



Planning Commission Agenda

Wednesday, September 2, 2026

80 S. Main Street in the Council Chambers at Library Hall

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 S. 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 September 2, 2026.

Planning Commissioners:

Michelle Carroll

Michael Clayson

Paul Dayton

Dave Woodhouse

Darrin Mellor

Megan Johnson

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

2. 6: 00 pm Agenda Items

3. ADOPTION OF MINUTES

3.1 August 5, 2026

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[minutes.planningcommission.8-5-2026.pdf](#) 

4. Preliminary Plat

4.1 Meadow Subdivision Plat A

55

This proposal involves approval of a Preliminary plat for six single-family residential lots located at 1450 North Meadow Lane.

[report.pc.meadowsubdivisionplata.9-2-2026.pdf](#) 

5. ZONE CHANGE (Public Hearing)

- 5.1 Oak Village Zone Change 58
- This proposal involves a request to change the zoning of multiple properties from R-R and R-1-12 to P-F, R-1-12 and R-1-9 with the Master Planned Development Overlay. The property is located at approximately 100 South Spanish Fork Parkway. [report.pc.oakvillagezonechange.9-2-2026.pdf](#) 

6. PRELIMINARY PLAT (Public Hearing)

- 6.1 Oak Village Subdivision 69
- This proposal involves approval of a Preliminary Plat with the Master Planned Development Overlay for 110 single-family residential lots to be located at approximately 100 South Spanish Fork Parkway. [report.pc.oakvillagesubdivisionpreliminaryplat.9-2-2026.pdf](#) 

7. ADJOURNMENT

End

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
August 5, 2026

Commission Members Present: Chairperson Shauna Warnick, Michelle Carroll, Mike Clayson, Paul Dayton, Dave Woodhouse, Darrin Mellor.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; David Mann, Senior Planner; Byron Haslam, Assistant City Engineer; Joshua Nielsen, Assistant City Attorney; Jason Turner, Fire Marshal.

Citizens Present: Benjamin Jacobson, K.S. Forrest Gaskill, Scott Peterson, David Simpson, Dean Ingram, Charles Albert, Sarah Albert, Alan Wessman, John Henderson, Denise Henderson, Dana Drake, Colleen Drake, Jackie Larson, Daniel Davis, Clint Mulestien, Bill Beck, Kevin Baadsguard, Johnny Baadsguard, Ross Baadsguard, Janene Baadsguard, Megan Stotts, Travis Stutts, Kevin Oyler, Michelle Finch, Jeff Chavez, Megan Banks.

WORK SESSION

Chair Person Warnick called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Carroll led the pledge.

Before the meeting began, Chairperson Warnick bid farewell to retiring Commissioner Todd Mitchell and thanked him for his service on the Planning Commission. She then welcomed new Commissioner Darrin Mellor to the Planning Commission.

MINUTES

July 1, 2026

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

Commissioner Woodhouse seconded and the motion passed all in favor.

PRELIMINARY PLAT (Public Hearing)
LELAND MEADOWS PRELIMINARY PLAT

Brandon Snyder presented the proposed Preliminary Plat and associated Zone Change for the Leland Meadows Master Planned Development. He explained that the two items would be considered separately, with a public hearing and separate motion required for each before recommendations are forwarded to the City Council.

The proposed subdivision encompasses properties between 1700 West and Mill Road and includes 206 residential units, consisting of 122 garden homes and 84 traditional residential lots. Mr. Snyder explained that the existing zoning is Rural Residential and that a Zone Change is therefore required to accommodate the proposed development. He noted that the proposal is consistent with the City's General Plan designations of Estate Density Residential and Medium Density Residential. The Mill Road portion would consist primarily of R-1-15 lots averaging more than 15,000 square feet, while the area near 1700 West would include R-1-6 garden homes arranged around shared driveways.

The proposed density is approximately 1.69 units per acre in the Estate Density Residential area and 5.2 units per acre in the Medium Density Residential area, both within the density ranges established by the General Plan.

Mr. Snyder explained that development would occur in phases, beginning from Mill Road and 1700 West and progressing toward the center of the project. The proposal also includes a potential land exchange with the Nebo School District for a future elementary school, a conceptual city park, detention facilities, landscaping, and street trees. He noted that many of these elements remain conceptual and would be finalized as individual Final Plats and development phases are reviewed.

Mr. Snyder reviewed the proposed garden home configuration, which would consist of detached single-family residences accessed by shared driveways. Each unit would provide a two-car garage and additional guest parking. He clarified that the applicant is not relying on on-street parking to satisfy the project's required parking.

The proposed residential elevations include various roof designs, materials, colors, and garage configurations. Mr. Snyder noted that the Master Plan Development would be subject to additional requirements addressing building materials, roof pitches, landscaping, fencing, and other applicable development standards.

Commissioner Dayton inquired about guest parking, on-street parking, setbacks, and landscaping. Mr. Snyder provided clarification and explained that specific site details would be addressed through the subsequent Final Plat and development review process.

Commissioner Clayson inquired about the current status of those issues and whether they had been addressed. Mr. Snyder indicated that the Engineering Department would be better suited to address the technical aspects of the question.

Byron Haslam stated that staff had been in contact with the irrigation company and that a submittal had been received; however, no approval had been issued because the system had not yet been fully designed. He explained that additional details would be addressed during the Final Plat process.

Commissioner Warnick noted that the garden home images presented by Mr. Snyder appeared different from those included with the application. Mr. Snyder explained that staff had requested additional images of similar developments because the garden home concept was relatively unfamiliar to staff. He stated that the images shown were from a development in Salem and had been taken in April, with the referenced project being more complete at the time of the meeting.

Commissioner Dayton inquired about the proposed land exchange with the Nebo School District. Staff confirmed that the School District continued to view the land exchange as a viable option.

Dave Anderson stated that the city has maintained regular communication with the Nebo School District's management team regarding the proposed project and potential land exchange over the past several years. He noted that the District's superintendent and staff have expressed support for the proposed exchange; however, the District does not intend to proceed until the project receives approval from Spanish Fork City.

Commissioner Warnick disclosed that she is currently a member of the Nebo School District Board but stated that she had not participated in discussions regarding the proposed land exchange.

Mr. Snyder explained that Condition No. 4 addresses previous concerns regarding the land exchange and makes the proposed development configuration contingent upon

the school district's acceptance of the exchange. He noted that if the school district elects not to proceed, the proposed design could not move forward as presented. Mr. Snyder further stated that the city had not received any negative feedback or information regarding the potential exchange and understood that the proposal could also be beneficial to the school district.

Dean Ingram, representing Arive Homes, addressed the Planning Commission and expressed appreciation for the city and its staff, noting Arive Homes' positive experience developing within Spanish Fork.

Mr. Ingram presented the proposed housing products and explained that the larger traditional lots would generally accommodate larger homes with three-car garages. He described Arive Homes' approach as a balance between custom and production homebuilding, allowing buyers to begin with established floor plans while making significant modifications to layouts and square footage. He stated that this approach provides homeowners with customization and predictable pricing while creating greater architectural variety throughout the neighborhood.

Regarding the proposed garden homes, he explained that the product is intended to provide an alternative between traditional townhomes and detached single-family homes. He emphasized the additional garage and storage space incorporated into the design, noting that the larger garages are intended to accommodate vehicles as well as bicycles, recreational equipment, motorcycles, and other household items. He stated that the additional storage capacity can help reduce the likelihood of residents needing to park vehicles or equipment on the street.

Mr. Ingram also explained that the garden homes are designed with the primary living area above the garage, allowing for larger kitchen, dining, and great-room spaces. The configuration also provides greater separation between driveways and creates a more residential streetscape than some higher-density housing designs.

Commissioner Warnick asked if each unit had a garage space that could fit a Ford F-150.

Mr. Ingram confirmed that each garden home would provide two garage parking spaces, an additional assigned parking space, and additional garage storage capacity. He stated that the garage dimensions would accommodate larger vehicles, including pickup trucks, while still providing room for residents to access the vehicle and store recreational equipment.

He concluded by stating that the proposed garden homes would provide a more attainable homeownership option while offering features typically associated with single-family homes, including private fenced yards, no shared walls, additional

storage, and larger interior living spaces. He expressed the opinion that the product would provide a practical transition between townhome and traditional single-family homeownership, particularly given current housing affordability challenges.

Commissioner Dayton inquired about the proposed square footage of the garden homes.

Mr. Ingram stated that the homes would range from approximately 2,000 to 2,800 square feet, excluding garage space, and would generally include two to three bedrooms with walk-in closets.

Commissioner Warnick asked about the acreage proposed for the future school site.

Mr. Ingram stated that the site would be approximately 12 to 14 acres, which would be sufficient for an elementary school and potentially a middle school.

Commissioner Warnick stated that the proposed acreage appeared appropriate for an elementary school.

Mr. Ingram noted that he had been in discussions with the Nebo School District regarding the school configuration and believed the District was supportive of the proposal.

Commissioner Warnick inquired about the number of lots proposed below the 15,000-square-foot minimum associated with the Estate Density designation and expressed concern about the number of smaller lots within the low-density area.

Mr. Snyder stated that approximately 35% of the proposed lots would be below 15,000 square feet, with the smallest lots being approximately 10,200 square feet. He explained that City Code does not establish a specific percentage of smaller lots permitted within a Master Planned Development, but requires the overall average lot size to exceed the applicable base zoning requirements. He noted that this approach had previously been discussed by the City Council when amendments were made to the Master Planned Development Overlay.

Commissioner Warnick asked Mr. Ingram to explain the proposed development phasing.

Mr. Ingram explained that development would proceed from both ends to accommodate available water and sewer infrastructure and allow the two housing products to be developed concurrently. He noted that the housing types serve different market segments and price points and that phasing would allow infrastructure improvements to progress toward the center of the development without requiring all improvements to be constructed simultaneously.

Commissioner Dayton inquired about the anticipated timing of the individual phases and the overall project.

Mr. Ingram stated that the timeline would depend on the size of each phase but indicated that the developer takes a deliberate approach to ensure each phase is completed properly. He stated that larger phases typically require less than one year to complete.

Commissioner Warnick inquired about the size of the proposed park located between the two development areas.

Mr. Ingram stated that he had worked with Bart Morrill of the Parks Department on the concept and that the design could accommodate future expansion if needed. The proposed park area was confirmed to be approximately three acres.

Commissioner Warnick asked what amenities were anticipated within the areas proposed for dedication to the city.

Mr. Ingram stated that specific amenities had not yet been determined.

Mr. Snyder explained that the City's approach to acquiring or accepting park and open-space areas varies depending on the circumstances of each development. He noted that the City may purchase property, accept dedicated park land, or accept improved detention facilities. He further explained that detention areas accepted by the city must be properly improved to function as intended and maintain an appropriate appearance.

Commissioner Warnick asked when the specific use and amenities for the proposed park would be determined.

Mr. Snyder explained that those discussions occur during the development process in coordination with the Parks and Recreation Department. He noted that the department evaluates the usability of the space and considers whether it is best suited for programmed amenities or maintained as open space.

Mr. Ingram explained that the proposed landscaping requirements are intended to provide homeowners with flexibility to customize their landscaping while still complying with required street tree and overall landscaping standards. He noted that homeowners may make substantially different investments in landscaping and expressed a preference for allowing individual designs within the established development requirements.

Commissioner Warnick asked who would be responsible for ensuring that the required landscaping is completed in accordance with the approved plans.

Mr. Snyder explained that the City's Building Department typically inspects landscaping as part of the building permit and occupancy process and coordinates with the Planning Department regarding the approved street tree list for the subdivision. He noted that homeowners may wish to plant nontraditional or fruit-bearing trees; however, those varieties are generally not appropriate for trees located along sidewalks and streets. He stated that required street trees must be installed prior to occupancy.

Commissioner Warnick asked about the proposed homeowners' association (HOA) structure. Mr. Ingram stated that an HOA would be established for the garden home area, while the lower-density residential area would not have an HOA.

Commissioner Woodhouse asked what measures the developer was taking to maintain positive relationships with neighboring property owners. He specifically referenced the existing feedlot adjacent to the proposed development and expressed a desire to ensure appropriate protections are in place so the neighboring property owner does not feel pressured to sell or discontinue the existing agricultural operation.

Mr. Ingram stated that they are aware of the existing agricultural operations and they intend to address potential impacts during the platting process. He noted that buyers are informed of surrounding conditions during the home customization process. Ingram also described coordination with the Larson property to provide water and electrical access for agricultural use and explained that the project's road layout was designed to minimize conflicts between the existing livestock operation and future residential backyards.

Commissioner Dayton inquired about garbage collection. Mr. Ingram explained that residents would be responsible for moving their garbage containers to the street for collection.

Commissioner Warnick expressed concern regarding the proposed side elevations, particularly the number of side elevations facing public streets, and requested additional architectural character in those areas.

Mr. Ingram stated that the developer was satisfied with the proposed designs but was open to suggestions from the Commission.

The Commission discussed options such as extending stone materials around the elevations and incorporating additional landscaping to enhance the streetscape.

Mr. Ingram agreed that corner elevations were particularly important and noted that the developer was incorporating enhanced fencing and landscaping with substantial

greenery in those areas. He offered to provide updated elevations for consideration by the City Council.

Commissioner Warnick requested that Mr. Snyder display the City's General Plan and Zoning Map to clarify the land use and zoning designations associated with the proposed development.

Mr. Snyder confirmed that the proposal does not require a change to the General Plan Land Use designation and is consistent with the existing General Plan. He clarified that the requested action would change the zoning from Rural Residential (R-R) to R-1-15 and R-1-6. Mr. Snyder further explained that the General Plan is a policy and vision document that establishes the City's desired future land use patterns, while zoning regulations implement those policies through specific development standards.

Mr. Snyder explained that the proposed development follows the General Plan's intent by clustering higher-density housing near the primary road and transitioning to larger lots toward Mill Road. He clarified that the General Plan designation is not intended to create a strict dividing line between development types. He notes that the Development Review Committee recommended approval of both the Preliminary Plat and Zone Change in June. He further explained that the Planning Commission may accept, modify, add, or remove conditions from the recommendation before forwarding its recommendation to the City Council.

Commissioner Warnick noted the importance of reviewing the proposed conditions rather than simply reading them into the record. She briefly reviewed the outlined conditions, with Mr. Snyder providing clarification as needed and Mr. Ingram providing additional background regarding the property.

Commissioner Warnick then invited members of the public wishing to comment on the proposal to introduce themselves for the record and requested that individual comments be limited to three minutes.

Chairperson Warnick opened the public hearing at 7:05 p.m.

Daniel Davis, a Mill Road resident, expressed concerns regarding the proposed zoning and density changes near his property. He stated that he supports maintaining the Estate Density designation and approximately one-third-acre lots consistent with the City's General Plan rather than increasing density to R6.

Mr. Davis noted that the development would directly affect his property and raised concerns regarding irrigation and historical water flows, stating that he had not been contacted regarding how the proposed development may impact existing irrigation.

He requested that measures be implemented to ensure development does not adversely affect historical water supplies or drainage on his property and surrounding agricultural ground.

Mr. Davis stated that he had no objection to the development itself or to Arive Homes, but urged the city to maintain the General Plan's intended density and ensure that the larger lots are not used to increase the overall number of residential units.

John Henderson, who lives near the proposed development along Mill Road, expressed support for following the City's adopted General Plan and echoed concerns regarding the proposed increase in residential density. He stated that he appreciated the garden home concept and the fact that the units would not share walls.

Mr. Henderson's primary concern was traffic congestion along Mill Road, particularly near Arrowhead Trail. He noted that traffic already backs up significantly and expressed concern about the additional traffic generated by approximately 200 homes and a potential future school. He questioned the timing and extent of planned road widening and whether improvements would extend beyond the development's frontage to address existing congestion.

Mr. Henderson also requested that the city carefully consider the broader impacts of the proposed zoning change and stated that nearby residents have previously expressed concerns about increased density. He concluded by reiterating his appreciation for the developer's efforts and the character of the proposed development while asking the city to carefully evaluate the zoning, traffic, and infrastructure impacts.

Resident Charles Albert, who owns property along Mill Road at the former dairy farm, expressed concerns regarding the potential impacts of the proposed development on irrigation and asked how existing irrigation water would be maintained or replaced. He also questioned whether a sound wall would be constructed along his property during the construction process.

Mr. Albert additionally shared concerns based on a previous nearby development, where he stated that drainage improvements using gabions had experienced ongoing clogging and maintenance issues. He requested that the city consider adequate drainage and long-term maintenance as part of the proposed development.

Resident Jackie Larson, speaking on behalf of Larson Cattle Company and Gary and Sue Larson, requested that the Planning Commission recommend denial of the proposed Zone Change, master plan development overlay, and preliminary plat.

Larson identified several concerns, including the need for clear and legible plans showing utility locations, easements, irrigation facilities, and property ownership.

Ms. Larson stated that Larson Cattle Company previously granted a 35-foot utility easement to facilitate the development, with the understanding that City water and power would be extended to their property without affecting existing water rights or irrigation practices. She expressed concern that these commitments were not clearly documented in the plans and noted an unresolved property boundary affecting the easement.

Ms. Larson also raised concerns regarding apparent inaccuracies in the depiction of property ownership and the identification of a private irrigation ditch associated with the Larson property. She requested that the City ensure existing vested water rights and irrigation facilities are protected.

Ms. Larson referenced commitments made during the Leland annexation process regarding maintaining lower-density, approximately one-third-acre residential development. She requested that the application be denied until the property, utility, easement, irrigation, and development-density issues are resolved and accurate plans are provided for further consideration.

Clint Muhlstein, a longtime Mill Road resident, expressed concerns regarding the impact of the proposed development on surrounding roadways, pedestrian safety, drainage, and existing residential properties. He requested that a comprehensive traffic and roadway improvement plan be established before the development proceeds, noting significant existing congestion on Mill Road and surrounding streets and expressing concern about the additional traffic generated by approximately 200 homes and a potential future school.

Mr. Muhlstein also raised concerns regarding the lack of continuous sidewalks along portions of the surrounding roads and the potential safety issues for children walking to school. He requested that pedestrian improvements be incorporated into the development and surrounding roadway plans.

Mr. Muhlstein further discussed ongoing drainage and maintenance problems associated with an existing rock drainage system, stating that debris frequently obstructs the system and requires residents to perform maintenance to maintain proper water flow.

Finally, Mr. Muhlstein expressed concern about potential roadway improvements affecting his property frontage. He noted that his home was approved and constructed approximately 60 feet from the existing roadway and that existing utilities and a fire hydrant are located near his property. He requested that future

roadway and sidewalk plans be carefully designed to minimize impacts to his property and maintain reasonable access.

Chair Person Warnick closed the public hearing at 7:22 p.m.

Commissioner Warnick asked if the city staff had any additional questions or concerns for the applicant.

Mr. Anderson acknowledged the public comments regarding the General Plan Land Use Map and offered additional perspective. He explained that staff's recommendation to approve the project is based on its determination that the proposal is generally consistent with the General Plan, while recognizing that interpretation of the General Plan map can be somewhat subjective. He noted that the map is intended as a policy and planning guide rather than a precise delineation of site-specific zoning boundaries. Mr. Anderson emphasized that the Planning Commission has the discretion to determine how the General Plan should be applied to the specific development proposal and zoning requests before it.

Commissioner Warnick posed a question regarding the roads to city staff, inquiring about the density around the pre-planned road.

Mr. Haslam explained that the proposed 1700 West alignment is identified as a future roadway in the City's Transportation Master Plan and is ultimately intended to curve east to align with the intersection at 900 South. He clarified that the additional roadway shown within the development is a local residential street designed by the applicant to provide connectivity between the two neighborhoods.

Mr. Ingram explained that the alignment of the Master-Planned roadway was the result of coordination with City staff and was influenced by the developer's commitment to construct significant transportation infrastructure. He noted that routing a major collector road through the center of the property would substantially affect the development and create additional construction costs. He stated that the proposed roadway improvements represent a partnership between the developer and the city to address broader transportation needs.

Mr. Ingram also addressed concerns regarding the existing drainage systems, explaining that the previous underground systems were installed in accordance with prior City and regulatory requirements and were not a system selected by the

developer. He noted that the city has since transitioned back to detention ponds, which the developer prefers and which are incorporated into the current proposal.

Regarding traffic, Mr. Ingram acknowledged existing congestion near Arrowhead and agreed that additional roadway connections and improvements would be beneficial. He noted that the proposed development would include roadway widening within the project area but acknowledged that improvements outside the development are beyond the developer's control. He suggested that additional access points, improved turn lanes, and traffic signal timing could help address existing congestion and improve traffic flow.

Commissioner Warnick addressed Mr. Davis's concerns regarding the General Plan Land Use Designations and proposed residential densities. She clarified that the General Plan boundary could be interpreted as extending through the area in question and noted that one option would be to maintain the entire area at the Estate Density designation, creating a more consistent transition along the roadway. Commissioner Warnick also requested additional information regarding the reported wet or swampy conditions in the area.

