



**Planning Commission Agenda  
May 6, 2009**

**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: April 1, 2009

David Lewis

2. Staff Presentation

David Stroud

a. **Peterson Zoning and General Plan Map Amendments**

Applicant: Warren Peterson

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

Residential 9 to 12 units per acre proposed

Zoning: R-1-6 existing, R-3 proposed

Location: the General Plan Amendment includes the blocks

between 200 East and 300 East, 200 North and 400 North and

the block bounded by 200 East, 100 North, 300 East and Center

Street; the Zoning Map Amendment is for the property located at

245 North 300 East

Shane Marshall

Michael Christianson

3. Public Hearings

a. **Proposed Amendments to Title 15, Permitted and Conditional Uses**

Applicant: Spanish Fork City

General Plan: city wide

Zoning: city wide

Location: city wide

b. **Silver Sage Business Park Preliminary Plat Amendment**

Applicant: Kent Barber

General Plan: Industrial 1

Zoning: Light Industrial

Location: approximately 1700 North Chappel

c. **Spanish Fork West Zoning Map Amendment**

Applicant: LDS Church

General Plan: Residential .5 to 1.5 units per acre

Zoning: Rural Residential existing, R-1-20 proposed

Location: approximately 1900 West 900 South

d. **Proposed Amendments to Title 15, In-fill Overlay**

Applicant: Spanish Fork City

General Plan: city wide

Zoning: city wide

Location: city wide

e. **Proposed Amendments to Title 15, Urban Village Zone**

Applicant: Spanish Fork City

General Plan: city wide

Zoning: city wide

Location: city wide

f. **Proposed Amendments to Title 15, Master Planned Development**

Applicant: Spanish Fork City

General Plan: city wide

Zoning: city wide

Location: city wide

g. **Public Facilities Map Amendments**

Applicant: Spanish Fork City

General Plan: multiple existing, Public Facilities proposed

Zoning: multiple existing, Public Facilities proposed

Location: multiple

4. Staff Reports

a. **Spanish Fork West Preliminary Plat**

Applicant: LDS Church

General Plan: Residential .5 to 1.5 units per acre

Zoning: Rural Residential existing, R-1-20 proposed

Location: approximately 1900 West 900 South

5. Other Discussion

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

b. **White Rail Master Planned Development concept plan presentation**

**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) 804-4530.

1 Draft Minutes  
2 Spanish Fork City Planning Commission Meeting  
3 April 1, 2009  
4  
5

6 **Commission Members Present:** Vice Chairman Sherman Huff, Michael  
7 Christianson, Dave Lewis, Dave Stroud.  
8

9 **Staff Present:** Dave Anderson, Planning Director; Shelley Hendrickson, Planning  
10 Secretary; Chris Thompson, Design Engineer; Kirk Nord, Assistant City Attorney.  
11

12 **Citizens Present:** Susan Howe, Joe Bona, Keven McCoenn-Ashton, David  
13 Shawcroft, Richard Nance, Shelli Bray, Jennifer Peterson, Jackie Wynder, illegible  
14 name, Allison Beckendorf, Nannette Staheli, Debbie Anderson, Patricia Mills, Hal  
15 Kelley, Kelly McDonald, Lisa McDonald, Amberlee Potter, Nefertiti Zoe Lang,  
16 Michele Caburn, Calli Mekesell, Megan Swapp, Holly Mclaughlin, Sunshine Banks,  
17 Gary Mitchell, Amber Thomas.  
18

19  
20 **CALL TO ORDER**  
21

22 Vice Chairman Huff called the meeting to order at 7:00 p.m.  
23  
24

25 **PRELIMINARY ACTIVITIES**  
26

27 **Pledge**  
28

29 Commissioner Stroud led the pledge of allegiance.  
30

31 **Adoption of Minutes: March 4, 2009**  
32

33 Commissioner Lewis **moved** to **approve** the minutes of March 4, 2009.  
34 Commissioner Stroud **seconded** and the motion **passed** all in favor.  
35

36 Commissioner Christianson **moved** to **open** into public hearing. Commissioner  
37 Stroud **seconded** and the motion **passed** all in favor at 7:05 p.m.  
38

39  
40 **PUBLIC HEARINGS**  
41

42 **Jim Biesinger Zone Change**

43 Applicant: Jim Biesinger

44 General Plan: 5.5 to 8 units per acre existing, 5.5 to 8 units per acre/1 unit per 1  
45 acre

46 Zoning: R-1-6 and Rural Residential existing, R-1-16 and Rural Residential  
47 proposed

48 Location: approximately 1200 East 800 North

49

50 Mr. Anderson explained the Zone Change and that he did not see any down side to  
51 the change. He said City staff had recommended that the Zone Change be  
52 approved.

53

54 Vice Chairman Huff invited public comment. There was none.

55

56 Vice Chairman Huff explained that he knew that Mr. Biesinger had made several  
57 efforts to develop his property and could not make it work. He said he did not have a  
58 problem with the Zone Change.

59

60 Commissioner Christianson **moved** to recommend to the City Council **approval** of  
61 changing the R-1-6 zone to Rural Residential (R-R) and the Modi property zoned to  
62 R-1-6. Mr. Lewis **seconded** and the motion **passed** all in favor by a roll call vote.

63

64 Commissioner Lewis asked if Mr. Biesinger was planning to construct greenhouses  
65 and if a permit would need to be applied for. Mr. Anderson said Mr. Biesinger would  
66 need to apply for a permit to construct greenhouses and explained the building  
67 permit process.

68

69 **Promise of Women and Family Conditional Use Permit**

70 Applicant: Utah County

71 General Plan: Light Industrial

72 Zoning: Industrial 1

73 Location: 1169 East 1010 North

74

75 Mr. Anderson gave background and explained the proposal. The applicant is the  
76 Utah County Health Department. The facility has been operating for a year in the  
77 Expressway Business Park which is zoned I-1. Staff initially determined that the  
78 facility use to be a professional office use. Mr. Baker learned about the services they  
79 were providing and determined it was not a professional office use but is a  
80 rehabilitation treatment center use and therefore needs a Conditional Use Permit to  
81 make the operation legal and conform with the ordinances. The ordinance does  
82 identify 5 criteria by way of findings that must be met in order for the Commission to

83 approve a conditional use. Staff found that the facility at this location can meet the 5  
84 criteria so long as two conditions are met: that the facility ensure the required parking  
85 is available and that the playground be removed. Provided the two conditions are  
86 met, the required findings are present for the Commission to approve the Conditional  
87 Use are met.

88

89 Vice Chairman Huff invited public comment.

90

91 David Shawcroft addressed the Commission. He was representing Utah County.  
92 He said he felt the criteria could be met and did not have any objection to the criteria;  
93 however he asked for one accommodation with regard to the removal of the fenced  
94 in play area. He asked for a period of six months so that they could look at some  
95 alternatives. He said they had obtained a letter regarding approval of the parking.

96

97 Commissioner Lewis asked Mr. Shawcroft to clarify his position on the conditions.  
98 Discussion was held regarding the fenced in play area.

99

100 Commissioner Christianson asked if the property was condiminimized. Mr. Anderson  
101 said that it was and that the City had received several complaints regarding parking.

102

103 Commissioner Christianson asked what other options the County had in mind  
104 regarding the play area. Mr. Shawcroft said there may be an area that could be  
105 grassed.

106

107 Vice Chairman Huff asked if they were utilizing two units and the access to the  
108 playground was just from one unit and where the public access the facility from. Ms.  
109 Jaussi said from the east side the public enters and the children access the  
110 playground from the south side.

111

112 Richard Hansen

113 Mr. Hansen explained when they originally built the building they were to have a  
114 childrens treatment center on the left side of the building. When they have a break  
115 from the activities the boys would sprint for the door and would be out into the street  
116 before they could contain them. They put up the fence for the safety of the children  
117 until they could install some hardware on the door.

118

119 Gary Mitchell

120 Mr. Mitchell said he represents the owners of the Expressway Business Park. The  
121 owners are very concerned about the safety of the children. They are very  
122 supportive of the facility. He explained that no one likes the temporary fence but felt  
123 it needed to be there for the safety of the children.

124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164

Erin Crockett

Ms. Crockett is a client there and expressed that she felt children of adults in therapy have a lot of energy and the program gave them an opportunity to rehabilitate themselves with a lot of it occurring outside through play therapy. She said it would be a detriment to the children if the playground is removed.

Betty Quinn

Ms. Quinn said she was a newly selected volunteer to support and focus on children and their needs. She said she was impressed with the facility and had seen a need for the children to be outside in a play area.

Jenny Smith

Ms. Smith said she had been attending the facility since February, that she had two children and was at the facility because of their financial situation. She does not know if she could stay at this facility if her child could not play outside.

Commission discussion was held regarding allowing the facility six months to remove the outdoor playground.

Mr. Nord expressed he did not know if six months was necessarily reasonable but in listening there were no legal ramifications in allowing them some time.

Commissioner Christianson asked about Site plan issues.

Mr. Anderson said that Mr. Mitchell understood what the options were. He said back in July or August of 2008 a dialogue was started about coming up with a better solution and in October two Council members met with the staff and County Commissioners to talk about ways to improve the facility. It had been six months since that meeting with no movement in an effort to do anything. He made it clear that City staff fully support the facility and does not have an issue with the facility being there; however, condition number two must be met. In his opinion, it was absurd to have children playing in a parking lot. It is not safe. Six months is a problematic amount of time for them to come up with a solution.

Commissioner Christianson asked about a permanent fence, and looking at it from a safety perspective. Mr. Anderson explained that in City staffs' opinion, taking existing parking stalls for a playground is not an appropriate change with regard to the entire Expressway project and perhaps relocating the facility to vacant spaces where they could be next to a grass area would work very well.

165 Mr. Anderson asked the Commission to consider a much less time frame to fix the  
166 playground issue.

167

168 Vicki Jaussi

169 Ms. Jaussi said that obviously they want a playground and want to be the proper  
170 citizens and they have got to keep the children safe. They have looked into different  
171 doors and a special door will need to be made in order to get a door that will meet  
172 fire code.

