



## **AMENDED CITY COUNCIL AGENDA**

PUBLIC NOTICE is hereby given that the City Council of Spanish Fork, Utah, will hold a regular public meeting in the Council Chambers in the City Office Building, **40 South Main Street**, Spanish Fork, Utah, commencing at **6:00 p.m. on February 2, 2010.**

### **AGENDA ITEMS:**

#### **1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITIONS:**

- a. Pledge
- b. Recognition Presentation
- c. Employee of the Quarter

#### **2. PUBLIC COMMENTS:**

Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comment will be limited to three minutes per person. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing. The Mayor or Council may restrict the comments beyond these guidelines.

#### **3. COUNCIL COMMENTS:**

#### **4. CONSENT ITEMS:**

These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.

- a. \* [Minutes of Spanish Fork City Council Meeting – January 19, 2010.](#)
- b. \* [Cemetery Vault Ordinance](#)

#### **5. NEW BUSINESS:**

- a. False Alarm Presentation
- b. Parks Regulation Presentation
- c. \* [Isaacson General Plan and Zoning map amendments, located in the vicinity of 885 North 200 East. The proposal would change the General Plan and Zoning Maps to permit commercial uses at 885 North 200 East. \(Continued from January 19, 2010\)](#)
- d. Board Appointments

#### **6. CLOSED SESSION:**

- a. Land Sale

### **ADJOURN:**

\* Supporting documentation is available on the City's website [www.spanishfork.org](http://www.spanishfork.org)

Notice is hereby given that:

- In the event of an absence of a quorum, agenda items will be continued to the next regularly scheduled meeting.
- By motion of the Spanish Fork City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed executive meeting for any of the purposes identified in that Chapter.
- This agenda is also available on the City's webpage at [www.spanishfork.org](http://www.spanishfork.org)

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 Council Meetings located at 40 South Main St. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 804-4530.

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**Tentative Minutes  
Spanish Fork City Council Meeting  
January 19, 2010**

Elected Officials Present: Mayor G. Wayne Andersen, Councilman Steve Leifson; Jens Nielson; Rod Dart, Richard M. Davis; Keir Scoubes

Staff Present: David Oyler, City Manager; Seth Perrins, Assistant City Manager; Junior Baker, City Attorney; Kent Clark, Finance Director; Richard Heap, Public Works Director; Dave Anderson, Community Development Director; Dale Robinson, Parks and Recreation Director; Kimberly Robinson, City Recorder

Citizens Present: Glen Bradford, Thad Jensen, Clay Creer, Shad Prior, Kelton Davis, Carson Christensen, Dillon Sleper, Colton Creer, Jon Ellis, Sean LeFevre, Cary Hanks, Lana Creer Harris, Chris Hailstone, Steve Broadbent, Fred O. Mason, Nina S. Mason, Dennis McFall, Terry Schow, Enzo Geroli, Joe Johnson, Kraig Erickson, Dal Hawks

**CALL TO ORDER, PLEDGE:**

Mayor Andersen called the meeting to order at 6:00 p.m.

Thad Jensen led in the pledge of allegiance.

**PUBLIC COMMENT:**

Jen Allen with Advanced Spinal Care invited the community to take advantage of the wellness information they have to offer.

**COUNCIL COMMENTS:**

Councilman Dart recognized Chamber Director Cary Hanks.

Cary Hanks, Chamber Director  
Ms. Hanks welcomed all to join the Chamber of Commerce and noted the benefits included with the membership.

Mayor Andersen had the opportunity to represent Spanish Fork at a drug prevention seminar, which offered very great educational information. He asked that families continue to be vigilant and discuss the issues together.

**PUBLIC HEARING:**

Councilman Leifson made a **Motion** to open the public hearing. Councilman Davis **Seconded** and the motion **Passed** at 6:04 p.m.

**Proposed Amendment to Title 15, the proposed amendment would change the design and separation criteria for assisted living facilities and residential facilities for elderly persons.**

49 Mr. Anderson explained the basis behind the change to the text. He noted that the  
50 Planning Commission recommended approval as well as staff.

51  
52 There was no public comment given at this time.

