



## Planning Commission Agenda July 10, 2013

**Planning  
Commissioners**

Brad Gonzales

George Gull

Bruce Fallon

Richard Heap

Reed Swenson

6:00 P.M.

**1. Preliminary Activities**

- a. Pledge of Allegiance
- b. Approval of Minutes: June 5, 2013.

**2. Conditional Use**

- a. **Thompson**  
Applicant: Doug Thompson  
General Plan: Medium Density Residential  
Zoning: R-1-6  
Location: 2025 East 775 South

**3. Project Signage Plan**

- a. **Canyon Creek**  
Applicant: Woodbury Corporation  
General Plan: General Commercial, Light Industrial  
Zoning: Commercial 2, Business Park, Shopping Center  
Location: 1100 North Chappel Drive

**4. Ordinance Amendments**

- a. **Proposed Changes to Title 15**  
Applicant: Spanish Fork City  
General Plan: not applicable  
Zoning: not applicable  
Location: not applicable

**5. Other Business**

**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 at 40 South Main Street, Room 140, Spanish Fork. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4531.

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**Draft Minutes**  
**Spanish Fork City Planning Commission Meeting**  
**June 5, 2013**

**Commission Members Present:** Chairman Brad Gonzales, Reed Swenson, Bruce Fallon.

**Staff Present:** Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jered Johnson, Engineering Division Manager; Jason Sant, Assistant City Attorney.

**Citizens Present:** Cory Muhlestein, Christine Muhlestein, Connie Muhlestein, Scott Peterson, Dean Ingram, Ron Haymore, Annette Redd, Bryan Redd, Daniel Schmidt, Richard Mendenhall, Joseph Rich.

Chairman Gonzales opened the meeting at 6:00 p.m.

Chairman Gonzales led in the Pledge of Allegiance.

**MINUTES**

**May 8, 2013**

Commissioner Fallon **moved** to **approve** the minutes of May 8, 2013.  
Commissioner Swenson **seconded** and the motion **passed** all in favor.

**ZONE MAP AMENDMENTS AND PRELIMINARY PLATS**

**Muhlestein Zone Map Amendment and Preliminary Plat**

Applicant: Dean Ingram  
General Plan: Low Density Residential  
Zoning: Rural Residential existing, R-1-12 requested  
Location: 1300 South Mill Road

Mr. Anderson explained that there were two parts to this proposal. First, the Zone Map Amendment. The City's General Plan designates properties Low Density Residential on both sides of Mill Road. Low density is one to three units to the acre. The R-1-12 would typically allow the developer 2.5 units to the acre. This proposal is within the density range for the proposed zoning. City staff recommends that the Zone Change be approved. If the City Council decides to approve the proposed Zone Change then the proposed Preliminary Plat would meet the zoning criteria for the R-1-12 zone and the applicant is entitled to the approval of the plat. Mr. Anderson further explained that the

46 Commission had a variety of options with regard to the proposal. They could take action  
47 on the Zone Map Amendment and Preliminary Plat together or they could continue one of  
48 the two and act on the other. He then told the Commissioners that there were concerns  
49 as to whether or not Mill Road could handle more traffic. City staff has hired a traffic  
50 engineer to study Mill Road. The American Leadership Academy is doing some work to  
51 mitigate some safety issues on Mill Road. Where Mill Road is the most narrow, it is being  
52 widened. The City is in the process of overlaying Mill Road which will somewhat widen  
53 the road but not to the anticipated build out width. With the overlay the road, City staff  
54 fee it will be safe and will be able to accommodate traffic generated by the proposed lots.  
55

56 Chairman Gonzales said that with the connection of 1100 South to Mill Road that it will  
57 increase the capacity. Mr. Anderson said that with the overlay of the road that the traffic  
58 engineers have said that the road is suitable for traffic.  
59

60 Commissioner Swenson asked about the connection to 1210 South through Old Mill  
61 Estates. Mr. Anderson said that he did not recall what the trigger would be for that  
62 connection to be constructed.  
63

64 Mr. Anderson explained that the General Plan had changed from the time when the Old  
65 Mill Estates Subdivision was approved. The current General Plan has the density range  
66 of 1 to 3 units per acre. The R-1-12 zoning is appropriate within the low density range.  
67 So is the R-1-15 zone. This is a situation where the Commission is looking at a Zone  
68 Change and that they have the most deference. He said that City staff had reviewed the  
69 zone request and feel that the zoning is appropriate; therefore, they see no reason not to  
70 approve a Preliminary Plat that meets the City's standards. The City received, today, an  
71 updated subdivision design for the project. There is one change relative to the retention  
72 basin. It is his understanding that retention basins are planned to be temporary until  
73 there is a regional facility in place.  
74

75 Chairman Gonzales asked the applicant, Dean Ingram, about the retention basins. Mr.  
76 Ingram explained that they would keep the retention basin and maintain it until the time  
77 when they could develop it as a lot.  
78

79 Scott Peterson, from Atlas Engineering, explained where the retention basins would be  
80 and why.  
81

82 Discussion was held regarding pressurized irrigation. The applicant will have to connect  
83 to the pressurized irrigation.  
84

85 Chairman Gonzales asked if there was any feedback from the neighborhood meeting.  
86

87 Mr. Ingram said that they had a good response and that all the feedback was positive.  
88 The only issue was the road alignment and how close two of the homes were to Mill Road.  
89

90 Chairman Gonzales invited public comment.

91  
92 Wayne Niederhauser. Mr. Niederhauser said that he was one of the developers for Old  
93 Mill Estates. He explained that in their next phase, going North, they would need to  
94 connect the road and utilities. He said that the purpose for his presence at the meeting  
95 was not to speak for or against the subdivision. He expressed that what was troubling to  
96 him was that they went through a pretty painful rezoning, five or seven years ago, to get  
97 the R-1-15 zoning. He said that should the proposed Zone Change be approved that it  
98 would put them in a predicament competitive wise and should the proposal be approved  
99 with an R-1-12 Zone Change be approved then they will consider a Zone Change  
100 proposal to change Old Mill estates from R-1-15 to R-1-12 as a fairness issue.

101  
102 Discussion was held regarding lot size.

103  
104 Cory Muhlestein expressed that, with the development of the proposed subdivision, that  
105 Old Mill would be widened. It would not fix the entire road but would fix a portion. He  
106 also said that there was some kind of an agreement where the road curves by the  
107 Haymore's, that the road will be widened and the blind spot will be gone.

108  
109 Discussion was held regarding the alignment of Mill Road. Mr. Johnson explained that  
110 the City was working with a traffic engineer to come up with the best alignment for Mill  
111 Road.

112  
113 Mr. Muhlestein expressed that he felt that what was happening along and around Mill  
114 Road was good for the City.

115  
116 Bryan Redd  
117 Mr. Redd expressed that he felt the proposal was not unreasonable and that he hoped the  
118 area would stay low density. He said that Quail Hollow and other subdivisions in the City  
119 only had one egress and ingress and that this proposal had two and a nice aesthetic look.

120  
121 Discussion was held regarding what the Commission would be acting on relative to the  
122 proposal. Mr. Johnson expressed that he felt the Commission should define in their  
123 motion that the applicant will hook up to the pressurized irrigation, that they will work out  
124 the storm drain issues with the City's Engineering Department and the alignment of Mill  
125 Road before the plat goes before the City Council.

126  
127 Chairman Gonzales expressed that he felt the commission should make two separate  
128 motions and explained that he felt it was good to have diversity in a community with  
129 regard to zoning.

130  
131 Commissioner Swenson **moved** to recommend **approval** of the Zone Map Amendment  
132 from Rural Residential to R-1-12. Chairman Gonzales **seconded** and the motion **passed**  
133 all in favor.