173

174 Vice Chairman Huff expressed he was rather sensitive to this issue and felt an  
175 obligation to be responsible and help those who need help.

176

177 Commissioner Stroud asked Mr. Anderson if they make something in the parking lot.  
178 And if there were parking stalls to give. Mr. Anderson said no. The phases that  
179 have been constructed do not meet the minimum parking amount needed by  
180 ordinance and that there was some history with other tenants that complained there  
181 was not adequate parking.

182

183 Commissioner Stroud asked if the applicant had pursued the avenue of moving the  
184 facility. He said he felt one of the options was to build a playground elsewhere as  
185 long as there was a safe way to escort the children. He expressed that he felt a  
186 playground in a parking lot was not ideal and if there was no parking to give he did  
187 not see how the City could permit parking to be occupied with the playground. He  
188 then explained the condominium rules and asked if they could keep the children in  
189 the building.

190

191 Mr. Mitchell said the expense in moving the facility would be astronomical. He  
192 explained the units that were vacant and what he felt the feasibility to move would  
193 be.

194

195 Commissioner Christianson said he fully supports the facility but thought to propose  
196 the conditions that are recommended and take out the word immediately with an  
197 appropriate time as recommended by the City Council.

198

199 Mr. Anderson explained to the Commission that they were acting as the Land-use  
200 Authority on this approval.

201

202 Commissioner Stroud asked how any children are at the facility at one time.

203

204 Ms. Jaussi said that they cannot have any more than 20 at one time and the age  
205 range was birth to five years old.

206

207 Commissioner Lewis asked Mr. Anderson where could they put a playground  
208 attached to their space. Mr. Anderson said they have issues with a playground  
209 being adjacent to the main access street.

210

211 Vice Chairman Huff said he felt that six months seemed excessive.

212

213 Mr. Shawcroft said with regard to the actions of the County they feel that they have  
214 been trying to move forward.

215

216 Commission Christianson explained that in the profession he worked in 30 days  
217 would be sufficient in which to correct the playground issue.

218

219 Commissioner Lewis asked if they had to act on it tonight. Mr. Anderson said they  
220 could deny, approve or continue.

221

222 Discussion was held regarding a time frame and the playground being feasible in the  
223 parking lot at all.

224

225 Commissioner Lewis felt more inclined to give them some time to come back with a  
226 proposal.

227

228 Mr. Shawcroft requested that the proposal be tabled for two months and in the  
229 interim they would commit to 30 days for the door issue and when they come back  
230 the door issue would have already been taken care of.

231

232 Discussion was held regarding a time frame for the playground issue.

233

234 Commissioner Lewis **moved** to **continue** the proposal until the June meeting in  
235 order for the applicant to have the door issues taken care of and an exact plan on  
236 paper and approved by the property owner and the City. Commissioner Stroud  
237 **seconded** and the motion **passed** by a roll call vote with Commissioner Christianson  
238 voting nay.

239

## 240 STAFF REPORTS

241

### 242 **Amherst Meadows Preliminary Plat reapproval**

243 Applicant: Joel M. LaSalle

244 General Plan: Light Industrial

245 Zoning: Industrial 1

246 Location: 1300 South 2300 East

247

248 Mr. Anderson explained the background of the plat, the expiration of the plat and that  
249 the applicant was asking for the same approval as was granted before.

250

251 Commissioner Stroud **moved** to **close** public hearing. Commissioner Lewis  
252 **seconded** and the motion **passed** all in favor at 8:17 p.m.

253

254 Joe Wilkins

255 Mr. Wilkins said they were requesting the same approval as was approved the first  
256 time.

257

258 Commissioner Lewis **moved** to **approve** the Amherst Meadows Preliminary Plat for  
259 Joel M. LaSalle with the following finding and subject to the following condition:

260

261 **Finding**

262

- 263 1. That this project is a re-approval.

264

265 **Condition**

266

- 267 1. That the applicant meet all conditions of the original approval.

268

269 **Conditions of original May 16, 2006 approval**

270

- 271 1. That the project meet the construction and development standards.  
272 2. That the plans show the ditch on the north side as piped.  
273 3. That they get the redlines and phasing to the electric department so they can  
274 design the system.  
275 4. That they provide a temporary turnaround on the lots at the end of the road to  
276 the Finley property.  
277 5. That they construct a masonry wall on 2300 East.

278

279 Commissioner Stroud **seconded** and the motion **passed** all in favor by a roll call  
280 vote.

281 .

282

283 **OTHER DISCUSSION**

284

285 **Discussion on Planning Commission work program**

286

287 Mr. Anderson said there would be a meeting on April 29, 2009, at 6 p.m. and if they  
288 could attend any part of the meeting it would be great. He asked if the  
289 Commissioners had anything in particular that they would like Mr. Gray to address.  
290 Commissioner Christianson said TDR's. He said the agenda for May would be full  
291 and would like to take time with the Commissioners in preparation.  
292

293 **ADJOURNMENT**

294  
295 Commissioner Huff **moved** to **adjourn**. Commissioner Lewis **seconded** and the  
296 motion **passed** all in favor at 8:22 p.m.

297  
298 **Adopted:**

299  
300  
301

---

Shelley Hendrickson, Planning Secretary

DRAFT

---

---

# SPANISH FORK

---

---

## MEMORANDUM

**TO:** Spanish Fork City Planning Commission

**FROM:** Dave Anderson, Planning Director

**DATE:** May 1, 2008

**RE:** May 6, 2009 Agenda

Accompanying this correspondence is a draft copy of the changes that we propose to make to the lists of permitted and conditional uses that are identified in each of the City's zoning districts. A public hearing has been scheduled for your May 6 meeting and these proposed changes are listed as an agenda item. Even so, staff believes they need to research a few items before they finalize their recommendation to the Planning Commission. Therefore, I suggest that the Commission allow me to make a brief presentation of the proposed changes before you continue the item to your June meeting. We do anticipate having a recommendation ready for you in advance of your June meeting.

Also, we believe it is very necessary to take an additional month to prepare to present the proposed Peterson General Plan and Zoning map Amendments. We have already sent notices of a public hearing that would be held on May 6. We are, however, not going to place the Peterson General Plan and Zoning Map Amendments on your agenda as part of the public hearing portion of the agenda. We do feel it is necessary to provide an explanation as to what the proposal is. We feel this is particularly important as we expect there to be a number of interested parties in your meeting next week. To make this item as unobtrusive as possible, I've suggested that we make a brief presentation at the commencement of your meeting before. As such, I've placed this item on your agenda as a staff presentation item. We also anticipate holding a meeting that same night prior to your meeting in hopes of answering the majority of the questions that the area's neighbors may have. Please feel free to direct questions that anyone might have to the Planning Department and we will make every effort to have those questions answered prior to your June meeting.

attachment: proposed changes to zoning districts

### **15.3.16.010. Agricultural and Rural Residential Districts.**

#### **A-E Exclusive Agriculture.**

#### **R-R Rural Residential.**

**A-E:** The purpose of this district is to promote agricultural production on lands with high quality soil types. The lands will usually not be suited for other urban uses because of location within a floodplain, or distance to other urban services.

**R-R:** This district is similar in character with the A-E District, but parcel sizes are generally somewhat smaller and the soil types may be lower quality. Many of these areas within the Growth Management boundary will likely be rezoned and developed with higher density uses as utilities are extended and adequate streets are developed and/or widened. Other lands outside the Growth Management boundary may eventually be converted to urban uses when a need is shown to expand that boundary.

#### **A. Permitted Uses:**

1. Agriculture, including the production of food and fiber crops, and tree farms; grazing and animal husbandry of livestock.
2. Commercial horse riding, training, and boarding stables. (A-E District only)
3. Living quarters for agricultural employees employed on the premises. (A-E District only)
4. Wholesale plant nurseries. ~~(A-E District only)~~
5. One (1) single residence dwelling per lot.

#### ~~6. Foster home.~~

7. Seasonal fruit, vegetable, and hay retail sales structures of less than 500 square feet when located on the premises where the products are raised.

#### ~~8. Public parks and recreational facilities.~~

#### ~~9. Golf courses and related facilities.~~

#### ~~10. Public schools (R-R District only, and when located on a collector or arterial street)~~

11. Veterinary offices including outdoor boarding of animals if animals are kept at least 200 feet from any neighboring house.

#### ~~12. Wireless communication facilities on light stanchions in public parks, playgrounds, schools, golf courses and related facilities (so long as the structure height does not exceed 20 feet above the existing structure and is a monopole).~~

13. Churches (R-R District only, and when located on a collector or arterial street).

#### ~~14. Veterinary offices for large animals and/or outside boarding of any animals.~~

15. Municipal facilities required for local service.

#### **B. Uses Subject to Conditions (as described in §15.3.24.010 et seq.):**

##### ~~1. Home Child Care Center~~

2. Home Occupations (as described in §5.40.010 et seq.)

##### ~~3. Instructional Studio~~

4. Manufactured Home (as described in §15.3.24.040 et seq.)
5. Residential facility for persons with a disability. (as described in §15.3.24.010 (A) et seq.)
6. Residential facility for elderly persons. (as described in §15.3.24.010 (B) et seq.)

#### **C. Uses Subject to Conditional Use Permit (see §15.3.08.060):**

1. Wireless communication facilities on existing structures, with the intent to make them “stealth” facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

**15.3.16.020. Residential Districts.**

**R-1-80, R-1-60, R-1-40, R-1-30:** These districts provide a rural residential environment within Spanish Fork that are characterized by large single family lots conducive to animal rights **as defined in section 15.3.24.090 H.**

**R-1-20, R-1-15, R-1-12:** These districts provide low-density single family lots within Spanish Fork City.

**R-1-9, R-1-8:** These districts are to provide moderate density that is characterized by a variety of single family housing types and lot sizes.

**R-1-6:** This district provides a residential environment that is medium high density with a variety housing choices include single family homes, twin homes, townhomes and duplexes.

