



**Wednesday, February 2, 2022
Planning Commission**

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the Council Chambers, City Hall, at 40 South Main Street, Spanish Fork, Utah, with a Planning Commission work session commencing at 5:30 p.m. and a Planning Commission meeting commencing at 6:00 p.m. on January 5, 2022.

Planning Commissioners

**Jesse Cardon
John Mendenhall
Todd Mitchell
Shauna Warnick
Joseph Earnest
Michelle Carroll**

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 the Council Chambers, City Hall, at 40 South Main Street, Spanish Fork, Utah. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. Work Session (5:30 p.m.) No formal actions are taken in a work session.

2. Minutes

Subject	A. January 5, 2022
Meeting	Feb 2, 2022 - Planning Commission
Category	2. Minutes
Access	Public
Type	Action, Minutes

File Attachments
[minutes.planningcommission.1-5-2022.pdf \(2,646 KB\)](#)

3. Preliminary Plat

Subject	A. J6 INDUSTRIAL. The proposal involves creating an industrial subdivision of 3 lots located at 1500 West 3700 North.
Meeting	Feb 2, 2022 - Planning Commission
Category	3. Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
[report.pc.j6industrialpp.2-2-2022.pdf \(972 KB\)](#)
[plans.j-6industrial.1-18-2022.pdf \(462 KB\)](#)

4. Zone Change (Public Hearing)

Subject **A. D-LAND WEST. The proposal involves changing the current zone from R-R to R-3 for property located at 1113 West 100 South.**

Meeting Feb 2, 2022 - Planning Commission

Category 4. Zone Change (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
[report.pc.d-landwest.2-2-2022.pdf \(628 KB\)](#)

Subject **B. D-LAND EAST. The proposal involves changing the current zone from P-F to R-3 for property located at approximately 3100 East 1850 South.**

Meeting Feb 2, 2022 - Planning Commission

Category 4. Zone Change (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
[report.pc.d-landeast.2-2-2022.pdf \(766 KB\)](#)

5. Title 15 Amendments (Public Hearing)

Subject **A. PROPOSED AMENDMENTS TO VARIOUS ZONING REQUIREMENTS. Potential amendments to various development requirements as well as street tree plan requirements.**

Meeting Feb 2, 2022 - Planning Commission

Category 5. Title 15 Amendments (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
[memo.proposedtitle15amendment.2-2-2022.pdf \(3,218 KB\)](#)

Subject **B. SEPTIC TANK REGULATIONS. Potential amendments to septic tank regulations found in City Code Title(s) 13 and 15.**

Meeting Feb 2, 2022 - Planning Commission

Category 5. Title 15 Amendments (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
[Septic Tank Memo - Google Docs.pdf](#) (131 KB)

6. General Plan Amendment (Public Hearing)

Subject **A. TRANSPORTATION MASTER PLAN. The proposal involves a revision to the Transportation Master Plan.**

Meeting Feb 2, 2022 - Planning Commission

Category 6. General Plan Amendment (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
[TMP CC Memo - Jan 2022 \(2\).pdf](#) (1,132 KB)

7. Construction Standards (Public Hearing)

Subject **A. CONSTRUCTION STANDARDS 22-01. Proposed amendments to Policy 4.39 of the Construction Standards.**

Meeting Feb 2, 2022 - Planning Commission

Category 7. Construction Standards (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
[CC Memo - Proposed Construction Standards Revisions \(22.01\) 1-26-2022.pdf](#) (4,248 KB)
[Cost comparisons for meter vaults _ boxes.pdf](#) (14 KB)

8. Concept Review

Subject **A. MONTE BINGHAM.**

Meeting Feb 2, 2022 - Planning Commission

Category 8. Concept Review

Access	Public
Type	Discussion

9. Other Business

Subject	A. PARKING STANDARDS.
Meeting	Feb 2, 2022 - Planning Commission
Category	9. Other Business
Access	Public
Type	Discussion

10. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
January 5, 2022

Commission Members Present: Chairman Jesse Cardon, John Mendenhall, Todd Mitchell, Shauna Warnick, Joseph Earnest, Michelle Carroll.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Michael Clark, Staff Engineering; Walter Bird, Assistant City Attorney; Jackson Dille, Planning Intern.

Citizens Present: Colton Ashby, Garrett Seely, Clint Garner, Scott Peterson, Amon Cloward, Derek Terry, Jeremy Endicott, Branden Kirk, Diane Daniels, Kristy Whetten, Jonathan Reid, Collin Daid, Kevin Pritchett, Davin A. Cloward, Austin Pritchett.

WORK SESSION

Chairman Cardon called the meeting to order at 6:04 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Warnick led the pledge.

MINUTES

December 1, 2021

Commissioner Earnest moved to approve the minutes from December 1, 2021.

Commissioner Warnick seconded and the motion passed all in favor.

ZONE CHANGE

300 North Duplex Addition

Dave Anderson rose to explain that this item will now be first in the agenda. He explained that the developer has requested that the item be continued.

Commissioner Cardon asked if anyone from the public was here to discuss this proposal. No one sought to comment.

Commissioner Warnick moved to continue the 300 North Duplex Addition Zone Change from R-1-6 to R-3 with the Infill Overlay.

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

DISCUSSION

Modera

Dave Anderson spoke to the Commission about how this application has been revised multiple times in the months since the last time the Commission saw it. The development is a big deal because it is a large development and the first development in this part of the city. This will set a tone for other developments in the area, so the City wants to make sure the development is done well. There are few places where the City allows for such high density. The developer is pushing the ceiling but this is a place that will feature intense development. Dave Anderson hopes Garrett Seely will be direct in his comments.

Commissioner Earnest asked if the infrastructure in the area is adequate for this intensity of development.

Dave Anderson said with what the developer has proposed, yes.

Garrett Seely thanked the Commission for having them. He said last time he was before the Commission the project was smaller. They have added 20 acres to now have a total of 35 acres. This is the same general design just on a larger scale. They have enjoyed working with staff. Garrett Seely said that Dave Anderson is a strong advocate for the City and they have enjoyed the feedback process to refine their product. The neighborhood meeting will be next and then there will be a public hearing on the project in February. This development will be just off of the future Benjamin interchange. He showed a 3D model of the development. All infrastructure needs have been accounted for. There will be a mix of 28 and 42 plex buildings, each being 4 stories tall.

Commissioner Earnest asked what the total number of units will be.

Garrett Seely said there will be 749 units. He then showed the building elevations. He addressed the concern of the buildings all being white in current renderings. He has brought 3 color boards to show what different color combinations could look like throughout the development. He had the three boards placed at the front of the room. Each board featured a different color combination of brick, wood, and hardyboard. They will not have cookie cutter houses.

Commissioner Mitchell asked about the use and coloring of stucco in the buildings.

Garrett Seely said the stucco will be the same in all buildings to tie them together visually.

Commissioner Warnick asked where the stucco will be on the buildings.

Garrett Seely answered with the location of the stucco on the buildings.

Commissioner Mendenhall asked if the design will vary per each building.

Garrett Seely said the buildings will have the same design with 3 different exteriors used throughout the complex.

Commissioner Mitchell asked for a rendering showing the different color options to be shown during the public hearing.

Garrett Seely said he is happy to do so. He then showed the design and location of monument signs in the project. The development incorporates xeriscape landscaping for areas that won't see direct foot traffic, but will have grass in gathering and play areas. In the center of the development there will be a clubhouse, pool, playground, pickleball courts, and basketball courts. The clubhouse will feature prominently from the entrance, it will be centralized physically and visually. Garrett Seely detailed where the playgrounds will be located throughout the development. There will also be open grassy space by the clubhouse.

Commissioner Earnest asked if they meet R-4 zone amenity requirements.

Garrett Seely said yes, they do. He said there will also be dog parks throughout the development.

Commissioner Earnest asked what will be in the southwest lot of the property.

Garrett Seely said there will be a commercial development there in the future.

Commissioner Mitchell asked if the commercial lot is Garrett Seely's land.

Garrett Seely said no, but he has spoken with landowners and they believe the addition of more rooftops will pave the way for the commercial development.

Commissioner Mendenhall asked if the rendering of the road in the middle of the development constitutes what the road is now. He asked what improvements will be made to the existing roads in the area.

Garrett Seely said the road will be brought to City standards. There will be two new signalized intersections.

Michael Clark said the central road will be a commercial collector.

Commissioner Earnest asked if these will be public streets.

Garrett Seely said yes.

Commissioner Warnick asked about trails here.

Scott Peterson said trails will be placed around the perimeter.

Commissioner Mendenhall said he has not seen any fencing in the plans.

Garrett Seely said there will be a split rail white or dark tan fence to give a barrier from 1900 South. Because the development is on public streets, they do not want it to be entirely fenced off. Dog parks and basketball courts will feature fences.

Commissioner Earnest asked if there is adequate parking for R-4 zoning with 2.5 stalls per unit and garages.

Garrett Seely said yes and showed where there are garages.

Commissioner Earnest asked if there will be elevators.

Garrett Seely said there will be no elevators, just stairwells.

Commissioner Warnick asked what experience their company has with four-story buildings that don't have an elevator.

Garrett Seely said that sometimes the fourth floor can be harder to lease, but the price discount on the lease due to construction savings makes it sellable. They have a similar product in Payson that has sold well.

Commissioner Warnick asked how much of the development will be for rent and how much will be for sale.

Garrett Seely explained that the westernmost section is for sale while the easternmost section is for rent.

Commissioner Mitchell asked about phasing.

Garrett Seely explained that the bottom half of the eastern section will be developed first, and the western lot will be developed last.

Commissioner Mendenhall asked if that means the clubhouse will be built in the first phase.

Garrett Seely said yes.

Commissioner Mendenhall asked how it is proposed to collect the fee for HOA's and maintenance. He believes there will need to be a lot of maintenance.

Garrett Seely said they will install everything, set up CC&R's specific to the area and it will be maintained by a professional group out of Lehi they have experience with. That group will do insurance on the property, building exteriors, and the maintenance book.

Commissioner Mendenhall asked if their experience is that these buildings weather well and are well maintained.

Garrett Seely said they have experience from 2011. They have built over 2,000 homes. All have been well maintained and there have been no lawsuits.

Commissioner Mendenhall asked if thought has been put towards the possibility of adding balconies to add more relief to building exteriors. He wants this to be a showplace that can

be held as a standard in town. He likes the relief on the front. Have they thought about doing balconies?

Garrett Seely said their issues with balconies is they turn into eyesores with open storage. He thinks a cleaner facade looks better.

Commissioner Mendenhall said he understands that point but disagrees, what he has seen in Payson and Provo is that they are attractive. If they are maintained it should not be an issue.

Commissioner Earnest said he can see it going either way for what it's worth. He believes he would prefer having no balconies.

Garrett Seely said they can do a rendering to see if it works.

Commissioner Mendenhall said this issue will not make or break the development.

Garrett Seely explained the building footprint and the issues of pushing it back through the inclusion of balconies.

Commissioner Mendenhall said not every unit should have one, but it might add to the eye appeal. They have discussed balconies before. He thinks the potential for them to turn into an eyesore is overstated.

Commissioner Warnick said that like Commissioner Earnest she is divided on the balcony issue. Her daughter had a balcony with an attached storage area and it was very nice.

Commissioner Mitchell asked about a grouping of doors shown on the floor plan.

Garrett Seely explained the rendering is of storage closets. Five will be available for every eight units.

Commissioner Earnest asked about square footage and if they meet bedroom requirements.

Garrett Seely said when they come back, they will have exact numbers. They are trying to adapt the plan to accommodate one-bedroom units.

Commissioner Earnest asked Garret Seely to confirm that he was there for feedback.

Garrett Seely confirmed he was there for feedback.

Commissioner Earnest's criteria are if the development will stand the test of time, and be livable and beautiful. He sees they are making an effort to do that. This will make all new developments in the area compete with a high bar. He likes the layout and dispersal of amenities. He thinks the access and traffic flow designs are well thought out. He thinks this is one of the best spots for this type of residential development in the city. This will be a catalyst for the retail they hope to bring to the city.

Garrett Seely commended the forethought of Spanish Fork in bringing rooftops to sustain commercial development.

Commissioner Earnest said this property is surrounded by fields now, and anyone who moves nearby will know the development is there. He is a fan of that.

Commissioner Warnick sought to clarify that they only have two- and three-bedroom units.

Garrett Seely said yes, but they expect 25% of units to end up being single bedrooms. Two bedrooms will be the biggest percentage of unit type.

Commissioner Warnick asked about garages and if they will require payment for use.

Garrett Seely said garages will be assigned, they may not all be adjacent to their assigned apartment. They want to make sure garages aren't used for storage. 60% of units will have a garage. Garages will be purchased with the unit.

Commissioner Warnick said if they don't want garages to be used as storage units, they should consider having one storage space per unit.

Garrett Seely said that that would be a good idea.

Commissioner Cardon asked what would happen to parking capacity if not all garages are purchased.

