



**Wednesday, December 4, 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 December 4, 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. November 6, 2019
Meeting	Dec 4, 2019 - Planning Commission
Category	2. Minutes
Access	Public
Type	Action, Minutes

3. Preliminary Plat

Subject	A. CDL Commercial Subdivision
Meeting	Dec 4, 2019 - Planning Commission
Category	3. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
[report.pc.cdlcommercial.12-4-2019.pdf \(808 KB\)](#)

4. Conditional Use Permit (Public Hearing)

Subject	A. Lowe's Outdoor Storage
Meeting	Dec 4, 2019 - Planning Commission
Category	4. Conditional Use Permit (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
[report.pc.lowesoutdoorstorage.12-4-2019.pdf \(440 KB\)](#)

5. Zone Change (Public Hearing) and Preliminary Plat

Subject	A. River Run Townhomes
Meeting	Dec 4, 2019 - Planning Commission
Category	5. Zone Change (Public Hearing) and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
[report.pc.riverrun.12-4-2019.pdf \(9,800 KB\)](#)

Subject	B. Ridgeline Parkway Community
Meeting	Dec 4, 2019 - Planning Commission
Category	5. Zone Change (Public Hearing) and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
[report.pc.ridgelineparkway.12-4-2019.pdf \(4,207 KB\)](#)

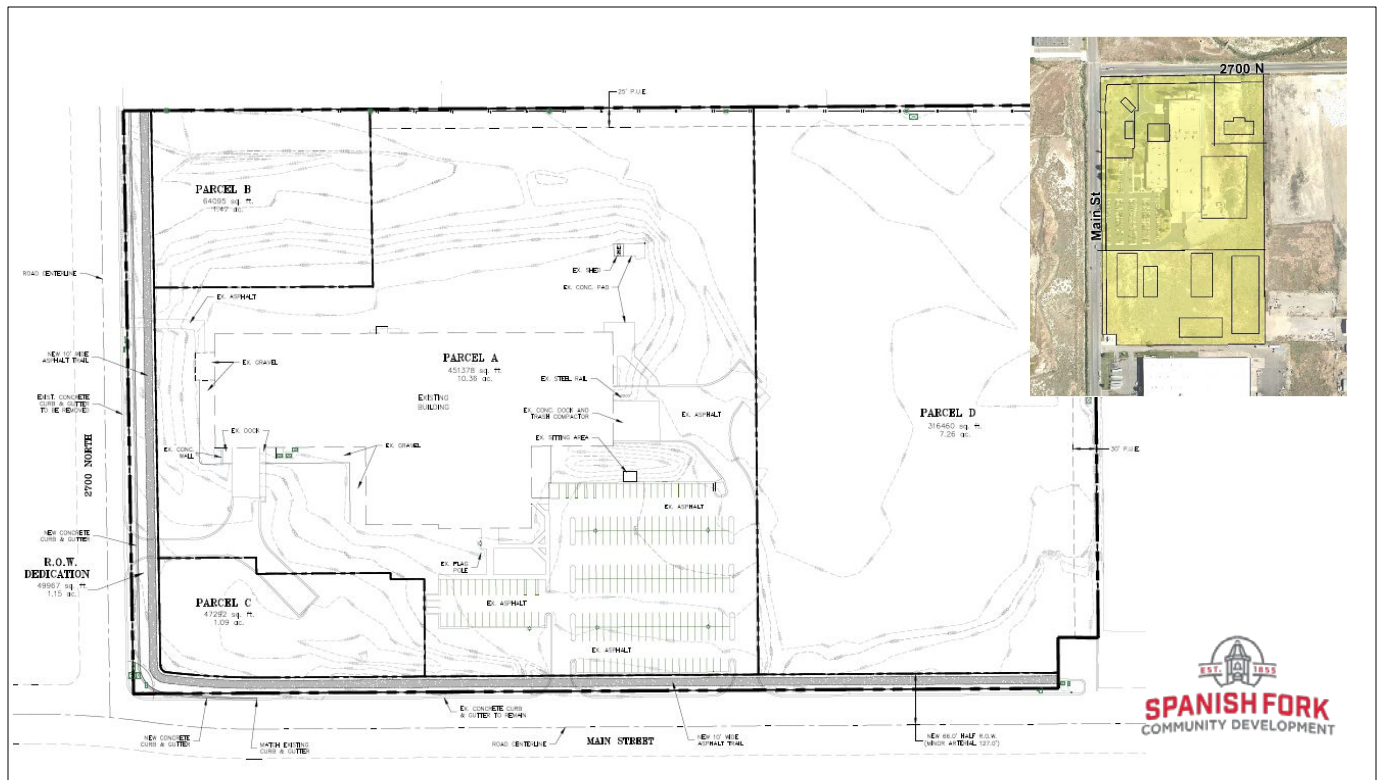
6. Title 15 Amendments (Public Hearing)

Subject	A. Title 15 Amendments
Meeting	Dec 4, 2019 - Planning Commission
Category	6. Title 15 Amendments (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
[memo.pendingordinance.11-26-2019.pdf \(164 KB\)](#)

[memo.R-4.11-25-2019.pdf \(1,216 KB\)](#)
[memo.travelcenter.11-19-2019.pdf \(569 KB\)](#)
[memo.neighborhoodcommercial.11-19-2019.pdf \(208 KB\)](#)

7. Adjourn



CDL Commercial Subdivision Preliminary Plat Approval Request

December 4, 2019, Planning Commission.

Located at 2700 North Main Street, including 21.33 acres.

The subject property is zoned I-1.

The applicant has requested that a Preliminary Plat for a commercial subdivision be approved.

Key Issues

1. Future development.
2. Storm drain facilities.
3. Access management.
4. Utilities.

Recommendation

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

Finding

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

Condition

1. That the applicant meet the City's Zoning requirements and Construction Standards.

Exhibits

1. Proposed Preliminary Plat.

C.D.L. COMMERCIAL SUBDIVISION

PRELIMINARY PLAT

NOVEMBER 2019

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SPANISH FORK CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SPANISH FORK CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE SITE PLAN AND UTILITY SHEET.
4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
5. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SPANISH FORK CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIL NOTIFICATION SHALL NEGATE ANY CONTRACTOR'S CLAIM FOR ADDITIONAL COMPENSATION.
3. ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS II OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CLEANOUT/ACCESS LOCATIONS MEET SPANISH FORK IRRIGATION COMPANY SPECIFICATIONS AND ARE COMPLETED UNDER THE DIRECTION OF SPANISH FORK IRRIGATION COMPANY.
5. ALL IRRIGATION CORNERS (ANGLE POINTS) SHALL HAVE A PRECAST - REINFORCED CONCRETE MANHOLE, WITH A WATER TIGHT SOLID MANHOLE COVER.
6. ALL STORM DRAIN INLET BOXES TO MEET SPANISH FORK CITY STANDARD DRAWING 052 WITH 1" SEGMENT TRAP.

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
1	COVER SHEET & NOTES
2	PRELIMINARY PLAT
3	SITE PLAN
4	UTILITY PLAN

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SPANISH FORK CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF SPANISH FORK CITY.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY SPANISH FORK CITY.
3. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SPANISH FORK CITY STANDARDS.

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SPANISH FORK CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST SPANISH FORK CITY WATER DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
5. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SPANISH FORK CITY STANDARDS.
6. WATERLINES TO BE BEDDED IN GRANULAR MATERIAL, A MIN. OF 8" COVER OVER TOPS OF PIPE IS REQUIRED TO AVOID PENETRATION OF SUB BASE FROM ABOVE.
7. ALL CULINARY WATERLINES, REGARDLESS OF SIZE, SHALL BE PVC C-900.

VICINITY MAP

THESE PLANS, OR ANY PART THEREOF, SHALL NOT BE USED OR REPRODUCED OR COPIED OR IN ANY MANNER EXCEPT BY PERMISSION OF NORTHERN ENGINEERING, INC.

20-048-0000 C.D.L. COMMERCIAL SUBDIVISION NORTHERN ENGINEERING, INC.	20-048-0001 C.D.L. COMMERCIAL SUBDIVISION NORTHERN ENGINEERING, INC.	20-048-0002 C.D.L. COMMERCIAL SUBDIVISION NORTHERN ENGINEERING, INC.	20-048-0003 C.D.L. COMMERCIAL SUBDIVISION NORTHERN ENGINEERING, INC.	20-048-0004 C.D.L. COMMERCIAL SUBDIVISION NORTHERN ENGINEERING, INC.
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NORTHERN ENGINEERING INC.
ENGINEERING AND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
ORION, UT 84097
(801) 802-8892

C.D.L. COMMERCIAL SUBDIVISION

COVER SHEET

SPANISH FORK, UTAH

JOB NO.
3-19-037

SHEET NO.
1

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE N.89°02'29"E. 750.05 FEET; THENCE S.02°02'20"E. 1246.91 FEET; THENCE S.89°29'00"W. 685.20 FEET; THENCE N.02°02'20"E. 51.70 FEET; S.89°29'00"W. 68.51 FEET; THENCE N.02°02'20"E. 1188.60 FEET TO THE POINT OF BEGINNING, CONTAINING 21.33 ACRES.

NOTES:

1. ALL PARCELS AND ADJACENT PROPERTIES ARE WITHIN ZONE 1-1 AREA (INDUSTRIAL-1).
2. A CROSS ACCESS AND PARKING AGREEMENT WILL BE PROVIDED TO ALL PARCEL OWNERS IN THE SUBDIVISION. THE AGREEMENT WILL BE SUBMITTED WITH THE FINAL PLAT AND WILL BE RECORDED WITH THE FINAL PLAT.

20-048-0007
Spanish Fork City Corporation

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NORTHERN ENGINEERING INC.
ENGINEERING AND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
ORION, UT 84097
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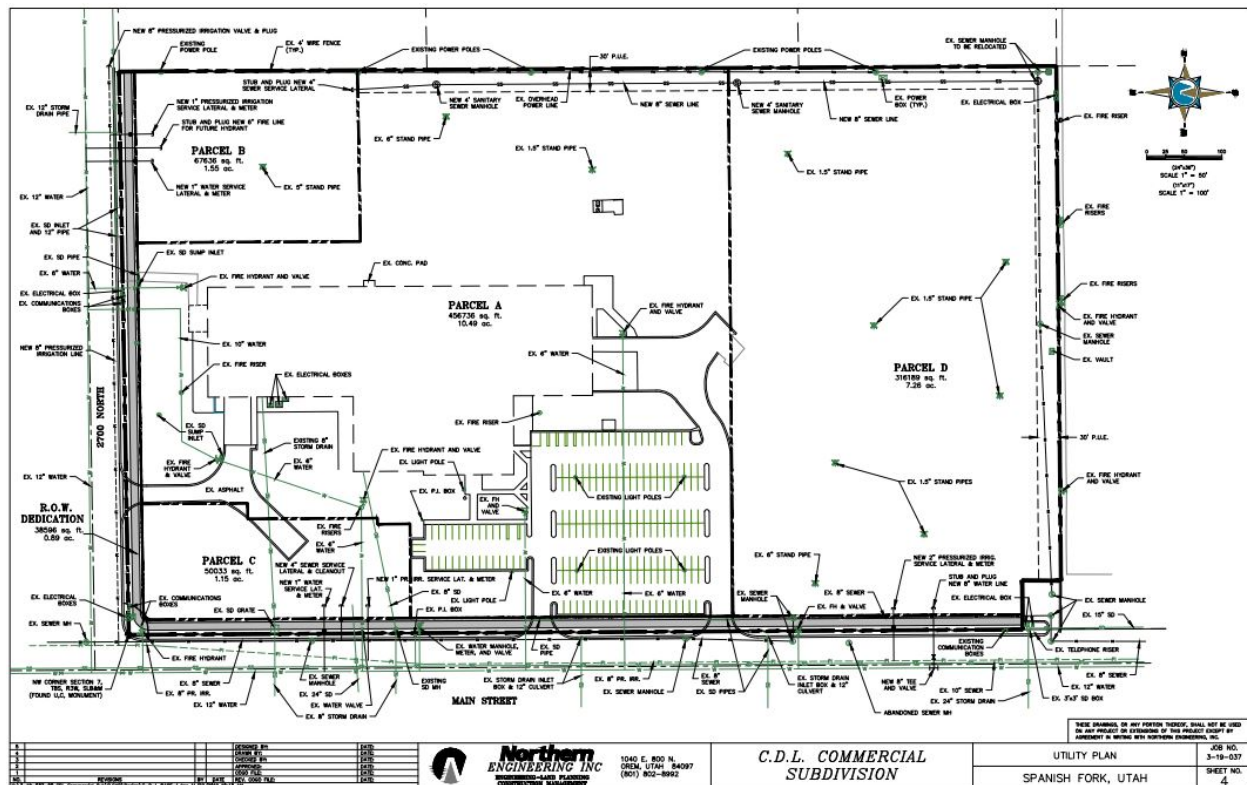
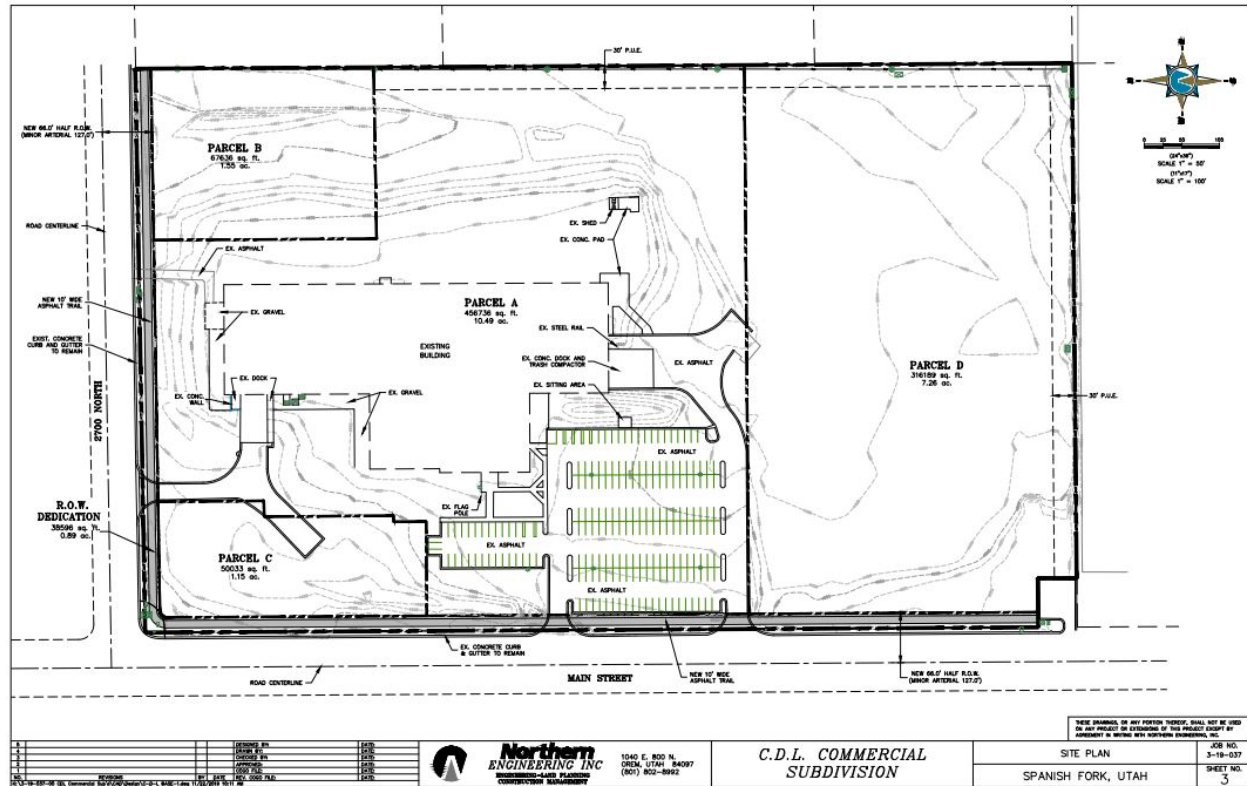
C.D.L. COMMERCIAL SUBDIVISION

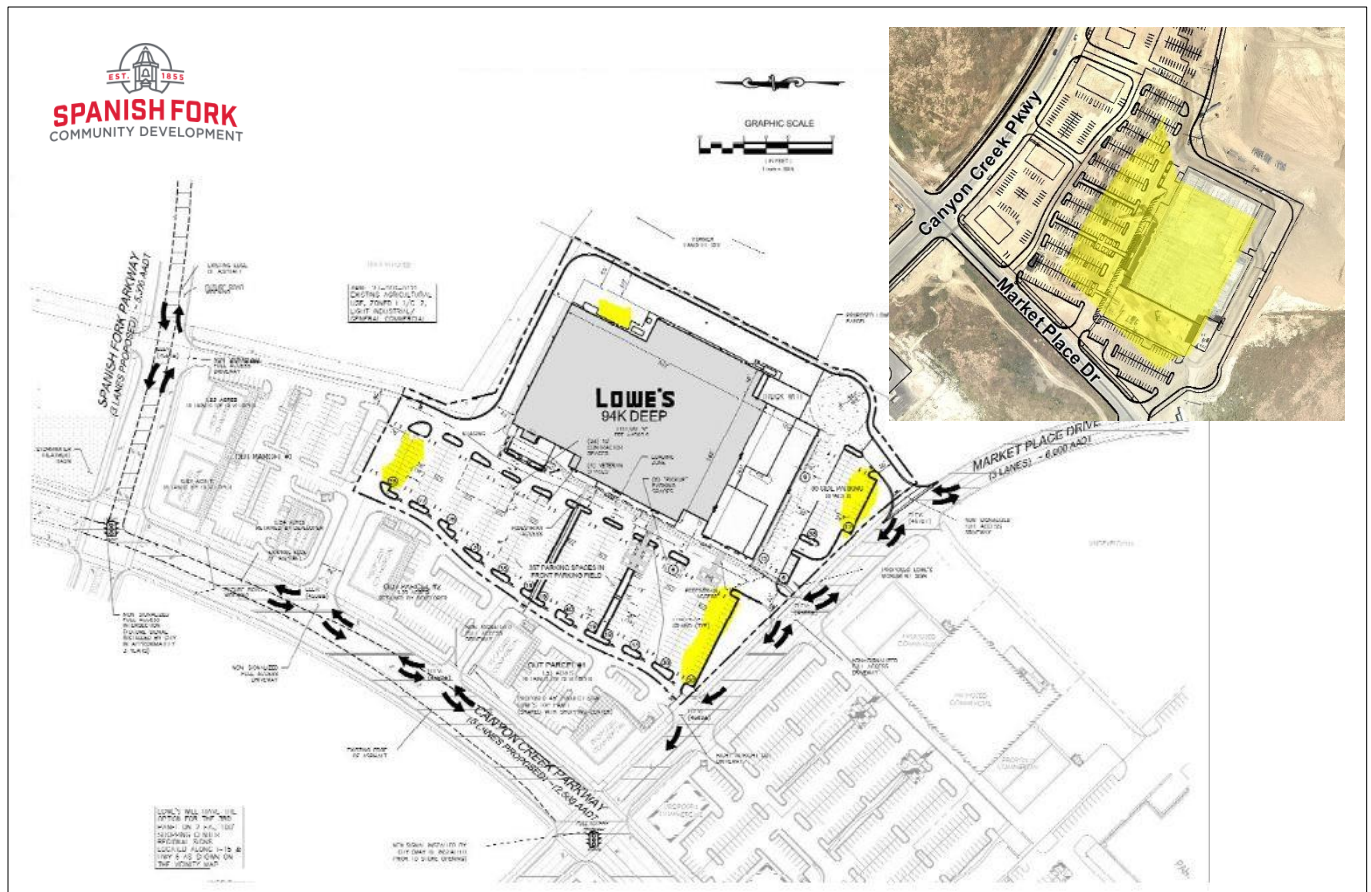
PRELIMINARY PLAT

SPANISH FORK, UTAH

JOB NO.
3-19-037

SHEET NO.
2





Lowes Outdoor Storage Conditional Use Approval Request

December 4, 2019, Development Review Committee.

