



**Planning Commission Agenda
September 3, 2008**

**Planning
Commissioners**

6:30 P.M. Agenda Meeting

Del Robins
Chairman

7:00 P.M. 1. Preliminary Activities

Sherman Huff
Vice Chairman

- a. Pledge of Allegiance
- b. Approval of Minutes: August 6, 2008

David Lewis

2. Staff Reports

David Stroud

a. **Huntington Leifson Annexation**

Shane Marshall

Applicant: Ted Huntington and Lynn Leifson
General Plan: Residential 1.5 to 2.5 Units Per Acre
Zoning: R-1-15 proposed
Location: 7825 South River Bottoms Road

Michael Christianson

3. Public Hearings

a. **Ordinance Amendment, Title 15**

Applicant: Spanish Fork City
General Plan: Not Applicable
Zoning: Not Applicable
Location: City Wide

b. **Construction and Development Standards**

Applicant: Spanish Fork City
General Plan: Not Applicable
Zoning: Not Applicable
Location: City Wide

4. Other Discussion

a. **Discussion on Planning Commission work program**

Planning Commissioners, if you are unable to attend a meeting please let us know ASAP. Thanks.

The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 798-5000.

1 Draft Minutes
2 Spanish Fork City Planning Commission Meeting
3 August 6, 2008
4
5

6 **Commission Members Present:** Chairman Del Robins, Shane Marshall, Dave
7 Lewis, David Stroud, Michael Christianson, Sherman Huff.
8
9

10 **Staff Present:** Dave Anderson, Planning Director; Chris Thompson, Assistant City
11 Engineer; Shelley Hendrickson, Planning Secretary.
12

13 **Citizens Present:** Ron Haymore, Val Simmons, Karen Muhlestein, Clare illegible,
14 Patricia Davis, Duane Kirkham, Wayne Niederhauser.
15
16

17 **CALL TO ORDER**

18
19 Chairman Robins called the meeting to order at 7:00 p.m.
20
21

22 **PRELIMINARY ACTIVITIES**

23
24 **Pledge**

25
26 Chairman Christianson led the pledge of allegiance.
27

28 **Adoption of Minutes: July 2, 2008**

29
30 Commissioner Huff **moved** to **approve** the minutes of July 2, 2008. Commissioner
31 Christianson **seconded** and the motion **passed** all in favor.
32
33

34 **STAFF REPORT**

35
36 **Old Mill Estates**

37 Applicant: CW Management

38 General Plan: Residential 1.5 to 2.5 Units Per Acre

39 Zoning: R-1-15

40 Location: 1500 South Mill Road

41

42 Mr. Anderson gave background on why the proposal was continued from the
43 previous Planning Commission meeting. He said that a traffic impact study was
44 reviewed and explained what the findings were for traffic on Mill Road. The applicant
45 has secured the ability to construct the street connection to Del Monte Road and will
46 bear the financial burden for the improvements onto Mill Road to the Arrowhead Trail
47 intersection in exchange that the City not require the improvements on Arrowhead
48 Trail.

49

50 Mr. Neiderhauser

51 Mr. Neiderhauser said his agreement with the Academy Park Subdivision is that CW
52 Management will secure first right to construct the access to Del Monte Road. He
53 feels that the impact Woodland Hills Drive will create on Mill Road is far greater than
54 the impact of his proposal but is willing to improve Mill Road without any participation
55 from the City.

56

57 Commissioner Christianson asked if there were any other utilities going in the road.
58 Mr. Nielson explained what would take place.

59

60 Pat Davis

61 Ms. Davis asked if the right-of-way in front of Gary Duran's parcel is big enough and
62 feels he should be contacted.

63

64 Duane Kirkham

65 Mr. Kirkham feels that the agreement for the access through Del Monte should be in
66 place before any ground is broken on this project. He said that he feels that this
67 proposal changes every time a meeting is held. He disagrees with Horrock's
68 Engineering study. He feels Mill Road needs to be addressed and wants assurance
69 that the irrigation will not be interrupted.

70

71 Val Simmons

72 Mr. Simmons expressed concern with the irrigation ditch. He said that he feels that
73 the ditch on the Orton property needs to be addressed.

74

75 Mr. Nielson explained the laws for prescriptive easements and what they govern,
76 that the irrigation issues would be reviewed by the irrigation company and their
77 engineers, that the irrigation ditch would be in an easement area and not under a
78 house, the study dated May 28, 2008 by Horrock's Engineering and what it revealed
79 without the Arrowhead Trail access and that they determined 530 trips per day would

80 be generated out of the project area to Arrowhead Trail and 15 percent or 80 trips
81 per day would use Mill Road traveling north of the project site.

82

83 Ben Davis

84 Mr. Davis asked what the plan for the future was for increasing the size of Mill Road.

85 Mr. Nielson explained that there was not one at this time and it does not warrant that
86 this developer should widen the road.

87

88 Val Simmons

89 Mr. Simmons asked if the City would be paying for the costs to widen the road, a
90 special improvement district, etc.

