



Wednesday, November 15, 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 City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. November 1, 2023.

2. Re-Final Plat

A. PARKWAY PROFESSIONAL PLAZA CONDOMINIUMS AMENDED. This proposal involves amending two previously approved condominium plats to make minor corrections. The subject property is located at approximately 1600 East Spanish Fork Parkway.

3. Site Plan

A. TW PROGRESS LLC REMODEL. This proposal involves site improvements to an commercial property located at 50 North 100 East.

B. CANYON CREEK LONGHORN STEAKHOUSE PHASE 4. This proposal involves the development of a commercial property located at 435 East 1000 North.

4. Annexations

A. STEPHENS-HILL ANNEXATION. This proposal involves the annexation of 155 acres of land located at approximately 2000 North 1150 West.

5. Title 15 Amendments

A. TITLE 15 COMMUNITY DEVELOPMENT.

B. TITLE 15 DAYCARE AMENDMENTS.

6. Concept Review

A. HOME INNOVATIONS WAREHOUSE REDESIGN CONCEPT.

B. DEUEL WAREHOUSE CONCEPT.

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
November 1, 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; **Vaughn Pickell**, City Attorney; **Ana Burgi**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Kevin Taylor**, Senior Power Utility Planner; **Marcie Clark**, Department Development Secretary; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall; **Kasey Woodard**, Division Secretary.

Citizens Present: Matt Brown, Larvin Pollock, Tyler Illegible.

Chris Thompson called the meeting to order at 10:15 a.m.

MINUTES

October 11, 2023

Dave Anderson **moved** to approve the minutes of October 11, 2023.

John Little **seconded** and the motion **passed** all in favor.

FINAL PLAT

EAGLE HAVEN SUBDIVISION PLAT B

Brandon Snyder stated this is a straight forward request and this is the next phase in the subdivision. He stated the applicant is currently working on the remaining redlines and conditions of approval from the Preliminary Plat approval.

Byron Haslam had no additional comments and stated that Brandon Snyder covered the remaining items. He stated at a previous DRC meeting, they requested the house lot be

placed on the remaining parcel and combined into one lot. He stated that today it is showing as its own parcel.

Chris Thompson asked if this is included in the redlines or if it needs to be included in the motion today?

Brandon Snyder stated he was confused and thought it was discussed that the City wanted the right of way utility easement through lot 28 which would split the lots. He stated the City also wanted a notice of development obligation recorded on it as well.

Seth Perrins stated that whatever was discussed was included in the motion that the City Council gave and that motion provided direction. He felt that it was very clear so he recommended referring to that motion. He then asked if Vaughn Pickell felt this would be sufficient.

Vaughn Pickell agreed that this would be sufficient and stated that the third motion should accurately reflect what was discussed today.

Chris Thompson asked if Vaughn Pickell would make the motion.

Matt Brown requested that the conditions of approval be sent to him after the DRC.

Brandon Snyder stated they will be sent over once they have been approved.

Vaughn Pickell **moved** to approve the proposed Eagle Haven Subdivision Plat B Final Plat 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 address any red-lines.
3. That the applicant address any outstanding Preliminary Plat conditions of approval.

John Little **seconded** and the motion **passed** all in favor.

WESTRIDGE BUSINESS PARK - CONDO PLAT

Brandon Snyder stated Larvin Pollock was present to represent the proposal. He stated this is an existing subdivision plat that has been recorded, with the larger of the two lots being divided to allow for development of condominiums units.

There were no additional comments.

Dave Anderson **moved** to approve the proposed Westridge Business Park - Condo Plat Final Plat 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 address the redline comments.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

SITE PLAN

WESTRIDGE BUSINESS PARK

Brandon Snyder provided a brief description of the Site Plan and stated this covers two lots. He stated the applicant is looking for approval for both lots. He asked if there are any concerns with the access and utilities as it is proposed with the phasing plan and stated he has no concerns.

Chris Thompson asked Byron Haslam if they still have a bridge over Dry Creek?

Byron Haslam stated no, with the access from UDOT on SR-77 the bridge is no longer needed. He stated it is just utilities crossing under Dry Creek now.

There was a brief discussion regarding the access point and if the future shared access agreement was signed and it was stated there is a future shared access easement that is being recorded today.

Brandon Snyder asked Larven Pollock if he knows the timeline for when phase one will begin and Larvin stated it will be started right away.

Chris Thomspson asked Larvin Pollock if he was aware of how expensive the Pioneering Agreement was and he stated yes, he is aware of the cost.

Dave Anderson asked if there is a timeline for when the improvements for the Dry Creek/SR-77 connection will be opened.

Chris Thompson stated there was a recent meeting and safety concerns were expressed of there only being two lanes. He discussed the concerns regarding the conflicts they are seeing between the larger vehicles, and the vehicles traveling at higher speeds and coming around the corner to stopped vehicles. He stated things were worked through and it was stated a length of road will need to be closed at one point, and they are projecting the timeline of May. He stated they will not close the road until April of 2024.

There was discussion on the opening of the transfer station and it was stated that it will be opened to City garbage trucks at first, then the rest will be opened to the public traffic in May of 2024.

Seth Perrins asked if the connection will not be opened by UDOT for safety concerns?

Chris Thomspson stated it was UDOT structural that made the decision to not open till May of 2024 to clear up the legitimate safety concerns.

Seth Perrins is not happy as they have already made commitments and he was not aware of this plan for a soft opening.

Chris Thomspson stated he feels this will be an easy transition and should not cause too much of a strain and the drivers can be re-trained easily.

There was discussion about retraining commercial vehicles to use this passageway and it was stated that it could be a condition of employment.

Chris Thompson stated the message that he returns to UDOT, will only provide the City with about a week and a half before the road closes.

Seth Perrins feels that Chris's suggestion of a soft opening solves a lot of the problems if it is done correctly.

Seth Perrins asked if the applicants should assume this will be a right-in right-out access and Chris Thomspon stated this will be a UDOT decision.

Dave Anderson **moved** to approve the proposed Westridge Business Park 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.

Bart Morrill **seconded** and the motion **passed** all in favor.

ZONE CHANGE

RECREATION CENTER

Mary Martin stated this area is currently zoned Residential Office and will be rezoned to Public Facilities to ensure the future use and zoning work together. She stated the current zoning does allow for this proposed use but the rezone would be a better fit within the Public Facilities zone.

Vaughn Pickell asked what the use would be that would fit within the current Public Facilities zone?

Brandon Snyder stated current uses allow for Municipal Facilities to be built.

Dave Anderson stated this is an administrative effort to keep the City's mapping system and zoning districts appropriately identified on the map and they are most representative

of the actual use of the property. He stated this is not being proposed now as a necessary step for the City being able to move forward and build their facility.

Vaughn Pickell **moved** to recommend the approval of the proposed Recreation Center Zone Change to City Council based on the following finding and conditions:

Findings:

1. That the current zoning permits municipal facilities, but the proposed use better aligns with the intent of the Public Facilities zone to provide governmental services to the community and contribute to the community's enrichment.
2. That the General Plan designation will be updated with the 2024 comprehensive update to the plan.

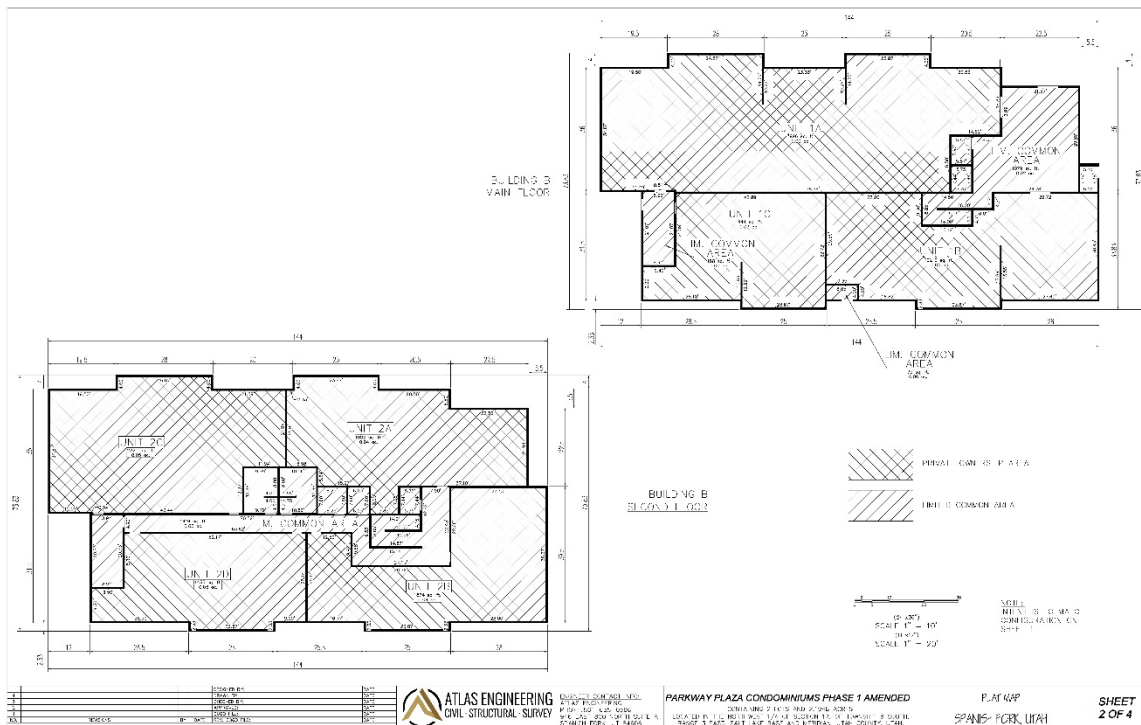
Seth Perrins **seconded** and the motion **passed** all in favor.

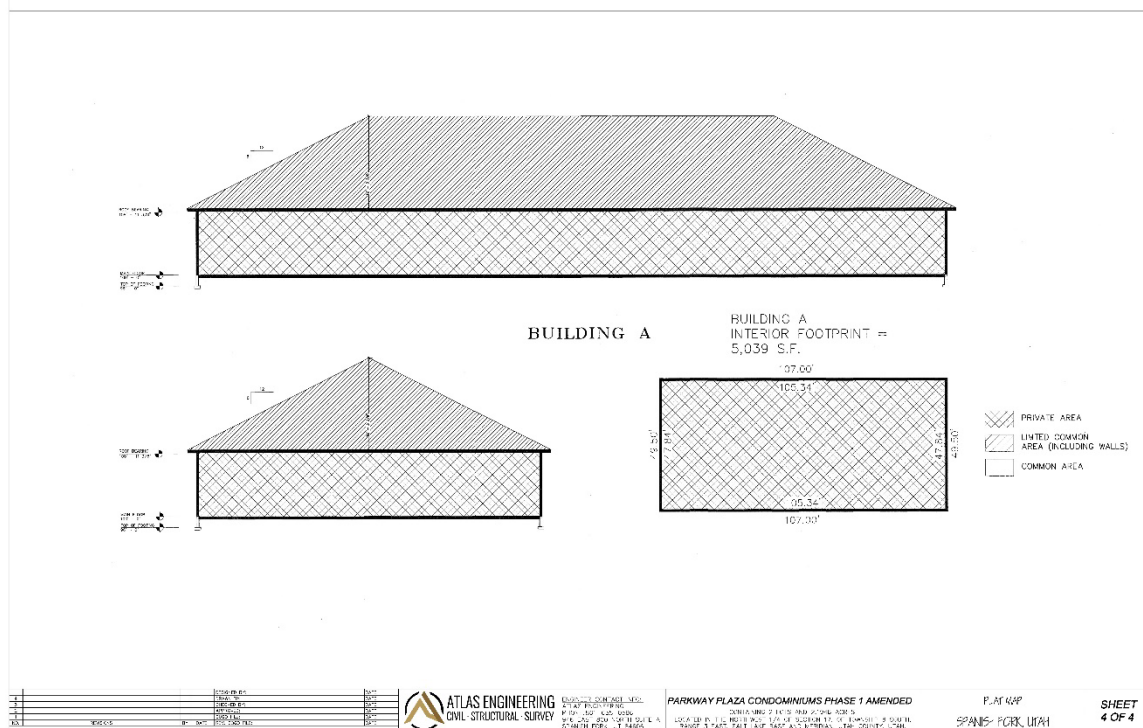
Seth Perrins moved to adjourn the meeting at 10:40 a.m.