Located at 1386 North Canyon Creek Parkway, including 10.34 acres.

The subject property is zoned C-2.

The applicant has requested that a Conditional Use be approved.

Key Issues

1. How many parking spaces will be impacted?

Recommendation

Staff recommends that the proposed Conditional Use be approved based on the following finding and subject to the following condition:

Finding

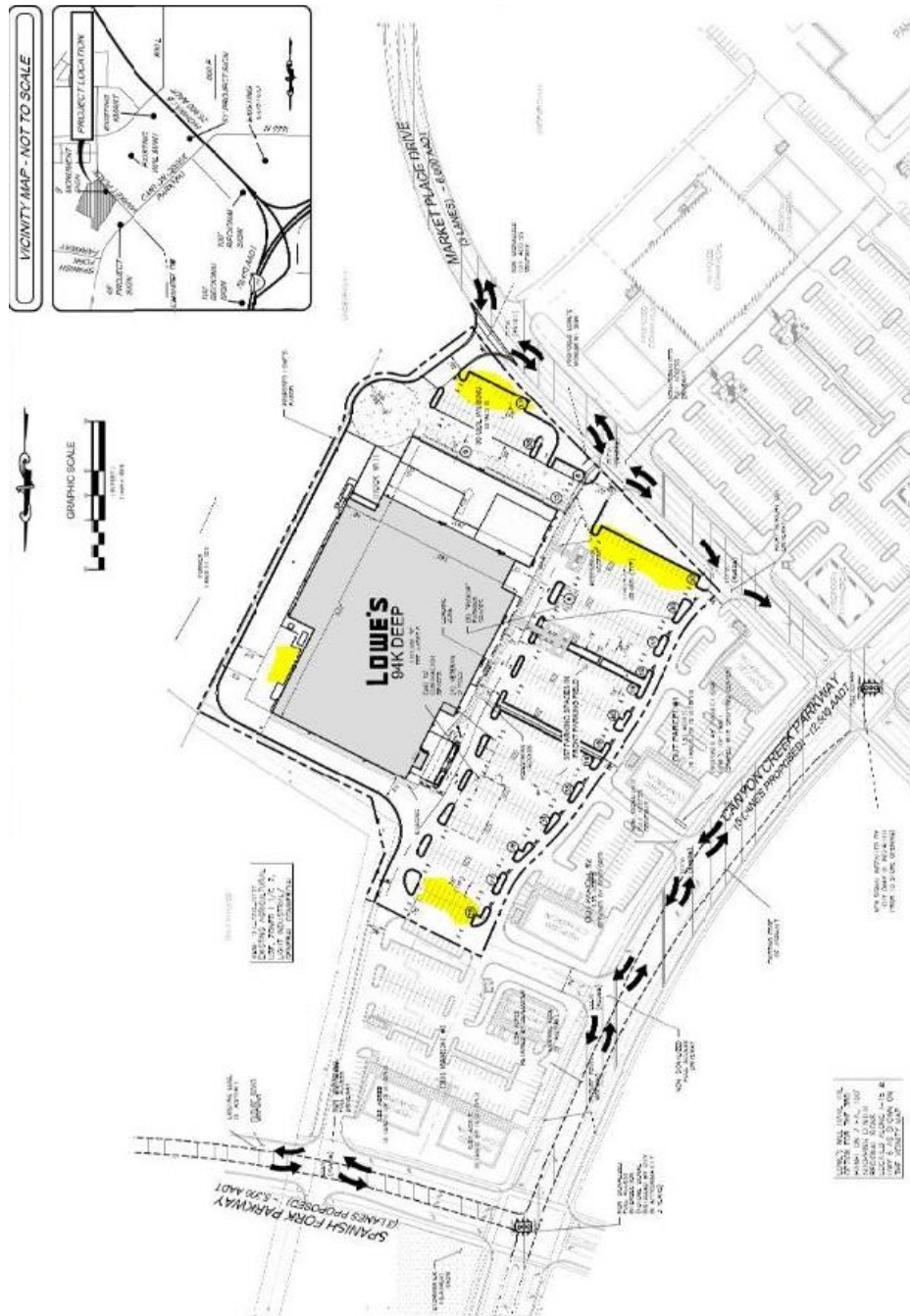
1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

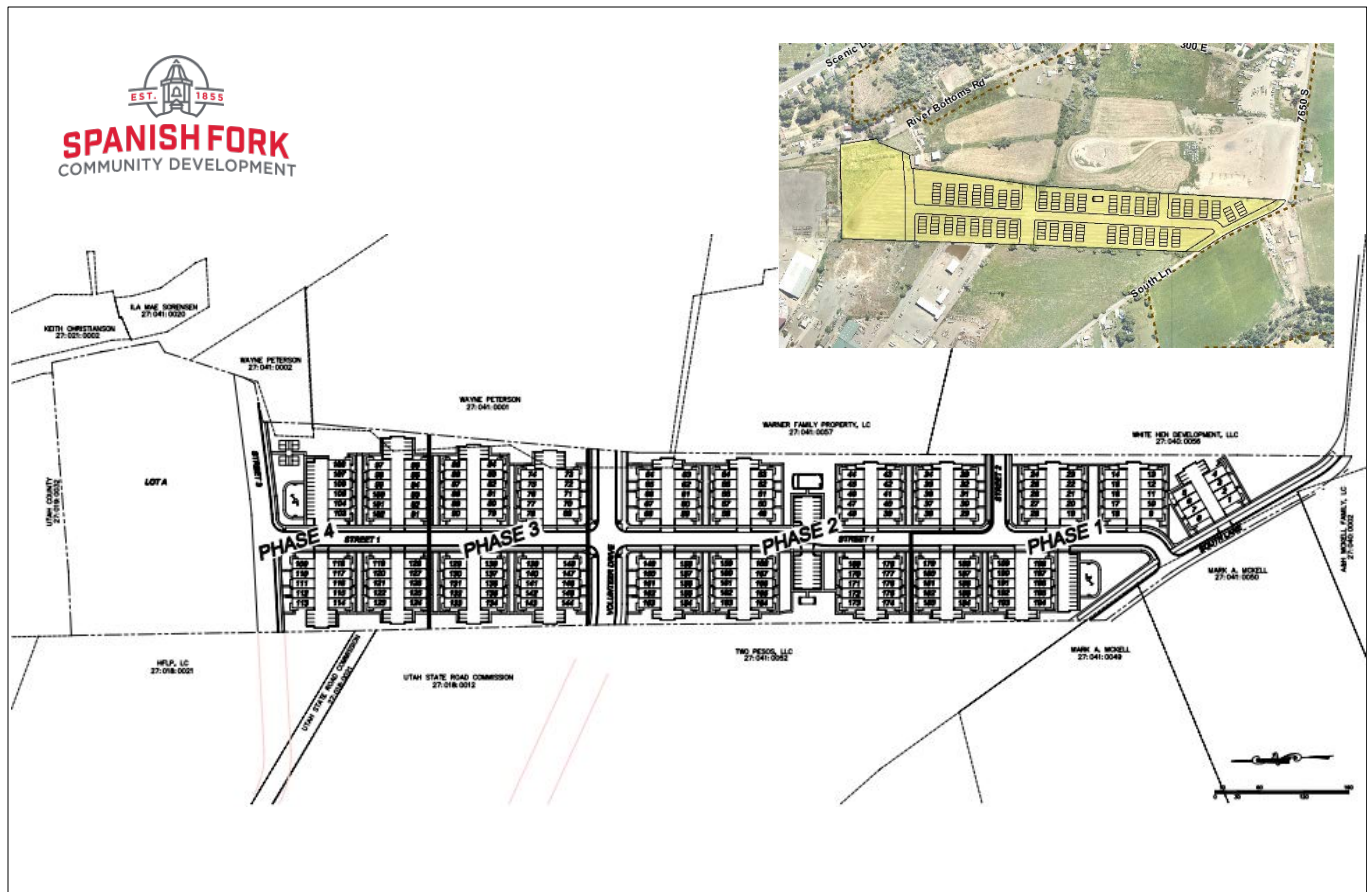
Condition

1. That the applicant meet any conditions imposed by the Development Review Committee.

Exhibits

1. Proposed Site Plan.





River Run Townhomes Zone Change and Preliminary Plat Approval Request

December 4, 2019, Planning Commission.

Located on South Lane west of River Bottoms Road,
including 26.21 acres.

The subject property is zoned R-R.

The applicant has requested a Zone Change to R-3 and Preliminary Plat approval for a 185-home Master Planned Development.

Key Issues

1. Fairgrounds expansion.
2. Trail location.
3. Parking.
4. Project phasing.
5. Development access.

Recommendation

Staff recommends that the proposed Zone Change be approved, and that the proposed Preliminary Plat be approved based on the following finding and conditions:

Finding:

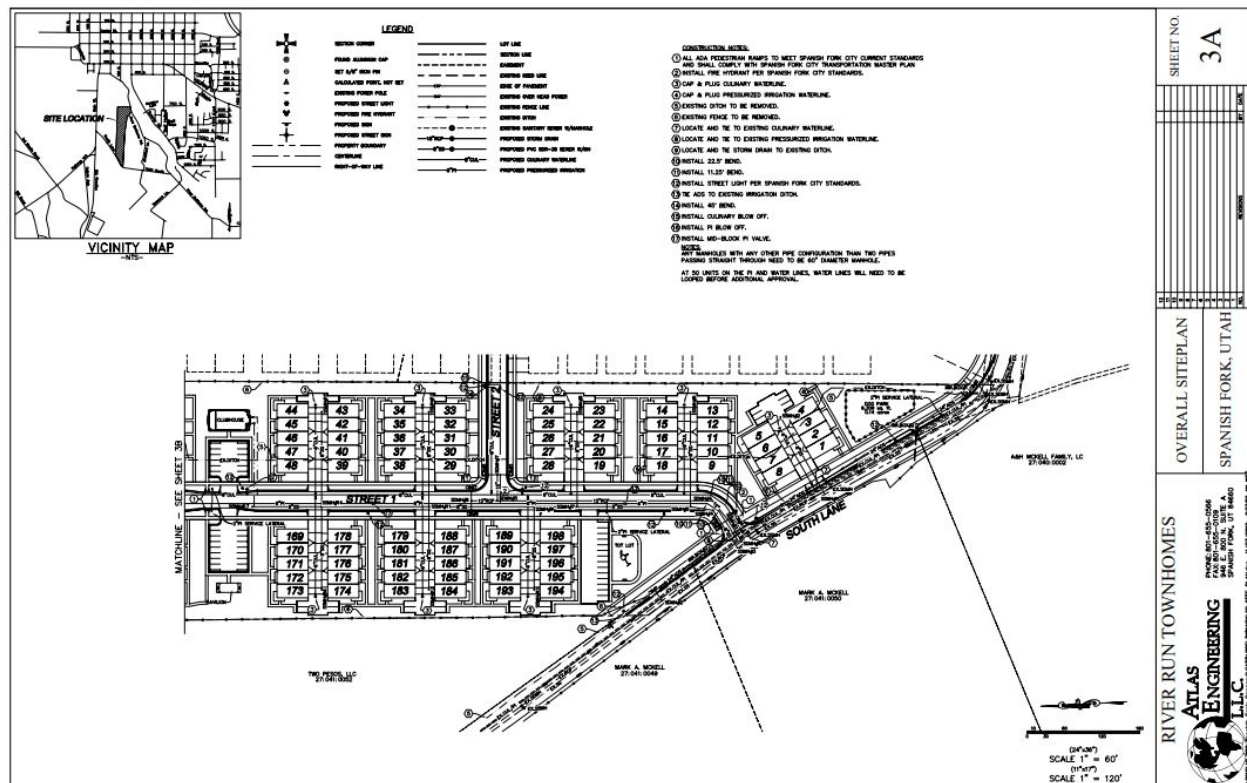
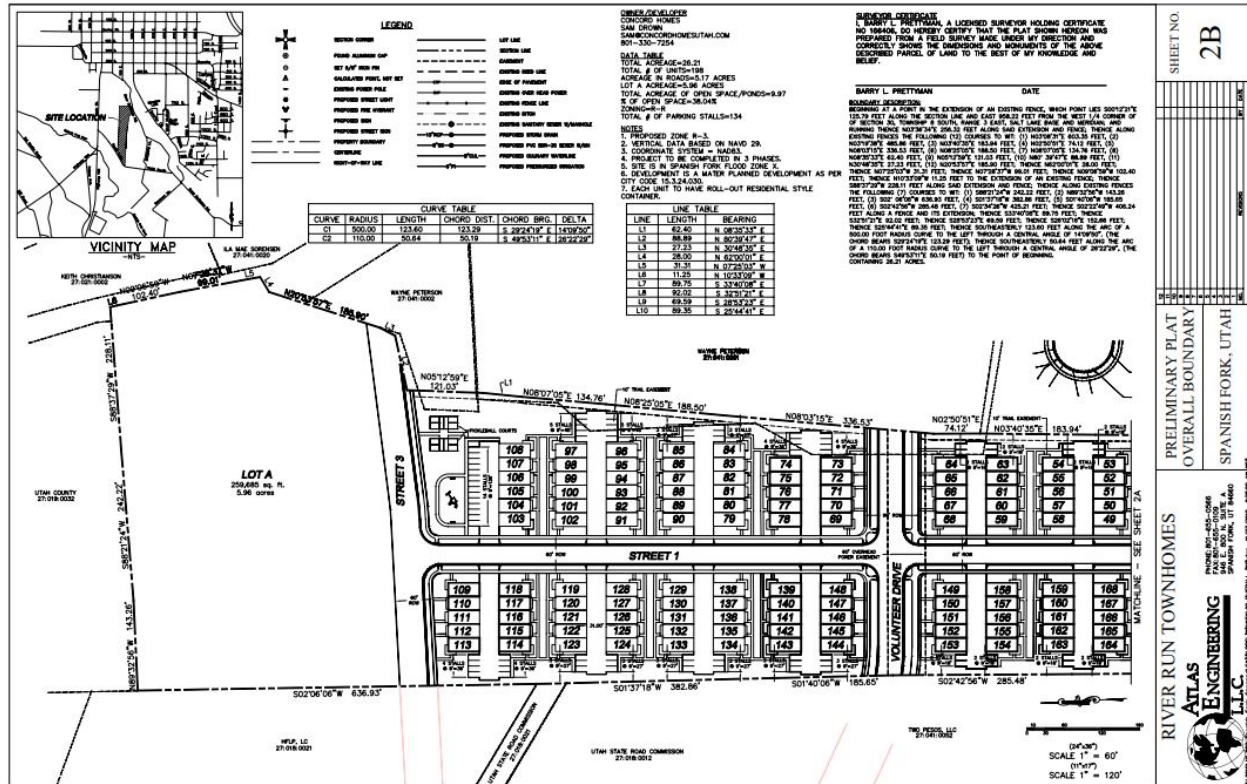
1. That the applicant conforms to the City's General Plan Designation and Zoning Map.

