



presentation.cc.2-17-2026

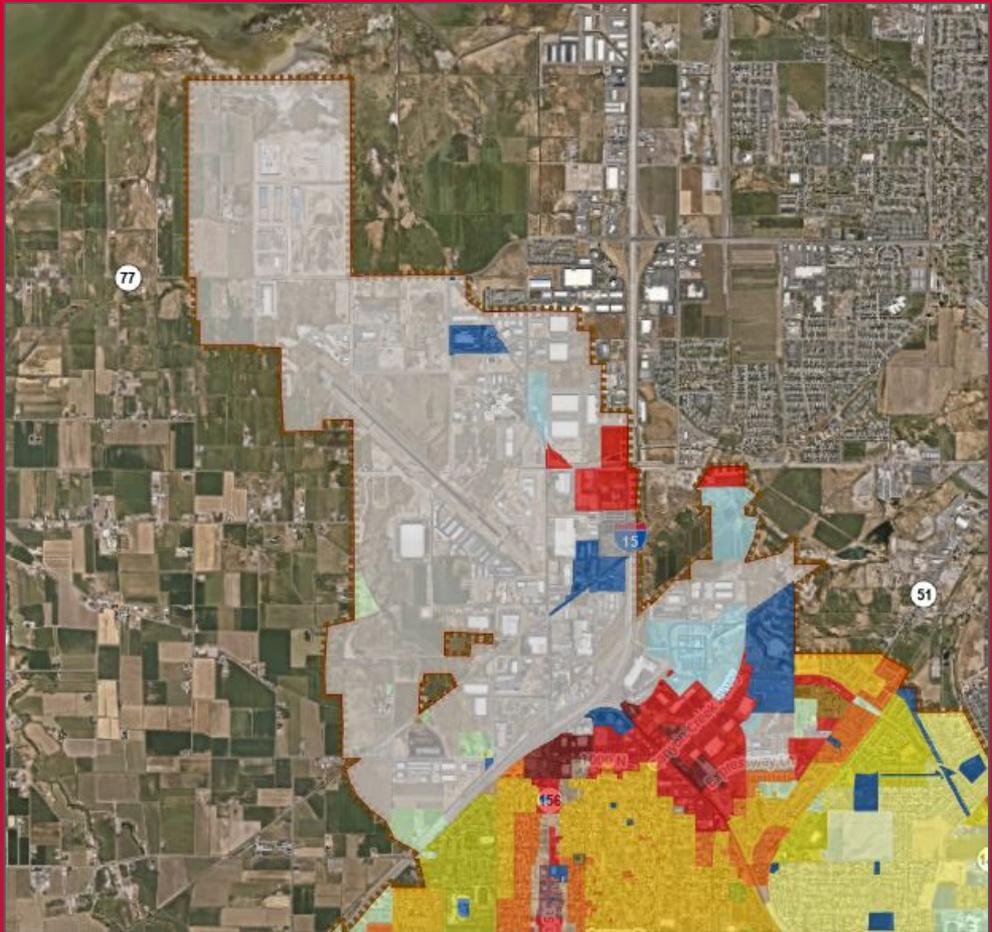


Title 15 Amendment:

Old Dominion Zoning Text Amendment

15.4.16.125 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 be eight (8) feet tall.
 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. **In the Industrial 1 zone, the front setback for a substantially open fence, such as a chain link or wrought iron fence, up to eight (8) feet tall, may be reduced to ten (10) feet if the fence encloses parking in the setback for a trucking facility where employees frequently park their vehicles overnight, where employees or patrons are entering and exiting the facility after 6:00 p.m., and where safety concerns would be mitigated by the placement of such fence in the setback area.**





SPANISH FORK
COMMUNITY DEVELOPMENT



September of 2024 - complaint about a fence, confirmed, a fence was constructed at the site without a Fence Permit and in violation of the city's setback requirements.

November of 2024 - the Development Review Committee recommended that a request to amend the city's setback requirements to allow the fence to remain be denied.

December of 2024 - the Planning Commission heard the same request and also recommended that it be denied.

February of 2025 - the situation was discussed with the City Council where the Council suggested they likely would not approve a text amendment to bring the fence into compliance.

