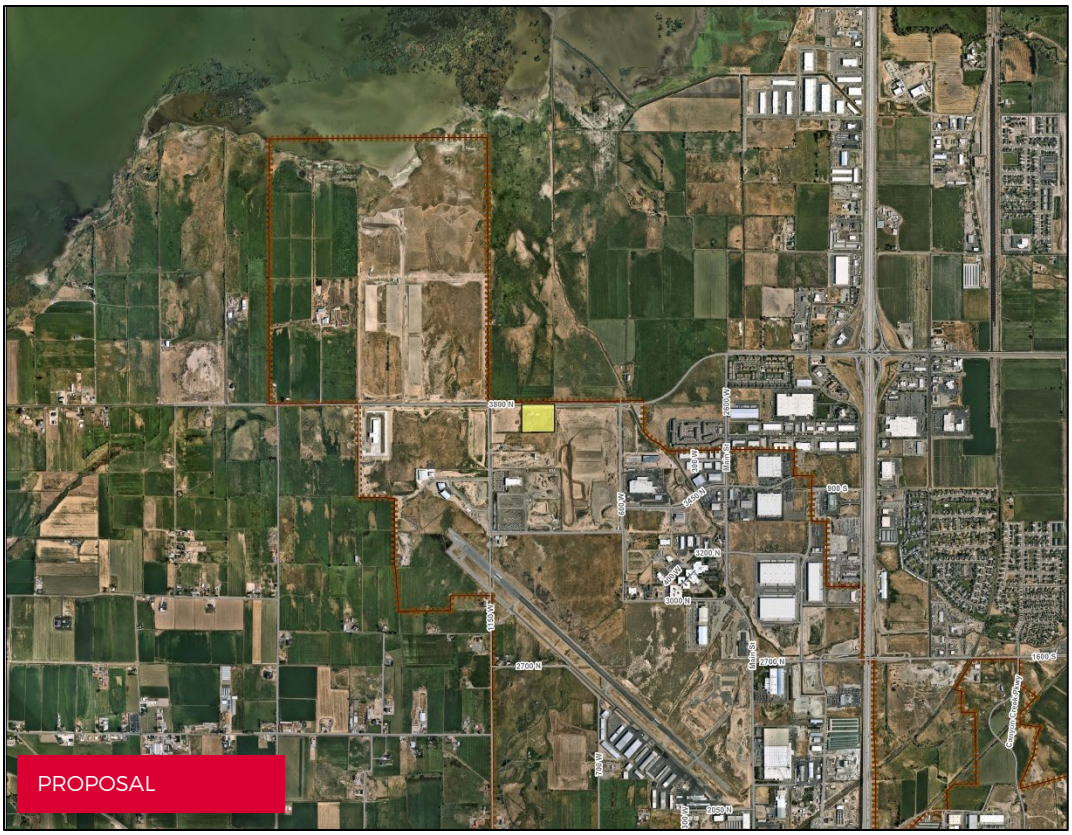
1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That the proposal is consistent with the City's General Plan Land Use Designation of Industrial.
3. That the proposal helps to continue the development of the northern part of the community with Light Industrial uses. (Spanish Fork City General Plan Land Use Policy C.1.1)
4. That the proposal contributes to maintaining an adequate supply of industrial land in appropriate areas. (Spanish Fork City General Plan Land Use Policy C.1.2).

EXHIBITS

1. Request.
2. Exhibit A.


ZONING MAP


LAND USE MAP


PROPOSAL

November 12, 2024

Spanish Fork City Planning Department
40 South Main Street
Spanish Fork, UT 84660

Subject: **Rezoning Request from Rural Residential to Light Industrial**

Dear Planning Department,

I hope this letter finds you well. I am writing to formally request the rezoning of my property located at 999 West 3800 North, currently zoned as Rural Residential, to Light Industrial. This request is made in response to evolving market conditions, the property's compatibility with surrounding land uses, and my intention to utilize the land for industrial purposes.

Property Information

- **Current Zoning:** Rural Residential
- **Requested Zoning:** Light Industrial
- **Parcel Number:** 24-002-0024
- **Size of Property:** 7.4611 acres

Justification for Rezoning

There are several factors that support the request for this rezoning:

1. **Land Use Compatibility:** The property is situated near other industrial and commercial zones, making it a logical location for light industrial uses. The proposed zoning change will align with the area's existing development pattern, promoting economic growth while maintaining an appropriate balance with surrounding residential areas.
2. **Economic Development:** This property is well-suited for light industrial uses such as warehousing, office and light manufacturing. The development of this property will create local jobs, increase tax revenue, and contribute to the overall economic vitality of the region.
3. **Infrastructure and Accessibility:** The property is easily accessible from Interstate 15 and State Road 77, and existing infrastructure, including water, sewer, and electricity, can support light industrial activities. This reduces the need for substantial new infrastructure investment.
4. **Environmental Considerations:** The development will adhere to all relevant environmental regulations and zoning ordinances, ensuring that any potential impacts on the surrounding area are minimized.

Community Impact

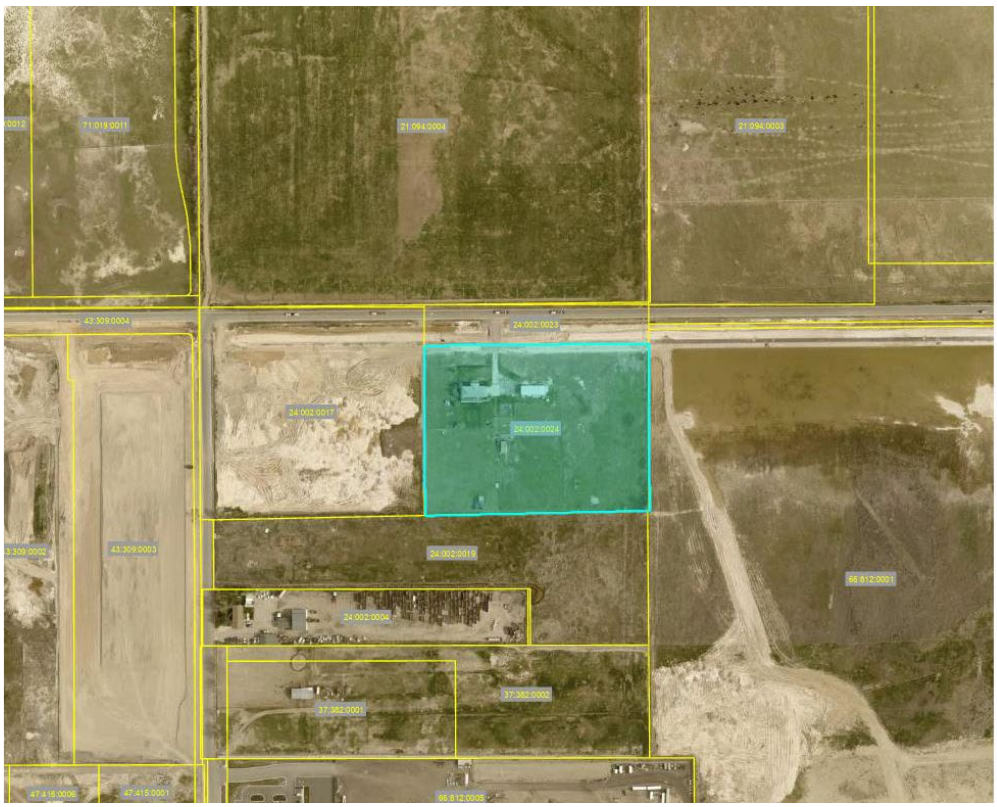
We understand that rezoning requests often raise questions regarding potential impacts on the surrounding community. To address any concerns, we are committed to working closely with residents, neighborhood associations, and other stakeholders to ensure that our plans align with the goals and values of the community.

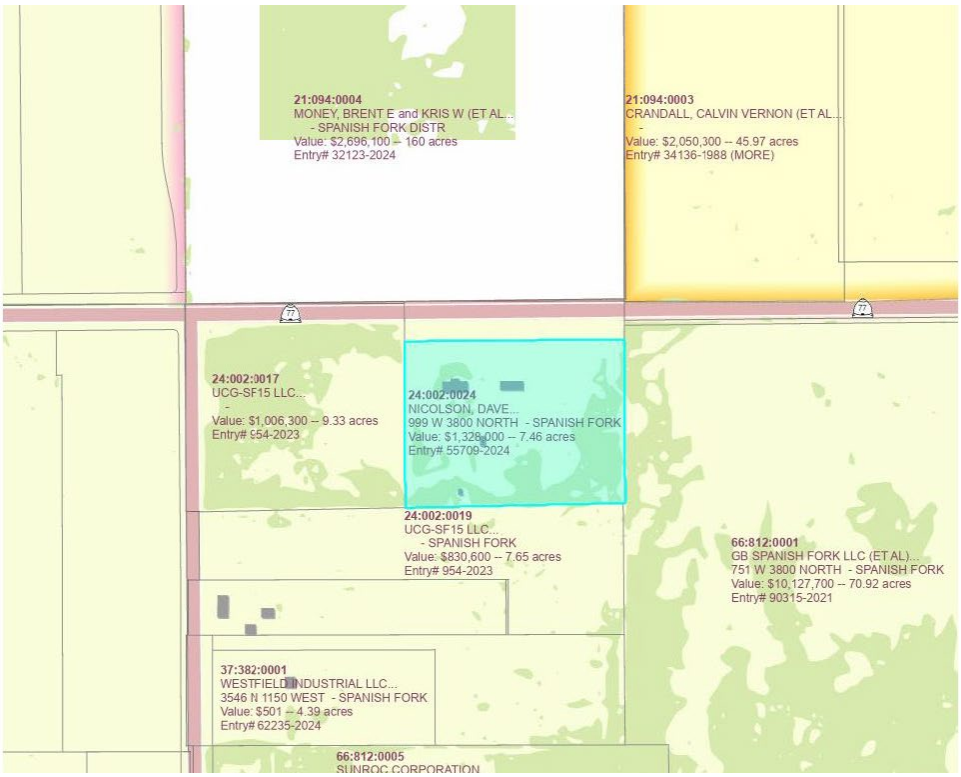
We believe that rezoning this property to Light Industrial will offer long-term benefits to the area, contributing to its growth and stability while respecting the character of surrounding properties. I am happy to meet with you or attend a public hearing to provide further details on the proposed development and to answer any questions.

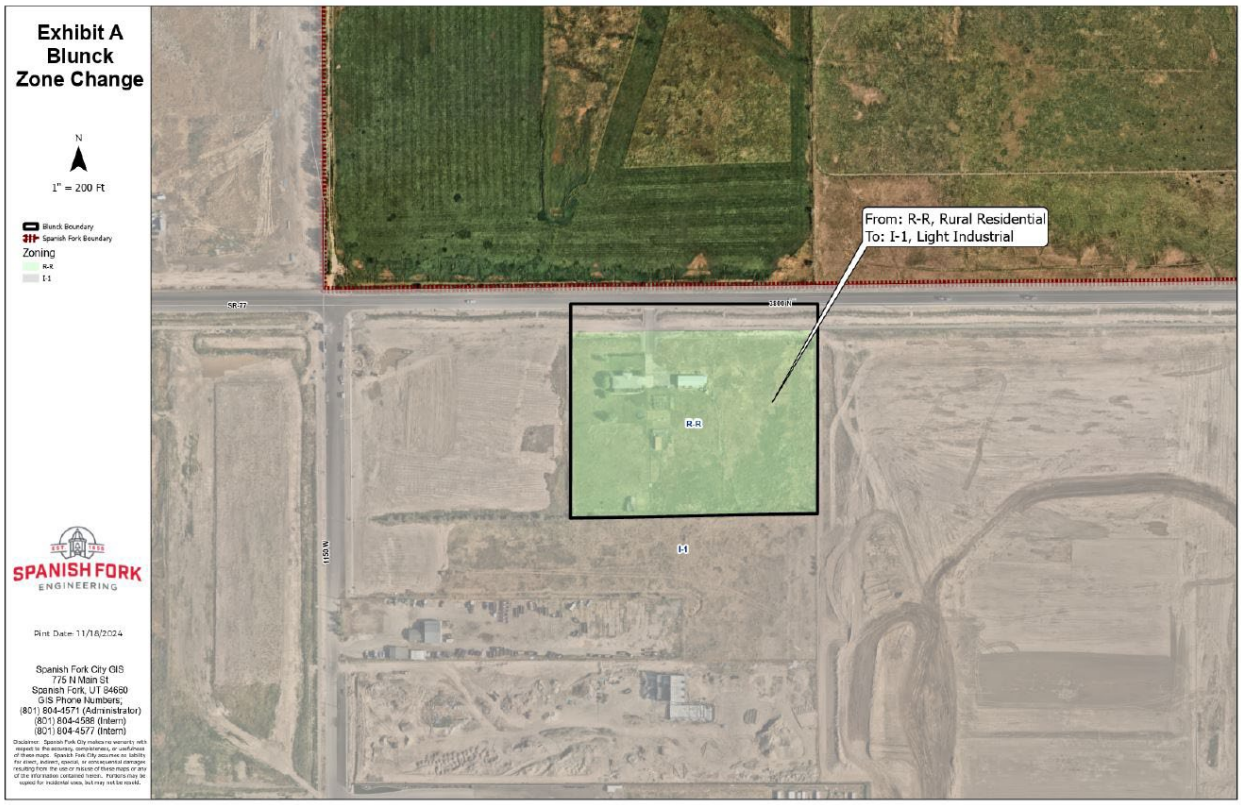
Thank you for your time and consideration of this request. I look forward to your response and the opportunity to discuss the next steps.

Sincerely,

Garrett Seely




21:094:0004
MONEY, BRENT E and KRIS W (ET AL...
- SPANISH FORK DISTR
Value: $2,696,100 -- 160 acres
Entry# 32123-2024
21:094:0003
CRANDALL, CALVIN VERNON (ET AL...
-
Value: $2,050,300 -- 45.97 acres
Entry# 34136-1988 (MORE)
24:002:0017
UCG-SF15 LLC...
-
Value: $1,006,300 -- 9.33 acres
Entry# 954-2023
24:002:0024
NICOLSON, DAVE...
999 W 3800 NORTH - SPANISH FORK
Value: $1,328,000 -- 7.46 acres
Entry# 55709-2024
24:002:0019
UCG-SF15 LLC...
- SPANISH FORK
Value: $830,600 -- 7.65 acres
Entry# 954-2023
66:812:0001
GB SPANISH FORK LLC (ET AL)...
751 W 3800 NORTH - SPANISH FORK
Value: $10,127,700 -- 70.92 acres
Entry# 90315-2021
37:382:0001
WESTFIELD INDUSTRIAL LLC...
3546 N 1150 WEST - SPANISH FORK
Value: $501 -- 4.39 acres
Entry# 62235-2024
66:812:0005
SUNROC CORPORATION


Exhibit A
Blunck
Zone Change
N
1" = 200 Ft
Blunck Boundary
Spanish Fork Boundary
Zoning
R-R
I-1
SPANISH FORK
ENGINEERING
Print Date: 11/18/2024
Spanish Fork City GIS
775 N Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804-4571 (Administrator)
(801) 804-4588 (Intern)
(801) 804-4577 (Intern)
From: R-R, Rural Residential
To: I-1, Light Industrial
SR-77
3100 N
1150 W
R-R
I-1

SPANISH FORK COMMUNITY DEVELOPMENT

Mellor Subdivision
Zone Change
2350 East 400 North
5.15 acres
R-1-12 Master Planned Development Proposed Zone
Low Density General Plan Designation



PROPOSAL

The applicant has requested that a Zone Change from the A-E Exclusive Agriculture to the R-1-12 Residential with the Master Planned Development Overlay be approved in order to develop the property for a residential subdivision with 13 single-family lots.

This area includes vacant parcels in agricultural production and several large lot residential subdivisions. Adjacent properties are currently zoned R-1-12 or A-E. This R-1-12 proposal will blend with existing and other proposed residential developments.

Some of the key issues to consider are: access, street connectivity, public improvements, connection to and extension of utilities, and landscaping.

RECOMMENDATION

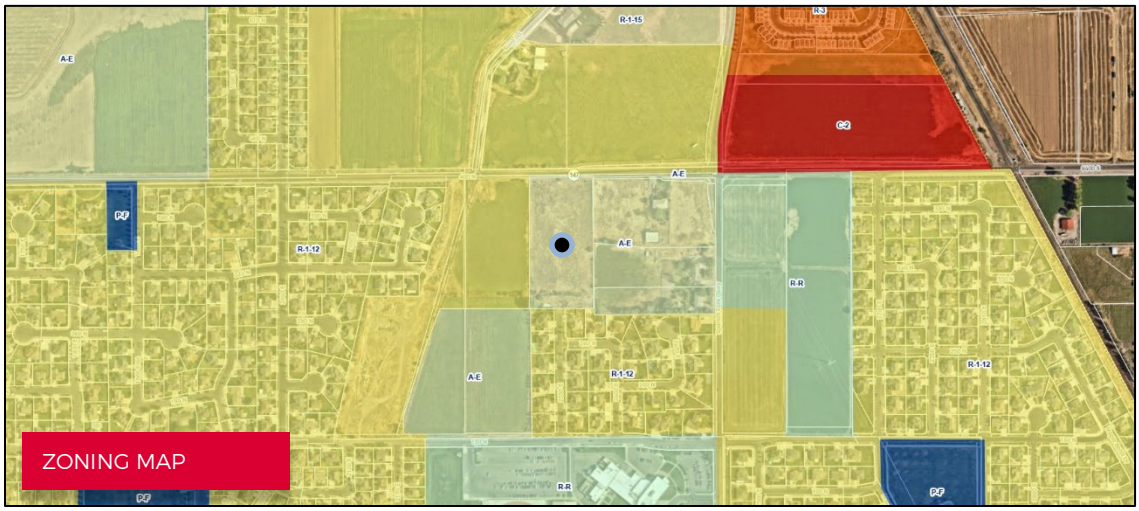
That the proposed Zone Change be recommended for approval based on the following findings:

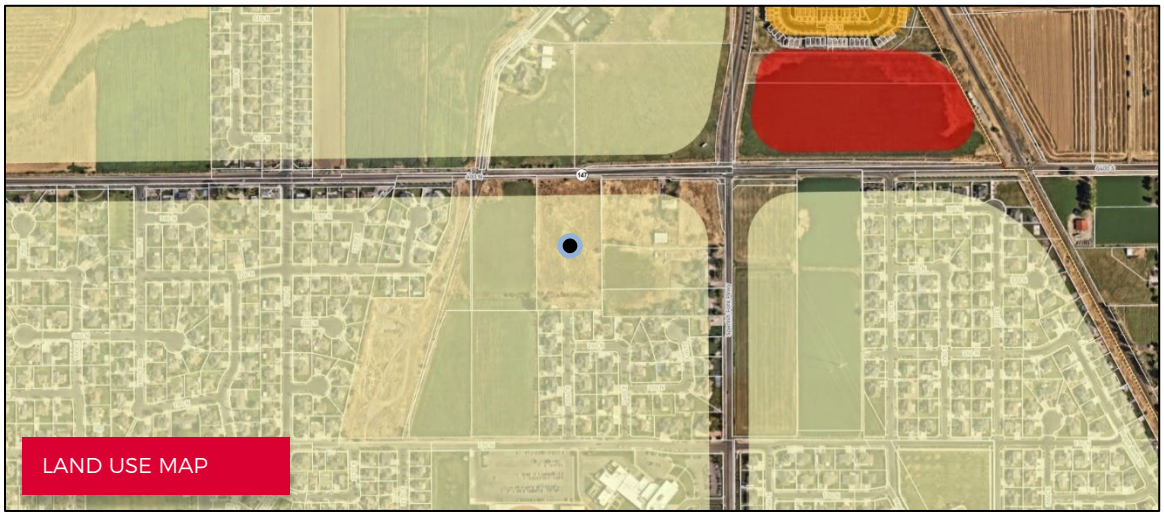
Findings

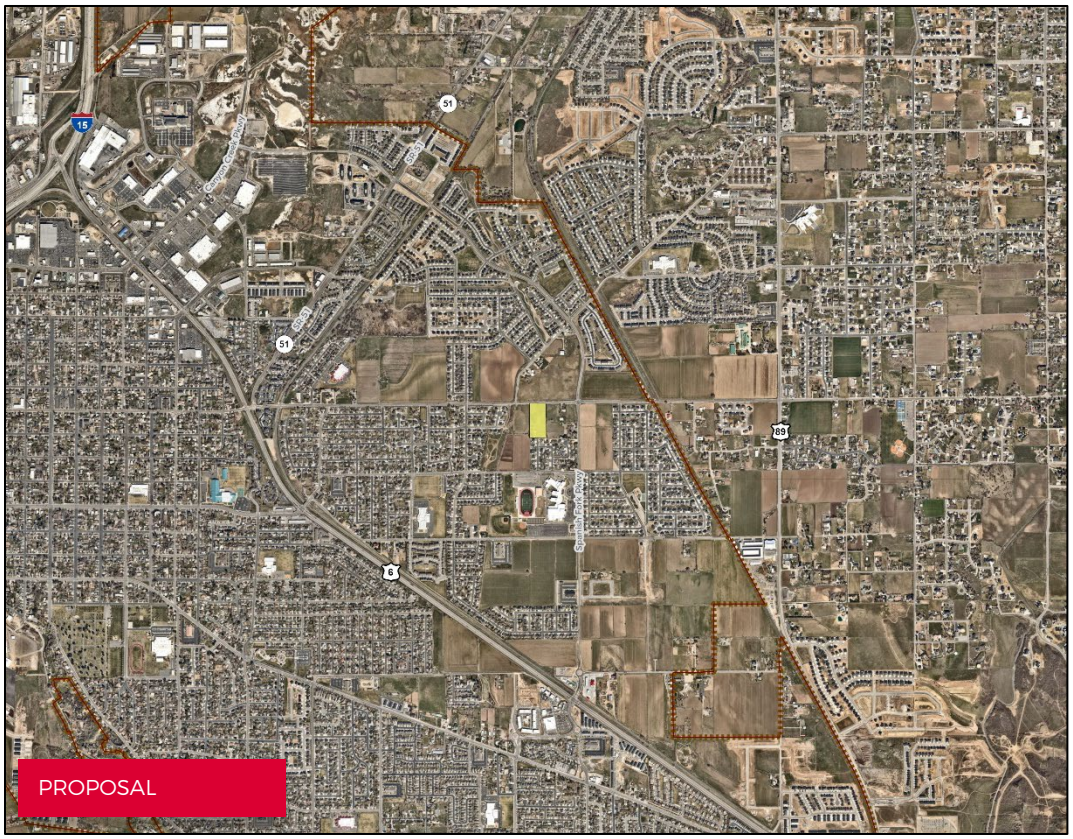
1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That the proposal is consistent with the City's General Plan Land Use Designation of Low Density Residential.
3. That this proposal is designed with local streets that are discontinuous, but well connected, creating a pattern to discourage through traffic (Spanish Fork City General Plan Land Use Policy A.3.2).

EXHIBITS

1. Request.


ZONING MAP


LAND USE MAP


PROPOSAL

Mellor Zone Change

Applicant would like the zoning in the described location changed from A-E to R 1-12, consistent with surrounding properties.



SPANISH FORK COMMUNITY DEVELOPMENT

Mellor Subdivision
Preliminary Plat
2350 East 400 North
5.15 acres
R-1-12 Master Planned Development Proposed Zone
Low Density General Plan Designation



PROPOSAL

The applicant has requested that a Preliminary Plat for a Master Planned Development be approved in order to create 13 single-family residential lots. The Master Planned Development Overlay is needed because, even though the average lot size exceeds 12,000 square feet, some of the lots are proposed to be less than 12,000 square feet in size and less than 100 feet in width. The MPD Overlay allows for deviations from typical zoning standards in order to permit uniquely situated properties to be developed in a functional manner that enhances the City,

The proposal provides stubbed roads to the east and west, and also connects to an existing stub to the south to allow for road connectivity amongst neighboring future developments.

Some of the key issues to consider are: landscaping, improvements, and utilities.