53  
54 Councilman Davis made a **Motion** to close the Public Hearing. Councilman Nielson  
55 **Seconded** and the motion **Passed** all in favor at 6:09 p.m.

56  
57 Councilman Dart explained there is a need for the assisted living facilities in Spanish  
58 Fork.

59  
60 Councilman Davis has spoken to the neighbors of these facilities and they love them.

61  
62 Councilman Davis made a **Motion** that the assisted living facility and residential facilities  
63 for the elderly persons in Title 15 design and separation section not be subject to the  
64 listed criteria. Councilman Dart **Seconded** and the motion **Passed** all in favor.

65  
66 **CONSENT ITEMS:**

67  
68 **a. Minutes of Spanish Fork City Council Meeting – January 5, 2009**

69  
70 Councilman Leifson made a **Motion** to approve the consent items. Councilman Nielson  
71 **Seconded** and the motion **Passed** all in favor.

72  
73 **NEW BUSINESS:**

74  
75 **I- 15 CORE Presentation**

76  
77 Dal Hawks, I-15 Core  
78 Mr. Hawks gave a presentation regarding the project for the area and the teams working  
79 on the interchange.

80  
81 **Utah Department of Veterans Affairs Presentation**

82  
83 Thad Jensen  
84 Mr. Jensen reported on the memorial wall status and thanked those that have donated.  
85 He also stated the wagon for the crosses is being built and will be very nice to have.

86  
87 Dennis McFall  
88 Mr. McFall explained what the Utah State Veterans Nursing Home for Utah County will  
89 look like. He stated it will be on a single level and be comprised of 75,000 square feet in  
90 separate buildings. He noted the rooms will be private, which sets the new standard. He  
91 then presented the information regarding the facility.

92  
93 **Orchard View Heights Preliminary Plat, located in the vicinity of 820 East 750  
94 South. The proposed plat would create 5 residential lots.**

95  
96 Community Development Director Anderson explained the proposal.

97  
98 Councilman Davis stated the storm drains are the issues he see's with this development

99 which will be addressed in the future.

100  
101 Councilman Dart made a **Motion** to approve the preliminary plat for Orchard View  
102 Heights subject to the following conditions:

- 103 1. That a public utility easement be recorded for Mr. Allen's property to the north of  
104 the proposed development
- 105 2. That the applicants provide a temporary storm drain retention area until the line  
106 can be extended by the City to the south.
- 107 3. That the applicants adjust the road to match existing street cross section on 780  
108 South.
- 109 4. That the applicants follow the construction and development standards.

110 Councilman Leifson **Seconded** and the motion **Passed** all in favor.

111  
112 **Proposed Amendment to Title 5, the proposed amendment would change the City's**  
113 **standards for temporary commercial signage.**  
114

115 Community Development Director Anderson explained the need to allow signage but not  
116 have it be sign clutter. They recognize the need for businesses developers etc. to have  
117 adequate signage to compete and they are trying to balance the need and still maintain  
118 an attractive community. He stated staffs recommendation is not to approve the change.  
119

120 Joe Johnson, Westfield Properties

121 Mr. Johnson explained they have noticed optimism has helped in bringing projects to the  
122 North Park Area. He noted increased signage can definitely help in the positive outlook  
123 for the projects. He noted that they attend the national conventions and are dealing with  
124 not only those people but also the more local business owners so they can express their  
125 interest in looking to use the spaces.  
126

127 Kraig Erickson, Head Leasing Agent

128 Mr. Erickson stated the sign is not going to bring the tenants, but when they do an  
129 introduction and have a "Wow" factor, they are more likely to be impressed with the space  
130 and see that it is a legitimate development.  
131

132 Councilman Nielson agreed that it is hard to make a change that is designed just for this  
133 group; it may show as favoritism and they do not want to do that.  
134

135 Mayor Andersen voiced his opinion and reminded those in attendance that the city has a  
136 large investment in that property as well, infrastructure is in the development and the park  
137 is being built. The city has an investment in the project. He asked that they think about  
138 what would make the best improvements to help market the project.  
139

140 Councilman Scoubes would like to see the metrics on signage, he noted the phone  
141 number would be at the base of the sign and is not sure how much better it would work  
142 even if the sign is bigger. He asked regarding the large signage, will the large sign be  
143 allowed there until someone breaks ground or until the project is completed. He feels  
144 there are factors and conditions that should be addressed before a decision is made.  
145

146 Mayor Andersen stated that with all the amendments being put into place, if the Council  
147 decides not to change the ordinance he feels the projects that are already set to come in  
148 will help sell the project. He noted at the same time this is a project like never before in  
149 Spanish Fork and the City has a big investment in it, they need to do what they can to  
150 help the project succeed.