Garrett Seely said there is ample parking provided in the lots and on the streets. Spanish Fork asks for a lot of parking and they have provided it.

Discussion ensued regarding how many spaces will be provided.

Commissioner Mendenhall asked how they will force garages to not be used as storage space.

Garrett Seely said CC&R's will enforce that.

Commissioner Warnick asked Dave Anderson if the City is moving away from the use of stucco on new buildings.

Dave Anderson said in certain zones, 50% of a building must be built with something other than stucco. There has been an effort to ensure a variety of building types and sizes.

Commissioner Warnick noted that these buildings do not use a lot of stucco. She asked if the way it is seamed will lead to durability issues.

Garrett Seely said the buildings won't be less durable because the cracks follow the seams and keep it clean.

Commissioner Mitchell asked if the room count will go down with the addition of one-bedroom units.

Garrett Seely said the square footage and unit number of the development will not change. The one-bedroom units will just be larger.

Commissioner Warnick asked to see the 3D aerial shot again in order to situate the location visually.

Commissioner Mitchell asked if the road that splits the condos and apartments is 1400 West.

Garrett Seely said yes, it is.

Discussion ensued regarding the phasing plan.

Commissioner Warnick asked Michael Clark to overlay the General Plan so they could see where it is on the General Plan.

Dave Anderson explained the designations right now are residential, commercial, and mixed use.

Commissioner Warnick asked if the property directly west is designated Estate Density.

Dave Anderson said it is.

Commissioner Mitchell asked if there have been traffic studies done for the development.

Michael Clark said yes. UDOT is aware of the development and they are comfortable with it.

Commissioner Mitchell asked if further road improvements will be required.

Discussion ensued regarding the placement of new turn lanes in the area.

Commissioner Mendenhall complimented Garret Seely and his associates for working closely with staff and having this development be a standard to follow. He is glad they have followed the direction of the City with this development.

Commissioner Warnick mentioned Garrett Seely's comment of Dave Anderson being a stickler, she said the Commission appreciates him being a gatekeeper for the City.

Chairman Cardon gave a heads up to Garrett Seely that it will be important how they address the stated concerns in the public hearing.

Dave Anderson asked if the Commissioners have any more comments.

Color scheme, bedroom count, and average square footage were mentioned by several Commissioners.

Discussion ensued regarding the road design and width of state road 164.

Commissioner Earnest suggested Garrett Seely should speak to the longevity of the renter portion of the project during the next meeting.

PRELIMINARY PLAT **Sunset Village**

Brandon Snyder explained that this project was approved a long time ago. The approval then expired so the applicant is back to seek approval again. It is a Master Planned Development and meets all such requirements. He showed the layout and elevations.

The applicant, Branden Kirk, said that as Brandon Snyder said this a reapproval of previously discussed project. It is essentially the same plan.

Chairman Cardon asked what the time frame is for development.

Branden Kirk said they expect to build around spring or summer.

Commissioner Warnick asked if there will be a wall along the freeway.

Branden Kirk said yes.

Commissioner Mitchell asked if this will just be the already existing freeway soundwall.

Branden Kirk said no, there will be an additional wall as well.

Commissioner Warnick asked if there will be CC&R's for the development.

Branden Kirk said yes.

Commissioner Mendenhall said he believes it's a great design for the area. The plot of land here is small and strangely shaped. He hopes this gets rid of the feral cats in the area.

Branden Kirk said he thinks this will make the area look better.

Commissioner Warnick sought to clarify what is driveway and what is walkway on the plan.

Commissioner Mendenhall asked if some houses will have basements.

Branden Kirk said they'll have basements.

Commissioner Mendenhall asked if all units would feature basements.

Branden Kirk said most but not all.

Commissioner Warnick asked about parking.

Branden Kirk explained that they meet all requirements and showed where guest parking is on the plan.

Commissioner Mendenhall said he believes this is a straight forward development.

Commissioner Mitchell **moved** to recommend approval of the Sunset Village Preliminary Plat to the City Council based on the following finding and conditions.

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

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

GENERAL PLAN AMENDMENT (Public Hearing)

PEG

Brandon Snyder mentioned the Planning Commission had previously done a tour on this site. The applicant will have a short presentation on the proposal.

Jeremy Endicott is with PEG development, they are based in Provo, Utah. The current facility here was built in the 1900's as a sugar beet factory; several buildings are condemned now. There is a City owned disk golf course just to the south. The developer will continue the river trail through their property. He mentioned the area is designated as mixed use in the General Plan. The area is poised for much more movement due to the planned construction of an interchange nearby. He showed the site plan and explained that it is very preliminary. They want to develop single family rental homes rather than apartments. Their intention is to be in R-4 zoning so they will meet all parking requirements.

Commissioner Mitchell asked what the coloring on different homes in the site plan means.

Jeremy Endicott said blue homes are attached while brown ones are detached.

Commissioner Earnest asked about basements.

Jeremy Endicott said there will be no basements in the development.

Commissioner Warnick asked if the whole thing was to be rented.

Jeremy Endicott said yes, it is all one Plat and will be professionally managed, they have many properties in Utah. There will be amenities in the development.

Commissioner Earnest asked what underlying zone the plan is contingent on.

Jeremy Endicott said they will go for R-4 zoning and they expect to have 12-15 units per acre.

Commissioner Mendenhall asked how many acres are included in development.

Jeremy Endicott said 20. Some buildings are stacked, they anticipate being in the 12-14 unit per acre range.

Michael Clark asked how many square feet the buildings will be.

Jeremy Endicott said 800 square feet for each side, they will have a variety of one- and two-story homes. He said that some benefits to the neighborhood are elimination of industrial uses, lower density than apartment complexes, and middle-income housing focused on young millennials. He stated that the average home price is \$500,000 and that is too much for many young professionals.

Chairman Cardon asked what the units would rent at.

Jeremy Endicott said \$1500 - \$2100 a month. He also mentioned that they will continue the Spanish Fork River trail, and clean contamination on site.

Commissioner Earnest asked what type of contamination is present.

Jeremy Endicott said it is from previous industrial use and includes coal and fertilizer. They are working with the state on removal.

Commissioner Mendenhall asked if the rail spur on site will be removed.

Jeremy Endicott said yes.

Commissioner Mendenhall asked if the cost of the rail spur removal will be borne by the developer.

Jeremy Endicott said that has been arranged by the property owner.

Discussion ensued regarding how and when the rail will be removed.

Discussion then ensued regarding whether the entire property will be demolished before construction.

Jeremy Endicott said the whole site will be redeveloped.

Commissioner Mitchell asked how far their property goes.

Jeremy Endicott said it goes to the river.

Discussion ensued regarding the size and placement of a wall on the property.

Commissioner Mendenhall mentioned the sugar beet factory in Lehi is still standing.

Commissioner Warnick asked if the stubbed road would connect to the new property.

Brandon Snyder said yes.

Commissioner Mendenhall sought to clarify if this development proposal will be brought to the Planning Commission again.

Jeremy Endicott said yes. This is just a General Plan amendment request; a much more detailed plan will be set forth later on.

Commissioner Warnick asked if there are very many rental neighborhoods in the area.

Jeremy Endicott said not in Utah, but there are few in Phoenix, and Colorado.

Commissioner Earnest said that they have not seen rental communities this small before, he asked how long after development they will sell to the institutional buyer.

Jeremy Endicott said they will hold onto it to ensure stability and that everything is bought.

Commissioner Mendenhall mentioned that like Modera, they want to make sure this is seen favorably by the community. If all rental communities are something that will take hold in Utah, they should want this community to hold up well.

Commissioner Earnest asked what percentage of the 20 acres require soil cleanup.

Jeremy Endicott said the section by the smokestack and the older buildings in the northern part. Probably around 20-25% of the site.

Commissioner Mendenhall gave part of the history of how the beet factory was used.

Commissioner Warnick asked, when they meet with neighbors, how they will sell this rental community.

Jeremy Endicott said they knocked on the doors of neighboring properties and left fliers. Most residents weren't home. The reaction was positive in those they were able to talk to.

Jeremy Endicott gave his own story of having a good job, but not being able to find an affordable home. This product provides more options for young professionals who cannot afford a half million-dollar home. This will be professionally managed; their previous developments are high quality.

Commissioner Mendenhall mentioned he looked at their website and liked the developments he saw.

Chairman Cardon opened the public hearing at 7:27 p.m.

Kristy Whetton said they are happy the factory is leaving. It generates a lot of noise and sawdust. Freeway noise is bad for their neighborhood and she believes it will be worse in this development. She stated that studies have shown children growing up so close to a freeway are at risk for asthma. She and her neighbors want a soundwall and treeline along the freeway to abate those issues. They are concerned about there being so many homes in such a small area.

Chairman Cardon mentioned they are just discussing General Plan amendments today and that civil engineer details are forthcoming.

Commissioner Mitchell said they are interested to see how density looks in final renderings. It will be costly to clean up the area and density will be required to offset the cost. He does not believe this development is too dense for the area.

Commissioner Warnick asked about the plans for the pool in the development.

Brandon Snyder clarified that this discussion is just regarding the General Plan amendment; details will be planned and provided later.

Commissioner Mitchell said the company he is employed with builds for PEG. He does not think that that influences his decision but he wants to disclose it.

Commissioner Warnick said she appreciated the public comment suggesting sound walls and tree lines along freeways. They will take that into consideration.

Commissioner Earnest said he wants to ensure the property owner rights are respected, but in the meantime, he is in favor of the General Plan amendment.

Commissioner Warnick **moved** to recommend approval of the PEG General Plan Amendment to the City Council based on the following findings.

Findings:

1. That the proposal helps to provide a range of housing types and price levels within the City.
2. That the location is suitable for a high-density residential development.

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

Canyon Creek Parkway

Commissioner Earnest welcomed Michelle Carroll to the Commission.

Dave Anderson explained the location of the proposed development. It is next to the hospital. Dave Anderson said the current trajectory for the area is very different than what would have been expected even 10 years ago. There is a lot of industrial development to the north and west of this area, there will be a new interchange on 2700 North. The demand for industrial land has shifted from this area to the airport. Light industrial land use is great, but there are better uses for the area.

Commissioner Mitchell asked what will happen in the neighboring property in Springville.

Dave Anderson said the developer will speak to that.

Commissioner Warnick asked about the nearby portion of land that shows a brown in the General Plan map.

Dave Anderson said there is no development potential there due to the presence of wetlands.

Commissioner Warnick asked about the white section to the north.

Dave Anderson said it is the same as the brown section. They could cover that in their proposal, but approval should be given to Rocky Mountain Power.

Austin Pritchett said they own the property that used to be Swenson farms. It is a cool area and there is a lot happening around here.

Commissioner Warnick asked what land they owned.

Austin Pritchett showed all the properties in the area they own. The one at hand today is a portion currently designated for light industrial use. As was mentioned with Modera, they want to set the bar for this area and have a really nice high-density development. They would like to apply TDR's for this area once that program is running.

Chairman Cardon asked what Springville was doing to the north.

Kevin Pritchett said the border is complicated, they would like to straighten the boundary.

Michael Clark showed the future transportation plan and how the roads will align here.

Austin Pritchett said they are seeking to align the property lines with City boundaries better to have a cleaner development and services.

Commissioner Warnick asked if they own property to the north.

Austin Pritchett said no, those property owners are not ready to sell and develop.

Dave Anderson stated that Springville has planned intense residential development for the area.

Commissioner Mendenhall asked about the area to the west.

Kevin Pritchett said that that area is the Williams farm. It is part of Utah County. They are meeting with them on Friday.

Commissioner Warnick mentioned it is a challenging area for development due to access with the railroad.

Commissioner Mendenhall said it would be nice to have clean property lines for the area.

Austin Pritchett agreed. They are in good standing with the neighbors and will seek to straighten it out if they can.

Commissioner Mendenhall asked about the properties owned by the Williams family and the Schwarz family.

Kevin Pritchett said they will meet with the Williams on Friday.

Austin Pritchett said the main goal today is switching the General Plan designation to mixed use.

Chairman Cardon opened the public hearing at 7:56.

There was no public comment.

Chairman Cardon closed the public hearing at 7:56.

Commissioner Mendenhall said he likes the proposal.

Commissioner Warnick said she likes the potential application of TDR's for the area.

Commissioner Mendenhall **moved** to recommend approval of the Canyon Creek Parkway General Plan Amendment to the City Council based on the following findings.

Findings:

1. That the proposal is generally consistent with the concepts presented in the 2700 North Area Interchange Land Use Plan.
2. That the property has access to transportation facilities that can accommodate the anticipated traffic potential uses would generate.