134

135 Commissioner Fallon **moved** to recommend **approval** of the Muhlestein Preliminary Plat  
136 based on the plat that was submitted on June 3, 2013 and subject to the following  
137 conditions:

138  
139 **Conditions**

- 140
- 141 1. That the road alignment is addressed with the City's Engineering Department
  - 142 staff.
  - 143 2. That the retention basin and the question of ownership be addressed before the
  - 144 project is presented to the City Council.
  - 145 3. That the applicant connects to the pressurized irrigation system.
- 146

147 Commissioner Swenson **seconded** and the motion **passed** all in favor.

148  
149 **Trailside**

150 Applicant: Stevan Davis

151 General Plan: Medium Density Residential

152 Zoning: R-1-8 existing, R-1-6 with Infill Overlay requested

153 Location: 335 West 100 South

154

155 Mr. Anderson explained that, with respect to this proposal, it is important that the Zone  
156 Change and Preliminary Plat be considered together because it is proposed that we use  
157 the Infill Overlay zone which gives the Planning Commission and City Council some  
158 flexibility to approve lots that are smaller than 6,000 square feet. It is a program that was  
159 conceived for situations like this where there is a property that has been previously  
160 developed and in some way or another is under utilized. Previous to the Infill Overlay  
161 zone, typically in a situation like this, you would simply see a second home constructed  
162 behind on a flag lot. Flag lots are no longer allowed and what is proposed is the  
163 replacement concept to that. This is one way to get single family detached homes  
164 constructed on the original blocks of the City instead of properties that are renter  
165 occupied. The proposed project has approximately 19,000 square feet of developable  
166 area. This is, with three units, under seven units to the acre. The City's General Plan  
167 would allow for up to eight.

168

169 Commissioner Gonzales expressed that he felt the lot sizes were too small.

170

171 Commissioner Fallon asked what the square footage size was on the adjoining lots. Mr.  
172 Johnson said that the lots were roughly 6,000 square feet.

173

174 Mr. Anderson explained that part of the idea, with the Infill Overlay, is to incent owners to  
175 tear down an existing dilapidated structure and replace it with new single family homes.

176

177 Chairman Gonzales asked if the applicant was willing to go with two lots instead of three  
178 lots. Mr. Davis explained that with the costs involved with the construction of three lots  
179 they were only marginal from a financial side.

180  
181 Chairman Gonzales expressed that he felt this was a tight subdivision. Mr. Davis  
182 explained that he had spent many hours on this property. He explained that he felt with  
183 the shared drive that there were some neat two-story home designs to have a fifteen-foot  
184 backyard area with the frontage looking across the private drive and the trail so it would  
185 have a more open spacious feel than what he felt the Commission was imagining.

186  
187 Chairman Gonzales explained that, in the last meeting, he brought up the issue of safety  
188 between the private driveway and pedestrians on the trail. He asked what has been  
189 proposed because he does not feel that a vinyl fence would be a good barrier. Mr. Davis  
190 said that he has proposed boulders be placed between the driveway and the trail and that  
191 he felt that the boulders would be great.

192  
193 Commissioner Swenson asked about fencing. Mr. Davis explained that the vinyl fence  
194 ran along the south portion of the property and that there was an existing fence between  
195 the property and the adjacent property owner (Mr. Lamb).

196  
197 Chairman Gonzales invited public comment. There was none.

198  
199 Chairman Gonzales read a letter that was submitted by James and Peggy Wilbur.  
200 Chairman Gonzales explained that all of the Wilbur's issues had been addressed except  
201 for curb and gutter.

202  
203 Mr. Davis explained that Mr. Lamb, the adjacent property owner, does not have curb and  
204 gutter in front of his home and he welcomed the curb and gutter. Mr. Davis further  
205 explained where they had proposed curb and gutter which was in front of Mr. Lamb's  
206 property and through the frontage of the proposal.

207  
208 Commissioner Fallon asked about the trees and if they were on the subject property or  
209 the adjacent property owner. Mr. Davis said that they were on Mr. Lamb's property.

210  
211 Chairman Gonzales expressed safety from the Bonneville trail was a big concern to him.

212  
213 Chairman Gonzales **moved** to recommend **approval** of the Trailside Zone Change and  
214 Preliminary Plat. Commissioner Fallon asked about the Zone Change and what other  
215 option the applicant would have. Mr. Anderson explained that should the applicant not  
216 construct what has been proposed and approved that the only other option he would have  
217 is a 6,000 single family lot. Commissioner Fallon **seconded** and the motion **passed** all in  
218 favor.

219

220

221 **CONDITIONAL USE**

222

223 **AT&T**

224 Applicant: AT&T

225 General Plan: Public Facilities  
226 Zoning: Public Facilities  
227 Location: 350 South 300 West

228  
229 Mr. Anderson explained that what is proposed is a modification to the equipment on the  
230 pole. He said that other carriers co-locate on AT & T's pole. City staff recommends that  
231 the proposal be approved. Mr. Anderson expressed that he felt this location is a great  
232 one for this type of facility.

233  
234 Chairman Gonzales invited public comment. There was none

235  
236 Commissioner Swenson **moved to approve** the Conditional Use permit for AT&T.  
237 Commissioner Fallon **seconded** and the motion **passed** all in favor.

238  
239 **ORDINANCE AMENDMENTS**

240  
241 **Proposed Changes to Title 15**

242 Applicant: Spanish Fork City  
243 General Plan: not applicable  
244 Zoning: not applicable  
245 Location: City-wide

246  
247 Mr. Sant explained that the proposed changes were to clean up the City code and be  
248 consistent with State law. He explained the changes.

249  
250 Chairman Gonzales explained that he had continued this item in the Commission's last  
251 meeting because he was not comfortable making a recommendation with the City's Legal  
252 Department explaining the proposal.

253  
254 Commissioner Fallon **moved to approve** the proposed changes to Title 15. Chairman  
255 Gonzales **seconded** and the motion **passed** all in favor.

256  
257  
258 **PROJECT SIGNANGE PLAN**

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260 **Canyon Creek**

261 Applicant: Woodbury Corporation  
262 General Plan: General Commercial, Light Industrial  
263 Zoning: Commercial 2, Business Park, Shopping Center  
264 Location: 1100 North Chappel Drive

265  
266 Chairman Gonzales said that he would like to do some research on signage in other  
267 Cities. He expressed that he felt that signage was important to retail sales but before the  
268 Commission takes action on this proposal that he felt that the Commission needed to do  
269 some research.

270  
271 Mr. Anderson explained that City staff does not have to review the new signage criteria.  
272 He then explained the new ordinance which is Chapter Five, Section 36.

273  
274 Richard Mendenhall  
275 Mr. Mendenhall explained that he has not presented the concept to the Planning  
276 Commission. They have been laying the foundation with City Staff. He walked the  
277 Commission through the Canyon Creek Retail Center design concept and signage plan  
278 using an overhead presentation.

279  
280 Chairman Gonzales moved to hold a work session on June 26, 2013 at 6:00 p.m.

281  
282 Chairman Gonzales expressed that he wanted to be fair with regard to signage and not  
283 open a can of worms with what you do for one you have to do for everyone.

284  
285 Commissioner Fallon moved to move the July meeting to the 10<sup>th</sup>. Commissioner  
286 Swenson seconded and the motion passed all in favor.

287  
288 Commissioner Fallon explained the design assistance at the North Park would give a  
289 vision for potential facade improvements and block redevelopment concepts.

290  
291 **OTHER BUSINESS**

292  
293 The meeting **adjourned** at 8:25 p.m.

294  
295 **Adopted:**

296  
297 \_\_\_\_\_  
Shelley Hendrickson, Planning Secretary



**TO:** Honorable Chairman and Esteemed Commission  
**FROM:** Dave Anderson, Community Development Director  
**DATE:** July 5, 2013  
**RE:** July 10, 2013 Meeting

Accompanying this agenda is a staff report for the proposed Doug Thompson Conditional Use and the same signage proposal as what was sent to the Commission before the meeting we had planned for June 26. I have not included a report for proposed Amendments to Title 15 that we are working on. I do anticipate having information on those proposed Amendments sent to the Commission on Monday or Tuesday of next week.

Please let me know if you have any questions. Thanks.