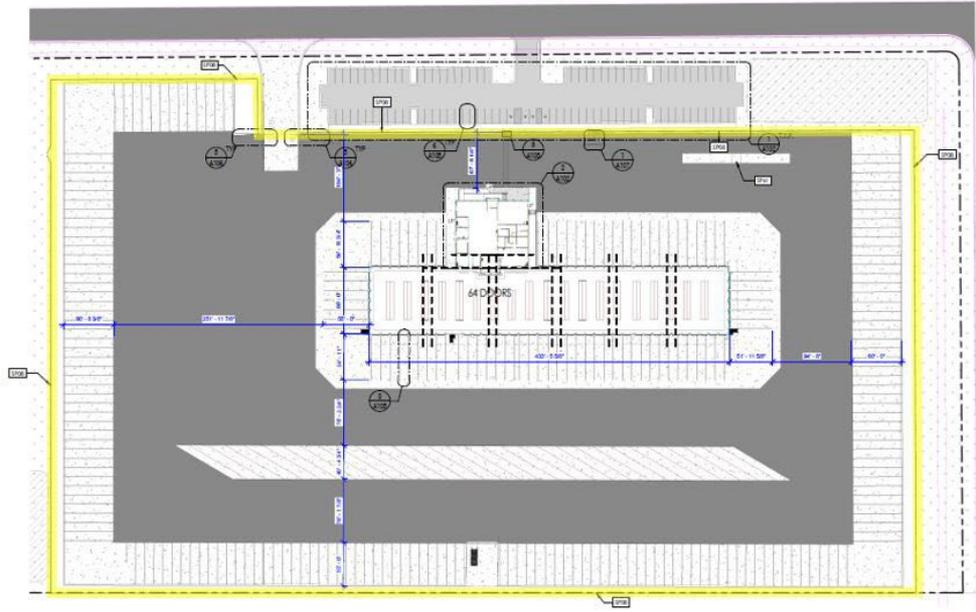
February of 2026 - the Planning Commission recommended that a modified proposal be approved.

I move to **approve** the proposed Ordinance for the Old Dominion Zoning Text Amendment.

I move to **deny** the proposed Ordinance for the Old Dominion Zoning Text Amendment.

SITE AREA SCHEDULE		PARKING REQUIREMENTS:	
MATERIAL NAME	NOTAL AREA	OFFICE	LAND USE
ASPHALT - HIGH DUTY	287.6 SF	RECREATION	33.8 SF
ASPHALT - LOW DUTY	282.0 SF	TOTAL REQUIRED:	40
CONCRETE HIGH	282.0 SF	TOTAL PROVIDED:	84
CONCRETE LOW	688.0 SF		
GRASS	688.0 SF		
LANDSCAPE	678.0 SF		
PAVED DRIVEWAY	282.0 SF		
PUBLIC WAY ASPHALT - HIGH DUTY	678.0 SF		
PAVING	688.0 SF		

KEYNOTE LEGEND	
1	SEE CHAIN LINE TO BE PROVIDED UNLESS SHOWN OTHERWISE
2	SEE CHAIN LINE TO BE PROVIDED UNLESS SHOWN OTHERWISE
3	SEE CHAIN LINE TO BE PROVIDED UNLESS SHOWN OTHERWISE



1 ENLARGED SITE PLAN
 7-5-2024



aeurbia
 architects and engineers
 1000 WEST 4000 SOUTH SPANISH FORK UTAH 84303
 435.733.4444
 WWW.AEURBIA.COM



