



**Wednesday, November 6, 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 November 6, 2019.

Planning Commissioners

Brad Tanner
Richard Davis
Kevin Oyler
John Mendenhall
Clint Argyle
Todd Mitchell

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. October 2, 2019
Meeting	Nov 6, 2019 - Planning Commission
Category	2. Minutes
Access	Public
Type	

3. Preliminary Plat

Subject	A. River Point Amended Preliminary Plat
Meeting	Nov 6, 2019 - Planning Commission
Category	3. Preliminary Plat
Access	Public
Type	

File Attachments
[report.drc.riverpoint.10-31-2019.pdf \(1,872 KB\)](#)

Subject **B. River Cove Amended Preliminary Plat**

Meeting Nov 6, 2019 - Planning Commission

Category 3. Preliminary Plat

Access Public

Type

File Attachments
[report.drc.rivercove.10-31-2019.pdf \(3,210 KB\)](#)

4. General Plan and Zone Change (Public Hearing)

Subject **A. Spanish Fork Parkway**

Meeting Nov 6, 2019 - Planning Commission

Category 4. General Plan and Zone Change (Public Hearing)

Access Public

Type

File Attachments
[report.drc.spanishforkparkway.10-31-2019.pdf \(634 KB\)](#)

5. General Plan Amendment (Public Hearing)

Subject **A. A River Bottoms Vision Plan**

Meeting Nov 6, 2019 - Planning Commission

Category 5. General Plan Amendment (Public Hearing)

Access Public

Type

6. Other Business

Subject **A. Moderate Income Housing Report**

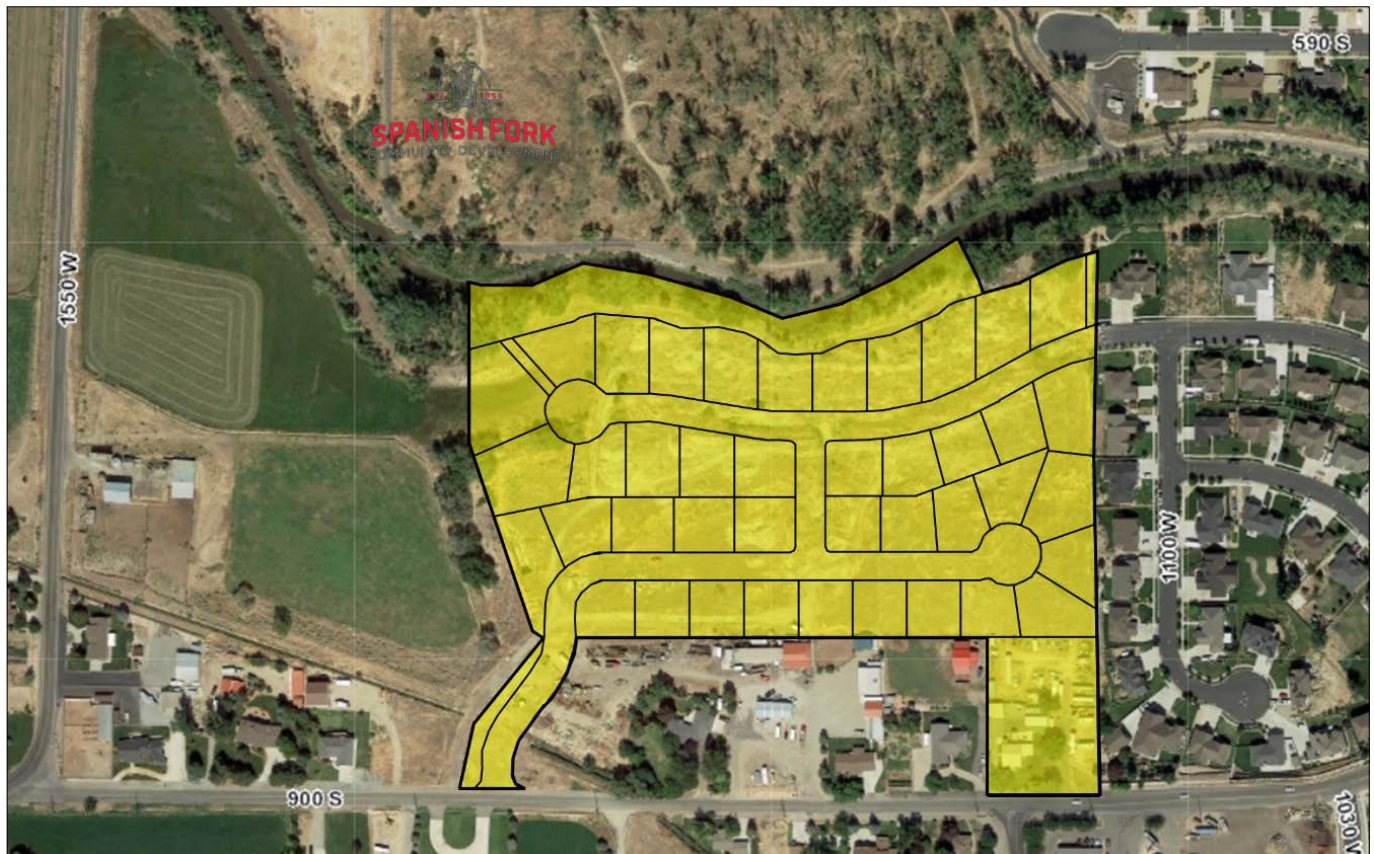
Meeting Nov 6, 2019 - Planning Commission

Category 6. Other Business

Access Public

Type

7. Adjourn



River Point Amended Preliminary Plat Approval Request

October 31, 2019, Development Review Committee.

Located at 1208 West 900 South including 18.71 acres.

The subject property is zoned R-1-12.

The applicant has requested that an Amended Preliminary Plat be approved.

Key Issues

1. Previous approvals.
2. Garbage remediation.
3. Construction standards.
4. Floodplains.

Recommendation

That the proposed Amended Preliminary Plat be approved based on the following findings and subject to the following condition:

Findings

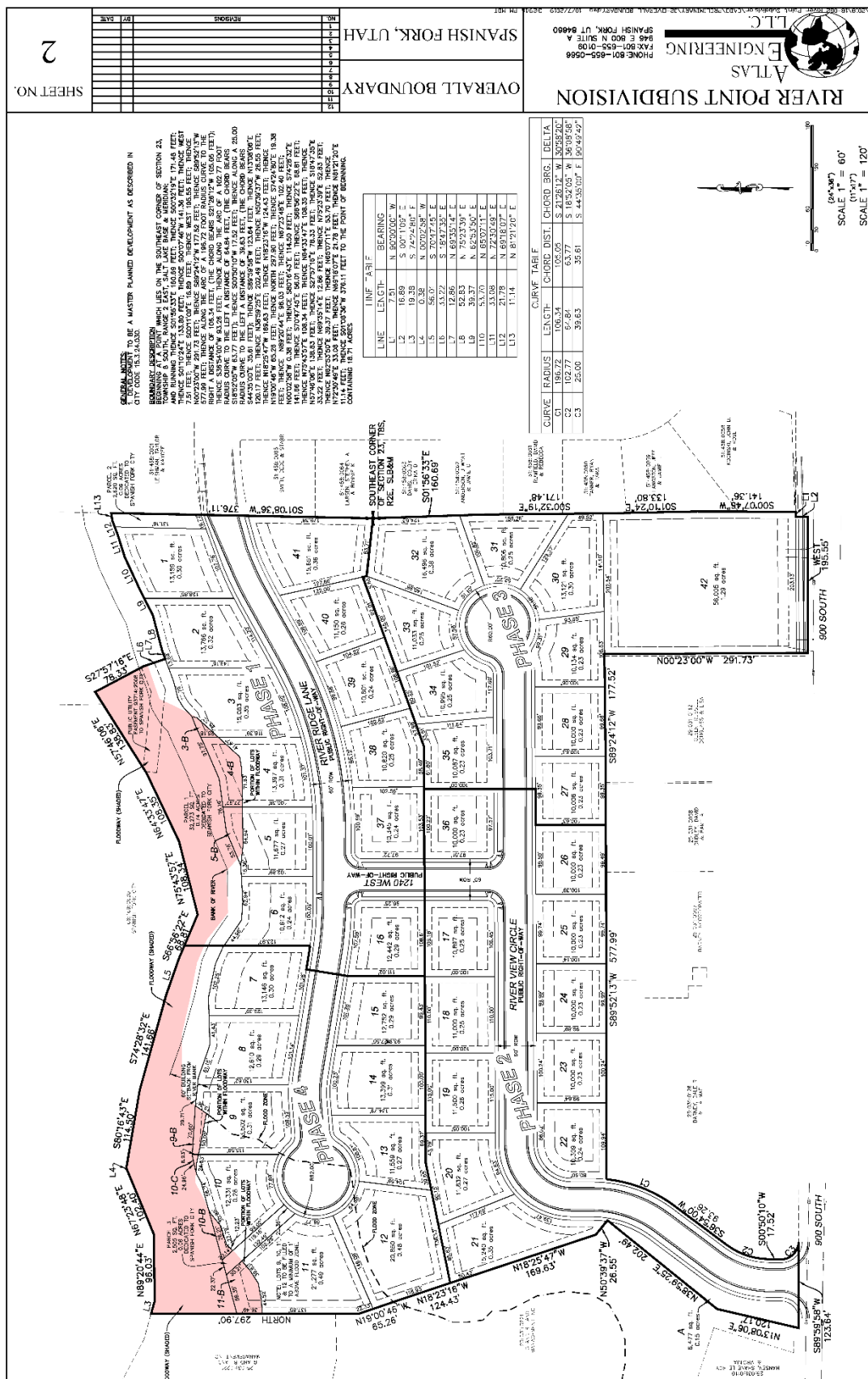
1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That floodplain issues need to be resolved.
3. That garbage needs to be removed.

