



**Wednesday, May 4, 2022
Planning Commission**

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the City Council Chambers, 40 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:30 p.m. and Planning Commission Meeting commencing at 6:00 p.m. on May 4, 2022.

Planning Commissioners

Jesse Cardon
John Mendenhall
Todd Mitchell
Shauna Warnick
Joseph Earnest
Michelle Carroll

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the City Council Chambers, 40 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:30 p.m. Work Session - No formal actions are taken in a work session.

2. Adjourn

3. 6:00 p.m. Regular Meeting

4. Minutes

Subject	A. April 6, 2022
Meeting	May 4, 2022 - Planning Commission
Category	4. Minutes
Access	Public
Type	Action, Minutes

File Attachments
[minutes.planningcommission.4-6-2022.pdf \(2,452 KB\)](#)

5. Title 15 Amendments (Public Hearing)

Subject	A. CHILD CARE CENTERS. Proposed amendment to add Child Care Centers as a permitted use in the I-1 Light Industrial zone.
Meeting	May 4, 2022 - Planning Commission
Category	5. Title 15 Amendments (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
[memo.planningcommission.5-4-2022-1.pdf \(525 KB\)](#)

6. Zone Change (Public Hearing)

Subject	A. GARTH SWENSON. The proposal involves changing the current zone from R-R to I-1 for property located at approximately 550 West 800 North.
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Meeting May 4, 2022 - Planning Commission

Category 6. Zone Change (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
[report.pc.garthswenson.5-4-2022.pdf \(725 KB\)](#)

Subject B. EL DORADO. The proposal involves changing the current zone from R-R to I-1 for property located at approximately 455 West 1000 North.

Meeting May 4, 2022 - Planning Commission

Category 6. Zone Change (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
[report.pc.eldorado.5-4-2022-1.pdf \(1,560 KB\)](#)

7. Zone Change (Public Hearing) and Preliminary Plat

Subject A. SPANISH HIGHLANDS EAST. The proposal involves changing the current zone from R-R to R-1-12 in order to allow for Preliminary Plat approval for a Master Planned Development with 119 residential lots to be located at approximately 100 South Spanish Fork Parkway.

Meeting May 4, 2022 - Planning Commission

Category 7. Zone Change (Public Hearing) and Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
[report.pc.spanishhighlandseast.5-4-2022-1.pdf \(6,537 KB\)](#)

Subject B. HOLLOW ACRES. The proposal involves changing the current zone from R-R to R-1-12 in order to allow for Preliminary Plat approval for a Master Planned Development with 11 residential lots to be located at approximately 130 North Spanish Fork Parkway.

Meeting May 4, 2022 - Planning Commission

Category 7. Zone Change (Public Hearing) and Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
[report.pc.hollowacres.5-4-2022-1.pdf \(1,620 KB\)](#)

8. Project Signage Plan

Subject A. TLM PROJECT SIGNAGE PLAN. Project Signage Plan approval is requested in order to allow for two additional pole signs for a commercial development located at 900 East Expressway Lane.

Meeting May 4, 2022 - Planning Commission

Category 8. Project Signage Plan

Access Public

Type Action, Discussion

File Attachments
[memo.planningcommission.5-4-2022-2.pdf \(2,135 KB\)](#)

9. General Plan Amendment (Public Hearing)

Subject **A. TRANSPORTATION MASTER PLAN. The proposal involves revisions to the Transportation Master Plan of the General Plan, regarding the alignment of multi-use trails.**

Meeting May 4, 2022 - Planning Commission

Category 9. General Plan Amendment (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
[TMP PC Memo - Apr 2022.pdf \(880 KB\)](#)

10. Other Discussion

Subject **A. Other Discussion**

Meeting May 4, 2022 - Planning Commission

Category 10. Other Discussion

Access Public

Type Discussion

11. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
April 6, 2022

Commission Members Present: Chairman Pro Tem John, Shauna Warnick, Commissioner Joseph Earnest, Commissioner Todd Mitchell, Commissioner Michelle Carroll. **Absent:** Chairman Jesse Cardon.

Staff Members Present: Dave Anderson, Community Development Director; James Darling, SWMPA; Vaughn Pickell, City Attorney; Jackson Dille, Planning Intern.

Citizens Present: Nick Patterson, Brian Brown, Jordan Brown, David A. Cloward, Sandra J Nielsen, Blake Nielson, Garrett Seely, Liv Garrett Seely, Clint Garner, Lisa Burdsol, Nate Burdsol, Jackie Larson, Lucy Bauerfiend, Olivia Peterson, Scott Peterson, Rex Larsen, Sherrie Larsen, Clinton Harris, Laura, Daniel, Shawn Elliot, Shandra Morrison.

WORK SESSION

Chairman Pro Tem Mendenhall called the meeting to order at 6:05 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Warnick led the pledge.

MINUTES

MARCH 2, 2022

Commissioner Earnest moved to approve the minutes from March 2, 2022.

Commissioner Carroll seconded and the motion passed all in favor.

BYU Transportation Presentation

Laura and Daniel, students from BYU, were at the meeting to present on what Mountainland Association of Governments (MAG) has found regarding county level planning. MAG began this study four years ago. The study is nearing completion, they are looking for feedback from cities. They spoke of the ideal road grid for the county. They demonstrated using a mapping tool found on connectingutahroads.com how much the improved grids could improve travel times.

Commissioner Carroll illustrated the problem with the current street system by giving an example of needing to use I-15 to get dinner in Springville.

Commissioner Earnest asked if their findings have gotten any pushback from local City engineers.

Shawn Elliott rose to speak about how cities in the area have grown on their own and not in a cohesive way. These are all suggestions and are meant to be the starting point of the discussion. The website is 90% done but they wish to continue working with cities on this.

Commissioner Earnest thanked them for their time.

Commissioner Mitchell asked how MAG facilitates coordination between cities.

Shawn Elliot gave the example of a connection between Provo and Springville near Provo Bay. He mentioned their efforts to get cities to think regionally.

Chairman Pro Tem Mendenhall said he likes that MAG takes the lead on the plans. Does MAG help with the funding of the projects?

Shawn Elliot said yes, they give out \$50 MM in funds every year, it goes to stuff like north main.

Commissioner Earnest asked where the funding comes from.

Shawn Elliot said federal and county governments provide funding.

Commissioner Warnick asked if developers look at City or MAG street plans when they are building.

Dave Anderson said MAG and the Spanish Fork City transportation plans fit very well together.

CONDITIONAL USE PERMIT (Public Hearing)

SUVSWD ENVIRONMENTAL RECOVERY AND TRANSFER CENTER

Dave Anderson gave a brief background on the need for this new facility and where it would be located.

Nick Patterson is the program manager for this project. He gave a background of the history of the South Utah Valley Solid Waste District (SUVSWD). There is currently a need to expand their current facilities. In 2014 they proposed that a new facility be built on what is currently the Swenson Property, but it was not recommended for approval at that time. Since then, they have examined best practices in other transfer stations around the Western United States. They have added more entrances to the layout to ensure smooth traffic flow to and from the facility. He spoke of the high-tech sound and smell mitigation features of the facility that are conditions of the permit. There will also be an education room that overlooks the tipping floor and can be used for meetings.

Commissioner Mitchell mentioned that the current facility has some trash outside, and asked if this new facility will also have trash on the outside of it.

Nick Patterson said everything will be inside. This design is about 3 times bigger than the current facility, so everything can be inside.

Commissioner Mitchell asked how many years forward this facility is planned to last.

Nick Patterson said it is anticipated to have 40 years of operating capacity.

Chairman Pro Tem Mendenhall said he was fortunate to go on the trip to other facilities around the country. In Seattle they had a spot to clean the tires of delivery vehicles. Will this plan have a similar facility?

Nick Patterson said those features are sometimes finicky and they are not needed in a climate as dry as ours.

Chairman Pro Tem Mendenhall said he is very impressed with all the features combined into this facility.

Nick Patterson said this facility is the first of its kind in the state. He showed renderings of it on the screen.

Commissioner Warnick asked if they forecast prices changing to fund the new facility.

Nick Patterson said no, with bonds they should be able to cover the cost.

Commissioner Warnick asked if any recycling will be included at the facility.

Nick Patterson said they bale recyclable materials and take them to a full-blown recycling facility.

Commissioner Mitchell asked staff what power the City has if they notice trash building up along the street or other ways in which they may be noncompliant.

Dave Anderson said they want to keep options open for addressing future problems. Because they are on the board as a City, they believe it should operate without issue.

James Darling mentioned that the state has regulations they enforce regarding the issue.

Chairman Pro Tem Mendenhall opened the public hearing at 7:01 p.m.

Rex Larsen asked if there will be any facilities that allow for the processing of deceased animals.

Chairman Pro Tem Mendenhall closed the public hearing at 7:02 p.m.

Nick Patterson said it is accepted now and has not been discussed as something that would be removed.

Commissioner Earnest moved to approve the SUVSWD Environmental Recovery and Transfer Center based on the following findings and conditions.

Finding:

1. That with the proposed conditions, the use will not have an adverse impact on other properties in the area.

Conditions:

1. That the applicant follows the Operations Plan in order to best address subjects such as the equipment that will be employed to reduce odors, regulations pertaining to uncovered loads, truck routes, hours of operation and information about how long garbage will be kept on-site.
2. That the applicant annually reviews the Plan with the City to make potential modifications or improvements to the Plan to best address or mitigate impacts of the use.
3. That trucks, equipment and trailers be cleaned on a regular basis to reduce potential odors.
4. Provided that all operating aspects of the facility, and any trash of any kind, are fully enclosed within a building and the grounds are completely fenced.
5. That the applicant addresses the Site Plan conditions of approval and any red-lines.

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

Commissioner Earnest clarified that condition 4 of his motions includes any trash of any kind being enclosed within a building.

ZONE CHANGE AND PRELIMINARY PLAT MODERA

Dave Anderson spoke to the need of getting the details right on a project of this size. Much time has been spent looking for the right model for good density to form the City's requirements on high density developments. The requirements the City has for the R-4 zone are a high bar. He thinks the applicant is very close. The DRC had some suggestions on how to improve the proposal and get it from 90% to 100%. As far as Dave Anderson is aware, there are no other interchanges along the Wasatch Front with empty land all around them. This property will be flanking some major retail in the future.

Garrett Seely mentioned they were here in January and got some good feedback from the Commission. He said they have taken a long time to meet the high expectations that Dave Anderson has for development in the City. He showed an overview of where the property is located. He showed how they conform to the City's general plan. He outlined the tweaks to parking and building design that have been changed since the last presentation. More architectural elements have been added to the buildings. There is now a design distinction between for sale units and for the rent units. Renderings of the apartments and amenity areas were shown.

Commissioner Mitchell sought to clarify where in the property the 4 story buildings are.

Garrett Seely said they are on the west side of the property.

Commissioner Warnick asked if these will be for sale or for rent units.

Garrett Seely said the west side units will be for sale, while the rest of the units will be rented. The units for sale will be 2 and 3-bedroom units. The units for rent comprise of 1, 2, and 3-bedroom units.

Discussion ensued regarding other design features of the buildings and amenities.

Commissioner Warnick asked if the 3-story buildings have entrances in the middle.

Garrett Seely said the entrances are on the end of those buildings.

Commissioner Earnest asked about the length of the 3-story buildings.

Garrett Seely said they will be 234 feet long.

Discussion ensued regarding placement of garages.

Garrett Seely gave density calculations. The total acreage is 37.34, the number of units is 668, and the density is 17.89 units per acre.

Commissioner Earnest asked what the square footage for the different apartment styles is proposed.

Garrett Seely stated that the 1-bedroom apartments will be 800 square feet, the 2-bedroom apartments will be 1,096 square feet, and the 3-bedroom apartments will be from 1,045-1,260 square feet. These calculations do not include balcony space. Garrett Seely stated 43% of the units will be one-bedroom apartments, 45% will be two-bedroom apartments, and 12% will be three-bedroom apartments. The parking required of the development is 1,670 stalls, and the parking provided is 1,671 stalls. On street parking is not included in that calculation, but there are 289 spots for on street parking.

Commissioner Earnest said the new elevations are much better than what they saw in January.

Garrett Seely emphasized that there are fences around this proposal and they do not intend to disrupt the actions of the surrounding farmers.

Commissioner Warnick asked what the timetable for development was.

Garrett Seely said 24 months for all phases.

Dave Anderson said they need to go over the phasing plan in greater detail. City staff is concerned about traffic on the state road. They want the traffic signal to be operational before any certificates of occupancy are granted. Dave Anderson mentioned there are only a handful of R-4 projects under development in the City. Projects like this have a high propensity to be sold to other developers so he wants every detail of the development in writing.

Commissioner Earnest asked if a development agreement could be used.

Dave Anderson said the DRC thought that could be a good option.

Vaughn Pickell said a detailed set of plans would also work because the City is not receiving anything in terms of dedications.

Commissioner Earnest said he is indifferent to which mode is used.

Dave Anderson agreed and said they just want to get it in writing. He said the free-standing garages could have a more interesting design that better matches the rest of the development. He explained where walls would be required on the property and where they wouldn't be.

Commissioner Warnick asked if there is a paved trail there.

Dave Anderson said yes, it will be put in by the developer.

Commissioner Warnick asked if a percent of for sale units will be rented by their owners.

Garrett Seely said they are anticipating that.

Commissioner Mitchell asked what governing body would look at that.

Dave Anderson told the Planning Commission that if they approve this proposal tonight, it will not come back before them. CC&R's are the tools that are able to regulate how many of the for-sale units could be rented out.

Discussion ensued regarding what percent of the units should be owner occupied. The for-sale portion needs to be at least 50% owner occupied.

Dave Anderson said if the Planning Commission has another number in mind, they should suggest it.

Commissioner Warnick brought back the issue of the middle entrances for the three-story buildings.

Dave Anderson said the developer could incorporate a change to their plans before the City Council meeting.

Garrett Seely agreed.

Chairman Pro Tem Mendenhall opened the public hearing at 7:48 p.m.

Rex Larsen lives in Leland. He thanked the Planning Commission for their service. He gave a brief history of Leland. He said that the area has some of the best soil in the state of Utah. They run Glenn Ray's Corn Maze and view it as a service to the community. He is concerned the tall buildings may shade the cropland. He views the apartments in Payson as an example of bad high-density development. He asked the Planning Commission to not take their farming away from them.

Nate Burdsol is in opposition of the project. He lives in estate homes near the project. He mentioned that the General Plan is not binding. He said the General Plan suggests zonings and densities and then the zoning can change. There are townhomes going in next to his house. This project is of unprecedented size and scope and he doesn't believe it is right for the area. He is concerned about enforcement of CC&R's. He does not like the idea of garages for rent because he is concerned that parking will happen on the street. He does not think the City code is adequate for parking due to recreational vehicles. He mentioned negative Facebook comments to point to public unhappiness with the project. He encouraged the Planning Commission to find the right project for the area.

Clinton Harris lives up the street. He said 8000 South is already a congested road. He said if the project goes forward the road should be widened. He is concerned about how the smell of the farm to the north might negatively affect the development. He is concerned about the generation of more traffic.

Dave Cloward has lived in this area for 73 years. He is the one who sold this property. He said he did not sell to the highest bidder. He sold based on who would develop in line with the needs of the City. He believes this is a project that the City needs. He has 16 grandkids, and said that we need to build somewhere for our grandkids to live. It is very, very difficult and expensive to find a place for young families to live. This project will provide housing for them. Single family homes are no longer starter homes. He spent a lot of time finding the right developer. They have a development in American Fork that he has examined and it is an excellent development.

Clayton Gardner is a resident of Spanish Fork. He has 7 kids. He is from a 400-acre farm in Idaho and understands that perspective. He is involved with property management and knows that CC&R's are not suggestions but are enforceable. The Facebook comments came from about 40 people which is a small number of people to represent Spanish Fork. He supports the project.

Jordan Brown lives in Leland and is concerned about development going on a road that was given a D rating. Is the rating acceptable for this level of development? Will the City be able to make it better if this is passed?

Sandra Nielson lives nearby and lived in a 4-story building in Lindon. It had elevators, and she believes it would be very hard to live in a 4-story building without elevators.

Brian Brown said townhomes are not affordable. He said he never thought to live where his parents lived and we should not have to plan for people to live near their families. He thinks it's disingenuous to start the R-4 zone with a maximum of 12 units to the acre and then move to 20 units to the acre. He wants a General Plan that lasts longer than 2 years. Everything around this development is a 2-lane road which will be tough with traffic.

Shandra Morrison owns ranchland to the east of the City. She said this area has an important agricultural history. She is concerned about reduction in property values and an increase of traffic. Farms run 24 hours a day which she believes would not be a good neighbor to the development. She asked if anyone has received federal approval to potentially affect endangered species in the area. How will the development affect surrounding water usage? She is also concerned about quicksand in the area and the removal of irrigation ditches.

Chairman Pro Tem Mendenhall closed the public hearing at 8:13 p.m.

Dave Anderson stated that Michael Clark is gone tonight and would be best suited to answer questions regarding traffic.

Commissioner Earnest mentioned that the R-4 zone promotes smoother traffic flow due to its requirements regarding building layout.

Discussion ensued regarding the status of roads in the area. Dave Anderson said the organically created roads in the area have not been able to support traffic, and the City is always talking about road improvement. There will be needed improvements on the roads, but a benefit of this project is that it is near big transportation corridors. Dave Anderson's biggest concern is that volume does not matter on the state road, any additional trips that don't incur improvements could be disastrous. That is why they have included conditions about road safety. There will be deceleration lanes, acceleration lanes, turn lanes, lighted intersections, etc.

Scott Peterson stated that he is a neighbor of some of the people who have spoken. The roads are already in poor condition and will only be improved with development. The road is currently not acceptable but is the best available. UDOT has strict standards and due to spacing with other planned roads they are limited in what they can do. They got an exemption to be able to put a signal in. All left turns will be directed to where lights are. There will be traffic calming features in the development.

Discussion ensued regarding where roads will be widened and where they will not be.

Scott Peterson said the only ditches removed will be surface laterals. The rest will be serviced by a 30" pipe.

Commissioner Mitchell asked about the soil/quicksand concern.

Scott Peterson said it is correct that the soil is not the ideal choice of ground to build on. There will be additional expenses to ensure the buildings are engineered to meet seismic code.

Clinton Harris asked where water and gas lines will enter the development from.

Scott Peterson said those utilities will loop to existing lands in the north.

Discussion ensued regarding wells. This development will draw from other sources and not affect nearby wells.

Commissioner Warnick asked about designation for wildlife.

Dave Anderson said they are not aware of any laws concerning raptors here. There are wetlands in the area and steps have been taken for mitigation.

Vaughn Pickell said this area is not a protected habitat.

Commissioner Warnick mentioned that a citizen had emailed them with a concern about how culinary water use for this area will be impacted by the drought.

Chairman Pro Tem Mendenhall said Spanish Fork is one of the leaders, if not the leader, for acquiring water rights within the State. There are a number of springs and wells as well as other sources of water. Growth has been foreseen and planned for. The reservoir the City accesses is in better condition than those in other areas around the state. Spanish Fork is in above average shape concerning the drought. Denser developments such as this proposal, end up with much less water use than typical developments. These projects are good for conservation of water and are encouraged by Water Conservation Boards. He said that it's probably not true that people will live in these units forever. He also has grandkids looking for homes, and these units are cheaper than new single-family homes. He said that everyone needs a place and appreciates the inclusion of one-bedroom units. He said that if built, the development will have to contend with the smell of cattle. It is good to build high density housing near transportation corridors. He said that many developers claim that the fourth floor is the first to sell, even when there are no elevators.

