Wednesday, June 3, 2026
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on June 3, 2026.
Planning Commissioners

Todd Mitchell
Shauna Warnick
Michelle Carroll
Michael Clayson
Paul Dayton
Dave Woodhouse

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

2. 6:00 Agenda Items

3. Minutes

A. April 1, 2026.

B. May 6, 2026.

4. Title 15 Amendments (Public Hearing)

A. TITLE 15 FLOOD DAMAGE PREVENTION. This proposal includes updates to the city's flood plain ordinance to current effective FIRM/FIS.

5. Construction Standards (Public Hearing)

A. CONSTRUCTION STANDARDS REVISION (26.01). This proposal involves various updates being made to the City's Construction Standards.

6. Adjourn

End

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
April 1, 2026

Commission Members Present: Chairman Todd Mitchell, Shauna Warnick, Michelle Carroll, Mike Clayson, Paul Dayton, Dave Woodhouse.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; David Mann, Senior Planner; Ian Bunker, Associate Planner; Josh Wagstaff, Assistant City Engineer; Vaughn Pickell, City Attorney; Joshua Nielsen, Assistant City Attorney; Kasey Woodard, Community Development Secretary.

Citizens Present: Corey Furr, Andrade Christensen, Paul Hawker, Greg Hunt, Travis Hales, Kenneth Pyne, Chad Hall, Amber Edmunson

WORK SESSION

Chairman Mitchell called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance
Commissioner Woodhouse led the Pledge of Allegiance.

MINUTES

December 3, 2025

February 4, 2026

March 4, 2026

Commissioner Clayson moved to approve the minutes from December 3, 2025, February 4, 2026 and March 4, 2026.

Commissioner Dayton seconded and the motion passed all in favor.

PRELIMINARY PLAT

ANDY RIDGE SUBDIVISION

Brandon Snyder explained to the Planning Commission that the next two agenda items—a Preliminary Plat and a Zone Change—are related but require separate motions, including a public hearing for the Zone Change. He presented the subject property, noting it is just over three acres and surrounded on three sides by R-1-12 zoning, with rural residential zoning to the west. The site is bordered by the Arrowhead Subdivision, which will provide access to the proposed development, while Quail Run, a private road, currently serves existing homes in the area.

He described the proposal as a standard subdivision consisting of five new lots, while the existing home on the property would remain and continue to be accessed from Quail Run. The new lots would be accessed exclusively from a new cul-de-sac extending from the east. Each lot meets minimum width and depth requirements, with sizes ranging from approximately 12,000 to 16,000 square feet, and the existing home is situated on a larger lot of about 51,000 square feet. He noted that the Development Review Committee reviewed the proposal and recommended approval.

Mr. Snyder highlighted a key condition of approval specifying that Lots 1 through 4 would be addressed from the cul-de-sac, while Lot 5, containing the existing home, would remain addressed off Quail Run. He further explained that the frontage of Lot 5 along the cul-de-sac would be treated as a front yard for purposes of setbacks, fencing, and landscaping to ensure compatibility with the streetscape. He concluded by inviting questions from the Commission regarding the subdivision request.

Commissioner Mitchell inquired how the proposal would affect fencing along the rear of Lot 5, specifically whether a reduced fence height would be required. Mr. Snyder explained that a four-foot fence would be permitted, or alternatively, a six-foot fence could be installed if it is set back at least 15 feet from the sidewalk.

Mr. Snyder concluded his presentation by noting that the request is for approval of a standard subdivision, placing the decision with the Planning Commission. He added that the Preliminary Plat approval is contingent upon the City Council's approval of the associated Zone Change request.

Andrade Christensen approached the podium, thanked Mr. Snyder for his presentation, and asked if the Commission had any questions. In response to Commissioner Mitchell, he clarified that he is not the property owner but is representing the owner, who does not reside locally.

Mr. Christensen reiterated his appreciation for Mr. Snyder's thorough overview, noting that the key aspects of the proposal had been clearly presented.

Dave Anderson concluded the discussion by adding that a neighboring property owner, who operates a riding arena, has requested the installation of a fence but was unable to attend the meeting. He recommended that the developer or property owner coordinate with this neighbor and discuss the request prior to the item proceeding to the City Council.

Commissioner Warnick **moved** to approve the Andy Ridge Subdivision based on the following finding and 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 R-R to R-1-12.
3. That the Applicant addresses any red-lines.
4. That the Applicant complies with all environmental requirements as outlined in the Subsurface Soil Gas Sampling Report prepared by Wasatch Environmental.
5. That the frontage of lot 5 on the cul-de-sac be treated like a front setback for purposes of landscaping, structures, fencing, and any other setback related requirements.

6. That lots 1, 2, 3, 4 and 6 be addressed and accessed only from the cul-de-sac and that Lot 5 be addressed off of its current address on Quail Run Road.

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

ZONE CHANGE (Public Hearing)

ANDY RIDGE ZONE CHANGE

Brandon Snyder added that the General Plan designates the property as Low Density Residential, and the proposed R-1-12 zoning is consistent with that designation. He noted that the Development Review Committee reviewed the request in March and recommended approval with the findings as written. He then asked if the Commission had any questions for staff before inviting the applicant forward or opening the public hearing.

Andrade Christensen again thanked Mr. Snyder for his thorough presentation for the proposal.

Chairman Mitchell opened the public hearing at 6:18 p.m.

Kenneth Pyne, representing the property owner as the listing agent, expressed his appreciation for Mr. Christensen, noting that he has done an excellent job on the development and has worked effectively with the Grover family. He added that he believes the proposal represents a positive addition to the community.

Chairman Mitchell closed the public hearing at 6:20 p.m.

Commissioner Woodhouse **moved** to recommend the approval of the Andy Ridge Zone Change to the 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 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).

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

ZONE CHANGE (Public Hearing)

HALES 2-LOT ZONE INFILL

Brandon Snyder presented an update on a previously reviewed townhome concept at 208 North, 600 East, noting that the applicant has revised the proposal since March 2023. The property, currently zoned R-1-6 with a Medium Density Residential land use designation, contains an existing home, which the applicant proposes to demolish and split the lot into two.

He explained that the Development Review Committee approved the minor plat as a standard subdivision, contingent on the adoption of the Infill Overlay to allow reduced setbacks. Both proposed lots exceed 6,000 square feet and meet width and dimension requirements. The applicant intends to construct two single-family homes, approximately 3,200 and 3,500 square feet, with two-car garages and driveways. Reduced setbacks include a 16-foot north setback along 200 North, 20-foot front setbacks for the garages, and 7-foot interior side setbacks, all compliant with the infill overlay provisions.

Mr. Snyder highlighted the proposed building elevations, which feature a combination of siding, stone, and brick wainscot, and emphasized that the design would need to follow the approved plans. He noted that the DRC found the proposal compatible with the neighborhood, consistent with the intent of the infill overlay, and recommended approval contingent upon Planning Commission and City Council review of the zoning overlay. He concluded by inviting questions from the Commission.

Commissioner Mitchell asked about the spacing between the proposed homes, expressing concern that they might be too close. Staff clarified that the typical distance from the driveway to the corner is approximately 34 feet.

Commissioner Warnick asked how the proposed setbacks compare to neighboring properties, and Mr. Snyder noted that staff typically do not review adjacent setbacks. She confirmed she was only seeking information and had no concerns.

Commissioner Woodhouse raised questions about parking, and staff clarified that each home will have a two-car garage with driveways providing additional space, which he felt adequately addressed his concerns. It was noted that the garages are intended primarily for parking, with basements available for storage.

Travis Hales explained that the property, originally his grandparents' home, will be redeveloped for his children—one home for his daughter and the other for his son upon his return from his mission.

The Commissioners expressed strong support for the proposal, favoring the single-family homes over the previously proposed townhomes.

Chairman Mitchell opened the public hearing at 6:35 p.m.

Corey Furr, the owner of the neighboring home to the north, expressed strong support for the proposed single-family development, noting it is preferable to the previously rumored fourplex plan. He indicated he has no personal concerns but was curious about the spacing between the new homes and property lines, which he feels is acceptable. His only comment related to the large willow trees along the eastern property line, suggesting that any potential impacts on their health be carefully considered and mitigated.

Commissioner Mitchell asked whether it would be possible to estimate how the tree's canopy might extend over the site.

Mr. Snyder responded that any such assessment would likely be a civil matter to be addressed between the property owners.

Mr. Furr acknowledged that he does not have any actual say in the matter; he just understands that the property owners will likely be concerned about it.

Chairman Mitchell closed the public hearing at 6:40 p.m.

Commissioner Dayton **moved** to recommend the approval of the Hales 2-Lot Infill Zone Change to the City Council based on the following findings and conditions:

Findings:

1. That the proposal is consistent with the City's General Plan 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.

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

TITLE 15 (Public Hearing)

Title 15 Amendments

Dave Anderson addressed the Planning Commission regarding proposed amendments to Title 15 concerning houses of worship. He explained that the changes are intended to allow taller church buildings than currently permitted, without favoring any particular denomination, in anticipation of a potential application from the Church of Jesus Christ of Latter-day Saints on the east bench. Currently, church buildings are limited to 35 feet in height, though architectural features such as steeples often exceed this. The proposed amendments would create a new use allowing churches to exceed the 35-foot limit, with roof lines up to 80 feet, balancing increased height allowances while maintaining zoning oversight.

Commissioner Mitchell asked whether the proposed allowance for structures over 35 feet constitutes a new use in residential zones, noting that the existing code limits height to 35 feet. Mr. Anderson confirmed that this is correct. He also inquired whether the provision would apply to commercial zones, and it was clarified that it applies only to residential zones, as commercial areas are subject to different standards.

Mr. Anderson stated he would review the City's zoning regulations to confirm whether churches are permitted in non-residential zones. He explained that the proposed amendment would allow church buildings up to 80 feet in roof height, with architectural features such as steeples or towers reaching up to 200 feet, subject to

enhanced material requirements for elements exceeding 70 feet to address firefighting safety.

He clarified that churches taller than 35 feet would be classified as a Use Subject to Conditions, allowing administrative approval if specific criteria are met, including a minimum 8-acre site, at least 65,000 square feet of total building area, and compliance with material standards for taller features. If these conditions are satisfied, projects could proceed by right without Planning Commission review or a public hearing, unlike a Conditional Use process, which involves discretionary review and the potential for site-specific conditions.

Commissioner Warnick asked that since this is being amended in Title 15, that it would make it a Permitted Use and the applicant would no longer need to seek the Commission's approval for a Conditional Use.

Mr. Anderson clarified that a Conditional Use is often misunderstood and is not about whether a project is approved or denied, but rather about allowing the Planning Commission to impose reasonable conditions to mitigate potential impacts on neighbors or the community. He noted that this process can sometimes lead to confusion and legal challenges.

In this case, he expressed that applying a Conditional Use approach would not be ideal, as the proposal's intent, scale, and potential impacts are already clear and can be effectively addressed through an administrative process. He added that staff is actively working with applicants and engineers to address key considerations such as traffic and other related impacts.

Commissioner Warnick sought clarification on whether the provision would apply only to specific uses, such as Churches, and Mr. Anderson confirmed it would be limited to Churches, noting some hesitation with referring to it as an "exception."

Commissioner Mitchell expressed concern about the lack of site plan oversight, particularly the potential for large structures with tall steeples to be located near residential properties. He emphasized that while the city typically exercises careful review over elements such as setbacks and landscaping, this proposal would reduce opportunities for oversight. Although he expressed confidence that applicants would work collaboratively with the city, he stressed the importance of maintaining a process that allows for public input and ensures community concerns are considered.

Commissioner Woodhouse was hesitant to do anything that might take away the city's ability to control what comes into the city and how it's maintained, including parking and lighting.

Mr. Anderson acknowledged the point raised and clarified that the proposal does not alter any existing development standards for churches. He explained that requirements related to site plan approval, setbacks, lighting, and other applicable regulations would remain fully in place and continue to be administered by staff. He emphasized that the amendment does not increase or relax these standards, but simply addresses building height and size allowances while maintaining all current oversight criteria.

Commissioner Mitchell inquired if staff would still have the same approval thought the permitting process and Mr. Anderson confirmed this as correct. Commissioner Mitchell then inquired if the Planning Commissioners or City Council would have any chance to review and comment or make any changes to the proposed plans.

Mr. Anderson explained that any site plan or building permit approvals for projects meeting these criteria would be handled administratively by staff, including what might otherwise go through a design review board. He emphasized the value of keeping the process objective and predictable, rather than introducing subjective reviews that could vary depending on individual opinions. He noted that site-specific conditions are most useful for uses with truly unique impacts on neighbors, but given his understanding of the property and surrounding development, he believes the administrative, criteria-based approach is appropriate and effective in this case.

Commissioner Woodhouse voiced concern that the amendment would limit public input on the development, emphasizing that residents deserve the opportunity to express their opinions. Commissioner Carroll echoed this sentiment, highlighting that if the proposal is approved by the Commission and City Council, there may be little opportunity for the public to raise concerns about potential impacts on their properties and neighbors. Both stressed the importance of maintaining public involvement in the process.

Commissioner Warnick emphasized the importance of public involvement and buy-in in the process, even while trusting staff to manage administrative approvals. She raised a point regarding terminology, suggesting that the term "church" might be too narrow and could be broadened to "house of worship" to inclusively encompass

mosques, temples, cathedrals, and other religious facilities, ensuring the language reflects a variety of faiths.

Mr. Anderson responded that he shares Commissioner Warnick's perspective and noted that legal counsel had reviewed the issue. He explained that the City's current zoning definition of a Church is already broad and encompassing, but as discussed in the work session, staff plans to update the language to "houses of worship" to make it more inclusive and clearer.

Commissioner Warnick requested clarification on several practical aspects of the proposal, including city regulations on lighting—both intensity and hours of operation—as well as details regarding parking and road improvements along the adjacent corridors.

Mr. Anderson addressed Commissioner Warnick's questions regarding streets, parking, and lighting. He explained that parking requirements for churches are based on quantifiable metrics—such as seating capacity—and noted that the proposed project would likely exceed the minimum requirements. Regarding streets, any new development must bring adjacent streets up to city standards, including width, sidewalks, and other improvements. Specifically, for this site, the property owner is aware they must enhance the north and east street frontages to meet these standards. All requirements are defined by the city's development code and are applied consistently regardless of location.

Staff and the Commissioners discussed traffic impacts, noting that a required traffic study would identify necessary improvements to accommodate additional traffic from the proposed use. Commissioner Warnick asked whether the project could be treated as a Conditional Use rather than a Use Subject to Conditions, and the Commissioners voiced concern that the current approach could limit public input and the community's ability to raise concerns.

Before the discussion moved forward, Mr. Anderson wanted to touch back on Commissioner Warnick's concerns with the city's lighting requirements. He explained that the City's lighting requirements, while not overly prescriptive, do mandate dark-sky compliant fixtures that direct light downward and prevent light spill onto neighboring properties. Developers must submit photometric plans showing light levels across the site, which staff review to ensure even illumination and minimal impact on adjacent areas. He noted that while these standards effectively manage

typical site lighting, the City's code does not currently regulate uplighting on structures, brightness limits, or specific hours of illumination, so those aspects are not explicitly controlled under existing regulations. Mr. Anderson continued by clarifying that the proposed project—or anything similar—could not proceed under the current Title 15 regulations; some amendment to the code is necessary. He noted that federal laws protecting religious freedom also apply, and that these issues are guided by case law, suggesting careful legal consideration is warranted.

Assistant City Attorney Joshua Nielsen explained to the Commissioners that under the federal Religious Land Use and Institutionalized Persons Act (RLUIPA), any regulation that substantially burdens the exercise of religion must serve a compelling governmental interest and be implemented in the least restrictive way possible. He emphasized that height restrictions on religious structures could be considered a substantial burden, shifting the legal responsibility to the city to justify the restriction. In this case, staff determined that fire safety is the city's compelling interest, and the proposed language—requiring non-combustible materials for portions of structures above 70–80 feet—is a narrowly tailored approach that addresses safety while minimizing restrictions on religious exercise. All other site requirements, such as roads, lighting, and parking, already comply with existing regulations and are not subject to additional review.

The Commissioners discussed whether building height could constitute a compelling interest to justify restrictions, noting potential impacts on nearby neighborhoods and view corridors. Mr. Nielsen clarified that, based on RLUIPA, height alone is generally not considered a sufficient compelling interest to override the substantial burden on religious exercise. The discussion also touched on lighting, Mr. Nielsen noted that current laws already regulate it, and any additional restrictions would require a formal amendment to Title 15.

Mr. Anderson addressed the Commissioners, suggesting the addition of a setback requirement to ensure the proposed structures are located a reasonable distance from existing residences. He noted that such a condition would provide practical safeguards, using 50 feet as a potential minimum, while emphasizing that the exact measurement could be refined to balance scale and context.

Commissioner Mitchell raised concerns about public input, asking whether a public hearing would be included in the approval process, and Mr. Anderson confirmed it would not.

Commissioner Woodhouse emphasized that holding a public hearing would allow residents' voices to be heard without necessarily creating legal risk and expressed strong opposition to the proposal as written.

Mr. Nielsen acknowledged these concerns but explained that federal law could expose the city to legal challenges if the Municipal Code prevented the construction of these religious structures, creating a potential conflict with RLUIPA protections. He notes that with this amendment, the city is trying to avoid any potential lawsuits under federal law, which he stated that the city would likely lose if challenged.

Commissioner Woodhouse felt that nothing should be changed as the church would still have the same rights as any other developer. Mr. Nielsen explained that they would have the right to challenge the city's restrictions, which he felt was a very likely scenario, in which the city would inevitably lose.

Commissioner Warnick again asked if the city could permit this as a Conditional Use in place of a Use Subject to Conditions and Mr. Nielsen stated that the city could in fact do this, but it would be placing conditions on the development, creating a substantial burden to the development which would violate the federal law.

Staff and the Commissioners held a back-and-forth dialogue about what would be allowable to not violate the federal law.

Mr. Anderson clarified to staff and Commissioners that it was his interpretation from the discussion that the Commissioner would like staff to put together a proposal that presents this as a Conditional Use rather than a Use Subject to Conditions. The Commissioners agreed this was their desire. Mr. Anderson stated that this can be accommodated easily and he suggested that this direction be added in the recommendation for the motion.

Commissioner Warnick wished to clarify the intent with this direction, the Commissioners would like to see a site plan for the development and hold a public hearing. Mr. Anderson understands this direction and clarified that would be how a Conditional Use Permit would be processed.

Mr. Anderson shared his perspective with the Planning Commissioners, reflecting on his experience in another community where public hearings often left residents frustrated. He explained that requiring hearings for projects that legally met all criteria frequently resulted in lengthy public input that could not influence the

outcome, leaving both the public and the board dissatisfied. He emphasized that the city has structured its processes to engage the public only when their input can meaningfully affect decisions, suggesting that in this case, additional hearings might have limited effect.

Commissioner Carroll asked Mr. Nielsen for clarification on the requirements under federal law. She asked if the church can come and purchase property in any city that the city must accommodate the development.

Mr. Nielsen clarified that under federal law, if a city regulation imposes a substantial burden on a religious institution's exercise of religion, the institution only needs to articulate that burden. Once they do, the burden shifts to the city to demonstrate a compelling interest for the regulation and that it is applied in the least restrictive way. This framework does not give churches unrestricted access anywhere, but it does ensure that governmental restrictions on religious exercise are carefully justified, consistent with First Amendment protections.

Commissioner Carroll does not feel that this is about exercise of religion, but more the impact on the neighborhood around the development.

Mr. Neilsen explained that buildings are a part of the exercise of the religion. He stated that within most religious institutions, the buildings are thought and believed to be sacred and a part of their exercise and that they are designed to in a way be symbolic. Commissioner Carroll asked if lowering the height restriction would be considered restrictive and Mr. Nielsen stated that it would be.

Commissioner Woodhouse observed that many buildings lack steeples and suggested the church might be more accommodating given public opinion.

Mr. Neilsen responded that while he cannot speak for the church, under federal law, if a religious institution claims a specific steeple height is essential to their practice, the city would bear the burden to demonstrate a compelling interest. He emphasized that the proposed amendment does not allow unrestricted construction, noting that conditions regarding setbacks and fire safety remain in place.

Commissioner Mitchell agreed with Mr. Neilsen's points, acknowledging recent lawsuits in which cities lost to the church, but stressed that the public should still have input on city developments.

Mr. Neilsen noted that discussions at a public forum may create frustration, as many comments could stray from the central issue of building height.

Commissioner Carroll inquired about the city's tallest building. Mr. Anderson initially guessed 100 feet, but it was clarified that the hospital is the tallest at approximately 83 feet.

Commissioner Warnick asked about lighting on other temples and potential spillover onto neighboring properties, including whether dimmers are used at night. Mr. Anderson indicated the property owner could provide that information.

Chairman Mitchell opened the public hearing at 7:36 p.m.

Amber Edmondson expressed confusion about the discussion, noting that while she understands the legal reasoning, it seems problematic if the public is effectively denied input to avoid a lawsuit. She suggested that the city could still hold the hearing to collect public feedback, even if approval is legally required, and voiced concern that inviting opinions while being constrained legally could feel contradictory or discouraging.

Chairman Mitchell closed the public hearing at 7:37 p.m.

Commissioner Dayton expressed that while engaging in legal disputes over religious buildings is not worthwhile, public input remains important. He reflected on past situations where legal constraints prevented hearings and noted his frustration with the lack of public engagement in those cases. Regarding the current discussion, he feels conflicted: although city decisions may have limited impact on religious institutions, he values providing a forum for public comments. Ultimately, he leans toward supporting the proposal, recognizing more pros than cons, but acknowledges the unusual and somewhat uncomfortable nature of his position.

Commissioner Mitchell expressed disappointment with the utility company's public presentation, noting it was not well advertised, though attendance was still relatively strong.

Commissioner Clayson acknowledged the Commission's efforts to prioritize public input but emphasized that the development is likely to proceed regardless, and he did not wish to prolong the process unnecessarily.

Commissioner Woodhouse disagreed, stating that public input is valuable and can lead to positive outcomes, citing past experiences. He recognized that both concerns and support would emerge but believes the community will ultimately welcome the

project. He also emphasized that the city should not simply defer to the church and stated he is not in favor of the change at this time, preferring to first hear from affected residents.

Commissioner Clayson agreed with Commissioner Woodhouse's perspective but reiterated his view that, despite public input, the final outcome is unlikely to change.

The Planning Commission concluded with a discussion balancing the importance of public input with legal and procedural constraints. Commissioners acknowledged that while specific project details are not yet known, future applications could allow for meaningful concessions, such as lighting adjustments, to address community concerns and promote compatibility with surrounding neighborhoods.

There was debate over whether to adopt the amendment now or wait until a formal proposal is submitted, with some commissioners favoring additional clarity for the public, while others expressed concern about delaying progress or treating this project differently than others.

Ultimately, the Commission emphasized the value of maintaining opportunities for public comment, even when decision-making may be constrained, recognizing that public participation fosters transparency and community trust. The Commissioners generally supported the idea of aligning public input with a future application stage, where impacts such as traffic and neighborhood compatibility can be more clearly evaluated, before moving toward a formal motion.

Commissioner Warnick moved to recommend approval of the Title 15 Amendments 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 business. 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.

Commissioner Dayton seconded the motion, and Chairman Mitchell called for a roll call vote:

Commissioner Carroll Nay
Commissioner Clayson Nay
Commissioner Mitchell Nay
Commissioner Warnick Yay
Commissioner Dayton Yay
Commissioner Woodhouse Nay

The motion did not pass.

Commissioner Mitchell inquired whether a second motion could be made, and Mr. Neilsen confirmed that it was permissible. Commissioner Warnick asked if the proposal could be modified to a Conditional Use, and Commissioner Mitchell gauged whether that approach would address dissenting votes. Commissioner Dayton stated he would support the proposal even as a Conditional Use, emphasizing the value of public input.

Mr. Neilsen clarified that the current action pertains specifically to a Title 15 amendment and advised that if the Commission prefers a different approach, they should deny the proposal and provide direction for staff to return with a revised option. The Commission acknowledged this guidance and the understanding that the item would proceed to the City Council with a recommendation for denial.

Commissioner Mitchell indicated that the Commission is not opposed to the project itself but prefers a process that allows for public input. He suggested that a Conditional Use approach could be more appropriate if it does not create legal issues, noting that both the Commission and the developer would benefit from community feedback.

Following brief confirmation that no further discussion was needed, Mr. Neilsen recommended making a motion to deny the proposal with direction for staff to bring back a revised proposal reflecting the Commission's concerns.

Commissioner Mitchell moved to recommend the denial of the Title 15 Amendments to the City Council based on the concerns that were discussed and have the concerns be addressed by staff.

Chairman Mitchell then called for a roll call vote from the Commissioners:

Commissioner Carroll Yay

Commissioner Clayson Yay
Commissioner Mitchell Yay
Commissioner Warnick Yay
Commissioner Dayton Yay
Commissioner Woodhouse Yay

The motion to deny the Title 15 amendments passed unanimously.

Mr. Anderson summarized the Commission's direction, confirming that staff will communicate the Commissioners' concerns to the City Council and explore a revised proposal that addresses those concerns. This updated approach may be considered concurrently with a future site plan application. The Commission emphasized the importance of identifying a path forward that includes a public hearing, and also discussed the possibility of structuring the proposal as a Conditional Use rather than a Use Subject to Conditions. Mr. Anderson acknowledged this direction and agreed to pursue options that incorporate meaningful opportunities for public input.

CONCEPT REVIEW

7th North Building Concept

Dave Anderson approached the podium and explained that, following prior discussions with the applicant, he has not provided specific direction due to the range of viewpoints previously expressed by the Commission, making it difficult to identify clear modifications that would gain support. However, he noted that one consistent point of feedback was the need to better align the building's orientation and design with surrounding, more recent developments, particularly along Main Street.

He emphasized that the current proposal represents a second iteration and that staff is seeking the Commission's input on whether the concept has merit, as the primary considerations are related to community character and policy rather than technical design issues. The proposal remains a mixed-use development, with commercial uses on the ground floor and residential units above, now totaling eight units.

Mr. Anderson also outlined key considerations requiring potential zoning text amendments, including parking deficiencies and the use of carports instead of

required garages, and noted that density may also be a factor for the Commission's review.

Brandon Snyder notes that the property is currently zoned Residential Office, which would allow for building with combined uses. He is unsure if its density concerns but rather how many units would be allowed and if there is parking to accommodate the number of units.

Mr. Anderson thanked Mr. Snyder for this information and then directed his attention back to the Commissioners and asked them to be candid and provide open and direct feedback for the applicant so that they have enough direction that they feel confirmation moving forward and will be on the same page with staff.

Chad Hall, the Applicant, explained that he has returned with a revised, concept-level proposal following prior Commission feedback received approximately six months ago. In this updated submittal, building elevations have been removed to focus discussion on the feasibility of the mixed-use concept rather than aesthetics.

He stated that the primary objective is to determine whether a mixed-use building at this location is generally supportable from the City's standpoint. The proposal includes commercial uses on the ground floor—intended primarily for professional services during daytime hours—and residential units above, with staggered use designed to optimize shared parking.

Mr. Hall noted that key constraints include parking requirements and garage standards, which the proposal attempts to address through the inclusion of carports, though he acknowledged this may not be ideal for the area. He concluded by requesting Commission feedback on whether the concept is viable to pursue further or whether the applicant should consider a different direction.

Commissioner Mitchell asked for clarification on how the proposed shared parking arrangement would function in practice between the ground-floor commercial uses and the residential units above. He noted that while the concept may work on paper due to differing peak usage times, real-world conditions such as remote work, varied schedules, and potential overlap in use could create congestion, particularly during late afternoon hours. He referenced his construction experience with similar mixed-use and shared parking arrangements, including cross-parking easements, and observed that such situations can still result in noticeable parking pressure. He

requested additional feedback from the applicant or staff on how these operational challenges would be addressed.

Mr. Hall responded that while it is difficult to guarantee how parking demand will function in practice, similar mixed-use projects his firm has been involved with in nearby cities have generally performed well without significant issues. He noted that operational performance is typically managed through site planning tools such as CC&Rs to help minimize conflicts between uses.

He explained that the proposal includes built-in flexibility to address potential overlap, including additional "buffer" parking stalls. Based on code estimates, the office component would require approximately 15 stalls, and the residential units—configured as one-bedroom apartments—would reasonably require about two stalls per unit, totaling roughly 16 stalls. The proposal provides 21 stalls overall to help accommodate fluctuations in demand.

Mr. Hall acknowledged there are still parking concerns to be addressed but emphasized that these measures are intended to mitigate potential conflicts between residential and commercial users.

Commissioner Mitchell requested clarification on the parking concerns raised. Mr. Snyder explained that staff reviews parking based on both code requirements and site-specific conditions, noting that the proposal includes a reduced buffer and relies in part on three on-street parking spaces being counted toward the required total. He also observed that guest parking does not appear to be fully addressed in the current calculations and indicated that staff could provide a more detailed analysis if the project advances.

The Commission and staff briefly discussed how parking is credited toward development requirements, noting that on-street parking is generally not counted toward meeting city standards. Staff referenced similar mixed-use developments for context. Mr. Hall added that his firm has constructed comparable mixed-use projects in Mapleton and Payson featuring ground-floor commercial space with residential units above.

Commissioner Carroll inquired how many retail businesses will be located on the first floor and Mr. Hall stated that the current design has laid out four units, but states that they could be combined into larger units as well. Commissioner Carroll stated that

she liked the design the last time it was presented as well. She is an overall fan of the concept of a Mixed-Use building located on Main Street.

Commissioner Dayton stated he did not have a lot of opposition for the concept the last time it was proposed, but he feels that the parking design is quite messy. He notes that it's quite common now that people work from home which could present additional parking constraints for the businesses operating.

It was discussed the residential units will feature a single bedroom and the resident might only have one vehicle for the unit.

The Planning Commission concluded their discussion by continuing to evaluate the applicant's revised mixed-use proposal, with emphasis on parking capacity, building scale, setbacks, and overall compatibility with the surrounding Main Street context. Commissioners acknowledged improvements from the prior submittal and generally expressed that the concept is more feasible, while still identifying parking as the primary outstanding concern.

There was additional discussion regarding whether on-street parking, carports, and shared parking assumptions adequately meet code requirements, as well as whether a slight reduction in setback from 20 feet to 15 feet could improve functionality without compromising design.

Staff clarified existing easements and buffer requirements, noting flexibility may exist in application but that a 10-foot buffer better supports landscaping and site design goals.

Overall, Commissioners indicated cautious support for the concept, with several noting they appreciate the mixed-use approach and building orientation but would need further refinement—particularly related to parking demand and intensity—before full support.

Mr. Hall expressed his willingness to continue refining the proposal based on feedback and to determine whether it is feasible to proceed.

The item concluded with general agreement that, while challenges remain, the proposal is moving in a more acceptable direction and warrants further exploration, followed by adjournment of the meeting.

Chairman Mitchell moved to adjourn the meeting at 8:30 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
May 6, 2026

Commission Members Present: Chairman Todd Mitchell, Shauna Warnick, Mike Clayson, Paul Dayton, Dave Woodhouse.
Absent: Michelle Carroll

Staff Members Present: Brandon Snyder, Senior Planner; David Mann, Senior Planner; Ian Bunker, Associate Planner; Byron Haslam, Assistant City Engineer; Josh Wagstaff, Assistant City Engineer.

Citizens Present: Brandon Lundeen, Seamus McVicar, Rick Magness, Arlun Ault, Kaye Lynne Ault, Angie Clayson, Rich Piggott, Chris McCommelliss, Steve Tate, Tom Smith.

WORK SESSION

Chairman Mitchell called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance
Commissioner Warnick led the pledge.

MINUTES

April 1 2026

Commissioner Clayson moved to approve the minutes from April 1, 2026.

Commissioner Warnick seconded and the motion passed all in favor.

ZONE CHANGE (Public Hearing)

STATION 61- ARGYLE SUBSTATION ZONE CHANGE

David Mann explained to the Planning Commissioners that the request is intended to be a straightforward rezoning associated with the construction of the new fire station and electrical substation on the site. During review of the site plan, staff identified portions of the property that remained zoned Residential Office and R-1-6. As a condition of the site plan approval, the entire property is now proposed to be rezoned to the Public Facilities zone in order to create consistent zoning across the site and allow the project to move forward.

Commissioner Woodhouse questioned why the rezoning had not been completed prior to approval of the site plan and demolition of the existing structures. He expressed concern that the city was pursuing the zoning change after work had already commenced and felt the process should have been completed beforehand.

Mr. Mann responded that the property is city-owned and has long been intended for future public facility use following its acquisition by the city.

Brandon Snyder explained that municipal services are a permitted use within all zoning districts in Spanish Fork City. He noted that the majority of the new fire station footprint is already located on property zoned Public Facility, and as adjacent properties became available, the city acquired them with the intention of incorporating them into future city facilities. He described the request as a simple zoning cleanup to align with the intended public use of the property.

Commissioner Woodhouse reiterated his concerns regarding the timing of the request, stating that he felt the city was seeking forgiveness rather than permission and characterized the process as inappropriate.

Mr. Mann acknowledged the concern but explained that project timing can directly impact costs borne by taxpayers. He stated that staff has been working to utilize public funds as efficiently as possible and emphasized that both the rezoning request and the construction project are being undertaken by the city itself.

Commissioner Woodhouse maintained that he felt the process appeared underhanded and suggested staff were circumventing the normal process in an effort to reduce costs. Mr. Mann responded that the intent was not to avoid procedure, but rather to save the city and taxpayers unnecessary expense while moving through the process as efficiently as possible.

Commissioner Warnick commented that she did not view the matter as a significant issue and understood the request to be a straightforward cleanup effort undertaken in good faith by city staff.

Commissioner Mitchell noted that approximately 90 percent of the block, including the former Senior Center property, is already zoned Public Facility, which is the appropriate zoning designation for the proposed fire station. He asked whether the existing Residential Office and R-1-6 zones would allow the proposed use, and staff confirmed that municipal services are permitted uses in all zoning districts. The Commissioners acknowledged that the use would be permitted regardless of the zoning designation but agreed that aligning the zoning with the intended use was appropriate.

Commissioner Mitchell also inquired about the existing electrical substation located on the property. Mr. Mann clarified that the substation would be relocated to the southwest corner of the site as part of the project in order to accommodate the new fire station and allow for expansion of the facility.

Byron Haslam added that the substation had already been identified as needing upgrades approximately one year earlier. He explained that the Engineering Department determined it would be most efficient to complete the substation improvements in conjunction with construction of the new fire station.

Commissioner Mitchell further asked about the planned route for emergency vehicle access from the station. Mr. Haslam explained that fire trucks would exit onto 200 West, as EMS personnel prefer utilizing less congested roads before connecting to major collector routes. He stated that avoiding direct access onto Center Street would reduce potential conflicts caused by heavier traffic volumes and improve emergency response operations.

Commissioner Mitchell thanked Mr. Haslam for the clarification.

Chairman Mitchell opened the public hearing at 6:10 p,m,

There was no public comment.

Chairman Mitchell closed the public hearing at 6:10 p,m,

Commissioner Dayton **moved** to recommend the approval of the Station 61 - Argyle Substation Zone Change to the City Council based on the following finding.

Finding:

1. That portions of the subject property are currently designated with zones that are not consistent with approved city projects.

Commissioner Clayson **seconded** the motion.

Commissioner Woodhouse voted nay on the proposal.

The motion passed 4 to 1.

ARROWHEAD COMMERCIAL

Brandon Snyder presented a proposed zoning map amendment located near Arrowhead Trail and Del Monte Road adjacent to the Arrowhead and Sky Meadows subdivisions. He explained that both the General Plan and the existing zoning already anticipate commercial development at the corner property. Although the applicant was unable to attend due to a scheduling conflict, Mr. Snyder stated that the applicant requested the Planning Commission proceed with consideration of the item and provide a recommendation.

Mr. Snyder explained that the request would incorporate two deep residential lots from the Arrowhead subdivision into the existing commercial corner property. He reviewed the approved preliminary plat and identified the lots within the final phase of the subdivision adjacent to the existing commercial area. Commissioner Mitchell clarified that the request involved rezoning residential lots to commercial in order to match the surrounding commercial property, and Mr. Snyder confirmed that understanding.

Mr. Snyder noted that the applicant has received interest in the commercial property and that staff recommended a condition encouraging the applicant to work with UDOT regarding potential access options, including a possible right-in/right-out access on Arrowhead Trail. He explained that the city's spacing requirements near

the intersection would likely prevent direct access approval from the city, prompting the need for coordination with UDOT. Commissioner Woodhouse asked whether the inclusion of the additional properties would improve the likelihood of UDOT approving access, and Mr. Snyder deferred to Josh Wagstaff for clarification. Mr. Wagstaff explained that UDOT generally requires 660 feet of spacing between access points.

Continuing his presentation, Mr. Snyder stated that approval of the zone change would create two larger, more regularly shaped commercial lots that would provide greater flexibility for future development. He explained that the existing corner commercial property is currently under contract and that the prospective purchaser has expressed interest in the additional acreage. He added that the applicant has also indicated there are other interested parties should the current purchaser decline.

Mr. Snyder further explained that the proposal would add just under one acre to the commercial corner, expanding the total commercial area to approximately four acres. He noted that staff and the Development Review Committee found the request to be consistent with the General Plan and appropriate for a major intersection. He also stated that the expansion could provide additional services to residents while potentially increasing the city's sales tax base, and that the overall site size would help minimize impacts on surrounding residential areas.

Mr. Snyder explained that the Development Review Committee recommended a condition requiring the applicant to continue coordinating with UDOT regarding access opportunities, particularly from Arrowhead Trail. He noted that details regarding cross-access easements and shared access arrangements would be addressed during future development review stages. Commissioner Mitchell expressed concern regarding the wording of the proposed condition, specifically the phrasing requiring the applicant to "explore prospects" for access, and questioned how binding the condition would be on the applicant.

Mr. Snyder responded that discussions with UDOT typically involve city staff and stated that the condition was intended to strongly encourage those conversations to occur prior to City Council consideration so the feasibility of access could be better understood. Commissioner Mitchell acknowledged that access would ultimately benefit the developer, but stated that the wording of the condition felt somewhat unclear. Mr. Snyder added that members of the Development Review Committee differed on whether the issue should be addressed during the zone change process or deferred to the plat or site plan stages.

The Commission also briefly discussed the lot sizes and phasing associated with the overall subdivision development.

Chairman Mitchell opened the public hearing at 6:20 p,m,

Arlun Ault addressed the Planning Commission and explained that his property borders the proposed development area to the west. While he stated that he is not opposed to the requested zone change, he expressed concerns regarding safety and boundary clarity along the shared property line. Mr. Ault emphasized the need for a permanent, quality fence due to the presence of irrigation ditches carrying significant amounts of water, noting concerns about potential trespassing or accidental injury. He also requested confirmation of the exact property boundaries, explaining that portions of his property had previously been incorrectly surveyed or annexed due to past discrepancies in deed interpretation.

The Commission briefly discussed the canal location and surrounding ownership areas, acknowledging that Mr. Ault's property is primarily outside city limits, although a small section of approximately 15 to 20 feet had previously been annexed into the city.

Commissioner Mitchell noted concerns associated with the commercial expansion adjacent to residential property and pointed out that commercial developments are typically required to install a six-foot masonry fence to buffer neighboring residential uses. He asked whether the city would require fencing along the boundary line.

Mr. Ault explained that the canal easement prevents him from installing a fence directly on the property line. However, he stated that he has been attempting to work cooperatively with Suncor and expressed willingness to contribute toward the cost of a fence or potentially acquire additional property area if necessary to accommodate fencing improvements. He reiterated that his primary concern is public safety and acknowledged that the existing fencing is inadequate.

Mr. Snyder responded that within Master Planned Developments it is common to address exterior boundaries with uniform or safety fencing treatments. He stated that staff could review the approved Preliminary Plat to determine what fencing discussions or approvals had previously occurred regarding the western boundary. He also noted that continued discussions between the parties would be reasonable, including the possibility of shared fencing costs if necessary.

Commissioner Mitchell also asked about Mr. Ault's concerns regarding the property line. Mr. Snyder confirmed that staff would further investigate the matter. Commissioner Woodhouse then sought clarification that a masonry fence would be

required between the commercial development and the Ault property, and staff confirmed that such a requirement would apply.

Mr. Snyder further explained that the final plat review process would help verify the property boundaries, noting that affected property owners would be required to sign the recorded plat. He stated that both city and county staff carefully review plats and legal descriptions to ensure there are no gaps, overlaps, or related boundary errors. He concluded by reaffirming that staff would continue looking into the matter and determine what assistance the city could provide to address Mr. Ault's concerns.

Chairman Mitchell closed the public hearing at 6:30 p,m,

Commissioner Warnick commented that it was interesting to see property originally planned for residential use being transitioned to commercial development. Commissioner Woodhouse expressed that he believed the proposed commercial use would be a better fit for the property, a sentiment Commissioner Mitchell agreed with.

Commissioner Dayton concluded the discussion by noting that the property has a unique configuration but stated that the proposed commercial use appears to be a logical and appropriate fit for the site. He added that he felt positive about the proposed development.

Commissioner Woodhouse **moved** to recommend the approval of the Arrowhead Commercial Zone Change to the City Council based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's General Plan Designation of Commercial.
2. That the proposal will provide for the expansion of a conveniently located commercial area.
3. That the proposal will provide services to residents of Spanish Fork and expand the City's sales tax base.
4. That the proposal will promote commercial uses at a major intersection.
5. That the proposal is adequately sized to minimize the potential impacts on the residential area.

Conditions:

1. That the Applicant explores the prospect of having access to the subject property from Arrowhead Trail with UDOT, and that they be prepared to

report on whether that access is possible and if so, where it would be and generally what type of access it would be prior to the Zone Change being presented to the City Council.