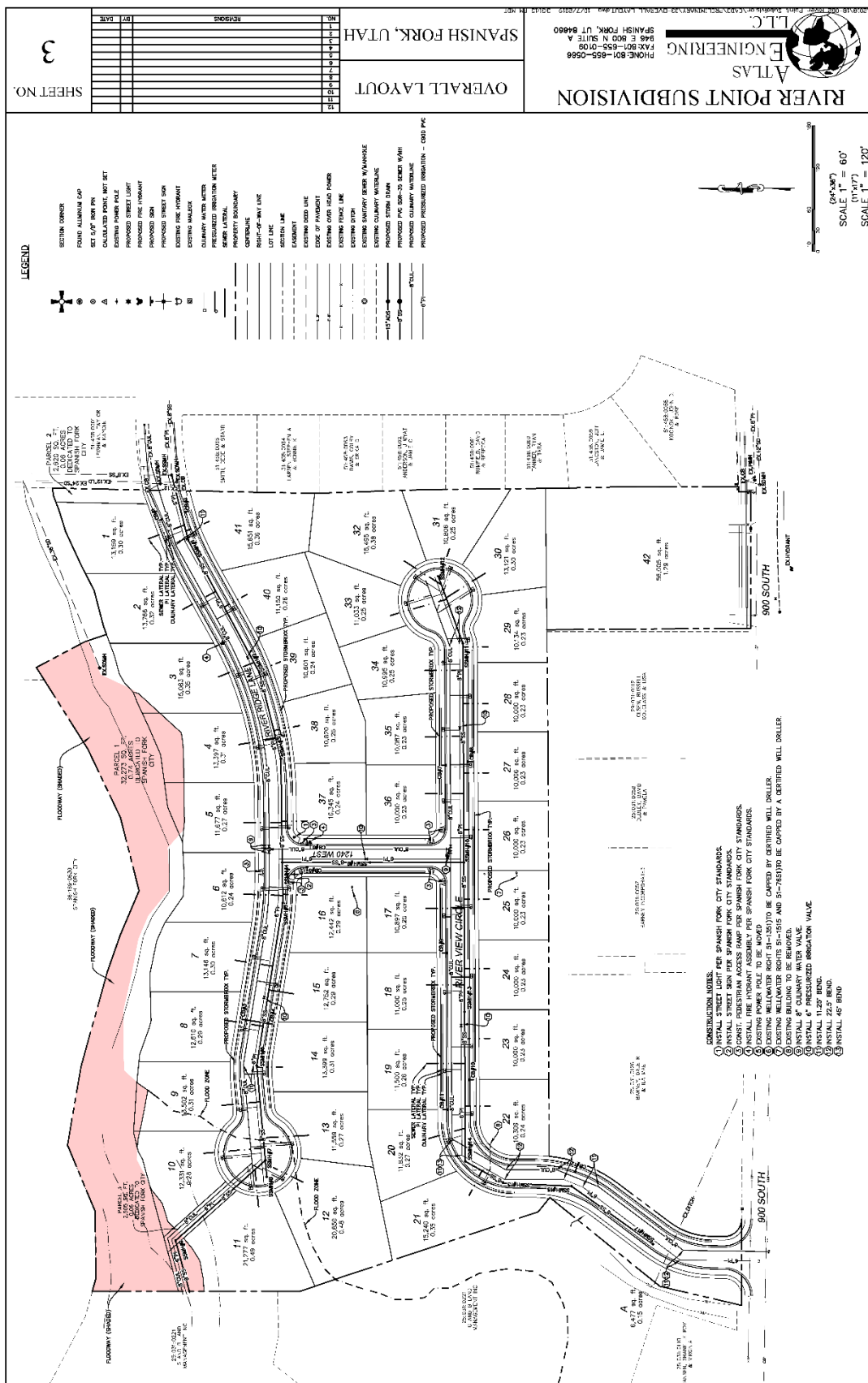
Condition

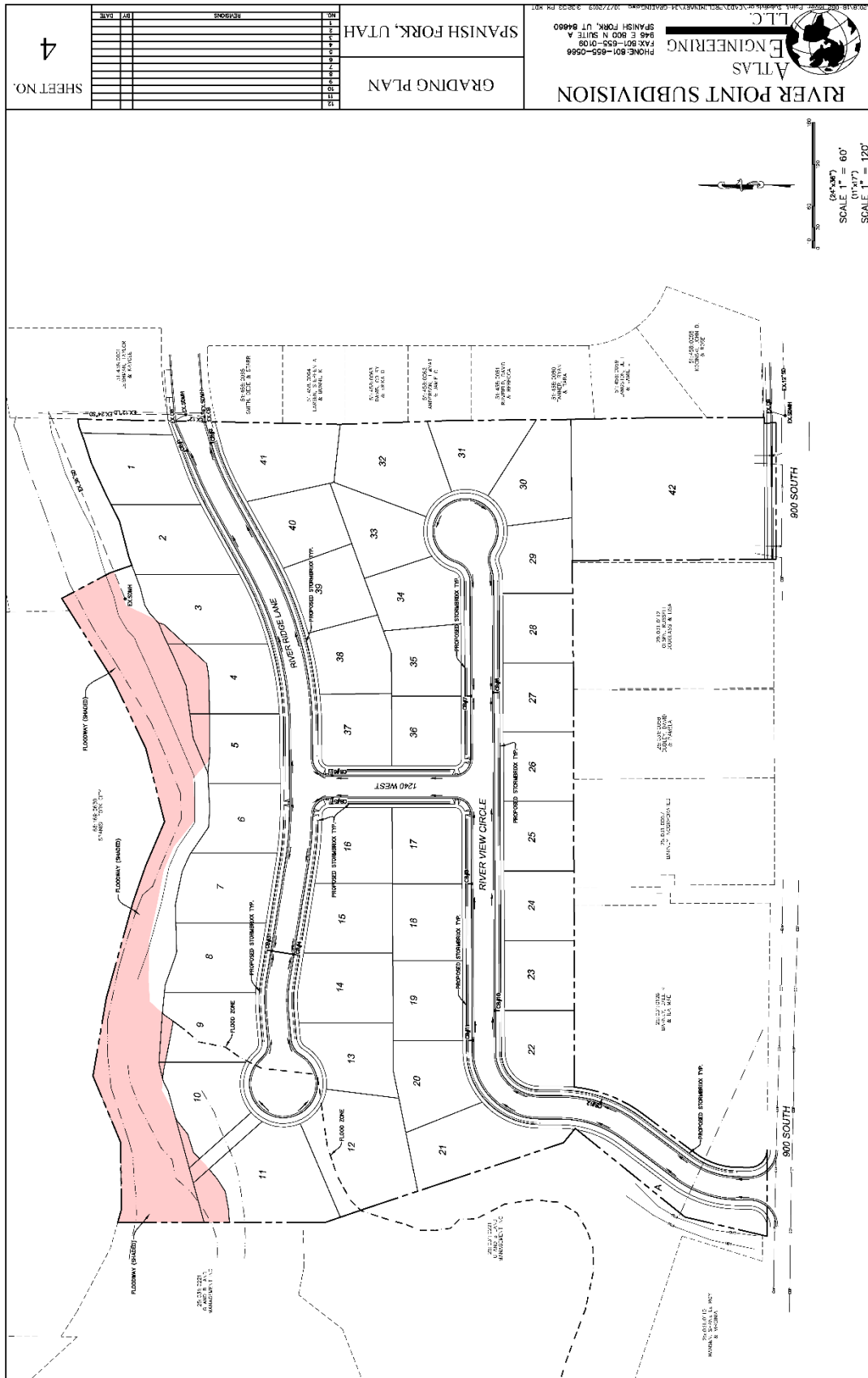
1. That the applicant address any issues related to previous approvals, the floodplain or garbage removal before individual plats impacted by those issues are recorded.