Commissioner Earnest said zone changes from agricultural use to high density residential use will likely cause an exponential increase in land value.

Discussion ensued regarding square footage of units. The units meet City requirements.

Commissioner Mitchell asked about provisions to ensure garages are used for parking.

Garrett Seely said they are happy to include those.

Dave Anderson said the development will have professional management and that is the best way to ensure CC&R's are enforced.

Shandra Morrison brought up a question about what the purpose of zoning is if not to avoid contention between neighbors.

Commissioner Earnest said he believes zoning exists to define property rights. There is a balance required in examining how the proposal affects neighbors. He mentioned that there has been a back and forth for over a year and the current plans offer a lower impact on the surrounding area. With the placement of buildings, shade should not be an issue for neighbors.

Dave Anderson said the City Council wants people to continue to farm and is not trying to stop that. He says the City could do a deep dive on best means for preservation of agricultural use.

Blake Nielson stated a concern that the development would stop his ability to irrigate his land. He also expressed a desire to see more commercial development in the area.

Chairman Pro Tem Mendenhall stated that the City does not control who buys the land and what they do with it. Commercial is part of the General Plan for this area.

Dave Anderson said they've downplayed the commercial aspect of this proposal. The proposed zone change also includes space for commercial use.

Commissioner Warnick mentioned the concern that the General Plan affects what is done in an area. The General Plan ensures smart development when it happens, it does not cause or force development. She mentioned the actions Mr. Cloward took to ensure a quality development.

Jordan Brown stated his concern about the General Plan is the precedent on changing zoning requirements.

Commissioner Warnick said she understands the concern and they only change zoning with good reasons.

Chairman Pro Tem Mendenhall said he also understands the concern. This development is being proposed here and not other areas under development because it makes more sense here than other areas.

Commissioner Earnest said he would like to address the concern of Blake Nielson not being able to water his fields.

Scott Peterson said there will be a storm drain system involved that will ensure he can still drain. The developer will use their own money to ensure neighbors can tie into their storm drain plans and not be negatively affected. He suggests the Planning Commission make that a condition.

Commissioner Earnest stated that he likes the general plan and his vote will be consistent with it.

Commissioner Earnest **moved** to recommend to approve the Modera Zone Change from R-R to R-4 and C-2 and moved to recommend to approved the Preliminary Plat to the City Council based on the following findings and conditions.

Findings:

1. That the Zone Change conforms to the City's General Plan Designation.
2. That the proposed Preliminary Plat is consistent with the R-4 zone

Conditions:

1. That Preliminary Plat approval is contingent upon approval of the Zone Change.
2. That the applicant meets the City's Zoning requirements and Construction Standards.
3. That the applicant addresses any redlines, including to but not limited to, those that will be forthcoming.
4. That the applicant enters into a development agreement with the City, and that the development agreement be subject to the discretion of City staff

5. That the development agreement includes HOA and CC&R requirements that garages must only be used for vehicular storage, and that condos within the development never be less than 50% owner occupied.
6. That all buildings within the development feature a means of resident access in their center.
7. That the development ensures no change to the flow of water to its immediate neighbors, and that development covers any cost necessary to ensure this.
8. That the applicant provides for the development agreement items such as a detailed phasing plan identifying when key improvements will be installed, final plans for all amenities in the projects, architecture and floorplans of the buildings, and a fencing plan.
9. That the applicant provides with the final plat application a landscape plan to be approved by Staff.

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

Chairman Pro Tem Mendenhall thanked the neighbors for their presence and comments.

ANNEXATION

3400 EAST ANNEXATION

Dave Anderson explained the location of the proposed annexation.

Commissioner Earnest asked if landowners or the City were the applicant.

Dave Anderson said landowners are initiating it, but the City has helped.

Commissioner Earnest asked if staff is in favor of the annexation.

Dave Anderson said yes. He said pressurized irrigation is already in place for the area.

Commissioner Earnest asked how big the proposed annexation is.

Dave Anderson said 26 acres.

Commissioner Warnick asked how many homes are currently on the proposed annexation property.

Dave Anderson said four homes are currently within the proposed annexation property.

Commissioner Warnick **moved** to recommend to approve the 3400 East Annexation to the City Council based on the following findings and conditions.

Findings:

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the property is within the City's Growth Boundary.
3. That the General Plan Land Use Designation is Estate Density Residential.

Conditions:

1. That the boundary be adjusted to include the current Utah County road dedication accepting out the west sliver.
2. That the plat boundary be coterminous with the Stewart Farms parcel on 3400 East.
3. That the property be annexed into the City under Rural Residential zoning.

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

GENERAL PLAN AMENDMENT (Public Hearing)

TRANSPORTATION MASTER PLAN

Dave Anderson asked the Planning Commission to continue this item due to the absence of City staff who could credibly explain the proposals.

Vaughn Pickell said they can hold the public hearing for the item, and then continue approval until the next meeting.

Chairman Pro Tem Mendenhall opened the public hearing at 9:16 P.M.

There was no public comment.

Chairman Pro Tem Mendenhall closed the public hearing at 9:16 P.M.

Commissioner Carroll **moved** to continue the Transportation Master Plan.

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

Adopted:

Jackson Dille
Planning Intern

TO: Esteemed Chair, Honorable Commission

FROM: Dave Anderson, AICP

DATE: May 4, 2022

RE: Proposed Title 15 Amendment, Child Care Centers

A request has been made to amend the City's zoning ordinance to allow Child Care Centers in the Industrial 1 Zone.

Staff has spent considerable time discussing this proposal, potential concerns, the need for child care near employment, permitted vs. conditional uses and State administered regulations for this use. After those discussions and additional research, staff is comfortable recommending that Title 15 be amended to make Child Care Centers a Permitted Use in the Industrial 1 zone.

The language provided below contains the current definition of a Child Care Center and the text of the Industrial 1 Zone with Child Care Centers inserted as proposed.

15.1.04.020 Definitions

"Child Care Center": Any facility in which child care is provided to 13 or more children, including the provider's own pre-school age children, on the premises at the same time.

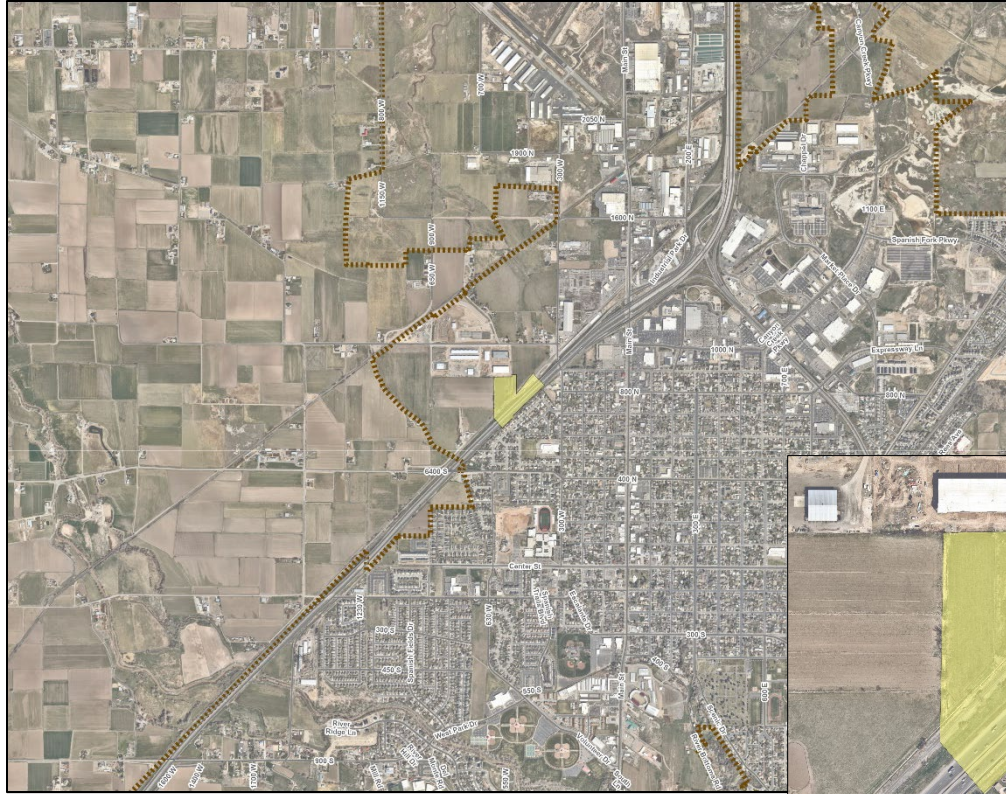
15.3.16.120 I-1 Light Industrial

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. Agriculture, including the Production of Food and Fiber Crops, Tree Farms, Grazing, and Animal Husbandry of Livestock, not including Feedlots.
2. Automotive Repair.
3. Automotive Service, Paint and Body Work, other consumer goods repair.
4. Caretaker's Residence.
5. Car Wash (self or full service).
6. **Child Care Centers.**
7. Contractor Warehouse and Storage Yards.
8. Financial Institutions.

9. Funeral Homes.
 10. Indoor Manufacturing, Assembly and Storage of finished products.
 11. Instructional Studios.
 12. Lube Centers.
 13. Lumber and Building Material Yards.
 14. Municipal Facilities required for local service.
 15. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.
 16. Office Supply, Copying, Printing businesses.
 17. Offices.
 18. Outdoor display areas.
 19. Research, Development, and Testing services.
 20. Restaurants.
 21. Retail businesses.
 22. Telecommunication Towers not taller than 60 feet.
 23. Tire Care Centers.
 24. Trade or Business schools.
 25. Trucking and Warehousing.
 26. Veterinary Offices for large animals and/or outside boarding of animals.
 27. Wholesale Trade Businesses except explosives or automobile wrecking or salvage yards.
- B. Uses Subject to Conditions:
1. Outdoor storage areas (see §15.3.24.090(I)).
 2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).
 3. 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. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor boarding or exercise facilities.
 2. Drive-in Theaters.
 3. Jails, for County and/or City.
 4. Meat Processing Facilities
 5. Outdoor Commercial Recreation Facilities.
 6. Publicly owned and operated compost facilities.
 7. Publicly owned and operated recycling centers.
 8. Rehabilitation Treatment Facilities.
 9. Residential Treatment Centers (not owner occupied).
 10. Shelter Care Facilities.
 11. Telecommunication Towers taller than 60 feet.
- D. Accessory Buildings and Uses (see §15.3.24.090).
- E. Development Standards (see Table 2).
- F. Site Plan/Design Review (see §15.4.08.010 et seq.).
- G. Landscaping, Buffering, Walls (see §15.4.16.130).
- H. Signs (see §5.36.010 et seq.).
- I. Parking (see §15.4.16.120).



Garth Swenson Zone Change Approval Request

May 4, 2022, Planning Commission Meeting.

Located at approximately 550 West 800 North, including 8.24 acres.

The subject parcel is currently zoned R-R Rural Residential.

The General Plan designation is Industrial.

The applicant has requested that a Zone Change to the I-1 Light Industrial zone be approved.

Recommendation

That the proposed Zone Change be approved based on the following findings:

Findings:

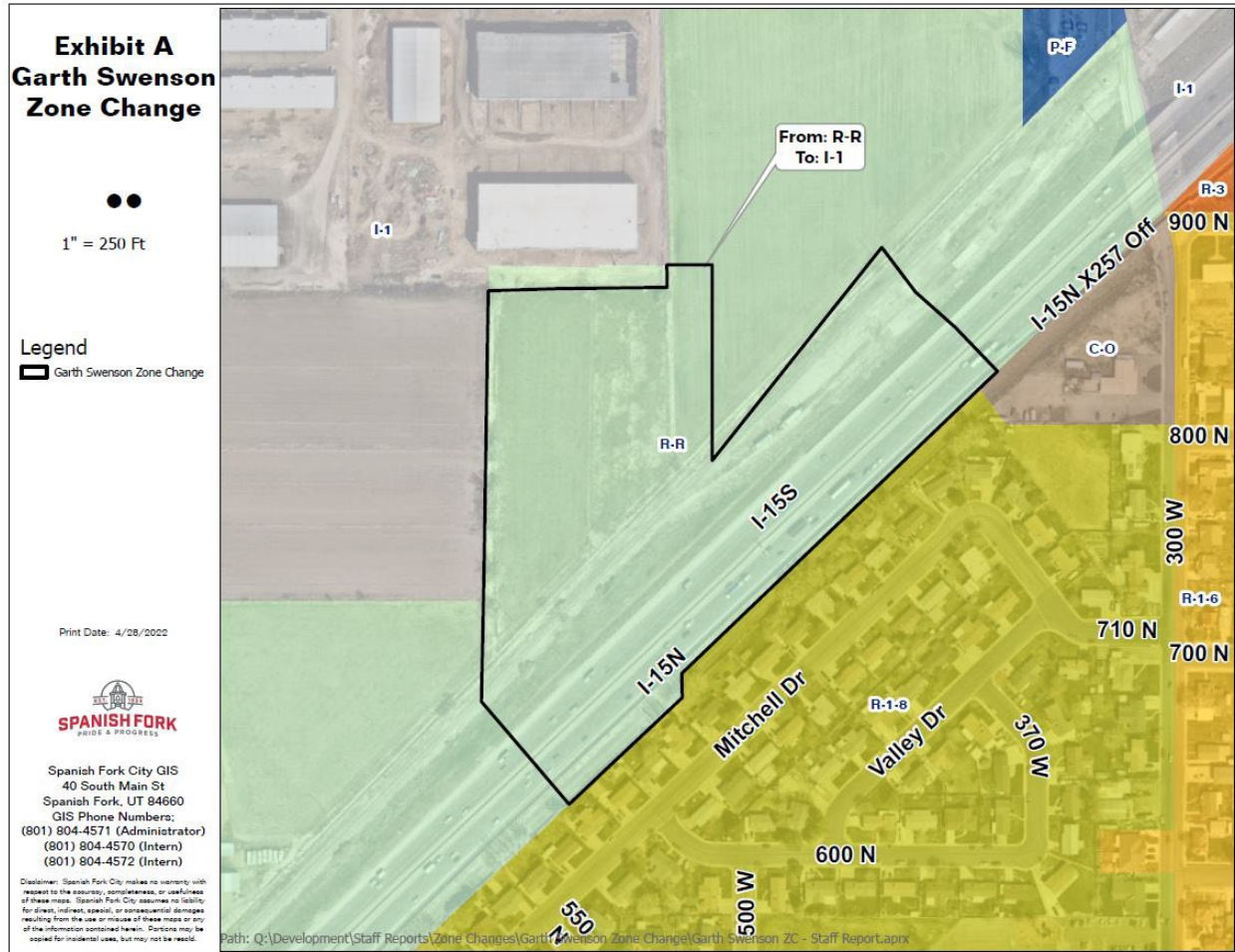
1. That the proposal is consistent with the City's General Plan Land Use Map designation.

Key Issues

1. Access.

Exhibits

1. Exhibit.
2. Memo.



April 11, 2022

Re: Zoning Change Request

To whom it may concern:

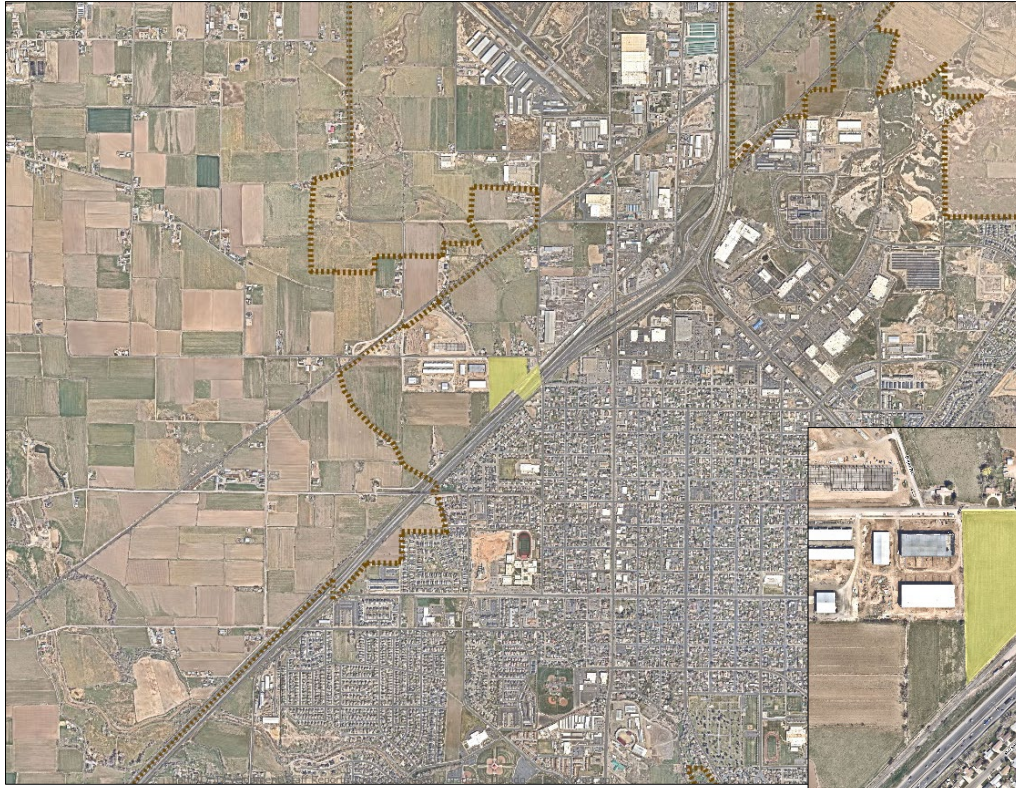
Be it known that I, Garth J. Swenson, representing Garth J. and Ann C. Swenson Revocable Trust do hereby request that Parcel 24:047:0063, located within the Spanish Fork City limits be changed from Zone Rural Residential to Zone Light Industry. This change would be consistent with adjacent properties and would lend itself to future light industrial development which is currently going on in the immediate vicinity.

Sincerely,

Garth J. Swenson

Trustee

May 4, 2022



El Dorado Zone Change Approval Request

May 4, 2022, Planning Commission Meeting.

Located at approximately 455 West 1000 North, including 12.46 acres.

The subject parcel is currently zoned R-R Rural Residential.

The General Plan designation is Industrial.

The applicant has requested that a Zone Change to the I-1 Light Industrial zone be approved.

