



Wednesday, August 9, 2023
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the Spanish Fork City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. August 2, 2023

2. Discussion

A. ARROWHEAD SUBDIVISION SITE MANAGEMENT PLAN. Proposed plan to ensure proper mitigation of environmental concerns.

3. Annexations

A. NORTH LAKE ANNEXATION. This proposal involves annexing 76 acres of land into Spanish Fork City located at approximately 700 East 2200 North.

4. Concept Review

A. RODEN 4-PLEX.

5. Construction Standards

A. CONSTRUCTION STANDARDS REVISIONS (23.01) Proposed amendments of the Construction Standards.

6. Title 15 Amendments

A. FENCING STANDARDS.

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
August 2, 2023

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Mary Martin, Associate Planner; Kimberly Brenneman, Development Coordination Manager; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Byron Haslam, Senior Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Bart Morrill, Parks Maintenance Supervisor; Kasey Woodard, Division Secretary.

Citizens Present: Scott Peterson, Gavin West, Brandon Wilson, Chris Lacasse, Craig Gasser.

Chris Thompson called the meeting to order at 10:00 a.m.

MINUTES

July 19, 2023

Ana Burgi moved to approve the minutes of July 19, 2023.

Jake Thuerer seconded and the motion **passed** all in favor.

FINAL PLAT

ARROWHEAD SUBDIVISION PHASE 5

Brandon Snyder gave a brief description of the proposal and its location. He stated there are no real concerns with this proposal.

Byron Haslam in Engineering has no comments.

Scott Peterson asked the Committee a few questions regarding paying sewer and water fees.

There was a brief discussion regarding if the applicant is already hooked to sewer and water.

Dave Anderson **moved** to approve the proposed Arrowhead Subdivision Phase 5 Final Plat based on the following findings and conditions:

Finding:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides an updated subsurface investigation report and addresses any concerns identified by the information in the report prior to the plat being recorded.
4. That all non-residential use of the site, excluding the future uses on the proposed commercial lot included in phase 1, ceased prior to any Certificates of Occupancy being issued.
5. That plat approval is subject to phasing, secondary access and utility limitations.
6. That the applicant provides a Street Tree Plan for the development.
7. That the applicant includes the adjacent Peterson property to the west as a lot in the subdivision.

Jake Theurer **seconded** and the motion **passed** all in favor.

SITE PLAN

EXPRESSWAY SQUARE LANDSCAPING ISLANDS

Brandon Snyder stated this is a parking lot adjacent to the new Target building. He stated the applicant is looking to add islands to the existing parking lot and change the orientation of the parking stalls from angled to perpendicular to be in alignment with the

neighboring parcels. He then stated that the applicant is also anticipating a future building expansion to be constructed at a later date, but he stated that in the meantime, the applicant is also looking to improve the existing sewer line.

Chris Thompson asked the applicant if they will be relocating the jersey barriers?

Craig Gasser stated he does not plan to move them at this time. He stated he is hoping that by the spring or fall of 2024 that he will be able to add an additional building to the lot. He stated that he would like to make the existing lot look better than it does currently.

Brandon Snyder asked if the applicant is planning to leave the existing concrete to the north and it was stated that he will need to tear the concrete up for the future sewer pipe.

Craig Gasser stated that if he has not gotten around to developing the future building by spring or fall of 2024, that he will replace that concrete and add grass to the area. He stated he only wants to improve the look of the area. He stated his intention was to develop this all at one time.

Dave Anderson stated they do not want the applicant to wait too long, as the new Target is getting closer to its opening date and he does not want this portion of that parking lot to be torn up. He then asked if the applicant has been in touch with Woodbury and it was stated that no, the applicant has not been in contact with Woodbury as of now.

There was a brief discussion on maintaining the area, and that this will be a positive upgrade to the parking lot.

Craig Gasser stated that his overall intent is to improve the area to keep up with the new Target and the Ross as both businesses have improved their parking lots recently. He stated this is just more expensive than he was anticipating.

Dave Anderson stated that Spanish Fork City has invested a good amount of money to improve and ensure that all these areas are being utilized.

Craig Gasser stated he wants to have the parking lot completed as soon as he can.

Dave Anderson **moved** to approve the proposed Expressway Square Landscaping Islands Site Plan based on the following finding and conditions:

Finding:

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 the redline comments.
3. That the area between the western edge of the existing building and Woodbury's building to the west, may be left unfinished with some ground cover treatment to limit weeds and to look more attractive for a period of up to a year, with the idea that the applicant is contemplating constructing a building at the location.

Jake Theurer **seconded** and the motion **passed** all in favor.

AIRPORT FBO BUILDING

Brandon Snyder gave a brief description of the project, and stated this will be a new structure that is replacing the existing FBO building. He stated there are some landscaping questions and he questions how the garbage will be handled for this building.

Brandon Wilson stated the airport has their own garbage dumpster for everyone that is onsite and showed where this is located.

Brandon Snyder asked if a dumpster enclosure would be necessary to be completed with the improvements. He asked if they would want this with the building construction or with parking improvements, and if it is with the parking upgrades then the lot would need to be reconfigured.

It was stated this will need to be added with the motion.

Brandon Wilson stated he is unaware of the parking upgrade configuration.

Chris Thomspson stated they will want to address the dumpster enclosure with the parking configuration.

Brandon Snyder asked if the applicant was proposing to do the landscaping areas that were called out and it was stated that yes, they are planning to complete the landscaping areas and Brandon Snyder stated that landscaping plans will also need to be submitted as none have been provided yet.

Byron Haslam stated engineering is not sure where the existing water service to the building is located and the applicant will need to work with the Water Department to locate this.

Jake Theurer stated there are two existing interfaces that are both 200 AMP and he stated that if the intent is to keep those services, the applicants will want to combine them or they could reduce it to one.

Chris Thompson stated it is his preference that the dumpster enclosure and the parking lot upgrades be done in conjunction with the construction of the building and he would support continuing the approval until this has been provided. He is unsure why this was submitted separately, but he feels it would be best if they were all completed together.

There was further discussion on continuing this Site Plan until the parking lot upgrades and the dumpster enclosure are included with the development.

Chris Thompson **moved** to approve the proposed Airport FBO Building Site Plan based on the following finding and conditions:

Finding:

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 the redline comments.
3. That the applicant include a dumpster enclosure and the parking lot upgrades be constructed at the same time as the building and that the parking lot plans be approved by the Development Review Committee.
4. That the applicant submit plans for the dumpster enclosure and the parking lot for approval by the DRC.

Ana Burgi **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW

PETERSON PROPERTY CONCEPT

Gavin West stated he is present to represent this concept.

Chris Thompson stated there are existing utilities on the River Run subdivision to the west.

Brandon Snyder stated this project has come to the DRC previously, and that the applicant has provided revised plans with a new layout. He presented the conceptual layout and discussed some of the revised changes.

Chris Thompson stated he is not a fan of private drives. He feels a public road is a better option for this concept. He advises the applicant to follow that idea. He recommends the layout have a public connection to River Bottoms Road and to Volunteer Drive.

Gavin West has no comments.

Dave Anderson spoke briefly about the property to the south and that it is tricky. He stated this will be discussed with the Planning Commission soon. He again spoke to the importance of having public access to the subdivision.

CHASE BANK

Brandon Snyder wondered if the applicant has been in contact with Woodbury regarding the concept design.

There was no representative for this concept plan.

Brandon Snyder gave a brief explanation of the proposal and location. He questions if it will be leased or if the lot will be purchased by developers.

Engineering had no comments.

Power had no comments.

THOMPSON THRIFT COMMERCIAL AND RESIDENTIAL

Brandon Snyder gave a brief description of the location and what the applicant is proposing.

The applicant stated they have presented a similar concept design to the DRC in the past. He stated their product is a mixed-use layout. He stated they are more focused on the retail/commercial anchor, with residential hanging back and being developed later on.

Chris Thompson asked Dave Anderson how he feels about commercial being developed in the area before residential is can be developed.

Dave Anderson stated this is something that he would like to have further discussion on. He brought up the City's general plan expansion a couple years ago, and stated this change is in the ballpark. He stated this proposal is in the center between low density residential and really low density residential and he spoke frankly that this density change would be an uphill battle for the applicant. He stated the surrounding residents are not wanting higher density residential to be developed there.

Chris Thomspson spoke briefly to the density of the area being 15,000 square foot lots being the minimum for single-family homes. He questioned why not place the higher density residential developments closer to transit lines or by the freeway.

Dave Anderson discussed a previous conversation that took place in the DRC about developing high density residential homes located next to big box retailers.

There was a brief discussion regarding the placement of utilities. it was stated that whoever develops first is required to build half the road plus 13 feet.

Seth Perrins asked which side of the developers is present.

The applicant stated they are the commercial side of the developing team.

Seth Perrins feels that developing this far north is going to be an interesting discussion with the Council. He stated this is coming from a conversation several years ago that was held with the City Council, and they were not in favor of developing commercial in this area that far north as it was zoned for low density with the City's general plan.

There was a brief discussion regarding the trail that is located in the area.

The applicant inquired about the reimbursement of the impact fees regarding power and Jake Theurer stated that there are 600 amps that are reimbursable.

The applicant thanked the DRC for their time, recommendations and feedback.

DISCUSSION

STREET SIGNS

John Little spoke about the need for street signs in high density developments as the Building Inspection Division has been having difficulties locating properties that are in construction. He asked if it is a possibility to add street signs prior to the development being completed.

Dave Anderson spoke to a previous conversation regarding why signs were not installed prior to the issuance of building permits and the completion of the building.

Brandon Snyder asked if the developers previously had posted temporary address signs at the construction sites and Dave Anderson agreed that this was a great idea.

Marcie Clark stated it is not the developers that install street signs, but it is the City that installs the street signs.

Seth Perrins agrees that getting signs installed would be beneficial for not only inspectors but also emergency responders in the event of an emergency.

Dave Anderson likes the idea of street signs for private drives.

