**Wednesday, September 7, 2022**
**Planning Commission**

**Planning Commission Agenda**
**PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the City Council Chambers, 40 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:30 p.m. and Planning Commission Meeting commencing at 6:00 p.m. on September 7, 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 City Council Chambers, 40 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.**

## 1. 5:30pm WORK SESSION -No formal actions are taken in a work session.

## 2. Minutes

| | |
|---|---|
| **Subject** | **A. August 3, 2022** |
| Meeting | Sep 7, 2022 - Planning Commission |
| Category | 2. Minutes |
| Access | Public |
| Type | Action, Minutes |

File Attachments
minutes.planningcommission.8-3-2022.pdf (641 KB)

## 3. Preliminary Plat

| | |
|---|---|
| **Subject** | **A. PARKWAY PROFESSIONAL PLAZA. The request is to reapprove a 5-lot commercial development that has expired which is located at 1678 East Spanish Fork Parkway.** |
| Meeting | Sep 7, 2022 - Planning Commission |
| Category | 3. Preliminary Plat |
| Access | Public |
| Type | Action, Discussion |

File Attachments
report.pc.parkwayprofessionalplaza.9-7-2022.pdf (3,339 KB)

## 4. Project Signage Plan

| | |
|---|---|
| **Subject** | **A. CANYON CREEK PROJECT SIGNAGE PLAN AMENDED. The proposal involves amending the current Canyon Creek Project Signage Plan to relocate a pole sign to be located near Texas Roadhouse at 508 East Commerce Way.** |
| Meeting | Sep 7, 2022 - Planning Commission |
| Category | 4. Project Signage Plan |
| Access | Public |
| Type | Action, Discussion |

File Attachments
memo.projectsignageplan.9-7-2022.pdf (3,004 KB)
plans.canyoncreeksignageplanamended.8-30-2022.pdf (24,300 KB)

## 5. Title 15 Amendments (Public Hearing)

| | |
|---|---|
| **Subject** | **A. TITLE 15 AMENDMENT - TRAVEL TRAILERS AND DWELLINGS. Proposed amendments regarding modifications to Municipal Code 15.1.04.020 Definitions and 15.3.24.090 Supplementary Regulations.** |
| Meeting | Sep 7, 2022 - Planning Commission |
| Category | 5. Title 15 Amendments (Public Hearing) |
| Access | Public |
| Type | Action, Discussion |

File Attachments
memo.drc.title15traveltrailersandadu.8-31-2022.pdf (172 KB)

| | |
|---|---|
| **Subject** | **B. TITLE 15 AMENDMENT - REIMBURSABLE PROJECTS. Proposed amendment regarding modifications to Municipal Code 15.4.12.070 Reimbursable Projects. (Infrastructure)** |
| Meeting | Sep 7, 2022 - Planning Commission |
| Category | 5. Title 15 Amendments (Public Hearing) |
| Access | Public |
| Type | Action, Discussion |

File Attachments
Title 15 Amendment 15.4.12.070 Reimbursable Projects.pdf (109 KB)

## 6. General Plan (Public Hearing)

| | |
|---|---|
| **Subject** | **A. MODERATE INCOME HOUSING ELEMENT OF THE GENERAL PLAN** |
| Meeting | Sep 7, 2022 - Planning Commission |
| Category | 6. General Plan (Public Hearing) |
| Access | Public |
| Type | Action, Discussion |

## 7. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, Utah
August 3, 2022

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

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

Citizens Present: Julie Smith, Jon Jensen, David Simpson, Dan Birchette.

## WORK SESSION

Chairman Cardon called the meeting to order at 6:04 P.M.

## PRELIMINARY ACTIVITIES

Pledge of Allegiance
Commissioner Carroll led the pledge.

## MINUTES

July 6, 2022

Commissioner Earnest **moved** to approve the minutes from July 6, 2022.

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

## ZONE CHANGE AND PRELIMINARY PLAT (Public Hearing)

### Shelly Subdivision

Brandon Snyder explained the development proposal and its location. It has been requested that the property be rezoned to R-1-12 to match the lot sizes of the development to the north. The project will be done in two phases.

Discussion ensued regarding Legacy Farms' proximity to this site.

Commissioner Earnest asked if street trees would be required.

Brandon Snyder said they would.

The applicant, Julie Smith, rose to say that the City will be purchasing the corridor here. She has spoken with neighboring property owners and they all want to develop the area in a manner that will keep the agricultural feel.

Commissioner Warnick asked how quickly phase two will be done.

Julie Smith said phase two will be done in a different tax year.

Chairman Cardon laid out ground rules for public hearing.

Chairman Cardon opened the public hearing at 6:13 P.M.

There was no public comment.

Chairman Cardon closed the public hearing at 6:13 P.M.

Commissioner Mitchell **moved** to approve the Shelly Subdivision Zone Change and Preliminary Plat based on the following findings and conditions:

Findings:

1. That maintaining similar lot sizes to existing development is appropriate.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the proposed Lot 9 be included in Phase One.

Commissioner Carroll seconded and the motion passed all in favor.

## ANNEXATION

### Oberg Annexation

Dave Anderson gave a brief history of annexations in the area. The Utah West Annexation is right above this site and was annexed with I-1 zoning due to anticipated end use and a clear annexation agreement. A draft agreement has been made for this annexation as well. The improvements that would be required here are identical to the improvements that were required in the Utah West Annexation. This location has been expected to develop industrially for quite some time. This proposal would create an island.

Commissioner Carroll asked how the land inside the island is currently being used.

Dave Anderson said the area is currently residential with maybe some farm use.

Commissioner Warnick asked what the drawbacks of having a County island in the City would be.

Dave Anderson said he's not sure there is a drawback. In his mind there is a benefit to being in the City due to utility services.

Chairman Cardon asked if the County has criteria for approving an island.

Dave Anderson said he is not aware of any such criteria. Creation of islands was supposed to be an exception to the rule.

Discussion ensued regarding changes in the State Code and the practical effect those changes have had.

Chairman Cardon asked what the Abplanalps feel about the annexation.

Dave Anderson said he does not want to speak for them, but did recently have a meeting with them. He feels a good that consensus is being reached with them to be able to live with their situation.

Discussion ensued regarding road easements, rail spurs, and the General Plan for the area. The Abplanalps are pursuing an easement for a road to the north so access isn't cut off by the rail spur.

Jon Jensen rose to speak and thanked the Commission for their time.

Chairman Cardon asked if the rail spur will be put in.

Jon Jensen said the rail spur is planned. He said there will be formalization of an agreement to provide access to the north for the Abplanalps.

Chairman Cardon invited a resident of the annexation to speak.

Dan Birchette specified that his property is one acre. He has spent a lot of time in Spanish Fork. He was not aware of the annexation for some time. They initially protested the annexation, but withdrew the protest under the condition that they could be annexed into the City with Rural Residential zoning. He and his family are concerned about development. He wanted to formally say that he has withdrawn his protest.

Commissioner Mendenhall sought to clarify that he wishes to be annexed.

Dan Birchette said yes.

Commissioner Mendenhall told Dan Birchette he can keep doing what he wants on his property for as long as he wants.

Commissioner Warnick asked Jon Jensen if they have imminent plans for development.

Jon Jensen stated they intend for it to develop soon. It will probably be one to two years before buildings go in as much needs to be done on the site before it can be developed.

Commissioner Warnick asked how development will affect their neighbors.

Jon Jensen stated they have spoken to all of the neighbors. There was a misunderstanding about one-acre plots needing to be addressed.

Commissioner Mendenhall asked if a property just north of 1000 North was part of annexation.

Jon Jensen said yes.

Commissioner Warnick asked how many property owners are part of this annexation area.

Dave Simpson said four and all have signed.

Commissioner Earnest asked staff if additional language about access is needed in the conditions for approval.

Dave Anderson said no, an agreement is being written that will clarify everything that needs to be clarified.

Commissioner Mendenhall **moved** to approve the Oberg Annexation based on the following findings and conditions.

Findings:

1. That the subject property is within the City's Annexation Policy Boundary.
2. That the General Plan Land Use Designation is Industrial.

Conditions:

1. That the applicant enters into an Annexation Agreement.
2. That the properties be zoned I-1 light industrial at the time of annexation with the exception of the Birchett property, which will be zoned Rural Residential.

Commissioner Warnick seconded the motion and it passed all in favor.

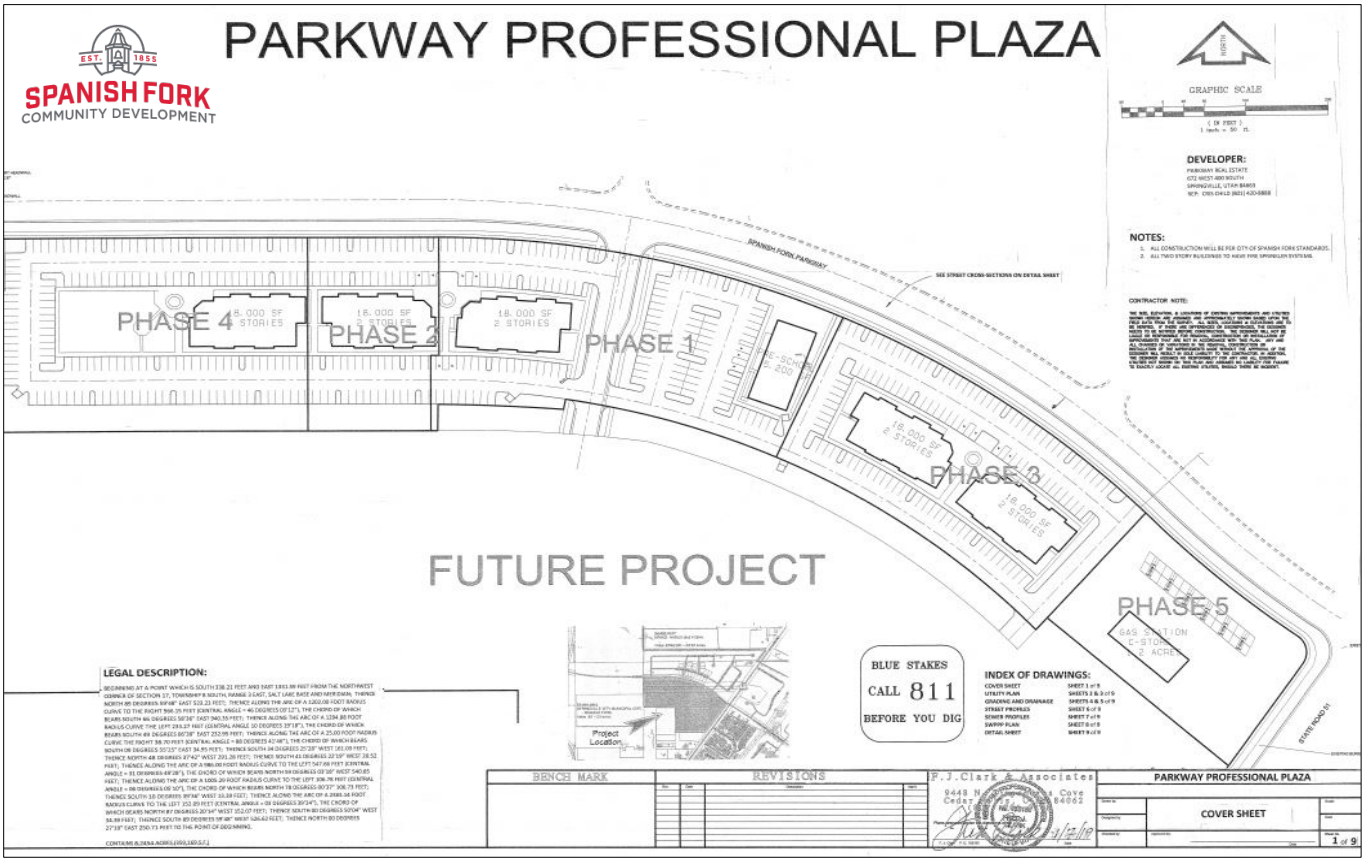
## OTHER BUSINESS

Commissioner Warnick moved to adjourn the meeting.

Commissioner Earnest seconded and the motion passed all in favor.

Adopted:

Jackson Dille
Planning Intern




## Parkway Professional Plaza Preliminary Plat Reapproval Request

September 7, 2022, Planning Commission Meeting.

Located at 1678 East Spanish Fork Parkway, including 8.87 acres.

The subject property is currently zoned C-2.

The applicant has requested that a Preliminary Plat be reapproved so as to allow the development to proceed to the next step. This proposal has been rushed by staff in an effort to accommodate the applicant's needs and to keep this project moving. Nonetheless, staff does not have concerns with the Plat being reapproved and the development proceeding as proposed.

## Recommendation

Staff recommends that the proposed Preliminary Plat be reapproved based on the following findings and subject to the following condition:

**Findings**

1. That convenience stores, professional offices, and preschools are all permitted uses in the Commercial-2 Zone.
2. That the proposed plans are consistent with the City's Construction Standards.