Recommendation

That the proposed Zone Change be approved based on the following findings:

Findings:

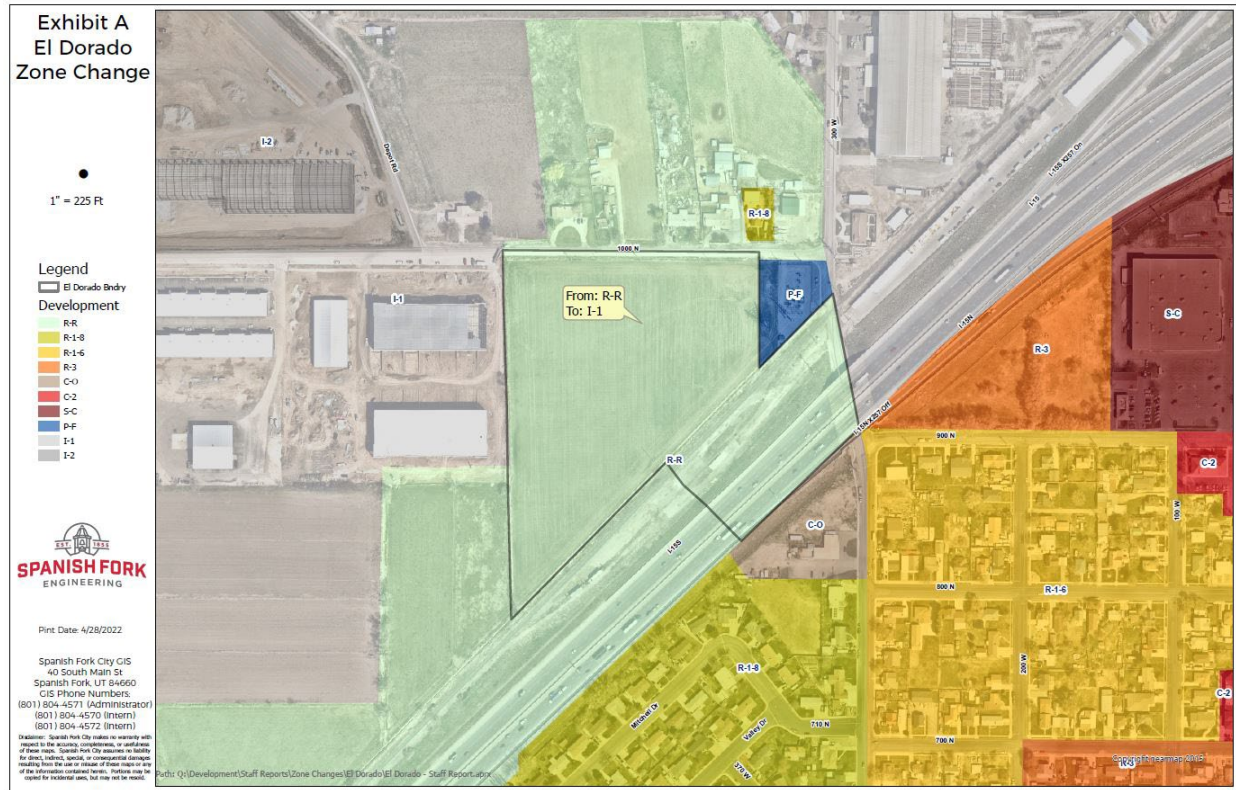
1. That the proposal is consistent with the City's General Plan Land Use Map designation.

Key Issues

1. Parcel lines.

Exhibits

1. Proposal.
2. Memo.

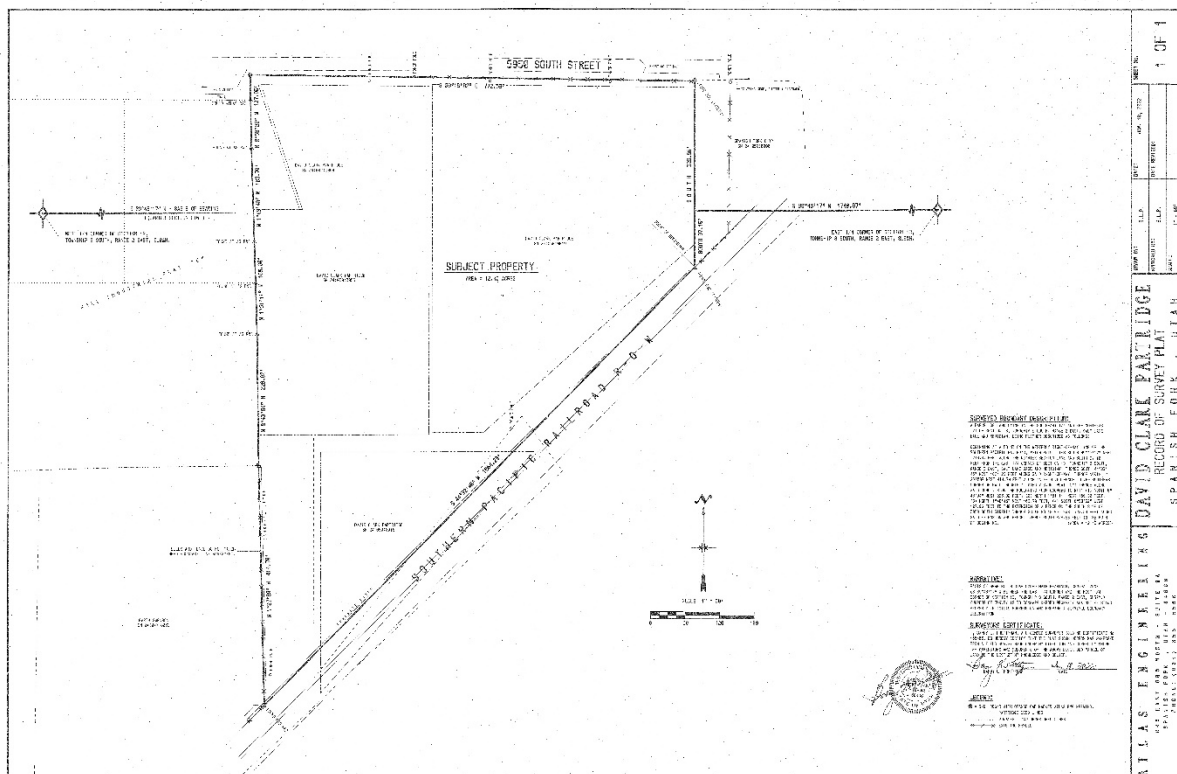


LEGAL DESCRIPTION

A parcel of land lying in the Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of Section 13, Township 8 South, Range 2 East, Salt Lake Base & Meridian, being further described as follows:

Beginning at a point on the Westerly right of way line of the Southern Pacific Railroad, which point lies South $89^{\circ} 46' 17''$ West 1740.87 feet along the Quarter Section line and South 97.10 feet from the East $\frac{1}{4}$ corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence South $44^{\circ} 32' 46''$ West 1064.23 feet along said right of way; thence North $01^{\circ} 27' 09''$ West 414.70 feet along an existing fence to the Southeast corner of Hall Industrial Subdivision, Plat "C"; thence along said subdivision the following four courses to wit: (1) North $00^{\circ} 43' 04''$ West 226.92 feet, (2) North $01^{\circ} 51' 11''$ West 160.30 feet, (3) North $01^{\circ} 48' 46''$ West 163.70 feet, (4) North $00^{\circ} 58' 52''$ West 127.96 feet to the extension of a fence on the South side of 5950 South Street; thence South $89^{\circ} 10' 02''$ East 772.53 feet along said extension and fence; thence South 323.56 feet to the point of beginning.

Affects Parcels: 24-050-0018, 24-050-0019, 24-047-0058, and 24-047-0063



D. Clark Partridge
1942 East Enrose
Mesa, AZ 85203

April 5, 2022

Spanish Fork City
Zoning Amendment Application
40 South Main Street
Spanish Fork, Utah 84660

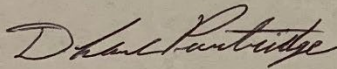
Re: Zoning Application for Property Southwest of 1000 West and 300 North

To whom it may concern:

This letter indicates that I am a property owner within the boundary of the proposed zone change. I support the proposed Industrial zoning for the property located southwest of 1000 West and 300 North, currently owned by David Clark Partridge and Garth and Ann Swenson.

If you have any questions, please contact me at 602-617-2600.

Sincerely,



D. Clark Partridge

May 4, 2022

El Dorado Investment Company, L.C.
4901 W. 2100 S.
Salt Lake City, UT 84120

April 5, 2022
Attn: Spanish Fork City
RE: Zone Map Amendment
Parcels: 240500018, 240500019, 240500055, 240470058

To Whom It May Concern,

El Dorado Investment Company, L.C., the real estate holding company of Campbell Companies and Wheeler Machinery Co., is working with David Clark Partridge to purchase parcels 240500018, 240500019, 240500055, and 240470058, along with ~.5 acres of parcel 240470063 from Garth Swenson. El Dorado would like to build a facility to house Wheeler Machinery Co. on these parcels, and in order to do so is requesting a Zone Amendment from the current RR designation to Industrial.

We anticipate Wheeler Machinery Co. to do machinery sales, rental and service out of this location, and employ up to 60 people initially, with plans to continue to growing over time.

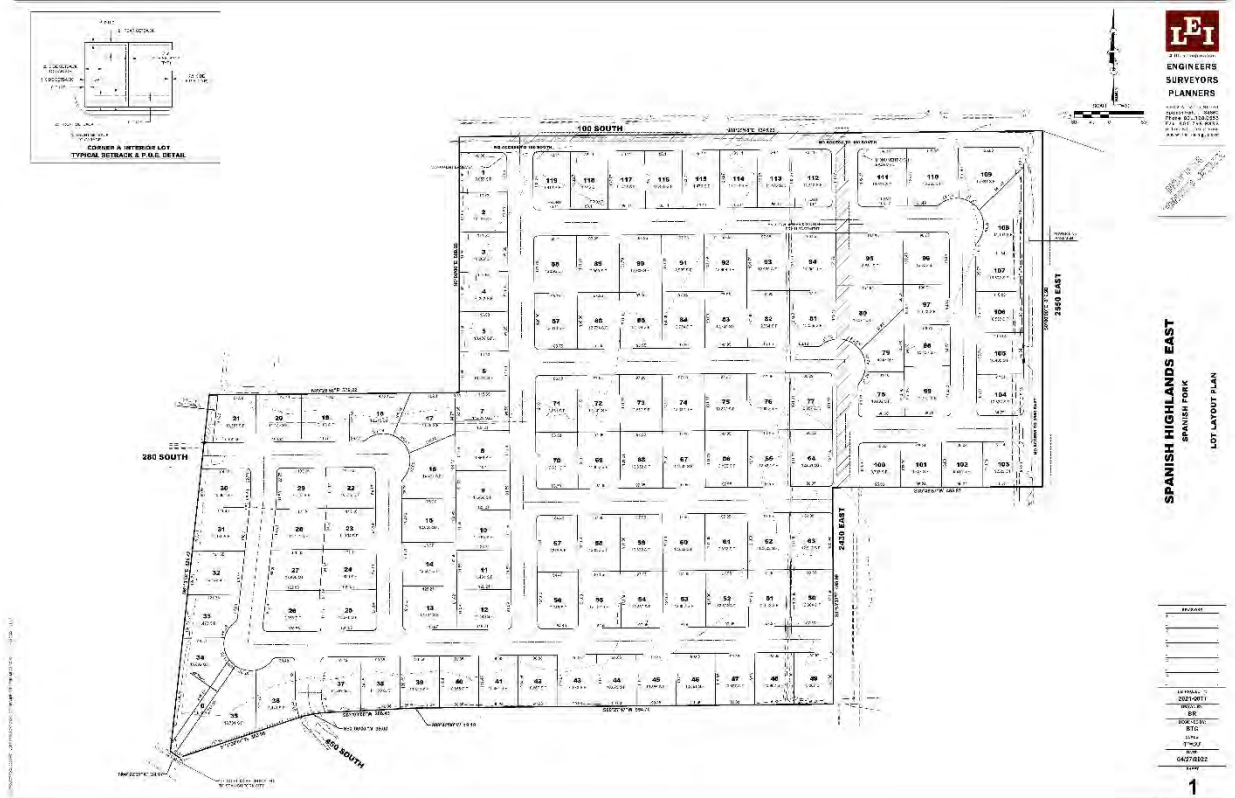
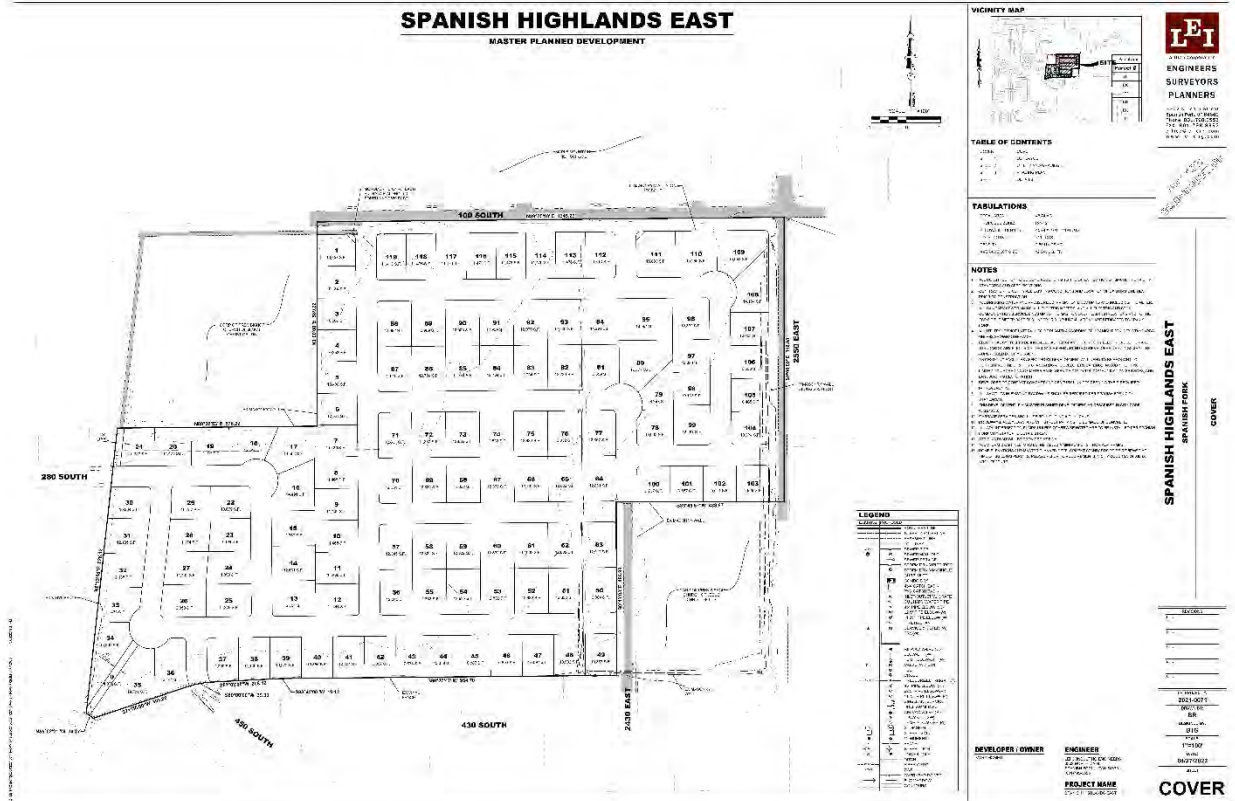
Thank you,

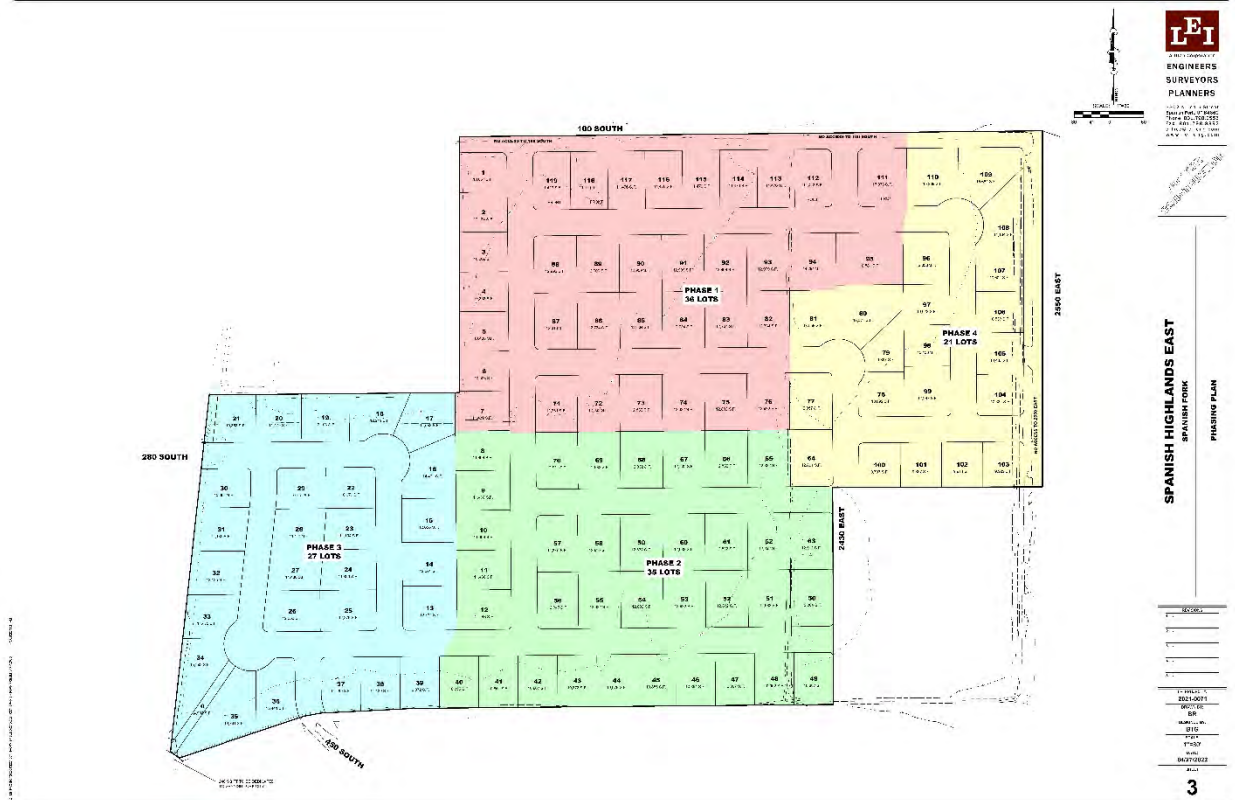
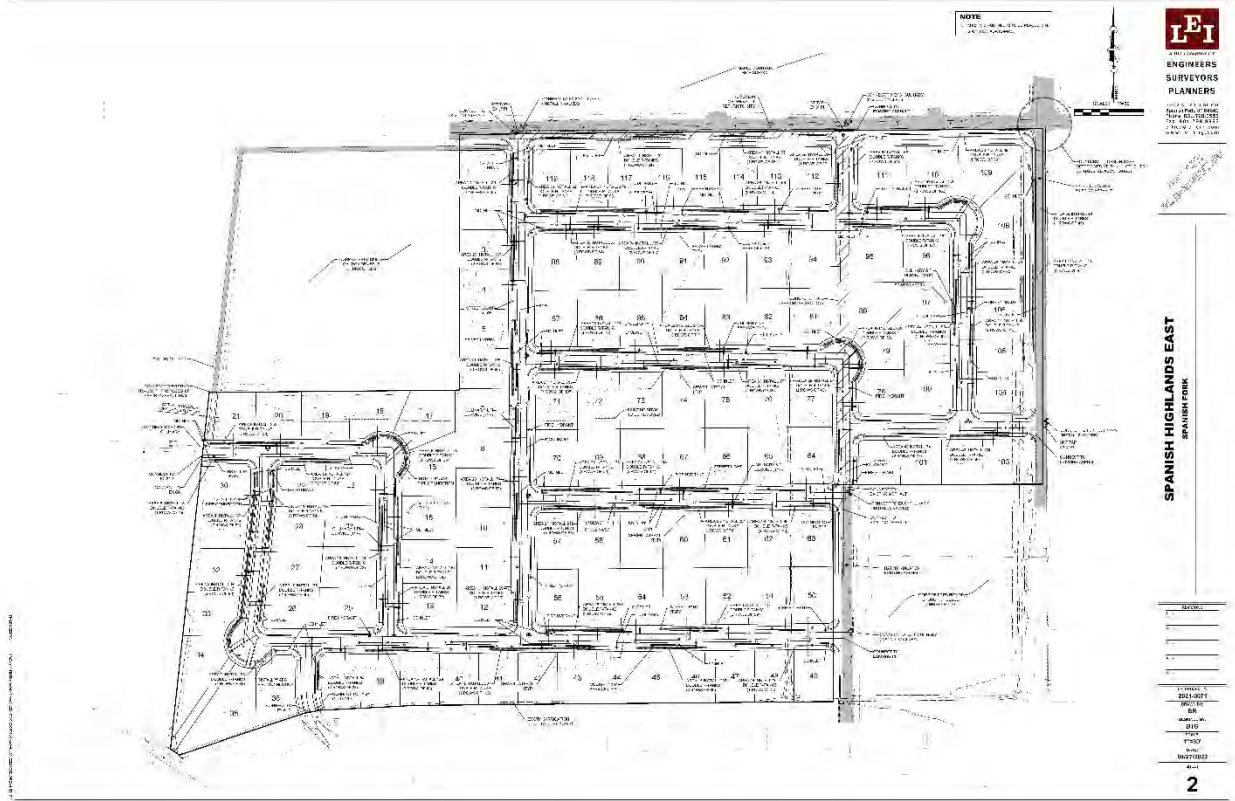
Brandon K. Andersen
Director of Corporate Assets and Continuous Improvement
Campbell Companies
4901 W. 2100 S., Salt Lake, UT 84120
Office: 801.978.1882 | Mobile: 801.842.3031
b Andersen@campbellcompanies.com | www.campbellcompanies.com