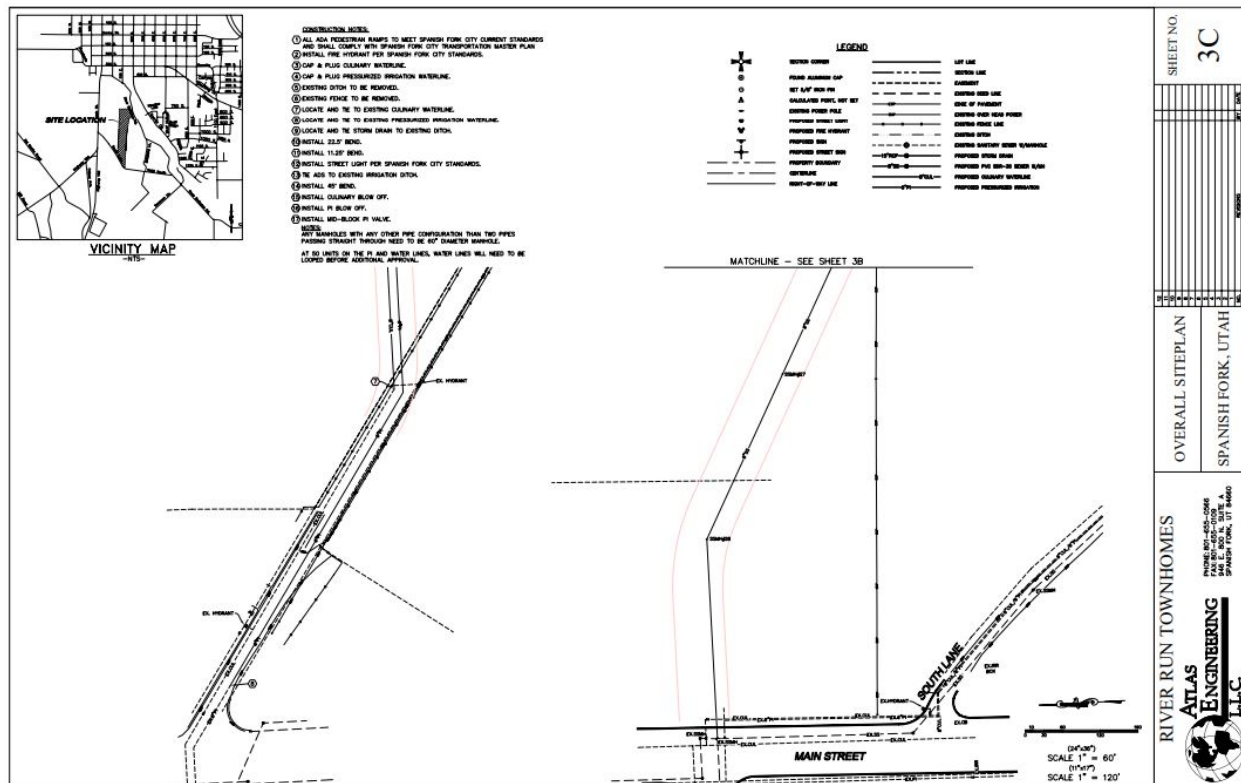
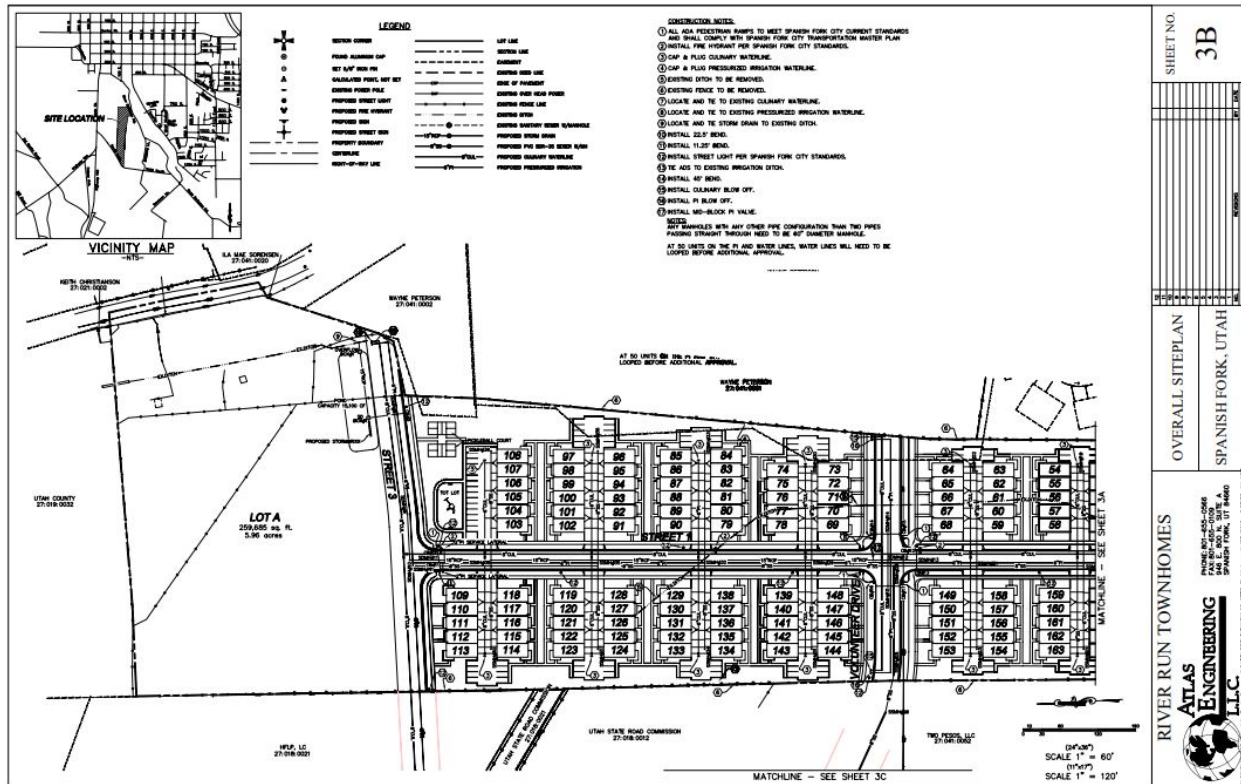
Conditions

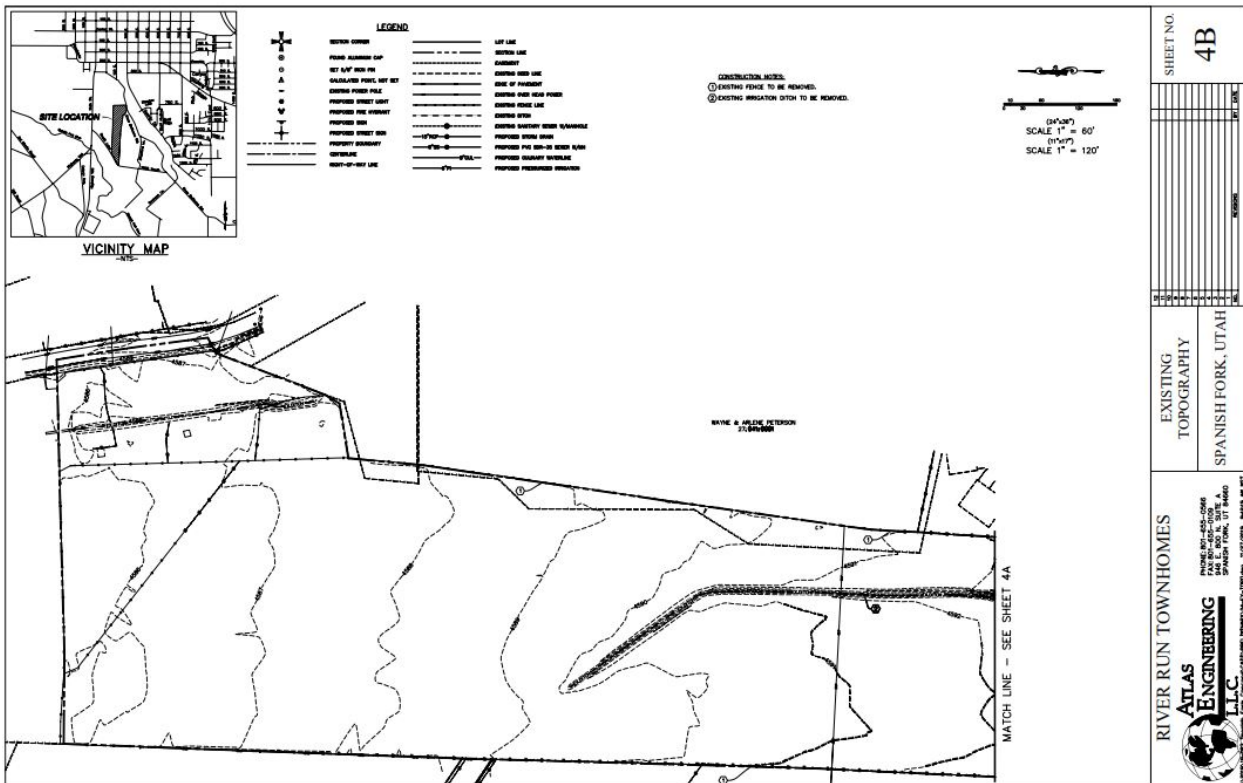
1. That the applicant address any outstanding redlines.
2. That the applicant enter into a development agreement that addresses the potential purchase of lot A by the City..

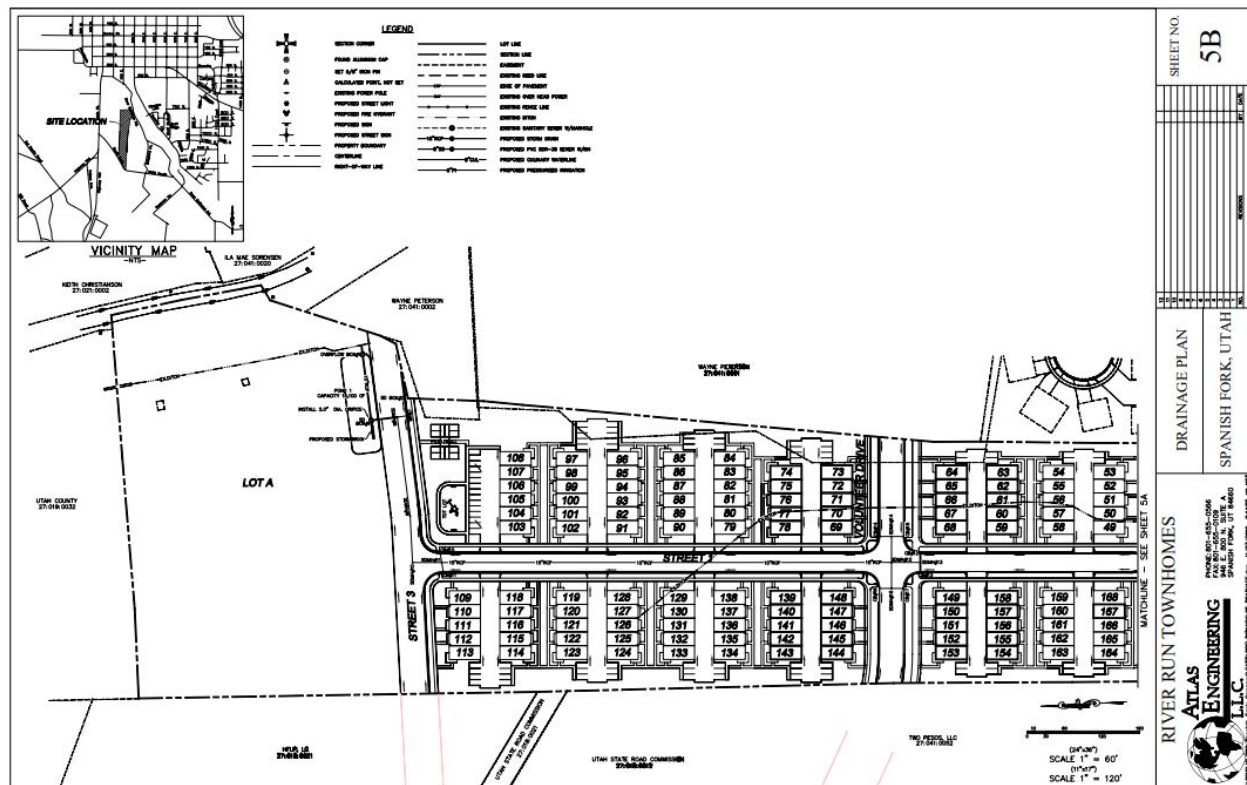
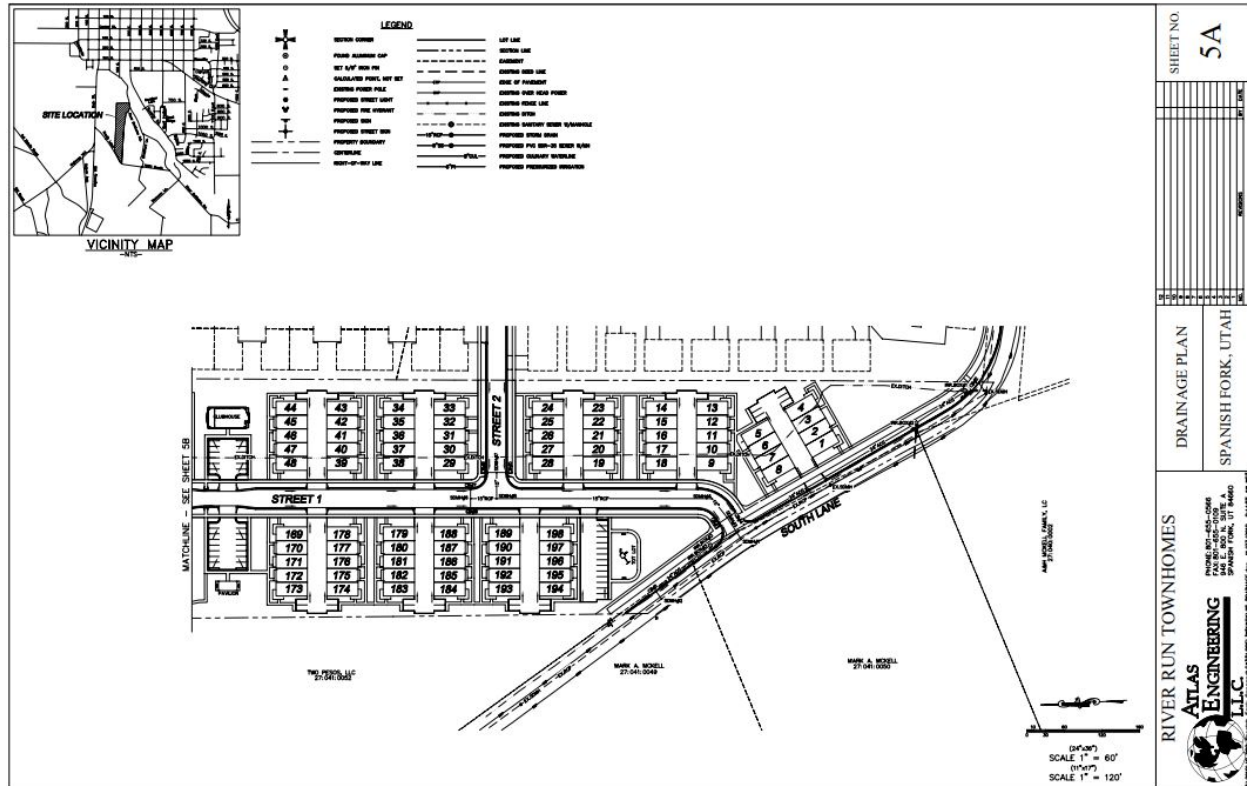
Exhibits

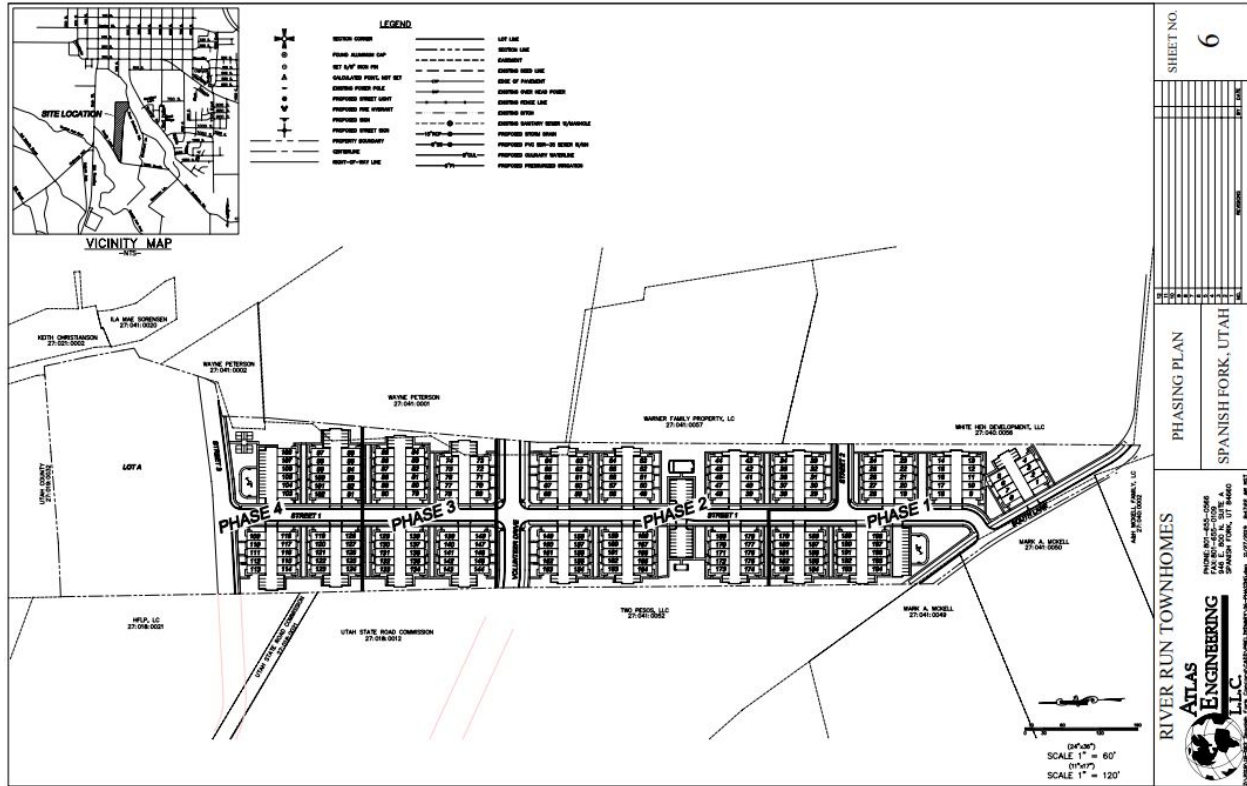
1. Proposed Preliminary Plat.
2. Proposed Landscaping Plan.
3. Proposed Building Elevations.
4. Site Photos.