151  
152 Mr. Erickson stated they have to show more than a city park to get the tenants to come.  
153  
154 Councilman Leifson feels once the big box stores come the smaller tenants will follow.  
155  
156 Mr. Erickson stated certainly with the big box project the co-tenants do come.  
157  
158 Discussion was made regarding the pro's and con's of the changes.  
159  
160 Councilman Dart feels a big sign is not going to make this project and a small sign is not  
161 going to break it.  
162  
163 Councilman Nielson understands the sign won't make and or break the project and  
164 understands the reasons not to change the ordinance, Councilman Scoubes said the  
165 Mayor made a point this is not an ordinary project and they want to help it succeed. He  
166 would not lose sleep if they allowed the sign or if they kept it as it is.  
167  
168 City Attorney Junior Baker suggested taking a look at some other options that might work  
169 and see what is proposed.  
170  
171 Councilman Scoubes asked that it be tabled and that they look to establish an ordinance  
172 that meets the needs of what is best for the city but what the citizens want as well.  
173  
174 Mayor Andersen is not sure what he feels to do on this matter.  
175  
176 Councilman Scoubes made a **Motion** to table action on this agenda item until the City  
177 Council can look at wording in the ordinance as well as create some mock ups that could  
178 make it acceptable to everyone.  
179 Councilman Nielson **Seconded** the motion.  
180 Councilman Dart, Nielson, Scoubes, and Leifson voted in favor.  
181 Councilman Davis voted against.  
182 Motion **Passed** by roll call vote.  
183  
184 **Isaacson General Plan and Zoning map amendments, located in the vicinity of 885**  
185 **North 200 East. The proposal would change the General Plan and Zoning Maps to**  
186 **permit commercial uses at 885 North 200 East. (continued from 1-05-2010)**  
187  
188 This item was continued until the next meeting.  
189  
190 **Budget Revision FY 2010 Revision 2 – General Fund Line Item Reallocation.**  
191  
192 Mr. Kent Clark gave the information regarding the budget revision. He noted this is not a  
193 public hearing because they are not increasing any of the funds, just reallocating.  
194  
195 Councilman Leifson made a **Motion** to approve the reallocation. Councilman Nielson  
196 **Seconded** and motion **Passed** all in favor.  
197  
198 **EXECUTIVE CLOSED SESSION:**  
199  
200 Councilman Dart made a **Motion** to adjourn to Executive Closed Session for Potential  
201 Litigation and Land Sale. Councilman Davis **Seconded** and the motion **Passed** all in  
202 favor by a roll call vote at 8:12 p.m.

203  
204 ADOPTED:  
205  
206

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Kimberly Robinson, City Recorder

DRAFT

## MEMO

To: Mayor and Council  
From: S. Junior Baker  
Date: 26 Jan. 2010  
Re: Cemetery Vault Ordinance

At the Council Retreat Work Session, the City Council reviewed and discussed the need to adopt an ordinance which requires burials in the cemetery to be in vaults. The ordinance is on the Feb. 3 council agenda.

As this has been reviewed by the Council, it appears as a consent item.

ORDINANCE NO. \_\_\_\_\_

**ROLL CALL**

<b>VOTING</b>	<b>YES</b>	<b>NO</b>
<b>MAYOR G. WAYNE ANDERSEN</b> <i>(votes only in case of tie)</i>		
<b>ROD DART</b> <i>Councilmember</i>		
<b>RICHARD M. DAVIS</b> <i>Councilmember</i>		
<b>STEVE LEIFSON</b> <i>Councilmember</i>		
<b>JENS P. NIELSON</b> <i>Councilmember</i>		
<b>KEIR A. SCOUBES</b> <i>Councilmember</i>		