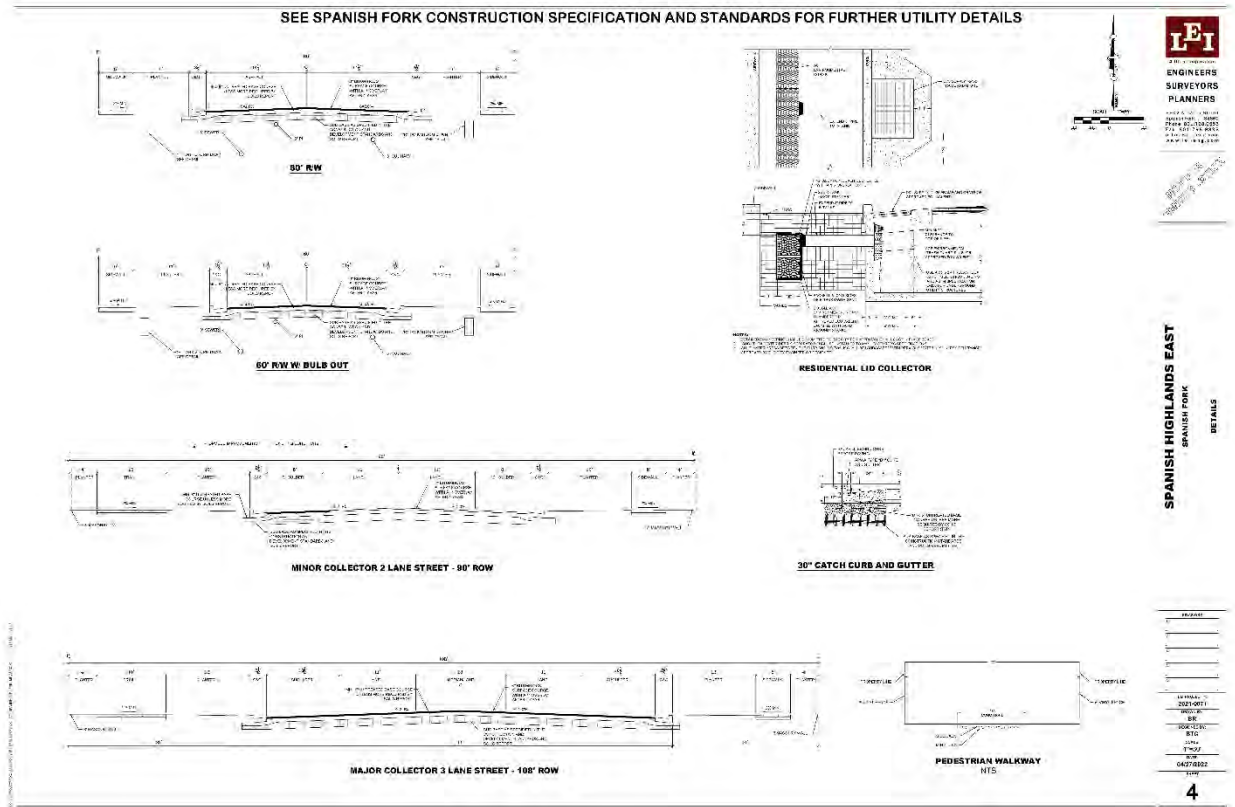


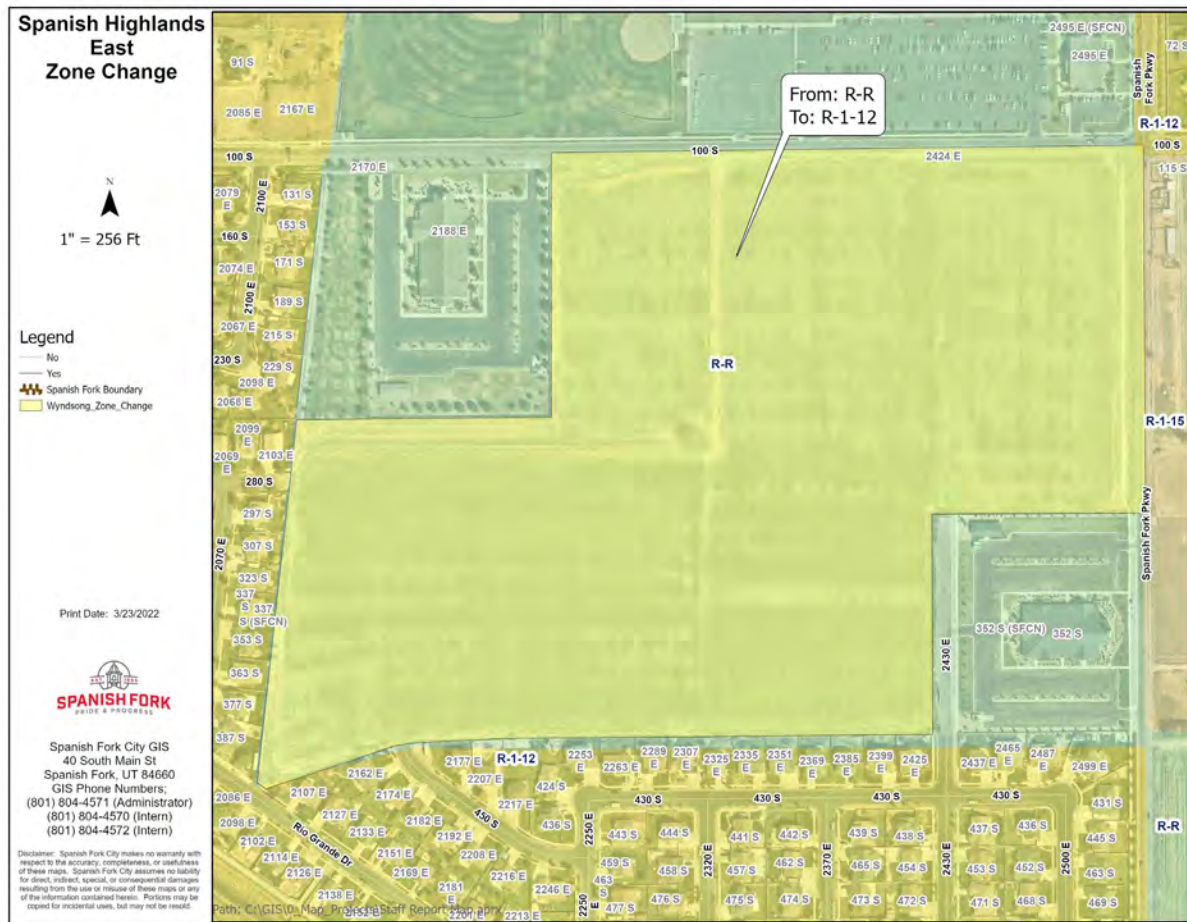
May 4, 2022













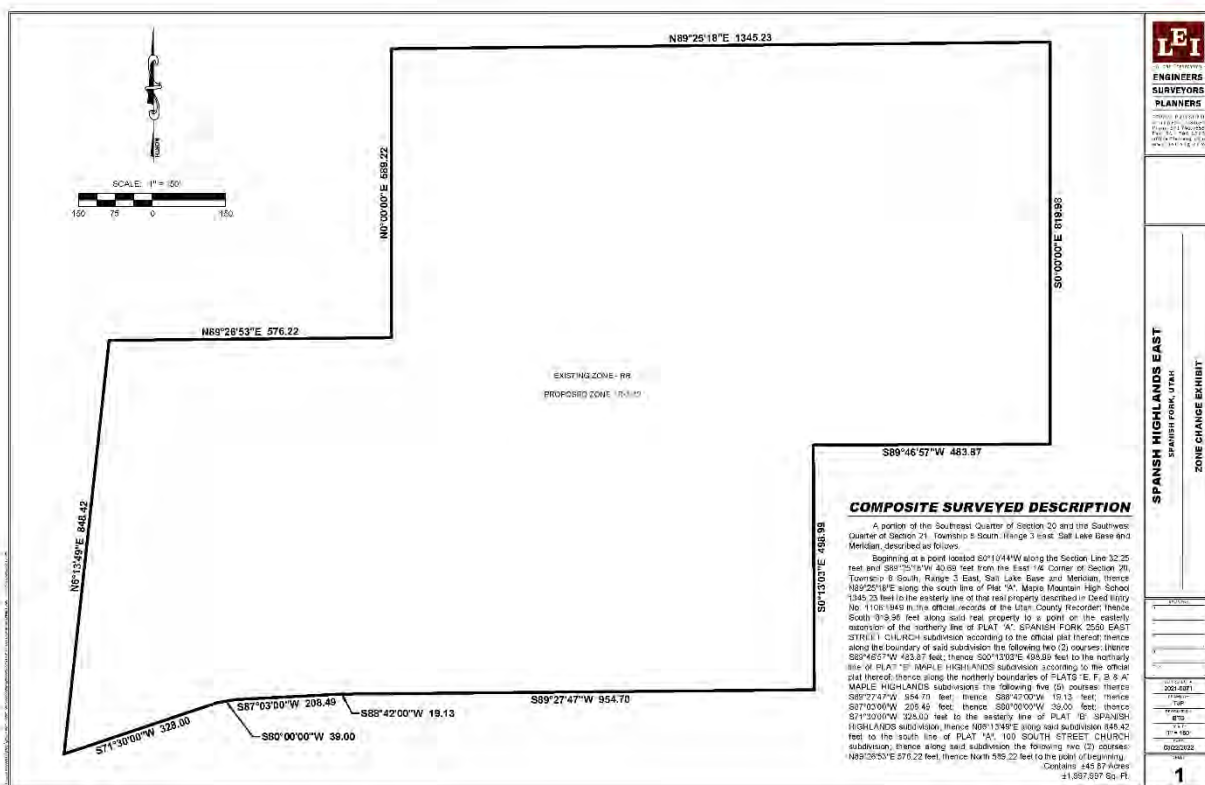
ENGINEERS
SURVEYORS
PLANNERS

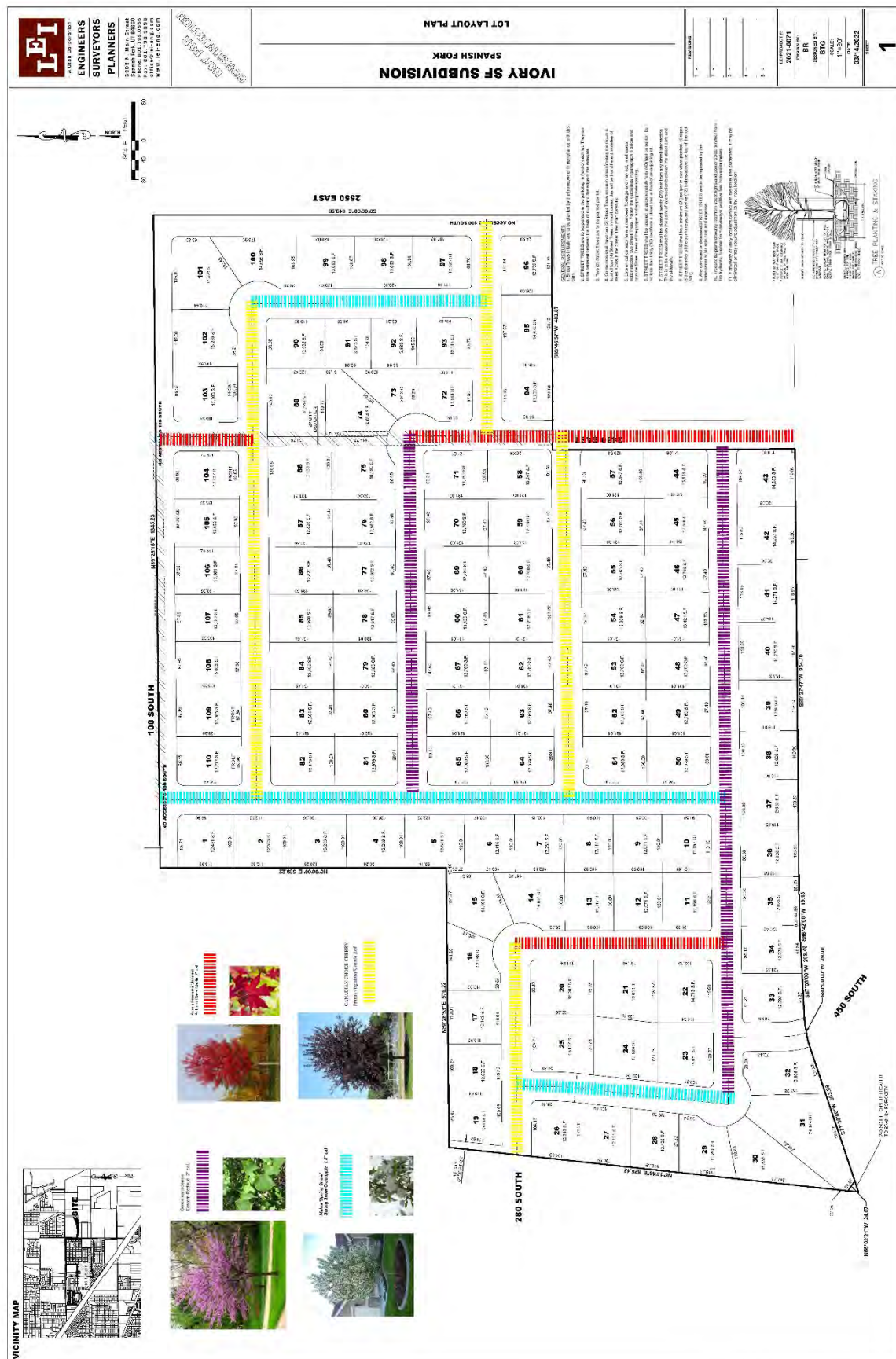
3-22-22

Re: Ivory Homes Zone Change Request

To Whom It May Concern:

We are requesting a zone change for the property near 100 South and 2550 East. Please see included map exhibit. The current zone is RR (Rural Residential). We are requesting the zone of R-1-12. This zone is consistent with the areas surrounding the property and is consistent with the existing General Plan designation of Low Density Residential.







CATALOGUE OF HOMES

Signature Series | 2022



 **IVORYHOMES**
Utah's Number One Homebuilder®

2021 NATIONAL
HOMEBUILDER
OF THE YEAR
PROFESSIONAL





IVORY HOMES



LIVE WELL. YOUR JOURNEY STARTS HERE.

Welcome to Ivory Homes, Utah's Number One Homebuilder® for 34 years. Our architects and designers bring decades of experience to every home plan we offer. As Pro Builder Magazine's National Builder of the Year, Ivory Homes is proud to present our 29th Signature Series Catalogue to help you begin envisioning your new home. Browse through these carefully selected one and two-story home designs for 2022 and know you're in good hands with a locally owned and operated company that understands Utah's rich landscape and climate—bringing you timeless homes that can be enjoyed for generations. **We care about your home today and its value tomorrow!**

CATALOGUE OF HOMES | 3



THE SIGNATURE SERIES

You have the opportunity to visit Ivory Homes design centers to select features which include a wide variety of colors, materials, and products. We invite you to meet with Ivory Homes' design specialists and architectural team to personalize your new home. Ivory Homes is proud to partner with Lennox, Moen, Kohler, GE, Mannington, Kwikset, Anderson Tuftex, Emser Tile, Crossville Studios, and Arizona Tile.



IVORY HOMES





OUR GREEN HOMES COME IN EVERY COLOR

Ivory's efficient homes save homeowners up to \$1,200 in annual utility expenses.*

As a leader in energy efficiency and sustainability, we build 27 percent more efficient homes than code requires. Our average HERS (Home Energy Rating System) score of 53 shows that we're building some of the most efficient homes in Utah. Ivory Homes is proud to announce that every Ivory home is now an Electric Vehicle ready home with pre-wiring and plugs for electric vehicles. We're also implementing water-wise landscaping in many of our communities which was recognized by Utah's Governor Cox and Utah Business Magazine.

** Compared to a typical used home / Third-party verification*





IVORY HOMES

2022 SIGNATURE PACKAGES

Included features in every Signature home:

Quality Construction

- 10-year Limited Home Warranty
- Ivory quality control inspection program
- In-house customer service team to assist after closing

Interior

- Luxury laminate flooring in entry, kitchen, and nook
- Can light package in every kitchen, great room, and owner's bedroom
- High quality stain resistant carpet
- Quartz countertops with undermount sinks
- Textured drywall finish with rounded corners
- Space-saver closet shelving with dual hanging rods
- Garden tub in owner's bath (per plan)
- Elongated toilets
- Brushed nickel lighting packages
- "Home Run" data (Cat5) and TV (RG6) lines
- USB outlet in kitchen
- Wi-Fi and Smart Home ready (see pg. 40 for details)

Exterior

- 30-year architectural roof shingles
- Fiberglass entry door
- Composite decking at rear exit (with vinyl railing where required)
- Automatic garage door opener with two remote controls

Energy Efficient

- 96% efficiency natural gas furnace
- 2x6 exterior walls with energy-conserving R-23 wall insulation and R-38 ceiling insulation
- High performance Low-E vinyl windows
- EV outlet in garage (30 amp)
- Direct-vent energy-efficient natural gas water heater
- Central air conditioning (13 SEER)
- LED light bulbs throughout

GOLD PACKAGE

Available in select home plans only. Choice of professionally selected interior and exterior color packages including:

- 2cm quartz countertops in kitchen and bathrooms with undermount sinks
- 7 1/2-foot-tall upper kitchen cabinets
- Stainless appliance package with gas range
- Luxury vinyl tile in laundry and baths
- Cultured marble tub and shower surrounds in owner's bathroom (per plan)
- One-piece fiberglass tub/shower in secondary bathrooms
- Chrome plumbing fixtures, door, and bath hardware
- Capped half-wall at stairs (per plan)
- Craftsman style baseboards, door casings and distinctive door style
- One-tone paint

PLATINUM PACKAGE

The Platinum package includes a personalized building experience.