# CONDITIONAL USE

## REPORT TO THE PLANNING COMMISSION DOUG THOMPSON CONDITIONAL USE APPROVAL REQUEST

**Agenda Date:** July 10, 2013.

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

**Reviewed By:** Development Review Committee.

**Request:** Doug Thompson is requesting Conditional Use approval to construct a home with an Accessory Apartment in the East Meadows subdivision.

**Zoning:** R-1-6.

**General Plan:** Medium Density Residential.

**Project Size:** 13,588 square feet.

**Number of lots:** 1.

**Location:** 2025 East 775 South.

### Background Discussion

Doug Thompson has proposed to construct a home with an accessory apartment in the East Meadows subdivision at 2025 East 775 South. The subject property is zoned R-1-6 and otherwise meets the criteria prescribed in the ordinance for homes with Accessory Apartments.

To be clear, by definition, homes with Accessory Apartments are not Duplexes. The distinction being that the neither of the dwelling units in a duplex must be occupied by the property owner. In the case of Accessory Apartments, one of the two units must be occupied by the property owner. It is generally believed that homes with Accessory Apartments have fewer adverse impacts on a surrounding neighborhood as the owner of the property resides on premise which may typically result in a higher level of maintenance and care for the property.

The following is an excerpt from Title 15 that describes the requirements associated with accessory apartments:

#### E. Accessory Apartments

1. This sub-section is established to provide regulations for accessory apartments within single family dwellings in residential zone district(s), where allowed. Accessory apartments may be allowed by conditional use permit.
2. Requirements for Approval. A conditional use permit may be granted by the Planning Commission for accessory apartments provided that the following requirements are met.
  - a. Only one apartment shall be created within a single family dwelling.
  - b. Permitted on lots 10,000 square feet or larger.
  - c. One covered and one uncovered parking space per apartment unit not located in the front setback area.



- d. Register with city utilities for minimum billing.
- e. The home shall meet all applicable building and fire codes.
- f. Located in a R-1-6 or R-3 zone.

Again, the subject property and proposal seem to meet all of the applicable requirements for Accessory Apartments. Conditional Use approval is required for Accessory Apartments so as to provide the Commission an opportunity to impose any site specific conditions on a particular application. In this case, staff has no suggestions for conditions of approval.

### **Development Review Committee**

The Development Review Committee reviewed this request in their July 3, 2013 meeting and recommended that it be approved. Minutes from that meeting read as follows:

#### **Thompson**

Applicant: Doug Thompson  
General Plan: Medium Density Residential  
Zoning: R-1-6  
Location: 2025 East 775 South

Mr. Thompson explained they would be renting to a young couple until the time that his parents would live there.

Mr. Anderson explained that the property would have to be owner occupied, that the owner needed to provide one covered parking space per unit along with one additional space located behind the front wall plane of the home and that the property needed to have separate utility accounts for each unit.

Discussion was held regarding a separate entrance.

Mr. Anderson explained that the City only allowed Accessory Apartments in two zoning districts: R-3 and R-1-6. The property meets the City ordinance for an Accessory Apartment in the R-1-6 zone.

Discussion was held regarding separate meters for all of the utilities. It was determined that the electric service would be separate but that the other utilities would not be.

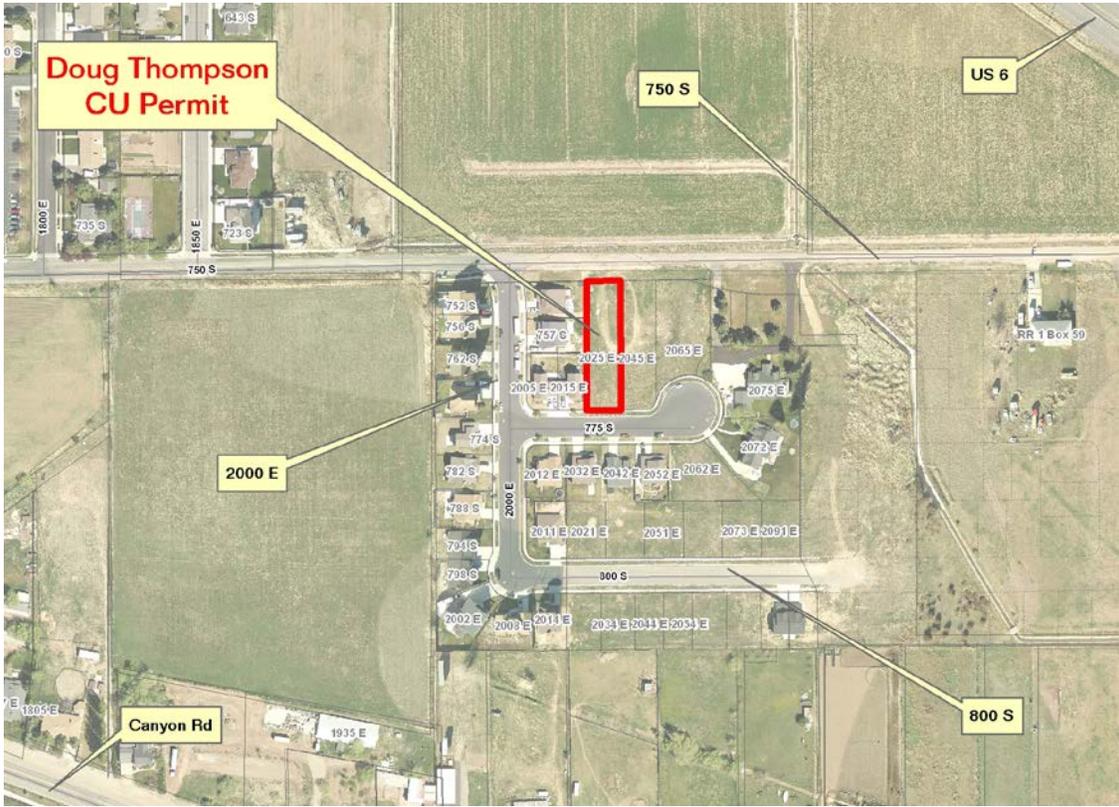
Mr. Peterson **moved** to recommend **approval** of the Thompson Conditional Use Permit for 2025 East 775 South. Mr. Oyler **seconded** and the motion **passed** all in favor.

