



presentation.citycouncil.4-21-2026



Title 15 Amendment

15.3.16.020 Residential Districts

R-1-80, R-1-60, R-1-40, R-1-30: These districts provide a rural residential environment within Spanish Fork that are characterized by large single-family lots conducive to animal rights as defined in §15.3.24.090(G).

R-1-20, R-1-15, R-1-12: These districts provide low density single-family lots within Spanish Fork City. In the event a Master Planned Development is constructed within any of these zones, townhomes, condominiums, and twin homes are allowed, consistent with the requirements of the Master Planned Development section of Title 15, found in §15.3.20.080.

R-1-9, R-1-8: These districts are to provide moderate density that is characterized by a variety of single-family housing types and lot sizes. In the event a Master Planned Development is constructed within either of these zones, townhomes, condominiums, and twin homes are allowed, consistent with the requirements of the Master Planned Development section of Title 15, found in §15.3.20.080.

R-1-6: This district provides a residential environment that is medium density. In the event a Master Planned Development is constructed within this zone, townhomes, condominiums, duplexes, and twin homes are allowed, consistent with the requirements of the Master Planned Development section of Title 15, found in §15.3.20.080. Single-family homes on lots that are less than 6,000 square feet may also be permitted if a project is approved for the Infill Overlay Zone.

A. Permitted Uses:

1. One (1) single residence dwelling per lot.
2. Municipal facilities required for local service.
3. Churches.

B. Uses Subject to Conditions:

1. Accessory Dwelling Units in the R-1-6, R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30, R-1-40, R-1-60 or R-1-80 zones provided that the conditions of §15.3.24.090 are met.
2. **Churches taller than 35 feet.**
2. Home Occupations (as described in §5.40.010 et seq.).
3. Manufactured Homes (as described in §15.3.24.040 et seq.).
4. Master Planned Developments (as described in §15.3.20.080 et seq.).
5. Residential facility for elderly persons (as described in §15.3.24.010(B) et seq.).
6. Residential facility for persons with a disability (as described in §15.3.24.010(A) et seq.).

REQUIREMENTS

N. Churches taller than 35 feet.

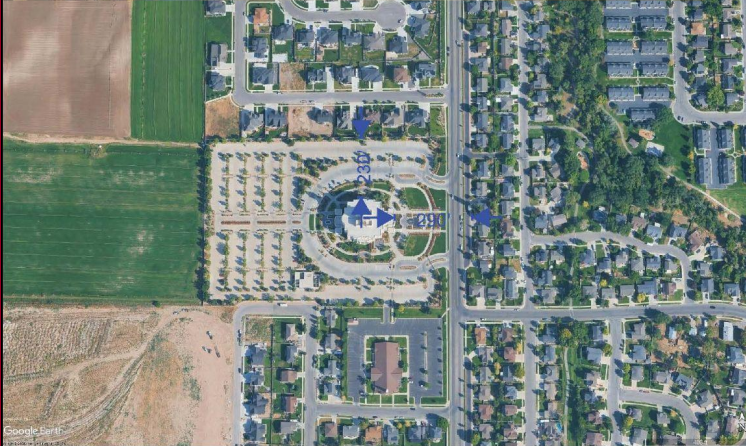
- 1. The following conditions must be met for Churches that are taller than 35 feet:**
 - a. The lot or parcel that the structure is located on may be no less than 8 acres in size.**
 - b. The floor area of the structure must be at least 65,000 square feet in size.**
 - c. The building height can be no greater than 80 feet.**
 - d. The height of any steeples, towers, or other similar features may be no greater than 80 feet unless they are constructed of non-combustible materials, but in any case may not exceed 200 feet.**
 - e. The Church can be located no closer than 200 feet to a property that is being used residentially.**

Payson Utah Temple

1494 S 930 W, Payson UT



Parcel Size:	13.74 Acres
Building Square Footage:	98,000 sq ft
Building Height:	60'-6"
Tower Height:	208'-0"
Closest Residential:	230'

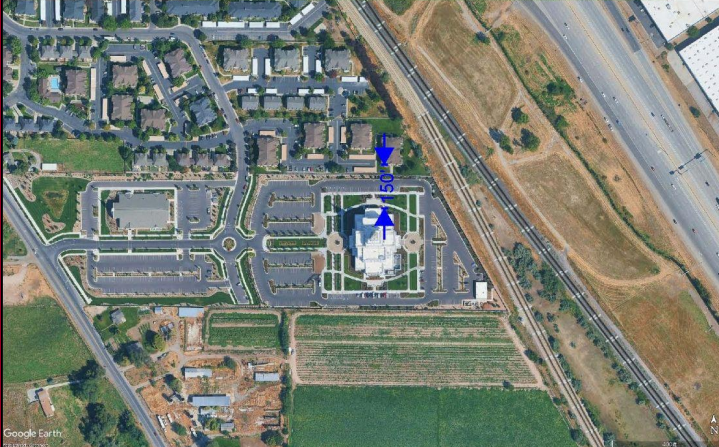


Orem Utah Temple

1451 S 1100 W, Orem, UT



Parcel Size:	15.39 Acres
Building Square Footage:	90,000 sq ft
Building Height:	77'-6"
Tower Height:	218'-0"
Closest Residential:	155'