**A. Permitted Uses:**

1. One (1) single residence dwelling per lot.

~~2. Foster home.~~

~~3. Public parks and recreational facilities.~~

~~4. Golf courses and related facilities.~~

5. Municipal facilities required for local service.

6. Churches **(when located on a collector or arterial street).**

~~7. Public schools (R-R District only, and when located on a collector or arterial street)~~

~~8. Wireless communication facilities on light stanchions in public parks, playgrounds, schools, golf courses and related facilities (so long as the structure height does not exceed 20 feet above the existing structure and is a monopole).~~

**B. Uses Subject to Conditions (as described in §15.3.24.010 et seq.):**

~~1. Home Child Care Centers.~~

2. Home Occupations **(as described in §5.40.010 et seq.)**

~~3. Instructional Studio.~~

4. Manufactured Home **(as described in §15.3.24.040 et seq.)**

5. Master Planned Developments. **(as described in §15.3.24.030 et seq.)**

6. Subdivision Model Home Complexes. **(as described in §15.3.24.060 et seq.)**

7. Temporary office or construction trailers. **(as described in §15.3.24.040 et seq.)**

8. Residential facility for persons with a disability. **(as described in §15.3.24.070 (A) et seq.)**

9. Residential facility for elderly persons. **(as described in §15.3.24.010 (B) et seq.)**

**C. Uses Subject to Conditional Use Permit (see §15.3.08.060):**

1. Wireless communication facilities on existing structures, with the intent to make them “stealth” facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

2. Accessory, mother-in-law, or basement apartments (R-1-6 district only) must meet the conditions of 15.3.24.090.

3. Private schools **(when located on a collector or arterial street).**

4. Residential treatment center must meet conditions of §15.3.24.010.

5. Assisted living facility must meet minimum conditions of §15.3.24.010.

**15.3.16.030. R-3 Residential District.**

This district is intended to promote high density residential uses. There will be a mix of dwelling types, with a larger proportion of twin homes, duplexes, and multi-family dwellings than single residence dwellings.

**A. Permitted Uses:**

1. Single residence dwellings.

~~2. Foster home.~~

~~3. Public parks and recreational facilities.~~

4. Municipal facilities required for local service.

5. Churches **(when located on a collector or arterial street).**

~~6. Public schools (R-R District only, and when located on a collector or arterial street)~~

~~7. Wireless communication facilities on light stanchions in public parks, playgrounds, schools, golf courses and related facilities (so long as the structure height does not exceed 20 feet above the existing structure and is a monopole).~~

**B. Uses Subject to Conditions (as described in §15.3.24.010 et seq.):**

~~1. Home Child Care Centers.~~

2. Home Occupations **(as described in §5.40.010 et seq.)**

~~3. Instructional Studio.~~

4. Manufactured Home **(as described in §15.3.24.040 et seq.)**

5. Master Planned Developments. **(as described in §15.3.24.030 et seq.)**

6. Subdivision Model Home Complexes. **(as described in §15.3.24.060 et seq.)**

7. Temporary office or construction trailers. **(as described in §15.3.24.040 et seq.)**

8. Residential facility for persons with a disability. **(as described in §15.3.24.010 (A) et seq.)**

9. Residential facility for elderly persons. **(as described in §15.3.24.010 (B) et seq.)**

**C. Uses Subject to Conditional Use Permit**

**(see §15.3.08.060):**

1. Residential treatment center must meet minimum conditions of §15.3.24.090.

2. Wireless communication facilities on existing structures, with the intent to make them “stealth” facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

3. Assisted living facility must meet minimum conditions of §15.3.24.090.

**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.

**A. Permitted Uses:**

1. Single residence dwellings.
2. Duplexes. The minimum lot size is 9,700 square feet, the minimum lot width is 60 feet and the side setback 10 feet.
3. Bed and Breakfast Inns.
4. Offices.
5. Home Occupations.

~~6. Foster home.~~

~~7. Public parks and recreational facilities.~~

8. Churches (when located on a collector or arterial street).

~~9. Wireless communication facilities on light stanchions in public parks, playgrounds, schools, golf courses and related facilities (so long as the structure height does not exceed 20 feet above the existing structure and is a monopole).~~

10. Child care centers

**11. Instructional Studio.**

**12. Museums**

13. Municipal facilities required for local service.

The following uses will only be allowed on properties between 100 West and 100 East:

1. Art galleries and studios.
2. Financial institutions with no drive-thru service.
3. Personal service businesses.
4. Restaurants (no drive-thru or drive-in service).
5. Specialty retail uses including, but not limited to, gift shops, bookstores, florists, antiques, crafts, collectibles, food and beverages, apparel, and other similar items.

**B. Uses subject to Conditions (as described in §15.3.24.010 et seq.):**

~~1. Home child care centers.~~

~~2. Instructional Studio.~~

3. Manufactured Home (as described in §15.3.24.040 et seq.)
4. Residential facility for persons with a disability. (as described in §15.3.24.010 (A) et seq.)
5. Residential facility for elderly persons. (as described in §15.3.24.010 (B) et seq.)

**C. Accessory Buildings and Uses (see §15.3.24.090).**

**D. Development Standards (see Table 1).**

**E. Site Plan/Design Review (see §15.4.08.010 et seq.):**

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining residential areas.

**F. Landscaping, Buffering, Walls (see §15.4.16.130).**

**G. Signs (see §5.36.010 et seq.).**

**H. Parking (see §15.4.16.120):**

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

**I. Uses subject to Conditional Use Permit (see §15.3.08.060):**

1. Wireless communication facilities on existing structures, with the intent to make them "stealth" facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.
2. Nursing or retirement homes

3. Supervisory Care Facility
4. Assisted Living Facility
5. Shelter Care Facility
- ~~6. Nursing or Retirement Home~~
7. Residential Treatment Center
8. Financial Institutions not located between 100 West and 100 East.
- 9. Museums**

**15.3.16.050. C-O Commercial Office.**

This district is intended to provide for general office development. It may serve as a transition between commercial uses and residential areas, or it may be designed as a concentration of similar uses intended as an employment center.

**A. Permitted Uses:**

1. Child care centers.
2. Churches.
3. Financial institutions.
4. Medical and dental laboratories, clinics, emergency medical care facilities.
5. Nursing or retirement homes.
6. Offices.
7. Municipal facilities required for local service.
8. Supervisory care facilities.
9. Veterinary offices for small animals with no outside boarding of animals.

**10. Instructional Studio**

~~11. Wireless communication facilities on light stanchions in public parks, playgrounds, schools, golf courses and related facilities (so long as the structure height does not exceed 20 feet above the existing structure and is a monopole).~~

**B. Uses Subject to Conditional Use Permit (see §15.3.08.060):**

1. Hospitals.
2. Restaurants ~~(no drive thru or drive in service).~~
3. Retail stores, personal service businesses, office supply stores, pharmacies when integrated into the office complex.
4. Veterinary offices for large animals and/or outside boarding of any animals.
5. Wireless communication facilities on existing structures, with the intent to make them "stealth" facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.
6. Medical and dental clinics
7. Emergency medical care facilities

**8. Museums**

**15.3.16.060. C-D Downtown Commercial.**

This district is intended to promote and maintain the character of a pedestrian oriented retail district along Main Street. Building orientation should strongly encourage pedestrian use by having buildings close to the street with frequent entrances to buildings, and significant amounts of glass. Drive-thru uses should be strongly discouraged.

**A. Permitted Uses:**

The following uses are permitted if operated from a permanent, enclosed building with no outside storage or display of merchandise:

1. Art galleries and studios.
2. Entertainment uses ~~such as theaters, museums, indoor commercial recreation, and health clubs.~~
3. Financial institutions with no drive-thru service.
4. Hotels, with all guest rooms above the first floor.
5. Office supply, copying, printing businesses.
6. Offices.
7. Personal service businesses.
8. Residential uses when located above the first floor.
9. Restaurant ~~(no drive-thru or drive-in service).~~
10. Retail uses, except those which include automotive service, repair ~~or sales.~~

**11. Instructional Studio**

~~12. Wireless communication facilities on light stanchions in public parks, playgrounds, schools, golf courses and related facilities (so long as the structure height does not exceed 20 feet above the existing structure and is a monopole).~~

13. Municipal facilities required for local service.

**B. Uses Subject to Conditional Use Permit (see §15.3.08.060):**

1. Drive-thru facilities as part of a financial institution.
- 2. Parking structures.**
3. Wireless communication facilities on existing structures, with the intent to make them “stealth” facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

**15.3.16.070. C-1 Neighborhood Commercial.**

This district is intended to provide small scale retail, personal and business services, and office uses to serve the immediate residential area. Individual businesses may not exceed 7,500 square feet to discourage uses which draw from outside of the immediate neighborhood.

**A. Permitted Uses:**

The following uses are permitted if operated from a permanent, enclosed building with no outside storage or display of merchandise. The hours of operation are limited to 6:00 A.M. to 11:00 P.M.

~~1. Automotive service stations.~~

~~2. Automobile wash, self-service or automatic.~~

3. Child care centers.

4. Financial institutions.

5. Office supply, copying, printing businesses.

6. Offices.

7. Personal service businesses.

8. Restaurants.

9. Retail uses.

~~10. Wireless communication facilities on light stanchions in public parks, playgrounds, schools, golf courses and related facilities (so long as the structure height does not exceed 20 feet above the existing structure and is a monopole).~~

11. Convenience store.

12. Instructional Studio

13. Municipal facilities required for local service.

**B. Uses Subject to Conditions (as described in §15.3.24.010 et seq.):**

1. Seasonal sales and special events. (as described in §15.3.24.050 et seq.)

**C. Uses Subject to Conditional Use Permit (see §15.3.08.060):**

1. Wireless communication facilities on existing structures, with the intent to make them “stealth” facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

**2. Car wash (self or full service)**

### **15.3.16.080. C-2 General Commercial.**

This district is intended to provide for a wide range of commercial uses designed to serve neighborhood, community, and regional needs. Uses may be freestanding or integrated in a center.