Discussion ensued regarding the history of the area. Ms. Larson described the area's existing hydrologic and soil conditions, stating that she had consulted with hydrogeologists and a state enforcement engineer. She identified several ponds, springs, water rights, and areas of peat and high-water-content soils throughout the property. She explained that the underlying clay and hillside areas containing gravel and potentially unstable soils can contribute to seepage and the emergence of additional springs as development occurs.

Ms. Larson also noted the presence of several jurisdictional drainage areas along SR-164 and stated that she has been in communication with the U.S. Army Corps of Engineers and the EPA regarding water-related concerns in the area. She expressed concern that the surface water in the area contributes to the headwaters of Bear Creek, which she indicated is a jurisdictional waterway.

Commissioner Warnick requested that the engineer representing Arrive Home speak on the engineering concerns.

Scott Peterson, representing Atlas Engineering, addressed concerns regarding groundwater, drainage, and soil conditions. He explained that the area has high groundwater levels and that the development would incorporate engineering

measures to manage groundwater and stormwater, including a gravity-based storm drain system, collection of springs, and additional monitoring in specific areas during later phases.

Mr. Peterson stated that the easement provided by the Larson property would accommodate the storm drain system and provide an outlet for conveying water from the development. He noted that the project team has studied the regional drainage patterns for approximately 10 years and has evaluated how water moves through the area.

Mr. Peterson also explained that areas containing peat soils would require additional geotechnical investigation. Soil testing would be conducted at individual home sites to verify suitable building conditions before construction, and the homes would utilize shallow foundations without basements due to the site conditions.

Mr. Haslam explained that the proposed drainage system would include land drains, similar to systems used by the local drainage district, to collect groundwater and surface water in areas where it emerges. He noted that an environmental report was reviewed as part of the project evaluation and that the area identified as the wettest portion of the site, including an existing spring, was intentionally designated for the proposed park rather than residential development.

Mr. Haslam further explained that a proposed condition would require the developer to install the land drainage system throughout the first phase and monitor its performance before subsequent phases proceed. The monitoring would allow the City to identify and address unforeseen drainage issues in later phases. Collected water would connect to existing culverts beneath SR-164 and continue through the regional drainage system toward Bear Creek.

Commissioner Woodhouse asked whether staff had identified any concerns regarding existing water rights associated with the ponds and springs in the area. Mr. Haslam stated that staff had not identified water rights separate from those associated with the property owners but would continue to monitor the issue. He also clarified that the proposed drainage system would not require piping through neighboring properties.

Staff then discussed existing traffic conditions at the intersection of Mill Road and Arrowhead/SR-164. Staff clarified that SR-164 is under UDOT jurisdiction and that the intersection is not directly part of the proposed development. The existing traffic

signal was recently installed, and a dedicated right-turn movement did not meet warrant requirements at that time. Staff indicated that the city could coordinate with UDOT to conduct an updated signal warrant study to determine whether additional turn movements or improvements are now warranted.

Commissioner Clayson expressed concern regarding existing traffic congestion, noting that he frequently travels the area and has experienced significant delays. He stated that adding another subdivision could substantially increase traffic in an area that is already experiencing congestion.

Commissioner Woodhouse echoed these concerns and referenced discussions from his previous year of service on the Planning Commission regarding ongoing traffic issues along Mill Road.

Commissioner Warnick requested that staff follow up with UDOT regarding the potential need for a dedicated right-turn lane at the Mill Road and Arrowhead/SR-164 intersection. She also expressed concern regarding the timing of roadway improvements in areas that may remain undeveloped for an extended period and questioned whether impact fees or other funding mechanisms could assist with transportation improvements associated with new development.

Mr. Haslam explained that impact fees are used over time to reimburse costs associated with widening master-planned roadways and help fund improvements needed to accommodate future development-related traffic.

Commissioner Dayton asked for clarification regarding responsibility for evaluating and funding roadway improvements, particularly where SR-164 intersects with Mill Road. Mr. Haslam clarified that Mill Road is a city street and that the city is responsible for improvements and widening along Mill Road, while SR-164 is under UDOT jurisdiction.

Commissioner Warnick stated that a broader discussion regarding the future development and improvement of Mill Road would be beneficial.

Mr. Haslam explained that the city is currently updating its Transportation Master Plan and anticipates completion within approximately six months, at which time the city can further evaluate transportation needs and improvements in the area.

Commissioner Warnick noted that student pedestrian safety is addressed through each school's required Safe Walking Plan, developed by the school community

council. These plans identify designated walking routes and existing sidewalks, with an emphasis on student safety, even when the designated route is not the most direct. Commissioner Warnick also noted that state-funded charter schools are subject to the same requirement. Regarding a potential sound wall between properties, she indicated that the matter would need to be addressed between the property owners and developer, as the city does not typically require such improvements.

Mr. Anderson requested that the applicant provide the correct property information for the discussion regarding the sound wall. Mr. Peterson stated that it is the Albert property as the back of the lot. He notes that the frontage of the Albert property does not show a wall in the plans.

Commissioner Woodhouse asked whether a privacy fence would be provided along the rear portion of the property. The developer indicated that the fencing could be incorporated into the plan. It was noted that while the city does not require this type of fencing, it is a common practice for developments of this nature.

Mr. Muhlstein expressed concern that approving additional development before addressing existing transportation issues would be premature. He emphasized that concerns regarding Mill Road and the road to the north have been repeatedly raised and stated that residents should be provided with a clear plan for addressing these roadway deficiencies before new development is approved.

Commissioner Carroll asked Mr. Haslam whether the city's approach to transportation planning is similar to regional planning, where roadway improvements are generally driven by development, traffic studies, and increased traffic counts rather than constructed proactively in anticipation of future development.

Mr. Haslam explained that the city's approach is similar, noting that limited funding prevents the city from constructing roads in anticipation of future development. Instead, the city works with developers to secure necessary future rights-of-way and roadway improvements as development occurs. He noted that existing property owners along the west side of Mill Road may not be willing to dedicate property for future road improvements, making development opportunities a practical time to address needed right-of-way. Mr. Haslam also stated that the city could evaluate whether a traffic signal is warranted, including the need for right-turn lanes or signal phasing improvements. However, he noted that widening the entire roadway is not

currently feasible due to funding limitations, and the city would not require immediate widening from existing property owners.

Commissioner Clayson expressed his concerns with who will be financially responsible for building the road.

Commissioner Woodhouse acknowledged that there is no easy solution but emphasized the city's responsibility to ensure safe conditions for both existing and future residents. He recommended that the city develop a plan for addressing roadway and right-of-way needs to provide greater assurance to residents. Commissioner Woodhouse also expressed concern with the proposed zoning change, noting that it appears inconsistent with the recently adopted General Plan and growth strategy. He emphasized that significant time and effort went into establishing the current growth boundaries and stated that the city should maintain the adopted plan rather than make a significant change only months after its approval.

Commissioner Carroll noted that the staff findings indicate the proposal is consistent with the City's General Plan designations and the intent of the Master Planned Development Overlay. She expressed support for the proposed garden home concept, noting that it provides housing options that allow residents to remain within the community as their housing needs change. She stated that she favored the garden homes over townhomes and believed the overall proposal aligns well with the City's General Plan.

Commissioner Dayton clarified that the General Plan is an aspirational planning document rather than a zoning document. He emphasized that the existing zoning designation is the controlling factor in this matter and noted that the General Plan boundaries may be subject to interpretation. He also sought clarification regarding the precise location of the zoning boundary in question.

Commissioner Warnick explained that General Plan boundaries are intended to be general and may allow for some flexibility in interpretation. She noted that the Planning Commission and City Council must determine whether adjusting the boundary is appropriate based on the merits of the proposed development. She acknowledged differing perspectives regarding the estate-density boundary and expressed that the proposed garden home product could justify some flexibility, while also recognizing residents' preference to maintain the existing boundary. She

encouraged the other Commissioners to provide their positions before they make their decision.

Mr. Ingram explained that the proposed layout aligns well with the existing collector road system and provides a masonry wall along the school frontage, eliminating driveway access onto the collector road directly across from the school. He noted that sidewalks have been extended through previous Mill Road developments and that development can help address some existing transportation needs. Regarding traffic concerns, Mr. Ingram suggested that roadway width and parking restrictions could be evaluated, but indicated that the more significant issue appears to be traffic signal operations and vehicle queuing, particularly when vehicles are unable to turn during a red light despite limited opposing traffic.

Commissioner Warnick thanked the attendees for their patience while the Commissioners and staff engaged in the very thorough discussion and she assured them they will take as much time and care with their proposals as well.

Commissioner Clayson expressed his concern that this is not going to fix the road and is still going to impact the residents negatively.

Commissioner Dayton stated that he generally supports maintaining the General Plan, particularly as it relates to road alignments, while acknowledging that the proposed layout does not present significant concerns in that regard. He expressed support for the development plan but noted that water availability and infrastructure needs will require continued evaluation as the project progresses. Regarding traffic, he acknowledged residents' concerns and explained that roadway improvements are typically addressed as development occurs. He emphasized that the city cannot resolve every transportation issue at once but should continue working with the appropriate agencies and address improvements as opportunities arise.

Mr. Anderson outlined the options available to the Commission, including approval, denial, or continuation of the two applications for further study. He noted that a continuation could allow additional evaluation of potential improvements to Mill Road and nearby intersections, as well as further consideration of the General Plan Land Use Map. Mr. Anderson explained that while the General Plan provides flexibility and is expected to evolve over time, staff does not recommend approval of proposals that are inconsistent with the adopted General Plan or are not reasonably viewed as consistent with its intent.

Commissioner Warnick encouraged the new Planning Commissioner, Darrin Mellor, to share his thoughts since this is his first meeting.

Commissioner Mellor acknowledged that the project presents a difficult decision but expressed strong support for the proposed development. He noted that the General Plan is intended to provide general guidance and stated that he was comfortable with a modest adjustment into the estate-density area. He also expressed appreciation for the proposed housing design, particularly that the development consists of individual homes rather than duplexes, townhomes, or apartment buildings.

Commissioner Warnick concluded the discussion by acknowledging the significant improvements made to the proposed development and expressing overall support for the project. However, she remained concerned about the lot sizes and the percentage of lots below 1,500 square feet, stating a preference for fewer lots with larger lot sizes. She also emphasized that, if the Commission recommends approval to the City Council, the project should be positioned for success by further addressing potential impacts to the surrounding roadway network. While she recognized the developer's confidence in the proposed water and engineering solutions, she identified roadway impacts as her primary remaining concern. Commissioner Warnick also expressed confidence that the City, developer, and property owners would continue to work within the applicable laws and processes to address outstanding concerns. She then moved the discussion toward the required motions on the two applications.

Commissioner Carroll moved to recommend approval of the Leland Meadows Preliminary Plat based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's General Plan Designations of Medium Density Residential and Estate Density Residential.
2. That the proposal meets the intent of the Master Planned Development Overlay Zoning District.

Conditions:

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any red-line review comments.

3. That the preliminary plat approval is contingent upon the City Council approving the associated zoning map amendment.
4. That the Nebo School District approves the proposed land swap to accommodate the proposed development.
5. That the road cross section for Mill Road be finalized and referenced in the plans.
6. That the Applicant bonds for the future street improvements for proposed Lot 83.
7. That the Applicant provides additional details of the proposed housing products.
8. That the Applicant provides an updated street tree plan, detailed landscaping plan, fencing plan, and specific details for other improvements in the development.
9. That the Applicant obtains approval from the irrigation company.

Commissioner Dayton seconded the motion. Commissioners Warnick and Mellor were in favor of the motion.

Commissioners Clayson and Woodhouse opposed. The motion passed 4 to 2.

ZONE CHANGE (Public Hearing)

LELAND MEADOWS ZONE CHANGE

Joshua Nielsen noted that a public hearing had been held for the Preliminary Plat, during which many of the concerns and questions related to the proposed Zone Change were discussed. He clarified that a separate public hearing is still required as part of the Zone Change application.

Commissioner Woodhouse questioned why the Preliminary Plat was approved prior to formal approval of the Zone Change. Mr. Nielsen explained that the Preliminary Plat approval included a condition stating that the approval is contingent upon the City Council's approval of the Zone Change. Therefore, if the City Council denies the Zone Change, the Preliminary Plat cannot proceed.

Commissioner Woodhouse expressed concern that this process places the Planning Commission and the City in a difficult position by creating an impression that there is additional pressure to approve the Zone Change because the Preliminary Plat has

already been approved. Mr. Nielsen disagreed, emphasizing that the Zone Change remains subject to the required review and may still be denied.

Commissioner Warnick clarified that the Planning Commission is not the final approving body for the Zone Change and that the Commission's role is to review the proposal and provide a recommendation to the City Council based on its findings.

Chairperson Warnick opened the public hearing at 8:15 p.m.

Resident Clint Muhlstein noted that the proposed five-lane arterial and its connection to Center Street could significantly increase traffic and visibility in the area, creating an opportunity for uses beyond R6 residential development. He suggested that alternative development could potentially generate greater value for the property and emphasized the significance of the future major intersection.

Chair Person Warnick closed the public hearing at 8:17 p.m.

Commissioner Dayton moved to recommend the approval of the Leland Meadows Zone Change to the City Council based on the following findings.

Findings:

1. That the proposal is consistent with the City's General Plan Designations of Medium Density Residential and Estate Density Residential.
2. That the proposal meets the intent and findings of the Master Planned Development Overlay Zoning District.

Commissioner Carroll seconded the motion. Commissioner Woodhouse opposed the motion. The motion passed 5-1.

Before the discussion moved forward, Mr. Anderson noted that it is common for projects to proceed from the Planning Commission to the City Council, but emphasized that staff will continue evaluating the proposal before it is scheduled for Council consideration. He stated that staff will coordinate with UDOT to better understand potential improvements to the Mill Road and Arrowhead Trail intersection and the anticipated timing. He also noted the long-standing traffic concerns along Mill Road associated with previous developments and acknowledged the challenges of future road expansion where existing homes front the roadway.

HOLLOW ACRES COMMERCIAL ZONE CHANGE

Brandon Snyder explained that the request before the Commission was limited to a Zone Change and did not include approval of a plat or site plan. He clarified that the applicant's submitted development images were conceptual and intended only to illustrate potential future uses of the property.

Mr. Snyder reviewed the existing zoning and General Plan designations, noting that the proposed Zone Change would rezone the northern portion of the property from Rural Residential (RR) to Commercial (C-2), including a small portion currently zoned R-1-12. He explained that the General Plan anticipates commercial development at the southeast quadrant of the Spanish Fork Parkway and 400 North intersection and identifies the area as appropriate for retail, dining, office, and service uses due to its visibility, access, and proximity to major transportation corridors.

Mr. Snyder noted that the Development Review Committee recommended approval of the Zone Change, finding that it was consistent with the General Plan and would provide additional commercial services at an important and highly visible intersection. He emphasized that any issues associated with the conceptual development layout would be addressed through the subsequent site plan and subdivision review processes.

Commissioner Dayton questioned the rationale for the proposed Zone Change given that the development concept was preliminary and no formal development plans had been submitted to the City. Mr. Snyder explained that the Zone Change would allow the applicant to move forward with developing the property and further advance the conceptual plans.

Commissioner Clayson noted the challenges associated with developing the site, particularly due to the existing power lines that run through the property.

Mr. Snyder confirmed that the existing power lines run diagonally through the northern portion of the property, which will limit the placement of certain structures within the affected area. He noted, however, that parking and other site improvements could still potentially be accommodated within the power line corridor.

Commissioner Dayton asked whether the area affected by the existing power lines could be utilized creatively, noting that there may be a general hesitation to place residential uses beneath the power corridor. He suggested that non-residential uses

could potentially be a more appropriate option and asked whether improvements in the area, particularly along the roadway, could incorporate a trail or similar amenity.

Mr. Snyder confirmed that several trails are located in the vicinity and noted that the City's Master Planned Trail system includes a trail along the existing powerline corridor. He explained that the applicant's conceptual plan proposes extending the trail along 400 North and connecting it to the existing trail system. Commissioner Dayton expressed support for the proposed trail connection.

Byron Haslam noted that the Engineering Department would anticipate requiring a dedicated right-turn lane onto 400 North as part of future development improvements.

Mr. Snyder explained that the Engineering Department has developed two conceptual options for potential improvements to the intersection. He noted that one option would require relocating an existing utility pole, which could be costly, while the other would provide a slip lane for right-turn movements that would allow the existing poles to remain in place.

Commissioner Woodhouse asked whether the cost of relocating the utility pole would be the responsibility of the developer.

Mr. Snyder explained that this information had been provided to the Commission for informational purposes but was not part of the current request. He emphasized that the discussion and recommendation at this time are limited to the proposed Zone Change.

Commissioner Woodhouse noted that he appreciated the opportunity to review the Zone Change prior to consideration of the Preliminary Plat.

Mr. Snyder invited the applicant, Forrest Gaskill up to speak on the proposal.

Forrest Gaskill, representing the developer, explained that the applicant typically works with City staff to confirm a property is viable for development before investing significant resources into detailed plans. He noted that the submitted concept reflects anticipated tenant uses and has been developed with consideration for potential roadway improvements, including the required right-turn lane. He also discussed the challenges presented by the existing powerline corridor and stated that the applicant has been coordinating with Rocky Mountain Power to better

understand the development limitations within the corridor. Mr. Gaskill emphasized that the buildings shown are conceptual and that no specific tenants have been identified at this time.

Commissioner Mellor acknowledged that the proposal remains conceptual and asked whether the individual building sizes shown in the concept plan are generally representative of the anticipated development.

Mr. Gaskill explained that the conceptual layout was designed around the site's physical constraints, particularly the existing power lines that limit development at the most desirable portion of the intersection. He noted that the larger building was positioned toward the north where additional space and parking could be accommodated, while larger multi-tenant buildings were located toward the south. Smaller, single-tenant uses were positioned in areas with more limited space to maximize the overall use of the property.

Commissioner Mellor asked what is the possibility of the three buildings turning into one building as the project is still conceptual.

Mr. Gaskill explained that the larger buildings shown on the conceptual plan would most likely be multi-tenant buildings rather than single-use facilities. He noted that the developer typically targets approximately 4,000 to 6,000 square feet for multi-tenant buildings, based on tenant demand and development costs, and stated that the developer has successfully used this size range for similar pad buildings. It was stated that typically there is a desire for a multi-lane drive thru opportunity as most tenants want to have a drive thru option.

Commissioner Mellor inquired whether the existing power lines would impose any height restrictions on the proposed buildings.

Mr. Gaskill explained that Rocky Mountain Power has requirements regarding the minimum distance buildings must maintain from the existing power lines. He stated that the proposed buildings appear to be sufficiently separated from the powerline corridor and that building height would be limited by city zoning requirements before the utility restrictions would become a concern. He added that the anticipated retail buildings would generally not reach heights that would create conflicts with the power lines.

Commissioner Warnick noted that the General Plan designates the area for commercial use and questioned whether the proposed development would extend toward the adjacent residential properties. He expressed concern about the potential impact on nearby residents, particularly those already affected by traffic associated with the high school, and asked whether the applicant owns the adjacent portion of the property.

Mr. Gaskill replied that it is owned by Rocky Mountain Power and that they have no intention of developing or selling any portion of the land in the near future.

Commissioner Mellor inquired about the number of proposed entrances and exits for the development. Mr. Gaskill explained that the conceptual plan includes two access points along 2550 East and an additional access point along 400 North, with the spacing being coordinated with city staff. He noted that the final locations may be adjusted based on the design of the required right-turn lane. He also stated that access along the southern portion of the property was positioned to minimize impacts to nearby residences, including reducing the potential for vehicle headlights to shine directly into homes across the street.

Mr. Gaskill emphasized that the applicant is primarily a retail developer and is committed to working with the city to ensure the proposed development meets the city's expectations. He stated that the applicant is not seeking to pursue improvements or uses that are inconsistent with the city's objectives and that all feedback from the Commission will be considered and incorporated into future plans where appropriate.

Staff and Commissioners discussed the development challenges associated with the existing powerline corridor. It was noted that structures and certain improvements within the corridor are subject to specific utility requirements. It was explained that improvements located beneath the power lines may require grounding and other safety measures due to conductive materials. It was confirmed that the applicant's current concept does not propose any buildings within the powerline corridor.

Chairperson Warnick opened the public hearing at 8:40 p.m.

Benjamin Jacobson, a nearby resident, expressed strong opposition to the proposed Zone Change. He cited existing traffic congestion in the area and concerns about the additional impacts that could result from further commercial development. Mr. Jacobson stated that he preferred the property remain zoned for single-family

residential use and referenced previous community opposition to similar proposals. He acknowledged the property owner's rights but maintained that the proposed commercial zoning was not appropriate for the area.

Ross Baadsguard, a nearby property owner, spoke in support of the proposed Zone Change. He acknowledged the existing traffic concerns along Spanish Fork Parkway but expressed support for the proposed neighborhood-scale commercial development, noting that it would primarily serve the surrounding residential community rather than attract significant regional traffic. Mr. Baadsguard also indicated that he believed development of the property was appropriate and could help address existing roadway improvements. He further shared that he had previously contacted Rocky Mountain Power and was told the utility was open to potential development of its adjacent property, although it would likely not pursue development independently.