RECOMMENDATION

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

Finding

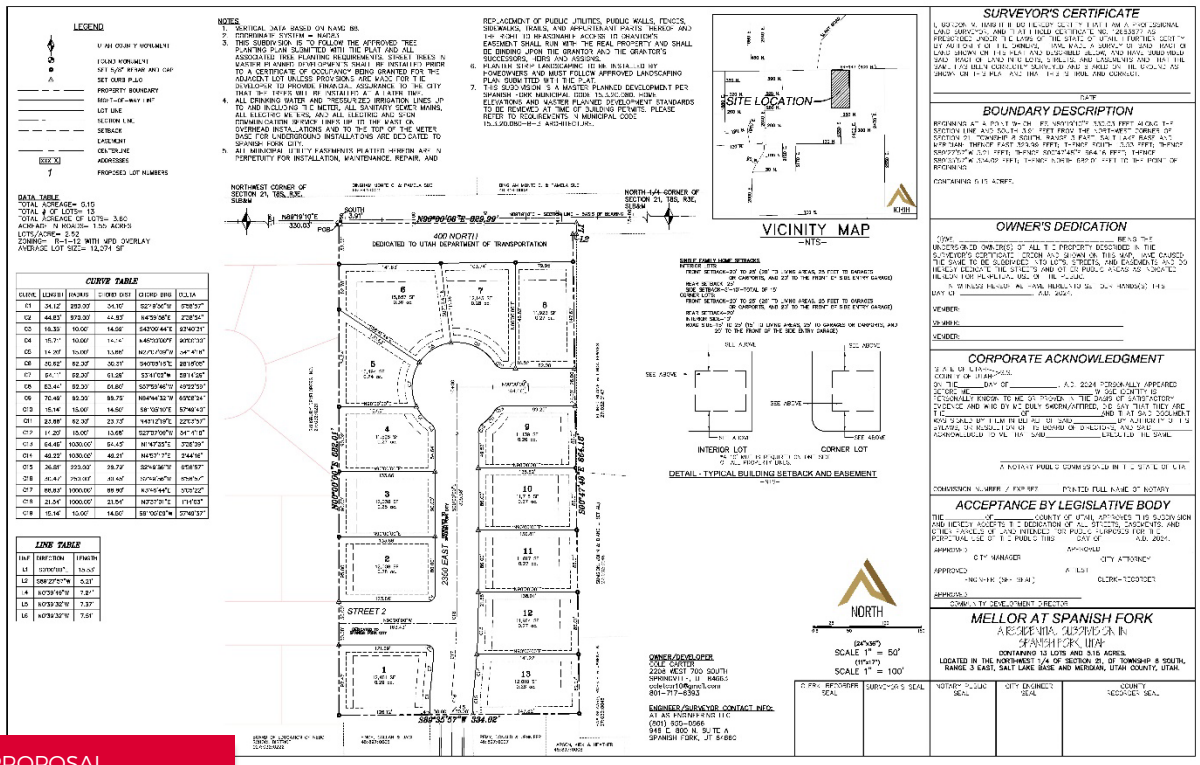
1. That the proposal is consistent with the City's General Plan Land Use Designation of Low Density Residential.

Conditions

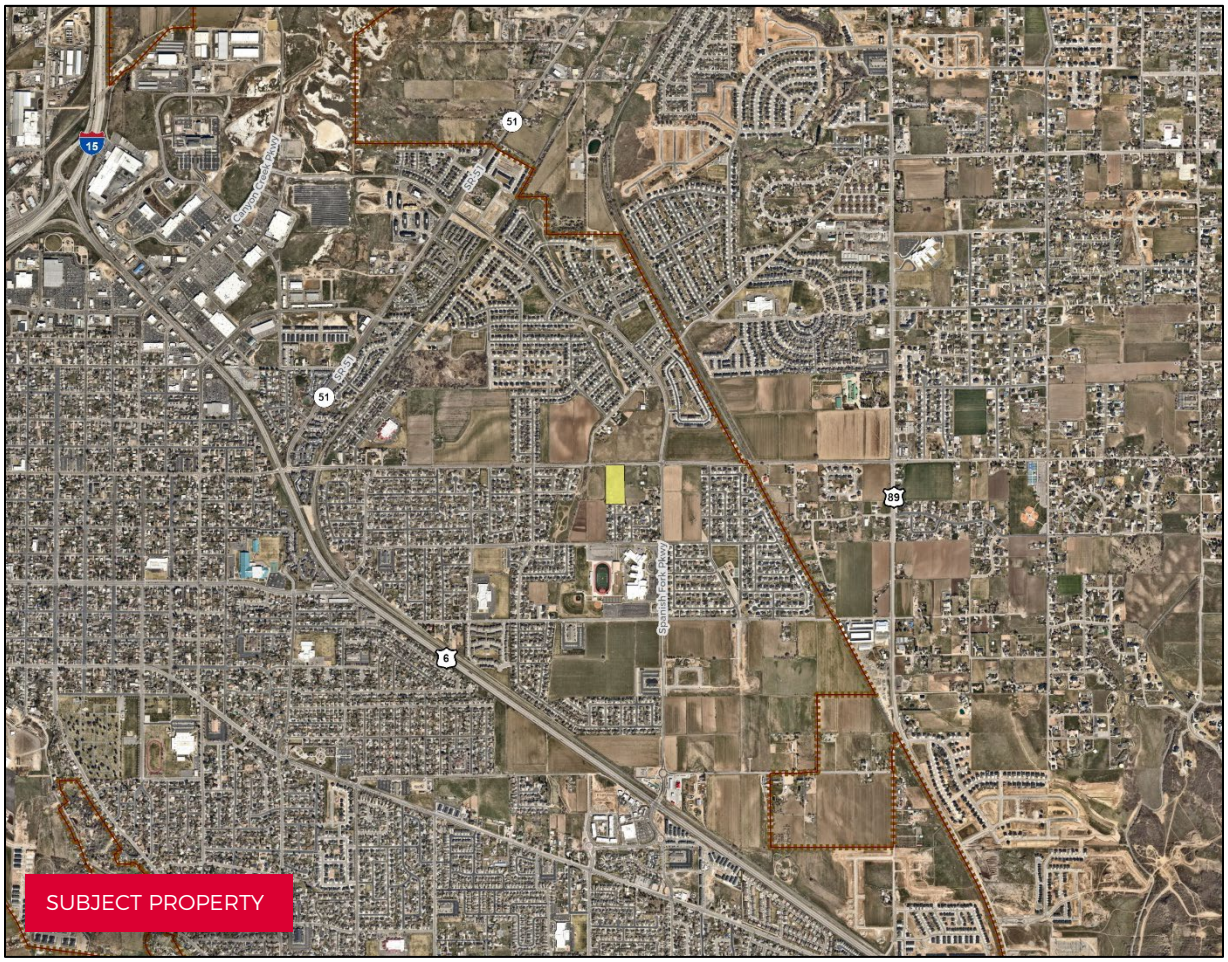
1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from A-E to R-1-12 with the Master Planned Development Overlay.
3. That the applicant addresses any red-lines.

EXHIBITS

1. Proposed Preliminary Plat.
2. Landscaping.



PROPOSAL



SUBJECT PROPERTY

MELLOR AT SPANISH FORK

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET
NOVEMBER 2024

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY (BY OTHERS)

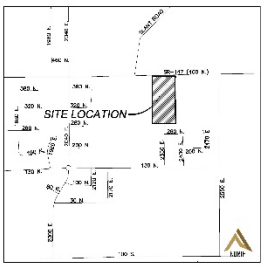
DATA TABLE
TOTAL ACREAGE= 5.13
TOTAL # OF LOTS= 13
TOTAL ACREAGE OF LOTS= 3.60
ACREAGE IN ROADS= 1.53 ACRES
LOTS/ACRE= 2.52
ZONING= R-1-12 WITH MPD OVERLAY
AVERAGE LOT SIZE= 12,374 SF

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE OWNER/CLIENT.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND STORM COMMUNICATION SERVICE LINES UP TO THE MAST OR OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.

CONTRACTOR NOTE:
THE SIZE, LOCATION, & DESCRIPTIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON RECORD DATA ONLY. NO SURVEY, ALL MISC. LOCATIONS & ELEVATIONS ALL TO BE VERIFIED IN FIELD, ALL DETAILS OR DISCREPANCIES, ATLAS ENGINEERING, LLC WILLING TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE ORIGINAL CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO LOCATE ALL EXISTING UTILITIES SHOWN HEREON, OR FAILURE TO PROTECT THEM.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING, LLC
(801) 653-0866
845 S. 800 W., SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
COLE DAVIES
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
colecpa1@gmail.com
801-717-6363

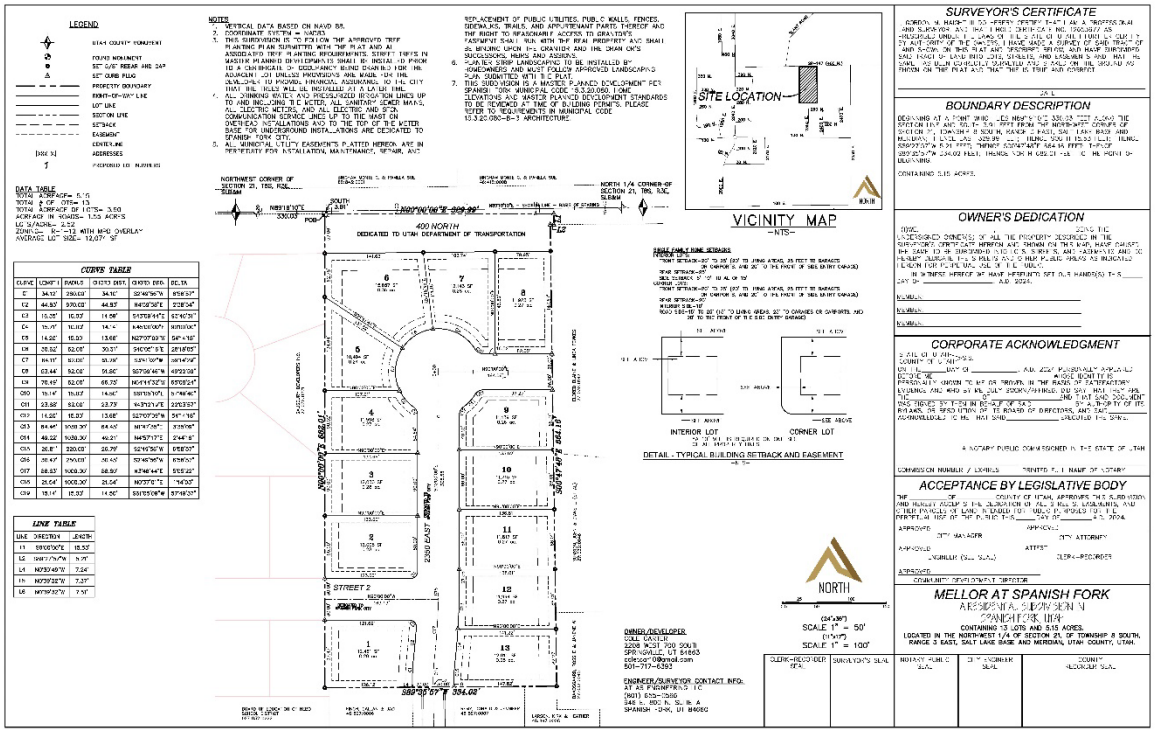


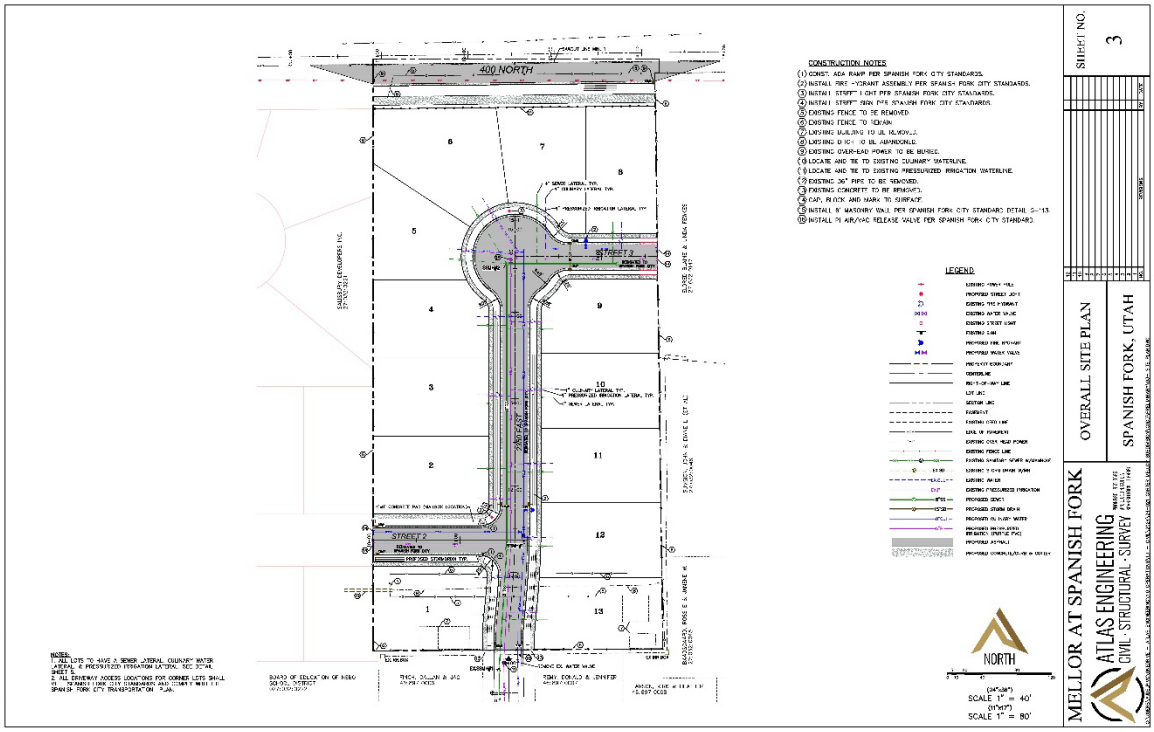
VICINITY MAP
-NTS-

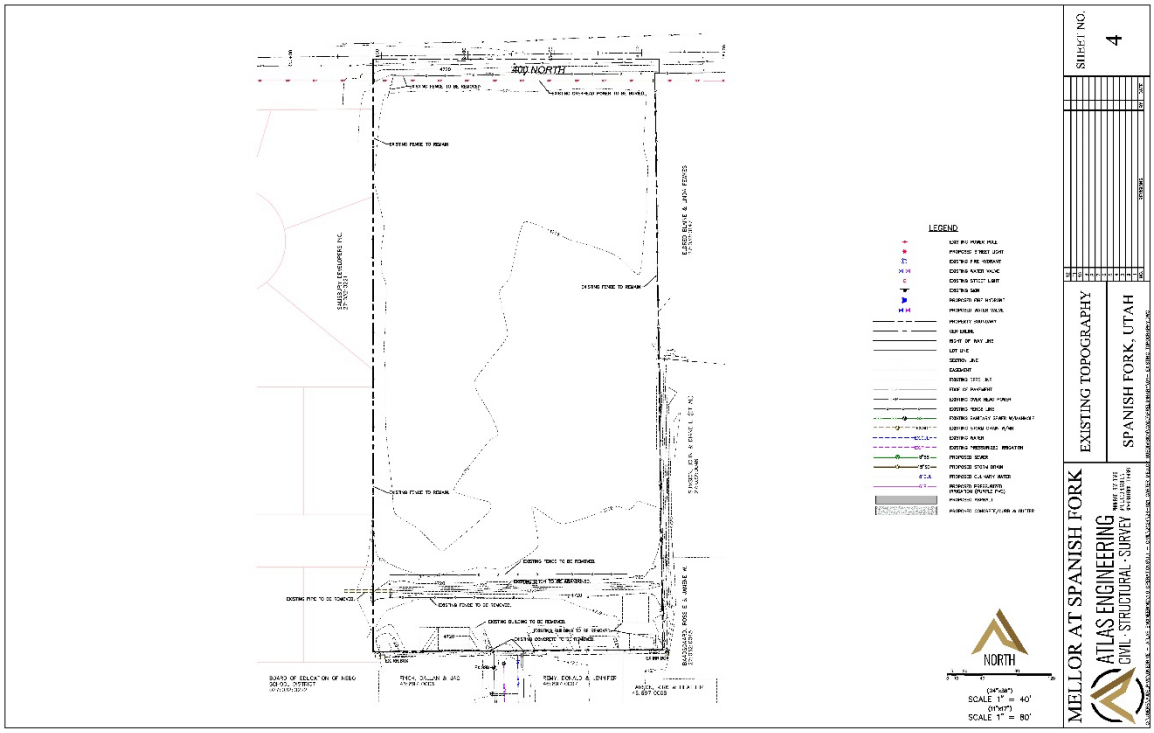
LEGEND
(APPLIES TO ALL SHEETS)
EXISTING POWER POLE
PROPOSED STREET LIGHT
EXISTING TYPE "B" CURB
EXISTING WATER VALVE
EXISTING STREET LIGHT
EXISTING GAS
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPERTY BOUNDARY
CENTERLINE
RW TYP. ANY LINE
LOT LINE
SECTION LINE
SETBACK
EASEMENT
EXISTING FENCE LINE
EXISTING IRRIGATION WATER BOX/VAULT
EXISTING STORM DRAIN MANHOLE
EXISTING WATER
EXISTING TERRESTRIAL IRRIGATION
PROPOSED SEWER
PROPOSED STORM DRAIN
PROPOSED CULINARY WATER
PROPOSED SEWER LINES (ETHANOL RESISTANT PIPE)
PROPOSED ASPHALT
PROPOSED CONCRETE/CURB & GUTTER
PROPOSED LOT NUMBER

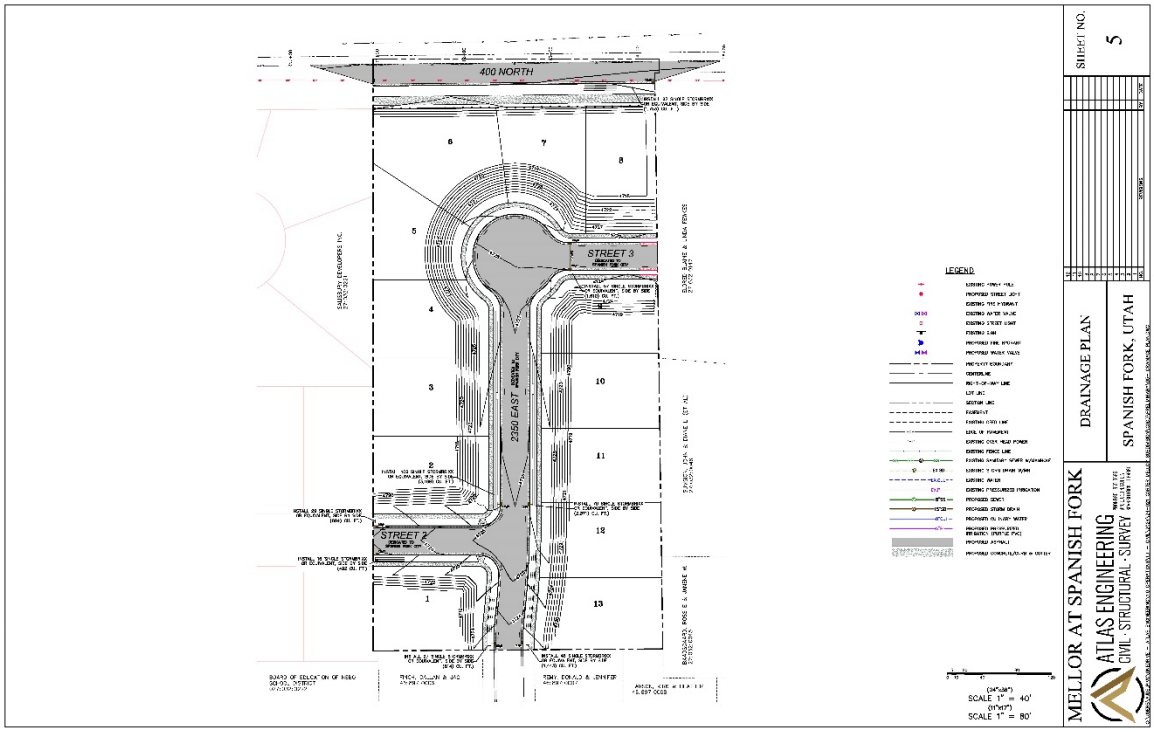
MELLOR AT SPANISH FORK

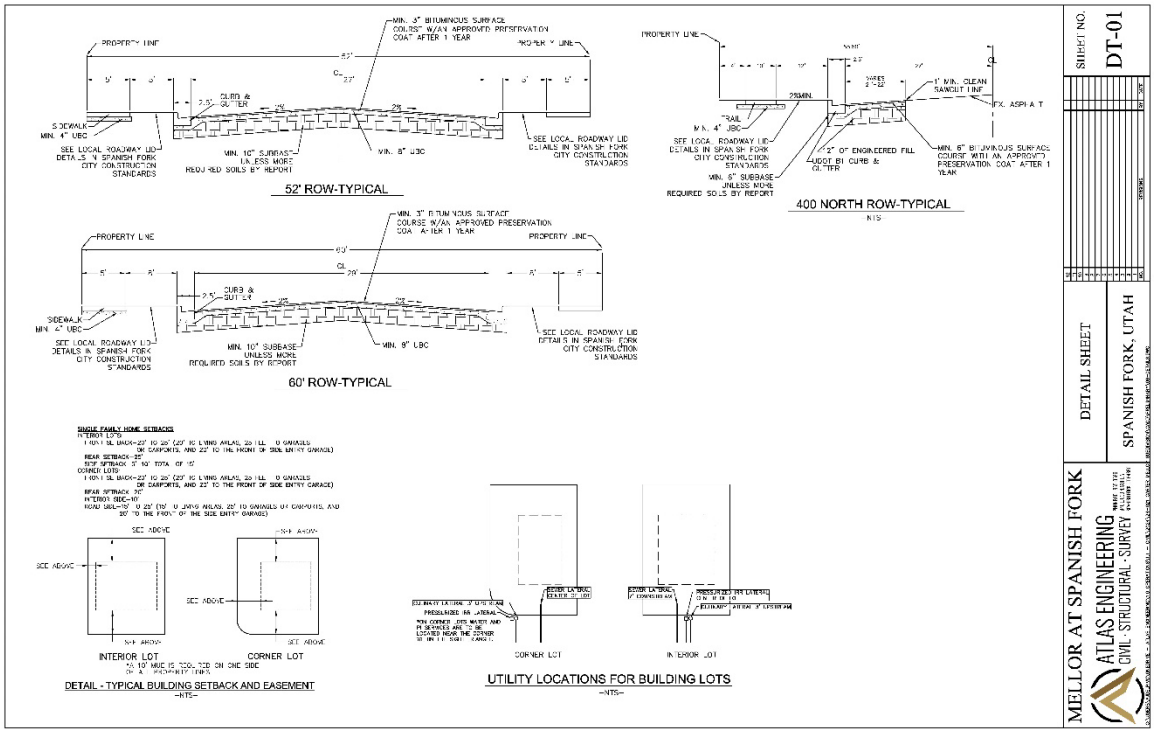
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