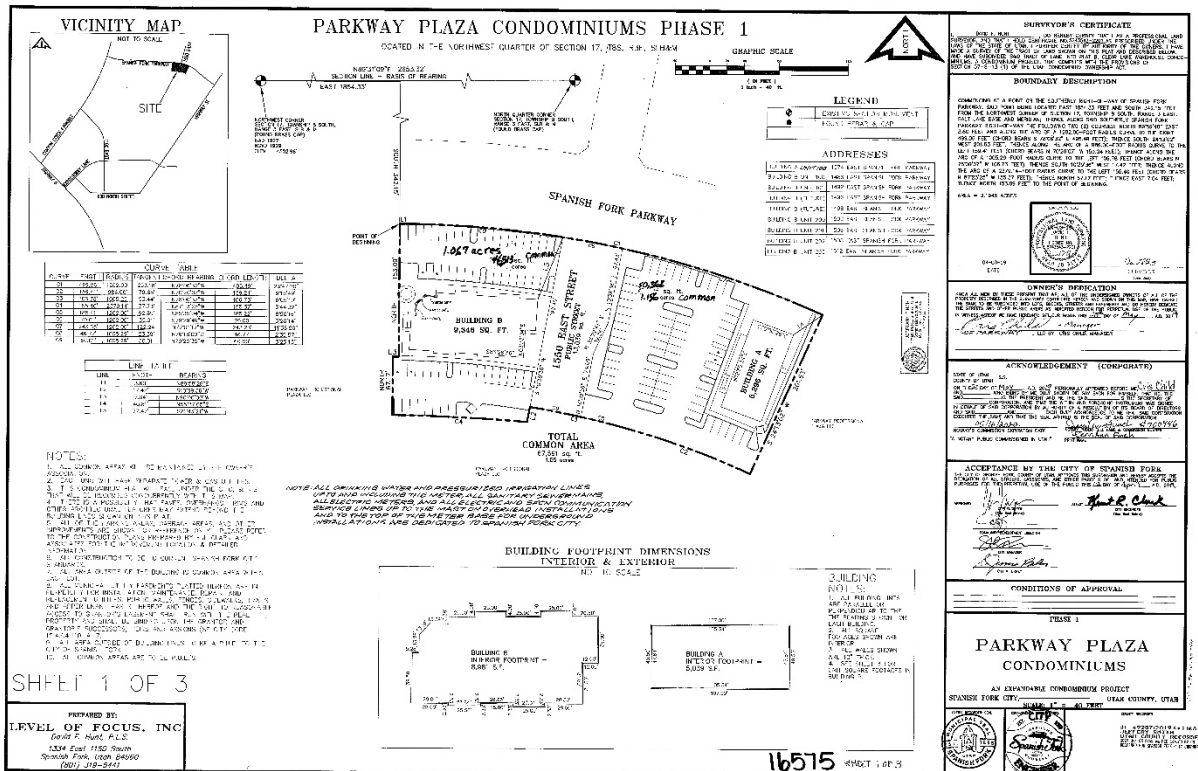
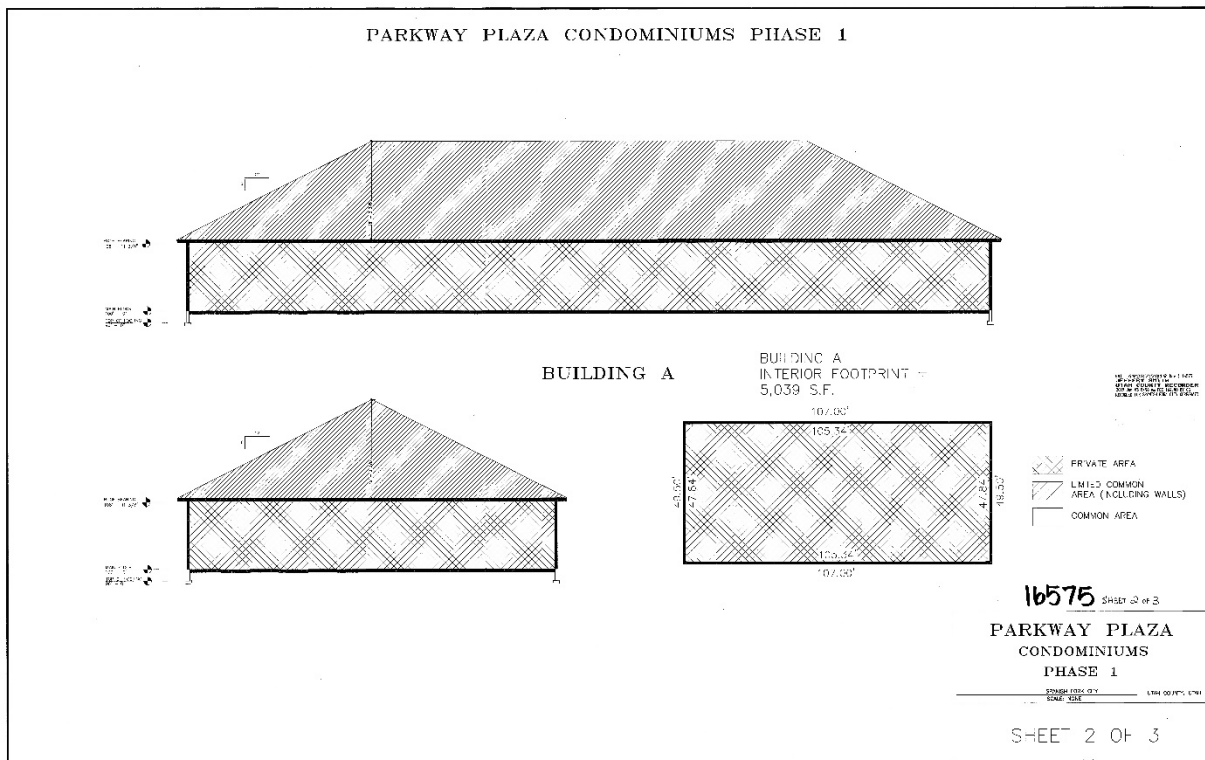
Adopted:

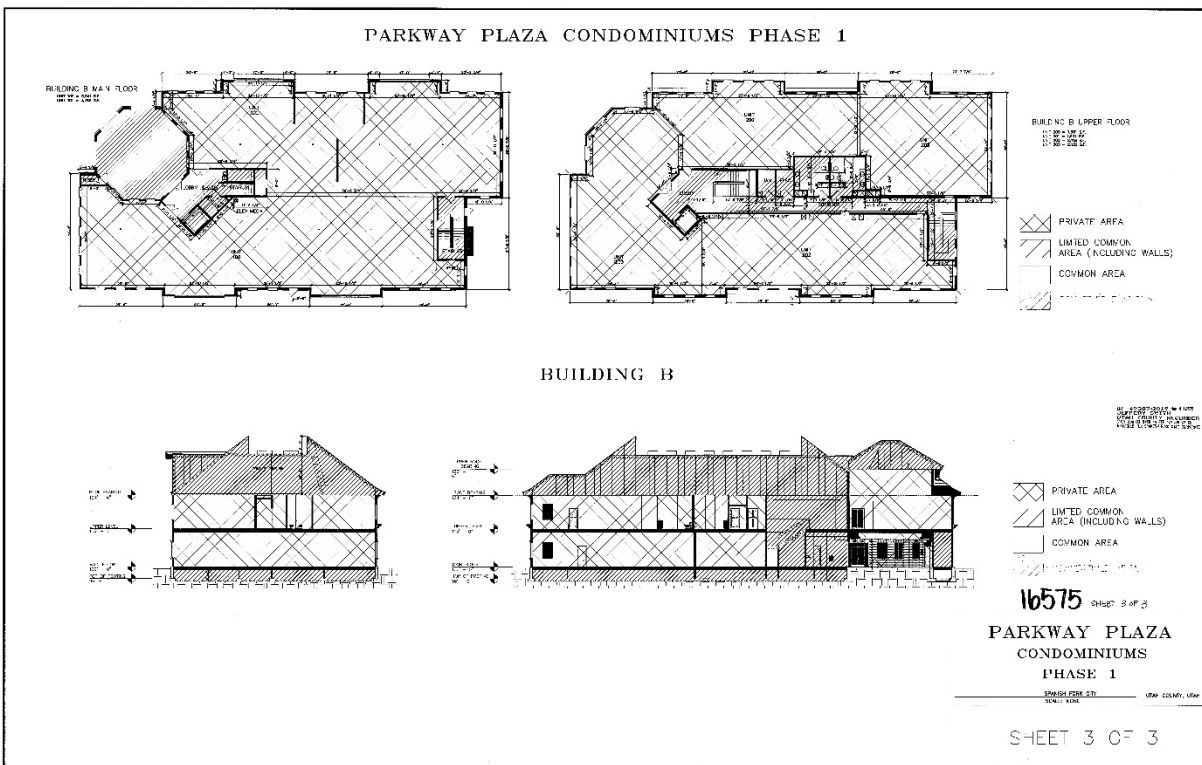
Kasey Woodard
Community Development Division
Secretary

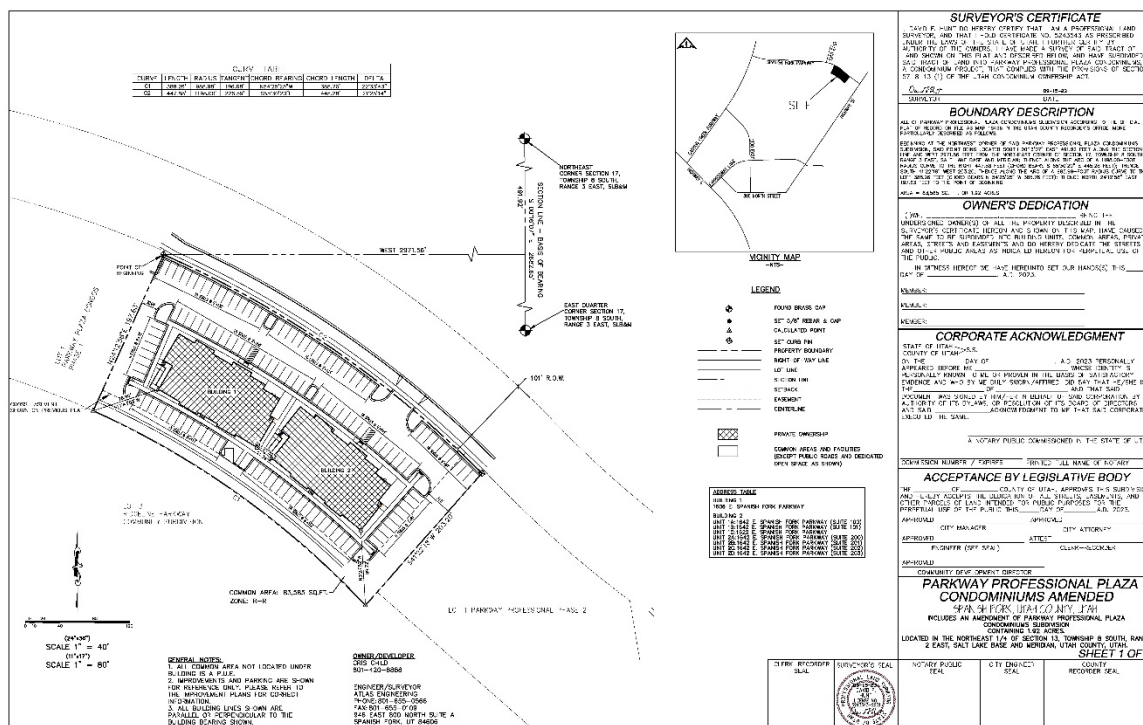
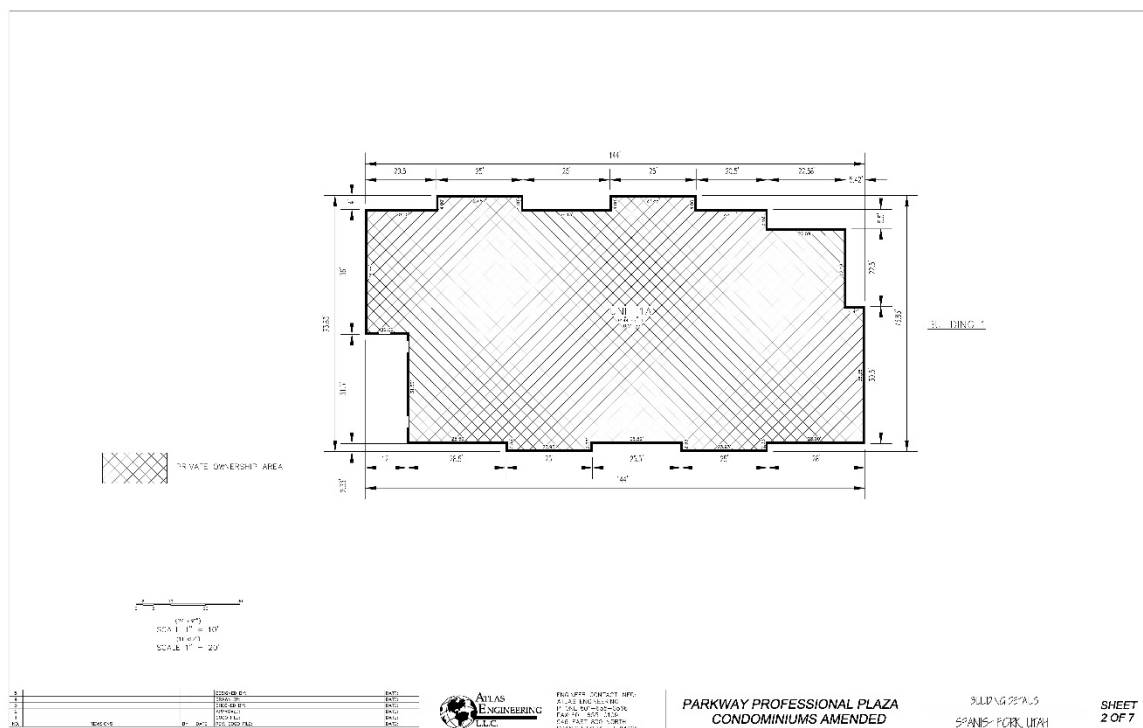