John Sumsion, a nearby resident, expressed concerns regarding the potential impacts of the proposed commercial development on the surrounding residences, including increased noise, lighting, and traffic. While he acknowledged that commercial development may be an appropriate use for the property given its location beneath the powerline corridor, he expressed concern that the proposal lacks a cohesive plan for the entire area.

Mr. Sumsion also noted potential opportunities to provide continuous trails, sidewalks, and curb and gutter improvements if the area were developed comprehensively. He stated that his opposition was primarily due to the lack of a specific site plan accompanying the Zone Change, which he felt limited residents' ability to provide input on the future development.

Janine Baadsguard, a nearby resident whose home faces Spanish Fork Parkway, expressed concerns about the proposed access locations and the potential impact on residents' ability to safely enter and exit their driveways. She also raised concerns regarding vehicle headlights, commercial lighting, and drainage and curb-and-gutter improvements along the roadway.

Ms. Baadsguard acknowledged the challenges of developing the property due to the existing powerline corridor and stated that she did not oppose the proposed commercial use. However, she encouraged the developer to work closely with the neighboring residents to address access, lighting, drainage, and other potential impacts.

Dana Drake, a nearby resident, expressed concerns regarding the proposed commercial development and its potential impacts on traffic, noise, lighting, and activity in the area. He noted that the intersection already experiences frequent traffic

congestion and accidents, particularly during high school hours and activities. Mr. Drake expressed concern that additional commercial uses, including potential drive-through businesses, could attract increased activity and negatively affect surrounding residents. While acknowledging that development may occur, he stated that he would prefer the property remain agricultural.

Colleen Drake expressed concerns regarding potential traffic congestion resulting from vehicles turning left from Spanish Fork Parkway. She noted that vehicles waiting for a safe opportunity to turn could create a backup extending toward the intersection, particularly for southbound traffic. Ms. Drake questioned how this potential traffic issue would be addressed as part of the proposed development.

Chair Person Warnick closed the public hearing at 8:53 pm.

Commissioner Dayton acknowledged the existing traffic challenges in the area, particularly those associated with Maple Mountain High School, and emphasized that development and transportation improvements should be considered together. He expressed support for the proposed commercial zoning, noting that the property is located along a significant transportation corridor and could provide convenient, walkable commercial services for nearby residents while benefiting the City's tax base.

Commissioner Dayton emphasized the importance of addressing traffic concerns as part of the development, particularly the need for adequate turn lanes, curb and gutter, and continuous pedestrian improvements. He also encouraged a comprehensive approach to developing the entire area rather than completing improvements only on a portion of the property.

Commissioner Clayson shared these concerns.

Commissioner Mellor noted that the property has long been a consideration in the neighborhood and acknowledged the challenges associated with developing the site due to the existing powerline corridor. He expressed support for the proposed commercial use, noting that the property will likely be developed eventually and that commercial development would be preferable to higher-density residential uses. He emphasized the importance of managing traffic, addressing impacts to neighboring residences such as headlights and driveway access, and developing a detailed site plan. He also noted that the proposed additional parking could help minimize congestion.

Commissioner Dayton noted that, based on his observations throughout the city, schools are a significant contributor to peak traffic congestion. He emphasized that while traffic occurs at other times, congestion is particularly severe during school hours and activities, and stated that the high school is the primary source of traffic concerns in this area.

Commissioner Woodhouse expressed support for reviewing the Zone Change prior to the Preliminary Plat and stated that commercial development appeared to be the most appropriate use of the property given the existing powerline constraints and potential benefit to the surrounding neighborhood. He encouraged the applicant to work with City staff to address traffic improvements, including a potential turn lane, provide a continuous trail connection, and carefully locate access points to minimize impacts on neighboring residents. He acknowledged that the concept may evolve through the development review process but expressed overall support for the proposal.

Commissioner Warnick explained that the General Plan designated this area for commercial use in part to create a transition between commercial and residential uses and minimize impacts to nearby residents. She noted that a masonry wall and landscaping could further buffer the adjacent homes. While she acknowledged that the proposed configuration may be more practical given the current property ownership, she expressed continued concern about the potential impacts on neighboring residents and emphasized the importance of appropriate buffering.

Commissioner Warnick also emphasized that the Planning Commission's role is to consider the best interests of the residents and the city, rather than the financial interests of the developer. She expressed concern about potential impacts from drive-through uses, including lighting, noise, and increased activity from nearby high school students, and encouraged the consideration of barriers and other measures to mitigate those impacts. She further noted that while reviewing zoning before a site plan can be beneficial, the absence of a site plan at the Zone Change stage limits the Commission's ability to provide input on the eventual development. She acknowledged the potential benefits of the proposed neighborhood commercial development but stated that he remained uncertain about the proposal given the surrounding traffic and residential impacts.

Commissioner Dayton acknowledged that the proposed concept is not without challenges but stated that it is generally consistent with the City's Land Use Plan.

Commissioner Warnick agreed, noting that the proposal appears to be a practical use of the property. She emphasized that, if the Commission recommends approval to the City Council, she hopes the developer will continue working collaboratively with neighboring residents to create a mutually beneficial development while minimizing potential impacts on the surrounding properties.

Mr. Gaskill emphasized that the developer's goal is to create a project that serves and fits within the surrounding community. He stated that the applicant is willing to comply with City requirements related to drive-through screening, lighting, and other development standards and to work directly with neighboring residents to minimize potential impacts. He further noted that the company has a history of collaborating with both municipalities and surrounding property owners to ensure its developments are compatible with the community.

Commissioner Mellor moved to recommend the approval of the Hollow Aces Commercial Zone Change based on the following findings.

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Designation of Commercial.
2. That the proposal will provide for commercial uses at an important and highly visible intersection.
3. That the proposal will enhance commercial uses and services in the area.
4. That the proposal will promote conveniently located commercial uses and services.

Commissioner Dayton seconded and the motion passed all in favor.

Prior to proceeding to the next agenda item, Commissioner Warnick called for a brief five-minute recess and excused staff and attendees during the break.

Following the recess, Commissioner Warnick reflected on her final Planning Commission meeting and expressed appreciation for the opportunity to serve the city. She commended city staff for their professionalism, dedication to residents, and thoughtful approach to planning and development. She also thanked her fellow Commissioners, past and present, for their willingness to ask questions, consider differing perspectives, and engage in respectful discussion.

Commissioner Warnick shared several lessons she had gained through her service, including the importance of using common sense, maintaining connections with the community, understanding the city's history and General Plan, asking questions, considering the broader community interest, and being willing to change one's perspective. She emphasized that the Commission's role is to make decisions in the best interest of the community rather than to advance the interests of individual developers. She also expressed appreciation to residents who participate in public meetings and share their concerns, noting that thoughtful public input helps the Commission make better-informed decisions.

TITLE 15 AMENDMENTS (Public Hearing)

Title 15 Detached Accessory Dwellings

Before beginning the next agenda item, Dave Anderson took a moment to recognize Commissioner Warnick for her service on the Planning Commission. He expressed appreciation for her dedication to the city and its residents, noting that she consistently demonstrated genuine care and respect toward those who appeared before the Commission. Mr. Anderson commended her commitment, professionalism, and the warmth she brought to her role and thanked her for her service.

Dave Anderson began the presentation by explaining that recent changes to state law require cities to modify their parking requirements for detached accessory dwelling units (ADUs). Under the new requirements, detached ADUs with less than 650 square feet of living space may be required to provide only one off-street parking space, rather than the City's current requirement of two spaces. He noted that the proposed code amendment would bring the City's regulations into compliance with state law by the October 1 deadline.

Commissioner Warnick inquired as to how many of these accessory units are located in Spanish Fork and Mr. Anderson remarked that it is in the dozens.

Chairperson Warnick opened the public hearing at 9:25 p.m.

There was no public comment.

Chairperson Warnick closed the public hearing at 9:25 p.m.

Commissioner Dayton stated that he would likely support the amendment to maintain compliance with state law. He expressed a preference for providing additional parking, noting that reduced parking requirements can be challenging in a community where residents rely heavily on vehicles, but acknowledged that the proposed change is required by the State.

Commissioner Carroll moved to recommend approval of the Title 15 Amendments to the City Council as presented.

Commissioner Clayson seconded and the motion passed all in favor.

Title 15 Volition

Assistant City Attorney Joshua Nielsen introduced a proposed Title 15 zoning text amendment related to data centers. He explained that Volition Industries is seeking to establish a data center in Spanish Fork and has submitted proposed code amendments to facilitate the use. Staff reviewed and modified the applicant's proposal to ensure the regulations are appropriate and clearly defined.

Mr. Nielsen explained that the amendments address key definitions, permitted uses within the Light Industrial (I-1) Zone, and specific development standards for on-site power generation facilities. Under the proposed regulations, data centers would be allowed only if they utilize on-site power generation and meet specified conditions, rather than relying on the city's electrical grid. He noted that establishing the uses as "uses subject to conditions" would provide clear, predetermined standards for approval rather than allowing conditions to be established on a case-by-case basis.

Commissioner Dayton asked whether the proposed regulations would explicitly prohibit the use of non-ultra-low-emission power generation technology, such as diesel generators, if the proposed on-site generation system were unable to provide the required capacity.

Mr. Nielsen clarified that any power generation technology that does not meet the definition of ultra-low-emission generation technology would be excluded under the proposed regulations. He explained that the proposed definitions and code requirements would establish clear standards for the development. He also noted that the applicant may enter into a development agreement committing to these requirements, which would provide the city with additional contractual remedies if the standards are not met.

Commissioner Dayton explained that his concern was related to potential supply chain issues associated with data center development, noting that equipment shortages or competition for necessary hardware could create temporary challenges. He emphasized the importance of ensuring that the proposed language clearly distinguishes any temporary backup power needs from the permanent power generation system contemplated by the amendment.

Mr. Nielsen explained that the proposed conditions would require the data center's energy production system to remain electrically isolated from the city's power grid, although limited grid connection could be permitted for office, maintenance, or custodial uses. He noted that the regulations also address noise, air quality, setbacks, screening, building height, water use, wastewater discharge, and decommissioning requirements to ensure potential data center development is appropriately regulated.

Commissioner Warnick asked whether the provision allowing grid connections for ordinary office, maintenance, or custodial uses could potentially create a loophole that would allow the data center to circumvent the proposed electrical isolation requirements.

Mr. Nielsen explained that the city would require the applicant to provide system plans demonstrating complete electrical separation between any limited grid-connected office, maintenance, or custodial uses and the data center's on-site power generation system. He stated that there would be no crossover between the systems, ensuring that the data center's energy production remains isolated from the city's electrical grid.

Commissioner Dayton asked whether the proposed wastewater discharge regulations would explicitly prohibit discharge from the data center's cooling system into the City's wastewater system. He noted that the proposal anticipates a closed-loop cooling system and questioned whether the current language clearly addresses or excludes potential discharge from that system.

Mr. Nielsen clarified that the proposed regulations would allow a data center to discharge into the city's wastewater system, provided all applicable pretreatment and wastewater requirements are met. He noted that the proposed amendment does not prohibit such discharge. If a data center satisfies all specified conditions, it would be an allowable use within the I-1 zone.

Commissioner Woodhouse inquired how the city monitors their wastewater. Mr. Nielsen directed the question to Byron Haslam.

Byron Haslam explained that wastewater pretreatment requirements would provide the city with the ability to collect and test discharge samples as needed. He noted that while dedicated flow meters are not typically required, they could be installed, if necessary, to monitor discharge volumes more closely.

Dave Anderson noted that the city has the ability to identify and trace illicit discharges through the wastewater system. He explained that if chemicals or other contaminants were detected, staff could use the system to help identify the source.

Mr. Haslam added that wastewater samples can be collected from manholes throughout the system. Mr. Anderson suggested that these questions be directed to the applicant.

Commissioner Dayton asked whether changing the proposed data center designation from a Conditional Use Permit to a "use subject to conditions" would make the approval process administrative in nature. He questioned whether an applicant that satisfies all specified conditions would be approved without a public hearing or Planning Commission review.

Mr. Nielsen confirmed that this was correct.

Commissioner Warnick then asked why the city would prefer to regulate the use as a Conditional Use rather than as a "use subject to conditions."

Mr. Nielsen explained that establishing specific conditions in the City Code in advance provides a stronger legal basis for defending an approval or denial than relying on conditions developed on a case-by-case basis through Planning Commission review. He noted that this approach is consistent with the city's existing use-subject-to-conditions framework, where standards are established in advance and kept narrowly defined.

Mr. Nielsen stated that staff intentionally developed the proposed data center conditions to be specific, limited, and legally defensible, providing a clear foundation for evaluating future applications. He explained that the city would be in a stronger legal position when defending these established standards if the use is regulated as

“subject to conditions.” He cautioned that conditions imposed through a Conditional Use Permit process that are not clearly supported by established standards could be considered arbitrary and potentially expose the city to legal challenges. He emphasized that this approach was not a reflection of a lack of confidence in the Planning Commission, but rather an effort to establish clear, consistent, and defensible standards while still benefiting from the Commission’s input.

Commissioner Warnick feels that this is an important step and is really working to protect the residents of Spanish Fork from big impacts.

Mr. Nielsen explained that the proposed regulations are intended to address the anticipated impacts of the data center based on staff’s review of the applicant’s proposal. He stated that staff currently understands the impacts to be relatively minimal, including no anticipated impact to the city’s electrical grid, limited water usage, and ultra-low emissions. He noted that the applicant would be better positioned to provide specific details regarding the anticipated impacts.

Commissioner Dayton asked whether the proposed regulations would allow a data center to operate at any level of power consumption, provided that it remains electrically isolated from the city’s power grid and complies with all applicable conditions.

Mr. Nielsen clarified that the proposed regulations establish a minimum power generation requirement of 50 megawatts for a data center but do not specify a maximum power generation limit.

Mr. Anderson expressed appreciation for the city’s Legal Department and staff for the extensive research and review conducted regarding the proposed data center regulations. He noted that staff had worked with the applicant for several months and had undertaken a level of analysis beyond that typically associated with development proposals. Mr. Anderson also commended the proposed code language for its specificity, measurable standards, and clear conditions, which he felt would support consistent monitoring and administration over time. He then introduced Jeff Chavez, representing Volition Industries, and invited him to provide the applicant’s presentation and address questions from the Commission.

Jeff Chavez, CEO of Volition Industries, provided an overview of the company and its approach to data center development. He explained that his background includes work in water conservation, purification, renewable energy, and on-site power

generation, which led to the development of Volition's model for addressing the impacts traditionally associated with large-scale data centers.

Mr. Chavez stated that Volition was established to develop data centers that minimize impacts to local communities, particularly related to electrical grid demand, water consumption, noise, and air emissions. He explained that the company's proposed facilities would operate independently of the electrical grid using on-site natural gas-powered fuel cell technology, with extremely low emissions and minimal water use. He emphasized that the company intends to use closed-loop water systems and does not anticipate discharging water from the facility.

Mr. Chavez noted that Volition had been working with Spanish Fork for approximately eight months and emphasized the company's commitment to transparency and community engagement. He stated that Volition planned to hold three public open houses at the Spanish Fork Library to provide information, answer questions, and receive feedback from residents before any final approval.

Regarding the proposed Spanish Fork facility, Mr. Chavez identified five primary objectives: operating independently from the electrical grid, utilizing ultra-low-emission technology, minimizing water consumption, repurposing an existing building, and providing economic and educational benefits to the community. He explained that the facility would obtain natural gas directly through Enbridge, with the necessary infrastructure improvements funded by the company.

Mr. Chavez further clarified that the facility would not use diesel generators for backup power. Instead, the system would incorporate redundant fuel cell capacity to provide backup power if a primary unit were to become unavailable. He stated that the proposed code amendments would also prohibit the use of diesel generation. He explained that the fuel cell technology uses a chemical process rather than combustion to generate electricity, producing electricity, heat, and a small amount of water as byproducts.

Mr. Chavez also addressed potential equipment supply-chain concerns, noting that Volition has established relationships with major fuel cell manufacturers and has secured inventory through its existing relationship with Bloom Energy. He stated that any alternative equipment would also be required to meet the company's sustainability standards.

Commissioner Dayton acknowledged Volition's established industry relationships but noted that the company is operating in a highly competitive data center market with significant supply chain constraints. Drawing on his experience in the technology industry, he explained that demand for computing infrastructure, particularly driven by generative AI and GPU usage, has created substantial competition for equipment and resources among major technology companies. He cautioned that these broader market conditions could present challenges for Volition despite the company's experience and existing supplier relationships.

Mr. Chavez explained that Volition has identified and secured access to the necessary long-lead equipment for the proposed facility, including the required fuel cell technology. He noted that the company has secured inventory, delivery commitments, and agreements with suppliers and its anticipated client, providing greater certainty regarding the project's equipment needs.

Mr. Chavez acknowledged that supply chain disruptions could affect the project timeline but stated that they would not require changes to the proposed engineering or power-generation approach. He noted that a significant supply chain delay could potentially shift the anticipated completion date from 2027 to 2028, but Volition would continue using the same technology and development model.

Regarding emissions, Mr. Chavez emphasized that Volition does not claim the facility will be zero-emission, but rather ultra-low-emission. He stated that the proposed system is designed to meet or exceed applicable state and municipal emissions standards, including stringent California standards. He noted that the project has received a New Minor Source permit from the State of Utah following review of the facility's anticipated emissions. Mr. Chavez estimated that the facility's total emissions would be comparable to the emissions produced by approximately four to five semi-trucks operating for a year and stated that the proposed technology would produce substantially fewer emissions than conventional natural gas turbines, diesel generators, reciprocating engines, or average grid power.

Mr. Chavez continued by addressing the facility's anticipated water use, drawing on his professional background in water conservation and purification. He explained that the proposed facility would utilize a closed-loop cooling system that is filled initially and designed to continuously recirculate the water rather than requiring ongoing water supplies. He stated that the initial system fill would be approximately 500,000 gallons, with limited additional annual water use for the facility's processes.

Mr. Chavez emphasized that the facility would operate within the property's existing water allocation and would not require additional water rights. He also stated that the system is designed so that water would not be discharged into the City's wastewater system under normal operations. If water needed to be removed for testing or treatment, it would be contained, treated, and tested for potential reuse rather than discharged directly into the local system.

Commissioner Dayton acknowledged the applicant's explanation regarding the facility's limited water consumption and asked for additional detail on how the closed-loop cooling system would operate. He requested an overview of how the system uses water to cool the data center infrastructure and servers, including the underlying equipment and processes involved.

Mr. Chavez provided an overview of the proposed closed-loop cooling system, explaining that water would circulate directly through cooling equipment associated with the computer chips, absorb heat, and then return through the cooling system to be reused continuously. He stated that approximately 25% of the facility's total power consumption would be dedicated to cooling and related "parasitic" loads.

Mr. Chavez also discussed the proposed use of the former Fingerhut building, noting that the facility would repurpose an existing approximately one-million-square-foot distribution building rather than constructing a new structure. He stated that the proposed data center would generate significantly less truck traffic, noise, and emissions than a potential distribution use, which could involve thousands of truck trips each month.

He further noted that the facility's equipment would operate at low noise levels, generally below 65 decibels, and would not create additional light pollution or significantly alter the existing skyline. Mr. Chavez stated that the facility would house substantial private investment and would not require City tax incentives or financial assistance for infrastructure, with the project expected to operate independently and pay applicable state and local taxes.

Commissioner Dayton asked whether a different tenant occupying the property would generate a similar level of tax revenue. Mr. Anderson explained that property taxes are based on the assessed value of the property. Mr. Anderson and Commissioner Dayton briefly discussed how property taxes are calculated.

Commissioner Woodhouse asked whether the proposed facility would generate any sales tax revenue in addition to property taxes. It was explained that because the facility would not involve the sale of electricity, the anticipated tax revenue would primarily consist of property taxes.

Mr. Chavez stated that Volition intends to provide direct community benefits in addition to the anticipated tax revenue. He proposed a minimum annual community contribution of \$500,000, with the potential to exceed \$1 million through participation from the facility's tenants. He also described plans to provide quarterly professional training opportunities focused on IT and data center-related careers for high school, university, and professional participants.

Mr. Chavez further stated that Volition intends to enter into a development agreement establishing enforceable commitments regarding water usage, electrical grid isolation, decommissioning, noise limits, and a prohibition on diesel generation, along with annual public reporting on compliance. He expressed the company's goal of creating a sustainable and low-impact facility that would provide a net benefit to the community and emphasized Volition's positive experience working with the city.

Commissioner Mellor inquired as to the workforce that this facility would have. Mr. Chavez explained that construction of the facility would require a significant workforce over an anticipated two-year-plus construction period, with contractors and tradespeople drawn from Spanish Fork and throughout Utah. He estimated that more than 1,000 workers could be involved during construction and stated that the first approximately 25-megawatt phase was anticipated to begin operating within about a year, with additional development continuing through 2028.