91

92 Mr. Kirkham said that he feels that the property owners will have to bear the burden
93 of the mess that this development will create.

94

95 Mr. Nielson explained that the Horrock's Engineering report showed that there would
96 be 620 trips per day impacting Mill Road because of the Utah County widening of
97 Woodland Hills Drive, and that the City had no control over that project and the traffic
98 it would create onto Mill Road.

99

100 Pat Davis

101 Ms. Davis is concerned about the widening of the road and explained why she feels
102 the way she does.

103

104 Commissioner Marshall **moved** to recommend **approval** of the Amended
105 Preliminary Plat for Old Mill Estates subject to the following conditions:

106

107 **Conditions**

108

- 109 1. That the applicant construct improvements on Mill Road, from the
110 development's entrance to Arrowhead Trail, that would provide for 30 feet of
111 asphalt.
- 112 2. That the applicant constructs an access through Academy Park to Del Monte
113 Road.
- 114 3. That the Plat be modified to remove the proposed curb, gutter and additional
115 asphalt on Arrowhead Trail.

116

117 Commissioner Christianson **seconded** and the motion **passed** all in favor by a roll
118 call vote.

119

120 Commissioner Huff **moved** to **open** into public hearing. Commissioner Marshall
121 **seconded** and the motion **passed** all in favor at 7:33 p.m.

122

123 **PUBLIC HEARINGS**

124

125 **Ordinance Amendment, Title 15**

126 Applicant: Spanish Fork City

127 General Plan: Not Applicable

128 Zoning: Not Applicable

129 Location: City Wide

130

131 Mr. Anderson explained the changes on a point-by-point basis and discussion was
132 held regarding Part 4 Development Chapter 08: Site Plans, Purpose, Site Plan
133 required, Application and review process, off-street parking, multi-family residential
134 uses, professional office uses, commercial uses, industrial uses and solid waste
135 receptacle areas.

136

137 Commissioner Robins **moved** to **table** the proposed amendment to Title 15.

138 Commissioner Huff **seconded** and the motion **passed** all in favor.

139

140 Commissioner Christianson **moved** to **close** public hearing. Commissioner Marshall
141 **seconded** the motion **passed** all in favor at 8:13 p.m.

142

143

144 **Other Discussion**

145

146 **Discussion on Planning Commission work program**

147

148 No discussion

149

150

151 **Adjournment**

152

153 Chairman Christianson **moved** to **adjourn**. Commissioner Robins **seconded** and
154 the motion **passed** all in favor at 8:14 p.m.

155

156 **Adopted:**

157

158

159

Shelley Hendrickson, Planning Secretary



REPORT TO THE PLANNING COMMISSION HUNTINGTON - LEIFSON ANNEXATION

Agenda Date: September 3, 2008 (continued from April 2, 2008)

Staff Contacts: Dave Anderson, Planning Director

Reviewed By: Development Review Committee

Request: The proposal is to annex parcels that comprise some 10.25 acres which are adjacent to River Bottoms Road.

Zoning: R-1-15 proposed

General Plan: Residential 1.5 to 2.5 Units Per Acre

Project Size: 10.25 acres

Number of lots: Not Applicable

Location: 7825 South River Bottoms Road

Background Discussion

This proposal was continued from the Planning Commission's April 2, 2008 meeting.

The proposed annexation includes approximately 10 acres located between River Bottoms Road and the current City boundary. The subject properties are in the City's Annexation Policy but are not located within the Growth Boundary.

Staff has had numerous discussions in recent months about the potential of annexing properties in this area. At this point, staff is not prepared to support annexations in the River Bottoms Area.

With that said, staff understands the applicants have a very different opinion about whether this annexation should be reviewed in the same context as other annexation petitions that have been presented for the River Bottoms area. The petitioners believe their annexation is of such a limited scale and is situated such that it should be considered in a stand alone fashion.

Staff's reluctance to take the petitioners perspective is essentially due to the absence of infrastructure or relevant plans for services in the area. Accompanying this report is a Public Works Department Report that describes the infrastructure that would be required before the use of the subject properties could change. In certain cases, this report also identifies master plans that must be performed in order to define what improvements need to be made and where those improvements would be located.



Development Review Committee

The Development Review Committee reviewed this request and recommended that it be denied. Minutes from the DRC's March 19, 2008 meeting read as follows:

Huntington Leifson

Applicant: Ted Huntington and Lynn Leifson
General Plan: Residential 1.5 to 2.5 Units Per Acre
Zoning: R-1-12 Requested
Location: 7825 South River Bottoms Road

Mr. Anderson gave background on the existing City boundary and the property proposed to be annexed. The property will be R-1-15 not R-1-12 to be current with the General Plan. He explained the annexation petition process and that Richard Nielson had prepared a report regarding the utilities that would need to be addressed.

Mr. Heap explained Mr. Nielson's report. The report indicated that master plans for water, sewer and transportation for the entire river bottoms area would need to be looked at, River Bottoms Road would need to be relocated and would be a major collector road, water lines/pressurized irrigation (due to the low pressure zone) would need to be looped, there is not a storm drain master plan in the area and one is needed. Mr. Heap explained the City Council would be meeting in the next few months to talk about these issues but feels all the zoning in the river bottoms needs to be addressed along with this proposal and this annexation petition is a premature.