Shri Shir Radha Krishna

311 W 8500 S, Spanish Fork, UT



Parcel Size:	15 Acres
Building Square Footage:	~10,000 sq ft
Building Height:	50'-0"
Tower Height:	~108'-0"
Closest Residential:	410'



Title 15 Amendment

Proposed Motion: I move to approve the proposed Title 15 Amendment based on the following findings:

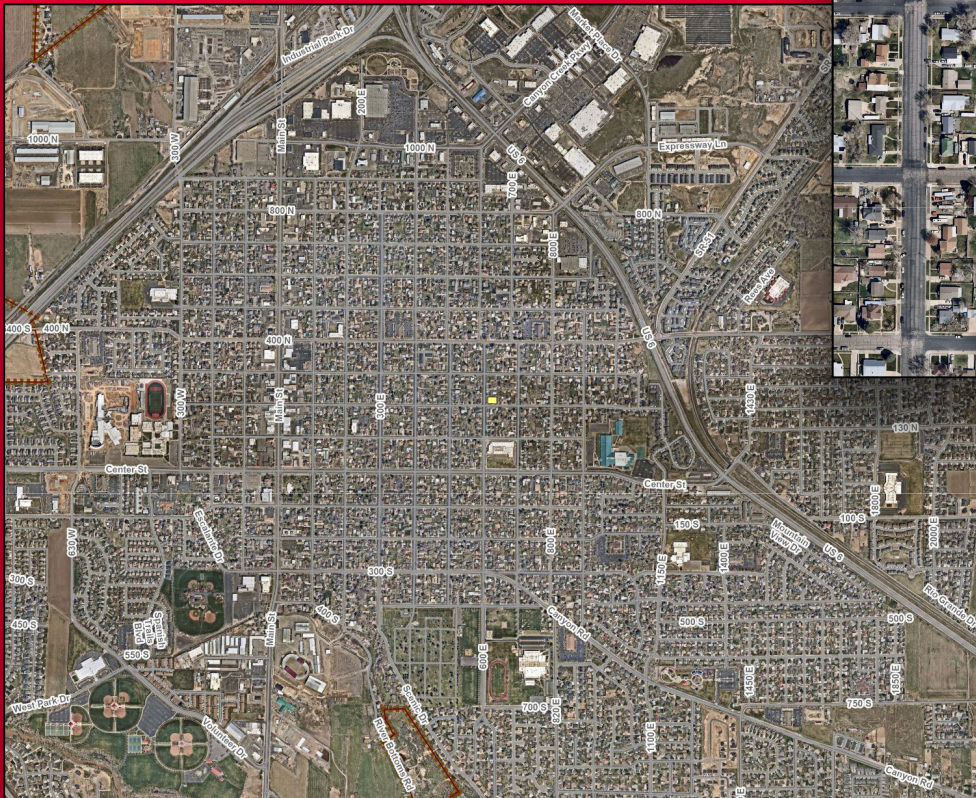
Findings

1. That large houses of worship can increase tourism and visitors. Many visitors to these sites are not attending solely to worship, but instead attending community events, concerts, weddings, or visiting as tourists.
2. That large houses of worship can support local businesses. Local businesses often benefit directly from the patronage of churches, their staff, and their visitors in terms of food, lodging, and services.
3. That large houses of worship can increase nearby property values and encourage nearby development.