Seth Perrins moved to adjourn the meeting at 11:32 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



SITE MANAGEMENT PLAN

525 West Arrowhead Trail Spanish Fork, Utah

Phase 1 and 2

July 31, 2023

Prepared for:

David Vitek
Division President
Century Communities
2989 Maple Loop Drive, Suite 110
Lehi, Utah 84043

Prepared by:

REMC, Inc.
8496 South Harrison Street, Suite 102
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Figure 2 Weavers Vineyard Phase 1 and Phase 2 Map

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- Table 1 Weavers Vineyard Location Map

LIST OF ACRONYMS AND ABBREVIATIONS

AST	above-ground storage tank
bgs	below ground surface
COC	Contaminant of Concern
CC	Century Communities
DERR	Division of Environmental Response and Remediation
GPS	Global Positioning System
HASP	Health and Safety Plan
IDW	Investigation Derived Waste
mg/kg	milligrams per kilogram
µg/L	micrograms per liter
O&G	Oil and Grease (subset of TPH)
PCE	tetrachloroethene
PPE	personal protective equipment
QA	Quality Assurance
QC	Quality Control
QAPP	Quality Assurance Project Plan
RCRA 8	Resource Conservation and Recovery Act D-List metals
REMC	Resource Environmental Management Consultants, Inc.
RPD	Relative Percent Difference
RSL	Regional Screening Level
SC	Sunroc Commercial
SCR	Site Characterization Report
SCW	Site Characterization Workplan
SL	Sunroc Lots
SMP	Site Management Plan
SOP	Standard Operating Procedure
SR	Sunroc
SVOC	semi-volatile organic compounds
SWPPP	Storm Water Pollution Prevention Plan
TPH-DRO	Total Petroleum Hydrocarbons – Diesel Range Organics (High)
TPH-GRO	Total Petroleum Hydrocarbons – Gasoline Range Organics (Low)
TSD	treatment, storage and disposal
UDEQ	Utah Department of Environmental Quality
UGS	Utah Geological Survey
USCS	Unified Soil Classification System
U.S. EPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	underground storage tank
VISL	Vapor Intrusion Screening Levels
VOC	volatile organic compounds
XRF	field portable X-Ray fluorescence meter

1.0 INTRODUCTION

This Site Management Plan (SMP) describes the maintenance activities that will be conducted at the proposed “Weavers Vineyard” multi-family development Phase 1 and 2 located at 525 West Arrowhead Trail in Spanish Fork, Utah County, Utah (site). This SMP was produced for Century Communities under contract number 1316-004.1. The confirmation sampling was conducted in accordance with the Environmental Services Proposal (REMC, 2022a) and the Health and Safety Plan (HASP; REMC, 2022b) prepared by Resource Environmental Management Consultants, Inc. (REMC). All work performed as part of this contract was conducted in accordance with standard applicable environmental methodologies and protocols. Sample analysis was performed by Pace Analytical Laboratories which is certified by the State of Utah and the National Environmental Laboratory Accreditation Program (NELAP).

The site location is presented in Figure 1, including the boundaries of Phase 1 and Phase 2 and data from the initial borehole samples. Figure 2 includes the same boundaries, with data from confirmation sampling post-remediation. The Site is located at 40.089511°N, 111.662231°W at approximately 4,659 feet above mean sea level. The Site consists of 74.42 acres divided among four separate parcels with the following Utah County Parcel ID Numbers:

- 25:028:0084;
- 25:068:0113;
- 25:068:0109;
- and 25:068:0111.

The property is currently owned by Sunroc Corporation and was used for offices, a heavy equipment and truck maintenance building, a welding and fabrication shop, a materials storage shed, equipment and truck parking yard, fuel storage, equipment and materials storage yard, aggregate pits, sand/gravel/soil stockpiling and sales, and construction debris storage. Historical uses of the property include sand and gravel mining and agricultural use. The site is planned for redevelopment for residential and commercial use with multiple parties involved in the planning,

development, and construction of the site. Sunroc Lots and Century Communities are purchasing a portion of the property from Sunroc Commercial who will grade and stabilize the site prior to development.

The site has been divided into Phase 1 and Phase 2 for redevelopment. Phase 1 encompasses boreholes E12, F11, G10, H9, I6, I8, J5, J7, K4, K6, L3, L5, L7, M2, M4, N1, N3, and O2. Phase 2 includes boreholes L7, M6, M8, N5, O4, P1, P3, Q2, R3, S2, S4, T3, T5, U4, V3, V5, W4, X4, X6, X8, Y6, Y8, Y10, and Z10. Phase 2 also includes a section of Scott Peterson's property, which was not sampled in this investigation. Therefore, this report cannot speak to the contamination status of that specific area.

REMC will conduct periodic (semiannual and annual) and episodic inspections of the protective soil layer (exposure barrier cap) at the Site to assess the continuing effectiveness of the remedial action. The exposure barrier cap refers to areas that contain soils with elevated levels of contamination compared to other soils on site. This SMP details field activities and reporting that will be conducted as part of future site inspections.

2.0 BACKGROUND

The findings of the site characterization investigations conducted at the site are summarized herein and fully detailed in the Site Characterization Report (SCR; REMC 2022c) prepared by Resource Environmental Management Consultants, Inc. (REMC).

A geotechnical study conducted by CMT Engineering Laboratories (CMT, 2018) and a Phase II Environmental Site Assessment (REMC, 2021) conducted by REMC determined that non-native fill soils of unknown origin are present throughout the western portion of the property. On the western portion of the property, fill depths ranged from 10 feet to >16 feet. Fill soils frequently contained woody and/or metal debris, miscellaneous organic materials, material that appeared to be asphalt, and at one location yellow material that appeared to be fiberglass insulation. Additional types of debris and municipal refuse were found during a previous geotechnical

investigation conducted at the site. Fill sorting and screening have been taking place and only soils will be placed back in the excavations; no debris shall be reburied under residential lots.

Additionally, the Phase II ESA investigation documented petroleum-impacted soils above UDEQ screening criteria at the fuel pump dispenser islands and the equipment maintenance building. Lab analysis of non-native fill soils of unknown origin (including petroleum-impacted soils) and native soils potentially impacted by historic use is required by Spanish Fork City prior to redevelopment of the property.

Soils exhibiting analytical concentrations above the acceptable residential land-use standard may require removal from the property or onsite remediation. The conclusions reached from the combined findings of the previous site investigations are fully detailed in the Site Characterization Report (REMC 2021c).

3.0 MAINTENANCE AND REPAIR ACTIVITIES

Maintenance and Repair (M&R) activities generally will include site inspections, documentation, and reporting. Site inspections will be conducted periodically to assess access controls, drainage and erosion control features, and cover and vegetation integrity. Site inspections will take place as follows:

- Every 15 lots until completion of all construction;
- On a semiannual basis for two years upon completion of construction; and
- On an annual basis thereafter.

Annual site inspections will be conducted in the spring of each year (between April and June). Annual inspections will ensure the stability of the repository cap and seasonal variability in water tables. A general site inspection schedule, along with relevant sections pertaining to semiannual and annual events, is provided in Table 1.

Event	Schedule	Relevant Plan Sections
Semiannual	April-June 2024	Section 3.1, 3.2, 3.3
Semiannual	September 2024	Section 3.1, 3.2, 3.3

Semiannual	April-June 2025	Section 3.1, 3.2, 3.3
Semiannual	September 2025	Section 3.1, 3.2, 3.3
Annual	April-June 2026	Section 3.2, 3.3
Annual	April-June 2027	Section 3.2, 3.3

Table 1: General Site Inspection Schedule.

Post-removal access agreements will be maintained to ensure site access to perform all required components of the Site Management Plan.

3.1 Initial Inspections

The purpose of the initial events is to supervise construction at the request of the city of Spanish Fork and to assess actual and/or potential deficiencies associated with components of the removal action. Initial events will include inspections of removal action features and photo documentation of the exposure cap and vegetation integrity. Dave Anderson with the City of Spanish Fork or other qualified representative will be notified at least three calendar days before conducting an initial event.

3.1.1 Semiannual Event

The purpose of semiannual events is to assess actual and/or potential deficiencies associated with components of the removal action. Semiannual events will include inspections of removal action features and photo documentation of the exposure cap and vegetation integrity. Dave Anderson with the City of Spanish Fork or other qualified representative will be notified at least seven calendar days before conducting a semiannual event.

Notifications

City of Spanish Fork
Dave Anderson
danderson@spanishfork.org
40 S Main Street
Spanish Fork, UT 84660

3.1.2 Field Activities

Field activities associated with semiannual events will include an evaluation of remedial activity features including photo documentation. Features that will be inspected include access controls, drainage and erosion control systems. Additionally, before the final Closure Report is issued, confirmation sampling (detailed in Phase 1 and Phase 2 Progress Report [REMC, 2023] and the Site Characterization Report [REMC, 2022c]) will be performed. Included in this sampling are five active soil-gas-vapor samples. This SMP primarily refers to Phase 1 and Phase 2 and a final SMP will be generated after confirmation samples have been taken and data reviewed. If any confirmation sampling indicates the possibility of additional contamination the final SMP will be amended to reflect this.

If any soils are encountered in the future that are obviously contaminated, REMC will be contacted immediately and will collect samples for laboratory analysis to determine if a removal action is necessary. Contaminated soil will be placed under the exposure barrier cap underneath the roads if the cap is already exposed due to other work, or removed from the Site and disposed of at a treatment, storage, and disposal facility.

3.1.2.1 Access Controls

Inspect access controls and signage along the property. Inspections will document the condition of existing fencing and signage and identify the need for repairs and/or replacement. Inspections will also document evidence of trespassing (examples: vehicle tracks, dumping) on the Site.

3.1.2.2 Drainage and Erosion Control Features

Inspect drainage and erosion control features on the cap surface. Inspections will document the condition of existing drainage and erosion control features, identify the need for repairs, and evaluate drainage and erosion patterns that could negatively affect the integrity of the exposure barrier cap. Inspect drainage ditches for proper operation and potential changes in condition. Document any fill material that has settled in the ditches, blockages, and/or ponded water.

3.1.3 Documentation and Reporting

Field observations will be documented on the inspection checklist provided in Appendix B, in addition to photo documentation. Results will be summarized in a brief M&R report and submitted to Dave Anderson with the City of Spanish Fork within 30 days of the site inspection. If conditions warrant, immediate notification will be provided to the City of Spanish Fork. Immediate notification conditions would be containment failure, significant damage or changes to the drainage system that could threaten human health or the environment, and breach of Environmental Covenants. A copy of all photographs and the inspection checklists from each event will be stored at REMC's office.

