Wednesday, June 26, 2019
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Office Building, 40 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:00 p.m. and Planning Commission Meeting commencing at 6:00 p.m. on June 26, 2019.

Planning Commissioners

Brad Tanner
Richard Davis
Kevin Oyler
John Mendenhall
Clint Argyle

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at 40 South Main St. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:00pm WORK SESSION -No formal actions are taken in a work session.

2. Minutes

Subject	**A. May 1, 2019**
Meeting	Jun 26, 2019 - Planning Commission
Category	2. Minutes
Access	Public
Type	Action, Minutes

File Attachments
draftminutes.planningcommission.5-1-2019.pdf (58 KB)

Subject	**B. June 5, 2019**
Meeting	Jun 26, 2019 - Planning Commission
Category	2. Minutes
Access	Public
Type	Action, Minutes

File Attachments

minutes.planningcommission.6-5-2019.pdf (2,083 KB)

3. Preliminary Plat

Subject	**A. Legacy Townhomes**
Meeting	Jun 26, 2019 - Planning Commission
Category	3. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.legacytownhomes.6-26-2019.pdf (29,335 KB)

4. Zone Change (Public Hearing)

Subject	**A. ALA**
Meeting	Jun 26, 2019 - Planning Commission
Category	4. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.ala.pc.6-26-2019.pdf (2,683 KB)

Subject	**B. Arrowhead Trail**
Meeting	Jun 26, 2019 - Planning Commission
Category	4. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.arrowheadtrail.pc.6-26-2019.pdf (2,050 KB)

5. Title 15 Amendment (Public Hearing)

Subject	**A. Title 15 Amendment, Event Center**
Meeting	Jun 26, 2019 - Planning Commission
Category	5. Title 15 Amendment (Public Hearing)

Access	Public
Type	Action, Discussion

File Attachments
memo.ashleyshepherd.6-26-2019.pdf (236 KB)

6. Adjourn to work session

7. Adjourn

Adopted Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
May 1, 2019

Commission Members Present: Chairman Brad Tanner, Kevin Oyler, Richard Davis, Clint Argyle. Absent: John Mendenhall.

Staff Members Present: Dave Anderson, Community Development Director; Michael Clark, Staff Engineering; Jason Sant, Assistant City Attorney; Brandon Snyder, City Planner; Kimberly Brenneman, Department Secretary.

Citizens Present: Blake Reynolds, Dewey Reagan, Morgan Fife, Dennis Bernards, Guy Howson, Victoria Lava, Janet Ericksen, Richard Ericksen, Matt Meier, Mike Helm, Jake Isaac.

Chairman Tanner called the meeting to order at 6:01 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Chairman Tanner lead the pledge.

MINUTES

February 6, 2019, February 26, 2019, and April 10, 2019

Commissioner Oyler moved to approve the minutes from February 6, 2019, February 26, 2019, and April 10, 2019.

Commissioner Argyle seconded and the motion passed all in favor.

TITLE 15 AMENDMENTS

Billboard Amendments

Dave Anderson addressed the Commission stating that since the last meeting, the property owners who have billboards on their property have been noticed. A billboard inventory has been compiled. There have not been any substantive changes to the proposed billboard amendments from what was presented to the Commission last month.

Chairman Tanner asked why the last three billboards in the inventory have been shown as removed.

Dave Anderson stated that they were removed because of a right-of-way issue with UDOT and that the billboard company and the City are working together to have the billboards relocated.

Commissioner Argyle asked about billboards being conforming versus nonconforming.

Jason Sant stated the ultimate goal is to put a cap on the number of the billboards in the City. There are three that will be replaced and moved to potentially different sites than their original location along south Main Street. Under the state code, there are quite a few things that can be done with relocation. By changing billboards to nonconforming we limit the expansion of the billboards and eliminate the ability to create more billboards within the City limits.

Commissioner Argyle asked about the value of the billboard and branding them as nonconforming and does not feel that is fair to depreciate the value by branding them as nonconforming.

Jason Sant stated that the value of the billboard doesn't go down because it is nonconforming. Experts that appraise billboards, which are far and few between, do not look at the label of conforming and nonconforming. Billboards are appraised according to the potential future value of advertising. The intent of the code has always been to have a cap on the number of billboards. The proposed changes just clarify the ordinance's intent.

Dave Anderson stated that staff is working towards limiting the number of billboards within the community. Staff is approaching this cap from the best interest of the City. There are rights associated with billboards clearly are clearly provided by the State Code and the proposed billboard amendments do not infringe on those rights.

Commissioner Oyler asked why staff feels less is better.

Dave Anderson stated the biggest issue occurs when billboards are condemned and they are very costly and can be a financial burden.

Jason Sant stated it is very costly to condemn billboards and buy them out. There can be several years spent in court trying to condemn billboards before the actual buyout occurs. By making the billboards nonconforming is in the City's best financial interest. Also, by limiting the number of billboards, it helps to limit billboards being erected where future residential developments are planned. Utah code actually gives the billboard companies and property owners with billboards, more rights than typical businesses.

Chairman Tanner opened the Public Hearing at 6:20 p.m.

There was no public comment.

Chairman Tanner closed the Public Hearing at 6:20 p.m.

Commissioner Davis moved to recommend approval of the Billboard Amendments to City Council.

Commissioner Tanner seconded and the motion failed by roll call vote. Commissioner Argyle nay, Commissioner Oyler nay. Chairman Tanner aye, Commissioner Davis aye.

Commissioner Argyle and Commissioner Oyler voted nay as they have an issue with making something that has been conforming for years nonconforming.

Accessory Apartment Amendments

Dave Anderson stated there are many Accessory Apartments, or dwelling units, or mother-in-law apartments within the community exist, some are legal and some are not. Dave Anderson and staff have compiled input from the community to form the language for the proposed changes before the Commission tonight. He stated that typically neighborhoods with Accessory Apartments fair better than neighborhoods with duplexes. The difference between Accessory Apartments and duplexes, is that one unit must be occupied by the property owner. Staff hopes the proposed language will be positively received by the community, with the understanding and respect that not everyone wants an Accessory Apartment in their neighborhood. With loosening some of the regulations, hopefully, the community feels it has not been a negative impact to the neighborhoods.

For the past year, much time has been spent reviewing the City's current regulations for Accessory Apartments and evaluating whether changes may be warranted. The process undertaken by City staff has involved public outreach and the study of other communities' regulatory programs.

The language provided on the City's webpage under the Planning Department describes the changes staff believes should be made. The description is provided in the boldface red and strikethrough format that we often use. You will note that some text also has a gray highlight. That text contains provisions that relate to permitting Accessory Apartments in detached accessory structures. At this time, staff is not recommending that those changes be incorporated but believes there may be merit in discussing the concept at a later date.

Commissioner Argyle feels that yes, at this time, it would be best to only allow Accessory Apartments more widely in the community as attached and work through any issues that may arise, before moving to allow for detached Accessory Apartments.

Some of the proposed changes include:

	Current Requirements	Proposed Changes

Owner Occupancy	Required	
Units per Dwelling	Only one (1) ADU per single-family dwelling	
Off-Street Parking	Two (2) off-street parking spaces per dwelling	
Permitted Zones	R-3 & R-1-6	R-3, R-1-6, R-1-8, R-1-9, R-1-12 & R-1-15
Minimum Lot Size	10,000 square feet	8,000 square feet
Building Code	Must meet all applicable building codes	Different requirements for different situations
Impact Fees	Required	Not required
Separate Electric Meters	Required	Not required
Registration	Register with Utility Office	Register with Community Development Department

Dave Anderson stated that there are some lots in the original part of town that will never meet the criteria for an Accessory Apartment, because they are located on lots smaller than 8,000 square feet.

Dave Anderson stated that through the public outreach, concerns were raised regarding the geography and lot size requirement, whether impact fees be assessed, and whether the utilities be required to be separated. To address those concerns, it was determined to modify the text to meet a smaller lot size to help incorporate some of those existing illegal Accessory Apartments that may be on a lot smaller than the current required 10,000

square feet. The requirement to pay impact fees and to separate the utilities will no longer be required.

Staff feels there is a need to manage Accessory Apartments, and by doing so the Accessory Apartments need to be recognized by the City as legal. One concept is that property owners, that may already have Accessory Apartments, are given an opportunity to register and complete an inspection to make sure Building Permits were obtained with any remodels to the dwelling and the new requirements for Accessory Apartments are met. The City has been doing this on a case-by-case basis as homeowners refinance, or a property is sold. The City will be able to build a more robust list of the legal Accessory Apartments within the City with the requirement to register as an Accessory Apartment with the Community Development Department. A benefit to having a more complete registry, is for someone who may be considering renting a place within the City, they would be able to view the legal Accessory Apartments through the registry. Dave Anderson prefers to call it a registration for the Accessory Apartment instead of a license.

Staff hopes some of the changes are enticing to property owners to help make sure they have legal Accessory Apartments.

Commissioner Argyle asked how Building Permits are regulated and units are inspected.

Dave Anderson stated that there would be different criteria for building code compliance that would be applied for existing structures and new construction. Any improvements to an existing home would require a Building Permit. Staff has tried to do what they can to help remove barriers that might prohibit someone from doing things the right way and following the code. Examples are fence permits, accessory structures that are under 200 square feet, basement remodels and water heater permits that are not charged a Building Permit fee.

Commissioner Argyle asked about how Airbnb would be regulated.

Dave Anderson stated that is a completely different beast and it is currently not addressed by the proposed language to the code. Dave Anderson stated he is not completely sure of how Airbnb works but understands that sometimes it might be a rental of a room.

Commissioner Tanner is concerned about the 8,000 square foot lot requirement. He stated there are many dwellings with rentals that do not meet the lot size.

Dave Anderson stated if the City does research into the property to determine whether it has a vested or grandfathered right. He stated that 1970 is about when the zoning for the City became consistent and uses that as his guide for determining vesting. If a property is determined to have vested rights, those rights would continue in perpetuity with the property as long as it is used as such.

Dave Anderson stated that there will be a Facebook Live event on Thursday May 30th at 3:00 p.m. There will also be a public hearing with the Planning Commission on June 5th and the City Council will have a public meeting on June 18th.

Commissioner Davis stated he likes this but has a lot of questions about the proposed language. He asked if the Accessory Apartments are taxed, like he is taxed with his fourplexes? Will building inspectors be going in to all the existing Accessory Apartments? He would hate to see people being placed in areas of a home that don't meet code. What is the enforcement if people don't register? How will the registry be kept? Commissioner Davis also expressed his concern that adequate notice needs to be provided to the neighborhoods that are in the R-1-12 and R-1-15 zones as in these zones people have purchased homes so as to be in single-family neighborhoods and not have Accessory Apartments or renters in their neighborhoods.

Commissioner Oyler stated there really needs to be an emphasis on the housing crisis in the state during the Facebook Live event.

Chairman Tanner asked that by allowing for more Accessory Apartments, if that would help to provide the affordable housing that is required by the State.

Dave Anderson stated that Accessory Apartments will help correct the housing deficiencies and address the requirement by the State to provide affordable housing. He gave an example that the likelihood of 200 new apartments to be constructed in the City in the

next 18 months will not happen, but it is likely, and potentially easy, for current single-family dwellings to be modified to allow for Accessory Apartments.

A community member stated he and his wife purchased a home in a single-family neighborhood because they wanted to be in an area that had just single-family homes, and not rentals. He said over time the single-family homes have been converted to Accessory Apartments and the garage is full of surplus stuff from homeowners, and the street then becomes a parking lot. He understands the need for young families to have affordable housing. The City code for parking on the streets are not enforced. He is concerned that if the City cannot enforce the code today then how will these new codes be enforced.

Jake Isaac stated that the concerns should not be addressed to just the renters, but that there are prospective property owners who want to put roots down in Spanish Fork but may not have the savings or credit to qualify for a home. By having a supplemental income with a rental unit, this may allow for those potential homeowners to purchase a home in Spanish Fork.

Commissioner Davis asked Dave Anderson to clarify that there can only be one accessory dwelling unit per single-family home.

Dave Anderson stated, yes only one Accessory Apartment per property is allowed. Dave Anderson stated the primary use of the property is the single-family dwelling. The main thing for the property must be single-family dwelling.

Commissioner Argyle asked that by the next meeting Dave Anderson be prepared to explain how enforcement will be handled for Accessory Apartments that are not in compliance.

There was discussion of how enforcement of off-street parking is done now and how it might be done if the changes are adopted.

Dave Anderson stated that rights are not vested if the property owner cannot abide by the rules.

Chairman Tanner stated the bigger issue will not be showing the available parking, but enforcing the tandem parking. The bi-product will be more street parking as residents don't want to go out and shuffle cars.

Chairman Tanner asked that a building inspector be available for the next meeting to discuss how inspections will be handled.

Commissioner Argyle moved to adjourn at 7:39 p.m.
Commissioner Oyler seconded and the motion passed all in favor.

Adopted: June 17, 2019

Kimberly Brenneman
Department Secretary

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, Utah 84660
June 5, 2019

Commission Members Present: Chairman Brad Tanner, Kevin Oyler, Richard Davis, John Mendenhall, Clint Argyle. Absent:

Staff Members Present: Dave Anderson, Community Development Director; Michael Clark, Staff Engineering; Jason Sant, Assistant City Attorney; Brandon Snyder, City Planner; John Little, Chief Building Officer; Kimberly Brenneman, Department Secretary.

Citizens Present: Dennis Bernards, Kedric Black, Leslie Black, Clark Slater, Andrew Kelly, Scott Peterson, Mike DeMarco, Vicki Bradford.

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

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Davis led the pledge.

CONDITIONAL USE PERMIT (Public Hearing)
300 East 2019 Cell Tower Modification
500 South 2019 Cell Tower Modification
1150 East 2019 Cell Tower Modification

Dave Anderson addressed the Commission stating that this is similar to other Conditional Use proposals that have been before the Planning Commission. The proposals are to modify the three different cell towers with updated equipment. The cell tower located at approximately 1296 North 300 East is within North Park on City property. The City and cell tower company have been working to negotiate moving the cell tower once the current lease expires. The idea of moving the tower is to help make the park as functional as possible.

Dave Anderson stated the tower located at approximately 251 West 500 South is located in an area that is mainly accessed by industrial uses. There are a couple towers in the community and are similar in nature to the proposal.

Dave Anderson stated the tower located at approximately 617 South 1150 East is located on City property. This particular tower is screened by a masonry wall as opposed to chain link fence.

Commissioner Argyle asked if the towers are becoming taller or wider.

Dave Anderson stated they might become wider by inches, but none are proposing to add height.

Commissioner Oyler asked if any will be upgrading to 5G.

Dave Anderson stated that the proposals do not show an upgrade to 5G.

Jason Sant stated that the City is currently drafting a new ordinance to address small cell towers. He anticipates that being presented sometime in July.

Chairman Tanner opened the Public Hearing at 6:09 p.m.

There was no public comment.

Chairman Tanner closed the Public Hearing at 6:09 p.m.

Commissioner Argyle **moved** to approve the Conditional Use Permit for the 300 East 2019 cell tower modification.

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

Commissioner Argyle **moved** to approve the Conditional Use Permit for the 500 South 2019 cell tower modification.

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

Commissioner Argyle **moved** to approve the Conditional Use Permit for the 1150 East 2019 cell tower modification.

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

TITLE 15 AMENDMENTS

Accessory Apartment Amendments

Dave Anderson stated that the City has been working on language with regard to Title 15 Amendments concerning accessory dwelling units. Dave Anderson showed the chart below and discussed the various differences between what is required today and what is proposed to change.

Some of the proposed changes include:

	Current Requirements	Proposed Changes
Owner Occupancy	Required	
Units per Dwelling	Only one (1) ADU per single-family dwelling	
Off-Street Parking	Two (2) off-street parking spaces per dwelling	
Permitted Zones	R-3 & R-1-6	R-3, R-1-6, R-1-8, R-1-9, R-1-12 & R-1-15
Minimum Lot Size	10,000 square feet	8,000 square feet
Building Code	Must meet all applicable building codes	Different requirements for different situations
Impact Fees	Required	Not required

Separate Electric Meters	Required	Not required
Registration	Register with Utility Office	Register with Community Development Department

Dave Anderson addressed the Commission regarding Code Enforcement. He stated there is a meeting scheduled with Code Enforcement and the Legal Department next week. This meeting will address the code enforcement aspect of the changes to the language for accessory dwelling units, also referred to as Accessory Apartments. Dave Anderson stated there are some homes within the community that currently operate an illegal Accessory Apartment and even with the proposed changes, they may not ever be able to comply with the regulations. He continued that they will be hard conversations.

Commissioner Oyler feels code enforcement is not intended to go after those that are breaking the law and not obeying the ordinance relating to Accessory Apartments, but more to protect the neighbors.

Dave Anderson stated that one hope with the amendment is to help with compliance for those accessory dwelling units that do not meet the code today and to allow them more broadly within the community.

John Little addressed the Commission stating the most significant struggle relevant to the Building Code is for those existing homes that have an accessory dwelling unit that had not previously been inspected. The other struggle would be the existing homes that will be making modifications to the home to create an accessory dwelling unit.

Commissioner Oyler asked to be walked through the inspection process and what is the timeline until the applicant has to pass an inspection.

John Little stated that from the last inspection completed whether it is passed or failed, the applicant has 6 months before the Permit expires. The Permit can be renewed in six month intervals.

Commissioner Oyler asked about how a Permit expires.

John Little stated in the instance where an inspection has failed and the Permit has expired, if the applicant wishes to renew the Permit, the applicant would need to resolve the failed inspection. John Little stated that may be as simple as scheduling an inspection, or as complicated as cutting back sheetrock to show the work was completed to code.

Commissioner Mendenhall asked if separate utilities are required with accessory dwelling units.

John Little explained, based on how the structure is configured and with the Building Code, the separation of utilities is required when the home has no interior passage from one unit to the other. It then becomes classified by the Building Code as a duplex.

Commissioner Argyle asked approximately how many homes within the community would be eligible to have an accessory dwelling unit.

Dave Anderson guessed that approximately 60% of the current dwelling units within the community could have a legal Accessory Apartment with the proposed language.

Brandon Snyder addressed the Commission concerning the taxing of a property with a home that has an Accessory Apartment and if having an Accessory Apartment changes how it is taxed as well as how the value of the property is affected. He stated in conversations with the Utah County Assessor's Office, the property would be taxed the same. The Assessor's Office indicated there can be an increase in the property value. The increase in property value is not necessarily tied to the accessory dwelling unit, but more so the improvements made in conjunction to, adding or accommodating the accessory dwelling unit. The property value increase is similar to a remodel project. Brandon Snyder stated the biggest change that drives the value of the property is the market.

There was discussion of adding the time limit of three years to a hospital stay.

Dave Anderson stated he hopes not to derail the conversation, but tandem parking needs to be clarified. It is customary to have a two-car garage with driveway space for two cars.

The proposed language would now allow for tandem parking and, in that particular scenario, the home would meet the minimum parking requirement of two parking spaces per unit. However, that configuration can be impractical with two families and shuffling the vehicles. There was discussion among staff about if the property anticipates to have the parking configured in the scenario above, there should be a fifth parking space added.

Commissioner Oyler asked how parking enforcement would be addressed when a vehicle overhangs onto the sidewalk.

Dave Anderson stated he does not feel that is an accessory dwelling unit parking issue, instead it is a neighborhood issue. It is very common to have issues with fifth-wheel trailers that hang over the sidewalk right-of-way. That is something that currently is addressed in the City Ordinance.

Commissioner Argyle asked if there can be a goal to see a five percent increase over the next five years to have more affordable housing.

The Commission does not feel an additional fifth parking stall should be required.

Commissioner Davis stated he is really worried about the code enforcement aspect. How does the City anticipate spreading community awareness of the proposed changes?

Dave Anderson stated there have been many public outreach efforts including a public survey, focus groups and social media outreach. There was feedback by those that completed the survey. That feedback included what they want to see, what they did not want to see, and what benefits or issues may be with more accessory dwelling units in the community. Communities have been able to demonstrate over time that duplexes impact communities and neighborhoods more than an accessory dwelling unit. The City's ambition is to make multi-family units, like duplexes and fourplexes, comply with the requirements that are listed and the future requirements of accessory dwelling units. Dave Anderson stated that the outcome of additional Accessory Apartments within the community needs to be an adaptation to the ordinance. The City cannot be as passive as the City has been in the past. Whether that process starts with a conversation, or a fix-it

ticket, and may even rise to the level of a judge ordering an eviction of a family from the property. Every case is going to be different.

Commissioner Davis stated that he can see a lot of issues, such as a large glob of cement on a property to accommodate the parking requirement. He is not ready to make a motion on the proposed language until some of those potential issues are addressed in the proposed language and a clear code enforcement process is completed.

Chairman Tanner stated this is a starting point to bring properties to compliance. The understanding is that there will be changes and modifications to the code as the City learns the best way to mitigate potential issues or resolve the issues that have been created.

Chairman Tanner opened the Public Hearing at 7:12 p.m.

Andrew Kelly stated that he is a new resident in the State and community. He stated that he heard about the proposal and he feels staff has done lots of research. He was able to participate in the focus groups. He feels the year requirement of the leave of absence does not make sense in regard to the sabbatical leave. He feels that particular item should not have a timeline on it.

Dennis Bernards stated that there are densities being thrown out in the discussion and he is not sure about what that means.

Commissioner Oyler clarified that zones that begin with the letter "R" are residential zones and the larger of the last two numbers indicates the lot size.

Dennis Bernards stated he has concerns about changing the areas where accessory dwelling units were never foreseen. He lives in a single-family home and wishes to be in a neighborhood of other single-family homes.

Kent Black wanted to reiterate Commissioner Davis' concerns about code enforcement and cars parked on streets, stating that is a safety issue with kids playing. When moving into a place, most move into a neighborhood with desired qualities and one of those

qualities may be single-family homes. He was not aware of these changes and happened to be at this meeting for a different matter.

Chairman Tanner closed the Public Hearing at 7:20 p.m.

Commissioner Argyle moved to recommend approval of the Title 15 Amendments to City Council.

Commissioner Oyler seconded and the motion passed with a roll call vote.
Commissioner Davis - nay.
Commissioner Mendenhall - aye.
Commissioner Oyler - aye.
Chairman Tanner - aye.
Commissioner Argyle - aye.

Preliminary Plat
Legacy Townhomes

Brandon Snyder addressed the Commission stating there is zoning already in place for this development and the proposed density would allow for approximately 170 units. The proposal before the Commission tonight is for recommendation to City Council. The following item on the agenda does tie into the proposed Preliminary Plat in allowing the commercial zoning to the south to expand to the perimeter of the residential development. Brandon Snyder stated there are three dedicated parks within the proposed development. There have been color renderings of the proposed row houses that would be constructed. Brandon Snyder explained the difference with the front load and rear load units. He stated some of the elements of the structures are per the design standards of the Spanish Fork Legacy Farms Development Agreement. There will still be a small demarcation of space for the units just outside the building footprint, but they will be open so that there can still be viewing of the public green space.

Brandon Snyder showed the proposed landscape plan and highlighted some of the positive elements. There is a wall requirement pertaining to the perimeter of the

development. There will be some natural slowdowns within the development due to guest parking and a gathering of driveways. He stated there will be an access through the north of the development and one access to the west of the development onto Spanish Fork Parkway.

Brandon Snyder stated there might be a proposed addendum to the development agreement that will go in conjunction with this development.

Dave Anderson stated when the property was annexed the City had the foresight to zone some of the property as commercial. This is something that the City got right; however, what was guessed in 2008 as being a sufficient depth is currently not the right depth. This is an opportunity to create more depth to allow for more commercial opportunities. This property may not develop as a complete non-residential development without the added depth. Dave Anderson stated this is a strong site and that has been viewed positively by the retail development community.

Dave Anderson stated that the applicant has been great to work with and has made changes based on previous conversations in meetings with the Planning Commission with regard to the design of the units.

Brandon Snyder stated there is a possibility with the final plat that the access stays in the current location and a couple of the units will be shifted to the north.

Commissioner Oyler asked if there is capacity for the sewer trunk line in that area with that many units and with what Mapleton might contribute with their developments that may tie into the sewer trunk line.

Michael Clark stated that it has the capacity and that Mapleton is aware they are only allowed to contribute so much to the line.

Mike DeMarco stated the units will be in $260,000-$270,000 price range. He is hoping to build forty or so units a year, and would like to be built out within about 3 years.

Commissioner Mendenhall asked if all the units will look the same as the elevations provided.

Mike DeMarco stated there will be differences in colors but that the elevations will be the same.

The Commission appreciates the four-sided architecture.

Kent Black is concerned with the proposed density. He has a concern with the parking not being adequate within the development and having the parking spill out onto Spanish Fork Parkway, similar to the Somerset Development. In reviewing the Legacy Farms Master Plan, that is a pervious rendition, it appears the property was not intended to be as dense as presented in this development.

Clark Slater, who is a resident of Legacy Farms, addressed the Commission stating he is concerned about the increase in density and traffic along Spanish Fork Parkway. The current road is narrow and with increased density he does not feel it could handle the additional traffic.

Dustin McDallin has a concern with the density and the intersection of Spanish Fork Parkway and Slant Road. That intersection is dangerous and drivers disregard the stop sign on the corner. He assumes that with the cheaper housing, there will be lots of children that will want to go to the park within the Legacy Development. He feels there is very little support for the commercial need in the area. There are three grocery stores within five minutes from Legacy Farms and there is no need for more in the community, especially within that area.

Brandon Snyder stated that all units will have a two-car garage and each driveway will be 25-feet deep. The assumption is that the two-car garages and driveway that should accommodate two cars will be used before guest parking.

Dave Anderson stated that, relative to density, there have been imagery of streets and footprints that may have been presented previously within the area. There is a written development agreement for Legacy Farms that defines that the applicant can have 170

units on the property. That is not an agreement that the City can back away from. The impact relative to traffic on Spanish Fork Parkway will not be different if those three additional acres are added to the development or not. This proposal is only about eight units to the acre, which is not very dense for a townhome project. The current zoning would allow for the applicant to get up to twelve homes to the acre, but the development agreement limits this development to 170 units. The development agreement with Legacy Farms is a double edged sword and has some give and take.