SPANISH FORK

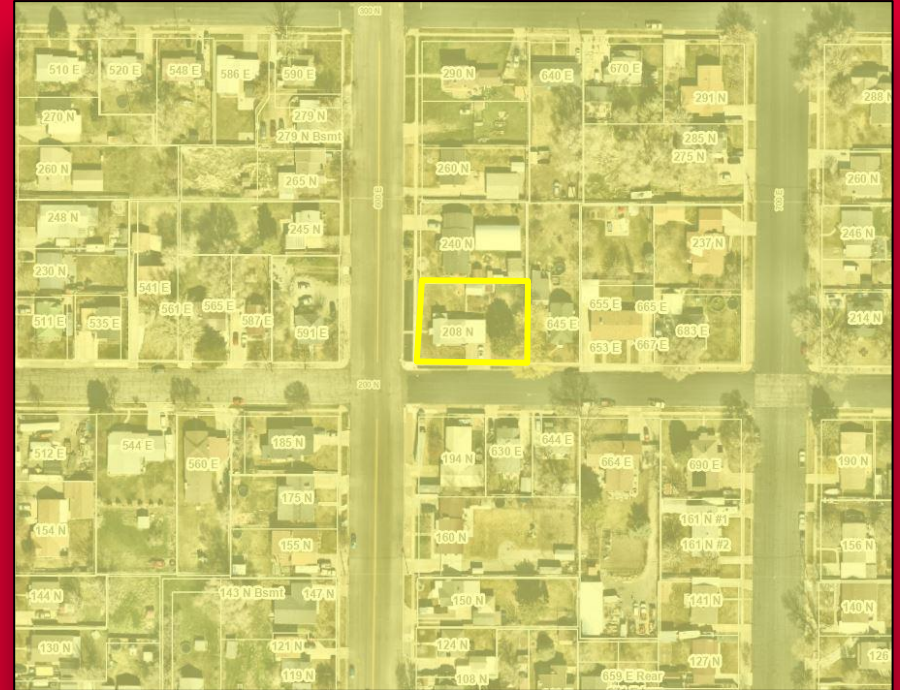
COMMUNITY DEVELOPMENT



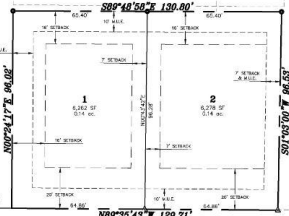
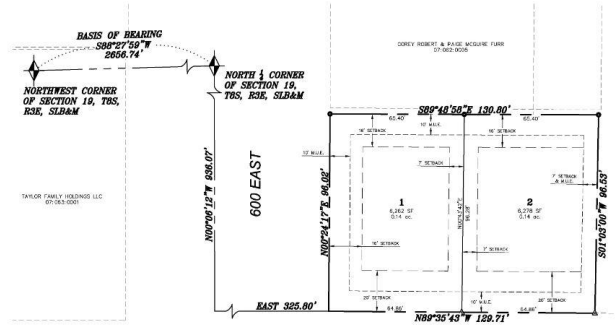
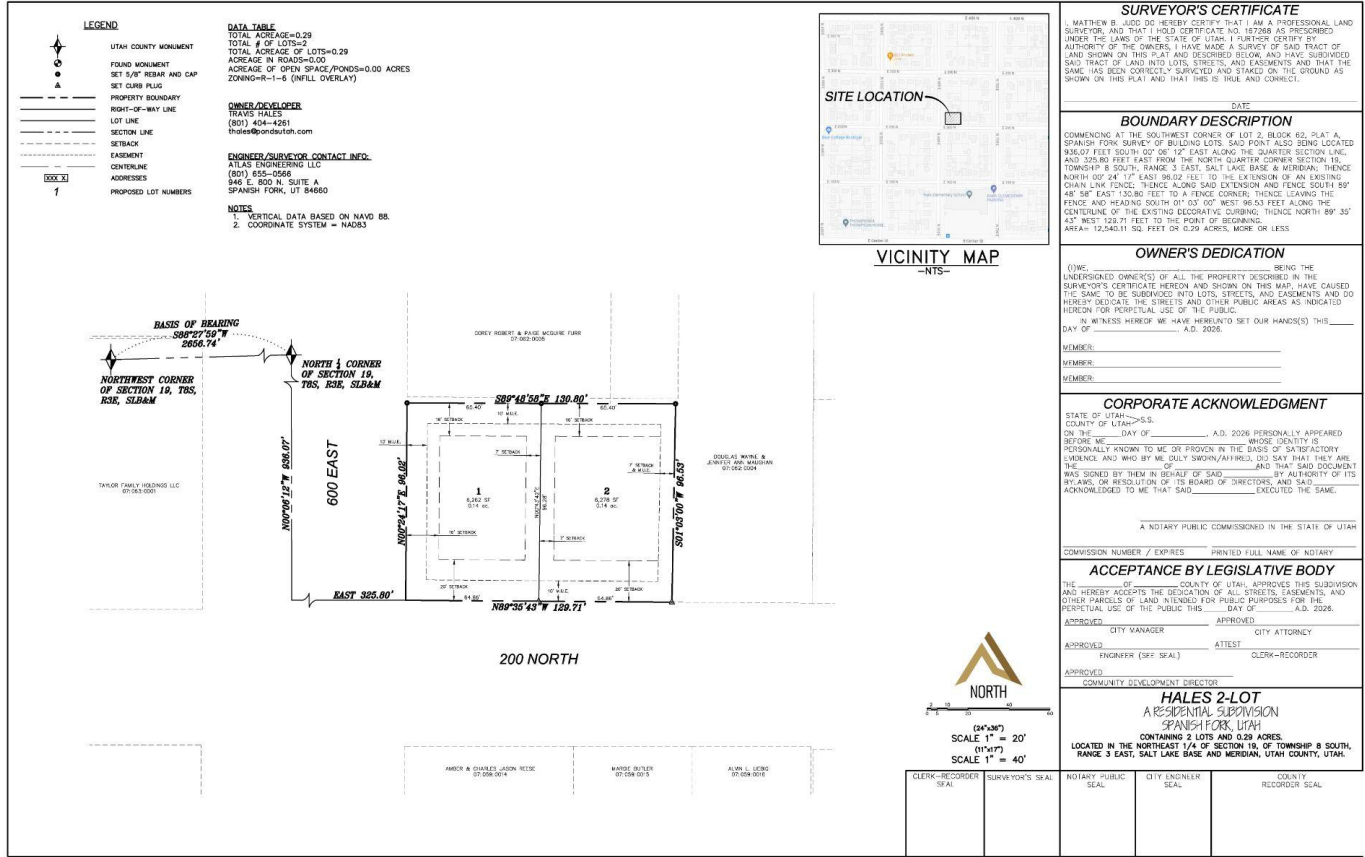
Zoning