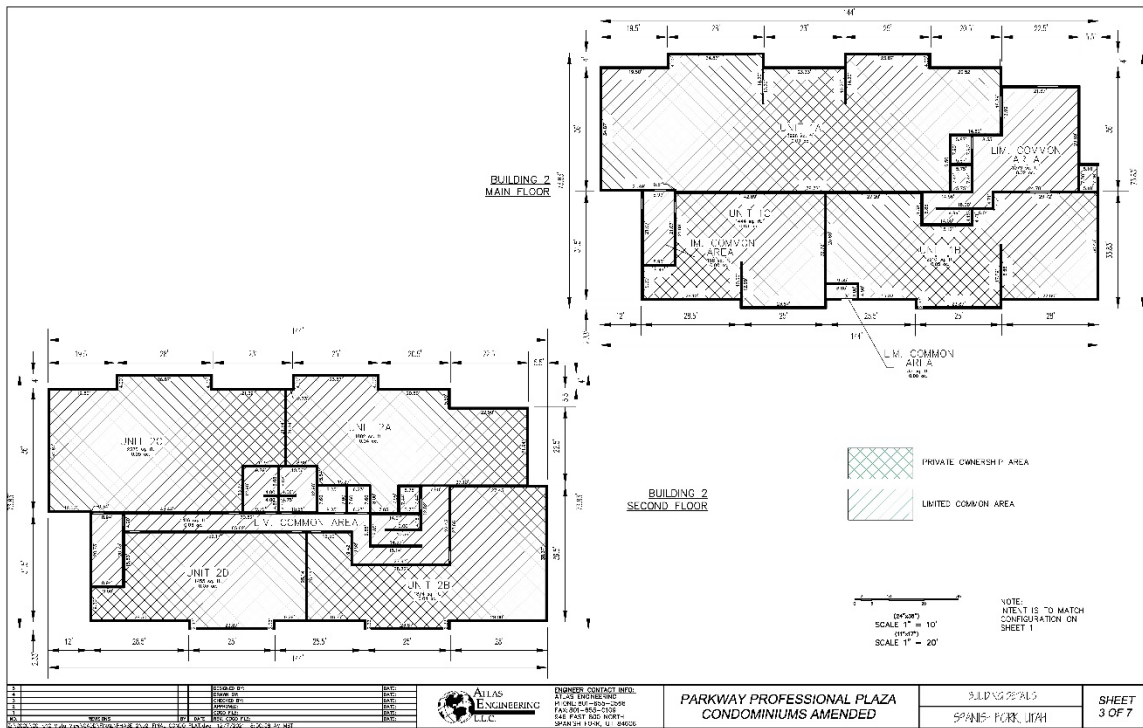
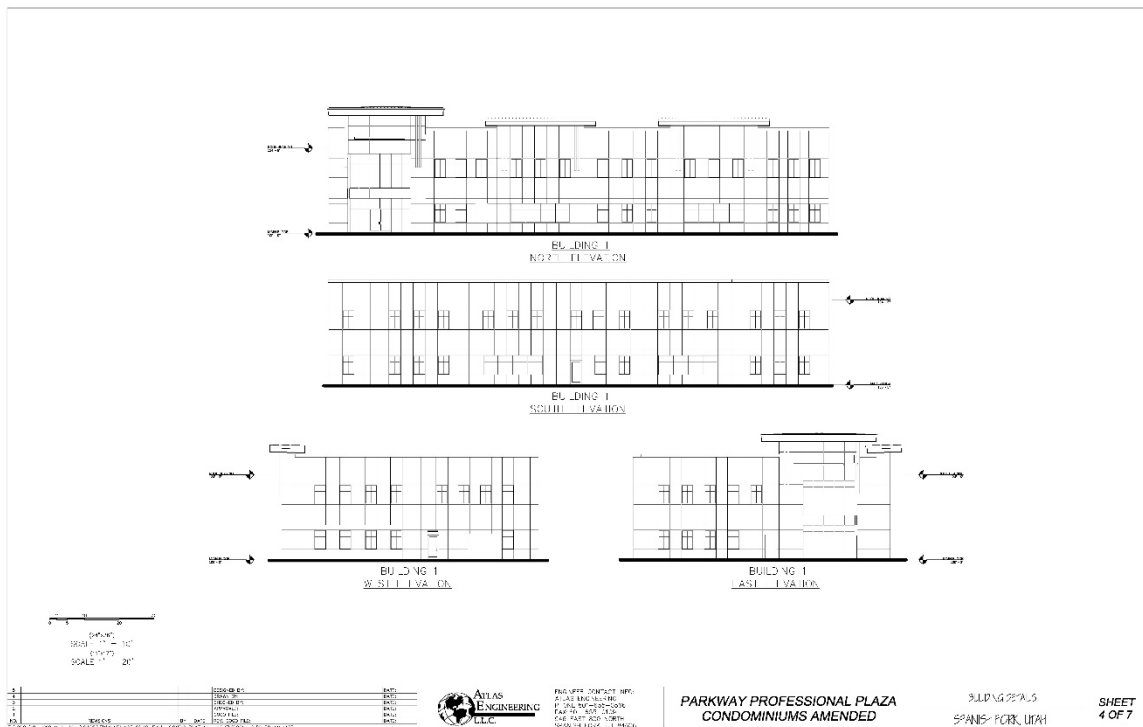


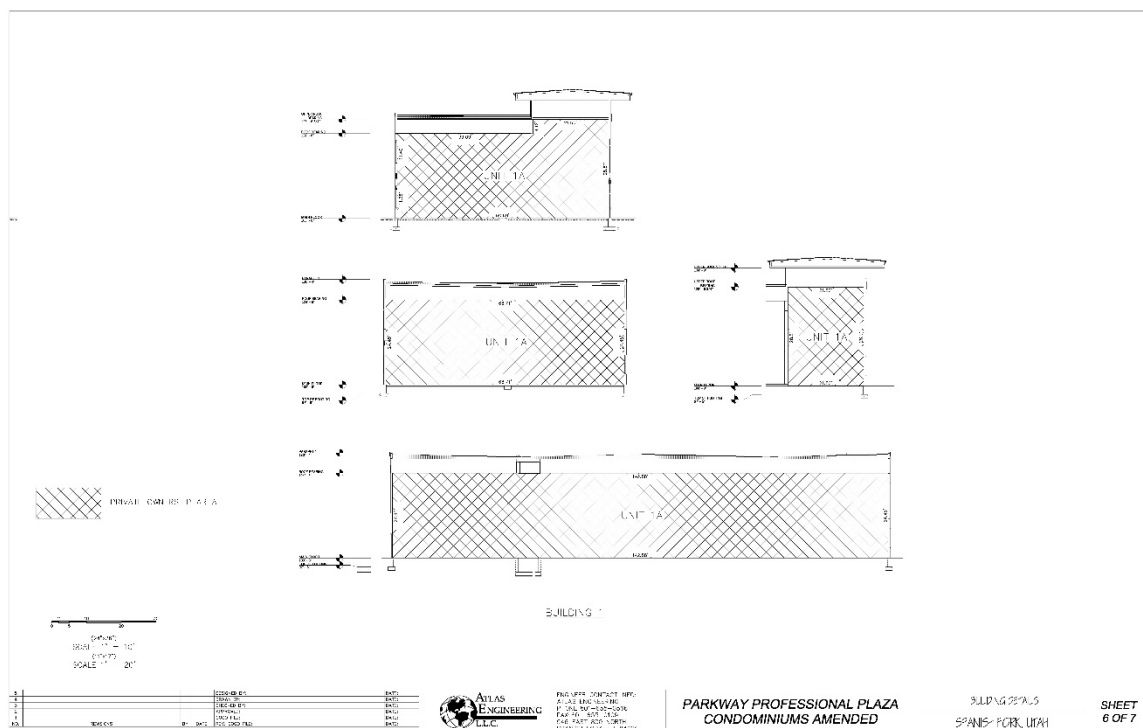


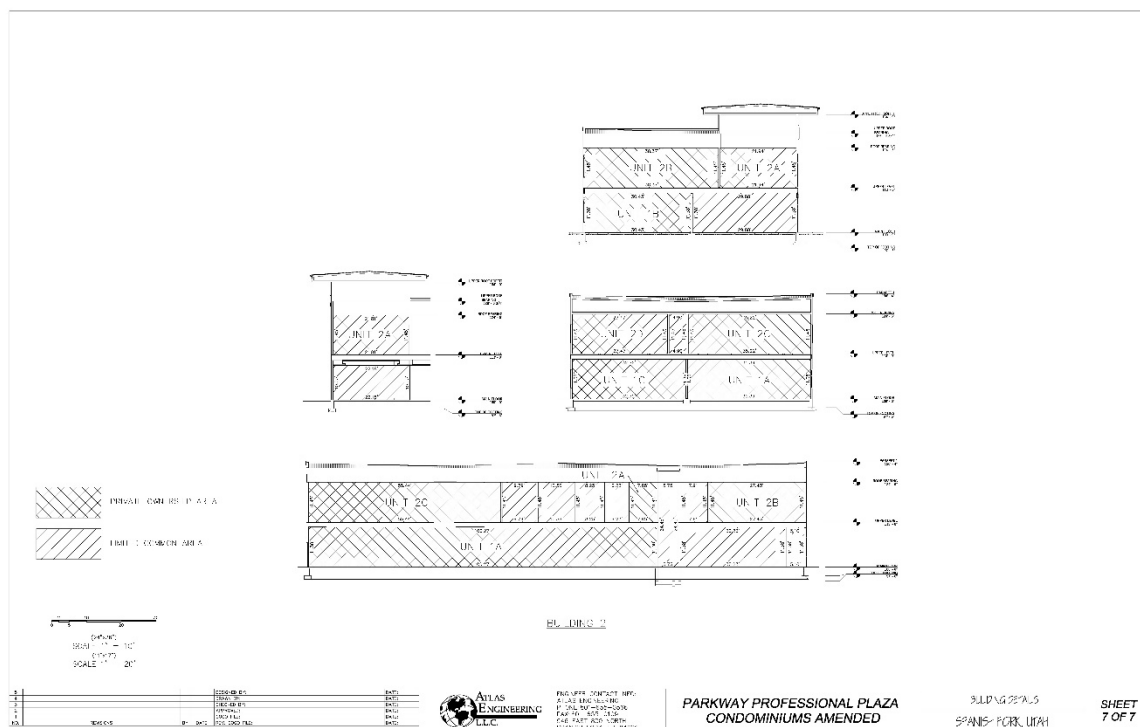
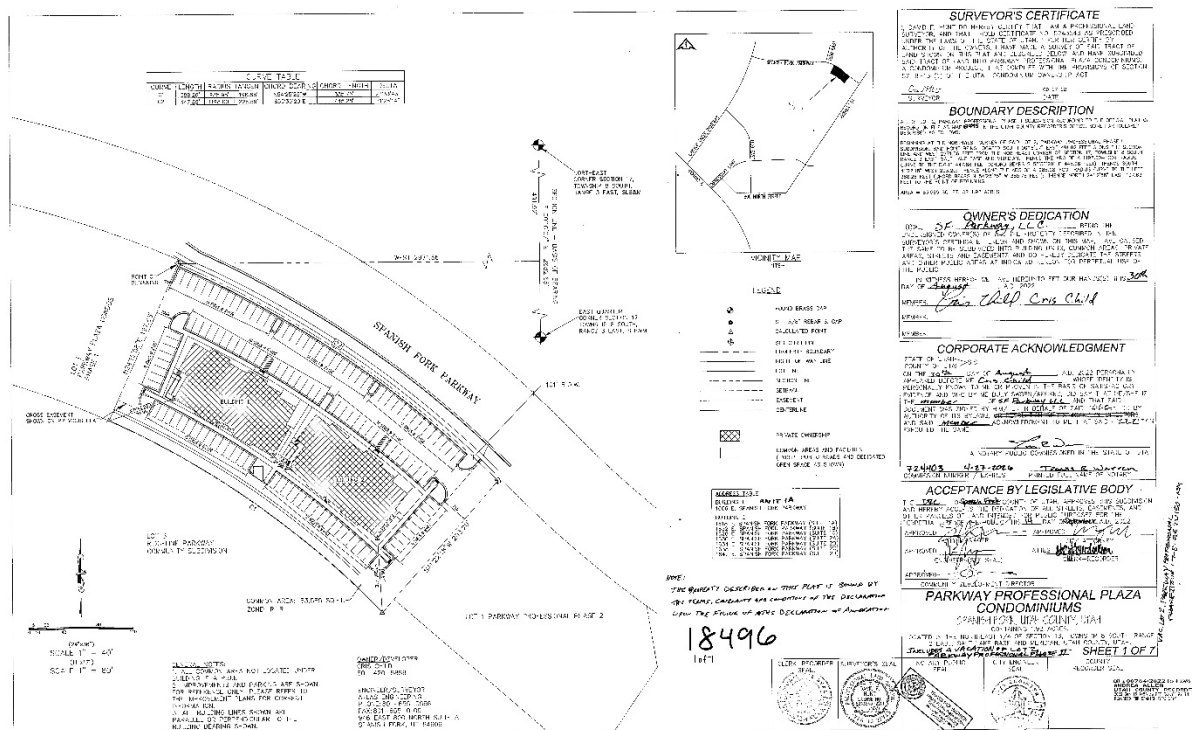


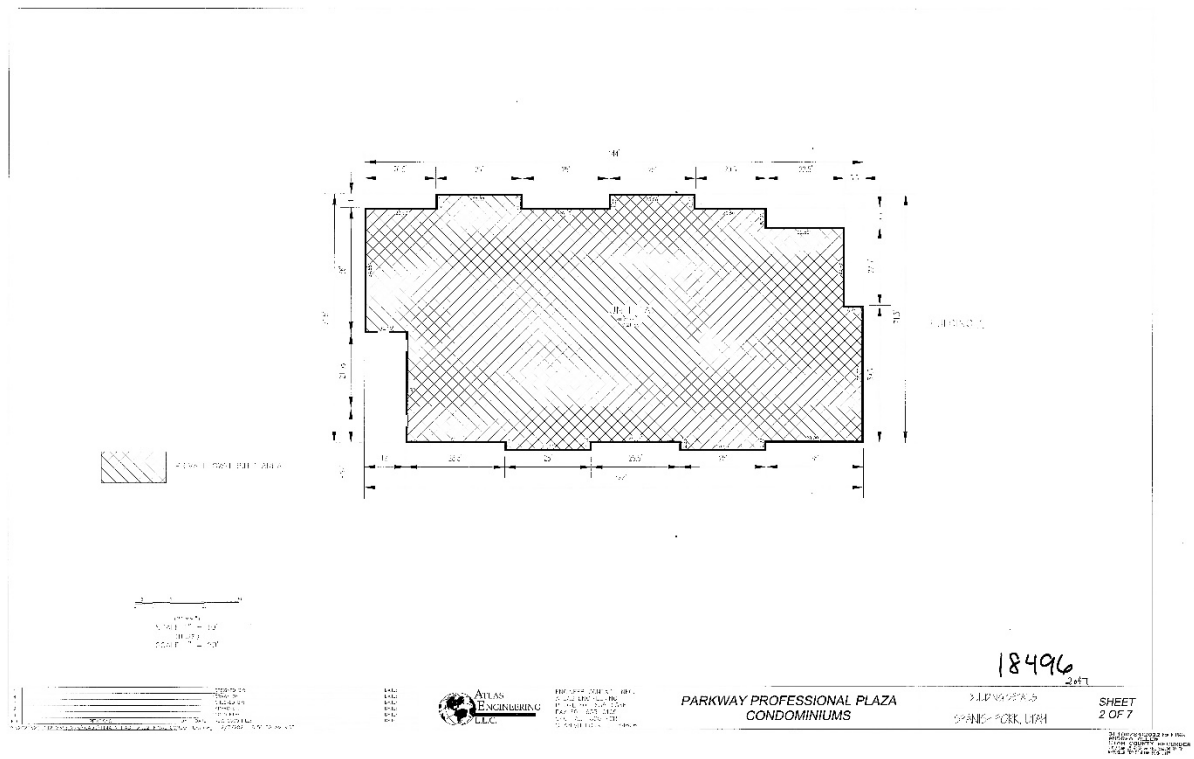
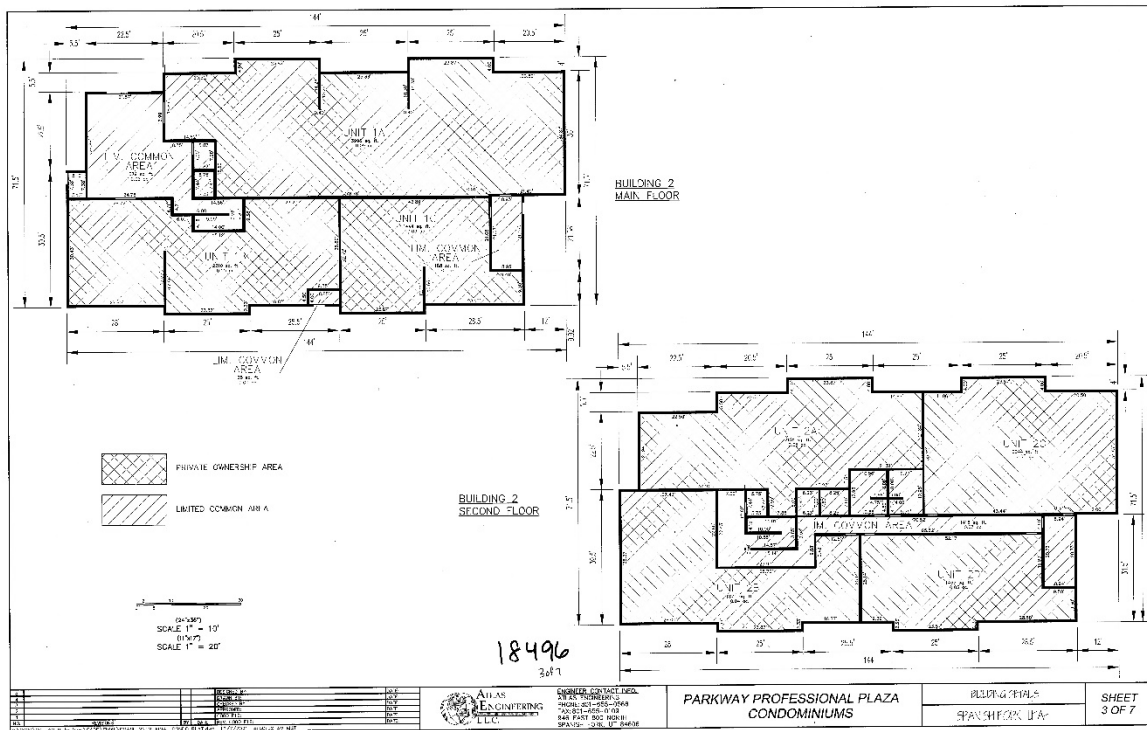