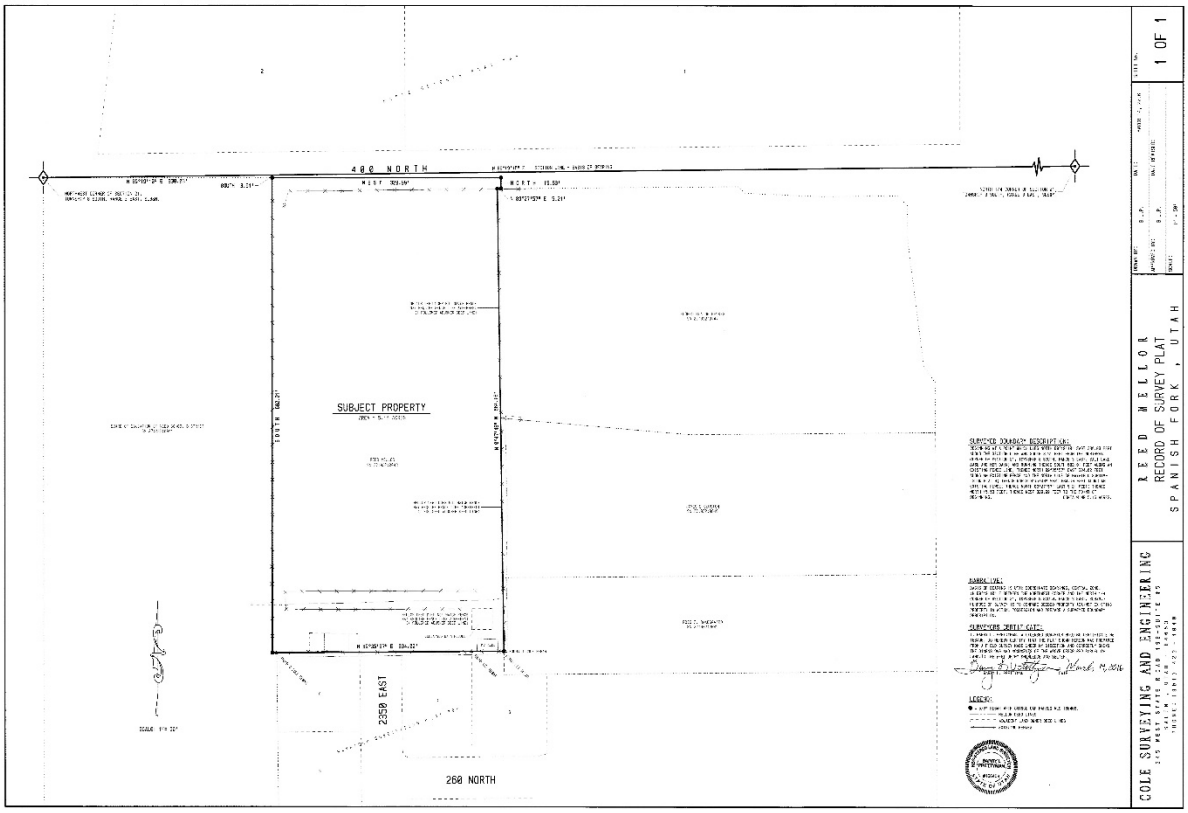


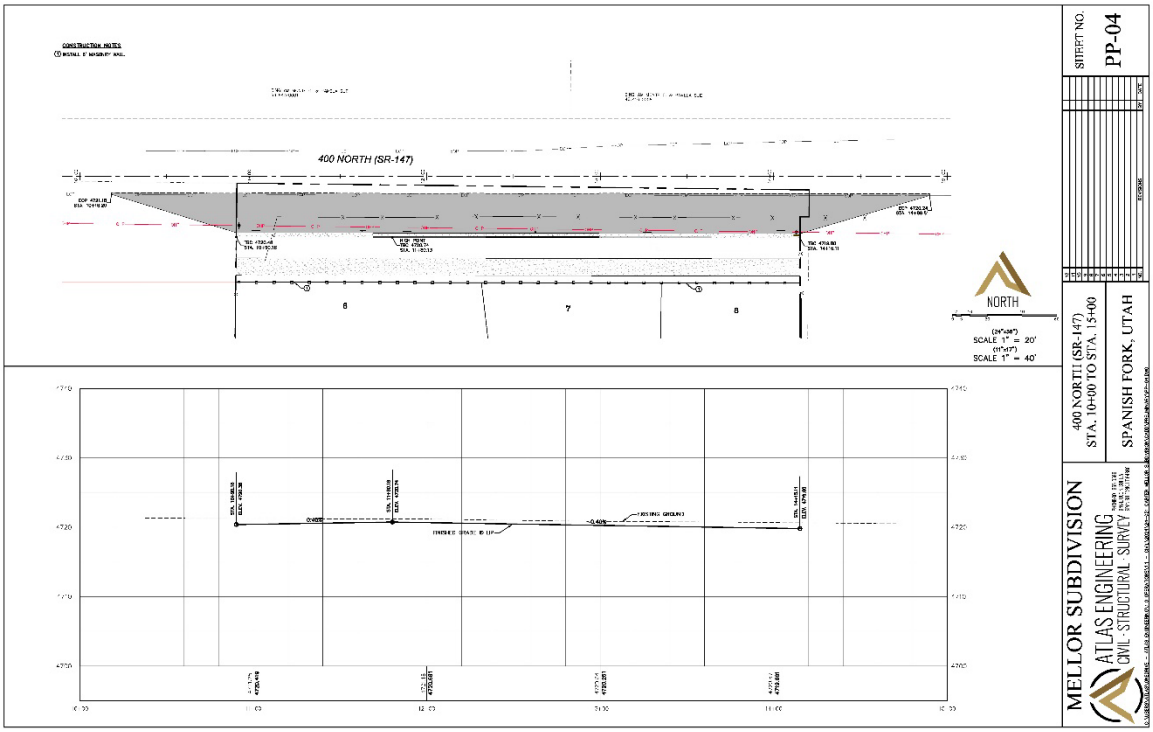

400 NORTH
STREET 2
CONSTRUCTION NOTES
LEGEND
NORTH
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 3
OVERALL SITE PLAN
SPANISH FORK, UTAH
MELLOR AT SPANISH FORK
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

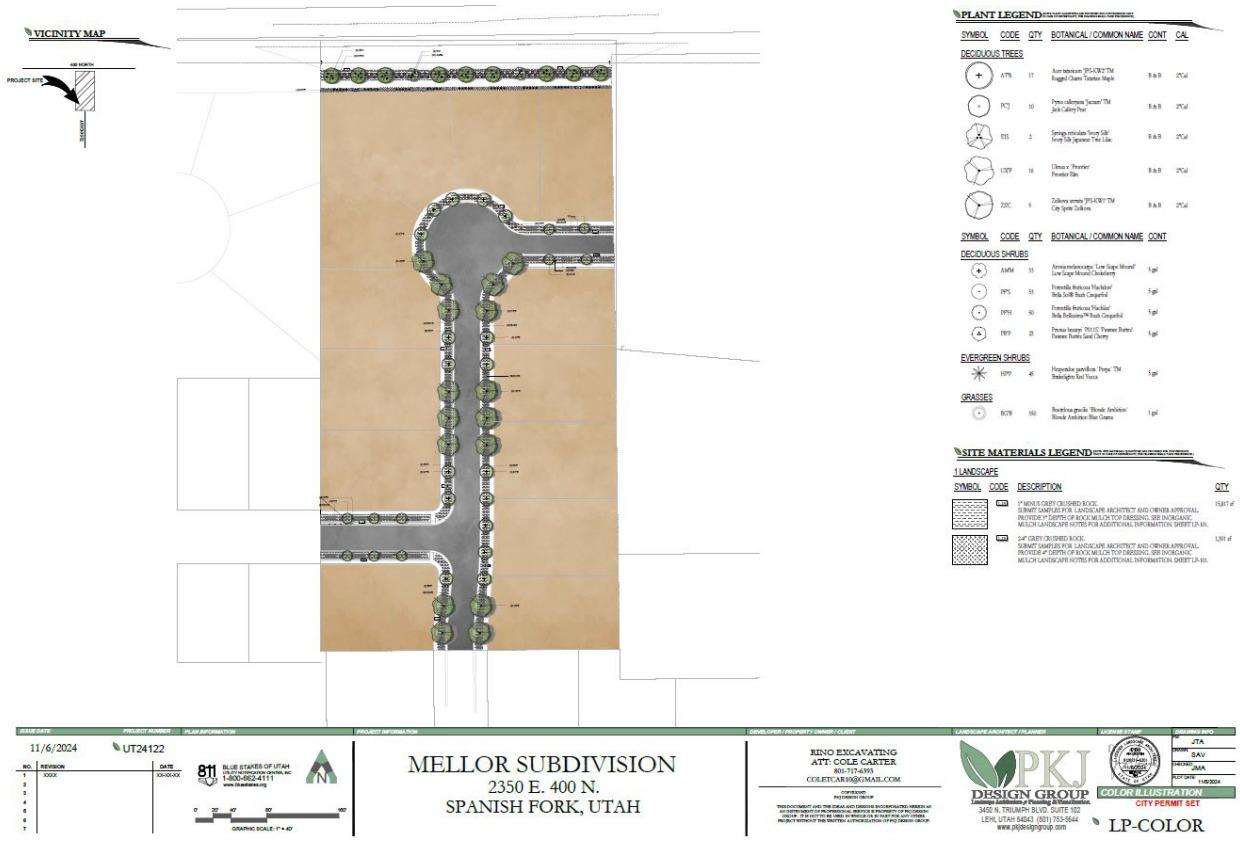

400 NORTH
LEGEND
NORTH
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MELLOR AT SPANISH FORK
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

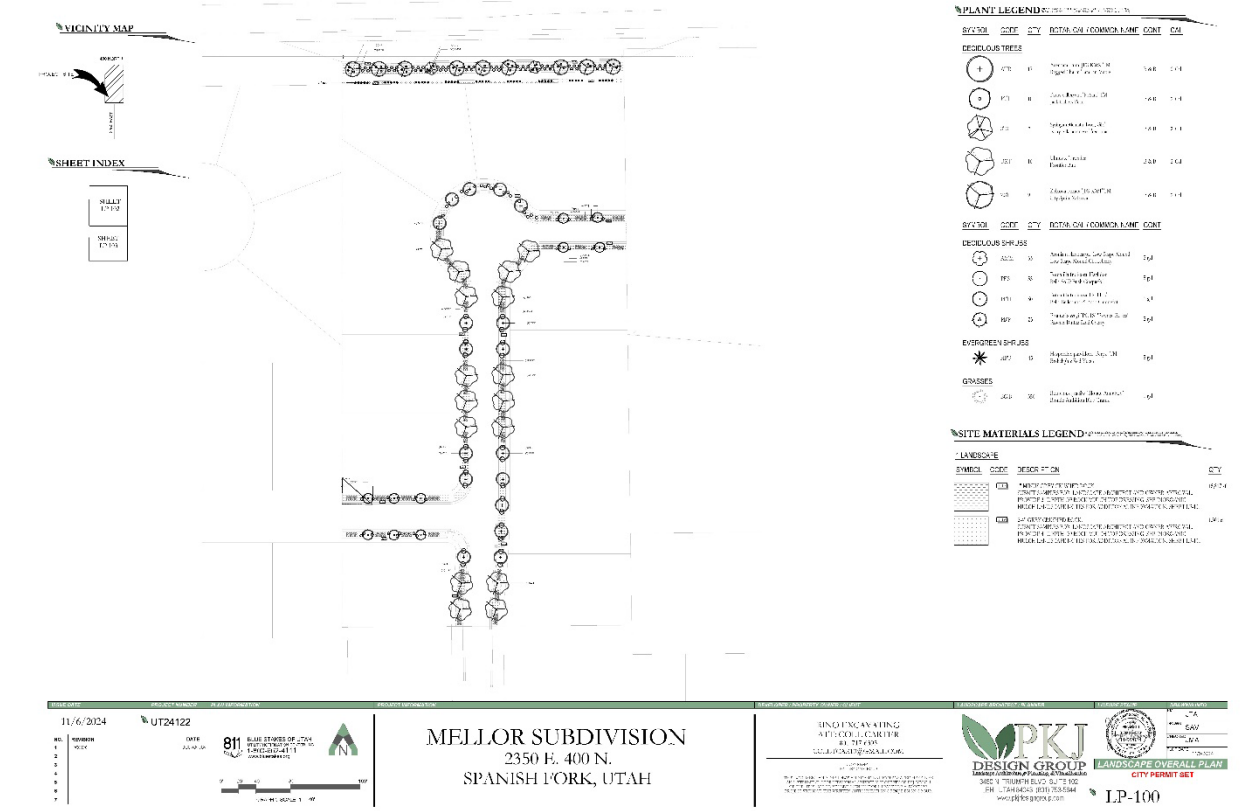

400 NORTH
2350 EAST
STREET 3
STREET 2
LEGEND
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 5
DRAINAGE PLAN
SPANISH FORK, UTAH
MELLOR AT SPANISH FORK
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


52' ROW-TYPICAL
400 NORTH ROW-TYPICAL
60' ROW-TYPICAL
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
UTILITY LOCATIONS FOR BUILDING LOTS
SHEET NO. DT-01
DETAIL SHEET
SPANISH FORK, UTAH
MELLOR AT SPANISH FORK
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

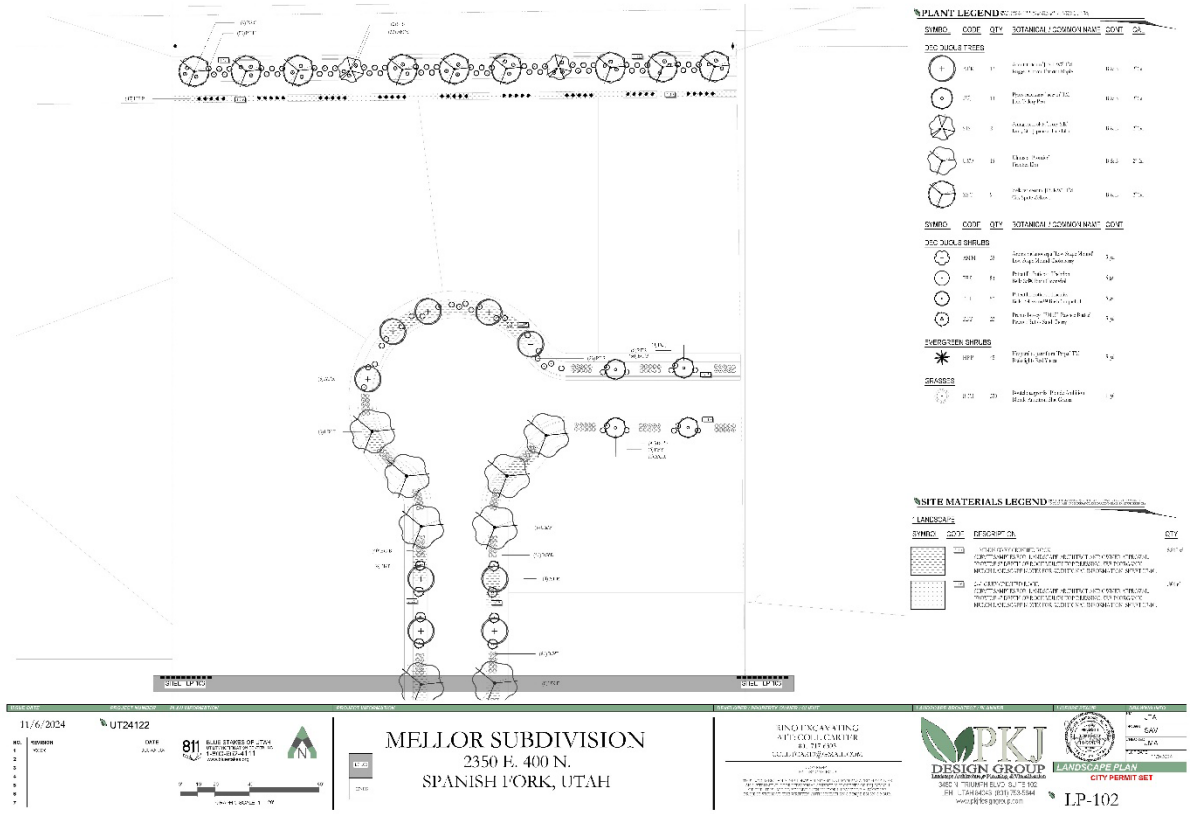

400 NORTH
SUBJECT PROPERTY
2359 EAST
260 NORTH
1 OF 1
REED MELLOR
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH
COLE SURVEYING AND ENGINEERING

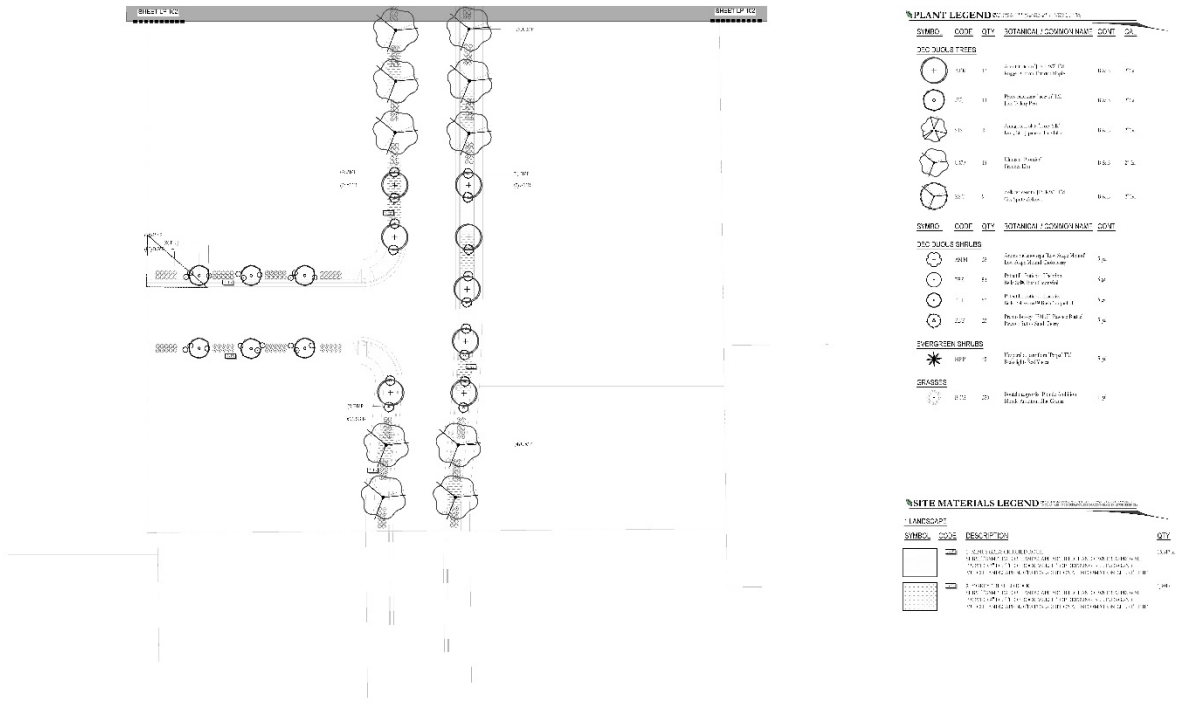

400 NORTH (SR-147)
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-04
MELLOR SUBDIVISION
ATLAS ENGINEERING
CIVIL - STRUCTURAL - SURVEY
400 NORTH (SR-147)
STA. 10+00 TO STA. 15+00
SPANISH FORK, UTAH

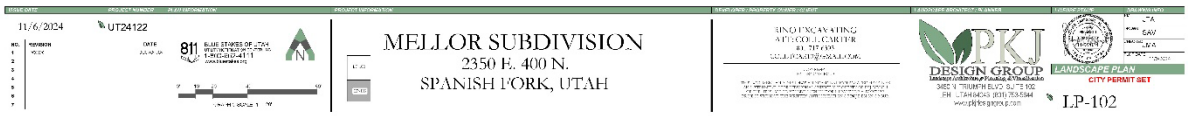

VICINITY MAP
PROJECT SITE
PLANT LEGEND
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT CAL
DECIDUOUS TREES
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
GRASSES
SITE MATERIALS LEGEND
LANDSCAPE
SYMBOL CODE DESCRIPTION QTY
11/6/2024
UT24122
811 BLUE STAKES OF UTAH
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
RINO EXCAVATING
ATT: COLE CARTER
801-717-6395
COLETCARS@GMAIL.COM
PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com
COLOR ILLUSTRATION
CITY PERMIT SET
LP-COLOR

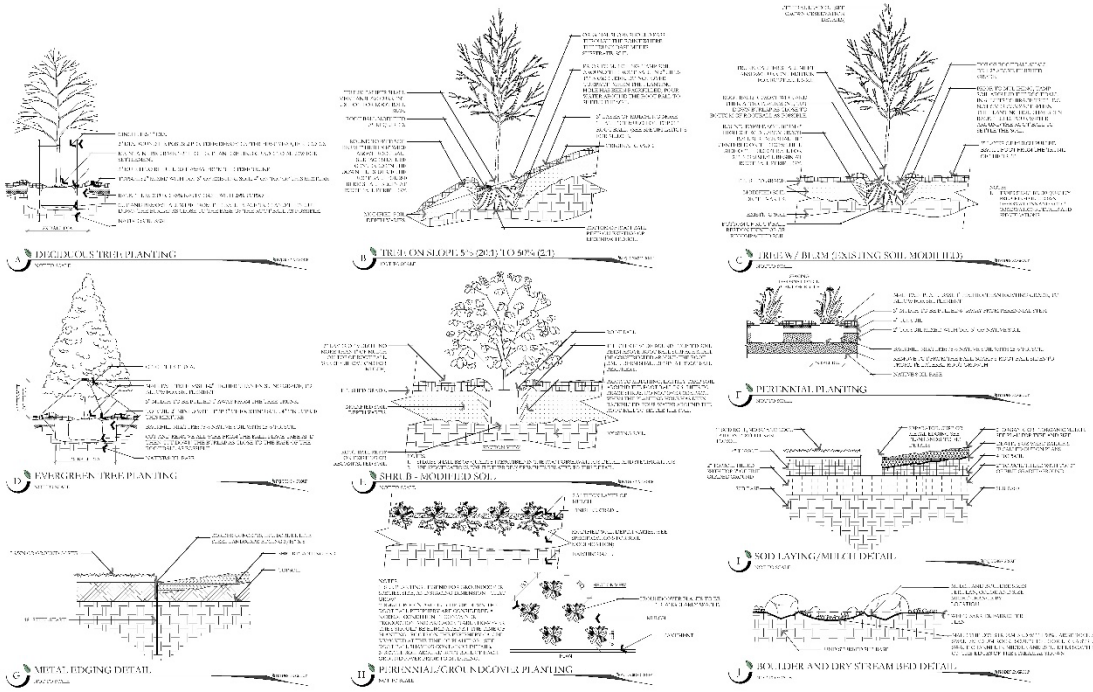

VICINITY MAP
SHEET INDEX
PLANT LEGEND
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT CAL
DECIDUOUS TREES
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
GRASSES
SITE MATERIALS LEGEND
LANDSCAPE
SYMBOL CODE DESCRIPTION QTY
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www.pkjdesigngroup.com
LANDSCAPE OVERALL PLAN
CITY PERMIT SET
LP-100

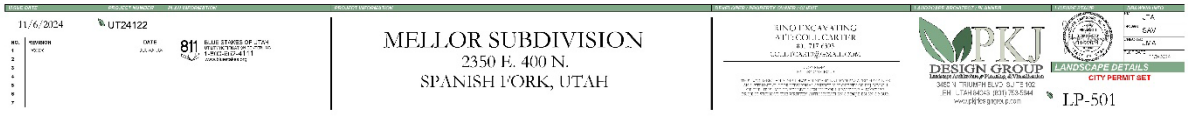

LANDSCAPE PLAN SPECIFICATIONS
SITE MATERIALS LEGEND
PLANT LEGEND
GENERAL LANDSCAPE NOTES
SITE REQUIREMENT CALCULATIONS
11/6/2024
UT24122
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
PKJ DESIGN GROUP
LANDSCAPE COVER
CITY PERMIT SET
LP-101

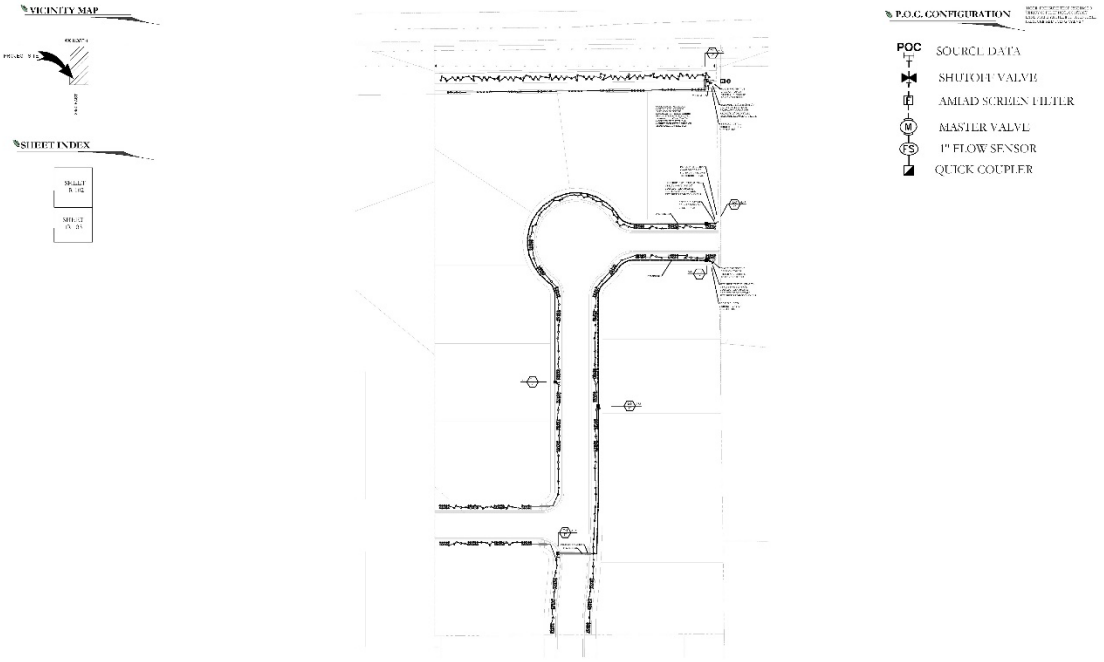

PLANT LEGEND
SITE MATERIALS LEGEND
11/6/2024
UT24122
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
PKJ DESIGN GROUP
LANDSCAPE PLAN
CITY PERMIT SET
LP-102