- Expanded selection of 3cm quartz countertops in kitchen and bathrooms with undermount sinks
- 8-foot tall upper kitchen cabinets with upgraded cabinet doors
- Upgraded stainless appliance package
- Tile flooring in laundry and baths
- Quartz tub and shower surrounds in owner's and hall baths (select colors)
- Satin nickel plumbing fixtures, door, and bath hardware
- Painted maple or full metal railing in select styles at stairs (per plan)
- Expanded selection of baseboards, door casings, and door styles
- Iron railing at front porch (per plan)
- Two-tone paint
- Expanded selection of lighting packages



HOME PLANS

	PLAN NAME	TOTAL FINISHED SQUARE FOOTAGE	TOTAL UNFINISHED SQUARE FOOTAGE	TOTAL SQUARE FOOTAGE	WIDTH	DEPTH	BEDROOMS (FINISHED)	BATHROOMS (FINISHED)	NOTES (SEE BELOW)	PAGE NUMBER
TWO-STORY	Countryside (Traditional) ★	5481	3573	9054	68'-0"	65'-11"	4	4 1/2	E,H	12
	Yorktown (Traditional)	4216	2587	6803	78'-0"	66'-1"	4	3 1/2	A,C,F	12
	McLean (Mining) ★	4041	2533	6574	70'-0"	65'-0"	4	3 1/2	A,C,F	13
	Bella Vista (Traditional)	4040	2598	6638	76'-0"	57'-0"	4	2 1/2	A,C,E,F	13
	New Haven (Colonial)	3909	1990	5899	68'-0"	52'-0"	5	4 1/2	B,C	14
	Sydney (Traditional)	3681	2069	5750	60'-0"	62'-0"	4	3 1/2	A,C,F	14
	Crescent (Farmhouse) ★	3624	2453	6077	57'-0"	69'-6"	5	4	C,D	15
	Crescent (Mining)	3624	2449	6073	57'-0"	69'-6"	5	4	C,D	15
	Charlotte (Traditional)	3556	1923	5479	80'-0"	50'-0"	4	3 1/2	B,E	16
	Lexington (Traditional)	3315	2300	5615	73'-8"	62'-0"	3	3 1/2	A,C	16
	Hanover (Traditional)	3270	1966	5236	59'-0"	50'-0"	5	3 1/2	B,E	17
	Hampton (Traditional)	3106	2133	5239	59'-6"	53'-10"	4	2 1/2	B,E	17
	Brinton (Signature) ★	3104	2133	5237	65'-9"	55'-5"	3	2 1/2	A,C,F	18
	San Marino (Craftsman)	2842	1987	4829	54'-0"	58'-8"	4	2 1/2	B,F	18
	Montclair (Traditional)	2820	1535	4355	56'-6"	50'-8"	3	2 1/2	A,C,F	19
	Mayflower (Farmhouse)	2728	1403	4131	56'-0"	48'-11"	3	2 1/2	C,D,F	19
	Mayflower (Mining)	2718	1387	4105	56'-0"	49'-0"	3	2 1/2	C,D,F	20
	Edison (Traditional)	2550	1615	4165	65'-0"	48'-10"	4	2 1/2	A,C	20
	Claremont (Traditional)	2389	1269	3658	46'-11"	47'-2"	3	2 1/2	B,C	21
	Hamilton (Traditional)	2345	1638	3983	54'-0"	46'-5"	4	2 1/2	B	21
	Briarwood (Traditional)	2285	992	3277	39'-0"	45'-1"	4	2 1/2	B	22
	Alpine (Traditional)	2122	1437	3559	50'-0"	50'-0"	4	2 1/2	B	22
	Revere (Traditional)	1963	1048	3011	40'-0"	45'-0"	3	2 1/2	B	23

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



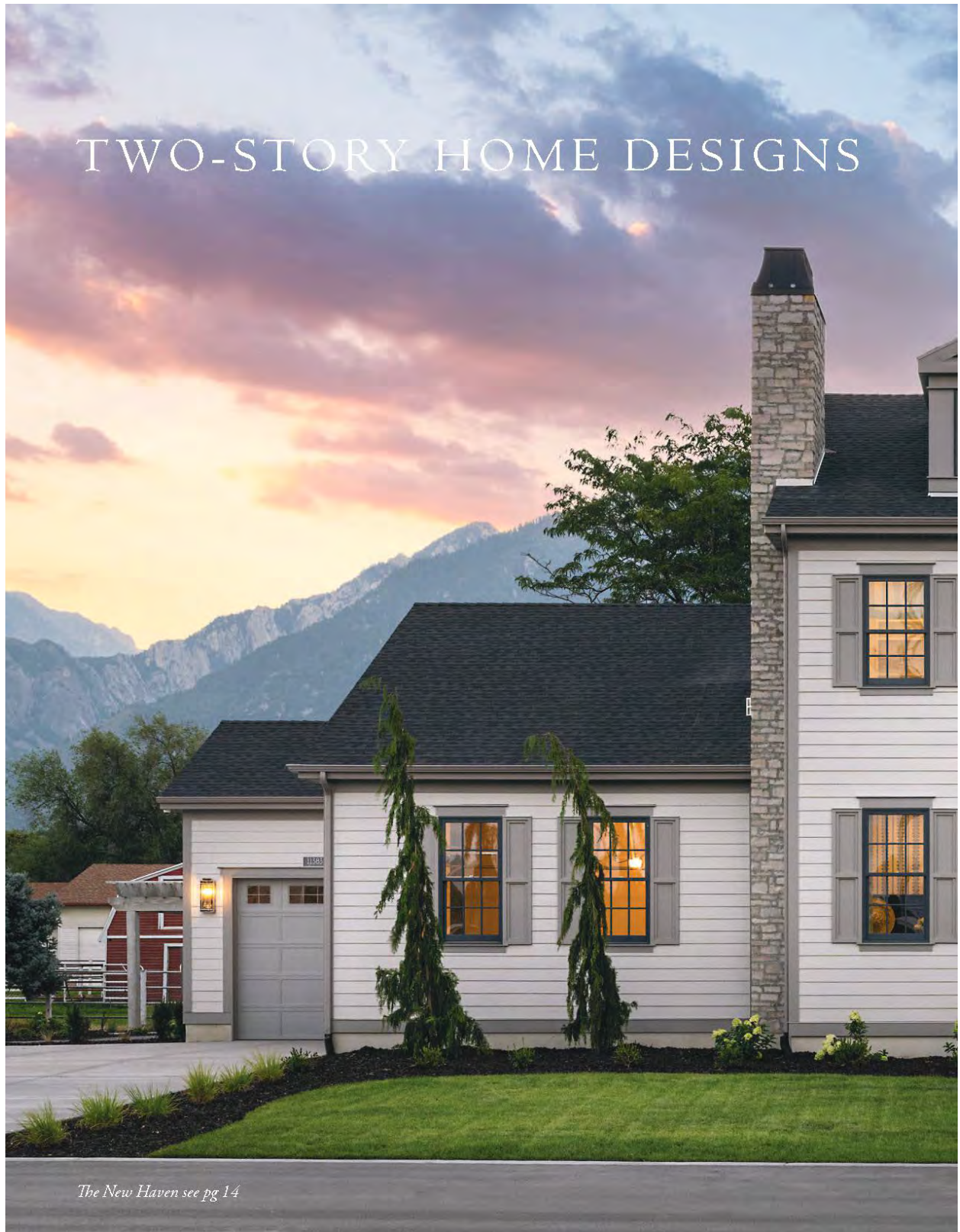
	PLAN NAME	TOTAL FINISHED SQUARE FOOTAGE	TOTAL UNFINISHED SQUARE FOOTAGE	TOTAL SQUARE FOOTAGE	WIDTH	DEPTH	BEDROOMS (FINISHED)	BATHROOMS (FINISHED)	NOTES (SEE BELOW)	PAGE NUMBER
ONE-STORY	Concord (Traditional)	3044	3058	6102	72'-0"	68'-0"	2	2 1/2	D	26
	Charleston (Traditional)	2758	2924	5682	73'-6"	70'-0"	1	1 1/2	A,C	26
	Oakmont (Traditional)	2757	2705	5462	80'-5"	58'-6"	1	1 1/2	A,C,E	27
	Brisbane (Traditional)	2748	2765	5513	71'-0"	69'-6"	2	2 1/2	A,C	27
	Sorrento (Traditional)	2740	2821	5561	73'-6"	61'-2"	2	2 1/2	A,C,E	28
	Millstone (Traditional)	2724	2644	5368	65'-0"	58'-11"	2	2	B,C	28
	Ontario (Mining)	2656	2661	5317	66'-0"	64'-6"	3	2 1/2	C,D,E	29
	Ontario (Farmhouse)	2649	2659	5308	66'-0"	64'-0"	3	2 1/2	C,D,E	29
	Creighton (Farmhouse)	2640	2285	4925	70'-0"	46'-5"	3	2 1/2	A,G	30
	Alexandria (Mining)	2443	2648	5091	70'-0"	65'-0"	1	1 1/2	A,C	30
	Raleigh (Traditional)	2330	2213	4543	53'-0"	61'-6"	2	2 1/2	B,C	31
	Murano (Traditional)	2259	2159	4418	49'-0"	60'-5"	2	2 1/2	B,C	31
	Flagstaff (Farmhouse)	2234	2276	4510	60'-0"	62'-5"	3	2 1/2	C,D	32
	Flagstaff (Mining)	2234	2243	4477	60'-0"	63'-0"	3	2 1/2	C,D	32
	Carlisle (Prairie)	2106	2168	4274	60'-0"	53'-6"	3	2 1/2	B	33
	Carlisle (Traditional)	2103	2174	4277	60'-0"	53'-6"	3	2 1/2	B	33
	DaVinci (Traditional)	2068	2021	4089	62'-0"	60'-8"	3	2 1/2	A,C	34
	Wembley (Prairie)	2030	2059	4089	54'-0"	53'-0"	3	2 1/2	B	34
	Monterey (Traditional)	2019	1987	4006	55'-0"	52'-0"	3	2 1/2	B	35
	Tivoli (Traditional)	1977	2038	4015	59'-0"	50'-0"	3	2 1/2	B	35
	Torino (Farmhouse)	1905	1841	3746	54'-0"	49'-0"	4	2 1/2	B	36
	Savannah (Traditional)	1775	1807	3582	57'-0"	44'-0"	3	2	B	36
	Stonebrook (Traditional)	1687	1745	3432	48'-0"	48'-0"	3	2	B	37
	Carmel (Farmhouse)	1571	1579	3150	57'-0"	42'-0"	3	2	B	37
	Monaco (Traditional)	1459	1449	2908	45'-0"	46'-0"	3	2	B	38
	Avignon (Traditional)	1433	1541	2974	39'-0"	53'-0"	3	2	B	38

Notes:	A:	Includes three-car garage	E:	Includes formal dining room
	B:	Available with optional three-car garage	F:	Includes loft area upstairs
	C:	Includes office on main level	G:	Includes bonus room over garage
	D:	Includes tandem three-car garage	H:	Includes detached three car garage

- * Not all homes are available with all option packages or in all subdivisions. Ask your sales consultant for details.
- * All renderings of exteriors and all floor plans are artist conceptions and may vary from the actual home as built.
- * All options, designs, and dimensions are subject to change and revision without notice.



Scan this QR code to
see Ivory's home designs





IVORY HOMES



TWO-STORY



Countryside

(Traditional)

Total finished sq. ft.: 5,481

Total unfinished sq. ft.: 3,573 Total sq. ft.: 9,054

Bedrooms: 4 Bathrooms: 4 1/2

Width: 68'-0" Depth: 65'-11"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

* Includes detached three car garage



Customize this plan

Exclusive to Platinum Package



Yorktown

(Traditional)

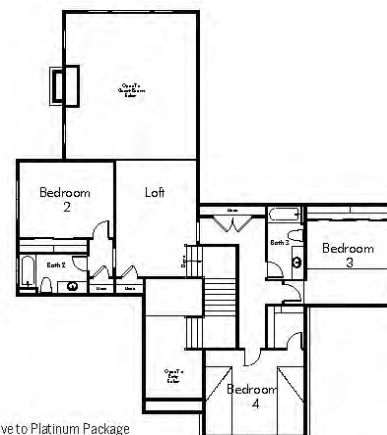
Total finished sq. ft.: 4,216

Total unfinished sq. ft.: 2,587 Total sq. ft.: 6,803

Bedrooms: 4 Bathrooms: 3 1/2

Width: 78'-0" Depth: 66'-1"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize this plan

Exclusive to Platinum Package



McLean

(Mining)

Total finished sq. ft.: 4,041

Total unfinished sq. ft.: 2,533 Total sq. ft.: 6,574

Bedrooms: 4 Bathrooms: 3 1/2

Width: 70'-0" Depth: 65'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize this plan



Exclusive to Platinum Package



Bella Vista

(Traditional)

Total finished sq. ft.: 4,040

Total unfinished sq. ft.: 2,598 Total sq. ft.: 6,638

Bedrooms: 4 Bathrooms: 2 1/2

Width: 76'-0" Depth: 57'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize this plan



Exclusive to Platinum Package



TWO-STORY



New Haven

(Colonial)

Total finished sq. ft.: 3,909
Total unfinished sq. ft.: 1,990 Total sq. ft.: 5,899
Bedrooms: 5 Bathrooms: 4 1/2
Width: 68'-0" Depth: 52'-0"



Sydney

(Traditional)

Total finished sq. ft.: 3,681
Total unfinished sq. ft.: 2,069 Total sq. ft.: 5,750
Bedrooms: 4 Bathrooms: 3 1/2
Width: 60'-0" Depth: 62'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize this plan



Exclusive to Platinum Package



Customize this plan



Exclusive to Platinum Package

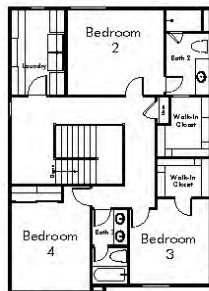


Crescent

(Farmhouse)

Total finished sq. ft.: 3,624
 Total unfinished sq. ft.: 2,453 Total sq. ft.: 6,077
 Bedrooms: 5 Bathrooms: 4
 Width: 57'-0" Depth: 69'-6"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize this plan

Exclusive to Platinum Package



Crescent

(Mining)

Total finished sq. ft.: 3,624
 Total unfinished sq. ft.: 2,449 Total sq. ft.: 6,073
 Bedrooms: 5 Bathrooms: 4
 Width: 57'-0" Depth: 69'-6"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize this plan

Exclusive to Platinum Package



TWO-STORY



Charlotte

(Traditional)

Total finished sq. ft.: 3,556
 Total unfinished sq. ft.: 1,923 Total sq. ft.: 5,479
 Bedrooms: 4 Bathrooms: 3 1/2
 Width: 80'-0" Depth: 50'-0"

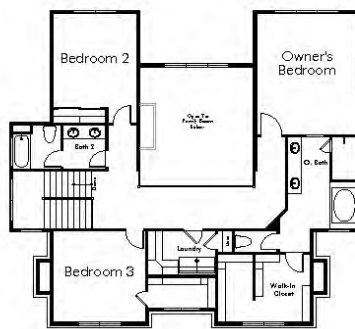


Lexington

(Traditional)

Total finished sq. ft.: 3,315
 Total unfinished sq. ft.: 2,300 Total sq. ft.: 5,615
 Bedrooms: 3 Bathrooms: 3 1/2
 Width: 73'-8" Depth: 62'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize this plan

Exclusive to Platinum Package



Customize this plan



Exclusive to Platinum Package



Hanover

(Traditional)

Total finished sq. ft.: 3,270
 Total unfinished sq. ft.: 1,966 Total sq. ft.: 5,236
 Bedrooms: 5 Bathrooms: 3 1/2
 Width: 59'-0" Depth: 50'-0"



Hampton

(Traditional)

Total finished sq. ft.: 3,106
 Total unfinished sq. ft.: 2,133 Total sq. ft.: 5,239
 Bedrooms: 4 Bathrooms: 2 1/2
 Width: 59'-6" Depth: 53'-10"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

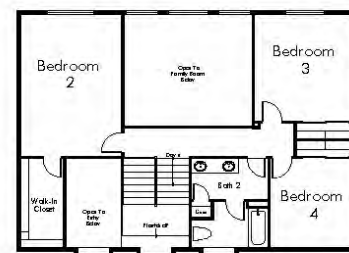


Customize this plan

Exclusive to Platinum Package



Customize this plan



Exclusive to Platinum Package



TWO-STORY



Brinton

(Signature)

Total finished sq. ft.: 3,104
Total unfinished sq. ft.: 2,133 Total sq. ft.: 5,237
Bedrooms: 3 Bathrooms: 2 1/2
Width: 65'-9" Depth: 55'-5"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize this plan



Exclusive to Platinum Package

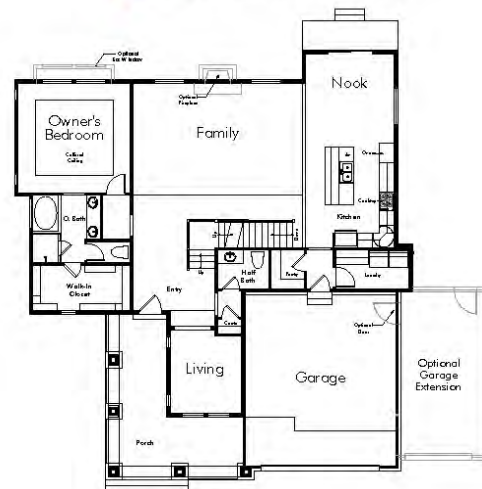


San Marino

(Craftsman)

Total finished sq. ft.: 2,842
Total unfinished sq. ft.: 1,987 Total sq. ft.: 4,829
Bedrooms: 4 Bathrooms: 2 1/2
Width: 54'-0" Depth: 58'-8"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



Customize this plan



Exclusive to Platinum Package



Montclair

(Traditional)

Total finished sq. ft.: 2,820
 Total unfinished sq. ft.: 1,535 Total sq. ft.: 4,355
 Bedrooms: 3 Bathrooms: 2 1/2
 Width: 56'-6" Depth: 50'-8"



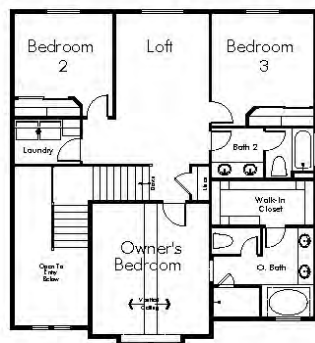
Mayflower

(Farmhouse)

Total finished sq. ft.: 2,728
 Total unfinished sq. ft.: 1,403 Total sq. ft.: 4,131
 Bedrooms: 3 Bathrooms: 2 1/2
 Width: 56'-0" Depth: 48'-11"



Customize this plan



Exclusive to Platinum Package



Customize this plan



Exclusive to Platinum Package



TWO-STORY



Mayflower

(Mining)

Total finished sq. ft.: 2,718
Total unfinished sq. ft.: 1,387 Total sq. ft.: 4,105
Bedrooms: 3 Bathrooms: 2 1/2
Width: 56'-0" Depth: 49'-0"



Customize this plan

Exclusive to Platinum Package



Edison

(Traditional)