Michael Clark stated it will be about a-year-and-a-half until Spanish Fork Parkway is fully developed as they are waiting for a railroad Permit. He explained that Legacy Parkway's traffic will be about two-thirds less than what Main Street's traffic travel per day is by 2050, as projected by MAG. Michael Clark also addressed the concern with access to the park. There is a tunnel that runs under Spanish Fork Parkway for those who wish to access the Legacy Farms Park. He also stated there is ample green space and park area within the proposed development and that the need to travel to the Legacy Farms Park is a minimal issue.

It was determined, at the rate of development of the units and the projected timeline for the completion of Spanish Fork Parkway, that the majority of the development will not be completed before Spanish Fork Parkway is completed.

Commissioner Oyler moved to recommend approval of the Legacy Townhomes Preliminary Plat to the City Council with the following findings and conditions:

Findings:

1. That the subject property is in the Legacy Farms development.
2. That a Development Agreement exists for Legacy Farms.

Conditions:

1. That the applicant make any necessary modifications to meet the City's Zoning requirements, Construction Standards and provisions of the Legacy Farms Development Agreement.

Commissioner Argyle seconded and the motion passed all in favor.

Zone Change

Miner Zone Change

Brandon Snyder stated that he is not sure if there is any more to add at this point from what has already been discussed.

Chairman Tanner opened the Public Hearing at 8:09 p.m.

There was a question with what uses are allowed in the C-2 Zone.

Dave Anderson stated that the C-2 zone is intended to be a retail zone for the City. He listed the various uses that can be located within the C-2 zone (15.3.16.080).

A. *Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building with no outside storage of merchandise:*
   1. *Art Galleries and Studios.*
   2. *Car Wash (full service).*
   3. *Child Care Centers.*
   4. *Convenience Stores.*
   5. *Entertainment Uses.*
   6. *Financial Institutions.*
   7. *Hotels and Motels.*
   8. *Instructional Studios.*
   9. *Lube Centers.*
   10. *Medical and Dental Laboratories.*
   11. *Municipal Facilities required for local service.*
   12. *Office Supply, Copying, Printing businesses.*
   13. *Offices.*
   14. *Outdoor display area.*
   15. *Personal Service businesses.*
   16. *Private Clubs.*
   17. *Public Utility Facilities required for local service.*
   18. *Repair Services for small appliances, bicycles, jewelry, and similar items.*
   19. *Restaurants.*
   20. *Retail uses.*

21. Tire Centers.

Dave Anderson stated the area is still a little "green" and not ready to support commercial uses. This corner is a really great location for retail. There may not be enough roof tops within the area at this time to support any commercial uses though.

Chairman Tanner closed the Public Hearing at 8:15 p.m.

Commissioner Argyle moved to recommend approval of the Miner Zone Change expanding the C-2 zone to the north by approximately three acres to City Council.

Commissioner Davis seconded and the motion passed all in favor.

Other Business

The next Planning Commission will be on June 26th.

There was discussion of the development options that are being presented with the River Bottoms Vision. August might be an opportunity for the Planning Commission and City Council to meet together before there is a public hearing.

Annie's Acres

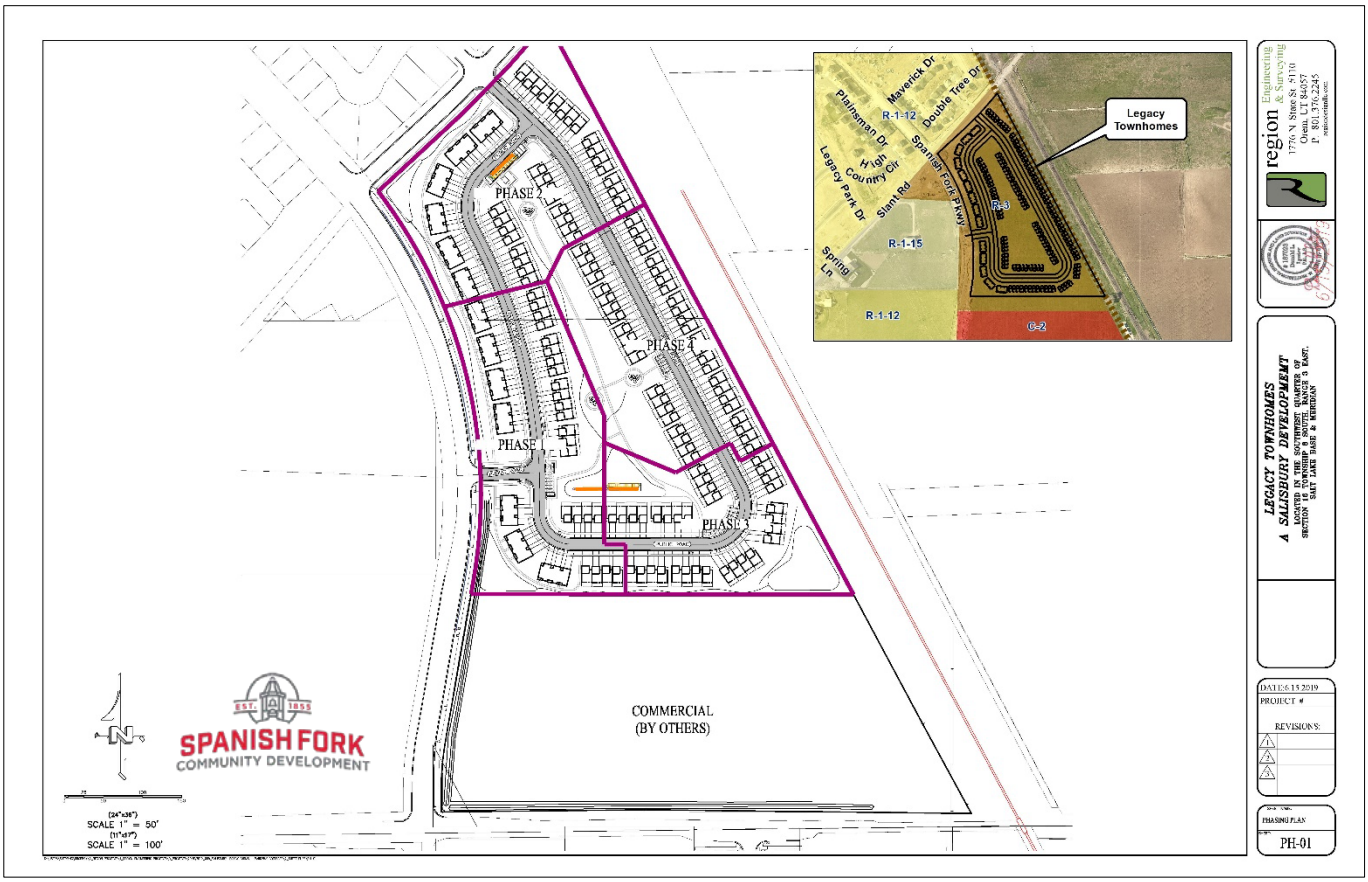
Jered Johnson addressed the Commission stating the Engineering Department is revising the Transportation Master Plan. The proposal will be modifying the road configuration connecting to Volunteer Drive and adjusting South Lane to the south to have it align with Arrowhead Trail. Jered Johnson explained the need for the changes are driven by safety. With the number of trips on River Bottoms Road and the number of accidents, it is the most dangerous road. In comparison, there are a lot of accidents on 1000 North but the number of trips are much higher. There was discussion of the connectivity and alignment of the roads as well as public connectivity with a trail that goes under Main Street.

Commissioner Argyle moved to adjourn at 7:39 p.m.

Commissioner Oyler seconded and the motion passed all in favor.

Adopted:

Kimberly Brenneman
Department Secretary



Legacy Farms Townhomes Preliminary Plat Approval Request

June 26, 2019, Planning Commission Meeting.

Located at Spanish Fork Parkway and Slant Road, including 170 units on 20.71 acres.

The subject property is zoned R-3.

The applicant has requested that a Preliminary Plat be approved.

Key Issues

1. Legacy Farms Development Agreement and project density.
2. Building design.
3. Utilities.
4. Access onto Spanish Fork Parkway.
5. Fencing.

Recommendation

The Development Review Committee, that met on June 19, 2019, recommends that the proposed Preliminary Plat be approved based on the following findings and subject to the following condition:

Finding

1. That the subject property is in the Legacy Farms development.
2. That a Development Agreement exists for Legacy Farms.

Condition

1. That the applicant make any necessary modifications to meet the City's Zoning requirements, Construction Standards and provisions of the Legacy Farms Development Agreement.

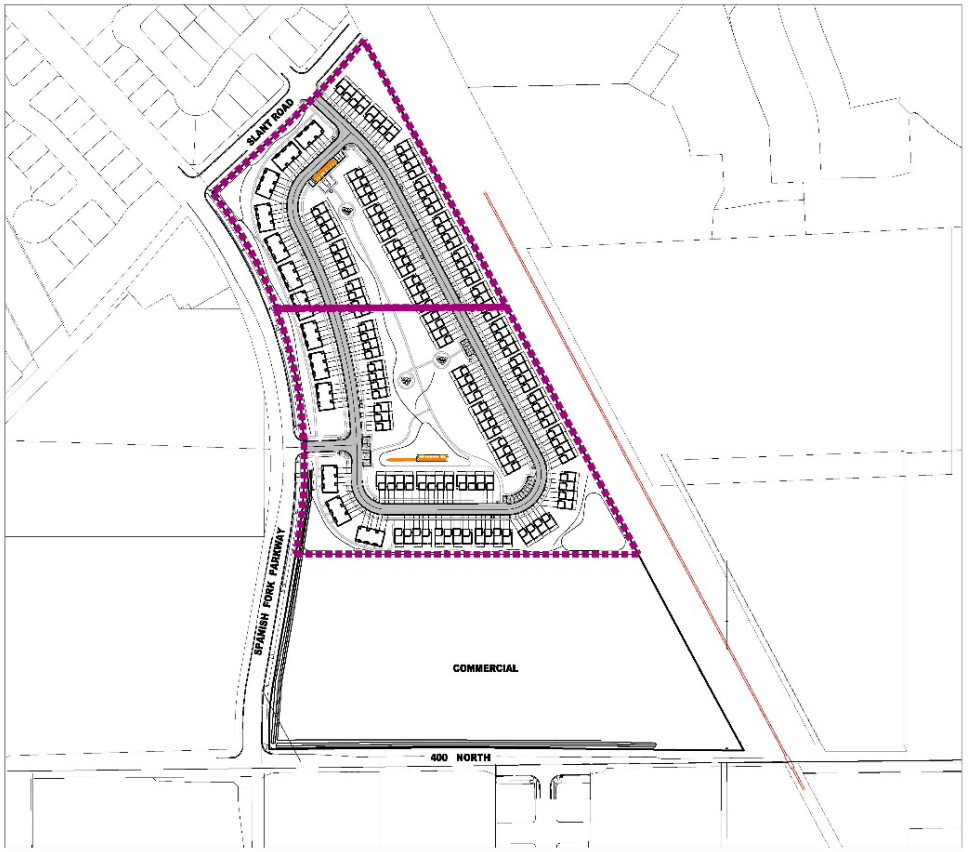
Exhibits

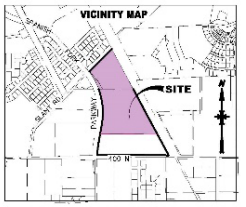
1. Proposed Plat.
2. Proposed Elevations.
3. Proposed Landscape Plan.
4. Site Photos.

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS–01	COVER SHEET & NOTES
EX–01	EXISTING CONDITIONS
PH–01	PHASING PLAN
SP–01	SITE & UTILITY PLAN
GR–01	GRADING PLAN
EC–01	EROSION CONTROL PLAN
DT–01	TYPICAL DETAILS

Preliminary Plat + Construction Drawings
LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
SPANISH FORK, UTAH

Located in the Southwest Quarter of Section 16, Township 8 South,
Range 3 East, Salt Lake Base and Meridian
Spanish Fork, Utah County, Utah





NOTES:

1. ALL CONSTRUCTION TO CONFORM TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, ALL INTERIOR UTILITIES TO BE:
   CULINARY WATER 8" C-900 PVC
   SEWER 8" SDR-35 PVC
   STORM DRAINAGE 15" STORM DRAINAGE
3. ALL CULINARY WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING 1" METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND STREET COMMUNICATION SERVICE LINES UP TO THE MAST ON UNDERGROUND INSTALLATIONS ARE TO BE TOP OF 1" METER BASE OR CURB/GUTTER/SIDEWALK AND ALIGNED AS TO SPANISH FORK CITY.
4. PROVIDE NECESSARY SLEEVES FOR PRESSURIZED IRRIGATION SERVICE TO FUTURE PHASES.
5. ALL UNITS SHALL HAVE THEIR OWN SEPARATE SEWER AND WATER LATERALS A DNO WITH EASEMENTS AND MAINS.

ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS

PROJECT STATISTICS	
ZONE	R-3
TOTAL AREA	19.7 ac
ROAD	4.91 ac.
OPEN/LANDSCAPE	12.71 ac.
LOT AREA	5.76 ac.
UNITS	170 units
DENSITY	8.61/dua

UNIT COUNT PER PHASE

PHASE 1 – 5.69 ac – 44 UNITS
PHASE 2 – 5.68 ac – 50 UNITS
PHASE 3 – 4.23 ac – 32 UNITS
PHASE 4 – 4.90 ac – 44 UNITS

PROJECT ENGINEER & SURVEYOR

PROJECT DEVELOPER
SALISBURY DEVELOPMENT
484 WEST 1300 NORTH
SPRINGVILLE, UTAH 84663
(801)491 9091

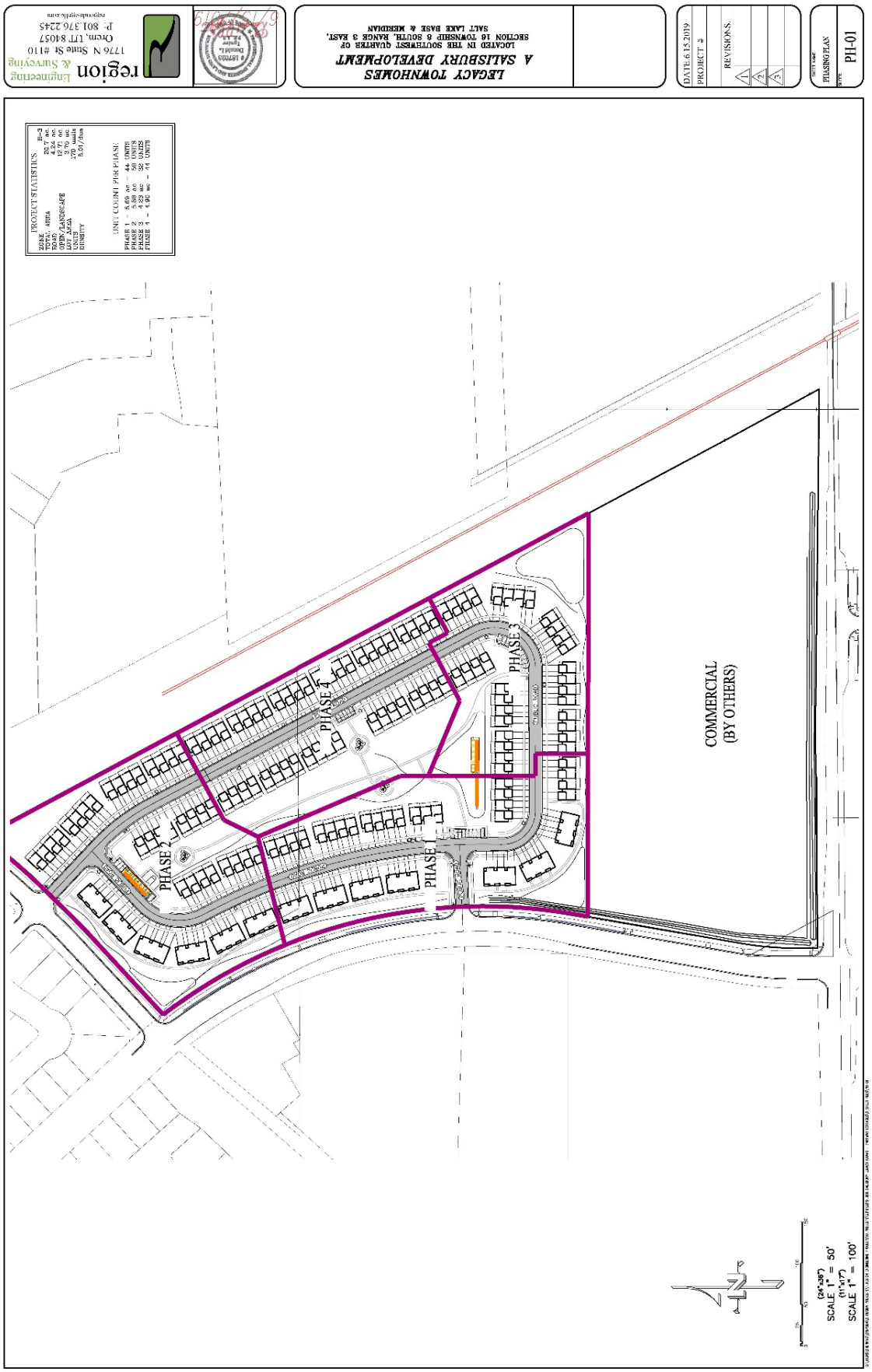
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

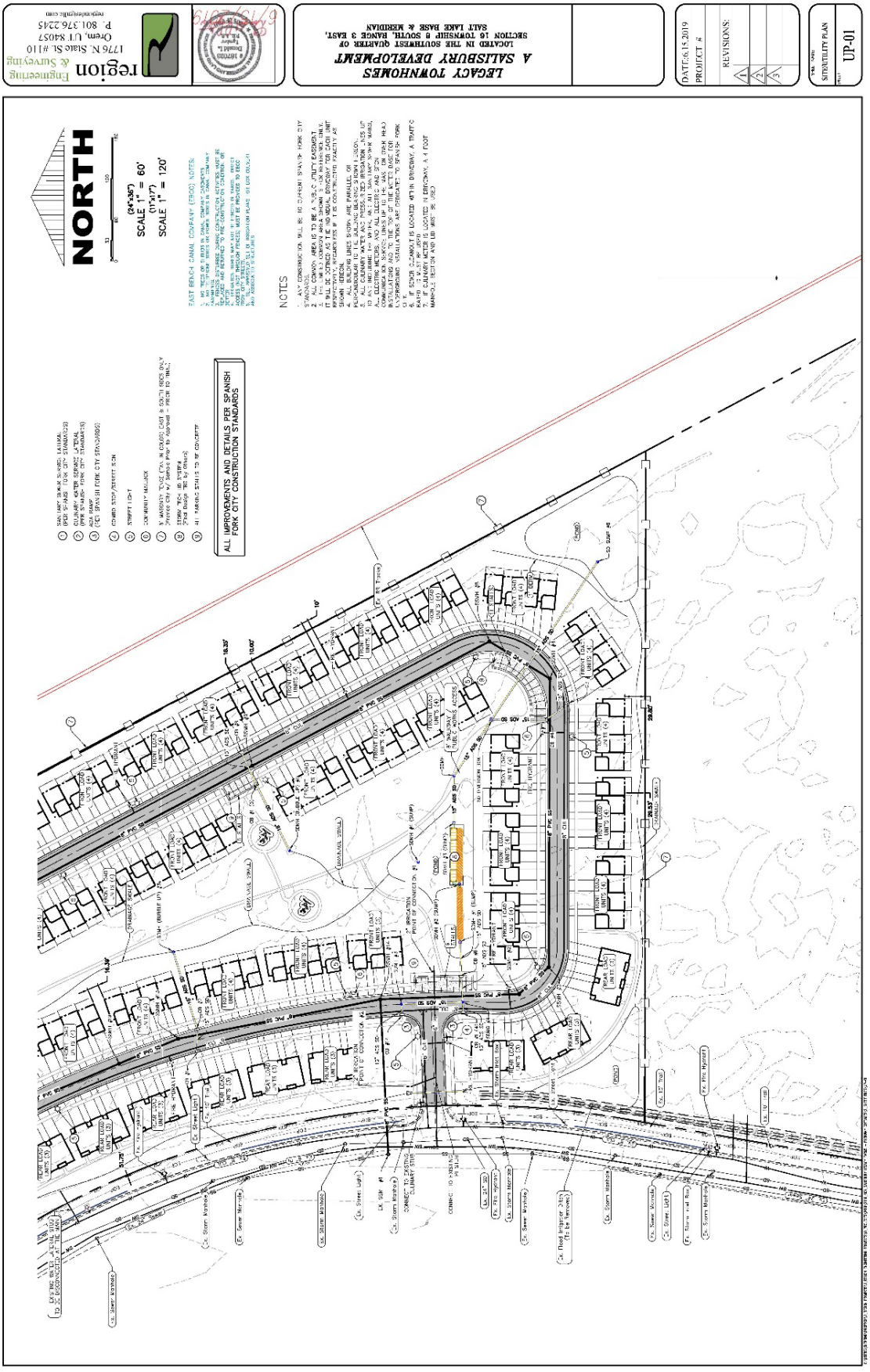
region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P. 801.376.2245

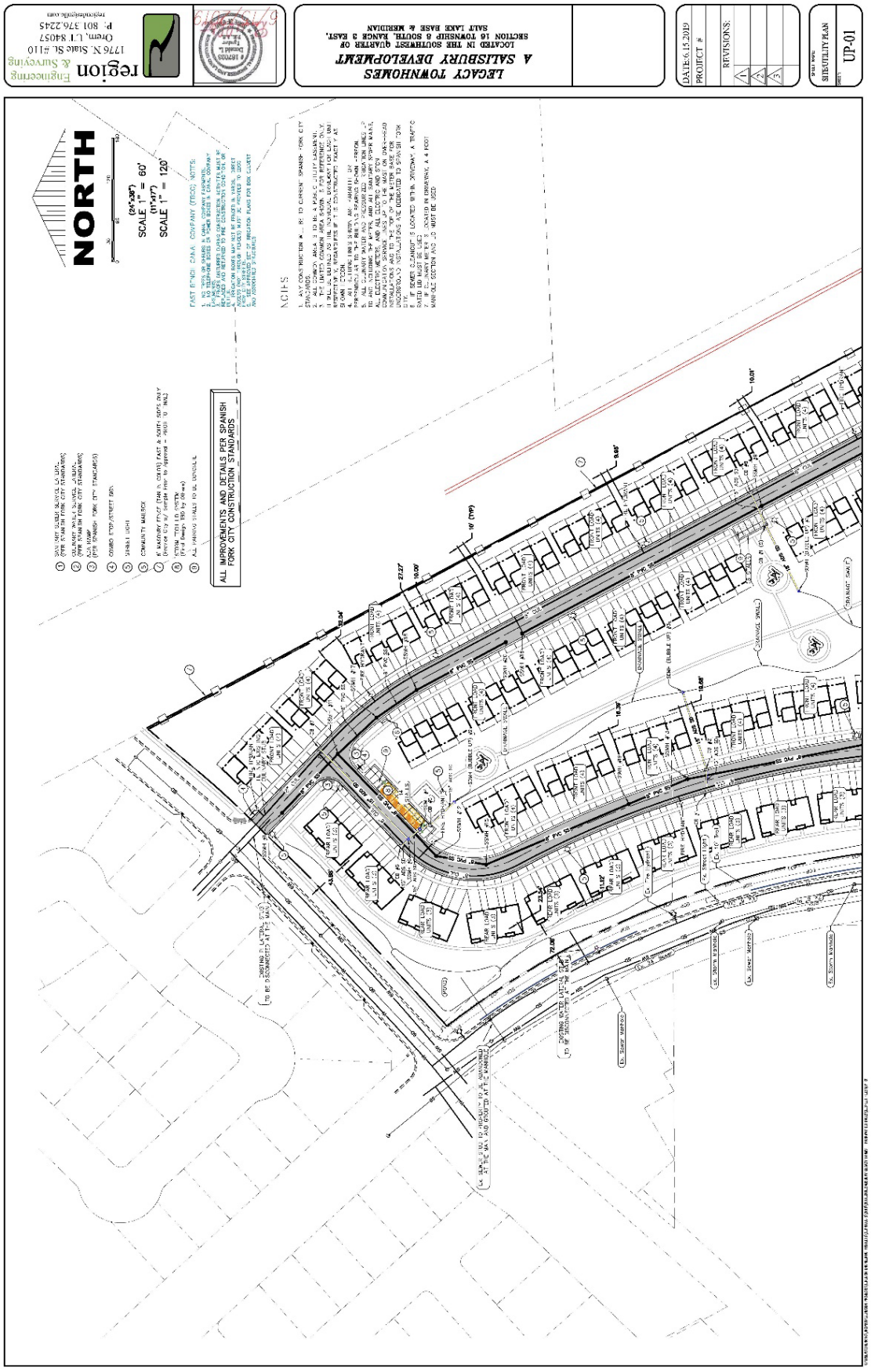
LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

DATE: 6.15.2019
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: COVER SHEET & NOTES
SHEET: CS-01


LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 6 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
region Engineering & Surveying
1776 N State St #110
Orem, UT 84057
P: 801.376.2245
DATE: 6.15.2019
PROJECT #
REVISIONS
1
2
3
SHEET NAME
PHASING PLAN
SHEET
PH-01
PROJECT STATISTICS
TOTAL AREA 20.7 ac
ROAD 4.24 ac
OPEN SPACE/LANDSCAPE 12.77 ac
LOT AREA 3.70 ac
UNITS 179 units
DENSITY 8.65 /Ac
UNIT COUNT PER PHASE
PHASE 1 - 4.66 ac - 44 UNITS
PHASE 2 - 5.68 ac - 50 UNITS
PHASE 3 - 4.82 ac - 38 UNITS
PHASE 4 - 4.86 ac - 47 UNITS
PHASE 1
PHASE 2
PHASE 3
PHASE 4
COMMERCIAL
(BY OTHERS)
PUBLIC ROAD
PUBLIC ROAD
PUBLIC ROAD
PUBLIC ROAD
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'


NORTH
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
NOTES
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS
LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P. 801.376.2245
DATE: 06.13.2019
PROJECT #
REVISIONS:
SHEET TITLE: SITE/UTILITY PLAN
SHEET: UP-01


LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 6 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
DATE: 6.15.2019
PROJECT #
REVISIONS:
SHEET NAME:
SITE/UTILITY PLAN
SHEET:
UP-01
region Engineering & Surveying
1776 N. Slate St. #110
Orem, UT 84057
P. 801 376.2245
NORTH
SCALE 1" = 60'
(24'x36")
SCALE 1" = 120'
(11"x17")
NOTES:
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER BUILDING SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GRADUAL SIDE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THIS PLAN AND INSTALLING AND MAINTAINING ANY EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE MUNICIPALITY.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING IMPRINTS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPES BOUNDING SHALL OCCUR AS THE SLOPES BE BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER ACCEPTABLE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS FEASIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION, SEE SHEET 7.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNDISTURBED AREAS WITHIN THE PROJECT LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR BASINS.