Land Use Designation









600 EAST STREET



200 NORTH STREET

TRAVIS HALES
600 EAST 200 NORTH
SPANISH FORK, UT 84660

SCALE: 1" = 10'

PLOT PLAN

TRAVIS HALES
 600 EAST 200 NORTH
 SPANISH FORK, UT 84660
 (801) 424-1261

REVISIONS

DATE	NO.

DATE: 022424

FILE NAME: Travis-P

NO. OF SHEETS: 100 of 101

SHEET NO. **P1**

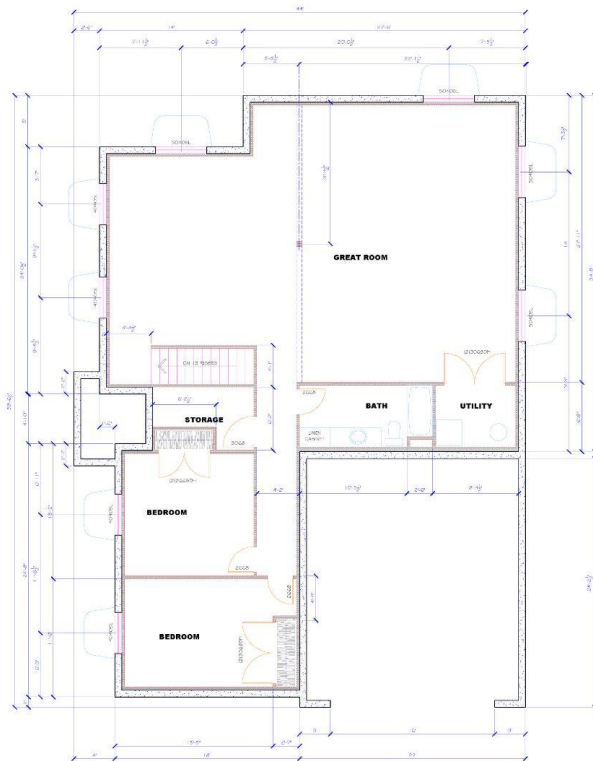
L & I DESIGNS

3355 WEST 7900 SOUTH
 SPANISH FORK, UT 84660
 TEL: (801) 736-0707
 FAX: (801) 736-0707
 dolins@lil.com



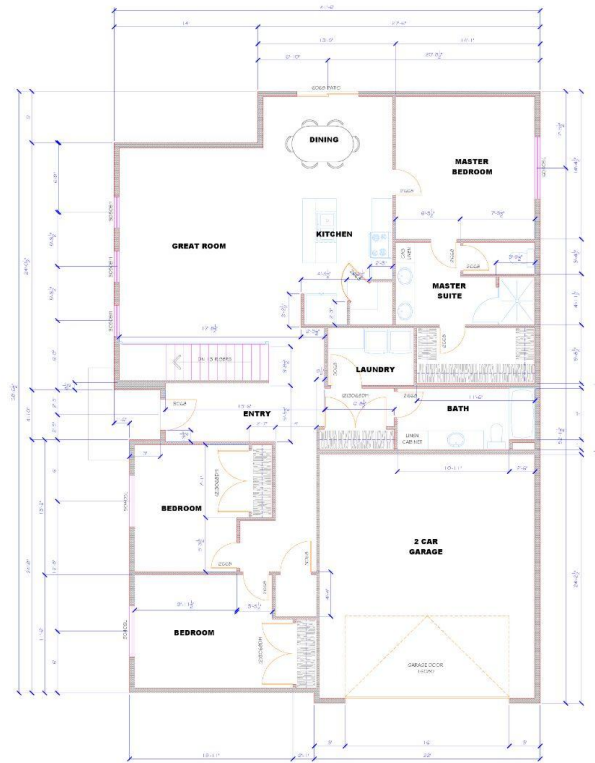


SPANISH FORK
COMMUNITY DEVELOPMENT



BASEMENT FLOOR PLAN

DATE: 05/20/25



MAIN FLOOR PLAN

DATE: 05/20/25

NOTE:
ALL INTERIOR FRAME WALLS ARE DETAILED AT 3/16". ALL DICKICK FRAME WALLS ARE DETAILED AT 4". ALL CONCRETE WALLS ARE DETAILED AT 8". BRICK LEDGE IS DETAILED AT 4". UNLESS OTHERWISE NOTED ON PLAN.