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

OTHER BUSINESS

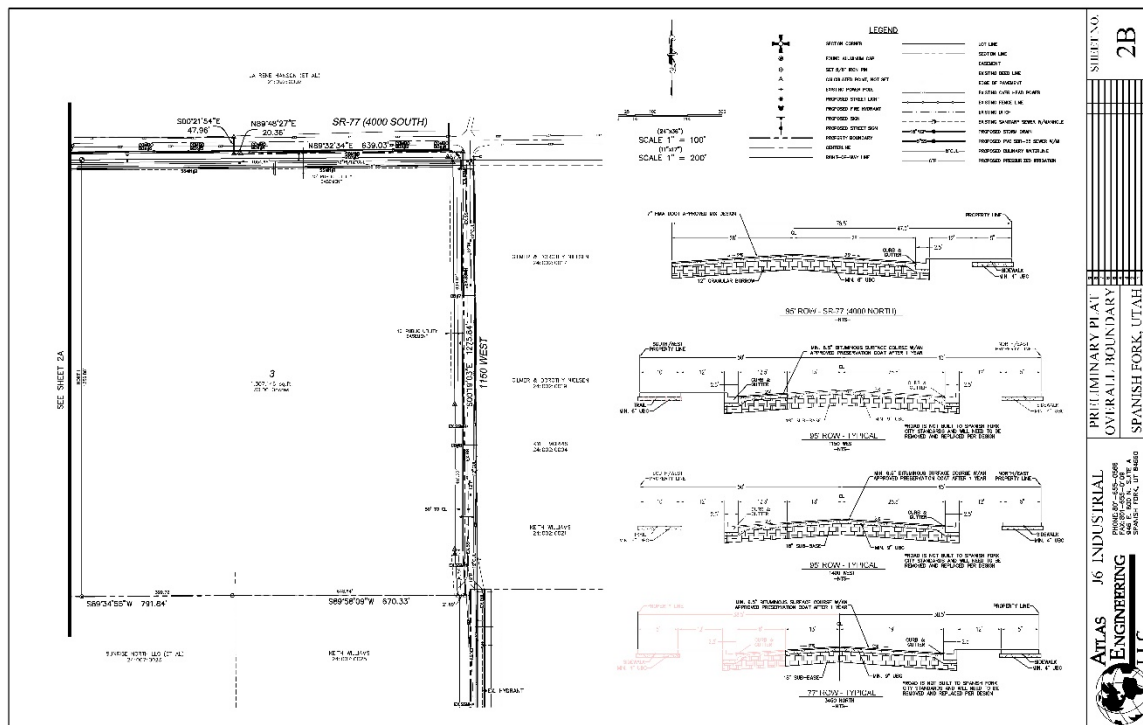
Discussion ensued regarding development in the Canyon Creek Parkway area.

Chairman Cardon moved to adjourn meeting at 8:00 p.m.

Commissioner Warnick seconded and the motion passed all in favor.

Adopted:

Jackson Dille
Planning Intern







D-Land West Zone Change Approval Request

February 2, 2022, Planning Commission Meeting.

Located at 1113 West 100 South, including 7.23 acres.

The subject property is zoned R-R.

The applicant has requested that a Zone Change to R-3 be approved.

Recommendation

That the proposed Zone Change be recommended for denial based on the following findings:

Findings

1. That the proposal is not consistent with the General Plan Land Use Map.
2. That the R-1-9 or R-1-12 zones would be more consistent with the General Plan and surrounding neighborhoods.

Key Issues

1. General Plan.
2. Density.
3. Utilities.
4. Preliminary Plat.
5. Access.
6. Trail.

Exhibits

1. Memo.
2. Concept.

December 15, 2021

Re: D-LAND West Zone Change Application

Spanish Fork City,

I am seeking a zone change from LDR to R3 zone on this parcel. Attached with this application are the proposed plans for the development.

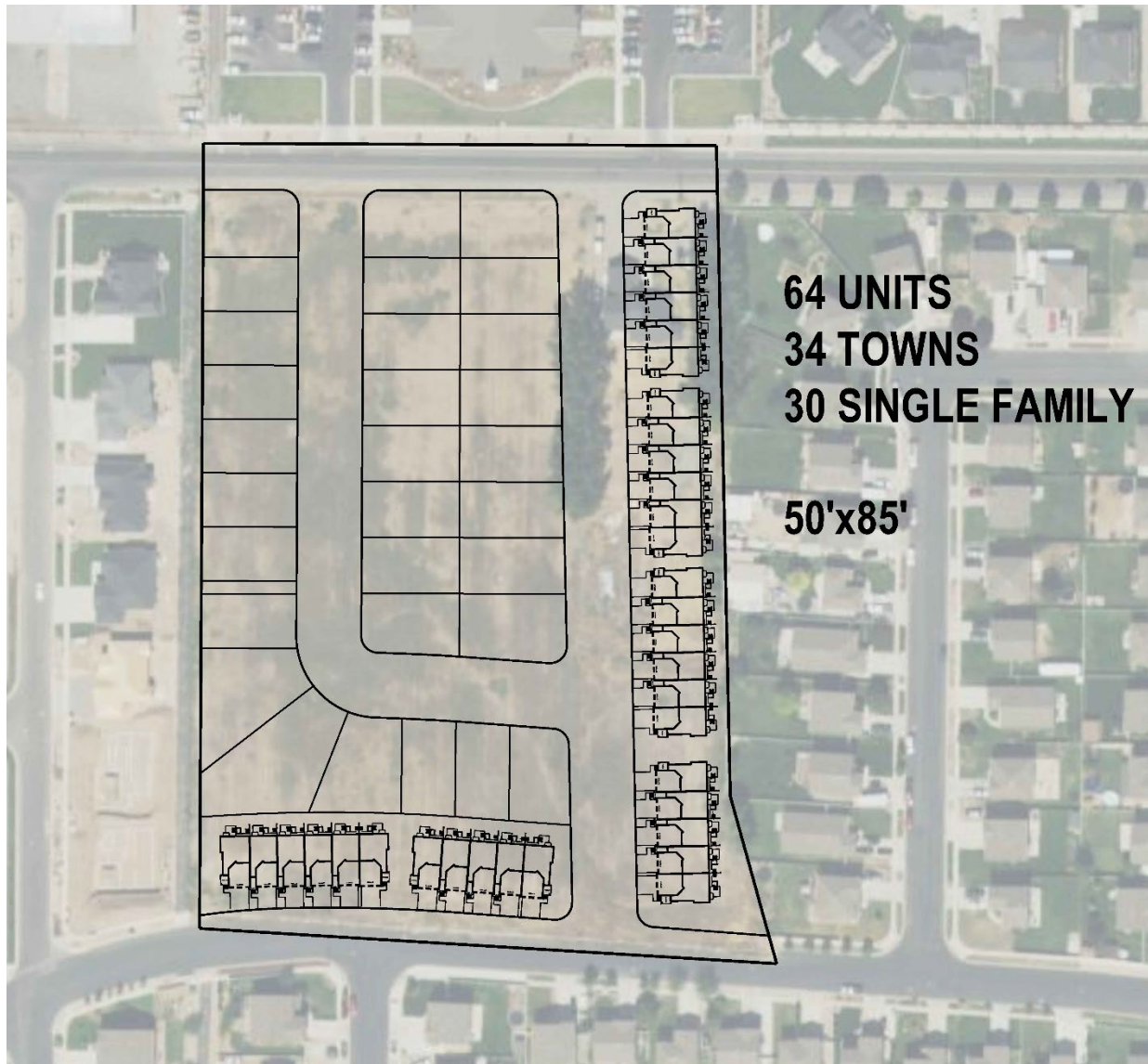
This parcel of land is 7.2 acres. The proposal is for 60 single family homes and 34 townhomes for an overall density of 8.3 units per acre.

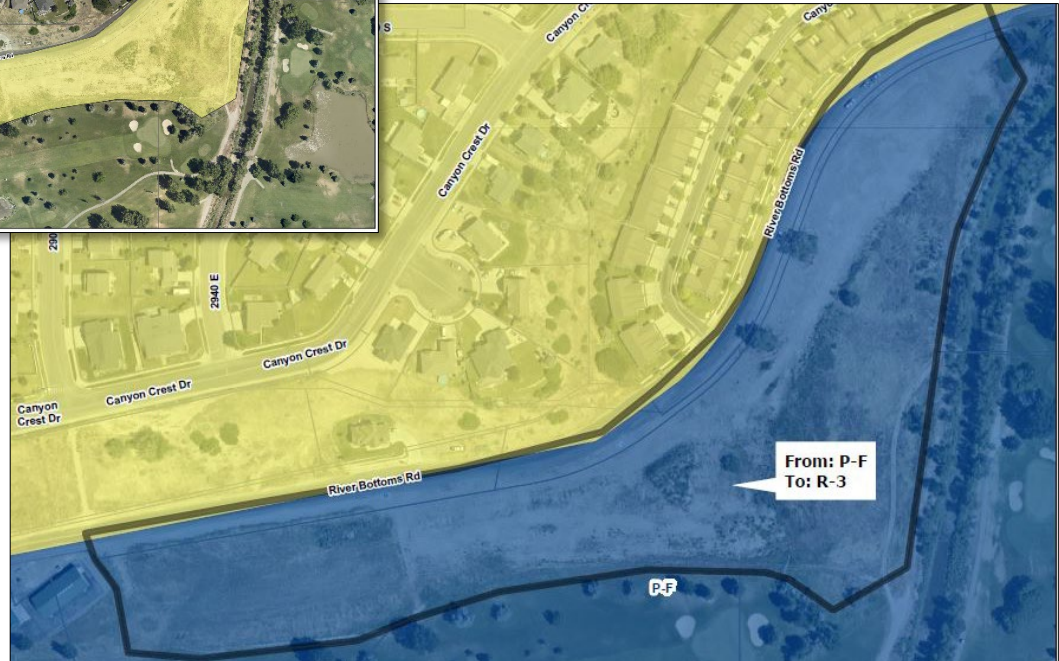
My plan is to partner with Edge Homes on these developments to build product that is both beautiful and will be well received by both future buyers and current neighbors. I look forward to your feedback on this application and the steps to move this from vision to reality.

Respectfully,

Vic Deauvono

February 2, 2022





D-Land East Zone Change Approval Request

February 2, 2022, Planning Commission Meeting.

Located at approximately 3100 East 1850 South, including 10.3 acres.

The subject property is zoned P-F.

The applicant has requested that a Zone Change to the R-3 be approved.

Key Issues

1. General Plan.
2. Density.
3. Agreement.
4. River Bottoms Vision.
5. Floodplain.
6. Utilities.
7. Preliminary Plat.

Recommendation

That the proposed Zone Change be recommended for denial based on the following findings:

Findings

1. That the proposal is not consistent with the General Plan Land Use Map designation.
2. That the proposal exceeds the density considered by former agreement(s), and that the prior agreement is void by its own terms.
3. That the River Bottoms Vision is under deliberation.
4. That a portion of the property is in the 100-year floodplain, and it may not be wise to develop that portion.

Exhibits

1. Memo.
2. Concept.

December 15, 2021

Re: D-LAND East Zone Change Application

Spanish Fork City,

I am seeking a zone change from P-F zone to R3 zone on this parcel. Attached with this application are the proposed plans for the development.

This parcel of land is 10.83 acres. The proposal is for 15 single family homes and 65 townhomes for an overall density of 7.4 units per acre. This density is in harmony with the existing development that surrounds it to the north with the golf course to the south.

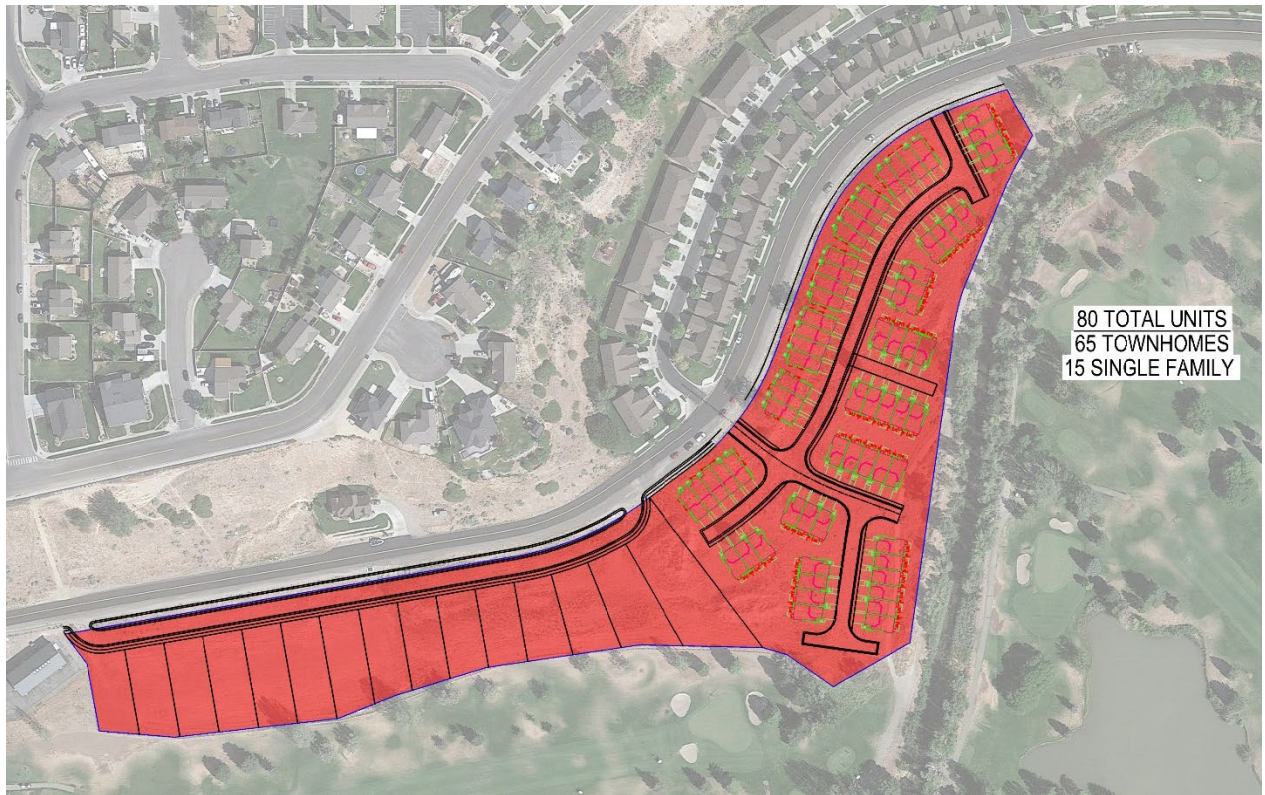
The initial plan is to have both front load and rear load townhomes on this parcel. The units facing River Bottoms Road will all be rear loaded, and the internal units will be a mix of both product types. We are proposing a slip lane for the single family lots to improve safety along River Bottoms Road as well.