Discussion was held regarding the need to widen River Bottoms Road to accommodate a major collector road.

Mr. Anderson explained that the subject property is within the current City annexation declaration boundary. He feels timing is a factor and the application is premature but that the City is not far off from answering the questions, within a year or two, in this area. He explained what he foresees the density will be and where in the river bottoms it would be located but that the growth boundary would need to be amended before growth would be allowed in the area.

Discussion was held regarding the Growth Boundary and the process to have it amended and the annexation proposal being premature.

Lynn Leifson

Mr. Leifson explained that the City approached him a few years back to annex his property but that he wouldn't. He explained what property he owned versus Ted Huntington. He and Mr. Huntington are looking at what they can do along River Bottoms Road and explained where an easement was for a high pressure gas line. He feels they are only looking at six homes and feels that everything can be done within reason. He feels that all of the utilities are already available. They would like to be looked at separate from the River Bottoms Annexation.

Discussion was held regarding utilities and the City's utility plans, where the water would need to loop, flood plain study, electric master study, traffic study, and River Bottoms Road not being a City street.

Mr. Anderson moved to recommend the City Council deny the Huntington Leifson Annexation petition based on the following findings:

Findings

1. That the City's General Plan Elements for transportation, power and storm drain are not complete; therefore, the annexation is premature.
2. That the City's review of the land-use plan for adjacent properties is not complete.
3. That the subject properties are not within the Growth Boundary.

Mr. Bagley **seconded** and the motion **passed** all in favor.

Discussion was held regarding the process of taking the proposal to the Planning Commission, City Council and the costs that would be incurred.

Mr. Leifson

Feels they are being held hostage by the larger annexation and would like to be considered on his own parcel.

Budgetary Impact

No significant budgetary impact is anticipated with the approval or denial of the proposed annexation.

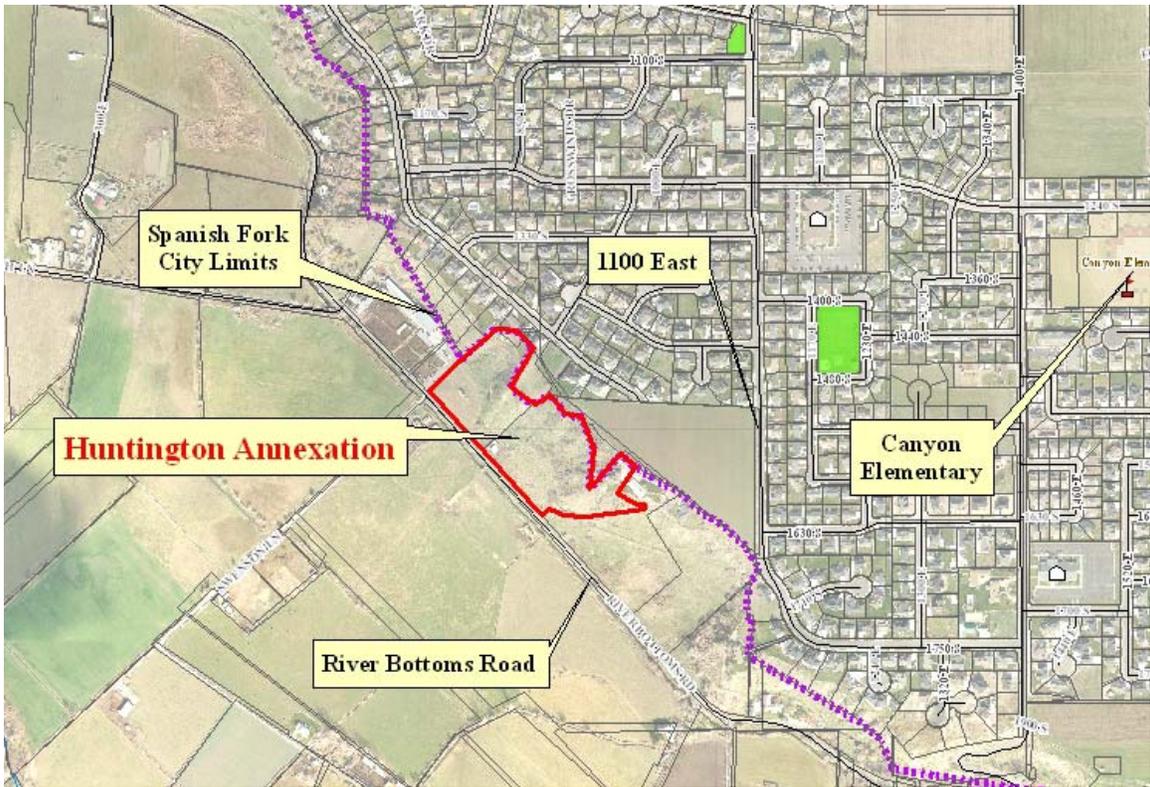
Recommendation

Staff recommends that the Planning Commission recommend that the proposed Huntington Leifson Annexation be denied based on the following findings:

Findings

1. That the City's General Plan Elements for transportation, power and storm drain are not complete; therefore, the annexation is premature.
2. That the City's review of the land-use plan for adjacent properties is not complete.