6/3/2023 12:36:01 PM

OLD DOMINION SPANISH FORK, UT
 900 WEST 4000 SOUTH SPANISH FORK UTAH

REVISIONS	
NO.	DESCRIPTION

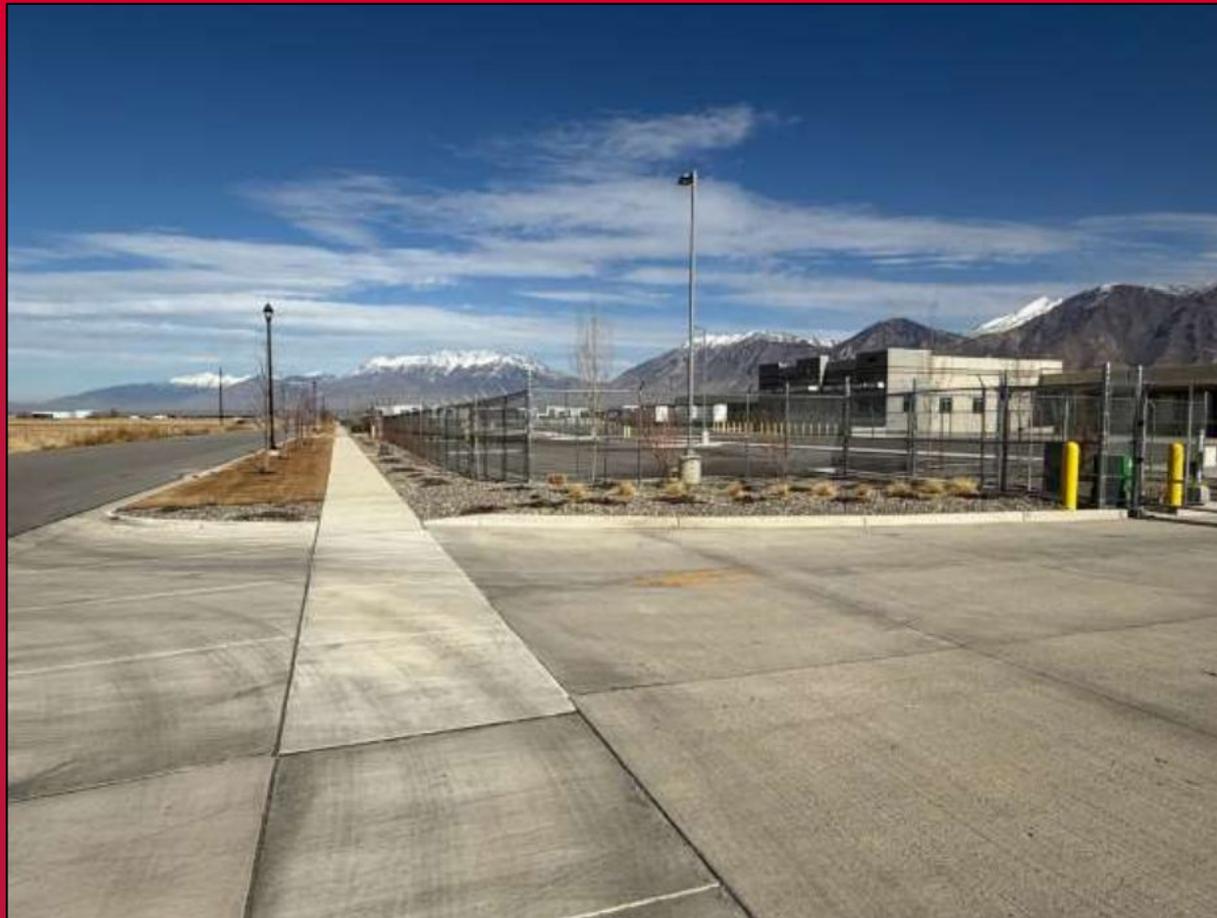
AE2021.004
 SITE PLAN
 ENLARGED
 DATE: 2020.06.01
 SHEET #
A101

CONTRACT NO. 2020-06-01
 SHEET NO. 1 OF 1
 DATE: 2020.06.01
 SHEET #
A101

THIS DOCUMENT IS THE PROPERTY OF AEURBIA ARCHITECTS AND ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF AEURBIA ARCHITECTS AND ENGINEERS.



SPANISH FORK
COMMUNITY DEVELOPMENT







Title 15 Amendment:

Omega Morgan Zoning Text Amendment

Omega Morgan is a company that is moving into the first completed building in the GLH Industrial Park. Part of the operation they will locate in Spanish Fork involves staging large pieces of finished equipment while the equipment awaits delivery off-site. This staging will occur in a 10-acre area located west of the building Omega Morgan will occupy.

Omega Morgan has asked that they not be required to surround the area they will use for staging with a masonry wall as is required by the Municipal Code for Outdoor Storage Areas. More information on the details of Omega Morgan's request is attached to this correspondence.

I have explored a variety of ways to potentially accommodate Omega Morgan's request. After much thought, I offer the suggestion to define Omega Morgan's proposed use in a manner that is distinct from Outdoor Storage Areas. In the case of Omega Morgan's specific proposal, I believe this concept has merit. The idea being to create a new definition for Staging Areas that describes how Omega Morgan would use their site.

I believe pursuing this concept would only work if the creation of a definition for Staging Areas is accompanied by a new, more explicit, definition for Outdoor Storage Areas. The current and proposed definitions of Outdoor Storage Area and Staging Area are provided below:

~~"Outdoor Storage Area": An area that is designated on a Site Plan for the storage of raw materials, finished products, vehicles, trailers or other equipment.~~

"Outdoor Storage Area": An area utilized for the storage of raw materials, inoperable vehicles, vehicle parts, unassembled machinery, construction materials, construction equipment, or similar equipment, machinery and material. Parking areas used solely by operable cars and trucks are not Outdoor Storage Areas.

"Staging Area": An area where assembled machinery or other finished products are kept prior to being shipped off-site for installation and use.

These changes would be made by amending Title 15. A public hearing has been scheduled for your February 4 meeting for this proposed amendment. Please feel free to contact me with any questions.