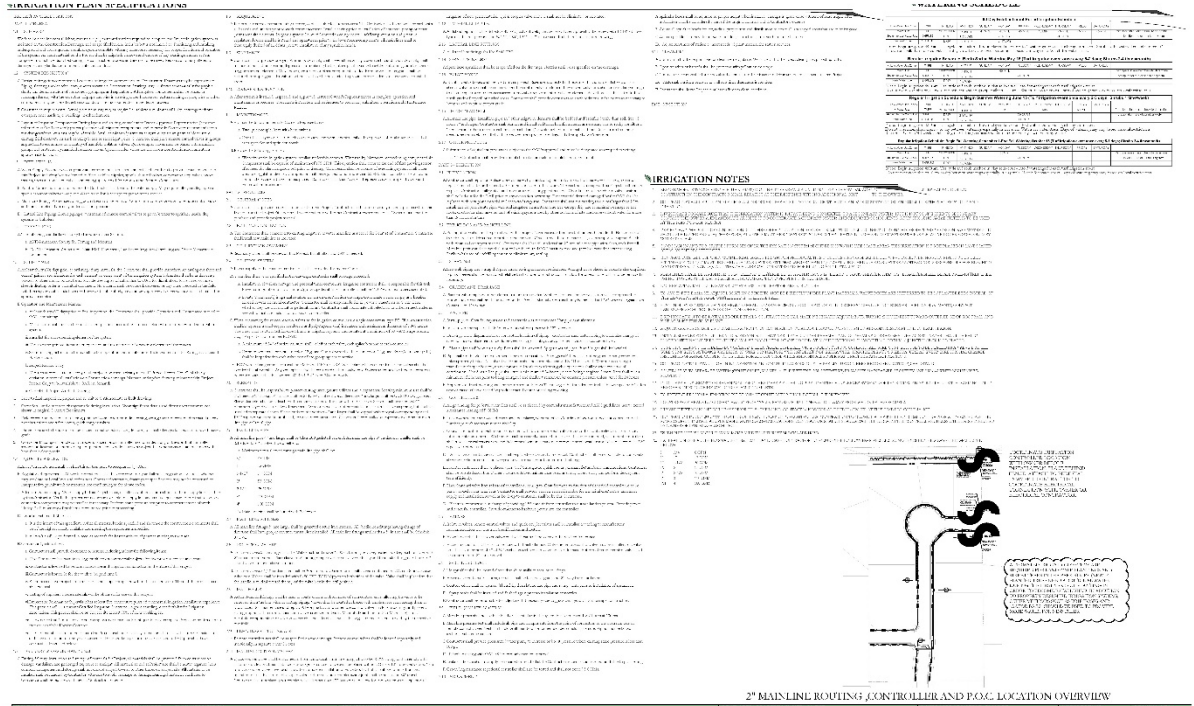

PLANT LEGEND
SYMBOL CODE QTY BOTANICAL / COMMON NAME SIZE CAL
DECIDUOUS TREES
EVERGREEN SHRUBS
GRASSES
SITE MATERIALS LEGEND
LANDSCAPE
SYMBOL CODE DESCRIPTION QTY

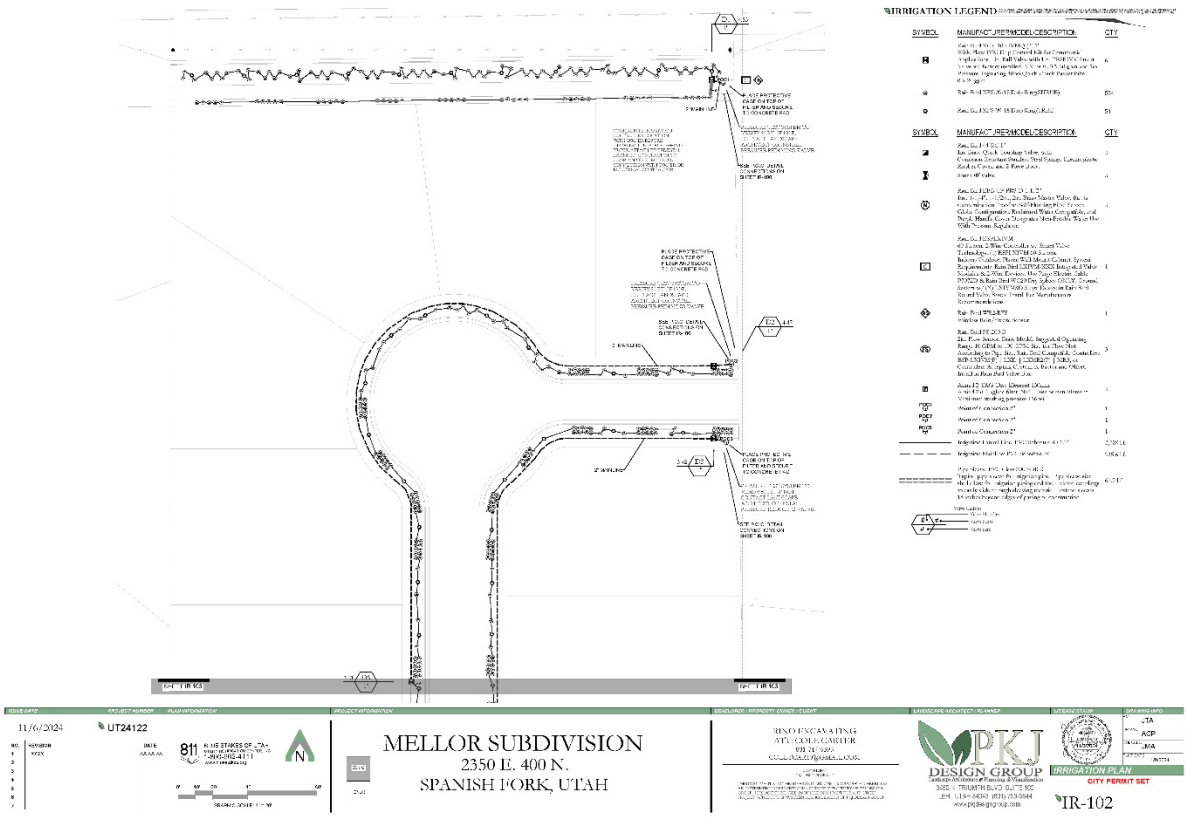

11/6/2024
UT24122
811
BLUE STAKES OF UTAH
MEJLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
BLUE EXCAVATING
ATTN: COLE CARTER
PKJ DESIGN GROUP
LANDSCAPE PLAN
CITY PERMIT SET
LP-102

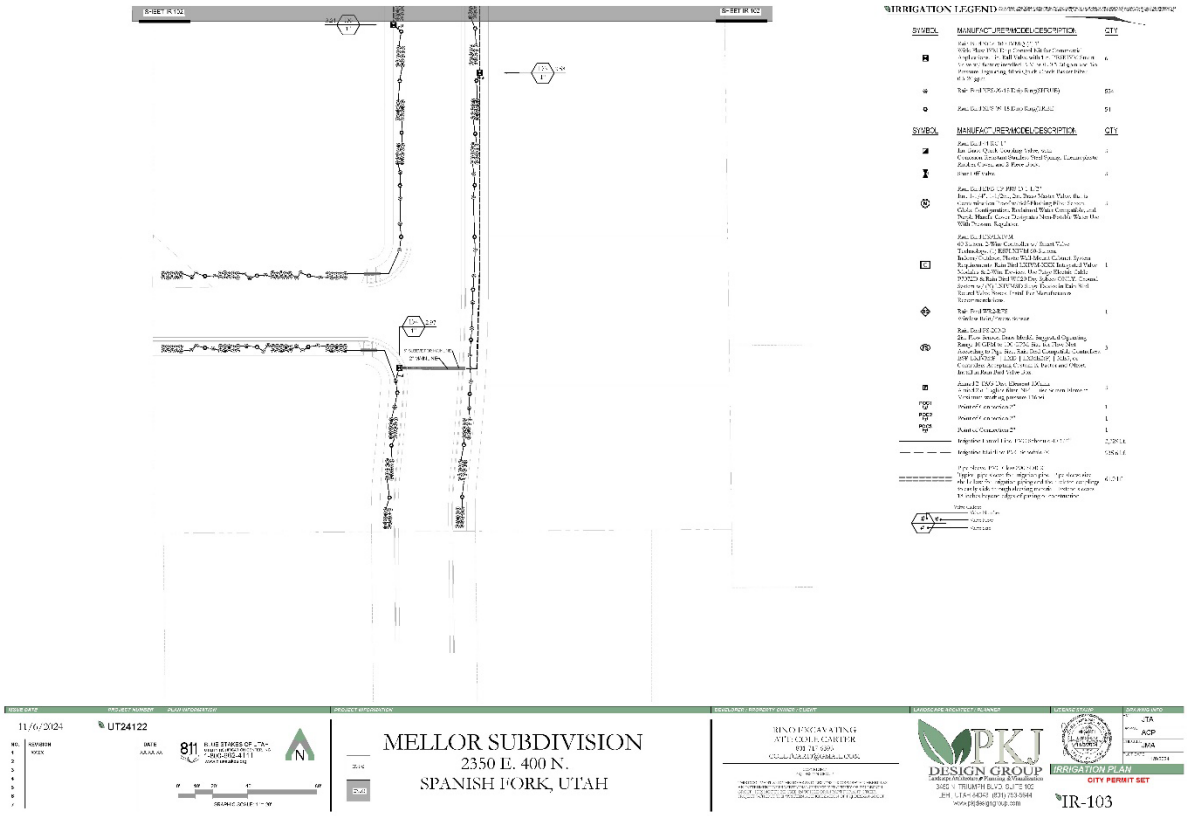

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
E SHRUB - MODIFIED SOIL
F PERENNIAL PLANTING
G METAL EDGING DETAIL
H PERENNIAL/GROUNDCOVER PLANTING
I SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAM BED DETAIL

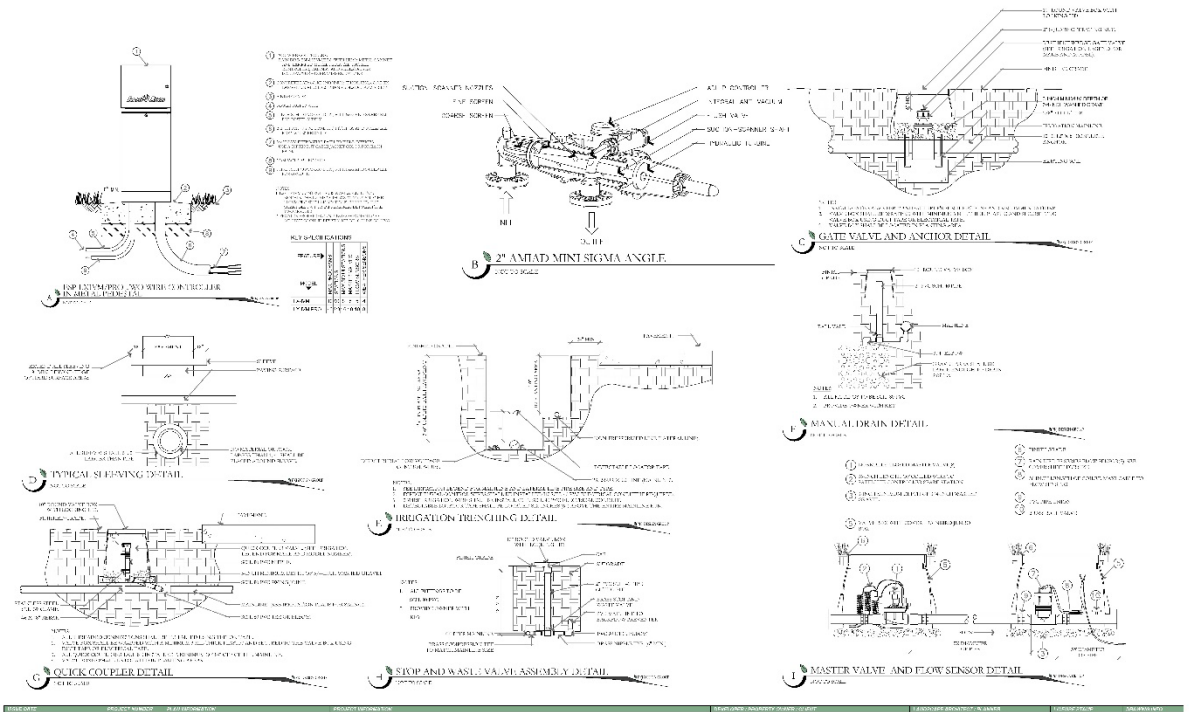

11/6/2024
UT24122
811
BLUE STAKES OF UTAH
MEJLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
BLUE EXCAVATING
ATTN: COLE CARTER
PKJ DESIGN GROUP
LANDSCAPE DETAILS
CITY PERMIT SET
LP-501


VICINITY MAP
SHEET INDEX
P.O.C. CONFIGURATION
POC SOURCE DATA
SHUTOFF VALVE
AMIAD SCREEN FILTER
MASTER VALVE
1" FLOW SENSOR
QUICK COUPLER
11/6/2024
UT24122
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION OVERALL PLAN
CITY PERMIT SET
IR-100


IRRIGATION NOTES
2" MAIN LINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW
11/6/2024
UT24122
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION COVER
CITY PERMIT SET
IR-101


IRRIGATION LEGEND
SYMBOL
MANUFACTURER/MODEL/DESCRIPTION
QTY
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
11/6/2024
UT24122
RINO EXCAVATING
PKJ DESIGN GROUP
IRRIGATION PLAN
CITY PERMIT SET
IR-102


IRRIGATION LEGEND
SYMBOL
MANUFACTURER/MODEL/DESCRIPTION
QTY
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
11/6/2024
UT24122
RINO EXCAVATING
PKJ DESIGN GROUP
IRRIGATION PLAN
CITY PERMIT SET
IR-103



11/6/2024 UT24122

811 BLUE STAKES OF UTAH

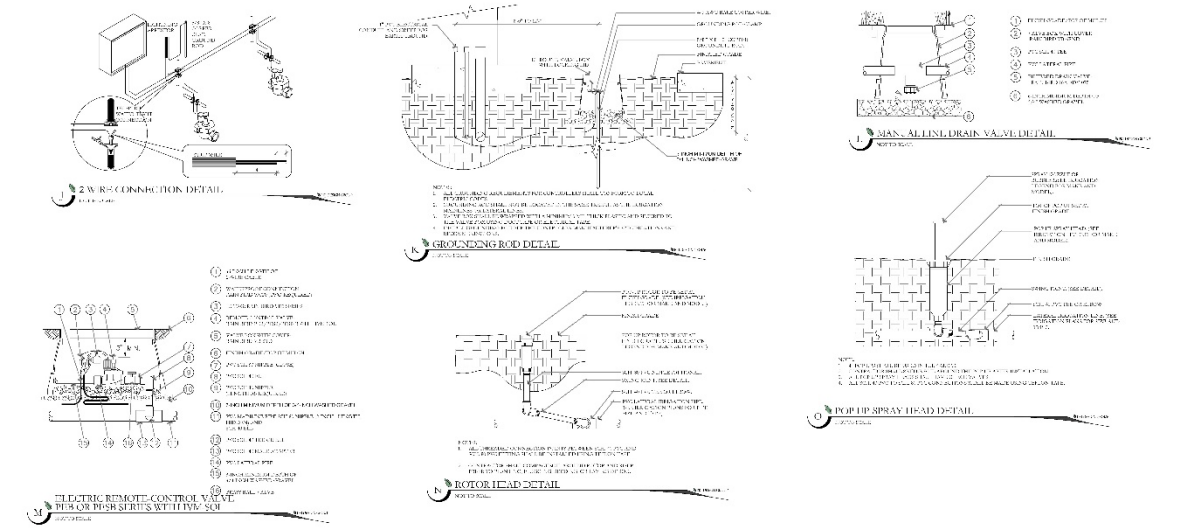
MEJLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH

BINGHAM EXCAVATING
ATTN: COLE CARTER

PKJ DESIGN GROUP

IRRIGATION DETAILS
CITY PERMIT SET

IR-501



11/6/2024 UT24122

811 BLUE STAKES OF UTAH

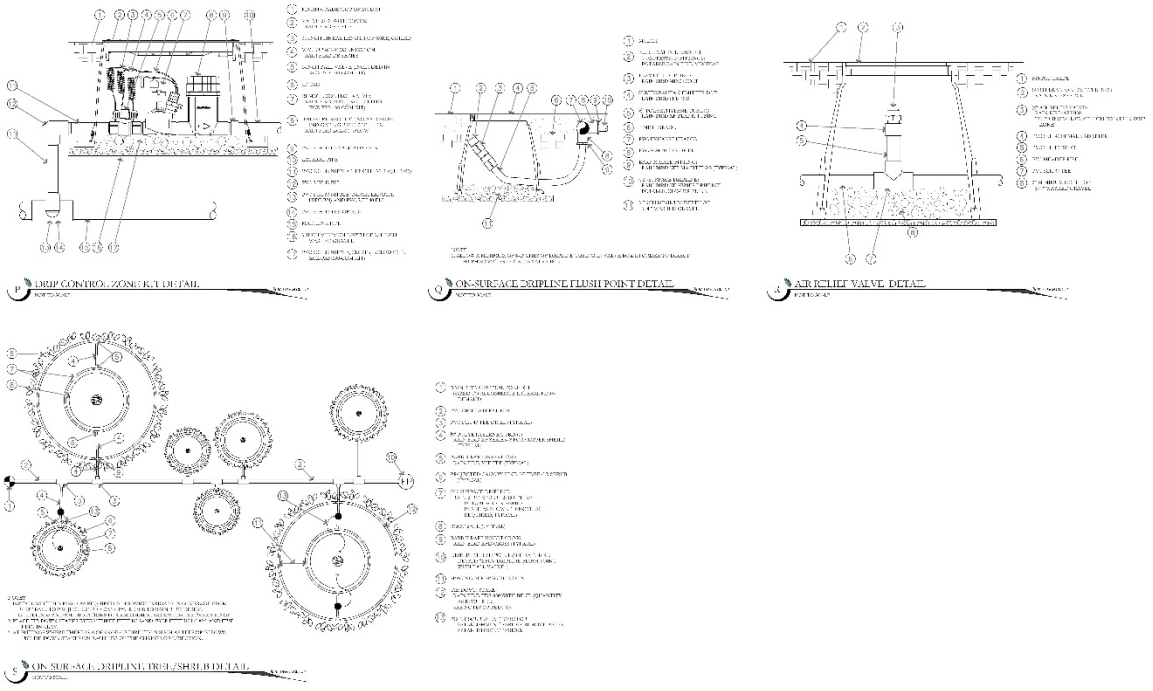
MEJLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH

BINGHAM EXCAVATING
ATTN: COLE CARTER

PKJ DESIGN GROUP

IRRIGATION DETAILS
CITY PERMIT SET

IR-502



11/6/2024 UT24122

811 BLUE STAKES OF UTAH

MEJLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH

PKJ DESIGN GROUP

IRRIGATION DETAILS
CITY PERMIT SET

IR-503

SPANISH FORK COMMUNITY DEVELOPMENT

Canyon Court
Zone Change
400 North Spanish Fork Parkway
14.88 acres
C-2 and R-4 Proposed Zones
Commercial General Plan Designation



PROPOSAL

The applicant has requested that a Zone Change to C-2 and R-4 be approved.

Most of the subject property has been zoned C-2 since the area's annexation into Spanish Fork some 15 years ago. This proposal would change the zoning of a narrow parcel, with most of that parcel being zoned C-2 and the remainder zoned R-4. Zoning surrounding this property includes R-3, R-1-9, and R-1-15 to the north, Agricultural to the west, and R-1-12 to the south.

The applicant's goal with this proposal is to develop 12 acres commercially with one sizable anchor business and 2 acres residentially with condominiums.

Spanish Fork City is prepared to provide municipal services to the property, provided that the necessary improvements are completed when the property is developed.

RECOMMENDATION

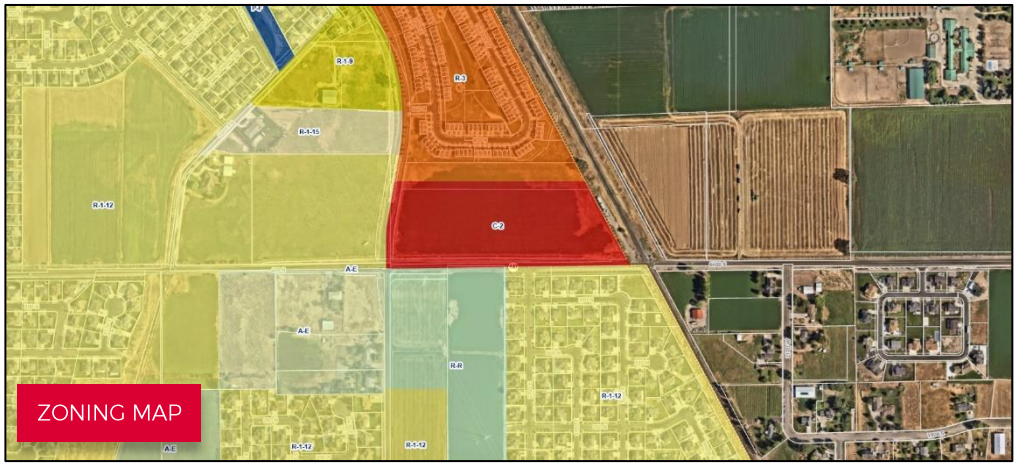
That the proposed Zone Change be recommended for approval based on the following findings:

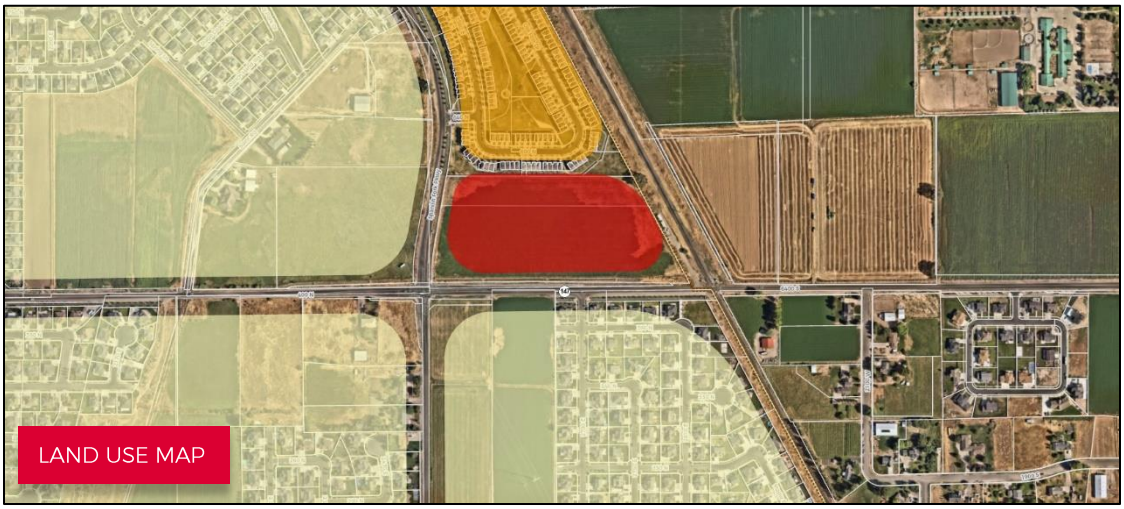
Findings

1. That the proposal is consistent with City's Construction Standards.
2. That Spanish Fork City is prepared to provide services that the proposed Zone Change and accompanying Canyon Court Urban would require.
3. That this proposal improves the diversity of the City's housing inventory by increasing the number of apartment developments (A.4.3).
4. That this proposal creates a commercial area within the City to meet neighborhood, community and regional needs (B.1.1).
5. That this proposal preserves locations for community level commercial areas at major intersections (B.1.7).

EXHIBITS

1. Letter of Support.


ZONING MAP


LAND USE MAP


SUBJECT PROPERTY

LETTER OF SUPPORT 2024-08-26

RE: ZA22-000021, Canyon Court Urban

Existing Zones in this development:
C-2, General Commercial and R-3

Proposed Zone:
Please refer to the updated plat for Canyon Court lots.
Lots 1-6 to be C-2, General Commercial
Lot 7 to be R-4, high density residential stacked housing

Why:
A portion of this plat is already zoned in the C-2, General Commercial but to accommodate this overall development and combined plats we need to rezone the lots appropriately. Lot 7 is an ideal placement for high density residential stacked housing units, for example 30 residential stacked units, or 2 15-plex residential stacked units.

SPANISH FORK COMMUNITY DEVELOPMENT

Canyon Court
Preliminary Plat
400 North Spanish Fork Parkway
14.88 acres
C-2 and R-4 Zones Proposed
Commercial General Plan
Designation



PROPOSAL

The applicant has requested that a Preliminary Plat be approved in order to create six commercial lots and one residential lot. In order to develop and use the site in this way, a Zone Change to C-2 on all lots except lot seven, which itself will be changed to R-4, is required.

This proposal involves the combination of two parcels, a slimmer parcel to the north at just over 150' in width and the larger parcel to the south at just under 400' wide. The combination of these two parcels, and associated Zone Change, will create a property that will be more favorable for future development.

This property sits on the Spanish Fork, Mapleton border, near many residential subdivisions including Legacy Farms to the north, Maple Mountain and Canyon Vista Estates to the south, and Spanish Highlands to the west. There are also still several agricultural properties in the area which means the region has the potential to further develop in the future. The quantity of single-family homes in this part of Spanish Fork, as well as its proximity to the Mapleton border, could allow for commercial development at this location to see a high volume of both local and commuter traffic.

Some of the key issues to consider are: zoning, road design/UDOT approval, power, and development plans.