3.2 Annual Event

The purpose of annual events is to assess the long-term integrity of the Removal Action. Annual events will include inspections of areas described above in Sections 3.1.1 and 3.1.2. Dave Anderson with the City of Spanish Fork will be notified at least seven calendar days before conducting an annual event.

3.3 Storm Event and Reported Incident Inspections

Storm event and/or reported incident inspections will be conducted within five working days of a major storm event or reported incident. When appropriate, Sunroc will work with local personnel to complete major storm event and reported incident inspections. For the purposes of this plan, a major storm event is defined as 3-inches of rainfall precipitation within a 24-hour period as measured by the Natural Resource Conservation Service SNOTEL Station 686 approximately 11.5 miles southeast of the Site. For the purposes of this plan, a reported incident is defined as any public or private notification reporting site activities and/or damage that could compromise the Remedial Action.

3.3.1 Storm Event Inspection

The purpose of storm event inspections is to assess Removal Action features for damage potentially caused by flooding and/or erosion following a storm event. The Spanish Fork Site Manager will be notified prior to conducting a storm event inspection. Storm event inspections will include activities outlined in Section 3.1.1 and will be reported in the following M&R report. If repairs to Remedial Action features are required because of damage caused by the storm event, those repairs will be conducted in accordance with Section 4.0 and Section 5.0 prior to the next semiannual or annual event (if feasible) and the status of repairs will be documented in the following semiannual or annual report.

3.3.2 Reported Incident Inspections

The purpose of reported incident inspections is to assess Removal Action features for damage potentially caused by the reported activity. Reported incident inspections will include activities outlined in Section 3.1.1 and will be reported in the following corresponding event report. If repairs to removal action features are required because of damage caused by the reported incident, those repairs will be conducted in accordance with Sections 4.0 and 5.0 prior to the next semiannual or annual event (if feasible) and the status of repairs will be documented in the following semiannual or annual report.

4.0 MAINTENANCE AND REPAIR

Maintenance and repair activities will be conducted to maintain the integrity of Removal Action features. Conditions requiring repairs likely will be identified during site inspections described in Section 3.0. Repairs will be implemented to restore Removal Action features to functioning condition and will be conducted in accordance with Section 4.0 and Section 5.0 prior to the next semiannual or annual event (if feasible). Repairs required to address a breach in the exposure barrier cap will be expedited and/or temporary measures will be implemented until a more permanent remedy can be designed and constructed. Best management practices (BMPs), outlined in Section 5.0, will be used during implementing maintenance and repair activities.

4.1 Access Controls

Access controls (fencing and signage) will be repaired or replaced when their intended function is impaired.

4.2 Erosion of Protective Barriers

The impoundment cover will be repaired when erosion or similar types of disturbance have exposed the cover soils and/or exposure barrier cap. The eroded area will be backfilled to match adjacent undisturbed areas and the design thickness for each barrier layer. If contaminated soils are encountered during maintenance of soil cover, those materials will be handled separately and will be placed back in the same sequence they were excavated. Revegetation of the disturbed area will follow any repairs. If contaminated soil is found outside of the capped areas it will be removed from the site in order to prevent unnecessarily disturbing the cap.

If erosion/disturbance has penetrated the exposure barrier cap, exposing contaminated soils, then sampling and analysis will be performed downgradient of the eroded area to document that contaminated material is removed during repairs and that adjacent portions or down-gradient areas have not been contaminated by the eroded soil. Excavated tailings will be backfilled in the eroded area and the exposed area will be covered with exposure barrier cap and cover soils to meet original thickness.

All personnel and contractors working with contaminated materials will have appropriate health and safety training in accordance with OSHA 29 CFR 1910.120 (i.e. HAZWOPER certification).

4.3 Drainage and Erosion Control Features

Drainage and erosion control features associated with the impoundment will be maintained or repaired when inspections indicate the presence of debris, sediment, sloughing, scouring, or other similar types of disturbance indicate they are not functioning within the designed limits. Debris

and sediment that is obstructing or impairing the function of checkdams, diversions, and/or drainage ditches will be removed to restore drainage.

4.4 Temporary Repairs

Temporary repairs might be required if the repository cap is breached and it is not practical, because of inclement weather or other conditions, to perform permanent repairs within a 60-day timeframe. Under these circumstances, temporary repairs will be developed on a case-specific basis in consultation with the City of Spanish Fork. The objectives of the temporary repairs will include preventing cross-contamination of surrounding areas and covering exposed contaminated soil. Best management practices (see Section 5.0) will be used while implementing and maintaining temporary repairs. Temporary repairs will be maintained until permanent repairs can be implemented.

5.0 BEST MANAGEMENT PRACTICES

Best management practices (BMPs) will be used while conducting inspections, monitoring, and maintenance repair activities. These activities will be conducted in a manner that minimizes disturbances to the Site. When construction activities are required to conduct repairs at the Site, the limits of the work area will be delineated prior to initiating construction. Where appropriate, temporary erosion control measures will be installed to protect vegetation and surrounding areas from runoff.

If excavation of contaminated material is necessary to conduct repairs, contaminated materials will be handled separately and will be placed back in the same sequence they were excavated. Tools, equipment, and vehicles that contact contaminated material will be decontaminated prior to working with clean cover materials or moving off-Site.

6.0 REFERENCES

CMT Engineering Laboratories (CMT), 2018, Geotechnical Study for Weavers Vineyard

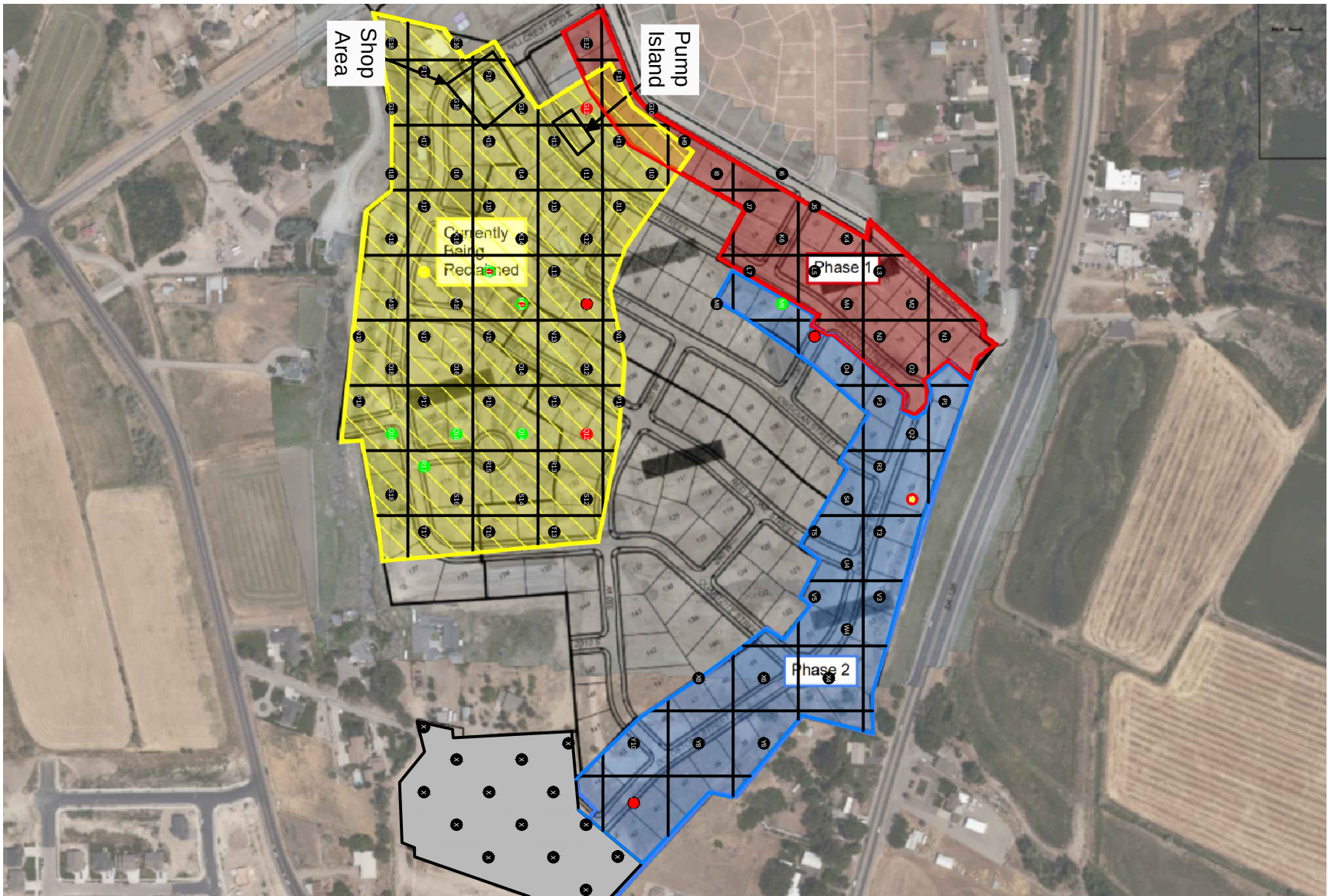
Resource Environmental Management Consultants, Inc., (REMC), 2021, Phase II Environmental Site Assessment

Resource Environmental Management Consultants, Inc., (REMC), 2022a, Environmental Services Proposal for Weavers Vineyard

Resource Environmental Management Consultants, Inc., (REMC), 2022b, Health and Safety Plan for Weavers Vineyard

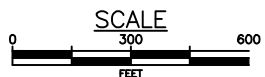
Resource Environmental Management Consultants, Inc., (REMC), 2022c, Site Characterization Report for Weavers Vineyard

Resource Environmental Management Consultants, Inc., (REMC), 2023, Phase 1 and Phase 2 Progress Report for Weavers Vineyard



Notes:

1. Map Source – Google Maps
2. Sample locations approximate. Not surveyed and subject to change



LEGEND

- Century Communities Property
- Sampling Location
- Cr6
- SVOC
- TPH
- Multiple Contaminants