### **Budgetary Impact**

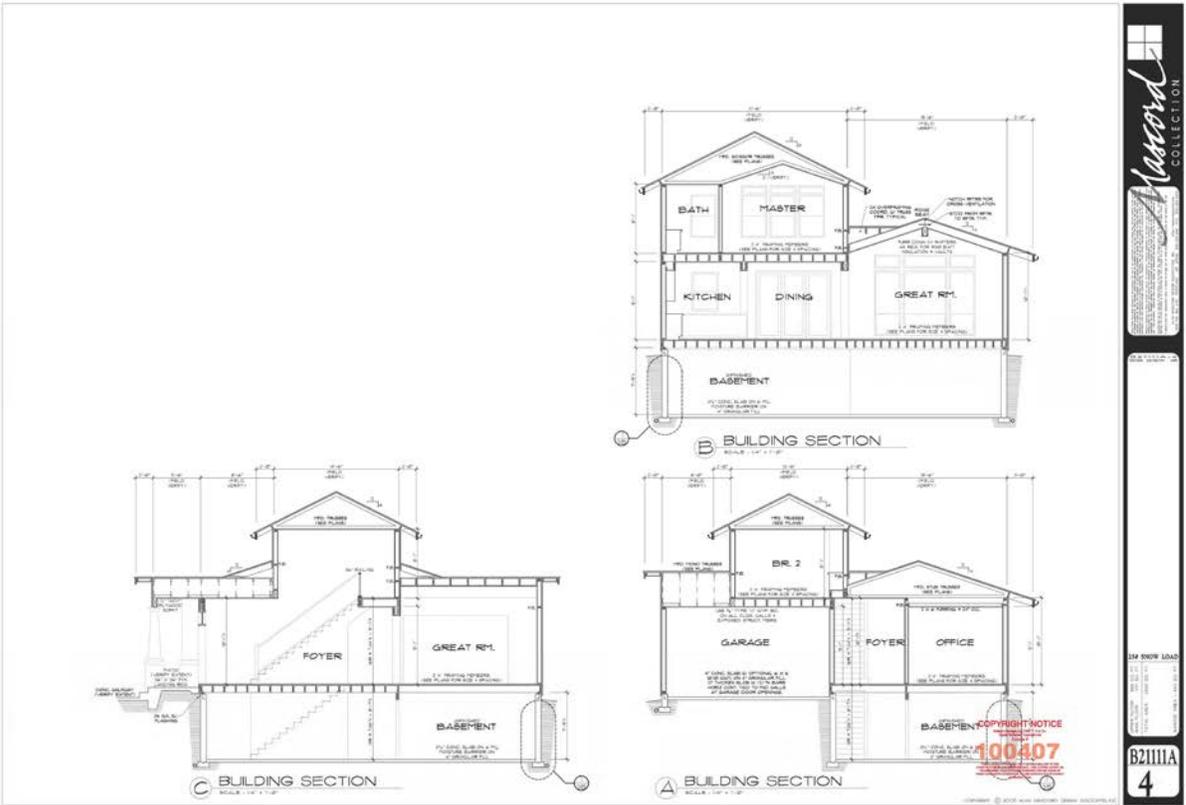
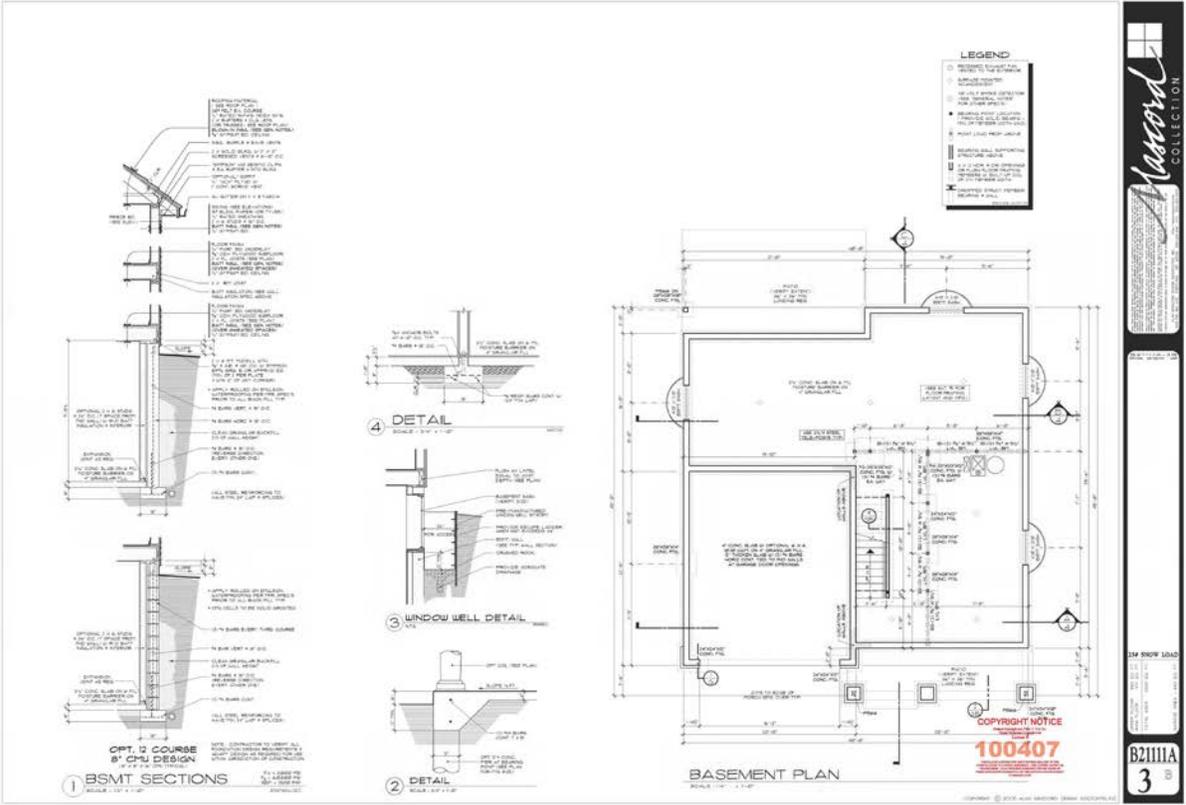
There is no immediate budgetary impact anticipated with the amendment of this approval.