9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND HENCE DUSTLESS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

10. ANY SEDIMENT TRACKED OFF SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, EQUIPMENT/CONSTRUCTION MATERIALS AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE REVIEWED ON THE EROSION CONTROL PLAN.

12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON SITE OF ALL INSPECTIONS WITH THE SWPPP.

13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

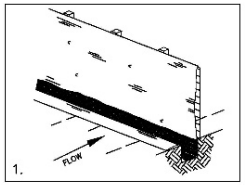
PLEASE REFER TO SALT LAKE CITY BMP'S FOR ANY BMP DETAILS NOT PROVIDED WITHIN THESE PLANS

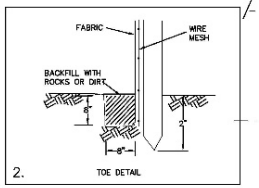
LEGEND

- SITE BOUNDARY
- SILT FENCE
- STORM DRAIN CURB INLET
- INLET PROTECTION
- CONCRETE WASTE MGMT.
- STABILIZED CONSTRUCTION ENTRANCE
- PRESERVE EXISTING VEGETATION
- PT PORTABLE TOILETS
- FLOW ARROW

ENSURE DIRECT CONTACT WITH SURFACE OF GUTTER PROFILE

9" MIN DIAMETER EROSION CONTROL LOG





SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20 FOOT VEGETATED BUFFER MAY ALSO BE USED (U.O.S.) FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).

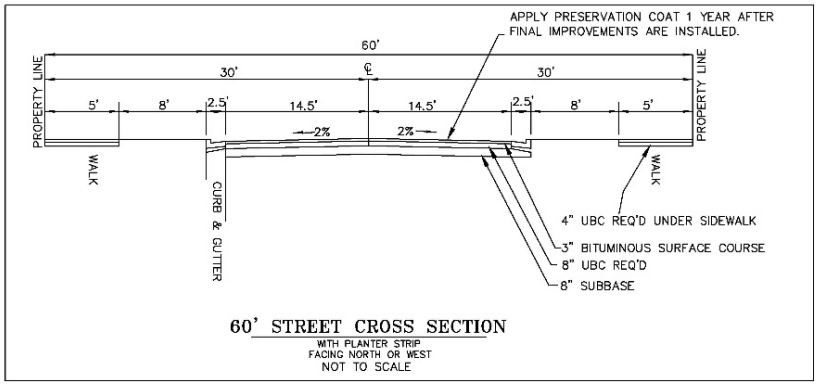
-CLEARLY MARK, FLAG OR FENCE VEGETATION OR AREAS WHERE VEGETATION SHOULD BE PRESERVED.
-PREPARE LANDSCAPING PLANS WHICH INCLUDE AS MUCH EXISTING VEGETATION AS POSSIBLE AND STATE PROPER CARE DURING AND AFTER CONSTRUCTION
-DEFINE AND PROTECT WITH BERMS, FENCING, SIGNS, ETC. A SETBACK AREA FROM VEGETATION TO BE PRESERVED
-PROPOSE LANDSCAPE PLANS WHICH DO NO INCLUDE PLANT SPECIES THAT CONFLICT WITH EXISTING VEGETATION
-DO NOT LOCATE CONSTRUCTION TRAFFIC ROUTES, EQUIP. PILES, ETC WHERE SIGNIFICANT ADVERSE IMPACT ON EXISTING VEGETATION MAY OCCUR.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P 801.376.2245
regiondesignllc.com

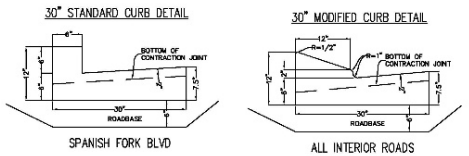
LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

DATE: 6.15.2019
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: EROSION CONTROL
SHEET: EC-01

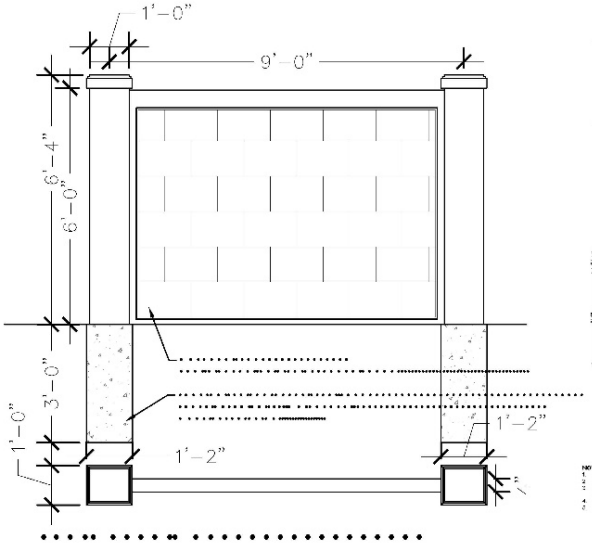


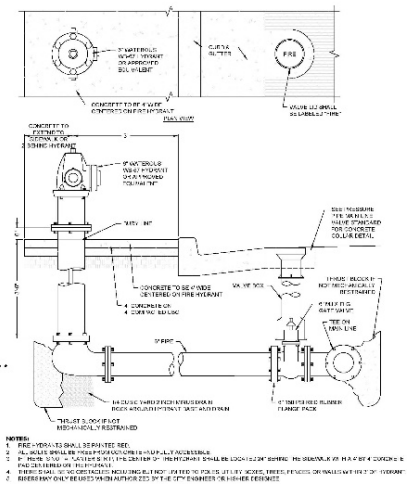
60' STREET CROSS SECTION
WITH PLANTER STRIP
FACING NORTH OR WEST
NOT TO SCALE



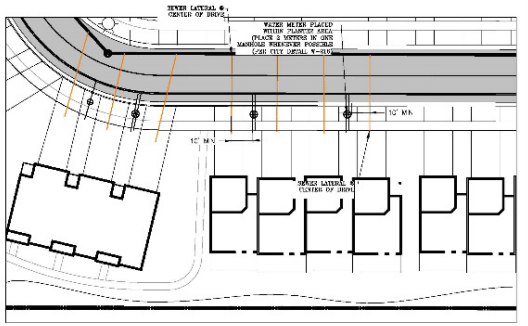
NOTES:
1. [illegible]
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB IN REBAR SHALL BE DOWELED 8"O/C TO CURB AND 4'O/C TO SIDEWALK. REBAR SHALL BE #3 OR #4 GRADE 60 MINIMUM. (FUTURE JOINT TO BE SAW CUT AND CONCRETE CUT)
3. SIDEWALK SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
5. [illegible]
6. TAMPER, PAVER, BASIC MATERIAL AND INSTALLATION SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF APWA 32 14 13 PRECAST CONCRETE UNIT PAVERS AND 32 14 16 BRICK UNIT PAVERS.
7. [illegible]
8. ALL PAVERS SHALL MATCH THE ORIGINAL COLOR OF THE DARK RED CONCRETE PAVERS ON MAIN STREET.
9. CONTRACTOR SHALL NOTIFY ENGINEER TO BE PRESENT AT THE INTERSECTIONAL SUBGRADE PROOF ROLL AT LEAST 24 HOURS IN ADVANCE OF ROLLING. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH APPROVED STRUCTURAL FILL AS DIRECTED BY THE ENGINEER.

ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS





NOTES:
1. FIRE HYDRANTS SHALL BE PAINTED RED.
2. ALL VALVES SHALL BE RESILIENT WEDGE AND BE FULLY ACCESSIBLE.
3. [illegible]
4. THERE SHALL BE NO OBSTACLES INCLUDING BUT NOT LIMITED TO POLES, UTILITY BOXES, TREES, FENCES OR WALLS WITHIN 3' OF HYDRANT.
5. [illegible]



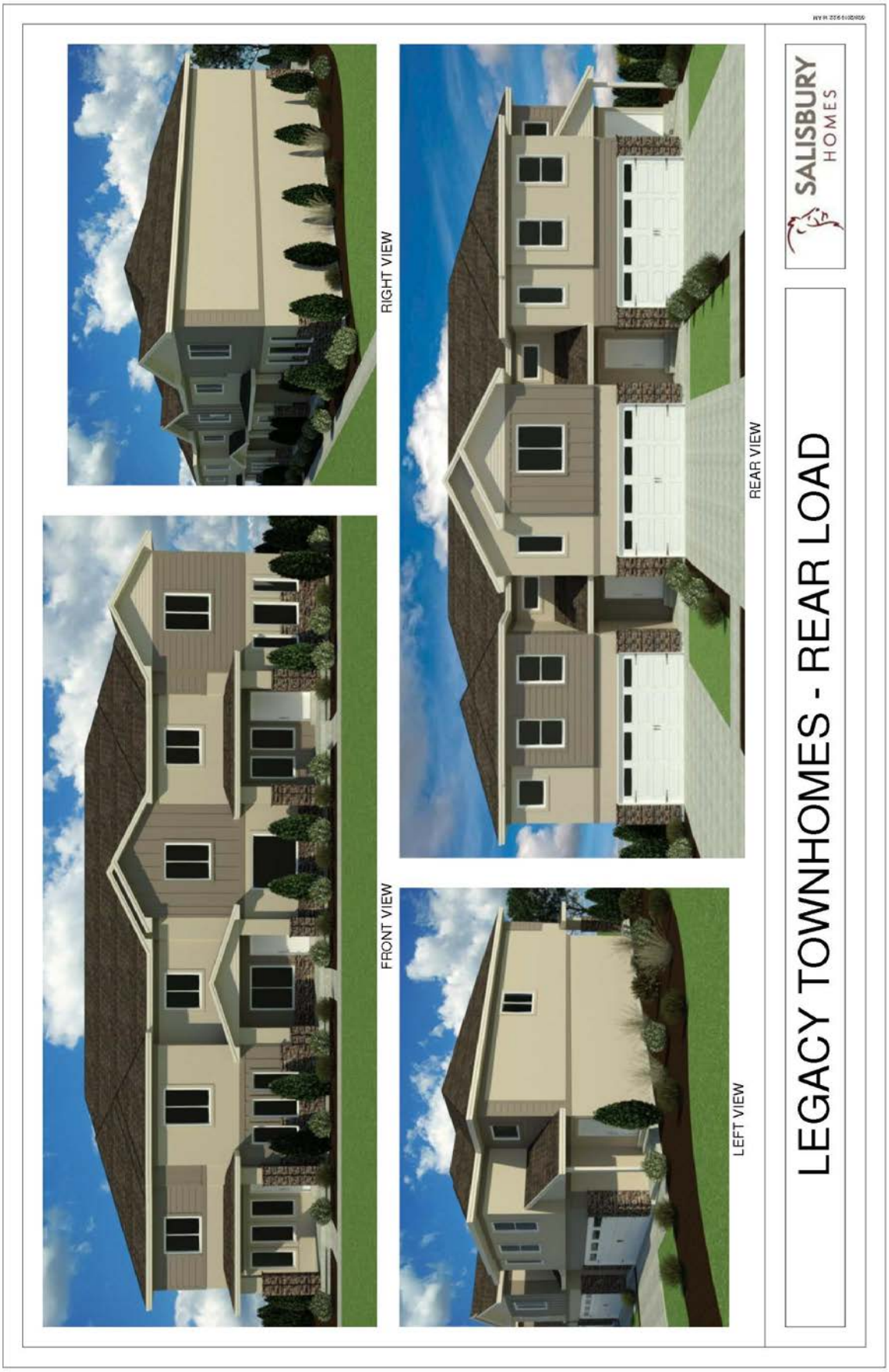
TYPICAL WATER/SEWER
SERVICE LATERAL PLACEMENT
(NO INDIVIDUAL PI SERVICE)

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P. 801.376.2245
regionutah.com

LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN

DATE: 6.15.2019
PROJECT #
REVISIONS:
1
2
3

TITLE: COVER SHEET & NOTES
SHEET: DT-01


RIGHT VIEW
FRONT VIEW
REAR VIEW
LEFT VIEW
LEGACY TOWNHOMES - REAR LOAD
SALISBURY
HOMES

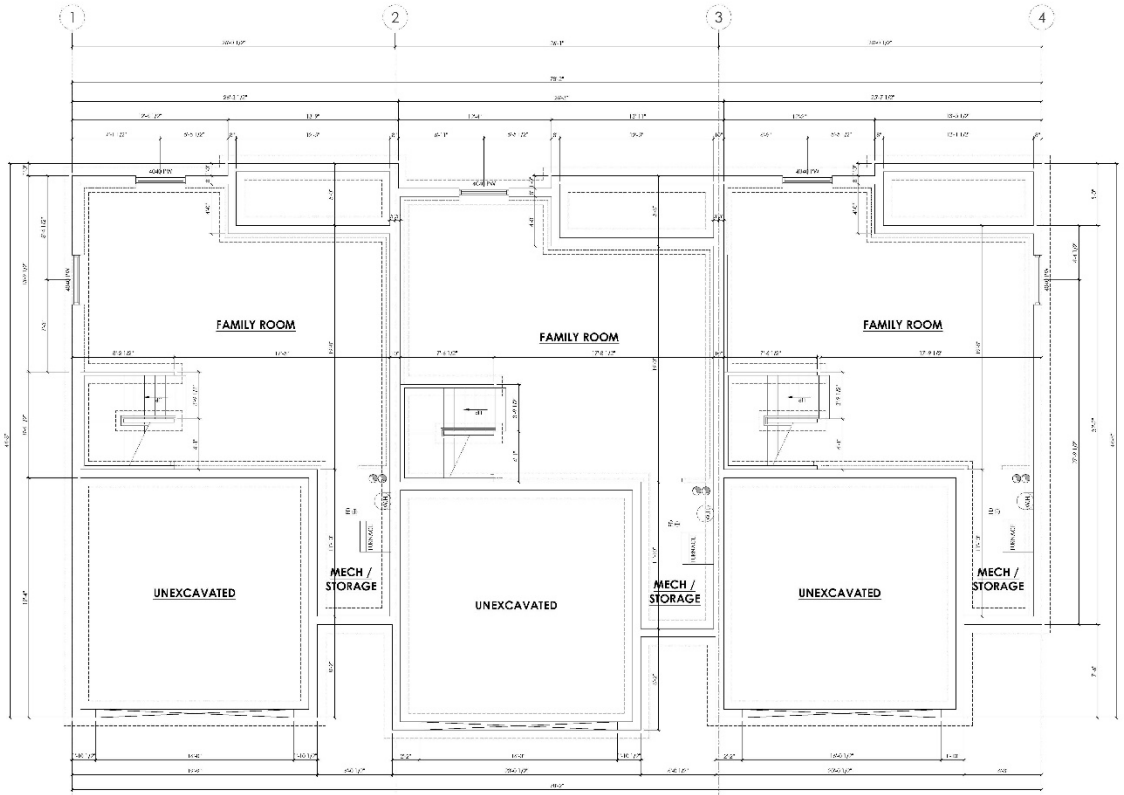
RIGHT SIDE VIEW (10' BETWEEN BUILDINGS)
FRONT VIEW
REAR VIEW
LEFT SIDE VIEW (EXPOSED TO PUBLIC STREET)
LEGACY TOWNHOMES - FRONT LOAD
SALISBURY
HOMES

SLAB PLAN NOTES

1. SEE SHEETS PROVIDED BY STRUCTURAL ENGINEER FOR ALL SHEAR WALL CALLOUTS, NOTES AND DETAILS.

2. PROVIDE CONTROL JOINTS IN ALL WALK-WAYS AT 4'-0" O.C. OR ...N.O. BY CONTRACTOR.

3. PROVIDE CONTROL JOINTS IN DRIVEWAYS A 12'-0" O.C. OR U.N.O. BY CONTRACTOR.



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

SALISBURY HOMES

494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE# (801) 491-9281
FAX# (801) 491-9282
alwaysaffordablehomes.com

© 2014 Salisbury Developers, LLC dba Salisbury Homes. All Rights Reserved. These plans are protected by federal copyright law. They may not be copied, reproduced, changed, or publicly displayed, in whole or in part, without first obtaining the express written permission of Salisbury Homes. Federal law provides significant civil and criminal penalties for unauthorized copying, reproduction, public display, or adaptation of copyrighted works. The use of construction documents is also protected by state law. Unauthorized use of these drawings, in whole or in part, without the express written permission of Salisbury Homes, is strictly prohibited.

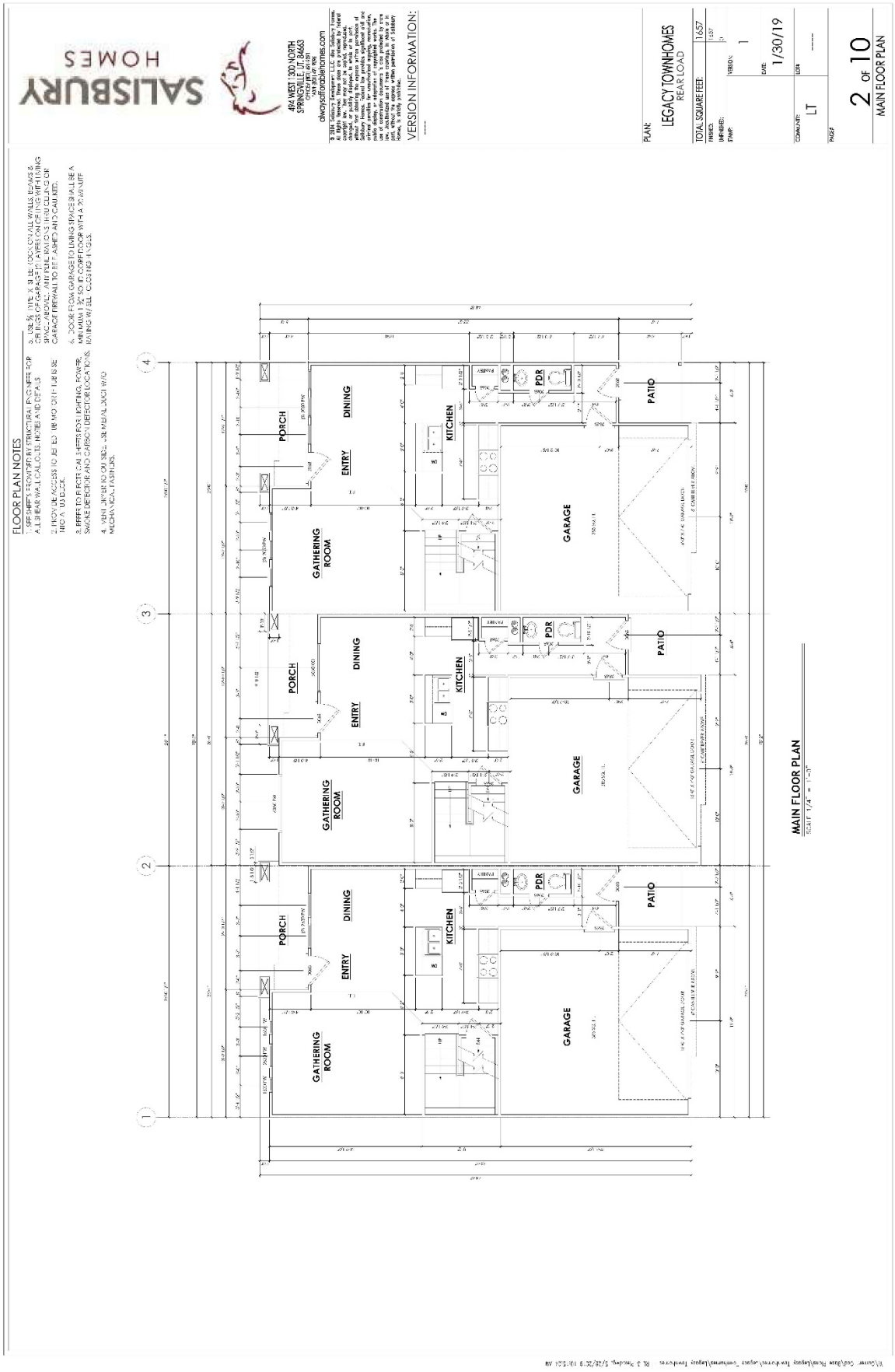
VERSION INFORMATION:

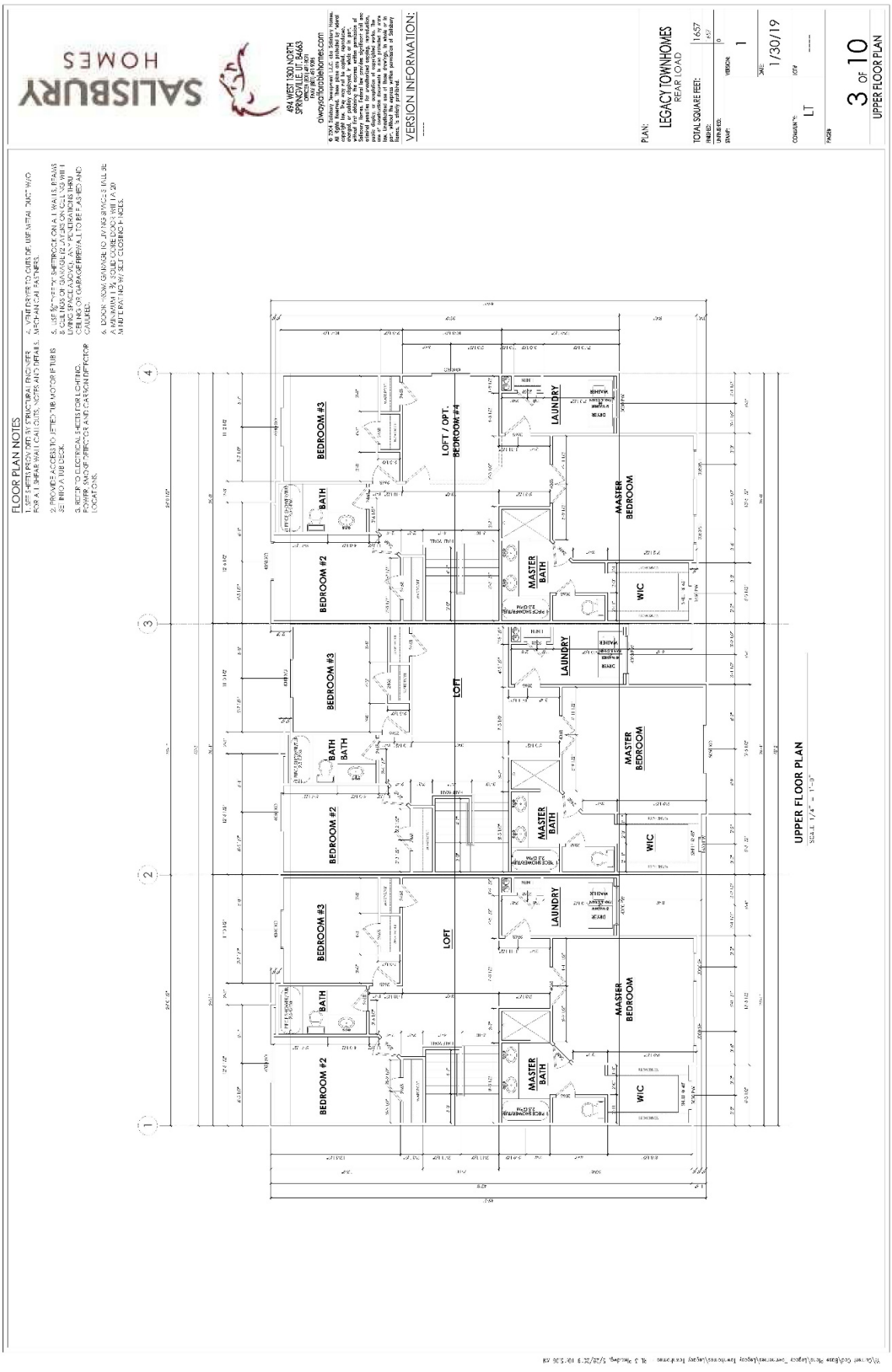
PLAN:

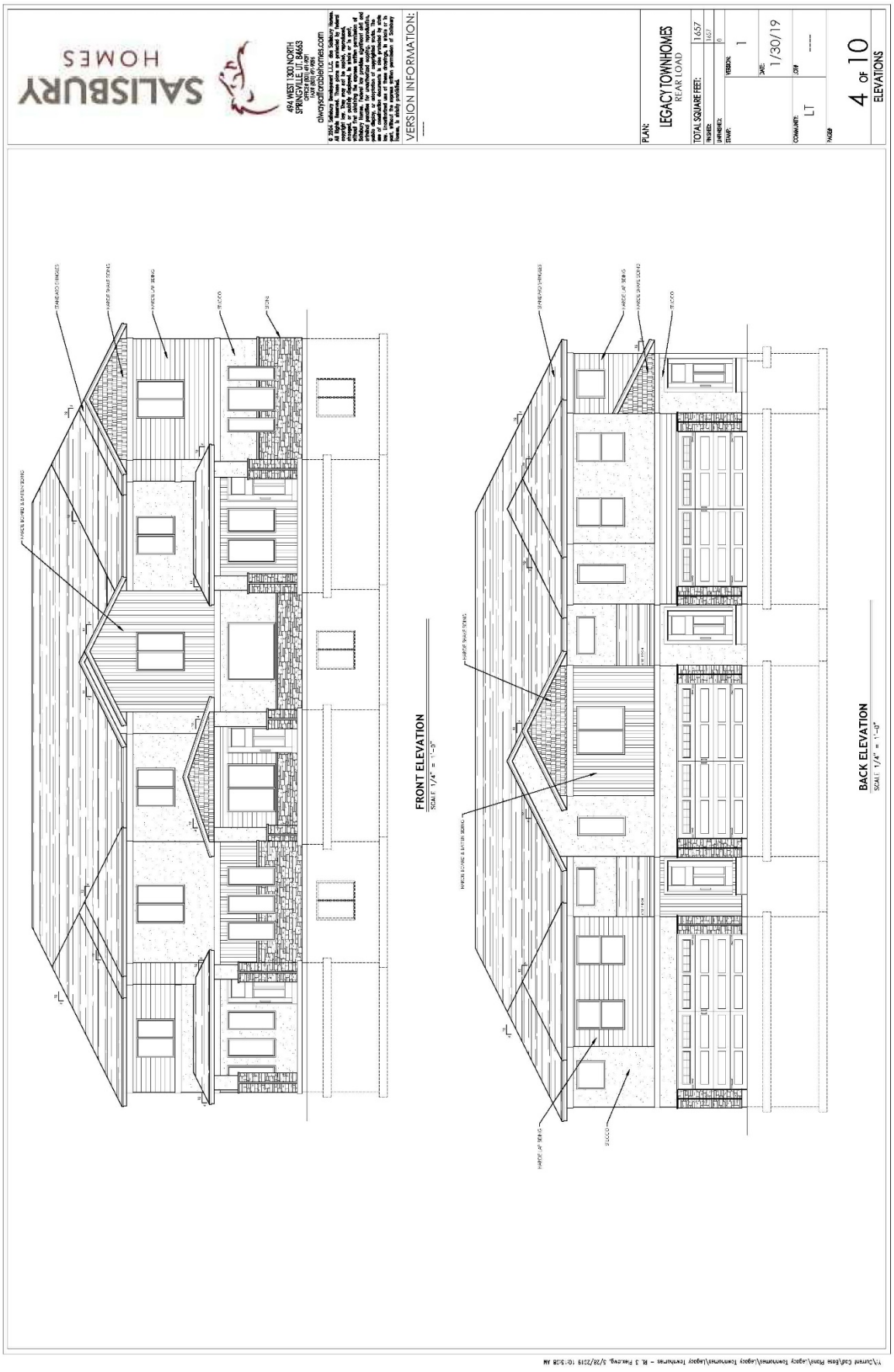
LEGACY TOWNHOMES
REAR LOAD

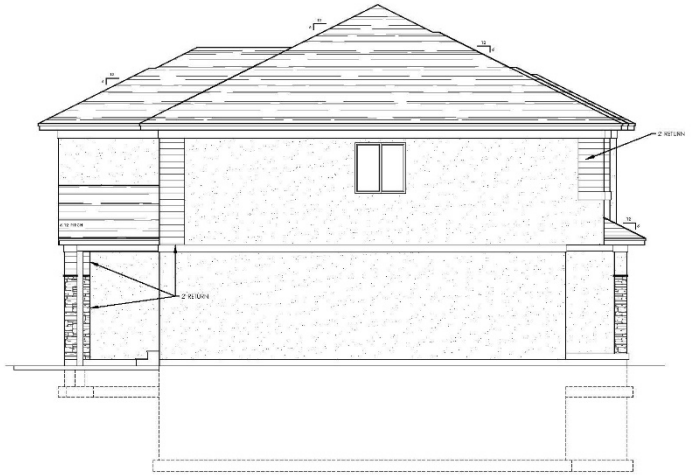
TOTAL SQUARE FEET:	1657
FINISHED:	1657
UNFINISHED:	0
STAMP:	VERSION: 1
	DATE: 1/30/19
COMMUNITY: LT	LOT: ----
PAGE#	1 OF 10

FOUNDATION PLAN

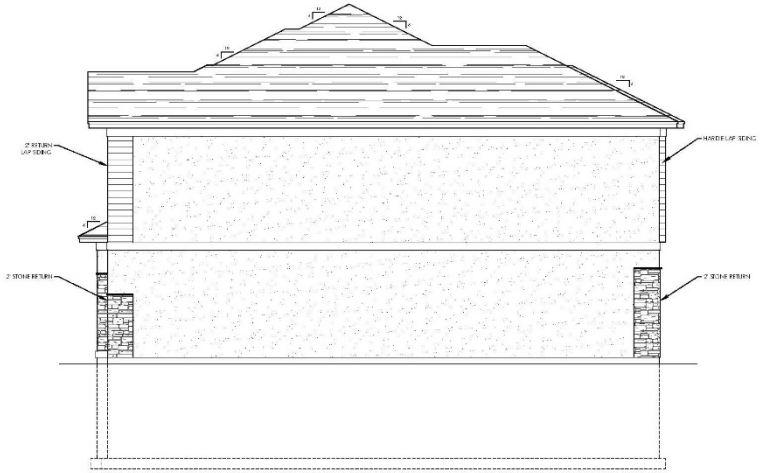

SALISBURY HOMES
484 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
(801) 489-8181
(801) 489-8180
alwayscaffordablehomes.com
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
REAR LOAD
TOTAL SQUARE FEET: 1657
FINISHED: 1657
UNFINISHED: 0
GRAGE: 1
VERSION:
DATE: 1/30/19
COMMUNITY: LT
LOT#: ----
PAGE#
2 OF 10
MAIN FLOOR PLAN
FLOOR PLAN NOTES
1. OFF-SHEET REFERENCE ARCHITECTURAL ELEVATIONS FOR ALL REAR-WALL LOCATIONS NOTED AND DETAILS.
2. INDOOR ACCESS TO JOISTED UNFINISHED ATTIC SHALL BE PROVIDED.
3. REFER TO ELECTRICAL SHEETS FOR LIGHTING, POWER, SMOKE DETECTOR AND CARBON DETECTOR LOCATIONS.
4. VENT JACKET TO BE SIZED BY MECHANICAL CONTRACTOR.
5. USE 5/8" TYPE X GYPSUM WALLBOARD ON CEILINGS OF GARAGE AND ALL WALLS WITHIN LIVING SPACE. APPLY TAPE AND FINISH COMPOUND TO ALL JOINTS AND FASTENERS.
6. DOOR FROM GARAGE TO LIVING SPACE SHALL BE A MINIMUM 1 3/8" SOLID CORE DOOR WITH A 20 MIN RATING W/ SELF CLOSING HINGES.
PORCH
DINING
ENTRY
KITCHEN
PDR
PATIO
GATHERING ROOM
GARAGE
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"


SALISBURY HOMES
484 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE (801) 491-9121
FAX (801) 491-9124
dlwayco@floorplanhomes.com
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
REAR LOAD
TOTAL SQUARE FEET: 1,657
FINISHED: 657
UNFINISHED: 0
STAIRS: VERSION: 1
DATE: 1/30/19
CONSULTANTS: BY:
LT
PAGE#
3 OF 10
UPPER FLOOR PLAN
FLOOR PLAN NOTES
1. SEE SHEET R20 FOR ON SITE STRUCTURAL INFO. INFO. FOR A.T. SHEAR WALL CALCULATIONS, NOTES AND DETAILS.
2. PROVIDE ACCESS TO ATTIC TRUSS MOTOR IF TUBS 32" MIN. ATTIC DECK.
3. REFER TO ELECTRICAL SHEETS FOR LIGHTING, POWER, SMOKE DETECTOR AND CARBON DETECTOR LOCATIONS.
4. WINDOWS TO COMPLY WITH U.B.C. SECTION 1205.
5. USE 5/8" TYPE 'X' GYPSUM BOARD ON ALL WALLS, BRACED AS SHOWN ON SHEET R20. USE 1/2" GYPSUM BOARD ON CEILINGS WITH LESS THAN 12" ABOVE FLOOR. ALL PENETRATIONS THRU CEILING OR GARAGE FIRE WALL TO BE FLASHED AND CAULKED.
6. DOOR BETWEEN GARAGE AND DWELLING SHALL BE A MINIMUM 1 3/8" SOLID CORE DOOR WITH A 20 MINUTE RATING W/ SELF CLOSING HINGES.
UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
BEDROOM #2
BEDROOM #3
LOFT / OPT. BEDROOM #4
LOFT
LAUNDRY
BATH
MASTER BATH
MASTER BEDROOM
WIC
1
2
3
4


SALISBURY HOMES
484 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
office@slcfinishedhomes.com
slcmyoffice@slcfinishedhomes.com
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
REAR LOAD
TOTAL SQUARE FEET: 1657
FINISHED: 1657
UNFINISHED: 0
STAIR: VERSION: 1
DATE: 1/30/19
COMMUNITY: LT
JOB: ----
PAGE#
4 OF 10
ELEVATIONS
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
BACK ELEVATION
SCALE: 1/4" = 1'-0"



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



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

ATTIC VENTING
1106/150= 7.37 SQ FT
SOFFIT VENTING
1106/300= 3.69 SQ FT

GENERAL NOTE: ALL FRAMING IS TO BE AT 16" O.C. VERTICLE AT GABLE ENDS, POPOUTS AND DOGHOUSES FOR HARDIE BOARD. PROVIDE OSB BACKER FOR SHAKES

SALISBURY HOMES
494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE# (801) 491-9091
FAX# (801) 491-9096
alwaysaffordablehomes.com

© 2004 Salisbury Development L.L.C. dba Salisbury Homes. All Rights Reserved. These plans are protected by federal copyright law. They may not be copied, reproduced, changed, or publicly displayed, in whole or in part, without first obtaining the express written permission of Salisbury Homes. Federal law provides significant civil and criminal penalties for unauthorized copying, reproduction, public display, or adaptation of copyrighted works. The use of construction documents is also protected by state law. Unauthorized use of these drawings, in whole or in part, without the express written permission of Salisbury Homes, is strictly prohibited.

VERSION INFORMATION:

PLAN:
LEGACY TOWNHOMES
REAR LOAD

TOTAL SQUARE FEET:	1657
FINISHED:	1657
UNFINISHED:	0
STAMP:	VERSION: 1
	DATE: 1/30/19
COMMUNITY: LT	LOT# ----
PAGE#	5 OF 10
	ELEVATIONS

\\Current Cad\Sales Plans\Legacy Townhomes\Legacy Townhomes - RL 3 Pac.dwg, 5/28/2019 10:15:08 AM

ROOF PLAN NOTES

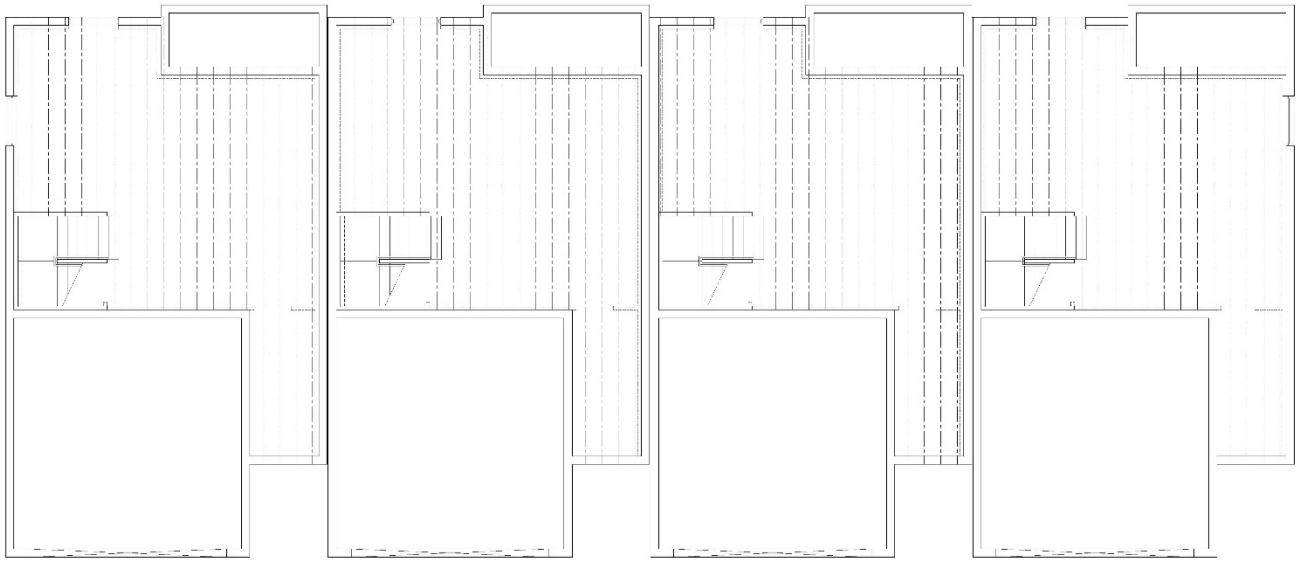
1. ENGINEERED TRUSSES @ 24" O.C.

2. TRUSS MANUFACTURER TO VERIFY ROOF PITCH PRIOR TO PRODUCTION OF TRUSSES.

3. TYPICAL ROOF OVERHANG TO BE 16" U.N.O.

4. ALL BEARING WALL DOOR AND WINDOW HEADERS SHALL BE DOUBLE 2X10 WITH ONE TRIMMER & ONE KING STUD ON EACH SIDE, U.N.O.

5. ROOF SHALL BE VENTED WITH THE USE OF RIDGE VENTS, TURTLE VENTS, OR O-HAGEN VENTS IN CONJUNCTION WITH UNDER SOFFIT TO MEET OR EXCEED MINIMUM VENTABLE AREA



MAIN FLOOR FRAMING PLAN

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

SALISBURY HOMES

494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE (801) 491-9091
FAX (801) 491-9092
alwaysaffordablehomes.com

© 2004 Salisbury Development L.L.C. dba Salisbury Homes. All Rights Reserved. These plans are protected by federal copyright law. They may not be copied, reproduced, changed, or publicly displayed, in whole or in part, without first obtaining the express written permission of Salisbury Homes. Federal law provides significant civil and criminal penalties for unauthorized copying, reproduction, public display, or adaptation of copyrighted works. The use of construction documents is also protected by state law. Unauthorized use of these drawings, in whole or in part, without the express written permission of Salisbury Homes, is strictly prohibited.

VERSION INFORMATION:

PLAN:

LEGACY TOWNHOMES
REAR LOAD

TOTAL SQUARE FEET:	1657
FINISHED:	1657
UNFINISHED:	0
STAMP:	VERSION: 1
	DATE: 1/30/19
COMMUNITY: LT	LOT #: ----
PAGE#:	6 OF 10

MAIN FLOOR FRAMING PLAN

ROOF PLAN NOTES

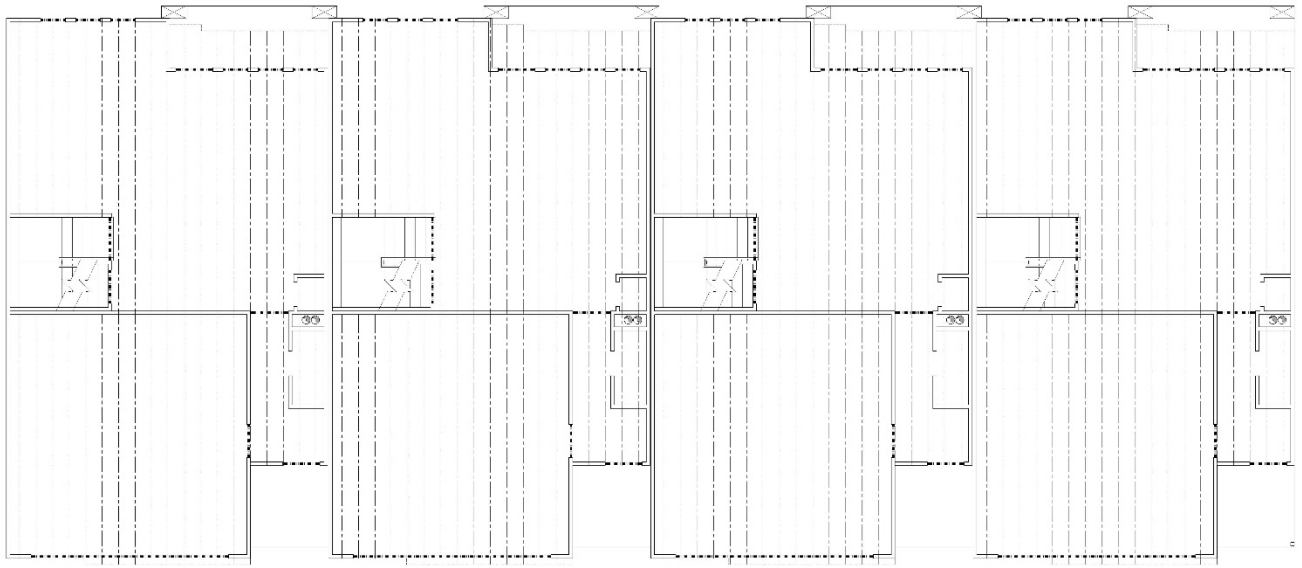
1. PRE-ENGINEERED TRUSSES @ 24" O.C.

2. TRUSS MANUFACTURER TO VERIFY ROOF PITCH PRIOR TO PRODUCTION OF TRUSSES.

3. TYPICAL ROOF OVERHANG TO BE 16" U.N.O.

4. ALL BEARING WALL DOOR AND WINDOW HEADERS SHALL BE DOUBLE 2X10 WITH ONE TRIMMER & ONE KING STUD ON EACH SIDE, U.N.O.

5. ROOF SHALL BE VENTED WITH THE USE OF RIDGE VENTS, TURTLE VENTS, OR O-HAGEN VENTS IN CONJUNCTION WITH UNDER SOFFIT TO MEET OR EXCEED MINIMUM VENTABLE AREA.



UPPER FLOOR FRAMING PLAN

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

SALISBURY HOMES

494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE (801) 491-9091
FAX (801) 491-9092
alwaysatfinehomes.com

© 2004 Salisbury Development L.L.C. dba Salisbury Homes. All Rights Reserved. These plans are protected by federal copyright law. They may not be copied, reproduced, changed, or publicly displayed, in whole or in part, without first obtaining the express written permission of Salisbury Homes. Federal law provides significant civil and criminal penalties for unauthorized copying, reproduction, public display, or adaptation of copyrighted works. The use of construction documents is also provided by state law. Unauthorized use of these drawings, in whole or in part, without the express written permission of Salisbury Homes, is strictly prohibited.

VERSION INFORMATION:

PLAN:

LEGACY TOWNHOMES
REAR LOAD

TOTAL SQUARE FEET:	1657
FINISHED:	1657
UNFINISHED:	0
STAMP:	
VERSION:	1
DATE:	1/30/19
COMMUNITY:	LT
LOT #	----
PAGE#	7 OF 10

UPPER FLOOR FRAMING PLAN

ROOF PLAN NOTES

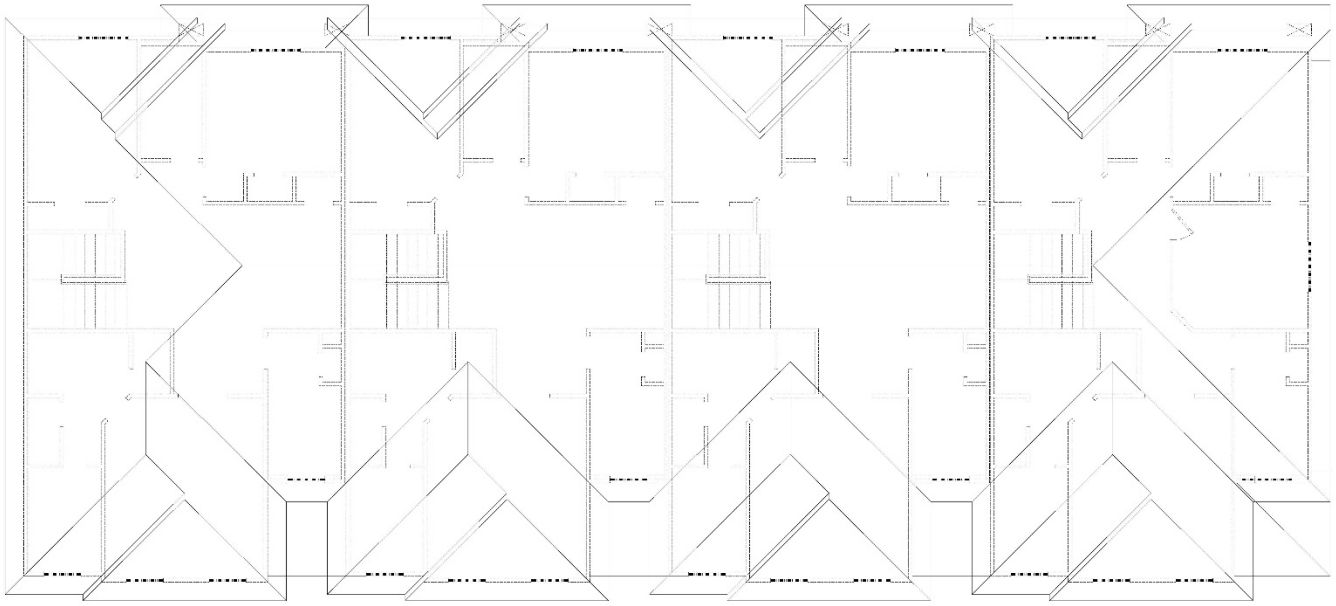
1. PRE-ENGINEERED TRUSSES @ 24" O.C.

2. TRUSS MANUFACTURER TO VERIFY ROOF PITCH PRIOR TO PRODUCTION OF TRUSSES.

3. TYPICAL ROOF OVERHANG TO BE 16" U.N.O.

4. ALL BEARING WALL DOOR AND WINDOW HEADERS SHALL BE DOUBLE 2X10 WITH ONE TRIMMER & ONE KING STUD ON EACH SIDE, U.N.O.

5. ROOF SHALL BE VENTED WITH THE USE OF RIDGE VENTS, TURTLE VENTS, OR O-HAGEN VENTS IN CONJUNCTION WITH UNDER SOFFIT TO MEET OR EXCEED MINIMUM VENTABLE AREA.



ROOF FRAMING PLAN

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

SALISBURY HOMES

494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE (801) 491-9091
FAX (801) 491-9092
alwaysaffordablehomes.com

© 2004 Salisbury Development L.L.C. dba Salisbury Homes. All Rights Reserved. These plans are protected by federal copyright law. They may not be copied, reproduced, changed, or publicly displayed, in whole or in part, without first obtaining the express written permission of Salisbury Homes. Federal law provides significant civil and criminal penalties for unauthorized copying, reproduction, public display, or adaptation of copyrighted works. The use of construction documents is also provided by state law. Unauthorized use of these drawings, in whole or in part, without the express written permission of Salisbury Homes, is strictly prohibited.

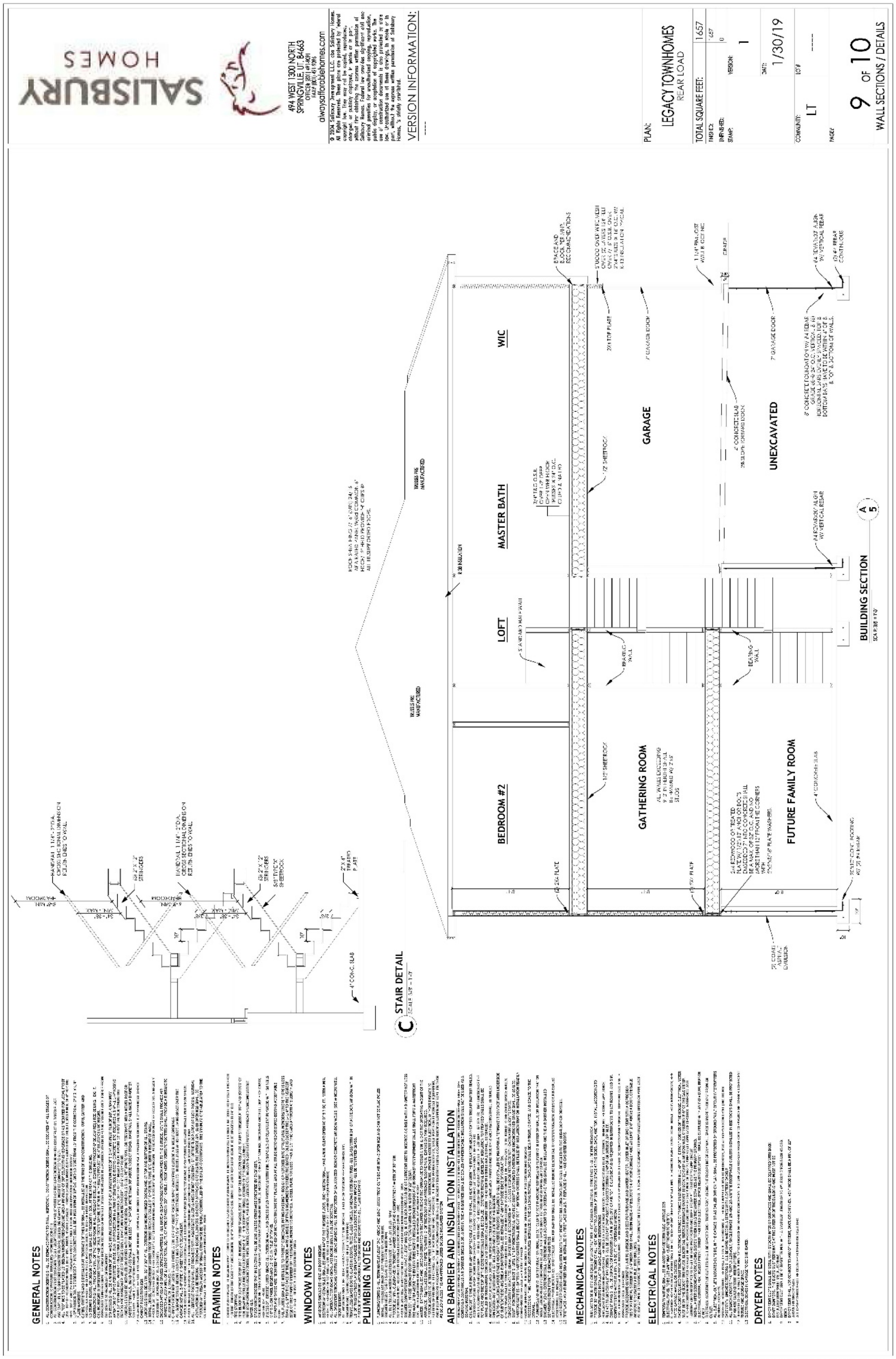
VERSION INFORMATION:

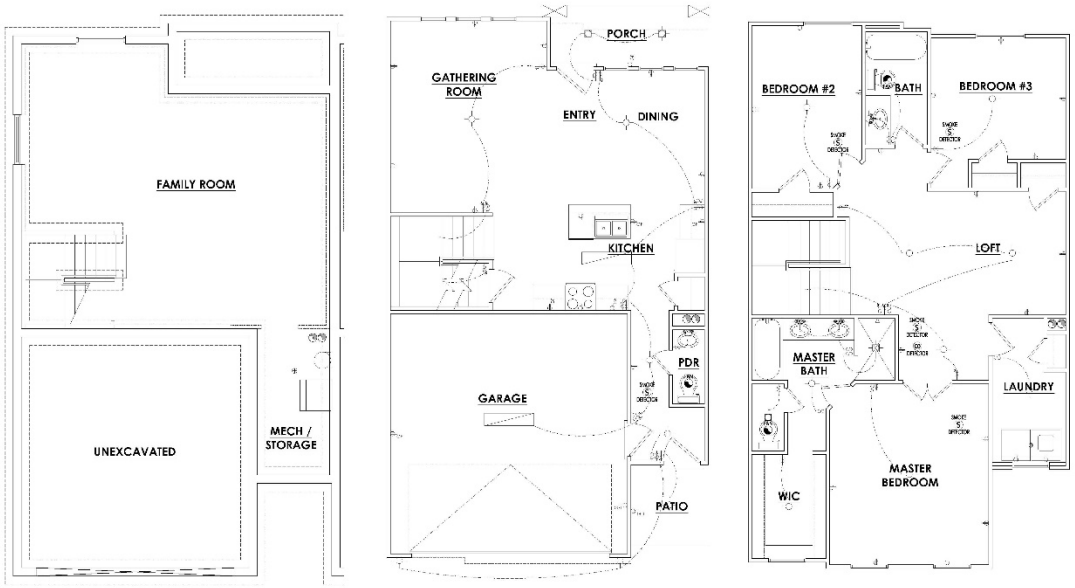
PLAN:

LEGACY TOWNHOMES
REAR LOAD

TOTAL SQUARE FEET:	1657
FINISHED:	1657
UNFINISHED:	0
STAMP:	VERSION: 1
	DATE: 1/30/19
COMMUNITY: LT	LOT #: ----
PAGE#:	8 OF 10

ROOF FRAMING


SALISBURY HOMES
494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
alwaysaffordablehomes.com
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
REAR LOAD
TOTAL SQUARE FEET: 1657
VERSION: 1
DATE: 1/30/19
COMMUNITY: LT
9 OF 10
WALL SECTIONS / DETAILS
WIC
MASTER BATH
LOFT
BEDROOM #2
GARAGE
GATHERING ROOM
UNEXCAVATED
FUTURE FAMILY ROOM
BUILDING SECTION
TRUSSES PRE MANUFACTURED
R-38 INSULATION
1/2" SHEETROCK
2X4 TOP PLATE
7' GARAGE DOOR
4" CONCRETE SLAB
BEARING WALL
STANDARD HALF WALL
4" CONCRETE SLAB
BRACE AND BLOCK PER MNF. RECOMMENDATIONS
STAIR DETAIL
4" CONC. SLAB
2" X 4" TREATED PLATE
5/8" TYPE 'X' SHEETROCK
(3) 2" X 12" STRINGERS
GENERAL NOTES
FRAMING NOTES
WINDOW NOTES
PLUMBING NOTES
AIR BARRIER AND INSULATION INSTALLATION
MECHANICAL NOTES
ELECTRICAL NOTES
DRYER NOTES



ELECTRICAL NOTES

1. ALL SMOKE ALARMS TO BE 120V POWERED, INTERCONNECTED AND BATTERY BACKED UP AND SHALL BE LOCATED AS FOLLOWS:
   A. ON EACH LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS.
   B. IN EACH SLEEPING ROOM.
   C. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
2. ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND NFPA 72.
3. ALL SMOKE ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING WHEN SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE BATTERY SHALL BE CAPABLE OF OPERATING THE ALARM FOR 4 MINUTES IN ALARM STATE.
4. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT.
5. ALL SMOKE ALARMS SHALL BE LISTED AND LABELED.
6. ALL SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. ALL SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.