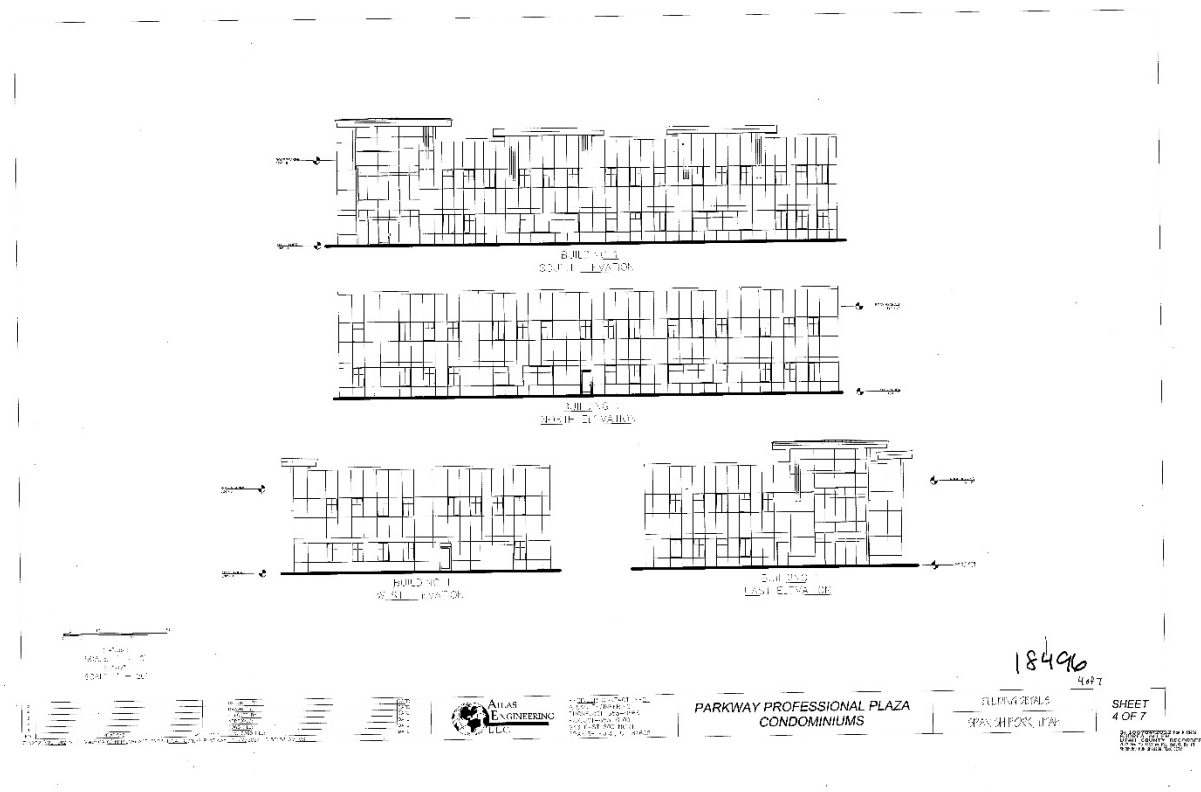
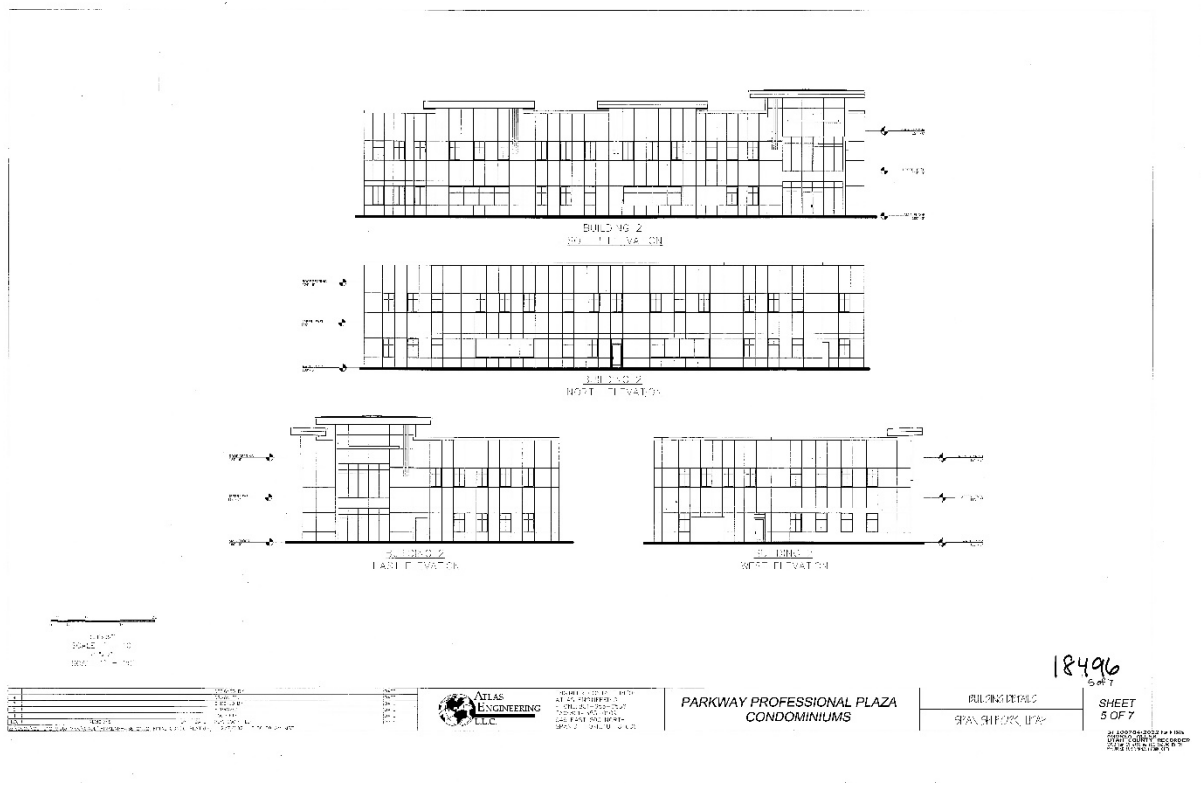


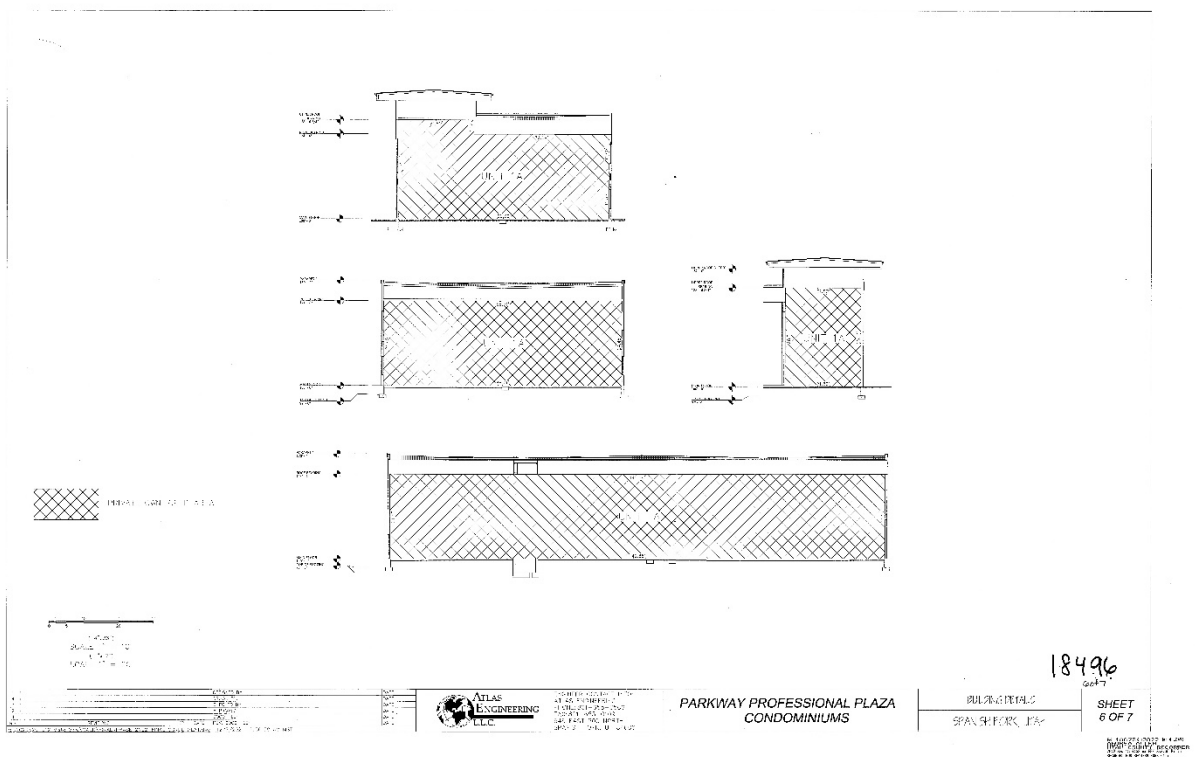
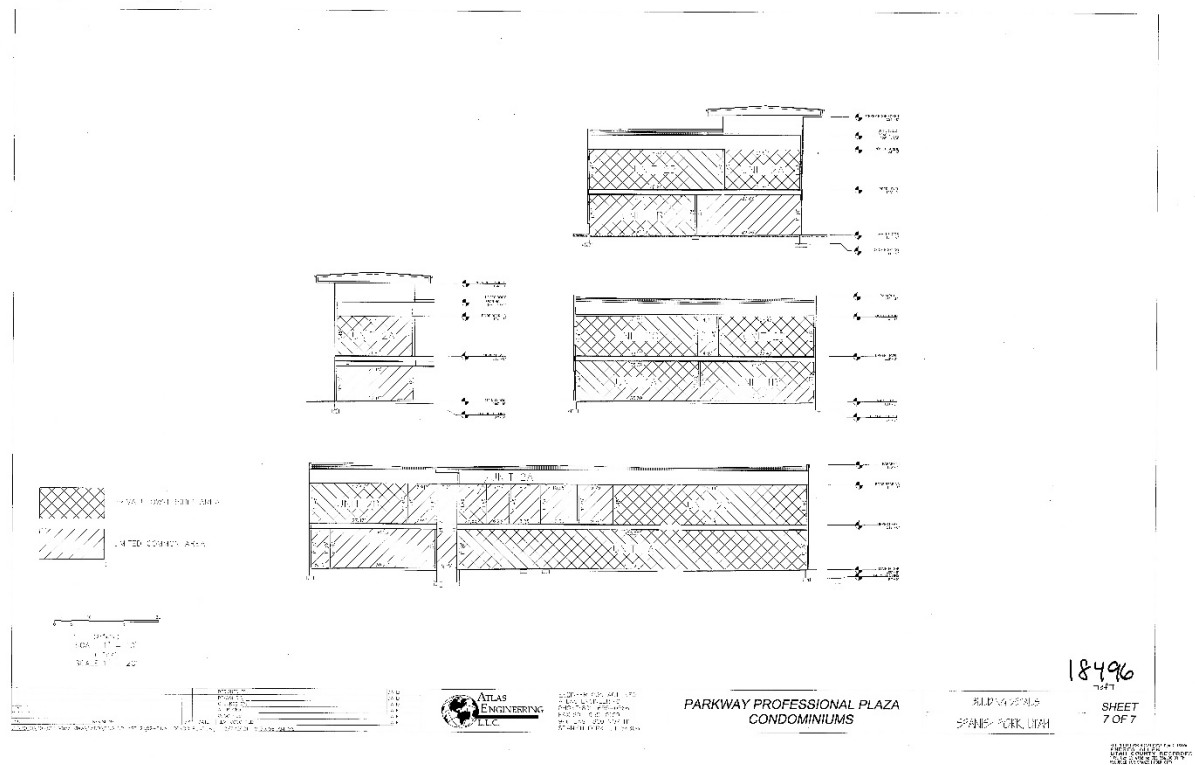