**Condition**

1. That the applicant addresses any redlines provided by Staff.

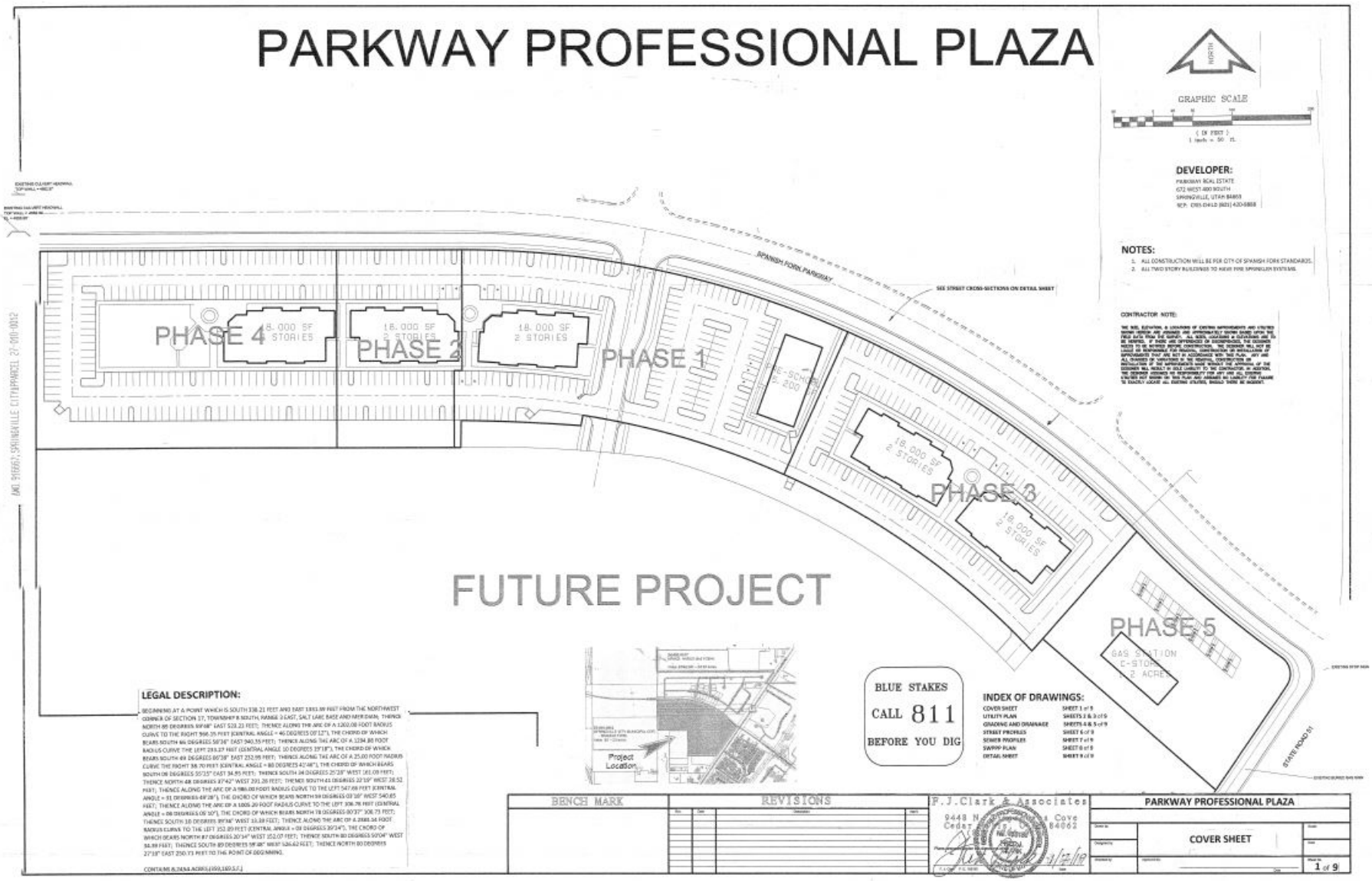
## Key Issues

1. Utilities.
2. Access.
3. Landscaping.
4. Easements.

## Exhibit

1. Preliminary Plat.

# PARKWAY PROFESSIONAL PLAZA

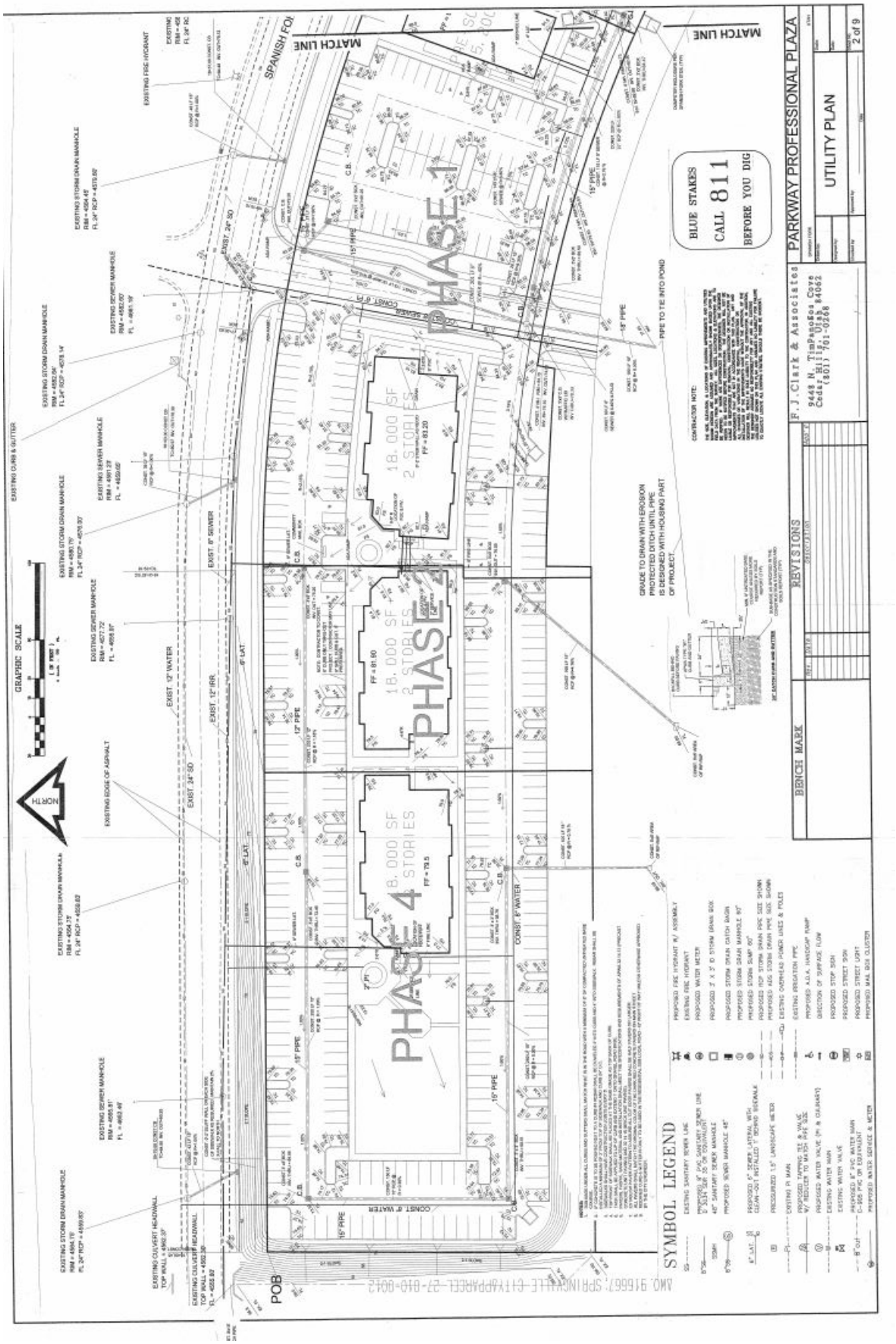


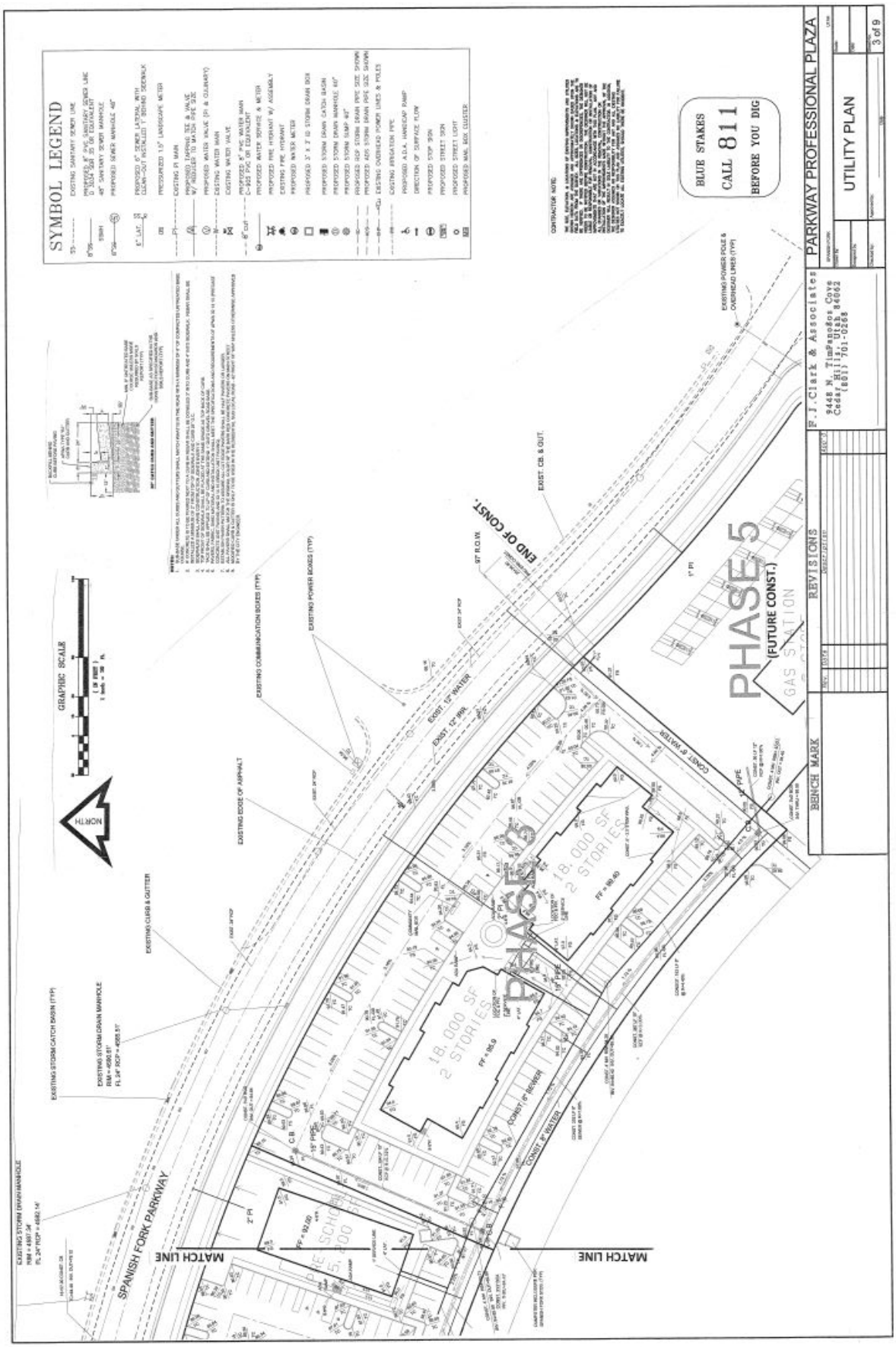

**LEGAL DESCRIPTION:**

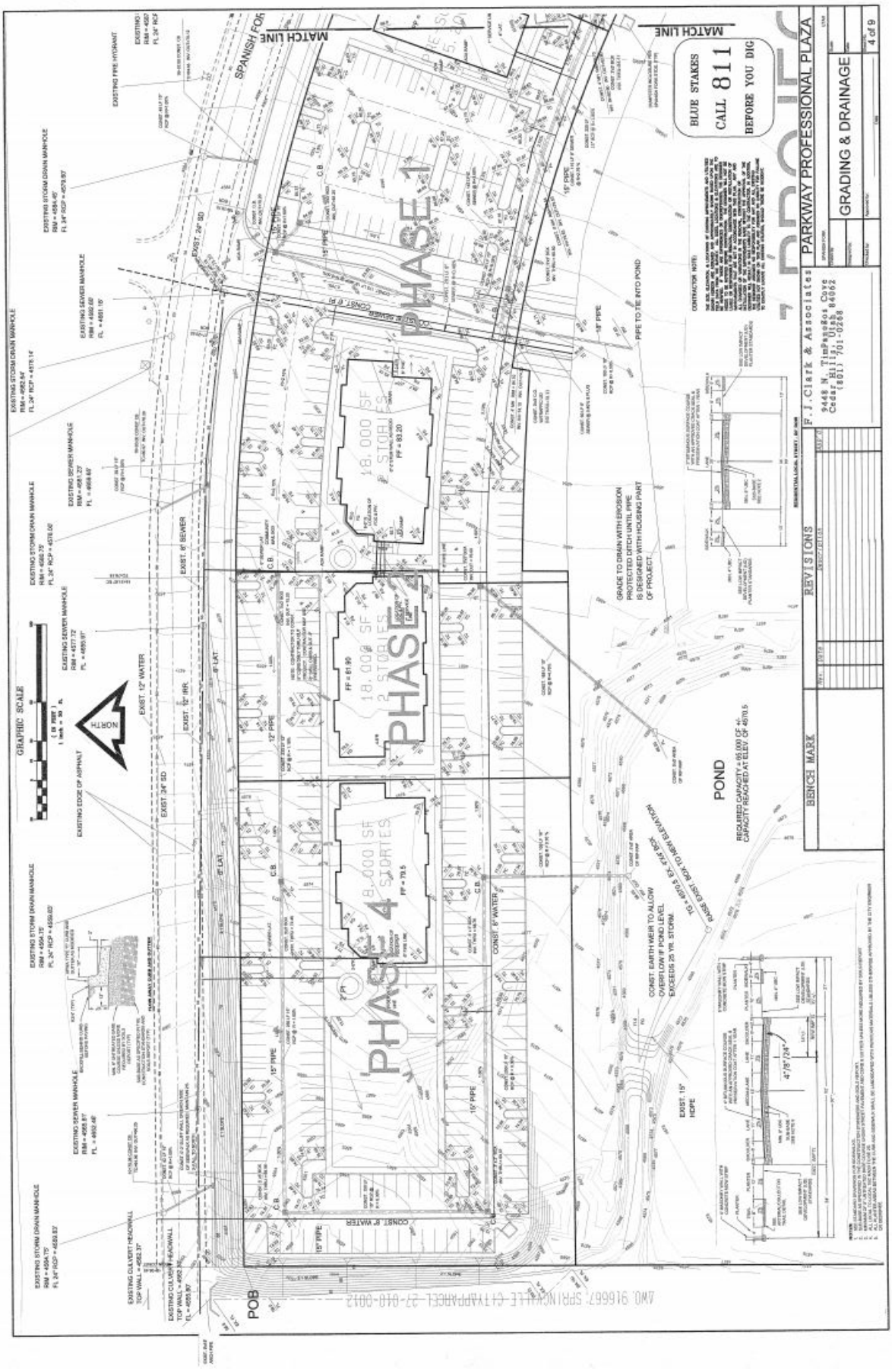
BEGINNING AT A POINT WHICH IS SOUTH 338.21 FEET AND EAST 1893.99 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEGREES 59'48" EAST 528.23 FEET; THENCE ALONG THE ARC OF A 1260.00 FOOT RADIUS CURVE TO THE RIGHT 966.35 FEET (CENTRAL ANGLE = 46 DEGREES 00'12"), THE CHORD OF WHICH BEARS SOUTH 66 DEGREES 59'34" EAST 940.55 FEET; THENCE ALONG THE ARC OF A 1234.80 FOOT RADIUS CURVE THE LEFT 283.27 FEET (CENTRAL ANGLE 10 DEGREES 15'18"), THE CHORD OF WHICH BEARS SOUTH 49 DEGREES 05'38" EAST 282.95 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE THE RIGHT 38.70 FEET (CENTRAL ANGLE = 80 DEGREES 47'48"), THE CHORD OF WHICH BEARS SOUTH 09 DEGREES 05'25" EAST 34.95 FEET; THENCE SOUTH 34 DEGREES 25'28" WEST 161.09 FEET; THENCE NORTH 48 DEGREES 37'42" WEST 201.26 FEET; THENCE SOUTH 41 DEGREES 22'18" WEST 28.52 FEET; THENCE ALONG THE ARC OF A 986.00 FOOT RADIUS CURVE TO THE LEFT 547.68 FEET (CENTRAL ANGLE = 31 DEGREES 49'28"), THE CHORD OF WHICH BEARS NORTH 39 DEGREES 03'28" WEST 540.85 FEET; THENCE ALONG THE ARC OF A 1005.20 FOOT RADIUS CURVE TO THE LEFT 306.76 FEET (CENTRAL ANGLE = 08 DEGREES 08'10"), THE CHORD OF WHICH BEARS NORTH 78 DEGREES 00'37" 306.73 FEET; THENCE SOUTH 10 DEGREES 05'06" WEST 10.39 FEET; THENCE ALONG THE ARC OF A 2988.34 FOOT RADIUS CURVE TO THE LEFT 252.09 FEET (CENTRAL ANGLE = 04 DEGREES 50'14"), THE CHORD OF WHICH BEARS NORTH 87 DEGREES 30'34" WEST 252.07 FEET; THENCE SOUTH 30 DEGREES 59'04" WEST 34.99 FEET; THENCE SOUTH 89 DEGREES 59'48" WEST 526.62 FEET; THENCE NORTH 00 DEGREES 27'18" EAST 250.73 FEET TO THE POINT OF BEGINNING.

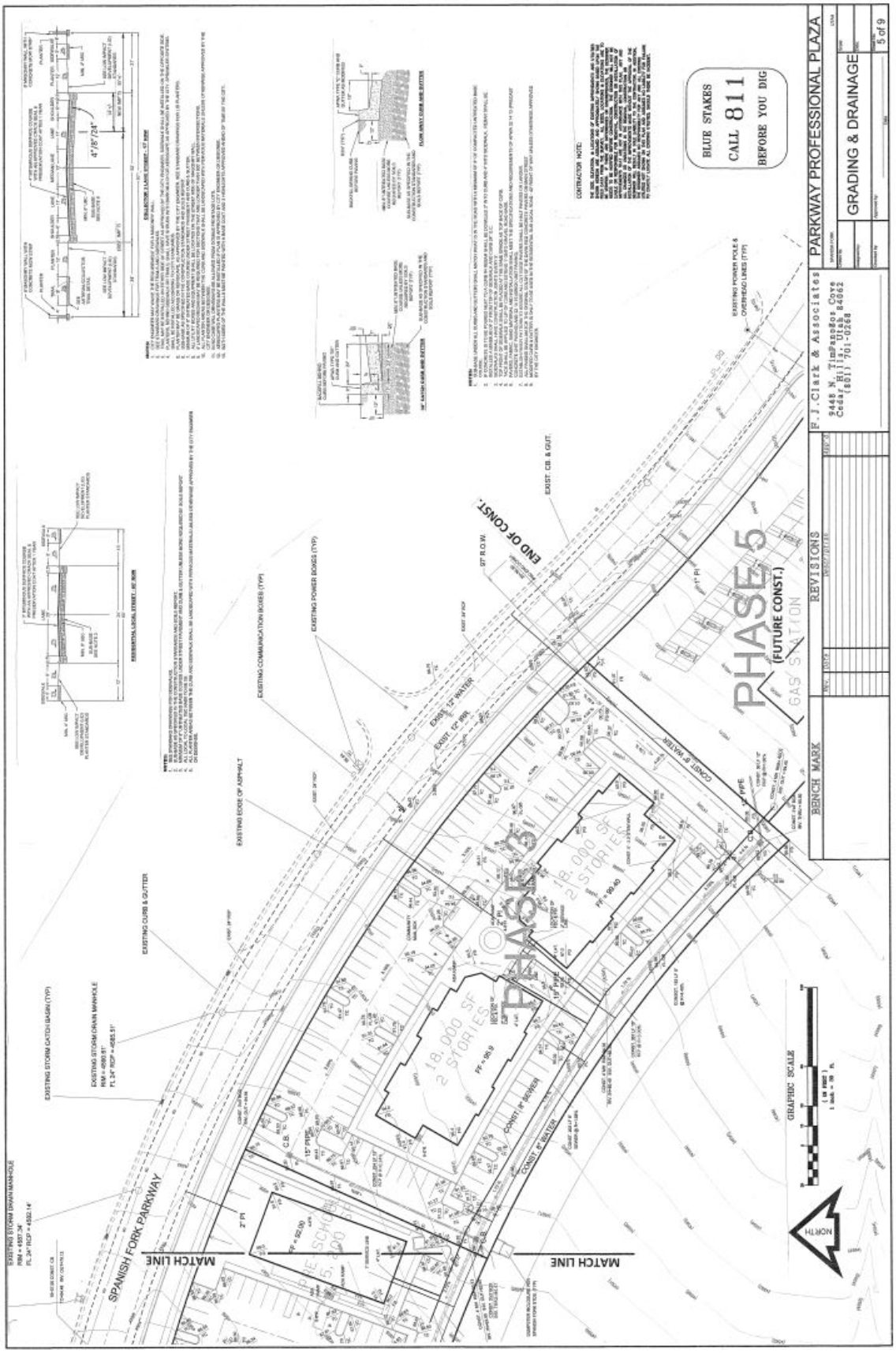
CONTAINS 8.2434 ACRES (359,180 S.F.)

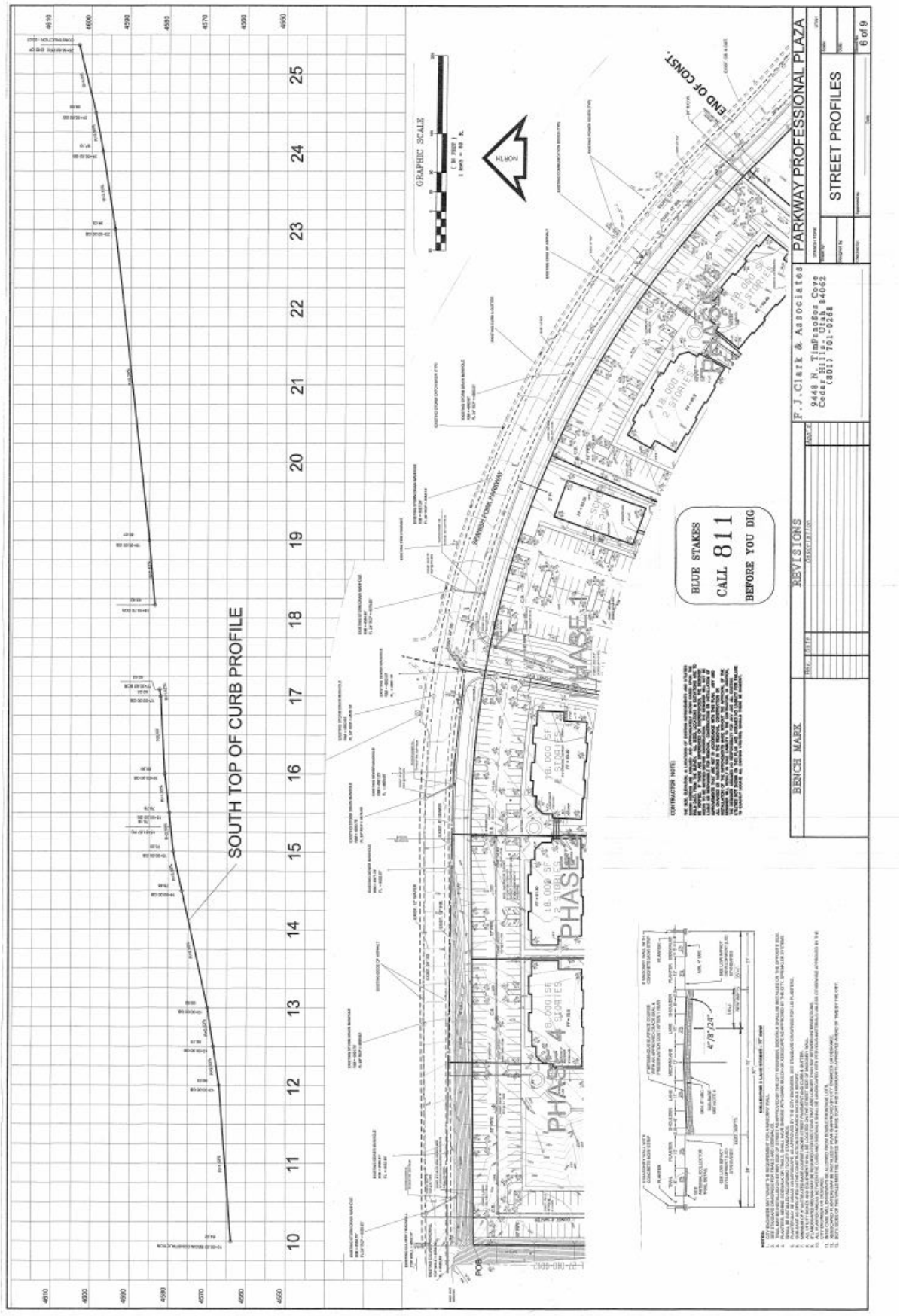
| BENCH MARK | REVISIONS | F.J.Clark & Associates | PARKWAY PROFESSIONAL PLAZA |
|---|---|---|---|
| | | 9448 N. [illegible] Cove, Cedar Hills, UT 84062 | COVER SHEET |
| | | | 1 of 9 |