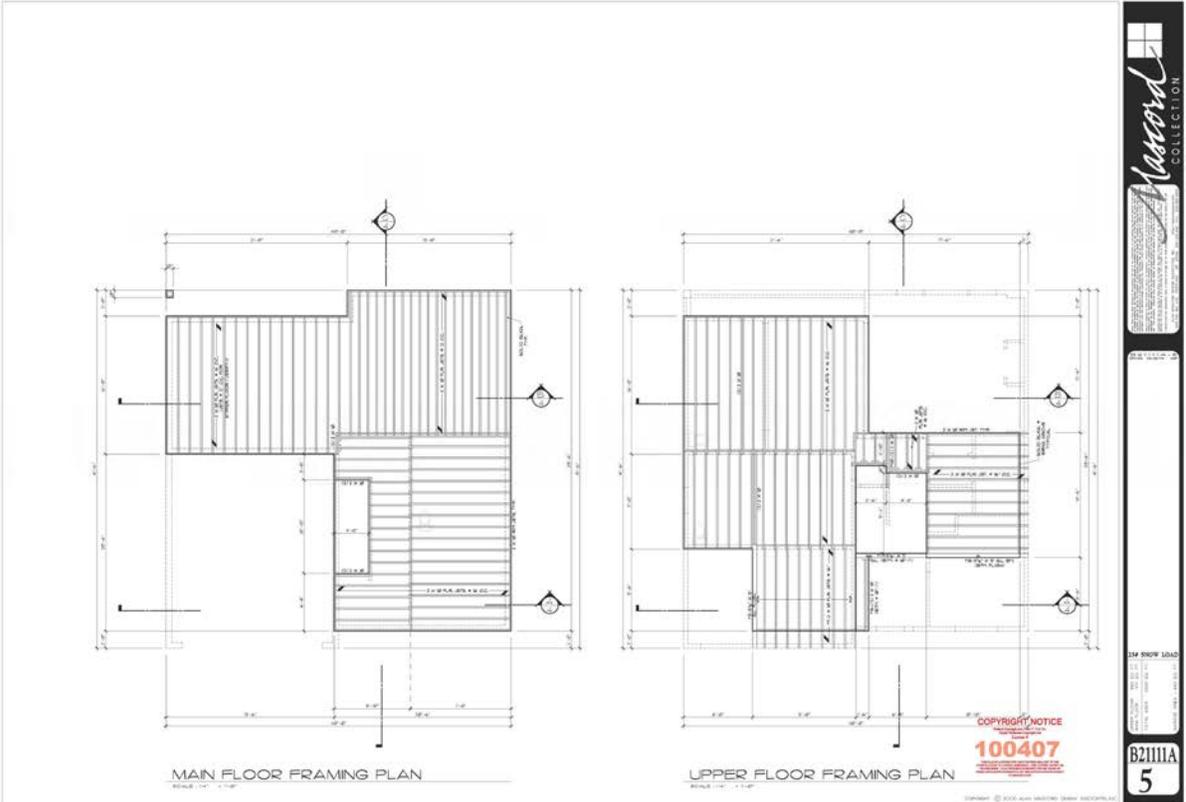
### **Recommendation**

1. Staff recommends that the proposed Conditional Use Permit be approved.





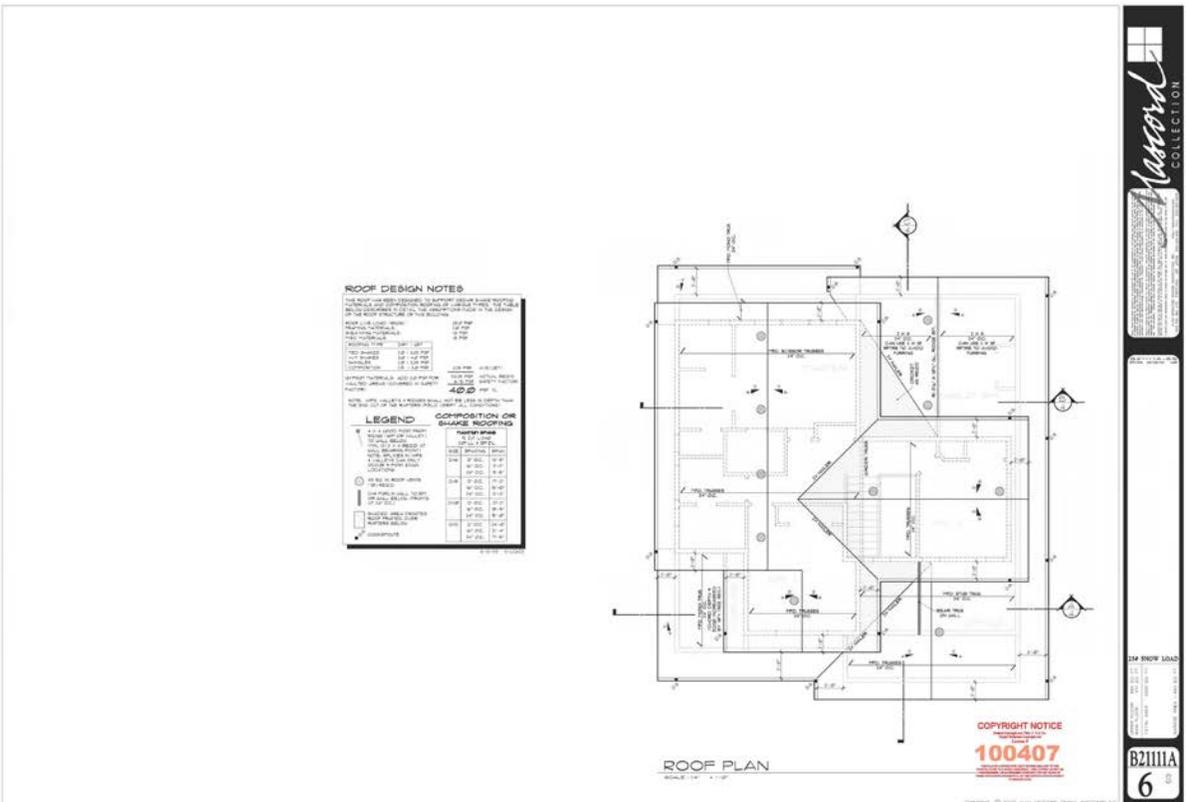




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**GENERAL NOTES:**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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**FRAMING NOTES:**

1. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
2. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
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**FOUNDATION NOTES:**

1. ALL FOUNDATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
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**CLIMATE ZONE MAP**

**STEP FOOTING DETAIL**

**STAIR DETAIL**

**BRICK VENEER DETAIL**

**DECK LEDGER**

**DECK RAILING**

**SPAN TABLES**

JOIST	SPAN								
2x8	10.0	11.0	12.0	13.0	14.0	15.0	16.0	17.0	18.0
2x10	12.0	13.0	14.0	15.0	16.0	17.0	18.0	19.0	20.0
2x12	14.0	15.0	16.0	17.0	18.0	19.0	20.0	21.0	22.0
2x14	16.0	17.0	18.0	19.0	20.0	21.0	22.0	23.0	24.0
2x16	18.0	19.0	20.0	21.0	22.0	23.0	24.0	25.0	26.0
2x18	20.0	21.0	22.0	23.0	24.0	25.0	26.0	27.0	28.0
2x20	22.0	23.0	24.0	25.0	26.0	27.0	28.0	29.0	30.0
2x22	24.0	25.0	26.0	27.0	28.0	29.0	30.0	31.0	32.0
2x24	26.0	27.0	28.0	29.0	30.0	31.0	32.0	33.0	34.0
2x26	28.0	29.0	30.0	31.0	32.0	33.0	34.0	35.0	36.0
2x28	30.0	31.0	32.0	33.0	34.0	35.0	36.0	37.0	38.0
2x30	32.0	33.0	34.0	35.0	36.0	37.0	38.0	39.0	40.0