- SHEET NOTES**
- 1 - PROPERTY LINE AS PER DEPICTED ON UTAH COUNTY PARCEL (SERIAL 047 0017)
 - 2 - EXISTING WATER METER TO REMAIN
 - 3 - ESTIMATED LOCATION OF WATER MAIN (CONTRACTOR TO FIELD VERIFY)
 - 4 - EXISTING GAS METER TO REMAIN
 - 5 - ESTIMATED LOCATION OF GAS LINE (CONTRACTOR TO FIELD VERIFY)
 - 6 - EXISTING POWER POLE TO REMAIN
 - 7 - NEW LOCATION OF ELECTRICAL PANEL
 - 8 - EXISTING CONCRETE SIDEWALK AND GUTTERS TO REMAIN (PROTECT DURING CONSTRUCTION)
 - 9 - NEW 4" THICK CONCRETE SIDEWALK (GAMBIT EXPANSION JOINT EVERY 5')
 - 10 - NEW ASPHALT TOP COAT
 - 11 - NEW PARKING LAYOUT
 - 12 - LOCATION OF NEW LOADING DOCK (LOADING DOCK TO BE REINFORCED CONCRETE)
 - 13 - INSTALL PERCH DRAIN AND SLUMP ABOUT 2" FROM THE FACE OF THE BUILDING
 - 14 - RETAINING WALL - COORDINATE WITH STRUCTURAL WALL TO EXTEND UP ABOVE RAMP
 - 15 - LOCATION OF NEW BUILDING RAMP, BUILD UP WITH COMPACTED MATERIAL AND CAPPED WITH 4" REINFORCED CONCRETE
 - 16 - DUMPSTER LOCATION
 - 17 - LOCATION FOR OFF LOADING AND DELIVERY PROCESSING
 - 18 - ADA RAMP PARKING SIGN
 - 19 - CONSTRUCT ADA RAMP
 - 20 - EXISTING FENCE TO REMAIN
 - 21 - CONSTRUCT DIRECTIONAL ARROWS
 - 22 - ADA RAMP SIGNAGE SEE DETAIL

PARKING STALLS
30 - 10x18 PARKING STALLS
2 - 10x18 ADA STALLS



TW Progress LLC Remodel Site Plan Approval Request

November 15, 2023, Development Review Committee meeting.

Located at 50 East 100 North, including 0.64 acres.

The subject property is zoned C-2.

The applicant has requested that a Site Plan be approved.

Recommendation

That the proposed Site Plan be approved based on the following finding and subject to the following conditions.

Finding

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

Conditions

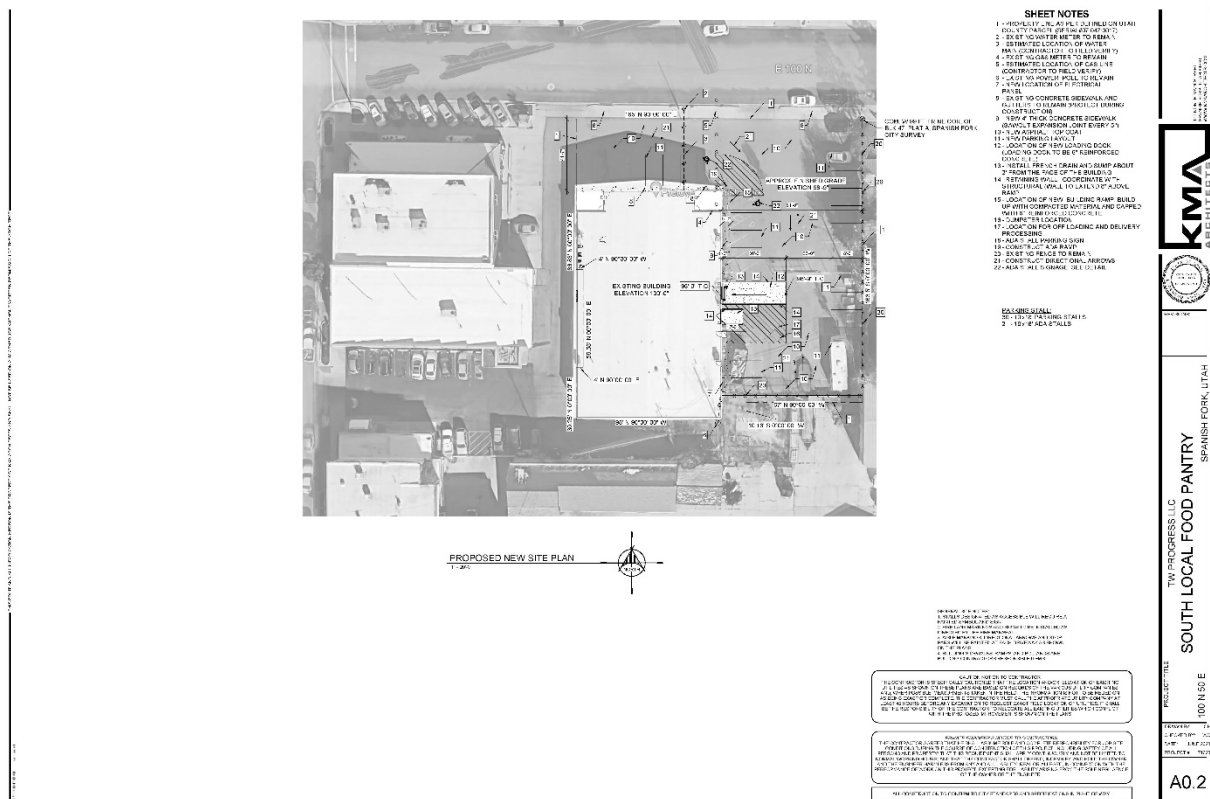
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

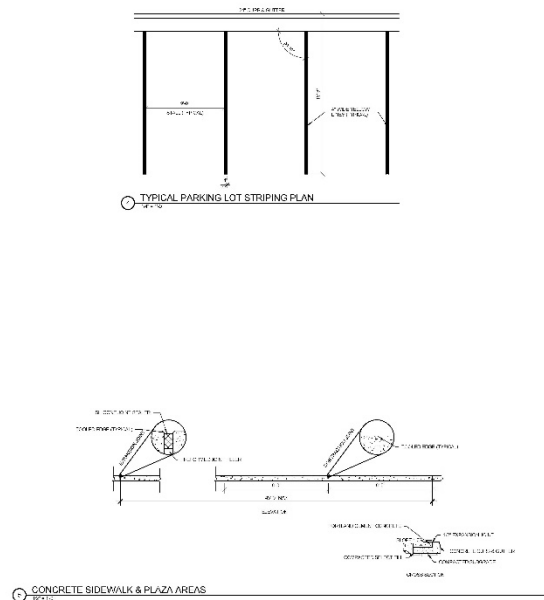
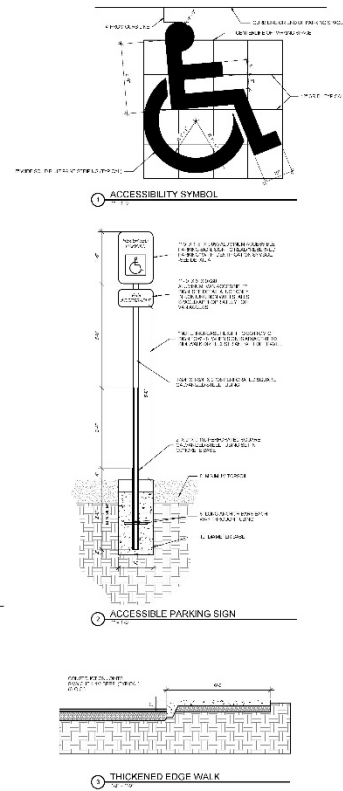
Key Issues

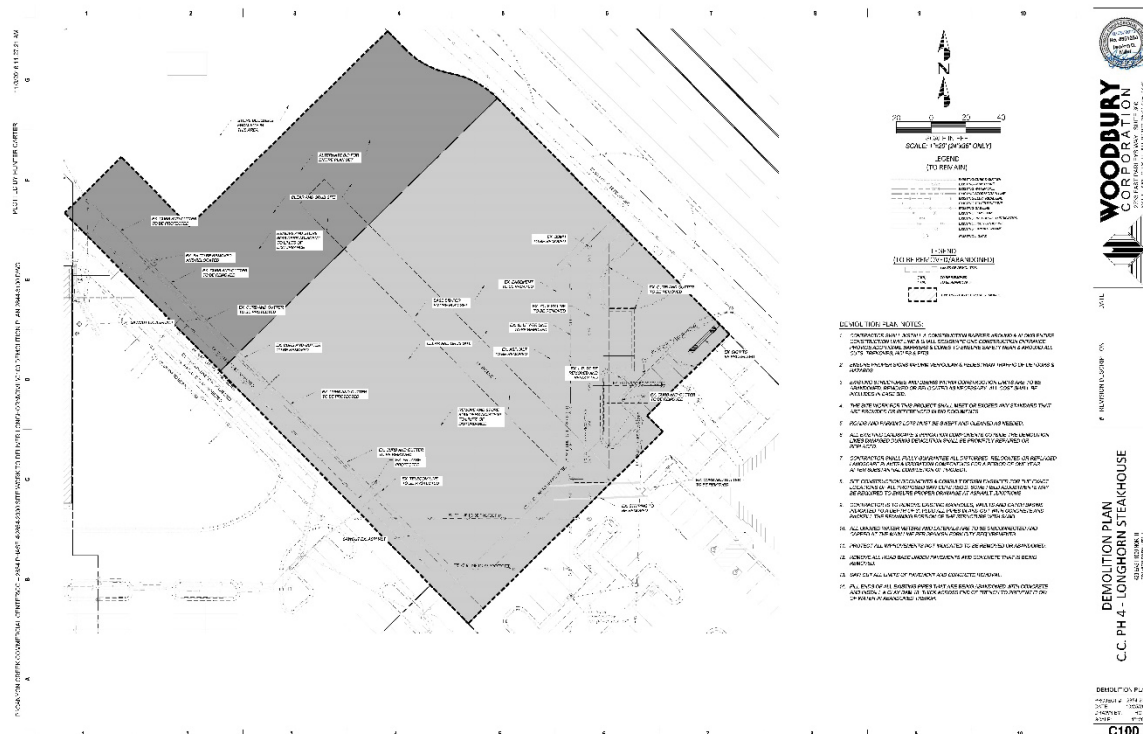
1. Power.
2. Improvements.
3. Dumpster Enclosure.