I MOVE this ordinance be adopted: \_\_\_\_\_

I SECOND the foregoing motion \_\_\_\_\_

**ORDINANCE No.**

**AN ORDINANCE REQUIRING BURIAL VAULTS  
TO BE USED IN THE CEMETERY**

WHEREAS, Spanish Fork City owns and maintains a cemetery for use by its residents;  
and

WHEREAS, the City has followed the state guidelines which require vaults for burial,  
but has recently discovered that the City Ordinances do not require the same; and

WHEREAS, in order to avoid confusion between state guidelines and City requirements,  
it is appropriate to amend the Ordinance on cemeteries to require burial vaults in the cemetery;  
and

WHEREAS, burial vaults prevent the ground from sinking and allows for a more beautiful cemetery;

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

I.

Spanish Fork City Municipal Code Section 7.04.010 Interment to be in cemeteries is hereby amended to include burial vaults as follows:

**7.04.010 Interment to be in cemeteries.**

No dead human bodies shall be interred within the limits of the City except in a cemetery operated by the City or otherwise established in accordance with law. It shall be unlawful for any person to be buried in the cemetery unless the casket is placed in a vault made of concrete or another material that has similar structural property as concrete and which is approved by the cemetery sexton.

II.

This Ordinance shall become effective 20 days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this \_\_\_\_\_ day of January, 2010.

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G. WAYNE ANDERSEN, Mayor

ATTEST:

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Kimberly Robinson, City Recorder



# REPORT TO THE CITY COUNCIL ISAACSON ZONE CHANGE AND GENERAL PLAN AMENDMENT

**Agenda Date:** February 2, 2010

**Staff Contacts:** Dave Anderson, Community Development Director

**Reviewed By:** Development Review Committee, Planning Commission

**Request:** The subject property is currently zoned R-1-6. The applicant has requested that the zoning be changed to Residential Office. The subject property is currently being used as a single-family dwelling with a Home Occupation.

**Zoning:** R-1-6 existing, Residential Office requested

**General Plan:** Residential 5.5 to 8 units per acre existing, Residential Office requested

**Project Size:** 0.3 Acres

**Number of lots:** 1

**Location:** 885 North 200 East

## Background Discussion

*This request was continued from the Council's January 5, 2010 meeting.*

*Staff understands that the City Council continued this item so as to provide the applicant an opportunity to prepare a Site Plan that would indicate how they propose to provide parking on the site, should the zoning ultimately permit their desired use.*

*Attached to this report is Mr. Isaacson's latest submittal relative to how he proposes that the site be improved to accommodate the proposed Residential Office use. Either of the proposed site designs would have to be modified to conform to the requirements that would be reviewed as part of the Site Plan approval process. With that said, I believe that the subject site can accommodate the proposed use. This may require significant modifications to the existing structure but, again, I believe the requirements can be met. Also, relative to modifications to the structure, I note that the structure will need to be modified in any case so as to comply with IBC and ADA requirements.*

*Staff's position on the proposed Amendments has not changed. I believe there is both a very logical basis for granting the request as proposed and sound reasoning for not entertaining the Amendments until after the Planning Commission has reviewed the General Plan in a more comprehensive fashion.*

The applicant, Scott Isaacson, is requesting a General Plan Amendment and Zone Change so as to utilize a dwelling on the property as a commercial site and perhaps as a dwelling as well. At present, the applicant resides at the subject property and operates a Home Occupation from that location.

The City has reviewed other proposals to amend the General Plan Map along the 900 North corridor in recent years. In light of discussions related to those proposals, staff has anticipated applying some focus on this area when the City-wide General Plan update is performed next year.



With that said, staff is not averse to acting on this proposal at this time, but does suggest that the General Plan Amendment not be considered in an isolated fashion. In staff's view, land-uses found in the surrounding area lend credibility to a proposal to include Residential Office in the vicinity of the subject property.

With this in mind, the Development Review Committee has recommended that the City Council do one of two things. One suggestion is to not act on the proposal at this time but to instead review the entire 900 North corridor between Main Street and 800 East as part of the 2010 General Plan update. A second suggestion would involve changing the General Plan for the northern portion of the block surrounded by 800 North, 900 North, 100 East and 200 East to Residential Office. Perhaps the only option that staff would object to involves changing the General Plan only for the subject property rather than to look at a broader area and the potential impacts and changes that may result.