Total finished sq. ft.: 2,550
Total unfinished sq. ft.: 1,615 Total sq. ft.: 4,165
Bedrooms: 4 Bathrooms: 2 1/2
Width: 65'-0" Depth: 48'-10"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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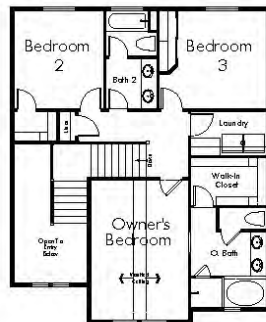




Clairemont

(Traditional)

Total finished sq. ft.: 2,389
Total unfinished sq. ft.: 1,269 Total sq. ft.: 3,658
Bedrooms: 3 Bathrooms: 2 1/2
Width: 46'-11" Depth: 47'-2"



Customize this plan

Available in Platinum and Gold Packages



Hamilton

(Traditional)

Total finished sq. ft.: 2,345
Total unfinished sq. ft.: 1,638 Total sq. ft.: 3,983
Bedrooms: 4 Bathrooms: 2 1/2
Width: 54'-0" Depth: 46'-5"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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Available in Platinum and Gold Packages



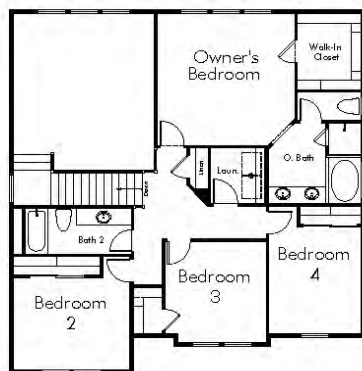
TWO-STORY



Briarwood

(Traditional)

Total finished sq. ft.: 2,285
Total unfinished sq. ft.: 992 Total sq. ft.: 3,277
Bedrooms: 4 Bathrooms: 2 1/2
Width: 39'-0" Depth: 45'-1"



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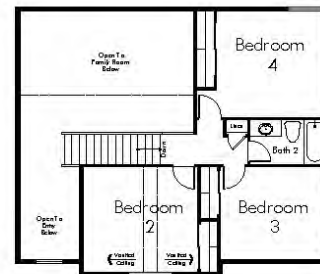


Alpine

(Traditional)

Total finished sq. ft.: 2,122
Total unfinished sq. ft.: 1,437 Total sq. ft.: 3,559
Bedrooms: 4 Bathrooms: 2 1/2
Width: 50'-0" Depth: 50'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



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Revere

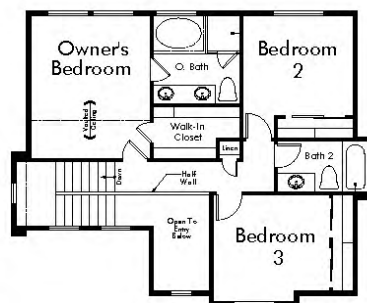
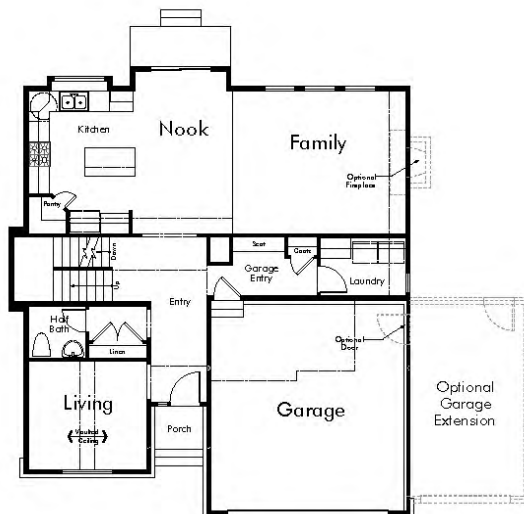
(Traditional)

Total finished sq. ft.: 1,963

Total unfinished sq. ft.: 1,048 Total sq. ft.: 3,011

Bedrooms: 3 Bathrooms: 2 1/2

Width: 40'-0" Depth: 45'-0"



Customize this plan

Available in Platinum and Gold Packages









ONE-STORY



Concord

(Traditional)

Total finished sq. ft.: 3,044
Total unfinished sq. ft.: 3,058 Total sq. ft.: 6,102
Bedrooms: 2 Bathrooms: 2 1/2
Width: 72'-0" Depth: 68'-0"



Customize this plan

Exclusive to Platinum Package



Charleston

(Traditional)

Total finished sq. ft.: 2,758
Total unfinished sq. ft.: 2,924 Total sq. ft.: 5,682
Bedrooms: 1 Bathrooms: 1 1/2
Width: 73'-6" Depth: 70'-0"



Customize this plan

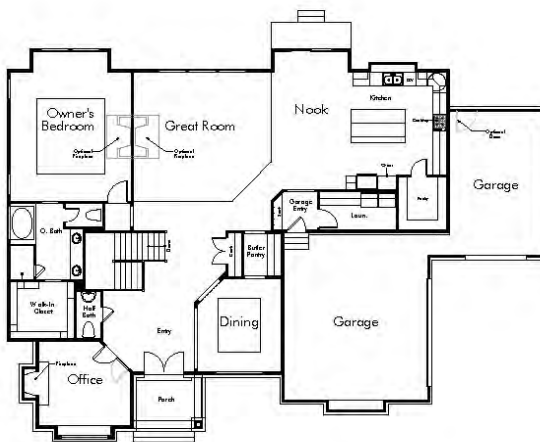
Exclusive to Platinum Package



Oakmont

(Traditional)

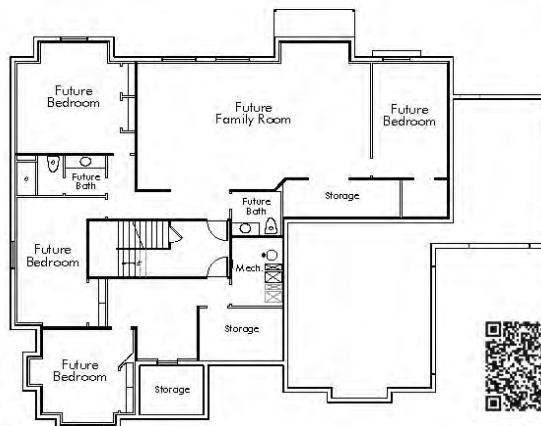
Total finished sq. ft.: 2,757
Total unfinished sq. ft.: 2,705 Total sq. ft.: 5,462
Bedrooms: 1 Bathrooms: 1 1/2
Width: 80'-5" Depth: 58'-6"



Brisbane

(Traditional)

Total finished sq. ft.: 2,748
Total unfinished sq. ft.: 2,765 Total sq. ft.: 5,513
Bedrooms: 2 Bathrooms: 2 1/2
Width: 71'-0" Depth: 69'-6"



Customize this plan

Exclusive to Platinum Package



Customize this plan

Exclusive to Platinum Package



ONE-STORY



Sorrento

(Traditional)

Total finished sq. ft.: 2,740
Total unfinished sq. ft.: 2,821 Total sq. ft.: 5,561
Bedrooms: 2 Bathrooms: 2 1/2
Width: 73'-6" Depth: 61'-2"



Millstone

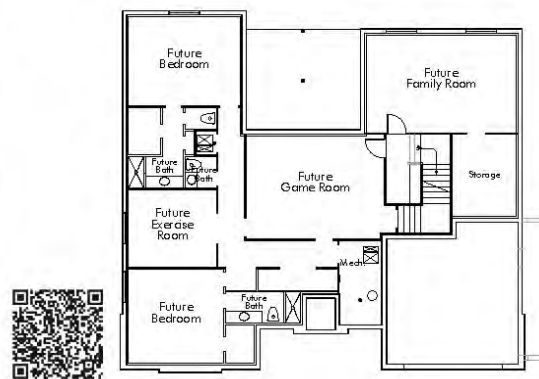
(Traditional)

Total finished sq. ft.: 2,724
Total unfinished sq. ft.: 2,644 Total sq. ft.: 5,368
Bedrooms: 2 Bathrooms: 2
Width: 65'-0" Depth: 58'-11"



Customize this plan

Exclusive to Platinum Package



Customize this plan

Exclusive to Platinum Package



Ontario

(Mining)

Total finished sq. ft.: 2,656

Total unfinished sq. ft.: 2,661 Total sq. ft.: 5,317

Bedrooms: 3 Bathrooms: 2 1/2

Width: 66'-0" Depth: 64'-6"



Ontario

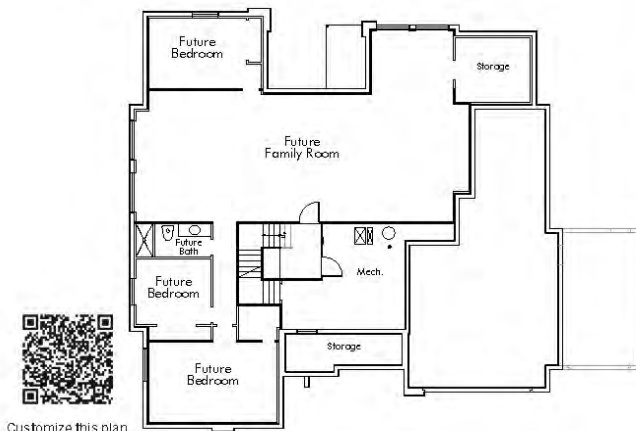
(Farmhouse)

Total finished sq. ft.: 2,649

Total unfinished sq. ft.: 2,659 Total sq. ft.: 5,308

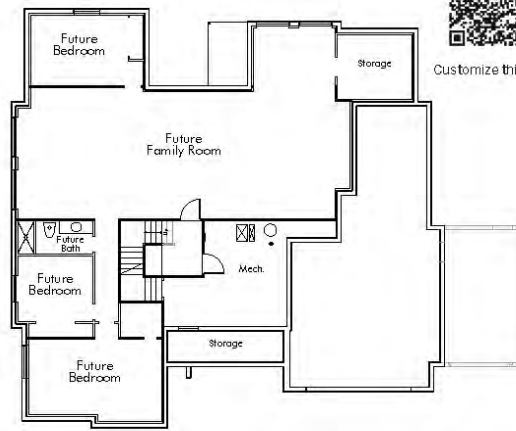
Bedrooms: 3 Bathrooms: 2 1/2

Width: 66'-0" Depth: 64'-0"



Customize this plan

Exclusive to Platinum Package



Customize this plan

Exclusive to Platinum Package



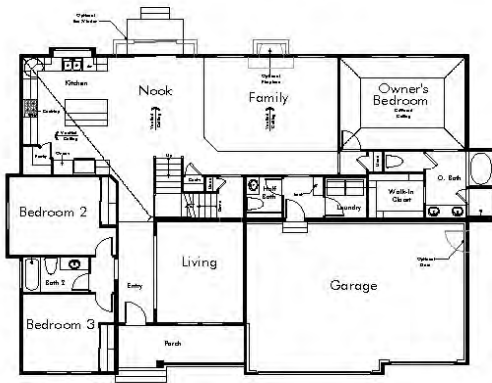
ONE-STORY



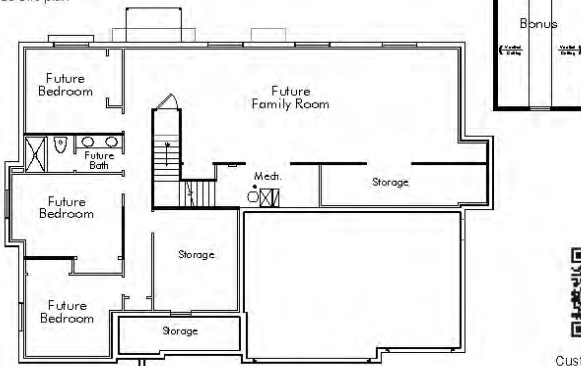
Creighton

(Farmhouse)

Total finished sq. ft.: 2,640
Total unfinished sq. ft.: 2,285 Total sq. ft.: 4,925
Bedrooms: 3 Bathrooms: 2 1/2
Width: 70'-0" Depth: 46'-5"



Customize this plan



Exclusive to Platinum Package



Alexandria

(Mining)

Total finished sq. ft.: 2,443
Total unfinished sq. ft.: 2,648 Total sq. ft.: 5,091
Bedrooms: 1 Bathrooms: 1 1/2
Width: 70'-0" Depth: 65'-0"



Customize this plan



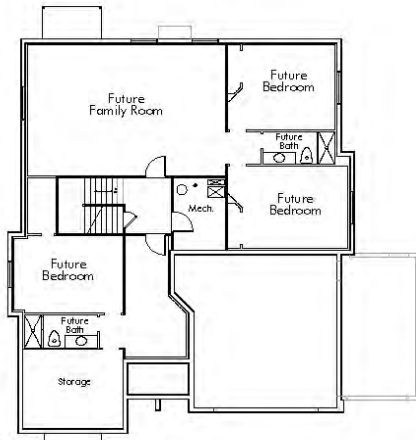
Exclusive to Platinum Package



Raleigh

(Traditional)

Total finished sq. ft.: 2,330
 Total unfinished sq. ft.: 2,213 Total sq. ft.: 4,543
 Bedrooms: 2 Bathrooms: 2 1/2
 Width: 53'-0" Depth: 61'-6"



Customize this plan

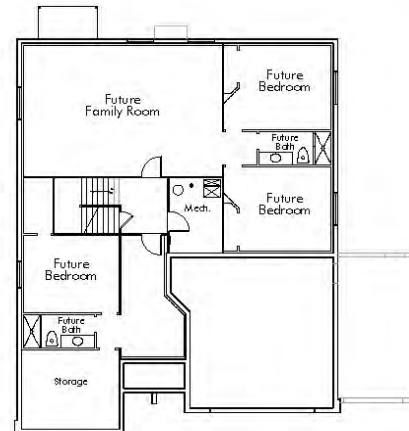
Exclusive to Platinum Package



Murano

(Traditional)

Total finished sq. ft.: 2,259
 Total unfinished sq. ft.: 2,159 Total sq. ft.: 4,418
 Bedrooms: 2 Bathrooms: 2 1/2
 Width: 49'-0" Depth: 60'-5"



Customize this plan

Exclusive to Platinum Package



ONE-STORY



Flagstaff

(Farmhouse)

Total finished sq. ft.: 2,234
Total unfinished sq. ft.: 2,276 Total sq. ft.: 4,510
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 62'-5"



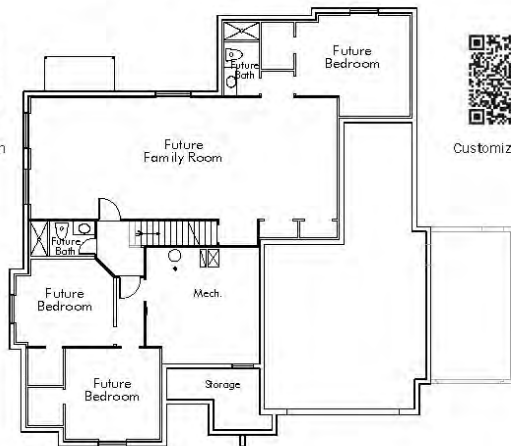
Flagstaff

(Mining)

Total finished sq. ft.: 2,234
Total unfinished sq. ft.: 2,243 Total sq. ft.: 4,477
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 63'-0"



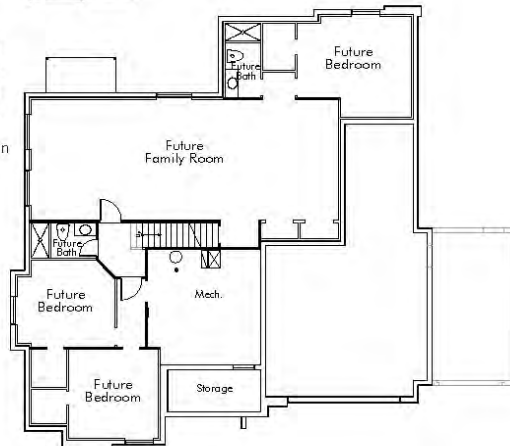
Customize this plan



Exclusive to Platinum Package



Customize this plan



Exclusive to Platinum Package



Carlisle

(Prairie)

Total finished sq. ft.: 2,106
Total unfinished sq. ft.: 2,168 Total sq. ft.: 4,274
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 53'-6"



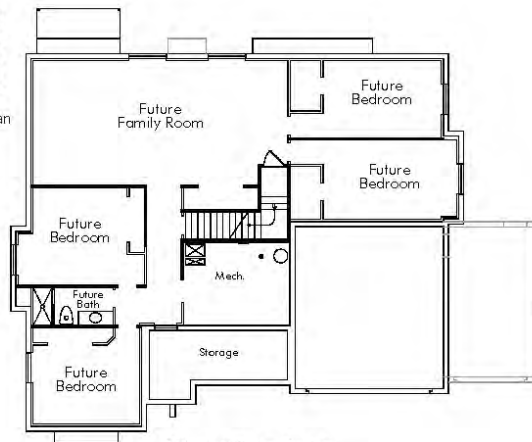
Carlisle

(Traditional)

Total finished sq. ft.: 2,103
Total unfinished sq. ft.: 2,174 Total sq. ft.: 4,277
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 53'-6"



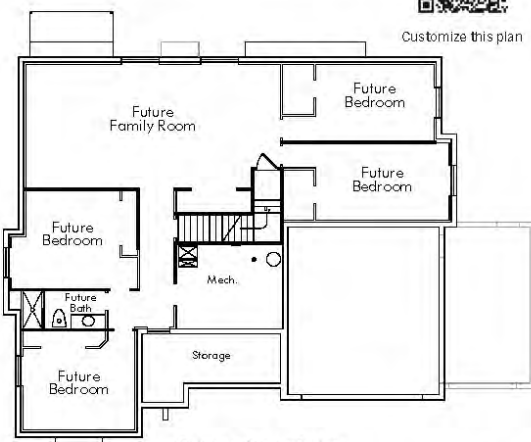
Customize this plan



Exclusive to Platinum Package



Customize this plan



Exclusive to Platinum Package



ONE-STORY



DaVinci

(Traditional)

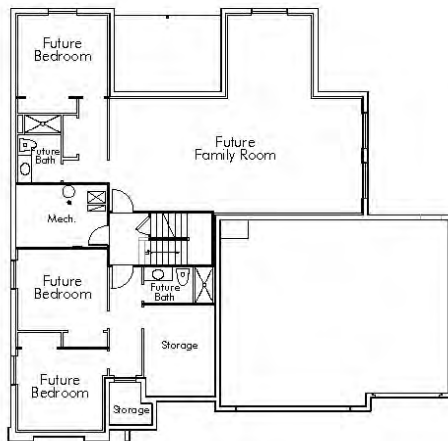
Total finished sq. ft.: 2,068
Total unfinished sq. ft.: 2,021 Total sq. ft.: 4,089
Bedrooms: 3 Bathrooms: 2 1/2
Width: 62'-0" Depth: 60'-8"



Wembley

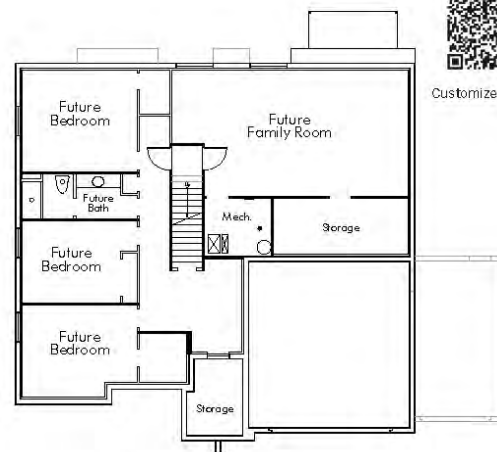
(Prairie)