ELECTRICAL NOTES

8. ALL 15 AND 20 AMP, 125 VOLT RECEPTACLES IN BEDROOMS SHALL BE ARC FAULT CIRCUIT INTERRUPTER (AFCI) TYPE.
9. ALL 15 AND 20 AMP, 125 VOLT RECEPTACLES IN BATHROOMS, GARAGES, AND WITHIN 6 FEET OF THE OUTSIDE EDGE OF A SINK SHALL BE GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTED.
10. ALL HABITABLE AND LAUNDRY AREAS SHALL BE GFCI PROTECTED RECEPTACLES SUPPLIED BY A MINIMUM OF TWO 20 AMP BRANCH CIRCUITS.
11. GFCI PROTECTION IS NOW REQUIRED FOR ALL OUTLETS SUPPLY THROUGH EXTENSION IN EXISTING UNITS.
12. ALL CIRCUITS AS REQUIRED BY 210.11 SHALL BE INSTALLED IN A FAMILY ROOM ADDITION.
13. ALL OUTDOOR RECEPTACLES SHALL BE GFCI PROTECTED.

SALISBURY HOMES

494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE (801) 491-9091
FAX (801) 491-9092
alwaysaffordablehomes.com

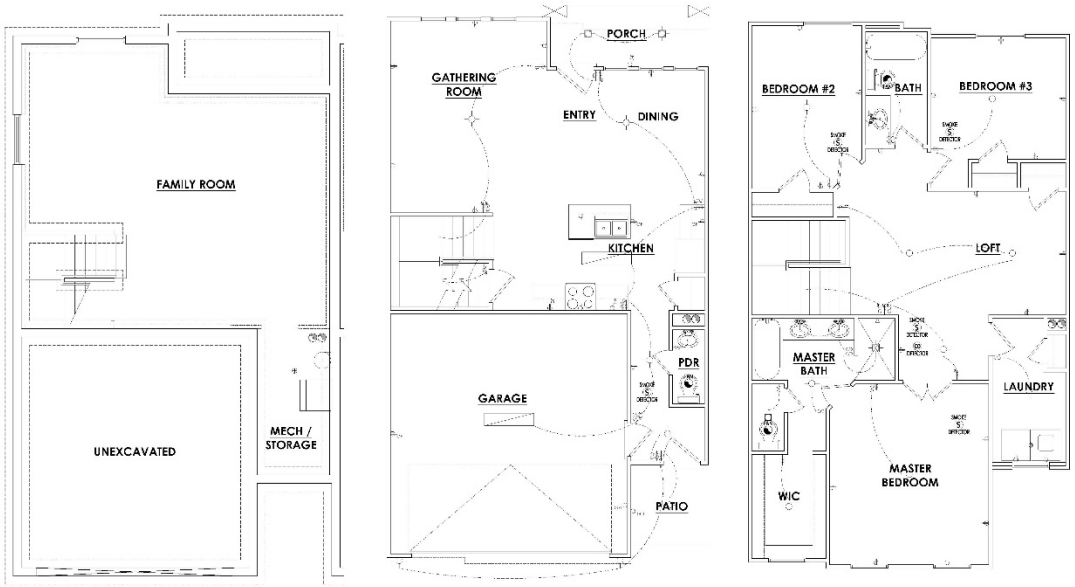
© 2004 Salisbury Development L.L.C. dba Salisbury Homes. All Rights Reserved. These plans are protected by federal copyright law. They may not be copied, reproduced, changed, or publicly displayed, in whole or in part, without first obtaining the express written permission of Salisbury Homes. Federal law provides significant civil and criminal penalties for unauthorized copying, reproduction, public display, or adaptation of copyrighted works. The use of construction documents is also protected by state law. Unauthorized use of these drawings, in whole or in part, without the express written permission of Salisbury Homes, is strictly prohibited.

VERSION INFORMATION:

PLAN:
LEGACY TOWNHOMES
REAR LOAD

TOTAL SQUARE FEET:	1657
FINISHED:	1657
UNFINISHED:	0
STAMP: VERSION:	1
DATE:	1/30/19
COMMUNITY:	LT
LOT#	----
PAGE#	10 OF 10

ELECTRICAL PLAN



ELECTRICAL NOTES

1. ALL SMOKE ALARMS TO BE 120V POWERED, WITH BACK-UP AND INTERCONNECTED.

2. CO DETECTORS ON EACH LEVEL TO BE 120V POWERED WITH BATTERY BACK-UP AND INTERCONNECTED.

3. CO DETECTORS ARE TO BE LOCATED WITHIN EACH UNIT AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

4. SMOKE DETECTORS ARE TO BE LOCATED IN EACH BEDROOM AND ONE EACH FLOOR BUT IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

5. ALL SMOKE AND CO DETECTORS SHALL BE TESTED AND APPROVED AT FINAL.

6. ALL OUTLETS IN BEDROOMS ARE TO BE AFCI.

7. DOORBELLS ARE REQUIRED TO BE INSTALLED AND WIRED TO BE AUDIBLE WITHIN ANY NORMALLY OCCUPIED LIVING AREA OF THE DWELLING UNIT.

ELECTRICAL NOTES

8. ALL EXTERIOR LIGHTING, WHETHER MOUNTED ON BUILDINGS OR OTHER LOCATIONS, SHALL BE CONTROLLED BY A LIGHT SENSING DEVICE OR A COMBINATION OF A LIGHT SENSING DEVICE AND A TIMER SWITCH.

9. ALL LIGHTING AND MECHANICAL EQUIPMENT SHALL BE CONTROLLED BY ENERGY MANAGEMENT SYSTEM.

10. ALL LIGHTING AND MECHANICAL EQUIPMENT SHALL BE CONTROLLED BY ENERGY MANAGEMENT SYSTEM.

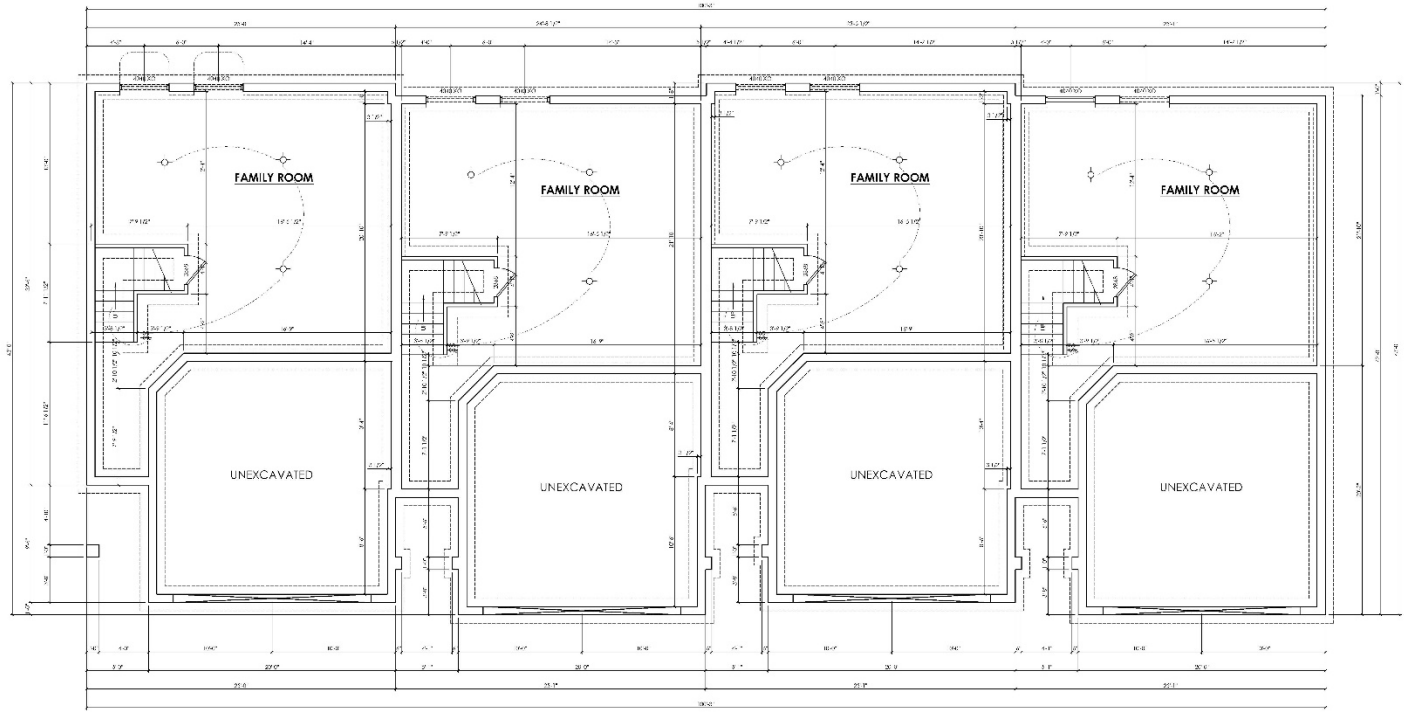
11. ALL LIGHTING AND MECHANICAL EQUIPMENT SHALL BE CONTROLLED BY ENERGY MANAGEMENT SYSTEM.

FOUNDATION PLAN NOTES

1. SEE SHEETS PROVIDED BY STRUCTURAL ENGINEER FOR ALL SHEAR WALL CALLOUTS, NOTES AND DETAILS.

2. PROVIDE CONTROL JOINTS IN ALL WALKWAYS AT 7'-0" O.C. OR U.N.O. BY CONTRACTOR.

3. PROVIDE CONTROL JOINTS IN DRIVEWAY AT 12'-0" O.C. OR U.N.O. BY CONTRACTOR.



FOUNDATION FLOOR PLAN
SCALE 1/4" = 1'-0"

SALISBURY HOMES
494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE (801) 491-9091
FAX (801) 491-9092
alwaysaffordablehomes.com

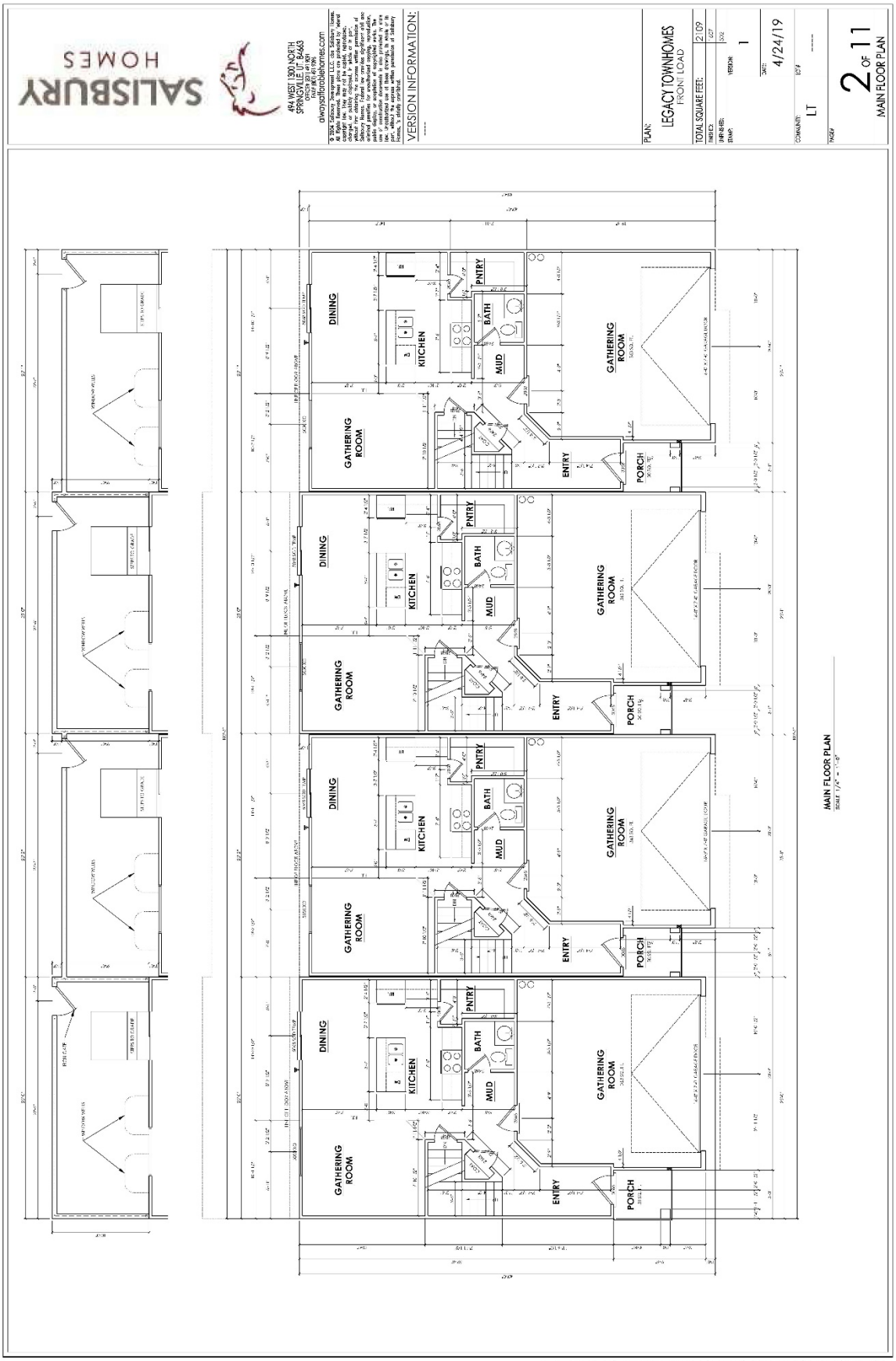
© 2004 Salisbury Development L.L.C. dba Salisbury Homes. All Rights Reserved. These plans are protected by federal copyright law. They may not be copied, reproduced, changed, or publicly displayed, in whole or in part, without first obtaining the express written permission of Salisbury Homes. Federal law provides significant civil and criminal penalties for unauthorized copying, reproduction, public display, or adaptation of copyrighted works. The use of construction documents is also provided by state law. Unauthorized use of these drawings, in whole or in part, without the express written permission of Salisbury Homes, is strictly prohibited.

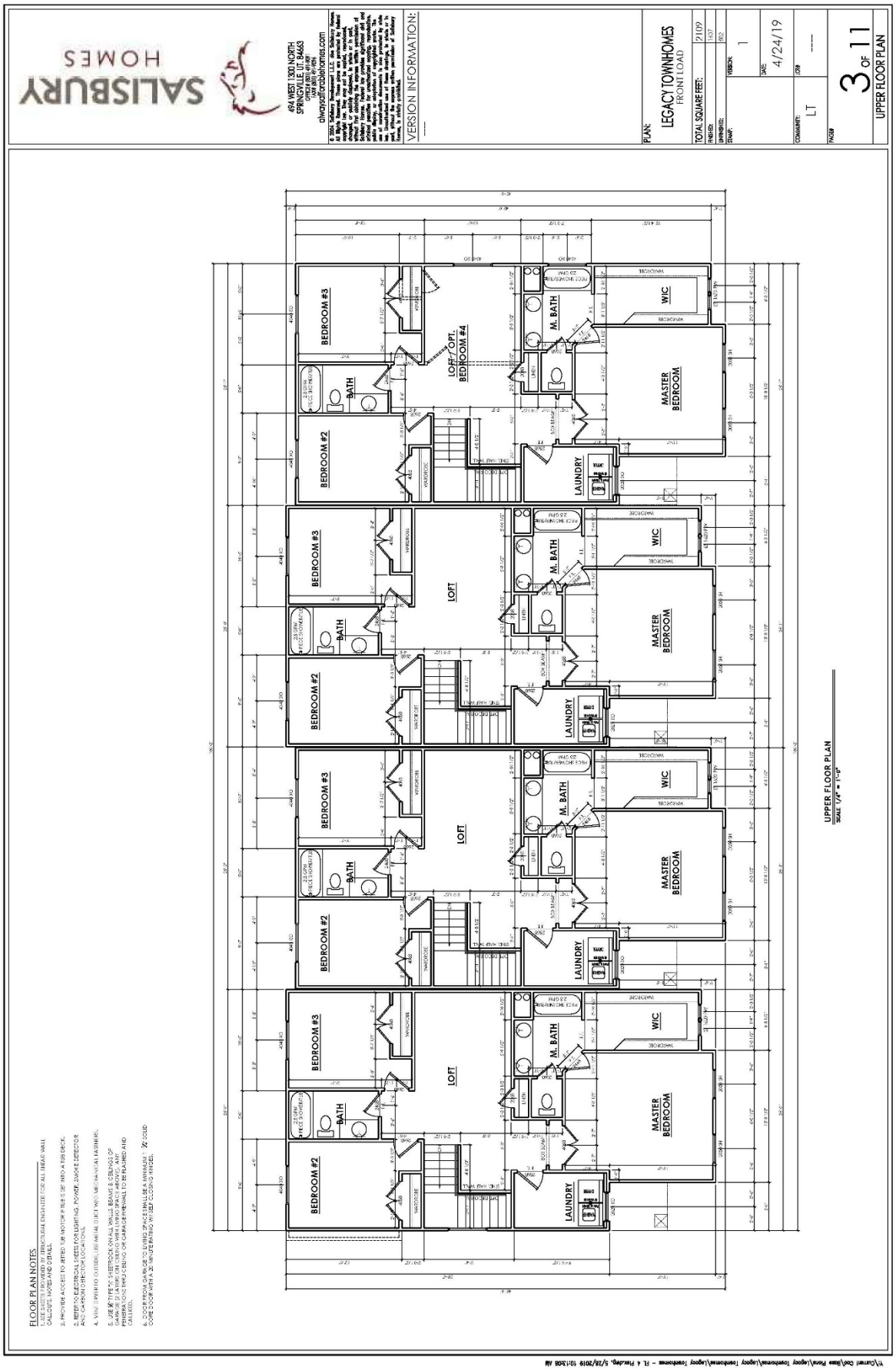
VERSION INFORMATION:

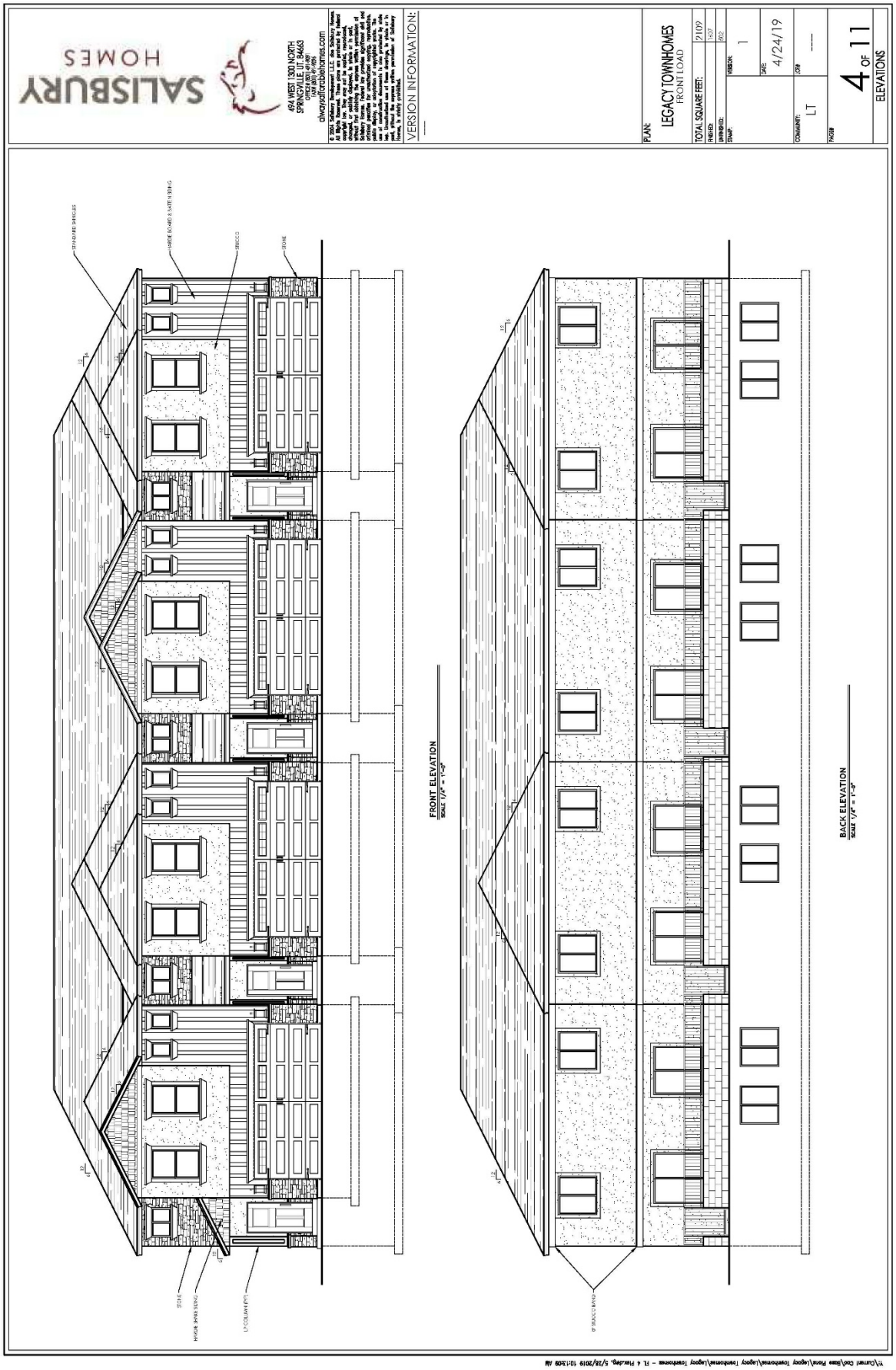
PLAN:
LEGACY TOWNHOMES
FRONT LOAD

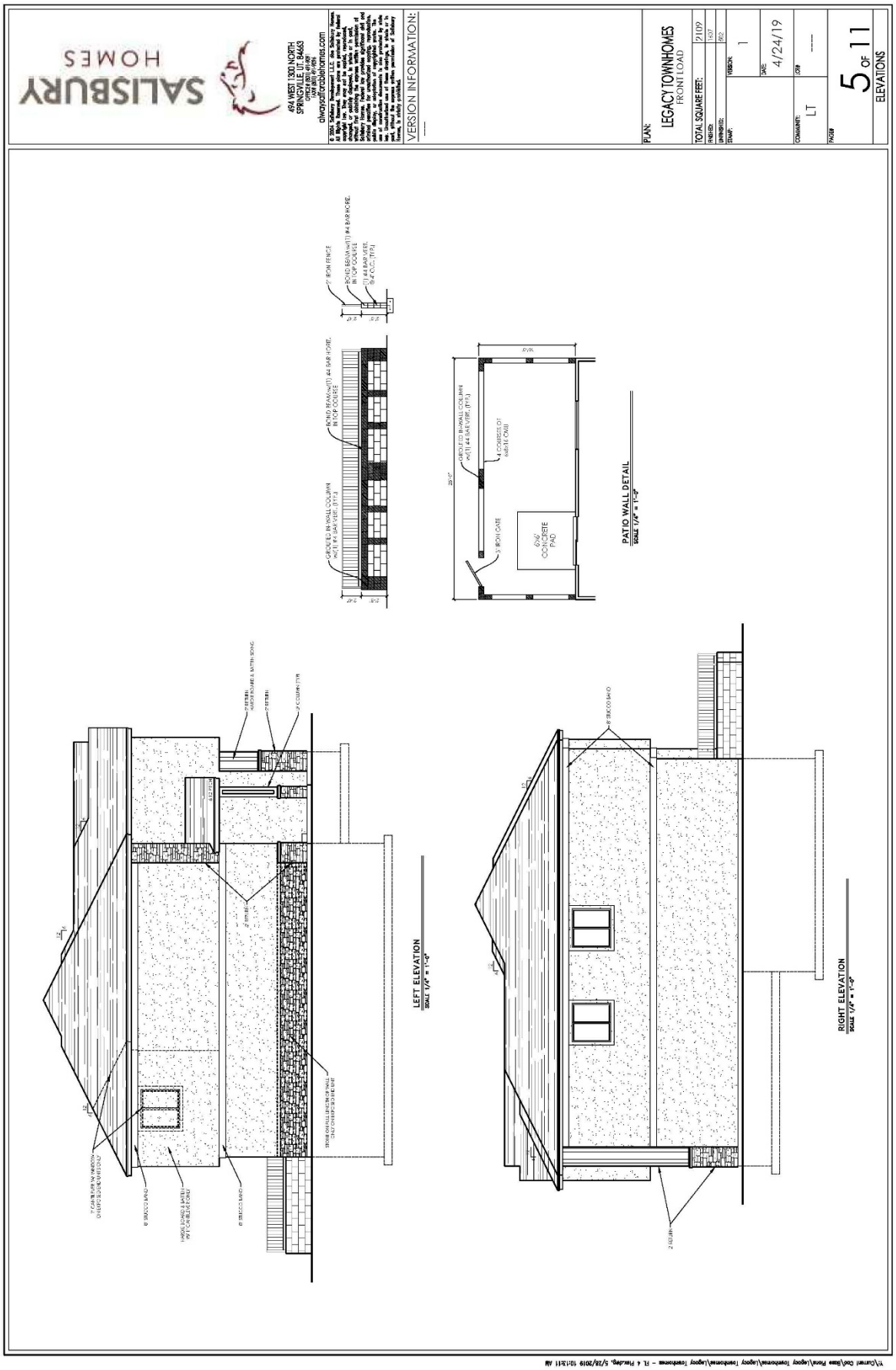
TOTAL SQUARE FEET:	2109
FINISHED:	907
UNFINISHED:	302
STAMP:	VERSION: 1
	DATE: 4/24/19
COMMUNITY: LT	LOT#: ----
PAGE#:	1 OF 11
	FOUNDATION PLAN