#### **A. Permitted Uses:**

The following uses are permitted if operated from a permanent, enclosed building with no outside storage or display of merchandise:

1. Art galleries and studios.
- ~~2. Automotive service stations, minor automotive repair.~~
3. Child care centers.
4. Churches.
5. Private clubs.
6. Entertainment uses ~~such as theaters, museums, indoor commercial recreation, and health clubs.~~
7. Financial institutions.
8. Hotels and motels.
9. Medical and dental laboratories.
- ~~10. Nursing or retirement homes.~~
11. Office supply, copying, printing businesses.
12. Offices.
13. Personal service businesses.
14. Public utility facilities required for local service.
15. Restaurants.
16. Retail uses.
- 17. Repair services for small appliances, bicycles, jewelry, and similar items.**
- ~~18. Supervisory care facilities.~~
- ~~19. Veterinary offices for small animals with no outside boarding of animals.~~
- ~~20. Wireless communication facilities on light stanchions in public parks, playgrounds, schools, golf courses and related facilities (so long as the structure height does not exceed 20 feet above the existing structure and is a monopole).~~
- 21. Instructional Studio**
- 22. Lube Center.**
- 23. Tire Center.**
- 24. Convenience Store.**
- 25. Car wash (full service)**
26. Municipal facilities required for local service.

The following uses are permitted if operated from a permanent, enclosed building and may have outside storage or display of merchandise which is customarily part of such:

1. New and used automobile, motorcycle, boat, truck, and recreational vehicle sales and rental facilities, and repair services associated with such facilities.

#### ~~2. Retail plant nurseries.~~

#### **B. Uses Subject to Conditions (as described in §15.3.24.010 et seq.):**

1. Seasonal sales and special events. (as described in §15.3.24.050 et seq.)

#### **C. Uses Subject to Conditional Use Permit (see §15.3.08.060):**

- ~~1. Automotive body repair, major automotive repair.~~
2. Outdoor commercial recreation facilities.
- ~~3. Veterinary offices for large animals and/or outside boarding of any animals.~~
4. Outdoor display or storage of materials or merchandise in conjunction with any permitted use.
5. Wireless communication facilities on existing structures, with the intent to make them "stealth" facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

### **15.3.16.090. S-C Shopping Center.**

This district is intended to provide retail uses, service oriented businesses, offices, and restaurants in an integrated center. Each center shares common architecture, access, parking, signage, and landscape design. Centers will typically be five (5) to fifteen (15) acres in size and provide neighborhood or community level destination shopping while incorporating a design which enhances pedestrian orientation within the center.

#### **A. Permitted Uses:**

The following uses are permitted if operated from a permanent, enclosed building with no outside storage or display of merchandise:

1. Retail uses.
- 2. Personal service businesses.**
3. Offices.
4. Restaurants.
5. Entertainment uses ~~such as theaters, museums, indoor commercial recreation, and health clubs.~~
6. Office supply, copying, and printing businesses.
- 7. Child care center.**
8. Art galleries and studios.
- ~~9. Repair services for small appliances, bicycles, jewelry, and similar items.~~
- ~~10. Wireless communication facilities on light stanchions in public parks, playgrounds, schools, golf courses and related facilities (so long as the structure height does not exceed 20 feet above the existing structure and is a monopole).~~
11. Instructional Studio
12. Lube Center.
13. Tire Center.
14. Convenience Store.
15. Car wash (full service)
- ~~16. Retail plant nurseries.~~
17. Municipal facilities required for local service.

The following uses are permitted if operated from a permanent, enclosed building and may have outside storage or display of merchandise which is customarily part of such business:

#### **B. Uses Subject to Conditions (as described in §15.3.24.010 et seq.):**

1. Seasonal sales and special events. (as described in §15.3.24.050 et seq.)

#### **C. Uses Subject to Conditional Use Permit (see §15.3.08.060):**

- ~~1. Automotive service stations, minor automotive repair, automobile wash facilities.~~
2. New **and used** automobile, motorcycle, boat, truck, and recreational vehicle sales and rental facilities, and repair services associated with such facilities.
3. Hotels and motels.
4. Outdoor commercial recreation facilities.
5. Outdoor display or storage of materials or merchandise in conjunction with any permitted use.
6. Wireless communication facilities on existing structures, with the intent to make them "stealth" facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

#### **D. Accessory Buildings and Uses (see §15.3.24.090).**

#### **E. Development Standards (see Table 2).**

#### **F. Performance Standards:**

- ~~1. Design review for the entire shopping center must be approved prior to issuance of building permits for any portion of the site. A shopping center may be built in phases, but at least fifty percent (50%) of the gross floor area must be built in the first phase.~~
- ~~2. The shopping center must include a plaza or plazas containing at least 1,000 square feet per acre of the site. The plaza shall include shade trees, seating areas, tables, and trash receptacles.~~

~~3. Freestanding buildings apart from the main center must access from interior shopping center drives and not directly to the adjoining streets.~~

### **15.3.16.100. C-UV Urban Village Commercial.**

This district is intended to provide controlled and compatible settings for a wide range of commercial and residential uses in the same area, uses designed to serve neighborhood, community, and regional needs. Uses may be freestanding or integrated in a center.

Developments in this district will be designed towards pedestrians in mind; designs will have the character of an urban village; with high quality materials being used. All site plans and subdivisions will be reviewed by the Planning Commission.

#### **A. Permitted Uses:**

1. Multi-family residential
2. Retail Uses
3. Offices
4. Restaurants
5. Financial institutions, without drive through facilities

#### ~~6. Department stores~~

#### ~~7. Gas station/convenience stores~~

#### ~~7. Convenience Store~~

8. Health and fitness facilities, recreation facilities
9. ~~Public~~ Private schools, professional and vocational
10. Personal service businesses

#### ~~11. Government facilities~~

12. Museums, ~~art galleries, dance studios, live performance theaters~~

#### ~~13. Movie theaters~~

13. Dental/medical offices

#### ~~14. Farmer's markets~~

#### ~~15. Plant and garden shops with outdoor sales~~

#### ~~16. Hotels~~

17. Laundry and dry cleaning

#### ~~18. Personal service businesses~~

#### ~~19. Instructional Studio~~

#### **B. Uses Subject to Conditions (as described in §15.3.24.010):**

1. Seasonal sales and special events. (as described in §15.3.24.050 et seq.)

#### **C. Uses Subject to Conditional Use Permit (see §15.3.08.060):**

1. Financial institutions, with drive through facilities

#### ~~2. Veterinary offices (small animals)~~

3. Restaurants with drive through facilities

#### ~~4. Child Care Center~~

#### ~~4. Day care facilities~~

#### ~~5. Auction sales (indoor only)~~

#### ~~6. Private schools~~

**15.3.16.110. B-P Business Park.**

This district is intended to provide employment areas in a large scale campus style development. Projects will include generous landscaped areas, functional pedestrian spaces and walkways, and will also be designed to be compatible with any adjoining residential areas. Typical uses include administrative and research companies, offices, laboratories, and limited manufacturing and assembly industries. Limited commercial uses which are compatible with and support the Business Park are allowed.

**A. Permitted Uses:**

The following uses are permitted if operated from a permanent, enclosed building with no outside storage or display of merchandise:

1. Research, development, and testing services.
- ~~2. Manufacturing and assembly of finished products except animal and marine fats and oils, ammunition, and those listed as conditional uses in the I-2 District.~~
3. Trade or business schools.
4. Office supply, copying, printing businesses.
5. Offices.
6. Restaurants.
7. Financial institutions.
8. Health clubs.
9. Personal service businesses.
10. Child care centers.
11. Telecommunication towers not taller than sixty (60) feet.

**12. Hospitals**

**13. Convenience Store**

**14. Tire Center**

**15. Lube Center**

**16. Instructional Studio**

**17. Car wash (full service)**

**18. Museum.**

19. Municipal facilities required for local service.

**B. Uses Subject to Conditional Use Permit (see §15.3.08.060):**

- ~~1. Automotive service stations, minor automotive repair, automobile wash facilities.~~
- ~~2. New and used automobile, motorcycle, boat, truck, and recreational vehicle sales and rental facilities, and repair services associated with such facilities.~~

3. Hotels and motels.

**C. Accessory Buildings and Uses (see §15.3.24.090).**

**D. Development Standards (see Table 2).**

**E. Performance Standards:**

- ~~1. No use shall be conducted which may cause the dissemination of glare, vibration, smoke, gas, dust, odor, or any other atmospheric pollutant outside the building in which the use is conducted.~~
- ~~2. No use shall result in noise perceptible beyond the boundaries of the immediate site of the use.~~
- ~~3. Outdoor storage is prohibited.~~

### **15.3.16.120. I-1 Light Industrial.**

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit significant amount of air, water, or noise pollution will not be allowed. Residential uses are not allowed.

#### **A. Permitted Uses:**

~~1. Manufacturing and assembly of finished products except animal and marine fats and oils, ammunition, and those uses listed as conditional uses in the I-2 District.~~

**1. The indoor manufacturing, assembly and storage of finished products.**

**2. Wholesale trade businesses except explosives or automobile wrecking or salvage yards.**

3. Lumber and building material yards.

4. Contractor warehouse and storage yards.

5. Trucking and warehousing.

6. Research, development, and testing services.

7. Automotive service, paint and body work, other consumer goods repair.

~~8. Self-storage warehouses and/or recreational vehicle storage.~~

9. Trade or business schools.

10. Office supply, copying, printing businesses.

11. Offices.

12. Restaurants.

13. Financial institutions.

14. Retail businesses.

15. Telecommunication towers not taller than sixty (60) feet.

16. Agriculture, including the production of food and fiber crops, and tree farms; grazing and animal husbandry of livestock.