RECOMMENDATION

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

Finding

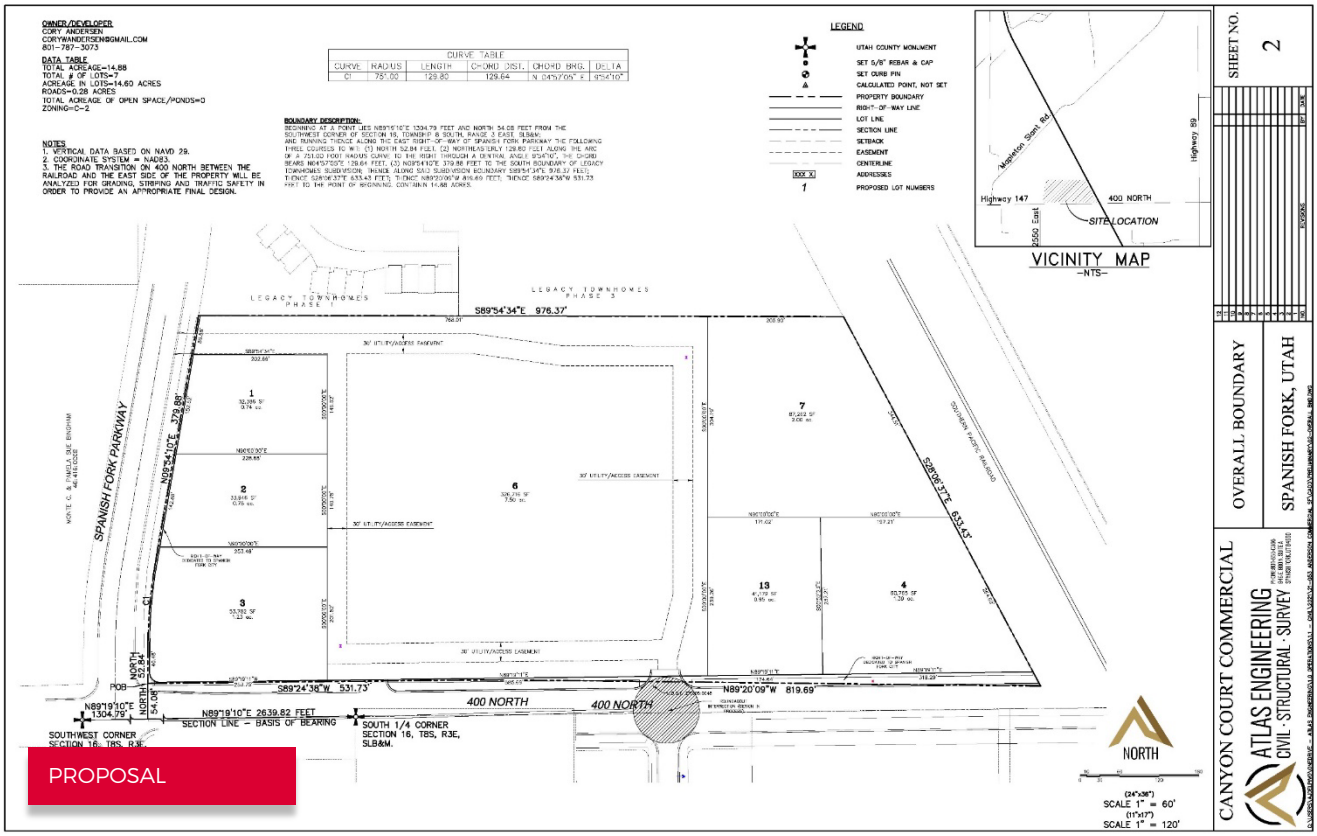
1. That the proposal is consistent with the City's Construction Standards.

Conditions

1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from C-2 and R-3 to C-2 and R-4.
3. That the applicant addresses any red-lines.

EXHIBITS

1. Proposed Preliminary Plat.



PROPOSAL



SUBJECT PROPERTY

CANYON COURT COMMERCIAL

A COMMERCIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET
NOVEMBER 2024

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERAL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	STRIPING PLAN
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

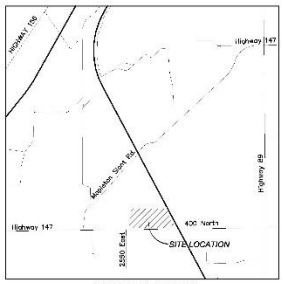
DATA TABLE
TOTAL ACREAGE=14.88
TOTAL # OF LOTS=7
ACREAGE IN LOTS=14.60 ACRES
ACREAGE IN ROADS=0.28 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0
ZONING=C-2

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND STORM DRAINAGE STRUCTURES ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION, OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE NOTICE.

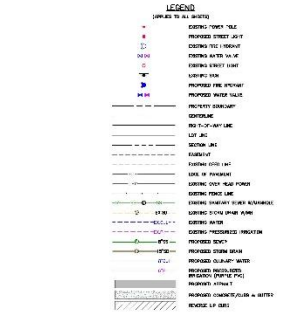
CONTRACTOR NOTE:
THE SIZE, EXISTENCE, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DISCREPANCIES OR UNCERTAINTIES, ATLAS ENGINEERING, LLC NOTIFIED TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION, OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE NOTICE.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING, LLC
(801) 655 0566
948 S. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
CORY ANDERSEN
CORYWANDERSEN@GMAIL.COM
801-787-3073

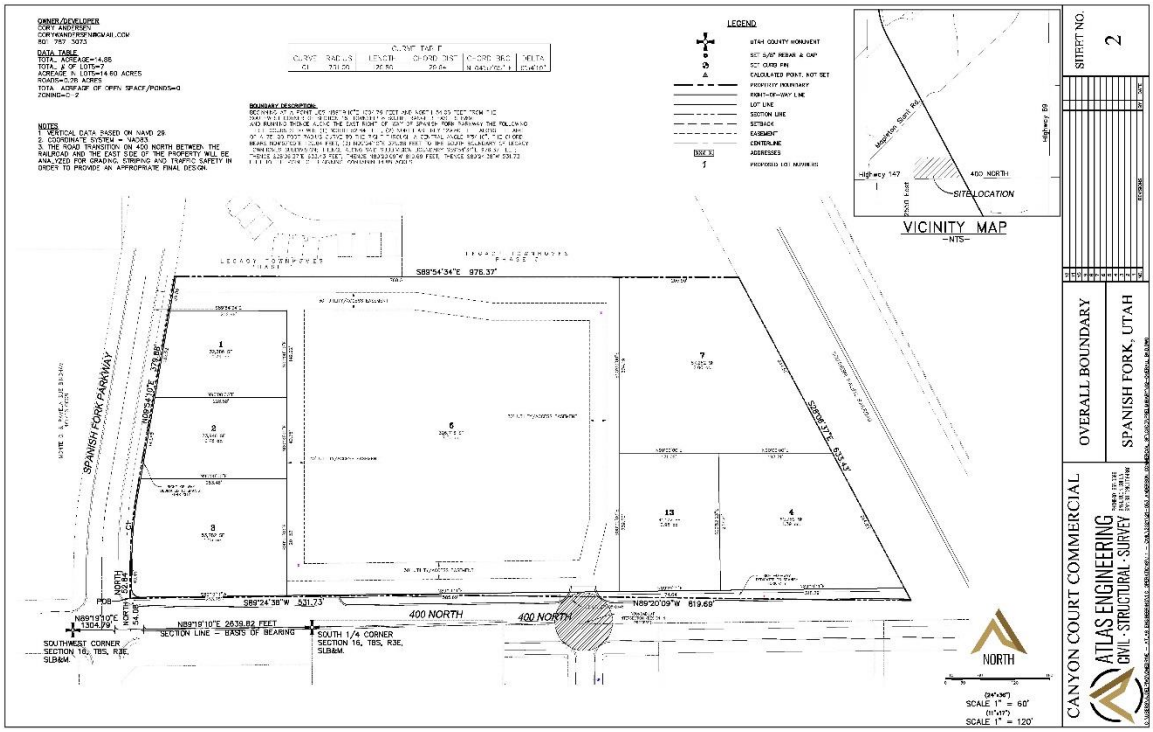


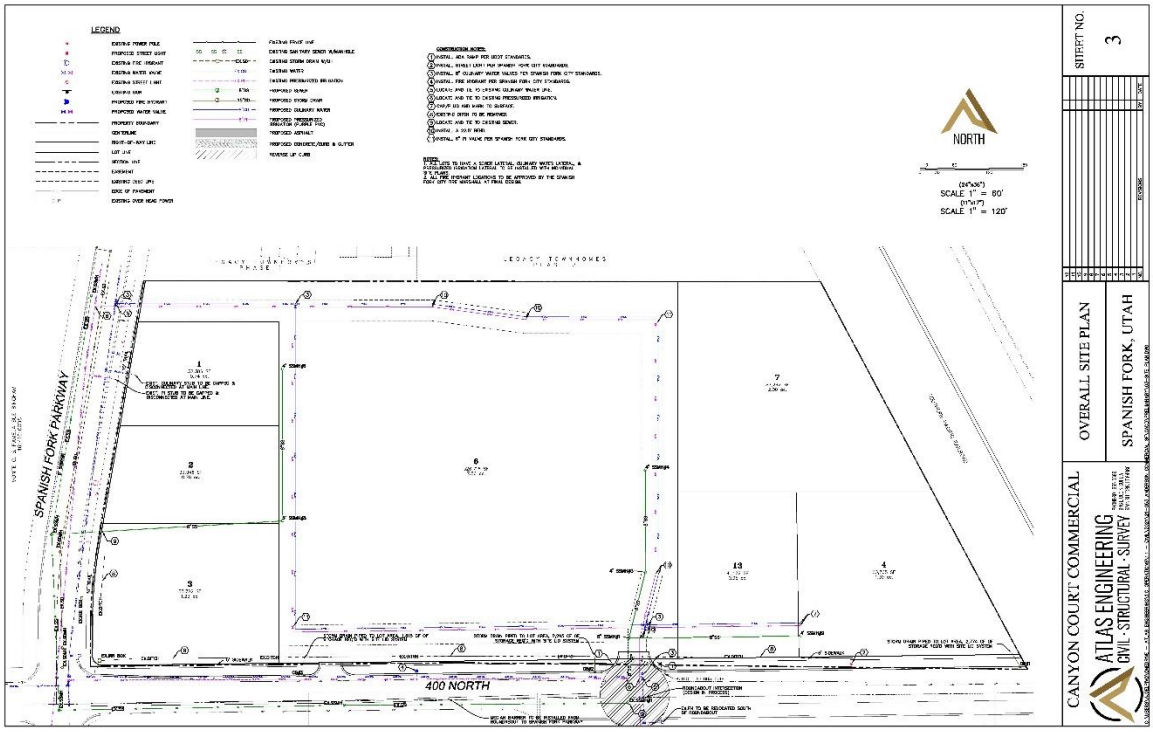
VICINITY MAP
-NTS-

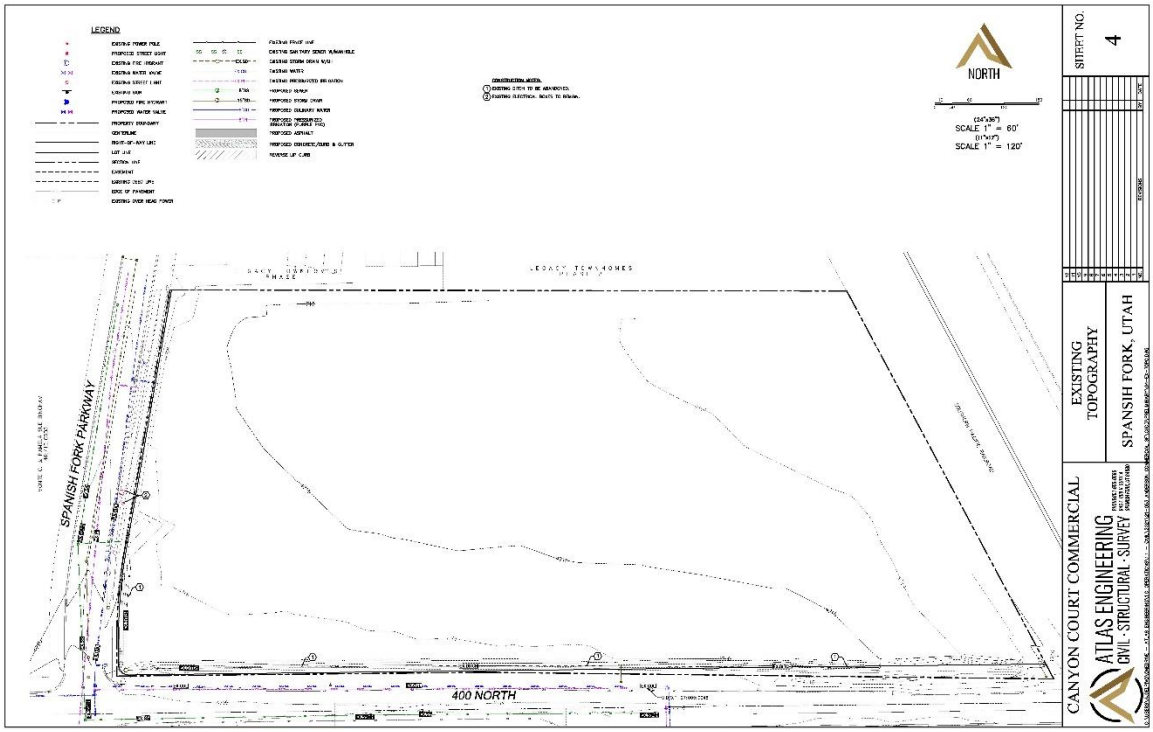


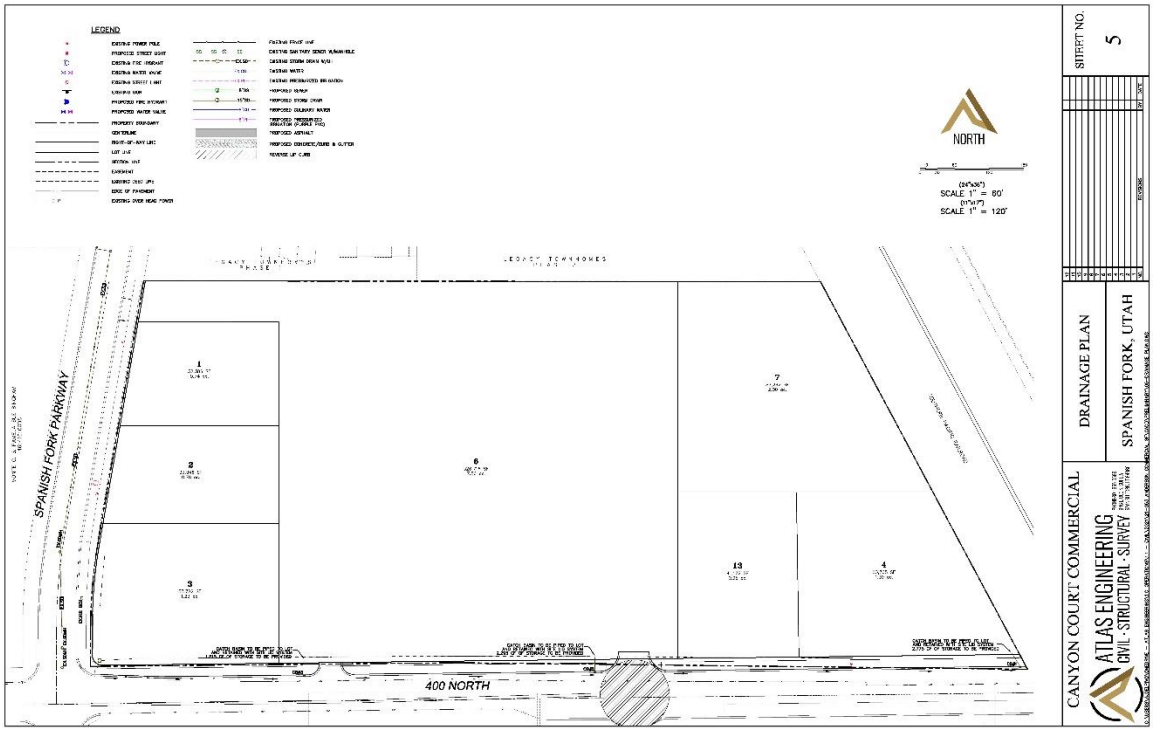
CANYON COURT COMMERCIAL

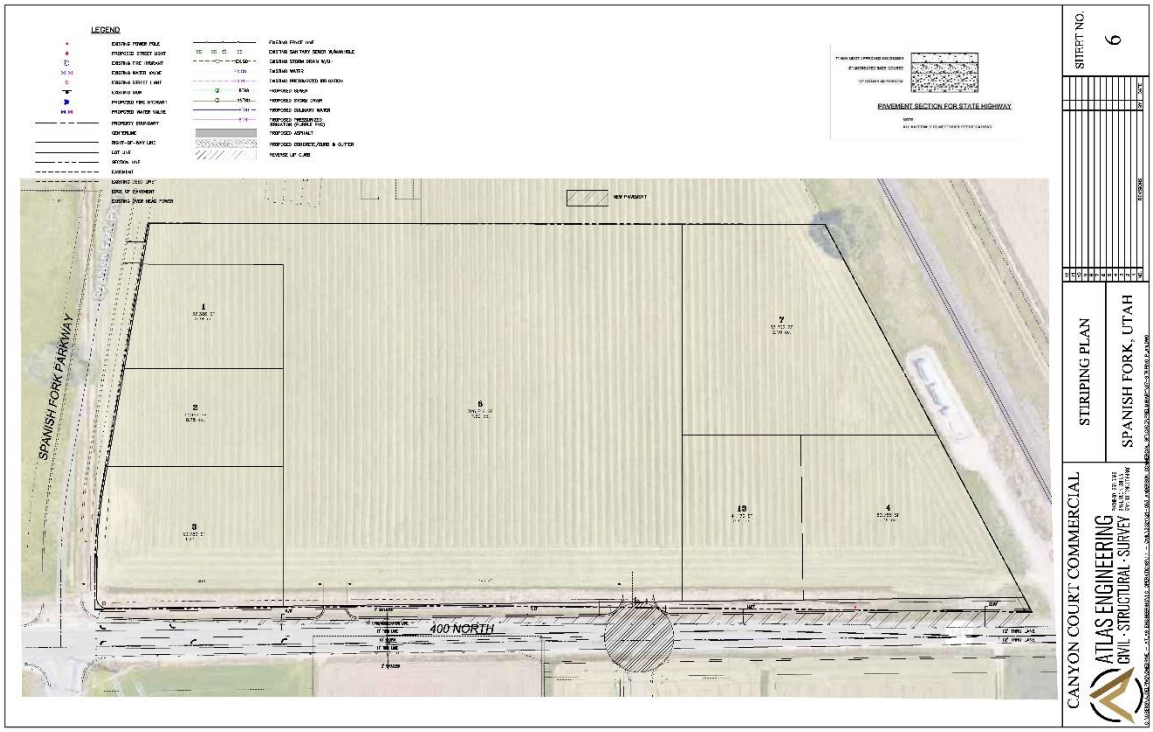
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

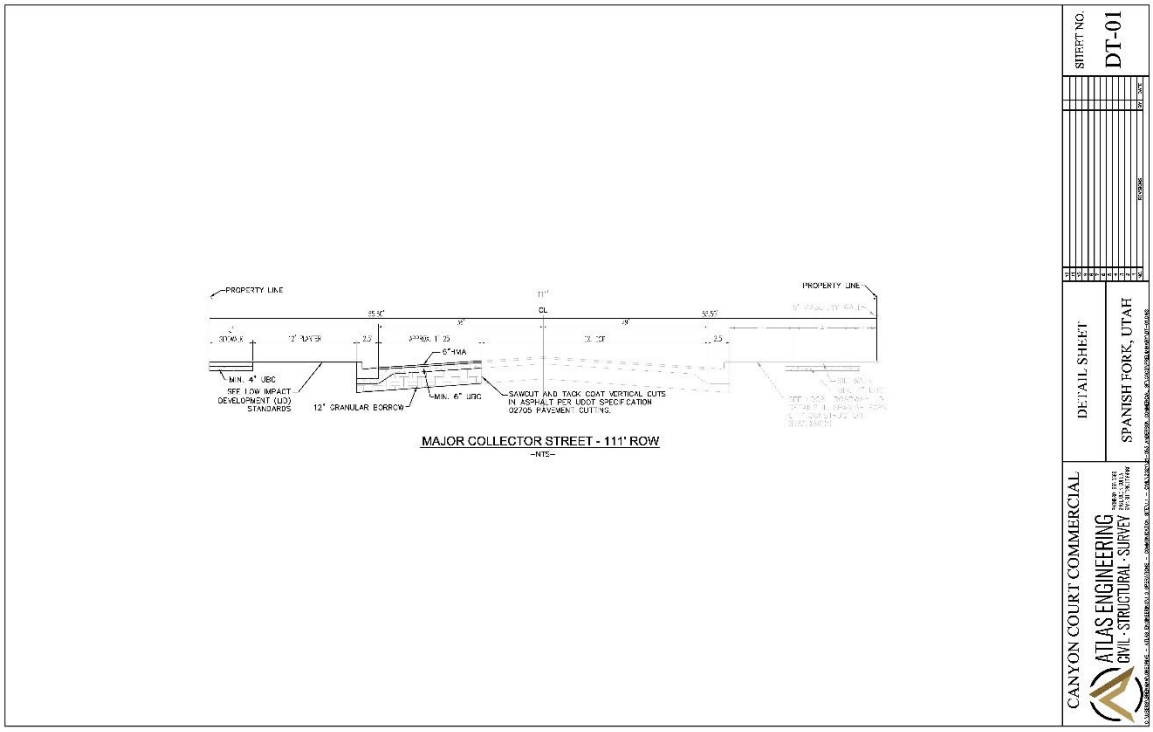


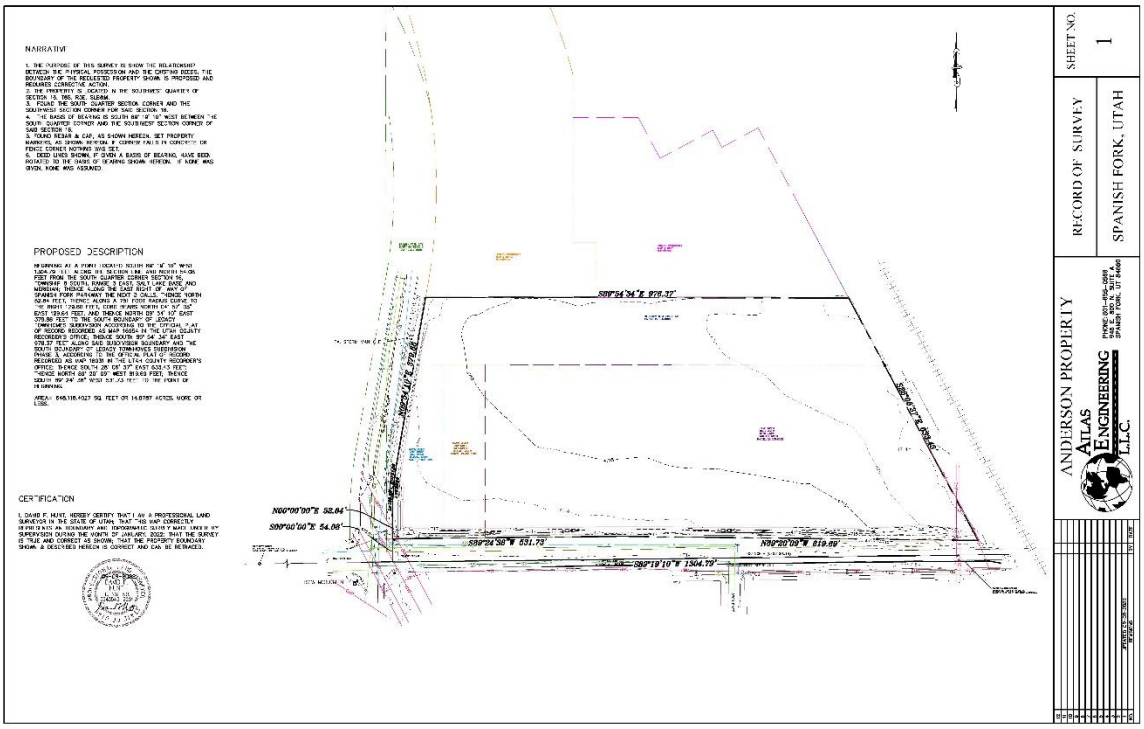

LEGEND
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
SPANISH FORK PARKWAY
400 NORTH
LEGACY TOWNHOMES
SHEET NO. 3
OVERALL SITE PLAN
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


LEGEND
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
SPANISH FORK PARKWAY
400 NORTH
LEGACY TOWNHOMES
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


LEGEND
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
SPANISH FORK PARKWAY
400 NORTH
SHEET NO. 5
DRAINAGE PLAN
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


LEGEND
PAVEMENT SECTION FOR STATE HIGHWAY
SPANISH FORK PARKWAY
400 NORTH
SHEET NO. 6
STRIPING PLAN
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


PROPERTY LINE
PROPERTY LINE
CL
6"-HMA
M.IN. 4" UBC
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
12" GRANULAR BORROW
MIN. 6" UBC
SAWCUT AND TACK COAT VERTICAL CUTS IN ASPHALT PER UDOT SPECIFICATION 02705 PAVEMENT CUTTING.
MAJOR COLLECTOR STREET - 111' ROW
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


NARRATIVE
PROPOSED DESCRIPTION
CERTIFICATION
SHEET NO.
1
RECORD OF SURVEY
SPANISH FORK, UTAH
ANDERSON PROPERTY
ATLAS ENGINEERING LLC

SPANISH FORK
PRIDE & PROGRESS

TO: Development Review Committee

FROM: Community Development

DATE: November 20, 2024

RE: Proposed Changes to Title 15 (15.4.16.150 Fencing and Clear Vision Area)

The changes proposed by the applicant would allow for substantially open fencing within a front setback to exceed four (4) feet in height and for industrial sites to have a fence height allowance greater than six (6) feet. This application is in response to recent fencing that was installed without a fence permit and which followed modified plans that were not approved by the DRC.