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

PROJECT SIGNAGE PLAN

MAVERICK CONVENIENCE STORE SIGNAGE PLAN

Brandon Snyder took a moment to recognize Associate Planner Ian Bunker for his service to the City over the past two years. He noted that Mr. Bunker would be leaving Spanish Fork City for a new career opportunity and expressed appreciation for his contributions, stating that he would be greatly missed by staff.

Mr. Bunker then addressed the Commission and remarked that this was the first Project Signage Plan he had processed with the City, making it a fitting item for his final Planning Commission meeting with Spanish Fork City. He explained that the recently adopted modifications to the Project Signage Plan ordinance allows qualifying property owners to apply for signage that exceeds standard administrative allowances, subject to review and approval by both the Planning Commission and City Council. To qualify, a property must generally contain at least four acres or 50,000 square feet of building space, although sites located within 400 feet of an I-15 interchange may qualify without meeting the building size requirement.

Mr. Bunker explained that the proposed Maverik site meets the ordinance criteria and consists of approximately seven acres. While the majority of the proposed signage complies with City standards, several signs exceed normal code allowances and therefore require review through the Project Signage Plan process. These include an 80-foot freeway-oriented sign with approximately 1,200 square feet of combined copy area, a second freestanding sign exceeding permitted copy area and frontage limitations, and an additional CAT scale sign located within the site. He stated that these deviations from the standard sign code form the basis of the applicant's request.

Commissioner Woodhouse asked for clarification regarding the location of the proposed signage and whether it would be positioned near the frontage or farther within the property. Mr. Bunker clarified that the proposal includes three freestanding

signs, whereas City code would typically permit only one sign along the frontage. He then provided visual renderings illustrating the proposed sign locations and elevations.

Commissioner Dayton inquired about the size and visibility of the CAT scale sign. Mr. Bunker explained that the CAT scale sign would be approximately 21.5 feet tall and located well within the site, making it largely invisible from the freeway. He further noted that the remaining Maverik signage, at approximately 30 feet in height, would also not be highly visible from I-15, leaving the proposed 80-foot pole sign as the primary freeway-oriented feature driving the request.

Commissioner Mitchell asked whether there was existing signage currently located on the property. Mr. Bunker confirmed that the existing car dealership signage would remain until redevelopment occurs. While staff did not have the exact height of the existing dealership sign available, the applicant indicated that the current Chrysler sign is approximately 47 feet tall. It was also noted that the City's current code limits freestanding signs to a maximum height of 35 feet.

Discussion followed regarding the site's strategic location adjacent to I-15 and the expectation that the Maverik development would attract freeway traffic following the relocation of the Doug Smith dealership from North Main Street.

Commissioner Woodhouse asked whether the proposed pole sign would primarily face the freeway, and Mr. Bunker confirmed that the sign was specifically oriented for freeway visibility. Staff and Commissioners also discussed other prominent signs throughout the community, including signage at Canyon Creek and the Hydro facility near I-15 and Highway 6.

At Mr. Snyder's request, Mr. Bunker briefly reviewed the evaluation criteria for Project Signage Plans. He reminded the Commission that the item before them was a recommendation to the City Council and emphasized that both bodies should carefully consider the potential impacts on surrounding property owners as well as the economic benefits associated with increased freeway visibility and commercial activity.

Commissioner Warnick asked whether the proposed signage could obstruct visibility for nearby businesses. Mr. Bunker stated that he did not believe the signs would impede visibility for neighboring properties or existing signage.

Commissioner Dayton also asked whether the proposed sign height might raise concerns with FAA regulations due to the nearby airport. Mr. Bunker indicated that he was not aware of any concerns but stated that staff would verify the matter with Airport Manager Christian Davis.

Commissioner Woodhouse expressed concern that approving the request could establish a precedent for additional large freeway-oriented signs within the community. He questioned whether discretionary approvals by the City Council could create liability concerns if similar requests were approved for some properties but denied for others.

Mr. Snyder responded that eligibility under the ordinance is limited to properties meeting the established acreage and location criteria and clarified that approval of a Project Signage Plan remains entirely at the discretion of the City Council rather than being a by-right entitlement. Commissioner Woodhouse reiterated his concern regarding potential legal exposure related to discretionary approvals. Mr. Snyder stated that the recently adopted ordinance amendments had undergone legal review by the City Attorney's Office and that no concerns had been raised regarding the discretionary nature of the approval process.

Commissioner Mitchell thanked Mr. Bunker for his presentation and invited the applicant to address the Commission.

Rick Mangus introduced himself as the consulting engineer representing the Maverik project. He explained that the overall property consists of approximately 7.5 acres, with just over four acres designated for the Maverik development and the remainder reserved as a separate parcel. Mr. Mangus reviewed the site layout, including circulation patterns for passenger vehicles and commercial trucks, and identified the three primary sign locations included in the proposal.

He stated that the applicant was willing to reduce the copy area of one freestanding sign to bring it fully into compliance with City code, leaving the primary request focused on the freeway-oriented sign adjacent to I-15. Mr. Mangus explained that the proposed 80-foot sign height was necessary to provide adequate visibility and safe decision-making time for northbound and southbound motorists approaching the interchange. He emphasized that the geometry of the interchange and the site's location within 400 feet of the I-15 interchange supported the request under the recently adopted ordinance criteria.

Mr. Mangus further explained that the interior CAT scale sign was intended solely to identify the truck scale area and would be positioned well within the site, minimizing its visual impact on surrounding streets and interstate traffic. He concluded by expressing appreciation for City staff's assistance throughout the process and stated that the applicant was supportive of the staff recommendation.

Commissioner Warnick acknowledged the concerns raised regarding precedent-setting but expressed support for the proposal, noting that freeway visibility for fuel and convenience services is an important consideration for travelers and long-distance drivers. Commissioner Mitchell added that the ordinance includes specific qualification criteria and reminded the Commission that approval of such requests remains discretionary rather than automatic. Commissioner Warnick agreed, expressing appreciation that safeguards had been incorporated into the ordinance language.

Commissioner Woodhouse stated that while he understood the functional need for the sign and was not opposed to the overall project, he remained uncomfortable with the proposed height and the precedent it could establish for future freeway-oriented signage. Commissioner Clayson agreed with Commissioner Warnick, stating that the site's location adjacent to the freeway made the proposed signage reasonable and appropriate.

The Commission concluded its discussion by recognizing both the potential economic benefits of freeway visibility and the concerns associated with expanding large-scale signage along the I-15 corridor. While some reservations remained regarding the proliferation of tall signs and billboard-style development, Commissioners acknowledged that similar signage already exists within the community and that the recently adopted ordinance was specifically intended to address qualifying developments near interstate interchanges. Staff clarified that the Maverik proposal, along with any future requests, would still be subject to the criteria and discretionary review process established under the new ordinance.

Commissioner Warnick **moved** to approve the Maverick Convenience Store Signage Plan.

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

DOUG SMITH PROJECT SIGNAGE PLAN

Ian Bunker presented the proposed signage plan for the new Doug Smith Auto Group development located near 2940 North and 200 East, adjacent to the future 2700 North interchange. He explained that the proposal includes four freestanding pole signs, including two 50-foot freeway-oriented signs along I-15 and two smaller signs near the southern access points ranging from 20 to 21 feet in height. The larger signs would include copy areas of 158 and 225 square feet, while the smaller signs would range from 42 to 53.5 square feet.

Mr. Bunker also reviewed the proposed monument signage, noting that standard city code limits monument signs to five feet above the pedestal with a maximum copy area of 48 square feet. The applicant, however, is requesting monument signs ranging from 10 to 20 feet in height with copy areas between 32.3 and 66 square feet as part of the project signage plan. He added that the site independently satisfies the city's existing code requirements for this type of signage, as the project includes approximately 57,000 square feet of building area across more than nine acres.

Commissioner Warnick asked what elements of the proposal required discretionary approval rather than being permitted by right. Mr. Bunker explained that one of the freeway signs exceeds the standard maximum copy area by proposing 225 square feet instead of the permitted 200 square feet, and that all of the proposed monument signs exceed the standard height limitations.

Commissioner Clayson asked about the height of the monument signs, and Mr. Bunker clarified that the tallest proposed sign would reach approximately 20 feet, roughly 14 feet taller than the standard six-foot allowance. Brandon Snyder commented that the taller sign could potentially be interpreted as a freestanding sign rather than a monument sign, though he acknowledged that interpretation is subjective.

Commissioner Woodhouse questioned the need for the increased sign heights. Mr. Bunker deferred that question to the applicant. Commissioner Mitchell asked whether all three monument signs would be located along 2940 North, and Mr. Bunker confirmed they would, noting that the signs along that frontage would generally be around 10 feet in height. Staff also discussed the elevation changes associated with the future Dry Creek Parkway interchange and how the new off-ramp would impact site visibility.

Commissioner Woodhouse then asked how common taller signage is in comparable communities such as Springville, Provo, and Orem. Mr. Snyder explained that signage standards vary considerably between communities and have evolved over time. He noted that some communities, particularly in the Midwest, commonly allow taller, highly visible signage, while others place greater emphasis on limiting sign height except in major regional commercial areas near freeways. He added that the city's

current 35-foot limitation is likely more restrictive than many communities along the Wasatch Front and distinguished between regional commercial destinations that rely on freeway visibility and neighborhood-serving commercial uses that do not require the same level of prominence.

Commissioner Mitchell then invited the applicants to address the Commission. Brandon Lundin of Diversified Design Services explained that the site presents unique visibility challenges because the new freeway off-ramp rises approximately 24 feet above the property, while the dealership buildings themselves will only be about 25 feet tall. As a result, traditional building-mounted signage would be largely obscured from I-15. He stated that the applicant worked closely with the vehicle manufacturers to incorporate standard 50-foot dealership signs intended to provide visibility from both northbound and southbound freeway traffic.

Mr. Lundin explained that the proposed Chevrolet sign would replace and relocate the existing Doug Smith sign, which is already approximately 47 feet tall, while a second 50-foot sign would identify the Chrysler, Dodge, Jeep, and Ram dealership. He stated that the additional height is intended to ensure visibility above the elevated interchange and any future sound walls or roadway infrastructure. He also described the remainder of the signage plan, which includes three 20-foot freestanding signs near the freeway off-ramp entrance and several monument signs along the northern access road connecting the dealerships through a central internal roadway.

Commissioner Mitchell asked whether the signs near the detention pond duplicated the freeway signage, and Mr. Lundin clarified that they did not. Staff further noted that the signage would identify four dealership brands, including Chevrolet, Chrysler, Dodge, Jeep, and Ram.

Commissioner Woodhouse asked whether the freeway sign could comply with the 200-square-foot copy area limitation. Mr. Lundin responded that he would be willing to discuss modifications with the manufacturer, though he explained that the proposed sign is a standard manufacturer-designed sign already used at similar dealership locations, including one in Heber City. He stated that reducing the sign area by approximately 25 square feet would likely have minimal visual impact while potentially diminishing visibility for the multiple dealership brands displayed on the sign.

Commissioner Mitchell commented that the taller freeway signs were less concerning to him than the proposed 20-foot monument-style signs. Mr. Snyder responded that this type of flexibility is the intended purpose of a project signage plan and noted that the property effectively has three separate frontages, which could support multiple sign locations. Staff and the Commission then discussed the placement and scale of the three proposed signs in greater detail.

Commissioner Warnick reflected on the visual impact of the 20-foot sign, while Commissioner Woodhouse expressed concern about the possibility of the property eventually being subdivided into separate business entities, which could create opportunities for additional signage in the future.

In response, Mr. Lundin explained that the applicant has spent several years pursuing alternative expansion opportunities, including attempts to acquire adjacent properties, but none proved feasible. He acknowledged that the current site presents challenges, including the creek crossing, detention basin requirements, and lack of direct frontage ownership, but stated that it remains the most viable option available. He reiterated that the proposed 20-foot signs are necessary because of the roadway geometry and limited visibility motorists will have as they exit the freeway and approach the site.

Mr. Lundin further emphasized that the requested signage exceptions are driven by legitimate site constraints and manufacturer requirements rather than preference. He indicated that the applicant would be willing to reduce the height of the northern monument signs to approximately six feet, but stressed that maintaining the 20-foot freestanding signs near the freeway approach is important to ensure adequate visibility and functionality for the development.

Commissioner Warnick concluded the discussion by stating that she understood the applicant's reasoning and expressed her support for the proposal.

Commissioner Woodhouse **moved** to approve the Doug Smith Project Signage Plan based on the following condition:

Condition:

1. That the three monument signs on the north property line be lowered from ten feet to six feet.

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

Chairman Mitchell moved to adjourn the meeting at 7:30 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary

ORDINANCE No. __-2026

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL *Mayor (votes only in case of tie)*				
STACY BECK *Councilmember*				
JESSE CARDON *Councilmember*				
SHANE MARSHALL *Councilmember*				
KEVIN OYLER *Councilmember*				
LANDON TOOKE *Councilmember*				

I MOVE this ordinance be adopted:

I SECOND the foregoing motion:

ORDINANCE No. __-2026

AN ORDINANCE AMENDING TITLE 15 OF THE SPANISH FORK MUNICIPAL CODE RELATED TO FLOOD DAMAGE PREVENTION.

WHEREAS Spanish Fork City has enacted an ordinance to prevent damage from flooding;

WHEREAS, pursuant to Utah Code Ann. § 10-3-701, the Legislature of the State of Utah has delegated the responsibility to local governmental units to adopt regulations designed to minimize flood losses;

WHEREAS severe flooding has occurred within Spanish Fork City in the past and may occur in the future;

WHEREAS flooding is likely to result in the infliction of serious personal injury or death, and is likely to result in substantial injury or destruction of property;

WHEREAS the City desires to comply with minimum standards for coverage under the National Flood Insurance Program ("NFIP");

WHEREAS the City desires to adopt this ordinance to effectively address the dangers of flood damage; and

WHEREAS a public hearing was held before the Spanish Fork City Planning Commission on June 3, 2026, whereat public comment was received;

WHEREAS a public hearing was held before the Spanish Fork City Council on June 16, 2026, whereat additional public comment was received;

NOW THEREFORE, be it enacted and ordained by the Spanish Fork City Council as follows:

Section 1. Amendment of Spanish Fork Municipal Code. Section 15.1.04.020 of the Spanish Fork Municipal Code is hereby amended as follows. Only the definitions listed below are modified by this ordinance. The other remaining definitions in Section 15.1.04.020 remain unchanged.

15.1.04.020 Definitions.

"Alluvial Fan Flooding": means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

"Apex": means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

"Area of Shallow Flooding": means a designated AO, AH, AR/AO, AR/AH or VO zone on a community's Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of Special Erosion Hazard": Is land that is adjacent to or within 200 feet of the centerline of the Spanish Fork River or within 100 feet of any other open channel facility that conveys runoff water located within the corporate limits of City.

"Area of Special Flood Hazard": Is the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the Flood Insurance Rate Map (FIRM), Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO or V1-30, VE, or V. For purposes of these regulations, the term “special flood hazard area” is synonymous in meaning with the phrase “area of special flood hazard”.

"Base Flood": means the flood having a 1 percent chance of being equaled or exceeded in any given year.

“Base Flood Elevation” (BFE): – Is the water surface elevation of the one (1) percent annual chance flood. The height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas.

"Basement": A story of a building, partly or wholly underground. For floodplain management purposes, “Basement” means any area of the building having its floor subgrade (below ground level) on all sides.

"Building": A structure. For floodplain management purposes, a walled and roofed building that is principally above ground, as well as a manufactured home.

For insurance purposes, “Building” means:

A. A structure with two or more outside rigid walls and a fully secured roof, that is affixed to a permanent site; or
B. A manufactured home (a “manufactured home,” also known as a mobile home, is a structure built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or
C. A travel trailer without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the community’s floodplain management and building ordinances or laws.

“Conditional Letter of Map Revision”: means FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations, or the Special Flood Hazard Area. The letter does not revise an effective map; it indicates whether the project, if built as proposed, would be recognized by FEMA. A CLOMR does not replace a floodplain development permit.

“Crawlspace”: is that area below an elevated building that is typically built on a solid (perimeter) wall foundation and is used to access utilities and/or the building is elevated over unsuitable foundation materials. Height limitations apply.

"Critical Feature": means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

“Development”: means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, demolition of buildings or structures, fences, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

"Elevated Building": means a non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D. "Elevated Building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

“Enclosed Area”: is that portion of an elevated building below the lowest elevated floor that is either partially or fully enclosed by rigid walls. For the purposes of the NFIP, enclosed areas can be an enclosure, crawlspace, subgrade crawlspace, or attached garage.

“Enclosure”: is the area below an elevated building that is partially or fully enclosed and over 5’ in height from enclosure floor to finish floor elevation of the floor immediately above the enclosed area. That portion of an elevated building below the lowest elevated floor that is either partially or fully enclosed by rigid walls.

“Erosion”: means the process of the gradual wearing away of land masses. This peril is not per se covered under the Program.

"Existing Construction": means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing Construction" may also be referred to as “existing structures.”

“Existing Manufactured Home Park or Subdivision”: means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

“Expansion to a Manufactured Home Park or Subdivision”: means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood" or "Flooding": means

A. A general and temporary condition of partial or complete inundation of normally dry land areas from:

    1. The overflow of inland or tidal waters;

    2. The unusual and rapid accumulation or runoff of surface waters from any source; or

3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

B. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

“Flood elevation determination”: means a determination by the Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

"Flood Insurance Rate Map (FIRM)": means an official map of the City, on which the Administrator has delineated both the special hazards areas and the risk premium zones applicable to the community.

"Flood Insurance Study": or Flood elevation study means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood related erosion hazards.

"Floodplain" or “flood-prone area”: means any land area susceptible to being inundated by water from any source (see definition of “flooding”).

"Floodplain Management": means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Floodplain Management Regulations": means zoning Ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination

thereof, which provide standards for the purpose of flood damage prevention and reduction.

"Flood Proofing": means any combination of structural and non-structural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. Wet floodproofing includes permanent or contingent measures applied to a structure or its contents that prevent or provide resistance to damage from flooding while allowing floodwaters to enter the structure or area and may be applied to residential or non-residential structures. Dry floodproofing is making a structure watertight below the level that needs flood protection to prevent floodwaters from entering. Making the structure watertight requires sealing the walls with waterproof coatings, impermeable membranes, or a supplemental layer of masonry or concrete and can only be used for non-residential structures.

“Flood Protection System”: means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes dams. reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

"Floodway (Regulatory Floodway)": means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

“Floodway encroachment lines”: mean the lines marking the limits of floodways on Federal, State and local flood plain maps.

“Freeboard”: means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

“Functionally dependent use”: means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only

docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

"Highest Adjacent Grade": means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic Structure": means any structure that is:

A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior, or

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

    1. By an approved state program as determined by the Secretary of the Interior.

    2. Directly by the Secretary of the Interior in states without approved programs.

“Letter of Map Amendment”: means an official amendment, by letter, to an effective map. A LOMA establishes a property’s location in relation to the Special Flood Hazard Area and are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

“Letter of Map Revision”: means FEMA's modification to an effective Flood Insurance Rate Map, or Flood Boundary and Floodway Map, or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations, or the Special Flood Hazard Area.

“Letter of Map Revision Based on Fill”: means FEMA’s modification of the Special Flood Hazard Area shown on the Flood Insurance Rate Map based on the placement of fill outside the existing regulatory floodway.

"Levee": means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding. Only levees that are recognized by FEMA will be shown on the FIRMs as providing protection from the 1% annual chance flood.

"Levee System": means flood protection system, which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

“Lowest Floor”: means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Sec. 60.3.

"Manufactured Home": A transportable factory-built housing unit constructed on or after June 15, 1976, according to the National Manufactured Housing Construction and Safety Standards Act of 1974. For floodplain management purposes “Manufactured Home” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle”.

“Manufactured Home Park or Subdivision”: means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“Map”: For floodplain management purposes, “Map” means the Flood Insurance Rate Map (FIRM) for a community issued by the Agency.

“Mean Sea Level”: means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

"New Construction": means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial

FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

“New Manufactured Home Park or Subdivsion”: means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

"Recreational Vehicle": Means a vehicle, which is:

A. Built on a single chassis.

B. 400 square feet or less when measured at the largest horizontal projections.

C. Designed to be self-propelled or be permanently towable by a light duty truck.

D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Start of Construction": (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling,

floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure": Anything built, placed or constructed on a parcel of land including, but not limited to, portable buildings or storage containers. For floodplain management purposes, “Structure” means a designed and/or constructed system including but not limited to a building (walled and roofed building that is principally above ground), as well as a manufactured home, a gas or liquid storage tank, levee, road, culvert, or bridge.

"Substantial Damage": Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

"Substantial Improvement": means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before "Start of Construction" of the improvement. This term includes structures, which have incurred "Substantial Damage", regardless of the actual repair work performed. The term does not, however, include either:

A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

B. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

“Violation”: means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Sections 44 CFR 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

"Water Surface Elevation": means the height, in relation to the National Geodetic Vertical Datum of 1929(NGVD) (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Section 2. Amendment of Spanish Fork Municipal Code, Flood Damage Prevention. Title 15, Part 4, Chapter 20, Flood Damage Prevention, of the Spanish Fork Municipal Code is hereby repealed in its entirety and replaced with the following:

15.4.20.010 Statutory Authorization, Findings of Fact, and Purpose and Methods

A. Statutory Authorization. The City of Spanish Fork elects to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended). The National Flood Insurance Program (NFIP) is a voluntary program administered by the Federal Emergency Management Agency (FEMA), a component of the U.S. Department of Homeland Security, and City of Spanish Fork community officials have elected to join the program, participate, and enforce this Flood Damage Prevention Ordinance and the requirements and regulations of the NFIP. The NFIP, established in the aforesaid act, provides that areas of the City of Spanish Fork having a special flood hazard be identified by FEMA, and that floodplain management measures be applied in such flood hazard areas. Furthermore, City of Spanish Fork may elect to administer the Flood Damage Prevention Ordinance to areas not identified as Special Flood Hazard Areas (SFHAs) by FEMA on the community's effective Flood Insurance Rate Map (FIRM), if the community has documentation to support that there is an inherent risk of flooding in such areas.

B. Findings of Fact.

1. The flood hazard areas of the City of Spanish Fork are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety, and general welfare.

2. These flood losses are created by the cumulative effect of obstructions in floodplains that cause an increase in flood heights and velocities, and by the occupancy of flood hazards areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, flood-proofed, or otherwise protected from flood damage.

C. Statement of Purpose. It is the purpose of this ordinance to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;

2. Minimize expenditure of public money for costly flood-control projects;

3. Minimize the need for rescue and relief efforts associated with flooding that are generally undertaken at the expense of the general public;

4. Minimize prolonged business interruptions;

5. Minimize damage to public facilities and utilities, such as water and sewer mains, electric and telephone lines, and streets and bridges located in floodplains.

6. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize blight to future flood-prone areas;

7. Ensure that potential buyers are notified that property is in a flood area.

D. Methods of Reducing Flood Losses. In order to accomplish its purposes, this ordinance uses the following methods:

1. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;
4. Control filling, grading, dredging and other development which may increase flood damage;
5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

15.4.20.020 Definitions

Unless specifically defined in Section 15.1.04.020, words or phrases used in this ordinance shall be interpreted to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

15.4.20.030 General Provisions

A. Lands to which this Ordinance Applies. The ordinance shall apply to all areas of special flood hazard identified by FEMA within the jurisdiction of the City of Spanish Fork.
B. Basis for Establishing the Ares of Special Flood Hazard. The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for Utah County and Incorporated Communities," dated ~~June 19, 2020~~ June 23, 2026, with accompanying FIRMs, and any revisions thereto are hereby automatically adopted by reference and declared to be a part of this ordinance.
C. Annexation. When the community annexes any land from a neighboring jurisdiction, the City of Spanish Fork will manage and regulate the annexed land under this ordinance.
D. Establishment of Development Permit. A Floodplain Development, preliminary plat approval, site plan approval, or a building permit, shall be required to ensure conformance with the provisions of this ordinance.
E. Compliance. No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this ordinance and other applicable regulations.
F. Abrogation and Greater Restrictions. This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
G. Interpretation. In the interpretation and application of this ordinance, all provisions shall be:

    a. considered as minimum requirements;
    b. liberally construed in favor of the governing body; and

c. deemed neither to limit nor repeal any other powers granted under State statutes.

H. Warning and Disclaimer. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes.

This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

I. Severability. If any section, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court, the remainder of the ordinance shall not be affected.

15.4.20.040 Administration

A. Designation of the Floodplain Administrator. The City Engineer or his/her appointee is hereby appointed the Floodplain Administrator and implement the provisions of this ordinance and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.

B. Duties and Responsibilities of the Floodplain Administrator. Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

1. Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance.
2. Review permit application to determine whether proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
3. Review, approve or deny all applications for development permits required by adoption of this ordinance.

4. Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
5. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
6. Notify, in riverine situations, adjacent communities and the State Coordinating Agency which is State Engineer's office, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
7. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
8. When base flood elevation data has not been provided in accordance, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal, State or other source, in order to administer the provisions of this ordinance.
9. When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
10. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision).

C. Permit Procedures. Application for a preliminary plat, site plan, or building permit within a special floodplain hazard area shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of

proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the construction fences, and the location of the foregoing in relation to areas of special flood hazard and areas of special erosion hazard.

Additionally, the following information is required:

1. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;
2. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
3. A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of Section 15.4.20.050(B);
4. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
5. A bank stability/erosion hazard analysis performed by a licensed professional engineer, including site photographs, that evaluates potential flood-related erosion hazards and identifies appropriate erosion hazard mitigation measures to protect any structural improvements proposed in the area of special erosion hazard.
6. A geotechnical report that includes: at least one measurement of the ambient groundwater surface elevation on the site of proposed development collected between May 1 and May 31 (unless otherwise approved by the Floodplain Administrator); an engineer' s estimate of the maximum anticipated groundwater elevation anticipated on the site during periods of flooding on the Spanish Fork River, referencing nearby base flood elevations on the current FIRM and all other available sources; and an engineer's recommendation with regard to the lowest elevation(s) that the lowest floor(s) (including basement) of all new and substantially improved structures should be constructed to be protected from flooding from groundwater and groundwater that could be influenced by surface water during periods of flooding.
7. A grading permit shall be obtained from the Floodplain Administrator before any excavation or fill work that could modify the flood hazards defined on the community's FIRM is completed in the area of special erosion hazard area.
8. Maintain records of all such information.

D. FLOODPLAIN PERMIT APPROVAL OR DENIAL

Approval or denial of a preliminary plat, site plan, or any permit required by shall be based on all of the provisions of this ordinance and the following relevant factors:

1. The danger to life and property due to flooding or erosion damage;
2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
3. The danger that materials may be swept onto other lands to the injury of others;
4. The compatibility of the proposed use with existing and anticipated development;
5. The safety of access to the property in times of flood for ordinary and emergency vehicles;
6. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
7. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
8. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use; and
9. The relationship of the proposed use to the comprehensive plan for that area.

E. Variance Procedures. The City Council shall act as the appeal authority and shall hear and render judgment on requests for variances from the requirements of this ordinance.

1. Any person or persons aggrieved by the decision of the City Council may appeal such decision in the courts of competent jurisdiction.
2. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency and the State Office of Emergency Management upon issuing a variance.
3. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in Section C of this Article have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

4. Upon consideration of the factors noted above and the intent of this ordinance, the City Council may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this ordinance.
5. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
6. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
7. Prerequisites for granting variances:
    a. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
    b. Variances shall only be issued upon:
        (1) showing a good and sufficient cause;
        (2) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and
        (3) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
    c. Any application to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
8. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
    a. the criteria outlined in Section 15.4.20.040(D)(1)-(10) are met, and
    b. the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

15.4.20.050 Provisions for Flood Hazard Reduction

A. General Standards. In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:

1. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
3. All new construction or substantial improvements shall be constructed with materials resistant to flood damage.
4. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
5. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
6. All new construction shall be required to connect to City's sanitary sewer system.
7. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
8. No solid walls, solid fences, or other structures that could disrupt flowing water in an area of special flood hazard shall be constructed in a position or direction contrary to the direction of flowing water.

B. Specific Standards. In all areas of special flood hazards where base flood elevation data has been provided, the following provisions are required:

1. Residential and Nonresidential Construction - New residential and nonresidential construction and substantial improvement of any structure shall have the lowest floor (including basement), elevated to two feet above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standards of this ordinance are satisfied.

2. Enclosed Areas – including enclosures, crawlspaces, subgrade crawlspaces, and attached garages - new construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to:
    a. automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
    b. Flood vents meeting ICC-ES standards may be used with the bottom of all openings shall be no higher than one foot above grade and a minimum of two openings, or
    c. Vents certified by a registered professional engineer or architect meet or exceed the following minimum criteria:
        (1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
        (2) The bottom of all openings shall be no higher than one foot above grade.
        (3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

    Enclosures are areas that have a height greater than 5 feet from the enclosure floor to the finish floor elevation above. Crawlspaces have at least one side of the crawlspace floor at or above the exterior grade. The crawlspace floor must be less than 5 feet from the finish floor elevation above. Subgrade crawlspaces have an exterior grade that cannot be more than 2’ above crawlspace floor elevation and a finish floor elevation of floor immediately above cannot be more than 5’ above the crawlspace floor.

4. Manufactured Homes
    a. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This

requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

b. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

c. In A-1-30, AH, and AE Zones, require that manufactured homes to be placed or substantially improved in an existing manufactured home park to be elevated so that the lowest floor is at or above the Base Flood Elevation; OR the chassis is supported by reinforced piers no less than 36 inches in height above grade and securely anchored.

5. Recreational Vehicles - Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either:
   a. be on the site for fewer than 180 consecutive days and be fully licensed and ready for highway use, or
   b. meet the permit requirements of Section 15.4.20.040(C), and the elevation and anchoring requirements for "manufactured homes" of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

6. Special Erosion Hazards - In all areas of special erosion hazards the following provisions are required for all new construction or substantial improvements:
   a. Erosion Hazard. No new construction or substantial improvements shall be designed or constructed until a licensed professional engineer certifies that no erosion hazard exists on the reach of open channel adjacent to or upstream from the proposed site for a distance of at least 150 feet or until any

potential erosion hazard is mitigated by measures designed by a registered professional engineer and accepted by the Floodplain Administrator.

b. Set Back. All permanent structures shall be set back a minimum of 60 feet from the top of bank of the nearest open channel that conveys runoff water.
c. Grading Permit. No excavation or fill that could modify the flood hazards defined on the FIRM shall be performed without applying for and receiving a grading permit from the Floodplain Administrator.
d. No solid walls, solid fences, or other structures that could disrupt flowing water in an area of special erosion hazard shall be constructed in a position or direction contrary to the direction of flowing water.
e. In all areas of special flood hazard, all areas of special erosion hazard, and areas with potentially high groundwater levels the following provisions are required for all new construction or substantial improvements:

   As part of the building or development permit process, a geotechnical report shall be completed that includes a licensed professional engineer's recommendation with regard to the lowest elevation(s) that the lowest floor(s) (including basement) of all new and substantially improved structures should be constructed to be protected from flooding from groundwater and groundwater that could be influenced by surface water during periods of flooding.

C. Standards for Subdivision Proposals.

1. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with the provisions of this ordinance.
2. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Development Permit requirements of this ordinance.
3. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is lesser.
4. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.

5. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

D. Standards for Areas of Shallow Flooding (AO/AH Zones)

Located within the areas of special flood hazard established in Section 15.4.20.030(B), are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

1. All new construction and substantial improvements of **residential** structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
2. All new construction and substantial improvements of **non-residential** structures
   a. have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or;
   b. together with attendant utility and sanitary facilities be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

3. A registered professional engineer shall submit a certification to the Floodplain Administrator that the standards of Section 15.4.20.040(C) are satisfied.
4. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.
5. FIRMs may also identify areas of shallow flooding hazards with an average depth less than 1 foot deep (shaded Zone X). These areas may be between the flood hazard boundaries defined for the 1- and 0.2-percentchance-annual-flood or associated with base flood depths less than 1 foot where a clearly defined

channel does not exist and where the path of flooding is unpredictable and where velocity may be evident. Such flooding is generally characterized by sheet flow. Therefore, the following provisions apply for all new construction or substantial improvements of residential and nonresidential structures:

a. All new construction or substantial improvements have the lowest floor (including basement) elevated above the estimated depth of the base flood and above the highest groundwater level that is anticipated to occur during periods of flooding.
b. Require within shaded X Zones positive ground slopes away from structures and adequate drainage paths around structures on sloping ground to guide flood water around and away from proposed structures.
c. A registered professional engineer shall submit certification to the Floodplain Administrator that the standards of this Section. as proposed is satisfied.

E. Floodways

Floodways located within areas of special flood hazard established in 15.4.20.030, are extremely hazardous areas due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

1. Designate a regulatory floodway which will not increase the Base Flood level more than 1 foot.
2. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway *unless* it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
3. All new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 15.4.20.050 in this ordinance.
4. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision through FEMA.

F. Standard for Areas of Special Erosion Hazard

In order to prevent damage to structures in areas subject to special erosion hazards, the following provisions shall apply.

1. No structural development will be allowed to be constructed in an area of special erosion hazard unless the potential erosion hazards have been evaluated and mitigated and buildings meet minimum setback requirements in subsection (B)(6) of this section.
2. No excavation or fill that could modify flood hazard boundaries defined on the FIRM shall be performed in areas of special erosion hazard without a grading permit, in accordance with (B)(6) of this section.
3. No solid walls, solid fences, or other structures that could disrupt flowing water in an area of special flood hazard or special erosion hazard shall be constructed in a position or direction contrary to the direction of flowing water to create additional flooding and erosion hazards.

G. Penalties for Violation

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a Class C misdemeanor and shall be punished as provided in Section 1.16.010 of the Spanish Fork Municipal Code, for each violation. In addition, a person who violates this ordinance shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent Spanish Fork City from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 2. Effective Date. This ordinance shall be effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, _____, 2026.

_____

MIKE MENDENHALL, Mayor

Attest:

_____

TARA SILVER, City Recorder

Memo

To: Mayor and City Council

From: Cory Pierce P.E., Public Works Director/City Engineer

Date: June 16, 2026

Re: Ordinance Construction Standards Revision (26.01)

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

- Adding a section for Boring inspections and testing.
- Modifies Communication Plan for excavation permits.
- Modifies 5' sewer manhole requirements.
- Adding a section stating the minimum depth of a sewer main.
- Inlets are not allowed to be with in a driveway access
- Modifications to electrical standards.
- Modifications to Water standard drawings.
- Modifications to Mow strip, curb walls and tree planting standard drawings.
- Adding 2" & 3" PI Filter standard drawings.

- Modifications to Power & Light standard drawings.

40 South Main Street
Spanish Fork City, Utah 84660
(801) 804-4550

Construction Standards

Chapter 4.39.25. Inspection and Testing

4.39.25.010. General

P. Boring. This standard applies to all underground utility bores, including but not limited to water, sewer, electric, and communication lines.
   1. Data Collection Interval:
      i. Bore path profile data and GPS coordinates shall be collected at intervals not to exceed thirty (30) feet along the entire length of the bore, including at the entry and exit points.
      ii. At each data point, the following information shall be recorded:
         1. Horizontal GPS coordinates (latitude and longitude)
         2. Bore depth from ground surface
         3. Elevation at bore depth
         4. Bore angle and direction, if applicable
   2. Documentation:
      i. The contractor shall compile a bore log and submit it prior to final completion. This log shall include a scaled profile drawing and tabulated GPS data.

4.39.30.030. Excavation Permits

E. Communication Plan

Entity	Contact Name	Email/Phone Number
Nebo School District Transportation Office	Adam Heaton - Transportation Supervisor	801-465-5331 adam.heaton@nebo.edu
Fleet & Garbage Services Division Manager	Gatlin Gardiner	ggardiner@spanishfork.gov
Garbage & Recycling Collection Contractor	Chrissy Cortez - Republic Services	ccortez@republicservices.com
Police	Paula Berns	pberns@spanishfork.gov
Fire & EMS	Lydia James	ljames@spanishfork.gov
Fire & EMS	Eddie Hales	ehales@spanishfork.gov

Entity	Contact Name	Email/Phone Number
Fire & EMS	Krista Horting	khorting@spanishfork.gov
Executive Assistance	Marlo Smith	msmith@spanishfork.gov
Public Works Administrative Coordinator	Addy Gillies	agillies@spanishfork.gov
Engineering Administrative Coordinator	Kim Coughlan	kcoughlan@spanishfork.gov
Transportation Program Manager	Jerri Ann Finch	jfinch@spanishfork.gov
Public Works Director	Cory Pierce	cpierce@spanishfork.gov
Public Information Officer	Jack Urquhart	jurquhart@spanishfork.gov
City Manager	Seth Perrins	sperrins@spanishfork.gov
County Dispatch	Noreen Stone	nstone@cu911.org
UTA Dispatch		(801) 287-4650*
USPS	Postmaster	84660spanishforkutpostmaster@usps.com

Chapter 4.39.50. Sanitary Sewer

4.39.50.010. General

G. Manholes. Sanitary sewer manhole sizing shall be determined by a designee of the sewer department. Sizing will be determined on depth, size of pipe and pipe angle.

Generally use 4' ID manholes for main lines less than 15" in diameter, 5' ID manholes for main lines 15" to 30" in diameter, and 6' ID manholes for main lines greater than 30" in diameter.

5' ID manholes are required in the following situations:
~~-At all intersections of 3 or more 8-inch or larger pipe lines~~
-All Manholes with directional change. ~~90 degrees or greater manholes~~
-In manholes greater than 15 feet deep
-In manholes with a grade greater than 20% through the manhole

I. Main sewer line. All main sewer lines shall be buried at a minimum depth of 3.5 feet. Any sewer main installed above the 3.5-foot depth may be allowed if approved by the Spanish Fork Engineering Department or its designee. Spanish Fork City reserves the right to designate any unusual sewer main line or sewer lateral as either City-owned or privately owned.

4.39.50.030. Services

A. General. All sanitary sewer services shall be connected to existing sanitary sewer mains by use of an Inline Y or approved equivalent Insert-a-Tee type connection, and shall be approved by the City Engineer. Sewer services shall extend 14 feet beyond the back of sidewalk and plugged until connected to a building. ~~The minimum cover of~~ Sewer mains and laterals shall have a minimum cover of is at 3' 6" at the property line. One wastewater service lateral per unit unless otherwise authorized by the City Engineer. In wet soil conditions, a woven/felt fabric on top of bedding rock may be implemented by the city engineer or a designee. bedding material is to be 3/4" to 1" washed clean rock material.

B. Clean-outs. There shall be no bend in a service line between the main line and the property line clean-out. A clean-out shall be installed on all service lines located at the property line according to Standard drawings. Cleanouts shall be installed every 75 feet on all service lines. Description of clean out boxes (landscape, or traffic rated) cleanouts should have two caps. A surface level cap, and a cap on actual clean out pipe. Clean outs should be at grade for driveways and sidewalks. and at grade or six inches above grade for landscape boxes, that are not in traffic areas.

4.39.55.015 Design Standards and Regulations.

J. Low Impact Development.

7. For commercial properties, inlets are not allowed within a driveway access. For residential or multi-family properties, inlets may be allowed within a driveway access only with approval from the City Engineer.

Chapter 4.39.70. Electrical Service

4.39.70.010. General

A. Attaching to Existing City Facilities Prohibited. A customer shall not install any ~~no~~ wiring or attachments on poles or any other equipment owned by Spanish Fork City ~~of the City~~ unless specifically authorized, in writing, by the Spanish Fork Power and Light Division ~~City~~.

B. Unusual Service Extensions. Special or ~~and~~ unusual service extension requirements for equipment or structures are treated as separate items and are not included in these standards.

C. Permits and Inspections. Service will not be established until all necessary permits have been obtained and ~~not until~~ Customer's wiring installation has been inspected and approved by the Spanish Fork Power and Light Division ~~City Engineer~~. Spanish Fork ~~The~~ City reserves the right to inspect wiring and to refuse service to any installation that is, in the opinion of the Spanish Fork Power and Light Division ~~City Engineer~~, unsafe or if the operation of the same may be detrimental to the service furnished to other ~~C~~customers or Spanish Fork ~~the~~ City. All conduits shall be inspected prior to backfilling. All concrete street light bases, concrete transformer pads and other required concrete shall be inspected prior to pouring concrete. A compaction test shall be taken by ~~the City or~~ an approved engineering firm prior to setting any electrical enclosures, cabinets, or other structures. In addition, a test shall be taken on the concrete used for electrical pole bases and ~~,~~ pads.

D. Access to Premises. Any properly identified representative of Spanish Fork ~~the~~ City shall, at all reasonable hours, have free access to and from the premises of the Customer for the purpose of inspecting the Customer's installations and electric equipment and for the purpose of reading, repairing, testing, or removing the Spanish Fork City~~'s~~ meter or any ~~its~~ other Spanish Fork City owned property. When, in the opinion of the City Engineer, emergency conditions exist with respect to Spanish Fork City's service, a Spanish Fork City~~'s~~ representative shall have immediate and free access to the Customer's premises.

E. Electrical Plan Drawings. The Spanish Fork City Electrical Utility Planner shall design the electrical system and provide the approved electrical plan drawings. Requests for any changes to these drawings can be made by contacting the Electrical Utility Planner with a proposal. Plans are not complete without the Spanish Fork City Electric Utility Planner Signature. ~~Approved electrical drawings must be initialed by an approved electrical division supervisor, and signed by the Electrical Utility Planner in order to be valid for construction of the electrical system improvements. Photo-copies of approved drawings will not be considered valid. Revisions, if needed, must also include the date the revision was approved.~~

F. Electrical Box Clearance. All transformers and sectionalizer cabinets ~~electrical boxes~~ shall have 12 feet clearance from ~~to~~ the front and 3 feet clearance from ~~to~~ the back and from ~~on~~ either side. Secondary pedestals shall only require 3 feet of clearance from ~~on~~ all sides. Switchgear~~s~~ shall have 12 feet clearance in front of the door~~s~~ sides and 3 feet of clearance from ~~on~~ the other two sides. All metering equipment and enclosures ~~Meters, metering cabinets & enclosures, service disconnect cabinets & enclosures, & CT cabinets~~, shall have a ~~Policy 4.~~minimum of 8 feet of clearance in front of ~~said~~ cabinets and~~&~~ enclosures. All ~~electrical~~ sectionalizers, transformers, switchgear, etc. shall have a clear and level working space around them. The area shall be backfilled and leveled for a minimum of 12 feet in all directions from the respective electrical device~~.~~ unless otherwise approved by the Power and Light Department.