Total finished sq. ft.: 2,030
Total unfinished sq. ft.: 2,059 Total sq. ft.: 4,089
Bedrooms: 3 Bathrooms: 2 1/2
Width: 54'-0" Depth: 53'-0"



Customize this plan

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Monterey

(Traditional)

Total finished sq. ft.: 2,019
Total unfinished sq. ft.: 1,987 Total sq. ft.: 4,006
Bedrooms: 3 Bathrooms: 2 1/2
Width: 55'-0" Depth: 52'-0"



Customize this plan



Exclusive to Platinum Package



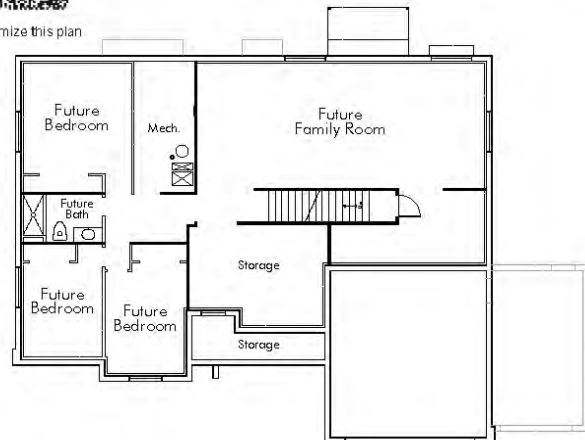
Tivoli

(Traditional)

Total finished sq. ft.: 1,977
Total unfinished sq. ft.: 2,038 Total sq. ft.: 4,015
Bedrooms: 3 Bathrooms: 2 1/2
Width: 59'-0" Depth: 50'-0"



Customize this plan



Available in Platinum and Gold Packages



ONE-STORY



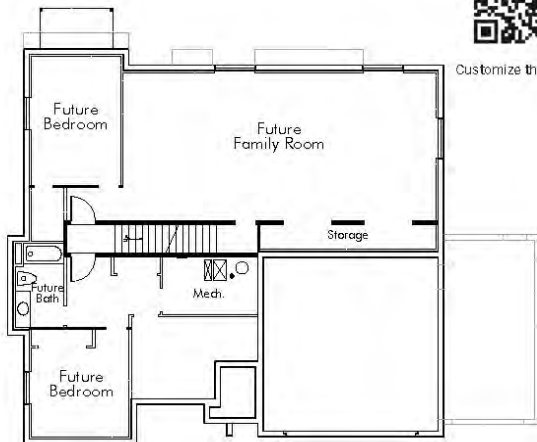
Torino

(Farmhouse)

Total finished sq. ft.: 1,905
Total unfinished sq. ft.: 1,841 Total sq. ft.: 3,746
Bedrooms: 4 Bathrooms: 2 1/2
Width: 54'-0" Depth: 49'-0"



Customize this plan



Available in Platinum and Gold Packages



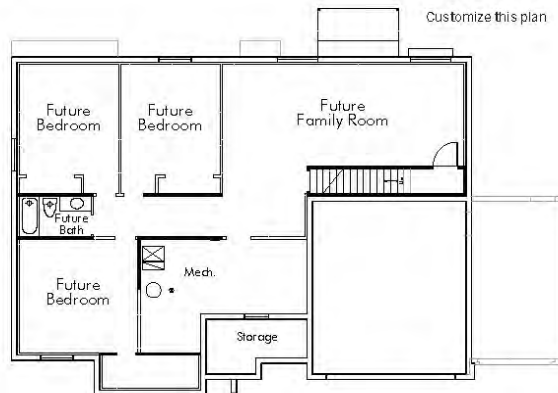
Savannah

(Traditional)

Total finished sq. ft.: 1,775
Total unfinished sq. ft.: 1,807 Total sq. ft.: 3,582
Bedrooms: 3 Bathrooms: 2
Width: 57'-0" Depth: 44'-0"



Customize this plan



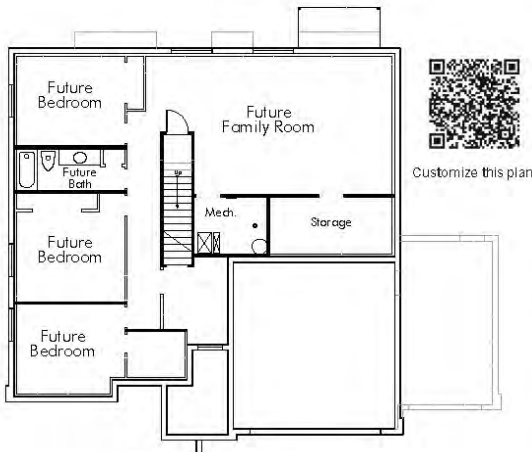
Available in Platinum and Gold Packages



Stonebrook

(Traditional)

Total finished sq. ft.: 1,687
Total unfinished sq. ft.: 1,745 Total sq. ft.: 3,432
Bedrooms: 3 Bathrooms: 2
Width: 48'-0" Depth: 48'-0"



Available in Platinum and Gold Packages



Carmel

(Farmhouse)

Total finished sq. ft.: 1,571
Total unfinished sq. ft.: 1,579 Total sq. ft.: 3,150
Bedrooms: 3 Bathrooms: 2
Width: 57'-0" Depth: 42'-0"



Available in Platinum and Gold Packages



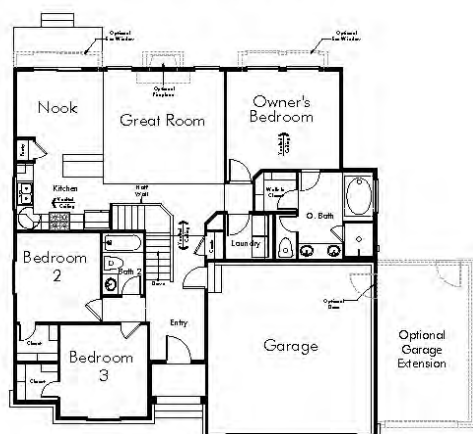
ONE-STORY



Monaco

(Traditional)

Total finished sq. ft.: 1,459
Total unfinished sq. ft.: 1,449 Total sq. ft.: 2,908
Bedrooms: 3 Bathrooms: 2
Width: 45'-0" Depth: 46'-0"



Customize this plan

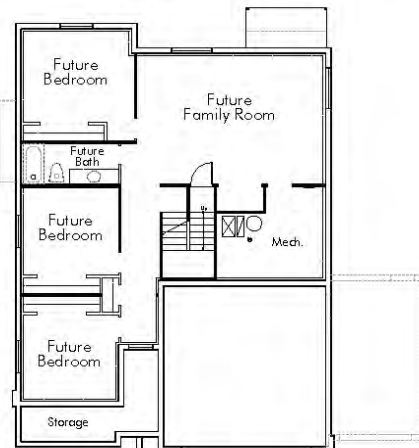
Available in Platinum and Gold Packages



Avignon

(Traditional)

Total finished sq. ft.: 1,433
Total unfinished sq. ft.: 1,541 Total sq. ft.: 2,974
Bedrooms: 3 Bathrooms: 2
Width: 39'-0" Depth: 53'-0"



Customize this plan

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- Liz Wolfgramm, Customer Care Manager



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Offering responsiveness based on your location, this add-on feature automatically adjusts your thermostat, sends alerts if you forget to arm your security system and more!

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Manage your wired home from your favorite smart device! The Smart Home System powered by Alarm.com allows you to set controls from your Apple, Amazon or Google device.

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Set the perfect temperature for your home. Keep it perfect by adjusting your home's temperature from anywhere!

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Get visibility and control for your home's access points with seamlessly integrated door locks.

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Ring at the door? Just glance at your phone to see and speak to anyone who knocks regardless of whether or not you're home.

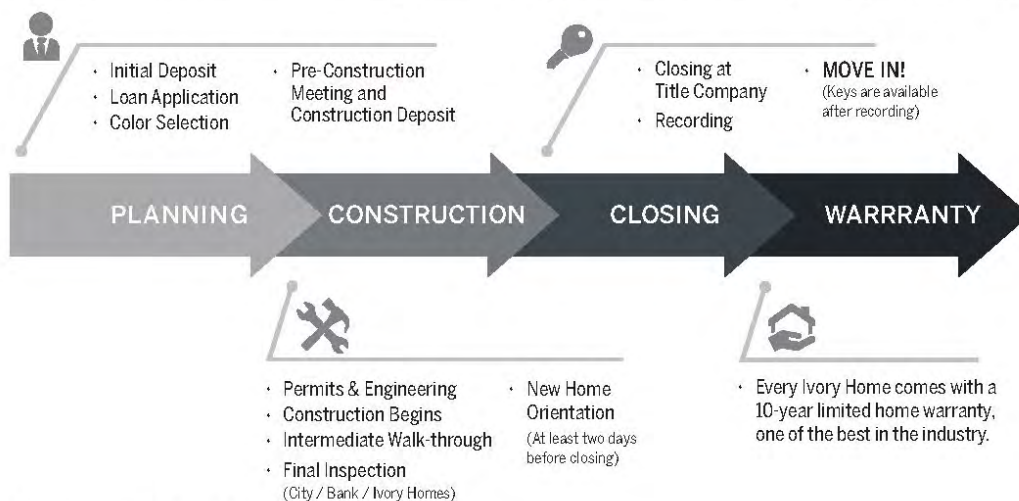
Upgrade to any of these features:

- Monitored Security System
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- John Cahoon, Area Manager



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Utah County Office
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St. George Office
and Design Center

1611 E. 2450 S., #4A
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Hollow Acres Preliminary Plat and Zone Change Approval Request

May 4, 2022, Planning Commission Meeting.

Located at 130 North Spanish Fork Parkway, including 5 acres.

The applicant has requested Preliminary Plat approval for a Master Planned Development that includes eleven (11) residential lots.

The subject property is zoned R-R Rural Residential and the applicant has requested a Zone Change to the R-1-12 Residential zone.

Recommendation

That the proposed Preliminary Plat and Zone Change be approved based on the following findings and subject to the following conditions:

Findings

1. That the application conforms to the City's General Plan designation and Zoning Map.

Conditions

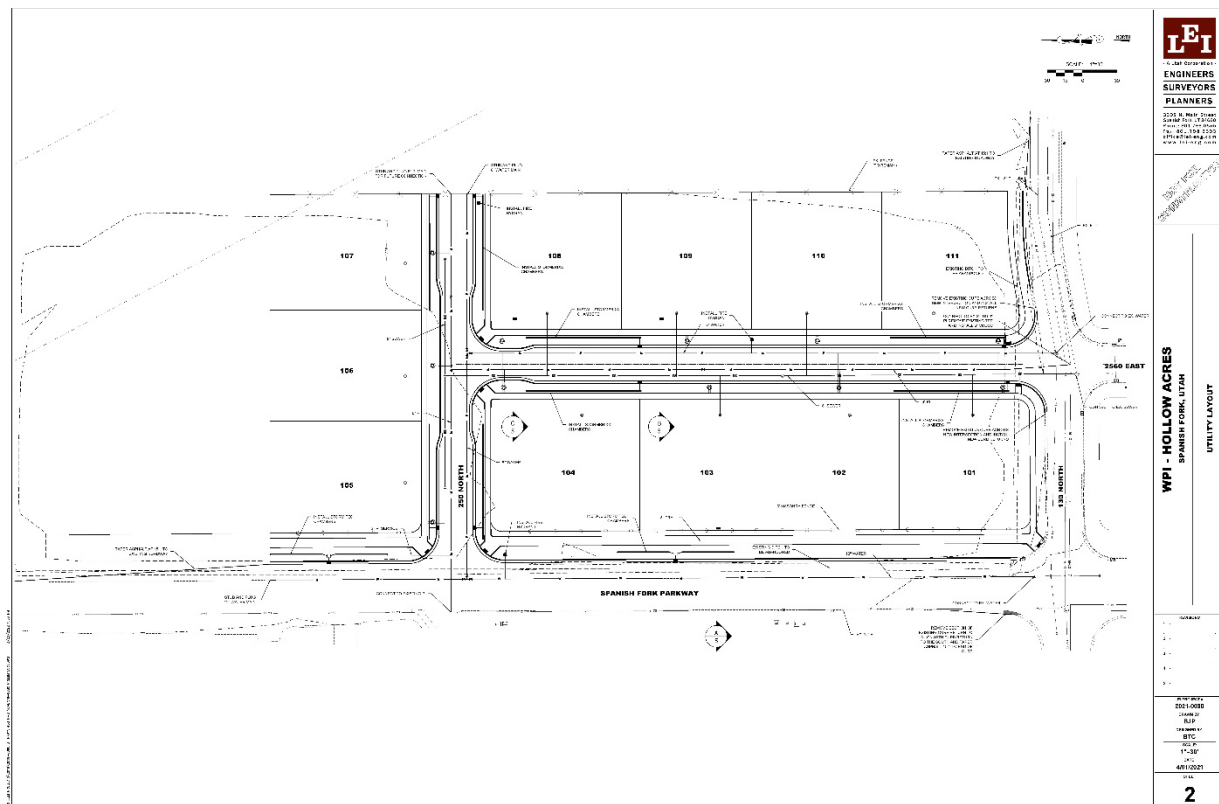
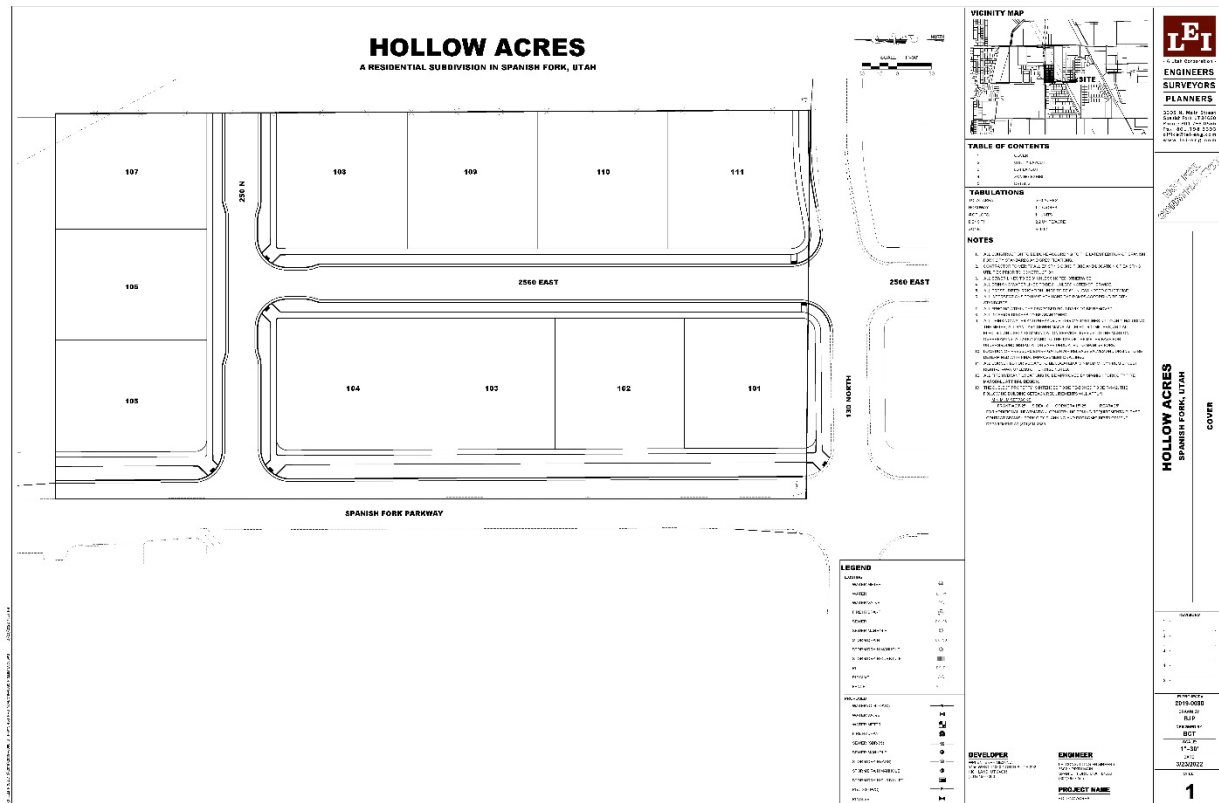
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That Preliminary Plat approval is contingent upon Zone Change approval by the City Council.