My plan is to partner with Edge Homes on these developments to build product that is both beautiful and will be well received by both future buyers and current neighbors. I look forward to your feedback on this application and the steps to move this from vision to reality.

Respectfully,

Vic Deauvono

February 2, 2022



TO: Planning Commission

FROM: Dave Anderson, AICP

DATE: February 2, 2022

RE: Proposed Amendments to Various Zoning Requirements

15.3.24.030 Master Planned Development (PUD)

- A. Purpose: The purpose of the Master Planned Development concept is to:
1. Allow for designs that provide for more efficient utilization of public infrastructure than what is achieved in a standard subdivision.
 2. Allow for deviations from typical zoning standards in order to permit uniquely configured or situated properties to be developed in a functional manner that enhances the City.
 3. Allow developments to include a total number of units **that matches the base density up to the maximum density** found in the underlying zone as identified in Table 1 - Residential Development Standards of Title 15.
 4. Establish residential neighborhoods with a distinct character and convey a sense of unity.
 5. **Allow for the development of neighborhoods with multi-family homes and a mixture of housing types.**
- B. Permitted Uses:
1. All uses listed in R-1, R-3, **R-4 and R-5** Districts, subject to the same restrictions or limitations of the use.
 2. Multi-family homes **with more than four (4) attached units.**
- C. Subdivision Design:
1. For purposes of calculating **base maximum** density, sensitive **and unbuildable** lands shall be excluded from the calculation.
 2. **The minimum size of a Master Planned Development is five (5) contiguous acres in the R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30 and R-1-40 Zones. The minimum size of a Master Planned Development in the R-1-6, R-3 and R-5 zones is two (2) contiguous acres. The minimum size of a Master Planned**

Development in the R-4 zone is twelve (12) gross contiguous residential acres.

School and church sites are to be excluded from the acreage calculation.

3. Density Calculations and Lot Size - Church sites, school sites, for other non-residential uses and land that is unbuildable ~~because of easements or other restrictions~~ may not be counted in the density calculations. The average lot size for any development must meet or exceed the minimum lot size required for a standard subdivision in that zone. For projects that include land with multiple zoning districts, the total allowed density will be the sum of the allowed density for each of the distinctly zoned areas. This density may be dispersed throughout the project provided that average lot sizes in the project are commensurate with the distinctly zoned areas. Where projects include features that serve as amenities for the development, plazas, entrance features, private parks..., the land area of those features may be included in the lot area for purposes of calculating average lot size. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density and average lot size shall be limited to twice the minimum lot size of the Zoning District.
4. Street Design - Local streets shall not exceed 600 feet in length without an intersecting street.

D. Architecture:

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

Minimum Finished Floor Area R-1 and R-3 Zones (see 15.3.16.032 and 15.3.16.033 for R-4 and R-5 Zone requirements)		
Minimum Lot Size and Multi-family	One Story	Multi-Level
80,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
60,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
40,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
30,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
20,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
15,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
12,000 sq. ft.	1,400 sq. ft.	2,000 sq. ft.
9,000 sq. ft.	1,300 sq. ft.	1,600 sq. ft.
8,000 sq. ft.	1,200 sq. ft.	1,500 sq. ft.
6,000 sq. ft.	1,100 sq. ft.	1,400 sq. ft.
Multi-family	1,000 sq. ft. (one level)	1,200 sq. ft. (multi-level)

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

E. Landscaping. Master Planned Developments shall meet all applicable landscaping requirements including those found 15.4.16.130. Applications for Master Planned Developments shall also include a Street Tree Plan that identifies where trees shall be installed in the parkstrips of public rights-of-way throughout the development. Trees included in the Plan shall be spaced 30 feet apart, shall not be placed in restricted areas

found in 15.4.16.150 and shall be selected from the Spanish Fork City Shade Tree List. Street trees in Master Planned Developments shall be installed prior to a Certificate of Occupancy being granted for the adjacent lot unless provisions are made for the developer to provide financial assurance to the City that the trees will be installed at a later time.

F. Application. Applications to establish a Master Planned Development shall be processed as a subdivision if any new lots are to be created. If no new lots are proposed, such as for an apartment project, an application will be processed according to the Site Plan procedures. All applications must include the following information in addition to normal filing requirements for a subdivision or Site Plan project:

1. Complete description of the intended nature and character of the development.
2. Description of all proposed private or public open space areas, including improvements, ownership, and maintenance provisions.
3. Proposed project phasing.
4. Plans representing proposed landscaping, fences, walls, entry treatments, signage and lighting.
5. Preliminary conditions, covenants, and restrictions (CC&R's).
6. Any variations from the non-Master Planned Development standards.
7. Any proposed amended development standards, including such things as variations in setbacks, heights, and lot sizes.
8. Proposed street cross sections, and proposed ownership and maintenance provisions, if the streets are proposed to be private.
9. A data table which includes total acreage, acreage of sensitive lands, total number of homes and units by type, dwelling units per acre, acreage of open space, percent of acreage in open space.

G. Phases. All residential subdivisions shall include a phasing plan that specifies the timing of public improvements and residential construction. This plan must be submitted at the submission of the Preliminary Plat. If the sequence of construction of various portions of the development is to occur in stages then the bonus density amenities shall be developed, or committed thereto, in proportion to the number of homes intended to be developed during any given stage of construction.

H. Findings. Prior to granting approval of a Master Planned Development, the applicable reviewing body shall make findings identifying why the applicant's proposal justifies approval. Those findings should include the following:

1. The proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the strict application of the provisions of the underlying zone.
2. The proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.

3. Any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.

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. **Only individual lots for single-family homes will be approved as standard subdivisions. For a project to include twin homes, duplexes, and multi-family dwellings, a project must be approved as a Master Planned Development.**

- A. 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.
- B. 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.).
- C. 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.
- D. Accessory Buildings and Uses (see §15.3.24.090).
- E. Development Standards.
 1. Density shall not exceed 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 and one-half (2.5) spaces for each unit in the development. Enclosed garages shall be provided for 60% of the units and **zero-point five (0.5) ~~one-quarter (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.
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. **Useable space on balconies for stacked flats may count towards the minimum living space requirement.**
7. Curb, gutter, and sidewalk shall be provided in accordance with the City's Development Standards.

F. 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 elements that engage public rights of-way and common areas.**
 1. **Where possible, units shall have direct access to the public right-of-way.**
 2. **Balconies and porches shall be provided adjacent to public rights-of-way and common areas.**
 3. Multi-family projects shall include a variety of heights with a maximum height of 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.
4. 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.
5. 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.
6. Side-by-side multi-family homes, that are attached horizontally, shall not exceed six (6) attached units per building.
7. 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. **No more 25% of the structure may be clad in stucco or a similar material.**
 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 **public** 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.

15.3.16.033 R-5 Residential District

This district is intended to allow for the redevelopment of parcels located in the central part of the community. It is anticipated that the majority of the homes in this zone will be in multi-unit structures arranged primarily in a stacked configuration. The R-5 zone may only be utilized in the original plats of the City between 300 West, 1000 North, 800 East and 400 South. The R-5 zone is only available where properties have the Mixed Use, High Density Residential or Urban Density designations in the Comprehensive General Plan. **Only individual lots for single-family homes will be approved as standard subdivisions. For a project to include twin homes, duplexes, and multi-family dwellings, a project must be approved as a Master Planned Development.**

A. 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 (when located on a collector or arterial street).

B. 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 Homes (as described in 15.3.24.060 et seq.).
4. Temporary office or construction trailers (as described in 15.3.24.040 et seq.).

C. 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.

D. Accessory Buildings and Uses (see 15.3.24.090).

E. Development Standards.

1. Density shall not exceed 18 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 2 acres.
3. Minimum street frontage for a development is 80 feet.
4. Maximum impervious surface in the R-5 zone shall be 75% of the project area.

5. Minimum parking shall include 2.25 spaces for each unit in the development. One covered parking space shall be provided for each unit and enclosed garages shall be provided for fifty percent 50% of the units.
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. **Useable space on balconies for stacked flats may count towards the minimum living space requirement.**
7. Curb, gutter, and sidewalk shall be provided in accordance with the City's Development Standards.

F. 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 elements that engage public rights-of-way and common areas.
 1. Where possible, units shall have direct access to the public right-of-way.
 2. Balconies and porches shall be provided adjacent to public rights-of-way and common areas.
3. Multi-family projects shall include a variety of heights with a maximum height of 40 feet.
4. Long, continuous rooflines and ridgelines greater than 40 feet shall not be permitted.
5. The front facade of multi-family structures shall exhibit visual relief through an array of architectural features such as roof dormers, hips, gables, porches, wall projections and fenestration.
6. 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.
7. Side-by-side multi-family homes, that are attached horizontally, shall not exceed six (6) attached units per building.

8. 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 public right-of-way.
 2. Where the R-5 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, 10 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, five (5) feet to property lines and other structures.
 6. Garage doors, 20 feet from public rights-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 20% 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 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.
 1. Multi-family projects shall include at least one amenity per 50 units from the following list:
 1. Tot lot with play structure.
 2. Community garden.
 3. Courtyard with benches.
 4. Picnic tables and BBQ area with shade structures.
 5. Swimming pool (indoor or outdoor).
 6. Sports courts (i.e., tennis, basketball, volleyball).
 7. Other active or passive recreational areas that meet the intent of this guideline.
 2. Projects of 51 to 100 homes shall include the following amenities in addition to those required in subsection (5)(a)(1) of this section.
 1. A minimum of one inside, centrally located, fully functional social area, no less than 1,000 square feet in size, or a minimum of one 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 (5)(a)(1) and (2) of this section.
 1. A minimum of one inside, centrally located, fully functional social area, no less than 1,000 square feet in size.
 2. A minimum of one outside social function area, no less than 2,000 square feet in size.
6. Access: street connectivity should be enhanced with an R-5 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. 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.
 4. 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.