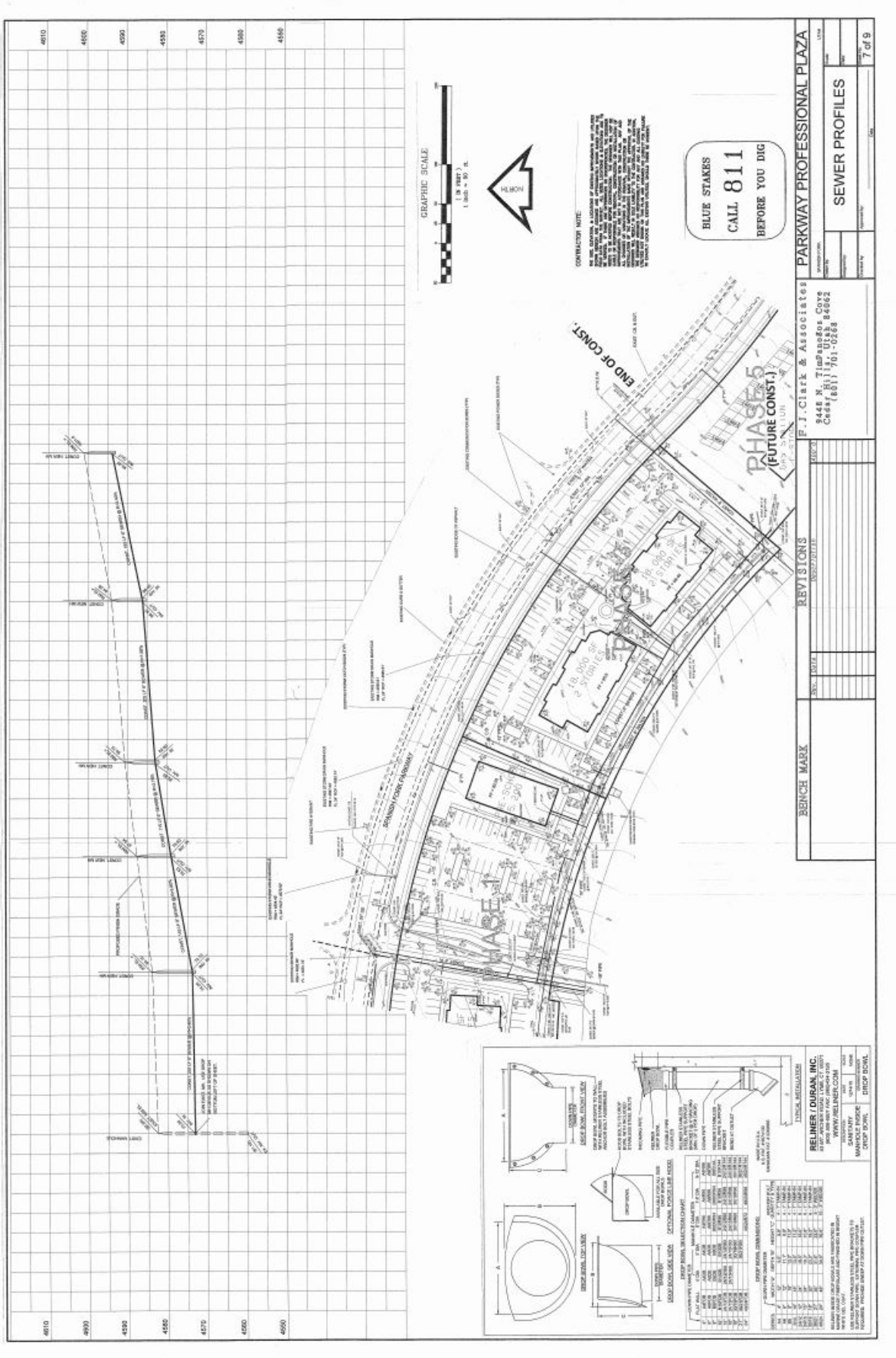

PARKWAY PROFESSIONAL PLAZA
UTILITY PLAN
2 of 9
F.J. Clark & Associates
REVISIONS
BENCH MARK
SYMBOL LEGEND
PHASE 1
PHASE 2
PHASE 4
MATCH LINE
BLUE STAKES CALL 811 BEFORE YOU DIG
GRADE TO DRAIN WITH EROSION PROTECTED DITCH UNTIL PIPE IS DESIGNED WITH HOUSING PART OF PROJECT.
PIPE TO TIE INTO POND
CONTRACTOR NOTE:
POB
NORTH
GRAPHIC SCALE


SYMBOL LEGEND
BLUE STAKES
CALL 811
BEFORE YOU DIG
PARKWAY PROFESSIONAL PLAZA
UTILITY PLAN
F.J.Clark & Associates
REVISIONS
BENCH MARK
PHASE 5
(FUTURE CONST.)
PHASE 3
PHASE 4
18,000 SF
2 STORIES
SPANISH FORK PARKWAY
MATCH LINE
MATCH LINE
END OF CONST.
NORTH
GRAPHIC SCALE
EXISTING STORM DRAIN MANHOLE
EXISTING STORM CATCH BASIN (TYP)
EXISTING EDGE OF ASPHALT
EXISTING CURB & GUTTER
EXISTING COMMUNICATION BOXES (TYP)
EXISTING POWER BOXES (TYP)
EXISTING POWER POLE & OVERHEAD LINES (TYP)
EXIST. CB & GUT.
EXIST. 12" WATER
CONST. 8" WATER
CONST. 8" SEWER
CONTRACTOR NOTE

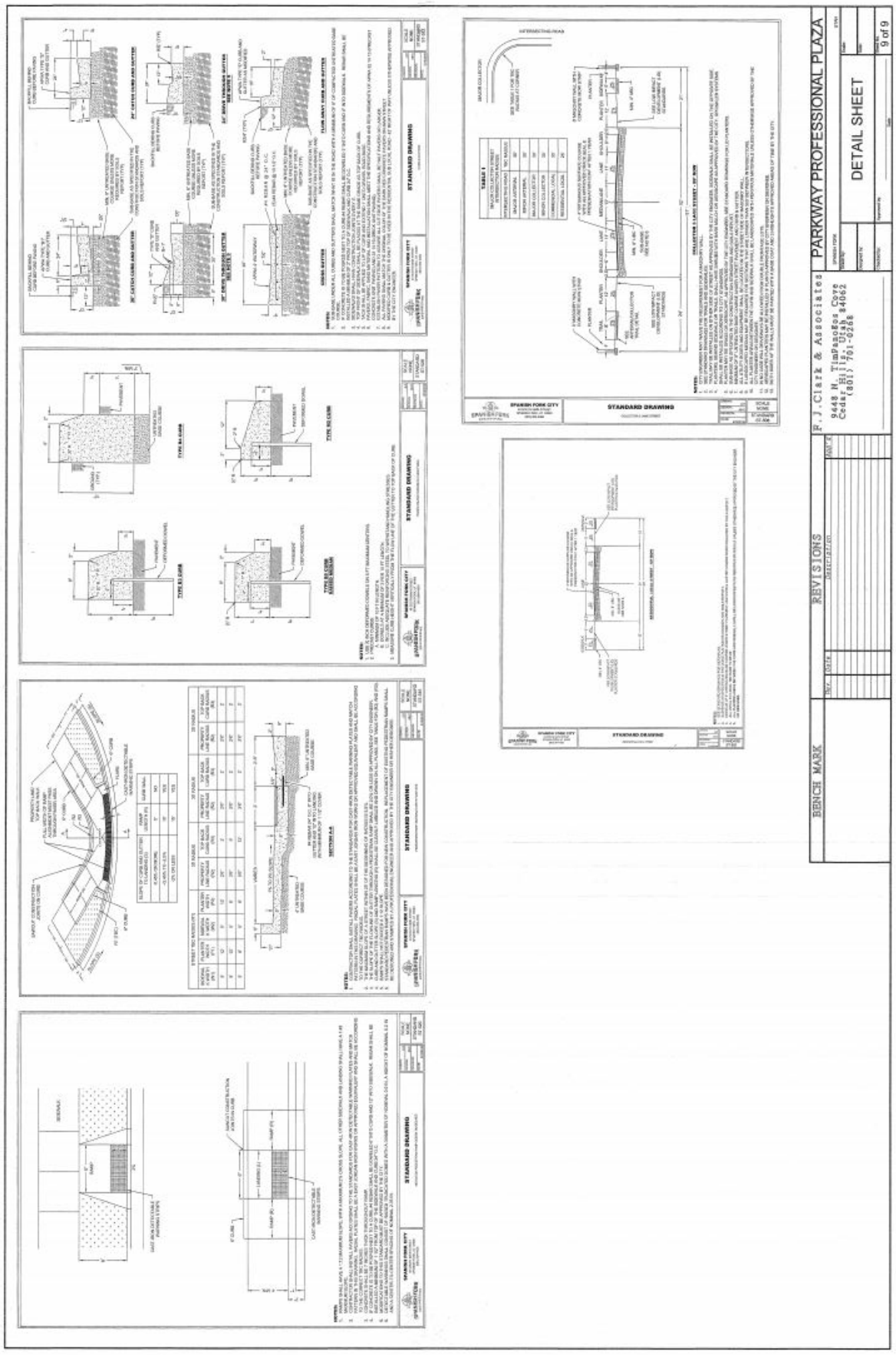

PARKWAY PROFESSIONAL PLAZA
GRADING & DRAINAGE
4 of 9
F.J.Clark & Associates
9448 N. Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701-0288
REVISIONS
BENCH MARK
BLUE STAKES
CALL 811
BEFORE YOU DIG
PHASE 1
PHASE 2
PHASE 3
POND
POB
NORTH
GRAPHIC SCALE
MATCH LINE
EXIST. 24" SD
EXIST. 8" SEWER
EXIST. 12" WATER
EXIST. 8" IRR.
EXISTING EDGE OF ASPHALT
CONST. 8" WATER
CONST. 6" WATER
PIPE TO TIE INTO POND
GRADE TO DRAIN WITH EROSION PROTECTED DITCH UNTIL PIPE IS DESIGNED WITH HOUSING PART OF PROJECT
CONST. EARTH WEIR TO ALLOW OVERFLOW IF POND LEVEL EXCEEDS 25 YR. STORM
EXIST. 15" HDPE
REQUIRED CAPACITY = 66,000 CF +/-
CAPACITY REACHED AT ELEV. OF 4970.5
EXISTING CULVERT HEADWALL
EXISTING FIRE HYDRANT
EXISTING STORM DRAIN MANHOLE
EXISTING SEWER MANHOLE
EXISTING CULVERT HEADWALL
CONTRACTOR NOTE:


PARKWAY PROFESSIONAL PLAZA
GRADING & DRAINAGE
REVISIONS
BENCH MARK
BLUE STAKES
CALL 811
BEFORE YOU DIG
PHASE 5
(FUTURE CONST.)
PHASE 3
PHASE 4
GAS STATION
18,000 SF
2 STORIES
SPANISH FORK PARKWAY
MATCH LINE
MATCH LINE
END OF CONST.
EXISTING STORM CATCH BASIN (TYP)
EXISTING STORM DRAIN MANHOLE
EXISTING CURB & GUTTER
EXISTING EDGE OF ASPHALT
EXISTING COMMUNICATION BOXES (TYP)
EXISTING POWER BOXES (TYP)
EXISTING POWER POLE & OVERHEAD LINES (TYP)
EXIST. 12" WATER
EXIST. CP IRR.
EXIST. CB & GUT.
57' R.O.W.
CONST. 8" WATER
CONST. 8" SEWER
CONTRACTOR NOTE
GRAPHIC SCALE
NORTH
F. J. Clark & Associates
5 of 9


SOUTH TOP OF CURB PROFILE
PARKWAY PROFESSIONAL PLAZA
STREET PROFILES
P.J. Clark & Associates
BENCH MARK
REVISIONS
BLUE STAKES
CALL 811
BEFORE YOU DIG
END OF CONST.
PHASE 1
PHASE 2
PHASE 4
GRAPHIC SCALE
NORTH
6 of 9


PARKWAY PROFESSIONAL PLAZA
SEWER PROFILES
7 of 9
F.J.Clark & Associates
9448 N. Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701-0288
REVISIONS
BENCH MARK
GRAPHIC SCALE
BLUE STAKES
CALL 811
BEFORE YOU DIG
CONTRACTOR NOTE:
END OF CONST.
(FUTURE CONST.)
BRANDON POINT PARKWAY
PHASE 1
PHASE 2
RELINER / DURAN, INC.
SANITARY
MANHOLE SECTIONS
DROP BOWL

IF ACCESS BECOMES MUDDY, A TEMPORARY GRAVEL BASE MUST BE PUT DOWN TO PREVENT TRACKING MUD.
GRAPHIC SCALE
NORTH
TEMPORARY CONSTRUCTION ACCESS
INSTALL INLET PROTECTION(TYP)
TRANSITION PARKWAY
SWPPP SIGN LOCATION
CHEMICAL TOILET LOCATION
TRUCK WASH-DOWN AREA PER CITY SPECIFICATIONS
TEMPORARY CONCRETE WASHOUT DUMPING AREA
END OF CONST.
PHASE 5
(FUTURE CONST.)
PHASE 4
PHASE 3
PHASE 2
PHASE 1
FUTURE PROJECT
POND
EROSION CONTROL NOTES
1. AREAS DELINEATED ON THE PLAN AS A "BUFFER ZONE" SHALL BE CLEARLY MARKED WITH ORANGE CONSTRUCTION FENCING PRIOR TO THE START OF ANY GROUND DISTURBING ACTIVITIES.
2. THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS FIRST SITE ACTIVITY.
3. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND MAINTAINED AS NECESSARY TO ENSURE THEIR FUNCTION.
4. EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
NOTES
1. MIRAFI FABRIC WILL BE REQUIRED TO BE PLACED OVER ANY NEARBY EXISTING CATCH BASINS DURING CONSTRUCTION, PER SPANISH FORK CITY SPECIFICATIONS.
2. SUFFICIENT FILL MATERIAL(ROAD BASE) WILL BE REQUIRED OVER THE EDGE OF PAVING AT THE CONSTRUCTION ENTRANCE.
3. ALL OF THE CONCRETE IN THE TEMPORARY CONCRETE DUMPING AREA WILL BE REMOVED AFTER THE IMPROVEMENTS ARE COMPLETED.
4. INSTALL SILT FENCING AS SHOWN HEREON.
5. SEE DETAILS FOR ADDITIONAL INFORMATION.
6. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE STANDARD STATE OF UTAH SWPPP TEMPLATE TO SPANISH FORK CITY. THE DEVELOPER IS ALSO RESPONSIBLE FOR THE IMPLEMENTATION OF THE BMP's.
7. NO DIRT OR DEBRIS WILL BE PLACED OVER SIDEWALK AND CURB.
8. ALL DIRT OR DEBRIS SHALL BE REMOVED FROM ROADWAY.
9. IF ROADWAY, SIDEWALK OR CURB BECOME DIRTY, IT MUST BE CLEANED UP IMMEDIATELY.
10. STORM DRAIN INLETS ARE TO BE MAINTAINED AND PROTECTED UNTIL FINAL STABILIZATION IS ACHIEVED.
11. BULLHOG ICE IS CURRENTLY REGULARLY.
12. ALL CHEMICALS TO BE USED ON THIS SITE WILL BE CONTAINED AND STORED ON THIS MAP.
13. WASHOUT AREA WILL BE USED FOR ANY TYPE OF TOOL AND/OR EQUIPMENT CLEANING.
14. CHEMICAL TOILET WILL BE PLACED ON A PERVIOUS SURFACE.
15. SWPPP DOCUMENTS WILL BE POSTED ONSITE.
CONTRACTOR NOTE:
BLUE STAKES
CALL 811
BEFORE YOU DIG
BENCH MARK
REVISIONS
P.J.Clark & Associates
9448 N. Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701-0288
PARKWAY PROFESSIONAL PLAZA
SWPPP PLAN
8 of 9


STANDARD DRAWING
BENCH MARK
REVISIONS
P.J. Clark & Associates
9448 N. Timpanogos Cove
Cedar Hills, Utah 84062
(801) 701-0268
PARKWAY PROFESSIONAL PLAZA
DETAIL SHEET
9 of 9

SPANISH FORK
PRIDE & PROGRESS

**TO:** Spanish Fork City Mayor and Council

**FROM:** Jackson Dille, Community Development

**DATE:** September 1, 2022

**RE:** Proposed Amendments to the Canyon Creek Project Signage Plan

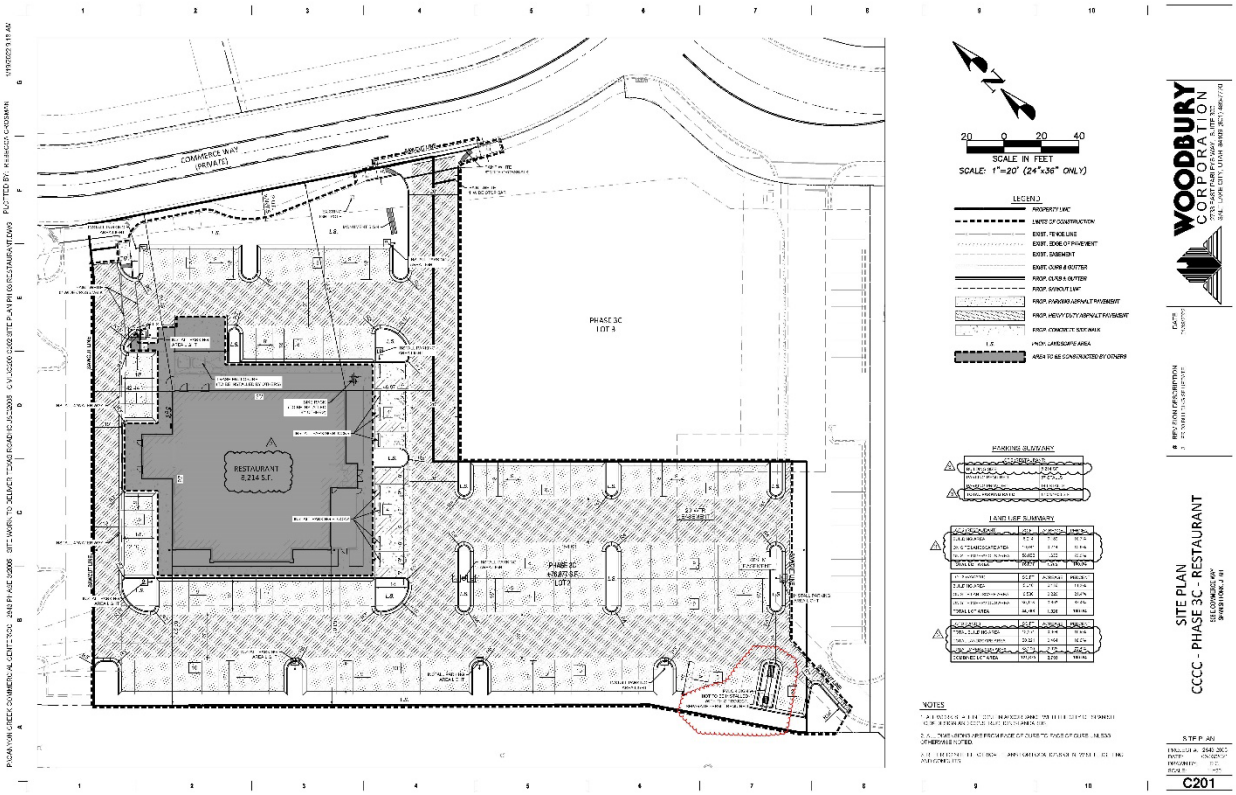
Woodbury Corporation has requested an amendment to the Canyon Creek Project Signage Plan for the relocation of a pole sign. The proposed sign has a height of 45 feet (P45 sign), and is proposed to be relocated to US Highway 6, south of Texas Roadhouse at 508 East Commerce Way. The sign was previously proposed to be installed near the intersection of Commerce Way and Kirby Lane.