The applicant does not wish to remove the installed fencing. The fencing installed is eight (8) feet tall chain link with barb wire on the top. The fencing is located within the front setback of 1730 West. In the recent past, the City Council has approved fences that meet the front setback requirement and with a height of eight (8) feet, but the required fencing materials had the appearance of wrought iron.

The applicant's proposed changes and materials are attached as Exhibit "A". The approved fencing plan is attached as Exhibit "B". Pictures of the site are attached as Exhibit "C".

The Community Development Department has reviewed the proposed changes and **recommends that no changes be made at this time** to the fencing regulations of the Municipal Code.

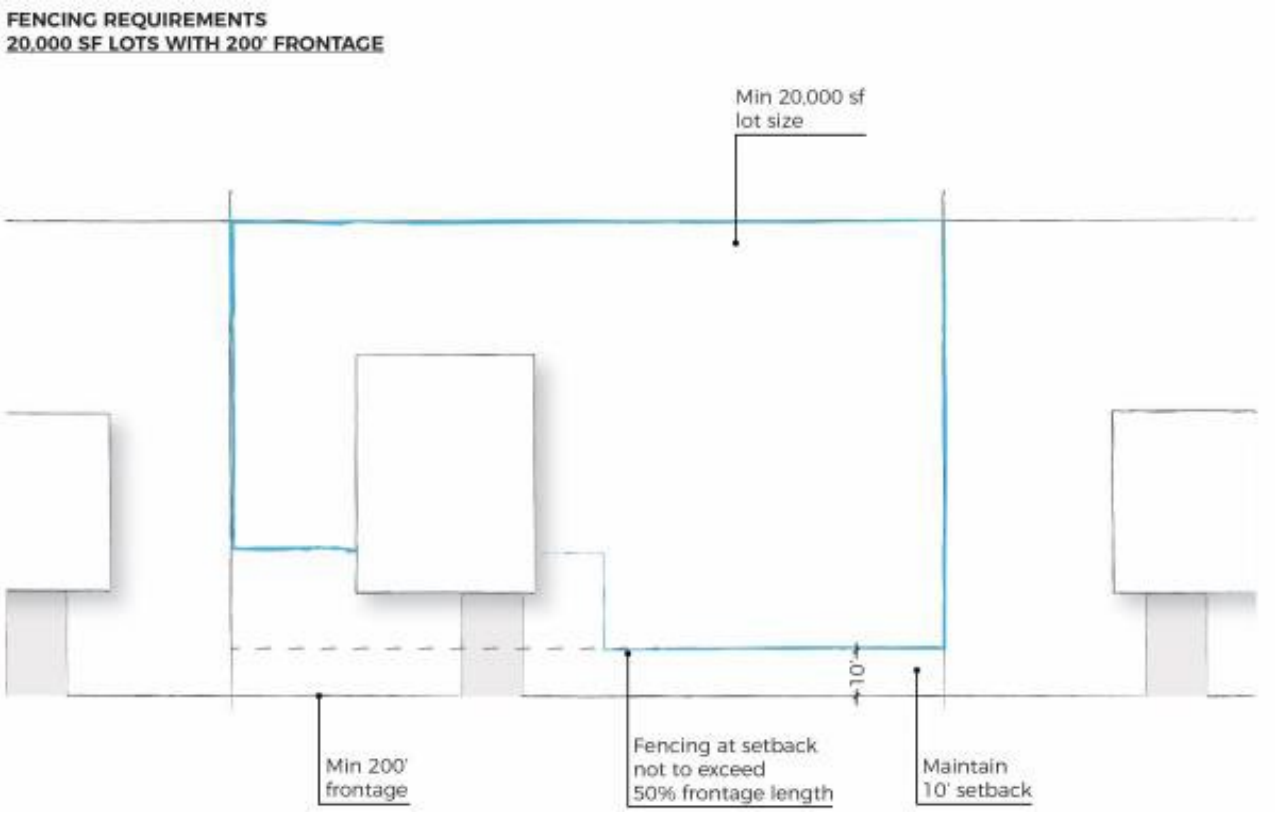
Current Municipal Code (existing sections for discussion are highlighted and underlined):

15.4.16.150 Fencing and Clear Vision Area

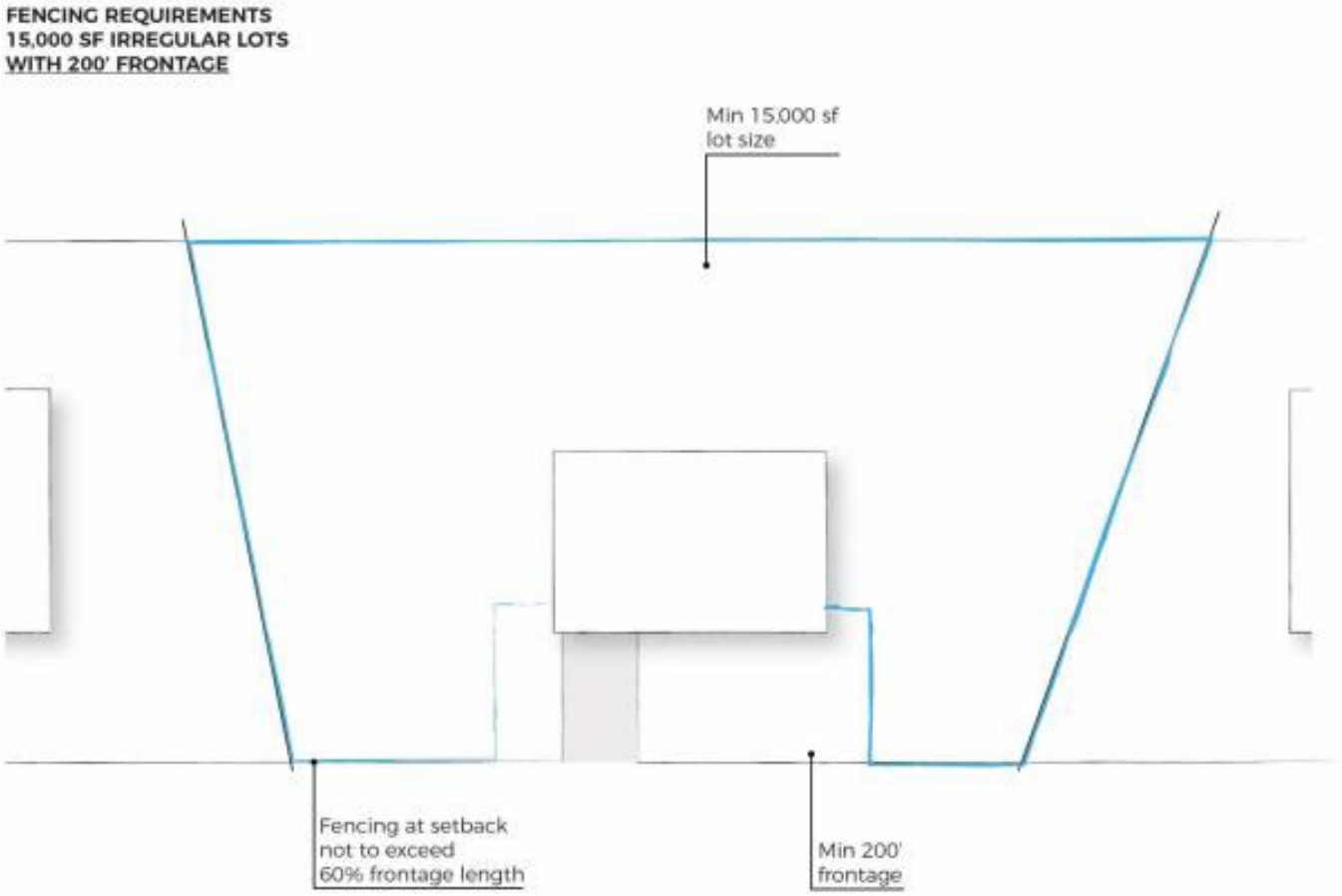
A. General Fencing Requirements

1. A Building Permit is required for all fences that are taller than three (3) feet. No fee is charged for Fence Permits unless the Permit is required by the Building Code.
2. The maximum height of a fence is six (6) feet in all zoning districts; fence pillars are not to exceed six and one-half (6 1/2) feet in height. The Council may waive the height requirement at its sole discretion.
3. The maximum height of a solid fence within the front yard setback area is three (3) feet. Substantially open fences such as chain link, or wrought iron may be four (4) feet high.

a. A residential lot with over 200 feet of frontage and that is a minimum of 20,000 square feet in areas, may obtain permission from the Community Development Director to locate a solid six (6) foot tall fence within a front yard. The fence must maintain a minimum setback of 10 feet from the front property line
    i. A fence located within the front yard setback shall not be located in front of the residence, but must be to the sides of the residence. Clear vision requirements shall still apply
    ii. No more than 50% of the lot frontage shall have said fencing within the front yard setback.
    iii. The area between said fencing and the property line shall be landscaped within one (1) year of installing said fencing.

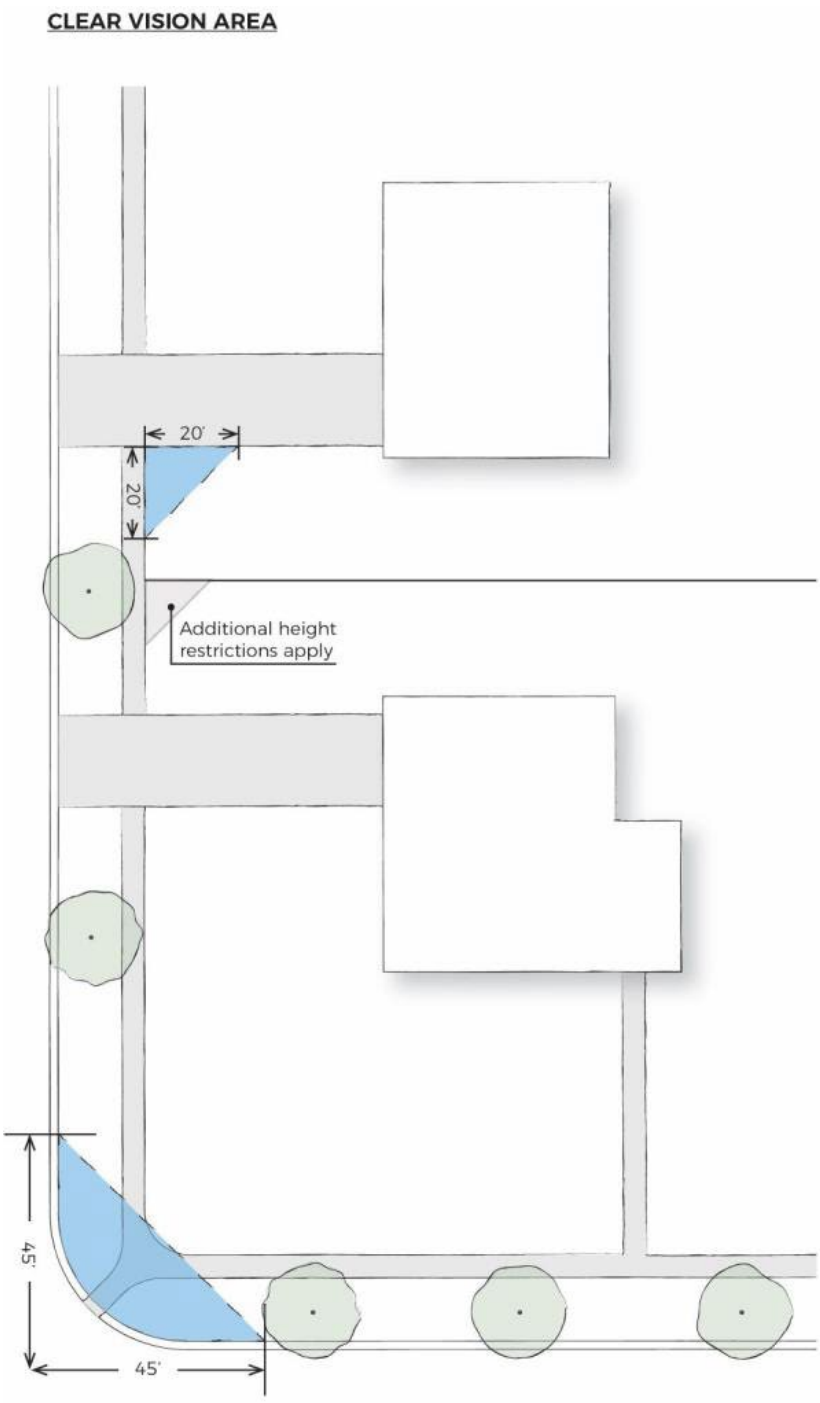


b. An irregular shaped residential lot with over 200 feet of frontage and that is a minimum of 15,000 square feet in area, may obtain permission form the Community Development Director to locate a solid six (6) foot tall fence within a front yard.
    i. A fence located within the front yard setback shall not be located in front of the residence, but must be to the sides of the residence. Clear vision requirements shall still apply.
    ii. No more than 60% of the lot frontage shall have said fencing within the front yard setback.



4. Barbed wire fencing is allowed in A-E, R-R, I-1 and I-2 districts.
5. Razor wire and other similar type fencing are allowed in C-2, I-1 and I-2 districts when located above a height of six (6) feet, subject to DRC approval. Additional screening of any such fence with plant materials may be required.
6. Fences must be built with a minimum setback of three (3) feet around the following utilities: fire hydrants, water meters (culinary and irrigation), telephone pedestals, power boxes and cable boxes.
    a. The clear vision area is formed by extending lines from each curb face to the point that the lines intersect, measuring back 45 feet along each curb face and connecting those points. Fencing, planting and other obstacles are restricted within this area as follows:
        i. No solid fence shall exceed a height of three (3) feet, measured from the curb. Open fences such as chain link and wrought iron may be as tall as four (4) feet in the clear vision area, measured from the curb.
        ii. Trees in park strips shall be pruned to maintain a clear area below 14 feet in height.
        iii. Trees on private property must be pruned to maintain a clear area below eight (8) feet in height.
        iv. Other site obscuring obstacles of that are three (3) feet or taller may not be placed in the clear vision area.

b. A second clear vision area is also required at each driveway or where the rear of a corner lot adjoins an interior lot's driveway. This clear vision area is formed by extending lines from the point that the driveway or property line intersects the sidewalk, measuring back 20 feet along the sidewalk and the driveway or property line and connecting those points. The same restrictions for landscaping, fencing and obstacles apply in this area.



OLD DOMINION FREIGHT LINES

Zoning Amendment Request

To Spanish Fork City, Development

and all other concerned parties,

Old Dominion Freight Lines would like to propose an amendment to the fencing requirements regarding our recently constructed fence located at the Old Dominion Freight Terminal at 3658 N 1730 W Spanish Fork, UT 84660 Lot 1 J6 Subdivision. The concern indicated to us is the constructed fencing fails to meet the required setback from 1730 West and the constructed fencing appears to exceed the allowable height of 6 feet.

We would like to propose two amendments regarding this issue:

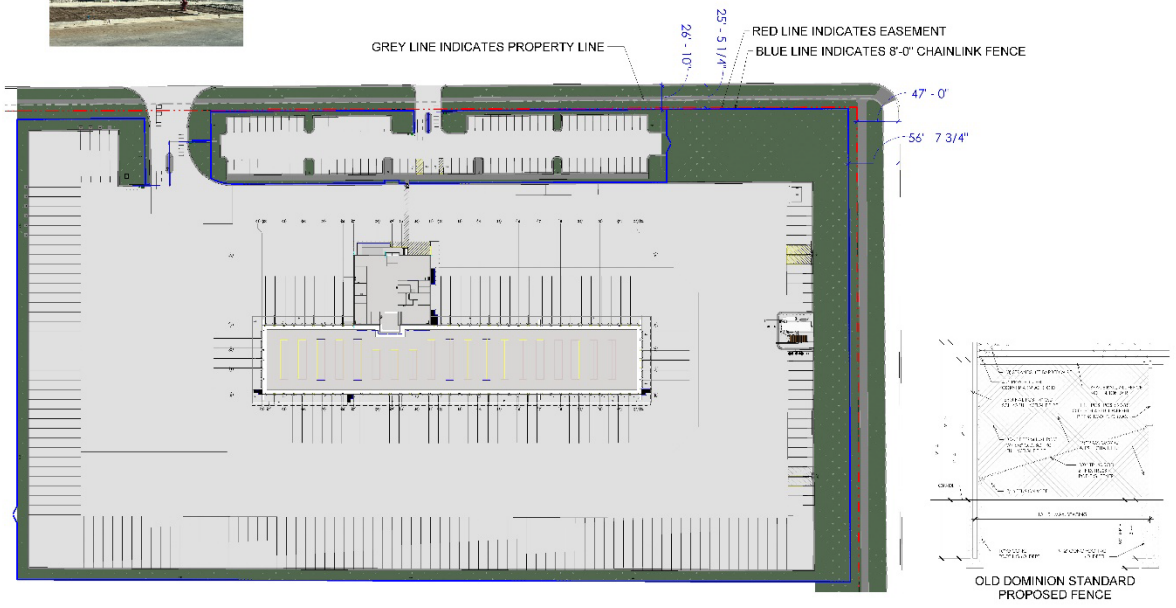
First, we would propose the city amends the zoning ordinance to change the setbacks for the fences servicing this commercial facility.

Second, we would propose the city amends the requirements for the 6-foot fence in this location as the constructed fence provides security and safety to both the public and the workers.

Please contact for further information:

AE Urbia *Architects & Engineers*



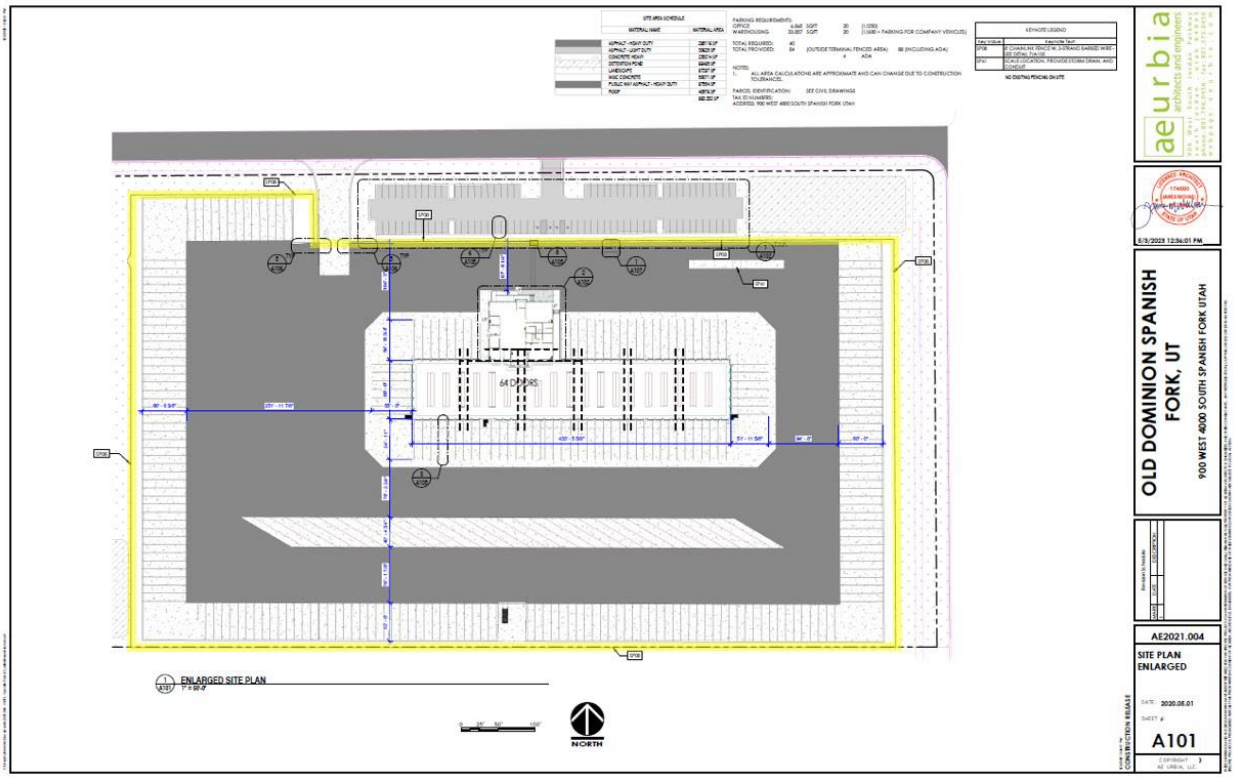


aeurbia architects and engineers

OLD DOMINION SPANISH FORK, UT
FENCE EXHIBIT

November 20, 2024

Exhibit B


OLD DOMINION SPANISH FORK, UT
900 WEST 4000 SOUTH SPANISH FORK UTAH
AE2021.004
SITE PLAN ENLARGED
A101
ENLARGED SITE PLAN
NORTH






























S R 77
STOP



























SPANISH FORK
PRIDE & PROGRESS

TO: file

FROM: Dave Anderson, AICP

DATE: November 20, 2024

RE: Proposed Title 15 Amendments

These changes are still a work in progress. Currently, the proposal includes the following:

1. Proposed changes to definitions to:
    a. Change how building setbacks are measured.
    b. Add language to clarify what decorative walls are and are not.
2. Add the word "decorative" at certain places in reference to required walls.
3. Language added to the Master Planned Development Section to clarify that Preliminary Plat applications are presented with overlay proposals to the City Council for approval.
4. Additions to the R-4 Zone to:
    a. Allow for sites with less than 12 acres to be zoned R-4 provided that the site is part of a larger non-residential development (Canyon Court).
    b. Allow on-street parking to count towards a portion of the parking requirement (Whispering Pines and others).
    c. Allow for exceptions to the public street frontage requirement (Canyon Court, Rush, Creekside).
5. Additions to the parking requirements to allow on-street parking to count towards a portion of the parking requirement for projects in the R-3 and R-4 zone (Whispering Pines and others).
6. Changes to the regulations for noncomplying structures and nonconforming uses.
7. …Complete Neighborhood…?

15.1.04.020 Definitions

.....

~~"Building Setback Line": The required distance between the property line and closest point of any building.~~

“Building Setback”: The shortest horizontal distance between the property line and the outside surface of the foundation, wall, or main frame of the building. Roof eaves may extend into the required setback a maximum of one (1) foot.

.....

"**Wall**": Barrier structure constructed of concrete, either precast or poured in place, or of individual concrete units that are adjoined with mortar. For purposes of this ordinance, fencing built with a polystyrene foam or other non-concrete/masonry core does not meet the definition of a Wall. Decorative walls are walls constructed with split face blocks, colored blocks, soldier courses, textured coatings, wall and column caps, or other features provided to adorn the Wall. Cinder block walls constructed without decorative caps or other features listed above are not decorative walls.

15.4.16.150 Fencing And Clear Vision Area

A. General Fencing Requirements

1. A Building Permit is required for all fences that are taller than three (3) feet. No fee is charged for Fence Permits unless the Permit is required by the Building Code.
2. The maximum height of a fence is six (6) feet in all non-industrial zoning districts; fence pillars are not to exceed six and one-half (6 1/2) feet in height. The Council may waive the height requirement at its sole discretion. In the Industrial 1, Industrial 2 and Industrial 3 zones, fences, fence pillars and walls may eight (8) feet tall.