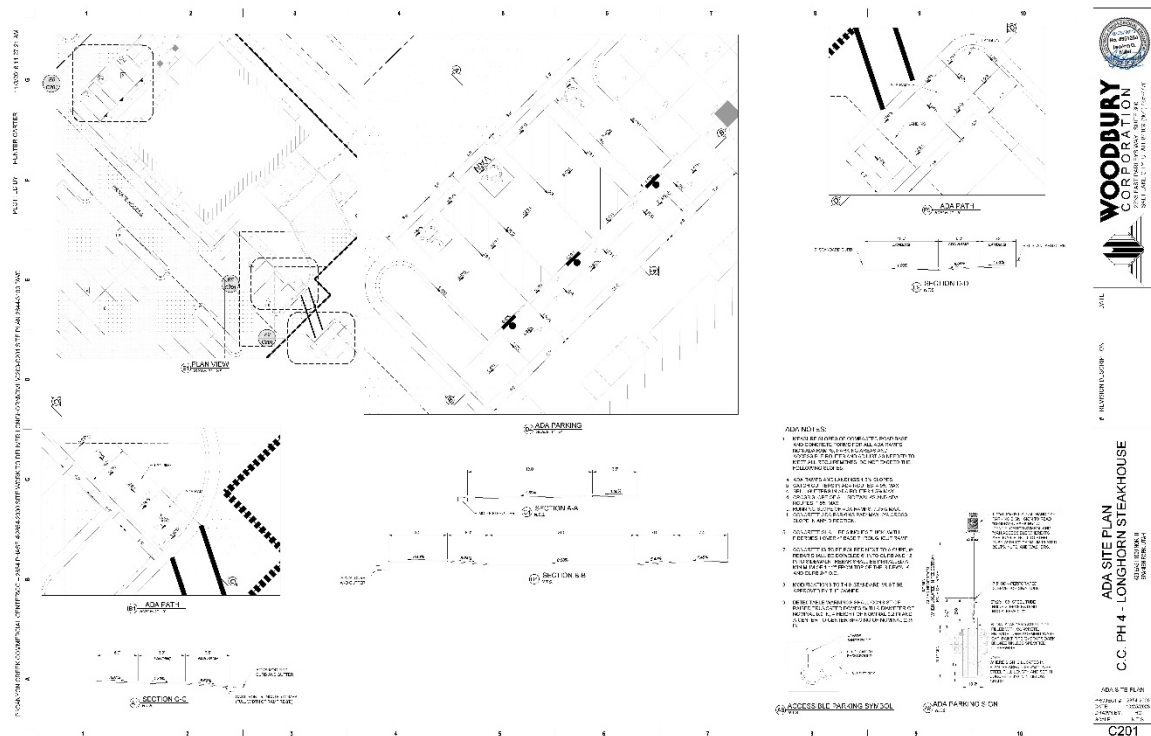
Exhibits

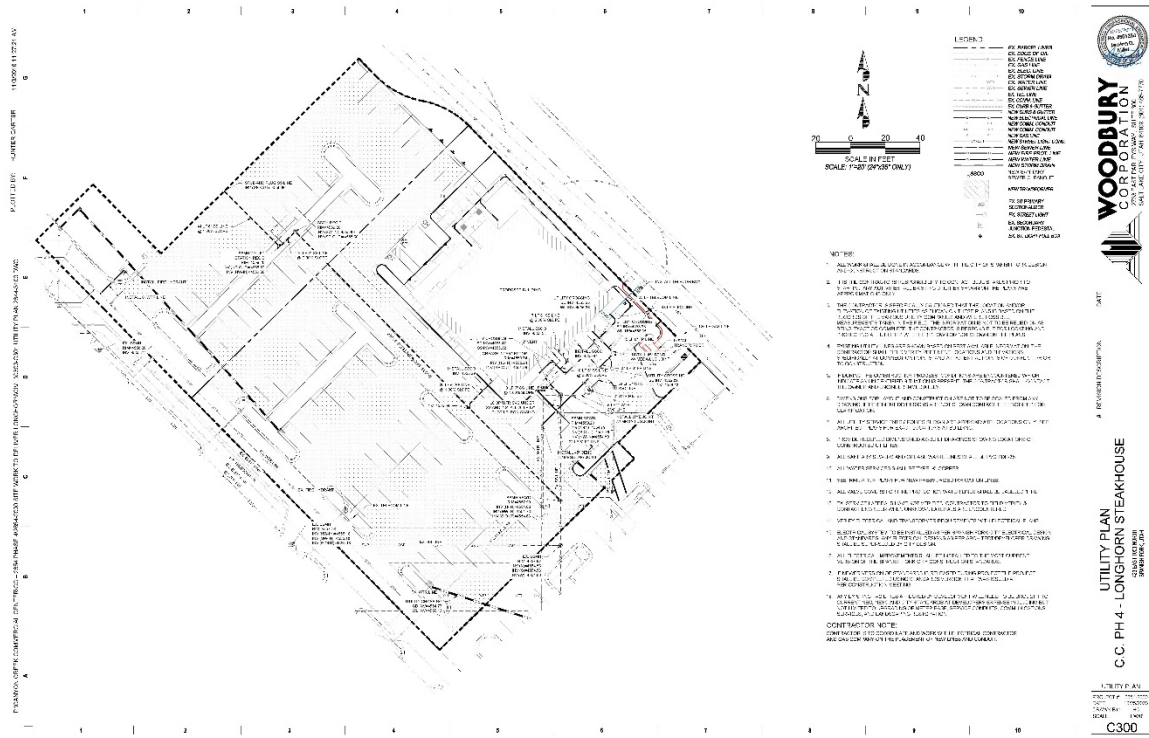
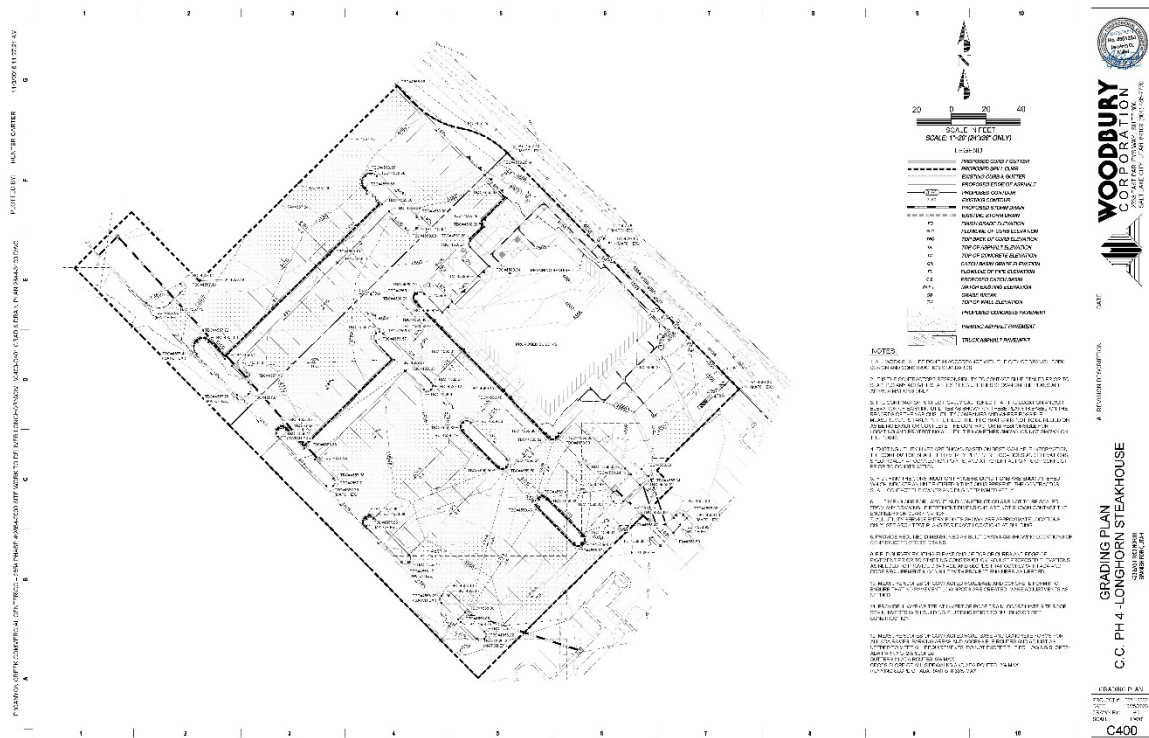
1. Site Plan.

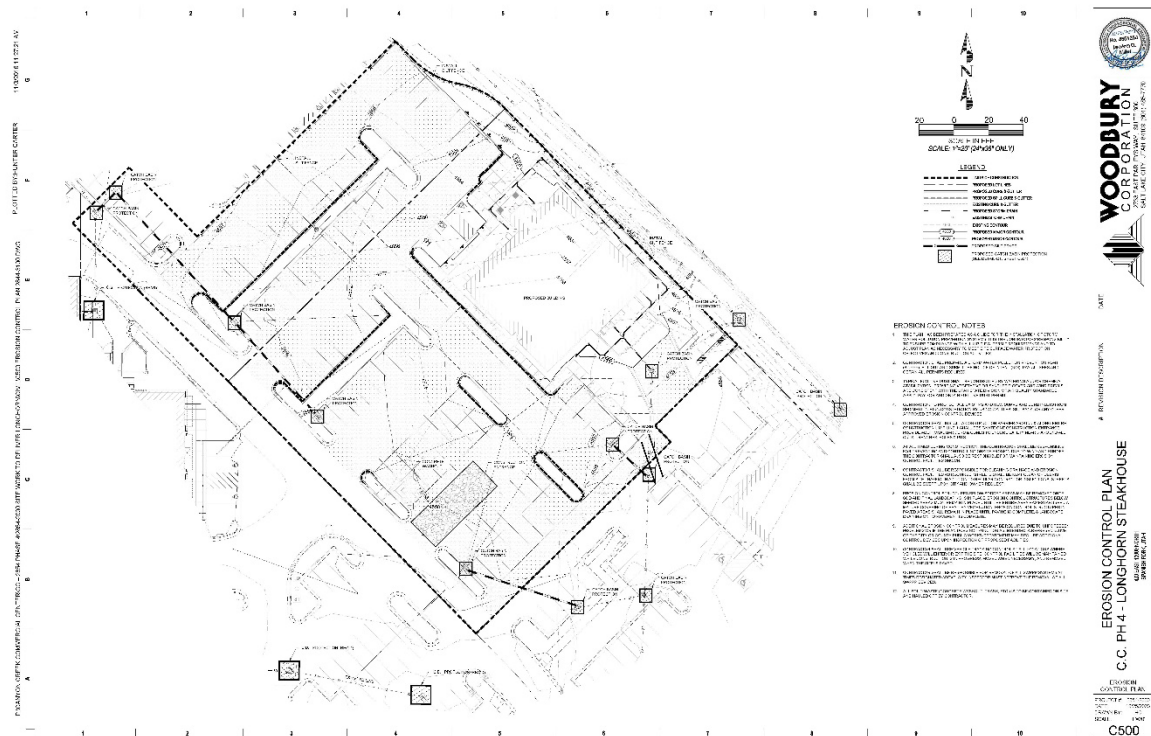


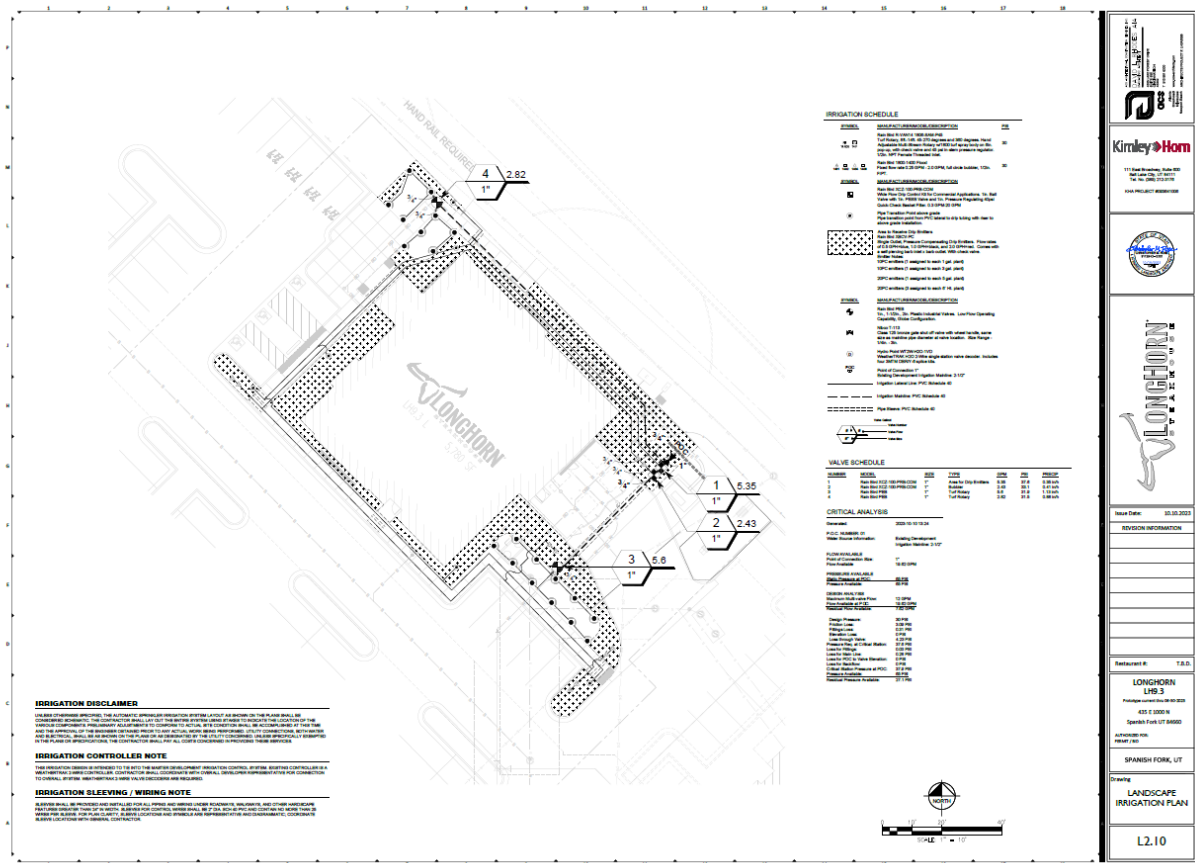


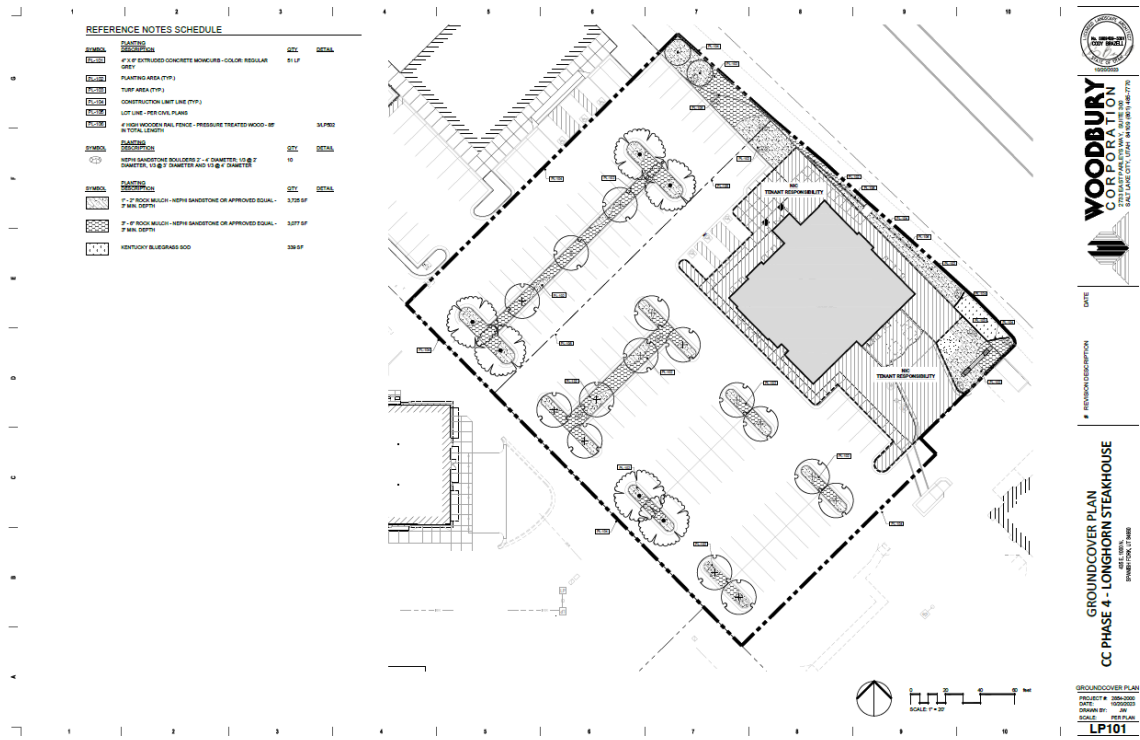
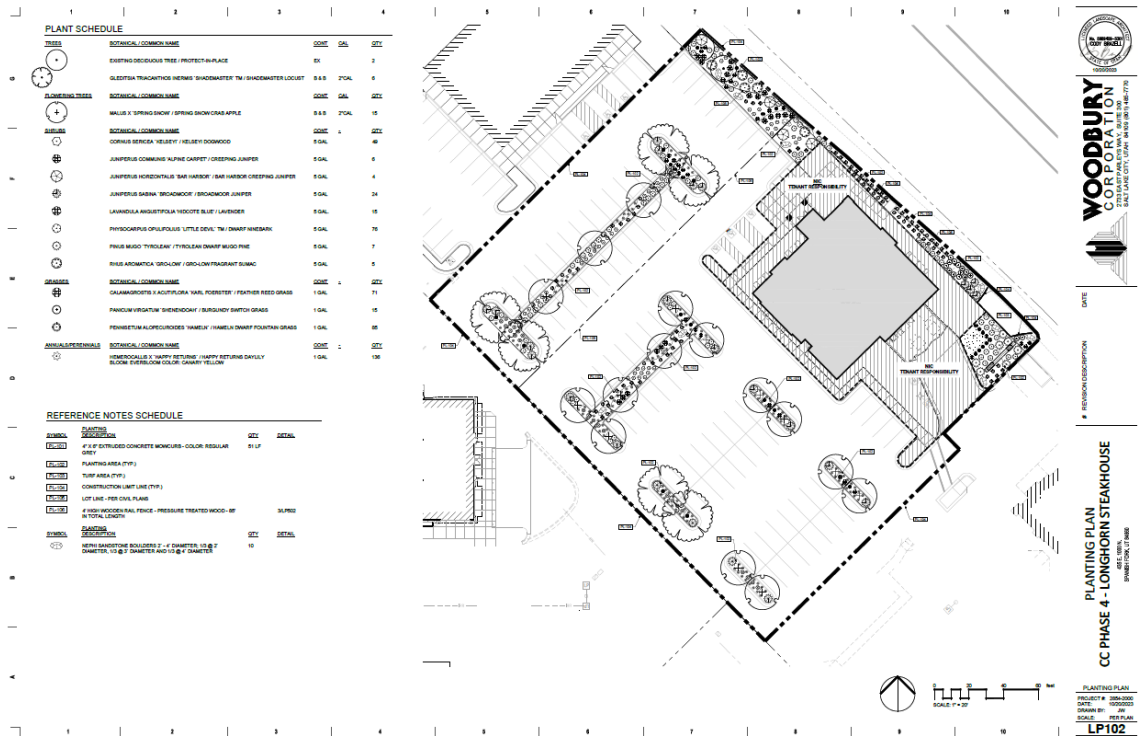