The Canyon Creek Project Signage Plan was last amended March 2021 for Intermountain Hospital signage. Previously the Canyon Creek Project Signage Plan was last amended for Woodbury Corporation in February 2021. Those changes were to update the signage plan and to add additional signage south of the hospital.

Municipal Code:

> **5.36.050 Permitted Permanent Signs (H) Project Signage Plans**. Application may be made to have a Project Signage Plan approved to permit taller signs with greater copy area, as well as additional signs, as part of a Project Signage Plan. Qualifying projects must contain at least 5 acres in area and must have at least 50,000 square feet of building space. Developments with Project Signage Plans may have monument signs and freestanding pole signs which exceed the height and area requirements set forth in this Chapter. Applicants may also request that a greater number of signs be allowed than what this Chapter otherwise permits. Applications for Project Signage Plans are made by submitting detailed descriptions of the proposed signs and proposed sign locations to the Community Development Department. The application will be forwarded to the Planning Commission for recommendation, and to the City Council for approval, denial, or approval with modifications. In reviewing applications for Project Signage Plan approval, the Planning Commission and City Council shall consider the impact of the proposed signs on surrounding properties, the advantages the proposed signage may create in generating commerce in Spanish Fork City, the aesthetics of the proposed signs, and visibility from travel lanes on State or Federal highways. Once approved, Project Signage Plans may not be modified without making new application with the City.

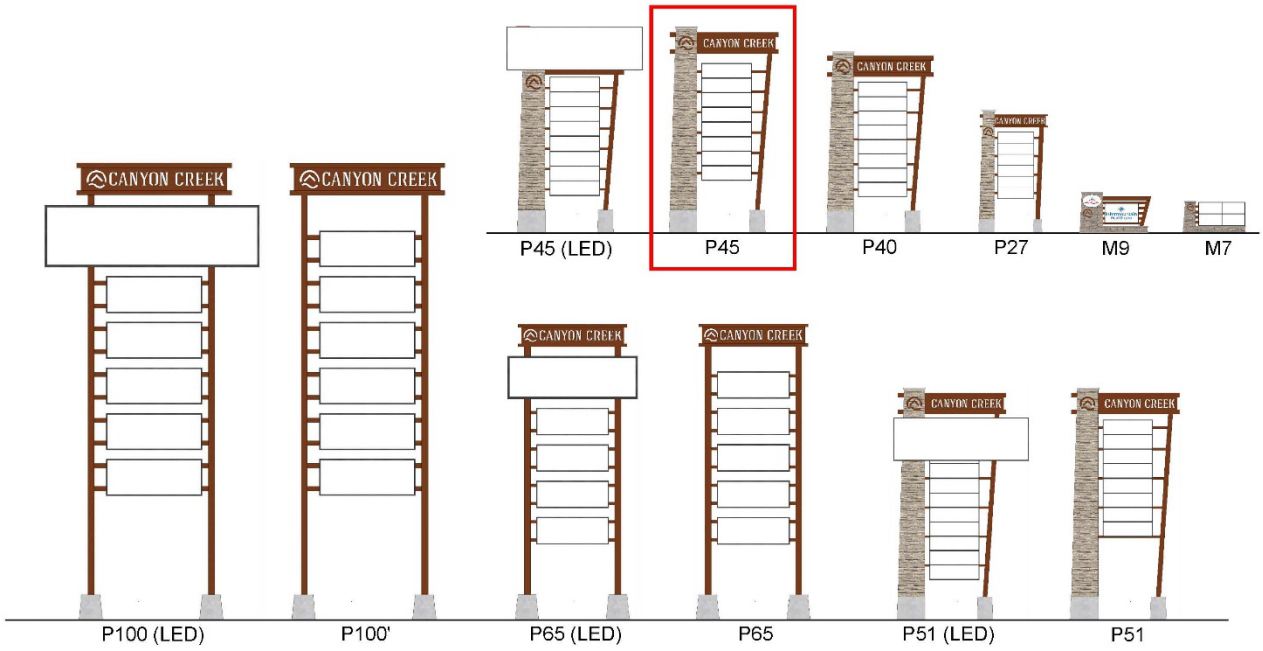
attachment: Site Plan and Sign Plan


COMMERCE WAY
(PRIVATE)
PHASE 3C
LOT 4
RESTAURANT
6,234 S.F.
PHASE 3C
LOT 3
SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)
LEGEND
PARKING SUMMARY
LAND USE SUMMARY
NOTES
WOODBURY CORPORATION
SITE PLAN
CCCC - PHASE 3C - RESTAURANT
C201

# CANYON CREEK COMMERCIAL CENTER

SPANISH FORK CITY SIGN PACKAGE

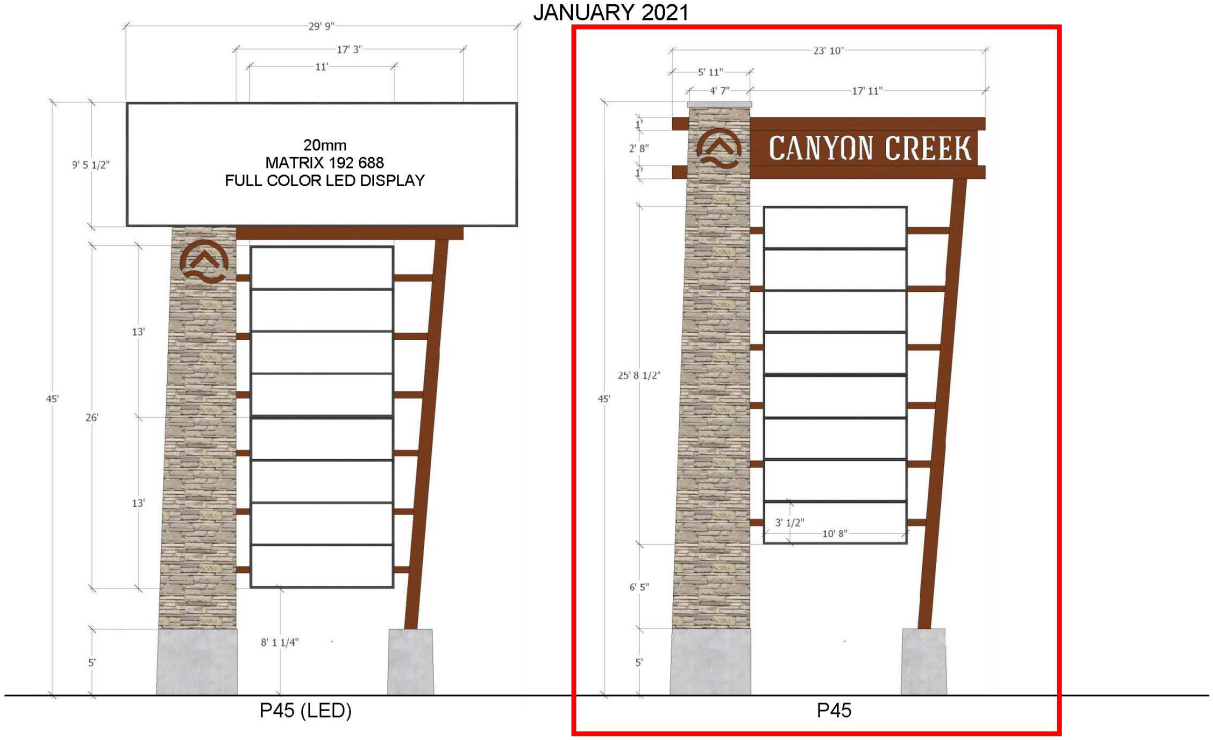
JANUARY 2021




# CANYON CREEK COMMERCIAL CENTER

SPANISH FORK CITY SIGN PACKAGE

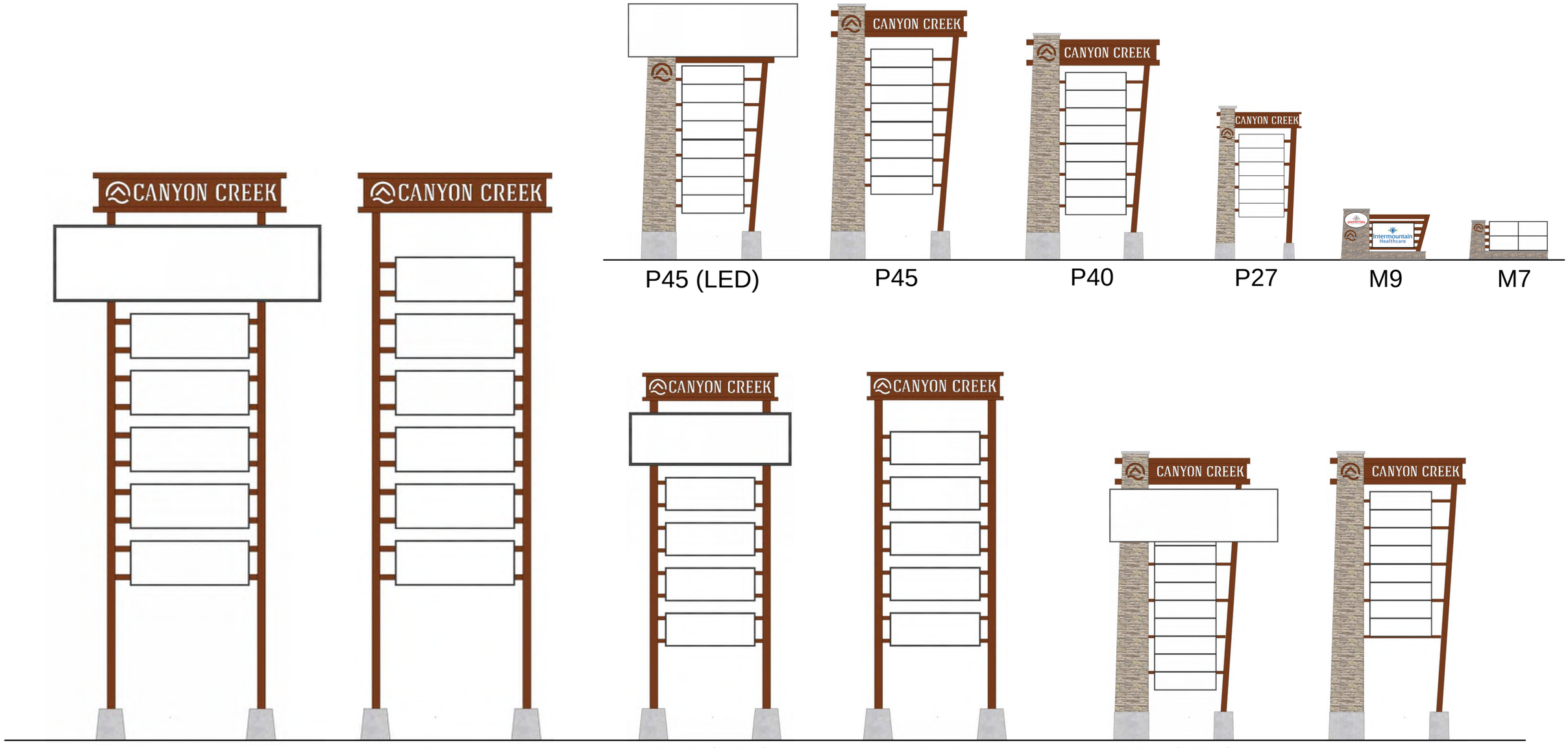
JANUARY 2021



# CANYON CREEK COMMERCIAL CENTER

## SPANISH FORK CITY SIGN PACKAGE

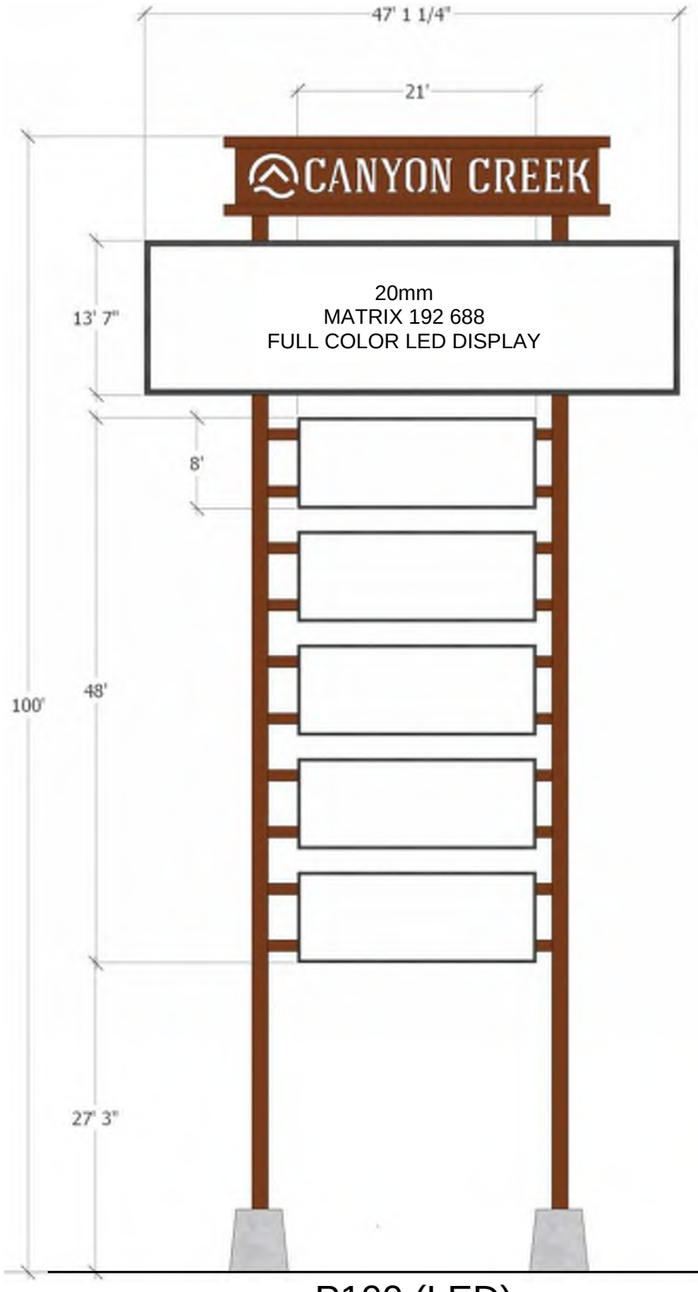
## AUGUST 2022



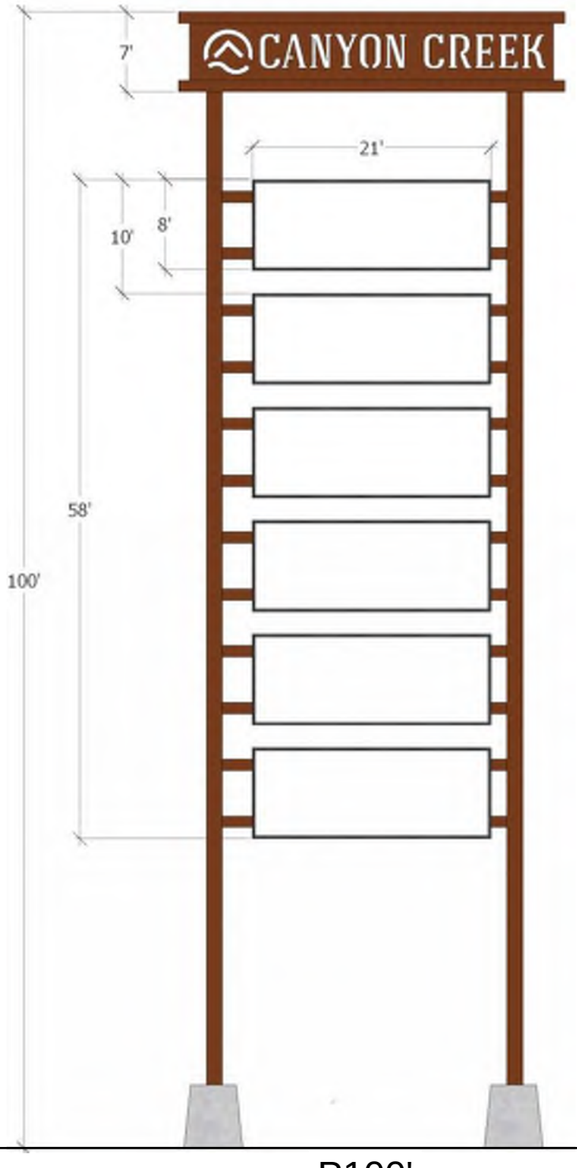
# CANYON CREEK COMMERCIAL CENTER

## SPANISH FORK CITY SIGN PACKAGE

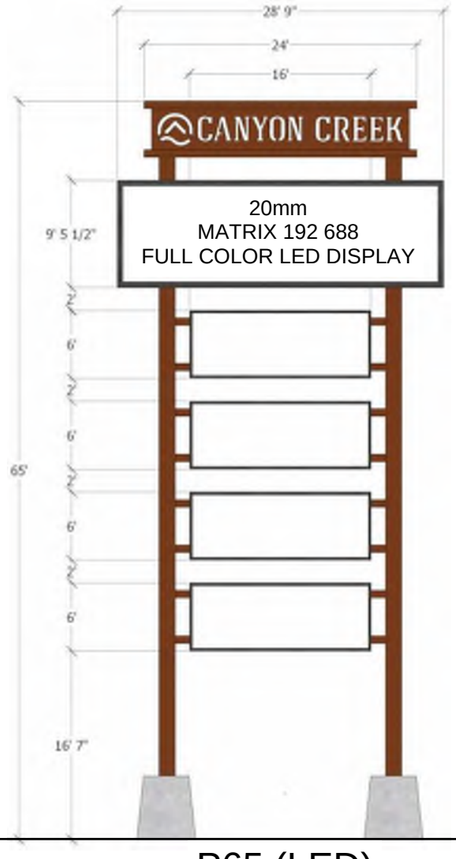
## AUGUST 2022



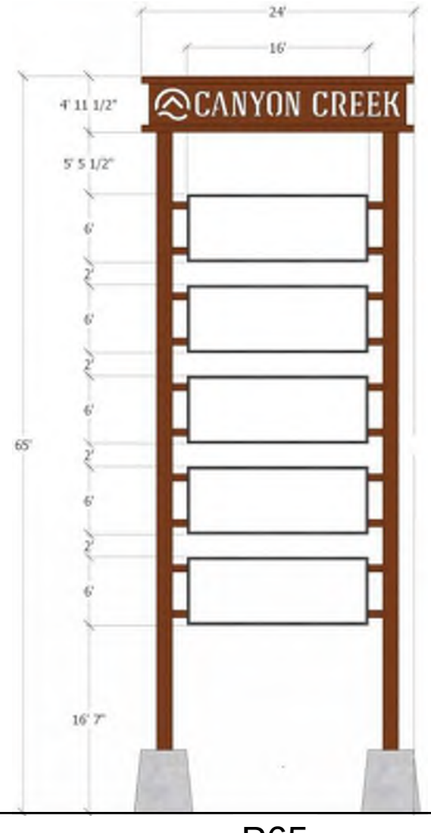

P100 (LED)