WEAVERS VINEYARD

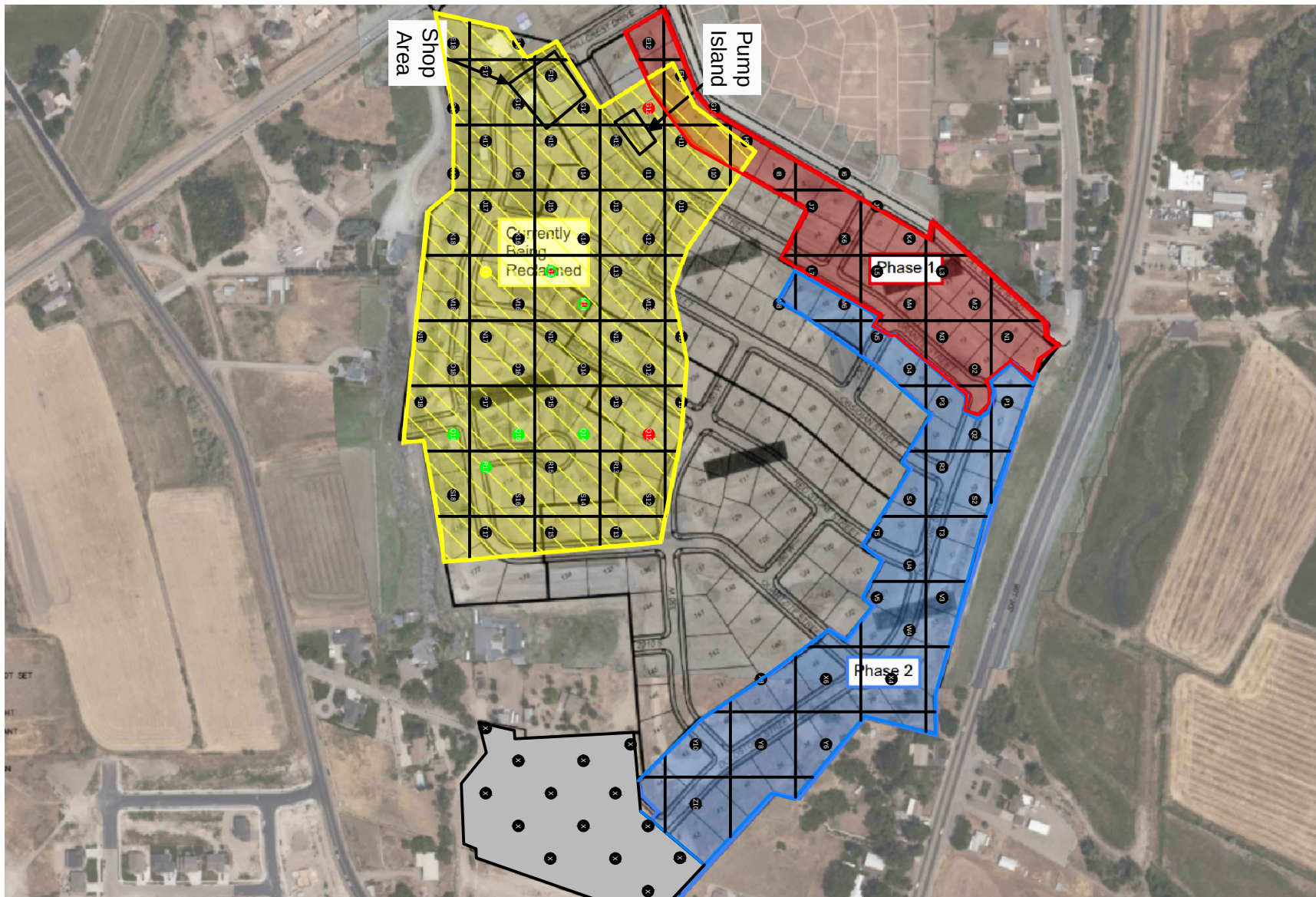
FIGURE 1
PHASE 1 AND 2 MAP – INITIAL FINDINGS

Resource and Environmental
Management Consultants
8496 South Harrison Street
Suite 102
Midvale, Utah 84047
(801) 255-2626

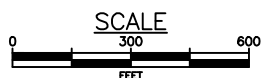


MAY 2023

DRAWN BY: JRFIII



Notes:
 1. Map Source – Google Maps
 2. Sample locations approximate. Not surveyed and subject to change



LEGEND
 — Phase 1
 — Phase 2
 — Current excavation
 — Stock pile
 ● Sampling Location
 ● TPH
 ● Multiple Contaminants

LEGEND
 ● Cr6
 ● SVOC



WEAVERS VINEYARD

FIGURE 2
 PHASE 1 AND 2 MAP – CURRENT

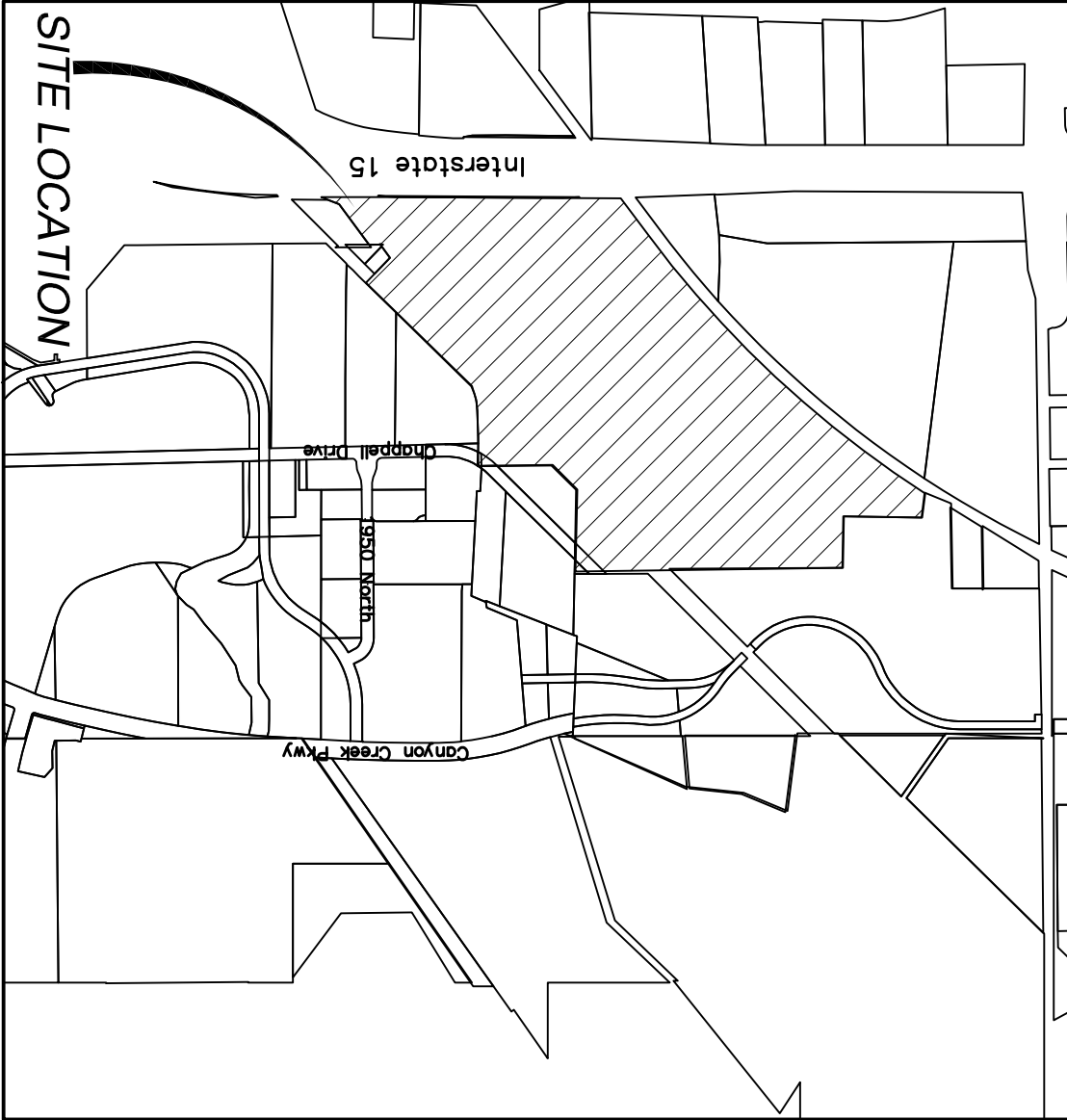
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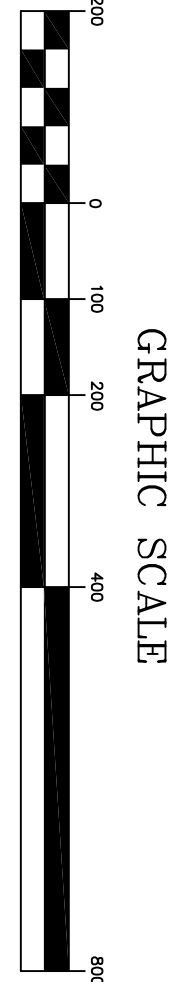
VICINITY MAP
NOT TO SCALE



NORTH QUARTER CORNER OF
SECTION 8, TOWNSHIP 8 SOUTH, RANGE 3 EAST, S&B
(FOOD BARS 04)

SECTION LINE - BASIS OF BEARING
N88°59'31"E 2859.85'

NORTHEAST CORNER OF
SECTION 8, TOWNSHIP 8 SOUTH, RANGE 3 EAST, S&B
(FOOD BARS 04)



(IN FEET)
SCALE 1" = 200'
(24"x36")
(11"x17")
SCALE 1" = 400'



AREA
3,442,139 sq. ft.
79.0206 acres

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	2055.53'	5767.00'	N43°00'32"E	2044.66'

LINE TABLE		
LINE	LENGTH	BEARING
L1	131.08'	S83°00'02"E
L2	187.90'	S44°57'00"W
L3	61.26'	S83°24'02"W
L4	73.32'	S72°44'59"W
L5	186.62'	N46°00'00"W
L6	37.90'	S00°50'00"E
L7	83.50'	S83°00'02"E
L8	104.48'	S21°48'00"W
L9	253.05'	N53°13'12"E