**17. Instructional Studio**

**18. Veterinary offices for large animals and/or outside boarding of any animals.**

**19. New and used automobile, motorcycle, boat, truck, and recreational vehicle sales and rental facilities, and repair services associated with such facilities.**

**20. Car wash (self or full service)**

**21. Automotive repair.**

**22. Lube Center.**

**23. Tire Care Center.**

24. Municipal facilities required for local service.

~~21. All permitted uses in the C-2 district except nursing or retirement homes and supervisory care facilities.~~

**B. Uses Subject to Conditions (as described in §15.3.24.010 et seq.):**

1. Seasonal sales and special events. (as described in §15.3.24.050 et seq.)

2. Sexually oriented businesses as defined in Chapter 5.28 of the Spanish Fork Municipal Code.

**C. Uses Subject to Conditional Use Permit**

**(see §15.3.08.060):**

1. Outdoor commercial recreation facilities.

2. Drive-in theaters.

3. Commercial kennels, animal shelters, and veterinary hospitals with outdoor boarding or exercise facilities.

4. Telecommunication towers taller than sixty (60) feet.

5. Jails, county and city.

~~6. Transfer facility~~

7. Residential Treatment Center (not owner occupied).

8. Rehabilitation treatment facility

9. Shelter care facility

10. Publically owned and operated recycling centers.

11. Publically owned and operated compost facilities.

**15.3.16.130. I-2 Medium Industrial.**

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit moderate amounts of air, water, or noise pollution may be considered as conditional uses. Residential uses are not allowed.

**A. Permitted Uses:**

1. Manufacturing and assembly of finished products except animal ~~and marine~~ fats and oils, ammunition, and those manufacturing uses listed as conditional uses.
2. Wholesale trade businesses except explosives or automobile wrecking or salvage yards.
3. Lumber and building material yards.
4. Contractor warehouse and storage yards.
5. Trucking and warehousing.
6. Research, development, and testing services.

**7. Automotive repair.**

**8. Lube Center.**

**9. Tire Care Center.**

10. Municipal facilities required for local service.
11. Trade or business schools.
12. Office supply, copying, printing businesses.
13. Offices.
14. Restaurants.
15. Financial institutions.
16. Retail businesses.
17. Telecommunication towers not taller sixty (60) feet.

**18. Car wash (self or full service)**

**19. Impound yard.**

**B. Uses Subject to Conditions ~~(as described in §15.3.24.010 et seq.):~~**

1. Seasonal sales and special events. ~~(as described in §15.3.24.050 et seq.)~~

**C. Uses Subject to Conditional Use Permit (see §15.3.08.060):**

1. Manufacture of concrete products.

~~**2. Outdoor commercial recreation facilities.**~~

3. Drive-in theaters.
4. Commercial kennels, animal shelters, and veterinary hospitals with outdoor boarding or exercise facilities.
5. Telecommunication towers taller than sixty (60) feet.
6. Self-storage warehouses and/or recreational vehicle storage.

**7. Transfer facility**

**~~15.3.16.150. Recreation Facilities (R-F).~~**

~~The purpose of this zoning district is to allow indoor and outdoor recreation activities and facilities in similar activities in certain sections of the City while insuring compatibility with surrounding uses.~~

~~A. Permitted Uses:~~

- ~~1. Animal exhibitions and competitions (fairgrounds only).~~
- ~~2. Antique fairs and shows.~~
- ~~3. Art and craft fairs and shows.~~
- ~~4. Auctions.~~
- ~~5. Campgrounds (tent and RV).~~
- ~~6. Circuses (fairgrounds only).~~
- ~~7. Fairgrounds.~~
- ~~8. Fishing and boating.~~
- ~~9. Home, farm, and garden shows (fairgrounds only).~~
- ~~10. Horse and animal shows (fairgrounds only).~~
- ~~11. Jamborees, scouting events, 4H club events, etc.~~
- ~~12. Municipal facilities required for local service.~~
- ~~13. Public events (concerts, picnics, farmer's markets, etc).~~
- ~~14. Public parks, recreation events, swimming pools and facilities.~~
- ~~15. Public golf course.~~
- ~~16. Rodeo (fairgrounds only).~~
- ~~17. Public shooting range (gun club only).~~
- ~~18. Sporting events.~~
- ~~19. Wireless communication facilities on light stanchions on public property (so long as the structure height does not exceed 60 feet and is a monopole). Because no list of uses can be complete, uses similar in size, scope, type, and impact to those listed above will be reviewed and allowed by the Planning Director. Appeals can be made to the City Council.~~

~~B. Uses subject to conditional use permit. (see §15.3.08.060):~~

- ~~1. Wireless communication facilities over 60 feet in height to a maximum of 120 feet must be located on a parcel over five acres in size.~~

~~C. Prohibited uses:~~

~~Uses not identified as permitted or allowed with conditions, are prohibited.~~

**15.3.16.160. Public Facilities (P-F).**

This district is intended to provide for structures and uses that are owned, leased, or operated by a governmental entity for the purpose of providing governmental services to the community. Allowed uses will be necessary for the efficient function of the local community or may be desired services which contribute to the community's cultural or educational enrichment. Other allowed uses will be ancillary to a larger use that provides a direct governmental service to the community.

**A. Permitted Uses:**

1. Child care centers.
2. Offices.
3. Public safety facilities.
4. Court buildings and related facilities.
6. Government owned nurseries and tree farms.
7. Municipal facilities required for local service.
8. Golf courses and related facilities.
9. Public parks and recreational facilities.
10. Libraries.
11. Public art galleries.
12. Transit centers and related facilities.
13. Government maintenance shops and related facilities.
14. Campgrounds.
15. Government storage buildings.
16. Government storage yards.
18. Public schools.
19. Museums.
20. Theaters.
21. Publicly owned zoos.
22. Temporary office and construction trailers.
24. Cemeteries.
25. Publicly owned stadiums and arenas.
26. Gun clubs and firing ranges.
27. Parking structures.

**28. Automotive repair.**

**29. Lube Center.**

**30. Car wash (self or full service)**

31. Wireless communication facilities on light stanchions in public parks, playgrounds, schools, golf courses and related facilities (so long as the structure height does not exceed 20 feet above the existing structure and is a monopole).

**B. Uses Subject to Conditional Use Permit**

**(see §15.3.08.060):**

1. Hospitals.
2. Restaurants.
3. Wireless communication facilities on existing structures, with the intent to make them "stealth" facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

**Instructional Studio:** A facility in which instruction is offered for piano, gymnastics, voice, art, or similar activities. ~~for seven (7) to twelve (12) students, including the instructor's own participating family members. Instruction of six (6) or fewer students is exempt from these regulations.~~

**Outdoor commercial recreation facility:** Enterprises which include such uses as miniature golf courses, batting cages, waterslides, swimming pools or other similar activities that do not involve motorized vehicles.

**Museum:** A building or place where works of art, scientific specimens, historic artifacts or other objects of permanent value are kept and displayed.

**Caretaker dwelling:** A dwelling which is ancillary to the principal use of a property which is exclusively occupied by an individual or individuals who are in charge of the maintenance of a building or business. Caretaker dwellings shall not have more than one bedroom.

**Lube Center:** A facility which primarily provides oil change and similar servicing or performs minor mechanical repair of motor vehicles. The outdoor overnight storage of vehicles is not permitted in association with the Lube Center use.

**Tire Care Center:** A facility which primarily sells and services automotive tires, provides oil change and similar servicing, and performs minor mechanical repair of motor vehicles. The outdoor overnight storage of vehicles is not permitted in association with the Tire Care Center use.

**Convenience Store:** A building or use which is primarily engaged in the provision of frequently needed, day to day retail goods including gasoline, food and non-food products.

**Impound Yard:** A facility that provides for the secured storage of automobiles with or without the permission of the owners by a person who is licensed to hold the automobiles.

**Carwash (full service):** A car wash that is completely mechanized (drive-thru operation) and that is ancillary to another use or an operation where the cleaning services are exclusively performed by employees of the establishment without the aid of the patron or coin operated devices.

**Carwash (self serve):** A business establishment which provides car cleaning services where part or all of the cleaning is performed by the patron with the aid of coin operated cleaning devices.

~~**Automotive Repair, Major:** A facility which services motor vehicles with all types of repair work including major engine and transmission repairs, body work, painting, and similar activities.~~

~~**Automotive Repair, Minor:** A facility which services motor vehicles with minor engine repair, tire repair, battery repair or changing, lubrication, storage of merchandise and supplies relating to the servicing of motor vehicles, but excluding major automobile engine or transmission repairs, body work, painting, or similar activities.~~

**Automotive Repair:** A facility which services motor vehicles with all types of repair work including major engine and transmission repairs, body work, painting, and similar activities.



# REPORT TO THE PLANNING COMMISSION SILVER SAGE BUSINESS PARK PRELIMINARY PLAT AMENDMENT

**Agenda Date:** May 6, 2009

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicant is requesting that their approval for the Silver Sage Business Park Preliminary Plat be amended so as to reduce the number of lots and modify the street design.

**Zoning:** Industrial 1

**General Plan:** Light Industrial

**Project Size:** 4 acres

**Number of lots:** 4

**Location:** 1700 North Chappel

## Background Discussion

The original approval for Silver Sage Business Park was granted on November 20 of 2007. Since that time, the applicant has received Final Plat approval. Nonetheless, the applicant would now like to modify the design of the subdivision and is, therefore, requesting that the Preliminary Plat approval be amended.

The proposed changes are relatively minor, as the applicant would like to reduce the number of lots from 8 to 5 and to replace a cul-de-sac with a hammerhead turnaround.

The proposed Amended Preliminary Plat meets the City's requirements for subdivisions in the Industrial 1 zone. As such, the Development Review Committee recommended that the proposed Preliminary Plat Amendment be approved on April 29, 2009.