Mr. Chavez stated that Volition expects to employ approximately 200 people on an ongoing basis once the facility is operational, with a preference for hiring locally when qualified workers are available. He noted that these positions are expected to be well-compensated but acknowledged that data centers typically do not require large permanent workforces.

Commissioner Dayton highlighted the significant scale of the proposed facility's power generation, noting that the anticipated capacity would exceed twice the City of Spanish Fork's current peak summer electricity consumption. He referenced the scale of existing Bloom Energy fuel cell deployments and emphasized the importance of considering the proposed facility's substantial power-generation capacity in evaluating the project.

Mr. Chavez clarified that Bloom Energy technology is already being deployed at significant scale, noting that more than 500 megawatts of Bloom systems are currently operational. He cited a Utah facility where Bloom technology is providing approximately 50 megawatts of power and noted that demand from major technology companies has led to substantial commitments for additional fuel cell capacity.

Commissioner Dayton expressed concern that the proposed facility would represent an unprecedented deployment at this scale and that the long-term energy requirements remain uncertain. He noted that, while the facility's conventional air-quality emissions may be relatively low, the projected CO₂ emissions could be significant—potentially exceeding the emissions associated with vehicle use in Spanish Fork—and should be carefully considered as part of the project's overall environmental impact.

Ryan Mazzelli, Head of Development, explained that the proposed system does not emit direct CO₂. He stated that the system's emissions consist primarily of nitrogen oxides, carbon monoxide, volatile organic compounds, particulate matter, and sulfur dioxide, which can be converted to CO₂-equivalent values for comparison purposes.

Commissioner Dayton clarified whether the system should therefore be considered a contributor to greenhouse gas emissions, and Mr. Mazzelli confirmed that the facility does not directly emit CO₂, while noting that the emissions shown represent the system's projected annual air emissions.

Commissioner Dayton requested a comparison of the facility's projected emissions to those of other common sources to provide a clearer context for the anticipated emission levels.

Mr. Chavez explained that the facility's total emissions would be comparable to those generated by approximately three to four diesel delivery trucks operating in and out of the facility. He emphasized that the system would not be zero-emission but would produce substantially lower emissions than comparable operations and would remain below applicable state and local requirements.

Commissioner Dayton questioned whether the projected emissions were equivalent to approximately three to four diesel trucks, which Mr. Chavez confirmed that it would be equivalent to this number of trucks.

Commissioner Dayton noted that the proposed facility would generate a substantial amount of energy, potentially at approximately twice the capacity of a nearby 120-megawatt power generation facility. He emphasized the scale of the project and asked for a comparison of its energy output to typical residential electricity usage, including whether it could potentially supply more power than the entire community.

Mr. Chavez stated that the facility's power generation would be more than double the comparison previously discussed. He noted that the scale of the facility is largely a function of the available property and that another development of similar size would be difficult to accommodate elsewhere in Spanish Fork. He also indicated that supply-chain constraints would limit the ability to develop another comparable facility in the area for several years.

Commissioner Dayton questioned Mr. Chavez regarding his statement about supply-chain limitations and asked whether he was familiar with the energy consumption of the Colossus data center in Tennessee, developed by Elon Musk, as a point of comparison.

Mr. Chavez stated that there was no direct comparison between the two companies' operations. While Commissioner Dayton noted that both facilities were similar in size at approximately 250–300 kilowatts, Mr. Chavez explained that their energy consumption profiles were fundamentally different and therefore not directly comparable.

Commissioner Dayton emphasized the significant scale and financial investment associated with large data center operations, noting that the proposed facility would compete in a market involving some of the largest technology companies in the world. He expressed concern about the infrastructure and supply constraints associated with a project of this magnitude and questioned whether approval could create opportunities for similar facilities in other areas of Spanish Fork. He also asked whether Mr. Chavez had considered developing additional data centers in other parts of the city to provide multiple service locations or availability zones.

Mr. Chavez stated that the applicant had identified another property in the Stockland Flats area that could potentially accommodate a smaller-scale facility. He noted that, at this time, they had identified two locations in Spanish Fork that could potentially support similar development.

Commissioner Dayton asked whether the applicant was considering distributing the proposed capacity between the two identified sites rather than locating the entire facility at one location.

Mr. Chavez stated that the applicant is not considering the proposed sites as a means of distributing capacity and emphasized that its business is distinct from other industry developments. He explained that the company currently has sufficient demand to support its operations for many years and intends to establish its own niche in the industry through efficient, high-quality facility design.

Commissioner Dayton expressed his concern and stated that while it may not affect Volition, it affects all of the residents. Mr. Chavez clarified that the applicant's business model is independent of other industry developments and stated that the company would manage supply-chain constraints as necessary, even if they resulted in project delays.

Commissioner Dayton asked what differentiates Volition from Oracle, noting that both companies are pursuing similar development in Mexico. Mr. Chavez explained that Oracle is a large software company and hyperscaler, while Volition is not a hyperscaler and operates under a different business model.

Commissioner Warnick asked about the applicant's existing data centers, including their number and size compared to the proposed facility, as well as any challenges encountered during their development and how those issues were resolved.

Mr. Chavez explained that the proposed facility would be Volition's first data center under its own brand, although the company's development team has collectively built more than 500 megawatts of data centers, including the Novva facility. He emphasized the team's extensive experience in engineering, construction, supply chain management, and project financing. Mr. Chavez noted that the primary challenges involve coordinating with the community, managing complex construction schedules and supply-chain constraints, meeting customer demand, and securing substantial capital.

Commissioner Warnick asked whether Spanish Fork would be Volition's first facility if approved, or whether the company had other locations already approved or under development.

Mr. Chavez stated that Volition has approximately four additional locations in the preliminary engineering and approval stages, including potential sites in San Jose, California, and Austin, Texas. He noted that most future facilities are expected to be smaller, generally in the 25- to 50-megawatt range, with plans for approximately four to five locations in Utah over the next five to six years.

Commissioner Dayton asked what type of computing operations were proposed for the facility. Mr. Chavez explained that the facility would support high-density computing, with GPUs expected to be a major component, and clarified that Volition does not perform work for the U.S. government or entities involved in surveillance whether private or public.

Commissioner Dayton asked whether major AI companies such as Anthropic or OpenAI were expected to be customers of the proposed facility. Mr. Chavez clarified that neither company was currently planning for the facility, although discussions had occurred, and stated that the specific customers could not be disclosed. He confirmed that the project was fully capitalized and supported by local partners and established institutional investment relationships.

Commissioner Dayton then discussed the rapidly evolving AI industry and the significant financial investment driving demand for high-density data centers. He noted that the growth of generative AI has fundamentally changed data center power requirements and expressed concern that, as a relatively new and pioneering operation, Volition faces inherent risks and uncertainties. His primary concern was whether the company has sufficient operational expertise and experience to successfully execute and manage a facility of this scale.

Mr. Chavez emphasized that, although Volition is a relatively small and new company, its team works closely with major industry partners, including NVIDIA, and has extensive experience with Bloom fuel-cell technology. He stated that the technology has been extensively tested and validated for reliability, with fuel cells demonstrating approximately 99.999% availability over many years. He also noted that Volition plans to rely on experienced third-party operators for day-to-day data center operations.

Commissioner Dayton then asked about the potential heat generated by the facility.

Mr. Chavez explained that the design incorporates substantial heat capture and reuse, including using recovered heat to support cooling operations. He stated that modeling indicates the facility could be approximately 5 to 6 degrees warmer than

surrounding areas immediately adjacent to the property at maximum capacity, but that the temperature difference would diminish significantly within several hundred feet and would be less than one degree approximately a quarter-mile away. He attributed additional heat dissipation to prevailing winds in the area and stated that the facility's heat output would not have a significant effect on the broader community. Commissioner Dayton specifically asked whether heat generated by the fuel-cell emissions was included in the analysis, and Mr. Chavez confirmed that it was.

Commissioner Warnick asked about the potential heat impact on a residence located approximately a quarter-mile from the facility.

Mr. Chavez stated that, under worst-case conditions, the temperature increase could be approximately one degree, with little to no measurable increase when wind is present.

Commissioner Dayton clarified that the facility would not have zero heat impact and noted that nearby properties could potentially experience some effect.

Commissioner Warnick then asked about the availability and potential impact of the facility's natural gas consumption.

Mr. Chavez explained that natural gas is generally considered a cleaner fuel than petroleum or diesel and stated that the facility's usage would be separate from residential and commercial allocations in Utah.

Commissioner Dayton questioned whether the project could eventually affect the broader natural gas market if similar facilities became widespread. Mr. Chavez acknowledged that a long-term impact was possible but stated that natural gas is substantially more abundant than electricity grid capacity and that the project's consumption would not materially affect current market conditions.

Commissioner Woodhouse asked whether Volition would lock in natural gas pricing in advance and questioned the potential financial impact to Spanish Fork if market or supply conditions deteriorated after the facility was approved.

Mr. Chavez explained that Volition could operate profitably even if the facility were not fully utilized, noting that a smaller-scale operation would still provide substantial value and remain financially viable.

Commissioner Woodhouse further clarified whether the facility would remain profitable at approximately 50% capacity.

Mr. Chavez clarified that while operating a 250-megawatt facility at only 50% capacity would not be ideal for Volition, the company structures its contracts with customers based on anticipated growth and demand. He explained that if supply-chain constraints prevented the facility from being fully built out, construction would simply stop at the capacity that could be completed, while the customer would remain committed to the project due to the broader shortage of available infrastructure.

Commissioner Woodhouse clarified that his primary concern was whether such circumstances could create a financial or operational risk for Spanish Fork City.

Mr. Anderson shared that the City would be concerned about a large power user requiring dedicated electrical capacity or significant infrastructure investment. However, because Volition would operate independently of the City's power utility, he stated that the arrangement substantially reduces the City's financial risk. He noted that, unlike other large power users, Volition would be responsible for the costs associated with its natural gas infrastructure upgrades.

Commissioner Woodhouse agreed that the proposed arrangement did not appear to place the city at risk for additional electrical infrastructure or power commitments. Mr. Chavez confirmed that Volition would directly fund the approximately \$14 million Enbridge upgrade. Commissioner Dayton asked why this model differs from communities where ratepayers bear the cost of infrastructure upgrades. Mr. Chavez explained that Volition's model is specifically designed to provide its own power and noted that the industry is increasingly moving toward on-site power generation rather than relying solely on utility infrastructure. He further stated that Volition intends for its business model to remain financially viable without relying on federal or local incentives.

Commissioner Warnick stated that the proposed business model was compelling and could provide an innovative solution to several challenges. He expressed appreciation for the Development Agreement and Title 15 amendment provisions intended to protect Spanish Fork City, the community, and the surrounding environment.

Commissioner Dayton asked about Provo's proposed regulations for data centers, including a potential requirement that facilities remain connected to the electrical grid, and how those policies relate to the Utah Municipal Power Authority. Mr. Chavez

explained that Provo's approach would limit the size and capacity of potential data center developments and stated that Volition had explored several Provo locations but did not pursue development there. He noted that Volition has identified other viable locations and, while the Spanish Fork site is highly desirable, the company could pursue development elsewhere if necessary.

Before the public hearing portion of the meeting was opened, Mr. Chavez took time to thank the Commissioners for their feedback.

Chairperson Warnick opened the public hearing at 11:02 pm

Dan Davis expressed general support for the proposed facility and stated that the site appeared to address concerns related to water use and heat. He encouraged the city to consider potential long-term risks, particularly changes in natural gas costs or any future request to connect to the public utility system, suggesting that any future interconnection requires additional city approval. Mr. Davis also raised concerns about the rapidly changing data center industry, technology obsolescence, financing structures, and the potential emergence of space-based data centers, emphasizing the importance of protecting Spanish Fork from potential financial or operational risks if the project does not perform as anticipated.

Megan Banks, a lifelong Spanish Fork resident, expressed strong opposition to the proposed data center. She cited concerns about environmental impacts, particularly heat and current wildfire conditions, and questioned whether the project would primarily benefit wealthy interests.

Alan Wessman, a longtime Spanish Fork resident, stated that portions of the applicant's presentation appeared compelling but expressed concerns regarding the facility's thermal output. He questioned whether the proposed 250-megawatt facility was appropriately classified as light industrial, noting that the amount of energy consumed would ultimately be converted to heat. Mr. Wessman recommended that the proposed Title 15 amendment establish thresholds distinguishing light and heavy industrial uses based on power consumption and heat output. He also questioned whether the facility's heat plume could be noticeable beyond the property, even with wind, and encouraged the Commission to consider including heat output as an additional impact addressed by the amendment.

John Sumsion questioned why other major technology companies had not adopted a similar approach if the proposed business model was as advantageous as presented. He also raised questions regarding the facility's potential tax revenue over time, noise levels and containment, future changes to the types of workloads performed at the

facility, the disposition and potential reuse of water generated through the natural gas process, and the inspection and enforcement measures that would ensure compliance with heat, water, and noise requirements.

Rod Yelm, who has lived in Spanish Fork for nearly 20 years, stated that he initially attended the meeting with concerns about the proposed data center. After hearing the presentation and responses to the Commission's questions, he expressed that his perspective had changed and that he would support the project if the information presented is accurate and the applicant remains transparent. Mr. Yelm encouraged the Commission to hold the applicant accountable to its commitments and maintain transparency throughout the process.

Carla Shade, who lives near Maple Mountain High School, stated that she is not opposed to data centers or artificial intelligence development but encouraged the Commission to proceed cautiously. She expressed concern that the proposed amendments could apply to future data centers with different impacts and emphasized the need to protect the community's air, water, homes, and overall environment. Ms. Shade recommended establishing measurable and enforceable safeguards through a development agreement or community benefits agreement to ensure compliance with commitments made by the applicant and provide protections for future developments as well.

Chair Person Warnick closed the public hearing at 11:17 pm.

Commissioner Warnick thanked the public for their comments, noting that she had taken detailed notes and would like to proceed with a discussion of the issues raised.

Commissioner Clayson expressed concern that the process was moving quickly and acknowledged that he had a limited understanding of the subject matter. He stated that he would like additional education on the topic to be able to make a more informed decision.

Commissioner Dayton thanked the public and applicant for the discussion and stated that the comments provided valuable feedback beyond what had been expressed online. He expressed concern that the proposal represents a pioneering development during a period of rapid change in artificial intelligence and data center technology. Commissioner Dayton stated that he was not prepared to support the proposal at this time, noting that he did not believe Spanish Fork should be used to experiment with an emerging industry at this scale. He added that, if the proposal moved forward, establishing appropriate thresholds for future developments would be worth considering.

Commissioner Carroll found the presentation compelling and acknowledged the potential benefits to the City and surrounding residents. She expressed appreciation for the questions raised during the discussion and asked City staff whether the City would have sufficient resources to enforce a potential development agreement and pursue legal action against a financially well-resourced entity if violations occurred.

Mr. Nielsen explained that, from a legal perspective, the City would have stronger enforcement remedies through a contractual Development Agreement than through a code-based requirement alone. He stated that the applicant's willingness to enter into a Development Agreement would provide the City with greater ability to enforce the agreed-upon conditions, regardless of the company's size or financial resources.

Commissioner Carroll echoed appreciation for the applicant's transparency and upcoming community open houses. She stated that she was not opposed to the project but felt the proposal was premature given that the technology and development model had not yet been implemented at this scale. She also expressed concern about the potential heat impact on surrounding properties.

Commissioner Warnick expressed support for the proposed Text Amendment, citing the applicant's willingness to enter into a Development Agreement, its transparency, and the extensive collaboration with City staff. She stated that, if the proposed technology performs as presented, it could be an asset to the industry while providing protections for Spanish Fork. She emphasized that the proposal differs from other data center developments previously considered by the city and encouraged the applicant to actively promote its upcoming open houses to allow residents to ask questions and better understand the project. She concluded that she was comfortable supporting the Text Amendment and allowing the City Council to continue evaluating the proposal.

Commissioner Mellor thanked the applicant for the presentation and stated that the information had positively influenced his perspective on the proposal. He expressed support for the project and noted that the pioneering nature of the development was not a concern, given the community's history of innovation. However, he emphasized the importance of transparency and stated that the Development Agreement would be critical to ensuring the city is adequately protected.

Commissioner Woodhouse thanked the applicant for the thorough presentation and stated that he supported the proposal. He acknowledged concerns regarding heat but noted that other large commercial developments also contribute to increased temperatures. He expressed enthusiasm for the innovative technology and emphasized that the project would not require significant City infrastructure.

investment. Commissioner Woodhouse also highlighted the legally binding conditions included in the proposed Text Amendment and Development Agreement, stating that these provisions would provide greater protections for the City than previous proposals. Regarding water consumption, he noted that, based on the information presented, he believed the facility's required landscaping could potentially use as much water as the facility itself.

Mr. Chavez acknowledged the Commissioners comments and emphasized that the proposed project was designed to minimize impacts to the City, including by avoiding significant demands on public infrastructure. He expressed appreciation for the City's approach of establishing legally binding conditions through the Text Amendment and Development Agreement and reiterated the applicant's commitment to meeting the proposed requirements for heat, water use, and other operational impacts.

Commissioner Dayton reiterated that he was not prepared to support the proposal at that time but expressed support for establishing thresholds on the size or capacity of future facilities. He suggested that the amendment could allow development up to the proposed 250-megawatt capacity while requiring additional review or approval for facilities exceeding that threshold. He emphasized that a phased approach would be prudent given the pioneering nature of the development and expressed concern that broadly opening the city to data centers could result in future hyperscale facilities beyond the scope of the current proposal. He questions if it were beneficial to have some type of guardrails in place for uses similar to this proposal.

Mr. Anderson, speaking from the staff perspective, agreed that establishing a capacity threshold would be consistent with the City's approach to narrowly tailoring zoning regulations for new and unique uses. He noted that the proposed Text Amendment was developed with a specific set of stringent conditions intended to limit the scope of the use. Mr. Anderson stated that adding a 250-megawatt maximum capacity would further compartmentalize the use, align with the current proposal, and provide greater clarity regarding the scale of future facilities that could qualify under the amendment.

Commissioner Warnick identified heat output as another potential threshold of concern and stated that she would be willing to recommend the Text Amendment to the City Council, with consideration given to establishing both capacity and heat-output thresholds.

Mr. Anderson noted that this was the first discussion in which the potential heat impact had been expressed in specific, quantifiable terms. He acknowledged that a one-to five-degree temperature increase could be significant and compared the potential impact to urban heat islands created by large areas of unshaded asphalt. He noted that similar developments can produce localized temperature increases and emphasized that the potential heat impact should be considered in the context of the overall site design.

Commissioner Dayton emphasized that the proposed facility would be among the largest of its kind in the area and that its operational impacts remain largely theoretical until the technology is operating at the proposed scale. He stated that establishing appropriate guardrails and review points would be prudent to address potential unforeseen impacts and allow the city to evaluate actual performance before considering any increase in capacity. He compared this to traffic studies for new developments, noting that projections can only be fully evaluated once a project is operational and actual conditions can be observed.

Mr. Anderson asked whether adding a 250-megawatt capacity cap to the proposed language would be an appropriate safeguard. Mr. Chavez explained that the property's size would inherently limit the facility's capacity and that final engineering could result in an operational capacity below 250 megawatts. He also noted that the facility may require additional generation capacity to account for backup power and potential degradation in fuel-cell output over time. Mr. Chavez therefore requested that any capacity cap allow additional flexibility, suggesting a limit of approximately 400 to 500 megawatts to accommodate these operational considerations.

Commissioner Dayton stated that Mr. Chavez's comments reinforced his concern that the facility's actual operational requirements will become clearer only after the system is in operation. He noted that the city may need to establish a capacity threshold with sufficient flexibility to accommodate operational needs identified through experience. Mr. Chavez agreed with establishing a cap but emphasized that the limit should account for final engineering requirements, backup power, and potential degradation in fuel-cell performance over time to ensure the facility can meet its contractual obligations.

Mr. Mazzelli clarified the distinction between the facility's nameplate capacity and its actual power delivery. He explained that the facility may require more installed

generation capacity than the amount of power delivered to the customer to account for redundancy, backup capacity, and potential degradation over time. He noted that while Volition may commit to delivering 250 megawatts to a customer, the total installed nameplate capacity could be higher to reliably meet that commitment.

Commissioner Dayton, Mr. Chavez, and Mr. Anderson discussed the potential capacity threshold. Commissioner Dayton suggested establishing a preliminary limit with some flexibility that could be further evaluated by the City Council. Mr. Anderson agreed that the purpose would be to establish a clear upper limit while avoiding the potential for substantially larger facilities. Mr. Chavez stated that Volition's preferred threshold would be 500 megawatts, although the facility would likely operate closer to 400 megawatts, providing additional capacity as a buffer for future operational needs.

Commissioner Warnick suggested establishing an initial 400-megawatt threshold and allowing the applicant to return to the City for a future amendment if operational experience demonstrates a need for additional capacity. She noted that this approach would provide an opportunity for the public and City to evaluate the facility's performance before considering an increase to the threshold.