HALL ANNEXATION
MAP 2991

SPRINGVILLE CITY CORP.
SN 2660004

SPRINGVILLE CITY CORP.
SN 2660004

SPRINGVILLE CITY CORP.
SN 2660004

SPRINGVILLE CITY CORP.
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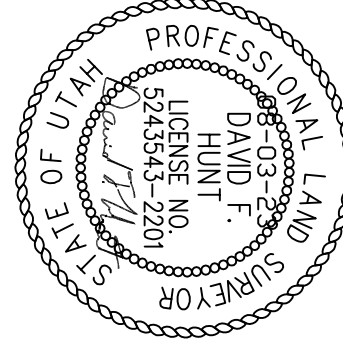
SPRINGVILLE CITY CORP.
SN 2660004

SURVEYORS CERTIFICATE
I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, BASED ON UTAH COUNTY NAD83, OF LAND TO BE ANNEXED INTO SALEM CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE HALL ANNEXATION OFFICIAL PLAT ON FILE AS MAP 5067 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED NORTH 88°59'31" EAST ALONG THE SECTION LINE 1361.63 FEET AND SOUTH 606.59 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASIN AND MERIDIAN; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID HALL ANNEXATION THE FOLLOWING SEVEN (7) COURSES: SOUTH 83°00'02" EAST 131.08 FEET, SOUTH 01°00'00" WEST 424.38 FEET, SOUTH 89°00'00" EAST 278.52 FEET, SOUTH 00°50'18" WEST 44.57 FEET, NORTH 88°50'00" WEST 443.92 FEET, SOUTH 44°57'00" WEST 187.90 FEET AND SOUTH 00°40'00" EAST 402.50 FEET TO A POINT ON THE SWENSON ANNEXATION OFFICIAL PLAT ON FILE AS MAP 2991 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID SWENSON ANNEXATION THE FOLLOWING SIX (6) COURSES: SOUTH 89°02'28" WEST 300.77 FEET, SOUTH 83°24'02" WEST 61.26 FEET, SOUTH 72°44'38" WEST 73.32 FEET, SOUTH 44°11'53" WEST 904.33 FEET, NORTH 46°00'00" WEST 186.62 FEET AND SOUTH 00°15'07" EAST 37.90 FEET; THENCE SOUTH 53°10'00" WEST 271.89 FEET; THENCE SOUTH 21°48'00" WEST 104.48 FEET TO A POINT ON THE SF NORTH MAIN STREET INDUSTRIAL PARK ADDITION NO. 3 OFFICIAL PLAT ON FILE AS MAP 2160 IN THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID SF NORTH MAIN STREET INDUSTRIAL PARK ADDITION NO. 3 THE FOLLOWING TWO (2) COURSES: THENCE NORTH 37°52'23 FEET AND NORTH 00°15'41" EAST 1244.56 FEET; THENCE NORTH 53°13'12" EAST 253.05 FEET; THENCE ALONG THE ARC OF A 5767.00-FOOT RADIUS CURVE TO THE LEFT 2055.53 FEET (CHORD BEARS N 43°00'32" E 2044.66 FEET TO THE POINT OF BEGINNING.

AREA = 3,442,139 SQ. FT. OR 79.0206 ACRES, MORE OR LESS



SURVEYOR *David F. Hunt* DATE 08-03-23

ACCEPTANCE BY THE CITY ENGINEER

CITY ENGINEER DATE

ACCEPTANCE BY THE LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED SPANISH FORK CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO SPANISH FORK CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH UTAH COUNTY CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREafter AS THE NORTH LAKES ANNEXATION
DATED THIS _____ DAY OF _____, 2023

CLERK RECORDER DATE

ANNEXATION PLAT

NORTH LAKES

SPANISH FORK CITY, UTAH
COUNTY, UTAH

ACCEPTANCE BY UTAH COUNTY SURVEYOR

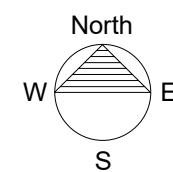
UTAH COUNTY SURVEYOR

DATE



SHEET NUMBER:
A-0.1
07-17-2023

SCALE 1" = 10'-0"





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prior to construction or the ordering
of any materials.

SPANISH FORK 4-PLEX

649 E 400 N
SPANISH FORK, UT

SQUARE FOOTAGE

BSMNT - A	597 SF
1ST FL - A	610 SF
2ND FL - A	860 SF
PER UNIT	2067 SF

BASEMENT	2388 SF
1ST FLOOR	2440 SF
2ND FLOOR	3440 SF
TOTAL AREA	8267 SF

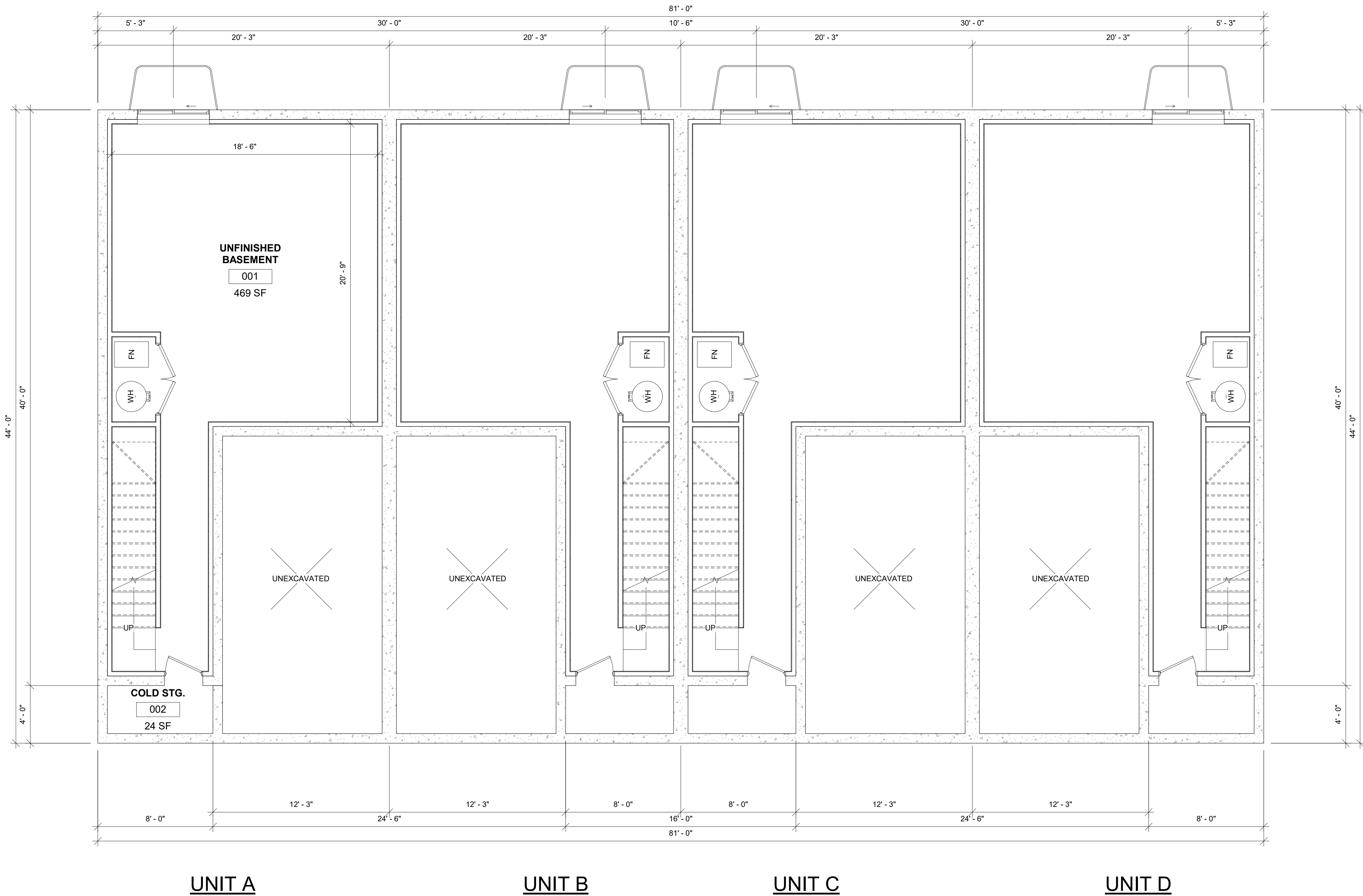
PROJECT MANAGER:
JBS
DRAFTER:
JBS

REVISIONS:	00-00-00
	00-00-00
	00-00-00

SHEET NUMBER:

A-0.2

07-17-2023



BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"

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SPANISH FORK 4-PLEX
649 E 400 N
SPANISH FORK, UT

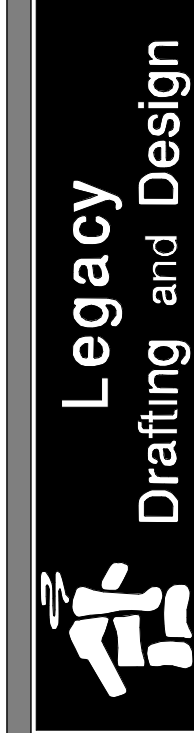
SQUARE FOOTAGE	
BSMNT - A	597 SF
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TOTAL AREA	8267 SF