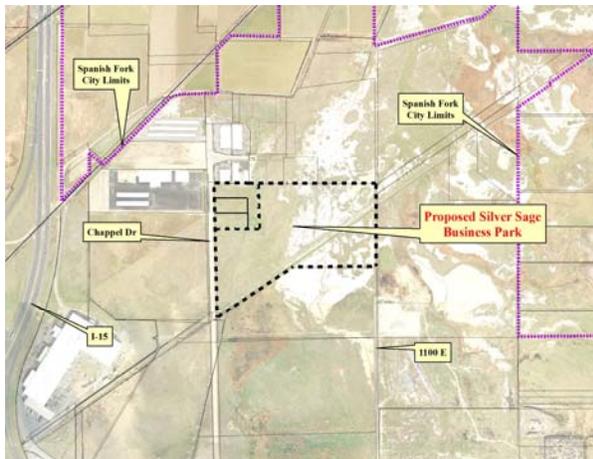
## Budgetary Impact:

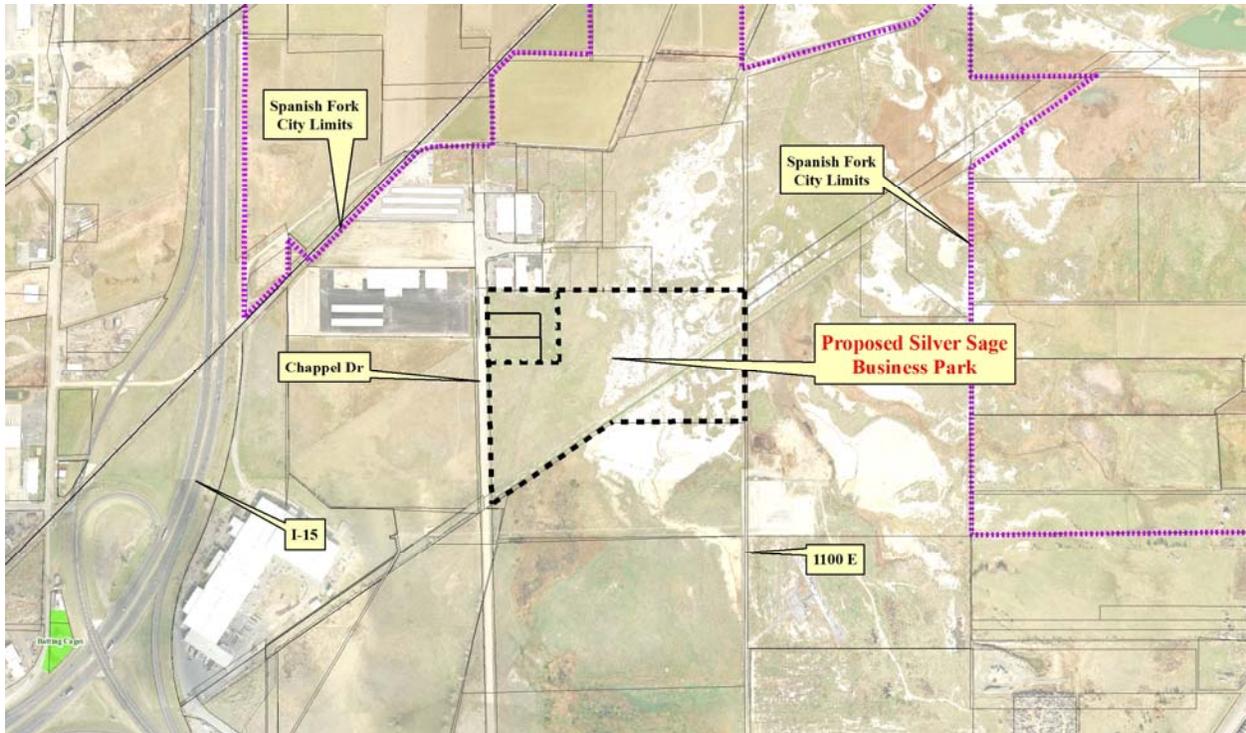
There is no anticipated budgetary impact with the proposed Preliminary Plat amendment.

## Recommendation:

Staff recommends that the Preliminary Plat Amendment be approved subject to the following conditions:

1. That the Final Plat submittal provide the required 20-foot easement along Chappel.
2. That the applicant show any other City easements on the Final Plat.
3. That the Final plat include all three lots.









# REPORT TO THE PLANNING COMMISSION SPANISH FORK WEST STAKE ZONING MAP AMENDMENT

**Agenda Date:** May 6, 2009

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The LDS Church is requesting a Zone Change for a 3-acre site located on 900 South. The applicant would like the zoning changed so as to allow them to subdivide the site from a much larger parcel.

**Zoning:** Rural Residential existing, R-1-20 proposed

**General Plan:** Residential .5 to 1.5 units per acre

**Project Size:** 3 acres

**Number of lots:** 2

**Location:** 1900 West 900 South

## Background Discussion

The LDS Church is requesting a Zone Change to be able to subdivide a 3-acre site in order to facilitate the construction of a meetinghouse. At present, the 5-acre minimum lot size in the Rural Residential Zone prevents the applicant from creating a lot that is 3 acres in size.

The applicant has proposed that the zoning be changed to R-1-20. This change is consistent with the General Plan in that it calls for residential uses at a density of .5 to 1.5 units per acre.

The Development Review Committee reviewed this request on April 29, 2009 and recommended that it be approved.

## Budgetary Impact:

There is no anticipated budgetary impact with the proposed Zoning Map Amendment.

## Recommendation:

1. Staff recommends that the proposed Zone Change be approved.







## REPORT TO THE PLANNING COMMISSION IN-FILL OVERLAY ZONING TEXT AMENDMENT

**Agenda Date:** May 6, 2009

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** Spanish Fork City is proposing to change the text of the In-fill Overlay zone.

**Zoning:** R-1-6 and R-3 zones

**General Plan:** not applicable

**Project Size:** not applicable

**Number of lots:** not applicable

**Location:** not applicable

### **Background Discussion**

In late 2008, the City Council adopted the In-Fill Overlay zone. Since the City's adoption of that zone, there has been one application filed for its implementation. In short, some of the issues the City encountered in the review of that application have caused some staff and officials to suggest modifications to the text of the In-fill Overlay zone.

Accompanying this correspondence is a proposed ordinance that identifies what the proposed changes are. In staff's view, the most significant change involves the elimination of the opportunity to develop multi-family dwellings of any type in the R-1-6 zone.

The Development Review Committee reviewed this proposal and recommended that it be approved on April 29, 2009.

### **Budgetary Impact:**

Staff believes there would be little or no budgetary impact with the proposed Zoning Text Amendment.

### **Recommendation:**

1. Staff recommends that the proposed Zoning Text Amendment be approved.

**ORDINANCE NO. 04-09**

ROLL CALL

VOTING	YES	NO
MAYOR JOE L THOMAS <i>(votes only in case of tie)</i>		
G. WAYNE ANDERSEN <i>Councilmember</i>		
RODNEY DART <i>Councilmember</i>		
RICHARD M. DAVIS <i>Councilmember</i>		
STEVE LEIFSON <i>Councilmember</i>		
JENS P. NIELSON <i>Councilmember</i>		

I MOVE this ordinance be adopted: Councilman \_\_\_\_\_  
I SECOND the foregoing motion: Councilman \_\_\_\_\_

ORDINANCE 04-09

WHEREAS, Spanish Fork City has enacted a zoning ordinance setting forth a number of zones and the permitted uses within each zone; and

WHEREAS, City staff has researched and studied the issue of appropriate in-fill uses, as requested by the Council, and has made the recommendation to amend the in-fill ordinance which establishes standards for in-fill housing in the R-1-6 and R-3 zones; and

WHEREAS, public hearings were held before the Planning Commission on Wednesday, the 6<sup>th</sup> day of May, 2009, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 19<sup>th</sup> day of May, 2009, whereat additional public comment was received; and

WHEREAS, the Council finds that the proposed amendments to the in-fill zone is consistent with the language and intent of the City's Comprehensive General Plan; and

WHEREAS, the Council finds that the proposed amendments to the in-fill zone would allow high quality residential units that promote the general welfare and common good of the community;

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

**I.**

Spanish Fork City Municipal Code §15.3.16.035 is hereby amended as follows:

**15.3.16.035. In-Fill Overlay Zone (I-F).**

This district is intended to provide flexibility in development standards for small residential parcels that are difficult to develop under standard residential requirements, allowing them to be developed with modified standards, while maintaining high quality construction and maintaining the general character of the underlying zone. This zone may only be applied as an overlay zone in the R-1-6 and R-3 zones. Prior to approving the I-F Zone, the City Council shall determine that the proposed development promotes the historic character of the neighborhood and conforms to the physical characteristics of the adjoining properties including architectural style and materials, and size, and provides new opportunities for home ownership.

**A. Permitted Uses:**

- Single family dwellings.
- Twin homes (R-3 zone only).
- Duplexes (R-3 zone only).
- Triplexes (R-3 zone only).
- Fourplexes (R-3 zone only).

(see §15.3.08.060):

**B. Accessory Buildings and Uses (see §15.3.24.090).**

**C. Development Standards.**

Development standards for projects in the I-F Zone shall be generated on a project-by-project basis. It is expected that the development standards will provide for project designs that will promote conformity to existing neighborhood characteristics while allowing for innovation and creativity. Development standards shall also include design elements that will provide appropriate screening and buffers between the project and the surrounding properties. As appropriate, project designs should incorporate amenities for the use of the project's residents. In each case, standards created for elements including but not limited to setbacks, lot size, building design, fencing and landscaping shall be presented to the Planning Commission for recommendation and the City Council for approval.