3. That the subject properties are not within the Growth Boundary.



Spanish Fork City
Public Works Department
Huntington - Leifson Annexation Report
February 26, 2008

Streets

The streets in the Huntington - Leifson Annexation area that need to be addressed during the annexation process are; Riverbottoms Road and South Lane/ 7650 South (County). These streets will be needed to provide adequate traffic capacity in the area.

Riverbottoms Road

Riverbottoms Road is planned as minor collector (68' right-of-way w/40' of asphalt). The overall plan for the Riverbottoms area is to relocate Riverbottoms Road to the south away from the Mill Race Canal and the hill side.

South Lane/ 7650 South (county)

The street master plan shows a re-alignment of the access onto Main Street, which is currently provided by South Lane, to a 4-way intersection at Volunteer Drive. This re-alignment cannot take place until the property adjacent to Main Street develops. Due to the fact that we do not know when that property will develop and the street will be re-aligned, South Lane and 7650 South (county) will need to be planned and constructed as a minor collector (68' right-of-way w/ 40' of asphalt).

Culinary Water

The culinary water system will need to be extended into and through the proposed annexation along Riverbottoms Road. The annexation area is primarily lower than the bench area and the existing City limits. This will require the installation of Pressure Reducing Valves (PRV's) on the water system. The minimum size of any culinary line is to be 8". There are larger lines that are needed in the following streets:

Riverbottoms Road – South Lane to 2300 East – 16"

South Lane/ 7650 South (county) – Main Street to Riverbottoms Road – 16"

1400 East – Existing to Riverbottoms Road – 12"

This annexation would need to have a water loop installed from 1400 East along Riverbottoms Road and connecting to Scenic Drive at 980 East along or adjacent to the Questar Gas pipeline easement. As the area develops and final densities are established, the Engineering Department will evaluate the need for any additional 12" lines in the area. The City has adopted the policy that the City will cover the additional cost of water lines in excess of 12". This cost is funded through impact fees.

Sewer

This annexation will be served by the existing Riverbottoms trunk line to the southwest of the area. This line is located on the southwest side of Riverbottoms Road and the Mill Race canal. The appropriate easements to connect to the existing sewer line will need to be provided by the applicant. There is adequate capacity in this line for the proposed annexation.

Pressurized Irrigation

The pressurized irrigation system will need to be extended into and through the proposed annexation along Riverbottoms Road. The annexation area is primarily lower than the bench area and the existing City limits. This will require the installation of Pressure Reducing Valves (PRV's) on the pressurized irrigation system. The minimum size of any pressurized irrigation line is to be 6". There are larger lines that are needed in the following streets:

Riverbottoms Road – South Lane to 2300 East – 18"
South Lane/ 7650 South (county) – Main Street to Riverbottoms Road – 18"
1400 East – Existing to Riverbottoms Road – 10"

This annexation would need to have a pressurized irrigation loop installed from 1400 East along Riverbottoms Road and connecting to Scenic Drive at 980 East along or adjacent to the Questar Gas pipeline easement. As the area develops and final densities are established, the Engineering Department will evaluate the need for any additional 12" lines in the area. The City has adopted the policy that the City will cover the additional cost of water lines in excess of 12". This cost is funded through impact fees.

Storm Drain

The storm Drain system in the proposed annexation will need to Drain to the Spanish Fork River. This area has not been master planned at this time.

Surface Irrigation

The Spanish Fork Southeast Irrigation Company serves the Riverbottoms area, but there are no existing ditches within this annexation.

Existing Homes

There is 1 existing home within this annexation that should be connected to City utilities as the area develops.

There is an existing Questar Gas Company easement and high pressure gas line that crosses this annexation. This corridor should also be used to loop utilities to Scenic Drive.



REPORT TO THE PLANNING COMMISSION

TITLE 15 AMENDMENTS

Agenda Date: September 3, 2008 (continued from August 6, 2008)

Staff Contacts: Dave Anderson, Planning Director

Reviewed By: Development Review Committee

Request: The proposal involves amending Title 15 of the Municipal Code. The proposed changes involve modifying the City's requirements for Site Plan approval.

Zoning: not applicable

General Plan: not applicable

Project Size: not applicable

Number of lots: not applicable

Location: City wide

Background Discussion

This item was continued from the Commission's August 6 meeting so as to give staff the opportunity to make several changes to the proposal that were discussed in that meeting. The text provided with this report has been modified in accordance with the discussion held on August 6.

Prior to August 6, 2008, staff and the Planning Commission had some light discussions about potential changes to the City's requirements for Site Plan approvals. The changes that are presented at this time represent a formal proposal to make some of the previously discussed changes.

All in all, the proposed changes would not have a significant impact relative to the substance of the existing standards. One of the more specific changes has to do with the format of the requirements. The current ordinance organizes different requirements according to zoning district. The proposed organization groups the development requirements according to land use.