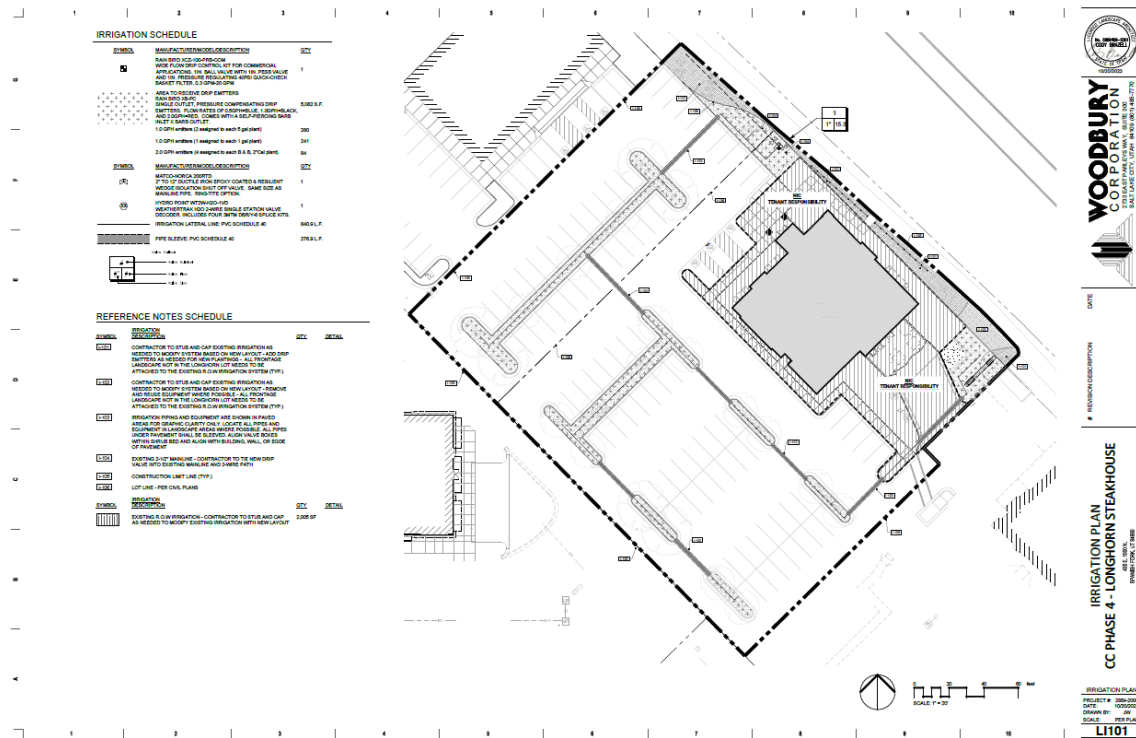
















LONGHORN STEAKHOUSE
SPANISH FORK UT



LONGHORN STEAKHOUSE
SPANISH FORK UT





Rear Elevation



LONGHORN STEAKHOUSE
SPANISH FORK UT



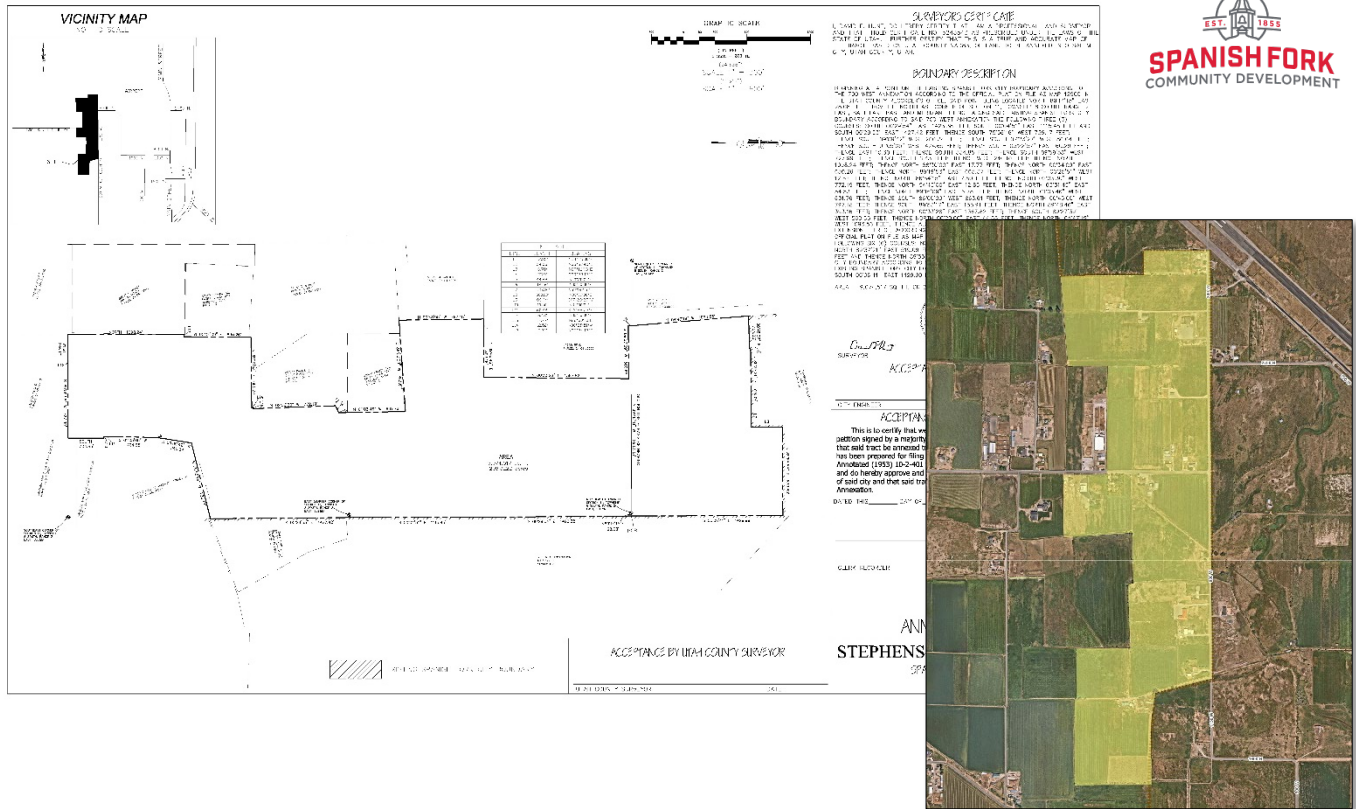


Right Elevation



LONGHORN STEAKHOUSE
SPANISH FORK UT





Stephens-Hill Annexation Approval Request

November 15, 2023, Development Review Committee meeting.

Located at approximately 2000 North 1150 West, including 208.32 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary.

Accepting this proposal for further study initiates the formal annexation review process without obligating the City Council to ultimately approve the proposed annexation.

Key Issues

1. Annexation Configuration.
2. Growth Management Boundary.
3. General Plan.
4. Land Uses.
5. Zoning.
6. Utilities.
7. Power.
8. Access.

Recommendation

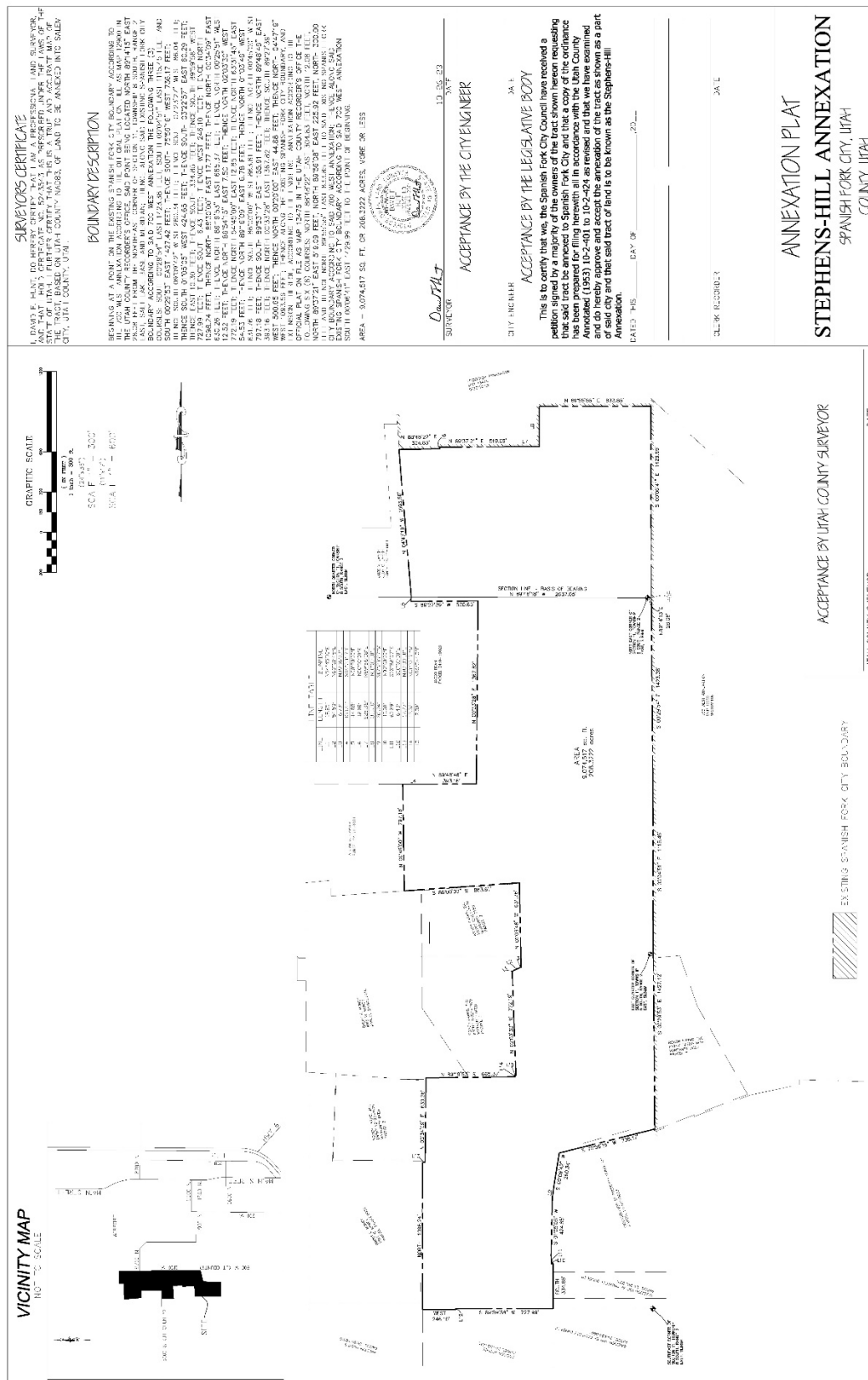
That the proposed Annexation be accepted for further study based on the following findings.