Table 1 - Residential Development Standards

District	Base Maximum Density Per Acre	Minimum lot dimensions			Minimum Setback				Max Building Height ⁵	
		Lot Area	Width	Depth	Front ⁶	Rear ⁷	Side	Corner	Principal Building	Accessory Building ¹
A-E	N/A	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	N/A	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	.39 units (base)	80,000 sq. ft.	180'	200'	40'	80'	20'	30'	35'	20'
R-1-60	.52 units (base)	60,000 sq. ft.	160'	200'	40'	60'	20'	30'	35'	20'
R-1-40	.78 units (base)	40,000 sq. ft.	140'	200'	30'	40'	20'	30'	35'	20'
R-1-30	1.05 units (base)	30,000 sq. ft.	130'	150'	40'	40'	15'	25'	35'	20'
R-1-20	1.57 units (base)	20,000 sq. ft.	125'	150'	30'	30'	15'	25'	35'	20'
R-1-15	2.09 units (base)	15,000 sq. ft.	100'	125'	20-25' ²	25'	10'	15-25' ⁴	35'	20'
R-1-12	2.61 units (base)	12,000 sq. ft.	100'	100'	20-25' ²	25'	10'	15-25' ⁴	35'	20'
R-1-9	3.48 units (base)	9,000 sq. ft.	85'	90'	15-25' ²	25'	10'	15-25' ⁴	35'	20'
R-1-8	3.92 units (base)	8,000 sq. ft.	75'	90'	15-25' ²	25'	10'	15-25' ⁴	35'	20'
R-1-6	5.23 units (base) ⁹	6,000 sq. ft.	50'	90'	15-25' ²	25'	5-10' ³	15-25' ⁴	35'	20'
R-3	12 units (base) ⁹	6,000 sq. ft.	50'	90'	15-25' ²	25'	5-10' ³	15-25' ⁴	35'	20'

R-4	20 units (maximum)	6,000 sf	50'	90'	15-25' ²	25'	5'-10' ³	15-25' ⁴	45'	20'
R-5	18 units (maximum)	6,000 sf	50'	90'	10-20' ⁸	15'	15'	15'	40'	20'
R-O	N/A	6,000 sf	50'	90'	15-25' ²	25'	5-10' ³	15-25' ⁴	35'	20'
<ol style="list-style-type: none"> 1. Refer to 15.3.24.090(A) for accessory buildings. 2. 15 feet to porches, 20 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of a side entry garage. 3. 5 feet on one side, 10 feet on the other side for single-family dwellings except for lots with 50 feet of lot width or less. When the lot width is 50 feet or less the minimum setback is five (5) feet on each side. The setback is 10 feet for non-residential uses. 4. 15 feet to living area, 25 feet to garages or carports, and 20 feet to the front of a side entry garage. 5. Flag poles are limited to the height of principal buildings in a residential zone. 6. Maximum setback is 250 feet, with an all-weather driveway, capable of supporting a fire truck, and with adequate turn around space for a fire truck at the end of the drive. Greater distances may be allowed if a fire hydrant is installed within 250 feet of the principal building. 7. On corner lots, the setback is reduced by five (5) feet. 8. 10 feet minimum front setback, 20-foot maximum front setback. 9. Except as defined with the Infill Overlay Zone. 										

15.1.04.020 Definitions

"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.

"Unbuildable Land": Land that is made unsuitable for construction or incapable of being built upon because of easements or other legal restrictions, soil conditions, hazards created by previous land uses or other characteristics that adversely impact the lands usability.

"Utilities": Includes culinary water lines; irrigation lines; sanitary and storm sewer lines; gas lines; electric power lines; telecommunication lines; underground conduits; and junction boxes and all appurtenances to the above.



Memo

To: City Council
From: Chris Thompson, P.E., Public Works Director/City Engineer
Date: December 2021
Re: Septic Tank Regulations Revision (Title 13 and Title 15)

Staff Report

RECOMMENDED ACTION

Approve the revision to Title 13 and Title 15 regarding septic tank regulations.

BACKGROUND

- Septic tanks or any other private wastewater disposal systems shall not be allowed within water source protection zones.
- The septic system shall be at least 25 ft from the property line on all sides.
- Parcel may be approved with a septic system sanitary sewer if it is no smaller than one (1) acre if created before January 1, 2000 or five (5) acres if created after January 1, 2000.
- Lot size was found to be discussed in two different ordinances. Removed from Title 13.
- A lien is required in addition to a connection. If accessible sanitary sewer is within 300 ft of the parcel, a septic system will not be approved.

Attached: Summary text displaying changes.

13.24.040 Septic Tanks And The Private Disposal Of Wastewater

Except as provided in this Chapter, it is unlawful to construct or maintain any privy, privy vault, septic tank, cesspool, or other facility intended or used for the disposal of wastewater. Where a public sanitary sewer is not available under the provisions of this Chapter, the building sewer shall be connected to a private wastewater disposal system complying with the provisions of this Chapter and Section 15.4.16.060 , if approved by the City Engineer.

- A. **Permit.** Before commencement of construction of a septic tank or any other private wastewater disposal system, the owner(s) shall first obtain a building permit, which will be approved by the City Engineer.
- B. **Inspection.** A permit for a septic tank or any other private wastewater disposal system shall not become effective until the installation is completed to the satisfaction of the City Engineer and the Utah County Health Department. The City shall be allowed to inspect the work at any stage of construction, and, in any event, the applicant for the permit shall notify the City when the work is ready for final inspection, and before any underground portions are covered.
- C. **State Regulations.** The type, capacities, location, and layout of a septic tank or any other private wastewater disposal system shall comply with all recommendations of the Department of Public Health and the Department of Water Quality of the State of Utah. A permit from the Utah County Health Department is required prior to filing an application with the City. A permit from the Utah Department of Water Quality may need to be obtained if required.
- ~~D. **Lot Size.** No permit shall be issued for a septic tank or any other private wastewater disposal system employing subsurface soil absorption facilities where the area of the lot is less than five (5) acres.~~
- D. **Outlets.** Septic tanks or any other private wastewater disposal systems shall not be permitted to discharge to any natural outlet.
- E. **Maintenance.** The owner(s) of septic tanks or any other private wastewater disposal facilities shall operate and maintain the facilities in a sanitary manner at all times, at no expense to the City.
- F. **Water Source Protection Zones.** Septic tanks or any other private wastewater disposal systems shall not be allowed within water source protection zones.
- G. **Base Rate.** Once an accessible city sanitary sewer system is within 300 feet of a lot, the owner(s) shall begin paying the sewer base rate.

15.4.16.060 Sewage Facilities~~Septic System~~; Sanitary Sewer

- A. ~~Five (5) acre p~~Parcels or larger may be approved with a septic system ~~sanitary sewer~~, at the discretion of the Council, when the provisions of section 13.24.040 and the following minimum requirements are met:
1. The owner signs a recordable instrument waiving the right to protest or otherwise object to the creation of a special **assessment area, public improvement district, or other mechanism** ~~improvement district~~ to be created for the purpose of providing the City sanitary sewer system.
 2. ~~A lien shall be recorded against the parcel requiring the~~ Including a requirement that the City **The City** sanitary sewer system **shall** be connected to each the residence at the owner's expense at such time that the **C**ity sanitary sewer system is within ~~500-300~~ feet of the ~~parcel~~lot line at the owner's expense. **A lien requiring the connection to the sanitary sewer shall be recorded against the parcel. The lien may be released upon connection to the sanitary sewer system.**
 3. The septic system sanitary sewer meets all requirements of Federal, State, County or municipal law and regulations at the time of installation.
 4. No more than one building containing a septic system sanitary sewer may be constructed on each ~~parcel~~lot.
 5. The septic system shall be at least 25 ft from the parcel line on all sides.
 6. Parcel is no smaller than one (1) acre if created on or before January 1, 2000 or five (5) acres if created after January 1, 2000.
 7. Accessible City sanitary sewer is not within 300 feet of the parcel.



Memo

To: City Council
From: Chris Thompson, P.E., Public Works Director/City Engineer
Date: January 2022
Re: Transportation Master Plan Revision

Staff Report

RECOMMENDED ACTION

Approve the revision to the Transportation Master Plan.

BACKGROUND

- South Ln and other roads in Annie's Acres area changed alignment, including addition of a roundabout
 - Upon approval, currently planned trails in this area will match new road alignments

Attached: Summary images and text displaying changes

Collector (103 ft ROW) 3 lanes

Proposed Roundabout

Proposed T Intersection (River Bottoms Rd to T into South Ln)



Memo

To: Mayor and City Council
From: Chris Thompson P.E., Public Works Director
Date: February 15, 2022
Re: Ordinance Construction Standards Revision (22.01)

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

The following is a list of all the proposed revisions to the construction standards.

- Modifies standards W-214, W-215, W-218, W-219 & W-222 to call out the correct manhole lid.
- Modifies Concrete Collar to read $\frac{1}{8}$ " (max) instead of $\frac{1}{4}$ "

Attached: proposed revisions

ORDINANCE _____ROLL CALL

VOTING	YES	NO
MIKE MENDENHALL Mayor (votes only in case of tie)		
BRANDON B. GORDON Councilmember		
CHAD ARGYLE Councilmember		
SHANE MARSHALL Councilmember		
STACY BECK Councilmember		
KEVIN OYLER Councilmember		

I MOVE this ordinance be adopted:

I SECOND the foregoing motion:

ORDINANCE _____**AN ORDINANCE AUTHORIZING AMENDMENTS TO THE
CONSTRUCTION STANDARDS OF THE CITY**

WHEREAS, Spanish Fork City has adopted construction standards as
a part of its subdivision ordinance; and

WHEREAS, the purpose of the construction standards is to assure a
high quality infrastructure product which is free of defects and
which will provide a source of reliability for the residents of the City;

and

WHEREAS, in order to meet the purposes of the standards, it is necessary, from time to time, to make amendments and improvements thereto; and

WHEREAS, a public hearing was held before the Planning Commission on February 2, 2022, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on February 15, 2022, whereat additional public comment was received; and

WHEREAS, in order to protect the health, safety, and welfare of the residents of the City, it is necessary to make amendments to the construction and development standards of the City;

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

I.

The construction standards of Spanish Fork City, as incorporated by the subdivision ordinance, are hereby amended. A full copy of the standards are attached hereto as exhibit "A" and incorporated herein by this reference.

II.

This ordinance shall not be part of the Spanish Fork City Municipal

Code.

III.

This ordinance shall become effective twenty days after passage and publication.

DATED this 15th day of February, 2022.

Mike Mendenhall, Mayor

Attest:

Tara Silver, City Recorder

NOTICE OF A
PUBLIC HEARING

The Spanish Fork Planning Commission and City Council will review Amendments to City Standards Policy 39 on Wednesday, February 2, Tuesday, February 15, at approximately 6:00 p.m. The meeting will be held in the Council Chambers at 40 South Main Street in Spanish Fork. If you have any questions or comments concerning the Amendments, or if you are unable to attend the meeting, please contact the Community Development Department, at 801.804.4580 and your

written comments will be forwarded to the Planning Commission and City Council.