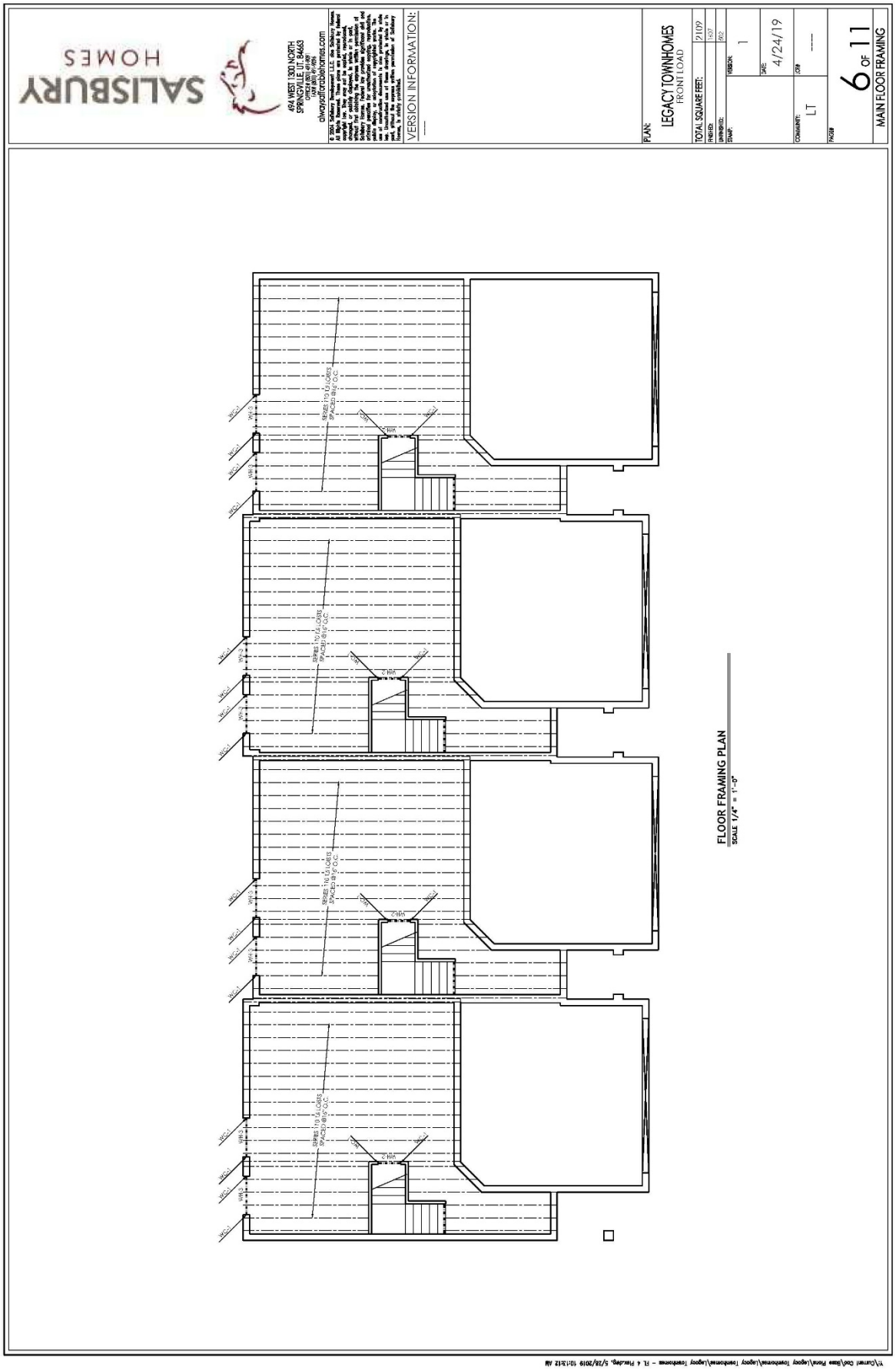
Y:\Current Cad\Base Plans\Legacy Townhomes\Legacy Townhomes - FL 1 Plan.dwg, 5/28/2019 10:50:08 AM

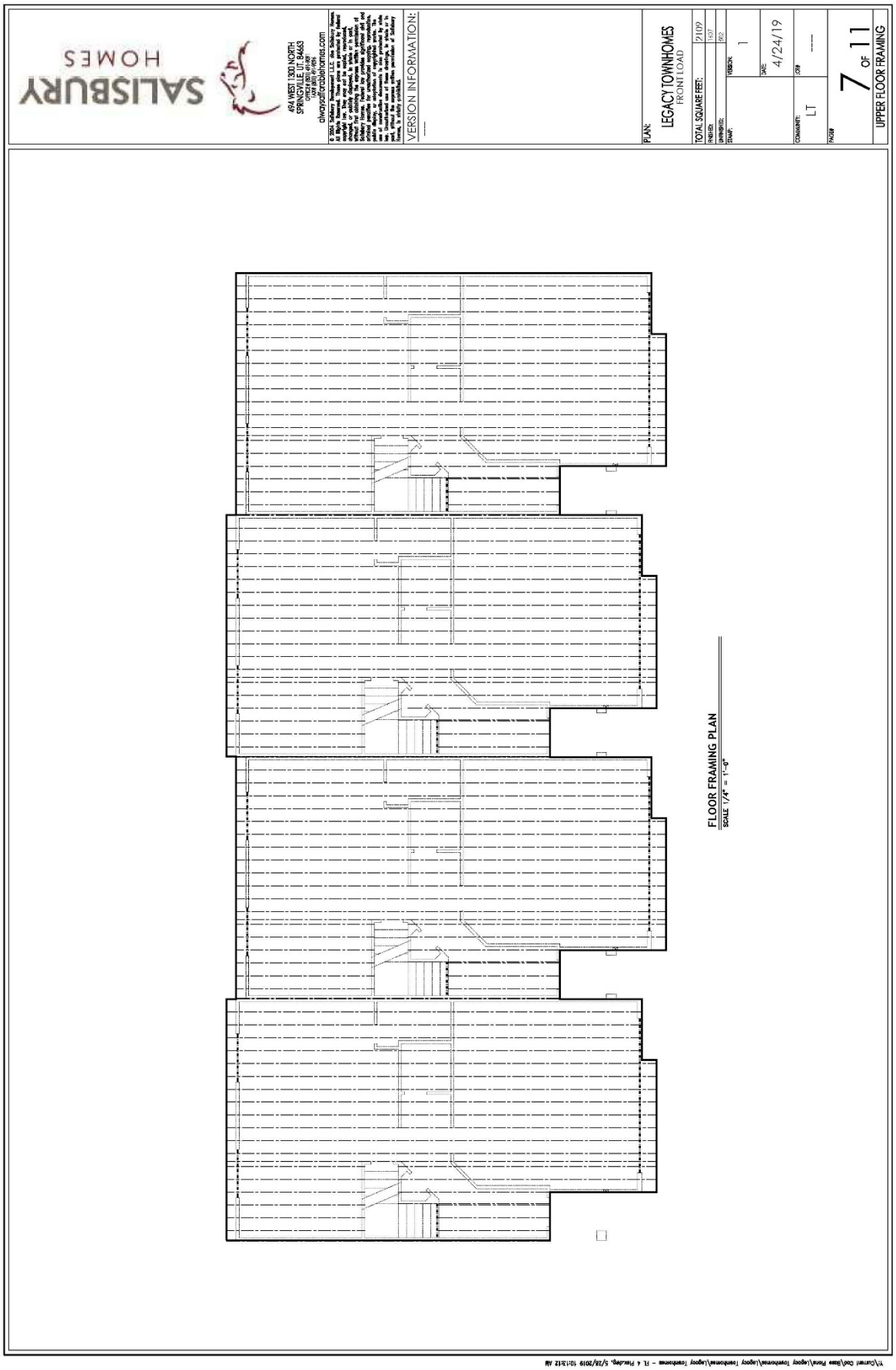

SALISBURY HOMES
484 WEST 1800 NORTH
SPRINGVILLE UT 84663
OFFICE 801 491 9911
FAX 801 491 9922
alwaysatyourside@salisburyhomes.com
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
FRONT LOAD
TOTAL SQUARE FEET: 2109
4/24/19
COMMUNITY: LT
PAGE
2 OF 11
MAIN FLOOR PLAN
DINING
KITCHEN
PNTRY
BATH
MUD
GATHERING ROOM
ENTRY
PORCH
MAIN FLOOR PLAN

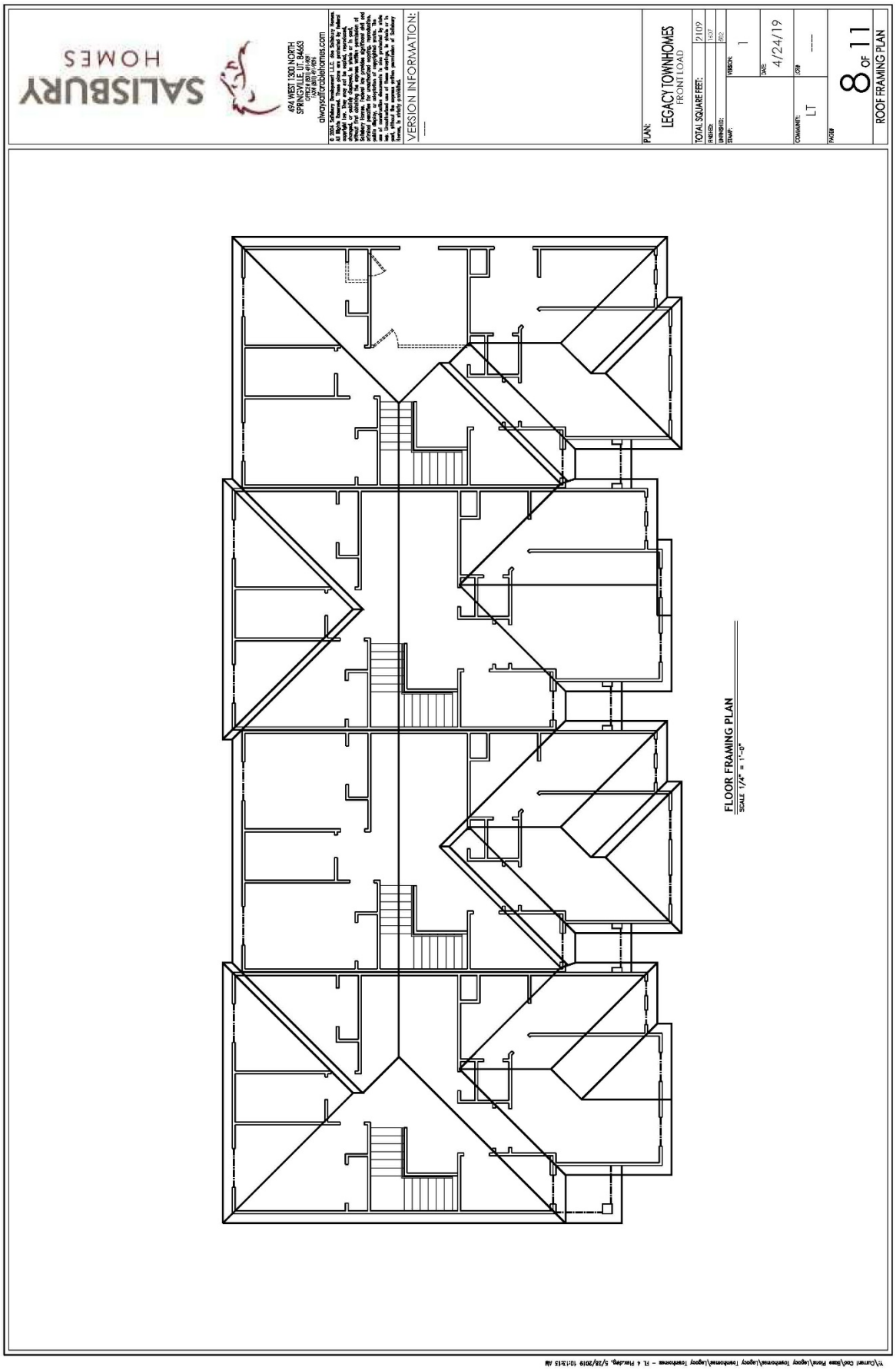

SALISBURY HOMES
424 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE (801) 491-9191
FAX (801) 491-9192
allways@farrabeehomes.com
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
FRONT LOAD
TOTAL SQUARE FEET: 2109
FINISHED: 1107
UNFINISHED: 902
STAIRS: 1
VERSION:
DATE: 4/24/19
COMMUNITY: LT
CITY: ----
PAGE# 3 OF 11
UPPER FLOOR PLAN
FLOOR PLAN NOTES
1. SEE SHEET 1 PROVIDED BY STRUCTURAL ENGINEER FOR ALL SHEAR WALL CALLOUTS, NOTES AND DETAILS.
2. PROVIDE ACCESS TO JETTED TUB MOTOR FROM TUB DECK.
3. REFER TO ELECTRICAL SHEETS FOR LIGHTING, POWER, SMOKE DETECTOR AND CARBON DIRECTOR LOCATIONS.
4. VENT DRYER TO OUTSIDE, USE METAL DUCT WORK WITH MECHANICAL FASTENERS.
5. USE 3/4" TYPE 'X' SHEETROCK ON ALL WALLS, BEAMS & CEILINGS OF GARAGE (2 LAYERS ON CEILING WHEN LIVING SPACE ABOVE), AND FIREWALL (ON THIS CEILING OR GARAGE FIREWALL TO BE TAPED, AND PAINTED).
6. DOOR FROM GARAGE TO LIVING SPACE SHALL BE A MINIMUM 1 3/8" SOLID CORE DOOR WITH A 20 MINUTE RATING OR BE SOLID WOOD.
BEDROOM #2
BEDROOM #3
BATH
LOFT
LAUNDRY
M. BATH
WIC
MASTER BEDROOM
LOFT / OPT. BEDROOM #4
UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"


SALISBURY HOMES
494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE (801) 491-9191
FAX (801) 491-9192
olivia@saltlakehomes.com
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
FRONT LOAD
TOTAL SQUARE FEET: 2109
FINISHED: 1507
UNFINISHED: 602
STAMP:
VERSION: 1
DATE: 4/24/19
COMMUNITY: LT
CRW: ----
PAGE#
4 OF 11
ELEVATIONS
FRONT ELEVATION
SCALE 1/4" = 1'-0"
BACK ELEVATION
SCALE 1/4" = 1'-0"
STANDARD SHINGLES
HARDIE BOARD & BATTEN SIDING
STUCCO
STONE
STONE
HOUSE WRAP SIDING
LT COLUMN WRAP
STUCCO WRAP
V:\Current Cad\Base Plans\Legacy Townhomes\Legacy Townhomes\Legacy Townhomes - FL 4 Plan.dwg, 5/28/2019 10:13:09 AM


SALISBURY HOMES
424 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
FRONT LOAD
TOTAL SQUARE FEET: 2109
FINISHED: 1107
UNFINISHED: 992
STAMP:
VERSION: 1
DATE: 4/24/19
COMMUNITY: LT
CITY: ----
PAGE#
5 OF 11
ELEVATIONS
PATIO WALL DETAIL
SCALE 1/4" = 1'-0"
LEFT ELEVATION
SCALE 1/4" = 1'-0"
RIGHT ELEVATION
SCALE 1/4" = 1'-0"


SALISBURY HOMES
494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE (801) 491-9191
FAX (801) 489-9292
alwaysaffordablehomes.com
© 2004 Salisbury Development, L.L.C. dba Salisbury Homes and Salisbury Homes, Federal law provides significant civil and criminal penalties for the unauthorized reproduction, distribution or display of copyrighted works. This notice is placed pursuant to 17 U.S.C. Section 401(b) of the law. Unauthorized use of these drawings, in whole or in part, without the express written permission of Salisbury Homes, will be strictly enforced.
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
FRONT LOAD
TOTAL SQUARE FEET: 2109
FINISHED: 1507
UNFINISHED: 602
STAIR: 1
DATE: 4/24/19
COMMUNITY: LT
BY: ---
PAGE# 6 OF 11
MAIN FLOOR FRAMING
FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"


SALISBURY HOMES
424 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE (801) 491-9191
FAX (801) 491-9192
alwaysaffordablehomes.com
© 2004 Salisbury Development, L.L.C. dba Salisbury Homes. All rights reserved. This plan and its details, concepts, ideas and designs are the property of Salisbury Homes. Federal law provides significant civil and criminal penalties for unauthorized reproduction, use, or distribution of copyrighted works. Unauthorized use of these drawings, in whole or in part, without the express written permission of Salisbury Homes, may lead to these penalties.
VERSION INFORMATION:
PLAN: LEGACY TOWNHOMES FRONT LOAD
TOTAL SQUARE FEET: 2109
FINISHED: 1207
UNFINISHED: 902
STAMP: VERSION: 1
DATE: 4/24/19
COMMUNITY: LT
CITY: ----
PAGE# 7 OF 11
UPPER FLOOR FRAMING
FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"
Y:\Current Cad\Base Plans\Legacy Townhomes\Legacy Townhomes\Legacy Townhomes - FL 4 Plan.dwg, 5/28/2019 10:13:12 AM


SALISBURY HOMES
424 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
(801) 491-9191
(801) 491-9192
allwaysalisburyhomes.com
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
FRONT LOAD
TOTAL SQUARE FEET:
2109
FINISHED:
1107
UNFINISHED:
992
STAMP:
VERSION:
1
DATE:
4/24/19
COMMUNITY:
LT
CITY

PAGE#
8 OF 11
ROOF FRAMING PLAN
FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES

FRAMING NOTES

WINDOW NOTES

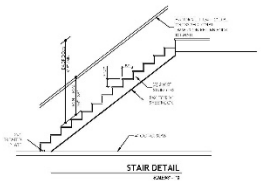
PLUMBING NOTES

AIR BARRIER AND INSULATION INSTALLATION

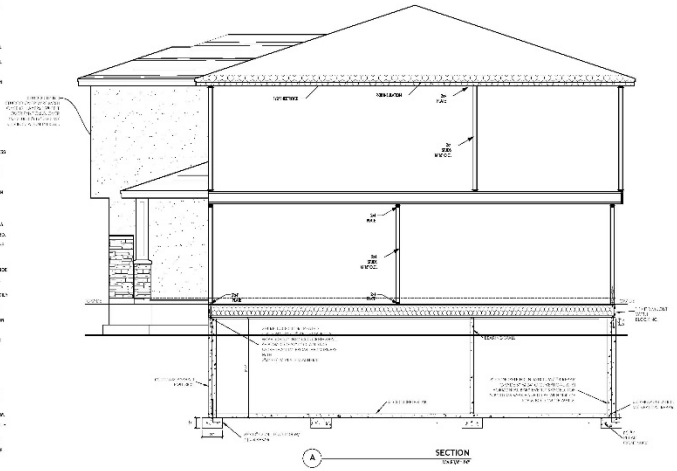
MECHANICAL NOTES

ELECTRICAL NOTES

DRYER NOTES



STAIR DETAIL



SECTION

SALISBURY HOMES

494 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
OFFICE (801) 491-9091
FAX (801) 491-9096
alwaysaffordablehomes.com

© 2004 Salisbury Development L.L.C. dba Salisbury Homes. All Rights Reserved. These plans are protected by federal copyright law. They may not be copied, reproduced, changed, or publicly displayed, in whole or in part, without first obtaining the express written permission of Salisbury Homes. Federal law provides significant civil and criminal penalties for unauthorized copying, reproduction, public display, or adaptation of copyrighted works. The use of construction documents is also protected by state law. Unauthorized use of these drawings, in whole or in part, without the express written permission of Salisbury Homes, is strictly prohibited.