Other proposed changes would modify the requirements for landscaping in terms of area and materials required. Additionally, some of the proposed changes would bring the ordinance into conformity with the City's current practices relative to Site Plan reviews.

The following excerpt identifies the proposed changes:

PART 4 DEVELOPMENT **CHAPTER 08 Site Plans**

- 15.4.08.010. Purpose**
- 15.4.08.020. Site Plan Required.**
- 15.4.08.030. Application and Review Process.**
- 15.4.08.040. Action on Site Plan.**
- 15.4.08.050. Approval or Disapproval - Procedure.**
- 15.4.08.060. Duration of Approval**
- 15.4.08.070. Amendments to Site Plan.**
- 15.4.08.080. Appeals.**
- 15.4.08.010 Purpose**

The Site Plan review process is established in order to assure that ~~new~~ development proposed for Spanish Fork City will comply with all zoning and development standards. The general appearance of **developments** ~~buildings and structures and the improvement of land~~ shall contribute to an orderly, **sustainable** and harmonious appearance and a safe and efficient development.

It is not the purpose of this Chapter that design should be so rigidly controlled so as to stifle creativity or individual expression, or that substantial additional expense be incurred; rather, it is the intent of this Chapter that any control exercised be the minimum necessary to achieve the objectives as stated above.

15.4.08.020 Site Plan Required.

1. Requirement. Site Plan ~~or Design~~ review shall be required for the following:

- a) All proposed new commercial or industrial developments
- b) All additions to commercial or industrial ~~buildings or structures~~
- c) Any change of use of an existing commercial or industrial site or structure**
- d) All multi-family developments with more than 3 units
- e) All Conditional Use Permits or Uses Subject to Conditions. Some projects such as minor additions to non-residential structures may not need a complete review.

The Planning Director ~~City Planner~~ may waive full Site Plan ~~Design~~ review, including fees, if it is determined that such review will not further the purpose of the **City's development standards**.

15.4.080.030 Application and Review Process.

1 Site Plan shall go through the following process. Preapplication conference with the Planning Director and City Engineer, staff review, and then to the DRC.

A. Pre-application conference for Site Plan Review. Persons intending to undertake development need to arrange with the Planning Director for a pre-application meeting. The purpose of this meeting is to acquaint the applicant with the requirements of the code; to provide for an exchange of information regarding to applicable elements of the General Plan and development requirements, to arrange such technical and design assistance as will aid the applicant, and to otherwise identify policies and regulations that create opportunities

or pose significant constraints for the proposed development.

2. Staff Review.

A. An application provided by the City shall be filled out in completeness with all supporting documentation submitted to the City **Planning** ~~engineering~~ Department.

B. Each Site Plan shall be accompanied by a filing fee in the amount established by the City Council in the annual budget.

C. Information required for Staff Review including the following:

- A. Proposed name of Site Plan at lower right hand corner
- B. Name and address of developer on the lower right hand corner
- C. Name and address of engineer/architect/surveyor at the lower right hand corner
- D. Licensed Land Surveyor Stamp and Signature
- E. Title block with name and location
- F. Vicinity map and north arrow
- G. Standard engineered scale – 1" = 100' or less
- H. Description of boundary of development
- I. Section tie/bearing of section line based on NAD27 State Plane Coordinates
- J. Adjacent property owners names and buildings within 200 feet of proposed development
- K. Existing and proposed fences
- L. Existing and proposed streets, with names and widths within 200 feet of site
- M. Existing and proposed water courses, culverts, and irrigation ditches
- N. Flood zones or wetlands as per NWI wetland map
- O. Existing and proposed power lines (labeled), gas lines, water mains, fire hydrants and valves with pipe size
- P. Existing and proposed sewer mains and manholes with pipe sizes
- Q. Existing and proposed storm drains
- R. Existing and proposed public utility easements
- S. Minimum of 2-foot contours of existing elevations, with note that all vertical data is based on NAVD29
- T. Typical street cross section
- U. Building setbacks dimensioned on the Site Plan
- V. Parking stalls (**9'40"x18'**) and calculations

identifying the required number of handicapped and non-handicapped parking spaces in the development.

W. Photometric lighting plan

X. Dumpster location, height and materials used

Y. Location and screening plan for mechanical equipment

Z. Note on Site Plan if building is to be sprinkled

AA. Project phasing (if applicable)

BB. Surface drainage plan

A. based on 25-year storm calculations

B. on-site retainage of 25-year storm

C. design of .2 cfs/acre outlet to City storm drain system

D. spot elevations of proposed grade, FL and TBC

CC. Signage Plan

DD. Landscape Plan prepared by a licensed landscape architect ~~Colored Landscaping plan~~

A. **Planting schedule showing plant material and sizes** ~~Tree types and sizes~~

B. **Planting Plan** ~~Shrub type and sizes~~

C. **Irrigation Plan** ~~Sprinkler design~~

EE. Off-street parking plan showing circulation and number and size of spaces

FF. Vehicular and pedestrian circulation—ingress, egress, and internal movement

GG. Location and function of any loading and servicing facilities

HH. Scale drawings of exterior building elevations and an indication of building materials to be used. Architectural drawings shall be drawn to a scale of no smaller than 1/8" = 1-foot

II. Elevations and/or architectural renderings of building facades facing public right-of-way. Said elevations or renderings must be sufficiently complete to show building heights and roof lines, the location and height of any walls, signs, light standards, openings in the facade, and the general architectural character of the building.