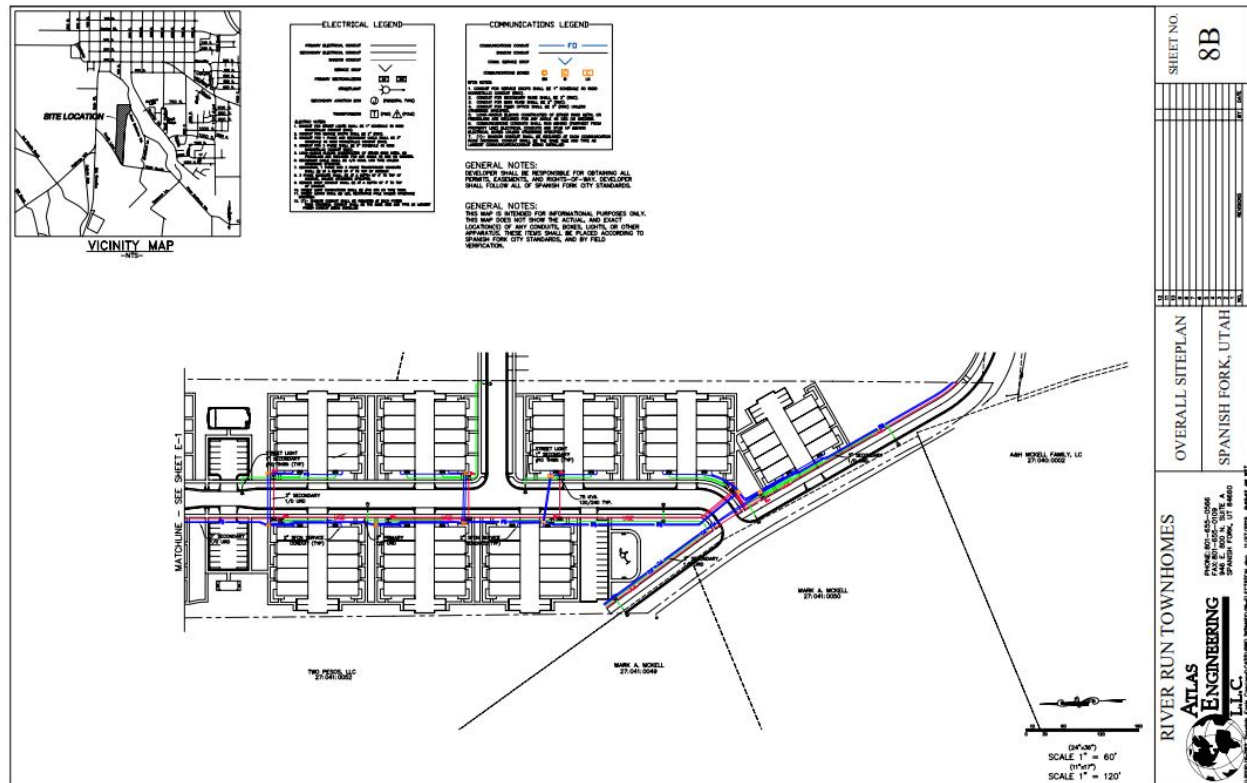
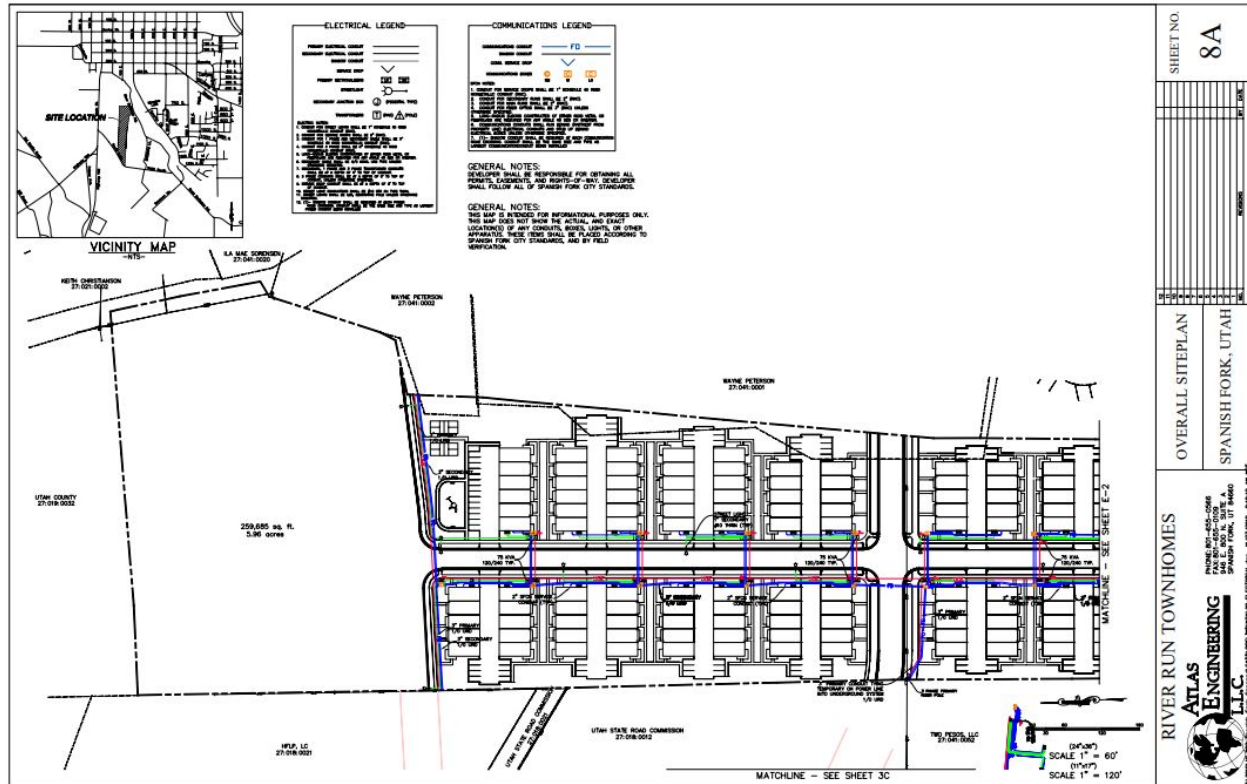


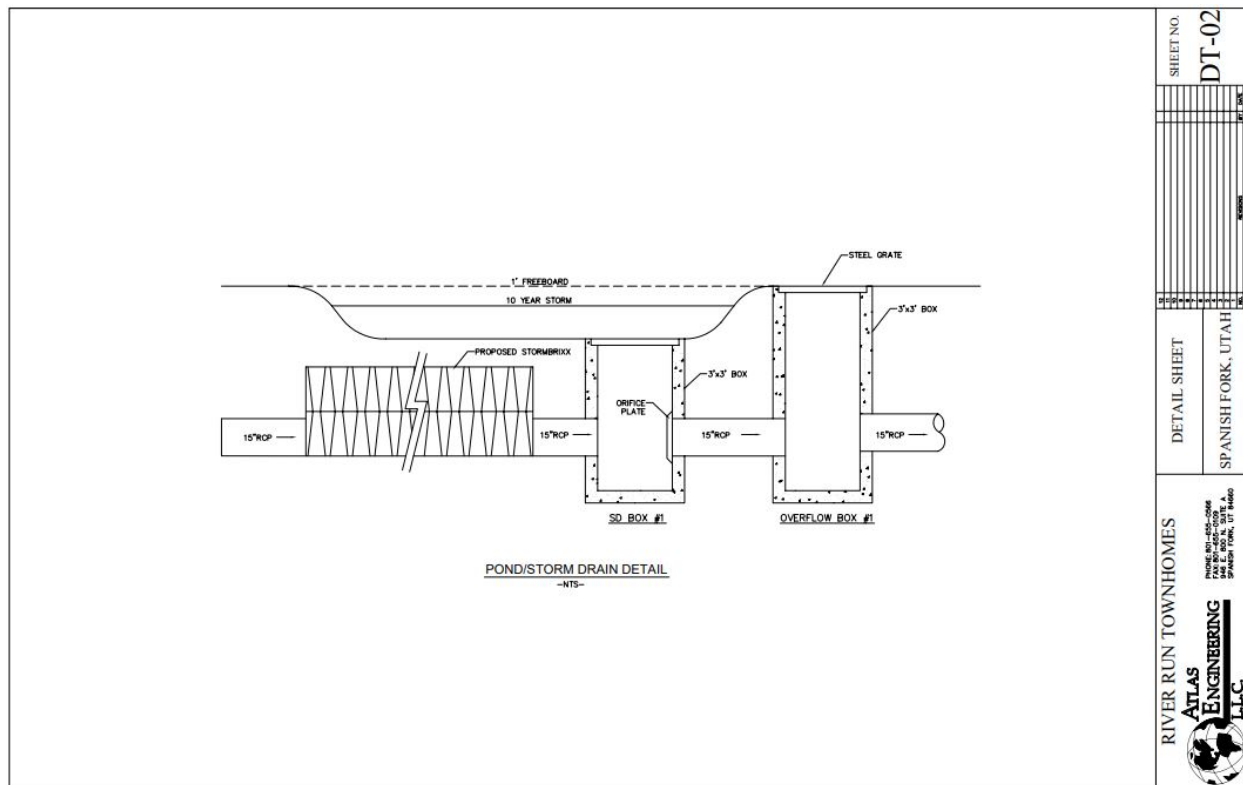


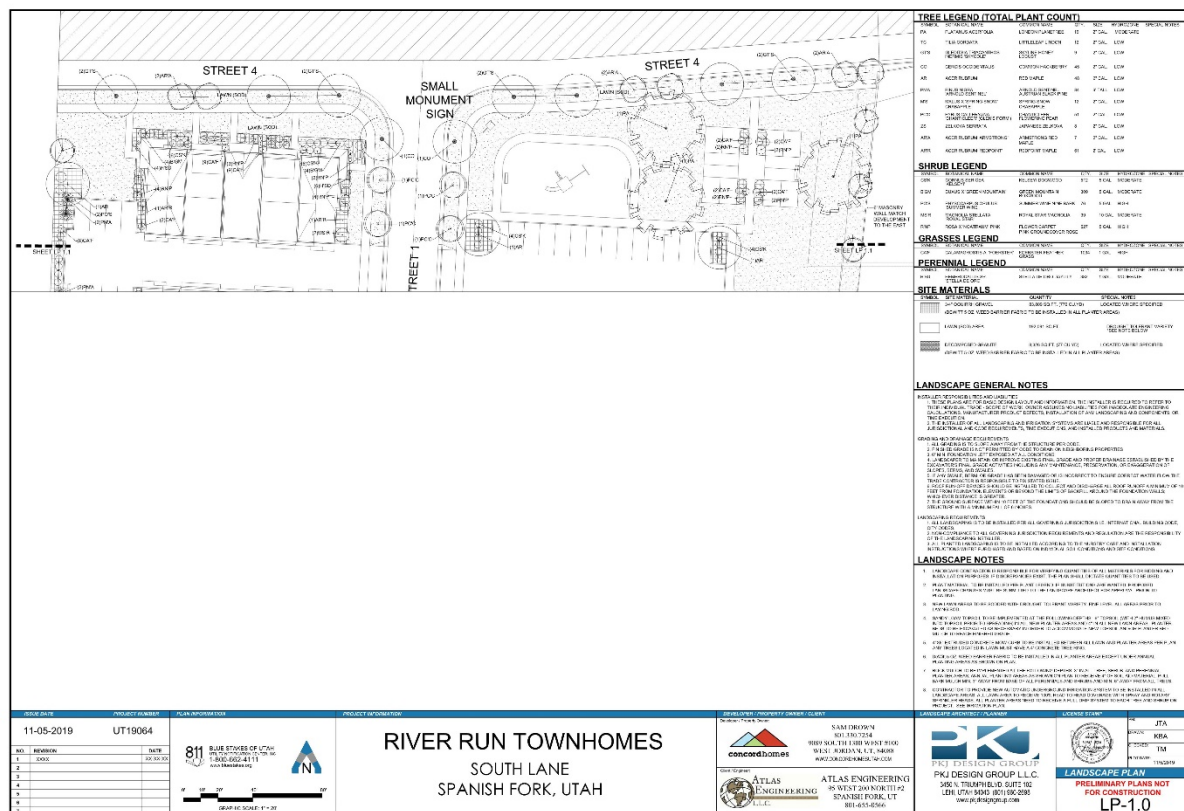
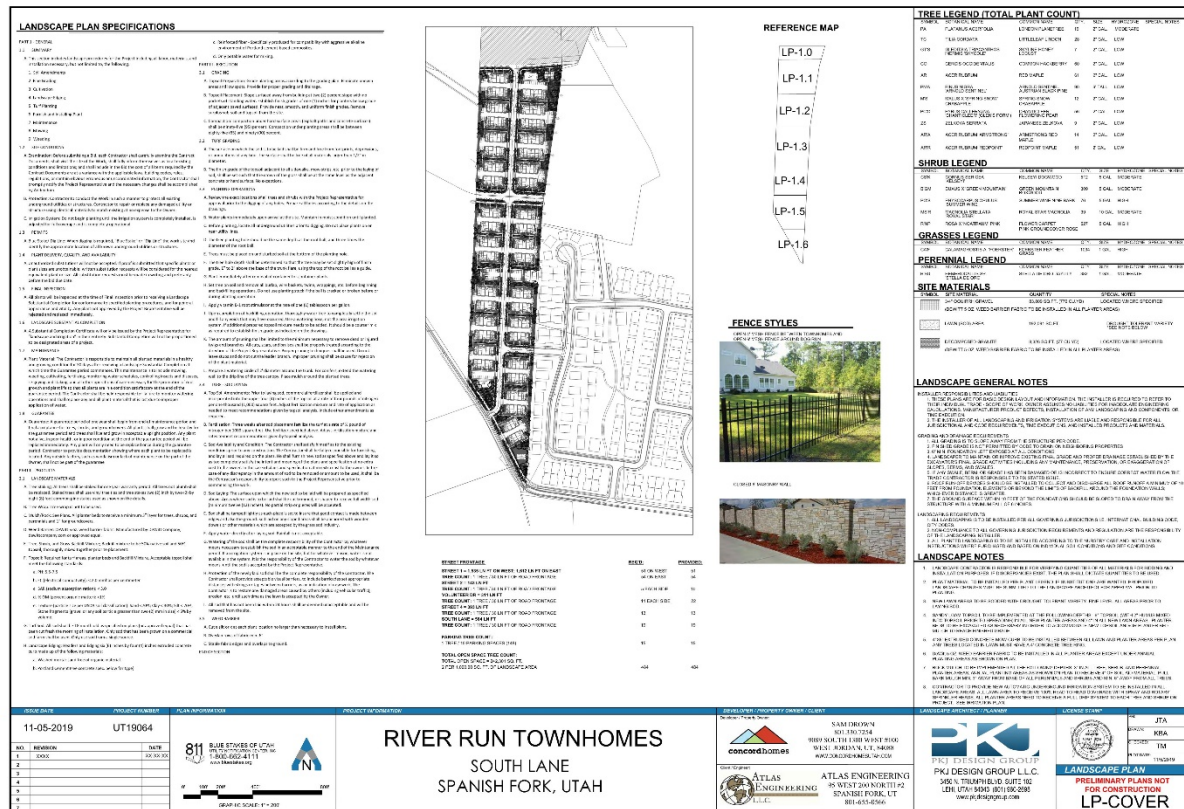