P100'




P65 (LED)

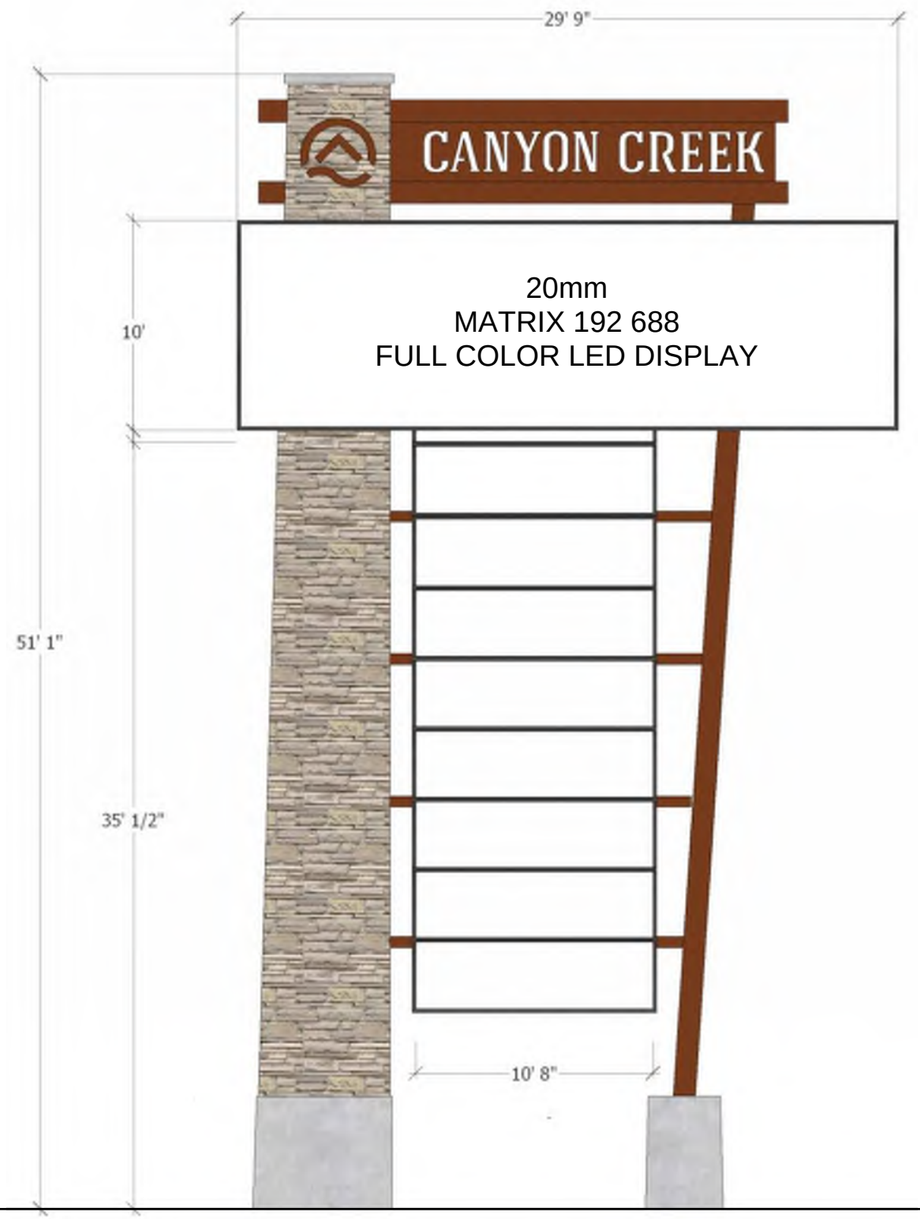



P65

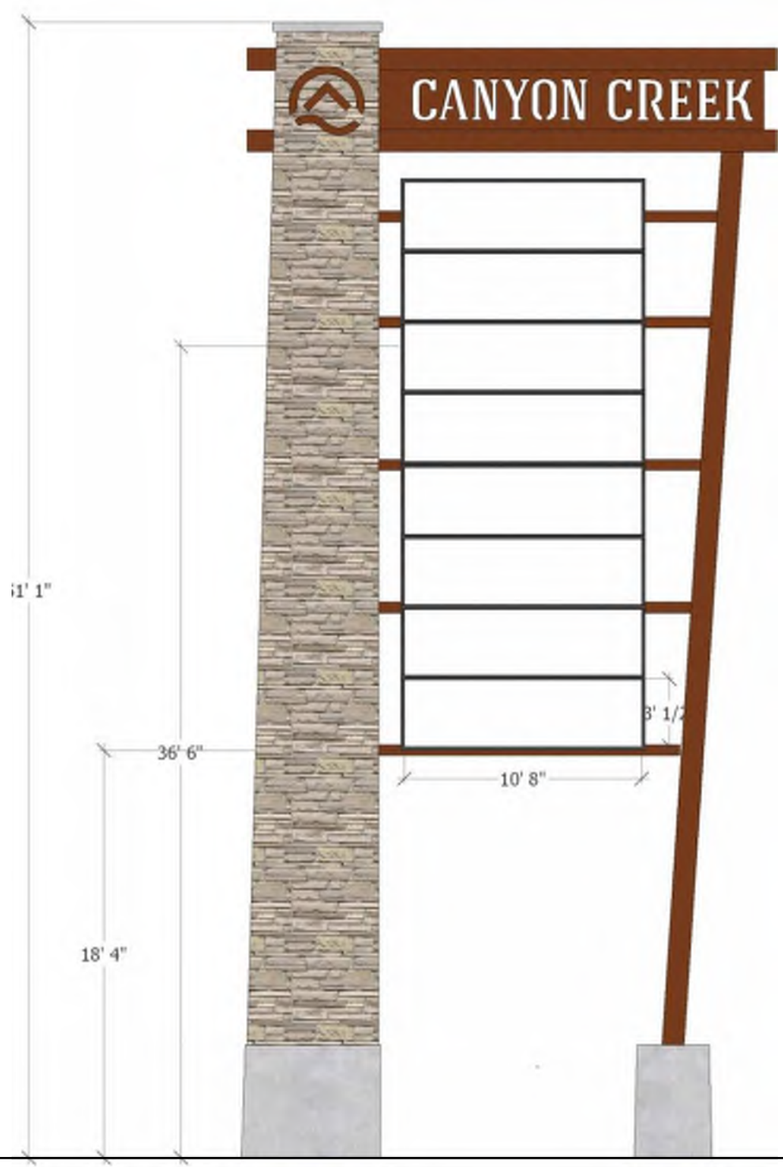
# CANYON CREEK COMMERCIAL CENTER

## SPANISH FORK CITY SIGN PACKAGE

## AUGUST 2022




P51 (LED)

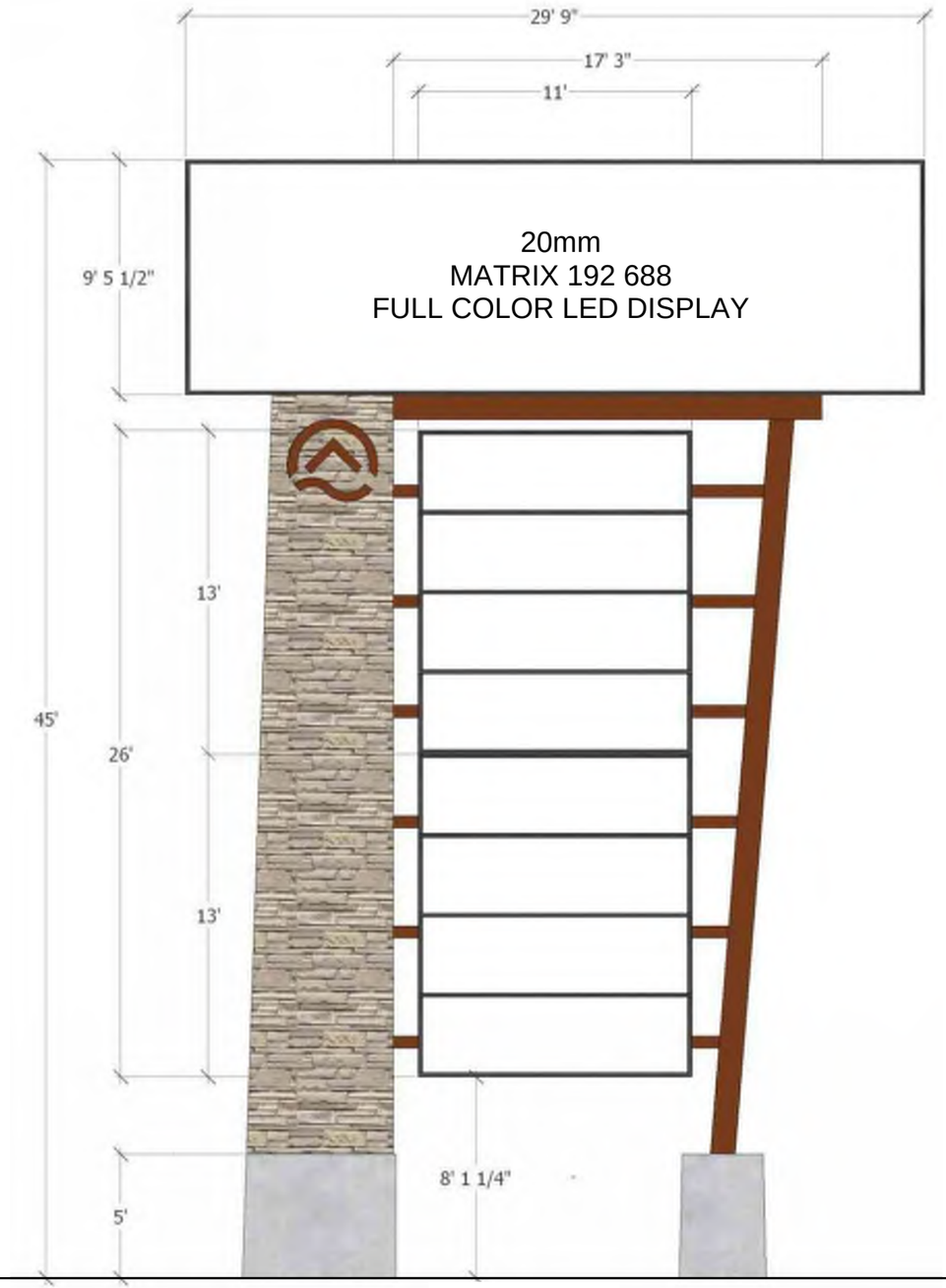



P51

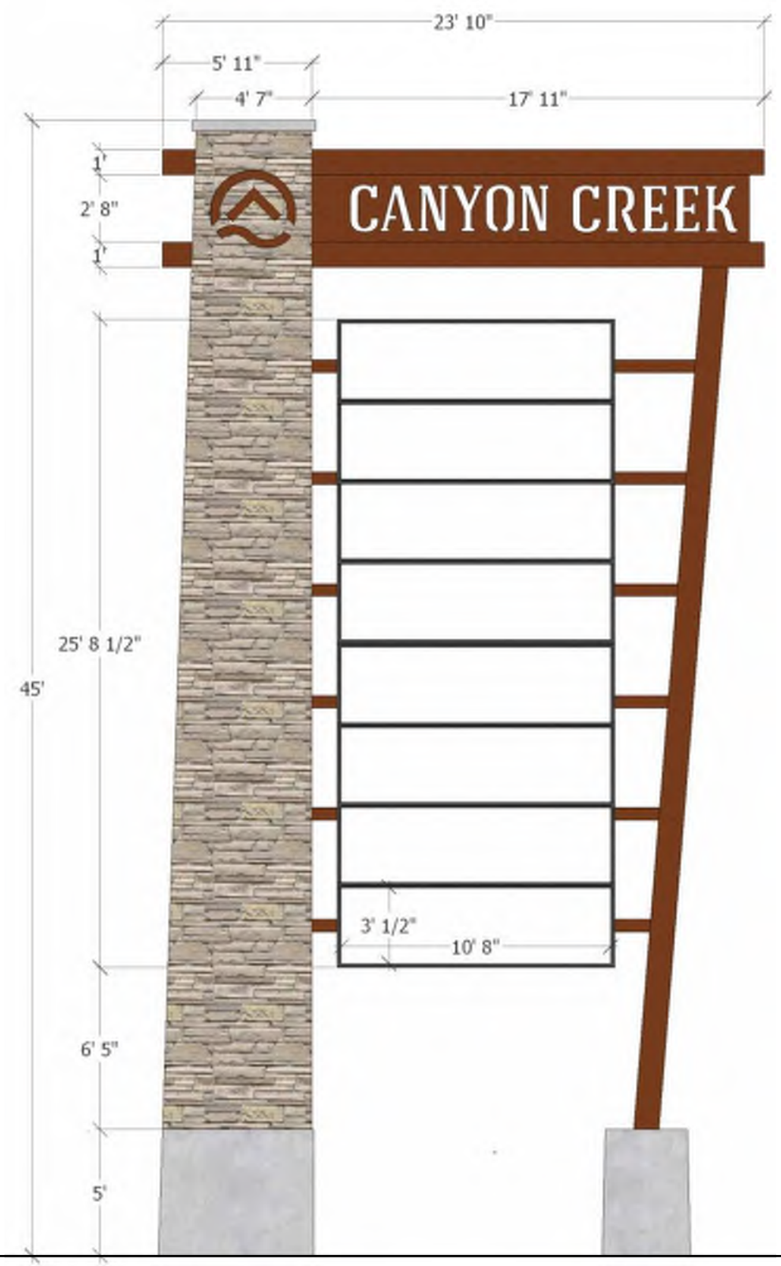
# CANYON CREEK COMMERCIAL CENTER

## SPANISH FORK CITY SIGN PACKAGE

## AUGUST 2022




P45 (LED)