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100407

**Mustard**  
COLLECTION

**GENOTES**  
G

**RADON MITIGATION**

**CRACK SPACE RADON MITIGATION**

**BASEMENT FINISHES**

**BASEMENT VENTILATION REQUIREMENT**

**SLAB ON-GRADE/BELLOU-GRADE (BASEMENTS) SUB-MEMBRANE DEPRESSURIZATION SYSTEM**

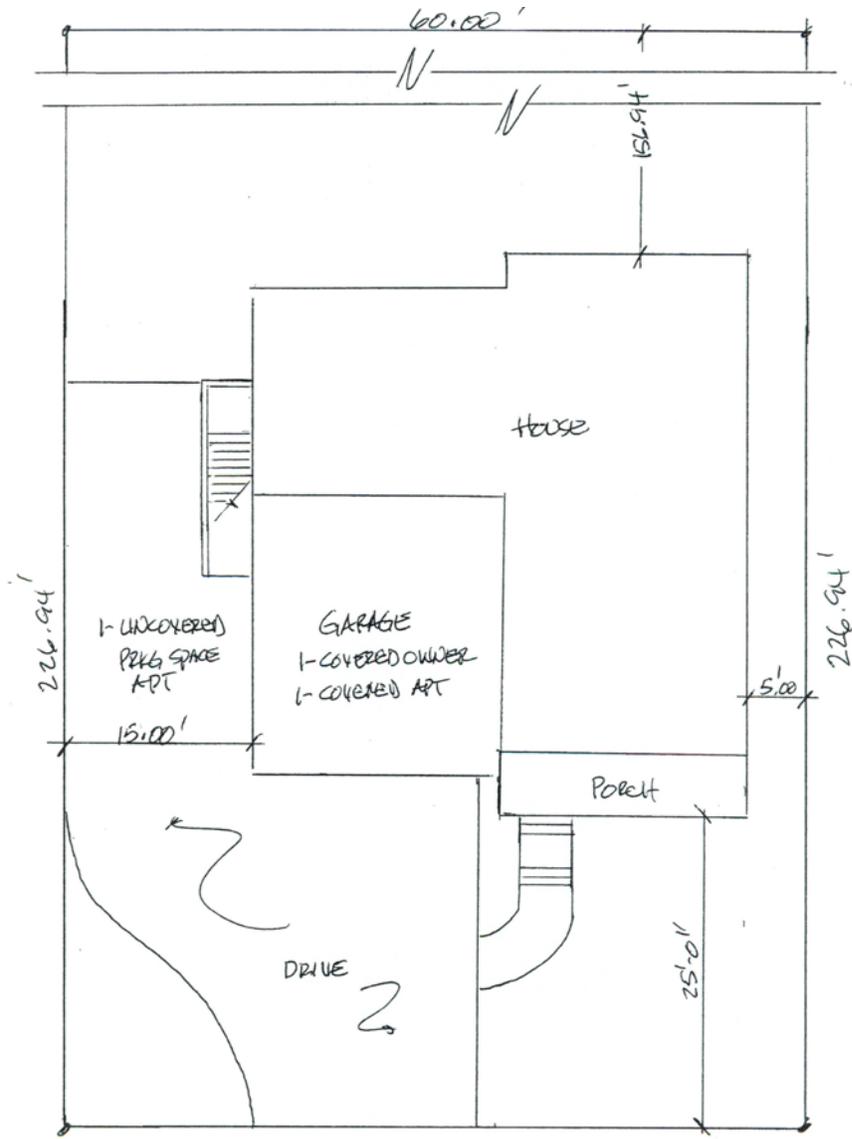
**CRACKSPACE SUB-MEMBRANE DEPRESSURIZATION SYSTEM**

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**RADON**  
R

**Mustard**  
COLLECTION

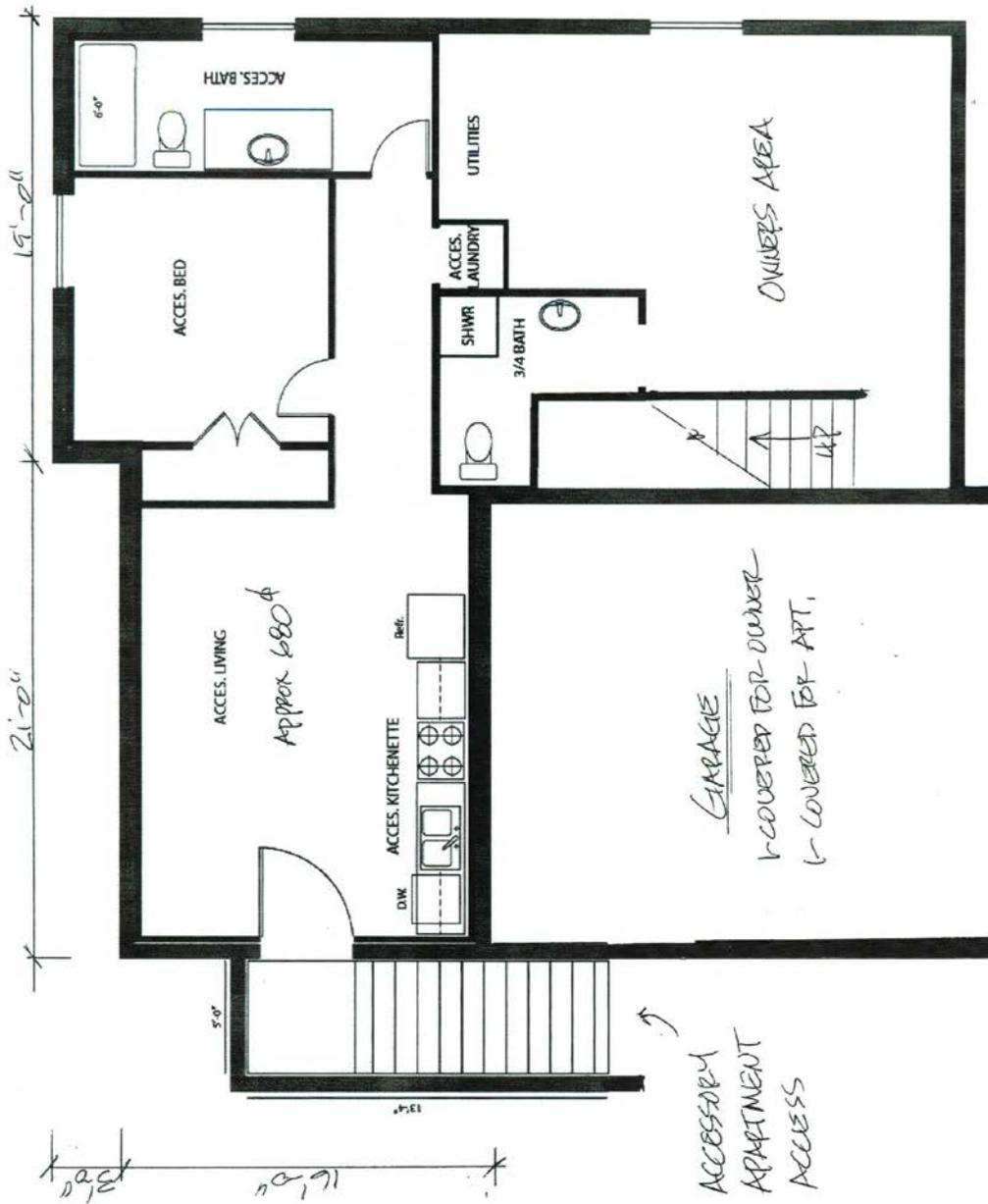
**GENOTES**  
G



DOUG THOMPSON  
 2025 E. 775 S. SF  
 LOT 123 PLAT A EAST MEADOWS

SCALE: 1" = 10'





# Canyon Creek Commercial Center

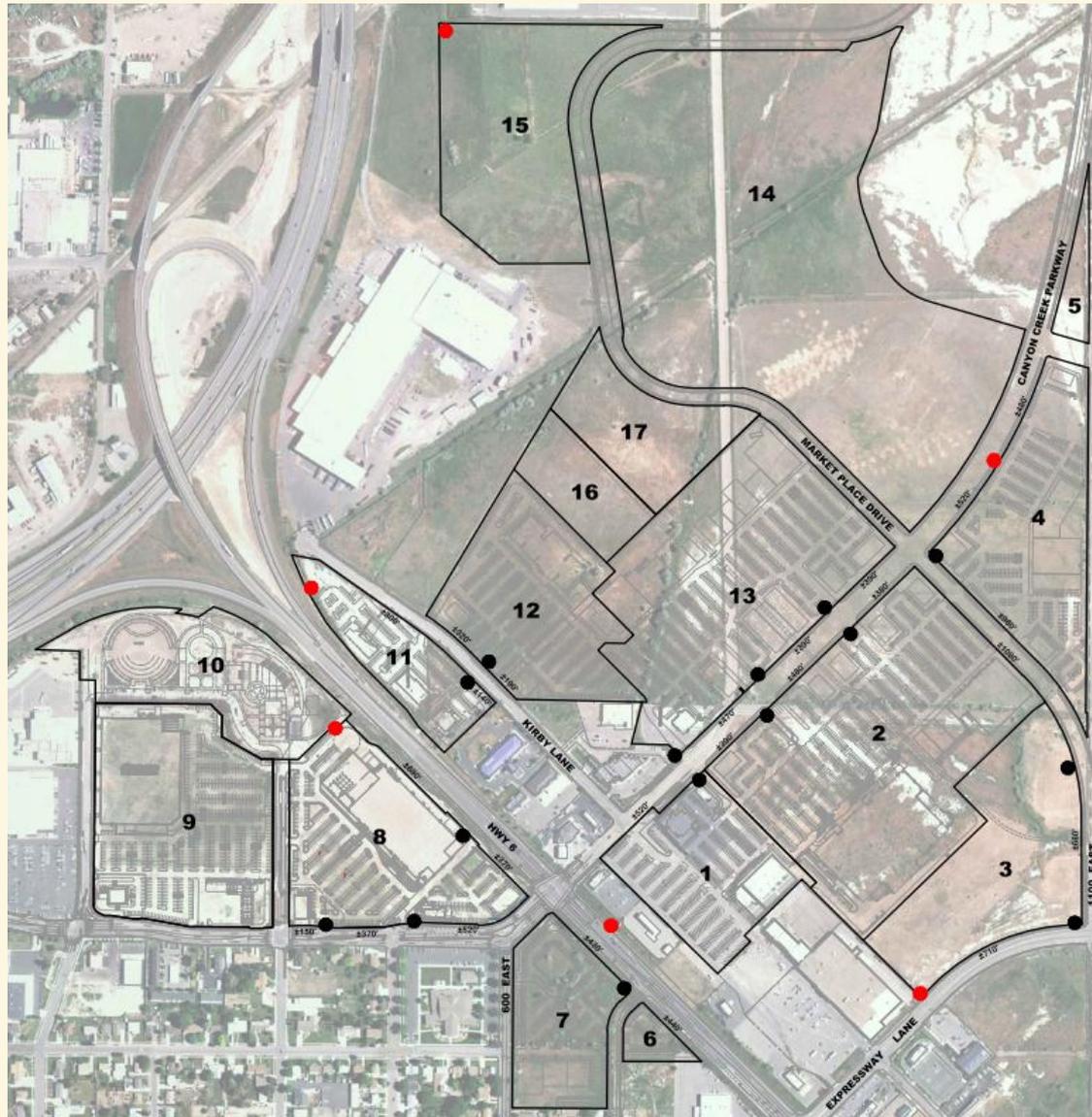
## Spanish Fork City Sign Package



TABULATIONS		
LOT #	ACREAGE	FRONTAGE
1	8.3 AC	1250 LF
2	24.8 AC	1990 LF
3	12.2 AC	1710 LF
4	11.9 AC	2150 LF
5	1.3 AC	880 LF
6	1.1 AC	615 LF
7	6.7 AC	1865 LF
8	12.6 AC	2780 LF
9	14.5 AC	2290 LF
10	9.9 AC	1720 LF
11	5.3 AC	2110 LF
12	11.1 AC	500 LF
13	20.7 AC	2030 LF
14	47.2 AC	4895 LF
15	13.0 AC	1210 LF
16	3.8 AC	0 LF
17	6.2 AC	830 LF
<b>TOTAL</b>	<b>210.6 AC</b>	<b>28825 LF</b>