MAIN FLOOR PLAN

TRAVIS HALES
600 EAST 200 NORTH
SPANISH FORK, UT 84600
(801) 468-4161

NO.	DATE	DESCRIPTION

DATE: 5/20/25

FILE NAME: 1925-431-01

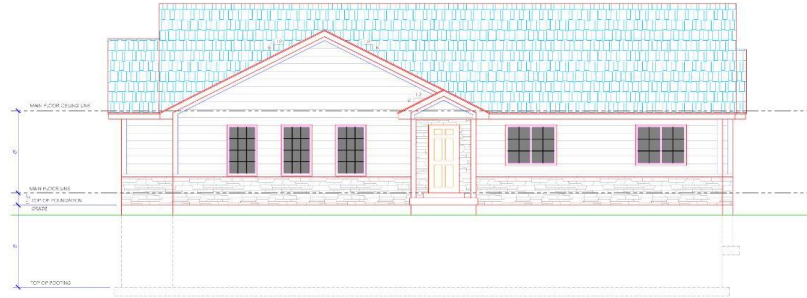
NO. OF SHEETS: 2 of XX

SHEET NO. **A2**

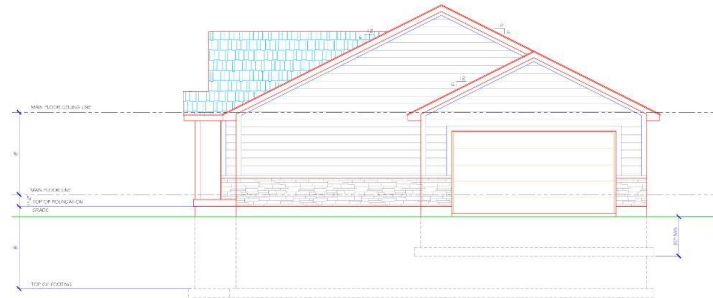
L & L DESIGNS

3555 WEST 7900 SOUTH
TAYLORVILLE, UT 84068
TEL: (801) 796-0707
FAX: (801) 796-0707
L&LDESIGNS@GMAIL.COM





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



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

I & L DESIGNS

3525 WEST 7900 SOUTH
 SALT LAKE CITY, UT 84119
 TEL: (801) 736-0707
 FAX: (801) 736-0707
 DDESIGNS@I&LCO.VA

LOT # 1
 600 EAST 200 NORTH
 SPANISH FORK, UT 84660
 (801) 488-4281

ELEVATIONS

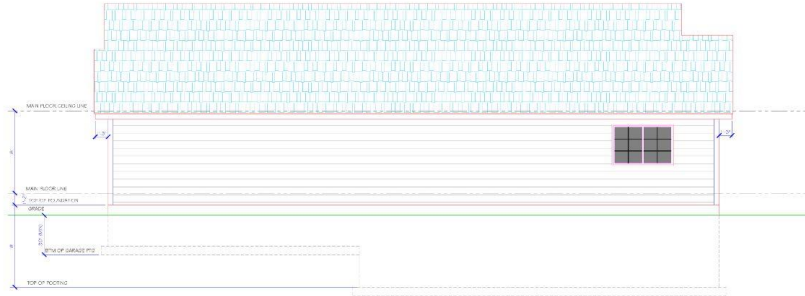
NO.	DATE	DESCRIPTION

DATE: 6/15/25

FILE NAME: 1725-A3-01

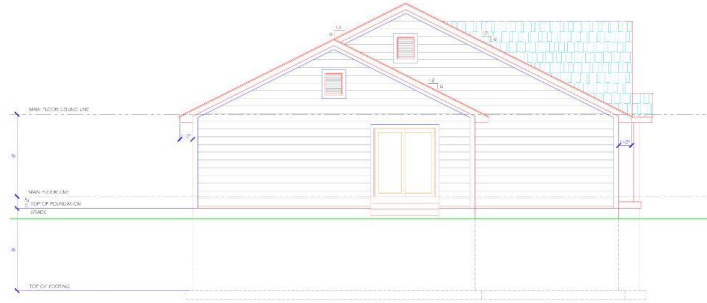
NO. OF SHEETS: 3 of XX

SHEET NO. **A3**



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATIONS

NO. DATE DESCRIPTION

DATE 6/18/25

FILE NAME Plans-A4-Lot

NO. OF SHEETS 4 of XX

SHEET NO.