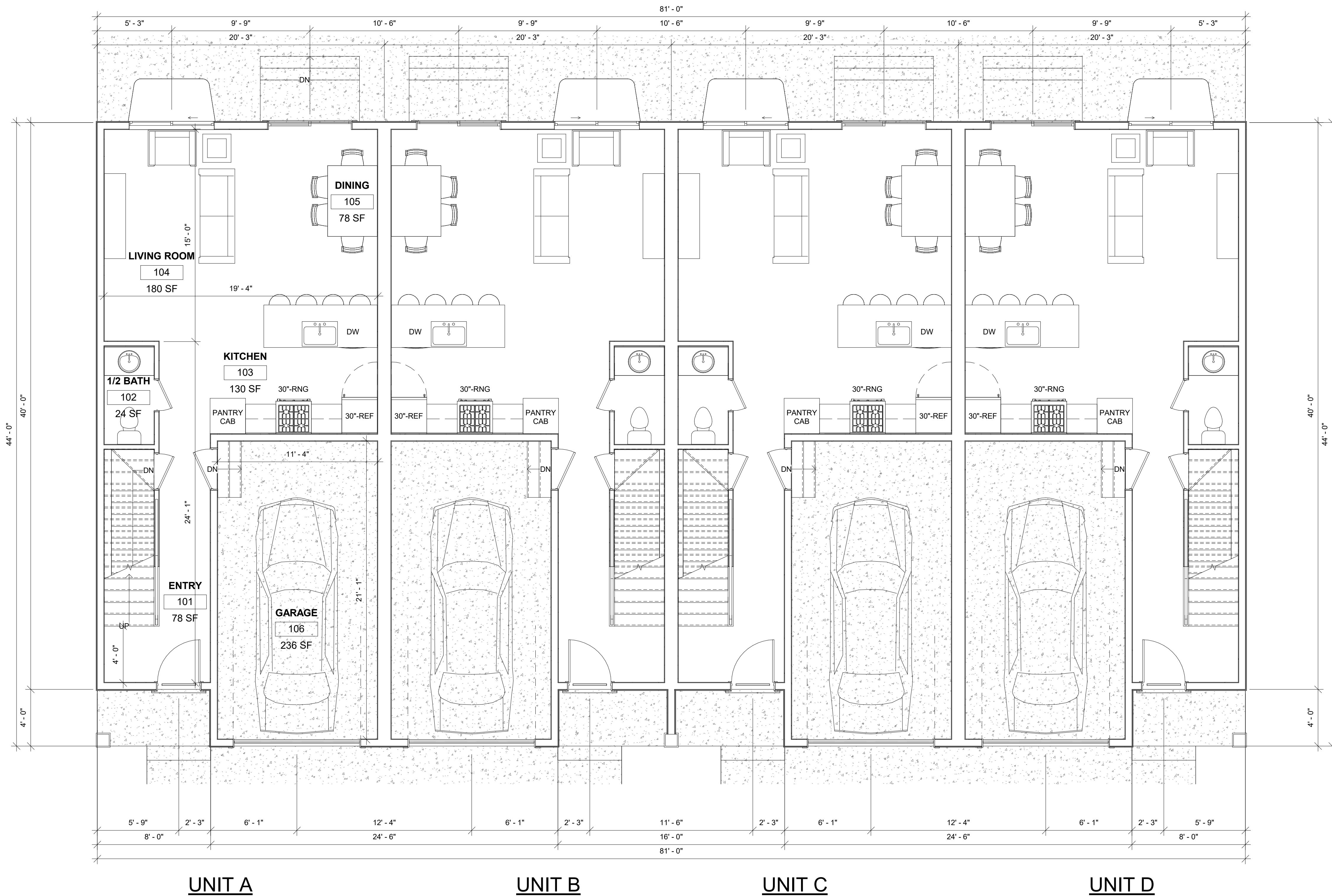
PROJECT MANAGER:
JBS
DRAFTER:
JBS

REVISIONS:	
1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:
A-1.0
07-17-2023



801.221.4777 • 962 W 800 N, OREM, UT 84057
E-MAIL: info@LegacyHomeDesign.com



MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



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SPANISH FORK 4-PLEX
649 E 400 N
SPANISH FORK, UT

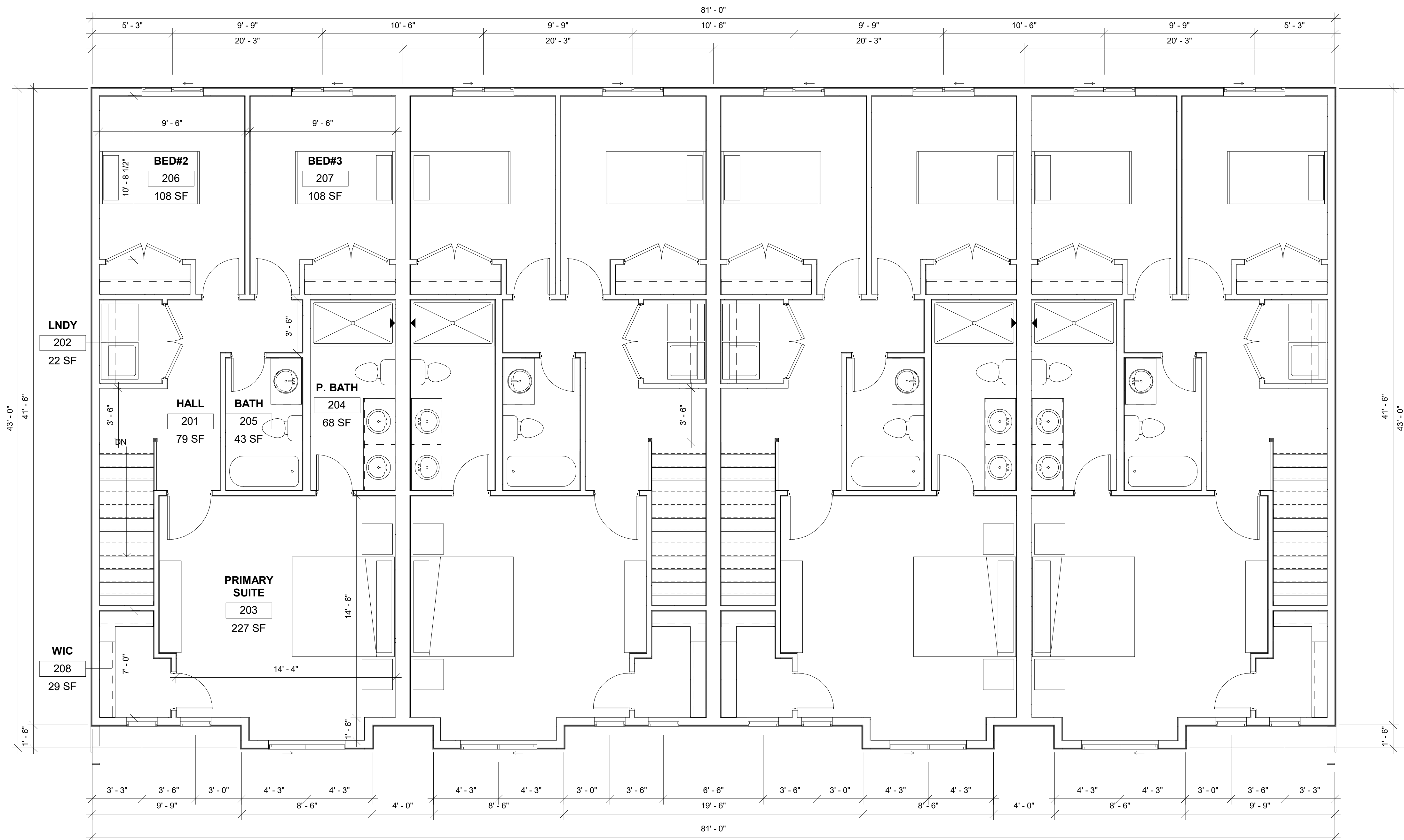
SQUARE FOOTAGE	
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1ST FL - A	610 SF
2ND FL - A	860 SF
PER UNIT	2067 SF

BASEMENT	2388 SF
1ST FLOOR	2440 SF
2ND FLOOR	3440 SF
TOTAL AREA	8267 SF

PROJECT MANAGER:
JBS
DRAFTER:
JBS

REVISIONS:	
1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:
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07-17-2023



UNIT A

UNIT B

UNIT C

UNIT D

SECOND LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

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SPANISH FORK 4-PLEX

649 E 400 N
SPANISH FORK, UT

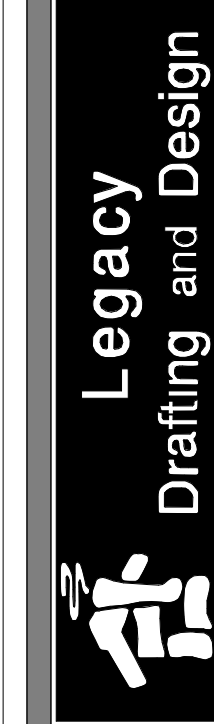
SQUARE FOOTAGE	
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PROJECT MANAGER:
JBS
DRAFTER:
JBS

REVISIONS:	
1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:
A-1.2
07-17-2023