Mr. Chavez explained that the facility's final nameplate capacity would be determined once the customer's requirements and engineering were finalized, but he anticipated the total would be below 500 megawatts and likely in the 400-megawatt range. He also stated that the proposed property could not physically accommodate a facility significantly larger than that.

Commissioner Dayton noted that the proposed Text Amendment would apply beyond the specific property and questioned how capacity limits would affect potential future sites. Mr. Chavez clarified that any capacity limit could be applied on a site-specific basis and stated that future Volition developments in the area would likely be smaller due to available building and site constraints. Commissioner Dayton acknowledged that future technological advancements could change the scale of development and agreed that the issue warranted consideration. Mr. Anderson confirmed that a site-specific limitation could be structured accordingly.

Mr. Anderson expressed appreciation for the discussion and noted that staff had begun considering potential adjustments to the proposed language. He also raised the possibility of incorporating a limit or quota within Title 15 governing the number of facilities of this type that the city could approve.

Commissioner Dayton and Mr. Anderson discussed the possibility of establishing a quota or limit on the number of facilities permitted under the proposed Text Amendment, similar to other City regulations that establish limits for certain uses.

Mr. Anderson stated that a quota could align with the intent of the proposal and noted that staff was comfortable with the current concept based on its review.

Commissioner Dayton expressed support for incorporating both a facility quota and an appropriate capacity threshold, while Mr. Anderson noted that the threshold could potentially be based on power output or another measure that accounts for nameplate capacity and required backup generation.

Commissioner Warnick emphasized the importance of establishing reasonable standards and safeguards that provide applicants with an appropriate opportunity to succeed while ensuring the City has adequate protections in place.

Mr. Anderson summarized two potential safeguards for further consideration: establishing a maximum power-generation capacity and limiting the number of facilities permitted under the proposed amendment. He suggested that one or two facilities could initially be allowed.

Commissioner Warnick also recommended a more thorough evaluation of potential heat impacts, noting that a deeper discussion of heat and urban heat-island effects would be beneficial. Mr. Anderson agreed that additional analysis would be helpful.

Commissioner Dayton made a motion to recommend adding limits to the proposed Title 15 amendment, including a defined power-output threshold and a quota limiting the number of facilities permitted. He proposed an initial quota of two facilities and suggested that the City Council refine the specific language and thresholds as appropriate.

Commissioner Warnick emphasized that heat impacts should also be addressed, and Commissioner Mellor seconded the motion.

Commissioner Carroll requested clarification regarding whether the motion constituted a recommendation for approval.

Commissioner Dayton clarified that the motion was solely intended to add a power-output threshold and facility quota to the proposed Title 15 amendment for consideration, rather than recommend approval of the amendment.

Commissioner Clayson sought further clarification regarding whether the Commission was voting on the proposed language or on a recommendation to the City Council.

Commissioner Warnick confirmed that the motion addressed only the addition of language. Commissioner Dayton reiterated that he intended to vote against the amendment itself, while Commissioner Clayson expressed continued concern that the proposal was moving too quickly.

Commissioner Woodhouse opposed the motion. The motion passed 5-1.

Commissioner Woodhouse moved to recommend approval of the Title 15 Amendments.

Commissioner Warnick seconded the motion. Commissioners Carrol, Dayton and Clayson opposed the motion. The motion failed 3-3.

Commissioner Warnick asked City legal counsel what would occur if the Commission vote resulted in a tie. Mr. Nielsen explained that a tie vote would result in the motion failing because it would not constitute a majority, and no formal recommendation would be forwarded to the City Council. He clarified that the City Council would still receive the Commission's discussion and could consider the matter independently.

Commissioner Warnick thanked Mr. Chavez and his team for their participation and noted that the Commission looked forward to the upcoming community open houses at the Spanish Fork Library. She then announced that this was her final meeting serving as Chair and stated that the Planning Commission would need to elect a new Chair and Vice Chair.

Before the discussion concluded, Mr. Chavez asked whether the item would be forwarded to the City Council, and it was confirmed that the matter would proceed to the City Council for final consideration.

Commissioner Warnick then asked for nominations for Chair and Vice Chair of the Planning Commission. Commissioner Carroll volunteered to serve in either position.

Following a discussion of seniority, it was established that Commissioner Carroll was the most senior Commissioner, followed by Commissioner Clayson.

The Commission nominated and selected Commissioner Carroll to serve as Chair and Commissioner Clayson to serve as Vice Chair.

The Commissioners expressed their appreciation to Commissioner Warnick for her service to the city and her leadership as Chair, and thanked her for the knowledge and experience she shared with the Commission.

Commissioner Dayton moved to adjourn the meeting at 12:00 a.m.

Adopted:

Kasey Woodard
Community Development
Secretary



Meadow Subdivision Plat A
Preliminary Plat
Approx. 1425 North 1870 East
1.85 acres
R-1-6 Zone
High Density Residential General Plan
Designation



PROPOSAL

The Applicant applied for Preliminary Plat approval to create a 6-lot subdivision on property located at the intersection of Meadow Lane and SR-51. The subject property is heavily encumbered by an existing power line easement and right-of-way totaling 150 feet in width. An existing home is located on the adjacent property to the south and the remainder of the surrounding property is made up of the Meadow Creek Ridge townhome development. The current zoning of R-1-6 was established in 2014 as part of the larger Meadow Creek Ridge Preliminary Plat.

The Preliminary Plat shows 6 single family lots ranging in size from 10,509 square feet to 20,465 square feet in size. The majority of each lot will be front yard, due to the power corridor, with front setbacks ranging from 95-135 feet. The smallest building envelope is shown on lot 4 at just over 1,100 square feet. Staff has made the Applicant aware of the landscaping requirements in the municipal code, which limit the front yard area to 60% impervious surface. The lot line between lot 1 and lot 2 is drawn at an angle due to the location of an existing power pole. Lots with 50 feet of frontage or less are permitted to have a minimum of 5-foot setbacks. Notes have been added to the plat stating that no access to SR-51 will be allowed on lot 1.

The Development Review Committee recommended approval on August 12.

STAFF RECOMMENDATION

That the proposed Meadow Subdivision Plat A Preliminary Plat be approved based on the following finding and subject to the following conditions:

Finding

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed prior to the plat being recorded and building permits being issued.

EXHIBITS

1. Area Maps
2. Preliminary Plat

EXHIBIT 1



EXHIBIT 2





Oak Village
Zone Change
100 South Spanish Fork Parkway
Approximately 46.70 acres
R-1-12, P-F and the R-1-9 with MPD Overlay
Low Density Residential
General Plan Designation



PROPOSAL

This proposal involves a request to change the zoning of multiple properties from R-R and R-1-12 to P-F, R-1-12 and the R-1-9 with the Master Planned Development (MPD) Overlay. The MPD Overlay would only apply to the residential portion which is proposed to be zoned R-1-9. The property is located at approximately 100 South Spanish Fork Parkway. This site and areas to the south and west are in the Low Density Residential General Plan Designation. The Low Density Residential designation seeks to accommodate neighborhoods primarily consisting of single-family detached homes at a density of 2.5 to 3.5 homes per acre.

The Applicant has also submitted for Preliminary Plat approval. The proposed subdivision would include 110 residential lots with a proposed density of 3.03 residential units per acre. The average lot size is 9,358 square feet. The Applicant is proposing a walkable and well-connected neighborhood that would connect with existing stub streets and trail connections. The proposal includes a network of public streets and private lanes. The proposal includes an additional driveway access connection to the existing north church. The proposal is unique in that it includes detached single-family residential units with rear loaded and in some cases front loaded garages off of shared lanes. This technique will enhance streetscapes by reducing the emphasis on driveways and garages.

The Applicant's request to apply the MPD Overlay, would allow the Applicant to propose multiple housing layout and access configurations. The MPD also allows for a mix of housing setbacks, lot dimensions and lot sizes while maintaining an average lot size consistent with the R-1-9 base zone.

The Development Review Committee reviewed the proposal on August 26, 2026, and recommended approval.

STAFF RECOMMENDATION

That the proposed Oak Village Zone Change be recommended for approval based on the following findings and subject to the following condition:

Findings

1. That the proposal conforms to the density range of the City's General Plan Designation of Low Density Residential.
2. That the proposal meets the findings and intent of the Master Planned Development Overlay.
3. That the proposal brings a unique housing plan to the area utilizing the R-1-9 designation in a way that we generally don't see in our community.
4. That the proposal has a number of community benefitting amenities.

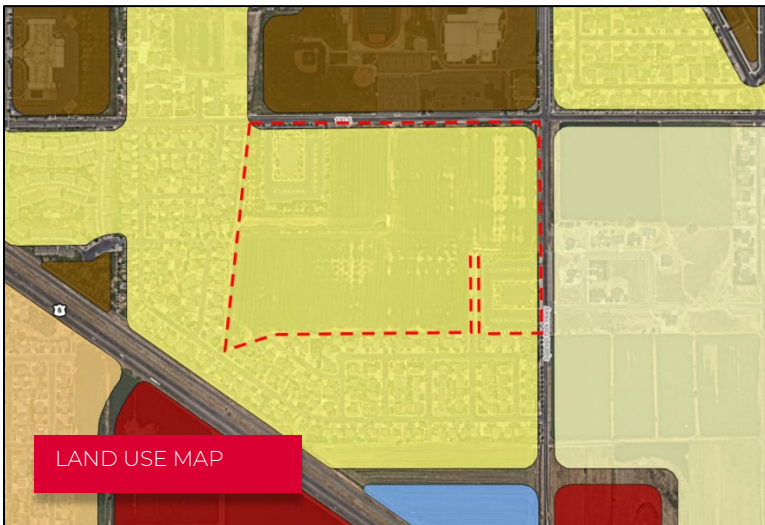
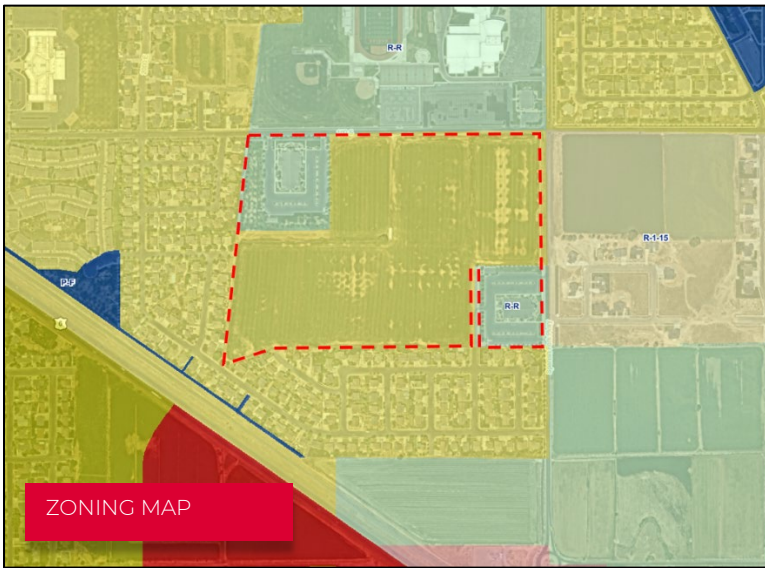
Condition

1. That the Applicant enters into a development agreement with the City to memorialize the details of the project's approval.

EXHIBITS

1. Area Maps
2. Applicant's Request
3. Preliminary Plat
4. Memo – Master Planned Development
5. Land Use – General Plan

EXHIBIT 1





11 August 2026

City Council & Planning Commission of Spanish Fork City
40 S Main Street
Spanish Fork, UT 84660

Re: Recommendation for Rezoning

Dear Members of City Council & Planning Commission:

On behalf of Land Reserve, we are honored to have the opportunity to design a master plan for a new neighborhood in Spanish Fork City. The proposed plan is designed to create a walkable, connected neighborhood with a range of house sizes and a strong relationship to the important civic and institutional uses that surround the site. With these components in mind, we recommend rezoning this property to R-1-9.

The master plan has been designed as a true neighborhood. The plan includes a range of home sizes and lot configurations to provide housing choices arranged on streets, paseos, and parks, creating a unique character. The increased density allowed by the R-1-9 designation will help support this mix of housing while making it possible to create a more connected and walkable public realm.

A defining feature of the plan is its relationship to the new Spanish Fork Temple. The neighborhood is oriented toward the Temple both in its physical form and through a network of walkable pathways that connect homes to this important community destination. The site's location also provides an outstanding opportunity to place homes within convenient walking distance of Maple Mountain High School and two existing LDS meeting houses.

The master plan also recognizes the importance of integrating the new neighborhood with the existing community around it. Larger residential lots are intentionally located adjacent to existing neighborhood homes of lot sizes of around 7,500 to 8,500 square feet, providing an appropriate transition in scale and helping the new development fit seamlessly into its surroundings. At the same time, the two existing meeting houses are incorporated into the overall plan as part of a cohesive ensemble of community uses rather than treated as isolated projects.

For these reasons, we believe the R-1-9 zoning designation is appropriate for this location and, importantly, necessary to achieve the vision established by the master plan. We respectfully recommend approval of this new rezoning as a means of allowing this property to develop as a connected, walkable neighborhood that contributes positively to the broader community.

Sincerely,
 Eric Osth, AIA
 Principal & Chairman

URBAN DESIGN ASSOCIATES, LTD.

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EXHIBIT 3

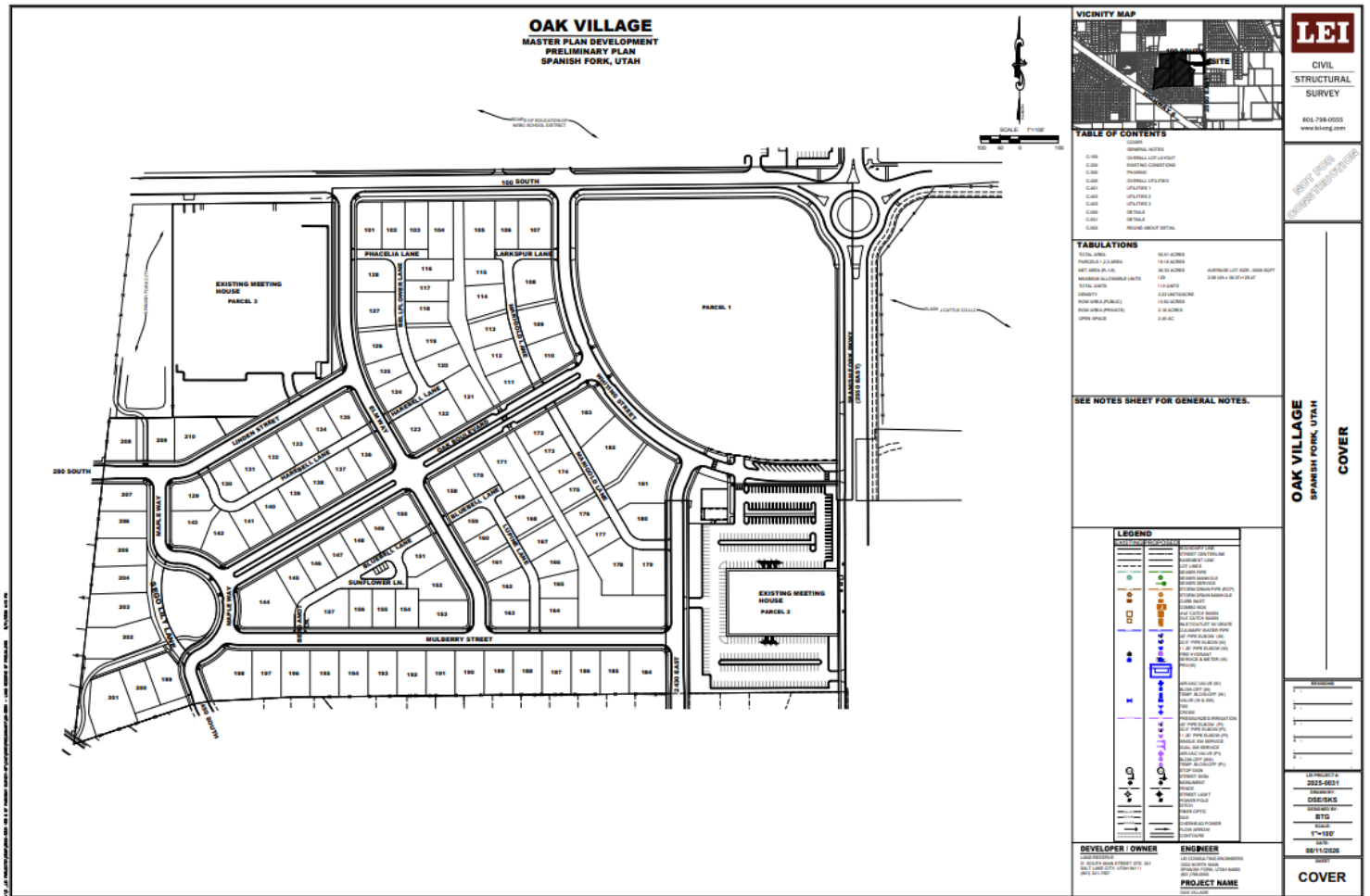


EXHIBIT 4



TO: City Council

FROM: Community Development

DATE: September 2, 2026

RE: Oak Village Master Planned Development

Municipal Code 15.3.20.080(C) - The following findings must be made by the City Council before approving any Master Planned Development Overlay District and accompanying Preliminary Plat:

1. That the proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the application of the provisions of the underlying zone.
 - a. The underlying zoning district proposed for this development is the R-1-9. The application of the Overlay zone will allow for the proposal to be developed in a functional manner that creates enhanced streetscapes through features such as tree-lined streets and reduced emphasis on driveway and garage frontage. The proposal also promotes a variety of lot sizes and participates in the architectural standards of the Overlay zone. This will result in attractive housing products with a wide array of styles, materials, colors, and architectural elements. The proposal also introduces lane loaded homes as an additional housing type which could provide a more unique housing option while maintaining quality design. The inclusion of private park and open spaces will also contribute to this being a pleasant neighborhood.
2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.
 - a. Appropriate care has been taken in designing the proposed Master Planned Development to ensure that the project will not have detrimental impacts on surrounding properties, residents, and workers.
3. That any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.
 - a. Variations from the development standards of the underlying district will not create increased hazards to health, safety, or the general welfare of the residents in the proposed development, surrounding properties or the surrounding area.
4. That the development will improve infrastructure connectivity.
 - a. The proposal would provide several enhancements to the local street network and shows a well-connected network of streets, sidewalks and trails. The proposed development will provide further utility infrastructure and looping of underground utilities.

15.3.20.080 Master Planned Development Overlay District

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

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

A. Application

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

B. Performance Standards

1. Permitted Use

- a. All uses listed in R-1, R-3, R-4, and R-5 Districts, subject to the same restrictions or limitations of the use.
- b. Multi-family homes.

2. Subdivision Design

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

3. Architecture

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

Minimum Finished Floor Area R-1 and R-3 Zones (see 15.3.16.032 and 15.3.16.033 for R-4 and R-5 Zone requirements)		
Minimum Lot Size and Multi-family	One Story	Multi-Level

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

- b. Distinct designs. Development shall include a variety of home styles to ensure a diverse and interesting streetscape. Neighborhoods that have repetitive single-family homes constructed along the same street are not allowed. In order to ensure that the neighborhood is non-repetitive, the same street facing elevation shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another. Different elevations shall be characterized by elements such as, but not limited to, distinct footprints, rooflines, cladding materials or architectural features which contribute to home designs that are easily distinguishable from other home designs along the same street.
- c. Parking. Developments in the R-4, R-3, R-1-6, R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30, and R-1-40 zones shall provide at least two and a half (2.5) parking spaces per home in the development. Developments in the R-5 zone shall provide at least two and one-quarter (2.25) parking spaces per home in the development. A two (2) car garage for each single-family residence is required. Townhomes and multi-family units must have one (1) attached or detached garage (minimum 12 feet x 20 feet) per unit. Developments shall include no less than one-half (0.5) guest parking spaces per home. Developments that include, with each home, a two (2) car garage and driveway space for two (2) vehicles shall not be required to provide additional guest parking. When required guest parking shall be located within 200 feet of each home.
- d. Roofs. Single-family homes in the development shall have at least a 6/12 pitched roof on the main portion of the roof unless it is determined by the Community Development Department that a lesser pitch roof is essential to maintain the integrity of a particular architectural style and that the style is a substantial improvement to what would be built in a standard subdivision.
- e. Exterior materials. Homes shall be clad in masonry, or masonry-based materials or a chemically-treated, wood-based, nail-on, lap siding that has at least a 50-year warranty. The City Council may grant a waiver of this requirement based upon superior architectural design plans which involve other materials.