A4

I & L DESIGNS

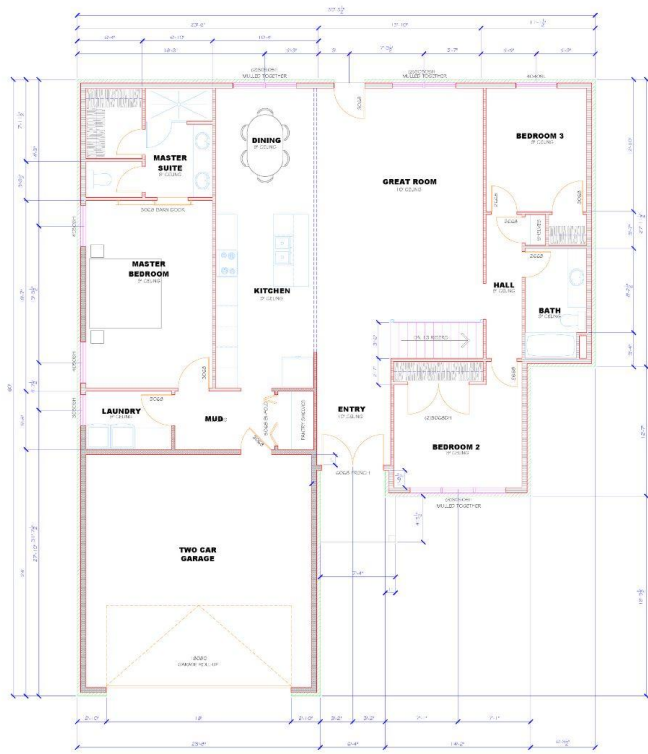
3525 WEST 7900 SOUTH
 SALT LAKE CITY, UT 84119
 TEL: (801) 736-0707
 FAX: (801) 736-0707
 Iandl@iandl.com



LOT # 1
 600 EAST 200 NORTH
 SPANISH FORK, UT 84460
 (801) 488-4281



SPANISH FORK
COMMUNITY DEVELOPMENT



MAIN FLOOR PLAN
DATE: 02/24/24

NOTE:
ALL INTERIOR FRAME WALLS ARE DETAILED AT 3/16". ALL DICKER FRAME WALLS ARE DETAILED AT 4". ALL CONCRETE WALLS ARE DETAILED AT 4". BRICK LEDGE IS DETAILED AT 4". UNLESS OTHERWISE NOTED ON PLAN.

NO.	DATE	DESCRIPTION

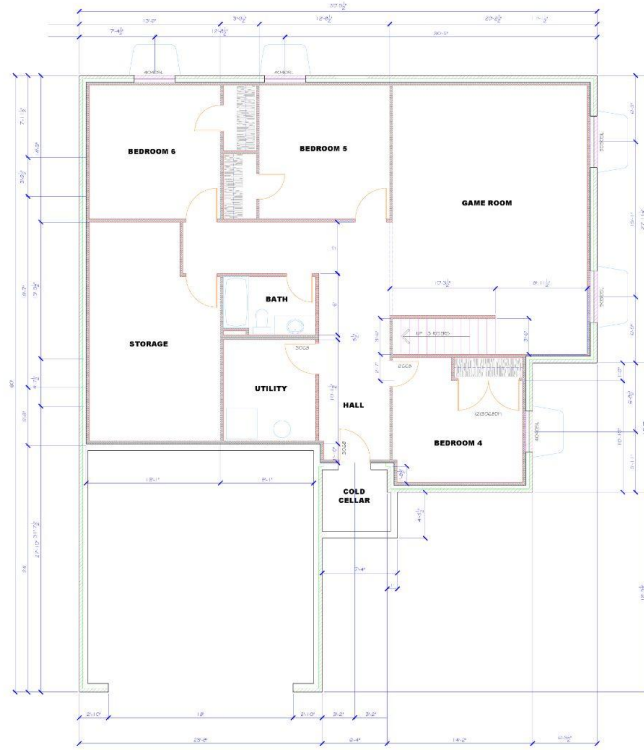
DATE	2/24/24
FILE NAME	Roberts-A3
NO. OF SHEETS	3 of XX

SHEET NO. **A3**

L & L DESIGNS

3555 WEST 7900 SOUTH
TRAVIS HALES
600 EAST 200 NORTH LOT 2
SPANISH FORK, UT 84600
TEL: (801) 796-0707
FAX: (801) 796-0707
Dhawal@l&l.com

MAIN FLOOR PLAN
TRAVIS HALES
600 EAST 200 NORTH LOT 2
SPANISH FORK, UT 84600
(801) 796-4261



BASEMENT FLOOR PLAN

1/2" = 1'-0"

NOTES:
 ALL INTERIOR FRAME WALLS ARE DETAILED
 AT 3 1/2". ALL DICKER FRAME WALLS ARE DETAILED
 AT 4". ALL CONCRETE WALLS ARE DETAILED AT 8".
 BRICK LEDGE IS DETAILED AT 4".
 UNLESS OTHERWISE NOTED ON PLAN.