Published in the Daily
Herald January 27, 2022

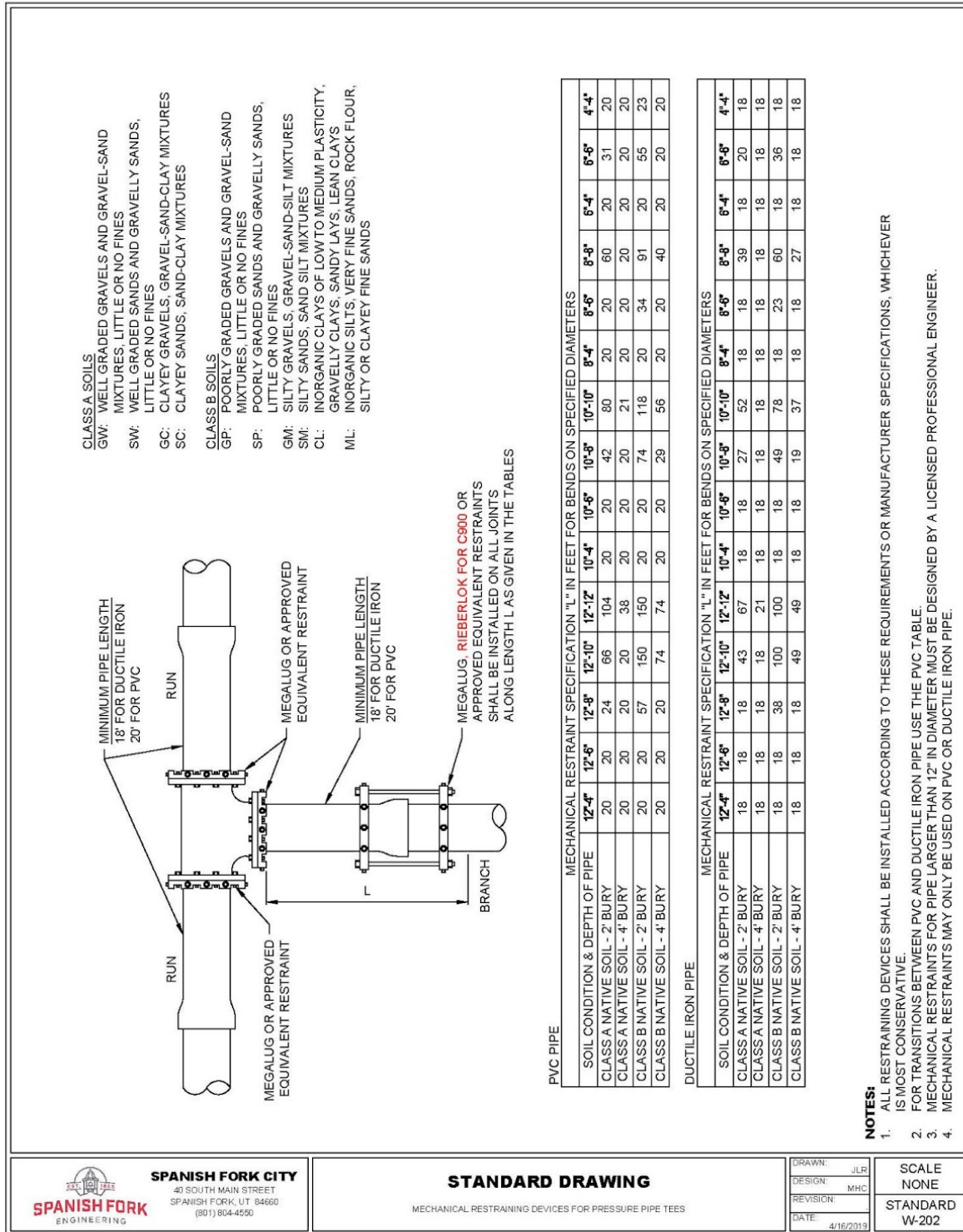


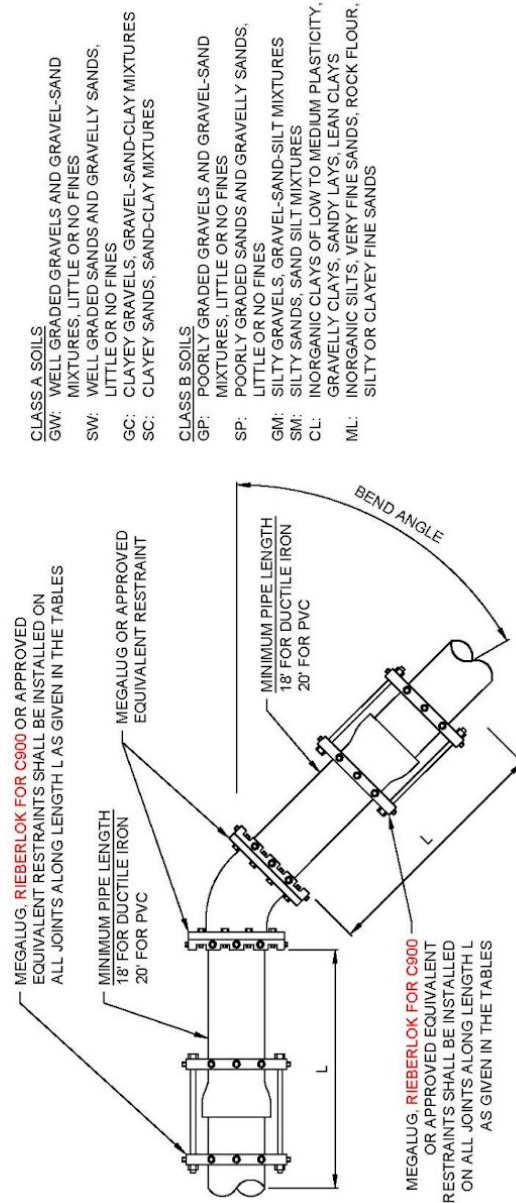
40 South Main Street
Spanish Fork City, Utah 84660
(801) 804-4550

CONSTRUCTION STANDARDS

Chapter 4.39.20. Improvement and Design Requirements**4.39.20.040. Utility Improvements**

- B. Placement and Location. All meter boxes shall have their location and grade staked prior to installation. No meter boxes shall be set in sidewalks or driveways. ~~All meters~~ ~~Meters that are located within a driveway~~ must have a 48" precast concrete manhole section with D&L ~~A-1180~~ A-1180-71I or approved equivalent manhole frame and lid that reads water. Service taps shall be a minimum of ~~24~~ 36 inches or 1.5x's main line diameter apart. No taps will be allowed within ~~24~~ 36 inches or 1.5x's main line diameter of the end of pipe.



[illegible]

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS																					
DUCTILE IRON PIPE		SOIL CONDITION & DEPTH OF PIPE																			
		11 1/4" BEND					22 1/2" BEND					45" BEND					90" BEND				
		12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"
	CLASS A NATIVE SOIL - 2' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	45	39	33	26	19
	CLASS A NATIVE SOIL - 4' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	29	24	20	18	18
	CLASS B NATIVE SOIL - 2' BURY	18	18	18	18	18	18	18	18	18	18	24	21	18	18	18	58	50	42	33	24
	CLASS B NATIVE SOIL - 4' BURY	18	18	18	18	18	18	18	18	18	18	24	21	18	18	18	58	50	42	33	24

NOTES:

- NOTES:**
1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
 2. FOR TRANSITIONS BETWEEN PVC AND DUCTILE IRON PIPE USE THE PVC TABLE.
 3. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED ENGINEER.
 4. ALL RESTRAINTS ON VERTICAL BENDS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
 5. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.



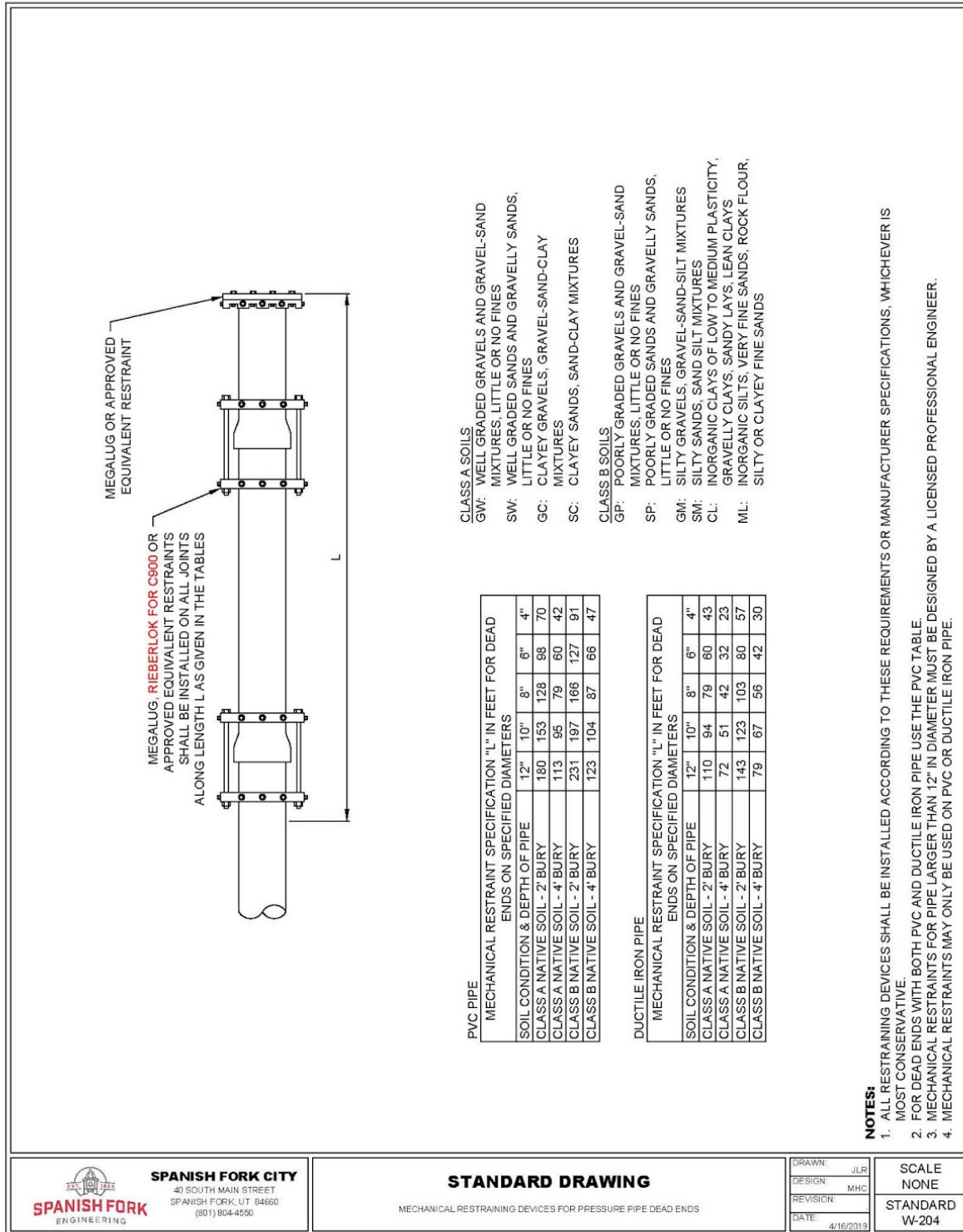
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