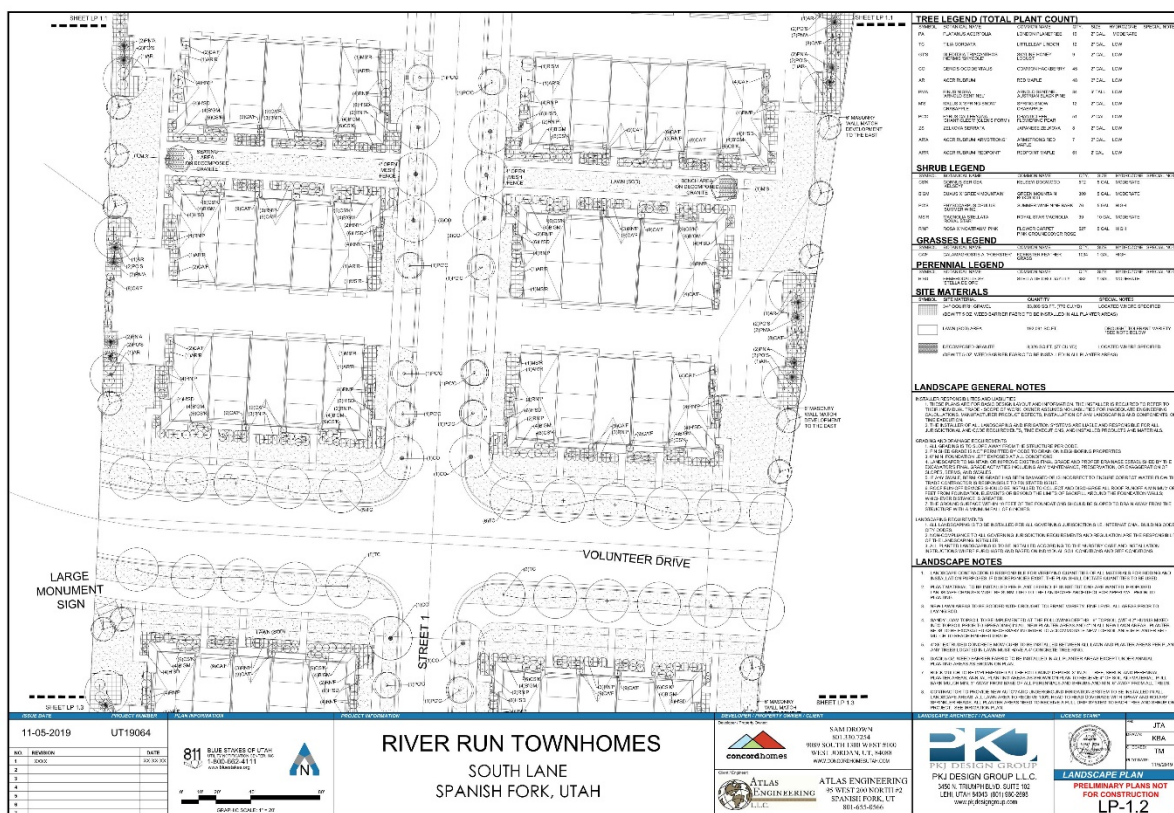
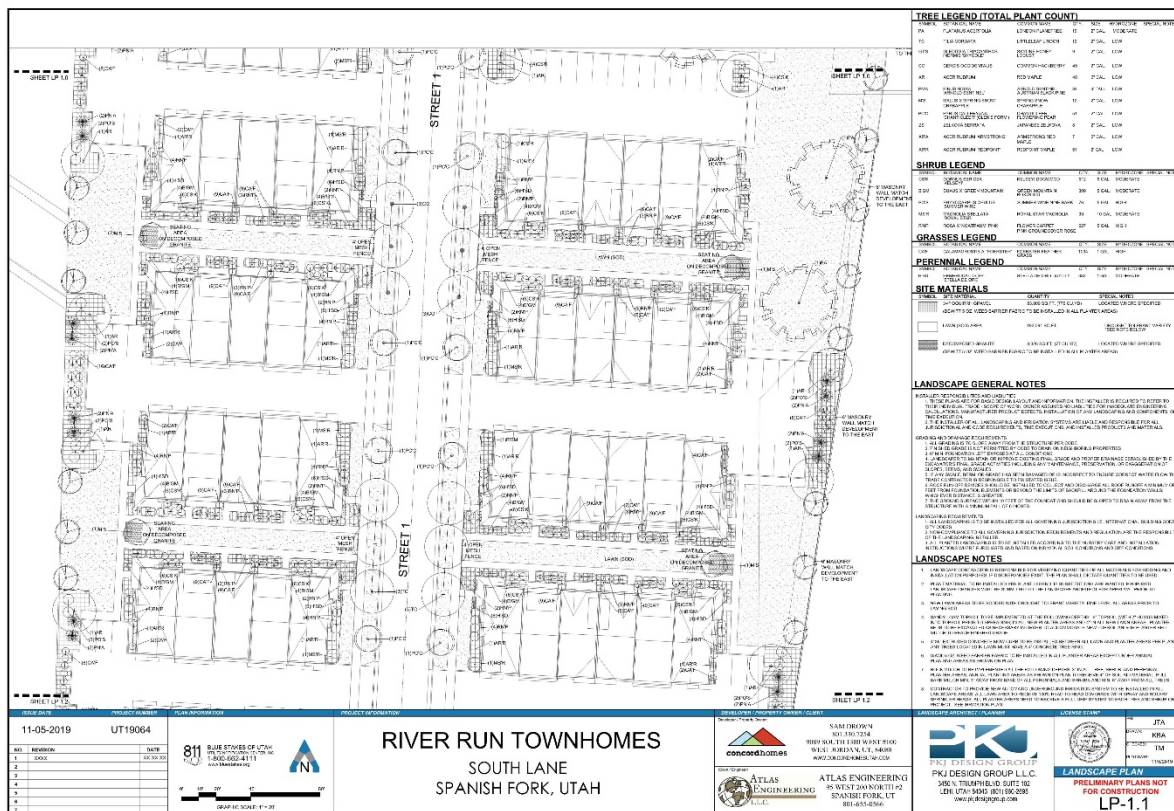


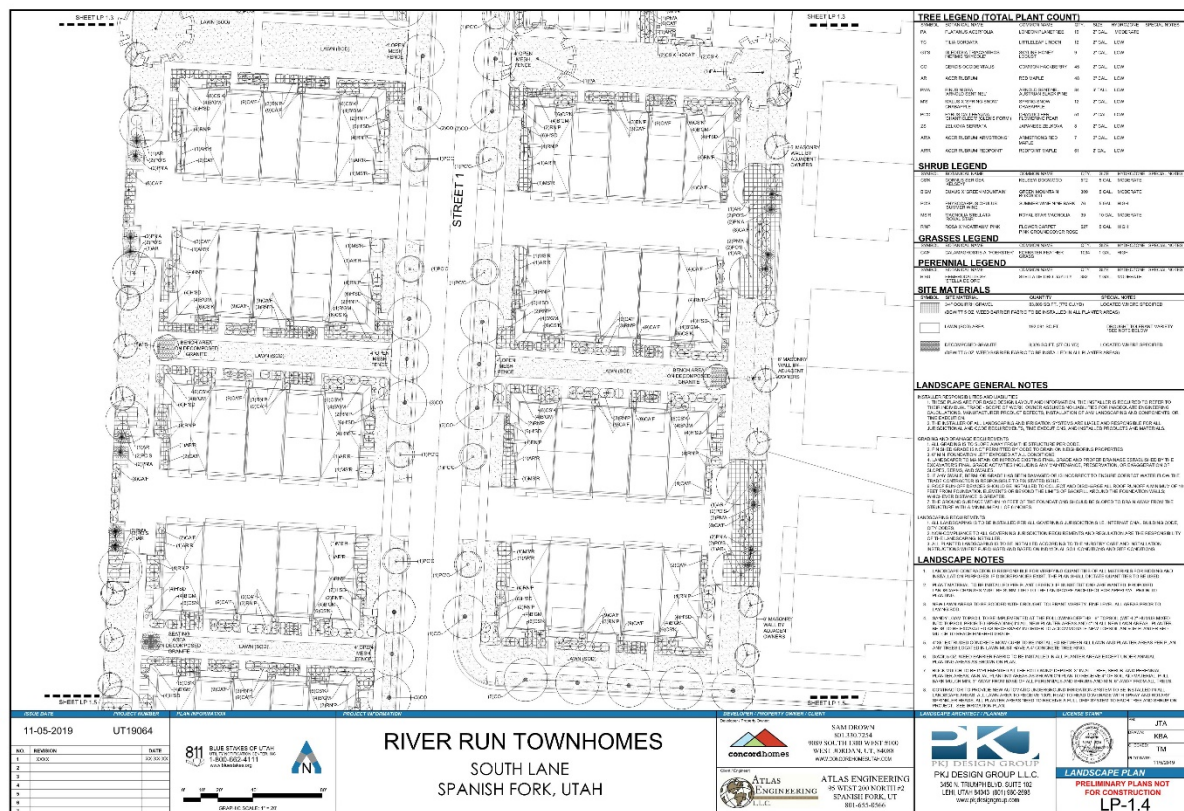
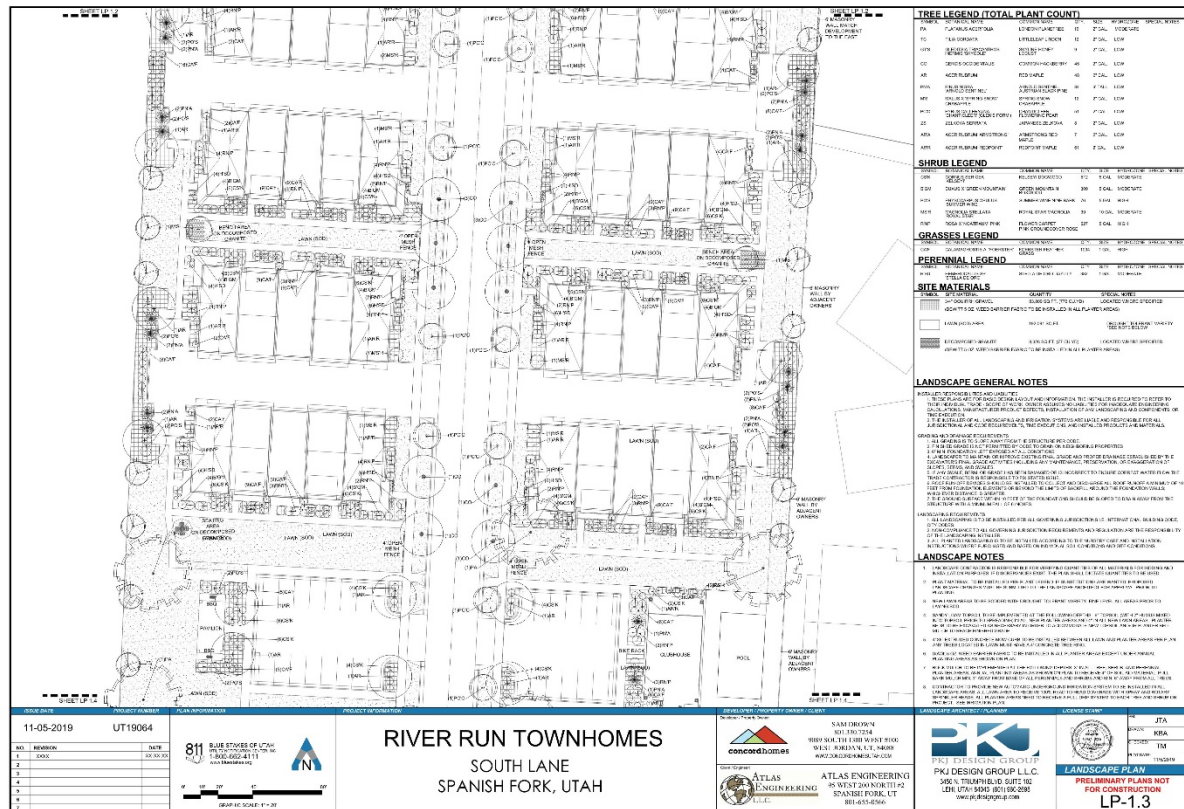


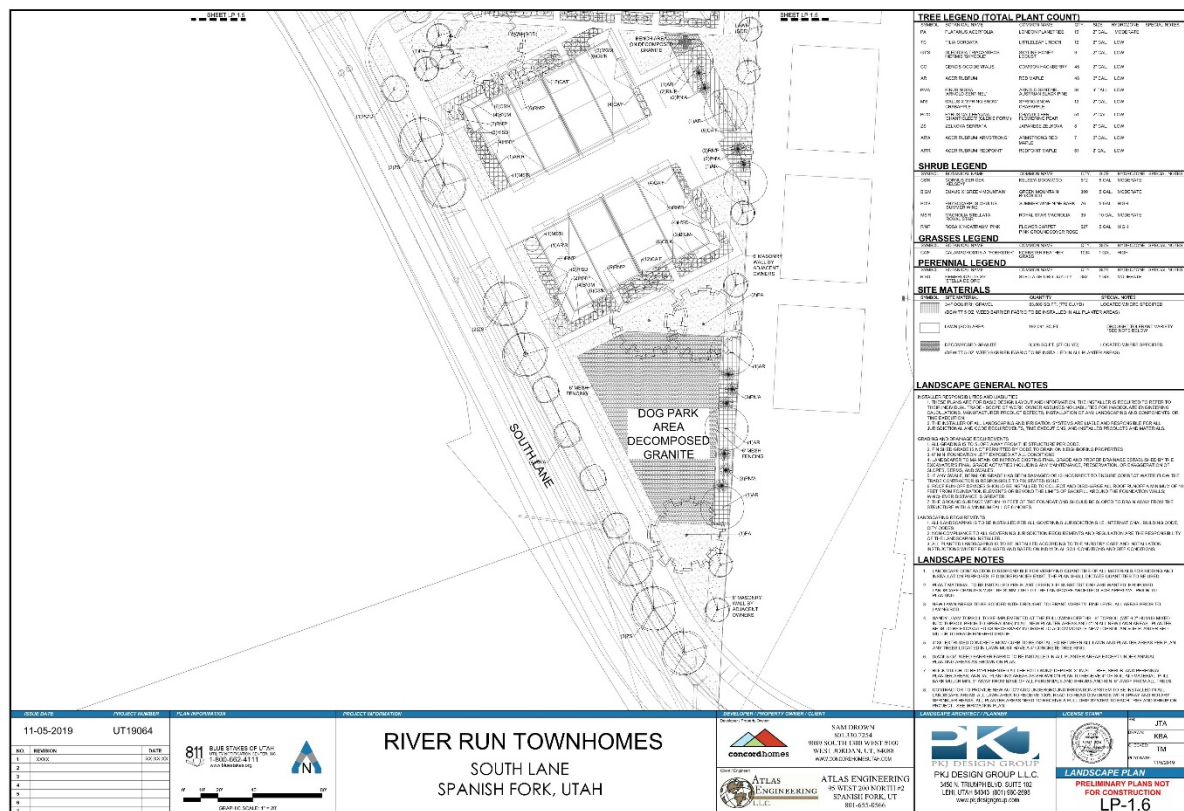
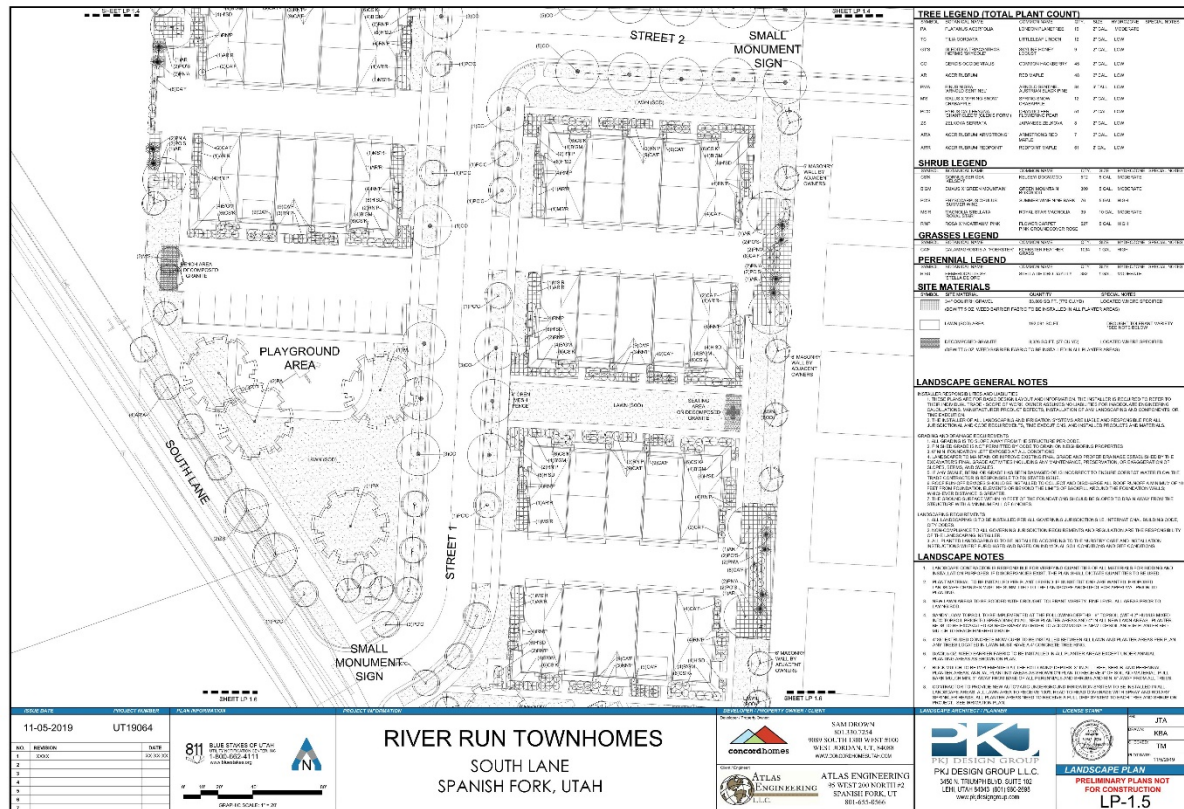