BASEMENT FLOOR PLAN

TRAVIS HALES
 600 EAST 200 NORTH LOT 2
 SPANISH FORK, UT 84660
 (801) 489-4281

NO.	DATE	DESCRIPTION

DATE	8/1/25
FILE NAME	LOT2-A2
NO. OF SHEETS	2 of XX

SHEET NO.

A2

I & L DESIGNS

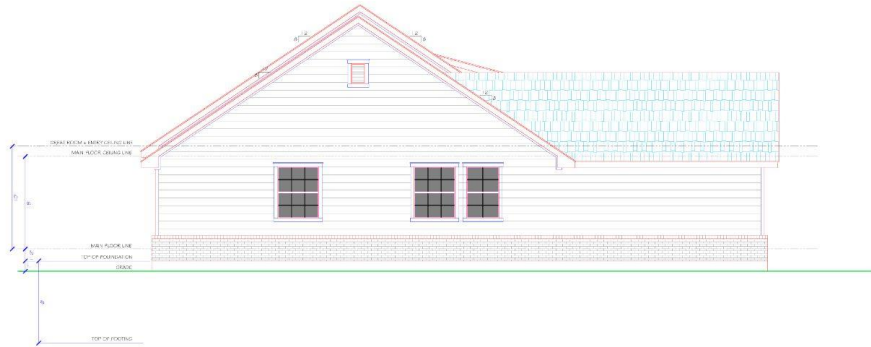
3555 WEST 7900 SOUTH
 SALT LAKE CITY, UT 84119
 TEL: (801) 736-0707
 FAX: (801) 736-0707
 DANNI@I&LDESIGNS.COM





REAR ELEVATION

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



LEFT ELEVATION

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

ELEVATIONS

DESCRIPTION

NO.

DATE

FULL NAME

NO. OF SHEETS

SHEET NO.

TRAVIS HALES
 600 EAST 200 NORTH, LOT 2
 SPANISH FORK, UT 84660
 (801) 488-4281

L & L DESIGNS

3555 WEST 7900 SOUTH
 SALT LAKE CITY, UT 84119
 TEL: (801) 796-0707
 FAX: (801) 796-0707
 D.hansen@l&l.com



4 of XX
A4

Hales 2-Lot Infill Zone Change

Proposed Motion: I move to approve the proposed Hales 2-Lot Infill Zone Change based on the following findings and subject to the following conditions:

Findings

1. That the proposal is consistent with the City's General Plan Designation of Medium Density Residential.
2. That the proposal meets the intent of the Infill Overlay Zone.

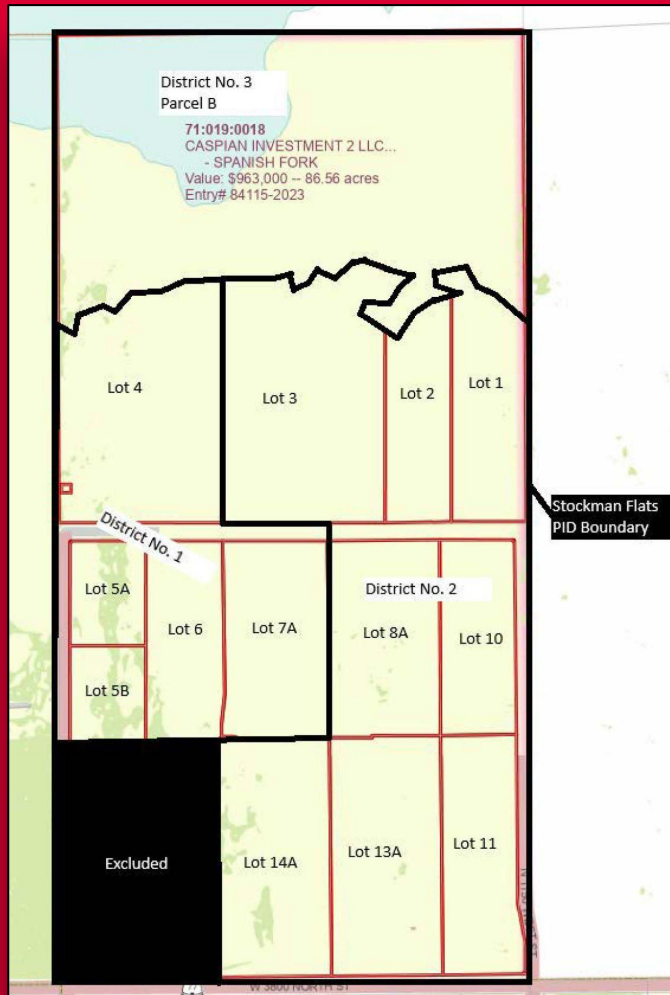
Conditions

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff review comments.
3. That the Applicant follows the approved building plans and exterior elevations.