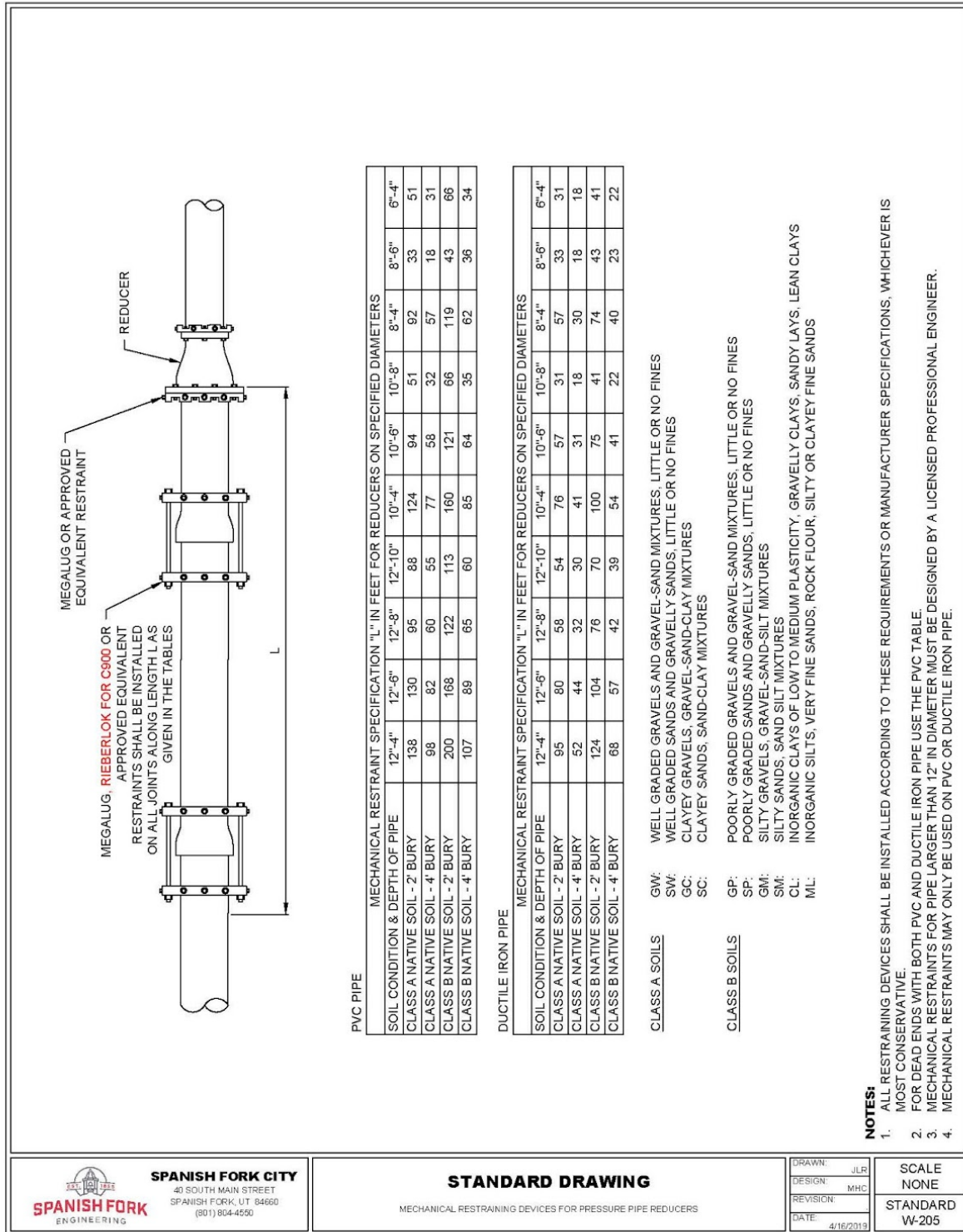
STANDARD DRAWING

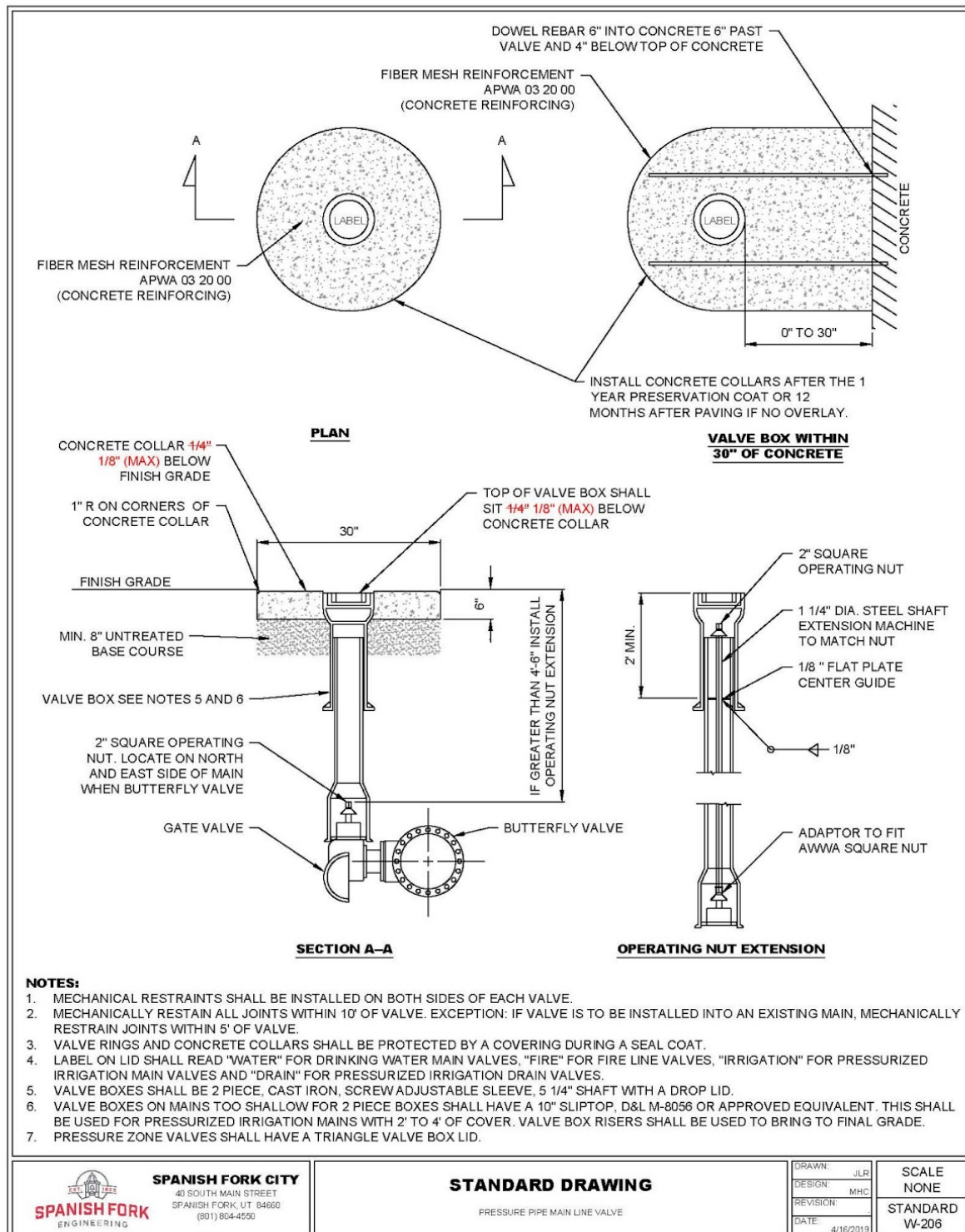
MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE BENDS

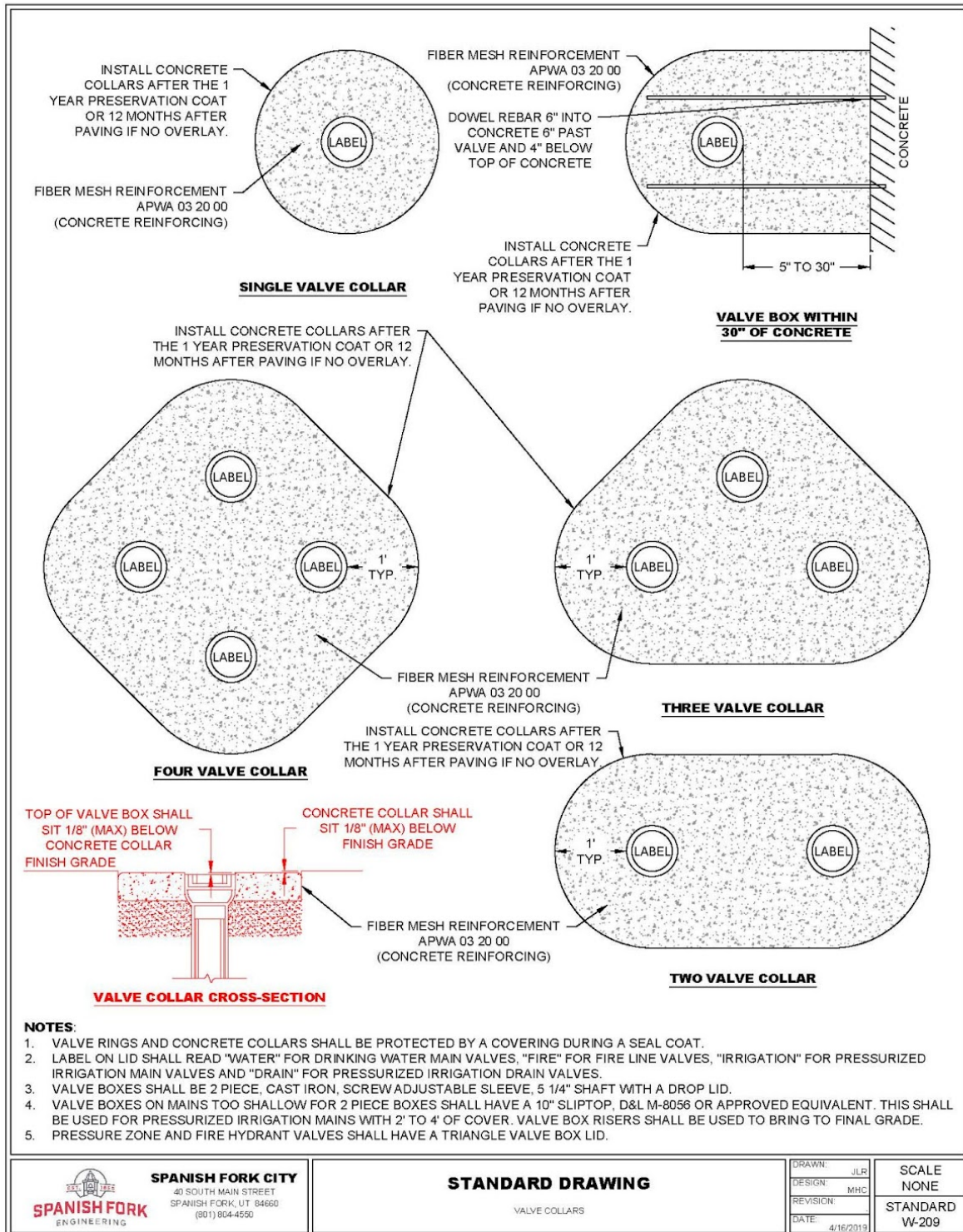
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DESIGN:	MHC
REVISION:	
DATE:	4/16/2019

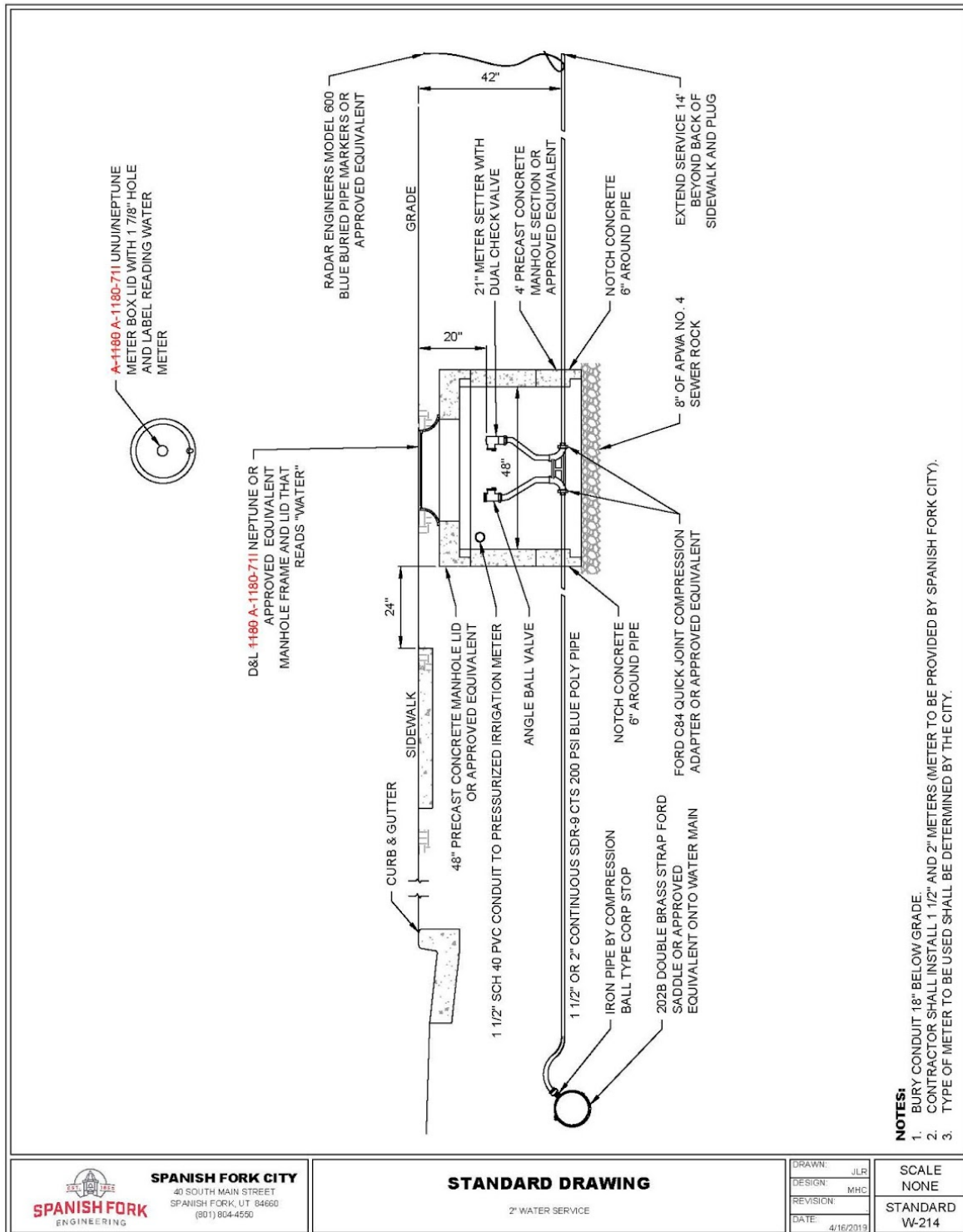
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STANDARD
W-203