4. Landscaping

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

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

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

HISTORY

Adopted by Ord. [05-2023](#) Adopting Title 15, Part 3, Chapter 20, section 80 of the Spanish Fork Municipal code Pertaining to Master Planned Development Overlay District on 4/18/2023

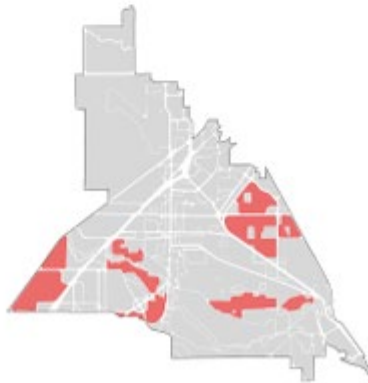
Amended by Ord. [20-2024](#) Amending Title 15 of the Spanish Fork Municipal Code Pertaining to Event Centers and Entertainment Uses on 12/10/2024



LOW DENSITY RESIDENTIAL

The Low Density Residential designation seeks to accommodate neighborhoods primarily consisting of single-family detached homes at a density of 2.5 to 3.5 homes per acre. These areas balance the need for housing with a spacious and open neighborhood character, offering slightly larger lots than most other residential areas. Areas designated Low Density Residential represent the historic suburban character of many Spanish Fork neighborhoods.

The primary land use in these areas is single-family residential, with a focus on maintaining a cohesive neighborhood feel and fostering a sense of community. As in areas designated Estate Density Residential, multi-family structures may only be permitted on a limited scale in areas with this designation. In such instances, the multi-family structures should be designed to resemble large single-family homes. Policies for this designation aim to support sustainable growth while preserving the suburban charm that defines these neighborhoods.





Oak Village Subdivision
Preliminary Plat
100 South Spanish Fork Parkway
Approximately 36 acres
R-1-12, P-F and the R-1-9 with MPD Overlay
Low Density Residential
General Plan Designation



PROPOSAL

This proposal involves approval of a Preliminary Plat with the Master Planned Development Overlay for 110 single-family residential lots to be located at approximately 100 South Spanish Fork Parkway. Parcels 1, 2 and 3 are for existing and future church buildings that are not included in the residential density calculations. The Applicant has also applied for a Zoning Map Amendment. The MPD Overlay would only apply to the residential portion which is proposed to have a base zoning of R-1-9.

The proposed subdivision would include 110 residential lots with a proposed density of 3.03 residential units per acre. The proposed R-1-9 Zone allows for up to a maximum base density of 3.56 units per acre. The average lot size is 9,358 square feet with a range of lot sizes from 5,500-16,870 square feet. The Applicant is proposing a walkable and well-connected neighborhood that would connect with existing stub streets and trail connections.

The Applicant's request to apply the MPD Overlay, would allow the Applicant to propose multiple housing layout and access configurations. The MPD also allows for a mix of housing setbacks, lot dimensions and lot sizes while maintaining an average lot size consistent with the R-1-9 base zone. The MPD Overlay is necessary due to some of the proposed lot sizes, setbacks and lot dimensions being below the minimum requirements for a standard subdivision in the R-1-9 Zone.

The Development Review Committee reviewed the proposal on August 26, 2026, and recommended approval. Some of the key issues to consider are: guest parking, utilities, lot sizes, access, fencing and walls.

STAFF RECOMMENDATION

That the proposed Oak Village Subdivision Preliminary Plat be recommended for approval based on the following findings and subject to the following conditions:

Findings

1. That the proposal conforms to the density range of the City's General Plan Designation of Low Density Residential.
2. That the proposal meets the findings and intent of the Master Planned Development Overlay.

Conditions

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses all red-line review comments.
3. That the Preliminary Plat approval is contingent upon the City Council approving of the associated zoning map amendment.

EXHIBITS

1. Area Maps
2. Preliminary Plat
3. Neighborhood Pattern Book
4. Preliminary Landscaping Plan

EXHIBIT 1

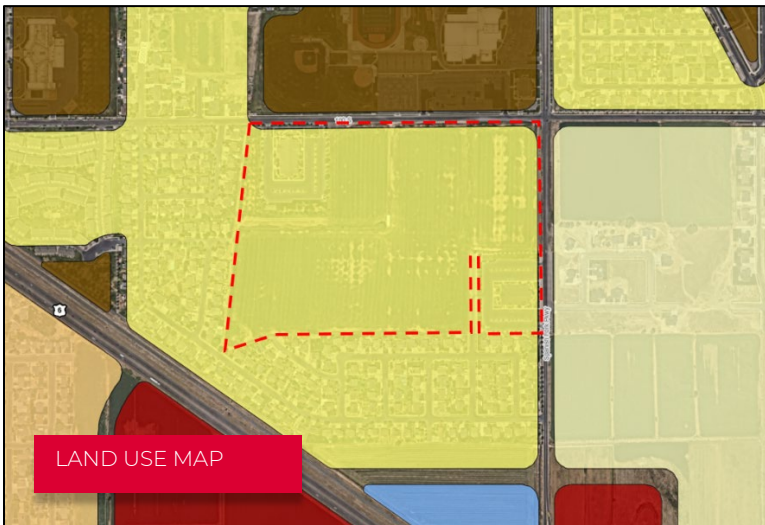
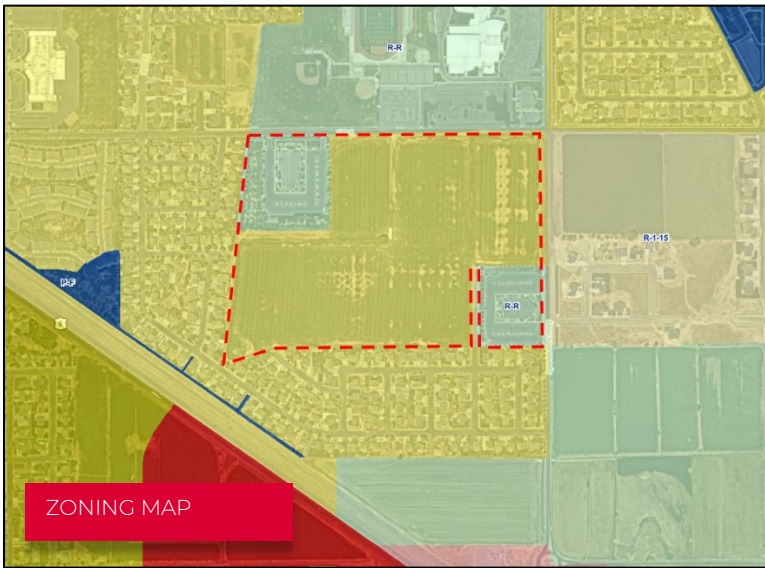
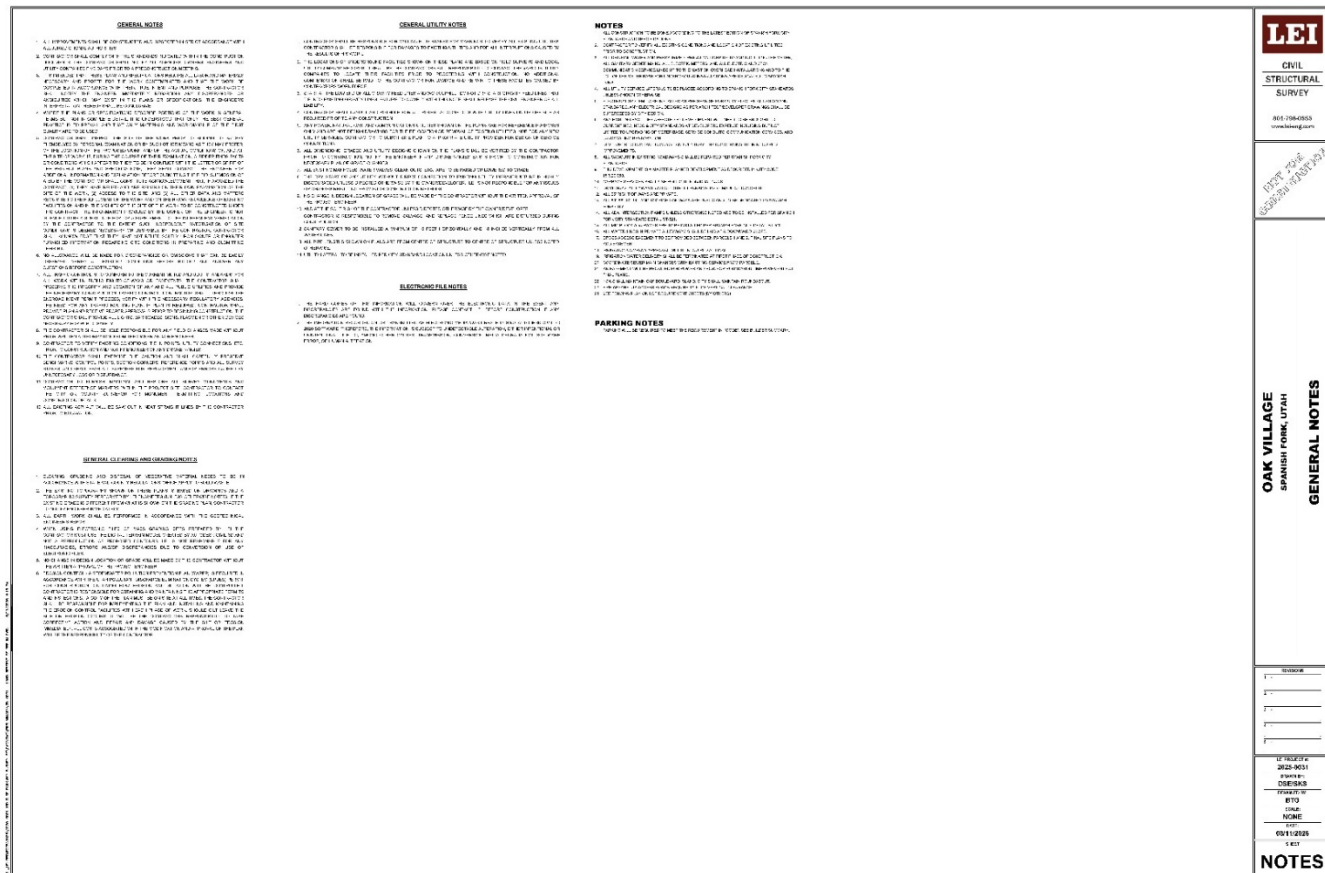
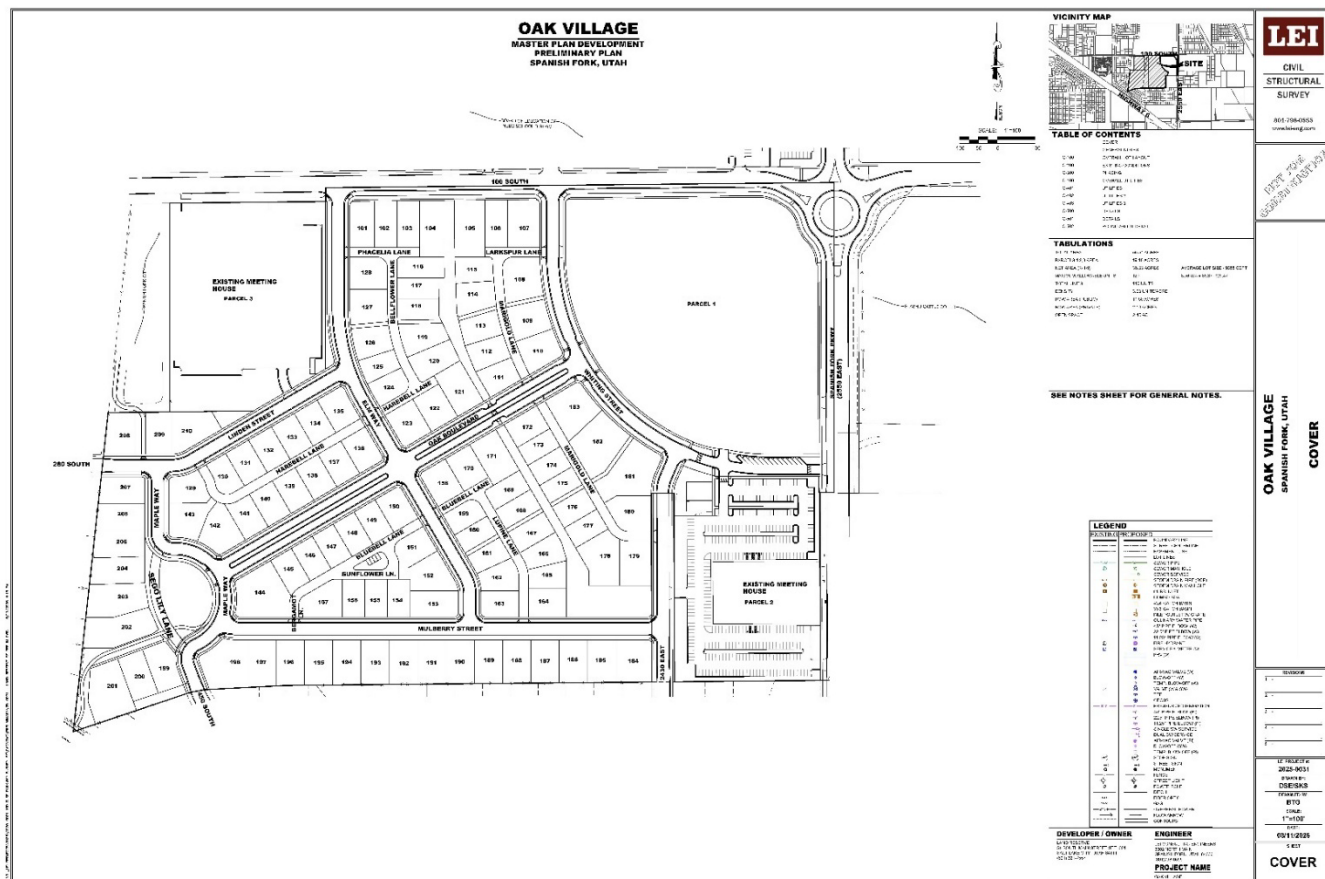
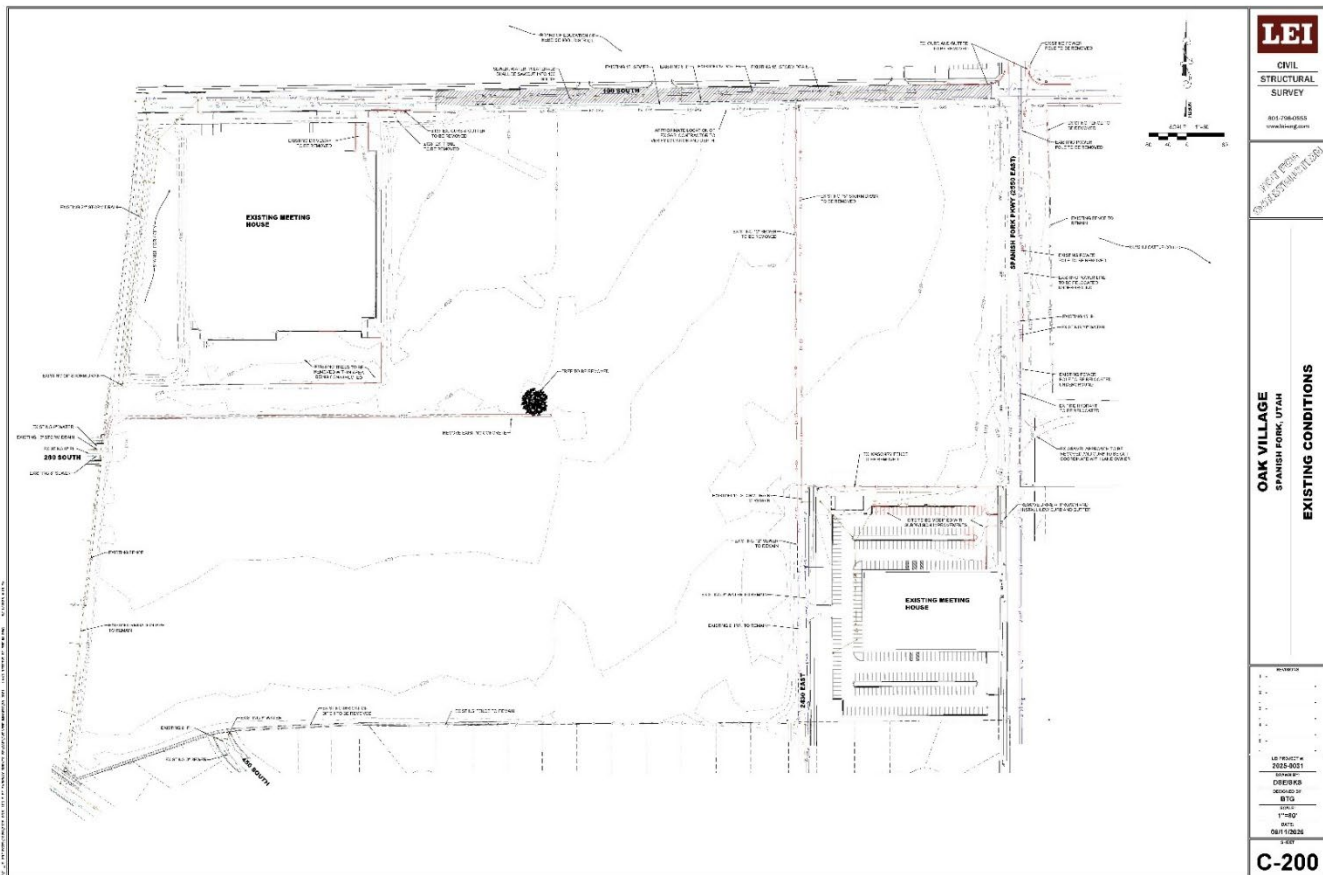
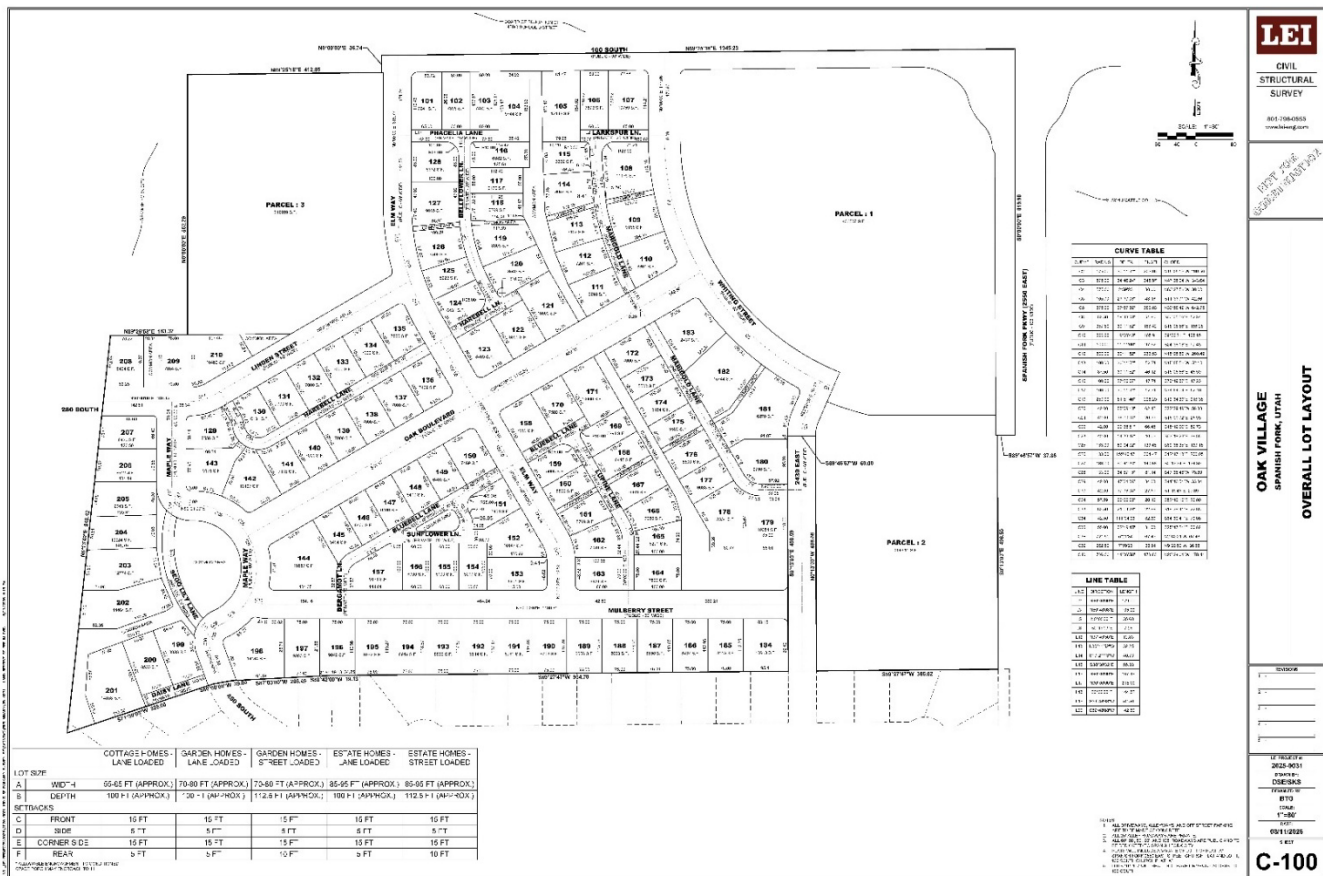
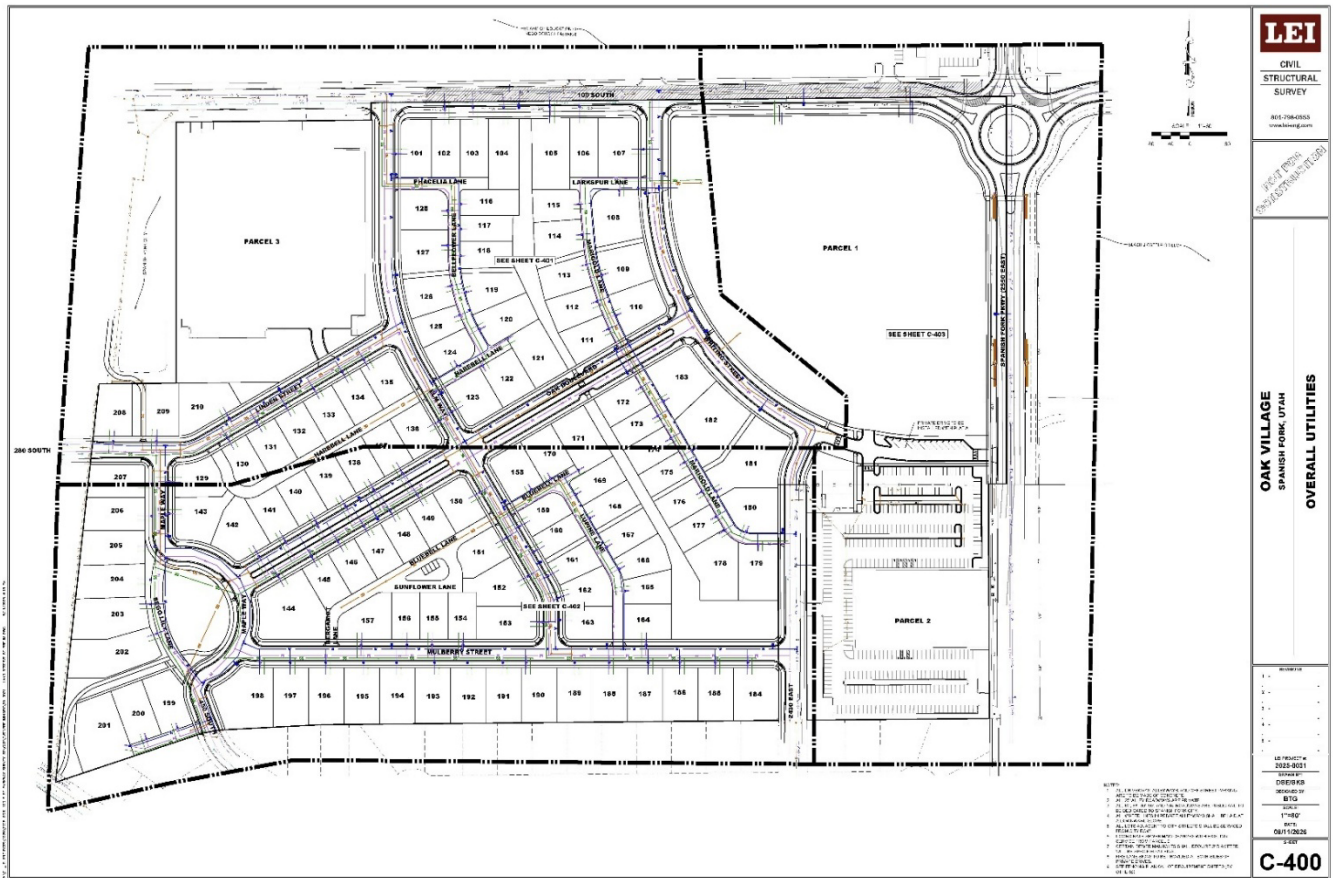
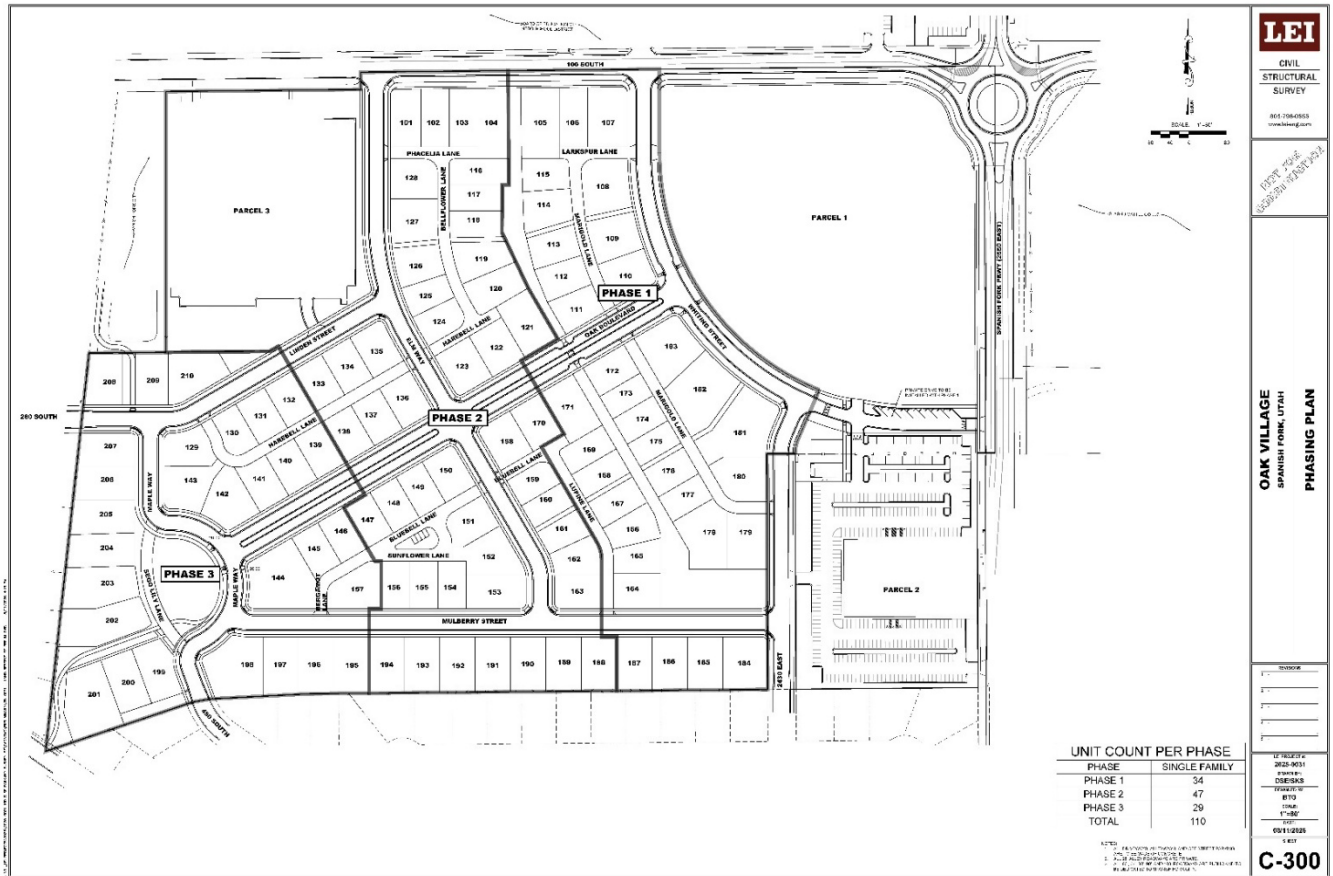
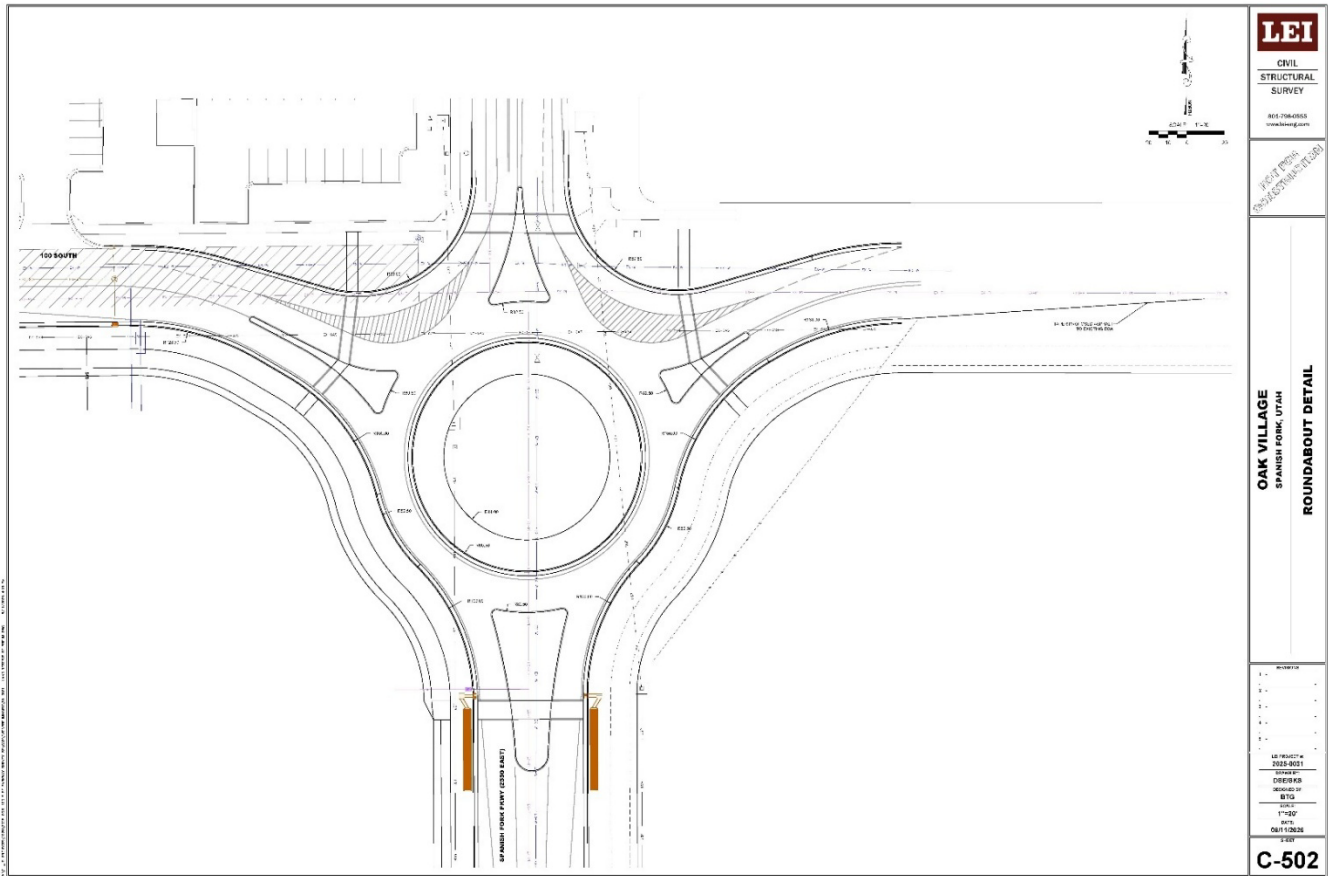
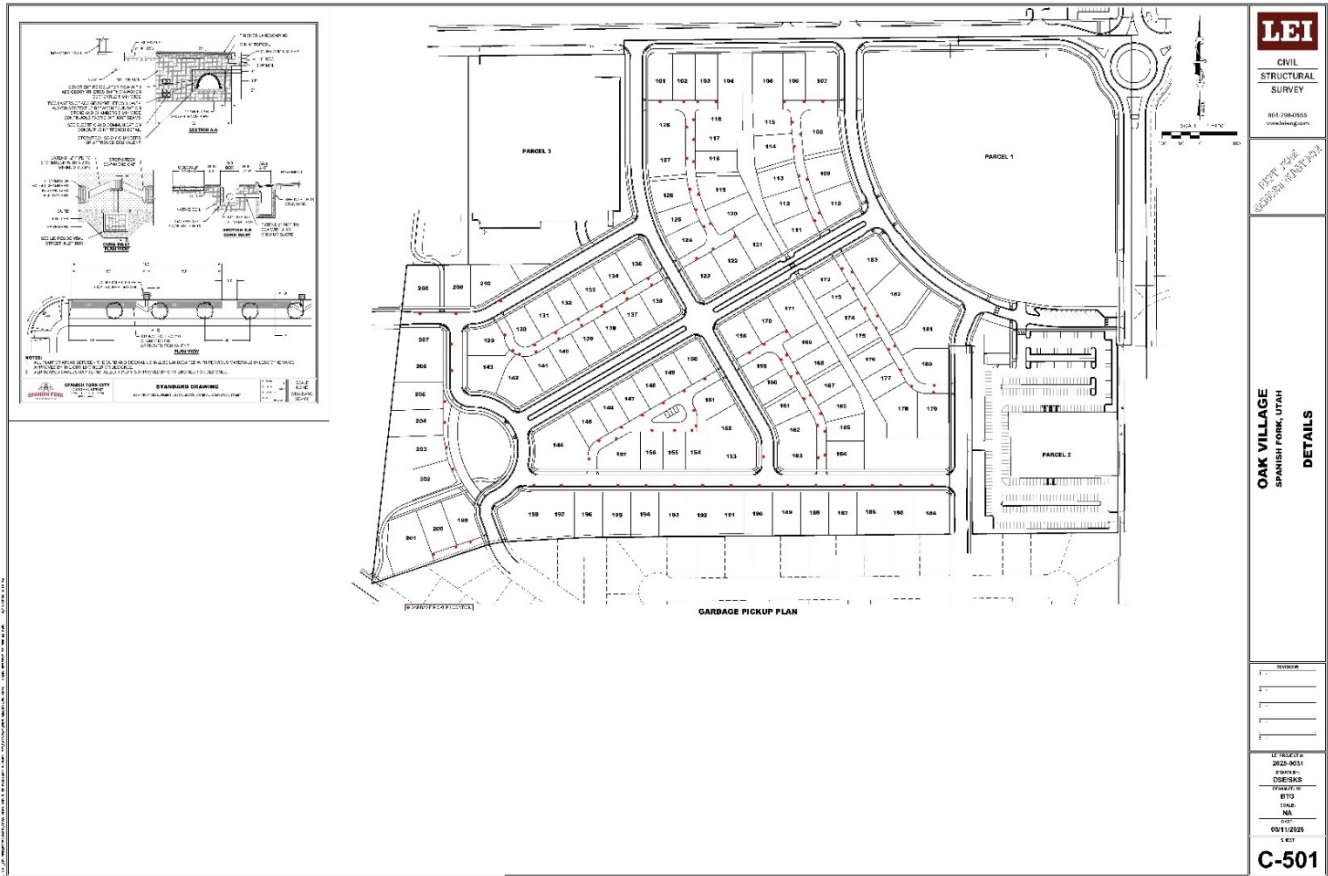