### **Development Review Committee**

The Development Review Committee reviewed this request in their November 18, 2009 meeting. Minutes from that meeting read as follows:

#### **Isaacson Zone Change and General Plan Amendment**

Applicant: Scott Isaacson  
General Plan: Residential 5.5 to 8 units per acre existing, Residential Office requested  
Zoning: R-1-6 existing, Residential Office requested  
Location: 885 North 200 East

The applicant Scott Isaacson explained to the committee that they had purchased the home and were running a home occupation business out of it. He said the block that the home was located on already had some commercial zoning. He explained that if they were granted the R-O zoning that they would continue to run the business as they were running it currently but that they would move out of the home. He said that in the future they might want to live there and run the commercial business.

Mr. Anderson explained that the City Council would be looking at the General Plan in 2010 and that the area of town that this proposal was located in was one of the areas that the City

Council was going to study. He said that the commission might not want to take action on this proposal until they studied the entire area in 2010.

Mr. Isaacson said he would still like to move forward with his request.

Mr. Anderson **moved** to recommend that the City Council either **approve** a General Plan Amendment to the portion of the block that was not Professional Office to Professional Office/Residential Office or that they **review** this when they review the General Plan Amendment. Mr. Baker **seconded** and the motion **passed** all in favor.

Mr. Anderson **moved** that if they approve the General Plan Amendment that the zone be changed to Residential Office. Mr. Baker **seconded** and the motion **passed** all in favor.

### **Planning Commission**

The Planning Commission reviewed this request in their December 2, 2009 meeting and recommended that action be postponed until the General Plan is updated in 2010. Minutes from that meeting read as follows:

#### **Isaacson Zone Change and General Plan Amendment**

Applicant: Scott Isaacson  
General Plan: Residential 5.5 to 8 units per acre existing,  
Residential Office requested  
Zoning: R-1-6 existing, Residential Office requested  
Location: 885 North 200 East

Mr. Anderson explained the proposal and the General Plan. He said that a Home Occupation Business License had been issued for this location but that the applicant would like to use the structure as a commercial use. He explained that this section of the City was one of the sections that the Commission anticipates studying with the General Plan in 2010.

Chairman Christianson asked if there had been any contact with any of the other property owners that the City had included in the General Plan Amendment. Mr. Anderson said no.

Scott Isaacson

Mr. Isaacson said they had purchased the home in August and cleaned it up. He said his wife had a master's degree in oriental medicine. She has 15-25 patients a week with one patient coming every hour. He said that they had looked at the zoning rules. He said he felt the change would not change the nature of the neighborhood and that he had met most of the neighbors and talked with them and feel that they are supportive.

Steve Hogan

Mr. Hogan is concerned about the Zone Change and if his taxes would go up.

Mr. Anderson explained the difference in the C-O and R-O zones.

Mr. Isaacson explained what the difference would be to run the home-based business versus a commercial business.

Discussion was held regarding looking at the bigger picture with the General Plan.

Commissioner Robins asked Mr. Anderson how long he felt the General Plan discussion would last. Mr. Anderson said probably into July of 2010.

Commissioner Evans expressed concern with the precedence of piece-mealing the general plan and not looking at it from a broader view.

Discussion was held regarding a time table for the General Plan amendment change.

Commissioner Cope asked if, in a commercial office zone, you could occupy the residence. Mr. Anderson said you could not live there.

Discussion was held regarding zoning and cross-zoning on the General Plan.

Commissioner Marshall said it pained him to look at only one block of the General Plan.