# Canyon Creek Commercial Center

## Spanish Fork City Sign Package



### LEGEND

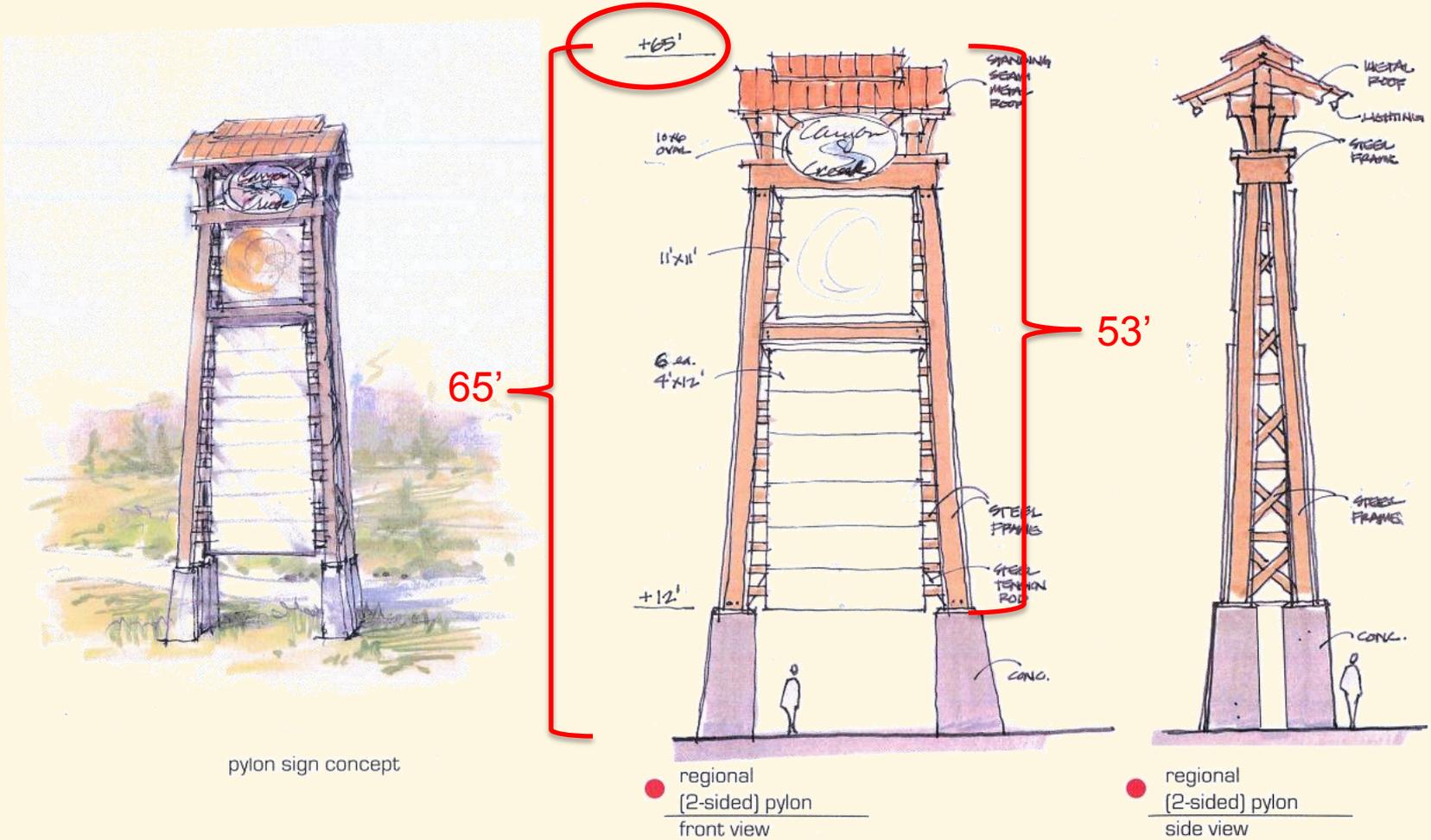
- PROJECT PYLON 100'
- PROJECT SIGNS 45' OR 35'
- MONUMENT SIGN 7' OR 9'  
AVAILABLE ON EACH UNIT