Notwithstanding the potential flexibility in development standards for the I-F Zone, the following standards must be maintained:

1. Building design shall incorporate architectural elements that reinforce architectural styles found in other structures in the neighborhood and/or along the street. Architectural considerations shall offer reasonable protection relative to the privacy of adjoining properties. Architectural elements utilized to promote the purpose of the zone may include the following:
  - A. Roof pitch.
  - B. Building materials.
  - C. Door and window placement and orientation.
  - D. Building colors.
  - E. Building ornamentation.
  - F. Building articulation.
  - G. Garage placement.
2. Setbacks shall be as follows for all primary buildings:
  - A. Front yard, 20 feet from public right-of-way or shared driveway to living space.
  - B. Corner side yard, 15 feet to living space.
  - C. Interior side yard, ~~10~~ 5 feet, provided 15 feet exists between residences.
  - D. Rear yard, ~~10~~ 15 feet.
  - E. Accessory buildings, 5 feet to property lines and other structures.
  - F. Garage doors, 20 feet from public right-of-way.
3. Density shall not exceed that which is identified on the Land Use Map of the Comprehensive General Plan.
4. Minimum project size is ~~6,000~~ 8,000 square feet in the R-3 zone and 12,000 square feet in the R-1-6 zone. Minimum lot sizes and/or area requirements shall be as follows:
  - ~~A. Single family residences, 4,000 square feet;~~
  - ~~B. Duplexes, 8,000 square feet;~~
  - ~~C. Twinhomes, 8,000 square feet;~~

- ~~D. Triplexes, 14,000 square feet;~~
  - ~~E. Other multi-family units, 18,000 square feet per four units;~~
  - 5. Minimum street frontage for a development is 80 feet except for duplexes where the minimum frontage requirement is 60 feet.
  - 6. Maximum impervious surface in the I-F zone shall be ~~60%~~ 65% of the project area.
  - 7. Minimum parking shall include one garage per dwelling unit and 1.5 additional spaces per unit within the development.
  - 8. Minimum finished living space shall be provided as follows:
    - A. Single family residence, 1,000 square feet;
    - B. Duplex, 900 square feet, each side;
    - C. Triplex, 900 square feet, each unit;
    - D. Other multi-family units, 900 square feet, each unit.
  - 9. Curb, gutter, and sidewalk shall be provided in accordance with the City's Development Standards.
- D. Site Plan/Design Review (see §15.4.08.010 et seq.).**
- E. Landscaping, Buffering, Walls (see §15.4.16.130).**  
 Detailed landscape plans shall be submitted with each application for I-F Zone approval. ~~Landscaping plans shall be generally consistent with surrounding properties.~~ Projects shall be landscaped in a manner that is generally consistent with the approved plans surrounding properties. Landscape Plans shall identify the following:
  - A. Planting Plan, including all ground cover.
  - B. Plant schedule.
  - C. Irrigation Plan.
  - D. Details for any proposed structures or features.
  - E. Walls.
- F. Signs. (see §5.36.010 et seq.)**
- G. Parking (see §15.4.16.120).**

**II.**

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

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK,  
 UTAH, this \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
 JOE L THOMAS, Mayor

ATTEST:

\_\_\_\_\_  
 KIM ROBINSON, City Recorder



# REPORT TO THE PLANNING COMMISSION

## URBAN VILLAGE ZONING TEXT AMENDMENT

**Agenda Date:** May 6, 2009

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** Spanish Fork City is proposing to change the text of the Urban Village zoning district. The specific impetus of this change was a potential project located on South Main.

**Zoning:** not applicable

**General Plan:** not applicable

**Project Size:** not applicable

**Number of lots:** not applicable

**Location:** not applicable

### Background Discussion

Accompanying this report is a proposed excerpt of text from the Urban Village zone section of the zoning ordinance. This excerpt contains proposed revisions that are identified in the customary bold and strike through fashion.

The proposed changes are intended to specifically accommodate one particular proposal that the City has recently fielded.

The practice of modifying an ordinance to accommodate any individual project is generally inadvisable and is something that we typically do not promote.

The situation relative to our Urban Village zone is, in staff's view, somewhat different. The Urban Village zone has been in the city's zoning descriptions for a number of years. Even so, the City has not yet accepted any applications for developments in the Urban Village zone. Based on our history with the zone and its unique nature, staff anticipates some need to allow the zone to evolve into a district that accommodates the type of development it describes while ensuring that the City's expectations are met.

The Development Review Committee reviewed this proposal and recommended that it be approved on April 29, 2009.

### Budgetary Impact:

In theory, this change could potentially allow for a development that might generate more revenue than expense for the City. However, the inverse could also be true. In all practicality, staff believes there would be little or no budgetary impact with the proposed Zoning Text Amendment.

### Recommendation:

1. Staff recommends that the proposed Zoning Text Amendment be approved.

### **15.3.16.100. C-UV Urban Village Commercial**

This district is intended to provide controlled and compatible settings for a wide range of commercial and residential uses in the same area, uses designed to serve neighborhood, community, and regional needs. Uses may be freestanding or integrated in a center. Developments in this district will be designed towards pedestrians in mind; designs will have the character of an urban village; with high quality materials being used. All site plans and subdivisions will be reviewed by the Planning Commission.

#### **A. Permitted Uses:**

1. Multi-family residential
2. Retail Uses
3. Offices
4. Restaurants
5. Financial institutions, without drive through facilities
6. Department stores
7. Gas station/convenience stores
8. Health and fitness facilities, recreation facilities
9. Public schools, professional and vocational
10. Personal service businesses
11. Government facilities
12. Museums, art galleries, dance studios, live performance theaters
13. Movie theaters
13. Dental/medical offices
14. Farmer's markets
15. Plant and garden shops with outdoor sales
16. Hotels
17. Laundry and dry cleaning

#### **B. Uses Subject to Conditions (as described in §15.3.24.010):**

1. Seasonal sales and special events

#### **C. Uses Subject to Conditional Use Permit (see §15.3.08.060):**

1. Financial institutions, with drive through facilities
2. Veterinary offices (small animals)
3. Restaurants with drive through facilities
4. Day care facilities
5. Auction sales (indoor only)
6. Private schools

#### **D. Accessory Buildings and Uses (See §15.3.24.090).**

#### **E. Site Plan/Design Review/Performance Standards (see §15.4.08.010 et seq.):**

These standards are intended to foster the creation of an urban environment that accommodates growth and is compatible with the existing homes and uses in the area:

1. Outdoor Sales, Display and Storage.
  - a) The outdoor permanent sales or display of merchandise shall not encroach into areas of required parking, sidewalks, or landscaping.
2. Lighting. On-site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in a manner to prevent glare on adjacent properties and be designed for pedestrians. All lighting should have the same design elements throughout the development.
3. Location of Service Areas. All loading docks and other service activities shall be located away from view of any public street.

Exceptions to this requirement may be approved through the site plan process. If such activities are permitted adjacent to a public street, a visual screening design approved by the city planner shall be required.
4. Urban Design. Designs for this area should envision a "village character" relating to the heritage of the early residents of the community. Safe and efficient pedestrian circulation is a priority.
  - a) Architectural Character and Materials.

1. A differentiated base will provide human scale through change, contrast, and intricacy in façade form. Scaling elements such as insets and projects serve to break up flat or monotonous facades along with color and a change in materials.

2. The climate in Spanish Fork City is such that in the summer months shade is preferred, and in the winter months protection from the snow and wind is necessary. By providing the pedestrian with a sidewalk that is enjoyable to use year round, a pedestrian oriented development is encouraged.

Therefore, the following will be encouraged:

a) Arcades

b) Awnings and/or marquees

3. Entrance and Visual Access

a) The intent in this district is to encourage pedestrian activity between the public street/sidewalk and buildings. Sidewalks shall provide continuous, uninterrupted interest to the pedestrian by providing visual interest and/or amenities. The environment will benefit with increased pedestrian activity, this activity will only occur if opportunities are provided that make walking to a destination a preferred and an enjoyable pursuit. The use of blank building facade walls is discouraged. Therefore, all buildings in this district are subject to the following standards:

1. Minimum

First Floor Glass. The first floor elevation of a **commercial** building facing a street shall not have less than forty (40%) percent glass surfaces. All first floor glass shall be a nonreflective.

Display windows that are three dimensional and are at least two feet deep are permitted and may be counted toward the 40% glass requirement.

2. Provide at least one (1) operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street, if the facades for both streets meet the forty (40%) percent glass requirement.

3. The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be forty (40) feet.

4. All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that are readily visible from the public right-of-way, shall be screened from public view.

#### **4. Roof pitch and materials**

**~~a) All roofs will be required to have at least a 7/12 pitch and will be standing seamed metal.~~**

5. Public Amenities and Public Art.

a) Amenities and works of art enhance quality of life as well as visual interest. Public amenities and art encourage pedestrian activity and contribute to the "village" experience. A cohesive, unified lighting and amenity policy will help give the district its own distinctive identity. Therefore, all projects will be required to have public amenities and art that are subject to the following standards:

1. Sidewalks and street lamps installed in the public right of way shall be of the type specified in the city's construction and development standards. All parking lot lights will be required to match the city's standards.

2. Park benches will be required within the development.

3. Public art (which may include artists' work integrated into the design of the building, and landscaping, sculpture, painting, murals, glass, mixed media or work by artisans), that is accessible or directly viewable to the general public shall be included in all projects. The plan to incorporate public art shall be reviewed and approved by the Spanish Fork Arts Council.

4. All projects will be required to have a minimum of 20% open space and developments with residential units will be required to have 35% open space.

6. Conditional Use Approval.

A modification to the urban design/performance provisions of this section may be granted as a conditional use, subject to conformance with the standards and procedures.

#### **F. Definitions.**

For the purpose of this section, the following terms shall have the following meanings. "Façade" means the front of a building, or any other "face" of a building on a street or courtyard given special architectural treatment.

#### **G. Landscaping, Buffering, Walls (see §15.4.16.130):**

Same as the S-C zone requirements.

**H. Signs (see §5.36.010 et seq.):**

All individual developments (not a planned center) will be required to follow the requirements of the C-O zone.

**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 twenty-five (25) foot landscape setback ~~and or~~ a minimum three (3) foot berm with trees every thirty (30) feet apart.

**J. Solid Waste Receptacle Areas (see §15.4.16.140).**

**K. Building Height.**

Same as the S-C zones requirements.

1. Height Exceptions: Spires, towers, or decorative non-inhabitable elements shall have a maximum height of sixty (60) feet measured from the street grade.