Meters, meter cabinets, services and related electrical cabinets shall not be enclosed by carports, sheds, out buildings, additions, ~~or~~ remodels or other such structures ~~buildings~~. Spanish Fork City Power and Light ~~Electric~~ Division shall have unobstructed ~~ready~~ access to such equipment for safety and ~~&~~ maintenance. Spanish Fork ~~The~~ City reserves the right to disconnect ~~the City~~ any electrical service ~~to meter bases, services, etc~~. ~~i~~If ~~in the opinion of the City~~ the service is inaccessible or unsafe ~~until the service & safety issues are resolved to the City's satisfaction~~. The electrical service shall remain disconnected until all issues are resolved. This may include, but is not limited to; relocating the service and/or~~,~~ upgrading the service to meet current Spanish Fork City codes.

G. Overhead Electrical Power Line Clearances. As set forth in Section 54-8c-1 through Section 54-8c-7 of the Utah Code, no person or thing may be brought to within 10 feet of any high voltage overhead power line unless:

1. The responsible party has notified the Spanish Fork City Power and Light Division ~~Electric Division~~ or other Utility operating the high voltage line of the intended activity.~~; and~~

2. The responsible party and the Spanish Fork City Power and Light Division ~~Electric Division~~ or other electric Utility have completed mutually satisfactory safety precautions for the activity.~~; and~~

3. The responsible party has made prior arrangements to pay the Spanish Fork Power and Light ~~Electric~~ Division or other electric Utility for the mutually satisfactory safety precautions (if applicable) at the Customer's expense.

~~No building, dwelling, sign, bridge, antennae, or structure shall be constructed, or placed underneath any overhead electrical power lines., and shall meet current NESC and City clearance requirements, both vertically and horizontally, from said power lines. Variances shall only be allowed at the City's discretion.~~ The construction or placement of any building, dwelling, sign, bridge, antenna, or structure is strictly prohibited underneath overhead electrical power lines. All structures must comply with current National Electrical Safety Code (NESC) and Spanish Fork City regulations concerning both vertical and horizontal clearance from power lines. Exceptions to this requirement may only be approved in writing by the Spanish Fork Power and Light Division.

If existing buildings or structures are already constructed ~~exist~~ under power lines, those same buildings or structures shall not be modified in any way~~, remodeled or constructed~~ so as to further encroach upon the clearances from the existing overhead ~~said~~ power lines.

A clear zone shall be maintained around overhead high-voltage power lines. This zone extends vertically from the ground upward and horizontally 15 feet outward from the outermost conductor for lines operating between 750 and 22,000 volts. This zone extends vertically from the ground upward and horizontally 30 feet outward from the outermost conductor for lines operating between 22,001 and 138,000 volts. Be aware that open water, swimming pools, combustible materials, and hazardous locations might necessitate larger clearances.~~In general, for overhead high voltage open supply conductors operating from 750 volts to 22,000 volts nominal, the space extending from grade level to the height of the conductor vertically and 15 feet horizontally from the further most outside conductor from the pole shall be kept clear from the power lines. Furthermore, for overhead~~

~~high voltage open supply conductors operating from 22,001 volts to 138,00046,000 volts nominal, the space extending from grade level to the height of the conductor vertically, and 30 feet horizontally from the further most outside conductor from the pole shall be kept clear from the power lines. Open water, swimming pools, combustible materials or hazardous locations may have additional clearances required.~~

Additional clearances may be required depending on the installation or application.

4.39.70.020. Voltage and Energy Regulation

A. Available Voltages.

Standard Electrical Services

Residential	Commercial and Industrial
~~1~~ Single Phase	3 Phase
3 Wire	4 Wire
120/240 Volts	120/208Y or 277/480Y Volts

The Customer ~~Developer~~ must contact the Spanish Fork City Power and Light Division ~~City Engineer~~ for the availability of other service options.

The City Engineer reserves the right to deny a Customer 3-phase service if the City Engineer determines that single-phase service will adequately supply the Customer's load requirements. The City Engineer reserves the right to deny a Customer single ~~1~~-phase service if the City Engineer determines that a 3-phase service is in the best interest and beneficial to the Spanish Fork City's electrical system.

B. 3 Phase Service. 3 phase service may, at Spanish Fork ~~the~~ City's discretion ~~option~~, be furnished where 3 phase facilities of adequate capacity are already installed immediately adjacent to the point where service is to be delivered to ~~the~~ Customer, or where, as determined by Spanish Fork ~~the~~ City, it is economically feasible to extend such 3 phase facilities.

Spanish Fork ~~The~~ City reserves the right to refuse to extend or install 3 phase facilities to serve motors individually rated at 20 HP or less and to furnish only ~~1~~ single-phase service for such motors. In such an event, the Customer may elect to install ~~1~~ single-phase to 3 phase conversion equipment to operate 3 phase motors.

C. Power Factor Correction. Spanish Fork ~~The~~ City reserves the right to require the Customer to install power factor corrective equipment. This equipment shall maintain the power factor on all of the Customers electric power meters to not less than 90% lagging at all times.

D. Load Control. The Spanish Fork City Engineer reserves the right to require developers to install equipment to limit load and reduce voltage fluctuations.

E. Voltage Control. Where the Customer installs power factor corrective equipment, Spanish Fork ~~the~~ City reserves the right to require the Customer to install controls and equipment to prevent voltage, frequency, and/or harmonic~~s~~ problems that may be detrimental to surrounding ~~other~~ Customers or to the Spanish Fork ~~the~~ City electrical system.

F. Fluctuating Load Limitations. Where large fluctuating single-~~1~~phase loads, such as spot welders, are involved, Spanish Fork ~~the~~ City reserves the right to require such loads to be supplied by means of a 3 phase to a single-phase converter or other similar equipment. All conversion equipment shall be installed, owned, operated and maintained by the Customer.

   In the event that a separate service or transformer installation or additional transformer capacity is required to adequately serve fluctuating loads (such as X-ray equipment, welders, etc.). Such equipment costs and installations shall be the responsibility of the Customer.

G. Penalties. If~~;~~ such voltage control equipment is not installed by the Customer, then the Customer may be required to pay a power factor penalty and/or all electric service shall be subject to disconnection as provided by Title 13.44 of the Spanish Fork Municipal Code. The Customer's wiring used to supply such fluctuating loads shall be installed in a continuous run of rigid conduit and cable as approved by Spanish Fork ~~the~~ City.

4.39.70.030. Materials

A. Materials. Only electrical grade materials and appurtenances shall be used. The materials and appurtenances shall be UL Listed and designed for their intended purpose.

B. Conduit. All conduits shall be electrical grade conduit. Conduit shall be schedule 40 PVC unless otherwise specified by the Spanish Fork Power and Light Division ~~City Engineer~~. ~~Electrical grade rigid metal or schedule 40 fiberglass conduit shall be used under collector and arterial streets and for all sweeps. Fiberglass conduits shall not be used for riser poles.~~ All conduits extending out of the ground outside of an enclosure shall be rigid metal from the elbow up to a minimum of 10 feet. All conduits entering into any cabinet, enclosure, vault, or ground sleeve shall have ~~pulling end~~ bells attached to the ends of conduits to protect wire from damage. All buried metal conduit shall be coated with anti-corrosion tape. Tape shall be a minimum of 2 inches wide and ~~.~~ ~~Tape~~ shall extend 6" above finished grade. ~~Fiberglass sweeps shall not be used on riser poles., or service entrance conduits.~~

C. Conductors. All underground 3 phase service conductors are required to be phase colored. Black, Red, Blue, and White for 120/208 volt conductors and Brown, Orange, Yellow, and Gray for 277/480 volt conductors.

D. Enclosures. All enclosures including, primary and secondary junction boxes, shall be straight and level. Opening mechanisms and locking devices on all transformer equipment shall be 4 to 6 inches minimum above final grade. Opening mechanisms and locking devices on all primary sectionalizers, switchgear and secondary junction boxes shall be 10 inches minimum above final grade. Only approved enclosures, pads, and vaults shall be used.

E. Soils & Compaction. All soils under enclosures shall be approved road base and be compacted to 95% of dry density. The compaction area must extend at least 1 foot past the enclosure in all directions and be a minimum of 1 foot in depth under the enclosure. A compaction test shall be required before any enclosure, box, sleeve, or pad is set into place. The compaction test shall be taken by ~~the City or by~~ the Spanish Fork City's ~~s~~ approved engineering firm. If ground sleeves or pads settle, the Developer shall be required to re-level to the above specifications. If primary enclosures or transformers settle after being energized, ~~the~~ Spanish Fork City shall re-level the equipment at the Developer's expense.

F. Concrete. A minimum seven day concrete cure is required on any concrete pad used for a 3-phase transformer or Streetlight Base. The concrete must be a 6 ½ bag mix, 4000 psi, with 5-7% air. Calcium is not allowed, but chloride can be used up to 1%.

4.39.70.040. Installation

A. General. All electrical facilities shall be installed under the supervision of a licensed electrical contractor or journeyman lineman. A certified journeyman electrician or lineman shall be on site during all conduit installation, cable pulling, and connecting of electrical wiring. All electrical conduit ~~installation~~ and ~~&~~ equipment shall be installed in a neat and workmanlike manner.

Curb and ~~&~~ gutter shall be installed before any excavation of electrical trenches. The curb should have property corners pinned in the top of the curb by approved methods. The curb will give reference for proper conduit depth~~s~~ and ~~&~~ locations, and proper placement of electrical and communications boxes.

Contractor shall construct all electrical facilities in a development except for the following which shall be completed by the Spanish Fork City Power and Light Division ~~Utility~~:

1. Pulling high voltage (Primary) underground cable;
2. Installing high voltage cable terminations;
3. Setting transformers and switch gears (contractor shall furnish and ~~&~~ install all sectionalizers);
4. Secondary connections ~~shall be connected~~ in single-phase transformers ~~(exception:~~ contractor shall connect secondary ~~connectors~~ in 3 phase transformers);
5. All overhead facilities, including extension of risers as shown in the standard drawings.

B. Underground Lines. All new facilities shall be constructed underground unless otherwise authorized by Spanish Fork ~~the~~ City. Existing buildings and ~~&~~ facilities that have a change of use, or extensive remodeling, may, at the City Engineer's discretion, be required to install underground power lines. No overhead power will be allowed unless required or approved by the Spanish ~~by~~ Fork Power and Light Division or other electric ~~the~~ ~~U~~utility present in Spanish Fork City.

C. Conduit Depths. High voltage (12.47kV) primary conduits shall always be installed below secondary (600 volts or less) conduits and& communications conduits if installed in a joint trench application. No primary high voltage conduits shall be installed at less than 4 feet in depth to top of conduits unless otherwise approved.

In general, the following table of depths shall be used for electrical conduit: (Note: depths are to the top of conduits)

Table 39.70.040.C1
Electrical Conduit Depths

Conduit Size	Depth to ***Top*** of Conduit
Communication	36" min.
~~1"~~ Street Light	4 Feet
~~2"~~3" Electrical Service Drop	4 Feet
3" Secondary~~& 4" Electrical~~	4 Feet
3" or ~~Sec. &~~ 4" Primary ~~to Transformer~~	4 Feet
3" ~~or 4"~~ Primary ~~with Secondary in Trench~~	5 ~~4~~ Feet
6" Primary ~~Electrical~~	6 Feet*

* Depths may increase depending upon application.

D. Pull Strings. All primary conduits shall have a 1,~~3~~250 lb. mule tape in the conduit securely tied off in each pad or enclosure.

E. Identification Tape and Stub Markers. All conduits shall have reda caution tape attached ~~taped~~ directly onto ~~on~~ the conduit, and another red caution tape buried 12 inches below grade. Caution tape shall meet the requirements and specifications of APWA 02320. The end of each stubbed conduit, including service laterals, shall be marked to the surface according to the standard drawings.

G. Road Crossings. Conduit shall be schedule 40 gray pvc. ~~or rigid fiberglass conduit. Shadow conduit shall not be installed at road crossing~~

H. Berms, Slopes, and Hillside Conditions. For installation instructions around berms, slopes, and hillsides contact the Spanish Fork City Power and Light Division ~~Electric Division~~.

~~I. Labels. An imprinted, plastic label shall be securely taped to the end of each conduit run where it emerges into any cabinet or enclosure. The label shall indicate whether the conduit run is primary or secondary, the direction & footage of conduit. The label shall also include the address of where the run ends.~~

4.39.70.050. System Requirements

A. Additional Capacity Requirements. If ~~In the event~~ a Customer needs to add ~~makes application for~~ additional capacity, they will be subject to provisions of the applicable rate schedule, the Customer shall ~~install~~ coordinate with Spanish Fork City to add any ~~the~~ necessary transformer capacity, additional service wires, and any other equipment required to adequately serve the Customer's newly requested requirements.

An ~~all~~ application~~s~~ for service involving the furnishing of additional capacity or equipment by Spanish Fork ~~the~~ City may be required of the Customer. The application shall state that any service entrance wiring and main switches required for the utilization of the ~~such~~ additional capacity shall ~~to~~ be furnished by the Customer, and shall be considered as permanent fixtures belonging to the property being served. ~~and property except for replacement or enlargement if necessary.~~

B. Substations. ~~Substation may be required of Customer. The~~ Spanish Fork City reserves the right, where unusual substation capacity or voltage is requested ~~involved~~ or where requested capacity exceeds Spanish Fork City's available capacity in the area to require the Customer to install a complete ~~athe necessary complete~~ substation as provided for in Spanish Fork City's rate schedule. In such an event, the Customer will receive the substation ownership discount specified in the applicable rate schedule.

Where the Customer furnishes ~~furnished~~ the necessary and complete substation equipment to take service at primary ~~service~~ voltage, the service ~~such~~ equipment shall be owned and maintained by the Customer and shall include all ~~the~~ necessary transformers, structure, controls, and protective equipment, and shall ~~be of such quality and construction as~~ meet~~s~~ all Spanish Fork City standards and approval.

4.39.70.060. Services

A. Point of Service. The Spanish Fork Power and Light Division ~~City Engineer~~ determines the point of delivery for all developments. The Spanish Fork Power and Light Division ~~City Engineer~~ reserves the right to require the service to be metered ~~meter service~~ at either primary or secondary voltage. For large or unusual loads, the Spanish Fork Power and Light Division ~~City Engineer~~ reserves the right to require the Customer to take service at primary voltage and/or to require the Customer to furnish the necessary and complete substation equipment. ~~In such an event, the substation ownership discount shall apply. The City Engineer will decide if multiple buildings, business and residential, or portions of buildings will be metered from one or from~~

~~multiple metering points. Each building or structure served shall be supplied by only one service. Multiple services are only allowed at the City Engineer's discretion.~~

B. Service Entrance Requirements. The service entrance shall be defined as the facilities that consist of approved service entrance conduit and ~~cable enclosing~~ conductors ~~and appurtenances~~. The~~Said~~ conductors shall extend from ~~the point of contact with the~~ Spanish Fork City's secondary point of service and thence to and including the Customer's service entrance safety switch or main disconnect~~disconnection~~ means.

The Customer shall install all conduit and wire from the building to the pole or transformer according to ~~the~~Spanish Fork City standards.

1. Service Entrance Safety Switch or Main Disconnect. A residential service safety switch shall be a combination meter base and main disconnect device. For commercial and~~&~~ industrial installations a service safety switch shall be an exterior service main disconnect device or devices, which will remain accessible at all times. This device shall be a main breaker, or at a~~but~~ minimum ~~requirement~~ shall be a safety switch, which will disconnect all service power from the premise wiring to the entire facility. The location of the main disconnecting device shall be approved by the Power and Light Division~~City~~.
2. Identification. (Current NEC*) * Where a building or structure is supplied by more than one service, or any combination of branch circuits, feeders, and services, a permanent plaque or directory shall be installed at each service disconnect location denoting all other services, feeders, and branch circuits supplying that building or structure and the area served by each.
3. Service Entrance Conductors. All service entrance conductors and any conduit enclosure shall be continuous, unbroken, and the trench left open~~completely exposed~~ for an external inspection for the~~throughout their~~ entire length of the service run, extending from the~~said~~ point of contact with Spanish Fork City's service wires to the meter socket (or meter cabinet if installed) and thence to the Customer's service entry safety switch or main disconnecting means. Service entrance conductor type and~~&~~ size shall meet current NEC, NESC, and City Standards.

Underground service lateral conductors from ~~the~~Spanish Fork City's ~~S~~secondary service point up to the line side of the main disconnecting

means shall be installed, maintained, and owned by the Customer. ~~The~~Spanish Fork City assumes no liability for replacement of secondary service lateral conductors.

C. Underground Residential Service Requirements.

1. Conduit. Only continuous factory lengths of conduit shall be used. Conduit may be cut or spliced, however the couplers and~~&~~ bends shall be kept to a minimum. Conduit shall be installed in a neat and workman-lik~~n~~e manner. All service lateral conduits shall be inspected prior to backfilling.
2. Materials. Only electrical grade materials shall be used. Rigid metal conduits (RMC) or~~& schedule 40~~ fiberglass shall be used for any elbows or bends 45 degrees or greater. RMC shall be coated with an anti-corrosion tape below grade and tape shall extend 6" above finished grade. RMC ~~or~~ shall be used for all above grade service entrance conduits. The Customer shall provide service wire from house to junction box, transformer, or pole according to Spanish Fork City standard drawings.
3. Trenching. Service lateral trenches shall be 4' in depth. Trenches shall be as straight as possible from the secondary service point to the Customer disconnect or meter base. The bottom of the trench shall be as level as possible and free from rocks and~~&~~ debris. Backfill placed directly on conduits shall be free from large rocks.
4. Service Entrance Conduit~~s~~ Supports and Attachments. Service Entrance conduits shall be securely attached to the foundation of house or building by means of unistrut, concrete anchors, and unistrut ~~type~~ clamps. Unistrut shall be securely attached to foundation by a minimum 3/8"x 3" concrete anchors. Unistrut shall be long enough to attach communication~~s~~ conduits, typically 36". Communication conduits shall be spaced six inches apart and one foot to either side of the meter base. Service entrance conduits shall be one continuous, unbroken conduit from the elbow to the point of attachment at the meter base hub.
5. Location(s). Note: Refer to 39.70.070. Metering for additional requirements. Meter/main disconnect shall be located within the front 6'-0" of the side of a residential dwelling. Meter/main disconnect shall be accessible at all times. Meter/main disconnect shall be kept a minimum of 36" from any natural gas meters, window wells, windows, doors, stairs, and any material deemed to be combustible or hazardous. For remodels, service upgrades, building additions, or other ~~instances or~~ applications affecting the existing electrical service, ~~meter base, meter or~~and ~~disconnect,~~

~~contact the Electric Division~~ contact the Power and Light Division for requirements. The service, meter, meter base, or disconnect may be required to be relocated to meet current Standards and Codes. Meter/main disconnect shall meet any and all applicable NEC, NESC codes. The City Engineer reserves the right to accept or reject any locations of meter base/main disconnects.

D. Overhead Residential Service Requirements.

1. General. No service larger than 200 Amps shall be allowed to be fed overhead. Overhead services shall ~~also~~ include mast knob and service grips. Wiring shall meet load and installation requirements as indicated in the NEC.
2. Service Drop Support and Attachments. For one story buildings, or where conditions will not permit proper ground clearance to be maintained by Spanish Fork City's service wires, the Customer shall install, at the Customer's expense, suitable conduit or service entrance mast pipe or other structure or support that will properly support ~~the~~Spanish Fork City's service drop conductors and to maintain the minimum ground clearance as required by the NESC. If clearances cannot be met, the service may be required to be relocated or otherwise rerouted underground.
3. Service Entrance Weatherhead Clearance. The weatherhead must be positioned to meet or exceed NESC safety rules for clearance from windows, doors, and porches that people can easily reach. Additionally, when the wires are attached to the building, the weatherhead's location must ensure the service drop conductors stay clear of telephone or other utility wires, and any other obstructions.~~The service entrance weatherhead shall be located so as to meet or to exceed NESC clearance from readily accessible windows, doors, or porches. The weatherhead must also be located so that when the service drop conductors are attached to the building structure or other service drop support, adequate clearance will be maintained away from telephone or other wires, windows, awnings, drainpipes, chimneys, or other obstructions.~~
4. Service Entrance Mast Pipe. This installation shall be made by the Customer, at their~~his/her~~ expense, and shall conform to Spanish Fork City's specifications. The service entrance mast pipe shall be of electrical grade galvanized rigid steel of not less than 2 ½" inch inside diameter and shall be attached to the wall of the building by means of an adequate number of approved fastening devices. All overhead service conduits shall be 2 ½" inches in diameter, or larger.

The mast pipe and/or conduit shall be continuous, extending from the service entrance weatherhead located at the top of the mast pipe to the ~~C~~customer's meter socket base.

Install the service entrance mast pipe with weatherproof flashing. Ensure the point of attachment for Spanish Fork City's service wires is positioned no less than 18 inches above the roof line and, additionally, at whatever height is necessary to satisfy the NESC's minimum ground clearance requirements.~~The service entrance mast pipe shall extend above the roof surface (through weatherproof roof flashing) so that the point of attachment of City's service wires to the mast pipe will be not less than 18 inches above said roof line, plus such additional height as is necessary so that the point of attachment of City's service wires will maintain minimum ground clearance, specified in the NESC.~~

5. Service Drop Attachment to Buildings. The Customer will furnish and ~~the~~ Spanish Fork City will install the necessary attachment brackets and hardware~~appurtenances~~ to attach Spanish Fork City's service wires to the Customer's service drop termination facilities.

   ~~The~~Spanish Fork City ~~further~~ reserves the right to require that the installation of the necessary mast pipe or equivalent service wire support~~facilities required supporting City's service wires~~, be made by the Customer during the course of building construction.

   Where the exterior of the buildings is finished with brick ~~facing~~, concrete, plastered metal lathe, sheet iron, stucco, tile or similar material, suitable facilities of adequate strength to hold Spanish Fork City's wires and attachments, shall be installed by the Customer at the Customer's expense.

6. Service Drop Conductor Ground Clearance. Position the service drop conductors to ensure sufficient clearance is maintained for the full length of the run. While observing the NESC minimum ground clearance requirement, the height of the conductors must not be less than: 12 feet in any case and 16 feet over commercial and truck-accessible areas. The installer must calculate the final attachment height considering the maximum conductor sag expected due to weather.~~The service drop conductors must be located at such height as will enable adequate clearance to be maintained through the entire service~~

~~drop length. The minimum ground clearance shall be as specified by the NESC, but not less than 12 feet over driveways not subject to truck traffic; 16 feet over commercial areas, parking lots and other areas subject to truck traffic; and 22 feet over public streets, alleys and roads. The final height attachment determination shall take into consideration conductor sag due to weather fluctuations & lengths of spans.~~

7. Service Entrance Conductor Specifications. Run the service entrance conductors (using either copper or aluminum) as a single, continuous wire, ensuring no joints, splices, or connections are made. This continuous run must extend from the connection point with the service drop wires, through the meter socket or cabinet, and terminate only at the customer's service entrance safety switch.~~The service entrance conductors may be either copper or aluminum, and shall be continuous without any joints, splices or connections, extending from the point of connection with service drop conductors to the termination of same at the meter socket or meter cabinet and thence same shall continue without joints, etc., to Customer's service entrance safety switch.~~

   The Customer shall have an electrical~~have electrical C~~contractor provide, at the service entrance weatherhead, sufficient excess service entrance conductor length or "tails" (18 inch minimum) so that ~~the~~ Spanish Fork City can connect ~~same~~ directly to the service drop conductors.

~~The service entrance installation shall conform in every respect to City's specifications, as to conductor connectors, and the method of making connections and all other related matters involved.~~

The service entrance conductor size for the ampere load to be carried shall be based on a maximum conductor operating temperature of 75°C (type RH, RHW, XHHW, or equivalent.)

~~Note: Refer to Table 39.70.060.1C for service conduit & conductor sizes.~~

8. Main Breaker or Disconnect. The entrance safety switch or main breaker ampacity shall be not less than the rated ampacity of the service conductors. Other specifications, including conductors, shall conform to the latest edition of the National Electrical Code.

   Spanish Fork City may allow a 3-wire service entrance installation with a capacity of less than 100 amperes for specific loads, such as signs, provided the load requirements (as

determined by Spanish Fork City) justify the smaller service. The use of a 2-wire service is only allowed at Spanish Fork City's discretion.~~Upon special application, City may permit 2 or 3 wire service entrance installations of less than 100 ampere capacity for signs, etc., where the load requirements, as determined by City, justify the same. In no event will a 2 wire service be furnished except at City's discretionoption.~~

9. Temporary Service Drops. For temporary service furnished to individual small single phase loads, such as house trailers or, small construction projects (such as house and small buildings, portable tools, etc.) Spanish Fork City will install a standard temporary service drop, at the Customer's expense. Spanish Fork City's General Service Rate shall apply.

   Where the temporary service installation requires additional facilities in excess of the previously mentioned standard service drop (such as an extension of ~~the~~Spanish Fork City's primary line), such installation will be done at the Customers expense.

10. Service to Mobile Homes and Trailer Courts. ~~Through One Meter.~~ For service to trailer courts where more than 1 dwelling unit, mobile home, or trailer is supplied through 1 meter, the furnishing of such service shall be provided and installed by the facility owner.
11. Load to be Balanced on Circuits. To maintain proper balance on Spanish Fork City's electrical system, the customer shall ensure that the electrical loads connected to individual phases and circuits are appropriately balanced at all times through thoughtful wiring and circuit design.~~The Customer shall use reasonable care in designing electric wiring and circuits; also, the connection of the loads to the circuits, so that the loads on the individual phases and circuits of City's service are properly balanced at all times.~~
12. Temporary Service to be Installed on Customer's Pole. All such temporary service drops shall be supported on a pole or post as approved by ~~the~~Spanish Fork City and shall be installed by the Customer at their~~his/her~~ expense.

E. Underground Service Requirements for Multi-Family Dwelling Units.
   1. General. Service lateral conduits from ~~the~~Spanish Fork City's point of secondary service shall be 3 inch minimum for multi-family dwelling units. A load calculation study shall be performed for multi-family dwellings units and submitted to the Spanish Fork

Power and Light Division~~Electric Division~~. All other residential service requirements apply.

F. Underground Service Requirements for Commercial & Industrial Applications.
   1. General. Service entrance conductors and~~&~~ conduits shall be sized according to applicable NEC, NESC codes. ~~The~~Spanish Fork City shall approve all locations and~~&~~ installations of conduits, service disconnection means, and meters.
      a. All commercial and~~&~~ industrial buildings shall have an accessible, exterior main disconnecting means that is capable of disconnecting (opening) all service entrance conductors from the building or structure premises wiring.
      b. All services rated 801 amps or more supplied by a 4-wire three phase 277/480 volt wye connected system shall have a ground fault test performed for protection of equipment.
      c. All services, equipment, cabinets, conduits, etc. shall be grounded and~~&~~ bonded according to applicable NEC and~~&~~ Spanish Fork City codes.
      d. The service disconnecting means shall be identified as suitable for use as service equipment.
      e. A building or structure may only be served by one lateral~~one service lateral~~ or service drop, unless otherwise approved by the Spanish Fork Power and Light Division ~~Electric Division~~.
      f. There shall not be more than 6 service disconnects for each service. Each service disconnect shall be permanently marked to identify it as part of the service disconnecting means. All service disconnecting means for each service shall be grouped together.
      g. Electrical Gutter Systems are not allowed.~~The center of the operating handle of switch or breaker, when in its highest position, shall not be more than 6 ft. 7 in. above finished grade.~~
   2. Materials. Only electrical grade and UL~~&~~ listed materials shall be used. Rigid metal conduits (RMC) or fiberglass shall be used for any elbows or bends 45 degrees or greater. RMC shall be coated with an anti-corrosion tape below grade and tape shall extend 6" above finished grade. RMC shall be used for all above grade service entrance conduits. The Customer shall provide service wire from building to utility transformer, secondary box, or pole. All electrical equipment, cabinets, panels, etc. shall be UL listed and approved for the installation.

3. Trenching. Service lateral trenches shall be 4' in depth. Trenches shall be as straight as possible from the secondary service point to the Customer disconnect or meter base. The bottom of the trench shall be as level as possible and free from all large rocks and~~&~~ debris
4. Service Entrance Conduit~~s~~ Support and Attachment~~s~~. Service Entrance conduits shall be securely attached to the foundation of the building by means of unistrut concrete anchors, unistrut type clamps or other approved methods. Unistrut shall be securely attached to the foundation by a minimum 3/8"x 3" concrete anchors. Service entrance conduits shall be one continuous, unbroken conduit from the elbow to the point of attachment at the meter base, ct cabinet, or main disconnect cabinet. Service lateral conduits shall be installed at a depth of 4 feet to top of conduits. All installations shall be installed in a neat and workman-like manner.
5. Locations. Locations of service lateral conduits shall be approved by the City Engineer. Locations of outside main disconnecting equipment shall be approved by the City Engineer. Meter/main disconnect shall be accessible at all times. Meter/main disconnect shall be kept a minimum of 36" away from any natural gas meters, window wells, windows, doors, stairs and any material deemed to be combustible. Meter/main disconnect shall meet any and all applicable NEC, NESC codes. The City Engineer reserves the right to accept or reject any locations of meter base main disconnects. If the City Engineer determines the service location is inaccessible or otherwise unsafe, the Customer shall relocate or upgrade the service to Spanish Fork City standards at the customer's expense. The City Engineer further reserves the right to disconnect electrical power to the Customer's service until the service is brought into compliance.
6. Ownership of Conductors. For commercial underground installations the secondary service conductors shall be owned and~~&~~ maintained by the Customer from the secondary connections inside the transformer up to the termination point of the service disconnect. For commercial overhead installations the secondary service conductors shall be owned and~~&~~ maintained up to the overhead secondary connection point. Spanish Fork City shall own the overhead drop up to the connections at the service mast.

G. Energizing Development. Developments may only be energized when the following is complete~~d~~ and accepted by the~~Spanish Fork~~ City.
   1. Curb, gutter and an all-weather road surface.

2. Electric conduit.
3. Electrical boxes and proper access to the boxes.
4. Secondary wiring, except that required for street lighting.

4.39.70.070. Metering

A. General. Spanish Fork~~The~~ City will furnish and install all electric revenue meters. Normally outdoor socket- mounted meters will be used by the~~Spanish Fork~~ City whenever practical. The meter base will be furnished and installed by the Customer's electrical contractor for all normal residential installations. See subsection D~~The meter base with test switch shall be provided by the City and installed by Customer's electrical contractor~~ for commercial or industrial applications.

If instrument transformers are required, ~~the~~Spanish Fork City reserves the right to require the customer~~s~~ to furnish and install a suitable steel cabinet to house Spanish Fork City's instrument transformers and accessories. The~~Said~~ cabinet shall contain only ~~the~~Spanish Fork City's metering equipment and shall be equipped so that it can be sealed and locked by ~~the~~Spanish Fork City. Spanish Fork~~The~~ City shall have sole access to this cabinet.

B. Location. ~~The~~Spanish Fork City shall approve the location of the service entrance and meter. The following conditions must be met for the location of all meters and~~&~~ services:

1. Visibility. All entrance wiring connections shall not be concealed and shall always be in plain view for inspection by ~~the~~Spanish Fork City.

2. On parcels that are less than one (1) acre in size, ~~R~~residential properties shall have one~~the~~ point of service externally installed on the primary residence of the property. If that~~a~~ residential property is requesting~~needing~~ multiple services the number~~amount~~ of services must be approved by Spanish Fork~~the~~ City and must be contained in one location inside a single base with the approved number of meter sockets~~one meter base that is~~ and located on the exterior of the primary residence. On parcels that are (1) acre in size or larger, no more than two separate service locations will be permitted, with one of the two permitted locations being installed on the Primary Residence. Subject to approval by the Spanish Fork City Power and Light Division.

3. Industrial/Commercial businesses are allowed to have up to two points of service with multiple meters at each location. If more

than two points of service are required due to the unique or original design of the property or the property is expanded then the campus will be required to install a primary metering cabinet. Electrical service to the property will be delivered at ~~the~~Spanish Fork City's distribution voltage. The location of the primary metering cabinet will be determined by ~~the~~Spanish Fork City. ~~The~~Spanish Fork City will maintain ownership and control of the metering cabinet but all conductors feeding out of the metering cabinet will be owned and maintained by the property owner.

4. A property that is undergoing renovation and has obtained~~pulled~~ a building permit ~~or new construction will~~may be required to relocate and/or upgrade the existing electrical meter and main disconnect at Spanish Fork City's discretion ~~point (MDP) of the building to the outside of the building~~. The metering equipment shall be relocated and installed according to the current Spanish Fork City standards and the new location of the meter and main disconnect must be approved by Spanish Fork City.~~and MDP shall be mounted to the building if under 801 amps. If service is 801 amps or greater than a freestanding MDP switchgear cabinet will be required. The MDP switchgear cabinet will need to be approved by the Power & Light Department before equipment order is placed by the contractor.~~

5. Protection. No meter or service equipment shall be installed in any location where it may be ~~unnecessarily~~ exposed to extreme hot~~heat~~ or~~,~~ cold temperatures, dampness,~~ or~~ subjected to other cause of damage, or in any unduly dirty or inaccessible location.
6. Height. The meter socket installation height shall be a minimum of 4'-6" and a maximum of 5'-6" from the finished grade to the center of the meter. In cases where multiple meters are installed, attention must be given to ensure that all meters meet a minimum of 4'-0" and a maximum of 6'-0" above finished grade.~~The meter socket shall be mounted at a height of not less than 4½ feet, no more than 6 feet above finished grade, as the case may be. Where multiple meters are installed, care shall be taken to ensure the lowest meter is no less than 4 ½' and no higher than 6' from finished grade.~~

When a combination 3 phase and ~~1~~single- phase service is supplied to the same premises, all meters and service entrance switches shall be at the same location.

C. Meter Base. Residential meter bases shall be furnished and installed by an~~the~~ electrical ~~C~~contractor according to Spanish Fork City standard~~s drawings~~. No service or metered section smaller than a 100 amps shall be installed without ~~service entrance will be accepted other than by~~ approval from the ~~Electrical~~Power and Light Superintendent. The meter base shall be kept sealed and under the control of ~~the~~Spanish Fork City at all times. Electrical Gutter Systems are not allowed.

D. Commercial Meters. Single-phase and three-phase self-contained meter bases shall be installed by the Developer, and shall have test block bypass capability in the meter base. For details and specific information regarding this requirement, please contact the Power and Light Department~~Electric~~ Metering Office. For single meter instrument rated services from 400 amps up to 800 amps, the Power and Light Division~~Electric Division~~ will supply the meter base and test switch for the contractor to install. For services rated over 800 amps, contact the Power and Light Division~~Electric Division~~. Electrical Gutter Systems are not allowed.

The electrical ~~C~~contractor's portion shall be completely installed, inspected, and the electrical hook-up fees paid before ~~the~~Spanish Fork City will complete the final electrical hookup.

E. Location of Multiple Meters. Where more than one meter is required for a building, such as an apartment, condominium, or townhome~~house~~, all of the meter sockets shall be located side by side at an outside location as determined by the City Engineer.

F. Meter Location Regarding Remodeling Multi-Units. When remodeling, where 2 or more houses or dwelling units are combined to form one building, the meter socket shall be moved to a single location. Meter and service locations shall first be approved by the Power and Light Division~~Electric Division~~. Existing meters and services may require relocation to meet current Spanish Fork City standards. In all remodeling where the meter is changed or moved, or wiring changes made, outdoor meter sockets and an approved new service entrance shall be installed by the Customer at the Customer's expense.

G. Meter Accessibility. In the event a structural change is made by the owner that results, in the opinion of the City Engineer, to be an undesirable meter location, the meter socket, meter cabinet, and/or service entrance installation shall be moved by the Customer at their~~his/her~~ expense to an accessible location as determined by ~~the~~Spanish Fork City.

Whenever the construction of a building on an adjacent lot prevents proper access to any meter, or access to the point of attachment of service drop conductors, or results in inadequate service drop clearance, the Customer shall move, at their~~Customer's~~ expense, the meter socket and service entrance to a location that is acceptable to ~~Spanish Fork~~ City. The meter shall not be enclosed by any portion of a building. The meter shall not be placed under carports or enclosed by sheds, garages, outbuildings or other buildings. The meter shall remain readily accessible to ~~the~~Spanish Fork City at all times.

All wall mounted metering equipment is to be mounted in a clean and level manner. Free standing metering equipment is to be installed on a level surface. All metering equipment is to be readily accessible by Spanish Fork Power and Light kept free of any obstructions.

H. Outdoor Meters for Non-Residential General Service. All single phase meters installed for Non-residential use shall be socket type. The meter base shall include~~have~~ a test block bypass ~~links installed~~. The meter socket shall be furnished and installed by the Customer at their~~Customer's~~ expense. The location of the meter base shall be approved by Spanish Fork City.

I. Wall Mounted Instrument Rated Transformer Cabinet 400 - 800 Amps ~~for Metering~~. In all ~~outdoor~~ installations requiring current transformers, whether ~~1~~single- phase or 3 phase, the Customer shall provide an approved meter loop for meter connections. ~~The~~Spanish Fork City shall furnish any instrument rated transformers, meter bases, meter, and/or other devices as required, to properly meter the Customer's service~~electrical needs~~. Such instrument rated transformers and devices shall be installed by ~~the~~Spanish Fork City.

J. Commercial 3 Phase Wall Mounted Cabinet 400 - 1200 Amps. In all installations where none of the individual services located after the main disconnect are larger than 200 Amps a 3 phase wall mounted main disconnect may be used. The main disconnect shall not be larger than 1200 Amps and the bussing must be rated high enough to match the sum amperage of the meters located after the main disconnect. Meter bases located after the main disconnect shall be stacked no more than two high with the top meter at 6' max and the bottom meter 4' min. No more than 6 meters may be located to either side of the main disconnect. Test block bypasses are required. Shop drawings of the proposed metering equipment must be submitted and approved prior to the Customer ordering the equipment.

K. Current Transformer Commercial 3 Phase Free Standing Cabinet.
Free-standing cabinets are required in the following circumstances:
   1. Multiple Service Sizes: To house multiple instrument-rated transformers and meters.
   2. Large Services: For instrument-rated transformer services of 801 amps and above.
   3. High-Amperage Main: For 100-200 amp meters that require a 1201 amp or higher main service.
   4. Combined Conditions: When any combination of the above circumstances exists.

~~Current Transformer Commercial 3 Phase Free Standing Cabinet (SES). Any cabinets are required to house said multiple instrument rated transformers and any accessory equipment shall be furnished and installed by Customer at Customer's expense. This requirement applies to all installations. All cabinets shall be approved by the City.~~

Any accessory equipment shall be furnished and installed by the Customer at their expense. This requirement applies to all installations. Test block bypasses are required. All cabinets shall be approved by Spanish Fork City prior to the customer ordering the equipment. Such metering or instrument cabinets are for the exclusive use of Spanish Fork City, and shall, at all times, be under the control of, and kept sealed by Spanish Fork City.

L. Unacceptable Meter Locations

For reasons of public safety, maintenance of service equipment, and reliability of metering, meters shall not be installed in any of the following locations:

1. Inside any building.~~, unless located within an acceptable meter room.~~
2. In any location not readily accessible.
3. Directly over any stairway, ramp or steps
4. In any substation or transformer vault.
5. Accessible only by a trap door or in any location which may be hazardous to personnel.
6. On any surface subject to excessive vibration.
7. Located in~~In~~ or accessed through any restroom, bath, shower, powder, or toilet room.
8. In any elevated area.
9. In any location not providing a clear and continuously unobstructed working space extending a minimum of three (3)

feet from the face of the meter panel, and having a width thatto permits ready access to the complete metering installation.
10. In any location where moisture, fumes, or dust may interfere with the operation of the meter, or materially damage it.
11. A minimum clearance of three feet must be maintained between any structure and sidewalks, alleys, or driveways that provide access to non-residential or industrial properties.In any location giving less than three feet clearance to any property line, or with less than three feet clearance to any sidewalk, alley or driveway giving access to non-residential or industrial property.
12. In any basement or depressed area.
13. Within carport or patio areas which are or can become enclosed.; when served Overhead or Underground.
14. Mounted on SFP&L poles.
15. In a room containing mechanical equipment.
16. In any elevator shaft or hatchway.
17. Mounted on any trees.
18. In any unsanitary areas in reference to farm animals and products.
19. In a plenum or any portion of a return or supply air ducting system.
20. Areas where entry may be restricted or controlled because of medical, health, environmental or other safety-related issues.

4.39.70.080. Lighting and Signal Poles

A. General. TheSpanish Fork City shall provide the street light poles, fixtures and& associated parts to install the street lights. The eContractor is responsible for transport of the street lights from the Spanish Fork City Public Works Department to their respective developments. TheFurthermore, the eContractor shall be responsible for pouring the concrete bases, assembling, and erecting the street lights. All street light bases shall be grouted andhave a rubbed finish shall be applied to on the exposed base andbase. and have no visible honey-combing.