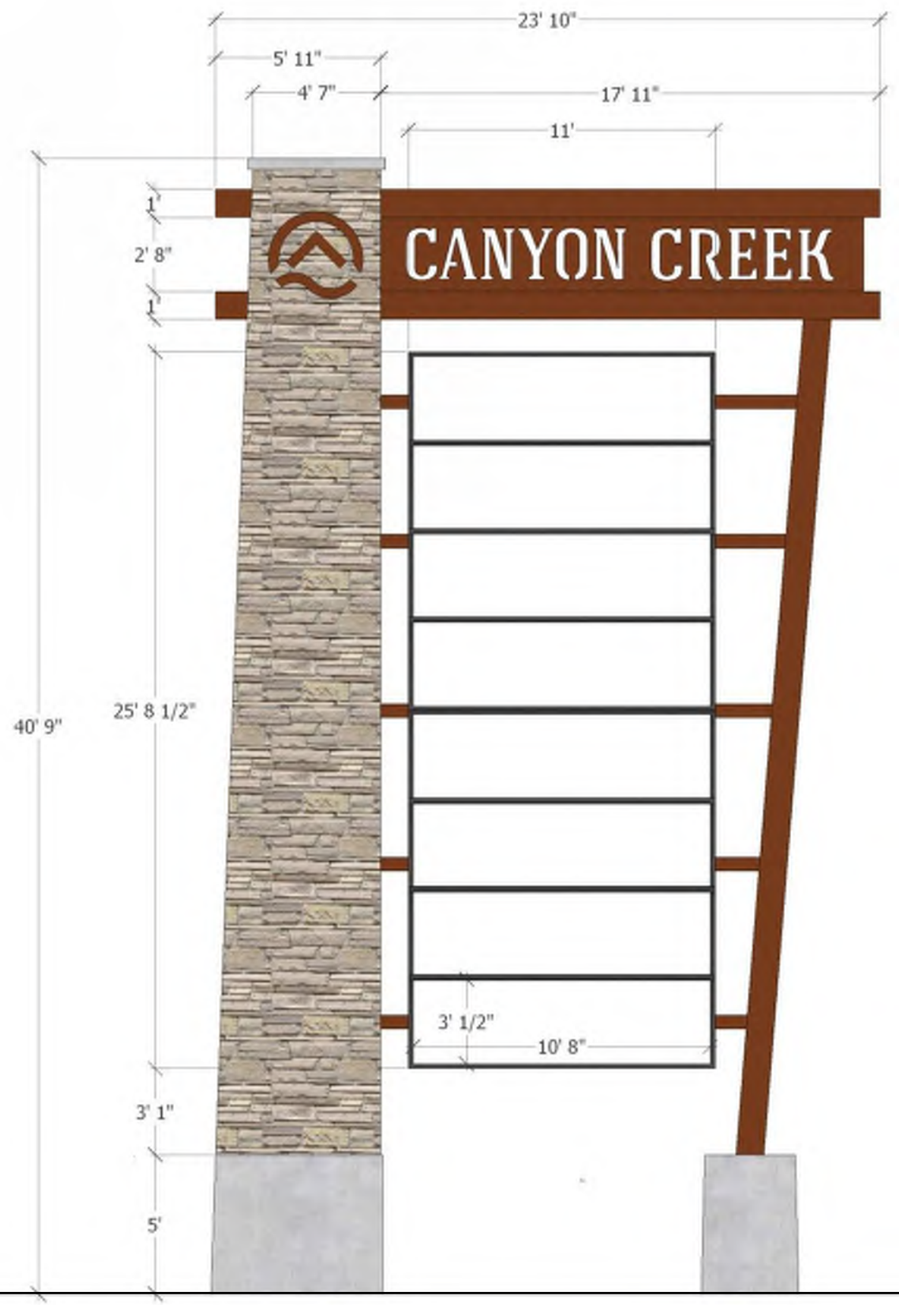



P45

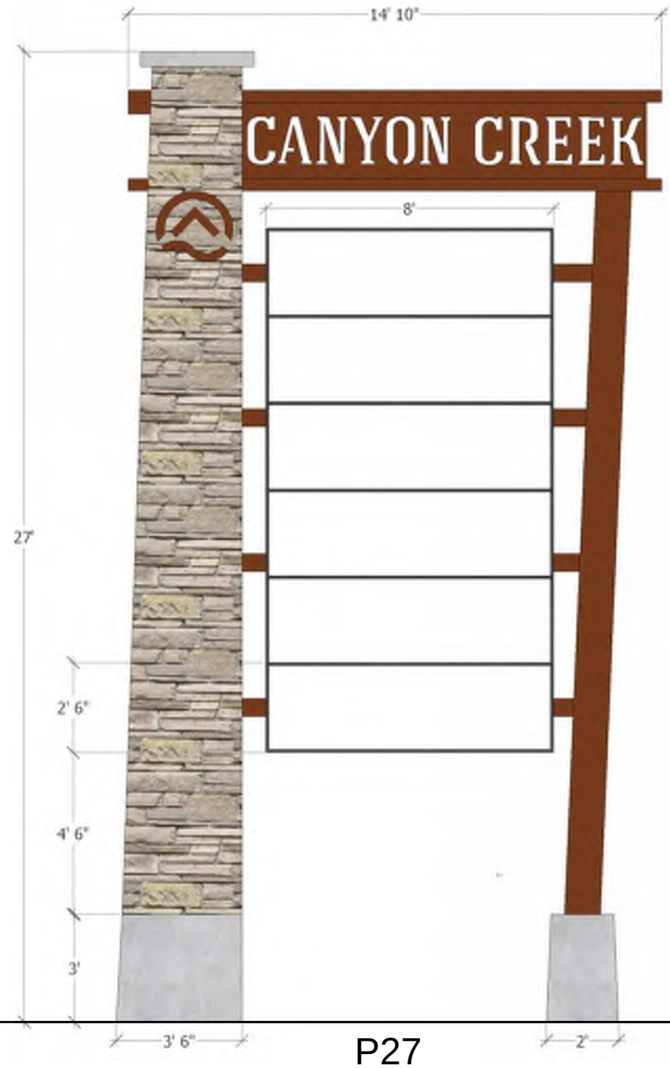
# CANYON CREEK COMMERCIAL CENTER

## SPANISH FORK CITY SIGN PACKAGE

## AUGUST 2022




P40'-9"




P27

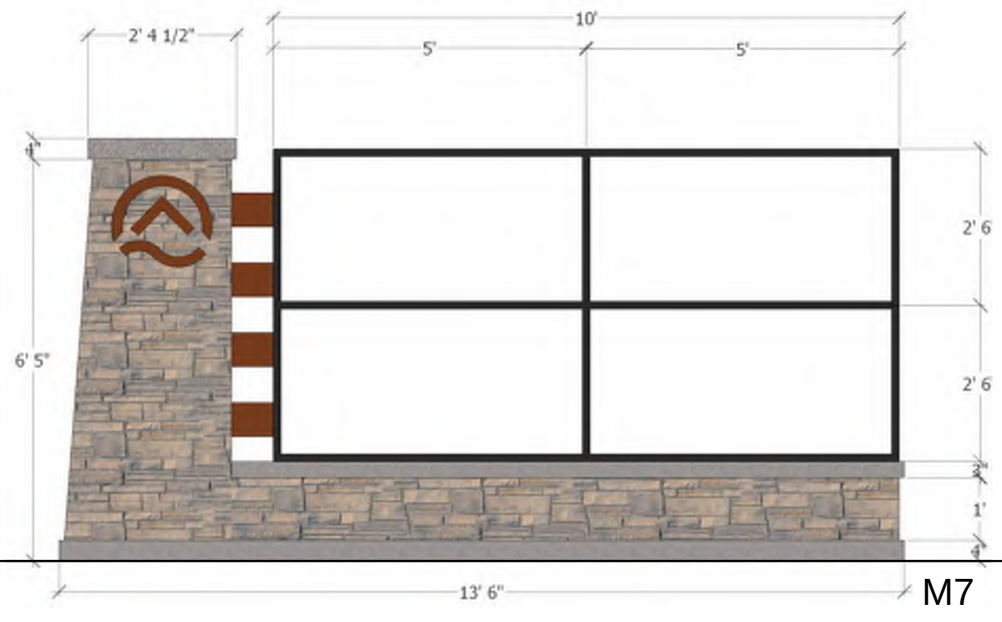
# CANYON CREEK COMMERCIAL CENTER

SPANISH FORK CITY SIGN PACKAGE

AUGUST 2022




M9




M7

# PROJECT SIGNS & PYLON SIGNS




N

250 0 250 500

SCALE IN FEET

## OVERALL SIGNAGE LEGEND

| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| PYLON SIGN (LED) | | 2 |
| PROJECT SIGN (LED)<br>HEIGHT INCREASES TO 45-FT WITH LED | | 2 |
| STAGE 1 - PROJECT SIGN - (CURRENT)<br>STAGE 2 - PYLON SIGN (LED*) - (FUTURE) | | 2 |
| PROJECT SIGN | | 11 |
| MONUMENT SIGN | | 56 |

* LED SIGN PARAMETERS ARE A CONTINUATION FROM PRIOR APPROVALS.

# PYLON SIGNS




N

250 0 250 500

SCALE IN FEET

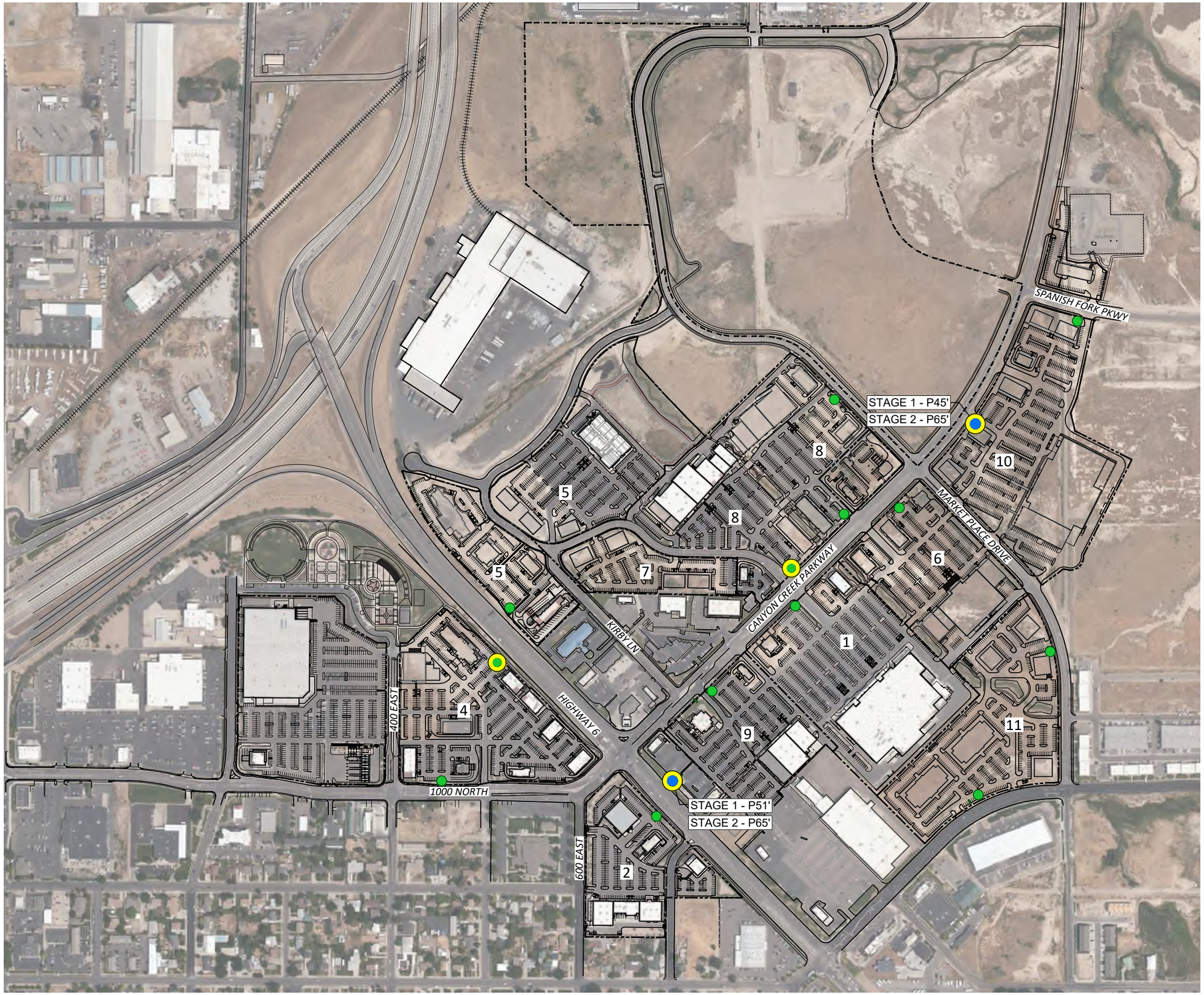
## OVERALL SIGNAGE LEGEND

| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| PYLON SIGN (LED) | | 2 |
| PROJECT SIGN (LED)<br>HEIGHT INCREASES TO 45-FT WITH LED | | 2 |
| STAGE 1 - PROJECT SIGN - (CURRENT)<br>STAGE 2 - PYLON SIGN (LED*) - (FUTURE) | | 2 |
| PROJECT SIGN | | 11 |
| MONUMENT SIGN | | 56 |

* LED SIGN PARAMETERS ARE A CONTINUATION FROM PRIOR APPROVALS.

P:\CANYON CREEK COMMERCIAL CENTER\Canyon Creek Signage\ Signage Exhibits\Canyon Creek Overall Signage Exhibit.dwg

# PROJECT SIGNS




N

250 0 250 500

SCALE IN FEET

## OVERALL SIGNAGE LEGEND

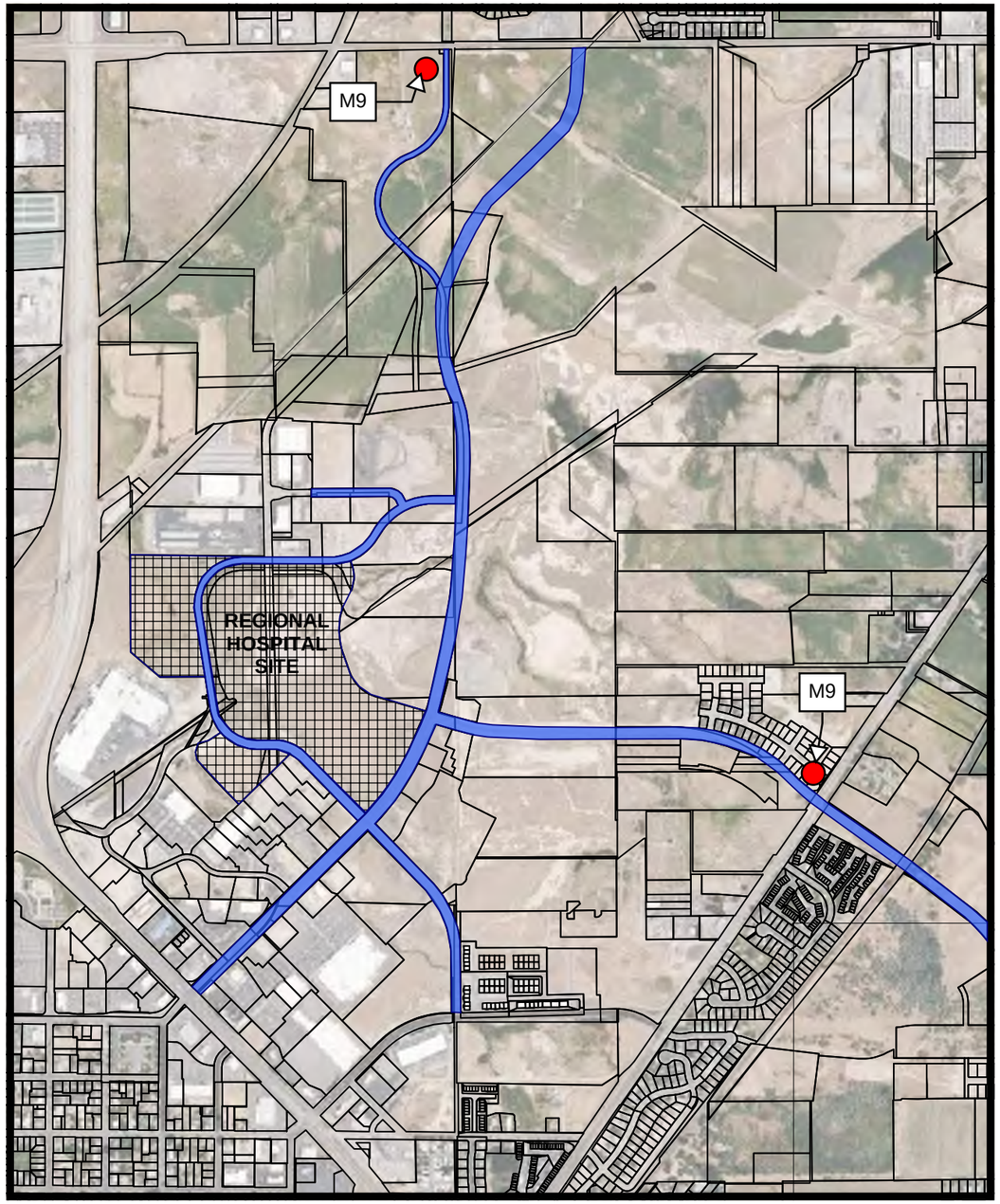
| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| PYLON SIGN (LED) | | 2 |
| PROJECT SIGN (LED)<br>HEIGHT INCREASES TO 45-FT WITH LED | | 2 |
| STAGE 1 - PROJECT SIGN - (CURRENT)<br>STAGE 2 - PYLON SIGN (LED*) - (FUTURE) | | 2 |
| PROJECT SIGN | | 11 |
| MONUMENT SIGN | | 56 |

* LED SIGN PARAMETERS ARE A CONTINUATION FROM PRIOR APPROVALS.

# CANYON CREEK COMMERCIAL CENTER

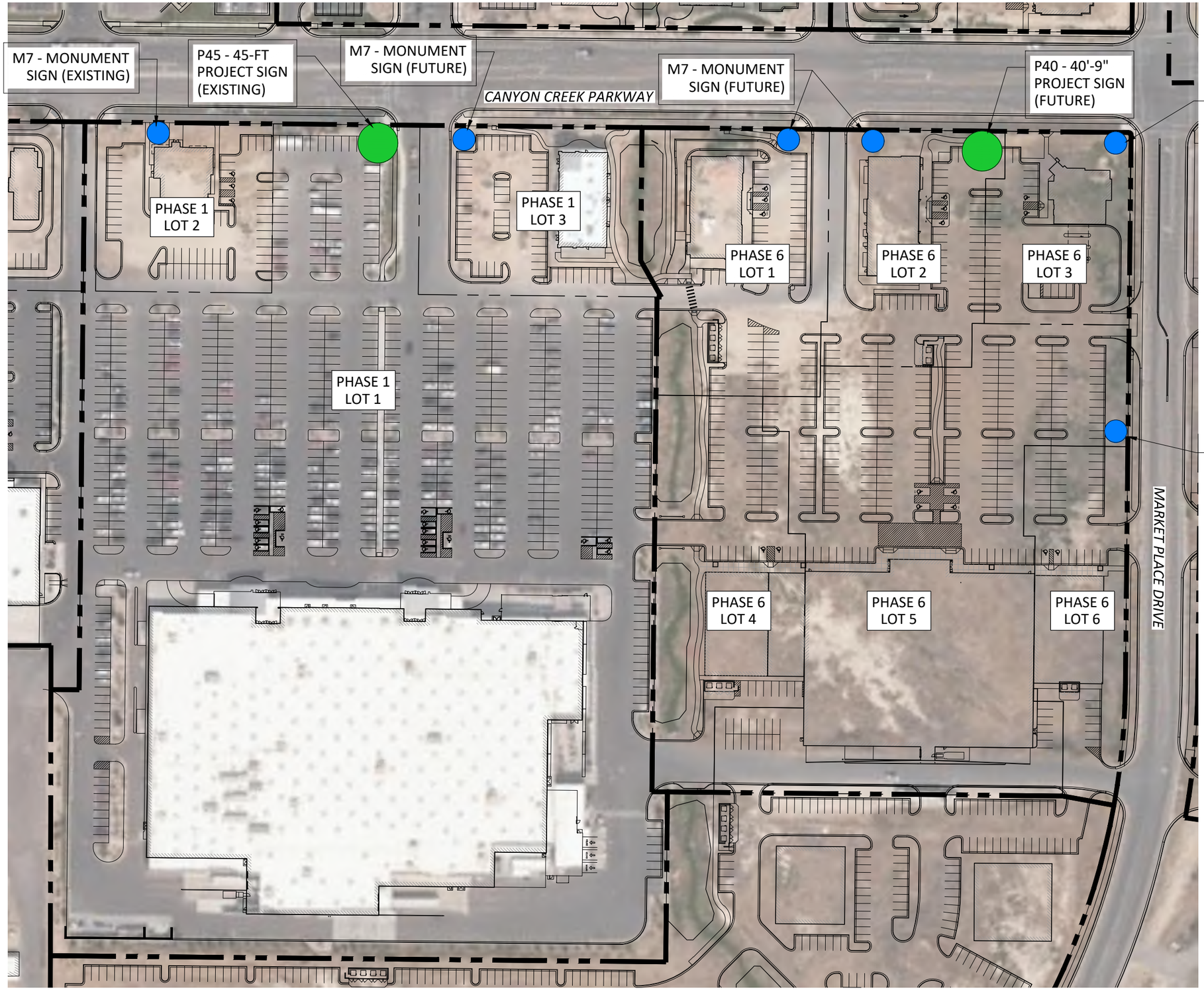
## SPANISH FORK CITY SIGN PACKAGE

## AUGUST 2022




Note:
the M9 signage location shown is a General schematic location. The exact placement will be determined in the future.