VERSION INFORMATION:

PLAN:

LEGACY TOWNHOMES
FRONT LOAD

TOTAL SQUARE FEET:	2109
FINISHED:	907
UNFINISHED:	302

STAMP: VERSION: 1

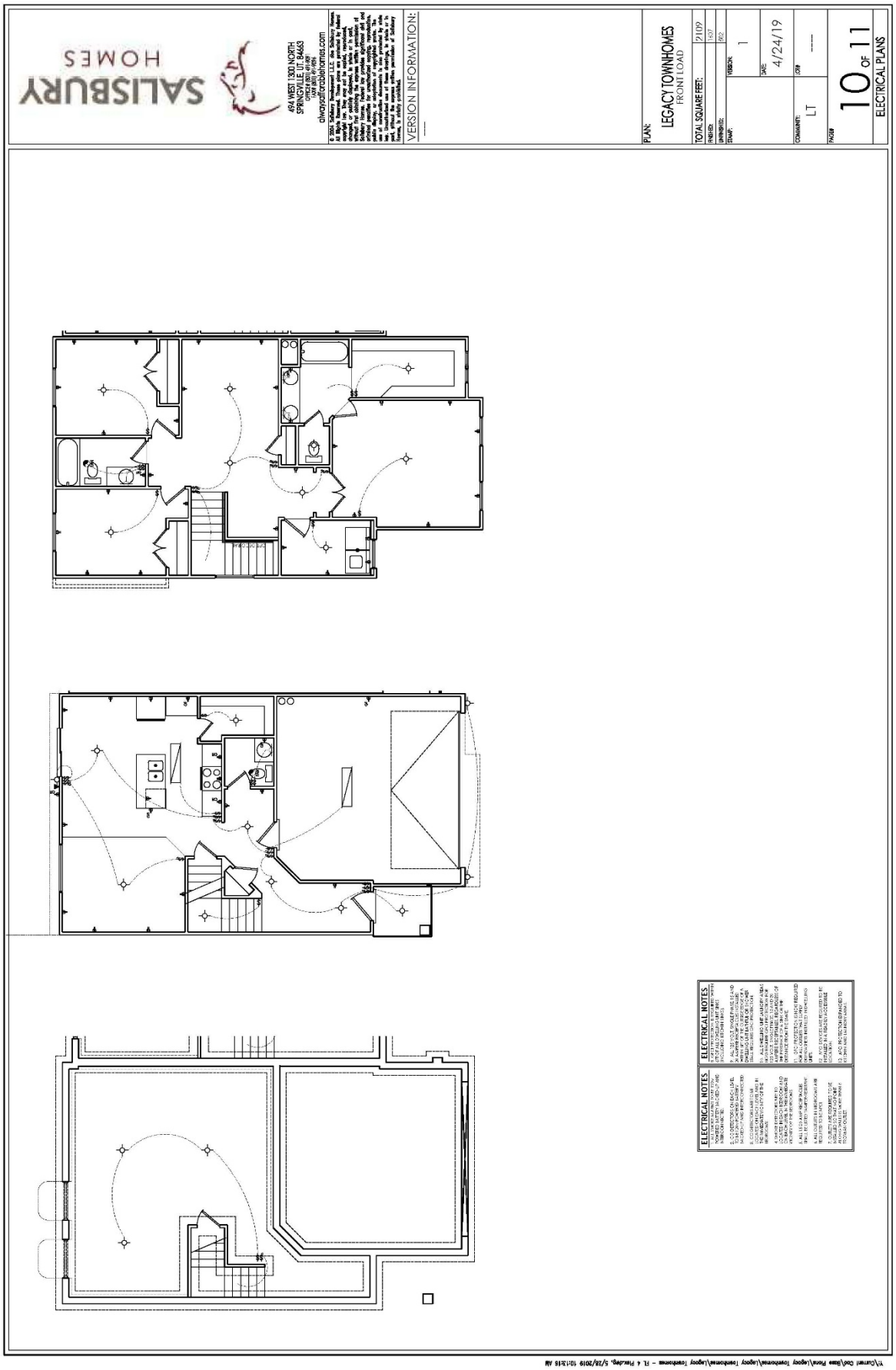
DATE: 4/24/19

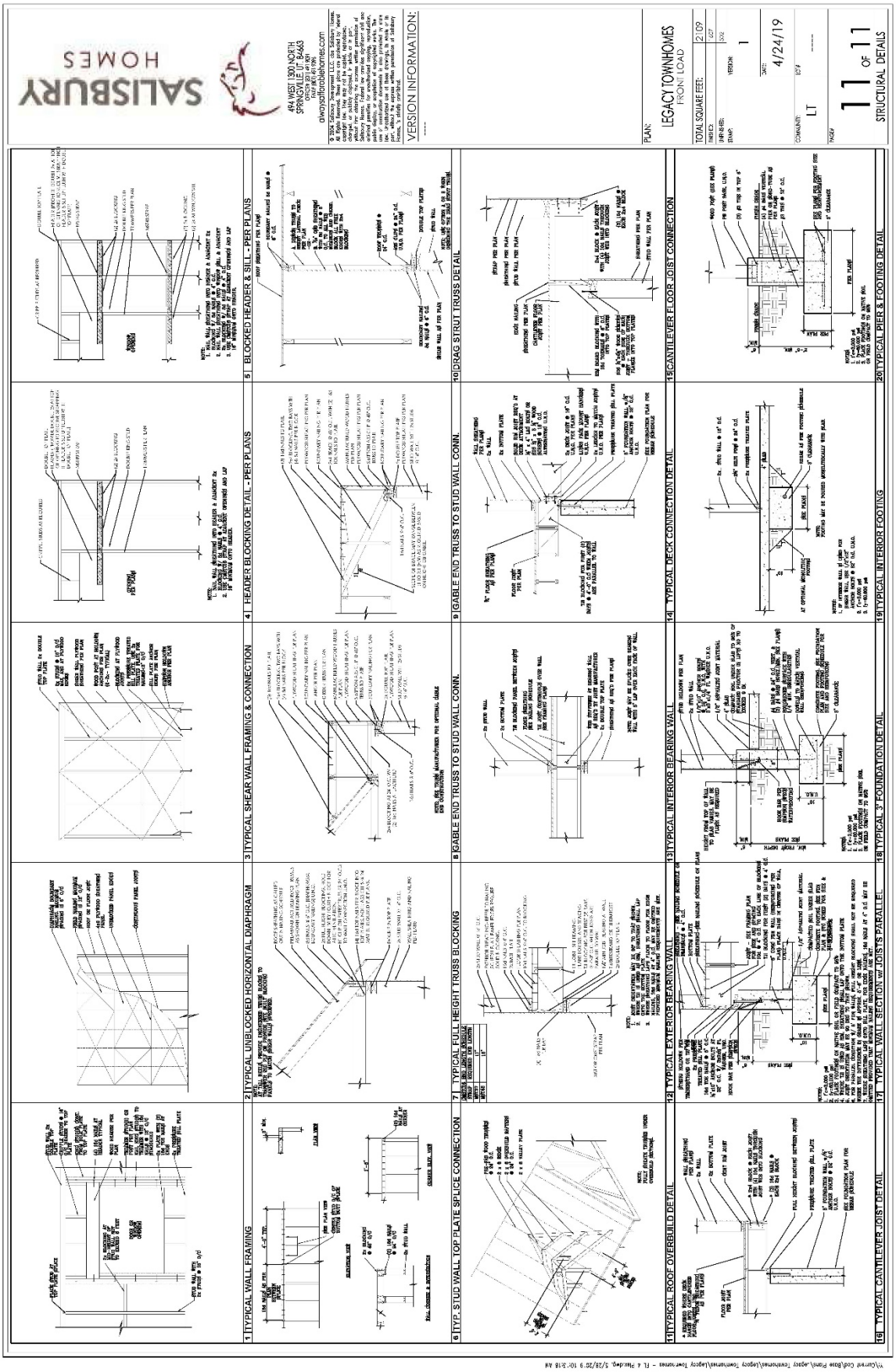
COMMUNITY: LT LOT# ---

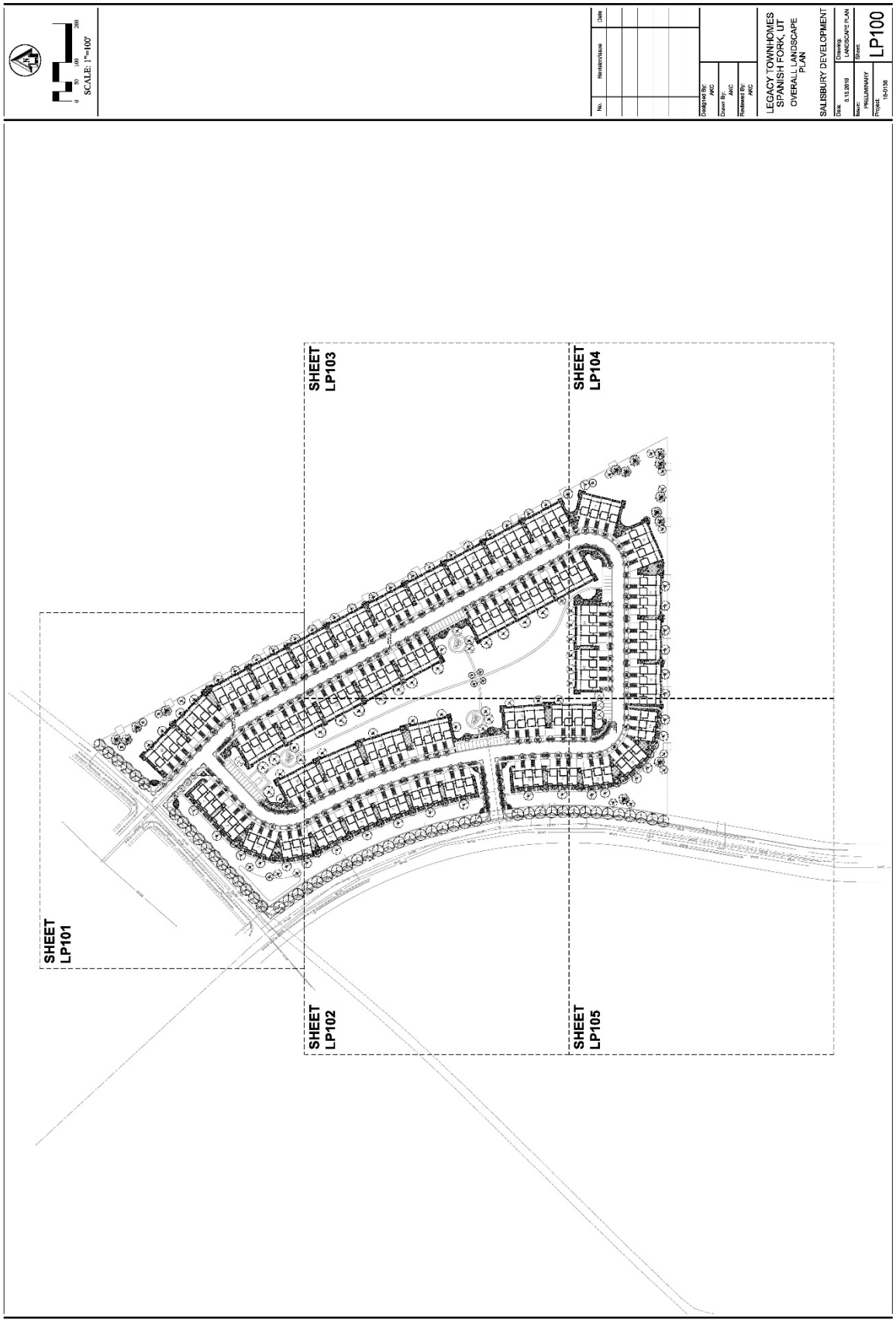
PAGE# 9 OF 11

WALL SECTIONS / DETAILS

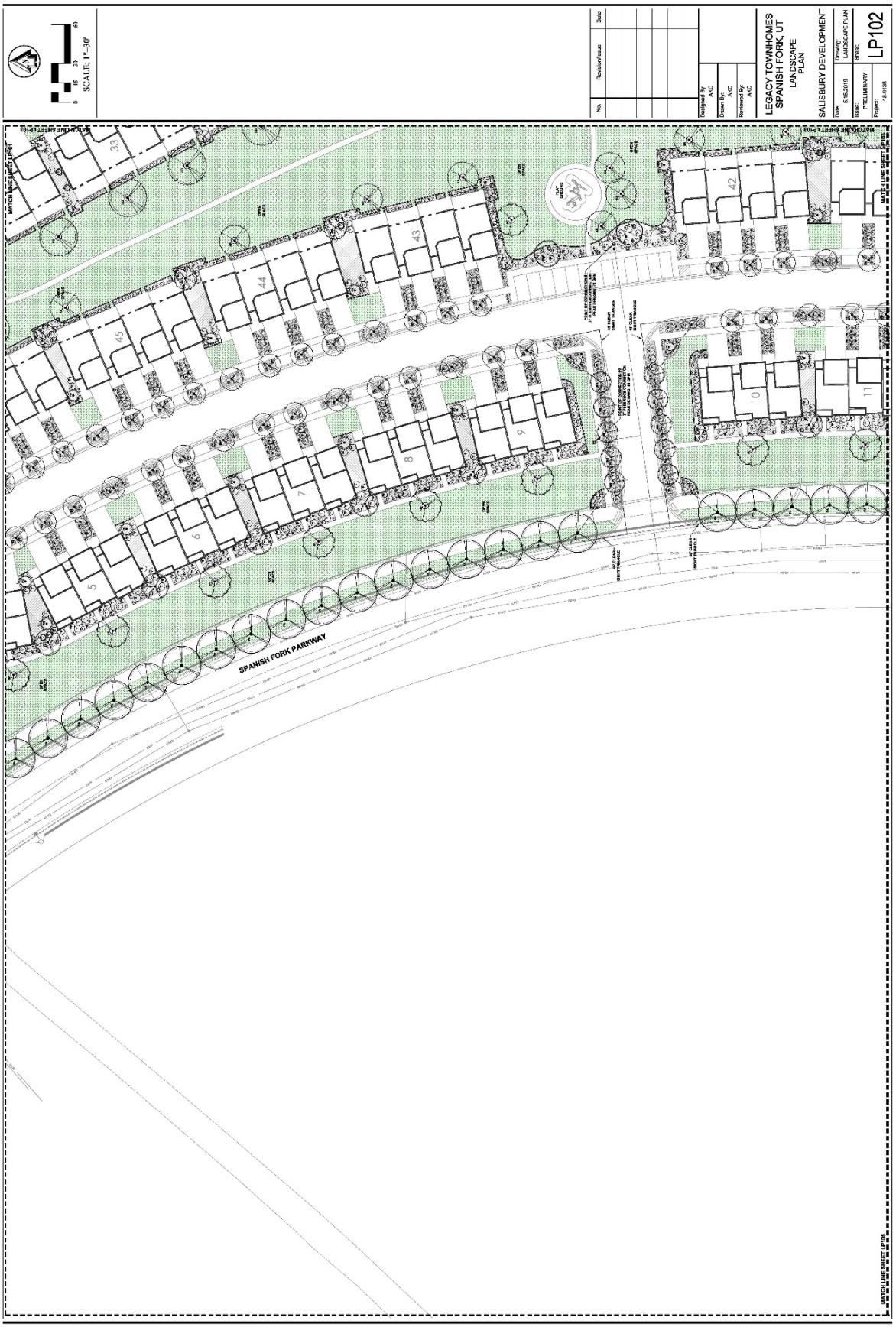
Y:\Current Cad\Base Plans_wpjobs Townhomes\Legacy Townhomes\Legacy Townhomes - FL 4 Rev.dwg, 5/24/2019 10:15:14 AM

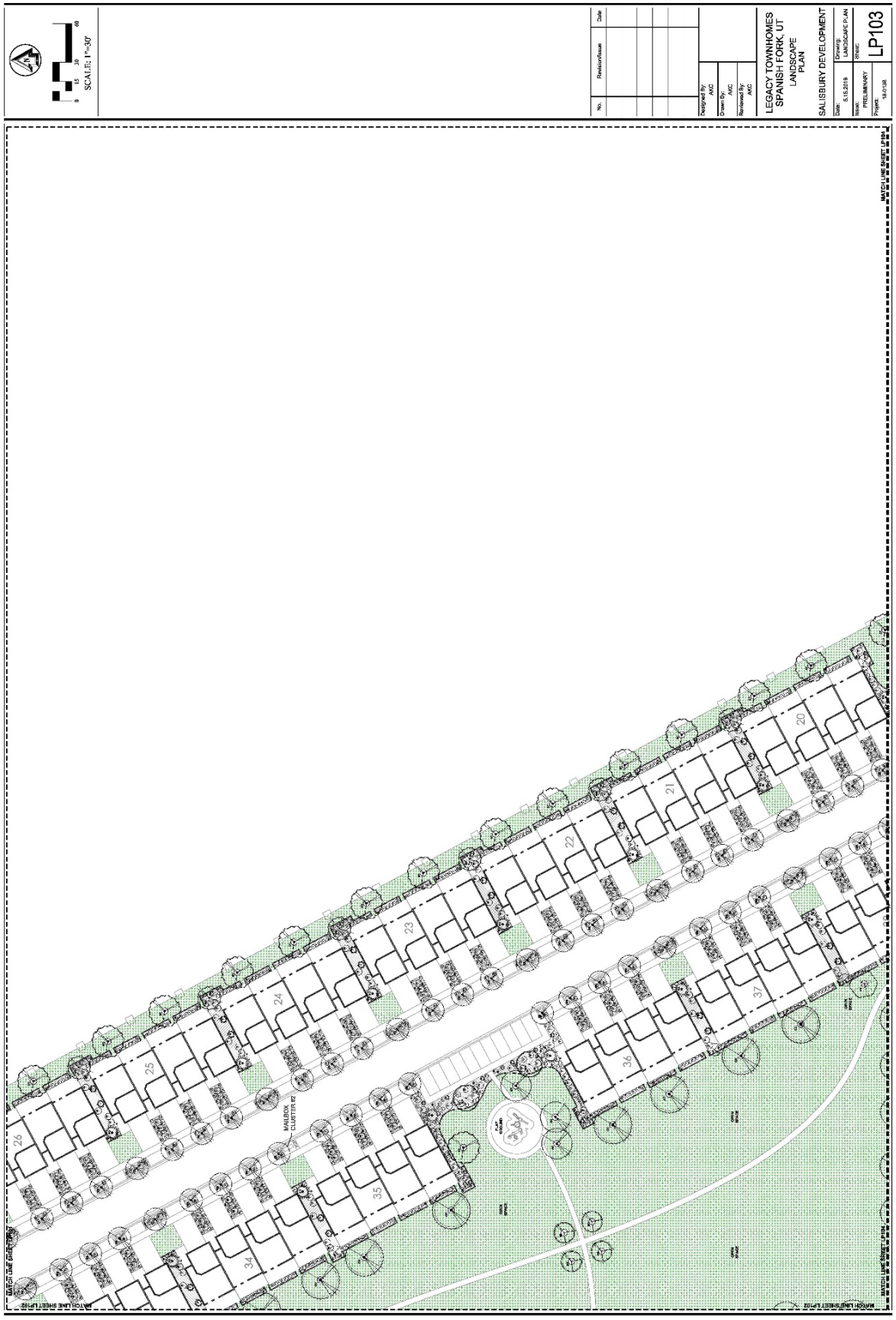

SALISBURY HOMES
424 WEST 1300 NORTH
SPRINGVILLE, UT. 84663
(801) 491-9191
(801) 491-9192
alwaysaffordablehomes.com
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
FRONT LOAD
TOTAL SQUARE FEET: 2109
FINISHED: 1107
UNFINISHED: 992
STAMP:
VERSION: 1
DATE: 4/24/19
COMMUNITY: LT
CITY: ----
PAGE# 10 OF 11
ELECTRICAL PLANS
ELECTRICAL NOTES
ELECTRICAL NOTES
ELECTRICAL NOTES

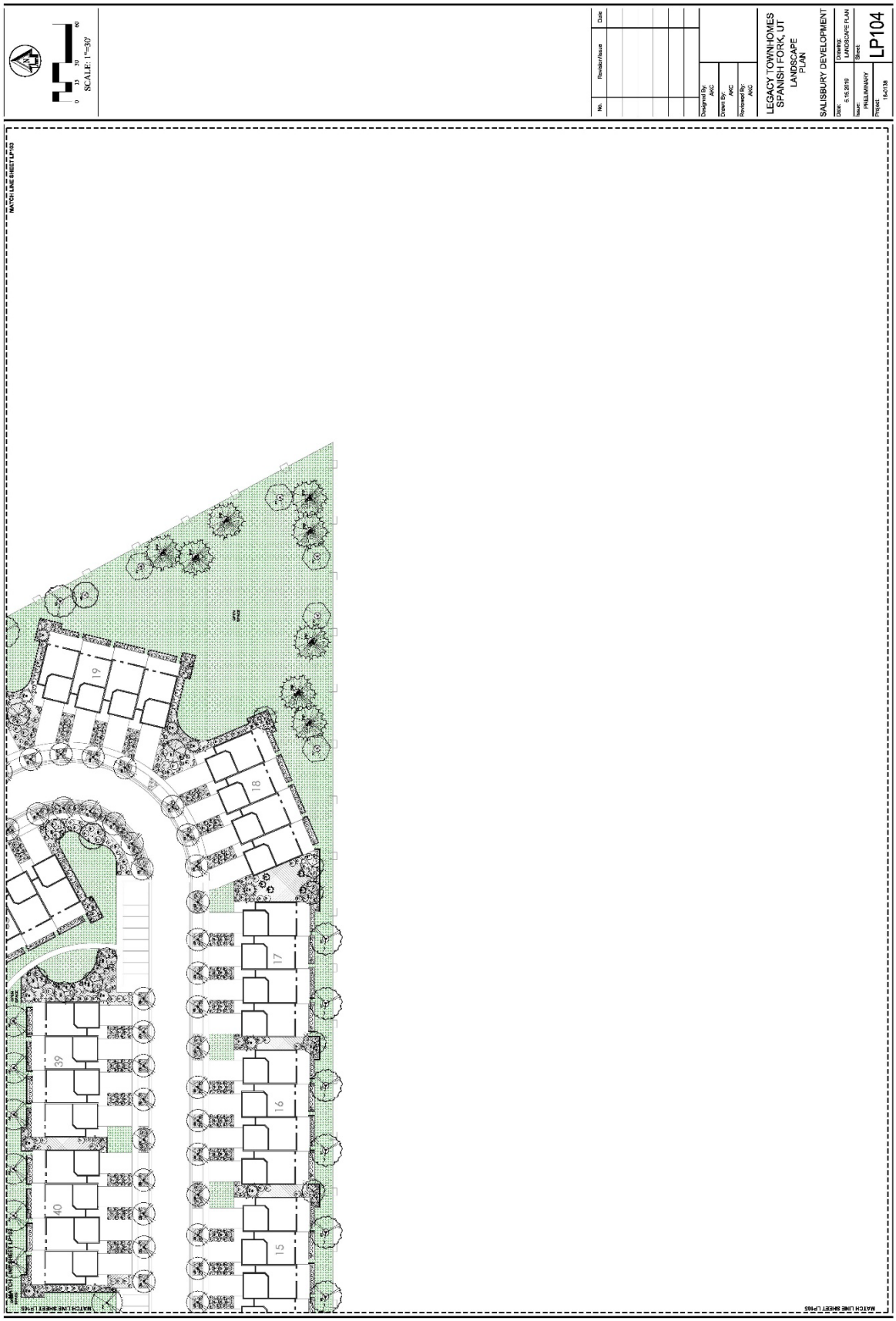

SALISBURY HOMES
484 WEST 1800 NORTH
SPRINGVILLE UT 84663
OFFICE 801.491.9191
FAX 801.491.9192
alwaysfirsttohelphomes.com
VERSION INFORMATION:
PLAN:
LEGACY TOWNHOMES
FRONT LOAD
TOTAL SQUARE FEET: 2109
4/24/19
LT
11 OF 11
STRUCTURAL DETAILS
1 TYPICAL WALL FRAMING
2 TYPICAL UNBLOCKED HORIZONTAL DIAPHRAGM
3 TYPICAL SHEAR WALL FRAMING & CONNECTION
4 HEADER BLOCKING DETAIL - PER PLANS
5 BLOCKED HEADER & SILL - PER PLANS
6 TYP. STUD WALL TOP PLATE SPLICE CONNECTION
7 TYPICAL FULL HEIGHT TRUSS BLOCKING
8 GABLE END TRUSS TO STUD WALL CONN.
9 GABLE END TRUSS TO STUD WALL CONN.
10 DRAG STRUT TRUSS DETAIL
11 TYPICAL ROOF OVERBUILD DETAIL
12 TYPICAL EXTERIOR BEARING WALL
13 TYPICAL INTERIOR BEARING WALL
14 TYPICAL DECK CONNECTION DETAIL
15 CANTILEVER FLOOR JOIST CONNECTION
16 TYPICAL CANTILEVER JOIST DETAIL
17 TYPICAL WALL SECTION w/ JOISTS PARALLEL
18 TYPICAL 3' FOUNDATION DETAIL
19 TYPICAL INTERIOR FOOTING
20 TYPICAL PIER & FOOTING DETAIL

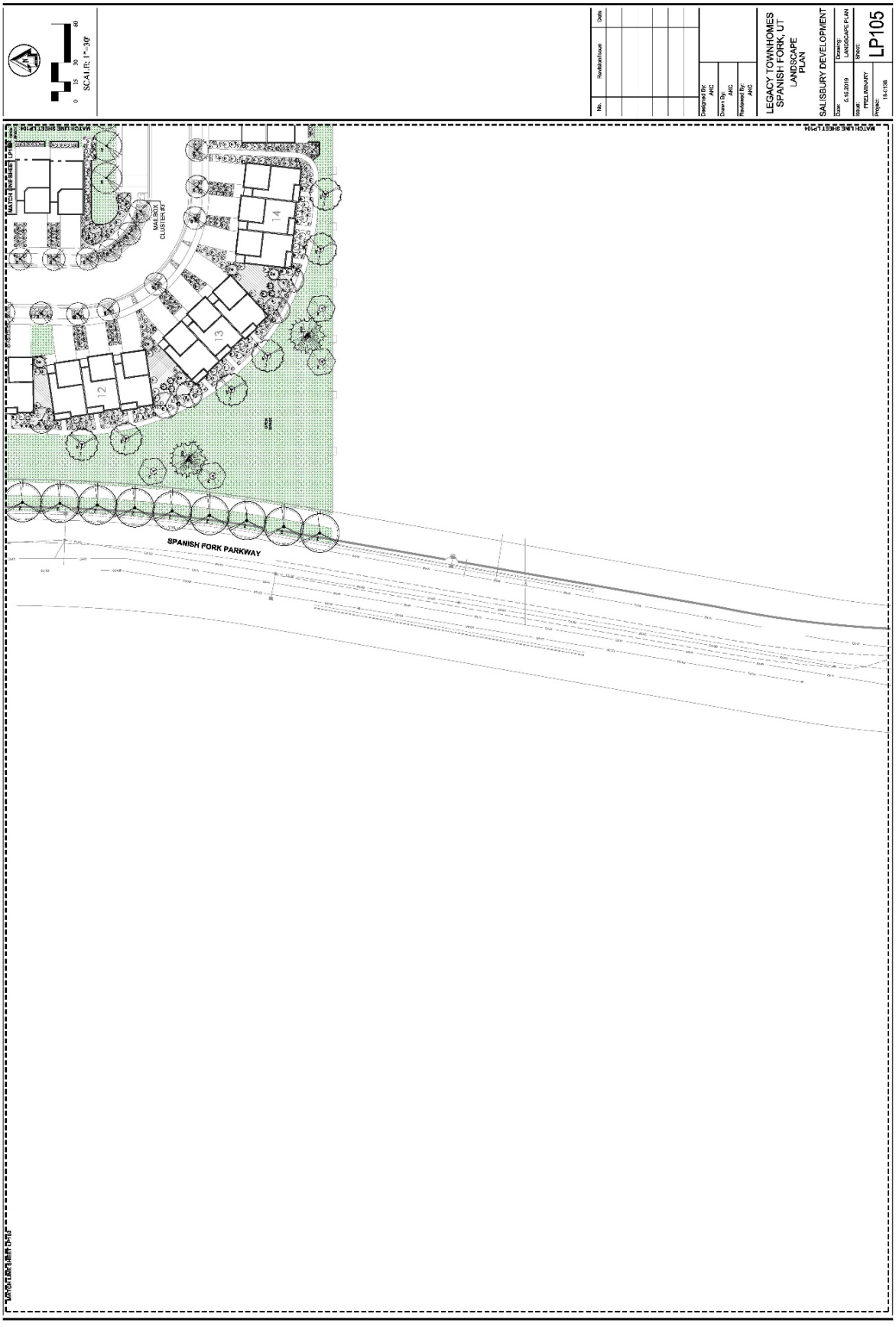

SCALE: 1"=100'
0 50 100 200
No. Revision/Issue Date
Designed By: AKC
Drawn By: AKC
Reviewed By: AKC
LEGACY TOWNHOMES
SPANISH FORK, UT
OVERALL LANDSCAPE PLAN
SALISBURY DEVELOPMENT
Date: 5.15.2019
Issue: PRELIMINARY
Project: 15-0138
Drawing: LANDSCAPE PLAN
Sheet: LP100
SHEET LP101
SHEET LP102
SHEET LP103
SHEET LP104
SHEET LP105