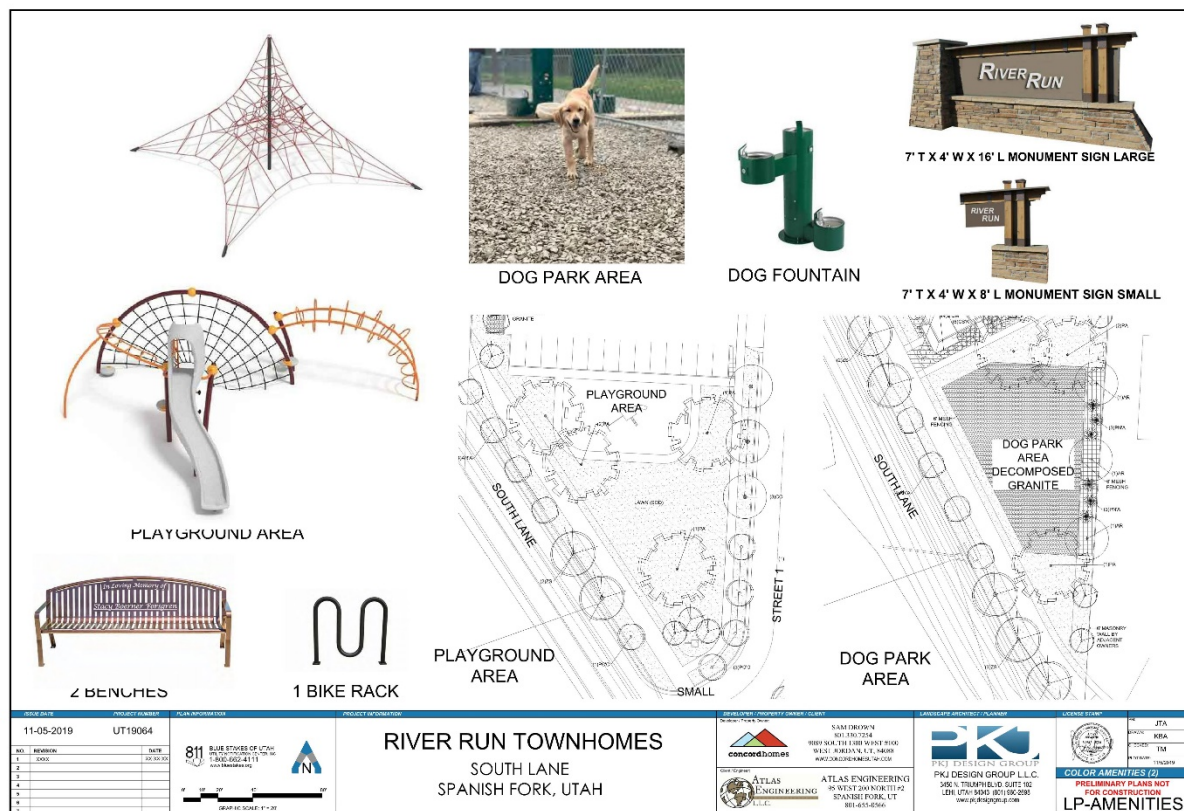


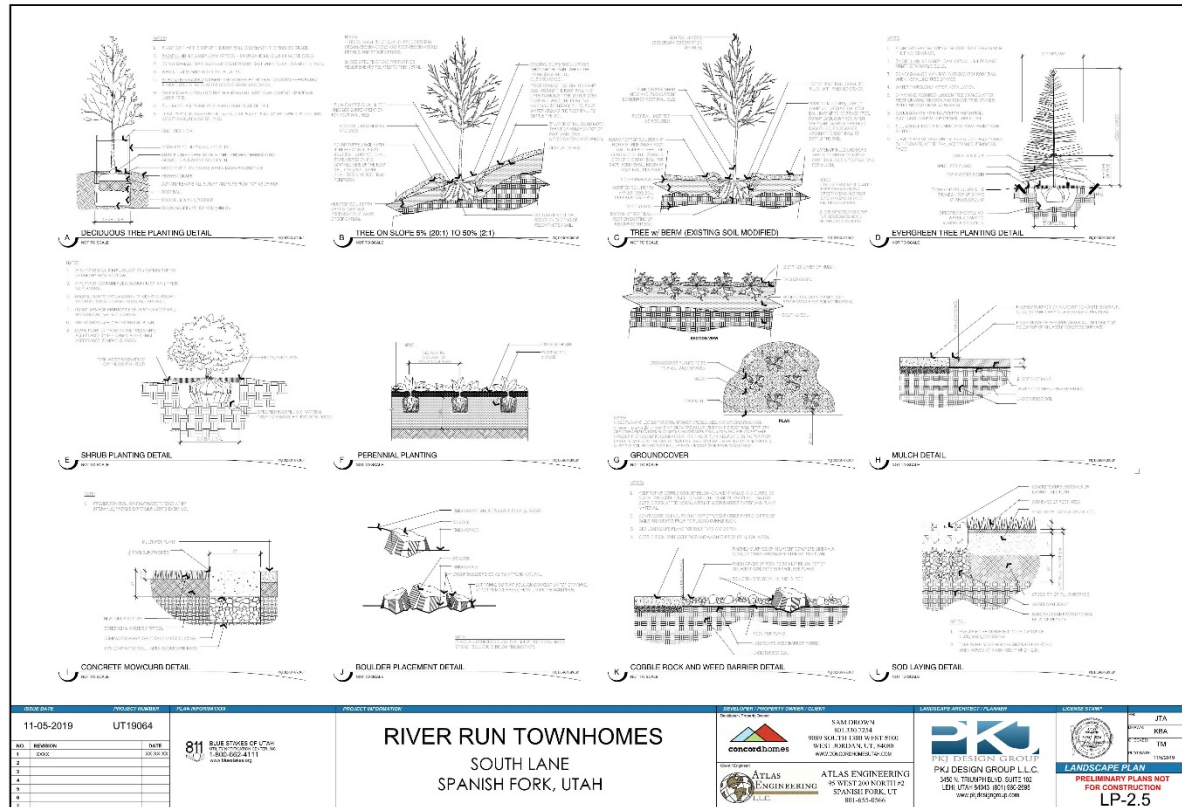




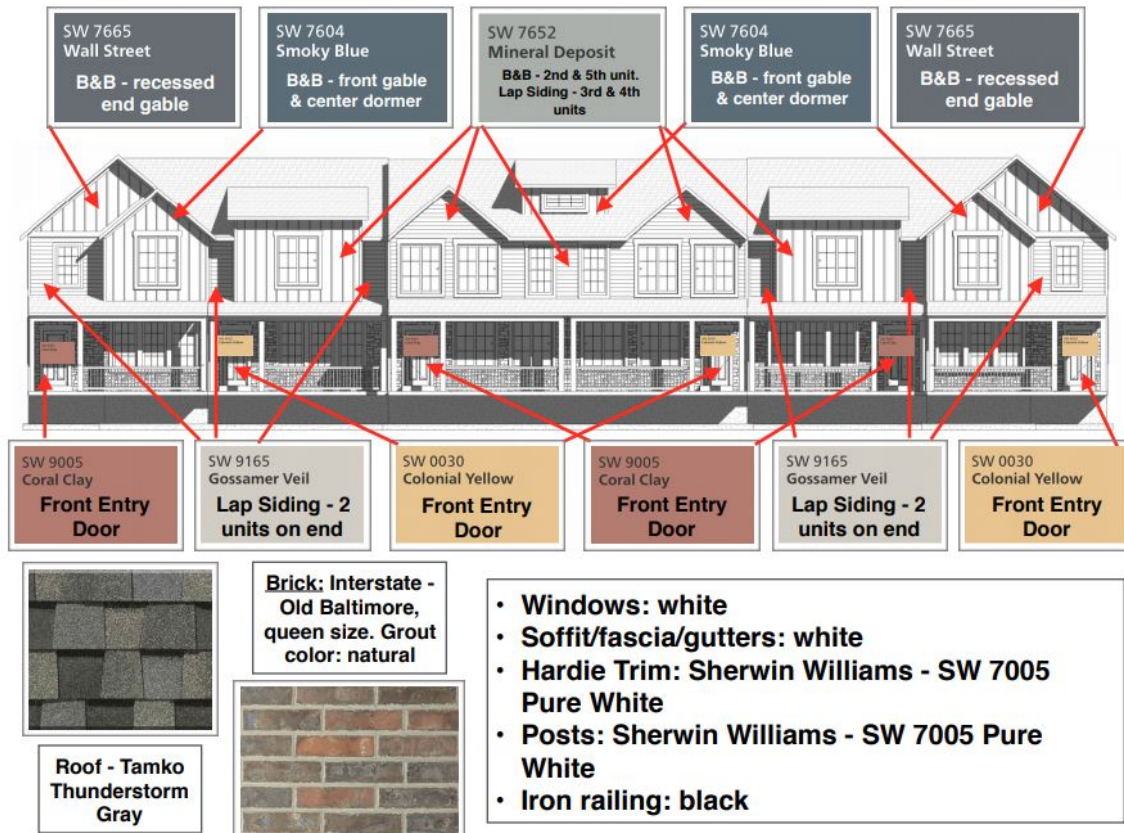




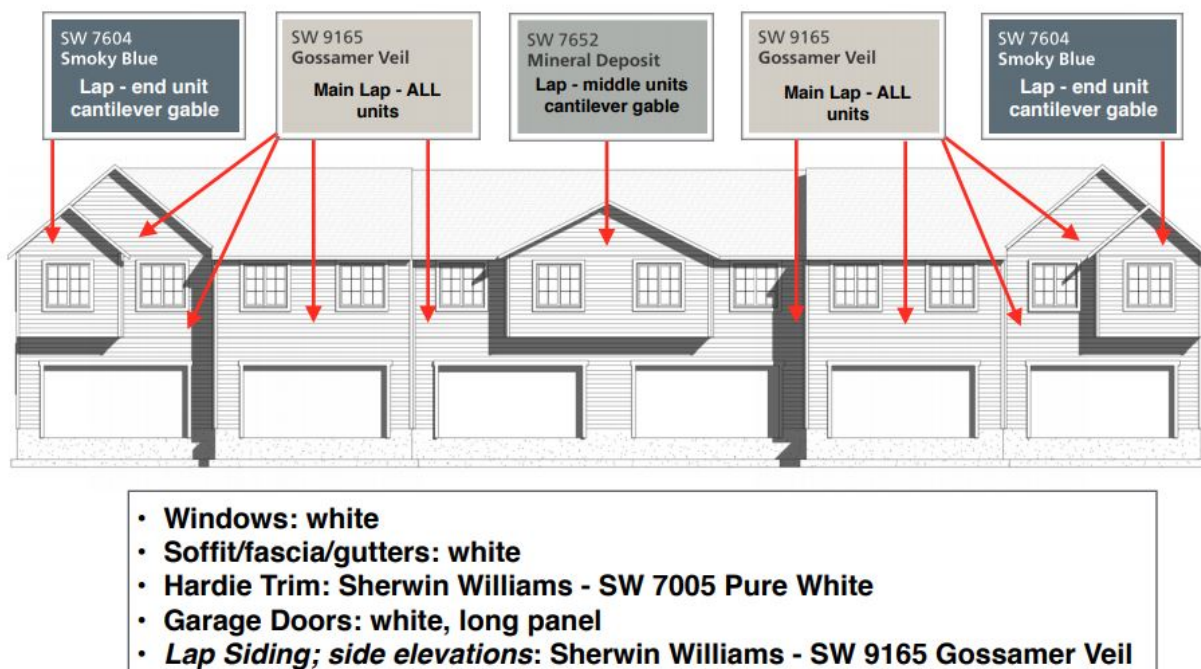




SPANISH FORK TOWNHOUSE - FRONT ELEVATION

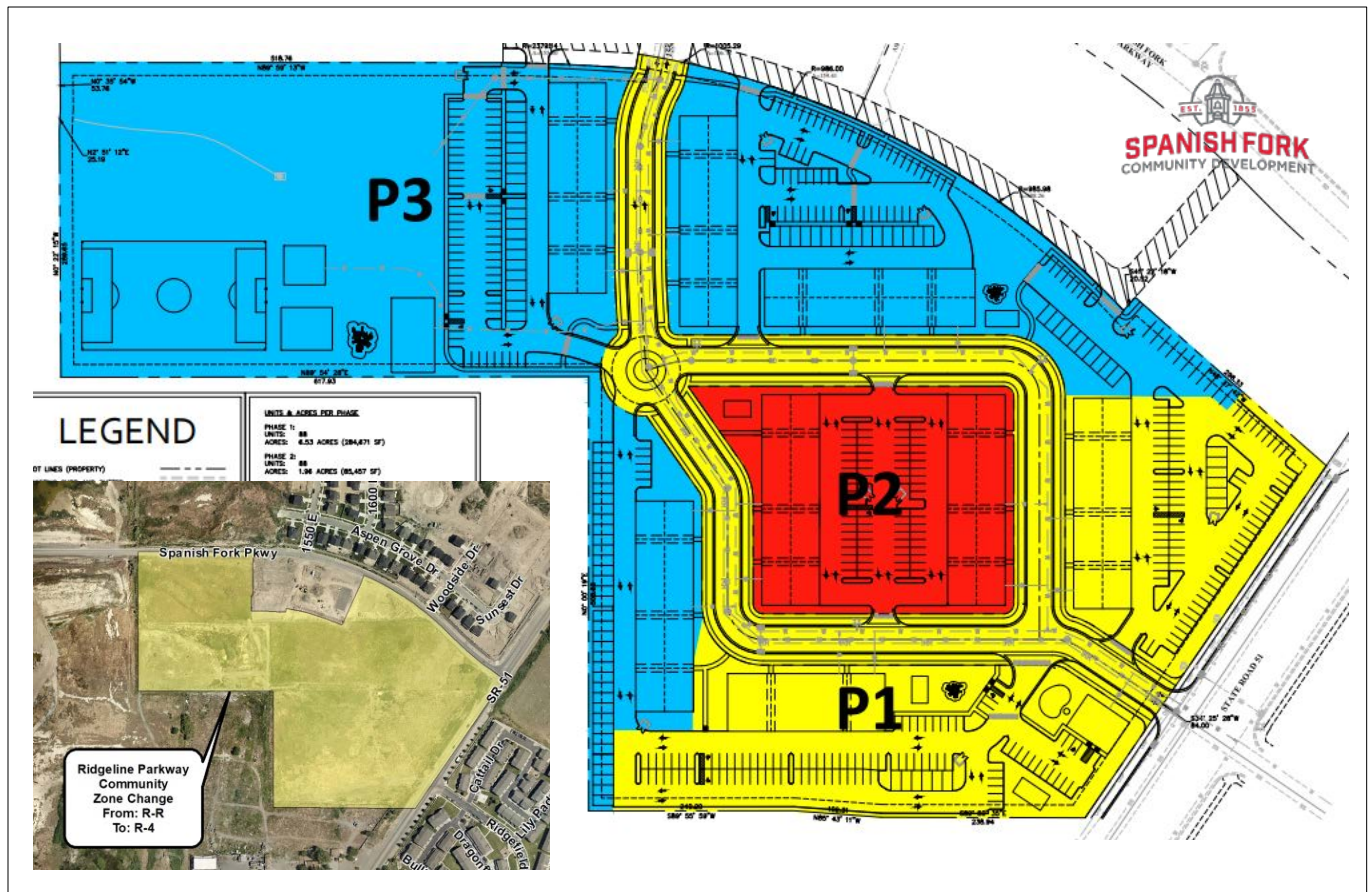


SPANISH FORK TOWNHOUSE - REAR ELEVATION









Ridgeline Parkway Community Zone Change and Preliminary Plat Approval Request

December 4, 2019, Planning Commission.

Located at 1295 North State Road 51, including 18 acres.

The subject property is zoned R-R.

The applicant has requested a Zone Change to R-4 and Preliminary Plat approval for a 336-home Master Planned Development.

Key Issues

1. Parking.
2. Building design.
3. Proposed amenities.
4. Project phasing.
5. Conformity with R-4 Zone.
6. Adjacent land uses.
7. Access to transportation.
8. Access to nonresidential uses.

Recommendation

Staff recommends that the proposed Zone Change and Preliminary Plat be approved based on the following finding and subject to the following conditions:

Findings:

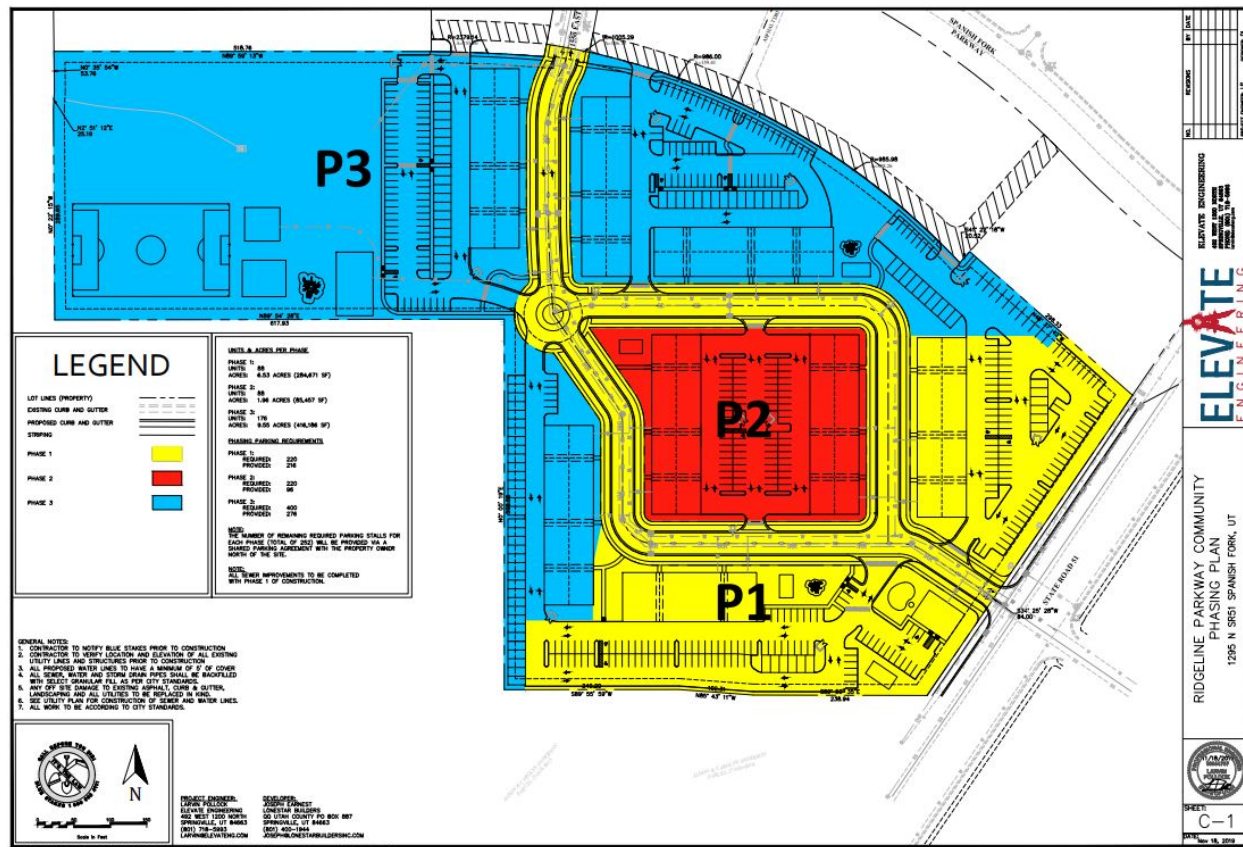
1. That the subject property is well suited to meet the unique needs of a dense residential development.