15.4.16.130 Landscaping, Buffering Walls, And Fences

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

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

1. Application. The landscape requirements that follow shall apply to all new single-family and twin home residential landscapes. The following describes the general landscape design requirements for single-family and twin home residential uses.
    a. All single-family and twin home residential lots shall have the front yard, side-street yards for corner lots and park strips landscaped within one (1) year of receiving a Certificate of Occupancy. Interior side and back yards must be landscaped within two (2) years of receiving a Certificate of Occupancy.
    b. All portions of a lot that are not improved with impervious materials must be landscaped within the above-described timelines. Weeds do not qualify as required landscaping. Landscaped areas shall be maintained in a neat, clean, and orderly condition. This includes the removal of litter, proper pruning, lawn mowing, weeding, dead-heading of perennial plants, fertilizing, replacement of dead plants, and regular watering of all landscaped areas.
    c. Required landscaping in the park strips, front yards and side yards that are visible from the street shall be comprised of live plant material with an automated irrigation system. Zero-scape may only be used in back yards that are not visible from the street. Water-conserving designs are encouraged (see §15.4.16.130(C) Water-Conserving Landscape Design Recommendations for Single-family and Twin Home Residential Uses).
    d. Artificial turf is a lawn substitute composed of individual artificial blades of grass that attempt to emulate natural turf in look and color. The use of artificial turf in park strips, front yards and side yards that are visible from the street is not permitted.
    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 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 shall not be installed in park strips, 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 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). 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 Localscapes® five-step process as follows and as detailed in the Spanish Fork City Water-wise Landscape Design Elements & Principles Guidebook (2022) and the Localscapes® 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 decorative 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 decorative 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 shall not be installed in park strips, 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 decorative 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 decorative 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 decorative 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 shall not be installed in park strips, 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 decorative 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 decorative 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 decorative 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 shall not be installed in park strips, 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 decorative 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.

15.3.20.090 Infill Overlay Zone (I-F)

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

A. Permitted Uses:
    1. Single-family homes.
    2. Twin Homes (R-3 zone only).
    3. Duplexes (R-3 zone only).
    4. Triplexes (R-3 zone only).
    5. Fourplexes (R-3 zone only).
    6. Townhomes, up to six (6) homes per building (R-3 zone only)
B. Accessory Buildings and Uses (see §15.3.24.090).
C. Development Standards. Development standards for projects in the I-F Zone shall be generated on a project-by-project basis. It is expected that the development standards will provide for project designs that will promote conformity to existing neighborhood characteristics while allowing for innovation and creativity. Development standards shall also include design elements that will provide appropriate screening and buffers between the project and the surrounding properties. As appropriate, project designs should incorporate amenities for the use of the project's residents. In each case, standards created for elements including but not limited to setbacks, lot size, building design, fencing, and landscaping shall be presented to the Planning Commission for recommendation and the City Council for approval.

    Notwithstanding the potential flexibility in development standards for the I-F Zone, the following standards must be maintained:

    1. Building design shall incorporate architectural elements that reinforce architectural styles found in other structures in the neighborhood and/or along the street. Architectural considerations shall offer reasonable protection relative to the privacy of adjoining properties. Architectural elements utilized to promote the purpose of the zone may include the following:
        a. Building articulation.
        b. Building colors.
        c. Building materials.
        d. Building ornamentation.
        e. Door and window placement and orientation.
        f. Garage placement.
        g. Roof pitch.
    2. Variation in setbacks from the underlying zone may be considered on a case-by-case basis.

3. No more than one (1) unit for every 3,260 square feet of project area shall be permitted for developments in the R-3 Zone. No more than one (1) unit for every 4,420 square feet of project area shall be permitted for developments in the R-1-6 Zone.
4. Minimum street frontage for a development is 80 feet except for duplexes where the minimum frontage requirement is 60 feet.
5. Maximum impervious surface in the I-F zone shall be 70% of the project area.
6. Minimum parking shall include one (1) garage per home and one and a half (1.5) additional spaces per unit within the development.
7. Minimum finished living space shall be provided as follows:
    a. Single-family residence, 1,000 square feet.
    b. Duplex, 900 square feet, each side.
    c. Triplex, 900 square feet, each unit.
    d. Other multi-family units, 900 square feet, each unit.
8. Curb, gutter, and sidewalk shall be provided in accordance with the City's Development Standards.

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

E. Landscaping, Buffering, Walls (see §15.4.16.130). An exception to the requirement to install a decorative masonry wall where a multi-family use abuts a single-family residential use or district may be waived for projects that have four or fewer multi-family units where the City Council finds that a different type of fence or wall is sufficient.

15.3.20.080 Master Planned Development Overlay District

This district is an alternative to developing property by strict adherence to standard zoning and development requirements, which may only be approved as a Zoning Map Amendment as provided in this section. The Master Planned Development (MDP) Overlay District is not a replacement for a standard subdivision but serves as an option. It is intended to provide an option in order to create residential neighborhoods that will increase in value over time by doing the following:

- allowing for efficient designs that provide needed public infrastructure,
- allowing for deviations from typical zoning standards in order to permit uniquely configured or situated properties to be developed in a functional manner that enhances the City,
- allowing developments to include a total number of units up to the maximum density found in the underlying zone as identified in Table 1 - Residential Development Standards of Title 15,
- establishing residential neighborhoods with a distinct character and sense of unity, and allowing for the development of neighborhoods with multi-family homes and a mixture of housing types.

A. Application
    1. Applications to establish a Master Planned Development Overlay District shall be processed in the same manner as that for other zoning map amendments. The application shall be accompanied by a complete Preliminary Plat or Site Plan application which includes the following information:
        a. a complete description of the intended nature and character of the development,
        b. a description of all proposed private or public open space areas, including improvements, ownership, and maintenance provisions,
        c. a proposed project phasing,
        d. plans representing proposed landscaping, fences, walls, entry treatments, signage and lighting,
        e. preliminary conditions, covenants, and restrictions (CC&R's),
        f. any variations from the non-Master Planned Development standards,
        g. any proposed amended development standards, including such things as variations in setbacks, heights, and lot sizes,
        h. a data table which includes total acreage, acreage of sensitive lands, total number of homes and units by type, dwelling units per acre, acreage of open space, percent of acreage in open space, and
        i. a phasing plan that specifies the timing of public improvements and residential construction. This plan must be submitted at the submission of the Preliminary Plat or Site Plan. If the sequence of construction of various portions of the development is to occur in stages, then the amenities shall be developed, or committed thereto, in proportion to the number of homes intended to be developed during any given stage of construction.

B. Performance Standards
    1. Permitted Use
        a. All uses listed in R-1, R-3, R-4, and R-5 Districts, subject to the same restrictions or limitations of the use.

b. Multi-family homes.

2. Subdivision Design
    a. Project size. The minimum size of a development is five (5) gross contiguous acres in R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30, and R-1-40 Zones. The minimum size of a development in the R-1-6, R-3, and R-5 zones is two (2) gross contiguous acres. The minimum size of a development in the R-4 zone is twelve (12) gross contiguous residential acres. School, church, and other non-residential sites are to be excluded from the acreage calculation.
    b. Density calculations and lot size. Density shall be limited to the base density per acre as defined in Table 1 - Residential Development Standards. Church sites, school sites, other non-residential uses, sensitive lands, and land that is unbuildable by encumbrance or otherwise may not be counted in the density calculations. The average lot size for any development must meet or exceed the minimum lot size required for a standard subdivision in that zone. For projects that include land with multiple zoning districts, the total allowed density will be the sum of the allowed density for each of the distinctly zoned areas. This density may be dispersed throughout the project provided that average lot sizes in the project are commensurate with the distinctly zoned areas. Where projects include features that serve as amenities for the development, plazas, entrance features, private park, the land area of those features may be included in the lot area for purposes of calculating average lot size. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density and average lot size shall be limited to twice the minimum lot size of the Zoning District.
    c. Street design. Local streets shall not exceed 600 feet in length without an intersecting street.
    d. Infrastructure. Inasmuch as isolated, disconnected developments and their public infrastructure systems are an undesirable, inefficient, and in some cases a dangerous condition, developments shall provide infrastructure necessary to serve the MPD and to connect it to surrounding developments, undeveloped property, and anticipated future growth. The MPD must enhance infrastructure connectivity between the MPD and its surroundings by providing road and utility stubs where appropriate. Infrastructure that is intended for public use shall be dedicated to the City. Design, arrangement, and layout of developments may be adjusted by the City to achieve the goals of this section.

3. Architecture
    a. Minimum house sizes, finished area (square feet). For the purposes of calculating required finished area, square footage in basements shall not qualify. For split level homes, finished area on floors that are at least 50%below the finished grade of the lot shall not count towards the required finished area.

Minimum Finished Floor Area R-1 and R-3 Zones (see 15.3.16.032 and 15.3.16.033 for R-4 and R-5 Zone requirements)

Minimum Lot Size and Multi-family	One Story	Multi-Level
80,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
60,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
40,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
30,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
20,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
15,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
12,000 sq. ft.	1,400 sq. ft.	2,000 sq. ft.
9,000 sq. ft.	1,300 sq. ft.	1,600 sq. ft.
8,000 sq. ft.	1,200 sq. ft.	1,500 sq. ft.
6,000 sq. ft.	1,100 sq. ft.	1,400 sq. ft.
Multi-family	1,000 sq. ft. (one level)	1,200 sq. ft. (multi-level)

b. Distinct designs. Development shall include a variety of home styles to ensure a diverse and interesting streetscape. Neighborhoods that have repetitive single-family homes constructed along the same street are not allowed. In order to ensure that the neighborhood is non-repetitive, the same street facing elevation shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another. Different elevations shall be characterized by elements such as, but not limited to, distinct footprints, rooflines, cladding materials, or architectural features which contribute to home designs that are easily distinguishable from other home designs along the same street.

c. Parking. Developments in the R-4, R-3, R-1-6, R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30, and R-1-40 zones shall provide at least two and a half (2.5) parking spaces per home in the development. Developments in the R-5 zone shall provide at least two and one-quarter (2.25) parking spaces per home in the development. A two (2) car garage for each single-family residence is required. Townhomes and multi-family units must have one (1) attached or detached garage (minimum 12 feet x 20 feet) per unit. Developments shall include no less than one-half (0.5) guest parking spaces per home. Developments that include, with each home, a two (2) car garage and driveway space for two (2) vehicles

shall not be required to provide additional guest parking. When required, guest parking shall be located within 200 feet of each home.

d. Roofs. Single-family homes in the development shall have at least a 6/12 pitched roof on the main portion of the roof unless it is determined by the Community Development Department that a lesser pitch roof is essential to maintain the integrity of a particular architectural style and that the style is a substantial improvement to what would be built in a standard subdivision.

e. Exterior materials. Homes shall be clad in masonry, or masonry-based materials or a chemically-treated, wood-based, nail-on, lap siding that has at least a 50-year warranty. The City Council may grant a waiver of this requirement based upon superior architectural design plans which involve other materials.

4. Landscaping

a. Developments shall meet all applicable landscaping requirements including those found in 15.4.16.130. Applications for Master Planned Developments shall also include a Street Tree Plan that identifies where trees shall be installed in the park-strips of public rights-of-way throughout the development. Trees included in the Plan shall be spaced 30 feet apart, shall not be placed in restricted areas found in 15.4.16.150 and shall be selected from the Spanish Fork City Shade Tree List. Street trees in Master Planned Developments shall be installed prior to a Certificate of Occupancy being granted for the adjacent lot unless provisions are made for the developer to provide financial assurance to the City that the trees will be installed at a later time.

C. Findings: the following findings must be made by the Council before approving any Master Planned Development Overlay District and accompanying Preliminary Plat:

1. That the proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the application of the provisions of the underlying zone.
2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.
3. That any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.
4. That the development will improve infrastructure connectivity.

15.3.16.032 R-4 Residential District

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

A. Permitted Uses:
    1. Single-family homes.
    2. Recreation and other support facilities connected to housing developments.
    3. Municipal facilities required for local service.
    4. Churches.

B. Uses Subject to Conditions:
    1. Home Occupations (as described in §5.40.010 et seq.).
    2. Master Planned Developments (as described in §15.3.20.080 et seq.).
    3. Subdivision Model Home Complexes (as described in §15.3.24.060 et seq.).
    4. Temporary office or construction trailers (as described in §15.3.24.070 et seq.).

C. Uses Subject to Conditional Use Permit (see §15.3.08.060):
    1. Wireless communication facilities on existing structures, with the intent to make them stealth facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

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

C. Development Standards.
    1. Density shall not exceed 20 units per acre. For purposes of calculating allowed density, sensitive lands, church sites, school sites, and sites for other nonresidential uses may not be counted in the density calculations.
    2. Minimum project size is 12 acres. Where a residential use is proposed to be part of a larger project with non-residential zoning, the portion of project that is zoned R-4 may be less than 12 acres so long as the overall project area is no less than 12 acres.
    3. Minimum street frontage for a development is 80 feet.
    4. Maximum impervious surface in the R-4 zone shall be 70% of the project area.
    5. Minimum parking shall include two and one-half (2.5) spaces for each unit in the development. Enclosed garages shall be provided for 60% of the units and one-half (0.5) spaces for each unit shall be made available for guest parking. On street parking on public streets may count for up to 20% of the overall parking requirement. The specific number of spaces that can be provided on-street will be determined at the time of Site Plan or Preliminary Plat approval. Parking on adjacent sites (a site with a

shared boundary) may be used to provide up to 30% of the required parking for an R-4 development provided that the following provisions are met:

a. That a perpetual parking easement is granted on the adjacent site for the shared parking.
b. That clearly identified, well-lit, and otherwise safe pedestrian connections are provided between the two (2) adjacent sites.

6. Minimum finished living space shall be provided as follows:
    a. Single-family residence, 1,000 square feet.
    b. Twin home, 900 square feet, each unit.
    c. Duplex, 900 square feet, each unit.
    d. Townhome, 900 square feet, each unit.
    e. Other multi-family units, 600 square feet for each studio unit, 800 square feet for each one-bedroom unit, 1,080 square feet for each two-bedroom unit, 1,240 square feet for each unit with three or more bedrooms.
    f. All projects must have an average home size of 960 square feet or larger.
    g. Useable space on balconies for stacked flats may count towards the minimum living space requirement.
7. Curb, gutter, and sidewalk shall be provided in accordance with the City's Development Standards.

D. Development Design.
    1. Building Design: multi-family projects shall include design features that differentiate adjoining units and create identity for each unit by meeting the following requirements:
        a. Multi-family projects shall include a variety of unit sizes.
        b. Multi-family projects shall include elements that engage public right-of-way and common areas.
            1. Where possible, units shall have direct access to the public right-of-way.
            2. Balconies and porches shall be provided adjacent to public right-of-ways and common areas.
        c. Multi-family projects shall include a variety of heights with a maximum height of 50 feet.
            1. Long, continuous rooflines and ridgelines greater than 50 feet shall not be permitted.
            2. Where projects abut property that is zoned R-1 or R-3, the maximum height shall be 35 feet within 100 feet of the property boundary line.
        d. The front facade of multi-family structures shall exhibit visual relief through an array of architectural features such as roof dormers, hips, gables, balconies, porches, wall projections, and fenestration.

e. Multi-family projects shall include a variety of building colors and materials. A minimum of three (3) colors per elevation is required. Multi-family project proposals may be required to submit a sample board containing examples of all exterior surfacing materials and colors.
f. Side-by-side multi-family homes, that are attached horizontally, shall not exceed six (6) attached units per building.
g. Exposed foundation walls shall not exceed four (4) feet above finished grade at any point.

2. Project Design: multi-family projects shall meet the following requirements:
    a. All exposed sides of multi-family structures shall have framed windows.
    b. Side and rear elevations that are visible from public and private streets shall match the architectural detailing of the front facade.
    c. Building materials for multi-family structures shall consist of at least 50% brick, stone, or synthetic stone on all sides of the structure. No more than 25 % of the structure may be clad in stucco or similar material.
    d. Street oriented facades shall protrude beyond the garage door by at least five (5) feet.
    e. Shared entrances for multi-family structures shall be centrally located, accentuated with architectural detailing, and well lit.
    f. Utility and mechanical equipment extending from multi-family structures shall be clustered and screened. When the project architecture contains pitched roofs, the roof mounted utility equipment shall be situated on the back side of the roof pitch.
    g. Carports and garages shall complement the project architecture in terms of design, materials, and colors.
3. Building Placement and Orientation: multi-family projects shall meet the following requirements:
    a. All multi-family structures shall front onto a public right-of-way. The City Council may grant exceptions to this rule for:
        1. Multi-family structures that have eight (8) or fewer units and comprise less than twenty (20) percent of the homes in the development.
        2. Where a residential use is proposed to be part of a larger project with non-residential zoning.
    b. Where the R-4 zone abuts any R-1 or R-3 zone, the setback for primary buildings adjacent to the R-1 or R-3 zoned properties shall match or exceed the building's height. Otherwise, setbacks shall be as follows for all primary buildings:

1. Front yard, 20 feet from public right-of-way or shared driveway to living space.
2. Corner side yard, 15 feet to living space.
3. Interior side yard, 10 feet, provided 15 feet exists between buildings.
4. Rear yard, 15 feet.
5. Accessory buildings, 5 feet to property lines and other structures.
6. Garage doors, 20 feet from public right-of-way.

c. Interior fencing for multi-family projects shall be limited to encourage shared open space, pedestrian access, and project integration into the surrounding neighborhood. Private fencing (owned by an owner of an individual unit) shall only be permitted when the fence extends directly from the unit to delineate between common and private space. Fencing shall be uniform in design and construction.
d. Parking should generally be located behind multi-family structures. This includes rear loaded garages, auto courtyards, and parking lots.
e. Required guest parking shall be evenly distributed throughout multi-family projects and be easily accessible.
f. Landscaping strips in the middle of driveways (between parking spaces) should be used to break up expanses of impervious surface.
g. Parking areas shall be broken into smaller parking clusters of 12 spaces or less.

4. Open Space: no less than 30% of the gross project area shall be open space. Applicants shall submit landscape plans for all open space. Landscape plans shall meet all applicable landscaping requirements including those found in 15.4.16.130 and shall include a plant schedule, planting plan, irrigation plan, fencing plans, planting details, and plans for any proposed structures or features. Required open space may include the following:
    a. Open space areas shall be available to everyone residing in the boundaries of the development.
    b. Open space may include pathways and outdoor amenities.
    c. Open space excludes private balconies, decks, patio areas, recreation buildings, indoor amenities, vehicle parking, streets, and streetscape sidewalks.
    d. Open space should be centrally located.
    e. Open space should be clustered to create the most beneficial and efficient use of space.
5. Amenities: centrally located amenities shall be provided for multi-family projects.
    a. Projects fewer than 50 homes shall provide an amenities package appropriate for the project size and location. Projects of 50 units or greater shall provide amenities as follows:

1. Multi-family projects shall include at least one amenity per 50 units from the following list:
    A. Community garden.
    B. Courtyard with benches.
    C. Other active or passive recreational areas that meet the intent of this guideline.
    D. Picnic tables and BBQ area with shade structures.
    E. Sports courts (i.e., tennis, basketball, volleyball).
    F. Swimming pool (indoor or outdoor).
    G. Tot lot with play structure.
2. Projects of 51 to 100 homes shall include the following amenities in addition to those required in subsection §15.3.16.032(F)(5(a)(i).
    A. A minimum of one (1) indoor, centrally located, fully functional social area, no less than 1,000 square feet in size, or a minimum of one (1) outdoor social function area, no less than 2,000 square feet in size.
3. Projects of 101 or more homes shall include the following amenities in addition to those required in subsection 15.3.16.032(F)(a)(i) and (ii).
    A. A minimum of one (1) indoor, centrally located, fully functional social area, no less than 1,000 square feet in size.
    B. A minimum of one (1) outside, social function area, no less than 2,000 square feet in size.

6. Access: street connectivity should be enhanced with an R-4 development and connections to surrounding neighborhoods.
    a. A traffic impact study may be required for multi-family projects.
    b. The number of street connections and access points for a multi-family project shall be proportional to the number of units.
    c. Local streets shall not exceed 600 feet in length without an intersecting street.
    d. Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, and parking areas. Pedestrian access points should be installed between the project and the surrounding neighborhood.
    e. All multi-family projects shall submit a photo-metric lighting plan.
7. Development Agreements: In order to ensure conformity to approved plans and conditions of approval, and to give assurance that any successor in interest is bound by the same plans and conditions, the City may require applicants to enter into project-specific development agreements with covenants which run with the land. A notice of the development agreement will be recorded against the land.

15.4.16.120 ~~Off Street~~ Parking

A. Purpose: To provide adequate, but not excessive, parking to meet the needs of residents, employees, and business patrons, in a manner this is functional, safe, and aesthetically pleasing.

B. General Requirements:

1. Off-street parking is not required for permitted uses in the C-D Downtown Commercial district, except for residential uses, which must meet the requirements that are otherwise prescribed in subparagraph C.
2. Each parking space shall be at least nine (9) feet wide and eighteen (18) feet deep (See parking design standards in the Construction and Development Standards for details on aisle widths, maneuvering areas, and fire lanes).
3. Required parking shall be provided in highly visible, well-lit areas with clearly identified pedestrian paths to building entrances. Parking may not be provided in secluded areas in the backs of buildings that are remote from building entrances.
4. Required parking may not be used for the storage or display of materials.
5. Required parking may not be occupied with storage containers, tractor trailers or other items that inhibit the use of the space for customer parking.
6. Tandem parking (front to rear) is permitted except as required parking for ADUs.
7. All parking spaces and driveway areas serving such parking spaces shall be surfaced with concrete, asphalt, or paving blocks except that portions of driveway areas located farther than 200 feet from a public road and which service a single residence home in the R-R or A-E zoning districts may be constructed and surfaced to an all-weather standard as approved by the City Engineer. Such surfacing may include gravel, slag, or similar materials.
8. Required parking shall be provided on-site or on contiguous lots. Exceptions to this requirement may be granted for projects in the R-3 and R-4 Zones where up to 20% of a development's required parking may be provided on on-street.
9. Backing and maneuvering areas shall be provided on-site for all uses other than single-family, twin homes, and duplexes.
10. For the purpose of identifying required parking, square feet shall mean the gross floor area of the building.
11. No part of any vehicle may overhang onto a public sidewalk or within five (5) feet of a street curb where no sidewalk exists.
12. All parked vehicles must comply with the City's clear vision area requirements §15.3.16.150.

13. Parking of commercial vehicles in residential districts is limited to one (1) commercial vehicle with a one (1) ton chassis, having a capacity of not more than 10,000 pounds' gross vehicle weight rating (GVWR).
14. Landscaping and screening of parking lots shall be in accordance with the requirements of §15.4.16.130, Landscaping, Buffering, Walls, and Fences.

C. Parking Requirements by Use:

USE	MINIMUM # OF SPACES
Arcades	1:100 square feet
Auditorium, Stadium, Event Center, Private Clubs, Health Clubs, Theaters	1:100 square feet or 1:5 seats, whichever is greater
Auto Repair	1:100 square feet
Automobile Service Station	1:200 square feet
Banks, Financial Institutions	1:250 square feet
Barber Shop or Beauty Shop	1:100 square feet
Batting Cages	1:cage
Bowling Alley	4:lane
Churches	1:5 seats or 90 linear inches per pew
Child Care Center	1:employee, plus 1:10 children
General/Professional Office	1:300 square feet
Golf Course	6:hole
Golf Course (Miniature)	2:hole
Home Furnishings, Major Appliances	1:5000 square feet
Hospitals	1:bed
Indoor Playground	1:250 square feet
Indoor Playground in I-1 zone	1:300 square feet
Instructional Studio	1:400 square feet

Lube and Tire Centers	1:300 square feet
Manufacturing/Assembly/Wholesale/Warehouse	1:employee on the highest shift
Mixed Uses or Unlisted Uses	To be determined by the Community Development Director
Motels/Hotels	1:room
Motels/Hotels - Restaurants/Banquet/Meeting Room Space	1:200 square feet
Medical/Dental Office	1:200 square feet
Residential single-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per home are provided.
Residential multi-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per homes are provided. In addition, one (1) guest parking space is required for every three (3) homes.
Restaurant - freestanding	1:100 square feet
Restaurant - associated with another use (Motel/Hotel, School, Recreation Facility or similar)	1:200 square feet
Retail/Shopping Center (including up to 10% restaurant, health club, beauty shops, additional percentages calculated at rate for each use)	1:250 square feet
Retirement/Senior Housing/Nursing Home	1:employee on highest shift plus 0.4:unit
School, Elementary	2:classroom
School, Middle or Junior High	3:classroom

School, High School	7:classroom
School, College	10:classroom
School, Vocational/Technical	1:2 students
Storage Building/Space	0.5 per 1,000 square feet of storage space
Trampoline Park	1:300 square feet
Water Park, Theme Parks	To be determined by the Community Development Director

15.3.04.030 Nonconforming Buildings, Uses, And Lots

These regulations are designed to regulate and protect the rights of legally existing nonconforming uses and noncomplying structures. Any lawful use or activity conducted under County zoning regulations at the effective date of Annexation or under previous City zoning regulations in effect at the adoption of this ordinance which no longer complies with the regulations of this ordinance shall be considered a legal nonconforming use or noncomplying structure. The site, structure, or use will be encouraged to convert to a conforming use in the future, although some limited expansion or enlargement may be allowed subject to the provisions of this section. A nonconforming use is lost if it is abandoned.