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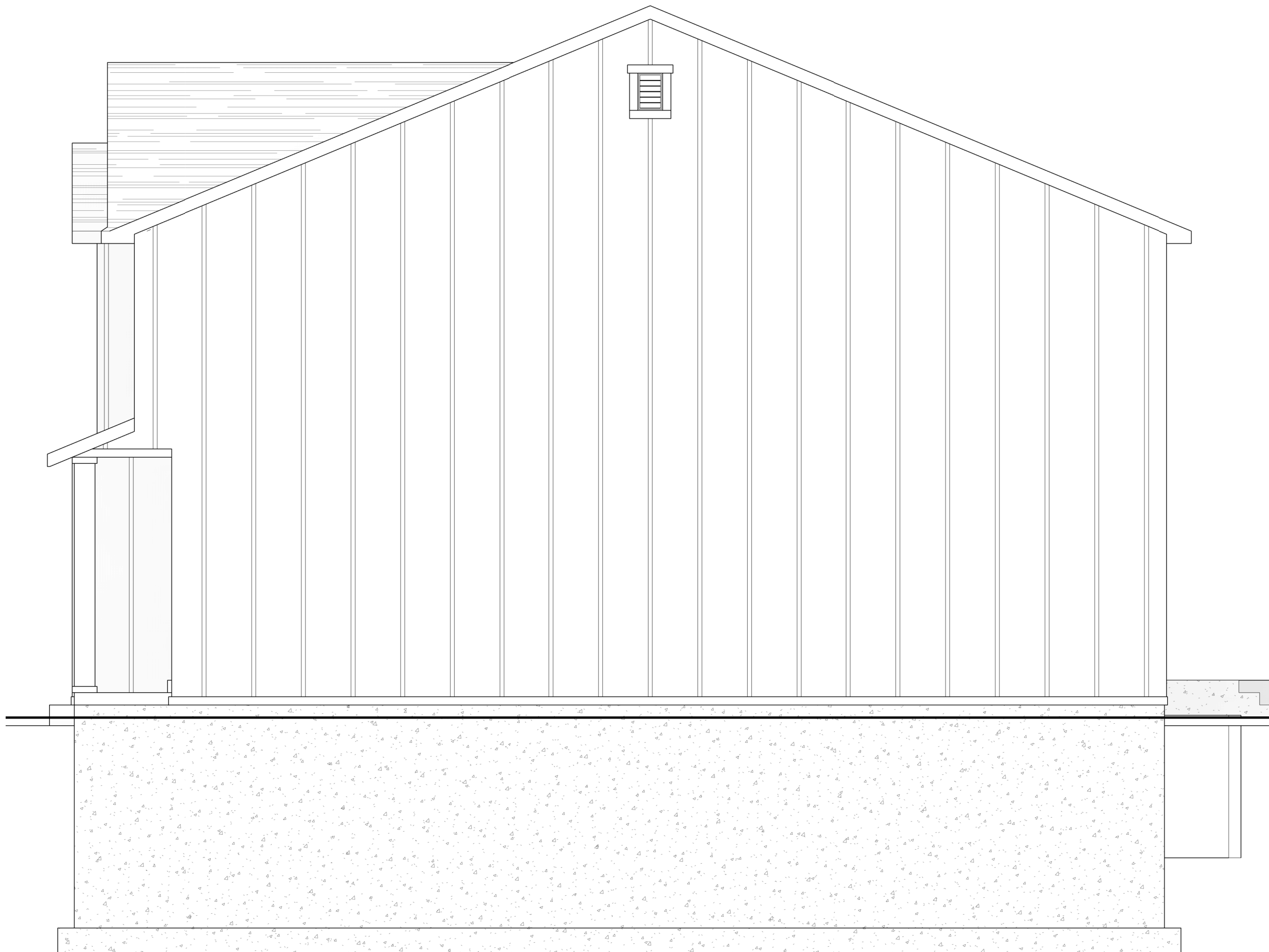
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E-MAIL: info@LegacyHomeDesign.com



- T.O. RIDGE
27'-3"
- T.O. 2ND PLATE
18'-0"
- SECOND LEVEL
10'-0"
- T.O. PLATE
9'-0"
- MAIN LEVEL
0'-0"
- T.O. FOUNDATION
-1'-0"
- GRADE
-1'-6"
- T.O. GARAGE FOOTING
-4'-0"
- BASEMENT
-9'-8"
- T.O. FOOTING
-10'-0"

FRONT ELEVATION

SCALE 1/4" = 1'-0"



- T.O. RIDGE
27'-3"
- T.O. 2ND PLATE
18'-0"
- SECOND LEVEL
10'-0"
- T.O. PLATE
9'-0"
- MAIN LEVEL
0'-0"
- T.O. FOUNDATION
-1'-0"
- GRADE
-1'-6"
- T.O. GARAGE FOOTING
-4'-0"
- BASEMENT
-9'-8"
- T.O. FOOTING
-10'-0"

RIGHT ELEVATION

SCALE 1/4" = 1'-0"



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PROJECT MANAGER:
JBS
DRAFTER:
JBS

REVISIONS:	
1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:

A-2.0

07-17-2023



T.O. RIDGE
27' - 3"

T.O. 2ND PLATE
18' - 0"

SECOND LEVEL
10' - 0"

T.O. PLATE
9' - 0"

MAIN LEVEL
0' - 0"

T.O. FOUNDATION
-1' - 0"

GRADE
-1' - 6"

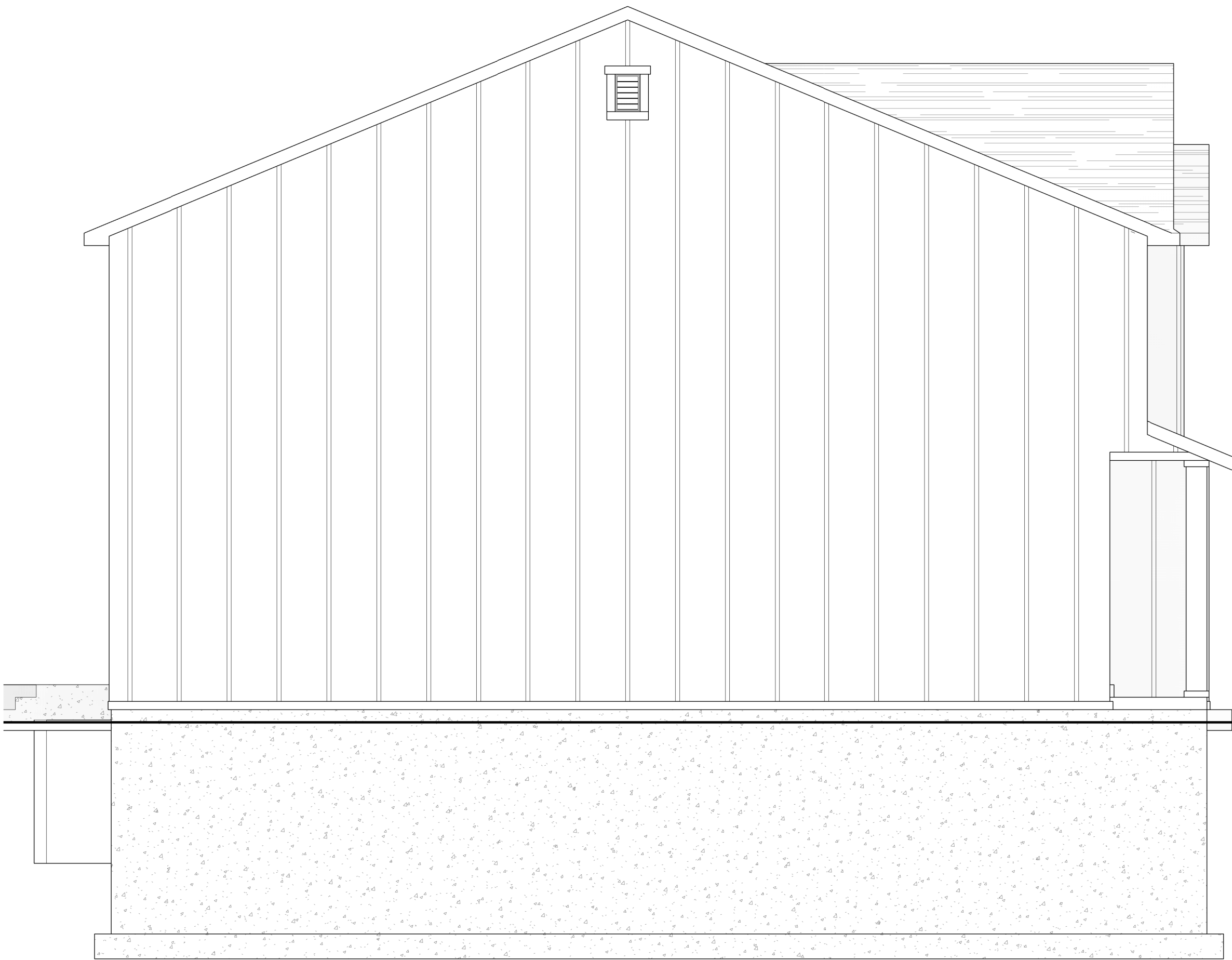
T.O. GARAGE FOOTING
-4' - 0"

BASEMENT
-9' - 8"

T.O. FOOTING
-10' - 0"

BACK ELEVATION

SCALE 1/4" = 1'-0"



T.O. RIDGE
27' - 3"

T.O. 2ND PLATE
18' - 0"

SECOND LEVEL
10' - 0"

T.O. PLATE
9' - 0"

MAIN LEVEL
0' - 0"

T.O. FOUNDATION
-1' - 0"

GRADE
-1' - 6"

T.O. GARAGE FOOTING
-4' - 0"

BASEMENT
-9' - 8"

T.O. FOOTING
-10' - 0"

LEFT ELEVATION

SCALE 1/4" = 1'-0"

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SPANISH FORK, UT

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PROJECT MANAGER:

JBS

DRAFTER:

JBS

REVISIONS:

1	00-00-00
2	00-00-00
3	00-00-00

SHEET NUMBER:

A-2.1

07-17-2023



Memo

To: Mayor and City Council
From: Chris Thompson P.E., Public Works Director
Date: December 12, 2023
Re: Ordinance Construction Standards Revision (23.01)

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

The following is a list of all the proposed revisions to the construction standards.

- Modifies Improvement and Design Requirements general section.
- Adding a street sign section.
- Adding a masonry Graffiti section.
- Modifies secondary junction pedestal for SFCN.
- Modifies 2" pressurized irrigation service.



40 South Main Street
Spanish Fork City, Utah 84660
(801) 804-4550

CONSTRUCTION STANDARDS

Chapter 4.39.20. Improvement and Design Requirements**4.39.20.010. General**

- B. Traffic Control. A traffic control plan shall be submitted to the City prior to construction ~~that impacts in or along~~ public streets ~~and traffic~~. All traffic control shall comply with [APWA 01 55 26 \(Traffic Control\)](#) and the [MUTCD](#).
- C. Survey. The alignment of the side property lines for each lot in a subdivision shall be marked in the top back of curb with a lot line witness marker that meets the requirements and specifications of [APWA 31 05 10 \(Boundary Markers and Survey Monuments\)](#). Developer shall provide survey bench marks and monuments as required by the City ~~Surveyor~~ ~~Engineer~~.
- E. Landfill, Construction Debris or Garbage. No buildings, paved parking lots, paved roads, curb, gutter, or sidewalks, or residential subdivisions are allowed to be located over landfills, construction debris, or garbage.