Executive Summary

We respectfully request approval to utilize a temporary screening solution—a 7-foot black chain-link fence with full privacy slats—in lieu of the masonry wall currently required by ordinance for outdoor storage areas. This solution meets the City’s visual objectives while avoiding a disproportionate permanent improvement for a temporary use.



Example of black chain-link fence with privacy slats at similar facility.

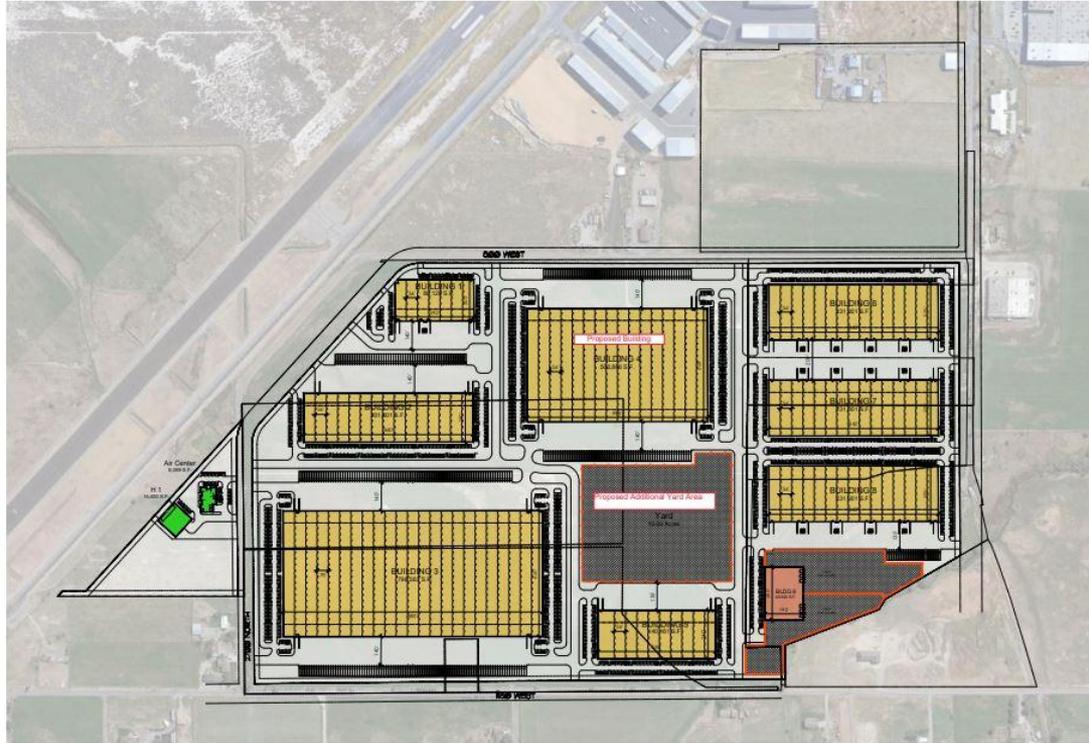




Visual example of organized yard operations.

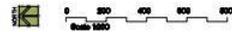


Visual example of organized yard operations.



AP Center - Storage		PARKING		PARKING/BUILDING DATA		BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4		BUILDING 5		BUILDING 6		BUILDING 7		BUILDING 8	
TOTAL PARKING	46 SPACES	BUILDING LEAS	175000 SF	BUILDING 1/2	58000 SF	TOTAL PARKING	70 SPACES	TOTAL PARKING	88 SPACES	TOTAL PARKING	70 SPACES										
RATIO	0.87/1000 SF	RATIO	0.87/1000 SF	RATIO	0.87/1000 SF	RATIO	0.87/1000 SF	RATIO	0.87/1000 SF	RATIO	0.87/1000 SF	RATIO	0.87/1000 SF	RATIO	0.87/1000 SF	RATIO	0.87/1000 SF	RATIO	0.87/1000 SF	RATIO	0.87/1000 SF
		BUILDING TOTAL		58000 SF																	

CONCEPTUAL SITE PLAN
 THIS SITE PLAN IS FOR CONCEPTUAL PLANNING. THE SITE WILL NEED TO BE SURVEYED TO ACCURATELY DEFINE ALL BOUNDARIES, EASEMENTS, UTILITY EASEMENTS, BIOTROP WAYS, CONFORM ACCESS LOCATIONS, AND RELIANCE.



I move to **approve** the proposed Ordinance for the Omega Morgan Zoning Text Amendment.

I move to **deny** the proposed Ordinance for the Omega Morgan Zoning Text Amendment.