JJ. All existing and proposed signs for the development.

KK. A CAD file of Site Plan in .dwg, .dgn, or .dxf tied to NAD27 State Plan Coordinates

LL. Soils report

MM. Public Utility Easement documents for

all utilities or public facilities

NN. Table with the following:

i. Total acreage of area proposed for development

ii. Total area and percent of site in landscaping (open space)

iii. Total building area - separate areas for different uses (office, warehouse, shop, etc...)

iv. Total number of parking spaces required and proposed (including ADA parking stalls).

v. Total impervious area

OO. Other data or plans or reports deemed necessary by the

Planning, Public Works, or Fire and Police Departments. **In the event that a traffic study, geotechnical study, environmental study or other technical study is required, the applicant may be required to pay additional review fees. The additional review fees will be utilized to prepare studies deemed necessary by the City Engineering Department or to perform a peer review of work submitted on behalf of the applicant.**

15.4.08.040. Approval or Disapproval - Procedure.

Each Site Plan submitted to the City shall be referred to the DRC, for review, to insure conformity to the present ordinances and standards and for adequacy and availability of public facilities. The DRC may table the matter to further study the issues presented. The DRC may approve, reject, or grant approval upon the conditions stated. If approved, the DRC shall express its approval with whatever conditions are attached. If any conditions are attached, the Site Plan shall be amended to reflect such changes and an accurate Site Plan shall be submitted to the City. Receipt of this accurate copy shall be authorization for the developer to proceed with the preparation of plans and specifications for the minimum improvements hereinafter required by this title. Original Site Plans are subject to the standards, policies, and regulations that are in effect at the time of approval.

15.4.08.050. Duration of Approval

A Site Plan expires if it is not approved by the DRC within twelve months from the time a **complete** application is submitted and accepted. Approval of the Site Plan by the DRC shall be valid for a period

of twelve months after approval unless, upon application by the developer, the DRC grants an extension. An extension may not exceed six months.

15.4.08.070. Amendments to Site Plan.

The **Planning Director** ~~City Planner or engineer~~ may approve minor amendments to approved Site Plan, if he/she finds that the proposed amendments do not jeopardize the interest of the City or adjoining property owners. The types of minor amendments contemplated by this section may include, but not be limited to, legal description mistakes, minor boundary changes, and items that should have been included on the original Site Plan. Major amendments to the final Site Plan shall go back through the approval process.

15.4.08.080. Appeals.

Any decision of the DRC approving a Site Plan may be appealed to the Appeal Authority. Any appeal must be taken within fifteen (15) days of the final decision of the DRC. Appeals must follow the procedures set forth in §15.1.04.050. Any decision by the Appeal Authority concerning a Site Plan shall be final and non-appealable.

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) district.
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 purposes of identifying required parking**, square feet shall mean the gross floor area of the

Spanish Fork City LAND USE Title 15
15-51

building.

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.

C. Parking Requirements by Use:

USE MINIMUM NUMBER OF SPACES

Auditorium, Stadium, Public Assembly,
Private Clubs, Health Clubs, Theaters

1:100 sq. ft. or 1:5 seats

Auto Repair, Major

Auto Repair, Minor

1:100 sq. ft.

1:300 sq. ft.

Automobile Service Station 1:200 sq. ft.

Banks, Financial Institutions 1:250 sq. ft.

Barber Shop or Beauty Shop 1:100 sq. ft.

Churches 1:5 seats or 90 lineal inches per pew

Cocktail Lounge 1:100 sq. ft.

Child Care Center 1:employee, plus 1:10 children

Home Furnishings, Major Appliances 1:500 sq. ft.

Hospitals 1:bed

Manufacturing/Assembly

Wholesale/Warehouse

1:employee on the highest shift

Mixed Uses or Unlisted Uses To be determined by

Planning Director ~~City Planner~~

Motels/Hotels

Restaurants/Cocktail Lounge

Banquet/Meeting Rooms

1:room

1:200 sq. ft.

1:200 sq. ft.