EXHIBIT 2









AUGUST 2026

OAK VILLAGE

Spanish Fork · Utah



Builder Summary

Pattern Book for a New Residential Neighborhood



11 August 2026

A



INTRODUCTION



OAK VILLAGE

Nestled in Utah County, the City of Spanish Fork has deep roots as a historic agricultural community. As the region has expanded with automobile-oriented growth, Oak Village reimagines a more traditional pattern of neighborhood life, one where the temple, meeting houses, schools, and parks once again serve as the heart of daily experience.

Spanning more than 100 acres, Oak Village is located near historic downtown Spanish Fork, the I-15 corridor, and directly across from Maple Mountain High School. The neighborhood is designed to support everyday life within walking distance, linking homes to parks, schools, places of worship, and civic spaces.

The neighborhood is organized around the Spanish Fork Temple, set against the dramatic backdrop of the Wasatch Mountains. A network of boulevards, streets, greens, parks, and paseos creates a connected public realm that encourages walking, fosters interaction, and supports a strong sense of community.

A diverse mix of single-family housing types accommodates a range of households and life stages, making the neighborhood well-suited for multi-generational living. Whether families choose to live close together or residents seek a home that evolves with their needs over time, Oak Village provides flexibility within a cohesive setting.

Homes are designed to engage the public realm. Living spaces and porches are oriented toward the street and trails, creating natural opportunities for connection while enhancing safety and visibility. Garages are set back to prioritize architecture, front doors, and streetscape character. Each street is intentionally varied, with a mix of architectural styles that create a distinctive and memorable neighborhood experience.

Sustainability is integral to the community's design. Homes incorporate both passive and active strategies to improve energy performance, comfort, and long-term affordability, supporting a healthier environment for residents and a more resilient future.



Oak Village Master Plan



Across this country, in small towns, large cities, villages, and hamlets, one will find remarkably beautiful traditional neighborhoods. Spanish Fork is no exception. These collections of houses were designed and grouped together to create a series of neighborhood streets and spaces of remarkable charm and character. Each house is uniquely charming and follows consistently high design standards, but the way in which each individual house and public building relates to its neighbors is what makes it feel like a true cohesive place.

Initially, houses and towns were built on the frontier of the wilderness, often far removed from civilization. The country's rapid growth in the nineteenth and twentieth centuries resulted in a series of building booms, in which thousands of houses were built each decade in each community. And yet, the results of this mass production were carefully crafted houses in a variety of architectural styles, all with superb proportions and ornamentation. Windows, doors, roof forms, and porches followed complex and sophisticated design principles and patterns.

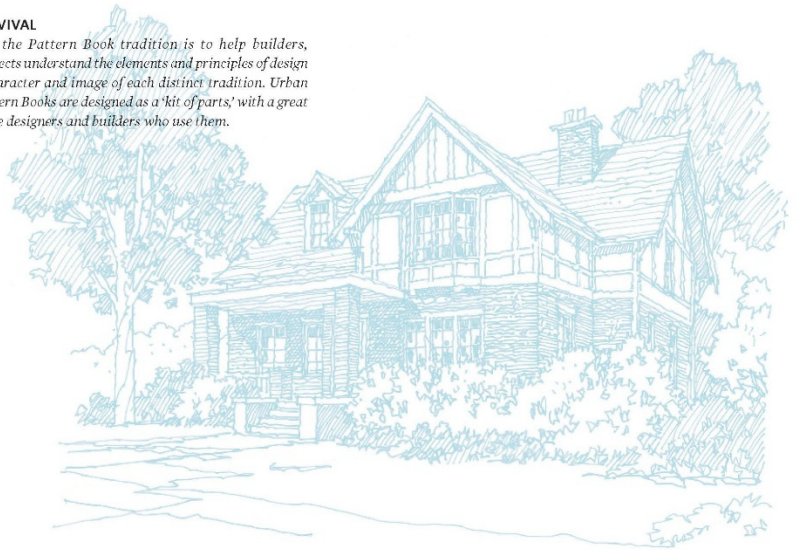
How was such a sophisticated level of design maintained across so wide a geographic area and for nearly 150 years? There were certainly not enough architects to design each of the houses. Architects did, however, contribute designs and principles to the building industry in a series of builders' handbooks known as Pattern Books. These books contained the principles and key details for a variety of architectural styles. They were the direct descendants of books created since Roman times, the means by which architects have passed along their knowledge of design to builders in remote places. From Vitruvius, to Palladio, to Asher Benjamin, to William Ware, architects provided helpful guides for the building industry.

In the second half of the nineteenth century, Pattern Books became part of builders' marketing programs. These attractively designed books were easy to understand. Their pages combined realistic drawings of houses along with floor plans and important details. There were many choices regarding floor plans and arrangements of architectural elements, but all used the details and proportions of the style.

Pattern Books set the rules, but each builder found ways of interpreting them, elaborating on them, or even bending them. The result is the much-admired balance between individual expression and unity found in traditional neighborhoods. The patterns and elements of style were expressed differently in each region and, often, elements were "cross-bred" across different styles. They represented a consensus among architects, builders, realtors, and home buyers on the way to design buildings and communities. Later on in the early and mid portions of the twentieth century, mail-order houses were enormously popular. Companies such as Sears, Alladin, Standard Homes Company, and others created volumes of varied house designs available directly to consumers.

A PATTERN BOOK REVIVAL

Our goal in reviving the Pattern Book tradition is to help builders, homeowners and architects understand the elements and principles of design that help create the character and image of each distinct tradition. Urban Design Associates' Pattern Books are designed as a 'kit of parts,' with a great deal of flexibility for the designers and builders who use them.



A History of Pattern Books

OAK VILLAGE PATTERN BOOK [BUILDER SUMMARY]

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Introduction

B | MASTER PLAN



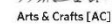
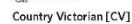


OAK VILLAGE PATTERN BOOK [BUILDER SUMMARY]

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Master Plan

» **Architectural Details:** Many of the styles presented in the Pattern Book have shared details, but the style pages indicate what is most common to each style.