# CANYON CREEK COMMERCIAL CENTER SIGNAGE




M7 - MONUMENT SIGN (FUTURE)

N

PHASE 1 SIGNAGE LEGEND

| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| PYLON SIGN | | 0 |
| PROJECT SIGN | | 1 |
| MONUMENT SIGN | | 4 |

PHASE 6 SIGNAGE LEGEND

| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| PYLON SIGN | | 0 |
| PROJECT SIGN | | 1 |
| MONUMENT SIGN | | 2 |

M7 - MONUMENT SIGN (FUTURE)

# CANYON CREEK COMMERCIAL CENTER SIGNAGE



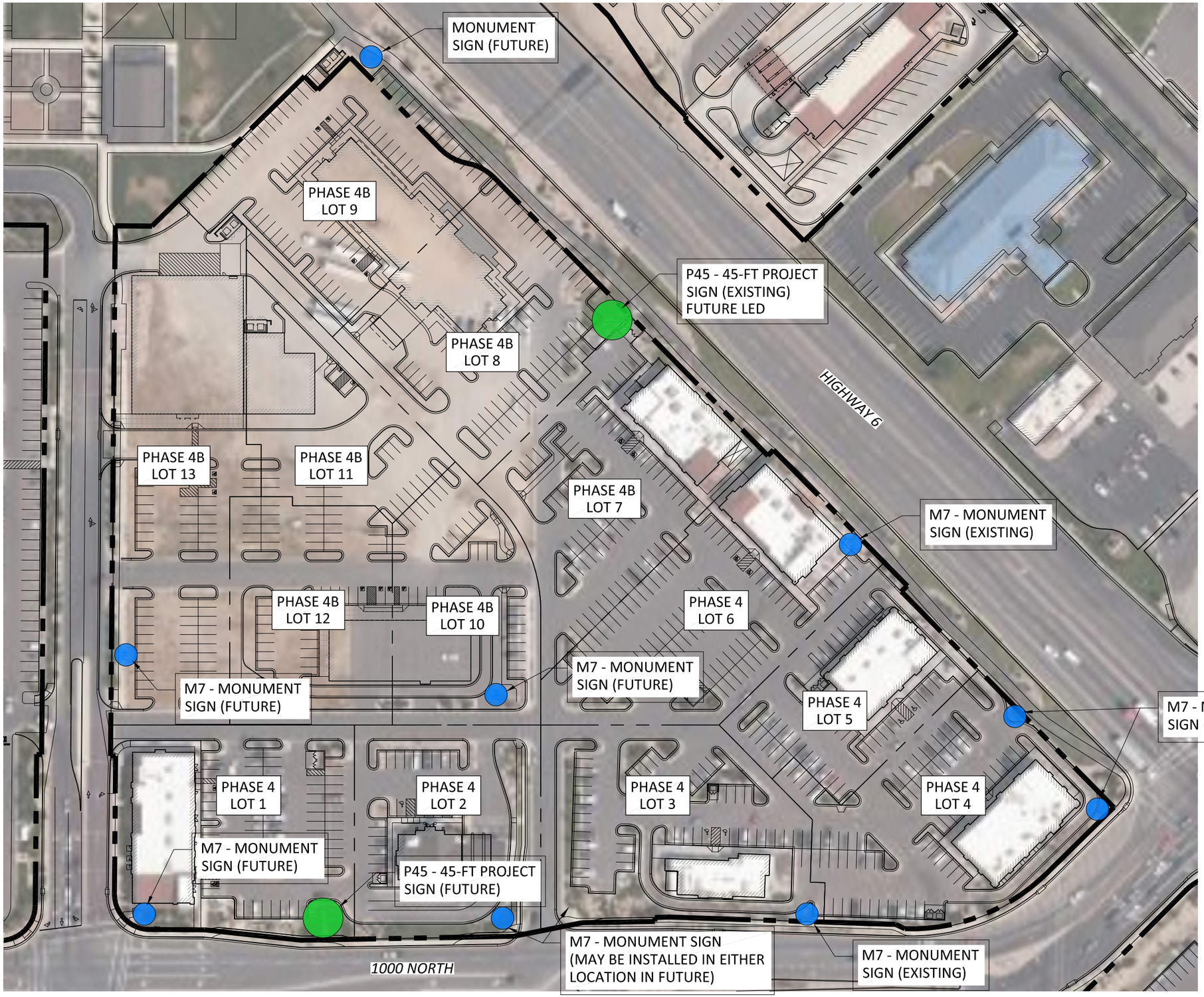

N

PHASE 2 SIGNAGE LEGEND

| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| PYLON SIGN | | 0 |
| PROJECT SIGN | | 1 |
| MONUMENT SIGN | | 4 |

Note:
All signage will be placed outside of the sight triangle in accordance to Construction Standard Drawing G-111 and Title 15.

# CANYON CREEK COMMERCIAL CENTER SIGNAGE

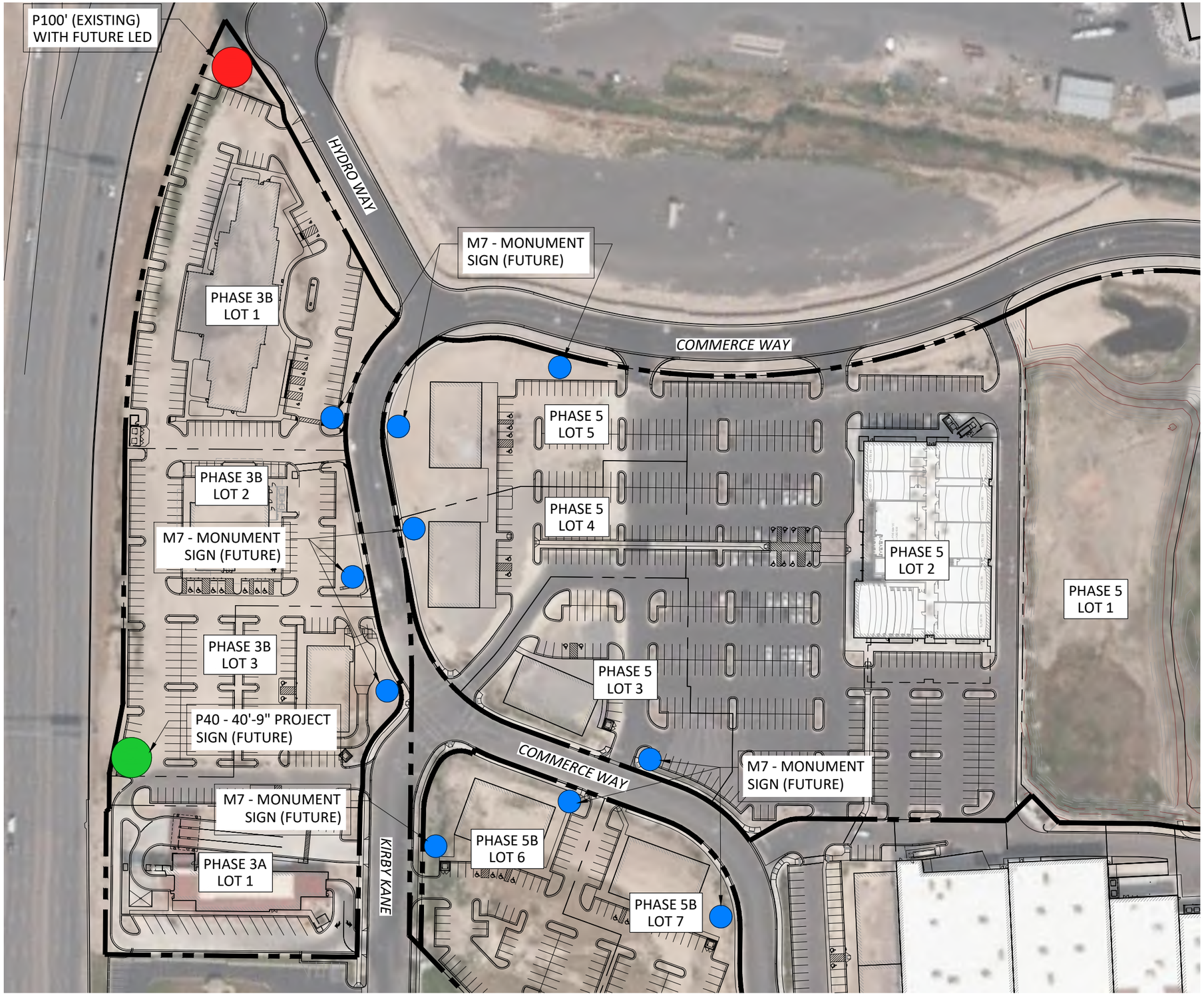



N

PHASE 4 SIGNAGE LEGEND

| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| PYLON SIGN | | 0 |
| PROJECT SIGN | | 2 |
| MONUMENT SIGN | | 9 |

# CANYON CREEK COMMERCIAL CENTER SIGNAGE




N

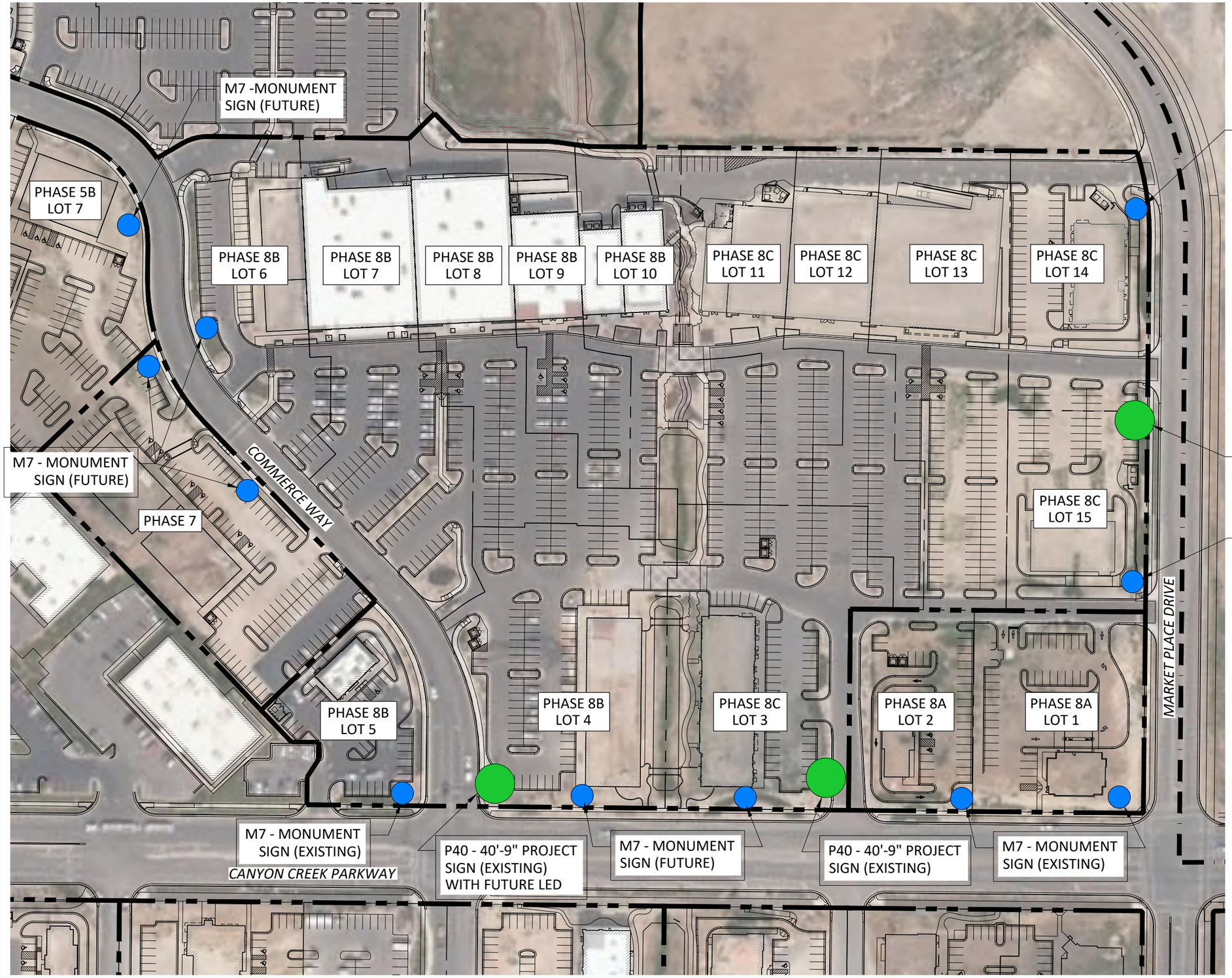
## PHASE 3 SIGNAGE LEGEND

| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| PYLON SIGN | | 1 |
| PROJECT SIGN | | 0 |
| MONUMENT SIGN | | 3 |

## PHASE 5 SIGNAGE LEGEND

| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| PYLON SIGN | | 0 |
| PROJECT SIGN | | 1 |
| MONUMENT SIGN | | 7 |

# CANYON CREEK COMMERCIAL CENTER SIGNAGE




M7 - MONUMENT SIGN (FUTURE)

P27 - 27-FT PROJECT SIGN (EXISTING)

M7 - MONUMENT SIGN (FUTURE)

N

PHASE 7 SIGNAGE LEGEND

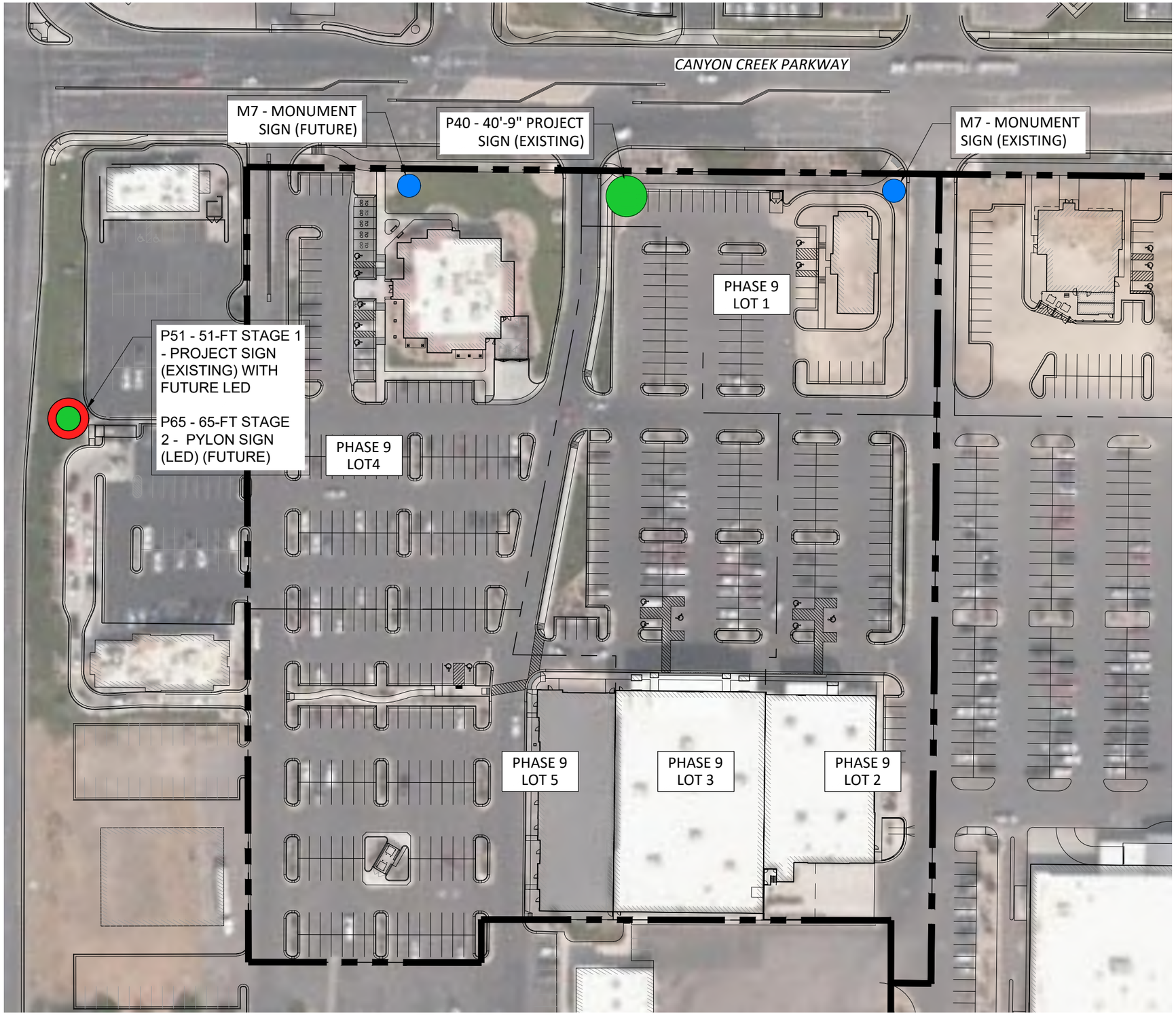
| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| PYLON SIGN | | 0 |
| PROJECT SIGN | | 0 |
| MONUMENT SIGN | | 2 |

PHASE 5 SIGNAGE LEGEND

| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| PYLON SIGN | | 0 |
| PROJECT SIGN | | 3 |
| MONUMENT SIGN | | 8 |

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# CANYON CREEK COMMERCIAL CENTER SIGNAGE