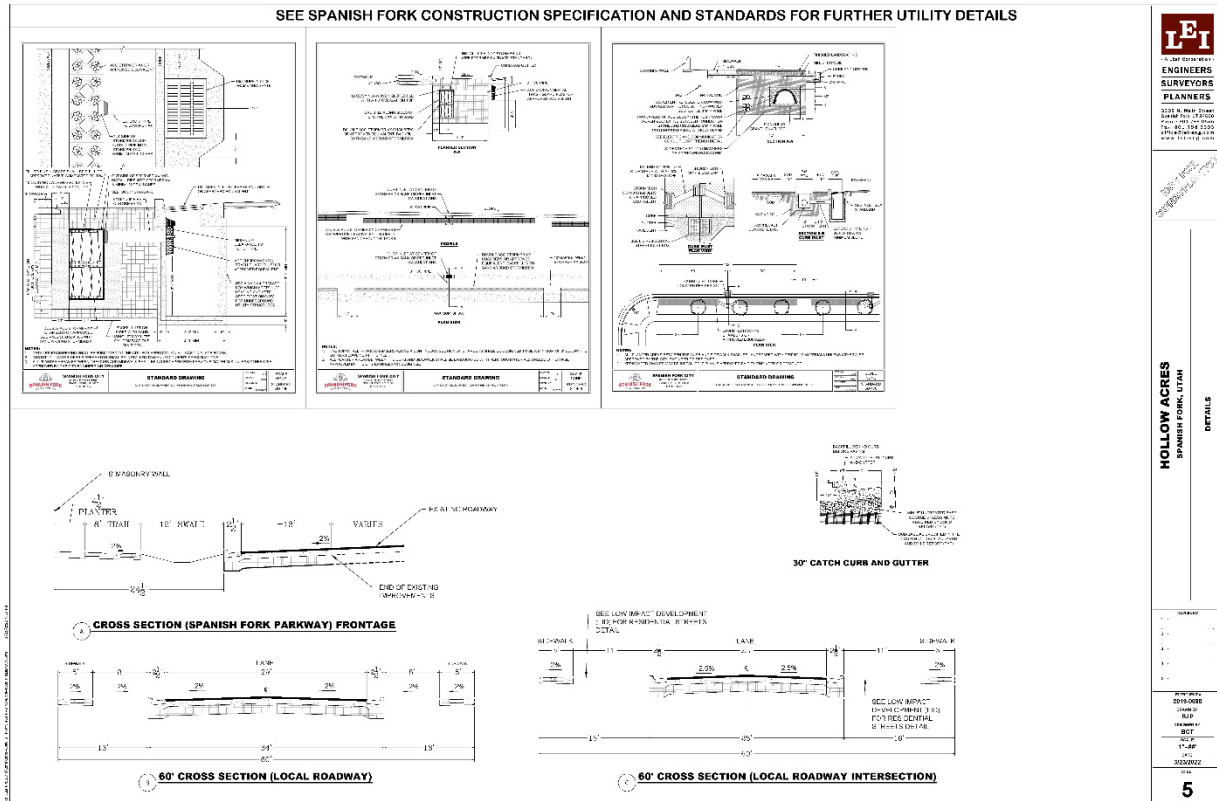
Key Issues

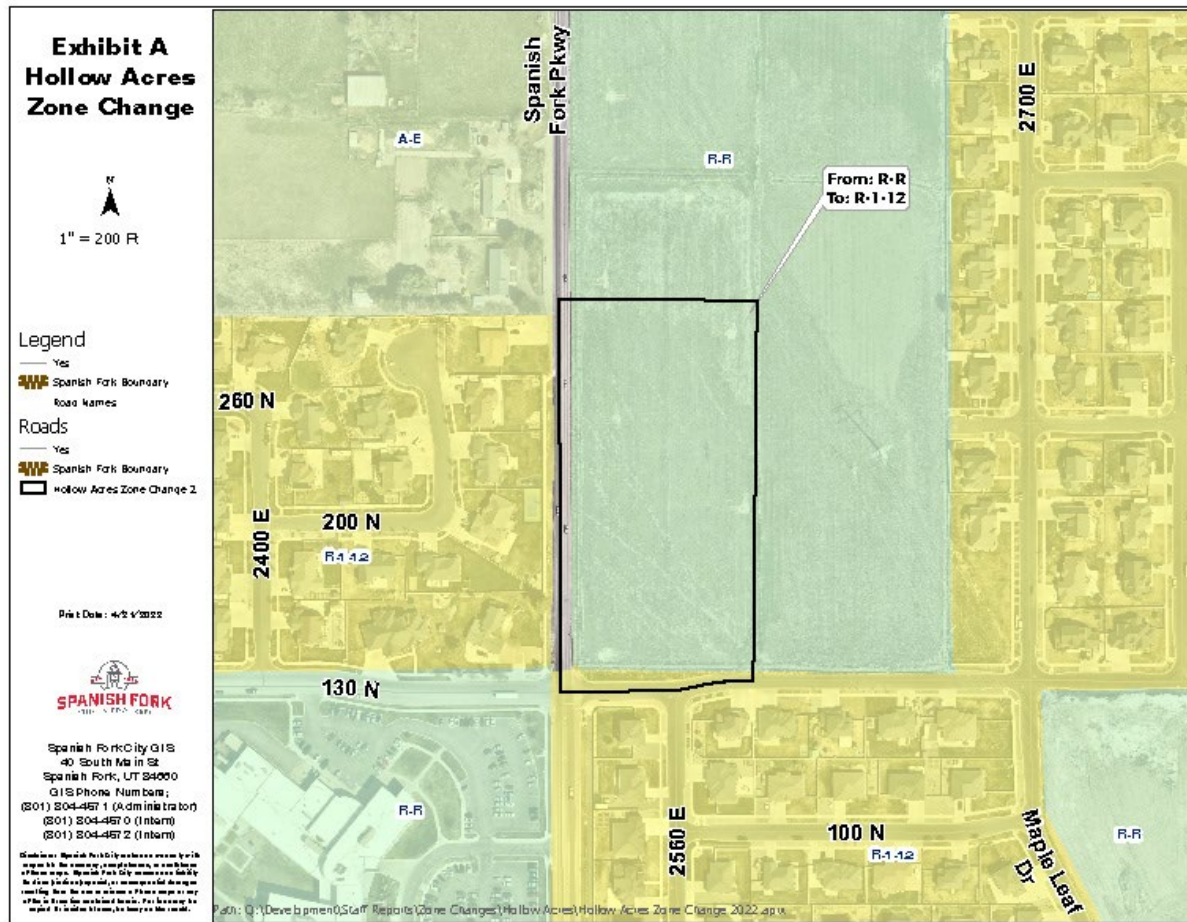
1. Utilities.
2. Street Configuration.
3. Improvements.

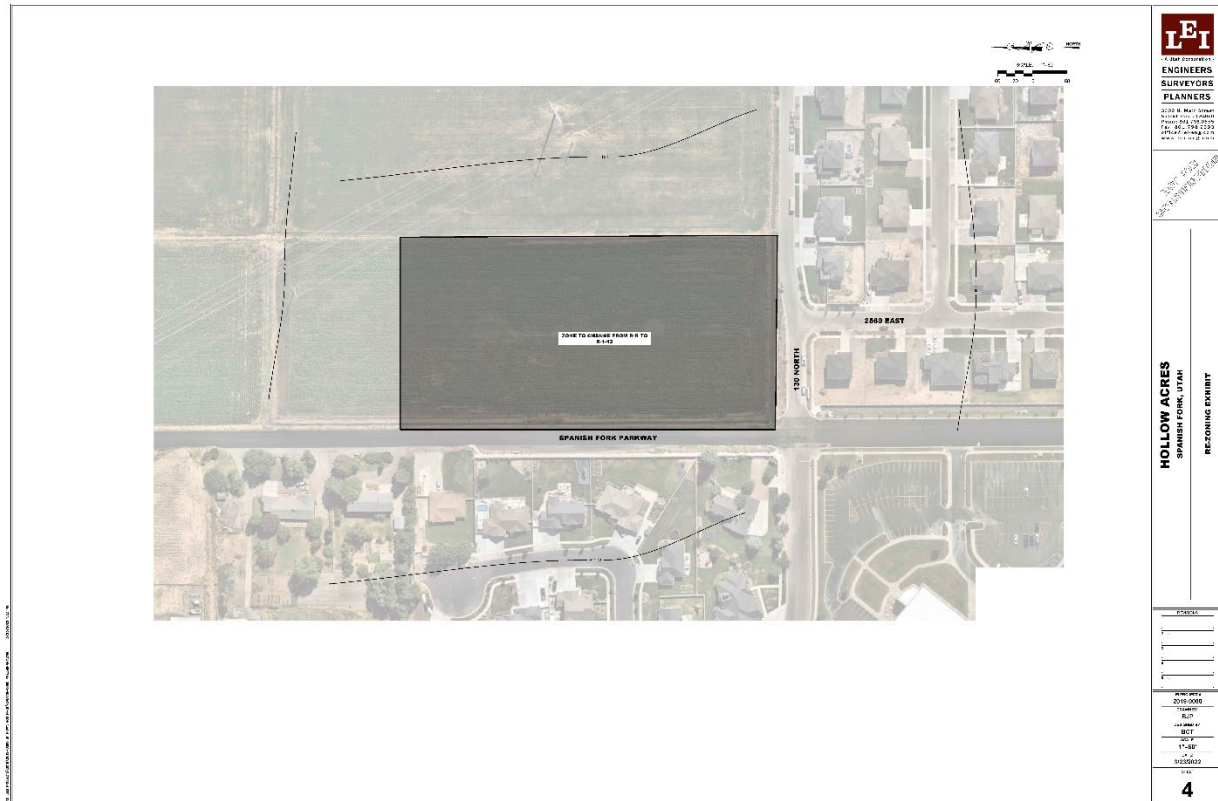
Exhibits

1. Preliminary Plat.
2. Proposed Zone Change.











TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, Community Development Director

DATE: May 4, 2022

RE: Expressway Plaza Project Signage Plan Approval Request

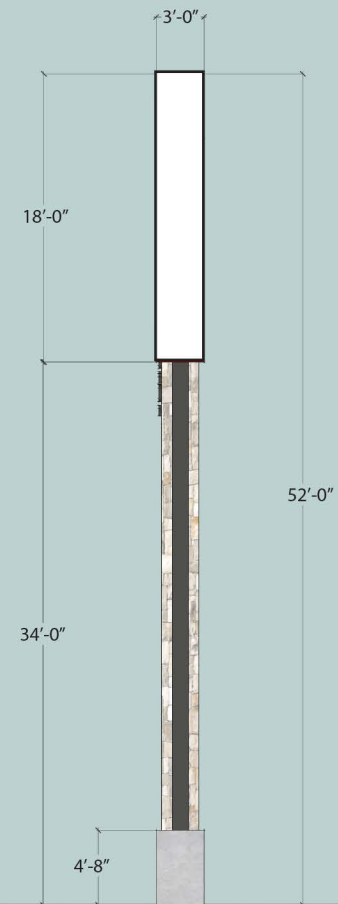
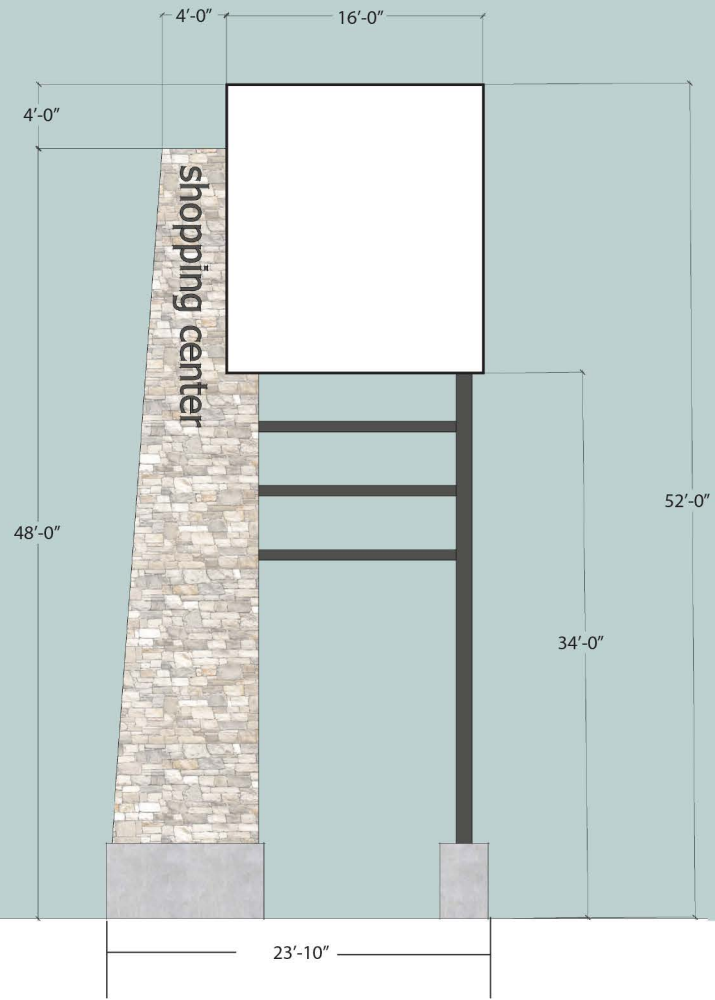
Accompanying this correspondence are images that describe two proposed signs and their proposed locations. These signs can be approved as part of a Project Signage Plan for the Expressway Square Development. All other signs in the development would be required to meet Spanish Fork City's standard requirements for signs.

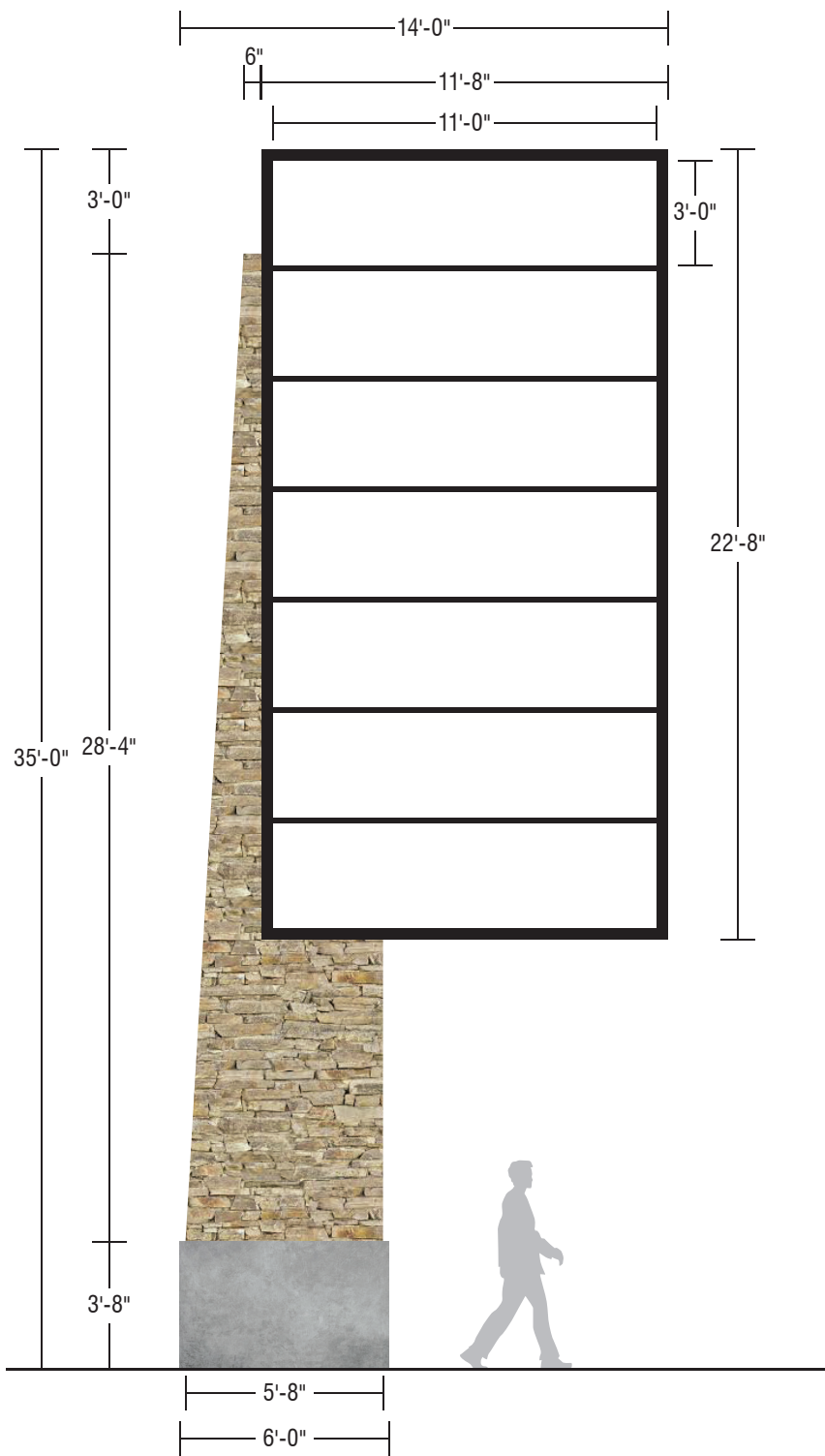
The following language, found in Title 5 of the Municipal Code, describes Project Signage Plans:

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

Staff believes that approving these signs is an important part of revamping the Expressway Square development. This signage would be part of an overall effort to make the space in the development more competitive in the marketplace.

attachment: proposed signs and proposed locations





**INTERNALLY ILLUMINATED
D/S PYLON SIGN**

FACES
3/16" Individual Acrylite White Acrylic
1st Surface; Cut Vinyl
Black (Gerber 220-12 ■)

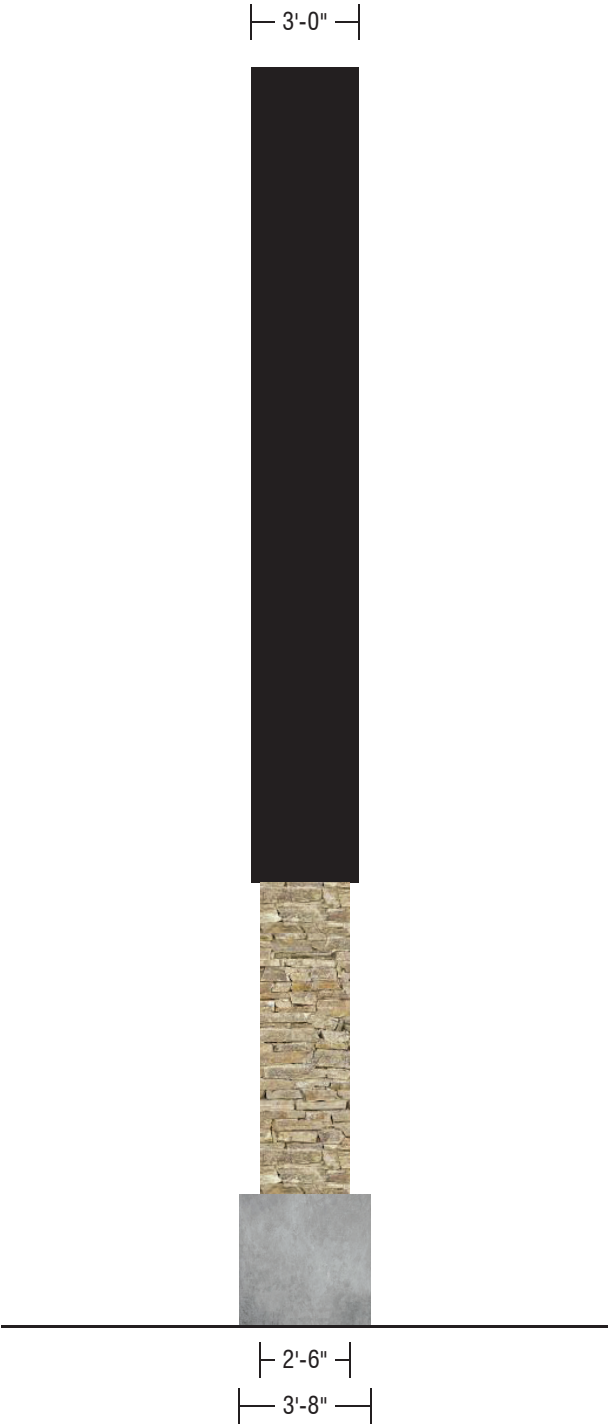
RETAINERS
2" .063 Aluminum Retainers
Painted; Satin Finish
Black (MP ■)

RETURNS
.063 Aluminum Retainers
Painted; Satin Finish
Black (MP ■)

ILLUMINATION
White LED

POLE
Aluminum Framing with
Stone Cover

BASE
Concrete



A Project Detail
SCALE 3/16" = 1'0"

Qty: 1 / ☉ Install
495.83 ☒

B Side Detail
SCALE 3/16" = 1'0"



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. Inspected and labeled in accordance with UL Standards using UL listed parts and methods of installation in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

Volts Req'd: 120V Total Amps: 20.0 Circuits Req'd: 1

Primaries and final connection to sign by certified electrician.
Client to provide primary electric feed to within 6 feet of sign location.

CONCEPT DRAWING

This concept drawing is presented to assist the client and determining the direction for this project. It is not a final Presentation Drawing or Construction Drawing. The limited specifications provided on this drawing are subject to change as the scope of work is further defined. A detailed drawing must be produced and signed by the client before production work can commence.

COMPANY Craig Gasser
ADDRESS Canyon Creek
CITY STATE Highway 6 Expwy Lane
CUSTOMER Spanish Fork, Utah 84660

DESIGN # CG SF M 002-22
DATE 04/06/21
SHEET 1.00
SR Zane Latimer 801.755.2953



Memo

To: Spanish Fork City Planning Commission
From: Chris Thompson, P.E., Public Works Director/City Engineer
Date: Apr 6, 2022
Re: Transportation Master Plan Revision

Staff Report

RECOMMENDED ACTION

Approve the revision to the Transportation Element of the Master Plan.

BACKGROUND

This revision moves the multi-use trail on Market Place Dr from 800 N to Expressway Ln from Market Place Dr to SR-51. This is advisable because Expressway Ln is a Collector Class Rd with a trail on one side of it and there is not enough room for a trail at the south end of Market Place Dr.

Additionally, the trail along 700 S is moved from the south to the north side of the road. A connecting trail will be built on the west side of Spanish Fork Pkwy as well as the east by Holiday Oil. This is to facilitate a safe crossing place at the roundabout as opposed to near the railroad.

Attached: summary images