Office: General/Professional
 Medical/Dental
 1:300 sq. ft.
 1:150 sq. ft.
 Indoor Recreation Facility:
 Amusement Center/Arcades
 Bowling Alley
 1:100 sq. ft.
 4:lane
 Outdoor Recreation Facility:
 Golf Course
 Miniature Golf Course
 Batting Cages
 Water Park, Theme Parks
 6:hole
 2:hole
 1:cage
 To be determined by City Planner
 Residential:
 Single Family
 Duplex or Twin Home
 Multi-Family: Studio or 1 Bedroom
 2 or more Bedrooms
 Guest Parking
 2:unit - 1 covered, 2nd space not in
 side or front setback
 2:unit - 1 covered, 2nd space not
 in front setback
 1:unit
 2:unit; one covered, 2nd uncovered
 1:3 units
 Restaurant - freestanding 1:100 sq. ft.
 Retail/Shopping Center (including up to 10%
 restaurant, health club, beauty shops; additional
 percentages calculated at rate for each use)
 1:250 sq. ft.
 Retirement/Senior Housing/Nursing Home
 1:employee on highest shift plus
 0.4:unit
 Schools: Elementary
 Middle or Junior High
 High School
 College
 Vocational/Technical
 2:classroom
 3:classroom
 7:classroom
 10:classroom
 1:2 students
 Storage Building/Space 0.5 per 1,000 sq. ft. of
 storage space

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.

Multi-family residential uses:

1. Minimum of thirty-five **percent** (35%) on-site landscaping as a percentage of total site area.
2. 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.
3. Minimum of ten (10) foot wide planter area and six (6) foot high decorative block wall, where any multi-family use abuts a single-family 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, ~~subject to obtaining the written approval of the abutting property owner(s)~~, if it is determined that this requirement does not further the intent of this ordinance.
4. 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.

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. 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.
3. Minimum of ten (10) foot wide planter area and six (6) foot high decorative block wall, where 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, ~~subject to obtaining the written approval of the abutting property owner(s)~~, if it is determined that this requirement does not further the intent of this ordinance.
4. 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.

Commercial uses:

1. Minimum of **fifteen percent (15%)** on-site landscaping as a percentage of total site area.
2. Parking lots ~~containing more than forty (40) spaces~~ 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 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 **masonry** 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 Development Review Committee may waive or modify this requirement, ~~subject to obtaining the written approval of the abutting property owner(s)~~, 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.

Industrial uses:

1. Minimum of **ten percent (10%)** on-site landscaping as a percentage of total site area.
2. 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.
3. Minimum of ten (10) foot wide planter area and six (6) foot high decorative block wall, ~~solid vinyl fence, or three (3) foot high solid wood fence on a three (3) 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**.

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- a. The DRC may waive or modify this requirement, ~~subject to obtaining the written approval of the abutting property owner(s)~~, if it is determined that this requirement does not further the intent of this ordinance.
4. 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. Natural vegetation may be included if materials are appropriate for the setting and location.
- E. Standards and Maintenance:
 1. All deciduous trees shall have a minimum of two (2) inch caliper trunk. All evergreen trees shall be a minimum of **five (5)** 8 feet in height.
 2. All shrubs shall be a minimum of **one (1)** ~~five (5)~~ gallon size.
 3. Planting areas shall be separated from parking areas and driveways by a six (6) inch concrete curb.
 4. Landscaped areas shall be maintained with an automatic sprinkler system.
 5. Landscaped areas shall be maintained in a neat, clean, and orderly condition. This is meant to include proper pruning, lawn mowing, weeding, removing of litter, fertilizing, replacing of dead plants, and regular watering of all landscaped areas.
- F. 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 paragraph H.

15.4.16.140. Solid Waste Receptacle Areas

Multi-family dwellings, and non-residential uses shall provide solid waste receptacle areas screened on three (3) sides with a masonry wall having a height at least one (1) foot above any receptacle or container. A **steel site-obscuring**

gate at least six (6) feet in height is required. This requirement may be waived or modified by the Development Review Committee when it is determined that a "roll-out" residential style container is sufficient for the type of operation proposed, or, the screen wall requirement may be waived when solid waste receptacle areas are sufficiently screened or otherwise located within the project to not be visible by or adversely impact adjoining properties.

15.4.16.150 Clear Vision Area

The clear vision area is that triangular area of a corner lot or parcel formed by the street property lines and the line connecting them at points thirty (30) feet from the intersecting right of way lines of the two streets. Fencing and planting is restricted within this area as follows:

1. No fence shall exceed a height of three (3) feet, **measured from the curb.**
2. Shrubs shall be pruned to a height not to exceed three (3) feet.
3. Trees shall be pruned to maintain a clear area below eight (8) feet.

A second clear vision area with twenty (20) foot sides is also required where the rear of a corner lot adjoins an interior lot. The same restrictions for landscaping and fencing apply in this area unless the interior lot is already developed and has no existing driveway within ten (10) feet of the property line adjoining the corner lot.

(Ord. No. 05-05, Enacted Title 15, 06\07\2005)

Development Review Committee

The Development Review Committee reviewed this proposal on July 30, 2008 and recommended that it be approved.

Budgetary Impact

It is anticipated that there will be little or no budgetary impact with the proposed changes.

Alternatives

The Council has considerable discretion relative to proposed ordinance amendments. In this case, they may approve, deny or approve the proposed amendments with modifications.

Staff Recommendation

Staff recommends that the Planning Commission recommend that the proposed changes to Title 15 be approved by the City Council.