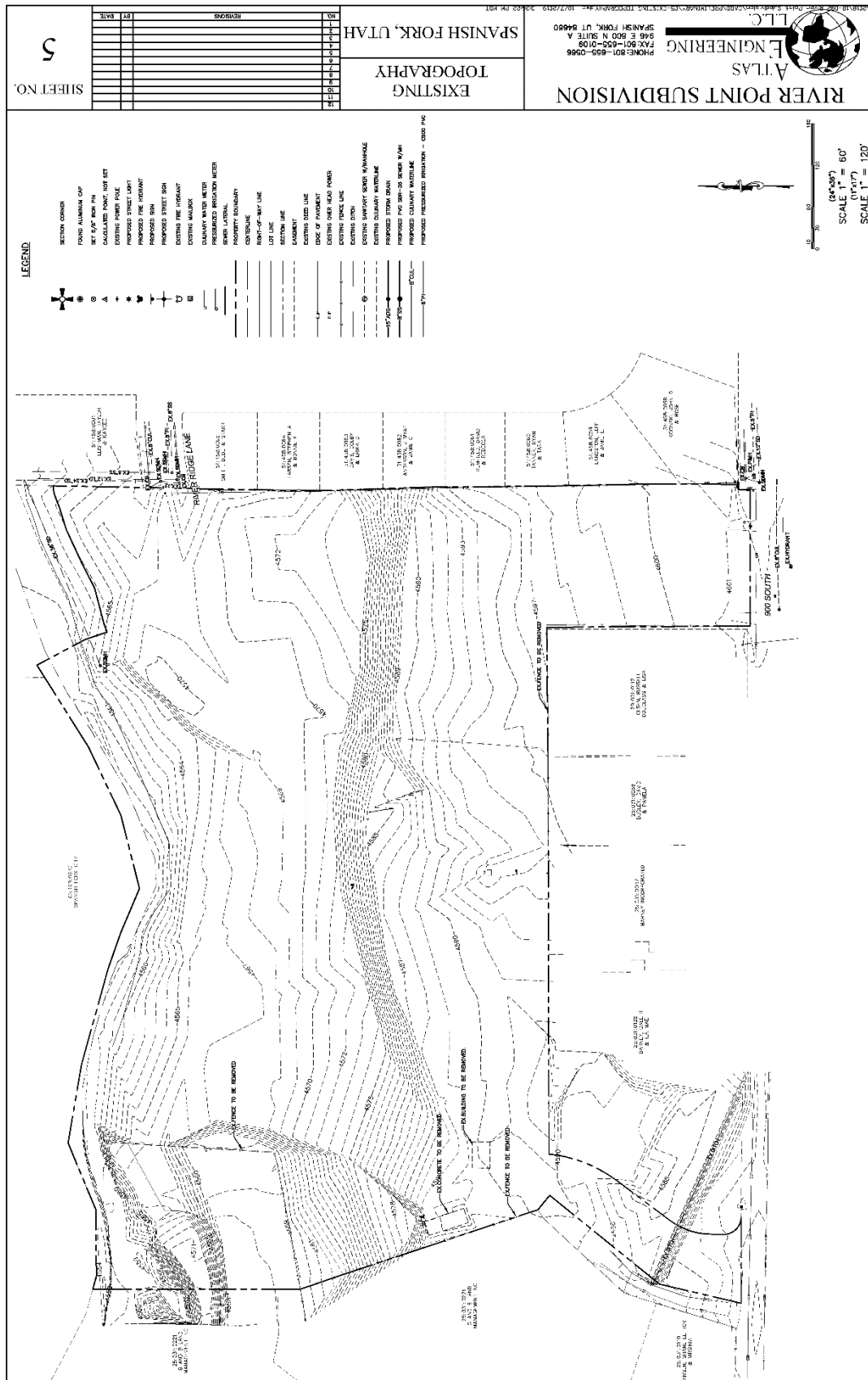
Exhibits

1. Amended Preliminary Plat

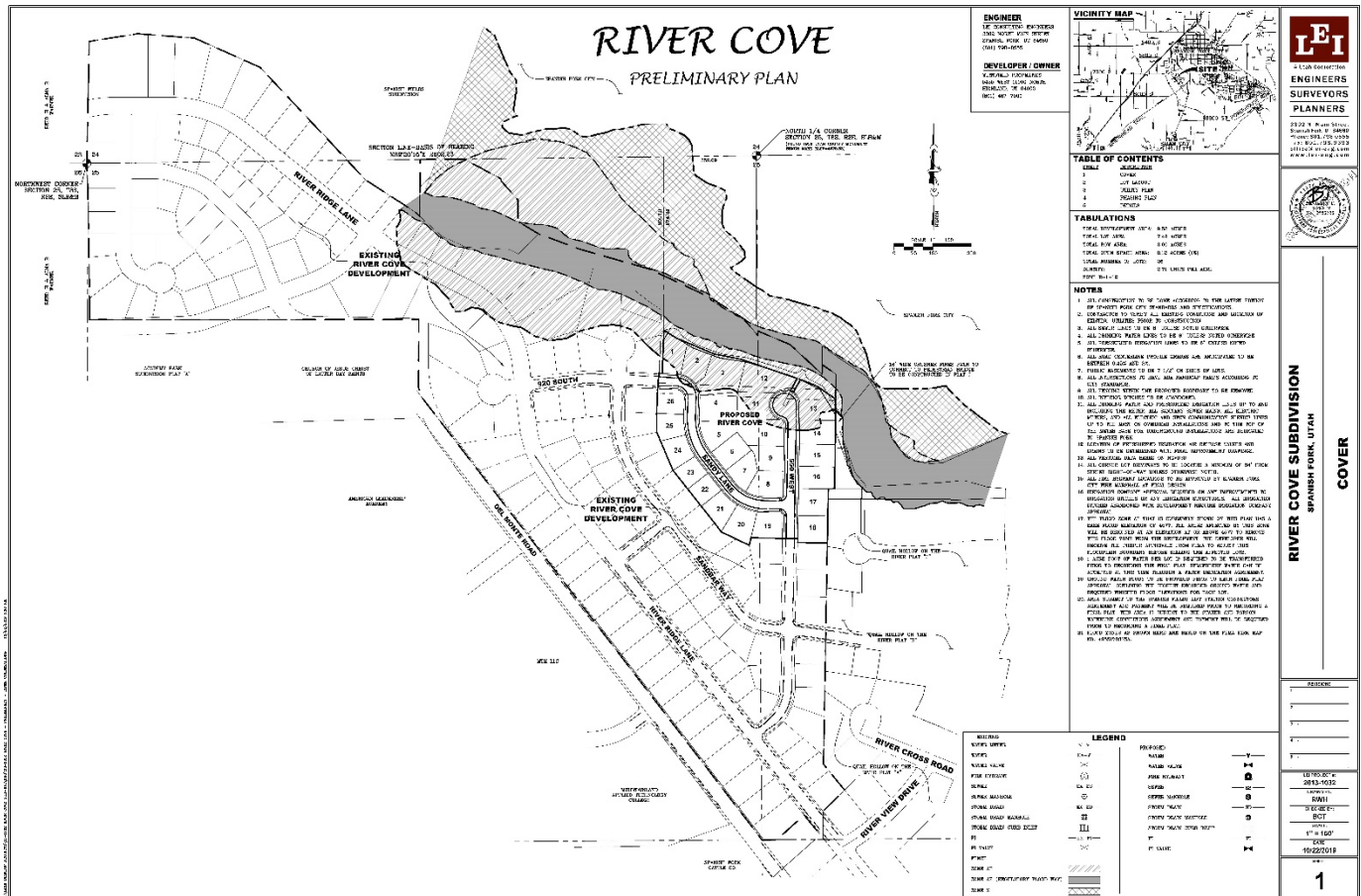








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River Cove Subdivision Amended Preliminary Plat Approval Request

October 31, 2019, Development Review Committee

Located at 920 South River Ridge Lane, including 18.65 acres.

The subject property is currently zoned R-1-12.

The applicant has requested amended Preliminary Plat approval for a Master Planned Development.

Key Issues

1. How has the proposed Preliminary Plat changed from the approved plat?
2. How will the trail be constructed?
3. What type of fencing will adjacent to the River?
4. How will existing power poles be dealt with?
5. How do easements impact the building envelopes of the proposed lots?
6. How does the floodplain impact the proposed lots?
7. Is the proposed phasing plan appropriate?

Recommendation

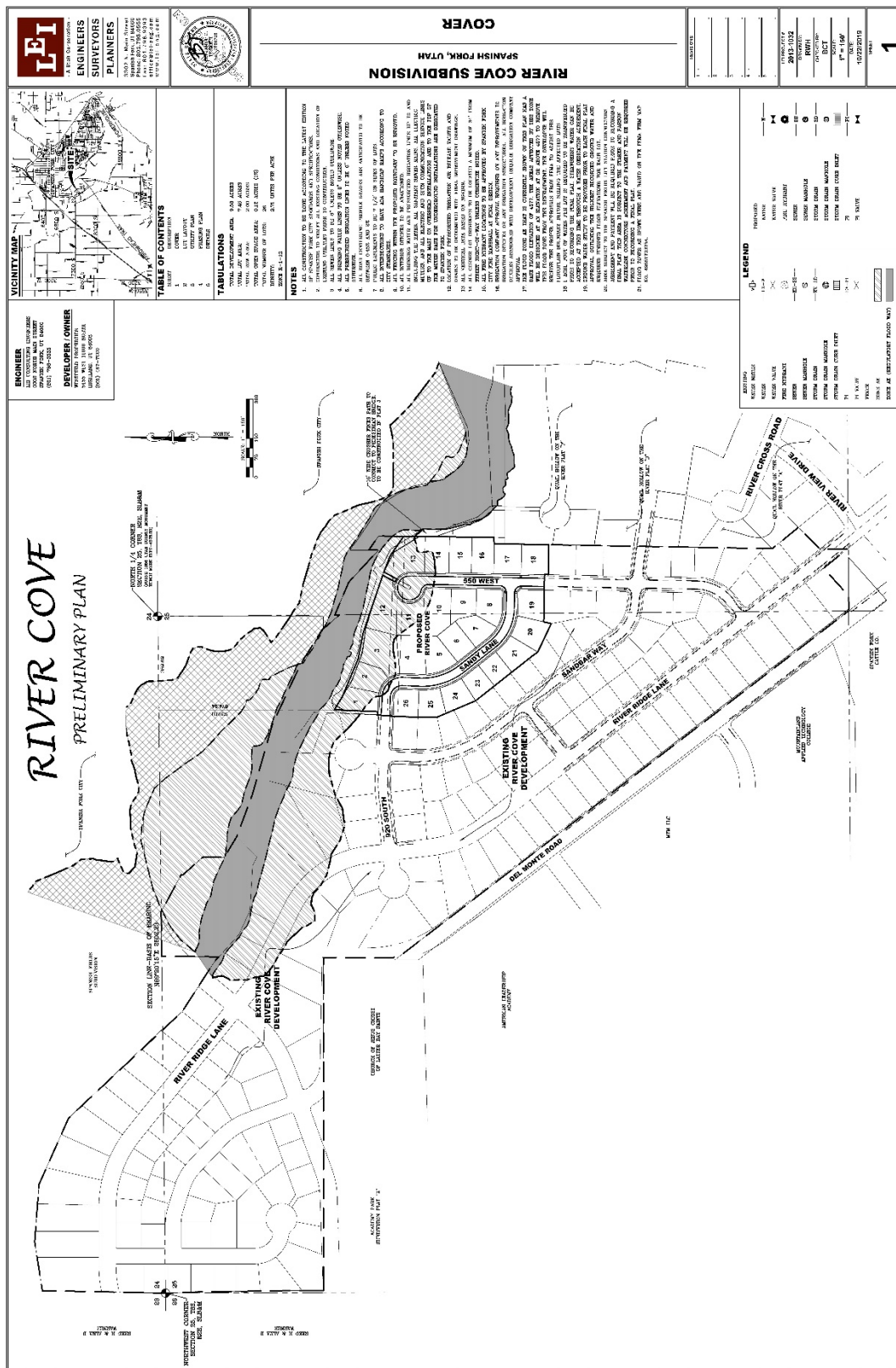
That the proposed Preliminary Plat be approved based on the following finding and subject to the following condition:

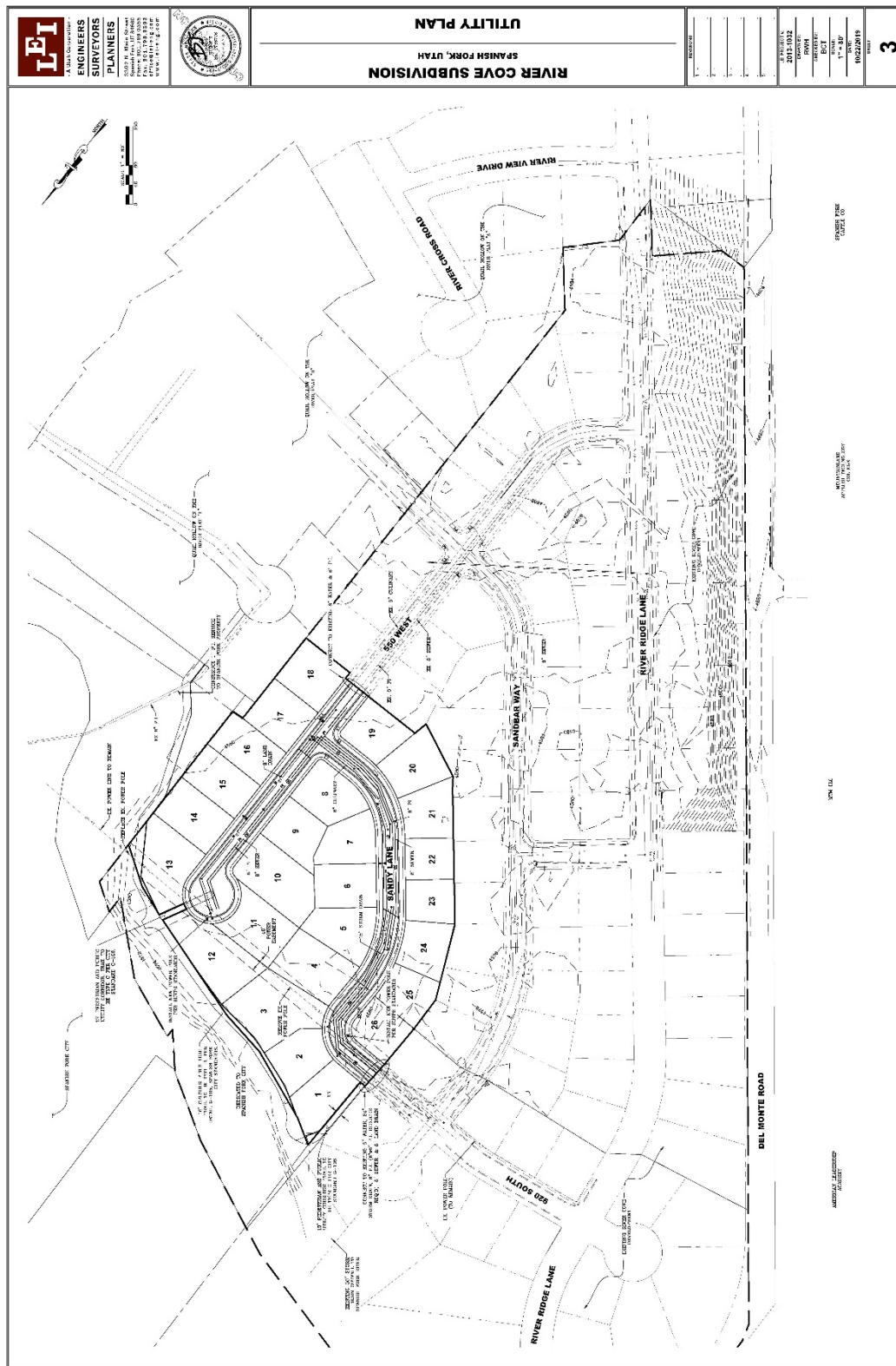
Condition

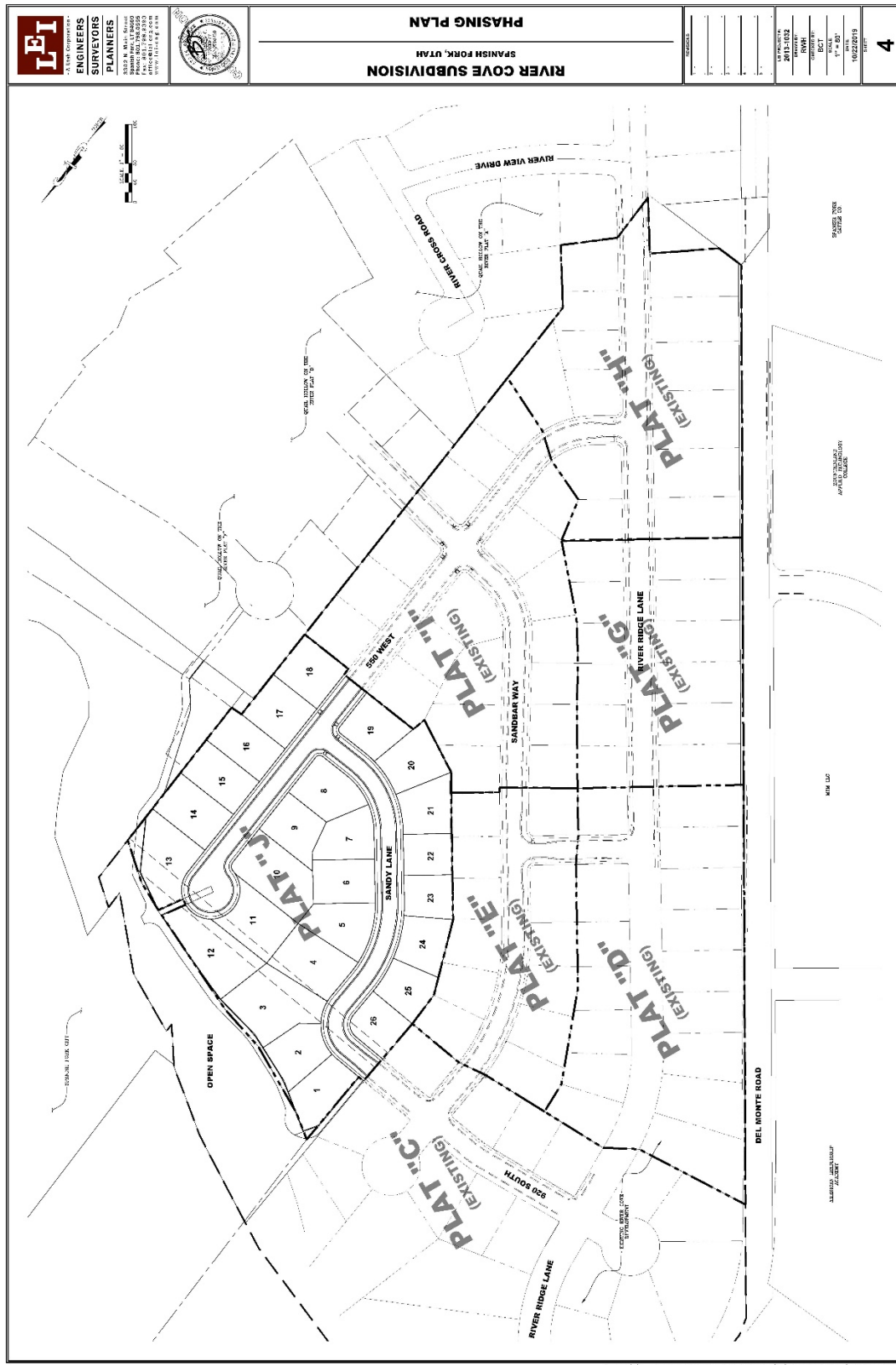
1. That the applicant address all of the issues and meet all conditions prescribed by the Development Review Committee.