# Canyon Creek Commercial Center Spanish Fork City Sign Package

85' tall pylon - Representational Only - Actual Sizing Will Vary



# Canyon Creek Commercial Center Spanish Fork City Sign Package



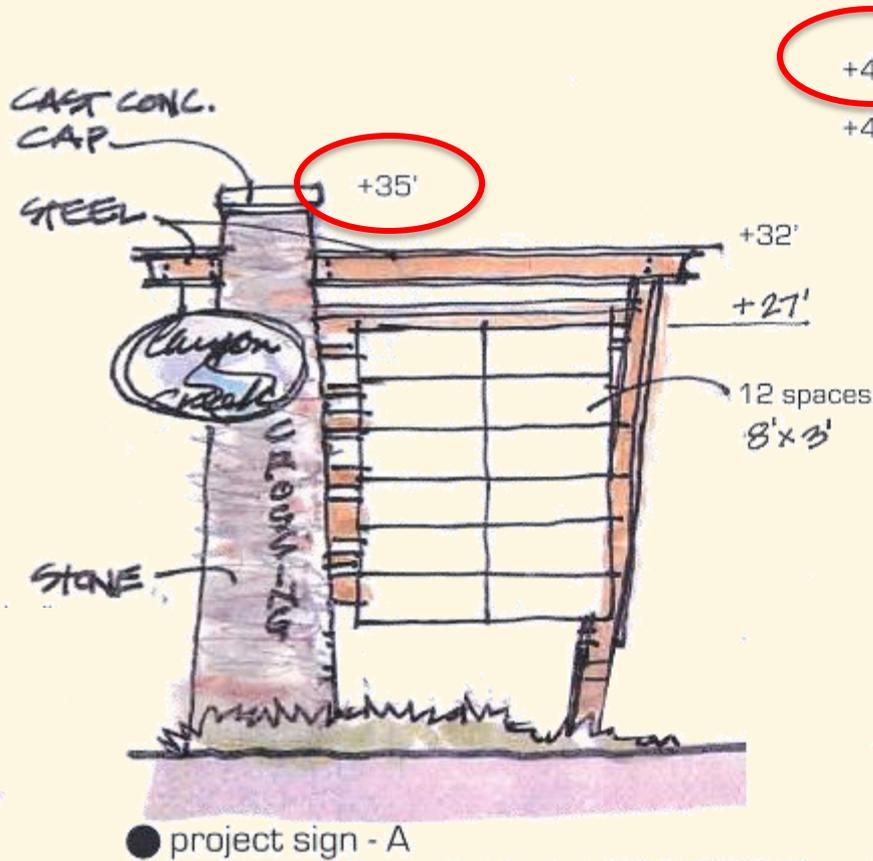
pylon sign concept

● regional  
[2-sided] pylon  
front view

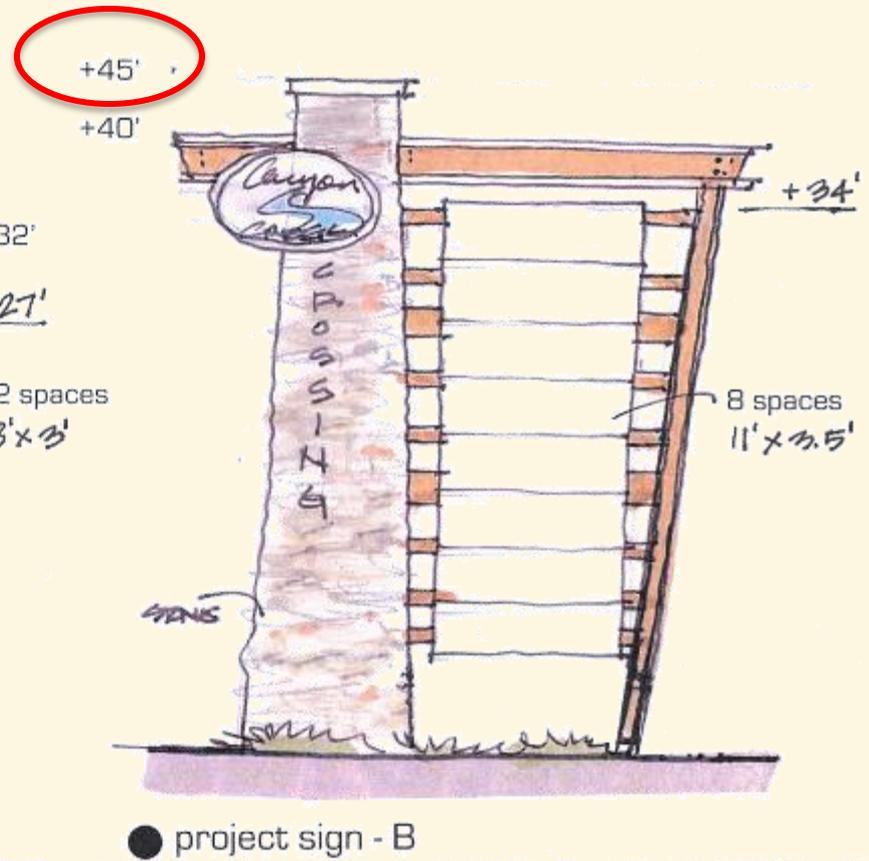
● regional  
[2-sided] pylon  
side view

409 sq. ft.

# Canyon Creek Commercial Center Spanish Fork City Sign Package



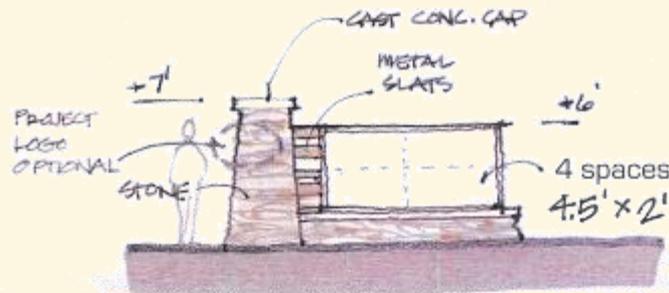
288 sq. ft.



308 sq. ft.

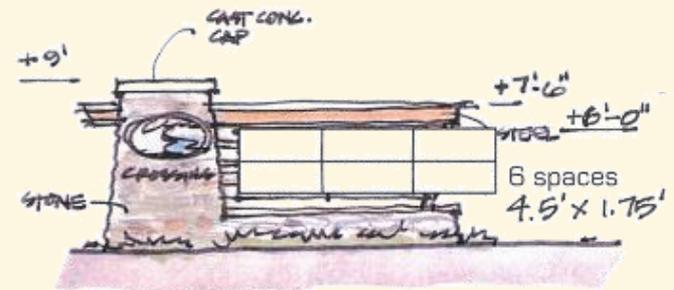
# Canyon Creek Commercial Center

## Spanish Fork City Sign Package



● small monument sign

Height: 6'  
SqFt: 36

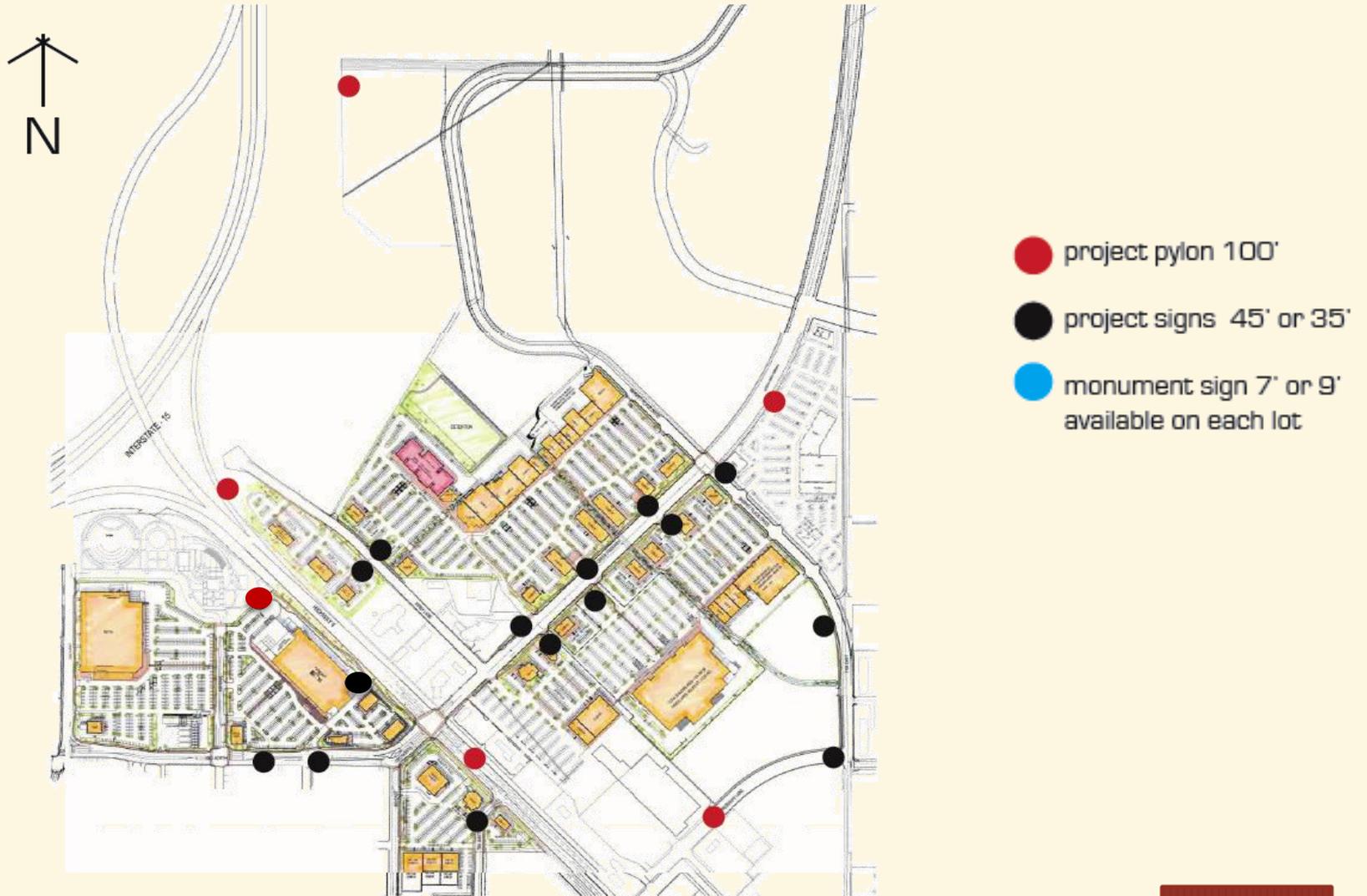


● large monument sign

Height: 6'  
SqFt: 47.25

# Canyon Creek Commercial Center

## Spanish Fork City Sign Package



# Canyon Creek Commercial Center Spanish Fork City Identification