REPORT TO THE PLANNING COMMISSION CONSTRUCTION AND DEVELOPMENT STANDARDS ADDITION

Agenda Date: September 3, 2008

Staff Contacts: Dave Anderson, Planning Director

Reviewed By: Development Review Committee

Request: The proposal is to add two options for public streets to the City's Construction and Development Standards.

Zoning: not applicable

General Plan: not applicable

Project Size: not applicable

Number of lots: not applicable

Location: City wide

Background Discussion

For several months, the City has been discussing the prospect of creating additional standards for public local streets that can be used in limited situations. Perhaps the main impetus of this discussion is problems that the City has recognized in developments that have private streets. It is anticipated that the proposed options would be utilized in situations where some type of private street cross section has been used in the past.

Development Review Committee

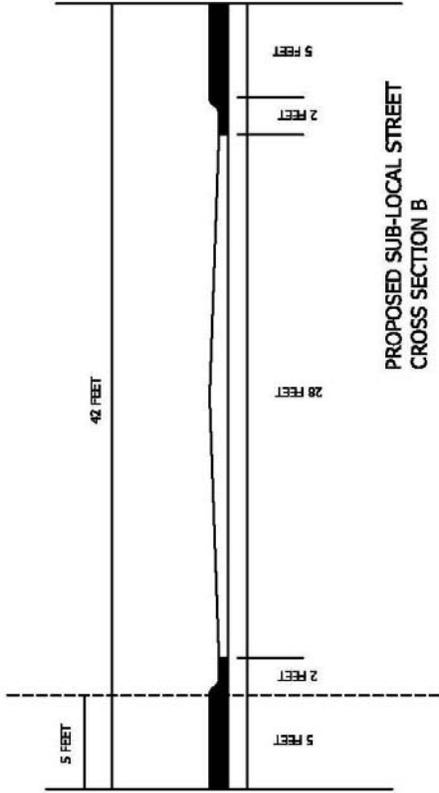
The Development Review Committee reviewed this proposal on August 27, 2008 and unanimously recommended that it be approved.

Budgetary Impact

No significant budgetary impact is anticipated with the approval or denial of the proposal.

Recommendation

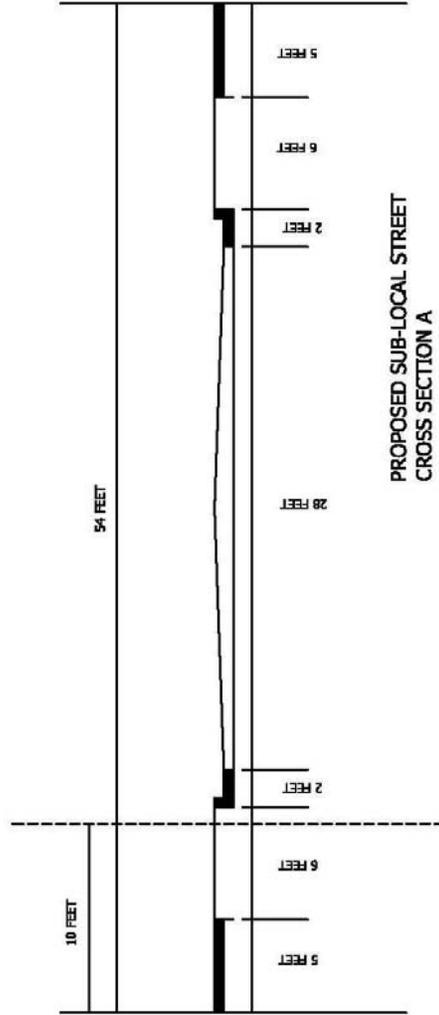
Staff recommends that the Planning Commission recommend that the proposed additions to the Construction and Development Standards be approved.



**PROPOSED SUB-LOCAL STREET
CROSS SECTION B**

1. ONLY APPROVED FOR STREETS THAT ARE LESS THAN 600 FEET IN LENGTH AND LESS THAN 300 ANTICIPATED ADT.
2. A SUB-LOCAL STREET MAY NOT INTERSECT WITH ANOTHER SUB-LOCAL STREET.
3. MAY ONLY BE USED IN MULTI-FAMILY DEVELOPMENTS AND IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
4. DRIVEWAYS OF ADJACENT BUILDINGS SHALL BE NO CLOSER THAN 25 FEET TO ONE ANOTHER.

THE CITY COUNCIL MAY OPT TO WAIVE THE REQUIRED SIDEWALK ON ONE SIDE OF THE STREET.



**PROPOSED SUB-LOCAL STREET
CROSS SECTION A**

1. ONLY APPROVED FOR STREETS THAT ARE LESS THAN 800 FEET IN LENGTH AND LESS THAN 400 ANTICIPATED ADT.
2. A SUB-LOCAL STREET MAY NOT INTERSECT WITH ANOTHER SUB-LOCAL STREET.
3. DRIVEWAYS OF ADJACENT BUILDINGS SHALL BE NO CLOSER THAN 25 FEET TO ONE ANOTHER.

THE CITY COUNCIL MAY OPT TO WAIVE THE REQUIRED PARKSTRIP AND SIDEWALK ON ONE SIDE OF THE STREET.