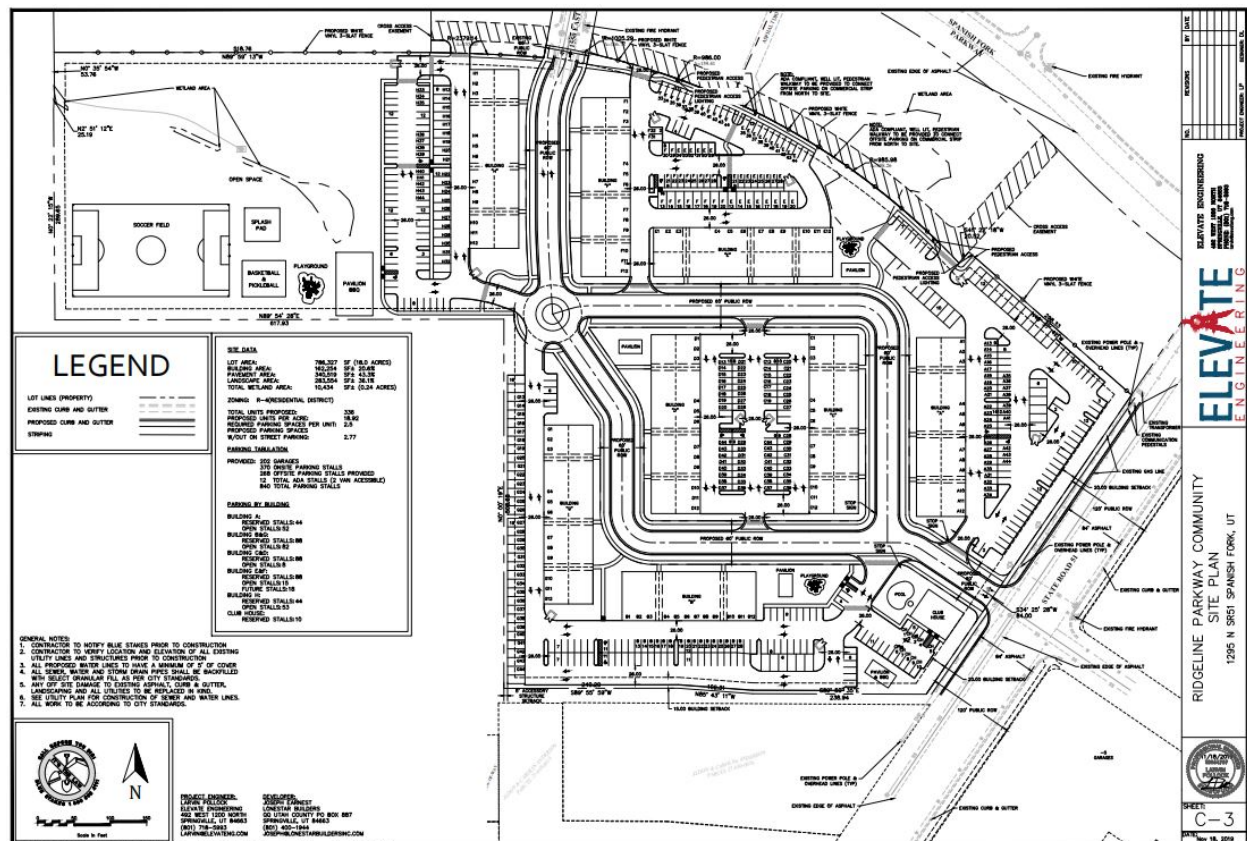
Conditions:

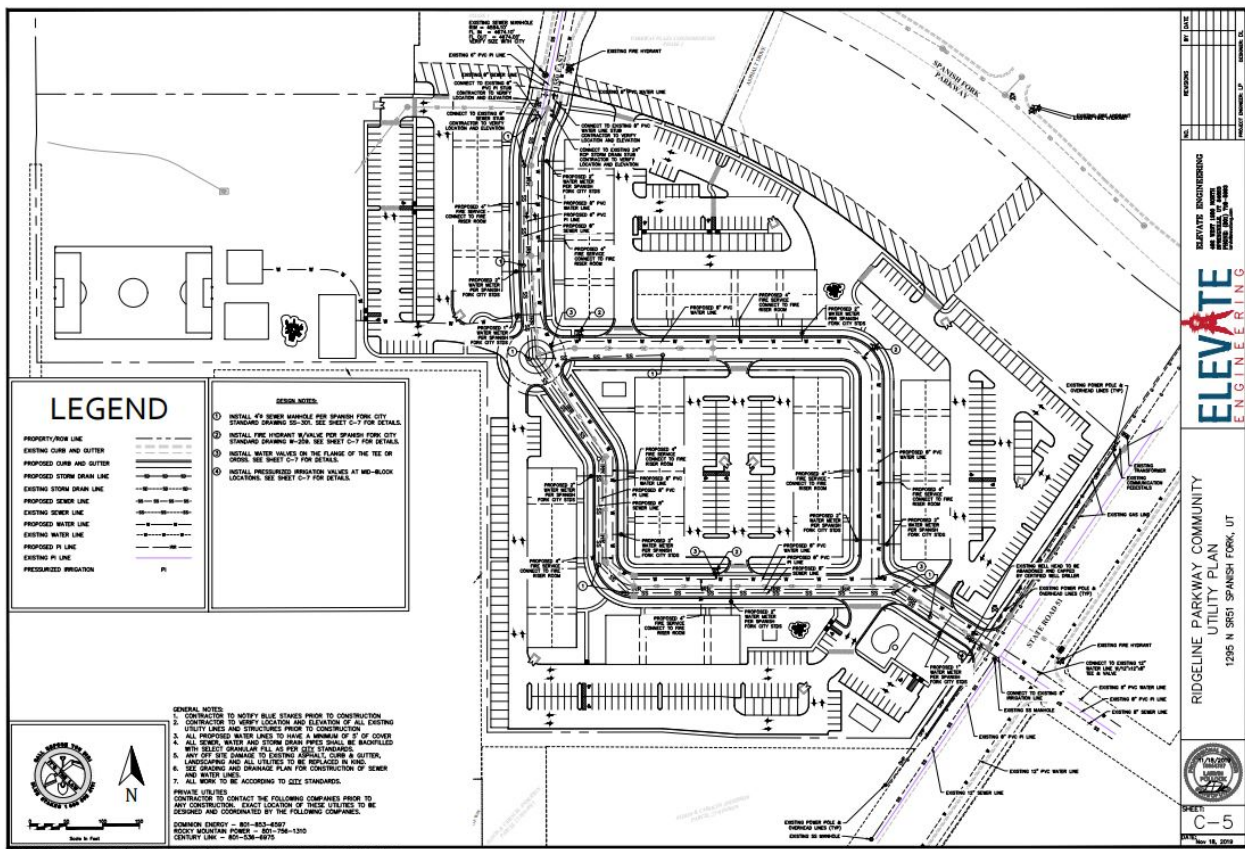
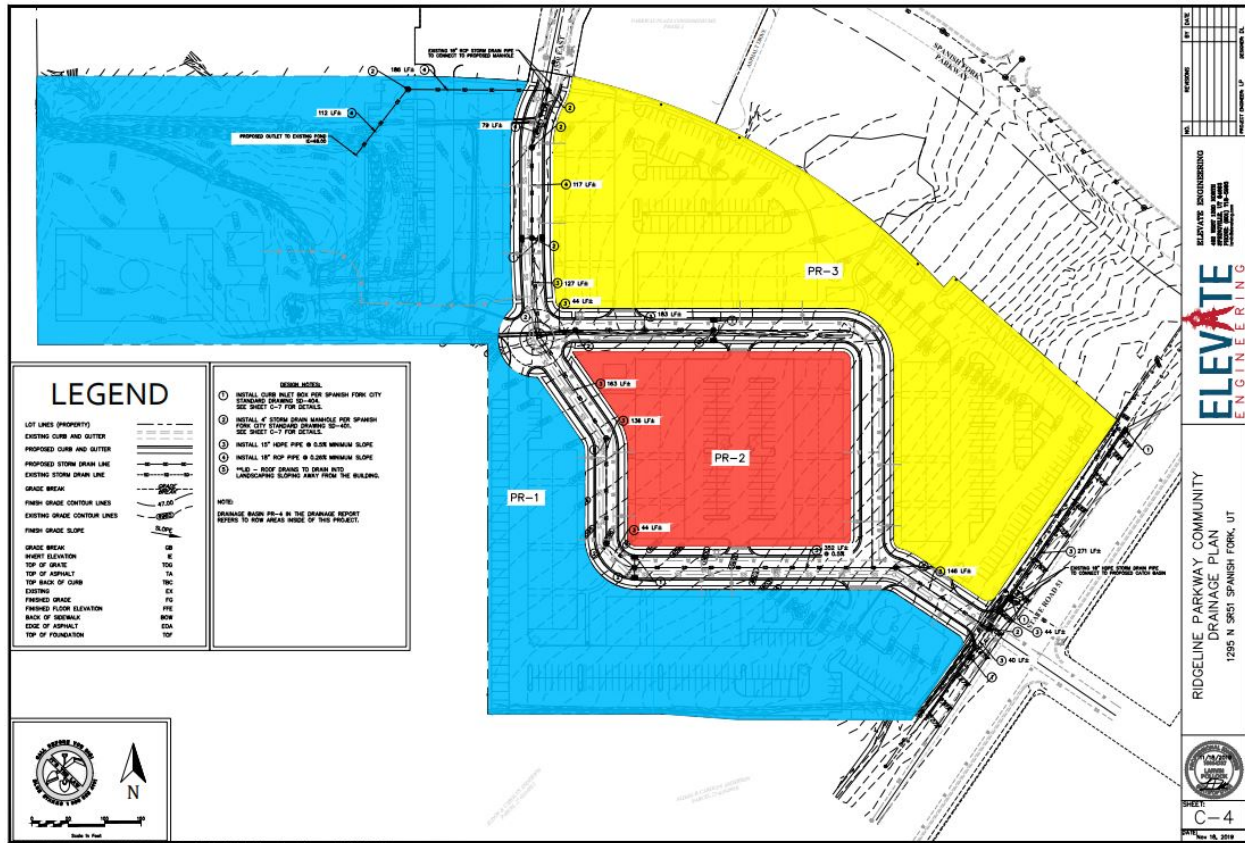
1. That the proposed changes to the R-4 Zone are approved.
2. That the applicant address any redline comments.
3. That the applicant meet any conditions imposed by the DRC.
4. That the applicant enter into a development agreement.

Exhibits

1. Proposed Preliminary Plat.
2. Building Elevations.









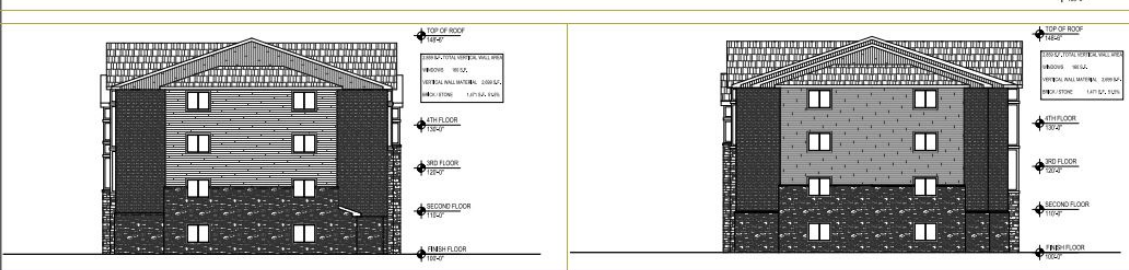
AMENITIES WILL BE SIMILAR BUT NOT NECESSARILY THE SAME AS THOSE SHOWN ON THIS SHEET.



PLAYGROUNDS



SPLASH PAD





ASCE
American Society of Civil Engineers

PROJECT NO. 19-001

DATE: 10/19/2019

PROJECT NO. 19-001

DATE: 10/19/2019

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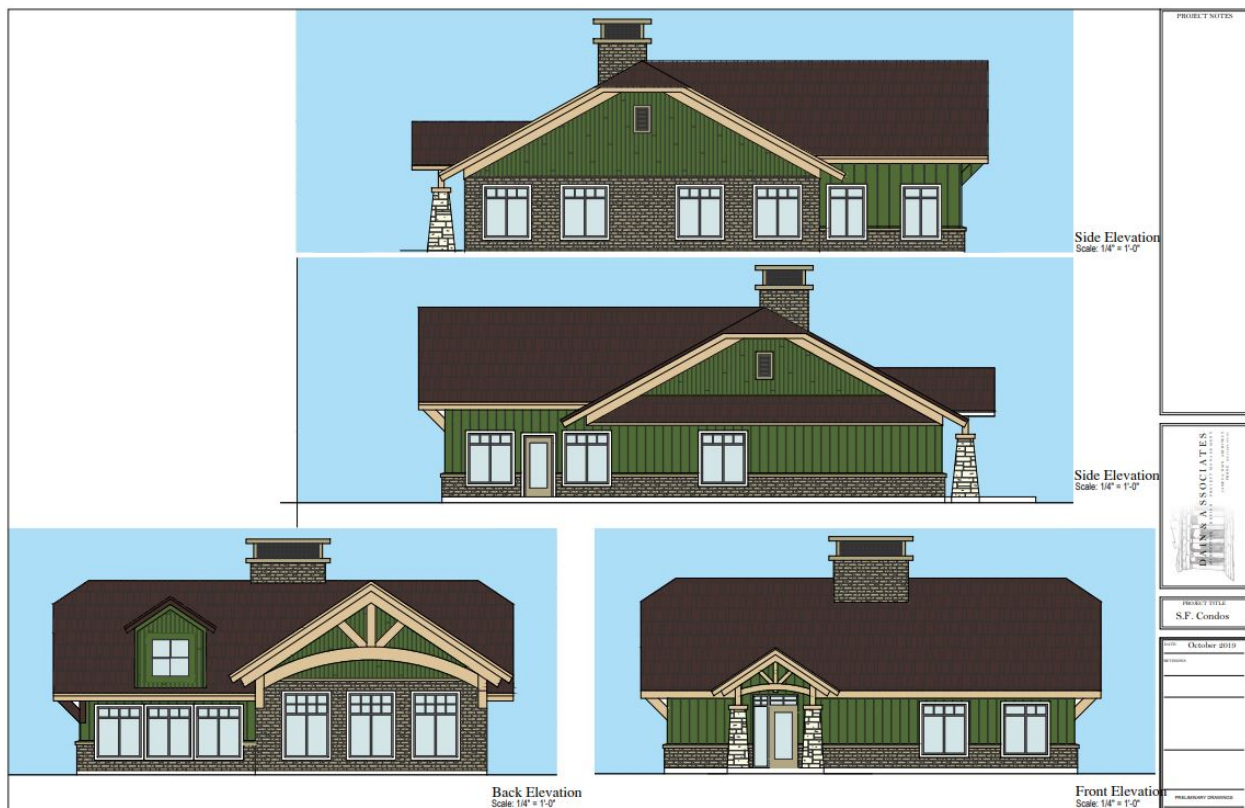
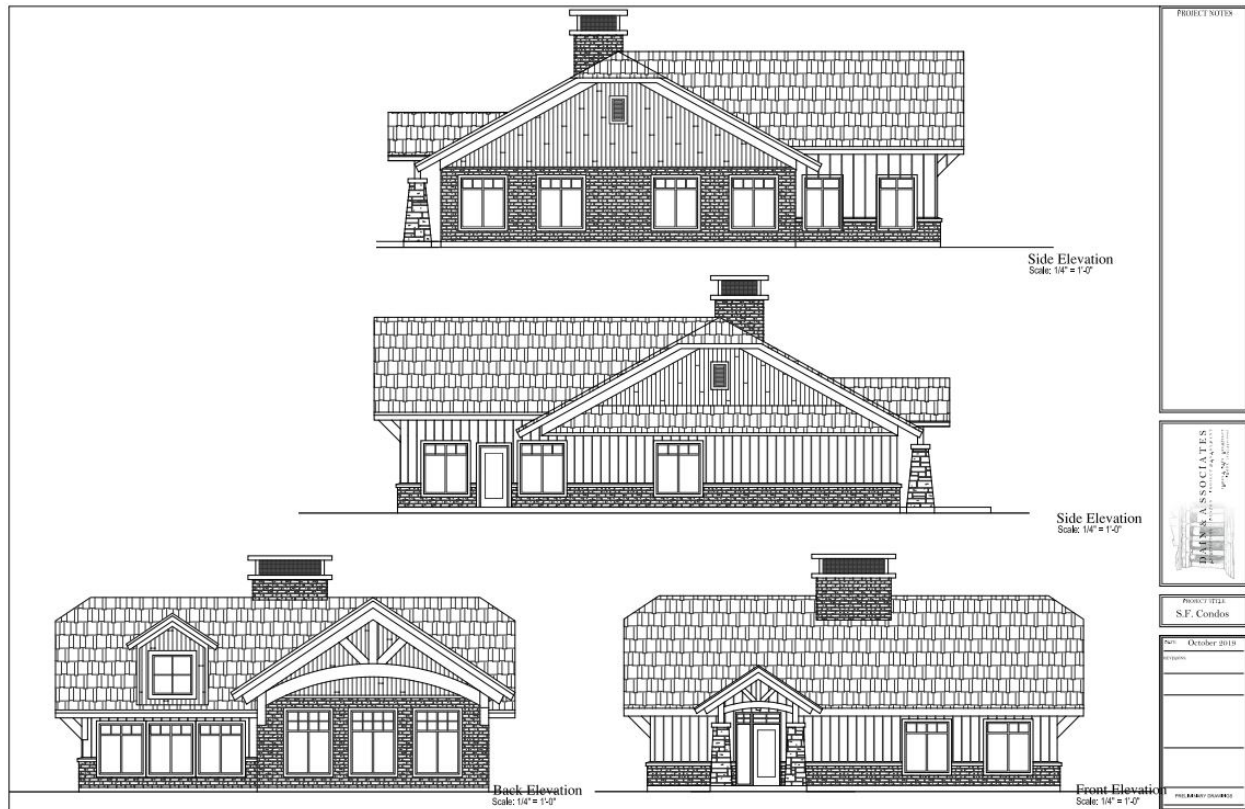
PROJECT NO. 19-001

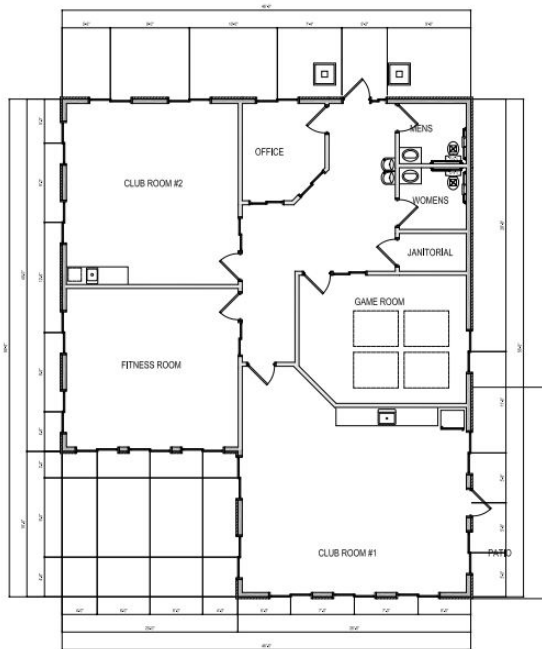
DATE: 10/19/2019

PROJECT NOTES	
	
PROJECT TITLE	S.F. Condos
DATE	October 2010
BY/VERSION	
REVISION/REVISION DATE	









Main Floor Plan
Scale: 1/4" = 1'-0"

PROJECT NOTES



PROJECT TITLE
S.F. Condos

DATE
October 2010

REVISIONS

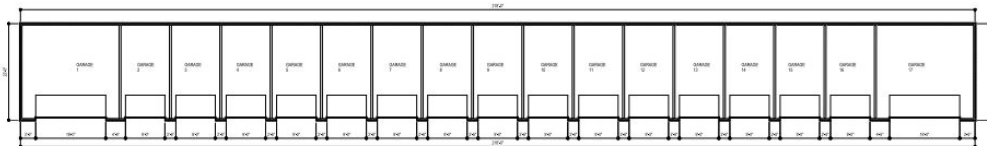
NO.