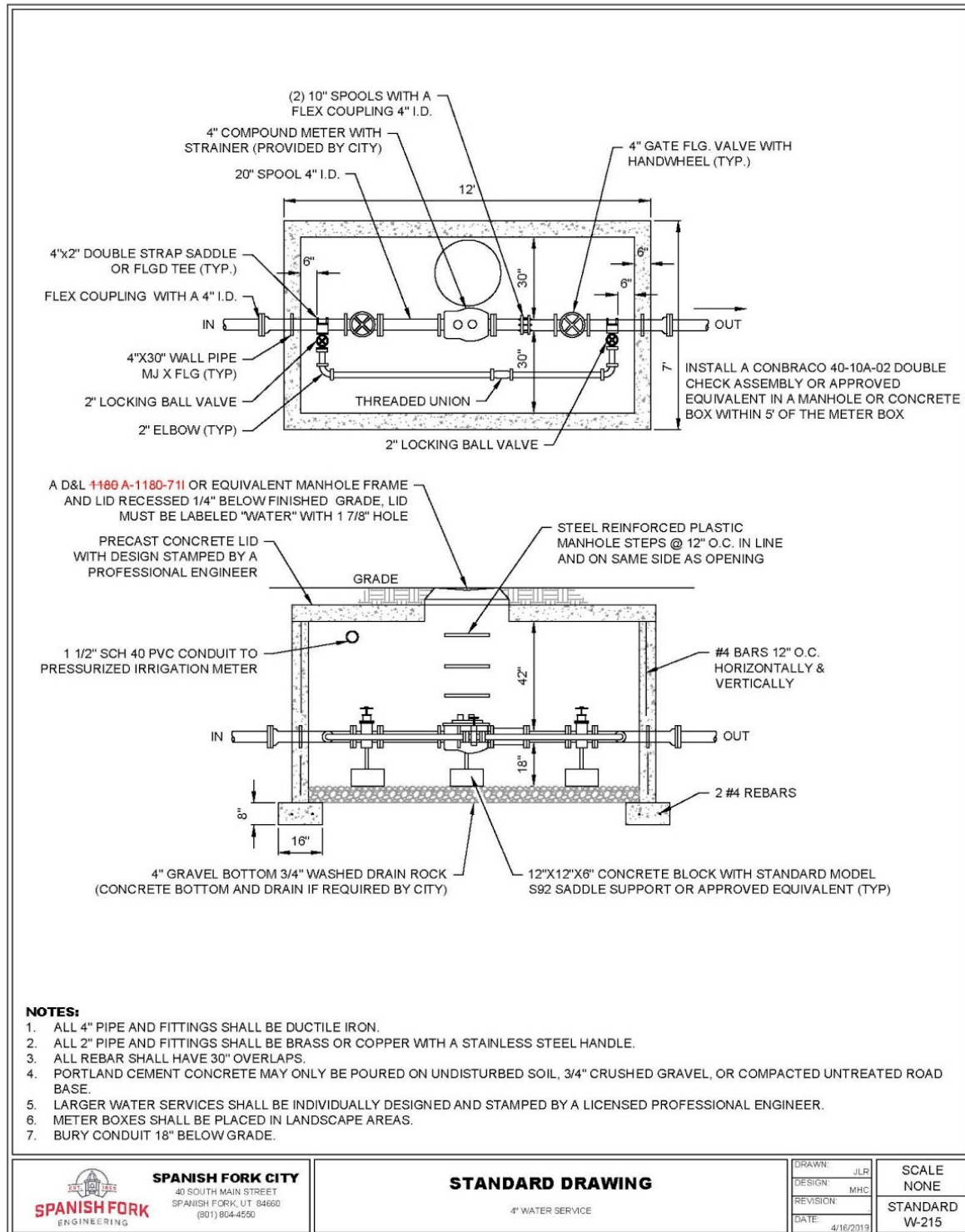


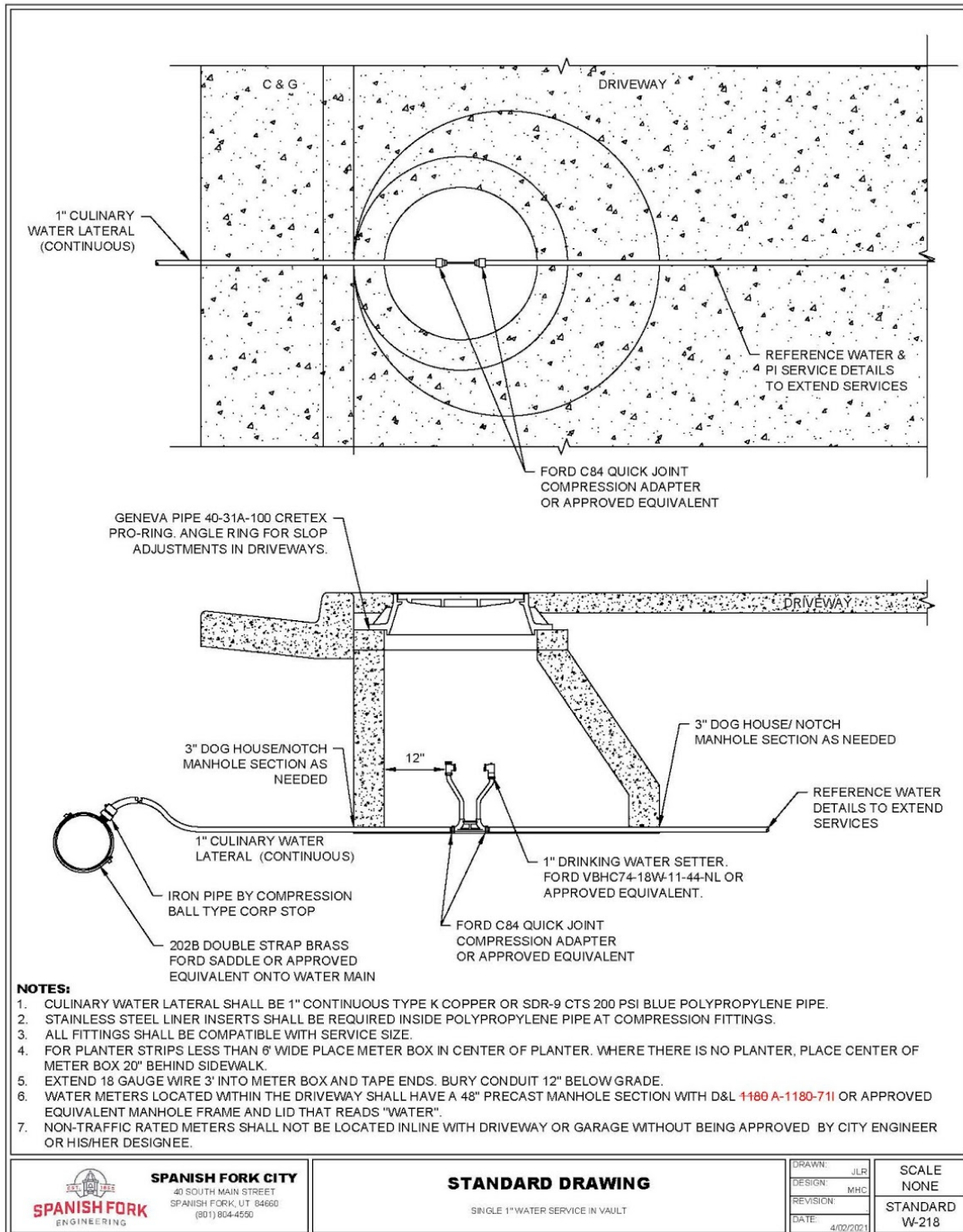


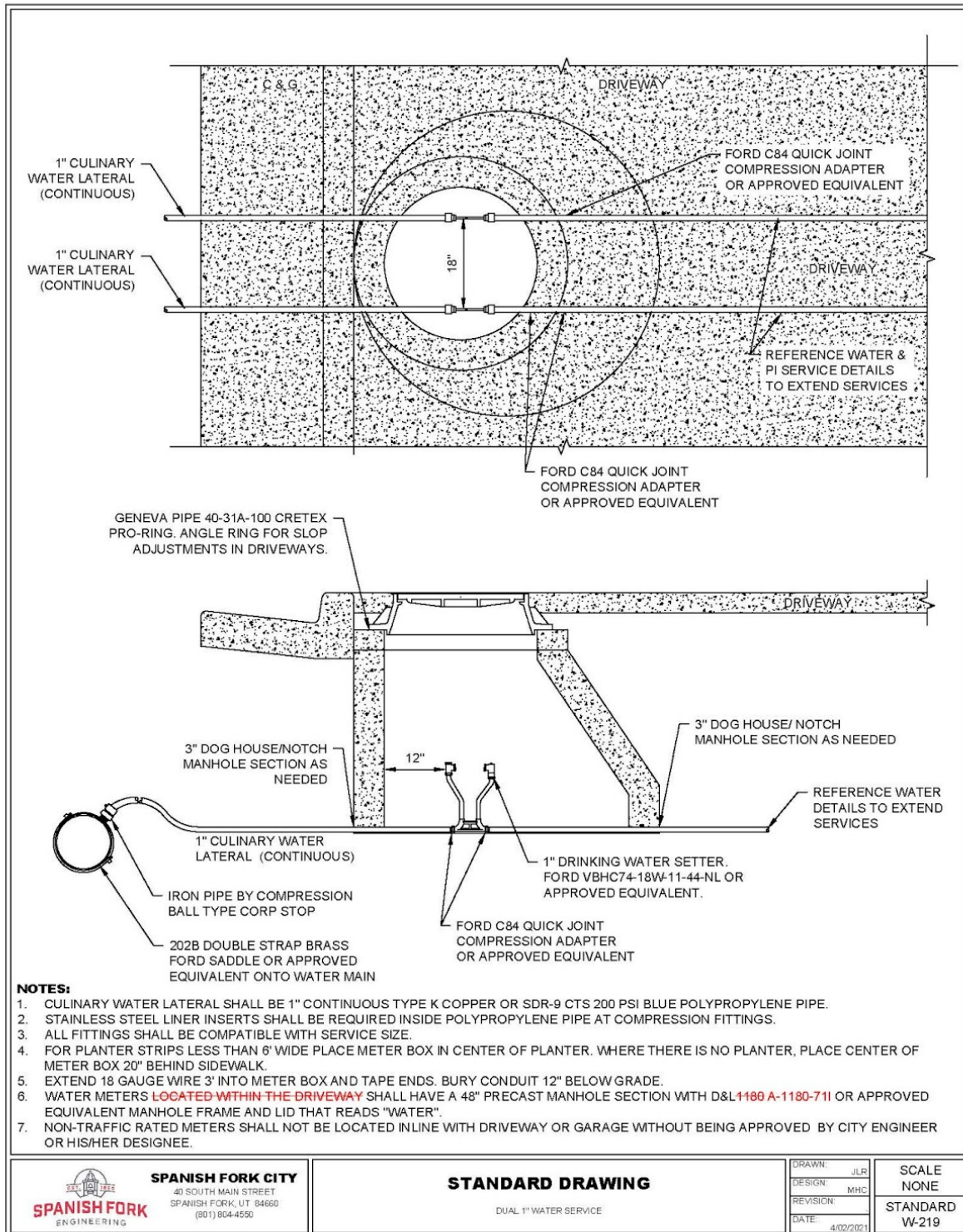


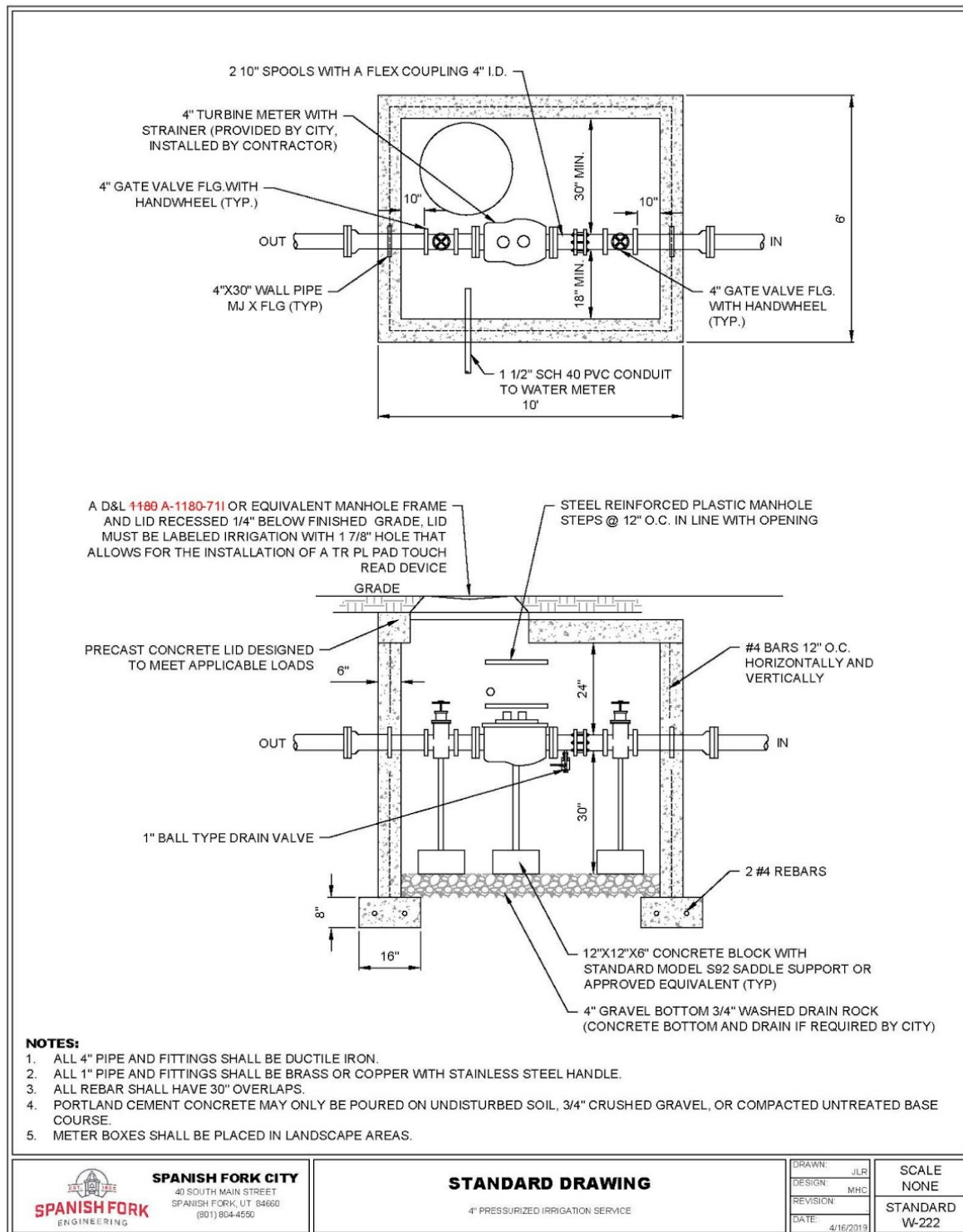












Cost comparison for meter vaults / boxes

W-220 Standard Drawing (Vault)

48" manhole section	\$450.00
D7L 1180-711 Lid	\$370.00
Total	\$820.00

W-213 & W-217 Standard Drawing (Boxes)

21"x36" Corrugated plastic	\$115.00
21"x16" Corrugated plastic	\$50.00
D&L #2244 Lids \$90 x2	\$180.00
Total	\$345.00

Difference of \$475.00

Water districts around Utah that have adopted the same standard.

Jordanelle Water District

Park City

Mount Regional Water District