All local streets, minor and& major collectors, and arterial streets shall have athe decorative street light as shown in the standard drawings. or as designed. 25-foot steel galvanized poles with a 6-foot arm, and either a 100 watt or a 250 watt equivalent LED cobra head type fixture may be used or substituted for a decorative type pole & fixture at the City's discretion. All fixture types will be of the Luminaire type with a 90 degree cutoff lens.

All traffic signal poles shall be powder coated black.

B. Dark Sky: All street and parking lot lighting shall meet the IDA (International Dark-Sky Association) recommendation for dark sky compliance. This will require that all lighting, street light, parking lot lighting, walkway lighting, etc., can not broadcast light above 180° from the parallel ground surface. It is advised that all lighting on buildings, such as security lighting, also meet this requirement.

C. Location. In general, street lights will be installed at all intersections except where a four way intersection has an offset of less than 100 feet from another intersection. Street lights shall be installed on the top of all traffic signal poles. Street lights for local streets will be installed with a maximum spacing of 400 feet ~~between~~. All mid-block street lights shall be installed 18 inches from a property line. Collector and arterial streets shall have lights spaced at 175 feet apart on alternating sides of the street. In addition to the typical location design and layout, street light locations may also be designed by the Power and Light Division~~Electrical Division~~. Commercial right of way lighting needs to be staggered 125' with a max of 250' of spacing on each side of the ROW.

Each street light will be installed so that the street light pole is centered in the planter strip or within 18 inches of the sidewalk if no planter strip exists.

Orientation. Street lights at intersections of local streets shall aim to the center of the intersection. On collector or arterial streets street lights shall be set at a 90 degree angle at regular intervals determined by ~~the~~Spanish Fork City. The bolt pattern shall be oriented on a diamond to the street.

G. Conduit. All conduits shall be electrical grade conduit. Conduit shall be schedule 40 PVC unless otherwise specified by the Spanish Fork Power and Light Division~~City Engineer~~. ~~Electrical grade rigid metal or schedule 40 fiberglass conduit shall be used under collector and arterial streets and for all sweeps. Fiberglass conduits shall not be used for riser poles.~~ All conduits extending out of the ground outside of an enclosure shall be rigid metal from the elbow up to a minimum of 10 feet. All conduits entering into any cabinet, enclosure, vault, or ground sleeve shall have pulling~~end~~ bells attached to the ends of conduits to protect wire from damage. All buried metal conduit shall be coated with anti-corrosion tape. Tape shall be a minimum of 2 inches wide and ~~.~~ ~~Tape~~ shall extend 6" above finished grade. ~~Fiberglass sweeps shall not be used on riser poles., or service entrance conduits.~~

H. Conductors. All underground 3 phase service conductors are required to be phase colored. Black, Red, Blue, and White for 120/208 volt conductors and Brown, Orange, Yellow, and Gray for 277/480 volt conductors.

I. Enclosures. All enclosures including, primary and secondary junction boxes, shall be straight and level. Opening mechanisms and locking devices on all transformer equipment shall be 4 to 6 inches minimum above final grade. Opening mechanisms and locking devices on all primary sectionalizers, switchgear and secondary junction boxes shall be 10 inches minimum above final grade. Only approved enclosures, pads, and vaults shall be used.

J. Soils & Compaction. All soils under enclosures shall be approved road base and be compacted to 95% of dry density. The compaction area must extend at least 1 foot past the enclosure in all directions and be a minimum of 1 foot in depth under the enclosure. A compaction test shall be required before any enclosure, box, sleeve, or pad is set into place. The compaction test shall be taken by ~~the City or by~~ the Spanish Fork City~~'s~~ approved engineering firm. If ground sleeves or pads settle, the Developer shall be required to re-level to the above specifications. If primary enclosures or transformers settle after being energized, ~~the~~ Spanish Fork City shall re-level the equipment at the Developer's expense.

K. Concrete. A minimum seven day concrete cure is required on any concrete pad used for a 3-phase transformer or Streetlight Base. The concrete must be a 6 ½ bag mix, 4000 psi, with 5-7% air. Calcium is not allowed, but chloride can be used up to 1%.

Chapter 4.39.75. Communication Service

4.39.75.010. General

A. Standards and Specifications. These specifications cover the installation of the SFCN communication system being installed to provide a wide range of communication services to include high speed internet service, cable television, telephone, SCADA systems, traffic monitoring technology, and metering reading for electric, water, and pressurized irrigation meters, etc. See Chapter 39.20 for improvement and design requirements, Chapter 39.25 for inspection and testing requirements, and Chapter 39.35 for earthwork and trench requirements. See standard drawings related to electrical system.

B. Construction Costs. The underground conduit used to provide SFCN communication service shall be paid for by the Developer or Customer. In the event a Customer or property owner requests relocation of SFCN communication facilities, the costs shall be the responsibility of the Customer.

4.39.75.050. Inside Wiring Recommendations

B. ~~Coax w~~Wire and fittings. Only use a Cat 6 cable home run to the communication panel.~~RG-6 coax cable. The following are recommended specifications for a home communication panel.~~

1. ~~Coax Wire. Only use RG-6 coax cable.~~
2. ~~Center Conductor. Center conductor should be copper covered steel center.~~
3. ~~Dielectric Insulation. Dielectric insulation should be flame retardant polyethylene with a low dissipation factor of 0.00015, a low dielectric constant of 2.3, and foam velocity of 75 ohm and manufactured using micro cell technology for greater strength, to resist deformation, and to prevent moisture ingress.~~
4. ~~Shielding. Shielding should consist of a foil layer which is to be bonded to the insulation with a wire shielding of 60% braid coverage on the outside of the foil shielding. The material for both the braid, and the foil should be all aluminum.~~
5. ~~Non-Plenum Jacket. Non-plenum jacket should be PVC material, and rated for general indoor use, and must meet NEC article 820 for flame 5 retardant protection.~~
6. ~~Crimp Fittings. Crimp fittings should incorporate a 360 degree compression type crimp.~~
7. ~~Splitters. Splitters should be 1GHz or broader.~~

C. Home Communications Panel. The following are recommended specifications for a home communication panel.

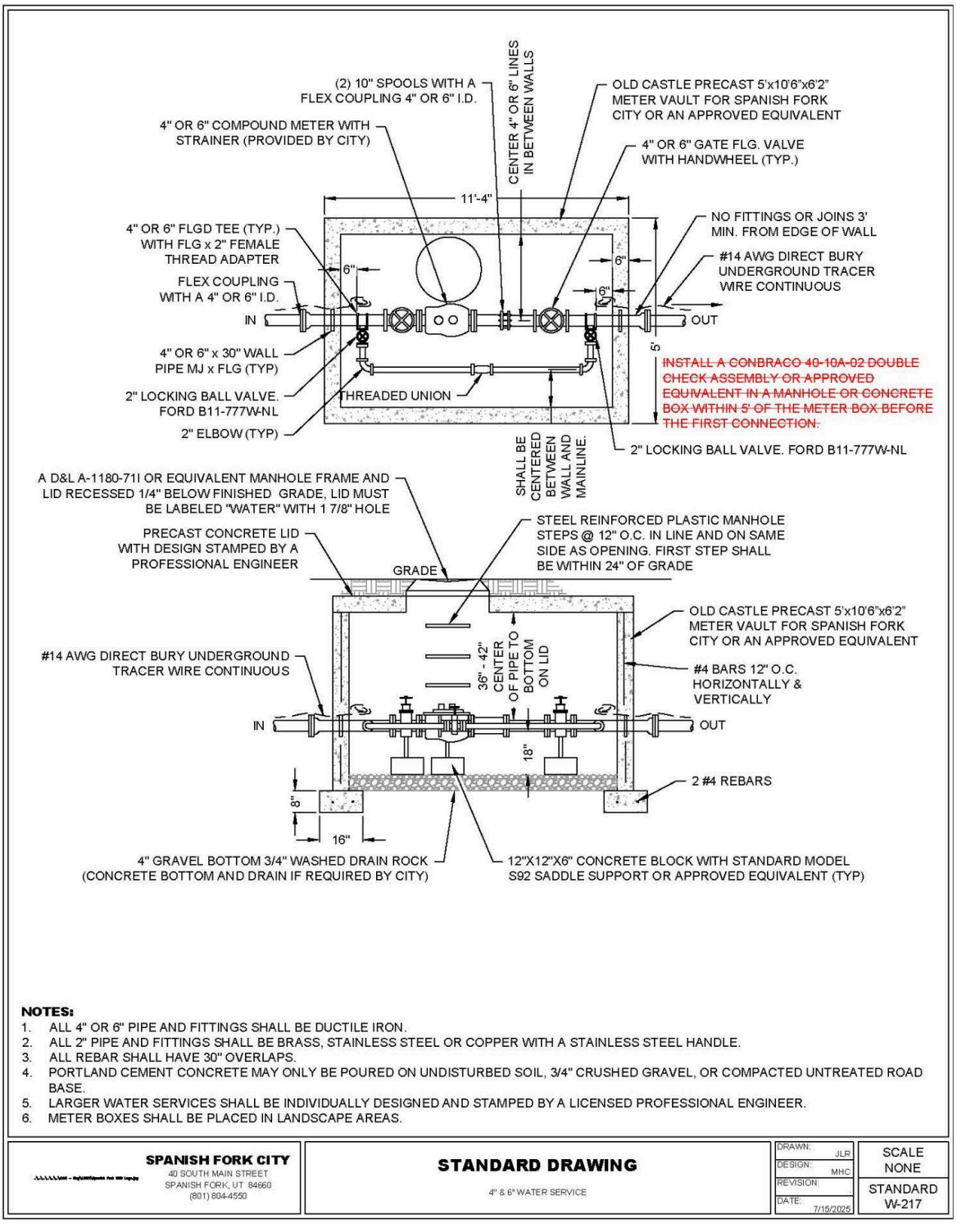
1. Mounting. The minimum necessary for a communications center would be a simple 2'X2' piece of ½" ply wood securely attached to the wall in the basement, although manufactured panels are available for a more professional, and finished look. The manufactured panels would be a good choice in a finished closet, in a furnace room, or in other visible areas.
2. Location. The location of the communication center should be readily accessible, either in the furnace or utility room, or under the stairs, in a closet, or other similar area.~~ The consumer will need access to this panel in order to reset their cable modem, network hub, or pre-amp for their cable TV where applicable.~~
3. Electrical Outlet. A standard electrical outlet would need to be adjacent to the communications center to power the cable

modem, network hub, or pre-amp when multiple computers, or televisions are used.

4. Wiring. A Cat 6 cable should be run from the panel to each internet access outlet.~~Two RG-6 wires should be run from the On Premise Box (OPB) to the home communications panel for the internet and cable hookup. An RG-6 wire should be run from the panel to each cable television outlet. A CAT6 cable should be run from the panel to each internet access outlet. See standard drawings. It is also recommended that telephone wiring be run out of the panel as well.~~

Construction Standard Drawings

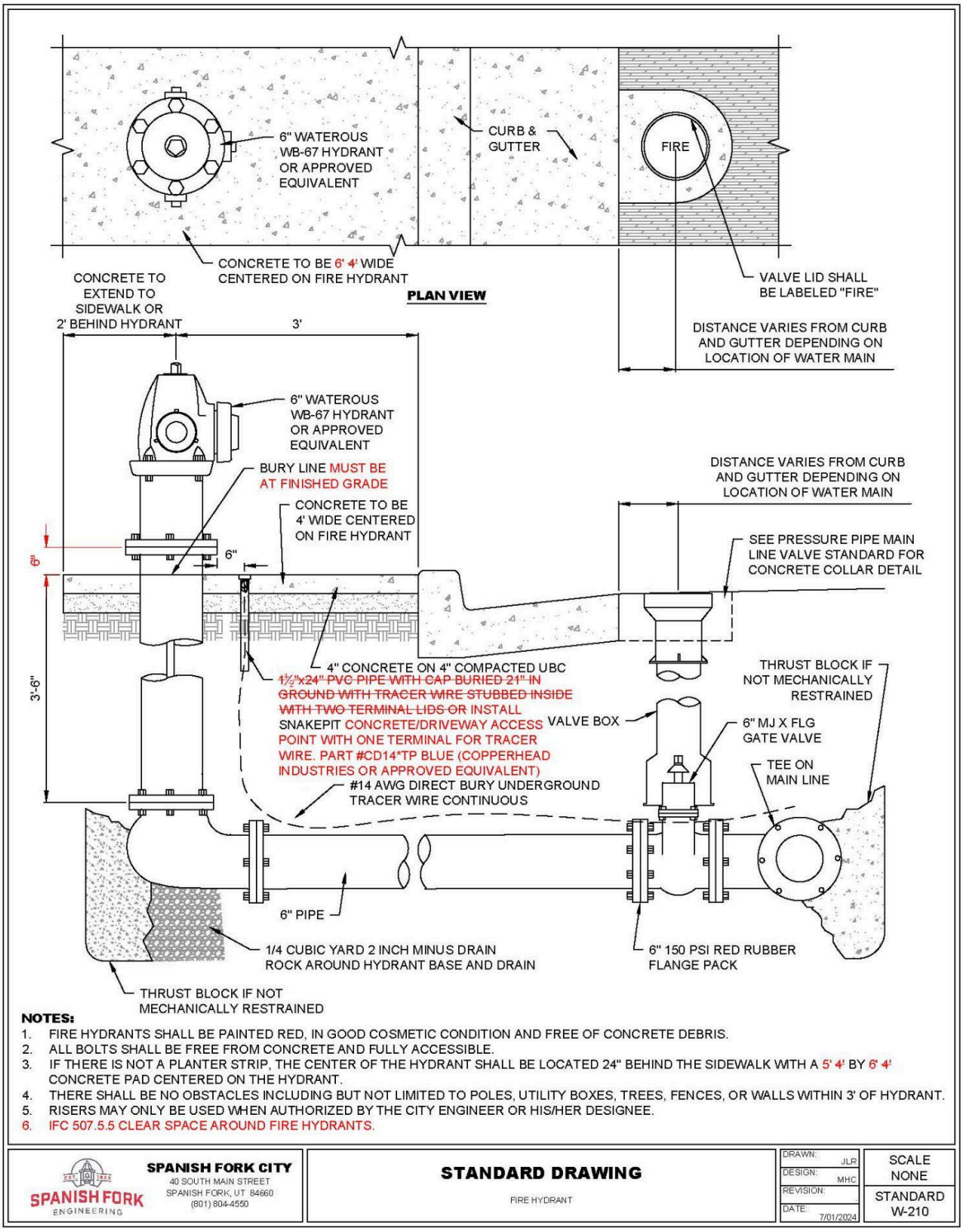
CONSTRUCTION STANDARD DRAWINGS



NOTES:

1. ALL 4" OR 6" PIPE AND FITTINGS SHALL BE DUCTILE IRON.
2. ALL 2" PIPE AND FITTINGS SHALL BE BRASS, STAINLESS STEEL OR COPPER WITH A STAINLESS STEEL HANDLE.
3. ALL REBAR SHALL HAVE 30" OVERLAPS.
4. PORTLAND CEMENT CONCRETE MAY ONLY BE POURED ON UNDISTURBED SOIL, 3/4" CRUSHED GRAVEL, OR COMPACTED UNTREATED ROAD BASE.
5. LARGER WATER SERVICES SHALL BE INDIVIDUALLY DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER.
6. METER BOXES SHALL BE PLACED IN LANDSCAPE AREAS.

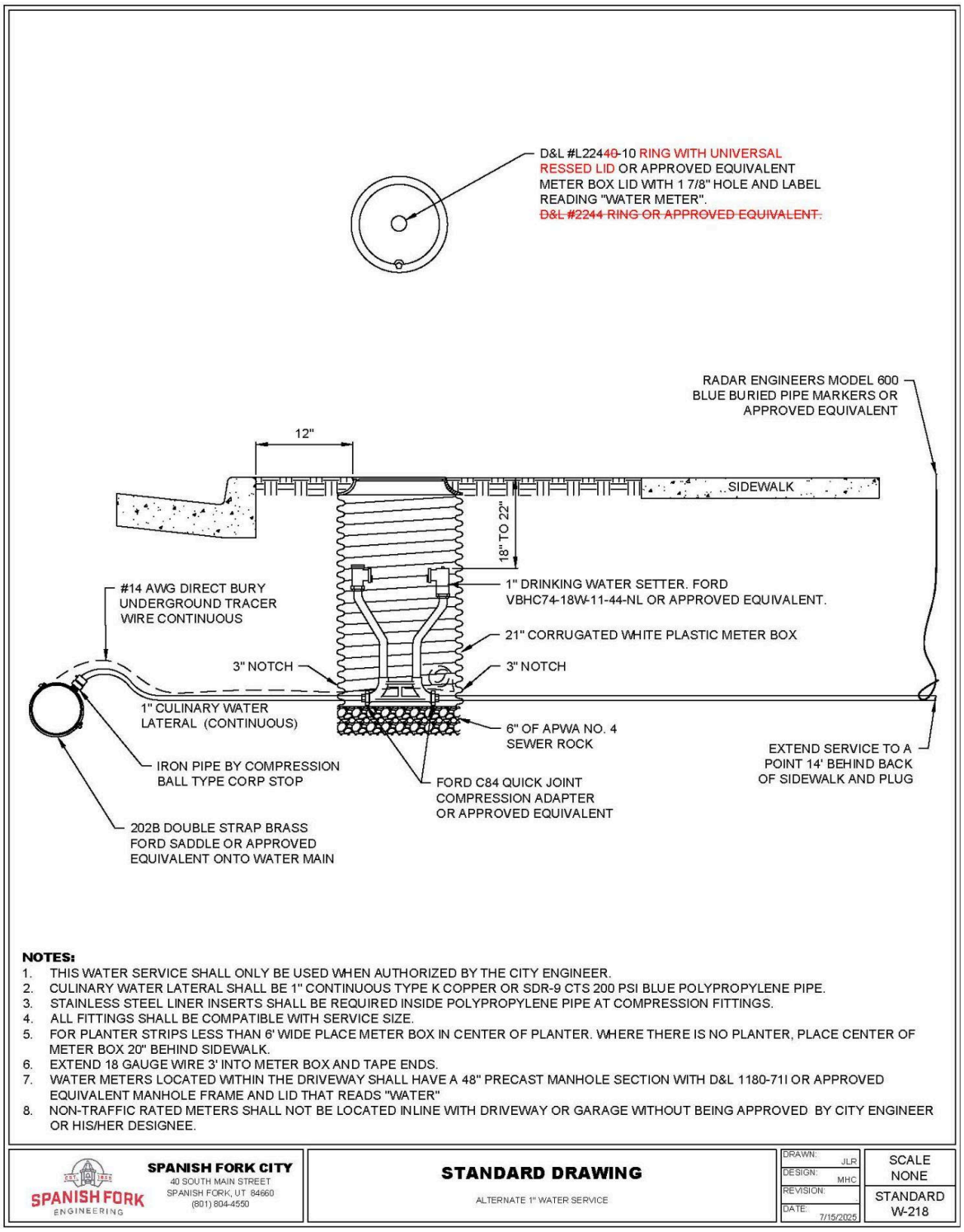
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 4" & 6" WATER SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 7/15/2025	SCALE NONE STANDARD W-217



NOTES:

1. FIRE HYDRANTS SHALL BE PAINTED RED, IN GOOD COSMETIC CONDITION AND FREE OF CONCRETE DEBRIS.
2. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
3. IF THERE IS NOT A PLANTER STRIP, THE CENTER OF THE HYDRANT SHALL BE LOCATED 24" BEHIND THE SIDEWALK WITH A 5' 4' BY 6' 4' CONCRETE PAD CENTERED ON THE HYDRANT.
4. THERE SHALL BE NO OBSTACLES INCLUDING BUT NOT LIMITED TO POLES, UTILITY BOXES, TREES, FENCES, OR WALLS WITHIN 3' OF HYDRANT.
5. RISERS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
6. IFC 507.5.5 CLEAR SPACE AROUND FIRE HYDRANTS.

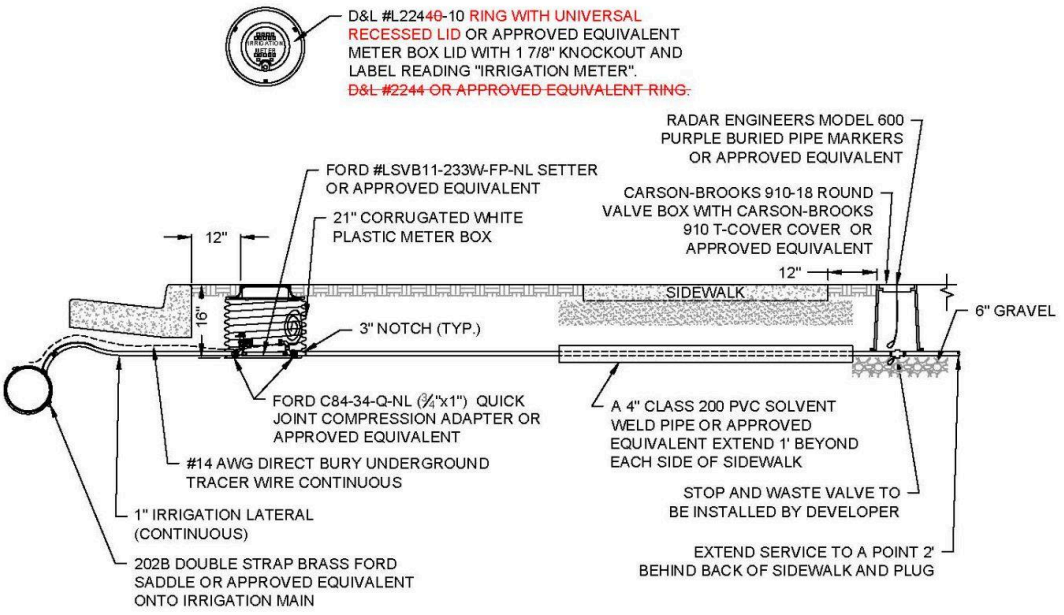
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** FIRE HYDRANT	DRAWN: JLR DESIGN: MHC REVISION: DATE: 7/01/2024	SCALE NONE STANDARD W-210



NOTES:

1. THIS WATER SERVICE SHALL ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER.
2. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
3. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
4. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
5. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
6. EXTEND 18 GAUGE WIRE 3' INTO METER BOX AND TAPE ENDS.
7. WATER METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L 1180-71I OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER"
8. NON-TRAFFIC RATED METERS SHALL NOT BE LOCATED INLINE WITH DRIVEWAY OR GARAGE WITHOUT BEING APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.

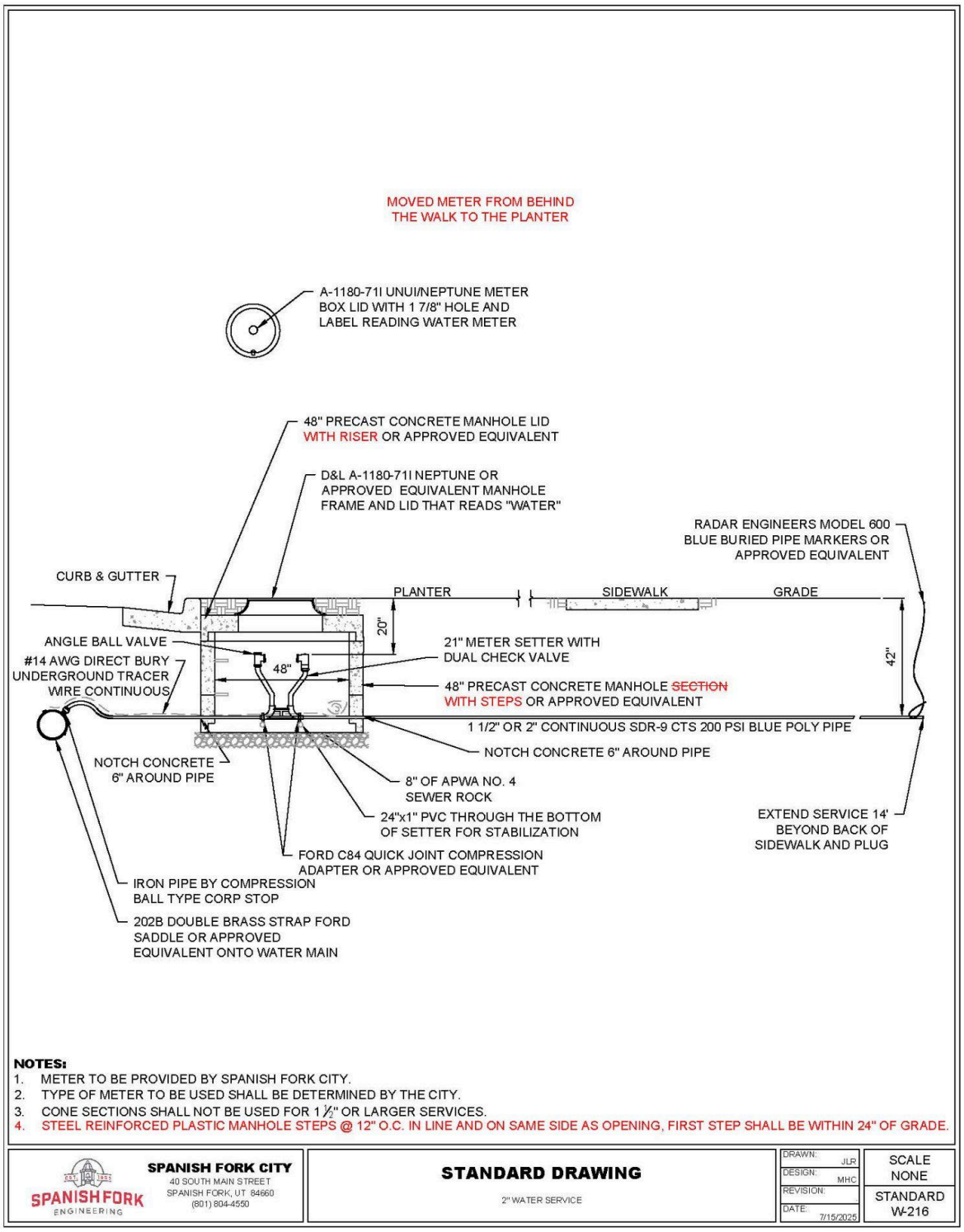
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** ALTERNATE 1" WATER SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 7/15/2025	SCALE NONE STANDARD W-218

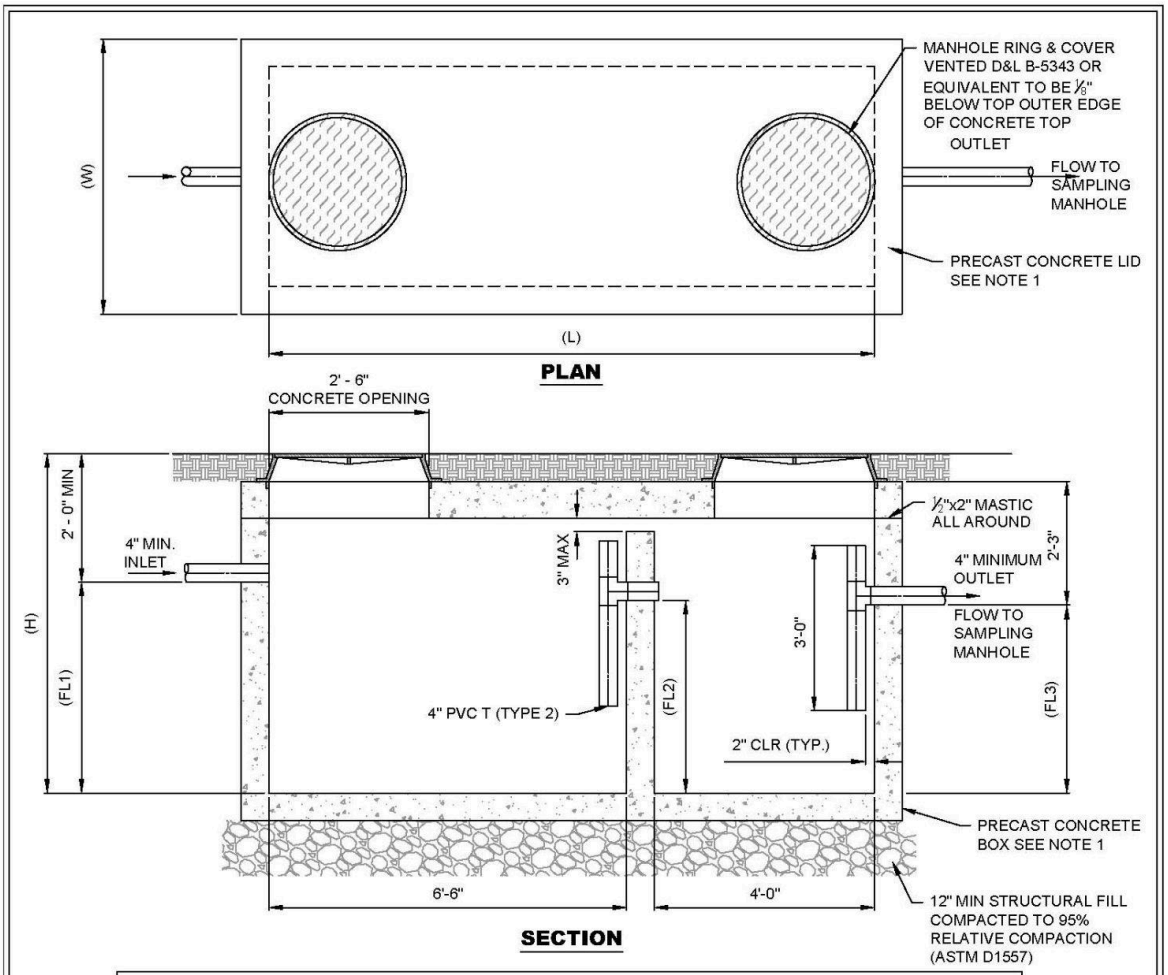


NOTES:

1. THIS PRESSURIZED IRRIGATION SERVICE SHALL ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER.
2. IRRIGATION LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI PURPLE POLYPROPYLENE PIPE.
3. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
4. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
5. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
6. EXTEND 18 GAUGE WIRE 3' INTO METER BOX AND TAPE ENDS. BURY CONDUIT 12" BELOW GRADE.
7. IRRIGATION METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L 1180 OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "IRRIGATION". LID SHALL BE RECESSED.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** ALTERNATE 1" PRESSURIZED IRRIGATION SERVICE BOX AND LATERAL	DRAWN: JLR DESIGN: MHC REVISION: DATE: 7/15/2025	SCALE NONE STANDARD W-219


MOVED METER FROM BEHIND
THE WALK TO THE PLANTER
A-1180-71I UNUI/NEPTUNE METER
BOX LID WITH 1 7/8" HOLE AND
LABEL READING WATER METER
48" PRECAST CONCRETE MANHOLE LID
WITH RISER OR APPROVED EQUIVALENT
D&L A-1180-71I NEPTUNE OR
APPROVED EQUIVALENT MANHOLE
FRAME AND LID THAT READS "WATER"
RADAR ENGINEERS MODEL 600
BLUE BURIED PIPE MARKERS OR
APPROVED EQUIVALENT
CURB & GUTTER
PLANTER
SIDEWALK
GRADE
20"
42"
ANGLE BALL VALVE
#14 AWG DIRECT BURY
UNDERGROUND TRACER
WIRE CONTINUOUS
48"
21" METER SETTER WITH
DUAL CHECK VALVE
48" PRECAST CONCRETE MANHOLE SECTION
WITH STEPS OR APPROVED EQUIVALENT
1 1/2" OR 2" CONTINUOUS SDR-9 CTS 200 PSI BLUE POLY PIPE
NOTCH CONCRETE 6" AROUND PIPE
NOTCH CONCRETE
6" AROUND PIPE
8" OF APWA NO. 4
SEWER ROCK
24"x1" PVC THROUGH THE BOTTOM
OF SETTER FOR STABILIZATION
EXTEND SERVICE 14'
BEYOND BACK OF
SIDEWALK AND PLUG
FORD C84 QUICK JOINT COMPRESSION
ADAPTER OR APPROVED EQUIVALENT
IRON PIPE BY COMPRESSION
BALL TYPE CORP STOP
202B DOUBLE BRASS STRAP FORD
SADDLE OR APPROVED
EQUIVALENT ONTO WATER MAIN
NOTES:
1. METER TO BE PROVIDED BY SPANISH FORK CITY.
2. TYPE OF METER TO BE USED SHALL BE DETERMINED BY THE CITY.
3. CONE SECTIONS SHALL NOT BE USED FOR 1 ½" OR LARGER SERVICES.
4. STEEL REINFORCED PLASTIC MANHOLE STEPS @ 12" O.C. IN LINE AND ON SAME SIDE AS OPENING, FIRST STEP SHALL BE WITHIN 24" OF GRADE.
SPANISH FORK ENGINEERING
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
STANDARD DRAWING
2" WATER SERVICE
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 7/15/2025
SCALE
NONE
STANDARD
W-216

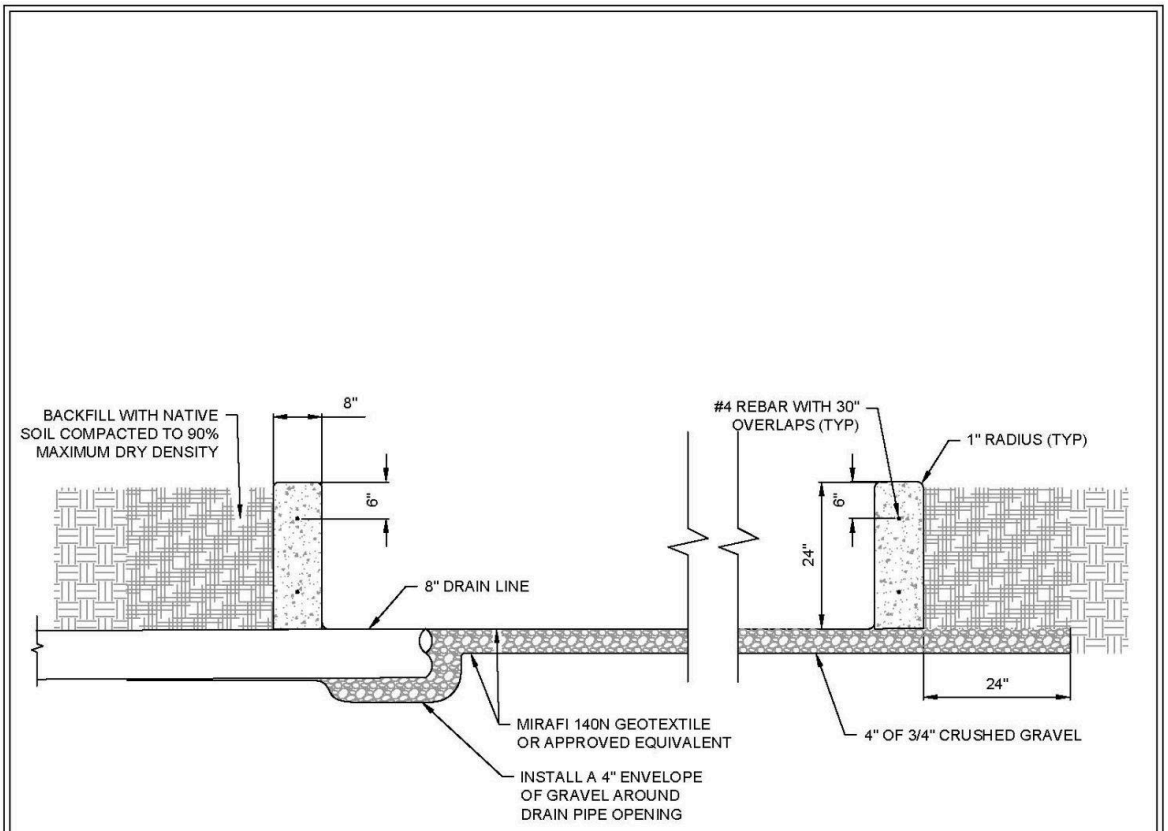


1500 - 6000 GALLON GREASE TRAP SCHEDULES

CAPACITY	LENGTH (L)	WIDTH (W)	HEIGHT (H)	INLET (FL1)	INLET (FL2)	INLET (FL3)
1500 GALLON	11'-0"	5'-0"	5'-10"	3'-10"	3'-6"	3'-5"
2000 GALLON	12'-0"	6'-0"	5'-10"	3'-10"	3'-6"	3'-5"
2500 GALLON	13'-0"	7'-0"	5'-10"	3'-10"	3'-6"	3'-5"
3000 GALLON	13'-6"	7'-0"	6'-4"	4'-4"	4'-2"	4'-1"
3500 GALLON	14'-0"	7'-0"	7'-0"	5'-0"	4'-10"	4'-9"
4000 GALLON	14'-0"	7'-0"	8'-4"	6'-4"	6'-2"	6'-1"
6000 GALLON	19'-0"	7'-0"	8'-3"	6'-3"	6'-2"	6'-1"

NOTES:
1. THE SUPPLIER OF THE PRECAST BOX, SHALL DESIGN AND PROVIDE DRAWINGS AND CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF UTAH AND SUBMITTED TO SPANISH FORK CITY FOR REVIEW.
2. SUPPLIER SHALL COORDINATE WITH OWNER THE SIZE AND LOCATION OF ALL PIPE PENETRATIONS PRIOR TO FABRICATION.
3. SAMPLING MANHOLE SHALL BE INSTALLED DOWNSTREAM OF GREASE TRAP.
4. GREASE TRAP SIZING TO BE SIZED BY A LICENSED ENGINEER AND SIZED IN ACCORDANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL PLUMBING CODE.
5. SCHIER GB-500 HYDROMECHANICAL GREASE INTERCEPTOR OR APPROVED EQUIVALENT SHALL BE USED IF APPROVED BY CITY ENGINEER.

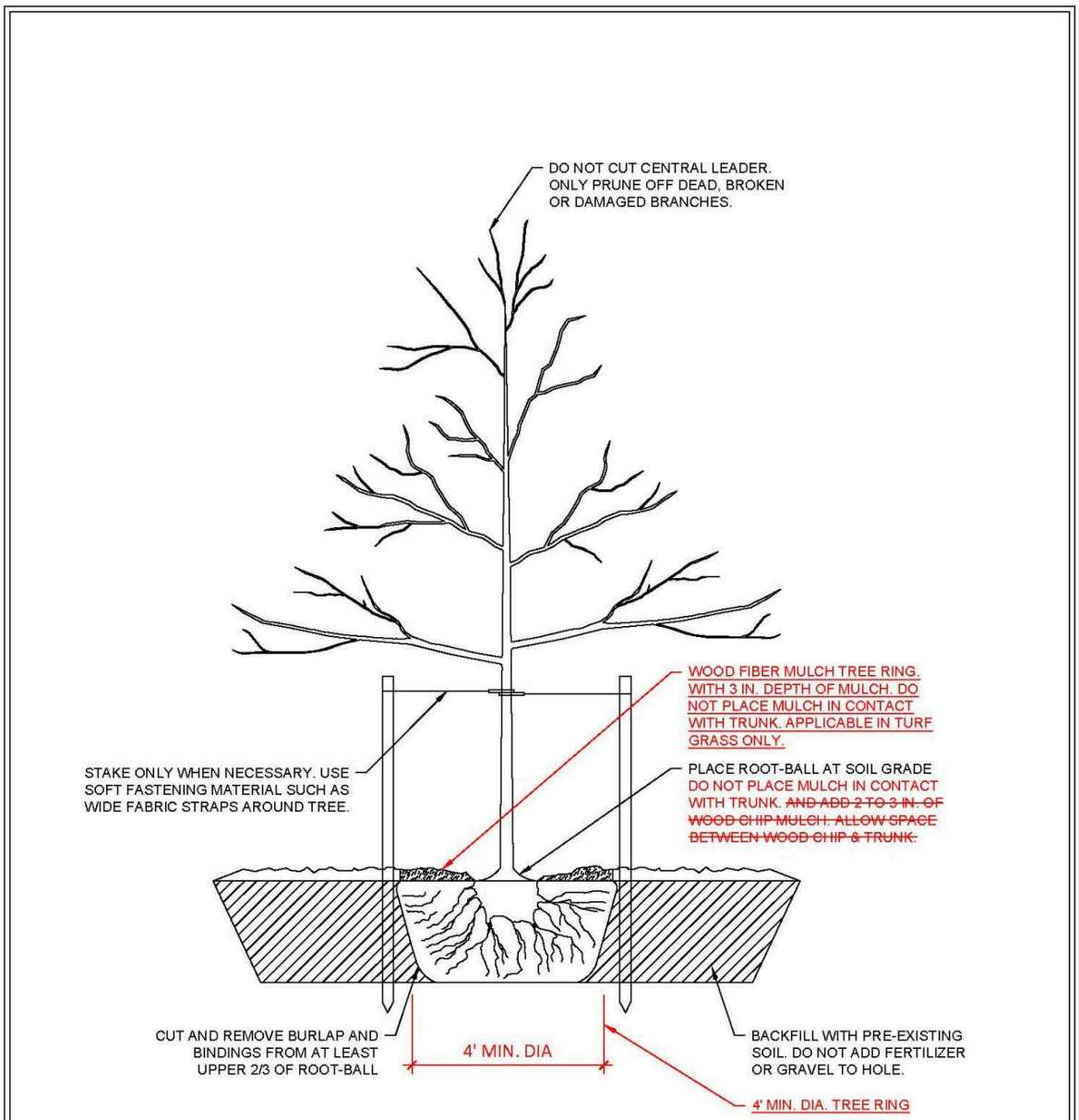
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 1500-6000 GALLON GREASE TRAPS	DRAWN: JLR DESIGN: MHC REVISION: DATE: 1/18/2022	SCALE NONE STANDARD SS-309



NOTES:

1. ENGINEERED BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE. MOW STRIPS, SIDEWALKS, AND CURB WALLS SHALL HAVE A MINIMUM OF 4" OF COMPACTED UNTREATED BASE COURSE UNLESS NEXT TO A PAVED AREA.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF THE SIDEWALK AND CURB 24" O.C.
3. SIDEWALKS, MOW STRIPS, AND CURB WALLS SHALL HAVE CONSTRUCTION JOINTS EVERY 8' OR AT EACH FENCE POST.
4. THERE SHALL BE A 2% GRADE FROM THE CURB TO SIDEWALK ACROSS PLANTERS.