DESCRIPTION

DATE

BY

PROJECT NUMBER



Garage Floor Plans Scale: 1/8" = 1'-0"



Garage Front Elevation Scale: 1/8" = 1'-0"



Garage Left Side Elevation Scale: 1/8" = 1'-0"



Garage Right Side Elevation Scale: 1/8" = 1'-0"



PROJECT NOTES



PROJECT TITLE
S.F. Condos

DATE
October 2010

REVISIONS

NO.

DESCRIPTION

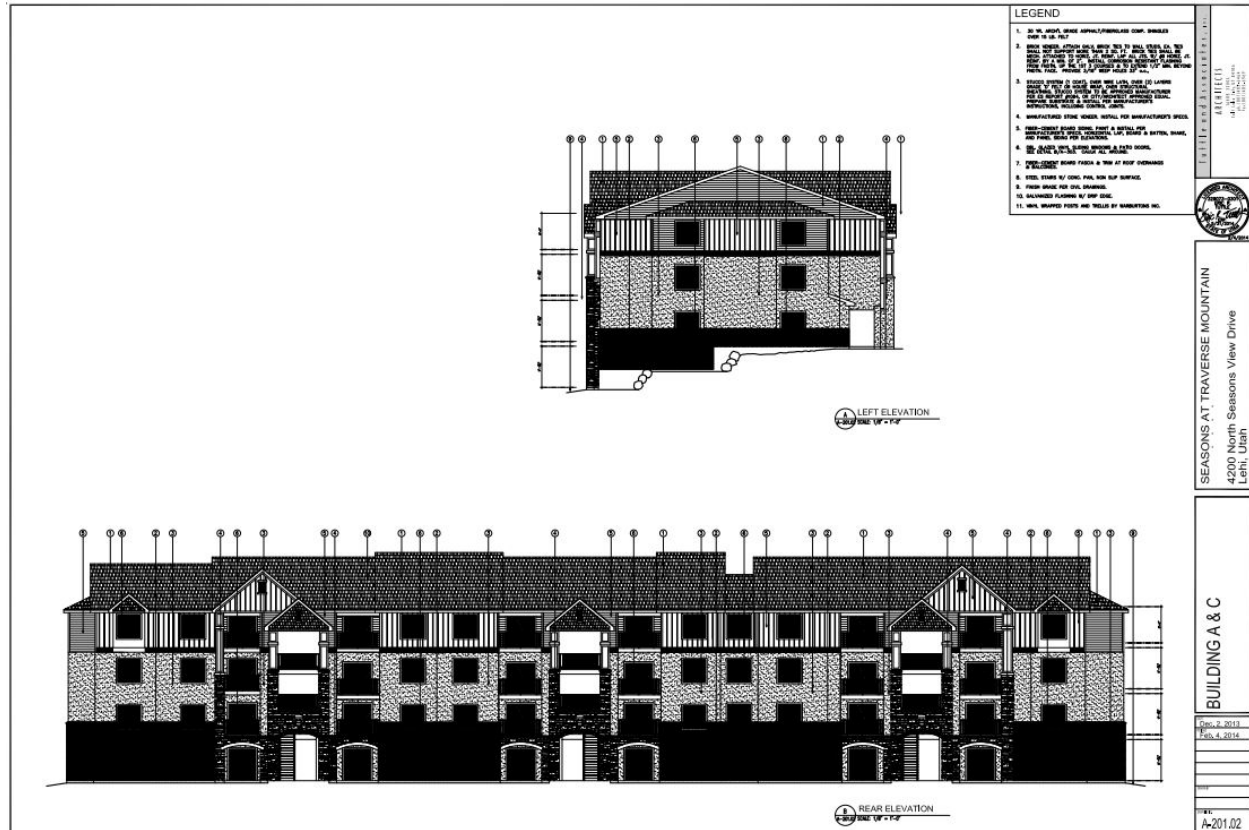
DATE

BY

PROJECT NUMBER







TO: Spanish Fork City Mayor and Council

FROM: Dave Anderson

DATE: November 19, 2019

RE: Potential Changes to the Neighborhood Commercial Zoning Text

15.3.16.070 C-1 Neighborhood Commercial

This district is intended to provide small scale retail, personal and business services, and office uses to serve the immediate residential area. Individual businesses may not exceed 7,500 square feet **and buildings may not exceed 10,000 square feet. Buildings and sites shall be designed to limit the size of parking fields and to have similar characteristics of surrounding neighborhoods. Particular focus and attention shall be given to building design to encourage compatibility with the surrounding homes. ~~to discourage uses which draw from outside of the immediate neighborhood.~~**

1. Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building with no outside storage or display of merchandise. **~~The hours of operation are limited to 6:00 A.M. to 11:00 P.M.~~**
 1. Child Care Centers.
 2. Convenience Store.
 3. Financial Institutions.
 4. Instructional Studio.
 5. Municipal Facilities required for local service.
 6. Office Supply, Copying, Printing businesses.
 7. Offices.
 8. Personal Service businesses.
 9. Restaurants.
 10. Retail Uses.
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. **Drive-thru facilities.**
 2. Car wash (self or full service).
 3. 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).



TO: Spanish Fork City Mayor and Council

FROM: Dave Anderson

DATE: November 26, 2019

RE: Potential Changes to add Pending Ordinance Definition to the Zoning Text

15.1.04.020 Definitions

"Parcel of Land": A contiguous area of land in the possession or ownership of one entity with one tax identification number.

Definitions

"Pending Ordinance": A land use ordinance that has been placed on a DRC agenda for discussion or action. A pending ordinance is enforceable until it is enacted, declined, or modified by action of the Council, or six months, whichever time period is shorter.

"Personal Service Business": A business involved in a service that does not usually produce a commodity. Typical uses include beauty and barber shops, tanning salons, massage therapists, laundry and dry-cleaning establishments, shoe repair, tailors, insurance agents, lawyers, accountants, and medical providers.

TO: Spanish Fork City Mayor and Council

FROM: Dave Anderson

DATE: November 25, 2019

RE: Proposed Changes to the Residential 4 Zoning Text

15.3.16.032 R-4 Residential District

This district is intended to allow high density residential uses. There will be a mix of home types in this zone and it is anticipated that the majority of the homes in this zone will be in multi-unit structures arranged in both townhome and stacked flat configurations.

1. Permitted Uses:
 1. Single-family homes.
 2. Twin homes.
 3. Duplexes.
 4. Townhomes.
 5. Stacked flats.
 6. Recreation and other support facilities connected to housing developments.
 7. Municipal facilities required for local service.
 8. Churches.
2. Uses Subject to Conditions:
 1. Home Occupations (as described in §5.40.010 et seq.).
 2. Master Planned Developments (as described in §15.3.24.030 et seq.).
 3. Subdivision Model Home Complexes (as described in §15.3.24.060 et seq.).
 4. Temporary office or construction trailers (as described in §15.3.24.040 et seq.).
3. Uses Subject to Conditional Use Permit (see §15.3.08.060):
 1. 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. Density shall not exceed ~~18~~ 20 units per acre. For purposes of calculating allowed density, sensitive lands, church sites, school sites, and sites for other non residential uses may not be counted in the density calculations.
2. Minimum project size is 12 acres.
3. Minimum street frontage for a development is 80 feet.
4. Maximum impervious surface in the R-4 zone shall be 70% of the project area.
5. Minimum parking shall include two point five (2.5) spaces for each unit in the development. Enclosed garages shall be provided for ~~80%~~ 60% of the units and zero point two five (0.25) spaces for each unit shall be made available for guest parking.
Parking on adjacent sites (a site with a shared boundary) may be used to provide up to 30% of the required parking for an R-4 development provided that the following provisions are met:
 1. That a perpetual parking easement is granted on the adjacent site for the shared parking.
 2. That clearly identified, well-lit and otherwise safe pedestrian connections are provided between the two adjacent sites.
 3. That the shared parking is not located more than 200 feet from the R-4 development.
6. Minimum finished living space shall be provided as follows:
 1. Single-family residence, 1,000 square feet.
 2. Twin home, 900 square feet, each unit.
 3. Duplex, 900 square feet, each unit.
 4. Townhome, 900 square feet, each unit.
 5. Other multi-family units, 600 square feet for each studio unit, 800 square feet for each one-bedroom unit, 1,080 square feet for each two-bedroom unit, 1,240 square feet for each unit with three or more bedrooms.
 6. All projects must have an average home size of 960 square feet or larger.
7. Curb, gutter, and sidewalk shall be provided in accordance with the City's Development Standards.
6. Development Design.
 1. Building Design: multi-family projects shall include design features that differentiate adjoining units and create identity for each unit by meeting the following requirements:
 1. Multi-family projects shall include a variety of unit sizes.
 2. Multi-family projects shall include a variety of heights with a maximum height of ~~45~~ 50 feet.
 1. Long, continuous rooflines and ridgelines greater than 50 feet shall not be permitted.

2. Where projects abut property that is zoned R-1 or R-3, the maximum height shall be 35 feet within 100 feet of the property boundary line.
3. The front facade of multi-family structures shall exhibit visual relief through an array of architectural features such as roof dormers, hips, gables, balconies, porches, wall projections, and fenestration.
4. Multi-family projects shall include a variety of building colors and materials. A minimum of three (3) colors per elevation is required. Multi-family project proposals may be required to submit a sample board containing examples of all exterior surfacing materials and colors.
5. Side-by-side multi-family homes, that are attached horizontally, shall not exceed six (6) attached units per building.
6. Exposed foundation walls shall not exceed four (4) feet above finished grade at any point.
2. Project Design: multi-family projects shall meet the following requirements:
 1. All exposed sides of multi-family structures shall have framed windows.
 2. Side and rear elevations that are visible from public and private streets shall match the architectural detailing of the front facade.
 3. Building materials for multi-family structures shall consist of at least 50% brick, stone, or synthetic stone on all sides of the structure.
 4. Street oriented facades shall protrude beyond the garage door by at least five (5) feet.
 5. Shared entrances for multi-family structures shall be centrally located, accentuated with architectural detailing, and well lit.
 6. Utility and mechanical equipment extending from multi-family structures shall be clustered and screened. When the project architecture contains pitched roofs, the roof mounted utility equipment shall be situated on the back side of the roof pitch.
 7. Carports and garages shall complement the project architecture in terms of design, materials, and colors.
3. Building Placement and Orientation: multi-family projects shall meet the following requirements:
 1. All multi-family structures shall front onto a right-of-way.
 2. Where the R-4 zone abuts any R-1 or R-3 zone, the setback for primary buildings adjacent to the R-1 or R-3 zoned properties shall match or exceed the building's height. Otherwise, setbacks shall be as follows for all primary buildings:
 1. Front yard, 20 feet from public right-of-way or shared driveway to living space.

2. Corner side yard, 15 feet to living space.
 3. Interior side yard, 10 feet, provided 15 feet exists between buildings.
 4. Rear yard, 15 feet.
 5. Accessory buildings, 5 feet to property lines and other structures.
 6. Garage doors, 20 feet from public right-of-way.
3. Interior fencing for multi-family projects shall be limited to encourage shared open space, pedestrian access, and project integration into the surrounding neighborhood. Private fencing (owned by an owner of an individual unit) shall only be permitted when the fence extends directly from the unit to delineate between common and private space. Fencing shall be uniform in design and construction.
4. Parking should generally be located behind multi-family structures. This includes rear loaded garages, auto courtyards, and parking lots.
5. Required guest parking shall be evenly distributed throughout multi-family projects and be easily accessible.
6. Landscaping strips in the middle of driveways (between parking spaces) should be used to break up expanses of impervious surface.
7. Parking areas shall be broken into smaller parking clusters of 12 spaces or less.
4. Open Space: no less than 30% of the gross project area shall be open space. Applicants shall submit landscape plans for all open space. Landscape plans shall include a plant schedule, planting plan, irrigation plan, fencing plans, planting details, and plans for any proposed structures or features. Required open space may include the following:
 1. Open space areas shall be available to everyone residing in the boundaries of the development.
 2. Open space may include pathways and outdoor amenities.
 3. Open space excludes private balconies, decks, patio areas, recreation buildings, indoor amenities, vehicle parking, streets, and streetscape sidewalks.
 4. Open space should be centrally located.
 5. Open space should be clustered to create the most beneficial and efficient use of space.
5. Amenities: centrally located amenities shall be provided for multi-family projects.
 1. Projects of fewer than 50 homes shall provide an amenities package appropriate for the project size and location. Projects of 50 units or greater shall provide amenities as follows:
 1. Multi-family projects shall include at least one amenity per 50 units from the following list:
 1. Community garden.
 2. Courtyard with benches.

3. Other active or passive recreational areas that meet the intent of this guideline.
 4. Picnic tables and BBQ area with shade structures.
 5. Sports courts (i.e., tennis, basketball, volleyball).
 6. Swimming pool (indoor or outdoor).
 7. Tot lot with play structure.
2. Projects of 51 to 100 homes shall include the following amenities in addition to those required in subsection 15.3.16.032(F)(5)(a)(i).
 1. A minimum of one (1) inside, centrally located, fully functional social area, no less than 1,000 square feet in size, or a minimum of one (1) outside social function area, no less than 2,000 square feet in size.
3. Projects of 101 or more homes shall include the following amenities in addition to those required in subsection 15.3.16.032(F)(5)(a)(i) and (ii).
 1. A minimum of one (1) inside, centrally located, fully functional social area, no less than 1,000 square feet in size.
 2. A minimum of one (1) outside social function area, no less than 2,000 square feet in size.
6. Access: street connectivity should be enhanced with an R-4 development and connections to surrounding neighborhoods.
 1. A traffic impact study may be required for multi-family projects.
 2. The number of street connections and access points for a multi-family project shall be proportional to the number of units.
 3. Local streets shall not exceed 600 feet in length without an intersecting street.
 4. Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, and parking areas. Pedestrian access points should be installed between the project and the surrounding neighborhood.
 5. All multi-family projects shall submit a photo-metric lighting plan.
7. Development Agreements: In order to ensure conformity to approved plans and conditions of approval, and to give assurance that any successor in interest is bound by the same plans and conditions, the City may require applicants to enter into project-specific development agreements with covenants which run with the land. A notice of the development agreement will be recorded against the land.

TO: Spanish Fork City Mayor and Council

FROM: Dave Anderson

DATE: November 20, 2019

RE: Proposed addition of Travel Center Use

15.1.04.020 Definitions

"Tower Height": The height of a wind turbine measured from the grade level to the hub.

"Townhome": One single home constructed in a group of three or more attached homes in which each home extends from the foundation to roof and with open space on at least two (2) sides.

"Travel Center": A facility engaged in the sale of fuel, accessories or equipment for over-the-road trucks and similar commercial vehicles. A Travel Center may also include overnight accommodations, showers, vehicle scales, restaurant facilities, game rooms, and/or other services and diversions intended mainly for use by truck drivers and interregional travelers.

"Transfer Facility": A publicly owned facility for the drop-off and temporary holding of refuge. The facility is to be self-enclosed and completely fenced.

"Twin Home": One (1) single residence home attached to one (1) other single residence home by a common vertical wall, with each home located on a separate lot.

15.3.16.120 I-1 Light 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 significant amount of air, water, or noise pollution will not be allowed.

Residential uses are not allowed.

1. Permitted Uses:

1. Agriculture, including the Production of Food and Fiber Crops, Tree Farms, Grazing, and Animal Husbandry of Livestock.
2. Automotive Repair.
3. Automotive Service, Paint and Body Work, other consumer goods repair.
4. Caretaker's Residence
5. Car Wash (self or full service).

6. Contractor Warehouse and Storage Yards.
 7. Financial Institutions.
 8. Funeral Homes.
 9. Indoor Manufacturing, Assembly and Storage of finished products.
 10. Instructional Studios.
 11. Lube Centers.
 12. Lumber and Building Material Yards.
 13. Municipal Facilities required for local service.
 14. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.
 15. Office Supply, Copying, Printing businesses.
 16. Offices.
 17. Outdoor display areas.
 18. Research, Development, and Testing services.
 19. Restaurants.
 20. Retail businesses.
 21. Telecommunication Towers not taller than 60 feet.
 22. Tire Care Centers.
 23. Trade or Business schools.
 24. Trucking and Warehousing.
 25. Veterinary Offices for large animals and/or outside boarding of animals.
 26. Wholesale Trade Businesses except explosives or automobile wrecking or salvage yards.
2. 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.).
 3. Sexually Oriented businesses as defined in Chapter 5.28 of the Spanish Fork Municipal Code.
 3. 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. Jails, for County and/or City.
 4. Outdoor Commercial Recreation Facilities.
 5. Publicly owned and operated compost facilities.
 6. Publicly owned and operated recycling centers.
 7. Rehabilitation Treatment Facilities.
 8. Residential Treatment Centers (not owner occupied).
 9. Shelter Care Facilities.

10. Telecommunication Towers taller than 60 feet.

11. Travel Center for sites that are at least 20 acres in size and are located entirely within 2,500 feet of Interstate 15.

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).