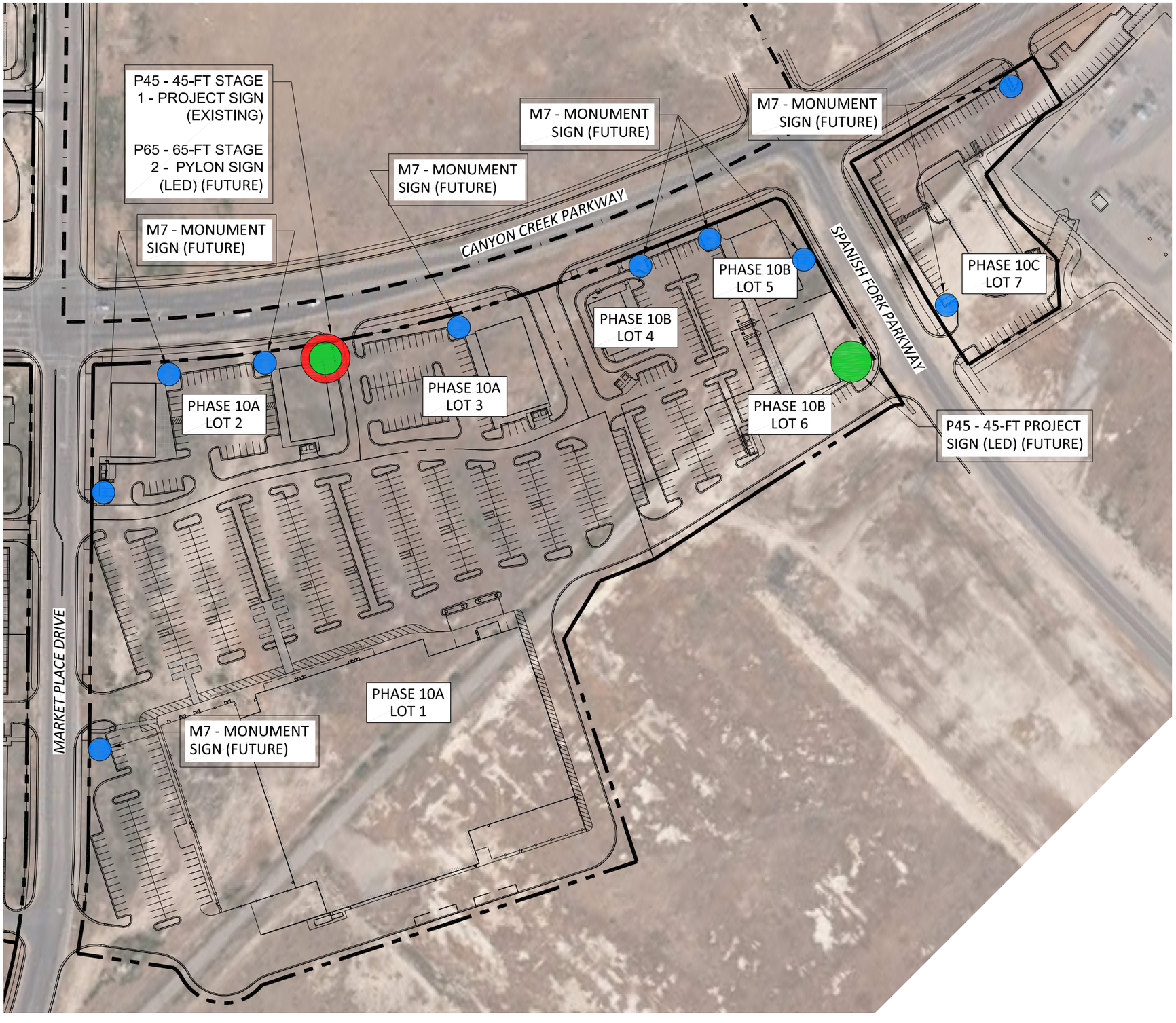

N

PHASE 9 SIGNAGE LEGEND

| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| STAGE 1 - PROJECT SIGN (LED)<br>STAGE 2 - PYLON SIGN (LED) | | 1 |
| PROJECT SIGN | | 1 |
| MONUMENT SIGN | | 2 |

P:\CANYON CREEK COMMERCIAL CENTER\Canyon Creek Signage\ Signage Exhibits\Canyon Creek Enlarged Signage Exhibits.dwg

# CANYON CREEK COMMERCIAL CENTER SIGNAGE



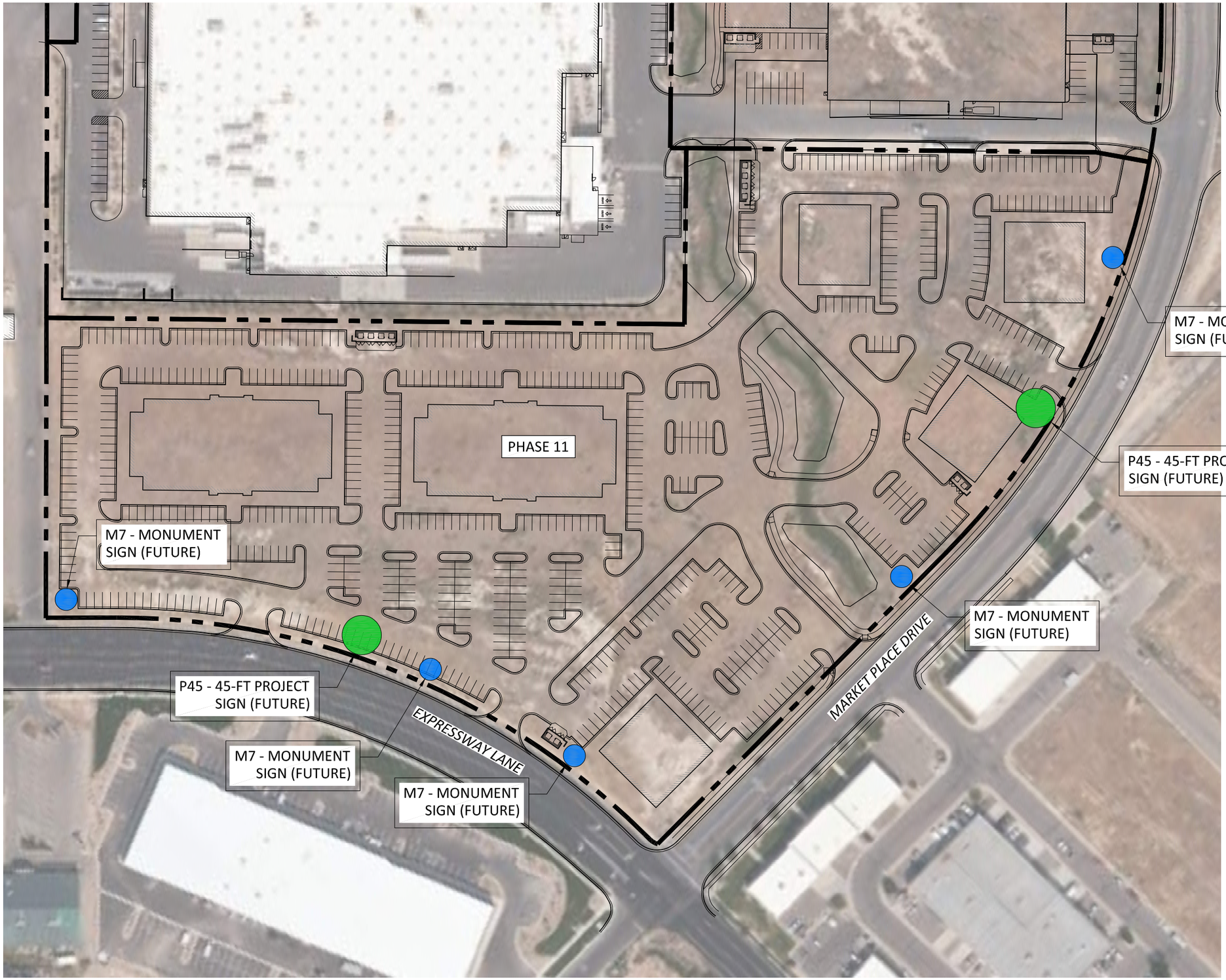

N

PHASE 10 SIGNAGE LEGEND

| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| STAGE 1 - PROJECT SIGN<br>STAGE 2 - PYLON SIGN (LED) | | 1 |
| PROJECT SIGN | | 1 |
| MONUMENT SIGN | | 10 |

Note:
All signage will be placed outside of the sight triangle in accordance to Construction Standard Drawing G-111 and Title 15.

# CANYON CREEK COMMERCIAL CENTER SIGNAGE




N

PHASE 11 SIGNAGE LEGEND

| ITEM | SYMBOL | QUANTITY |
|---|---|---|
| PHASE LINE | | |
| PYLON SIGN | | 0 |
| PROJECT SIGN | | 2 |
| MONUMENT SIGN | | 5 |

Note:
All signage will be placed outside of the sight triangle in accordance to Construction Standard Drawing G-111 and Title 15.

SPANISH FORK
PRIDE & PROGRESS

TO: Spanish Fork City Council

FROM: Kimberly Brenneman, Community Relations & Development Coordination Manager

DATE: August 30, 2022

RE: Title 15 Amendment Regarding Travel Trailers & Accessory Dwelling Units

**Background**:
As the City continues to work with property owners regarding travel trailers, accessory dwelling units and code enforcement, it has become necessary to add language to Title 15 that is clear and concise regarding these matters. The proposed language is to prevent ambiguity of the intent of ordinance 15.3.24.090.

**Recommended Action**:
Move to approve the amendments to Title 15 as proposed regarding 15.1.04.020 Definitions by adding the definition of a Dwelling Unit, amending the definition of a Recreational Vehicle, and by adding language to clarify section 15.3.24.090 Supplementary Regulations in regards to Travel Trailers and Accessory Dwelling Units (ADUs).

ORDINANCE NO. __

ROLL CALL

| VOTING | YES | NO | ABSENT | ABSTAIN |
|---|---|---|---|---|
| MIKE MENDENHALL<br>Mayor *(votes only in case of tie)* | | | | |
| CHAD ARGYLE<br>*Councilmember* | | | | |
| STACY BECK<br>*Councilmember* | | | | |
| BRANDON B. GORDON<br>*Councilmember* | | | | |
| SHANE MARSHALL<br>*Councilmember* | | | | |
| KEVIN OYLER<br>*Councilmember* | | | | |

I MOVE this ordinance be adopted: Councilmember _____

I SECOND the foregoing motion: Councilmember _____

ORDINANCE No. __

ORDINANCE AMENDING TITLE 15 OF THE SPANISH FORK MUNICIPAL CODE PERTAINING TO TRAVEL TRAILERS AND ACCESSORY DWELLING UNITS.

WHEREAS Spanish Fork City recognizes the importance of effectively regulating travel trailers and accessory dwelling units;

WHEREAS a public hearing was held before the Planning Commission on September 7, 2022, after which the Planning Commission made a recommendation on the proposed ordinance to the City Council;

WHEREAS the City Council considered the Planning Commission's recommendation and held a public hearing on September 20, 2022; and

WHEREAS the City Council finds that the proposed ordinance will further the public health, safety, and general welfare of Spanish Fork residents by creating clear and concise language regarding travel trailers, accessory dwelling units and code enforcement;

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

Section 1. Amendment of Municipal Code. The Spanish Fork Municipal Code is hereby amended as shown in Exhibit "A", attached hereto and incorporated herein, to amend Title 15.

Section 2. Effective Date. This ordinance shall be effective twenty days after passage and publication.

DATED: September 20, 2022.

_____

MIKE MENDENHALL, Mayor

ATTEST:

_____

Tara Silver, City Recorder

**EXHIBIT "A"**

**AMENDMENT OF THE MUNICIPAL CODE**

15.1.04.020 Definitions

"Accessory Dwelling Unit (ADU)": a habitable living unit added to, created within, or detached from a primary single-family dwelling and contained on one lot.

...

"Building": A structure. For floodplain management purposes, a walled and roofed building that is principally above ground, as well as a manufactured home. For insurance purposes, "Building" means:

A. A structure with two or more outside rigid walls and a fully secured roof, that is affixed to a permanent site; or
B. A manufactured home (a "manufactured home," also known as a mobile home, is a structure built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or
C. A travel trailer without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the community's floodplain management and building ordinances or laws.

...

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

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

"Dwelling Unit": a building, structure, or portion thereof used to provide living or sleeping accommodations that also provides a kitchen and a bathroom.

...

~~"Recreational Vehicle": Means a vehicle, which is:~~

~~A. Built on a single chassis.~~
~~B. 400 square feet or less when measured at the largest horizontal projections.~~
~~C. Designed to be self-propelled or be permanently towable by a light duty truck.~~
~~D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.~~

"Recreational Vehicle": a travel trailer, camping trailer, truck camper, motorhome, or vehicle used for temporary travel, recreation, or vacation that is either self-propelled or is mounted on or pulled by another vehicle.

...

15.3.24.090 Supplementary Regulations

...

A. Accessory Structures:

1. All accessory structures must meet the following requirements:
    a. All accessory structures are required to obtain a building permit. Permits for structures that are less than 200 square feet or are otherwise exempt from the adopted Building Code, as set forth in §14.04.010, are free of charge.
    b. All detached accessory structures must be located behind the front wall plane of the principal structure.
    c. Where property abuts against Interstate 15 or U.S. Highway 6, accessory structures have no required set back from the Interstate 15 or Highway 6 right-of-ways.
    d. The combined square footage of all detached accessory structures shall not exceed 15% of the total lot area if the structure is entirely within the setbacks for the principal structure, or 10% of the total lot area if the structure is located elsewhere on the lot.
    e. If any accessory structure must be removed, relocated, or otherwise modified in any manner in order to access public utilities, the property owner shall bear the full expense of such removal, relocation or modification, together with all costs of restoration.
    f. Accessory structures located on a corner lot shall meet the same front, rear, and side setbacks as required for accessory structures on an interior lot. Accessory structures located behind the front plane of the house and

within 20 feet a public right-of-way shall be architecturally compatible with the primary structure on the lot. The second clear vision area as addressed in §15.4.16.150 needs to be maintained at all times.

g. The minimum front setback for detached accessory structures shall conform to the minimum front setback for the existing principal structure and shall be set at least five (5) feet, measured from eave to eave, from all structures on the property.
h. Accessory structures that meet the setback requirement for the principal building may be allowed to meet the maximum height allowed in that zone.
i. The maximum height for detached accessory structures shall be 20 feet to the peak of the roof measured from the finish grade (measured 5-feet from the proposed structure). Any structures taller than 15 feet shall have a roof pitch of no less than 2/12.
j. Properties over one-half acre in size can increase the maximum height to 24 feet by having the rear and side setbacks the same as the building height.
k. The structure must be constructed so all water runoff from the accessory structure does not flow onto adjoining properties.
l. Accessory Structures that house Accessory Dwelling Units shall be architecturally compatible with the Primary Structure on the lot, shall be permanently connected to utilities via laterals from the Primary Structure or laterals from the public right-of-way, and shall maintain setbacks of no less than five (5) feet from all property lines and other structures.
m. External or detached ADUs shall not have more than 1,000 square feet of habitable living space.
n. A Recreational Vehicle is not considered an accessory structure and may not be used as a dwelling unit within any zone. It shall be unlawful for any person to reside in or to use a Recreational Vehicle as a dwelling unit.

2. Structures that are 200 square feet and less in area and are less than five (5) feet from the property line must meet the following additional requirements:
    a. Structures with a wall height of eight (8) feet or less and a maximum peak height of 12 feet may be constructed with no side or rear setback from property lines. In no case may any portion of a structure extend beyond the property line.

3. Structures larger than 200 square feet in area must meet the following additional requirements:
    a. Meet all adopted Building Code regulations as set forth in §14.04.010.
    b. Must maintain a minimum setback of five (5) feet to the side or rear property line.
    c. Be anchored to concrete footings as outlined in the adopted Building Code as set forth in §14.04.010.
    d. Accessory structures over 200 square feet in size that are located between the front and back planes of the house must be architecturally compatible with the principal structure.

...

E. Accessory Dwelling Units (ADUs):

1. This sub-section is established to provide regulations for ADUs.
2. Requirements for Approval. A building permit may only be issued for ADUs provided that the following requirements are met:
    a) The property must be located in the R-3, R-1-6, R-1-8, R-1-9, R-1-12 or R-1-15, R-1-20, R-1-30, R-1-40, R-1-60, R-1-80 or R-R zones.
    b) The owner of the property must reside on the property. Exceptions shall be permitted if the property owner applies to have the occupancy requirement suspended, if the owner has resided on the property for at least one (1) year and if any of the following situations exist:
        1. The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this suspension).
        2. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.

c. Only one ADU shall be created on a parcel. The ADU may only be located within a single-family dwelling or in an Accessory Structure. Accessory Structures that house ADUs shall be constructed as permanent structures. A Recreational Vehicle is not considered an accessory structure and may not be used as an ADU.

d. ADUs are only permitted on lots 6,000 square feet or larger.

e. The property must have a total of three (3) parking spaces for the primary single-family dwelling with an internal ADU and four (4) parking spaces for a primary single-family dwelling with an external or detached ADU, which meet the criteria provided in section §15.4.16.120. I.e., two (2) parking spaces are required for the

primary single-family dwelling and one (1) parking space for the internal ADU. The parking spaces for the ADU may not be provided in a tandem arrangement.

f. The ADU must be registered with the City Community Development Department. Any fees required for registration shall be defined in the City's Annual Budget.

g. The ADU shall meet all applicable building and fire codes.

...

**15.4.12.070 Reimbursable Projects**

Growth related infrastructure that does not have local connections shall be eligible for 100% reimbursement through impact fees. All infrastructure ~~roads~~ along non-residential and multi-family development shall be considered to have local connection to the development. Parks shall not be considered to have local connection. If there are local connections, the incremental difference between the regional and local infrastructure cost shall be eligible for reimbursement from impact fees. See the table below for local infrastructure base sizes.

| | |
|---|---|
| Pressurized Irrigation | 6-inch |
| Drinking Water | 8-inch |
| Sanitary Sewer | 8-inch |
| Storm Drain | 15-inch |
| Non-Residential Roads | Commercial Local Road |
| Residential Roads | Residential Local Road |
| Power | 200 amp |

600 amp electric lines are 28% reimbursable from impact fees. Transportation ~~Roadway~~ impact fee reimbursement shall only apply to improvements and land from back of curb to back of curb unless offsite along previously developed land. Intersection impact fee reimbursement shall be calculated by averaging the percent impact fee eligible of the two intersecting streets.

Eligible projects become reimbursable once they are added to the Impact Fee Facilities Plan (IFFP). The City Public Works Director will determine when projects will be added to the IFFP.

(Ord. No. 14-16, Enacted 09/20/2016)
(Ord. No. 22-17, Enacted 09/19/2017)

HISTORY

*Amended by Ord. 06-20 on 6/16/2020*

*Amended by Ord. 27-22 Amending Section 15.4.12.070 of the Spanish Fork Municipal Code Pertaining to Reimbursable Projects on 7/12/2022*

## 15.4.12.070 Reimbursable Projects

Growth related infrastructure that does not have local connections shall be eligible for 100% reimbursement through impact fees. All roads along non-residential and multi-family development shall be considered to have local connection to the development. Parks shall not be considered to have local connection. If there are local connections, the difference between the regional and local infrastructure cost shall be eligible for reimbursement from impact fees600 amp electric lines are 28% reimbursable from impact fees. Roadway impact fee reimbursement shall only apply to improvements and land from back of curb to back of curb unless offsite along previously developed land. Intersection impact fee reimbursement shall be calculated by averaging the percent impact fee eligible of the two intersecting streets.

Eligible projects become reimbursable once they are added to the Impact Fee Facilities Plan (IFFP). The City Public Works Director will determine when projects will be added to the IFFP.

(Ord. No. 14-16, Enacted 09/20/2016)
(Ord. No. 22-17, Enacted 09/19/2017)

HISTORY

*Amended by Ord. 06-20 on 6/16/2020*

*Amended by Ord. 27-22 Amending Section 15.4.12.070 of the Spanish Fork Municipal Code Pertaining to Reimbursable Projects on 7/12/2022*