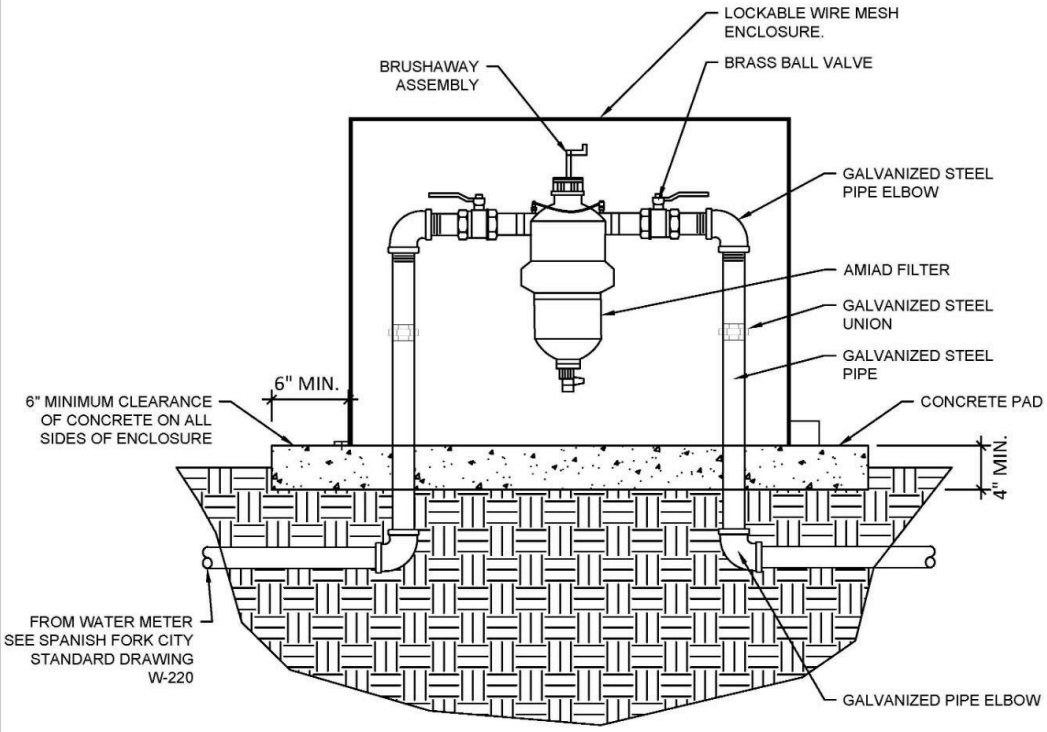
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** MOW STRIP AND CURB WALLS	DRAWN: JLR DESIGN: MHC REVISION: DATE: 1/16/2024	SCALE NONE STANDARD G-109



NOTES:

1. WOOD ~~CHIPS~~ AND ROCK MULCH SHALL BE REMOVED FROM DIRECTLY TOUCHING TRUNK.
2. DEPTH OF HOLE SHOULD BE NO DEEPER THAN THE ROOT-BALL.
3. DIAMETER OF HOLE SHOULD BE THREE TIMES THAT OF THE ROOT-BALL.
4. WOOD FIBER MULCH TREE RINGS ARE ONLY REQUIRED IN TURF GRASS AREAS.

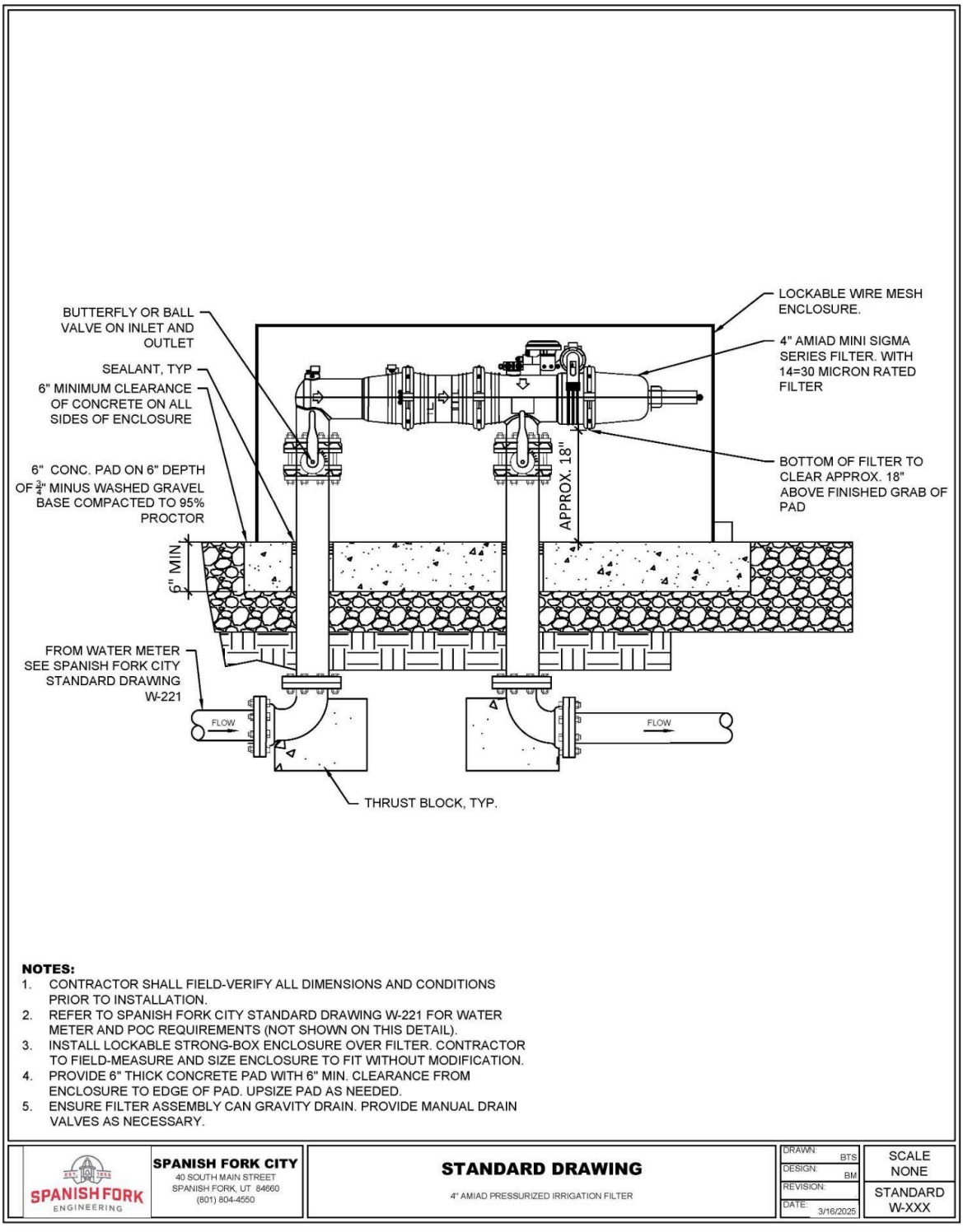
SPANISH FORK ENGINEERING	SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** TREE PLANTING	DRAWN: JLR DESIGN: MHC REVISION: DATE: 12/17/2025	SCALE NONE STANDARD G-112



NOTES:

1. AMIAD FILTER (2" OR SMALLER) WITH BRUSHAWAY CLEANING ASSEMBLY
2. ALL PIPING AND FITTINGS TO BE GALVANIZED STEEL OR BRASS
3. INSTALL BRASS BALL VALVES ON INLET AND OUTLET SIDES OF FILTER
4. MOUNT ASSEMBLY ON 4" THICK CONCRETE PAD
5. CONCRETE PAD DIMENSIONS TO PROVIDE MINIMUM 6" CLEARANCE ON ALL SIDES ON ENCLOSURE
6. INSTALL LOCKABLE STRONG-BOX ENCLOSURE OVER FILTER. CONTRACTOR TO FIELD-MEASURE AND SIZE ENCLOSURE TO FIT WITHOUT MODIFICATION.
7. ENCLOSURE TO BE ANCHORED TO CONCRETE PAD.
8. REFER TO SPANISH FORK CITY STANDARD DRAWING W-220 FOR WATER METER AND POC REQUIREMENTS (NOT SHOWN ON THIS DETAIL).

SPANISH FORK ENGINEERING	SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 2" PRESSURIZED IRRIGATION FILTER	DRAWN: BTS DESIGN: BM REVISION: DATE: 3/16/2025	SCALE NONE STANDARD W-XXX



NOTES:

1. CONTRACTOR SHALL FIELD-VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO INSTALLATION.
2. REFER TO SPANISH FORK CITY STANDARD DRAWING W-221 FOR WATER METER AND POC REQUIREMENTS (NOT SHOWN ON THIS DETAIL).
3. INSTALL LOCKABLE STRONG-BOX ENCLOSURE OVER FILTER. CONTRACTOR TO FIELD-MEASURE AND SIZE ENCLOSURE TO FIT WITHOUT MODIFICATION.
4. PROVIDE 6" THICK CONCRETE PAD WITH 6" MIN. CLEARANCE FROM ENCLOSURE TO EDGE OF PAD. UPSIZE PAD AS NEEDED.
5. ENSURE FILTER ASSEMBLY CAN GRAVITY DRAIN. PROVIDE MANUAL DRAIN VALVES AS NECESSARY.

SPANISH FORK ENGINEERING	SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 4" AMIAD PRESSURIZED IRRIGATION FILTER	DRAWN: BTS DESIGN: BM REVISION: DATE: 3/16/2025	SCALE NONE STANDARD W-XXX

SPANISH FORK ELECTRIC CONSTRUCTION STANDARDS & DRAWINGS

PURPOSE

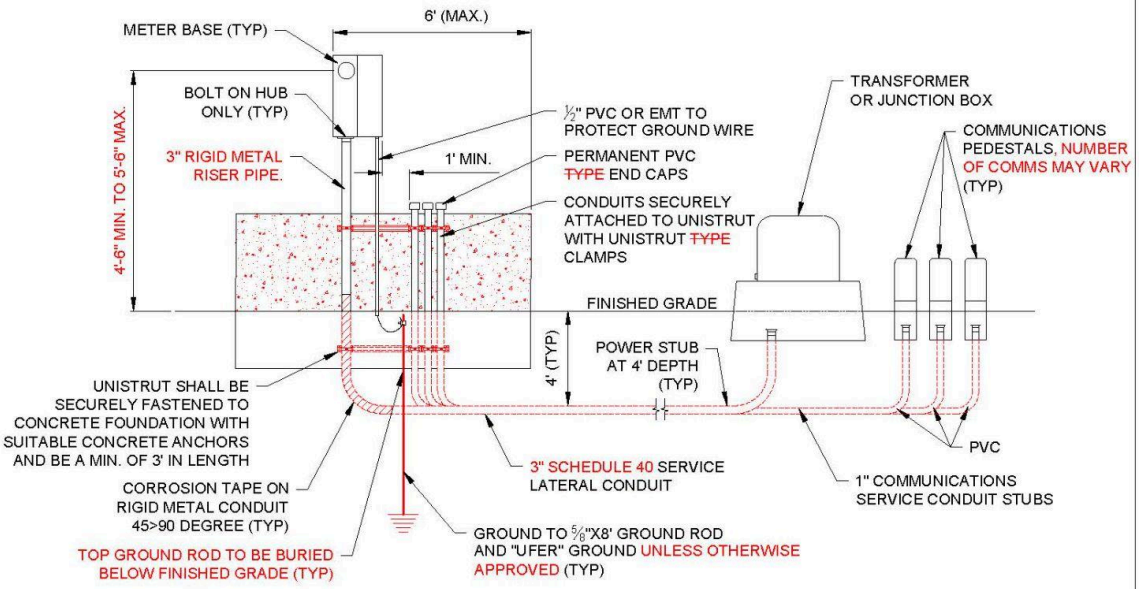
THE PURPOSE OF THE ELECTRICAL CONSTRUCTION DRAWINGS IS TO AID CUSTOMERS, CONTRACTORS, DEVELOPERS, AND ENGINEERS IN THE CONSTRUCTION AND INSTALLATION OF ELECTRICAL SYSTEMS AND SERVICES TO BOTH NEW AND REMODELED STRUCTURES, AND NEW RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENTS.
IT IS THE INTENT AND DESIRE THAT WITH THE AID OF THE CONSTRUCTION STANDARDS AND DRAWINGS FROM THE SPANISH FORK POWER AND LIGHT DIVISION WE WILL PROVIDE A SAFE, EFFICIENT, AND RELIABLE ELECTRICAL SERVICE TO ALL CUSTOMERS.

GENERAL GUIDELINES AND RULES

1. STANDARD DRAWINGS ~~47 THROUGH 68~~ FOR ELECTRICAL AND COMMUNICATION INSTALLATIONS ARE A SUPPLEMENT TO THE POLICY 39 CONSTRUCTION STANDARDS ~~TEXT ONLY~~. THE DRAWINGS ARE NOT INTENDED TO BE VIEWED OR USED SOLELY WITHOUT FIRST READING AND UNDERSTANDING THE POLICY 39 CONSTRUCTION STANDARDS ~~IN THE FRONT OF THIS BOOK~~.
2. REFER TO THE POLICY 39 CONSTRUCTION STANDARDS, CHAPTER 39.70 FOR ELECTRICAL INSTALLATIONS, AND CHAPTER 39.75 FOR COMMUNICATION INSTALLATIONS, FOR ALL APPLICATIONS.
3. CURB AND GUTTER SHALL BE INSTALLED ON ANY PROJECT BEFORE THE MAIN ELECTRICAL TRENCH IS EXCAVATED. THE CURB SHOULD HAVE PROPERTY CORNERS MARKED AND PINNED IN THE CURB BY APPROVED METHODS. THE CURB WILL GIVE REFERENCE TO THE ELECTRICAL CONDUIT DEPTHS, ELECTRICAL BOX PLACEMENT, AND OTHER LOCATIONS IMPORTANT FOR ELECTRICAL INSTALLATION.
4. IF THE ELECTRICAL INSTALLATION , APPLICATIONS, OR OTHER MATTERS ARE NOT COVERED HERE OR IN THE STANDARDS TEXT ~~IN THIS BOOK~~, THEN IN GENERAL, THE INSTALLATION, APPLICATION, OR MATTER IS NOT APPROVED.
5. ALL ELECTRICAL CONSTRUCTION, AND INSTALLATION SHALL CONFORM TO APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL ELECTRICAL SAFETY CODE (NESC), OSHA, STATE, COUNTY, AND CITY ORDINANCES, STANDARDS, AND CODES.
6. ANY AND ALL WORK IN THE VICINITY OF OVERHEAD POWER LINES SHALL NOT BE ALLOWED UNLESS THE RESPONSIBLE PARTY FIRST NOTIFIES THE ELECTRIC DEPARTMENT OF THE INTENDED WORK OR ACTIVITY. NO PERSON OR THING SHALL BE BROUGHT TO WITHIN 10 FEET OF ANY HIGH VOLTAGE OVERHEAD POWER LINES, UNLESS THE PROPER STEPS ARE TAKEN TO ENSURE THE SAFETY OF THE PUBLIC AND POWER DEPARTMENT PERSONNEL. THE SPANISH FORK POWER AND LIGHT DIVISION REQUIRES A MINIMUM OF 3 BUSINESS DAYS NOTICE BE GIVEN BEFORE ANY WORK NEAR ITS OVERHEAD POWER LINES IS SCHEDULED TO BEGIN.
7. THE NATIONAL ELECTRICAL SAFETY CODE AND SPANISH FORK POWER AND LIGHT DIVISION CODE REQUIRES THAT HOMES, BUILDINGS, SIGNS, BRIDGES, ANTENNAS, ETC, HAVE SUFFICIENT HORIZONTAL AND VERTICAL CLEARANCES TO OVERHEAD POWER LINES. PLEASE CONSULT WITH THE SPANISH FORK POWER AND LIGHT DIVISION FOR APPLICABLE DISTANCES AND CLEARANCES.
8. CALL BLUE STAKES BEFORE YOU DIG! UTAH LAW ~~SECTION 54-8A-1 THROUGH 54-8A-11~~ REQUIRES THE BLUE STAKES ONE CALL LOCATION CENTER BE NOTIFIED AT LEAST ~~TWO~~ THREE BUSINESS DAYS PRIOR TO EXCAVATION. THE EXCAVATION SHALL NOT BE STARTED UNTIL ALL REQUIRED LOCATES HAVE BEEN COMPLETED.
9. IN GENERAL, JOINT TRENCHING OF POWER AND COMMUNICATIONS IS ALLOWED AS LONG AS THE INSTALLATION CONFORMS TO THE CONSTRUCTION STANDARDS.
10. ALL ELECTRICAL CONDUITS SHALL BE INSTALLED A MINIMUM OF 4 FEET TO THE TOP OF CONDUIT FROM FINISHED GRADE. ADDITIONAL DEPTHS MAY BE REQUIRED IF HIGH VOLTAGE PRIMARY (12.47kV) CABLES ARE INSTALLED IN A JOINT TRENCH WITH LOW VOLTAGE (600V OR LESS) CABLES, AND COMMUNICATIONS CABLES. IN GENERAL, HIGH VOLTAGE PRIMARY (12.47kV) CONDUITS SHALL BE INSTALLED 1 FOOT IN DEPTH FOR EVERY 1 INCH IN CONDUIT SIZE, (EXAMPLE: 6 INCH CONDUIT SHALL BE 6 FEET IN DEPTH), BUT IN NO CASE SHALL PRIMARY CONDUITS BE INSTALLED LESS THAN THE MINIMUM OF 4 FEET IN DEPTH, UNLESS APPROVED BY THE POWER AND LIGHT DIVISION.
11. THE ELECTRICAL DISTRIBUTION SYSTEM FOR ALL NEW CONSTRUCTION OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENTS SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE APPROVED BY THE POWER AND LIGHT DIVISION. REMODELING, CHANGES IN USE, ADDITIONS, ALTERATIONS, AND OTHER CHANGES THAT AFFECT THE ELECTRICAL SYSTEM, MAY REQUIRE THAT THE ELECTRICAL SYSTEM BE REROUTED, UPGRADED TO UNDERGROUND, AND/OR BE BROUGHT UP TO CURRENT NEC, NESC, AND SPANISH FORK CITY STANDARDS. ADDITIONAL REQUIREMENTS MAY APPLY.
12. THE DEVELOPER IS TO PROVIDE THE TRENCH FOR ALL REQUIRED CONDUIT SYSTEMS AND OVERSEE ~~FOLLOWING~~ THE INSTALLATION OF THE CONDUITS BY THE CONTRACTOR ~~DEVELOPER~~. THEY ARE TO PROVIDE SAND AND BACKFILL TO MEET THE CONSTRUCTION STANDARDS. ALL TRENCHES SHALL BE COMPACTED TO 95% AND PASS THE COMPACTION TEST BEFORE THE TRENCH WILL BE ACCEPTED. ALL CONDUITS SHALL BE INSPECTED BEFORE ANY SAND OR BACKFILL IS APPLIED. TO ENSURE FINAL GRADE HAS BEEN ESTABLISHED, THE CURB AND GUTTER SHALL BE INSTALLED BEFORE THE ELECTRICAL TRENCH IS STARTED.
13. PRIOR TO BACKFILLING OVER ANY CONDUITS, THE DEVELOPER SHALL SCHEDULE AND REQUEST AN INSPECTION FROM THE POWER AND LIGHT DIVISION. FOLLOWING THE INSPECTION THE POWER AND LIGHT DIVISION WILL ISSUE A "PASSED" OR "FAILED" SLIP TO PROCEED WITH BACKFILLING OR NOT ~~TO PROCEED~~.
14. STATE SPECIFIED ROAD BASE SHALL BE USED UNDER ALL ELECTRICAL BOXES, ENCLOSURES, PADS, OR VAULTS. THE ROAD BASE SHALL BE COMPACTED TO 95% MINIMUM AND PASS A COMPACTION TEST BEFORE ANY BOXES, ENCLOSURES, PADS OR VAULTS ARE SET. THE ROAD BASE SHALL BE A MINIMUM OF 1 FOOT IN DEPTH AND EXTEND A MINIMUM OF 1 FOOT PAST ALL SIDES OF THE BOXES, ENCLOSURES, PADS OR VAULTS. ADDITIONAL REQUIREMENTS MAY APPLY.
15. IN GENERAL, ALL ELECTRICAL BOXES SHALL BE PLACED A MINIMUM OF 18 INCHES FROM A PROPERTY LINE AND SET BACK 6 INCHES TO 1 FOOT BEHIND SIDEWALKS.
16. RIGID METAL (RMC) OR FIBERGLASS (FG) SHALL BE USED FOR ALL ELBOWS AND BENDS 45 DEGREES AND GREATER.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** ELECTRIC AND COMMUNICATIONS FRONT PAGE-INFORMATION	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-601

SERVICE SIZE	NEC WIRE SIZE	CONDUIT SIZE
100 AMP	#2 ALU	~~2"~~3"
125 AMP	1/0 ALU	~~2"~~3"
150 AMP	2/0 ALU	~~2"~~3"
200 AMP	4/0 ALU	~~2"~~3"
201 AMPS-~~400~~800 AMPS SEE ELECTRICAL DIVISION		

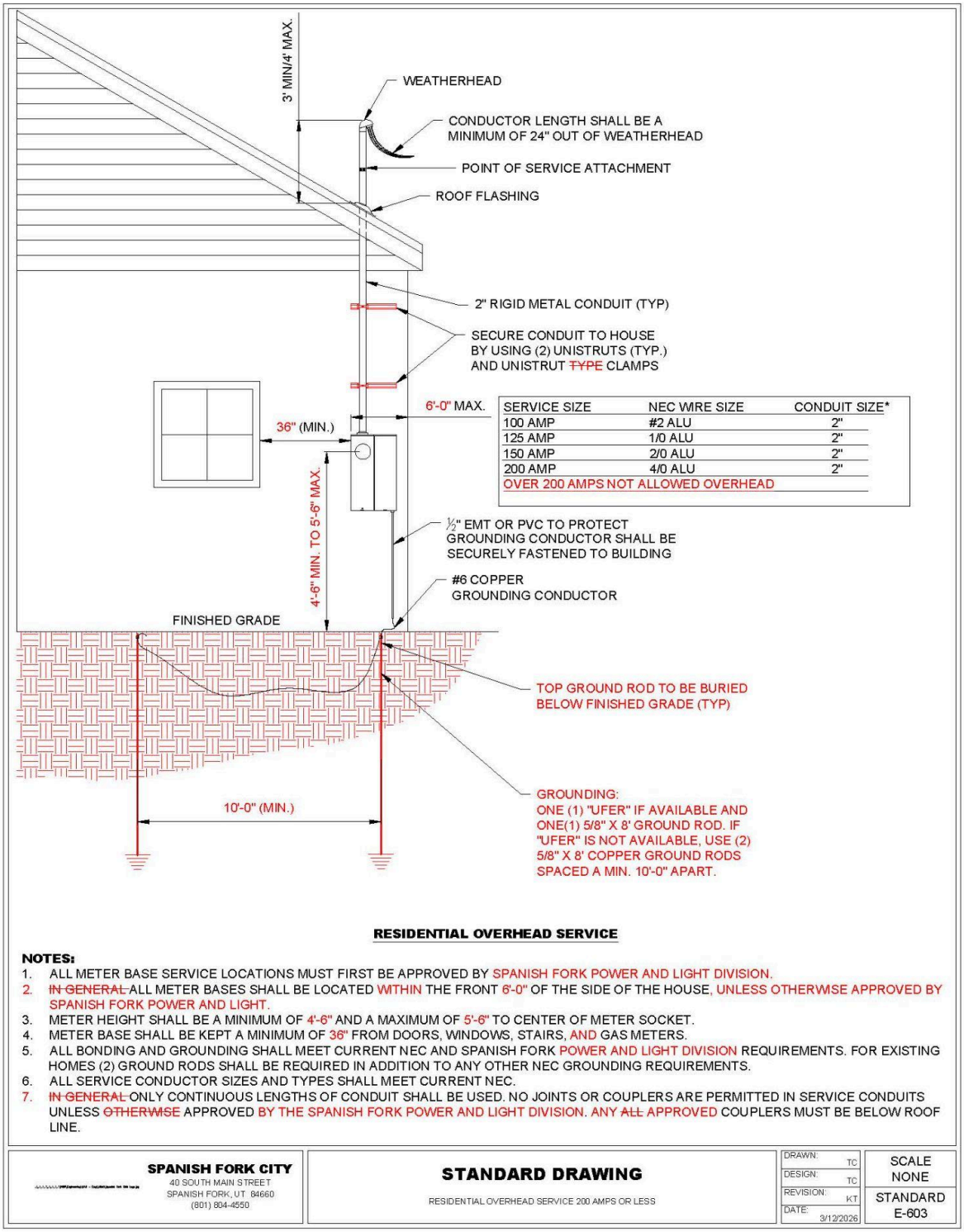


SURFACE MOUNT FRONT VIEW

NOTES:

1. ALL MATERIALS TO BE SUPPLIED BY CUSTOMER EXCEPT METER.
2. ALL TEMPORARY/PERMANANT EQUIPMENT SHALL COMPLY WITH CURRENT N.E.C., N.E.S.C, AND CITY STANDARDS.
3. SPANISH FORK POWER AND LIGHT ~~ELECTRICAL~~ DIVISION WILL FURNISH AND INSTALL METER AND CONNECT SERVICE IN TRANSFORMER OR JUNCTION BOX.
4. SERVICE CONDUCTORS SHALL MEET CURRENT NATIONAL ELECTRIC CODE.
5. ALL POWER CONDUITS EXTENDING OUT OF THE GROUND OUTSIDE OF AN ENCLOSURE SHALL BE RIGID METAL FROM THE ELBOW UP TO A MINIMUM OF 10 FEET. ~~CORROSION INHIBITING COMPOUND SHALL BE USED ON ALL ELECTRICAL WIRE CONNECTIONS INSIDE METER BASE.~~
6. GROUND ROD TO BE DRIVEN A MINIMUM OF 6' IN UNDISTURBED SOIL, WITH TOP OF GROUND ROD BURIED BELOW FINISHED GRADE. GROUNDING CONDUCTOR CONNECTED TO GROUND ROD SHALL BE MINIMUM OF #6 COPPER. IF UPDATED SERVICE (2) GROUND RODS SHALL BE INSTALLED AT LEAST 10' APART.
7. UNISTRUT TO BE ~~OF~~ ONE PIECE AND ~~OF~~ 3' IN LENGTH
8. ENOUGH WIRE SHALL BE PROVIDED TO EXTEND A MINIMUM OF 4' PAST THE TRANSFORMER OR SECONDARY PEDESTAL GROUND SLEEVE.
9. RIGID METAL CONDUITS SHALL BE WRAPPED ~~TAPED~~ WITH ANTI-CORROSION TAPE. TAPE SHALL EXTEND 6" ABOVE FINISHED GRADE.
10. ALL NEW POWER SERVICE LATERAL CONDUITS SHALL BE ~~2" OR~~ 3" UNLESS EXISTING 2" STUBS WERE INSTALLED PER PRIOR SPANISH FORK CITY STANDARDS. TO DETERMINE SIZE FIELD VERIFY BY EXCAVATING THE SERVICE STUBS.
11. METER BASE SHALL BE LOCATED WITHIN THE FRONT 6' OF THE SIDE OF THE HOUSE. OTHER LOCATION SHALL FIRST BE APPROVED BY SPANISH FORK POWER AND LIGHT DIVISION.
12. METER SOCKET SHALL BE PLACED A MINIMUM OF 4'-6" AND A MAXIMUM OF 5'-6" TO CENTER OF SOCKET FROM FINISHED GRADE.
13. CONTACT POWER AND LIGHT DIVISION TO SCHEDULE AN APPOINTMENT FOR ASSISTANCE PULLING WIRE INTO ENERGIZED TRANSFORMERS.
14. MAIN DISCONNECT BREAKER TO BE INSTALLED AT TIME OF INSPECTION.
15. ~~IN GENERAL~~ ONLY CONTINUOUS LENGTHS OF CONDUIT SHALL BE USED. NO JOINTS OR COUPLERS ARE PERMITTED IN SERVICE CONDUITS UNLESS ~~OTHERWISE~~ APPROVED BY SPANISH FORK POWER AND LIGHT DIVISION.
16. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED PRIOR TO FINAL POWER INSPECTION

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** RESIDENTIAL UNDERGROUND SERVICE 200 AMPS OR LESS	DRAWN: TC DESIGN: TC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-602



SERVICE SIZE	NEC WIRE SIZE	CONDUIT SIZE*
100 AMP	#2 ALU	2"
125 AMP	1/0 ALU	2"
150 AMP	2/0 ALU	2"
200 AMP	4/0 ALU	2"
OVER 200 AMPS NOT ALLOWED OVERHEAD		

RESIDENTIAL OVERHEAD SERVICE

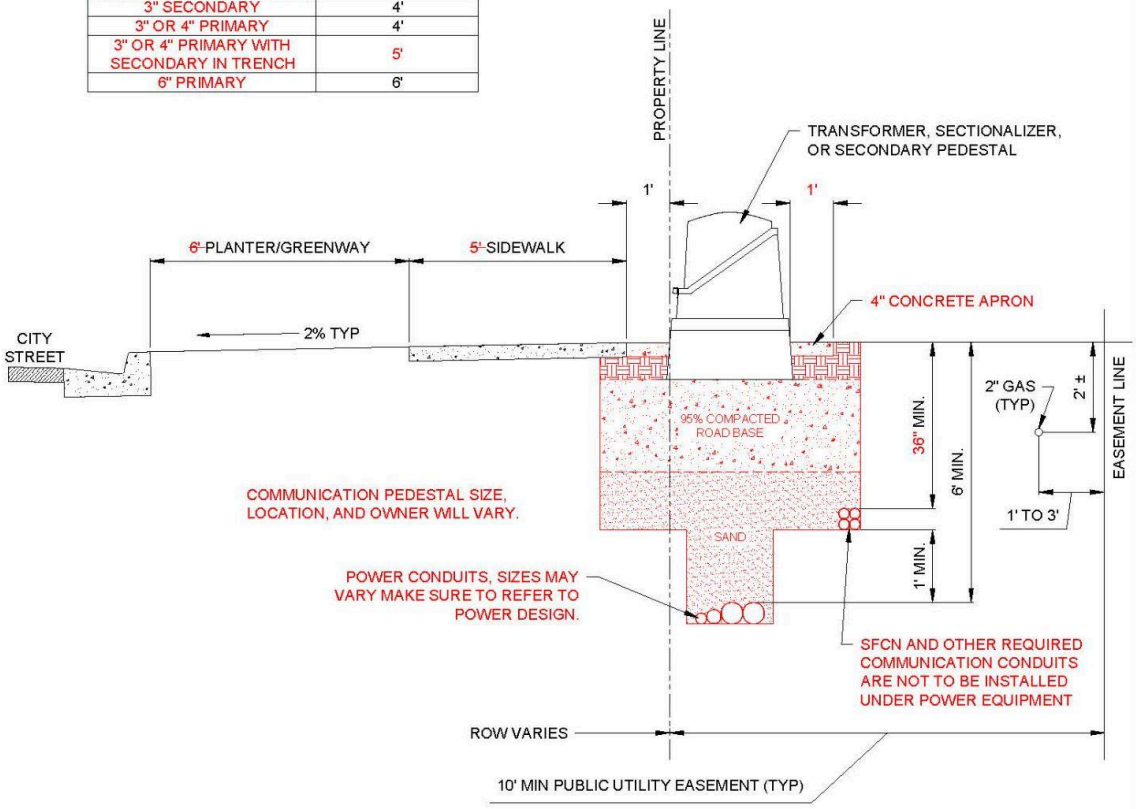
NOTES:

1. ALL METER BASE SERVICE LOCATIONS MUST FIRST BE APPROVED BY SPANISH FORK POWER AND LIGHT DIVISION.
2. ~~IN GENERAL~~ ALL METER BASES SHALL BE LOCATED WITHIN THE FRONT 6'-0" OF THE SIDE OF THE HOUSE, UNLESS OTHERWISE APPROVED BY SPANISH FORK POWER AND LIGHT.
3. METER HEIGHT SHALL BE A MINIMUM OF 4'-6" AND A MAXIMUM OF 5'-6" TO CENTER OF METER SOCKET.
4. METER BASE SHALL BE KEPT A MINIMUM OF 36" FROM DOORS, WINDOWS, STAIRS, AND GAS METERS.
5. ALL BONDING AND GROUNDING SHALL MEET CURRENT NEC AND SPANISH FORK POWER AND LIGHT DIVISION REQUIREMENTS. FOR EXISTING HOMES (2) GROUND RODS SHALL BE REQUIRED IN ADDITION TO ANY OTHER NEC GROUNDING REQUIREMENTS.
6. ALL SERVICE CONDUCTOR SIZES AND TYPES SHALL MEET CURRENT NEC.
7. ~~IN GENERAL~~ ONLY CONTINUOUS LENGTHS OF CONDUIT SHALL BE USED. NO JOINTS OR COUPLERS ARE PERMITTED IN SERVICE CONDUITS UNLESS ~~OTHERWISE~~ APPROVED BY THE SPANISH FORK POWER AND LIGHT DIVISION. ANY ~~ALL~~ APPROVED COUPLERS MUST BE BELOW ROOF LINE.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** RESIDENTIAL OVERHEAD SERVICE 200 AMPS OR LESS	DRAWN: TC DESIGN: TC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-603

TYPE OF CONDUIT	(MIN.) DEPTH TO *TOP* OF CONDUIT
COMMUNICATION	3'
STREET LIGHT	4'
ELECTRICAL SERVICE DROP	4'
3" SECONDARY	4'
3" OR 4" PRIMARY	4'
3" OR 4" PRIMARY WITH SECONDARY IN TRENCH	5'
6" PRIMARY	6'

TYPICAL JOINT TRENCH OF HIGH VOLTAGE, LOW VOLTAGE, & COMMUNICATIONS CONDUITS

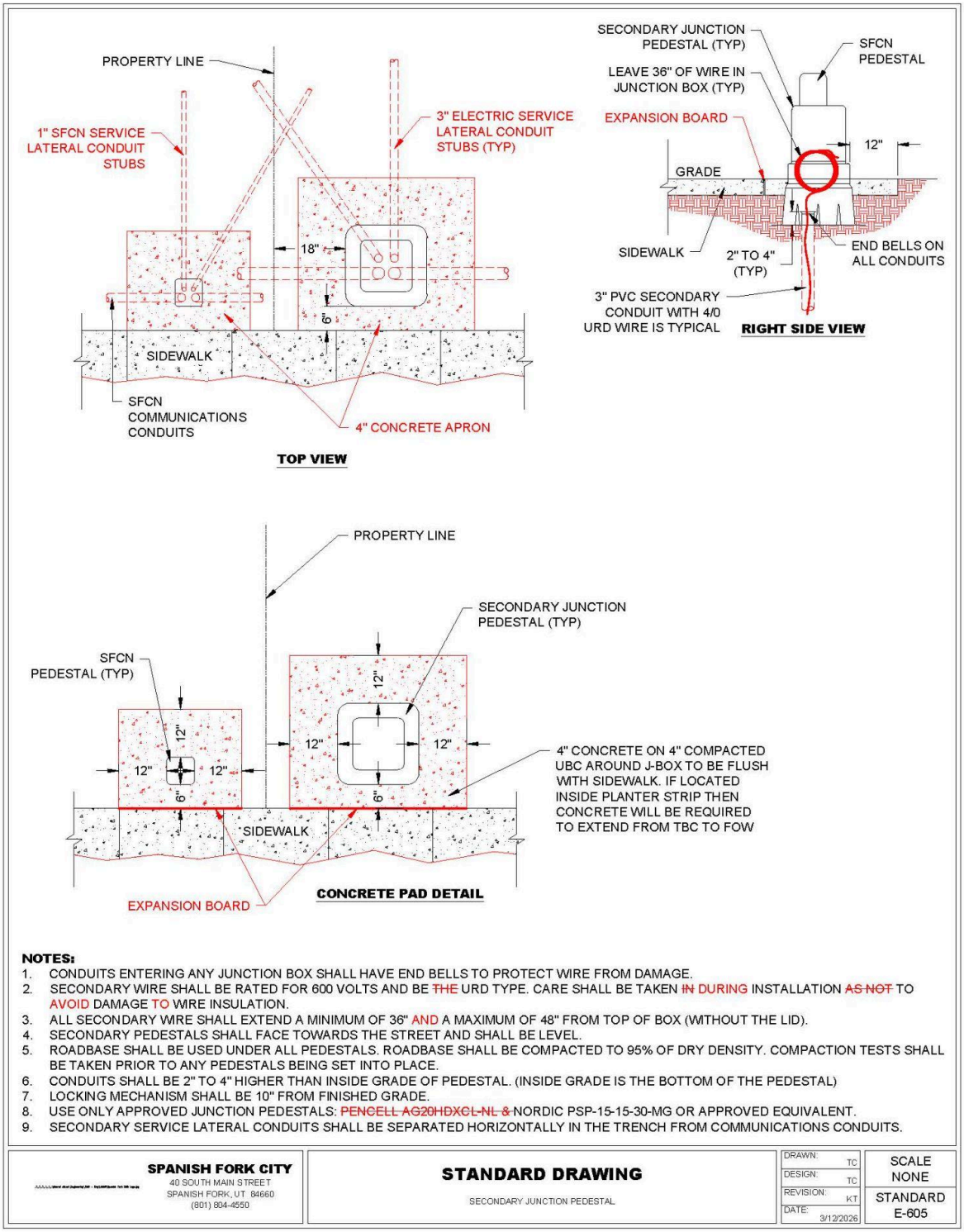


ALL POWER CONDUIT SHALL BE BURIED A MINIMUM OF 4' IN DEPTH TO TOP OF CONDUIT. IF HIGH VOLTAGE (12KV) CONDUITS & LOW VOLTAGE (600 VOLT) POWER CONDUITS ARE INSTALLED IN THE SAME TRENCH, THE HIGH VOLTAGE POWER SHALL ALWAYS BE INSTALLED BELOW LOW VOLTAGE POWER CONDUITS. IF THERE ARE MULTIPLE HIGH VOLTAGE CONDUITS (3" SINGLE-PHASE, 6" 3-PHASE) IN THE SAME TRENCH, ALL HIGH VOLTAGE CONDUITS MAY BE INSTALLED AT THE DEPTH OF THE LARGEST CONDUIT (6")

NOTES:

1. COMMUNICATIONS CONDUIT ROUTING SHALL BE COORDINATED THROUGH THE SPANISH FORK POWER AND LIGHT DIVISION.
2. COMMUNICATIONS CONDUITS SHALL BE BEHIND OR TO THE SIDES OF TRANSFORMERS, SECTIONALIZERS OR JUNCTION BOXES.
3. HIGH VOLTAGE PRIMARY CONDUITS SHALL ALWAYS BE BELOW SECONDARY CONDUITS.
4. REBAR SHALL BE SAFETY CAPPED UNTIL BACKFILLED.
5. BACKFILL SHALL MEET THE REQUIREMENTS OF EARTHWORK AND TRENCHES AND OTHER STANDARDS IN THE CONSTRUCTION AND DEVELOPMENT STANDARDS.
6. ALL CONDUITS SHALL BE INSPECTED AT EACH "LIFT", AT THE COMPACTION LEVEL, AND FOR A FINAL INSPECTION.
7. A CAUTION TAPE SHALL BE PLACED DIRECTLY ON CONDUIT, AND A CAUTION TAPE SHALL BE PLACED 1' BELOW GRADE FOR BOTH POWER AND CITY COMMUNICATIONS.
8. ONLY CONTINUOUS CONDUIT RUNS ARE PERMITTED. FACTORY JOINTS SHALL BE USED FOR ATTACHING FULL LENGTH CONDUITS TOGETHER UNLESS OTHERWISE APPROVED

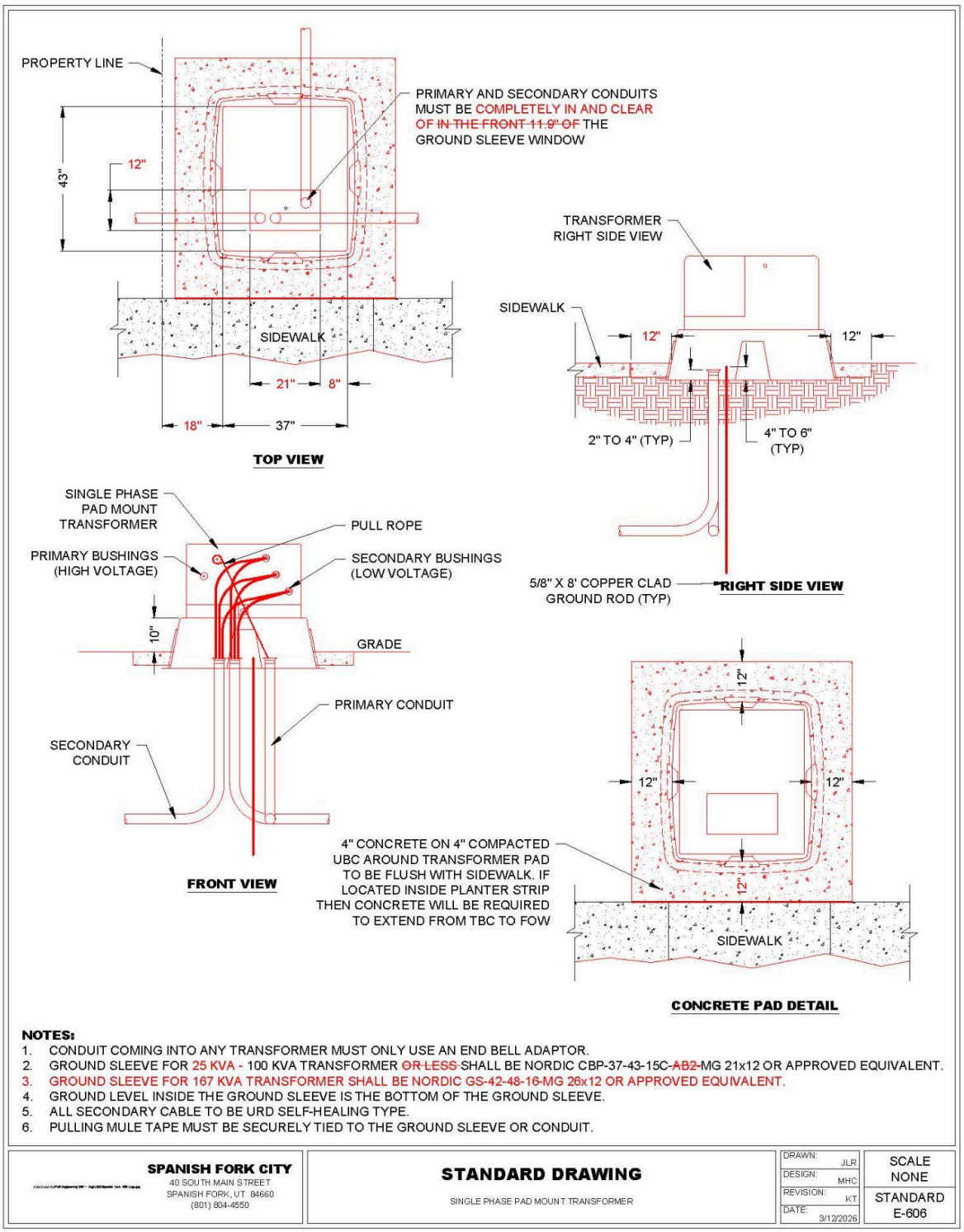
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** ELECTRIC AND COMMUNICATION CONDUIT JOINT TRENCH DETAIL	DRAWN: TC DESIGN: TC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-604



NOTES:

1. CONDUITS ENTERING ANY JUNCTION BOX SHALL HAVE END BELLS TO PROTECT WIRE FROM DAMAGE.
2. SECONDARY WIRE SHALL BE RATED FOR 600 VOLTS AND BE ~~THE~~ URD TYPE. CARE SHALL BE TAKEN ~~IN~~ DURING INSTALLATION ~~AS NOT~~ TO AVOID DAMAGE TO WIRE INSULATION.
3. ALL SECONDARY WIRE SHALL EXTEND A MINIMUM OF 36" AND A MAXIMUM OF 48" FROM TOP OF BOX (WITHOUT THE LID).
4. SECONDARY PEDESTALS SHALL FACE TOWARDS THE STREET AND SHALL BE LEVEL.
5. ROADBASE SHALL BE USED UNDER ALL PEDESTALS. ROADBASE SHALL BE COMPACTED TO 95% OF DRY DENSITY. COMPACTION TESTS SHALL BE TAKEN PRIOR TO ANY PEDESTALS BEING SET INTO PLACE.
6. CONDUITS SHALL BE 2" TO 4" HIGHER THAN INSIDE GRADE OF PEDESTAL. (INSIDE GRADE IS THE BOTTOM OF THE PEDESTAL)
7. LOCKING MECHANISM SHALL BE 10" FROM FINISHED GRADE.
8. USE ONLY APPROVED JUNCTION PEDESTALS: ~~PENCELL AG20HDXCL-NL &~~ NORDIC PSP-15-15-30-MG OR APPROVED EQUIVALENT.
9. SECONDARY SERVICE LATERAL CONDUITS SHALL BE SEPARATED HORIZONTALLY IN THE TRENCH FROM COMMUNICATIONS CONDUITS.