OAK VILLAGE PATTERN BOOK [BUILDER SUMMARY]

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Master Plan

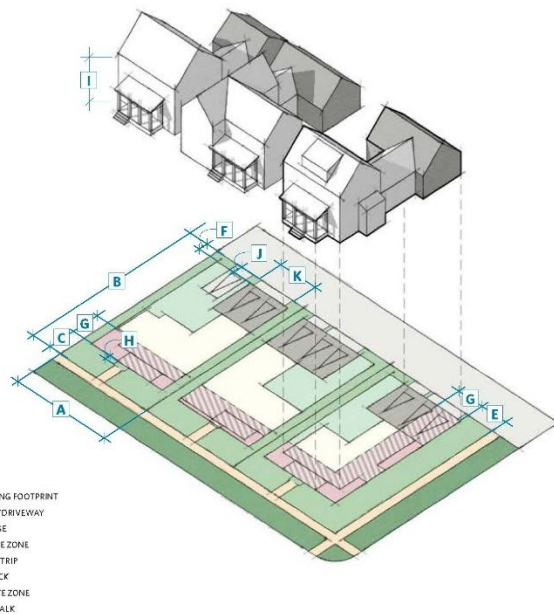
C | HOME TYPES & LOTS



11 August 2026



Lot Size	
A Width	55-65 feet (approx.)
B Depth	100 feet (approx.)
Setbacks	
C Front	15 feet
D Side	5 feet
E Corner Side	15 feet
F Rear	5 feet
Facade Zone	
G 15 feet	
Facade Percentage	
75% of overall, see additional notes.	
Setback Encroachments	
H Porch Steps	4 feet
Balcony	4 feet
Bay	3 feet
Chimney	2 feet
Building Height	
I 1-2 Floors	
Garage Setback	
J See additional notes.	
Max. Driveway Cut Width	
K 20 feet	



ADDITIONAL NOTES SPECIFIC TO COTTAGE HOMES | LANE-LOADED

Facade Zone

- » 75% of the facade zone must include a public facade.

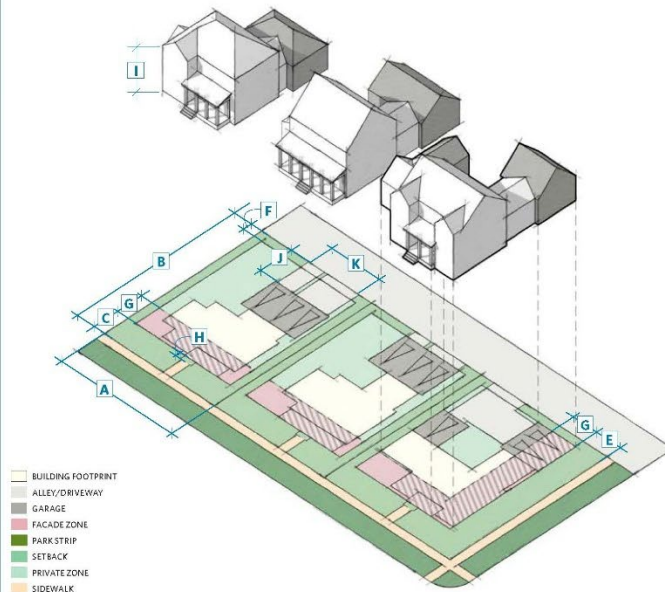
Garage/Parking

- » Garages and surface parking must be located in the back 50% of the lot. Single-car garages may be granted an exception.
- » Up-to three garage parking spaces are permitted.
- » Up-to two surface spaces are permitted.
- » A minimum of three on-lot spaces are required for homes facing greens.
- » Lane oriented garage doors must be set back at 5 feet, or a minimum of 18 feet, from the rear property line.
- » Parking is not allowed in the front yard or the corner side yard setbacks.

Cottage Homes | Lane-Loaded



Lot Size	
A Width	70-80 feet (approx.)
B Depth	100 feet (approx.)
Setbacks	
C Front	15 feet
D Side	5 feet
E Corner Side	15 feet
F Rear	5 feet
Facade Zone	
G 15 feet	
Facade Percentage	
65% of overall, see additional notes.	
Setback Encroachments	
H Porch Steps	4 feet
Balcony	4 feet
Bay	3 feet
Chimney	2 feet
Building Height	
I 1-2 Floors	
Garage Setback	
J See additional notes.	
Max. Driveway Cut Width	
K 20 feet	



ADDITIONAL NOTES SPECIFIC TO GARDEN HOMES | LANE-LOADED

Facade Zone

- » 65% of the facade zone must include a public facade.

Garage/Parking

- » Garages and surface parking must be located in the back 50% of the lot. Single-car garages may be granted an exception.
- » Up-to three garage parking spaces are permitted.
- » Up-to two surface spaces are permitted.
- » A minimum of three on-lot spaces are required for homes facing greens.
- » Lane oriented garage doors must be set back at 5 feet, or a minimum of 18 feet, from the rear property line.
- » Parking is not allowed in the front yard or the corner side yard setbacks.

Garden Homes | Lane-Loaded

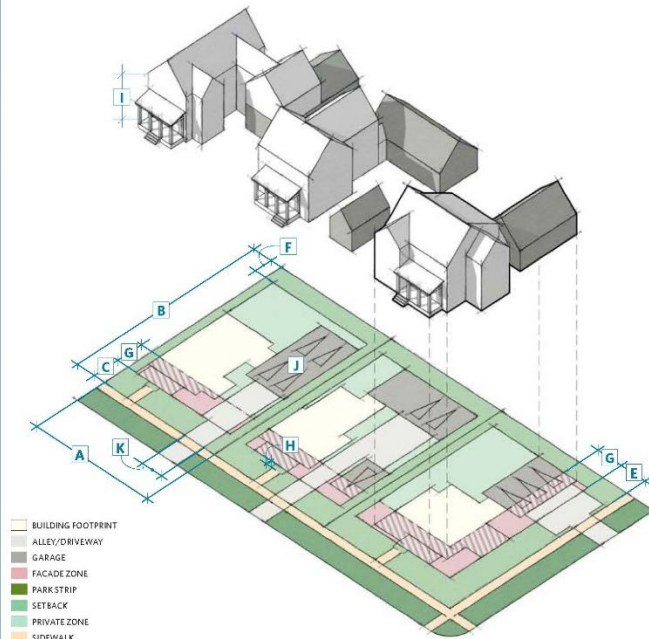
OAK VILLAGE PATTERN BOOK [BUILDER SUMMARY]

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Home Types & Lots



Lot Size	
A Width	70-80 feet (approx.)
B Depth	112.5 feet (approx.)
Setbacks	
C Front	15 feet
D Side	5 feet
E Corner Side	15 feet
F Rear	10 feet
Facade Zone	
G 15 feet	
Facade Percentage	
55% of overall, see additional notes.	
Setback Encroachments	
H Porch Steps	4 feet
Balcony	4 feet
Bay	3 feet
Chimney	2 feet
Building Height	
I 1-2 stories	
Garage Setback	
J See additional notes.	
Max. Driveway Cut Width	
K 12 feet	



ADDITIONAL NOTES SPECIFIC TO GARDEN HOMES | STREET-LOADED

Facade Zone

- » 55% of the facade zone must include a public facade.

Garage/Parking

- » Garages and surface parking must be located in the back 50% of the lot from the primary street. Single-car garages may be granted an exception.
- » Up-to four garage parking spaces are permitted.
- » Additional surface parking spaces may only be located immediately in front of the garage spaces.
- » Parking is not allowed in the front yard or corner side yard setbacks.

Garden Homes | Street-Loaded

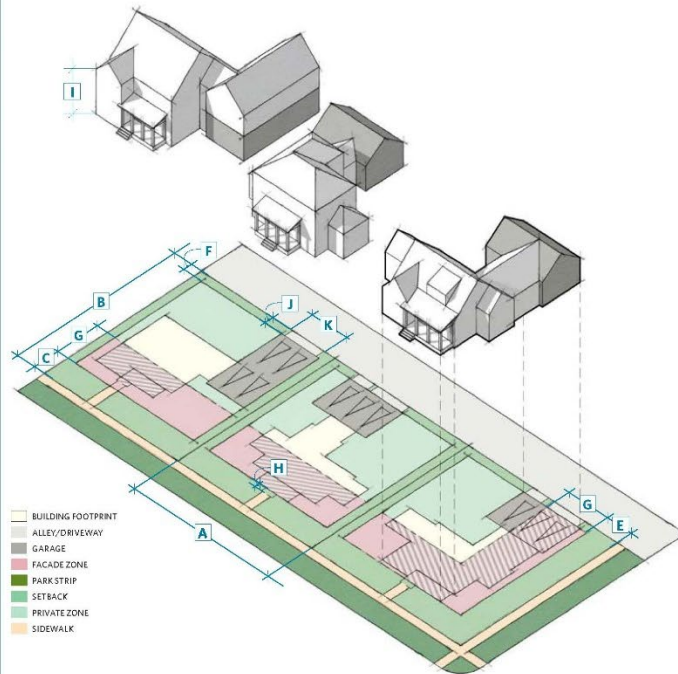
OAK VILLAGE PATTERN BOOK [BUILDER SUMMARY]

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Home Types & Lots



Lot Size	
A Width	85-95 feet (approx.)
B Depth	100 feet (approx.)
Setbacks	
C Front	15 feet
D Side	5 feet
E Corner Side	15 feet
F Rear	5 feet
Facade Zone	
G	25 feet
Facade Percentage	
45% of overall, see additional notes.	
Setback Encroachments	
H Porch Steps	4 feet
Balcony	4 feet
Bay	3 feet
Chimney	2 feet
Building Height	
I	1-2 stories
Garage Setback	
J	See additional notes.
Max. Driveway Cut Width	
K	20 feet



ADDITIONAL NOTES SPECIFIC TO ESTATE HOMES | LANE-LOADED

Facade Zone

- » 45% of the facade zone must include a public facade.

Garage/Parking

- » Garages and surface parking must be located in the back 50% of the lot. Single-car garages may be granted an exception.
- » Lane oriented garage doors must be set back at 5 feet, or a minimum of 18 feet, from the rear property line.
- » A minimum of three on-lot spaces are required for homes for homes facing greens.
- » Parking is not allowed in the front yard or the corner side yard setbacks.

Estate Homes | Lane-Loaded

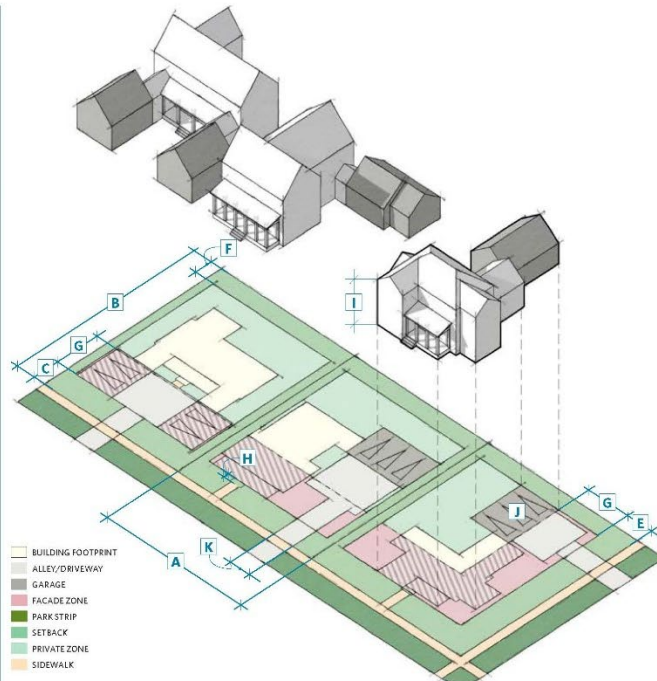
OAK VILLAGE PATTERN BOOK [BUILDER SUMMARY]

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Home Types & Lots



Lot Size	
A Width	85-95 feet (approx.)
B Depth	112.5 feet (approx.)
Setbacks	
C Front	15 feet
D Side	5 feet
E Corner Side	15 feet
F Rear	10 feet
Facade Zone	
G	25 feet
Facade Percentage	
45% of overall, see additional notes.	
Setback Encroachments	
H Porch Steps	4 feet
Balcony	4 feet
Bay	3 feet
Chimney	2 feet
Building Height	
I	1-2 stories
Garage Setback	
J	See additional notes.
Max. Driveway Cut Width	
K	12 feet



ADDITIONAL NOTES SPECIFIC TO ESTATE HOMES | STREET-LOADED

Facade Zone

- » 45% of the facade zone must include a public facade.

Garage/Parking

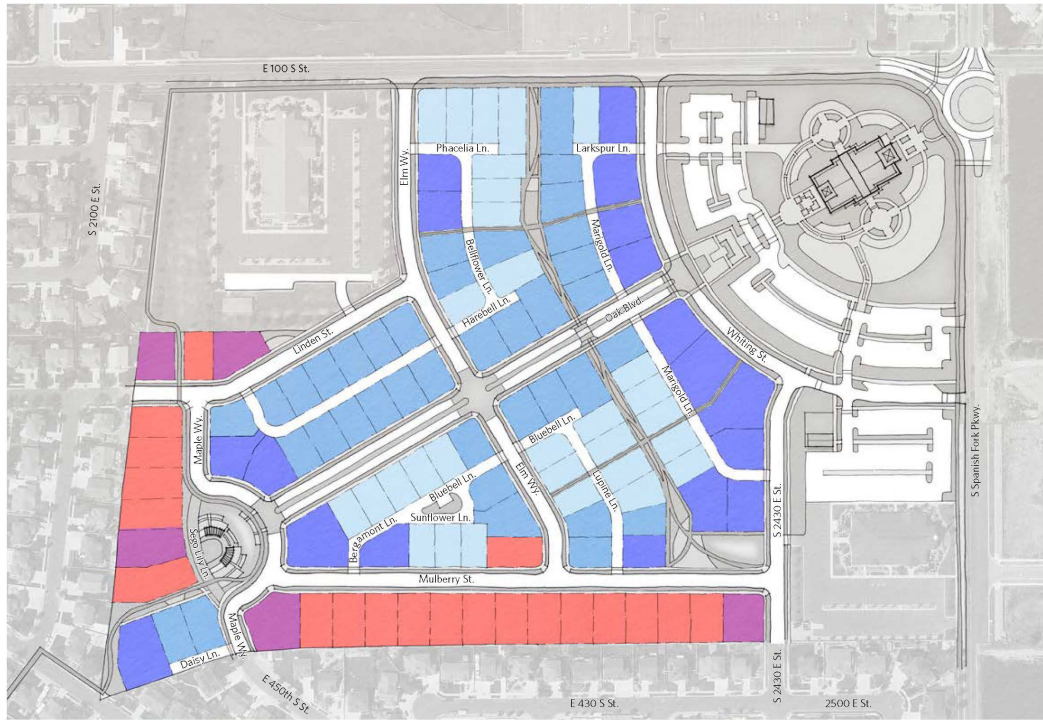
- » Garages and surface parking must be located in the back 50% of the lot from the primary street. Motor Court and single-car garages will be granted an exception. Atypical lot configurations will be granted an exception if the spirit of these requirements is incorporated.
- » Up to four garage parking spaces are permitted. However, no more than three garage parking spaces are permitted in the same wing/massing element.
- » Motor Court configurations (see example) are permitted, with no more than two cars per garage.
- » Additional surface parking spaces may only be located immediately in front of the garage doors, if applicable.
- » Parking is not allowed in the front yard or the corner side yard setbacks.

Estate Homes | Street-Loaded

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Home Types & Lots



PLAN KEY	
COTTAGE LOTS LANE-LOADED	30
GARDEN LOTS LANE-LOADED	37
GARDEN LOTS STREET-LOADED	20
ESTATE LOTS LANE-LOADED	18
ESTATE LOTS STREET-LOADED	5

Lot Types

OAK VILLAGE PATTERN BOOK [BUILDER SUMMARY]

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Home Types & Lots

D | ARCHITECTURAL PATTERNS



Overview



UNDERSTANDING THE STYLE

The Country Victorian Style emphasizes verticality and simplified ornamentation. It is a simplified version of a variety of styles that fall under the Victorian umbrella and can be found throughout the Salt Lake Valley. Tall windows, doors, and steeply pitched gable roofs are typical of the style. The massing of Country Victorian homes is focused around tall volumes, often organized asymmetrically with front-facing gable roofs. Wrapped porches, mixed materials, and bright colors are encouraged.

REGIONAL INSPIRATION



Country Victorian

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Architectural Patterns

Overview



UNDERSTANDING THE STYLE

In the first half of the 20th century, the Colonial Revival Style emerged as a recognized "American-born" architectural style in the United States. Colonial Revival Style houses were derived from East Coast colonial precedents, which also incorporated unique interpretations of classical details on a simple house shape. The style is known for straightforward window compositions and simple color palettes.

REGIONAL INSPIRATION



Colonial Revival

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Architectural Patterns

Overview



UNDERSTANDING THE STYLE

Based on the English Arts & Crafts Movement, the Arts & Crafts Style (commonly called Craftsman) became popular in the early 20th century in America. Low-pitched roofs, deep overhangs, and sweeping porches and interiors are some of the most recognizable features of this style, along with the use of rich, earthy colors and contrasting or complementary trim.

REGIONAL INSPIRATION



Arts & Crafts

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Architectural Patterns

Overview



UNDERSTANDING THE STYLE

Tudor Revival is inspired by homes of the English countryside, but includes distinctly American elements. The style developed at the same time as Arts & Crafts and was used extensively in the 1920s and 1930s in America.

The style is characterized by steeply pitched roofs, cross-gabled roof lines, decorative half-timbering, decorative masonry, archways, casement windows, and the use of stucco and brick.

REGIONAL INSPIRATION



Tudor Revival

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Architectural Patterns

	Soffit				Fascia		Gutters & Downspouts		Cladding & Details				Exposed Foundations		Chimneys		Architectural Trim		Porch & Terrace Floors		Porch Columns, Rails, & Details				Roof		Windows		Shutters	
	Aluminum	T-1-1	Smooth, fiber-cement	Tongue and groove	Aluminum	Smooth, fiber-cement	PVC	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum	Aluminum
COUNTRY VICTORIAN	S	S	L	L	S	L	*	S	L	*	*	S	*	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
COLONIAL REVIVAL	S	S	L	L	S	L	*	S	L	*	*	S	*	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
ARTS & CRAFTS	S	S	L	L	S	L	*	S	L	*	*	S	*	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
TUDOR REVIVAL	S	S	L	L	S	L	*	S	L	*	*	S	*	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L

S: Standard — Base materials for standard lots
L: Landmark — Required materials for landmark lots
*: Prohibited
Note: All landmark materials can be used on standard lots. Standard materials cannot be used on Landmark Lots.

Material Palette



Fences delineate yard edges, provide privacy, and enhance the overall character of Oak Village. They are some of the most visible and impactful landscape components that shape the transition from the private realm of the home to the public realm of the street.

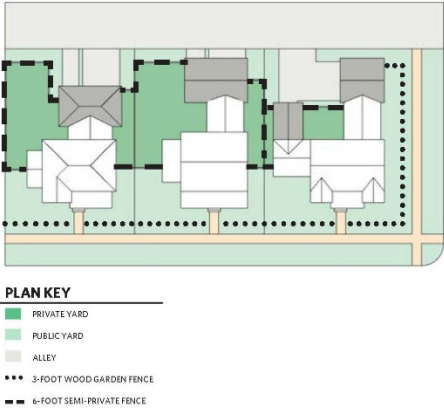
When layered with good landscape design, fences can create outdoor rooms that function as a new zone between the public and the private. These outdoor rooms further inform the architectural and urban character of the public realm. Fences should therefore be consistent with the home's architectural style and the yard's landscape style. All fences must comply with these design standards to shape a complementary neighborhood environment.

FENCE REQUIREMENTS

- » All fencing shall be approved by the Design Review Committee.
- » Fencing is permitted for all lots; however, some lots may have specific fence type, height, and location requirements.
- » Garden fences (3 feet maximum) are permitted around front and side yards, along streets or public open spaces.
- » Semi-private fences (6 feet maximum) may face public ways. The top 18 to 24 inches must be a minimum of 60% open.
- » All fences should step with grade between fence posts. Sloping tops are not permitted.
- » Fences should be set back at least one foot from the corner of a structure such as a house, garage, or a neighboring fence.
- » Fences may not terminate at a porch or deck.
- » Additional landscaping may be required at certain fence locations.

MINIMUM SETBACKS

- » Front Street: 2 feet from the property line for garden fences; other fences prohibited
- » Side Street: 2 feet from the property line for garden fences; Other fences are prohibited between the house and property line.
- » Side Yard: 5 feet from front facade of house (porch excluded); on property line where applicable.
- » Rear Yard: 2 feet from the property line; 4 feet from a paved lane.



Fencing Requirements

EXHIBIT 4