**L Development Standards.**

~~Same as the S-C zone requirements.~~ (add C-UV standards to chart)

~~M. Master Planned Developments (MPD) (as described in §15.3.24.030).~~

1. Allowed a density of 5 to 12 residential units per acre.

2. ~~MPD Projects~~ will be required to have public art integrated and 35% open space area.

3. Projects with a residential component will be required to have at least ~~a 1 to 1 square footage of commercial to residential square footage and phasing of the project must have commercial square footage~~ 30% of the project's total building square footage dedicated to commercial or office uses. The City may require that this ratio be maintained with each phase of the development.

4. Residential units will be required to meet the High Density Residential (R-3) setbacks.

5. Residential units must be designed in a manner to blend with the urban village and not be a separate element of the area.



# REPORT TO THE PLANNING COMMISSION

## MASTER PLANNED DEVELOPMENT TEXT AMENDMENT

**Agenda Date:** May 6, 2009

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** Spanish Fork City is proposing to add a wood-based chemically treated lap siding to the list of materials that are permitted for use in Master Planned Developments.

**Zoning:** city-wide

**General Plan:** city-wide

**Project Size:** not applicable

**Number of lots:** not applicable

**Location:** not applicable

### Background Discussion

Spanish Fork City was approached earlier this year by builders who would like to use a particular product, LP Building Products SmartSide trim and siding, on the exterior of homes that would be built in Master Planned Developments. At present, this product or similar products are not allowed because they aren't masonry or based on some type of masonry material.

In light of this request, our staff has investigated this particular product to ascertain how it compares to other materials we've allowed builders to use in this situation. In short, our staff believes this siding is no less durable than other products we've allowed. In fact, I believe that in many cases the use of a nail on siding product significantly enhances the aesthetics of the home. This is particularly true as a designer is attempting to maintain some measure of authenticity with a design type that is not consistent with a brick or stucco exterior.

In light of these thoughts, the City's Development Review Committee has recommended that we approve the following addition to the Master Planned Development section of Title 15 as found on page 15-36:

6. Exterior Materials - Homes in Master Planned Developments shall be clad in masonry, ~~or~~ masonry based materials **or a chemically-treated, wood-based, nail-on, lap siding that has at least a 50-year warranty.** The City Council may grant a waiver of this requirement based upon superior architectural design plans which involve other materials.

### Budgetary Impact:

There is no anticipated budgetary impact with the proposed Preliminary Plat amendment.

**Recommendation:**

1. Staff recommends that the proposed Amendment to Title 15 be approved.



# REPORT TO THE PLANNING COMMISSION

## PUBLIC FACILITIES ZONING MAP AMENDMENT

**Agenda Date:** May 6, 2009

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** Spanish Fork City is proposing to change the zoning of most of the City-owned properties in the City and the American Leadership Academy Site to the Public Facilities zone.

**Zoning:** multiple zones

**General Plan:** multiple designations

**Project Size:** not applicable

**Number of lots:** not applicable

**Location:** not applicable

### Background Discussion

In 2007, Spanish Fork City created the Public Facilities zone. The purpose of creating a zone for publicly owned properties was to allow for the provision of customary and even perhaps essential public services at a variety of locations throughout the City.

At this time, it is proposed that most of the properties owned by Spanish Fork City be changed from their existing zones to the Public Facilities zone.

In addition to properties that are owned by Spanish Fork, it is proposed that the zoning of the American Leadership Academy Site be changed to Public Facilities. Spanish Fork City staff has also approached the Nebo School District about the prospect of changing the zoning on the properties that they own in Spanish Fork. Future changes may also involve entities such as the United States Forest Service of the State of Utah.

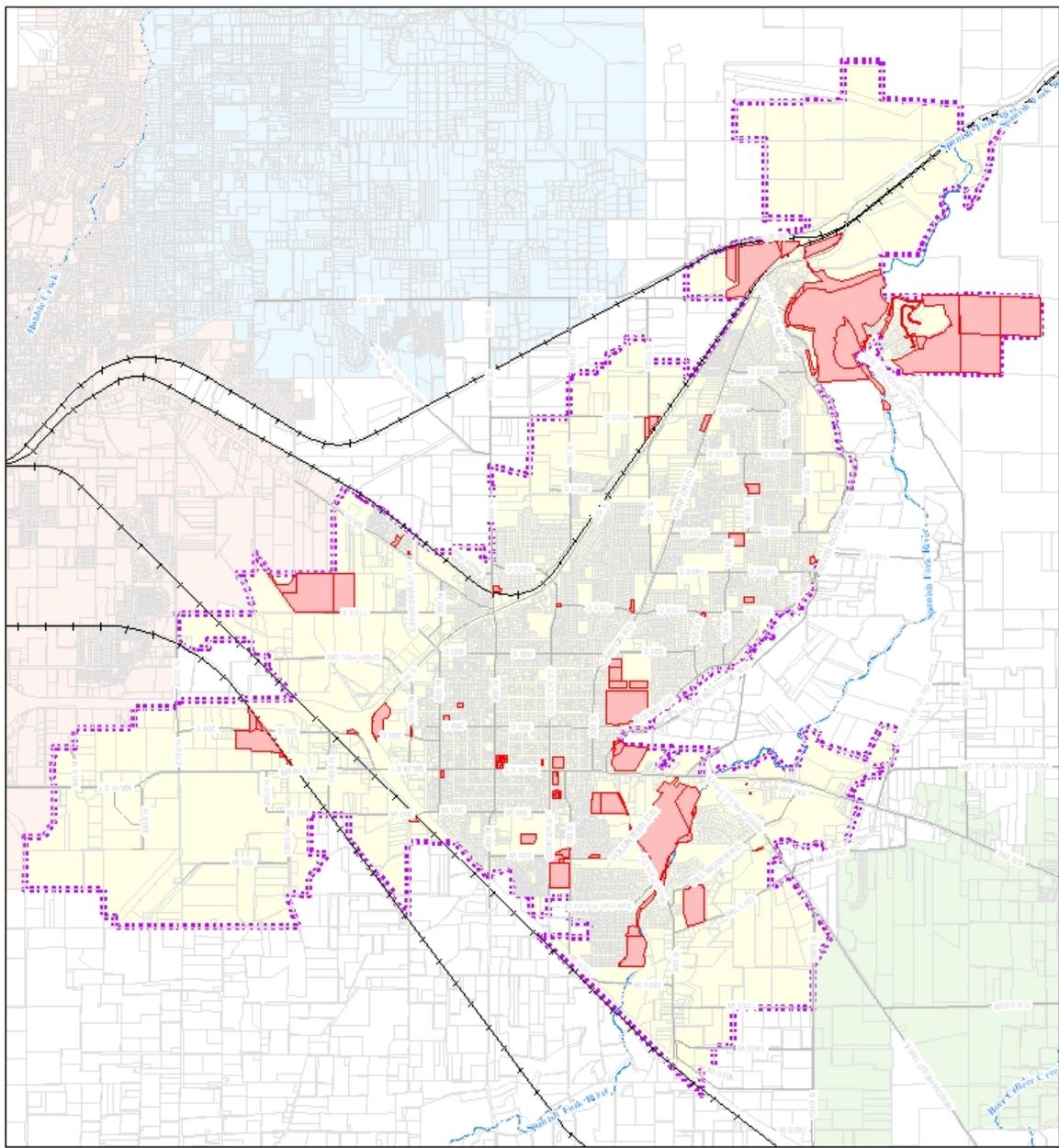
In essence, this proposal comes forward primarily as a means of maintaining an orderly, consistent zoning program in the City. At present, most municipal operations are allowed in each of the different zoning districts. While this program has effectively allowed the City or other agencies to conduct their necessary business, it is believed that the implementation of the Public Facilities zone will lead to the most functional way to permit the necessary activities while helping the residents of the City understand what is allowed at various locations throughout the City.

### Budgetary Impact:

There is no anticipated budgetary impact with the proposed Zoning Map Amendment.

### Recommendation:

1. Staff recommends that the proposed Zoning Map Amendment be approved.



# City Owned Property To Be Zoned Public Facilities 2009

  
 1" = 4,480 Ft

- Legend**
- City Owned Properties To Be Zoned Public Facilities, 2009
  - Major Roads
  - Subroad
  - Boundary of Fork
  - McQueen
  - Paxon
  - Main
  - University
  - North Fork Boundary



Geographic Information Systems  
 Spanish Fork City GIS  
 40 South Main St  
 Spanish Fork, UT 84660  
 GIS Phone Numbers:  
 (801) 804-4571 (Administrator)  
 (801) 804-4570 (Interns)

Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of this map. Spanish Fork City assumes no liability for direct indirect, special, or consequential damages arising from the use or misuse of this map or any of the information contained herein. Release may be subject to the Utah Public Access to Information Act, Utah Code, Title 62, Chapter 2, Part 2, Section 2-201.



# REPORT TO THE PLANNING COMMISSION SPANISH FORK WEST STAKE PRELIMINARY PLAT

**Agenda Date:** May 6, 2009

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The LDS Church is requesting Preliminary Plat approval so as to be able to purchase a 3-acre site on 900 South. Staff understands that the applicant would ultimately like to construct a meeting house on the 3-acre site.

**Zoning:** R-1-20 (proposed)

**General Plan:** Residential .5 to 1.5 units per acre

**Project Size:** 3 acres

**Number of lots:** 2

**Location:** 1900 West 900 South

## Background Discussion

The LDS Church is requesting Preliminary Plat approval to be able to purchase a 3-acre site on 900 South. Staff understands that the applicant would ultimately like to construct a meeting house on the 3-acre site.

The Development Review Committee reviewed this request in their April 29, 2009 meeting and recommended that it be approved, subject to several conditions being met.

## Budgetary Impact:

There is no anticipated budgetary impact with the proposed Preliminary Plat amendment.

## Recommendation:

Staff recommends that the Preliminary Plat be approved subject to the following conditions:

1. That the applicant provide a letter from the Utah Department of Transportation identifying their approval of access onto 900 South.
2. That the applicant rectifies any discrepancies between the plat and the approved Site Plan.
3. That the applicant address the Power Department's concerns prior to recordation of the plat.