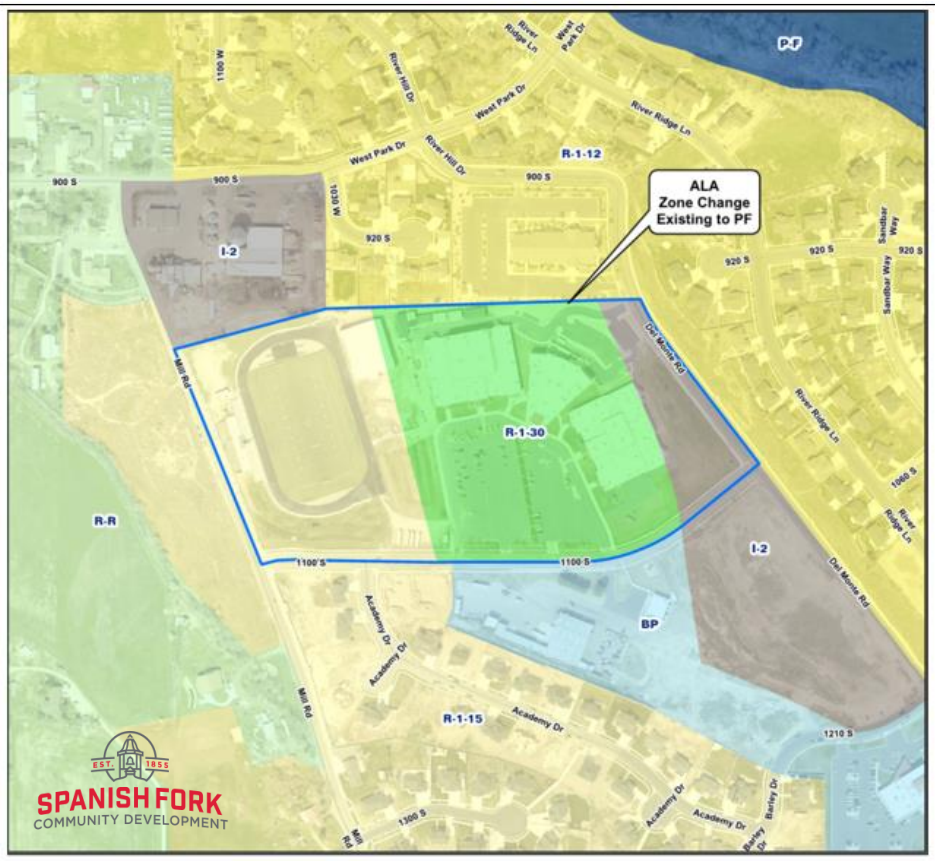
SCALE: 1"=30'
0 15 30 60
No. Revision/Issue Date
Designed By: AMC
Drawn By: AMC
Reviewed By: AMC
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE PLAN
SALISBURY DEVELOPMENT
Date: 5.15.2019
Issue: PRELIMINARY
Project: 18-0139
Drawing: LANDSCAPE PLAN
Sheet: LP101
SLANT ROAD
SLANT ROAD
MAUREEN CLUSTER DR
MATCHLINE SHEET LP102
MATCHLINE SHEET LP102


SCALE: 1"=30'
No. Revision/Issue Date
Designed By: AKC
Drawn By: AKC
Reviewed By: AKC
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE PLAN
SALISBURY DEVELOPMENT
Date: 5.15.2019
Issue: PRELIMINARY
Project: 18-0108
Drawing: LANDSCAPE PLAN
Sheet: LP102
MATCH LINE SHEET LP103
MATCH LINE SHEET LP104
MATCH LINE SHEET LP104
SPANISH FORK PARKWAY


SCALE: 1"=30'
No. Revision/Issue Date
Designed By: AKC
Drawn By: AKC
Reviewed By: AKC
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE
PLAN
SALISBURY DEVELOPMENT
Date: 5.15.2019
Issue: PRELIMINARY
Project: 18-07-08
Drawing: LANDSCAPE PLAN
Sheet: LP103
MATCH LINE SHEET LP102
MATCH LINE SHEET LP103
MAILBOX CLUSTER
20
21
22
23
24
25
26
34
35
36
37


SCALE: 1"=50'
0 15 30 60
No. Revision/Issue Date
Designed By: AKC
Drawn By: AKC
Reviewed By: AKC
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE PLAN
SALISBURY DEVELOPMENT
Date: 6.18.2019
Issue: PRELIMINARY
Project: 18-0139
Drawing: LANDSCAPE PLAN
Sheet: LP104
MATCH LINE SHEET LP103
MATCH LINE SHEET LP105
MATCH LINE SHEET LP105
19
18
17
16
15
39
40


SCALE: 1"=30'
0 15 30 60
No. Revision/Issue Date
Designed By: AKC
Drawn By: AKC
Reviewed By: AKC
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE PLAN
SALISBURY DEVELOPMENT
Date: 6.10.2019
Issue: PRELIMINARY
Project: 18-1108
Drawing: LANDSCAPE PLAN
Sheet: LP105
MATCH LINE SHEET LP104
MATCH LINE SHEET LP105
MAILBOX CLUSTER #7
12
13
14
SPANISH FORK PARKWAY



ALA Zone Change Approval Request

June 26 2019, Planning Commission.

Located at 898 West 1100 South, including 21.04 acres.

The subject property is zoned Residential (R-1-15), (R-1-30) and Medium Industrial (I-2).

The City has proposed a Zone Change to Public Facilities (P-F) be approved.

Key Issues

1. Uses permitted in the I-2 Zone.
2. General Plan.

Recommendation

Staff recommends that the Planning Commission recommend approval of the proposed Zone Change based on the following finding(s):

Finding(s)

1. That the property is currently zoned R-1-15, R-1-30 and I-2.
2. That the current General Plan designation is Low Density Residential and Mixed Use.
3. That the current use of the property is American Leadership Academy (ALA), a K-12 tuition free public charter school.
4. That the Public Facilities (P-F) Zone is intended for public uses throughout the community.
5. That the proposal is more consistent with the existing use of the property and better conforms to the City's General Plan.

Exhibits

1. Site photos.
2. Zoning Ordinance.

15.3.16.130. I-2 Medium Industrial

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit moderate amounts of air, water, or noise pollution may be considered as conditional uses. Residential uses are not allowed.

A. Permitted Uses:

1. Automotive Repair.

2. Car Wash (self or full service).

3. Contractor Warehouse and Storage Yards.

4. Financial Institutions.

5. Impound Yard.

6. Lube Centers.

7. Lumber and Building Material Yards.

8. Manufacturing and Assembly of finished products except animal fats and oils, ammunition, and those manufacturing uses listed as conditional uses.

9. Municipal Facilities required for local service.

10. Office Supply, Copying, Printing businesses.

11. Offices.

12. Outdoor display areas.

13. Research, Development, and Testing services.

14. Restaurants.

15. Retail businesses.

16. Telecommunication Towers not taller 60 feet.

17. Tire Care Centers.

18. Trade or Business schools.

19. Trucking and Warehousing.

20. Wholesale Trade businesses except explosives or automobile wrecking or salvage yards.

B. Uses Subject to Conditions:

1. Outdoor Storage Areas (see §15.3.24.090(I)).

2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).

C. Uses Subject to Conditional Use Permit (see §15.3.08.060):

1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor

boarding or exercise facilities.

2. Drive-in Theaters.

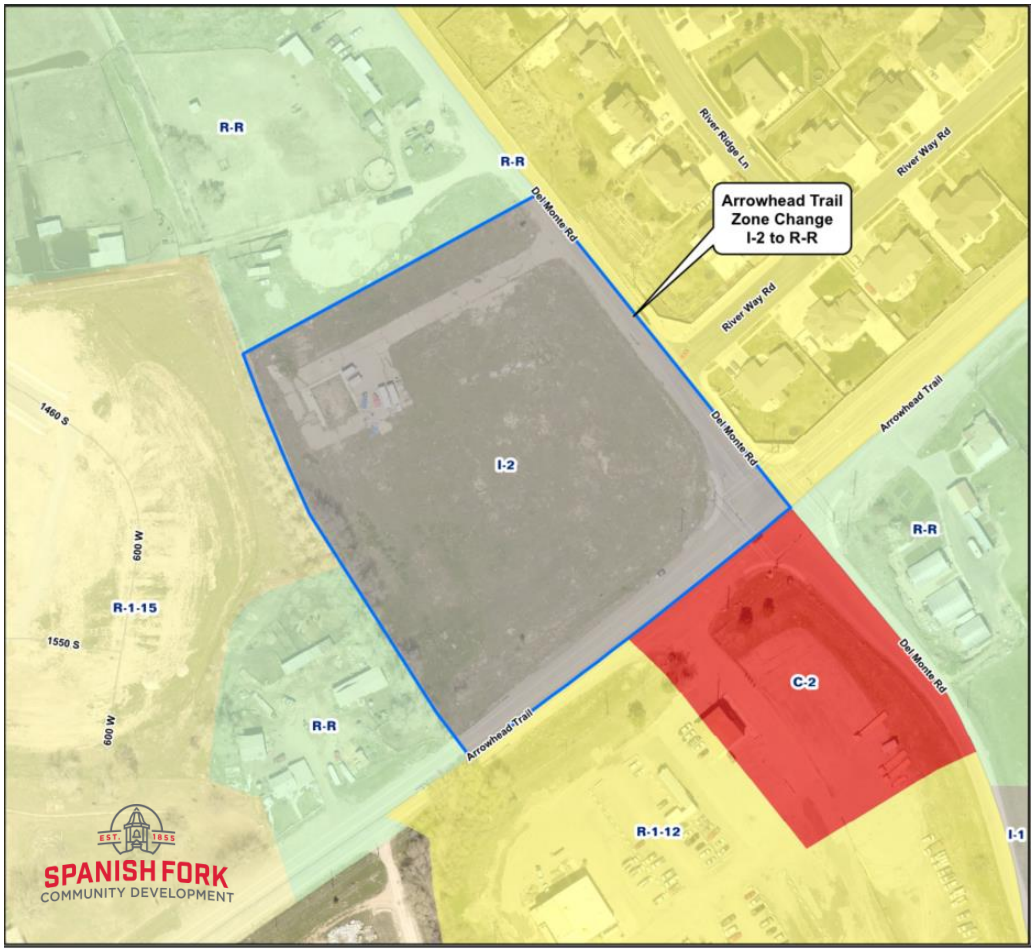
3. Manufacture of Concrete Products.

4. Self-storage Warehouses and/or Recreational Vehicle Storage.

5. Telecommunication Towers taller than 60 feet.

D. Accessory Buildings and Uses (see §15.3.24.090):

1. Caretaker's residence.



Arrowhead Trail Zone Change Approval Request

June 26 2019, Planning Commission.

Located at 1486 S. Del Monte Rd., including 5.03 acres.

The subject property is zoned Medium Industrial (I-2).

The City has proposed a Zone Change to Rural Residential (R-R) be approved.

Key Issues

1. Uses permitted in the I-2 Zone.
2. General Plan.
3. Previous Site Plan/CUP Approval.
4. Historic use of the property (Valley Asphalt).

Recommendation

Staff recommends that the Planning Commission recommend approval of the proposed Zone Change based on the following finding(s):

Finding(s)

1. That the property is currently zoned I-2.
2. That the General Plan designation is Mixed Use.
3. That the property is currently vacant.
4. That the R-R Zone can function as a holding zone for areas that may be developable in the future.
5. That the proposal is more consistent with the existing use of the property and better conforms to the City's General Plan.

Exhibits

1. Site photos.
2. Zoning Ordinance.

RIGHT LANE
MUST
TURN RIGHT

15.3.16.130. I-2 Medium Industrial

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit moderate amounts of air, water, or noise pollution may be considered as conditional uses. Residential uses are not allowed.

A. Permitted Uses:

1. Automotive Repair.

2. Car Wash (self or full service).

3. Contractor Warehouse and Storage Yards.

4. Financial Institutions.

5. Impound Yard.

6. Lube Centers.

7. Lumber and Building Material Yards.

8. Manufacturing and Assembly of finished products except animal fats and oils, ammunition, and those manufacturing uses listed as conditional uses.

9. Municipal Facilities required for local service.

10. Office Supply, Copying, Printing businesses.

11. Offices.

12. Outdoor display areas.

13. Research, Development, and Testing services.

14. Restaurants.

15. Retail businesses.

16. Telecommunication Towers not taller 60 feet.

17. Tire Care Centers.

18. Trade or Business schools.

19. Trucking and Warehousing.

20. Wholesale Trade businesses except explosives or automobile wrecking or salvage yards.

B. Uses Subject to Conditions:

1. Outdoor Storage Areas (see §15.3.24.090(I)).

2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).

C. Uses Subject to Conditional Use Permit (see §15.3.08.060):

1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor

boarding or exercise facilities.

2. Drive-in Theaters.

3. Manufacture of Concrete Products.

4. Self-storage Warehouses and/or Recreational Vehicle Storage.

5. Telecommunication Towers taller than 60 feet.

D. Accessory Buildings and Uses (see §15.3.24.090):

1. Caretaker's residence.

SPANISH FORK
PRIDE & PROGRESS

TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, Community Development Director

DATE: June 26, 2019

RE: Zoning Text Amendment for Event Centers

This text provided in this memorandum describes changes to Title 15 that 1.) define Event Centers, 2.) make Event Centers a permitted use in the Commercial 2 Zone and 3.) identify the parking requirement for Event Centers. These changes are proposed at the request of Ashley Shepherd who would like to construct an Event Center at 1225 South Main Street.

The Development Review Committee Reviewed the proposed changes on June 19, 2019 and recommended that they be approved.

TITLE 15 LAND USE

PART 1 GENERAL
PART 2 COMPREHENSIVE GENERAL PLAN
PART 3 COMPREHENSIVE ZONING ORDINANCE
PART 4 DEVELOPMENT

PART 1 GENERAL

Chapter 04 Purpose and Applicability

15.1.04.010 Rules of Construction
15.1.04.020 Definitions
15.1.04.030 Compliance and Enforcement
15.1.04.040 Notices
15.1.04.050 Appeal Process
15.1.04.060 Appeal Authority
15.1.04.070 Fees
15.1.04.080 Severability
15.1.04.090 Licensed Contractor

15.1.04.010 Rules of Construction

For the purpose of carrying out the intent of this Title, certain words or terms are defined in

§ 020. Any word not defined in this ordinance shall be construed as defined in the Building Code of the City, if defined therein. If no definition is found in either this ordinance or the Building Code, then the word or term shall be defined according to its commonly used meaning.

15.1.04.020 Definitions

Accessory Use or Building: A subordinate use or building customarily incidental to and located upon the same lot occupied by the main use or buildings.

Accessory Apartment: A self-contained dwelling incorporated within an existing owner-occupied structure that is designed as a single-family dwelling and does not substantially alter the structure or appearance of the existing structure.

Adult Day Care: Continuous care and supervision for three or more adults for at least four but less than 24 hours a day, that meets the needs of functionally impaired adults through a comprehensive program that provides a variety of health, social, recreational, and related support services in a protective setting.

Affected Entity: A government entity, school district, public utility, interlocal cooperative entity, or a service or similar district, whose facilities are likely to require expansion or significant modification because of an intended use of land, or the entity's facilities or boundaries are within one mile of land which is the subject of the land use ordinance change.

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

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

Area of Shallow Flooding: A designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one (1) percent chance or greater annual chance of flooding to an average depth of one to three feet as well as a shaded X zone on a community's FIRM with a one (1) percent chance or greater annual chance of flooding to an average depth of less than one foot where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

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

Area of Special Flood Hazard: Is the land in the floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed rate making has been completed in preparation for publication of the Flood Insurance Rate Map (FIRM), Zone A usually is refined into Zones A, AE, AH, AO, or A1-99.

Assisted Living Facility: A residential facility, licensed by the State of Utah, with a home-like setting that provides an array of coordinated supportive personal and health care services, available 24-hours per day, to residents who have been assessed under Utah Department of Health or the Utah Department of Human Services rules to need any of these services. Each resident shall have a service plan based on the assessment, which may include: (1) specified services of intermittent nursing care; (2) administration of medication; and (3) support services promoting the resident's independence and self-sufficiency. Such facility does not include adult day care provided in conjunction with a residential facility for persons with a disability.

Attached Structure: Any structure that is attached to another structure by a common wall, or by a footing or foundation and roof combination. This does not include an open breeze way.

Automotive Repair: A facility which services motor vehicles with all types of repair work,

including major engine and transmission repairs, body work, painting, and similar activities.

Automotive Service Station: A facility having pumps and storage tanks from which fuel is dispensed into motor vehicles. Minor automotive repair may also be included as an incidental use.

Base Flood: The flood having a one (1) percent chance of being equaled or exceeded in any given year.

Basement: Means any area of the building having its floor sub-grade (below ground level) on all sides.

Bed and Breakfast: A dwelling in which five (5) or fewer guest rooms are provided for overnight lodging of travelers.

Billboard: A freestanding ground sign designed or intended to direct attention to a business, product, or service that is not sold, offered, or existing on the property where the sign is located.

Blade Sweep: The diameter of the wind turbine blades as determined by the blade rotation.

Building: A structure having a roof supported by columns or walls.

Building Height: The vertical distance from the average finished grade surface of the building to the peak of the roof.

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

Caretaker Dwelling: A dwelling which in ancillary to the principal use of a property which is exclusively occupied by an individual or individuals who are in charge of the maintenance of a building or business. Caretaker dwellings shall not have more than one bedroom.

Carwash (full service): A carwash that is completely mechanized (drive-thru operation) and that is ancillary to another use or an operation where the cleaning services are exclusively performed by employees of the establishment without the aid of the patron or coin operated devices.

Carwash (self-serve): A business establishment which provides car cleaning services where part or all of the cleaning is performed by the patron with the aid of coin operated cleaning devices.

Child Care Center: Any facility in which child care is provided to 13 or more children, including the provider's own pre-school age children, on the premises at the same time.

Church: A structure which is intended for conducting organized religious services for organizations with tax-exempt status, with no overnight facilities. Secondary uses such as child care, senior services, professional counseling, rehabilitation services, or similar uses are not included in the definition. A church does not include organizations that violate Federal, State, or City laws or codes.

City: Spanish Fork City.

City Council: The governing body of the City, consisting of five elected council persons and the Mayor.

Civil Engineer: A person licensed with the State of Utah to practice as a professional engineer.

Clinics, Emergency Medical Care Facilities: A medical facility for the diagnosis and treatment of human patients which may include emergency services, but not overnight housing of patients.

Commercial Child Care Center: Any facility located in a non-residential or non-industrial zone in which child care is provided on the premises.

Commission: The Planning Commission of Spanish Fork City, unless indicated otherwise.

Completion Date: The date the entire subdivision, development, or construction is completed and an approved final inspection statement is given.

Comprehensive General Plan or General Plan: The land use element of the

Comprehensive General Plan document as approved by the City Council.

Construction Plans and Profiles: Plans drawn by a civil engineer or land surveyor showing all required improvements including the location, size, grade and elevations.

Convenience Store: A building or use which is primarily engaged in the provision of frequently needed, day to day retail goods including gasoline, food and non-food products.

Council: The City Council.

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

Design and Development Standards: The standards as referred to in this Title and adopted by the Council.

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

Developer: Person, Partnership, Limited Liability Company, Corporation, or other legal entity developing residential, commercial or industrial property.

Development Review Committee or DRC: A committee that provides technical review, analysis, and recommendations to the Planning Commission and City Council related to the City's Comprehensive General Plan, Zoning Ordinance, subdivisions, capital facilities plans and site plans.

Disability: A physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such an impairment or being regarded as having such an impairment. A "disability" does not include current illegal use of, or addiction to, any federally controlled substance, as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802 or successor law.

A. "Major life activities" means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.
B. "Has a record of such an impairment" means has a history of, or has been classified as having, a mental or physical impairment that substantially limits one or more major life activities.

Duplex: A building designed for two (2) family units living independently of each other.

Dwelling, Multiple-Family: A building arranged or designed to include three (3) or more dwelling units, each to be occupied by one (1) family.

Dwelling, Single Residence: A detached building designed for one family unit and having one main kitchen.

Elderly Person: A person who is 60 years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.

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

Engineer: The person appointed by the City to be the City Engineer.

Event Center: A place with indoor or outdoor facilities that provides for gatherings of individuals assembled for purposes such as a weddings, receptions, meetings or parties.

Existing Construction: For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975,

for FIRM effective before that date. "Existing Construction" may also be referred to as "Existing Structures".

Fence: A structure serving as an enclosure, a barrier, or a boundary, usually made of posts or stakes joined together by boards, wire, vinyl panels or fiberglass encapsulated foam panels.

15.3.16.080 C-2 General Commercial

This district is intended to provide for a wide range of commercial uses designed to serve neighborhood, community, and regional needs. Uses may be freestanding or integrated in a center.

A. Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building with no outside storage of merchandise:
   1. Art Galleries and Studios.
   2. Car Wash (full service).
   3. Child Care Centers.
   4. Convenience Stores.
   5. Entertainment Uses.
   6. **Event Center.**
   7. Financial Institutions.
   8. Hotels and Motels.
   9. Instructional Studios.
   10. Lube Centers.
   11. Medical and Dental Laboratories.
   12. Municipal Facilities required for local service.
   13. Office Supply, Copying, Printing businesses.
   14. Offices.
   15. Outdoor display area.
   16. Personal Service businesses.
   17. Private Clubs.
   18. Public Utility Facilities required for local service.
   19. Repair Services for small appliances, bicycles, jewelry, and similar items.
   20. Restaurants.
   21. Retail uses.
   22. Tire Centers.

The following uses are permitted if operated from a permanent, enclosed building and may have outside storage or display of merchandise which is customarily part of such:

1. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.

B. Uses Subject to Conditions:
   1. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).

C. Uses Subject to Conditional Use Permit (see §15.3.08.060):
   1. Outdoor display or storage of materials or merchandise in conjunction with any permitted use.
   2. Wireless Communication Facilities on existing structures, with the intent to make them “stealth” facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

D. Accessory Buildings and Uses (see §15.3.24.090):
   1. Caretaker's residence.

E. Development Standards (see Table 2).

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

G. Landscaping, Buffering, Walls (see §15.4.16.130).

H. Signs (see §5.36.010 et seq.).

I. Parking (see §15.4.16.120).

(Ord. No. 12-09, Amended 08/04/2009)
(Ord. No. 02-10, Amended 02/16/2010)
(Ord. No. 21-18, Amended 12/11/2018)

15.4.16.120 Off-Street Parking

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

B. General Requirements:
   1. Off-street parking is not required for permitted uses in the Downtown Commercial (C-D) district, except for residential uses, which must meet the requirements that are otherwise prescribed in subparagraph C.
   2. Each parking space shall be at least nine (9) feet wide and 18 feet deep (See parking design standards in the Construction and Development Standards for details on aisle widths, maneuvering areas, and fire lanes).
   3. Tandem parking (front to rear) shall not be permitted.
   4. All parking spaces and driveway areas serving such parking spaces shall be surfaced with concrete, asphalt, or paving blocks except that portions of driveway areas located farther than 200 feet from a public road and which service a single residence dwelling in the R-R or A-E zoning districts may be constructed and surfaced to an all-weather standard as approved by the City Engineer. Such surfacing may include gravel, slag, or similar materials.
   5. Required parking shall be provided on-site or on contiguous lots.
   6. Backing and maneuvering areas shall be provided on-site for all uses other than single-family, twin homes, and duplexes.
   7. For the purpose of identifying required parking, square feet shall mean the gross floor area of the building.
   8. No part of any vehicle may overhang onto a public sidewalk or within five (5) feet of a street curb where no sidewalk exists.
   9. All parked vehicles must comply with the City's clear vision area requirements.
   10. Parking of commercial vehicles in residential districts is limited to one (1) commercial vehicle with a one-ton chassis, having a capacity of not more than 10,000 pounds' gross vehicle weight rating (GVWR).
   11. Landscaping and screening of parking lots shall be in accordance with the requirements of §15.4.16.130, Landscaping, Buffering, Walls, and Fences.

C. Parking Requirements by Use:

USE	MINIMUM # OF SPACES
Auditorium, Stadium, ~~**Public Assembly**~~, **Event Center,** Private Clubs, Health Clubs, Theaters	1:100 square feet or 1:5 seats**, whichever is greater**
Auto Repair	1:100 square feet
Automobile Service Station	1:200 square feet
Banks, Financial Institutions	1:250 square feet
Barber Shop or Beauty Shop	1:100 square feet
Churches	1:5 seats or 90 lineal inches per pew
Child Care Center	1:employee, plus 1:10 children
Home Furnishings, Major Appliances	1:500 square feet
Hospitals	1:bed
Lube and Tire Centers	1:300 square feet
Manufacturing/Assembly/ Wholesale/Warehouse	1:employee on the highest shift
Mixed Uses or Unlisted Uses	To be determined by Community Development Director
Motels/Hotels: Restaurants Banquet/Meeting Rooms	1:room 1:200 square feet 1:200 square feet
Office: General/Professional Medical/Dental	 1:300 square feet 1:200 square feet
Indoor Recreation Facility: Amusement Center/Arcades Bowling Alley	 1:100 square feet 4:lane
Outdoor Recreation Facility: Golf Course Miniature Golf Course Batting Cages Water Park, Theme Parks	 6:hole 2:hole 1:cage To be determined by **Community Development** ~~**Planning**~~ Director
Residential Single-family	A garage with space for at least one vehicle and additional space so that a minimum of two parking spaces per unit are provided.
Residential Multi-family	A garage with space for at least one vehicle and additional space so that a minimum of two parking spaces per unit are provided. In addition, one guest parking space is required for every three dwelling units.
Restaurant – freestanding Restaurant – associated with another use (Motel/Hotel, School, Recreation Facility or similar)	1:100 square feet
Retail/Shopping Center (including up to 10% restaurant, health club, beauty shops; additional percentages calculated at rate for each use)	1:250 square feet
Retirement/Senior Housing/Nursing Home	1:employee on highest shift plus 0.4:unit
Schools: Elementary Middle or Junior High High School College Vocational/Technical	 2:classroom 3:classroom 7:classroom 10:classroom 1:2 students
Storage Building/Space	0.5 per 1,000 square feet of storage space

(Ord. No. 04-14, Amended 04/01/2014)

(Ord. No. 11-15, Amended 06/16/2015)
(Ord. No. 14-16, Amended 09/20/2016)
(Ord. No. 16-17; Amended 06/20/2017)