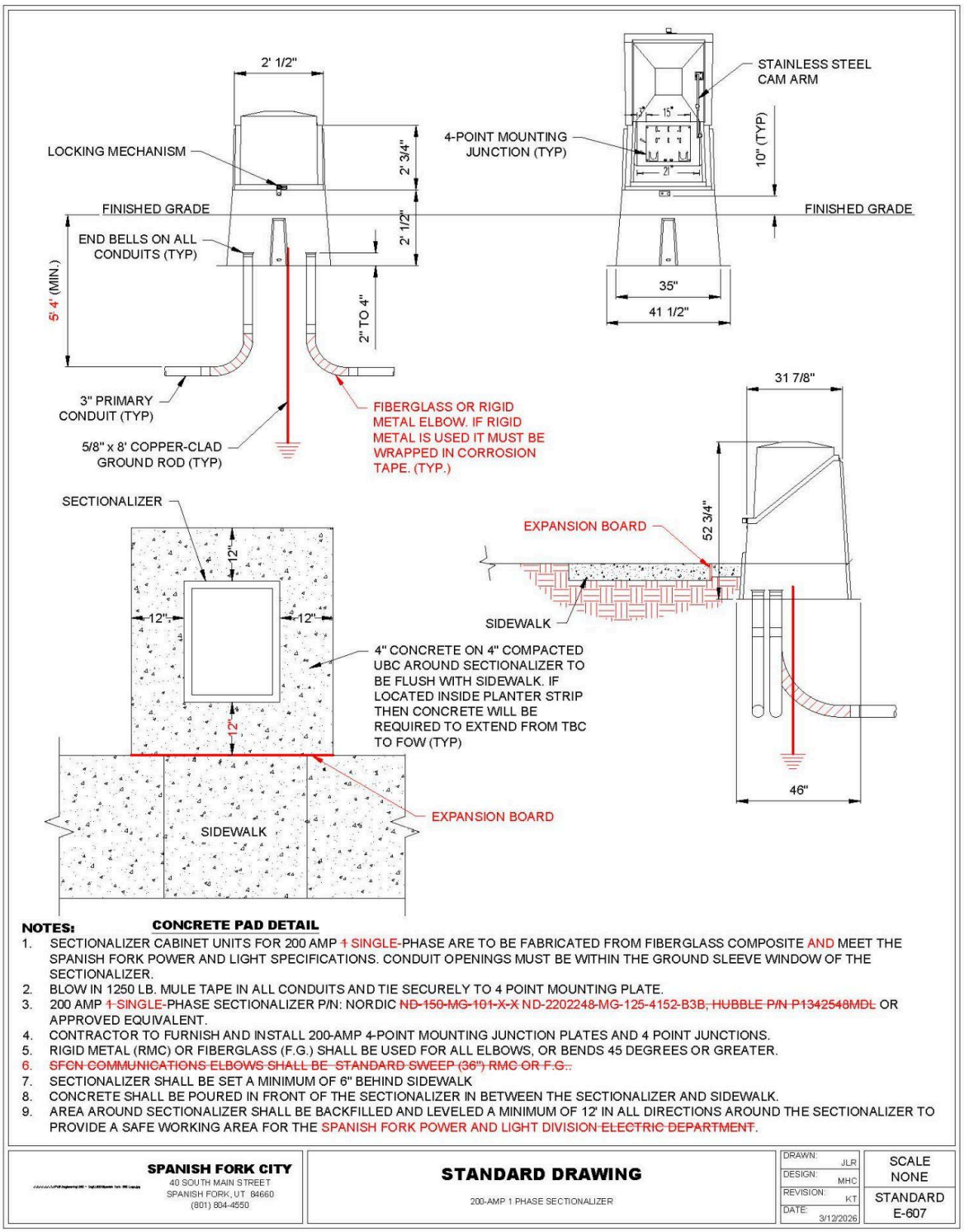
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SECONDARY JUNCTION PEDESTAL	DRAWN: TC DESIGN: TC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-605



NOTES:

1. CONDUIT COMING INTO ANY TRANSFORMER MUST ONLY USE AN END BELL ADAPTOR.
2. GROUND SLEEVE FOR 25 KVA - 100 KVA TRANSFORMER ~~OR LESS~~ SHALL BE NORDIC CBP-37-43-15C-~~AB2~~-MG 21x12 OR APPROVED EQUIVALENT.
3. GROUND SLEEVE FOR 167 KVA TRANSFORMER SHALL BE NORDIC GS-42-48-16-MG 26x12 OR APPROVED EQUIVALENT.
4. GROUND LEVEL INSIDE THE GROUND SLEEVE IS THE BOTTOM OF THE GROUND SLEEVE.
5. ALL SECONDARY CABLE TO BE URD SELF-HEALING TYPE.
6. PULLING MULE TAPE MUST BE SECURELY TIED TO THE GROUND SLEEVE OR CONDUIT.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SINGLE PHASE PAD MOUNT TRANSFORMER	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-606

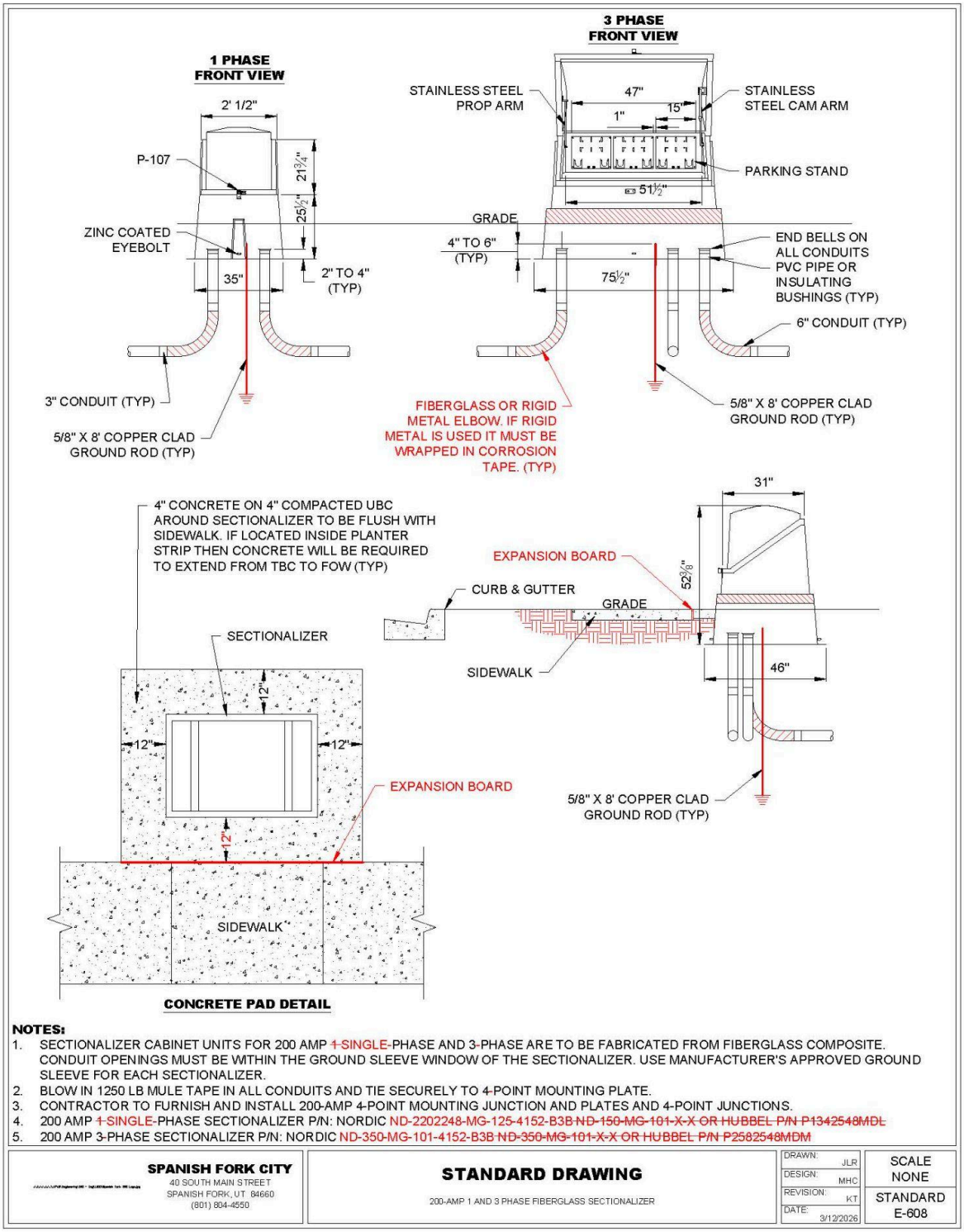


CONCRETE PAD DETAIL

NOTES:

1. SECTIONALIZER CABINET UNITS FOR 200 AMP ~~1~~ SINGLE-PHASE ARE TO BE FABRICATED FROM FIBERGLASS COMPOSITE AND MEET THE SPANISH FORK POWER AND LIGHT SPECIFICATIONS. CONDUIT OPENINGS MUST BE WITHIN THE GROUND SLEEVE WINDOW OF THE SECTIONALIZER.
2. BLOW IN 1250 LB. MULE TAPE IN ALL CONDUITS AND TIE SECURELY TO 4 POINT MOUNTING PLATE.
3. 200 AMP ~~1-SINGLE~~-PHASE SECTIONALIZER P/N: NORDIC ~~ND-150-MG-101-X-X~~ ND-2202248-MG-125-4152-B3B, ~~HUBBLE P/N P1342548MDL~~ OR APPROVED EQUIVALENT.
4. CONTRACTOR TO FURNISH AND INSTALL 200-AMP 4-POINT MOUNTING JUNCTION PLATES AND 4 POINT JUNCTIONS.
5. RIGID METAL (RMC) OR FIBERGLASS (F.G.) SHALL BE USED FOR ALL ELBOWS, OR BENDS 45 DEGREES OR GREATER.
6. ~~SFCN COMMUNICATIONS ELBOWS SHALL BE STANDARD SWEEP (36") RMC OR F.G..~~
7. SECTIONALIZER SHALL BE SET A MINIMUM OF 6" BEHIND SIDEWALK
8. CONCRETE SHALL BE POURED IN FRONT OF THE SECTIONALIZER IN BETWEEN THE SECTIONALIZER AND SIDEWALK.
9. AREA AROUND SECTIONALIZER SHALL BE BACKFILLED AND LEVELED A MINIMUM OF 12' IN ALL DIRECTIONS AROUND THE SECTIONALIZER TO PROVIDE A SAFE WORKING AREA FOR THE SPANISH FORK POWER AND LIGHT DIVISION ~~ELECTRIC DEPARTMENT~~.

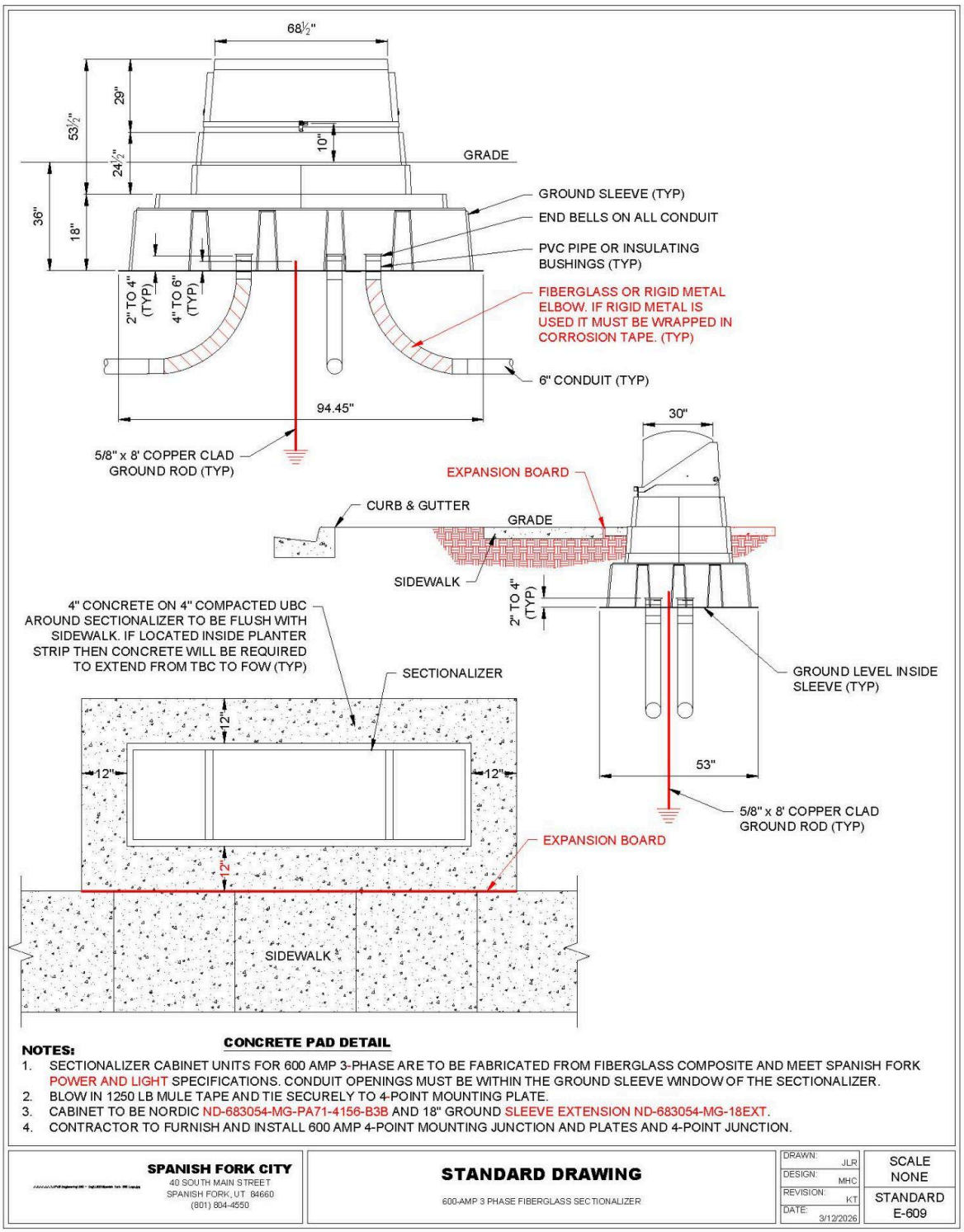
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 200-AMP 1 PHASE SECTIONALIZER	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-607



NOTES:

1. SECTIONALIZER CABINET UNITS FOR 200 AMP ~~1-~~SINGLE-PHASE AND 3-PHASE ARE TO BE FABRICATED FROM FIBERGLASS COMPOSITE. CONDUIT OPENINGS MUST BE WITHIN THE GROUND SLEEVE WINDOW OF THE SECTIONALIZER. USE MANUFACTURER'S APPROVED GROUND SLEEVE FOR EACH SECTIONALIZER.
2. BLOW IN 1250 LB MULE TAPE IN ALL CONDUITS AND TIE SECURELY TO ~~4-~~POINT MOUNTING PLATE.
3. CONTRACTOR TO FURNISH AND INSTALL 200-AMP 4-POINT MOUNTING JUNCTION AND PLATES AND 4-POINT JUNCTIONS.
4. 200 AMP ~~1-SINGLE-~~PHASE SECTIONALIZER P/N: NORDIC ND-2202248-MG-125-4152-B3B ~~ND-150-MG-101-X-X OR HUBBEL P/N P1342548MDL~~
5. 200 AMP 3-PHASE SECTIONALIZER P/N: NORDIC ND-350-MG-101-4152-B3B ~~ND-350-MG-101-X-X OR HUBBEL P/N P2582548MDM~~

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 200-AMP 1 AND 3 PHASE FIBERGLASS SECTIONALIZER	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-608

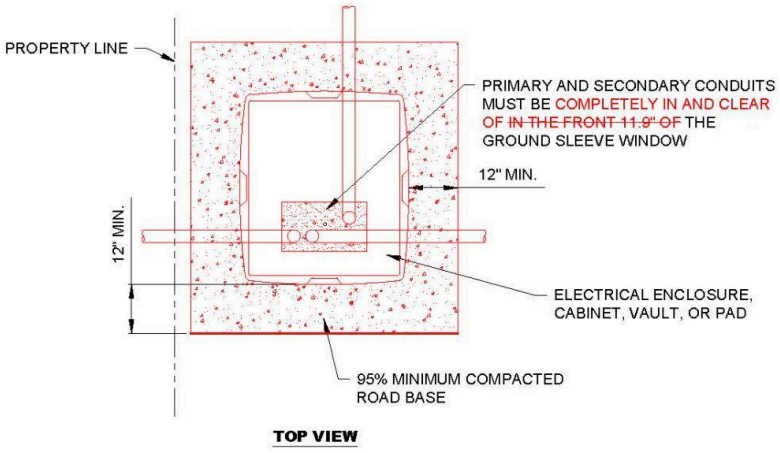


CONCRETE PAD DETAIL

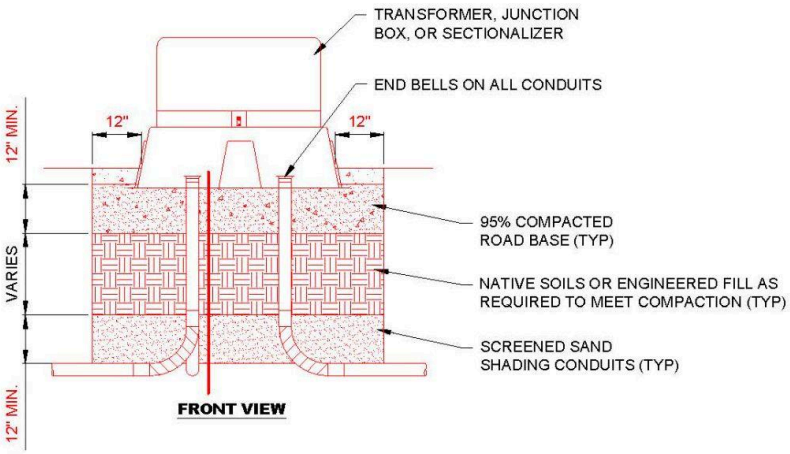
NOTES:

1. SECTIONALIZER CABINET UNITS FOR 600 AMP 3-PHASE ARE TO BE FABRICATED FROM FIBERGLASS COMPOSITE AND MEET SPANISH FORK POWER AND LIGHT SPECIFICATIONS. CONDUIT OPENINGS MUST BE WITHIN THE GROUND SLEEVE WINDOW OF THE SECTIONALIZER.
2. BLOW IN 1250 LB MULE TAPE AND TIE SECURELY TO 4-POINT MOUNTING PLATE.
3. CABINET TO BE NORDIC ND-683054-MG-PA71-4156-B3B AND 18" GROUND SLEEVE EXTENSION ND-683054-MG-18EXT.
4. CONTRACTOR TO FURNISH AND INSTALL 600 AMP 4-POINT MOUNTING JUNCTION AND PLATES AND 4-POINT JUNCTION.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 600-AMP 3 PHASE FIBERGLASS SECTIONALIZER	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-609



TOP VIEW

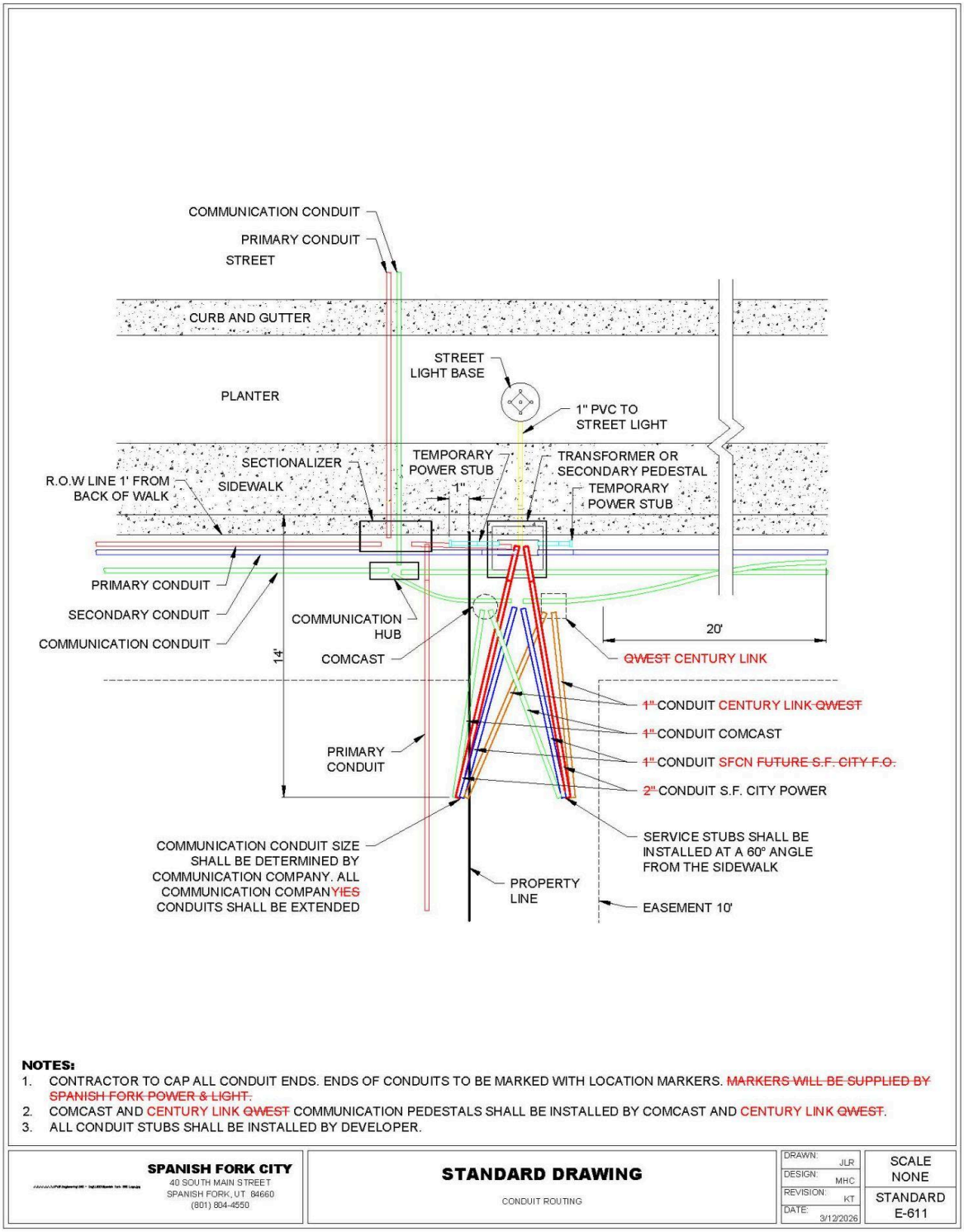


FRONT VIEW

NOTES:

1. ALL ELECTRICAL BOXES INCLUDING, BUT NOT LIMITED TO, SECTIONALIZERS, SECONDARY JUNCTION BOXES, TRANSFORMERS AND TRANSFORMER CONCRETE PADS SHALL HAVE UNTREATED BASE COURSE COMPACTED TO A MINIMUM OF 95% UNDER ALL BOXES. FILL SHALL BE A MINIMUM OF 1' IN DEPTH, AND SHALL EXTEND A MINIMUM OF 1' PAST ALL SIDES AND BACK AND 1' IN FRONT ~~(6" IF A SIDEWALK IS PRESENT)~~ OF ALL BOXES OR PADS.
2. ALL COMPACTION TESTS SHALL BE TAKEN BEFORE ELECTRICAL BOXES ARE SET INTO PLACE.
3. ALL SAND, ROADBASE, AND ENGINEERED FILL SHALL MEET SPANISH FORK CITY STANDARDS.
4. REFER TO "EARTHWORK AND TRENCHES" SECTION IN THE CONSTRUCTION STANDARDS FOR ADDITIONAL REQUIREMENTS FOR BACKFILL, TRENCHING AND COMPACTION.
5. AREA AROUND ELECTRICAL BOXES SHALL BE BACKFILLED ~~&~~ AND LEVELED A MINIMUM OF 12' IN ALL DIRECTIONS TO PROVIDE A SAFE WORKING AREA FOR THE SPANISH FORK POWER AND LIGHT DIVISION ~~ELECTRIC DEPARTMENT~~.

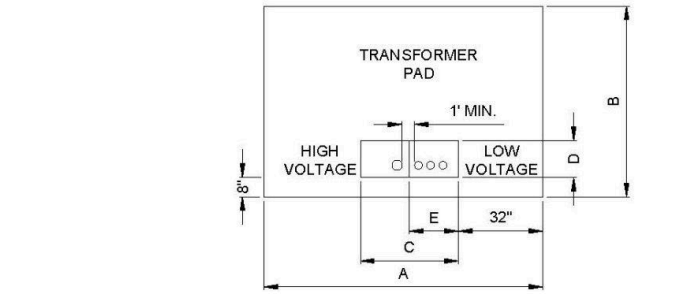
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** ELECTRICAL BOX BACKFILL & COMPACTION	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-610

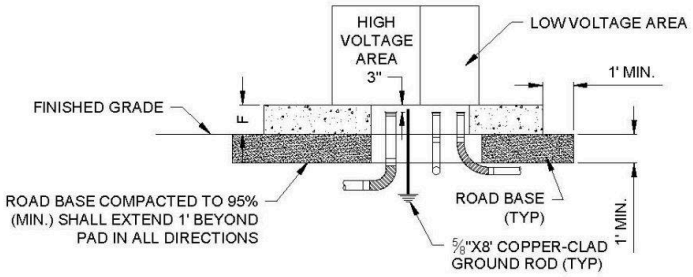


NOTES:

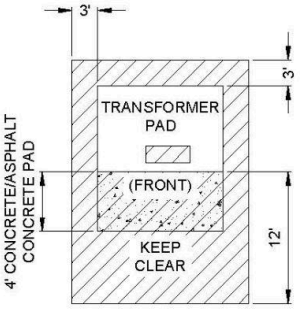
1. CONTRACTOR TO CAP ALL CONDUIT ENDS. ENDS OF CONDUITS TO BE MARKED WITH LOCATION MARKERS. ~~MARKERS WILL BE SUPPLIED BY SPANISH FORK POWER & LIGHT.~~
2. COMCAST AND CENTURY LINK ~~QWEST~~ COMMUNICATION PEDESTALS SHALL BE INSTALLED BY COMCAST AND CENTURY LINK ~~QWEST~~.
3. ALL CONDUIT STUBS SHALL BE INSTALLED BY DEVELOPER.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** CONDUIT ROUTING	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-611





GENERAL TRANSFORMER CLEARANCES

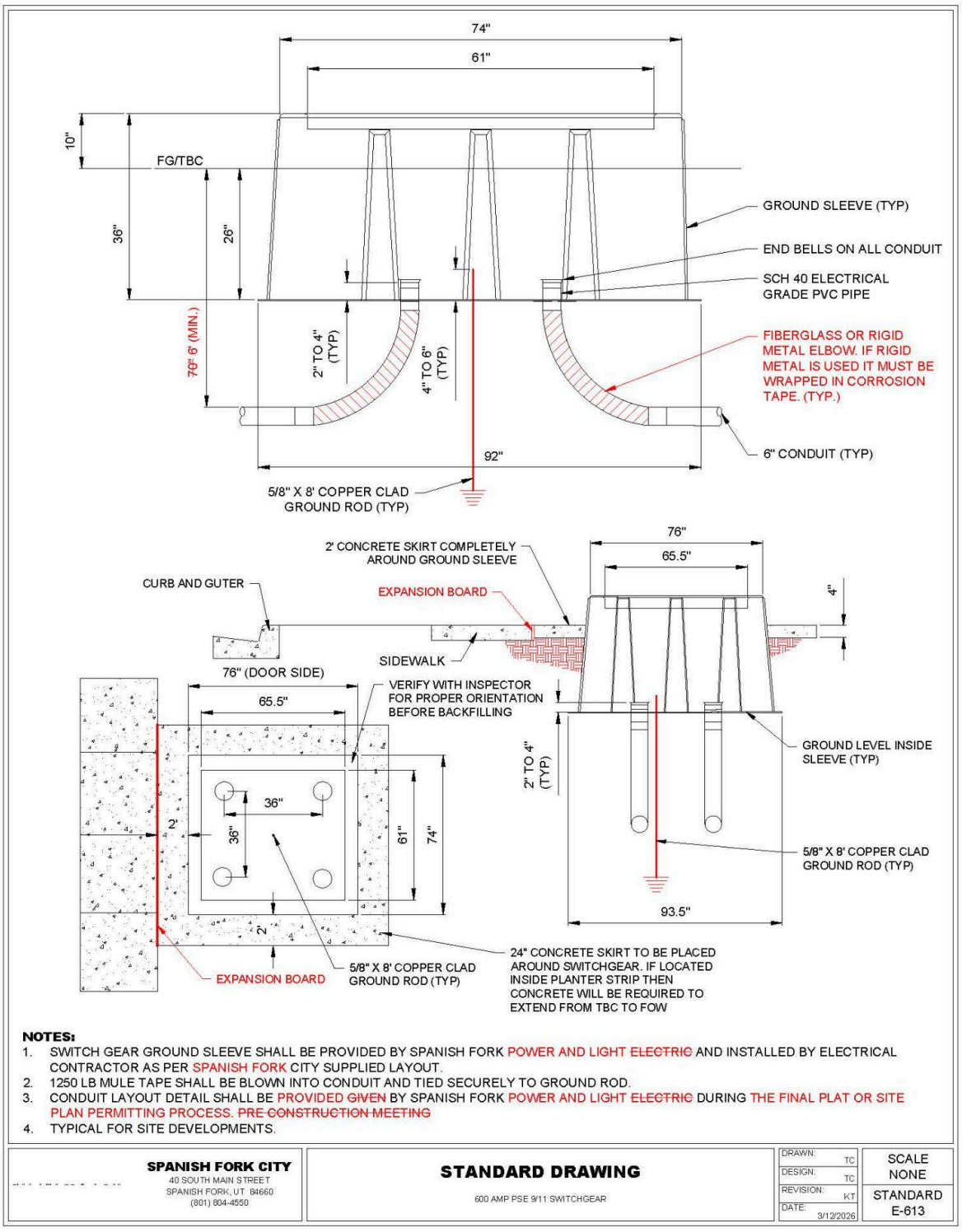


TRANSFORMER PAD DIMENSION CHART						
TRANSFORMER KVA RATING	DIMENSIONS					
	A	B	C	D	E	F
75-500 KVA	114"	78"	36"	15"	18"	9"
750-1500 KVA	118"	105"	52"	16"	20"	11"
2000 KVA	CONTACT POWER DEPT.					

NOTES:

1. SITE PREPARATION AND INSPECTIONS. AFTER EXCAVATION, ALL EXCAVATED AREA 1' PAST PAD SHALL BE BACK FILLED WITH ROAD BASE AND MUST BE COMPACTED TO 95%. THE GROUND MUST BE LEVEL AN ADDITIONAL 12' PAST THE EDGE OF THE PAD ON ALL SIDES AND THEN TAPER OFF. ALL PADS SHALL BE INSPECTED PRIOR TO POURING CONCRETE, AND THE GROUND SHALL HAVE A COMPACTION TEST DONE PRIOR TO THE FORM BEING CONSTRUCTED.
2. CONCRETE. CONCRETE SHALL BE IN ACCORDANCE WITH SPANISH FORK CITY STANDARD 4.39.65.040. STEEL REINFORCEMENT SHALL BE #4 BARS PLACED AT 12" CENTERS THROUGHOUT THE PAD. THE PAD MUST BE POURED AT LEAST SEVEN FULL DAYS PRIOR TO SETTING THE TRANSFORMER. THE FINISHED SURFACE MUST BE COMPLETELY FLAT AND LEVEL. CONCRETE SHALL BE TESTED BY ~~THE~~ SPANISH FORK CITY OR ~~THE SPANISH FORK CITY'S DESIGNATED~~ ENGINEERING FIRM PRIOR TO POURING CONCRETE. CONCRETE SHALL CONFORM TO SPANISH FORK CITY STANDARDS. CONCRETE SHALL BE 6 1/2 BAG MIX, 4000 P.S.I., AND 5 - 7% AIR. CALCIUM SHALL NOT BE USED BUT NON-CHLORIDE IS ALLOWED UP TO 1%.
3. FABRICATION. THE PAD SHALL BE CONSTRUCTED ON THE SITE AND POURED IN PLACE ACCORDING TO THE SPECIFICATIONS.
4. CONDUIT WINDOW LAYOUT. LOW VOLTAGE CONDUITS SHALL BE FORMED AS TIGHTLY AS POSSIBLE AGAINST THE RIGHT SIDE OF THE OPENING AND SHALL IN NO CASE EXTEND FURTHER THAN 20" FROM THE RIGHT SIDE OF THE CONDUIT WINDOW ON THE SMALL PAD OR 30" ON THE LARGE PADS. ON 75 KVA - 1500 KVA PADS, NO MORE THAN EIGHT CONDUITS CAN ~~WILL~~ BE USED ON THE LOW VOLTAGE SIDE. ON 2000 KVA - 2500 KVA PADS, NO MORE THAN 12 SECONDARY CONDUITS CAN ~~WILL~~ BE USED. DO NOT PUT ANY CONCRETE IN OR UNDER THE CONDUIT WINDOW. USE SOIL TO SEPARATE CONDUITS. ALL CONDUITS ENTERING THE PAD SHALL BE SCHEDULE 40 P.V.C. WITH RIGID METAL OR FIBERGLASS 90° ELBOWS ~~OR FIBERGLASS~~.
5. GROUNDING. A 5/8" X 8' GROUND ROD SHALL BE USED ON THE SMALL PAD AND A 3/4" X 10' ROD ON THE LARGE PADS. THE GROUND ROD SHALL BE INSTALLED ON THE PRIMARY SIDE OF TRANSFORMER.
6. CLEARANCES. THE FRONT OF THE PAD SHOULD ALWAYS FACE AWAY FROM ADJACENT STRUCTURES AND BE FREE OF OBSTRUCTIONS. AT LEAST THREE FEET MUST SEPARATE THE EDGES OF THE PAD FROM ANY ADJACENT STRUCTURE. THE EDGES OF THE PAD MUST BE AT LEAST TEN FEET FROM ANY COMBUSTIBLE STRUCTURE. IF AN ADJACENT STRUCTURE HAS ANY OVERHANG OR EAVE WITHIN 27 VERTICAL FEET OF THE TOP OF THE PAD, CLEARANCE MUST BE MEASURED FROM THE OUTSIDE OF THE OVERHANG. THE PAD MUST NOT BE PLACED IN AN AREA TEN FEET IN LINE WITH OR THREE FEET TO EITHER SIDE OF ANY WINDOW IN AN ADJACENT STRUCTURE. ~~CLEARANCE FOR A DOOR:~~ THE PAD MUST NOT BE PLACED IN AN AREA ~~MUST BE~~ TWENTY FEET IN LINE WITH OR ~~IT AND~~ TEN FEET ON EITHER SIDE OF A DOOR. PADS MUST NOT BE PLACED WITHIN FIFTEEN FEET OF ANY VALVE OR WITHIN TWENTY FEET OF ANY PUMPING OR STORAGE FACILITY CONTAINING FLAMMABLE MATERIAL. NO WALLS, FENCES, OR ANY OTHER OBSTRUCTIONS WILL BE PLACED WITHIN THREE FEET OF THE SIDES OR BACK OF THE PAD, OR WITHIN TWELVE FEET OF THE FRONT OF THE PAD. THE AREA SURROUNDING THE PAD MUST HAVE TWELVE FEET OF CLEAR, LEVEL WORKING AREA FOR MAINTENANCE OF THE TRANSFORMER. THE PAD MAY NOT BE PLACED IN LINE WITH AN AIR INTAKE WITHIN 32 VERTICAL FEET OF THE SURFACE OF THE PAD. ALSO, IT MUST NOT BE PLACED WITHIN 12 FEET VERTICALLY OF A DOOR OR WINDOW.
7. BARRIERS. IF THE TRANSFORMER PAD IS TO BE LOCATED IN AREAS SUBJECT TO VEHICULAR TRAFFIC, (PARKING LOTS, DRIVEWAYS, ETC.) CONTACT SPANISH FORK POWER AND LIGHT DIVISION ~~CITY ELECTRICAL~~ FOR PROTECTIVE BARRIER REQUIREMENTS.
8. METERING. IN GENERAL, THE METERING SHALL BE PLACED ON BUILDINGS OR STRUCTURES.
9. CONNECTIONS. ALL SECONDARY (LOW VOLTAGE) CABLES & SECONDARY CONNECTIONS ARE THE CONTRACTOR'S RESPONSIBILITY. SPANISH FORK POWER AND LIGHT DIVISION ~~ELECTRICAL~~ WILL INSTALL AND TERMINATE PRIMARY CABLES AND CONNECTIONS ONLY.
10. ANCHORING. CONTRACTOR TO ANCHOR TRANSFORMER TO PAD WITH MINIMUM OF TWO ANCHOR POINTS.