A. Abandonment may be presumed to have occurred if:
   1. A majority of the primary structure associated with the nonconforming use has been voluntarily demolished without prior written agreement with the City regarding an extension of the nonconforming use.
   2. The use has been discontinued for a minimum of one (1) year.
   3. The primary structure associated with the nonconforming use remains vacant for a period of one (1) year.

B. A legal nonconforming use may continue subject to the following limitations:
   1. A noncomplying structure ~~nonconforming building~~ may not be reconstructed or structurally altered during its life to an extent in the aggregate of 50% of the fair market value of the building without the approval of the DRC.
   2. A building that does not conform to setback regulations may be added to as long as the portion to be added conforms to the setback regulations.
   3. Any legal lot which does not conform to lot area or lot dimensions for the zoning district in which it is located may be used for any use permitted in that district provided all other applicable City and zoning regulations are complied with. However, substandard residential lots will be restricted to the number of homes allowed in accordance with this ordinance, except as otherwise permitted in this section.
   4. No noncomplying structure ~~nonconforming building~~ or use shall be changed to another nonconforming use.
   5. A noncomplying structure or a nonconforming use of a structure that has been damaged by fire, flood, explosion, or an act of God can be rebuilt or repaired. The new structure must be constructed using the same footprint as prior to being destroyed. The new structure will need to meet all other applicable Building Codes and zoning regulations.
   6. A noncomplying structure that has been allowed to deteriorate to a condition that the structure is rendered uninhabitable and is not repaired or restored within six months after written notice to the property owner from the City may not be reconstructed or restored and any nonconforming use shall be lost.

C. Expansion, ~~or~~ enlargement or reconstruction: Limited expansion, ~~or~~ enlargement or reconstruction: of a nonconforming use or noncomplying structure, ~~not to exceed 25% of the existing size of the current site or building area,~~ may be considered and approved by the ~~Commission~~ Development Review Committee. The ~~Commission~~

Development Review Committee will ~~hold a public hearing and~~ review the expansion~~,~~ ~~or~~ enlargement or reconstruction ~~generally in accordance with the findings for Conditional Use Permits in §15.3.08.070 recognizing that not all of the findings may be met because the use or building is nonconforming to certain zoning regulations and/or General Plan policies~~.~~ The ~~Commission~~ Development Review Committee may place certain conditions~~, similar to those described in §15.3.08.050,~~ on the operation~~,~~ ~~or~~ expansion or reconstruction to help mitigate potential impacts and to increase compatibility of the use with surrounding development and the City as a whole.

D. Nonconforming signs shall be removed or brought into conformance with this ordinance when:

1. When a sign is damaged, destroyed or deteriorated and the cost of repairs exceeds 50% of the reproduction cost of the sign or sign structure.
2. The property undergoes development or redevelopment in accordance with the Design Review section of this ordinance.

~~3. There is a change in the business name.~~

NOTES:
1. PROJECT IS IN THE AO FLOODPLAIN. THERE WILL BE NO BASEMENTS AND FINISHED GRADE WILL BE 1' ABOVE EXISTING GROUND.

DATA TABLE:
CURRENT ZONE = R-R AND A-E
PROPOSED ZONE =

BUILDING FOOTPRINT = 25'x48' = 1200 sf
TOTAL # OF UNITS = 214
DENSITY = 214/36.37=5.88

OPEN SPACE = 18.20 ACRES (50.04%)
DEDICATED ROW = 7.77 ACRES (21.36%)
BUILDING AREA = 5.90 ACRES (16.22%)
IMPERVIOUS AREA = 4.50 ACRES (12.38%)
TOTAL ACREAGE = 36.37

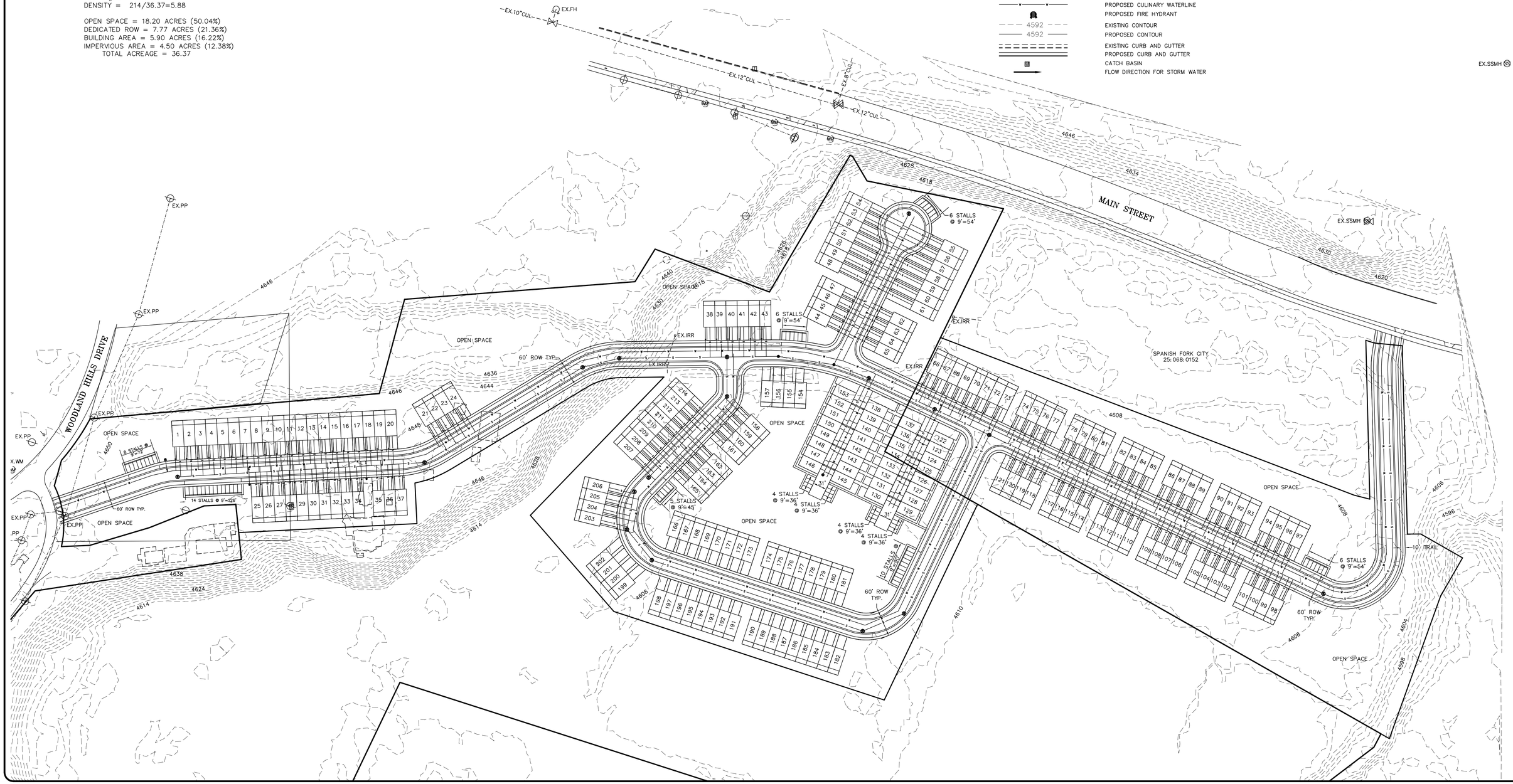
LEGEND

- PROPERTY LINE
- CENTERLINE
- PHASE LINE
- EX.SS — EXISTING SEWER LINE W/MH
- EX.SD — EXISTING SD LINE
- EX.CUL — EXISTING CULINARY WATERLINE W/VALVE
- EX.IRR — EX. PRESSURIZED IRRIGATION W/VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED CULINARY WATERLINE
- PROPOSED FIRE HYDRANT
- 4592 — EXISTING CONTOUR
- 4592 — PROPOSED CONTOUR
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- CATCH BASIN
- FLOW DIRECTION FOR STORM WATER

N

0' 100' 200' 300'

SCALE
1"=100'



REVISIONS			
1.		4.	
2.		5.	
3.		6.	

PROJECT NO.: LE 4397 SURVEYOR/DIRECTOR: D. PENROD
DATE: OCTOBER 2024 FIELD SURVEYOR: T.H.
SCALE: 1" = 100' DRAWN: K. ROUNDY
REVISION: CHECKED: D. PENROD

LUDLOW ENGINEERING & ASSOCIATES
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

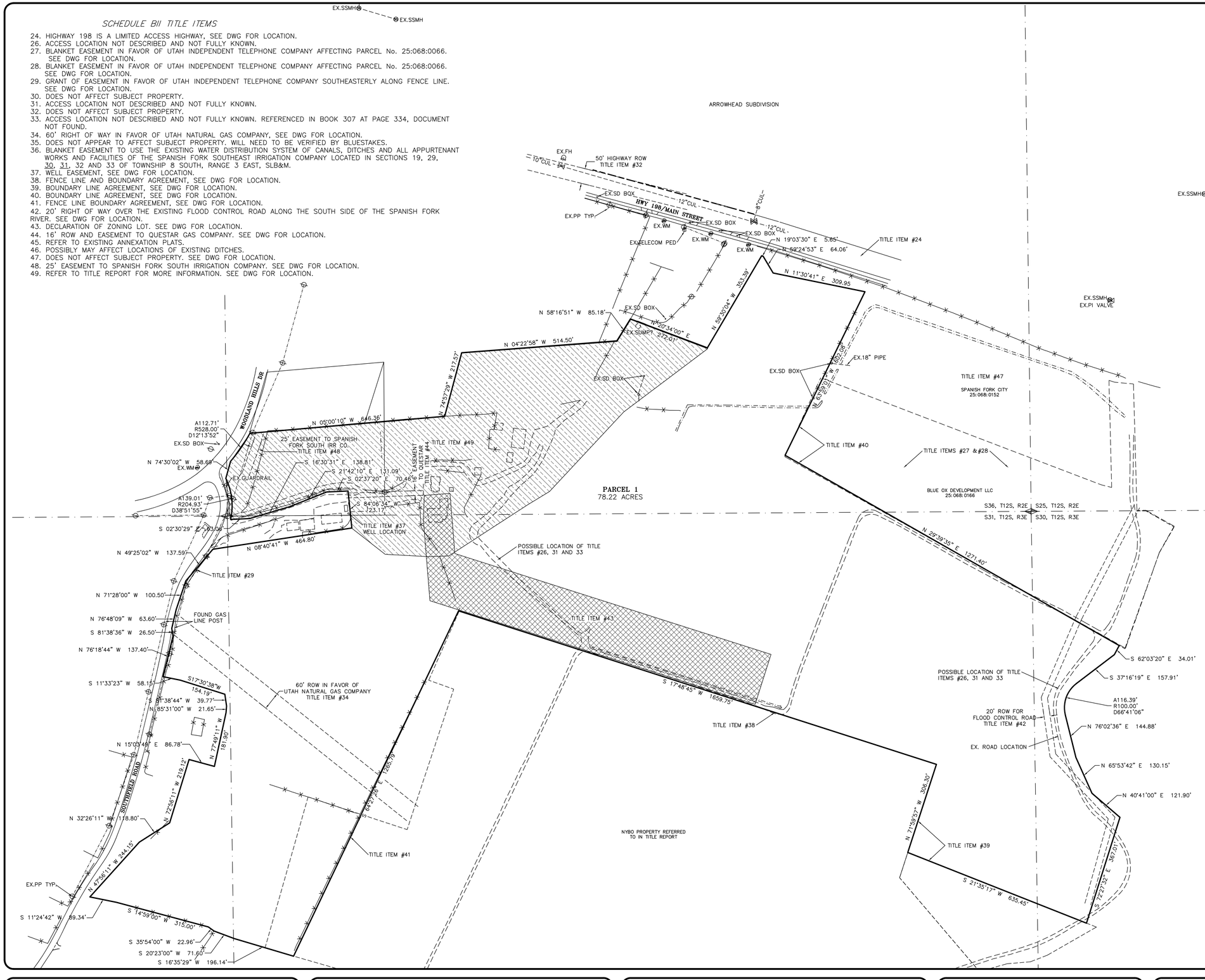
PRELIMINARY PLAT

PRELIMINARY PLAT FOR
CHRIS WALL
SECTION 36, T 8 S, R 2 E, & SECTION 31, T 8 S, R 3 E, SLB&M.
SPANISH FORK, UTAH COUNTY, UTAH
OCTOBER 2024

SHEET 1 OF 1 SHEETS

SCHEDULE BII TITLE ITEMS

24. HIGHWAY 198 IS A LIMITED ACCESS HIGHWAY, SEE DWG FOR LOCATION.
26. ACCESS LOCATION NOT DESCRIBED AND NOT FULLY KNOWN.
27. BLANKET EASEMENT IN FAVOR OF UTAH INDEPENDENT TELEPHONE COMPANY AFFECTING PARCEL No. 25:068:0066. SEE DWG FOR LOCATION.
28. BLANKET EASEMENT IN FAVOR OF UTAH INDEPENDENT TELEPHONE COMPANY AFFECTING PARCEL No. 25:068:0066. SEE DWG FOR LOCATION.
29. GRANT OF EASEMENT IN FAVOR OF UTAH INDEPENDENT TELEPHONE COMPANY SOUTHEASTERLY ALONG FENCE LINE. SEE DWG FOR LOCATION.
30. DOES NOT AFFECT SUBJECT PROPERTY.
31. ACCESS LOCATION NOT DESCRIBED AND NOT FULLY KNOWN.
32. DOES NOT AFFECT SUBJECT PROPERTY.
33. ACCESS LOCATION NOT DESCRIBED AND NOT FULLY KNOWN. REFERENCED IN BOOK 307 AT PAGE 334, DOCUMENT NOT FOUND.
34. 60' RIGHT OF WAY IN FAVOR OF UTAH NATURAL GAS COMPANY, SEE DWG FOR LOCATION.
35. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY. WILL NEED TO BE VERIFIED BY BLUESTAKES.
36. BLANKET EASEMENT TO USE THE EXISTING WATER DISTRIBUTION SYSTEM OF CANALS, DITCHES AND ALL APPURTENANT WORKS AND FACILITIES OF THE SPANISH FORK SOUTHEAST IRRIGATION COMPANY LOCATED IN SECTIONS 19, 29, 30, 31, 32 AND 33 OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.
37. WELL EASEMENT, SEE DWG FOR LOCATION.
38. FENCE LINE AND BOUNDARY AGREEMENT, SEE DWG FOR LOCATION.
39. BOUNDARY LINE AGREEMENT, SEE DWG FOR LOCATION.
40. BOUNDARY LINE AGREEMENT, SEE DWG FOR LOCATION.
41. FENCE LINE BOUNDARY AGREEMENT, SEE DWG FOR LOCATION.
42. 20' RIGHT OF WAY OVER THE EXISTING FLOOD CONTROL ROAD ALONG THE SOUTH SIDE OF THE SPANISH FORK RIVER. SEE DWG FOR LOCATION.
43. DECLARATION OF ZONING LOT. SEE DWG FOR LOCATION.
44. 16' ROW AND EASEMENT TO QUESTAR GAS COMPANY. SEE DWG FOR LOCATION.
45. REFER TO EXISTING ANNEXATION PLATS.
46. POSSIBLY MAY AFFECT LOCATIONS OF EXISTING DITCHES.
47. DOES NOT AFFECT SUBJECT PROPERTY. SEE DWG FOR LOCATION.
48. 25' EASEMENT TO SPANISH FORK SOUTH IRRIGATION COMPANY. SEE DWG FOR LOCATION.
49. REFER TO TITLE REPORT FOR MORE INFORMATION. SEE DWG FOR LOCATION.



N

0' 150' 300' 450'

SCALE
1"=150'

LEGEND

- = SET 5/8" REBAR WITH CAP
- = SECTION CORNER
- = LAND OWNER DEED DESCRIPTION LINE
- = SECTION LINE
- = EXISTING FENCE LINE
- = DESCRIBED BOUNDARY

NARRATIVE

This survey was conducted to establish visual boundary lines of the parcel described below. The current deed line was surveyed and located as plat indicates. This survey was also created to show topography and existing improvements in and around the shown surveyed parcels.

Survey requested by Chris Wall.

CURRENT DEED DESCRIPTION

As described in parcels 25:068:0179, 27:045:0058, 25:068:0178, 27:045:0057, 27:045:0059.

SURVEYOR'S CERTIFICATE

I, DARYL N. PENROD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

PROFESSIONAL LAND SURVEYOR
DARYL N. PENROD
NO. 5331527
STATE OF UTAH

Daryl N. Penrod — DARYL N. PENROD

10/9/2024 — DATE

5331527 — UT. LICENSE NO.

REVISIONS
1. 4.
2. 5.
3. 6.

PROJECT NO.: LE 4397 SURVEYOR/DIRECTOR: D. PENROD
DATE: OCTOBER 2024 FIELD SURVEYOR: T.H.
SCALE: 1" = 150' DRAWN: K. ROUNDY
REVISION: CHECKED: D. PENROD

LUDLOW ENGINEERING & ASSOCIATES
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

RECORD OF SURVEY

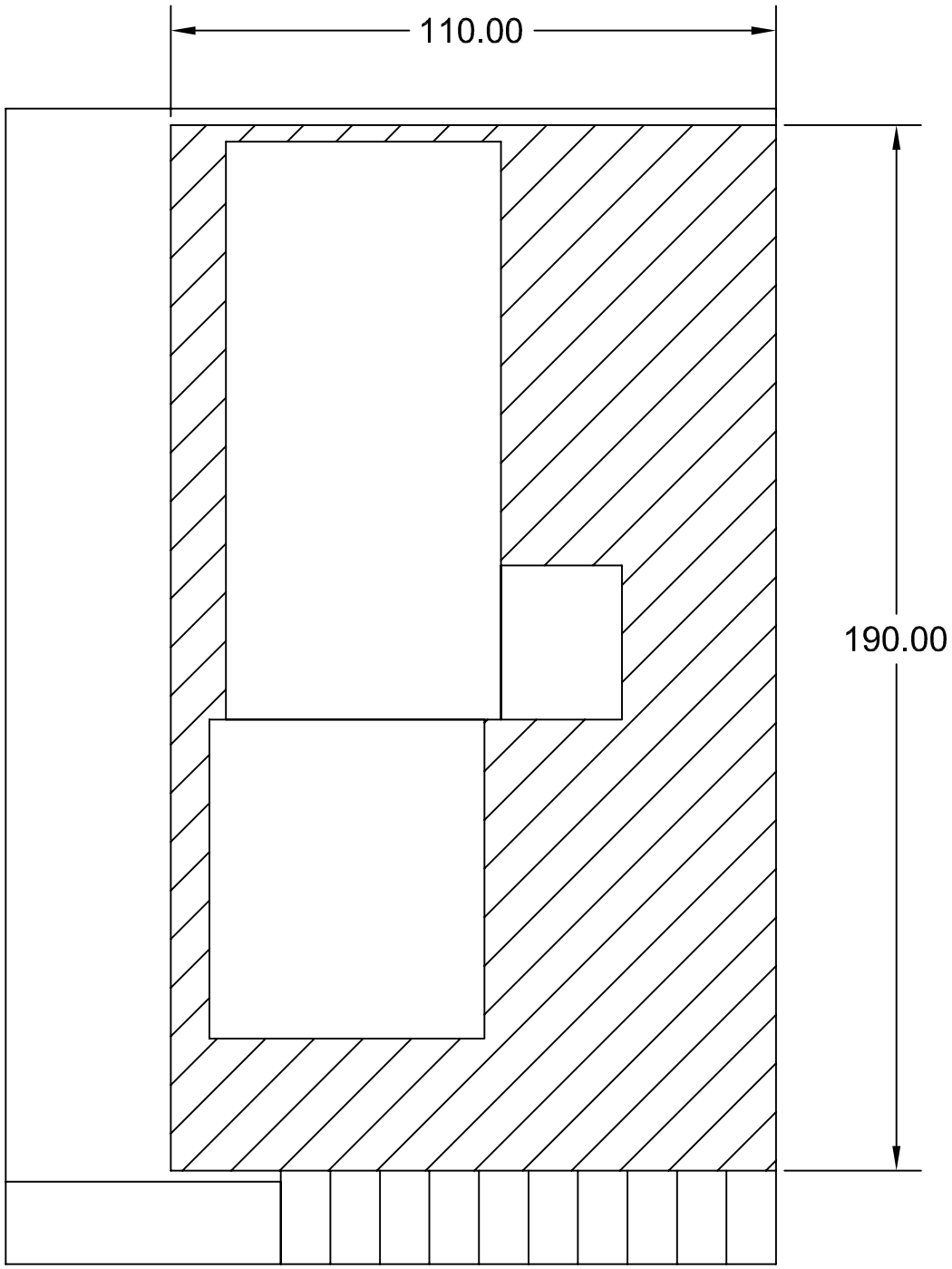
SURVEY FOR
CHRIS WALL
SECTION 36, T 8 S, R 2 E, & SECTION 31, T 8 S, R 3 E, SLB&M.
SPANISH FORK, UTAH COUNTY, UTAH
OCTOBER 2024

SHEET 1 OF 1 SHEETS

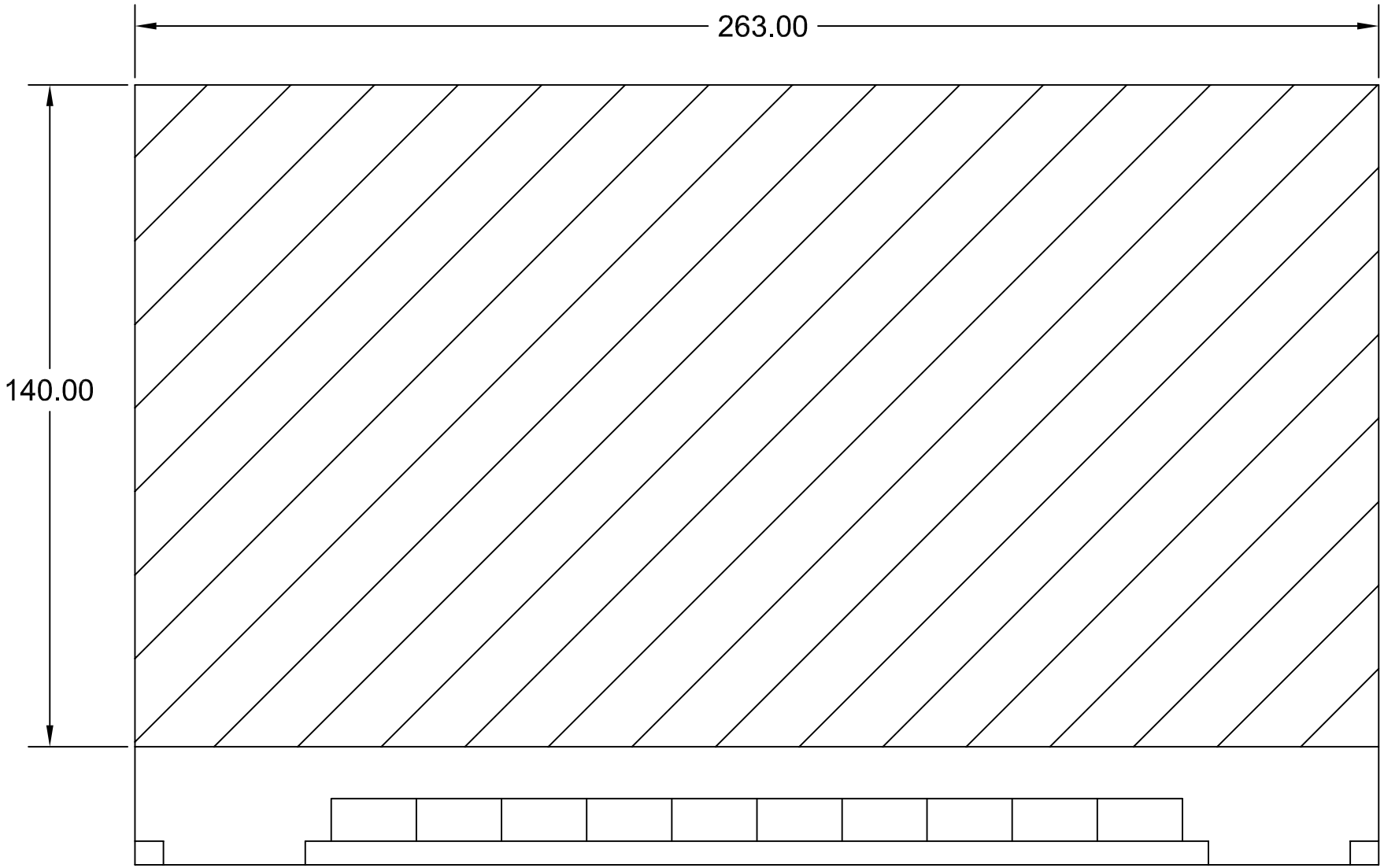




LOT - 240460022



LOT - 474160006






250