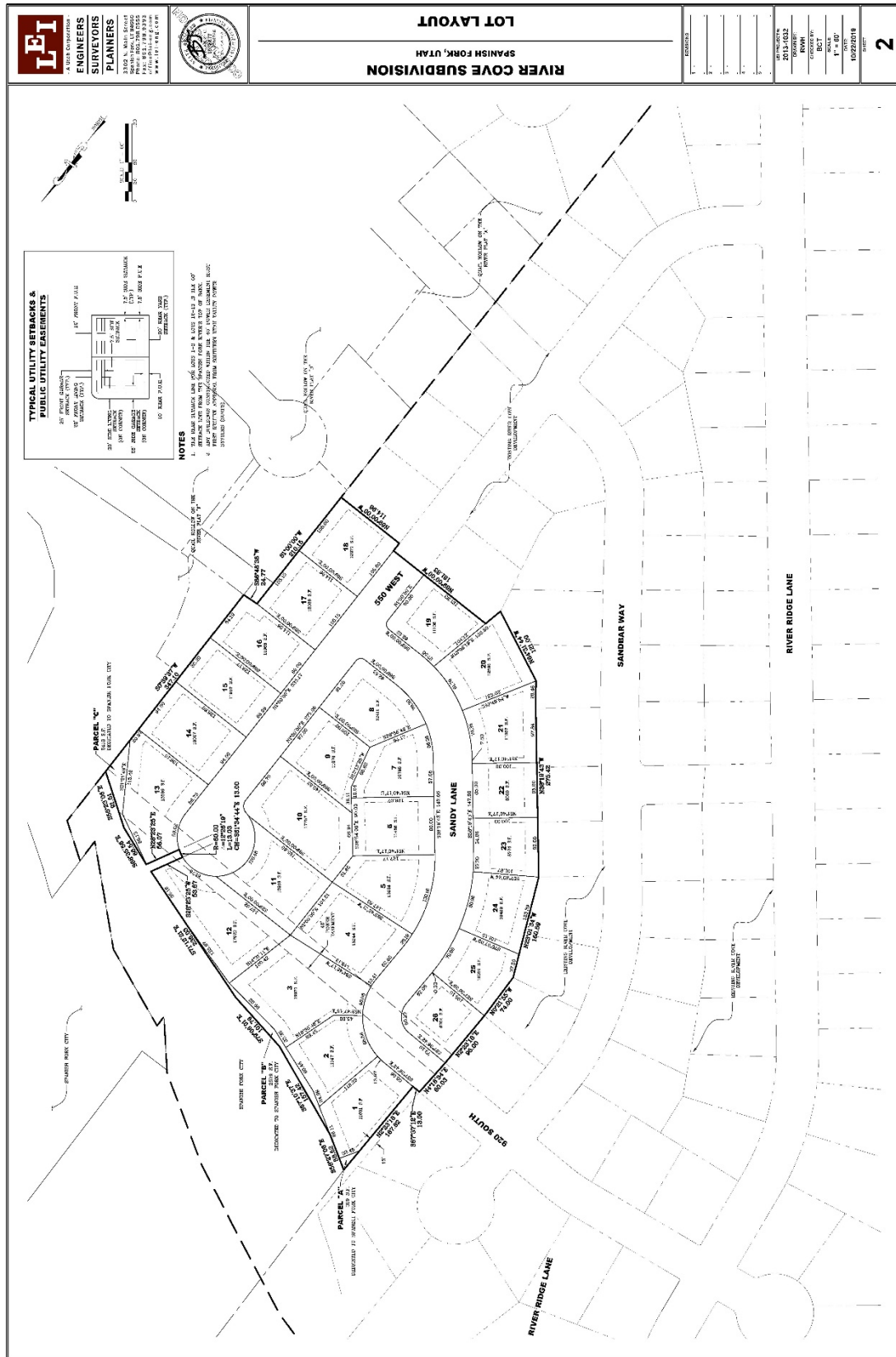
Exhibit

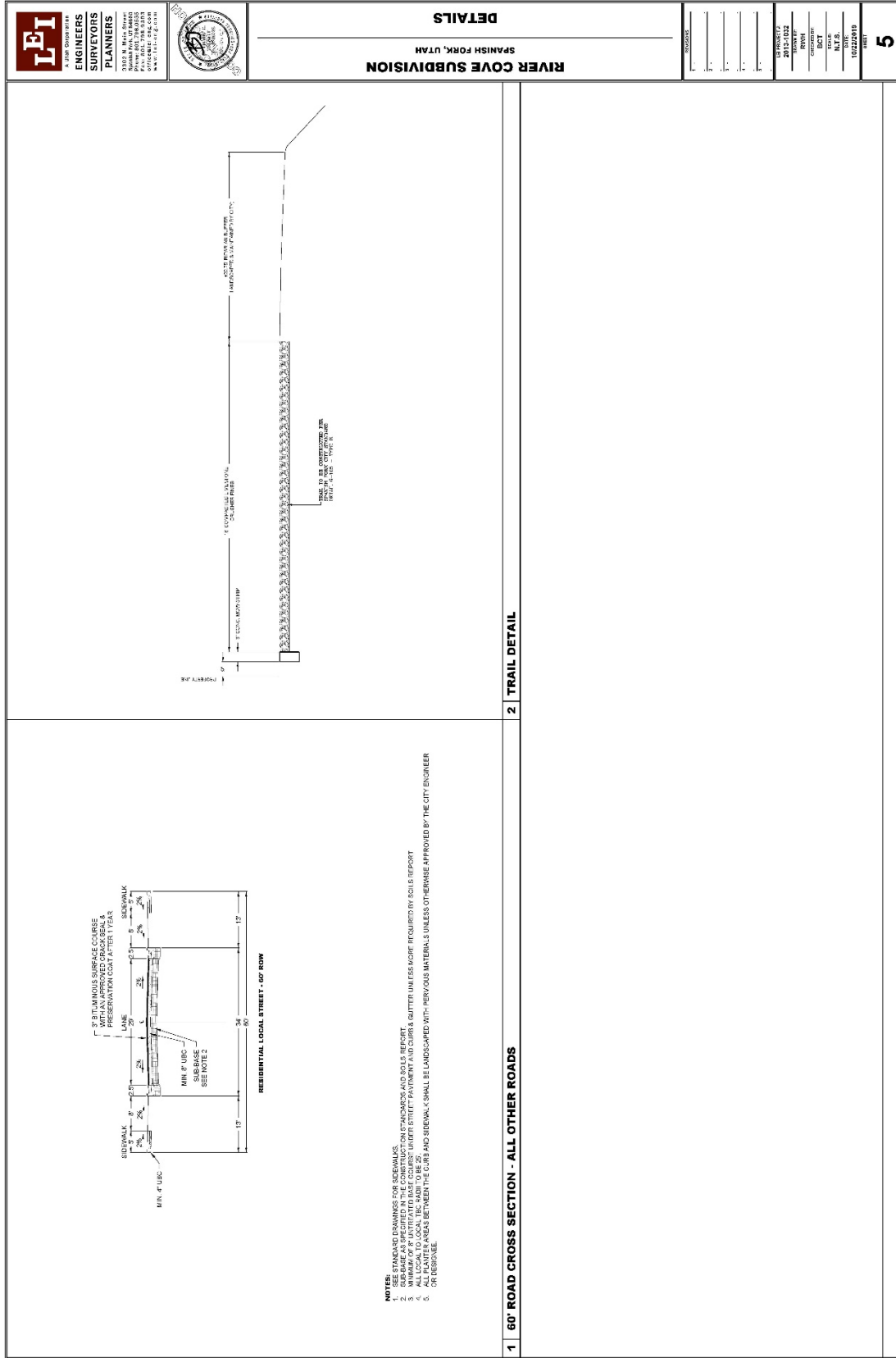
1. Proposed Preliminary Plat.