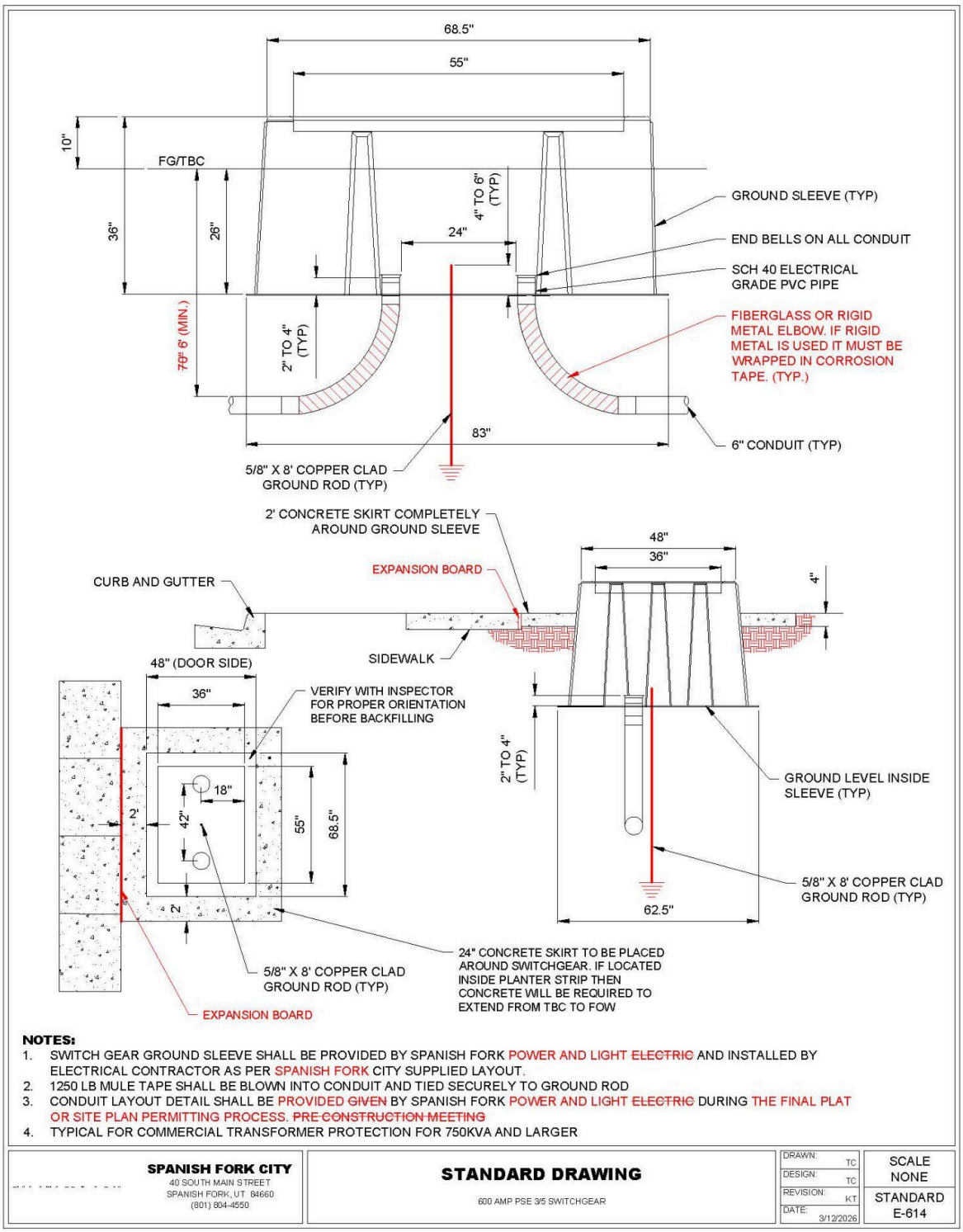
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 3 PHASE TRANSFORMER & CONCRETE PAD	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-612



NOTES:

1. SWITCH GEAR GROUND SLEEVE SHALL BE PROVIDED BY SPANISH FORK POWER AND LIGHT ~~ELECTRIC~~ AND INSTALLED BY ELECTRICAL CONTRACTOR AS PER SPANISH FORK CITY SUPPLIED LAYOUT.
2. 1250 LB MULE TAPE SHALL BE BLOWN INTO CONDUIT AND TIED SECURELY TO GROUND ROD.
3. CONDUIT LAYOUT DETAIL SHALL BE PROVIDED ~~GIVEN~~ BY SPANISH FORK POWER AND LIGHT ~~ELECTRIC~~ DURING THE FINAL PLAT OR SITE PLAN PERMITTING PROCESS. ~~PRE-CONSTRUCTION MEETING~~
4. TYPICAL FOR SITE DEVELOPMENTS.

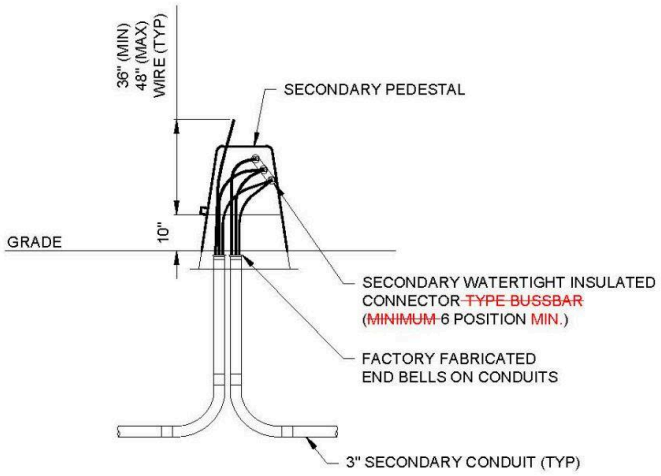
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 600 AMP PSE 9/11 SWITCHGEAR	DRAWN: TC DESIGN: TC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-613



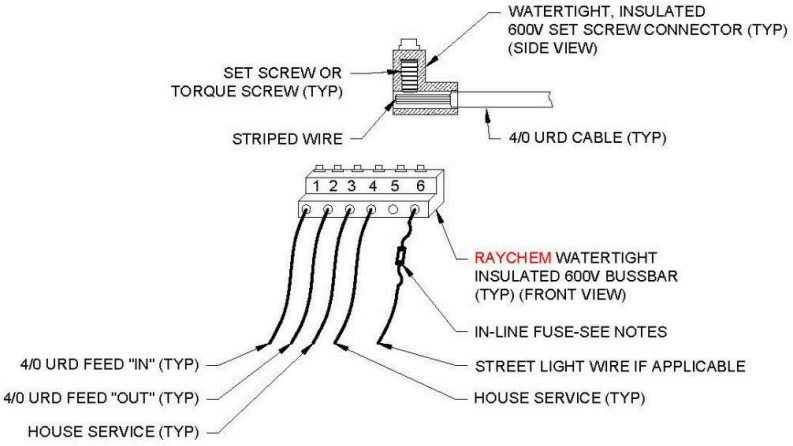
NOTES:

1. SWITCH GEAR GROUND SLEEVE SHALL BE PROVIDED BY SPANISH FORK POWER AND LIGHT ~~ELECTRIC~~ AND INSTALLED BY ELECTRICAL CONTRACTOR AS PER SPANISH FORK CITY SUPPLIED LAYOUT.
2. 1250 LB MULE TAPE SHALL BE BLOWN INTO CONDUIT AND TIED SECURELY TO GROUND ROD
3. CONDUIT LAYOUT DETAIL SHALL BE PROVIDED ~~GIVEN~~ BY SPANISH FORK POWER AND LIGHT ~~ELECTRIC~~ DURING THE FINAL PLAT OR SITE PLAN PERMITTING PROCESS. ~~PRE-CONSTRUCTION MEETING~~
4. TYPICAL FOR COMMERCIAL TRANSFORMER PROTECTION FOR 750KVA AND LARGER

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 600 AMP PSE 3/5 SWITCHGEAR	DRAWN: TC DESIGN: TC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-614



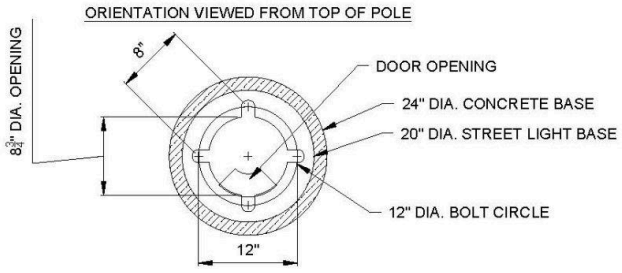
SECONDARY CONNECTIONS



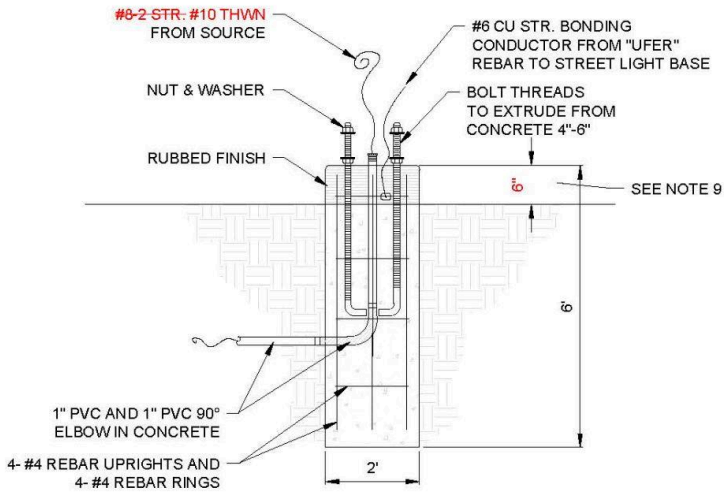
NOTES:

1. INSTALL AN IN-LINE 10 AMP FUSE & FUSE HOLDER ON THE UNGROUNDED 120/240V STREET LIGHT CONDUCTOR(S) IN JUNCTION BOX.
2. CONDUIT ENTERING INTO ANY SECONDARY PEDESTAL MUST HAVE A FABRICATED BELL END.
3. SECONDARY PEDESTAL SHALL BE NORDIC PSP-151530-MG OR ~~PENCELL AG20HDXCL-NL~~ APPROVED EQUIVALENT.
4. GROUND LEVEL INSIDE THE GROUND SLEEVE IS THE BOTTOM OF THE GROUND SLEEVE.
5. ALL SECONDARY CABLE SHALL EXTEND A MINIMUM OF 36" AND A MAXIMUM OF 48" FROM TOP OF SECONDARY BOX (WITHOUT LID) AND SHALL BE ~~THE~~ URD TYPE CABLE.
6. ROAD BASE SHALL BE USED UNDER SECONDARY BOXES. ROAD BASE SHALL BE COMPACTED TO 95% AND BE TESTED PRIOR TO BOX BEING SET INTO PLACE.
7. ALL SERVICE STUBS SHALL EXTEND 14' INTO PROPERTIES.~~10' PAST PROPERTY LINE.~~
8. SECONDARY WATERTIGHT, INSULATED SET SCREW CONNECTORS (RAYCHEM GPRT-350-6P-C(B6) OR EQUIVALENT) SHALL ACCEPT A MINIMUM OF SIX INDIVIDUAL WIRES, UNLESS OTHERWISE APPROVED BY ELECTRICAL DEPARTMENT.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SECONDARY PEDESTAL, WIRE & CONNECTIONS	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-615



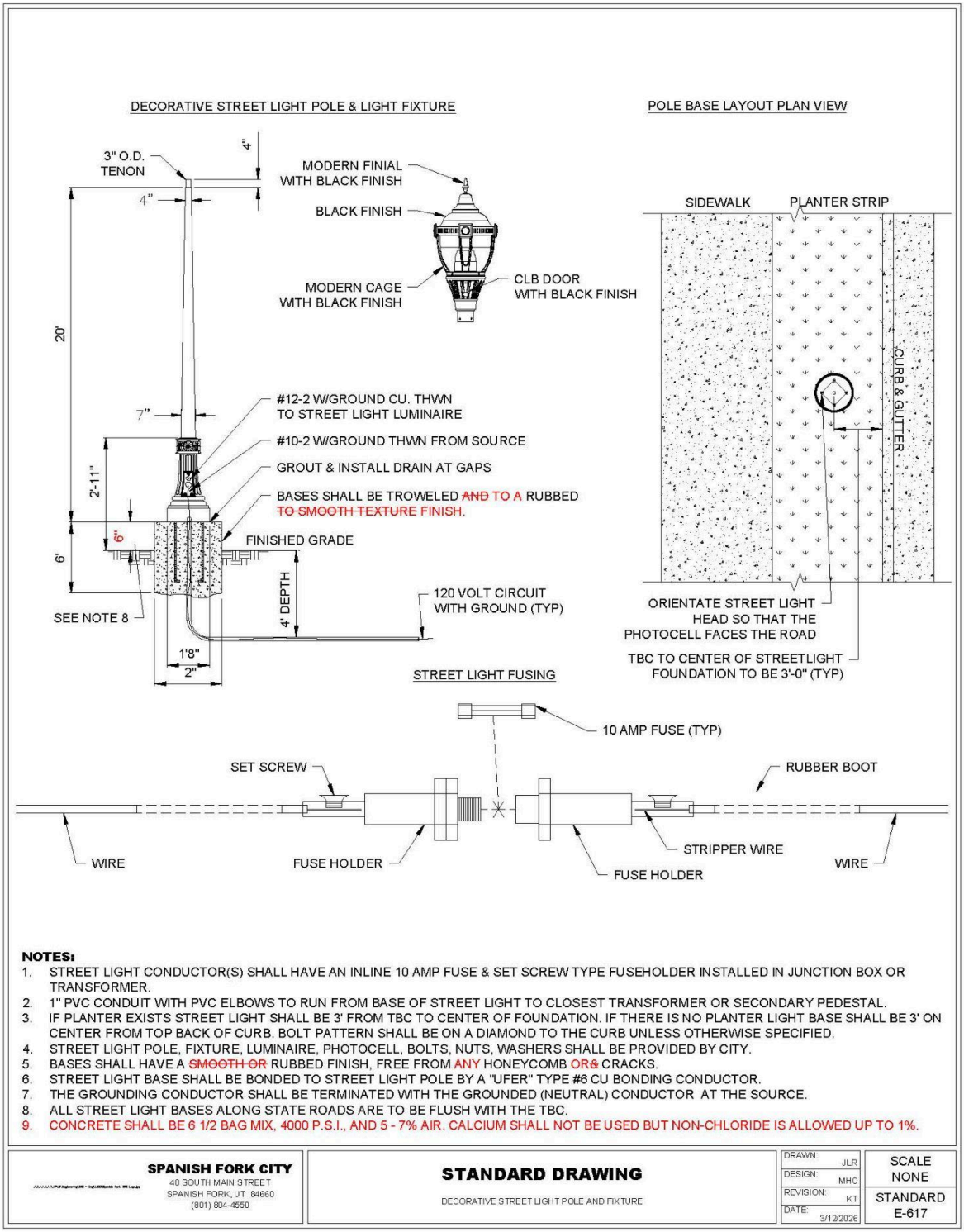
STREET LIGHT BASE DETAIL



NOTES:

1. STREET LIGHT BASES SHALL BE INSPECTED PRIOR TO POURING CONCRETE.
2. STREET LIGHT BASES SHALL BE 2' IN DIAMETER AND 6' IN DEPTH WITH 6" OF BASE EXPOSED ABOVE TOP BACK OF CURB.
3. EXPOSED CONCRETE SHALL HAVE A RUBBED FINISH, WITH ALL HONEYCOMB OR CRACKS FILLED.
4. STREET LIGHT BASE SHALL BE 3' FROM TOP BACK OF CURB TO CENTER OF BASE IF NO PLANTER STRIP IS PRESENT.
5. SONNETUBE SHALL BE KEPT DRY AND SHALL NOT BE ALLOWED TO DEFORM IN ANY WAY.
6. CONCRETE COVER OVER REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE APPROVED.
7. USE 4- #4 REBAR UPRIGHTS AND 4- #4 REBAR RINGS SPACED EVENLY AND KEPT 2" FROM SIDES, TOP AND BOTTOM OF CONCRETE.
8. GROUT GAP IN BETWEEN STREET LIGHT AND BASE AND PROVIDE ½" DRAIN PIPE FOR WATER.
9. ALL STREET LIGHT BASES ALONG STATE ROADS ARE TO BE FLUSH WITH THE TBC.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** STREET LIGHT POLE BASE DETAIL	DRAWN: JJR DESIGN: MHC REVISION: KT DATE: 2/23/2026	SCALE NONE STANDARD E-616

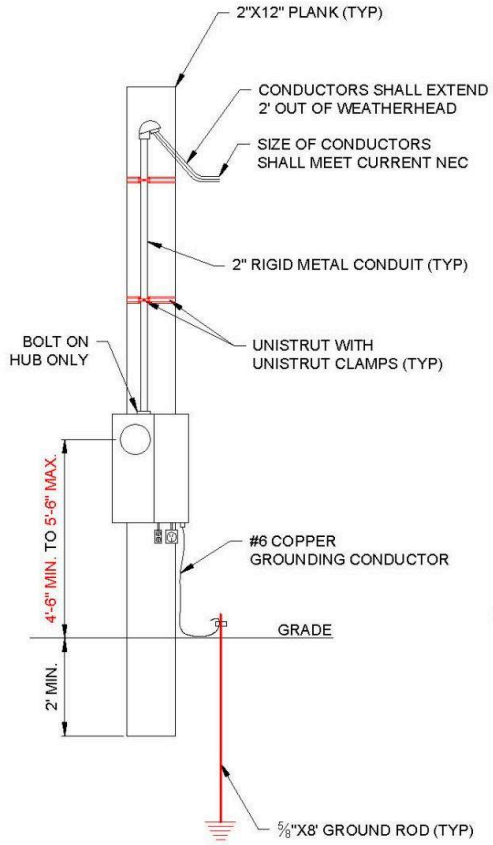


NOTES:

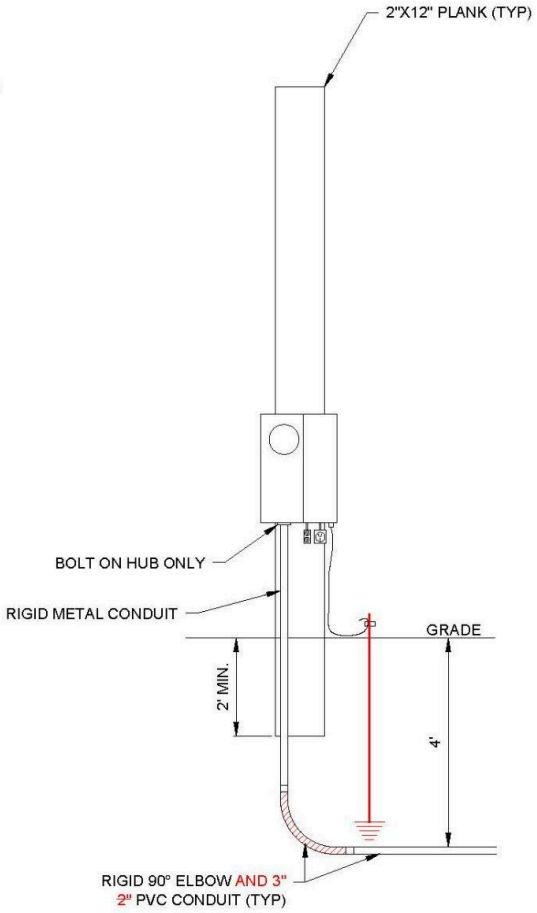
1. STREET LIGHT CONDUCTOR(S) SHALL HAVE AN INLINE 10 AMP FUSE & SET SCREW TYPE FUSEHOLDER INSTALLED IN JUNCTION BOX OR TRANSFORMER.
2. 1" PVC CONDUIT WITH PVC ELBOWS TO RUN FROM BASE OF STREET LIGHT TO CLOSEST TRANSFORMER OR SECONDARY PEDESTAL.
3. IF PLANTER EXISTS STREET LIGHT SHALL BE 3' FROM TBC TO CENTER OF FOUNDATION. IF THERE IS NO PLANTER LIGHT BASE SHALL BE 3' ON CENTER FROM TOP BACK OF CURB. BOLT PATTERN SHALL BE ON A DIAMOND TO THE CURB UNLESS OTHERWISE SPECIFIED.
4. STREET LIGHT POLE, FIXTURE, LUMINAIRE, PHOTOCELL, BOLTS, NUTS, WASHERS SHALL BE PROVIDED BY CITY.
5. BASES SHALL HAVE A ~~SMOOTH OR~~ RUBBED FINISH, FREE FROM ANY HONEYCOMB ~~OR&~~ CRACKS.
6. STREET LIGHT BASE SHALL BE BONDED TO STREET LIGHT POLE BY A "UFER" TYPE #6 CU BONDING CONDUCTOR.
7. THE GROUNDING CONDUCTOR SHALL BE TERMINATED WITH THE GROUNDED (NEUTRAL) CONDUCTOR AT THE SOURCE.
8. ALL STREET LIGHT BASES ALONG STATE ROADS ARE TO BE FLUSH WITH THE TBC.
9. CONCRETE SHALL BE 6 1/2 BAG MIX, 4000 P.S.I., AND 5 - 7% AIR. CALCIUM SHALL NOT BE USED BUT NON-CHLORIDE IS ALLOWED UP TO 1%.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** DECORATIVE STREET LIGHT POLE AND FIXTURE	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-617

OVERHEAD TEMPORARY POWER



UNDERGROUND TEMPORARY POWER



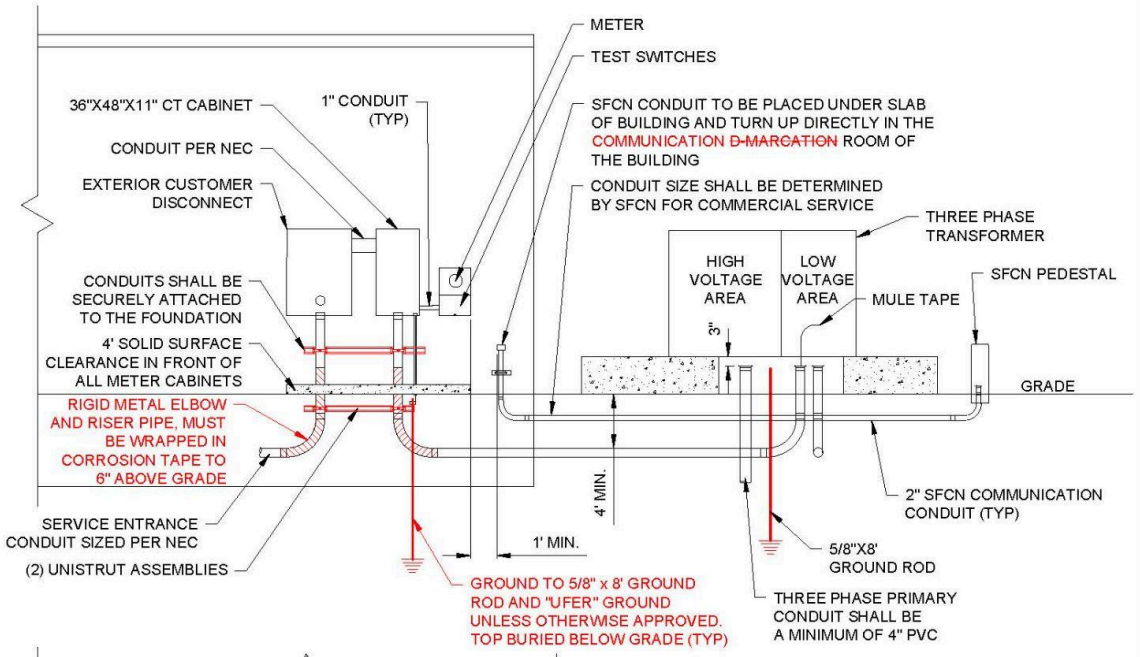
NOTES:

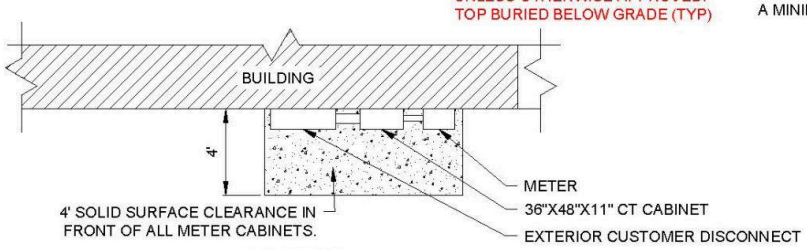
1. ALL MATERIALS TO BE SUPPLIED BY CUSTOMER EXCEPT METER.
2. ALL TEMPORARY EQUIPMENT SHALL COMPLY WITH CURRENT N.E.C. TEMPORARY POWER ARTICLES.
3. TEMPORARY SERVICES MAY NOT BE PLACED ON SPANISH FORK CITY POLES UNLESS ~~OTHERWISE~~ APPROVED BY SPANISH FORK POWER AND LIGHT.
4. TEMPORARY POWER POLES TO BE 2"X12" PLANKS OR 6"X6" POST AND BE BURIED A MINIMUM OF 2' IN DEPTH.
5. SPANISH FORK POWER AND LIGHT ~~ELECTRIC~~ DIVISION WILL FURNISH AND INSTALL METER AND CONNECT SERVICE LOOP.
6. SERVICE CONDUCTORS WILL BE #4 C.U. OR LARGER.
7. GROUND ROD TO BE DRIVEN A MINIMUM OF 6' IN UNDISTURBED SOIL.
8. ENOUGH SERVICE CABLE AND SUPPORTS SHALL BE PROVIDED TO COMPLETE DRIP LOOP AND CONNECTIONS AT POLE.
9. ALL TEMPORARY POWER POLES SHALL BE PLACED WITHIN 10' OF SERVICE POWER POLE. CONTACT SPANISH FORK POWER AND LIGHT ~~ELECTRIC DEPT.~~ WITH ANY QUESTIONS.
10. ALL LOCATIONS FOR TEMPORARYIES SERVICE SHALL BE ~~FIRST~~ APPROVED BY SPANISH FORK POWER AND LIGHT ~~ELECTRIC DEPARTMENT~~.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** TEMPORARY SERVICE FOR OVERHEAD AND UNDERGROUND LINES	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-618

SINGLE METER APPLICATION

AMPS	PHASE	VOLTAGE
~~125-200~~ 400-800	1	240/120
~~125-600~~	~~3~~	~~208Y/120~~
~~601~~ 400-800 ~~1600~~	3	208Y/120 OR 480Y/277
~~1601-ABOVE~~	~~3~~	~~480Y/277~~



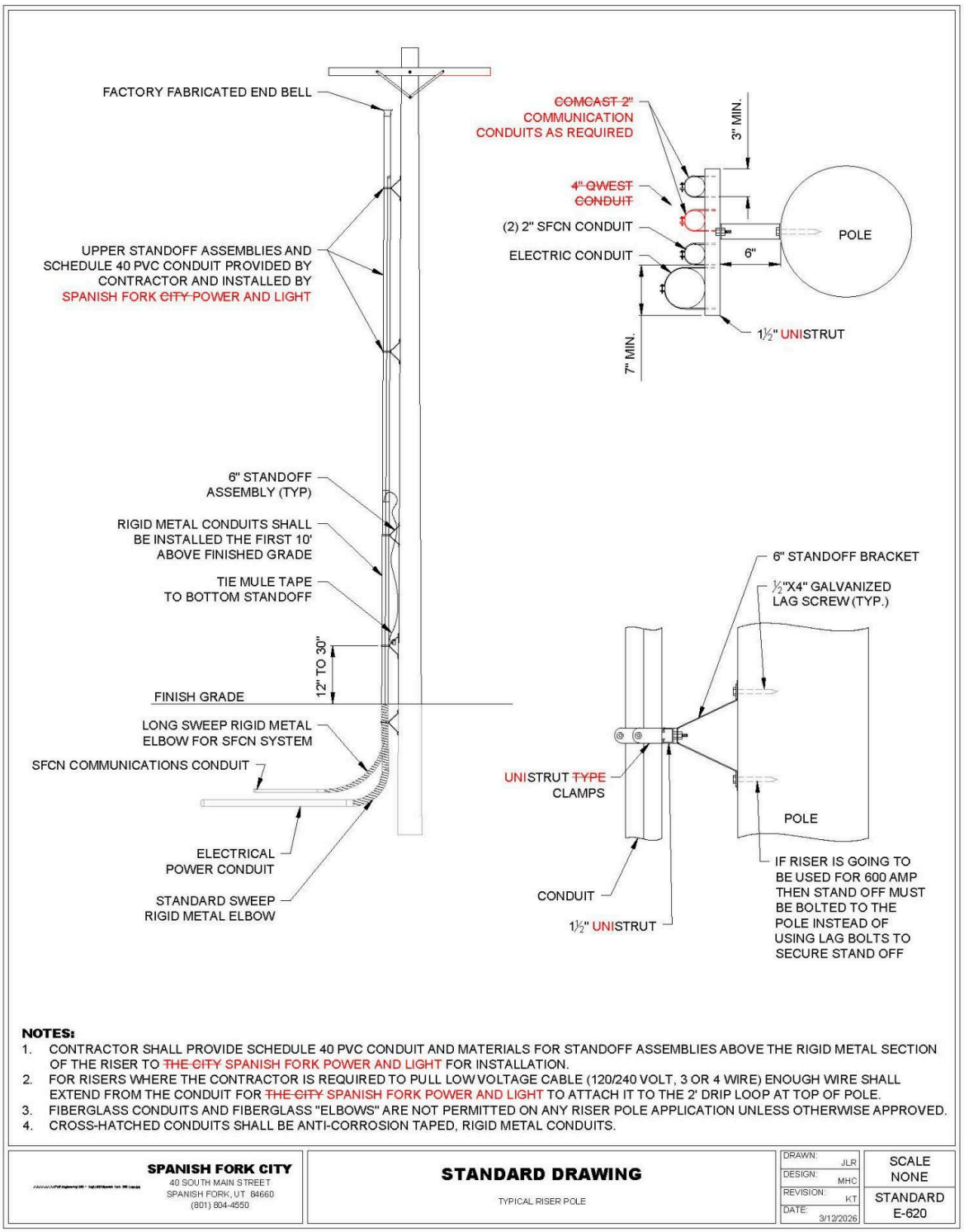


PLAN VIEW

NOTES:

1. ALL SERVICE LOCATIONS, MATERIALS, EQUIPMENT SHALL BE APPROVED BY SPANISH FORK POWER AND LIGHT ~~ELECTRIC DEPARTMENT~~.
2. 36" MINIMUM CLEARANCES (SIDES AND ABOVE) FROM DOORS, WINDOWS, STAIRS, GAS METERS SHALL BE OBSERVED. ADDITIONAL CLEARANCES MAY BE REQUIRED.
3. 8' MINIMUM CLEARANCE SHALL BE REQUIRED IN FRONT OF SERVICES, METERS. ADDITIONAL CLEARANCES MAY BE REQUIRED.
4. SPANISH FORK CITY WILL FURNISH METER BASE AND TEST SWITCH FOR CONTRACTOR TO INSTALL ON SPECIFIC APPLICATIONS. ~~(SEE ELECTRIC DEPT.)~~
5. GROUNDING AND BONDING OF CABINETS, CONDUITS, AND OTHER EQUIPMENT SHALL MEET NEC.
6. SERVICES 200 AMPS OR LESS SHALL USE A TEST BLOCK ~~LINK~~ BYPASS METER BASE.
7. SERVICES SIZED 800 AMPS OR LESS MAY USE STAND ALONE TYPE CT CABINETS. FOR SERVICES LARGER THAN 800 AMPS CONTACT THE ELECTRIC DEPARTMENT.
8. ~~SERVICES 800 AMPS OR LESS TO USE CT CABINET. MILBANK P/N: CT364811-HC & MOUNTING RACK P/N: K4798 OR AN APPROVED EQUIVALENT.~~
9. SERVICE CONDUITS SHALL BE A MINIMUM OF 4' IN DEPTH, AND MEET SPANISH FORK POWER AND LIGHT ~~CITY~~ STANDARDS.
10. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL SERVICE CONDUCTORS, AND SHALL MAKE CONNECTIONS IN THE SECONDARY SIDE OF THE TRANSFORMER.
11. CUSTOMER SHALL OWN AND MAINTAIN SERVICE CONDUCTORS FROM TRANSFORMER TO THE CUSTOMER SERVICE DISCONNECT.

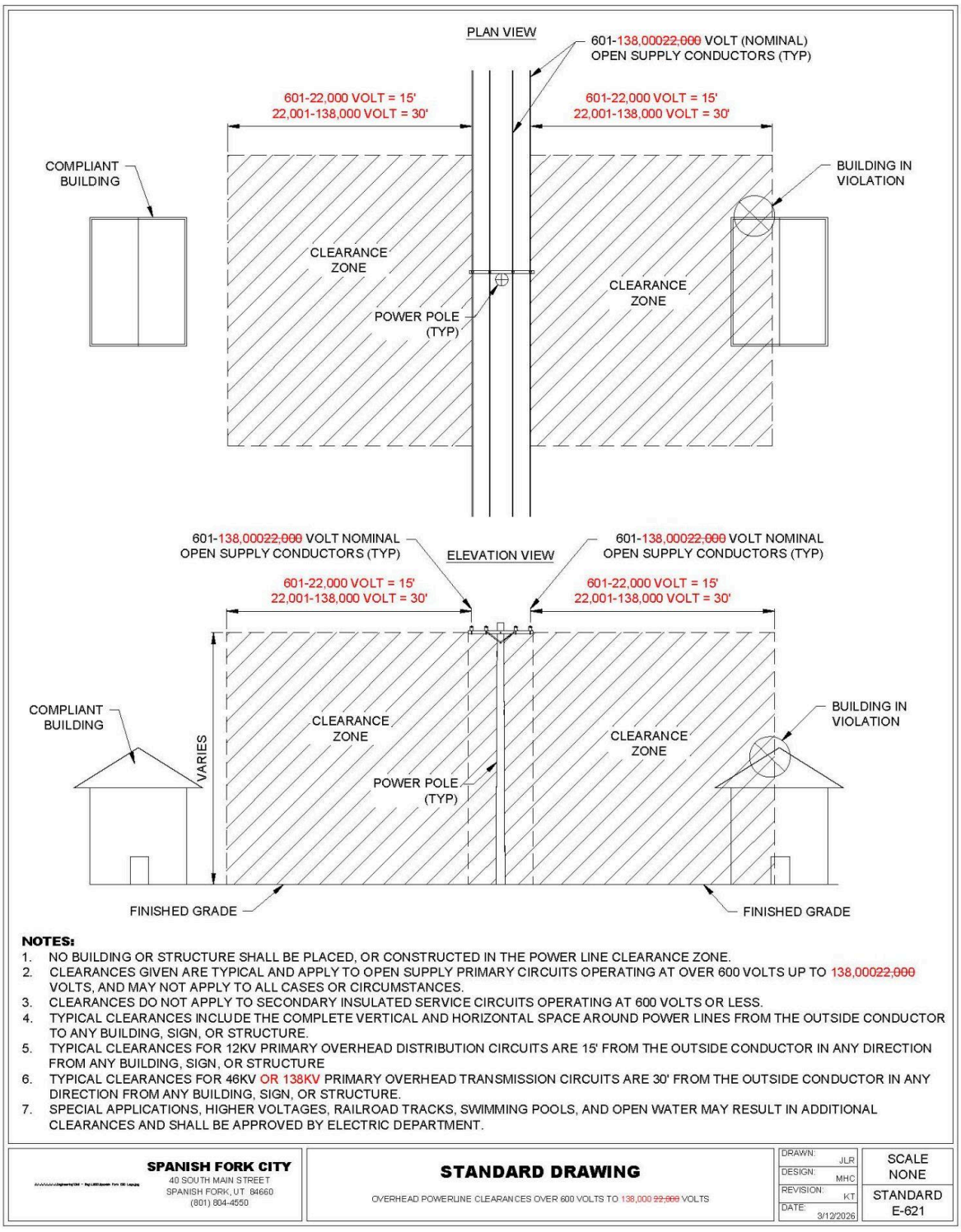
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 3 PHASE UNDERGROUND SERVICE 201-800 AMPS	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-619



NOTES:

1. CONTRACTOR SHALL PROVIDE SCHEDULE 40 PVC CONDUIT AND MATERIALS FOR STANDOFF ASSEMBLIES ABOVE THE RIGID METAL SECTION OF THE RISER TO ~~THE CITY~~ SPANISH FORK POWER AND LIGHT FOR INSTALLATION.
2. FOR RISERS WHERE THE CONTRACTOR IS REQUIRED TO PULL LOW VOLTAGE CABLE (120/240 VOLT, 3 OR 4 WIRE) ENOUGH WIRE SHALL EXTEND FROM THE CONDUIT FOR ~~THE CITY~~ SPANISH FORK POWER AND LIGHT TO ATTACH IT TO THE 2' DRIP LOOP AT TOP OF POLE.
3. FIBERGLASS CONDUITS AND FIBERGLASS "ELBOWS" ARE NOT PERMITTED ON ANY RISER POLE APPLICATION UNLESS OTHERWISE APPROVED.
4. CROSS-HATCHED CONDUITS SHALL BE ANTI-CORROSION TAPED, RIGID METAL CONDUITS.