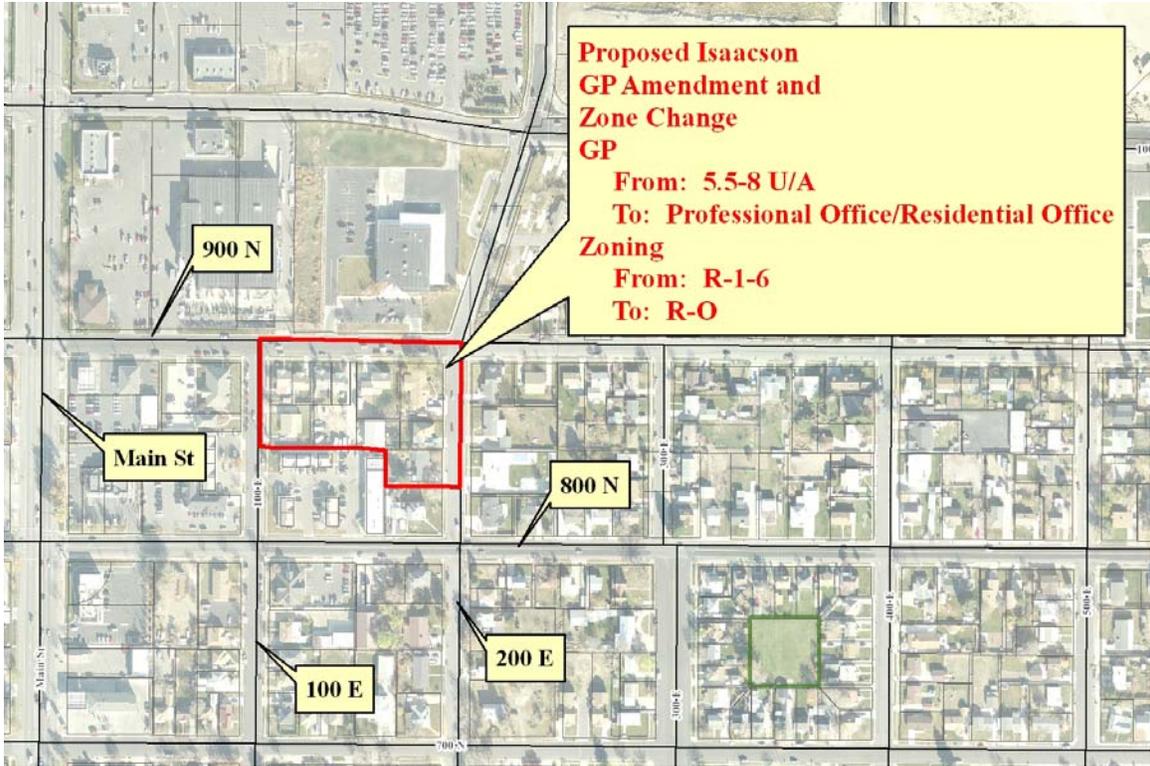
Commissioner Marshall **moved** to recommend to the City Council that they **postpone** taking action until the 2010 General Plan review was complete. Commissioner Evans **seconded** and the motion **passed** by a roll call vote. Commissioner Robins voted **nay** because he felt it was not right to delay property rights based on legislative action. Commissioner Cope voted **nay** because he was not in favor of tabling very many motions.

## **Budgetary Impact**

There is no immediate budgetary impact anticipated with the approval of the General Plan and Zoning Map Amendments.

## **Recommendation**

Staff recommends that the City Council either postpone action on the proposal until the 2010 General Plan review is complete or that the City Council act to change the General Plan designation for the all of the properties on the subject block that don't currently have the Professional Office designation to Professional Office/Residential Office and to change the zoning of the subject property to Residential Office.



Here are the relevant sections of Title 15 that apply to our business location.

**15.3.16.040 R-O Residential Office**

This district is intended to allow low intensity professional office uses on a scale consistent with residential areas. Strict architectural and site plan review will be required to ensure compatibility with adjoining residential areas. This district serves as a transition between more intense commercial areas and residential land uses, or is located along busier streets where limited office use is being introduced. Residential and office use of the same structure is allowed. Some limited commercial use may also be allowed in selective locations.

**H. Parking (see §15.4.16.120):**

No parking will be allowed in front of the principal structure for non-residential uses.

**15.4.16.120 Off-Street Parking**

**A. Purpose:**

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

**B. General Requirements:**

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

**Required Number of Parking Spaces Table**

Office:	
General/Professional:	1:300 sq. ft.
Medical/Dental:	1:150 sq. ft.