SPANISH FORK
COMMUNITY DEVELOPMENT





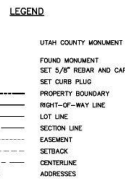
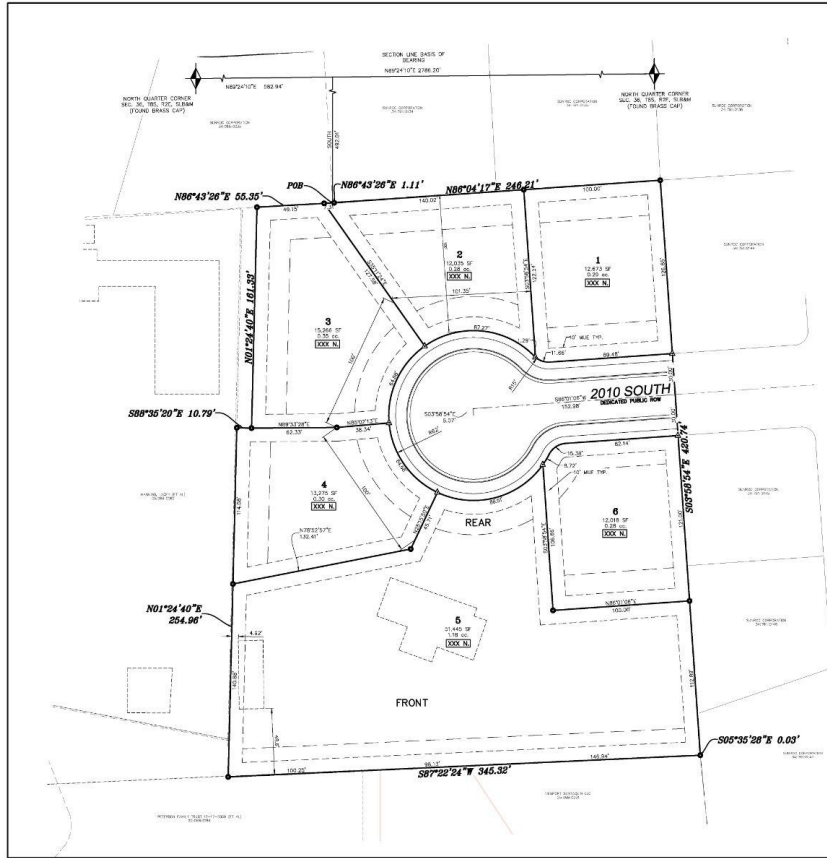
SPANISH FORK
COMMUNITY DEVELOPMENT





SPANISH FORK
COMMUNITY DEVELOPMENT





PROPOSED BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13A, PHASE 4 ARROWHEAD SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AS MAP 19127 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING LOCATED NORTH 89°24'10\"/>

- NOTES**
1. VERTICAL DATA BASED ON NAVD 88.
 2. COORDINATE SYSTEM = NAD83
 3. THIS IS A STANDARD SUBDIVISION IN THE R-1-12 ZONE.
 4. STANDARD SETBACKS FOR THE R-1-12 ZONE APPLY.

DATA TABLE

TOTAL ACREAGE=	3.08
TOTAL # OF LOTS=	6
ACREAGE IN ROW=	0.39
ACREAGE OF LOTS=	2.69
LOTS/ACRE=	1.65
ACREAGE OF OPEN SPACE/LANDSCAPING=	0.00
ZONING=	R-1-12

OWNER/DEVELOPER
 ANDRAZE CHRISTENSEN
 801-336-6432
 1065 E 150 N, SPRINGVILLE, UTAH, 84663
 ANDRAZE@GMAIL.COM

ENGINEER/SURVEYOR CONTACT INFO.
 ATLAS ENGINEERING, LLC
 1065 E 150 N, SPRINGVILLE, UTAH, 84663
 (801) 855-0568
 946 E 800 N, SUITE A
 SPANISH FORK, UT 84660

SHEET NO.
2

OVERALL BOUNDARY
 SPANISH FORK, UTAH

ANDY RIDGE
 ATLAS ENGINEERING
 CIVIL - STRUCTURAL - SURVEY



UTAH COUNTY RECORDS: 2024-01-15 10:00 AM. UTAH COUNTY RECORDS: 2024-01-15 10:00 AM. UTAH COUNTY RECORDS: 2024-01-15 10:00 AM.





SPANISH FORK
COMMUNITY DEVELOPMENT





SPANISH FORK
COMMUNITY DEVELOPMENT



Andy Ridge Subdivision Zone Change

Proposed Motion: I move to approve the proposed Andy Ridge Subdivision Zone Change based on the following findings and subject to the following condition:

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).

Condition

1. That a note be added to the Final Plat requiring the construction of a 6-foot tall privacy fence along the rear lot line of Lot 4 prior to a Certificate of Occupancy being issued for a home on that lot.





SPANISH FORK
COMMUNITY DEVELOPMENT