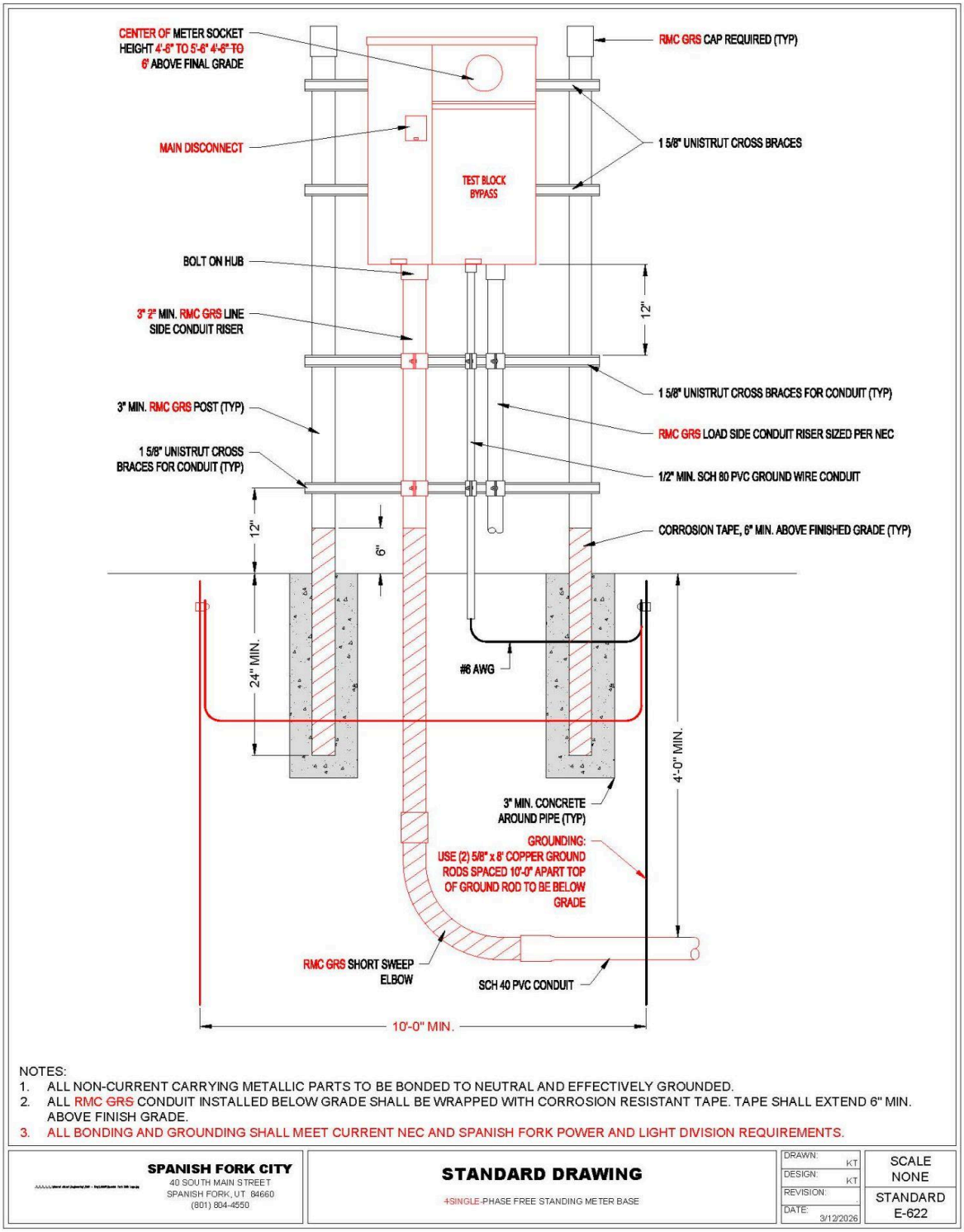
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** TYPICAL RISER POLE	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-620



NOTES:

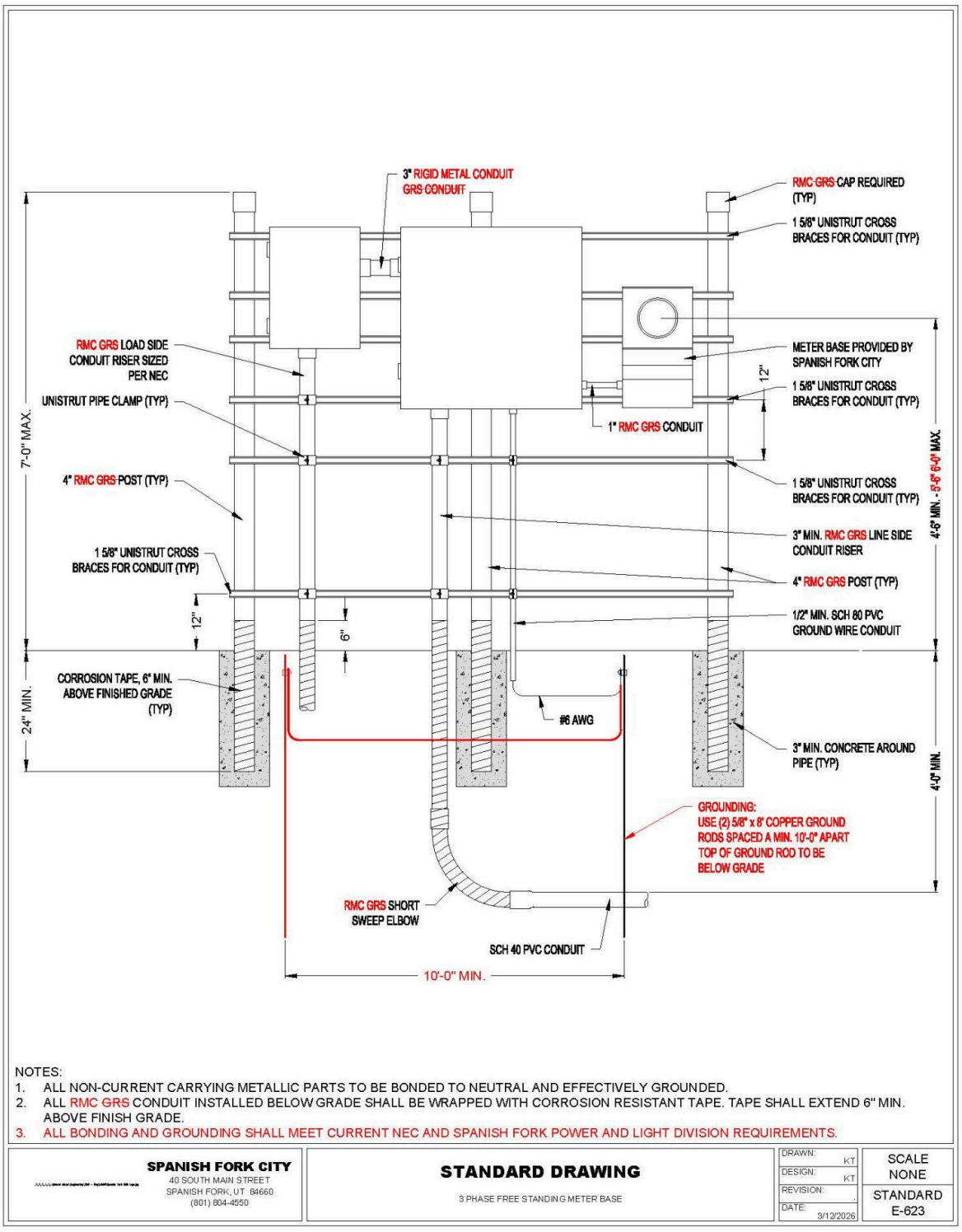
1. NO BUILDING OR STRUCTURE SHALL BE PLACED, OR CONSTRUCTED IN THE POWER LINE CLEARANCE ZONE.
2. CLEARANCES GIVEN ARE TYPICAL AND APPLY TO OPEN SUPPLY PRIMARY CIRCUITS OPERATING AT OVER 600 VOLTS UP TO 138,00022,000 VOLTS, AND MAY NOT APPLY TO ALL CASES OR CIRCUMSTANCES.
3. CLEARANCES DO NOT APPLY TO SECONDARY INSULATED SERVICE CIRCUITS OPERATING AT 600 VOLTS OR LESS.
4. TYPICAL CLEARANCES INCLUDE THE COMPLETE VERTICAL AND HORIZONTAL SPACE AROUND POWER LINES FROM THE OUTSIDE CONDUCTOR TO ANY BUILDING, SIGN, OR STRUCTURE.
5. TYPICAL CLEARANCES FOR 12KV PRIMARY OVERHEAD DISTRIBUTION CIRCUITS ARE 15' FROM THE OUTSIDE CONDUCTOR IN ANY DIRECTION FROM ANY BUILDING, SIGN, OR STRUCTURE
6. TYPICAL CLEARANCES FOR 46KV OR 138KV PRIMARY OVERHEAD TRANSMISSION CIRCUITS ARE 30' FROM THE OUTSIDE CONDUCTOR IN ANY DIRECTION FROM ANY BUILDING, SIGN, OR STRUCTURE.
7. SPECIAL APPLICATIONS, HIGHER VOLTAGES, RAILROAD TRACKS, SWIMMING POOLS, AND OPEN WATER MAY RESULT IN ADDITIONAL CLEARANCES AND SHALL BE APPROVED BY ELECTRIC DEPARTMENT.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** OVERHEAD POWERLINE CLEARANCES OVER 600 VOLTS TO 138,000 ~~22,000~~ VOLTS	DRAWN: JLR DESIGN: MHC REVISION: KT DATE: 3/12/2026	SCALE NONE STANDARD E-621



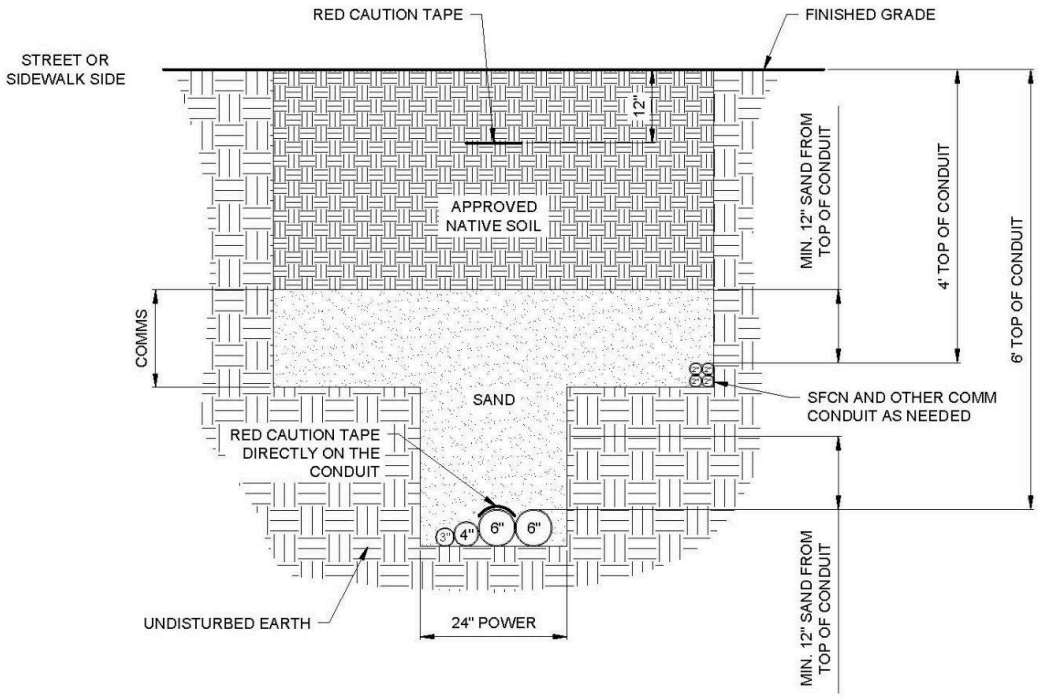
NOTES:
1. ALL NON-CURRENT CARRYING METALLIC PARTS TO BE BONDED TO NEUTRAL AND EFFECTIVELY GROUNDED.
2. ALL RMC ~~GRS~~ CONDUIT INSTALLED BELOW GRADE SHALL BE WRAPPED WITH CORROSION RESISTANT TAPE. TAPE SHALL EXTEND 6" MIN. ABOVE FINISH GRADE.
3. ALL BONDING AND GROUNDING SHALL MEET CURRENT NEC AND SPANISH FORK POWER AND LIGHT DIVISION REQUIREMENTS.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 4SINGLE-PHASE FREE STANDING METER BASE	DRAWN: KT DESIGN: KT REVISION: DATE: 3/12/2026	SCALE NONE STANDARD E-622



NOTES:
1. ALL NON-CURRENT CARRYING METALLIC PARTS TO BE BONDED TO NEUTRAL AND EFFECTIVELY GROUNDED.
2. ALL RMC GRS CONDUIT INSTALLED BELOW GRADE SHALL BE WRAPPED WITH CORROSION RESISTANT TAPE. TAPE SHALL EXTEND 6" MIN. ABOVE FINISH GRADE.
3. ALL BONDING AND GROUNDING SHALL MEET CURRENT NEC AND SPANISH FORK POWER AND LIGHT DIVISION REQUIREMENTS.

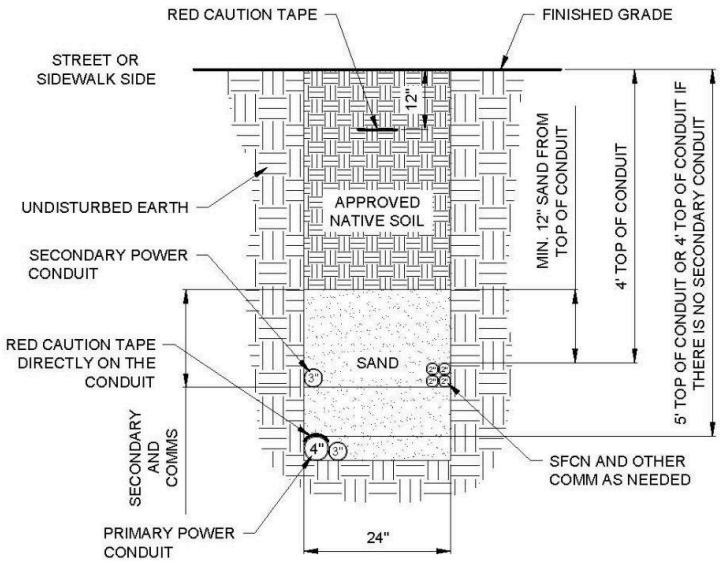
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 3 PHASE FREE STANDING METER BASE	DRAWN: KT DESIGN: KT REVISION: - DATE: 3/12/2026	SCALE NONE STANDARD E-623



NOTES:

1. COMMUNICATION CONDUIT ROUTING SHALL BE COORDINATED THROUGH THE SPANISH FORK POWER AND LIGHT DIVISION.
2. HIGH VOLTAGE PRIMARY CONDUITS SHALL ALWAYS BE BELOW SECONDARY CONDUITS.
3. BACKFILL SHALL MEET THE REQUIREMENTS OF EARTHWORK AND TRENCHES AND OTHER STANDARDS IN THE CONSTRUCTION AND DEVELOPMENT STANDARDS.
4. ALL CONDUITS SHALL BE INSPECTED AT EACH "LIFT", AT THE COMPACTION LEVEL, AND AT FINAL INSPECTION.
5. A RED CAUTION TAPE SHALL BE PLACED DIRECTLY ONTO THE CONDUIT, AND A RED CAUTION TAPE SHALL BE PLACED 12" BELOW GRADE FOR BOTH POWER AND CITY COMMUNICATIONS.
6. ONLY CONTINUOUS CONDUIT RUNS ARE PERMITTED. FACTORY JOINTS SHALL BE USED FOR ATTACHING FULL LENGTH CONDUITS TOGETHER UNLESS OTHERWISE APPROVED

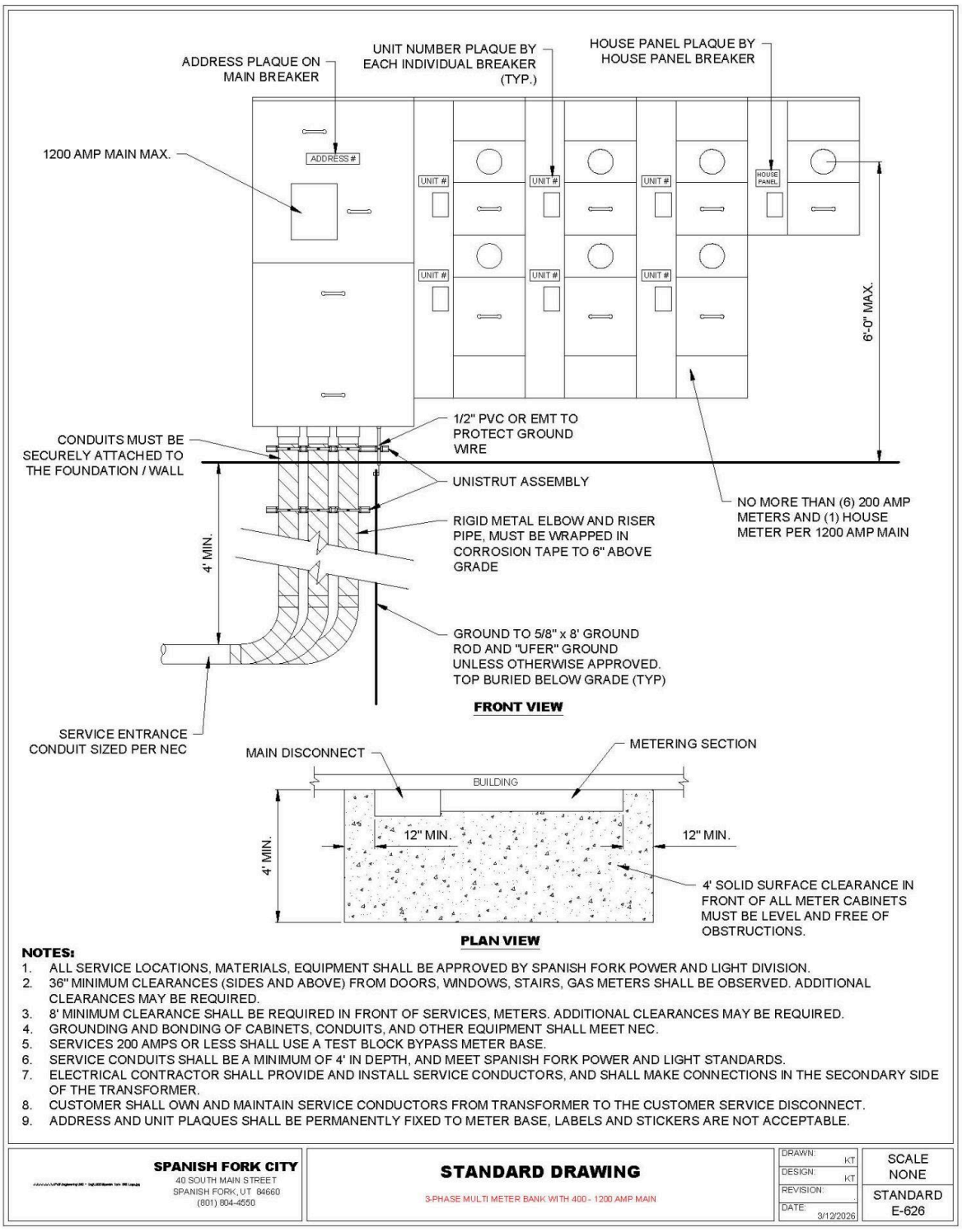
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** TYPICAL TRENCH DETAIL WITH 6" CONDUIT	DRAWN: KT DESIGN: KT REVISION: - DATE: 3/12/2026	SCALE NONE STANDARD E-624



NOTES:

1. COMMUNICATION CONDUIT ROUTING SHALL BE COORDINATED THROUGH THE SPANISH FORK POWER AND LIGHT DIVISION.
2. HIGH VOLTAGE PRIMARY CONDUITS SHALL ALWAYS BE BELOW SECONDARY CONDUITS.
3. BACKFILL SHALL MEET THE REQUIREMENTS OF EARTHWORK AND TRENCHES AND OTHER STANDARDS IN THE CONSTRUCTION AND DEVELOPMENT STANDARDS.
4. ALL CONDUITS SHALL BE INSPECTED AT EACH "LIFT", AT THE COMPACTION LEVEL, AND AT FINAL INSPECTION.
5. A CAUTION TAPE SHALL BE PLACED DIRECTLY ONTO CONDUIT, AND A CAUTION TAPE SHALL BE PLACED 1' BELOW GRADE FOR BOTH POWER AND CITY COMMUNICATIONS.
6. ONLY CONTINUOUS CONDUIT RUNS ARE PERMITTED. FACTORY JOINTS SHALL BE USED FOR ATTACHING FULL LENGTH CONDUITS TOGETHER UNLESS OTHERWISE APPROVED

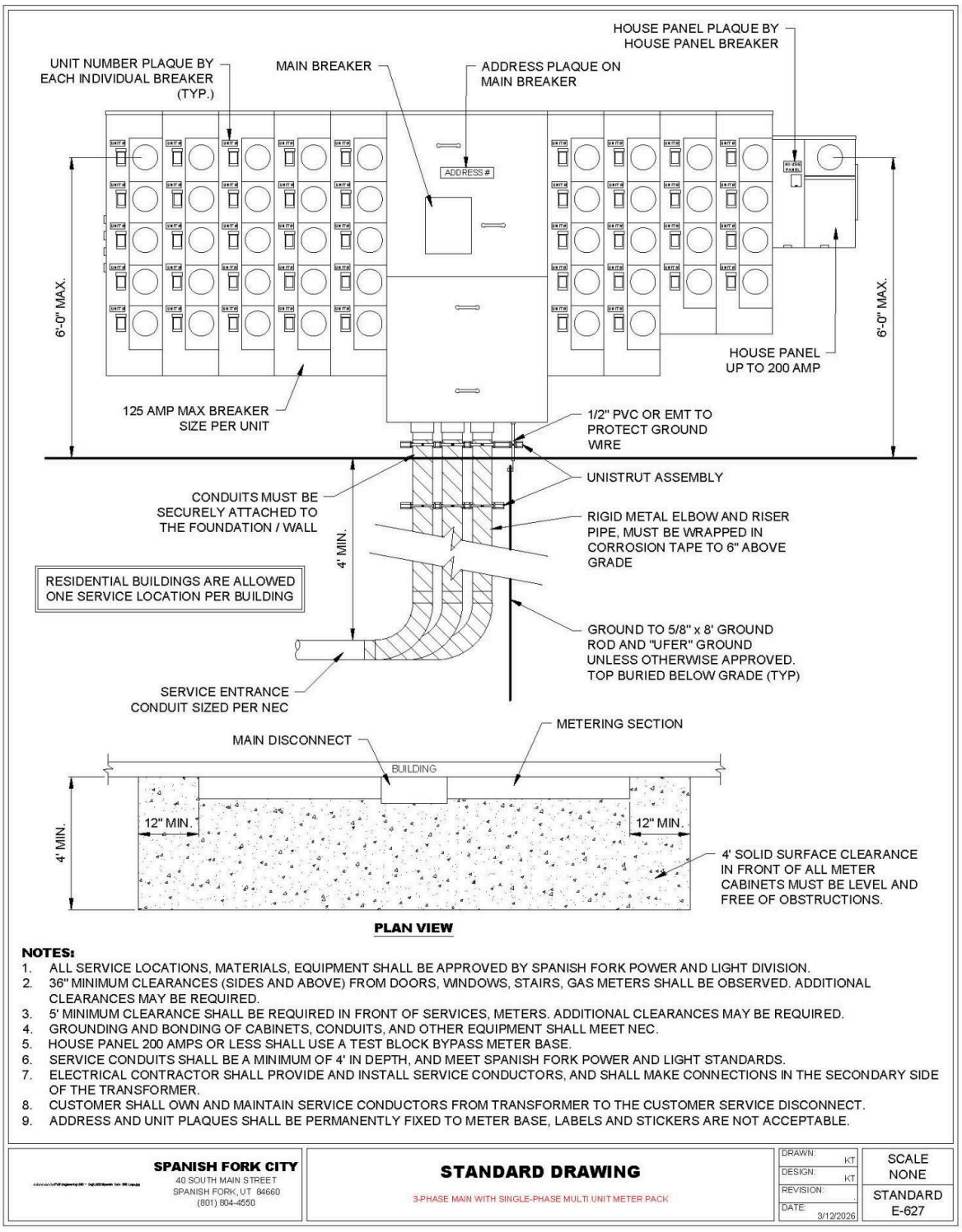
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** TYPICAL TRENCH DETAIL WITHOUT 6" CONDUIT	DRAWN: KT DESIGN: KT REVISION: - DATE: 3/12/2026	SCALE NONE STANDARD E-625



NOTES:

1. ALL SERVICE LOCATIONS, MATERIALS, EQUIPMENT SHALL BE APPROVED BY SPANISH FORK POWER AND LIGHT DIVISION.
2. 36" MINIMUM CLEARANCES (SIDES AND ABOVE) FROM DOORS, WINDOWS, STAIRS, GAS METERS SHALL BE OBSERVED. ADDITIONAL CLEARANCES MAY BE REQUIRED.
3. 8' MINIMUM CLEARANCE SHALL BE REQUIRED IN FRONT OF SERVICES, METERS. ADDITIONAL CLEARANCES MAY BE REQUIRED.
4. GROUNDING AND BONDING OF CABINETS, CONDUITS, AND OTHER EQUIPMENT SHALL MEET NEC.
5. SERVICES 200 AMPS OR LESS SHALL USE A TEST BLOCK BYPASS METER BASE.
6. SERVICE CONDUITS SHALL BE A MINIMUM OF 4' IN DEPTH, AND MEET SPANISH FORK POWER AND LIGHT STANDARDS.
7. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL SERVICE CONDUCTORS, AND SHALL MAKE CONNECTIONS IN THE SECONDARY SIDE OF THE TRANSFORMER.
8. CUSTOMER SHALL OWN AND MAINTAIN SERVICE CONDUCTORS FROM TRANSFORMER TO THE CUSTOMER SERVICE DISCONNECT.
9. ADDRESS AND UNIT PLAQUES SHALL BE PERMANENTLY FIXED TO METER BASE, LABELS AND STICKERS ARE NOT ACCEPTABLE.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 3-PHASE MULTI METER BANK WITH 400 - 1200 AMP MAIN	DRAWN: KT DESIGN: KT REVISION: DATE: 3/12/2026	SCALE NONE STANDARD E-626

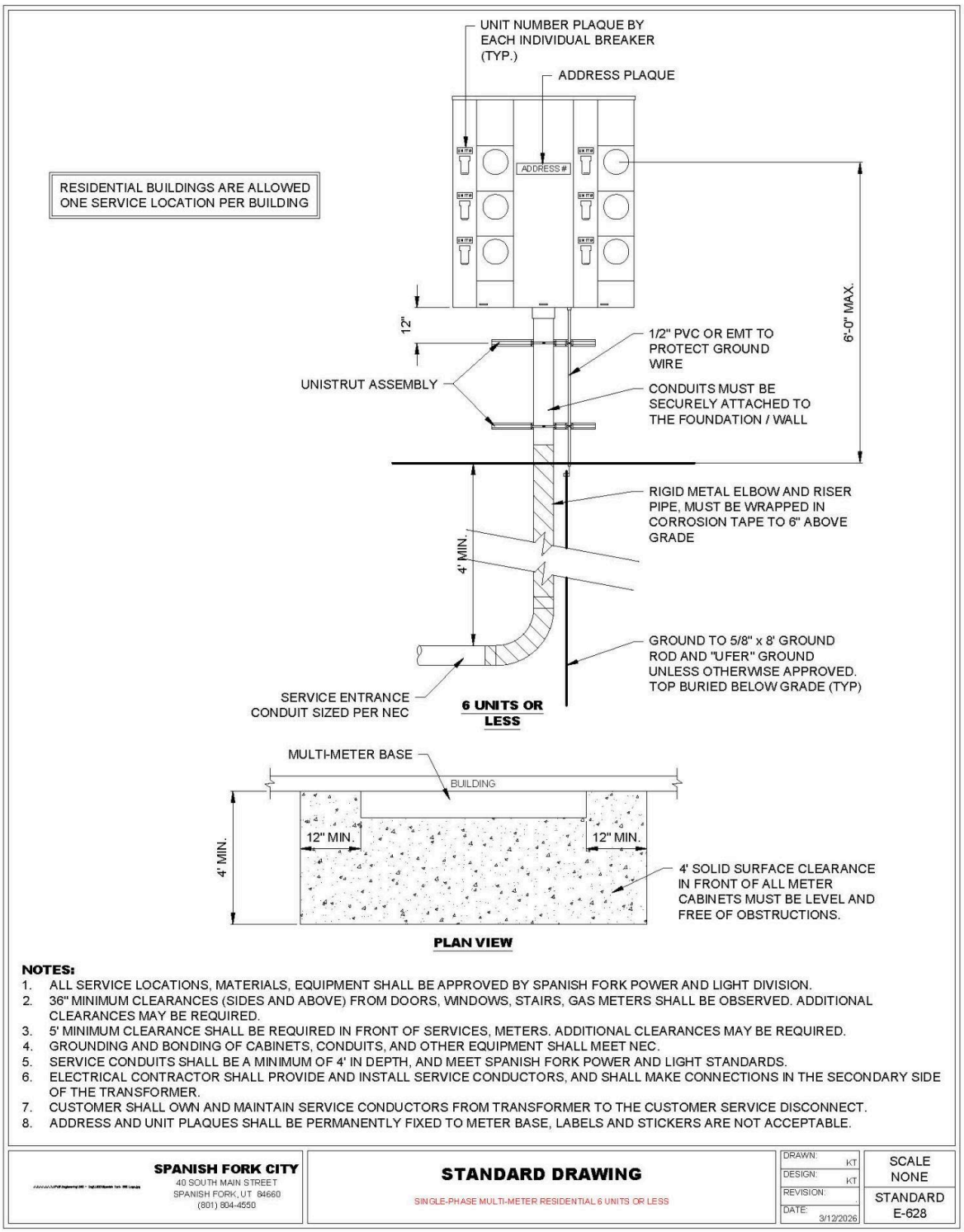


PLAN VIEW

NOTES:

1. ALL SERVICE LOCATIONS, MATERIALS, EQUIPMENT SHALL BE APPROVED BY SPANISH FORK POWER AND LIGHT DIVISION.
2. 36" MINIMUM CLEARANCES (SIDES AND ABOVE) FROM DOORS, WINDOWS, STAIRS, GAS METERS SHALL BE OBSERVED. ADDITIONAL CLEARANCES MAY BE REQUIRED.
3. 5' MINIMUM CLEARANCE SHALL BE REQUIRED IN FRONT OF SERVICES, METERS. ADDITIONAL CLEARANCES MAY BE REQUIRED.
4. GROUNDING AND BONDING OF CABINETS, CONDUITS, AND OTHER EQUIPMENT SHALL MEET NEC.
5. HOUSE PANEL 200 AMPS OR LESS SHALL USE A TEST BLOCK BYPASS METER BASE.
6. SERVICE CONDUITS SHALL BE A MINIMUM OF 4' IN DEPTH, AND MEET SPANISH FORK POWER AND LIGHT STANDARDS.
7. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL SERVICE CONDUCTORS, AND SHALL MAKE CONNECTIONS IN THE SECONDARY SIDE OF THE TRANSFORMER.
8. CUSTOMER SHALL OWN AND MAINTAIN SERVICE CONDUCTORS FROM TRANSFORMER TO THE CUSTOMER SERVICE DISCONNECT.
9. ADDRESS AND UNIT PLAQUES SHALL BE PERMANENTLY FIXED TO METER BASE, LABELS AND STICKERS ARE NOT ACCEPTABLE.

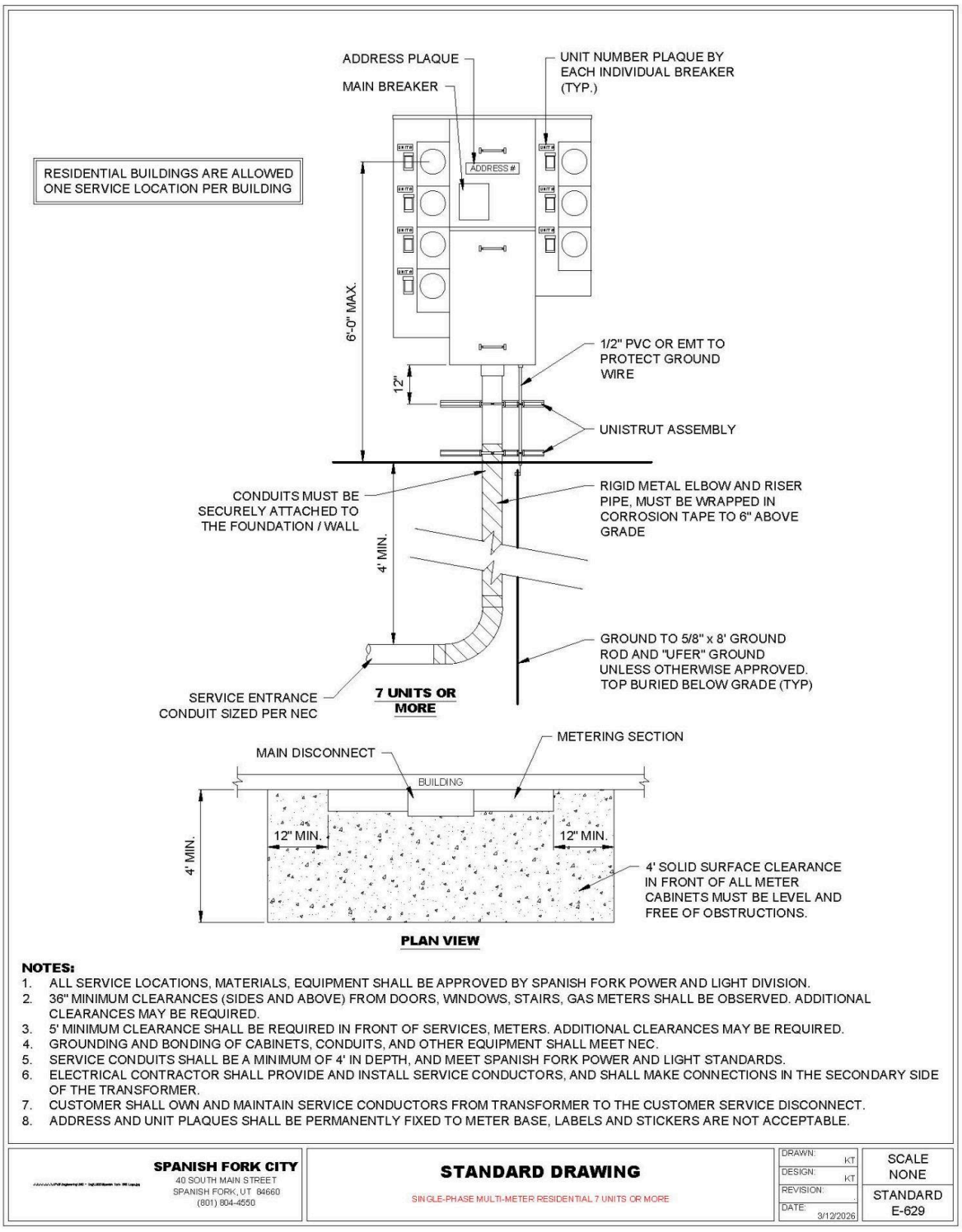
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 3-PHASE MAIN WITH SINGLE-PHASE MULTI UNIT METER PACK	DRAWN: KT DESIGN: KT REVISION: DATE: 3/12/2026	SCALE NONE STANDARD E-627



NOTES:

1. ALL SERVICE LOCATIONS, MATERIALS, EQUIPMENT SHALL BE APPROVED BY SPANISH FORK POWER AND LIGHT DIVISION.
2. 36" MINIMUM CLEARANCES (SIDES AND ABOVE) FROM DOORS, WINDOWS, STAIRS, GAS METERS SHALL BE OBSERVED. ADDITIONAL CLEARANCES MAY BE REQUIRED.
3. 5' MINIMUM CLEARANCE SHALL BE REQUIRED IN FRONT OF SERVICES, METERS. ADDITIONAL CLEARANCES MAY BE REQUIRED.
4. GROUNDING AND BONDING OF CABINETS, CONDUITS, AND OTHER EQUIPMENT SHALL MEET NEC.
5. SERVICE CONDUITS SHALL BE A MINIMUM OF 4' IN DEPTH, AND MEET SPANISH FORK POWER AND LIGHT STANDARDS.
6. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL SERVICE CONDUCTORS, AND SHALL MAKE CONNECTIONS IN THE SECONDARY SIDE OF THE TRANSFORMER.
7. CUSTOMER SHALL OWN AND MAINTAIN SERVICE CONDUCTORS FROM TRANSFORMER TO THE CUSTOMER SERVICE DISCONNECT.
8. ADDRESS AND UNIT PLAQUES SHALL BE PERMANENTLY FIXED TO METER BASE, LABELS AND STICKERS ARE NOT ACCEPTABLE.

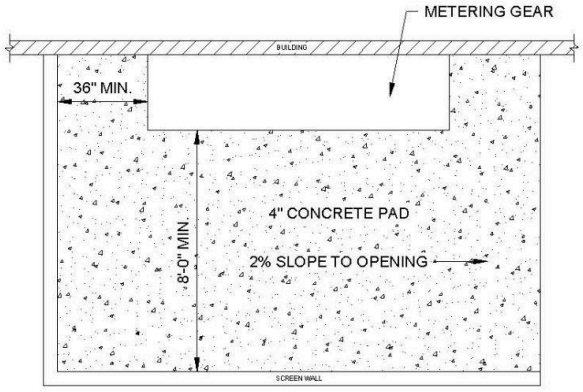
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SINGLE-PHASE MULTI-METER RESIDENTIAL 6 UNITS OR LESS	DRAWN: KT DESIGN: KT REVISION: - DATE: 3/12/2026	SCALE NONE STANDARD E-628



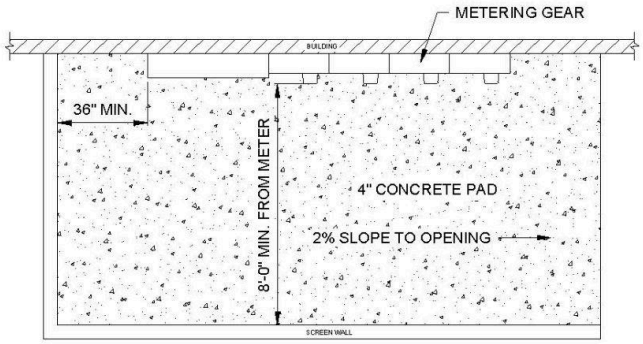
NOTES:

1. ALL SERVICE LOCATIONS, MATERIALS, EQUIPMENT SHALL BE APPROVED BY SPANISH FORK POWER AND LIGHT DIVISION.
2. 36" MINIMUM CLEARANCES (SIDES AND ABOVE) FROM DOORS, WINDOWS, STAIRS, GAS METERS SHALL BE OBSERVED. ADDITIONAL CLEARANCES MAY BE REQUIRED.
3. 5' MINIMUM CLEARANCE SHALL BE REQUIRED IN FRONT OF SERVICES, METERS. ADDITIONAL CLEARANCES MAY BE REQUIRED.
4. GROUNDING AND BONDING OF CABINETS, CONDUITS, AND OTHER EQUIPMENT SHALL MEET NEC.
5. SERVICE CONDUITS SHALL BE A MINIMUM OF 4' IN DEPTH, AND MEET SPANISH FORK POWER AND LIGHT STANDARDS.
6. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL SERVICE CONDUCTORS, AND SHALL MAKE CONNECTIONS IN THE SECONDARY SIDE OF THE TRANSFORMER.
7. CUSTOMER SHALL OWN AND MAINTAIN SERVICE CONDUCTORS FROM TRANSFORMER TO THE CUSTOMER SERVICE DISCONNECT.
8. ADDRESS AND UNIT PLAQUES SHALL BE PERMANENTLY FIXED TO METER BASE, LABELS AND STICKERS ARE NOT ACCEPTABLE.

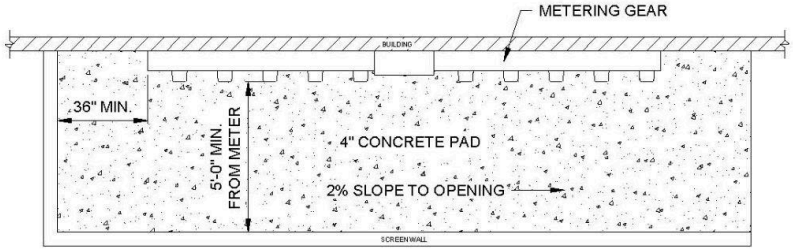
SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SINGLE-PHASE MULTI-METER RESIDENTIAL 7 UNITS OR MORE	DRAWN: KT DESIGN: KT REVISION: - DATE: 3/12/2026	SCALE NONE STANDARD E-629



COMMERCIAL FREE STANDING GEAR



COMMERCIAL WALL MOUNTED GEAR

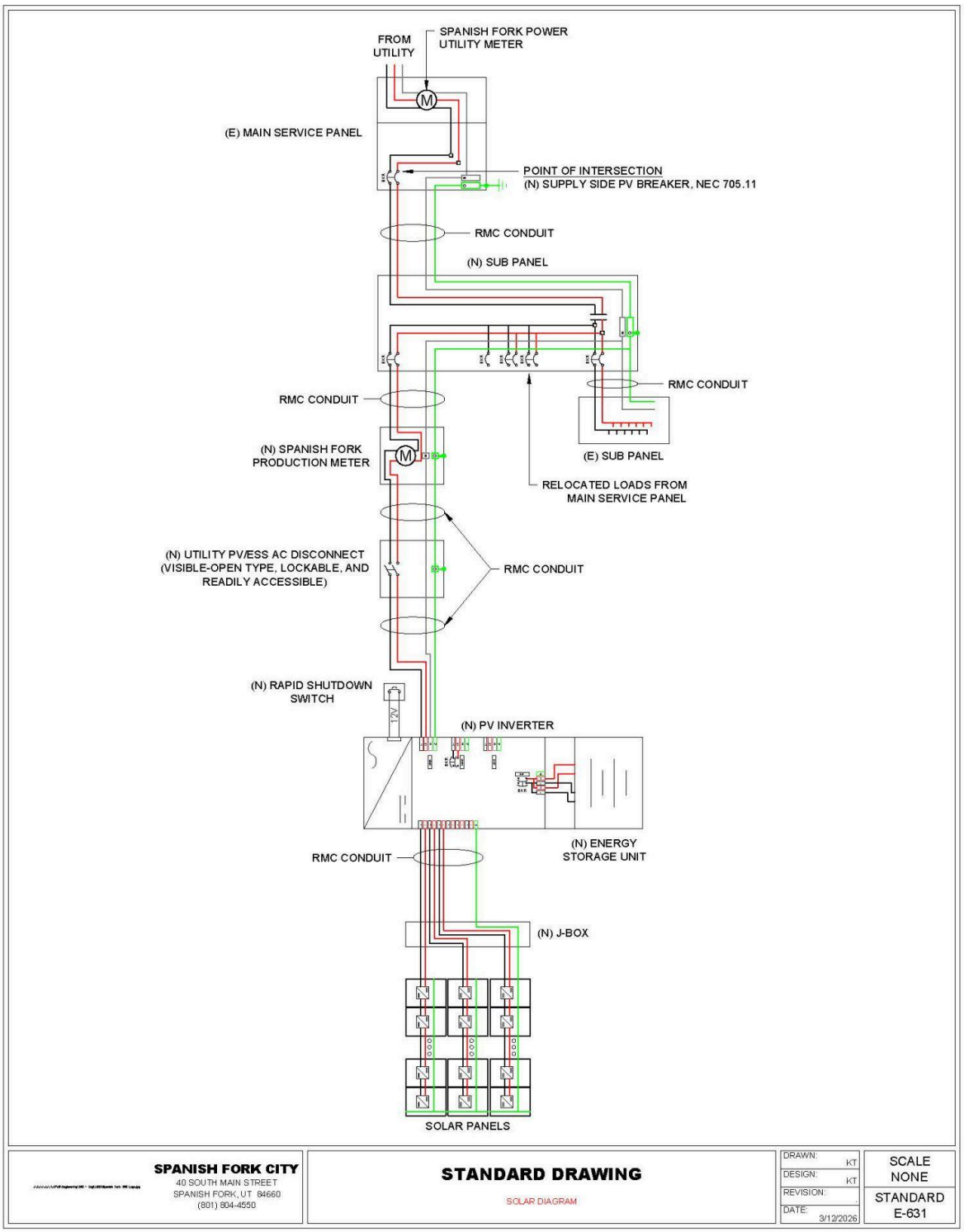


RESIDENTIAL WALL MOUNTED GEAR

NOTES:

1. ALL SERVICE LOCATIONS, MATERIALS, AND EQUIPMENT SHALL BE APPROVED BY SPANISH FORK POWER AND LIGHT.
2. SCREENED AREA MUST BE MAINTAINED AND KEPT FREE AND CLEAR FROM ANY OBSTRUCTIONS AT ALL TIMES.
3. 36" MINIMUM CLEARANCES (SIDES AND ABOVE) FROM DOORS, WINDOWS, STAIRS, GAS METERS SHALL BE OBSERVED FOR METER PLACEMENT.
4. GROUNDING AND BONDING OF CABINETS, CONDUITS, AND OTHER EQUIPMENT SHALL MEET NEC AND SPANISH FOR POWER AND LIGHT REQUIREMENTS.
5. ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL SERVICE CONDUCTORS, AND SHALL MAKE CONNECTIONS IN THE SECONDARY SIDE OF THE TRANSFORMER.
6. ADDRESS AND UNIT PLAQUES SHALL BE PERMANENTLY FIXED TO METER BASE, LABELS AND STICKERS ARE NOT ACCEPTABLE.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** METER BANK SCREEN WALL	DRAWN: KT DESIGN: KT REVISION: DATE: 3/12/2026	SCALE NONE STANDARD E-630


FROM UTILITY
SPANISH FORK POWER UTILITY METER
(E) MAIN SERVICE PANEL
POINT OF INTERSECTION
(N) SUPPLY SIDE PV BREAKER, NEC 705.11
RMC CONDUIT
(N) SUB PANEL
RMC CONDUIT
RMC CONDUIT
(N) SPANISH FORK PRODUCTION METER
(E) SUB PANEL
RELOCATED LOADS FROM MAIN SERVICE PANEL
(N) UTILITY PV/ESS AC DISCONNECT (VISIBLE-OPEN TYPE, LOCKABLE, AND READILY ACCESSIBLE)
RMC CONDUIT
(N) RAPID SHUTDOWN SWITCH
(N) PV INVERTER
(N) ENERGY STORAGE UNIT
RMC CONDUIT
(N) J-BOX
SOLAR PANELS
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
STANDARD DRAWING
SOLAR DIAGRAM
DRAWN: KT
DESIGN: KT
REVISION:
DATE: 3/12/2026
SCALE NONE
STANDARD E-631