**C. Professional Office and Non-Residential or Non-Commercial Uses:**

1. Minimum of thirty percent (30%) on-site landscaping as a percentage of total site area.
2. Parking lots shall include planter areas within the parking lot, with a minimum of 108 square feet of planter area for every ten (10) parking spaces. Required planter areas shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include non-ornamental trees with a maximum spacing of thirty (30) feet.
3. Minimum of fifteen (15) foot wide planter area adjacent to all public streets, which shall include trees with a maximum spacing of thirty (30) feet. The planter area may be partially or completely within the street right-of-way area.
4. Minimum of ten (10) foot wide planter area and six (6) foot high decorative block wall, where the site abuts a residential use or district. The planter area shall include trees with a maximum spacing of thirty (30) feet. a. The DRC may waive or modify this requirement, if it is determined that this requirement does not further the intent of this ordinance.
5. All other landscaped areas shall include at least three (3) non-ornamental trees and twenty (20) shrubs for each 1,000 square feet of landscaped area.

**15.4.16.130 Landscaping, Buffering, Walls and Fences**

**A. Purpose:**

The purpose of these requirements is to enhance, conserve, and stabilize property values by encouraging pleasant and attractive surroundings and to provide proper separations between uses. Landscaping should also contribute to the reduction of heat and glare through the proper placement of plants and trees.

**G. General Fencing Requirements:**

1. The maximum height of a fence is six (6) feet in all zoning districts; pillars are not to exceed 6 ½ feet. The Council may waive the height requirement at their sole discretion.
2. The maximum height of a solid fence within the front yard setback area is three (3) feet. Substantially open fences such as chain link, or wrought iron may be four (4) feet high.
3. Barbed wire fencing is allowed in A-E, R-R, I-1, and I-2 districts. 4. Razor wire, and other similar type fencing is allowed in C-2, I-1, and I-2 districts when located above a height of six (6) feet, subject to Design Review approval. Additional screening of any such fence with plant materials may be required.
5. Corner lots must maintain a second clear vision area as set forth in 15.4.08.150.

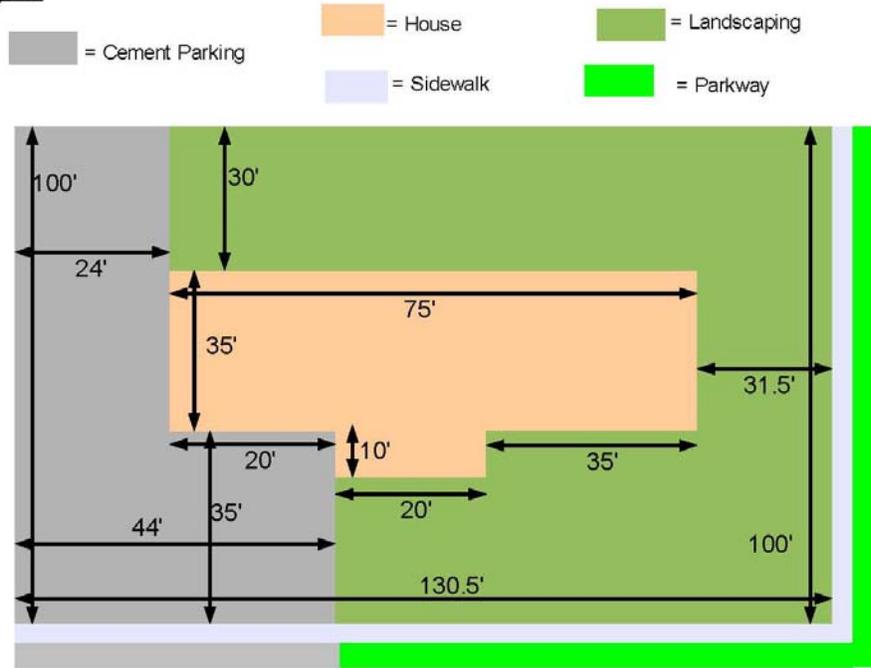
The following regulations do not apply to our rezone application:

**15.3.16.100 C-UV Urban Village Commercial**

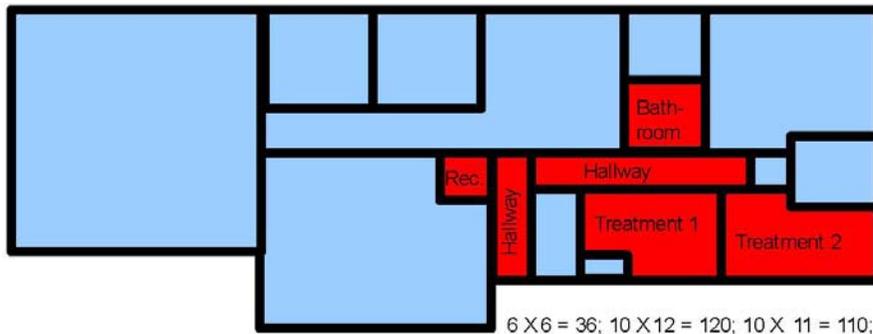
**I. Parking Standards (see §15.4.16.120).**

1. Restrictions on Parking Lots. The following regulations shall apply to parking facilities.
  - (a). All parking lots adjacent to a public street will be required to have a twenty-five (25) foot landscape setback and a minimum three (3) foot berm, with trees spaced every thirty (30) feet.

**Lot Layout**



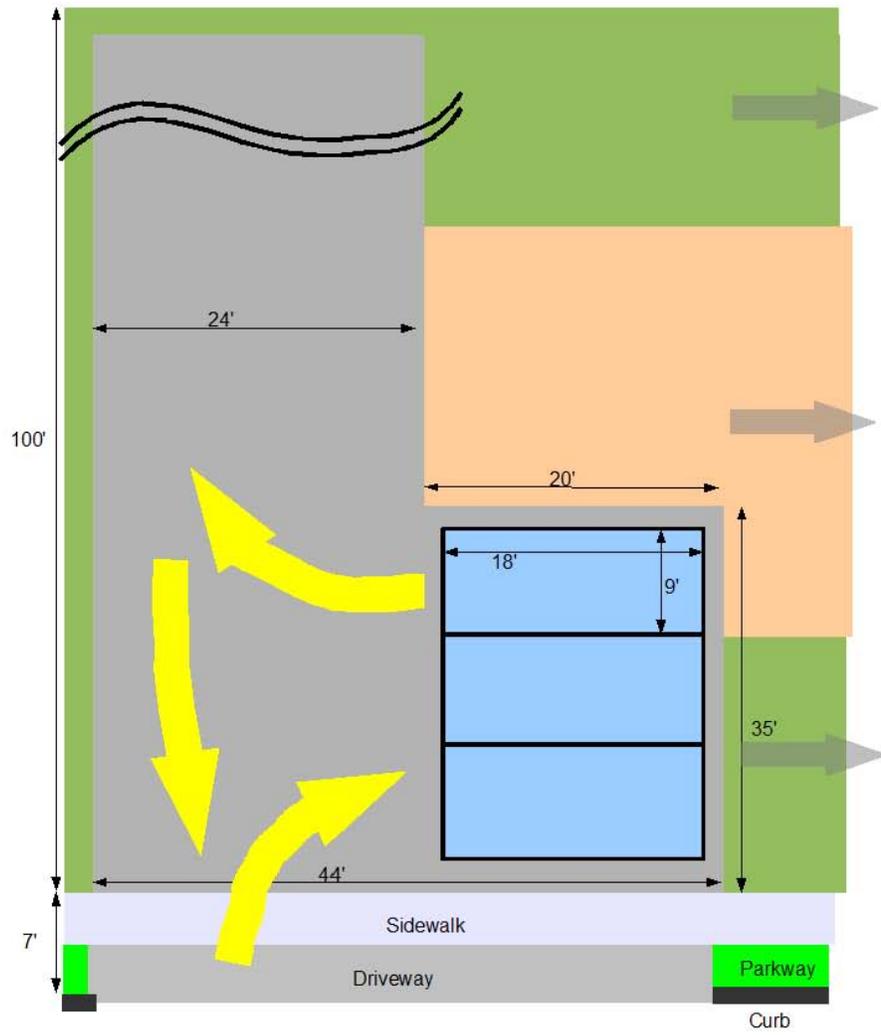
**1st Floor Plan**



= Business Use      Business Use Sq Ft = 431

= Non - Business Use      Non- Business Use Sq Ft = 1479

**Parking Layout: Current**



**Parking Layout: Possible Future (Raze the Garage)**