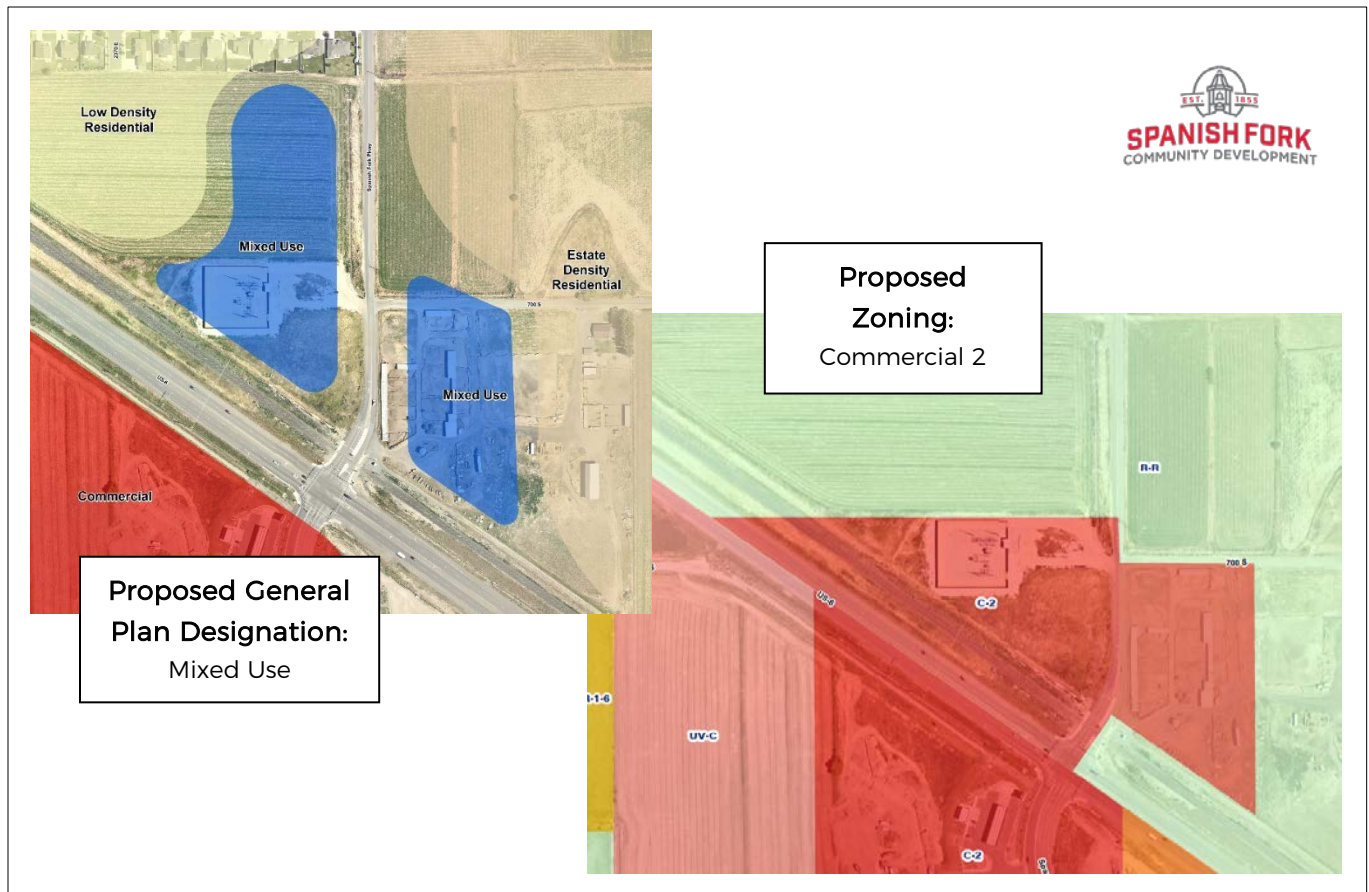












Spanish Fork Parkway General Plan Amendment Zone Change and Approval Request

October 31, 2019, Development Review Committee.

Located at 700 South Spanish Fork Parkway, including approximately 10 acres.

The subject property is zoned Rural Residential and Public Facilities.

The applicants have requested that a General Plan Amendment Zone Change and be approved.

Key Issues

1. Conformity to the current General Plan designations.
2. Appropriate land uses at this location.
3. Appropriate use of the property that is currently zoned Public Facilities.
4. Access.
5. Changes to Spanish Fork Parkway.
6. Development approvals.

Recommendation

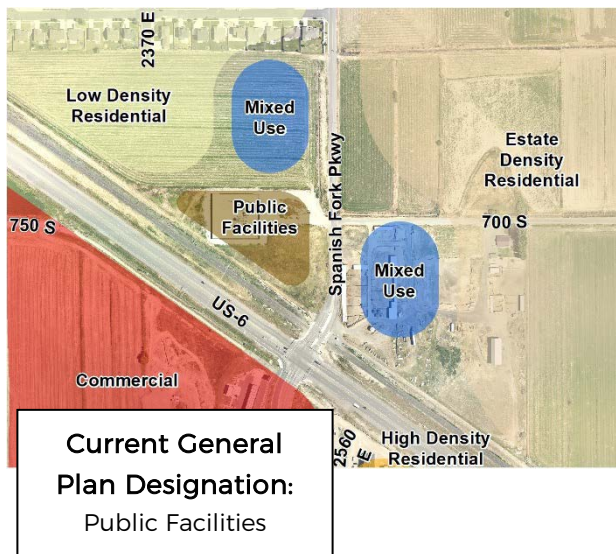
That the proposed General Plan Amendment and Zone Change be approved based on the following finding:

Finding

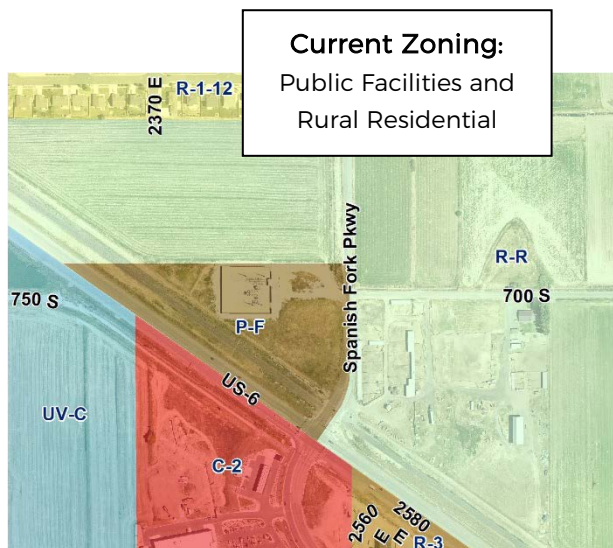
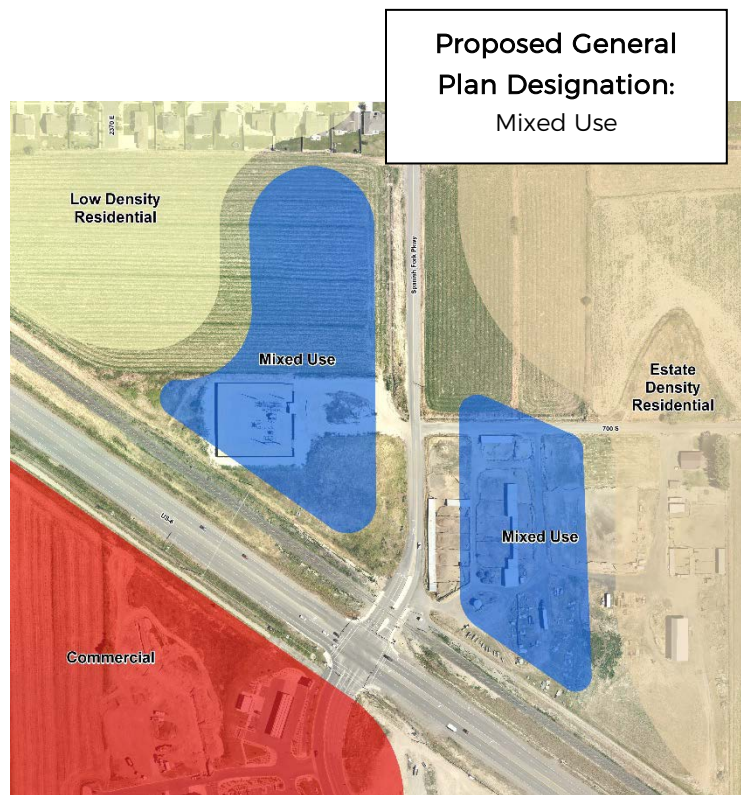
1. That the proposal would allow for appropriate development in the area surrounding the 2550 East US Highway 6 intersection.
2. That the proposal would allow for the City-owned property to be beneficially utilized.
3. That the necessary infrastructure can be install to support the development of this area.
4. That the proposal would not have an adverse impact on any surrounding properties or neighborhoods.