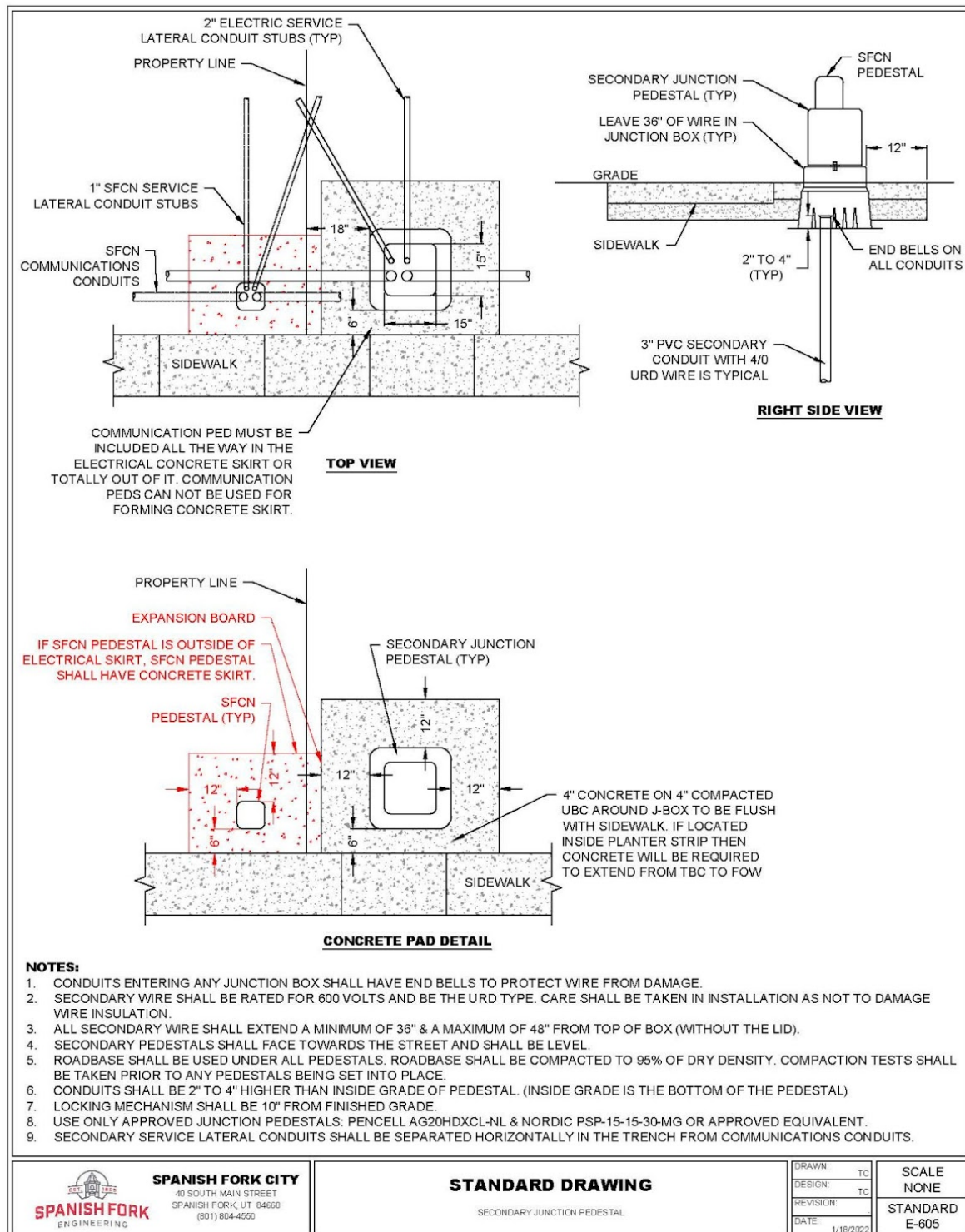
~~Residential subdivisions shall not be built over landfills, construction debris, or garbage.~~

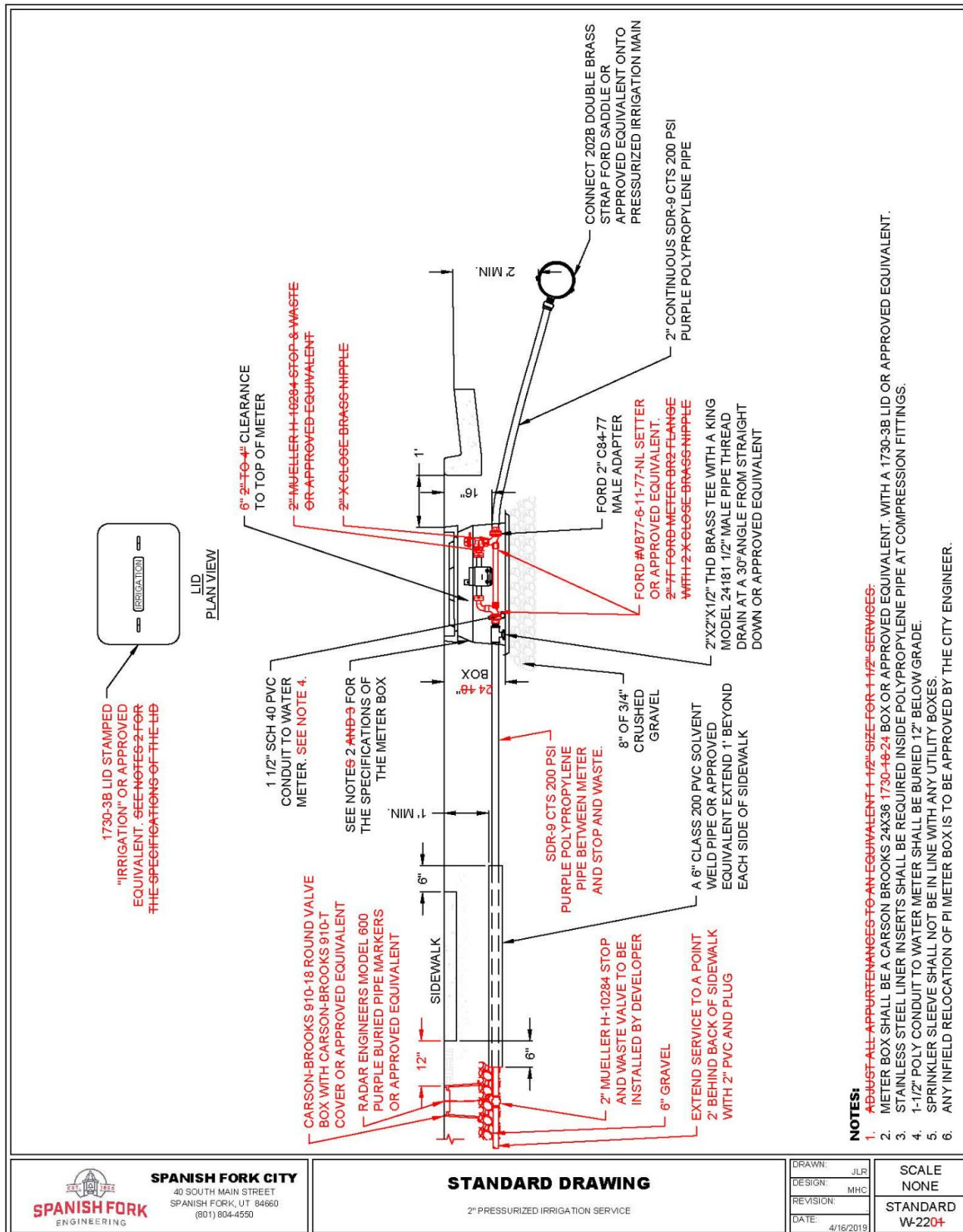
4.39.20.030. Street Improvements

- J. Street Signs. All street signs shall be JSF Technologies Solar Powered Pedestrian, School, Stop and Yield. or approved equivalent.

4.39.65.050. Masonry

- B. Graffiti Protection. Apply Prosoco Sure Klean Weather Seal Blok-Guard & Graffiti Control WB 6 Weather Seal to unpainted masonry surfaces at risk to graffiti with installation.





TO: Spanish Fork City Planning Commission

FROM: Mary Martin

DATE: July 27, 2023

RE: Fence at 668 West 1460 South

City Council has asked staff to evaluate the possibility of amending Title 15 General Fencing Requirements (15.4.16.130) and the associated impacts this change may have. The current City code requirements are as follows:

General Fencing Requirements – 15.4.16.130

- The maximum height of a fence is six (6) feet in all zoning districts.
- The maximum height of a solid fence within the front yard setback area is three (3) feet. Substantially open fences such as chain link, or wrought iron may be four (4) feet high.
 - A residential lot with over two hundred (200) feet of frontage and that is a minimum of twenty thousand (20,000) square feet in area, may obtain permission from the Community Development Director to locate a solid six (6) foot tall fence within a front yard. The fence must maintain a minimum setback of ten (10) feet from the front property line.
 - A fence located within the front yard setback shall not be located in front of the residence, but must be to the sides of the residence. Clear vision requirements shall still apply.
 - No more than fifty (50) percent of the lot frontage shall have said fencing within the front yard setback.
 - The area between said fencing and the property line shall be landscaped within one (1) year of installing said fencing.
- Fences must be built with a minimum setback of three (3) feet around the following utilities: fire hydrants, water meters, telephone pedestals, power boxes and cable boxes.

The parcel at 668 West 1460 South is 17,364 square feet in area. The existing fence is placed within the 10-foot front setback. The fence within this setback is 6 feet in height. The fence is placed roughly 3 feet from a utility box located at the corner of the property.

The lot does not meet the 20,000 square foot minimum. The proposed fence does not meet the 10-foot setback requirement. The proposed fence does not meet the 3-foot maximum height requirement within the 10-foot setback. Additionally, the adjacent lot to the east (632 West 1460

South) contains a 6-foot tall fence that does not meet the 10-foot setback nor the 3-foot height requirements.

To allow for the current conditions of both properties, the text may be amended to read:

- A residential lot with over two hundred (200) feet of frontage and that is a minimum of seventeen thousand (17,000) square feet in area, may obtain permission from the Community Development Director to locate a solid six (6) foot tall fence within a front yard.
- OR
- A residential lot with over two hundred (200) feet of frontage and that is a minimum of seventeen thousand (17,000) square feet in area, may obtain permission from the Community Development Director to locate a solid six (6) foot tall fence within a front yard. The fence must maintain a minimum setback of ten (10) feet from the front property line for a minimum of twenty (20) feet on either side of the principal building.

Please let me know if you have any questions.

Site Image



Images taken July 27, 2023



Images show fences from both properties meeting at property line.