Exhibits

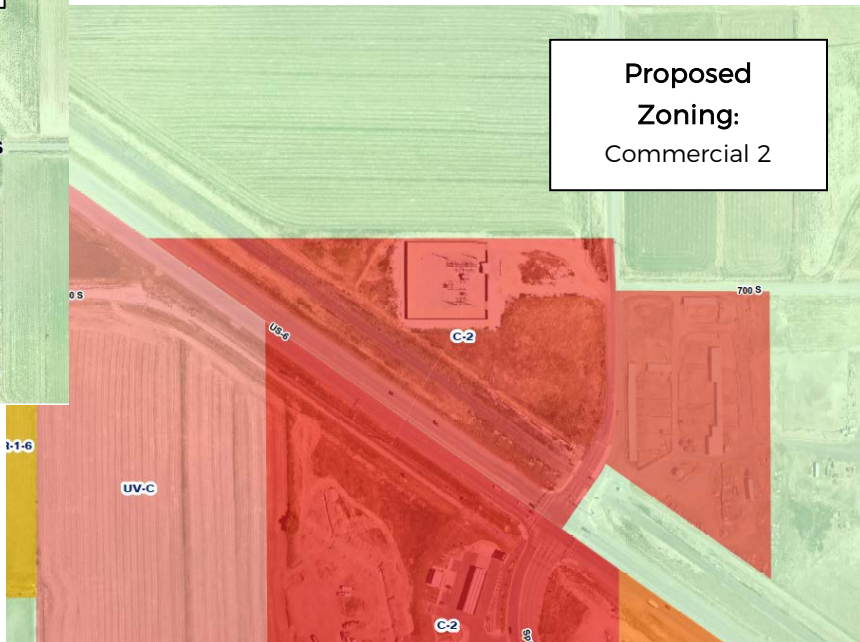
1. Vicinity Maps
2. Zoning Code



**Proposed General
Plan Amendment**



Proposed Zone Change



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.

1. 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. 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.

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

3. 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.
4. Accessory Buildings and Uses (see §15.3.24.090):
5. Development Standards (see Table 2).
6. Site Plan/Design Review (see §15.4.08.010 et seq.).
7. Landscaping, Buffering, Walls (see §15.4.16.130).
8. Signs (see §5.36.010 et seq.).
9. 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)

(Ord. No. 14-19, Amended 07/09/2019)

15.3.16.160 Public Facilities (P-F)

This district is intended to provide for structures and uses that are owned, leased, or operated by a governmental entity for the purpose of providing governmental services to the community. Allowed uses will be necessary for the efficient function of the local community or may be desired services which contribute to the community's cultural or educational enrichment. Other allowed uses will be ancillary to a larger use that provides a direct governmental service to the community.

1. Permitted Uses:

1. Automotive Repair.
2. Campgrounds.
3. Caretaker's Residence
4. Car Wash (self or full service).
5. Cemeteries.
6. Child Care Centers.
7. Court Buildings and Related Facilities.
8. Golf Courses and Related Facilities.
9. Government Maintenance Shops and Related Facilities.
10. Government Owned Nurseries and Tree Farms.
11. Government Storage Buildings.
12. Government Storage Yards.
13. Gun Clubs and Firing Ranges.
14. Libraries.
15. Lube Centers.
16. Municipal Facilities required for local service.
17. Museums.
18. Offices.
19. Parking structures.
20. Public Art Galleries.
21. Public Parks and Recreational Facilities.
22. Public Safety Facilities.
23. Publicly Owned Stadiums and Arenas.
24. Publicly Owned Zoos.
25. Temporary Office and Construction Trailers.
26. Theaters.
27. Transit Centers and Related Facilities.

28. Wireless Communication Facilities on light stanchions in public parks, playgrounds, schools, golf courses and related facilities so long as the structure height does not exceed 20 feet above the existing structure and is a monopole.
2. Uses Subject to Conditions:
 1. Outdoor Storage Areas (see §15.3.24.090(I)).
3. Uses Subject to Conditional Use Permit (see §15.3.08.060):
 1. Hospitals.
 2. Restaurants.
 3. Solid Waste Transfer Facilities, provided all operating aspects of the facility are fully enclosed within a building and the grounds are completely fenced.
 4. 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.
4. Accessory Buildings and Uses (see §15.3.24.090).
5. Development Standards.
 1. The maximum height of any building or structure shall be limited to 65 feet.
 2. Setbacks shall be as follows for all main buildings:
 - a. Front Yard, 20 feet.
 - b. Corner side yard, 20 feet.
 - c. Interior Side Yard, 10 feet.
 - d. Rear yard, 20 feet.
6. Site Plan/Design Review (see §15.4.08.010 et seq.).
7. Landscaping, Buffering, Walls (see §15.4.16.130).
8. Signs.
 1. Signage shall be permitted in accordance with §5.36.010. Substitute or additional signage shall be permitted if it is deemed essential to providing a government service.
9. Parking (see §15.4.16.120).

(Ord. No. 12-09, Amended 08/04/2009)

(Ord. No. 02-10, Amended 02/16/2010)

(Ord. No. 13-14, Amended 08/19/2014)

(Ord. No. 21-18, Amended 12/11/2018)

15.3.16.010 Agricultural and Rural Residential Districts

R-R. Rural Residential. This district is similar in character with the A-E District, but parcel sizes are generally somewhat smaller and the soil types may be lower quality. Many of these areas within the Growth Management boundary will likely be rezoned and developed with higher density uses as utilities are extended and adequate streets are developed and/or widened. Other lands outside the Growth Management Boundary may eventually be converted to urban uses when a need is shown to expand that boundary.

1. Permitted Uses:

- a. Agriculture, including the production of food and fiber crops, and tree farms, grazing and animal husbandry of livestock.
- b. Commercial horse riding, training, and boarding stables. (A-E District only).
- c. Living quarters for agricultural employees employed on the premises. (A-E District only).
- d. Wholesale plant nurseries.
- e. One (1) single residence dwelling per lot.
- f. Veterinary offices including outdoor boarding of animals if animals are kept at least 200 feet from any neighboring house.
- g. Churches.
- h. Veterinary offices for large animals and/or outside boarding of any animals.
- i. Municipal facilities required for local service.

2. Uses Subject to Conditions:

- a. Home Occupations (as described in §5.40.010 et seq.).
- b. Manufactured Home (as described in §15.3.24.040 et seq.).
- c. Residential facility for persons with a disability (As described in §15.3.24.010(A) et seq.).
- d. Residential facility for elderly persons (As described in §15.3.24.010(B) et seq.).
- e. Seasonal fruit, vegetable, and hay retail sales in structures of less than 500 square feet when at least some of the products being sold are raised on the premises. Subject to having access, parking, and any utility needs approved by the DRC.

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

- a. 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.

4. Accessory Buildings and Uses (see §15.3.24.090).
5. Development Standards (see Table 1).
6. Site Plan/Design Review (see §15.4.08.010 et seq.): Design review is required for uses subject to Conditional Use Permit.
7. Landscaping, Buffering, Walls (see §15.4.16.130): Landscaping, buffering, and/or walls may be required for uses subject to a Conditional Use Permit.
8. Signs (see §5.36.010 et seq.).
9. Parking (see §15.4.16.120).

(Ord. No. 12-09, Amended 08/04/2009)

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

(Ord. No. 21-18, Amended 12/11/2018)