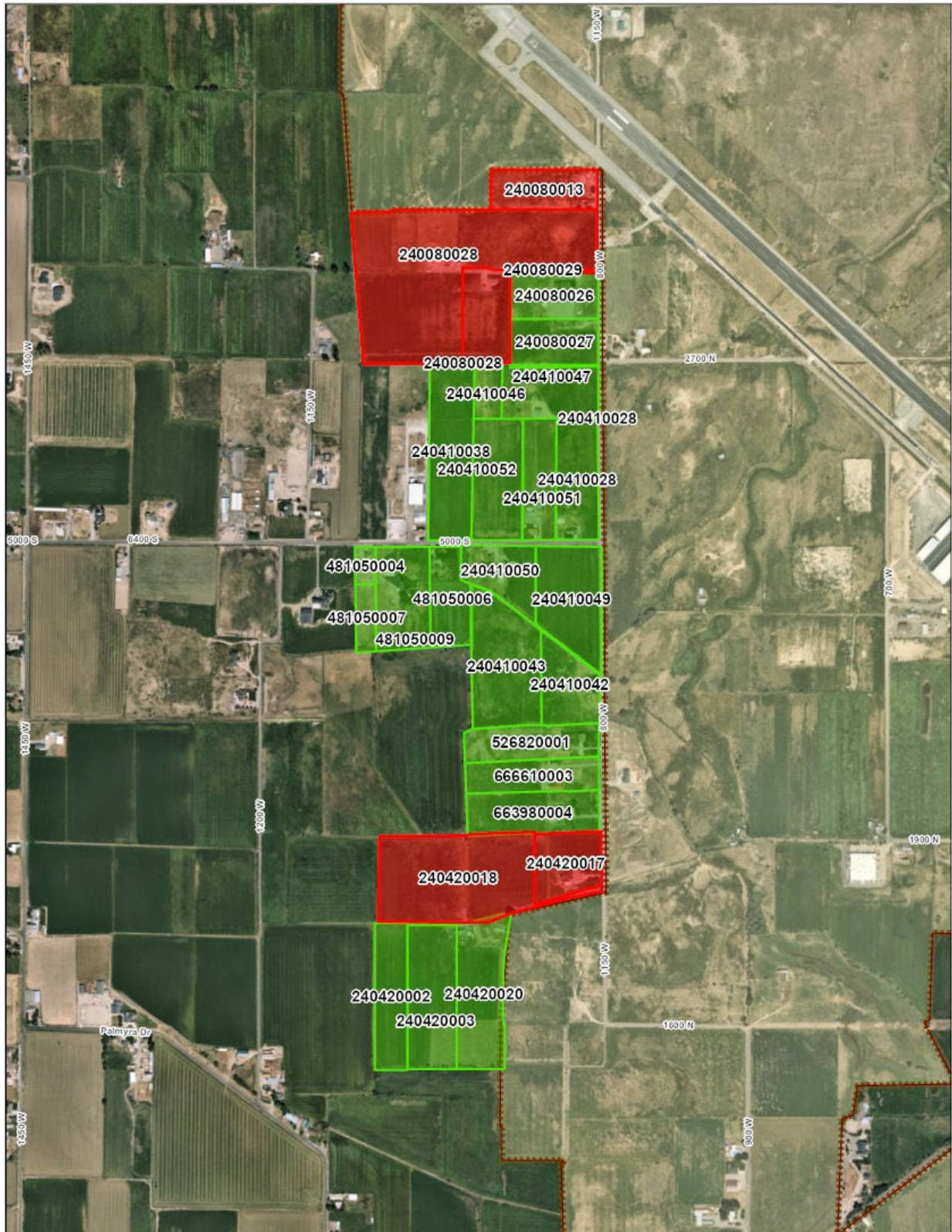
Findings

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the City's General Plan Land Use Designation is Agricultural and Industrial.
3. That the Rural Residential Zone is appropriate for the area at this time.

Exhibits

1. Annexation Plat.
2. Parcels.
3. Annexation Feasibility Report.
4. DRC Minutes 8-10-2022.





An aerial photograph of a rural and semi-urban area. A large parcel in the upper left is outlined with a dashed orange border. Another large parcel in the center-left is highlighted in solid yellow. To its right, several smaller parcels are outlined with dashed orange borders. The map shows a network of roads, including Main St, Industrial Park Dr, Spanish Trails Blvd, and Escalante Dr. Street addresses are visible along these roads, such as 2700 N, 1900 N, 1600 N, 1000 N, 800 N, 400 N, 300 S, 400 S, 600 E, and 700 E. The terrain is a mix of green fields, brown agricultural land, and some developed areas with buildings and parking lots. A river or stream is visible in the bottom left corner.

Spanish Fork City

Annexation Feasibility Report



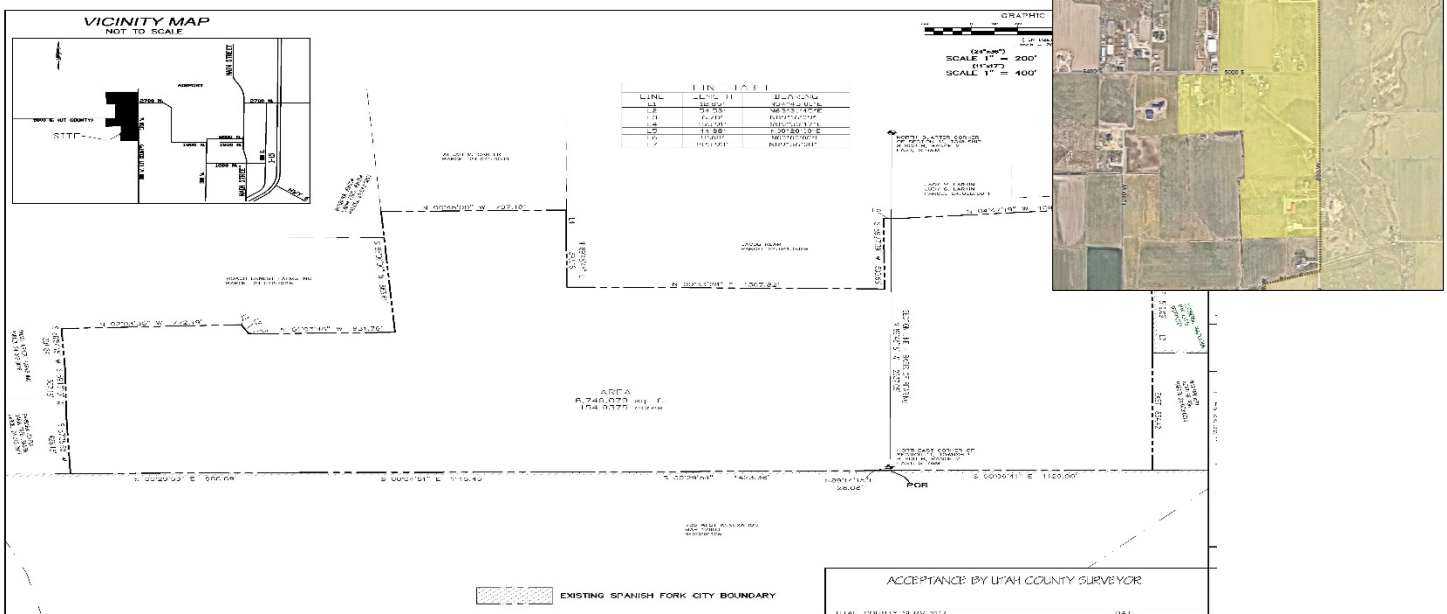
Agenda Date: August 10, 2022, Meeting

Staff Contacts: Dave Anderson, Community and Economic Development Director

Reviewed By: Development Staff

Subject: Proposed Stephen's Hill Annexation

Annexation Map



Development Review Committee meeting date: August 10, 2022

Planning Commission meeting date: September 7, 2022

City Council meeting date: September 20, 2022

Section 1

In accordance with 15.3.08.030 (B) of the Municipal Code, the following items are addressed in Section 1 of the Annexation Report:

1. Whether the proposed annexation is within the Growth Management Boundary of the General Plan.

The section of the proposed annexation that is north of county road 5000 South and the property owned by Gary Ray Thomas is within the Growth Management Boundary. The section of the proposed annexation that is south of county road 5000 South or the property owned by Gary Ray Thomas is currently outside of the Growth Management Boundary. The proposed annexation is located entirely within the Policy Boundary.

2. Present and proposed land use and zoning.

The property currently contains eleven residential structures and twenty-seven accessory structures. The property is currently zoned Residential Agriculture 5 in Utah County. It is proposed that the property be incorporated into the Rural Residential (RR) zone.

3. Present and potential demand for various municipal services.

The area in question is outside the reach of Spanish Fork's current utility infrastructure. However, capacity is available in the City's systems to serve the annexation property and there are no substantial obstacles that would prevent the delivery of those services to the area.

4. Distances from existing utility lines, public schools, parks, and shopping areas.

A sanitary sewer line is currently located 1.1 miles east of the property at the intersection of 700 West and 1900 North.

Pressurized irrigation is currently located 1.4 miles east of the property on the intersection of 300 West and 1900 North.

A four-inch Indicated Horsepower Gas Pipeline (IHP) is currently located 1,600 feet west of the property on 5000 South. A two-inch IHP is located 2,500 feet west of the property on the intersection of 5000 South and 1450 West.

Culinary Water is located .7 miles east of the property on 700 West by Spanish Fork Airport's hangars.

Power and communications are currently adjacent to the property on 2700 North and 800 West.

A storm water drain is currently located 1,550 feet north of the property at the intersection of 1150 West and 3300 North.

Section 2 below provides additional information regarding proximity to existing municipal services.

The nearest High School is Spanish Fork High School which is 1.8 miles southeast of the property. The nearest Junior High School is Diamond Fork Junior High School which is 2.5 miles southeast of the

property. The nearest Elementary School is Brockbank Elementary School which is 1.4 miles southeast of the property. The closest park to the annexation property is North Park, located approximately 1.4 miles southeast of the property. The shopping area nearest to the property is Costco, which lies 1.5 miles to the east.

5. Specific time tables for extension of service to the area and how these services would be financed.

The time table for the extension of service to the area would be dependent on the intention of the developer. The construction of any new utility services will be the responsibility of the property owner(s) or the developer(s) to fund.

6. Potential Impact on existing and proposed streets.

The City's current Transportation Master Plan includes plans to extend 1900 North as a major collector that would run 150 feet south of this annexation. There are also plans for a north-south commercial collector that would run 350 feet west of this annexation. Neither of these roads would directly enter the annexation, but they are likely to facilitate vehicular traffic to and from any development that occurs within the boundaries of this annexation area.

900 West is planned to be improved as a commercial collector as far north as county road 5000 South. County road 5000 South is also planned to be improved as a commercial collector.

All new road construction and improvements will be built upon development of the surrounding area.

7. The effect that the annexation will have upon the City boundaries and whether the annexation will create potential for islands or difficult service areas.

This annexation will create an island out of the parcel owned by Nathan and Heather Ash. The creation of this island, as well as the exclusion of a parcel owned by Barbara and Darin Jensen directly south of the annexation, will create logistical hurdles for the provision of power and communication service to the area. This area is currently serviced by an SESD power line running north along these parcels. The City would not be able to purchase this line because the two previously mentioned parcels would still need to be serviced by SESD after the annexation. This would necessitate the construction of a new power line by the City to service the properties that would be annexed into the City. A breakdown of cost estimates can be found in the Power and Communications portion of Section 2.

8. Estimate of potential revenue verses potential service costs.

In most cases, annexations do not bring revenue to cities. Specifically, if the proposed annexation results in a residential use, such as 100 apartments, the residential use would not generate revenue for the City. However, if the annexation properties were developed industrially for example, there

would be potential to bring in revenue for the City. Even if the annexation properties were to be revenue positive, it still most likely would not have a significant impact on the City's finances.

9. Requirements imposed by State Law.

Staff is aware of no requirements imposed by State Law, aside from following the requisite procedure for the annexation, which would impact the annexation area.

Section 2

In order to evaluate the City's ability to provide municipal services to the proposed annexation, this section of the report outlines major utility issues but does not represent all of the utility issues that may arise during the development process.

Conformity to Master Plans for public utilities and facilities:

The City's various plans to provide utility services to the subject property all contemplate the property being served and plans are in place to define what facilities would be required to serve the property.

Culinary Water:

Culinary water can be connected to .7 miles east of the property on 700 West near Spanish Fork Airport's hangars. Culinary water should be looped north of the Airport to 3300 North in order to provide adequate fire flow. In the summer of 2022, the Spanish Fork Public Works Department estimated that this could be completed at a cost of around \$110 a foot. However, there are many variables involved and ultimate cost will depend on development plans.

Pressurized Irrigation:

Pressurized irrigation can be provided by connecting to existing utilities located at the intersection of 1900 North and 300 West. In the summer of 2022, the Spanish Fork Public Works Department estimated that this could be completed at a cost of around \$110 a foot. However, there are many variables involved and ultimate cost will depend on development plans.

Sanitary Sewer:

Sanitary Sewer can be connected to an existing line on 1900 North. A lift station has been proposed 150 feet east of the northern parcel of the annexation. Construction has not yet started and is expected to take around a year to complete. The commencement of construction on the lift station is dependent on development plans for the surrounding area.

Storm Water:

Storm water will need to be directed north to connect to existing storm water infrastructure on 3300 North. This connection will need to pass underneath the airport runway.

Power and Communications:

As mentioned in Section 1, the fact that the parcels immediately north and south of the proposed annexation are not included in the annexation poses significant logistical hurdles. In a typical

annexation the City is able to pay SESD \$12,000 per customer in order to buyout the customers and acquire the powerline that services them. Because not all the customers serviced by this SESD power line are included in the annexation, the powerline would not be included in the \$12,000 per customer buyout, and the City would have to construct its own line for the area.

In July 2022 City staff estimated that the SESD customer buyout would cost approximately \$180,000 and the construction of a new powerline would cost approximately \$200,000. Including the two previously mentioned parcels in the annexation would marginally increase the price of the SESD buyout while eliminating the need to construct a new powerline.

Gas:

Natural gas is available in a four-inch gas line on 5000 South and in a two-inch gas line on 1450 West. It is anticipated that Dominion Energy would serve any development in the area. It is estimated that any connection will take around 6 months barring any unforeseen obstacles in development plans.

Streets:

Street frontage will need to be improved as the property develops. There are currently no obstacles with streets or access.

Presence of utility/facility needs or requirements:

Nothing other than what has otherwise been noted in this report.

Presence of irrigation or other ditches and related facilities:

There are multiple irrigations ditches present in this area that may need to be filled as part of the construction process on some of these parcels. The location and filling of these ditches will need to coordinate with the irrigation district and follow state law.

Public Safety evaluation:

This annexation is not expected to have any adverse impact on public safety because the area is already served by Spanish Fork's emergency services.

Presence of Sensitive Lands or Watershed Protected issues:

To our knowledge, there are no sensitive lands or watershed issues with the annexation area.

Concept Plan's conformity with proposed zoning:

No concept plan has been submitted for review because there is currently no proposed development for the site.

Annexation Agreement:

It is not anticipated that there will be an annexation agreement with this annexation.



ANNEXATIONS

STEPHENS-HILL

Brandon Snyder stated that this property is just over 154 acres and stated that there will be an island created with the current configuration. It's recommended zoning be RR Rural Residential. He stated that there is a property owner currently working through violations with the county on cleanup.

Vaughn Pickell asked if we have been in contact with the County regarding the island.

Kimberly Brenneman stated yes and the County is on board with the annexation and it has been signed off.

Seth Perrins asked if there was a reason the property owners do not want to be annexed into the city and it was stated that the property owners are very anti-development and would like to remain part of Palmyra.

There was discussion about the power lines and that the city would need to construct a second one as they would not be able to access the existing one located on the island.

Seth Perrins feels this island is very problematic.

Chris Thompson stated that the city does not need two power lines in one area, and this feels like a waste in resources if one has to be torn down if the property eventually is annexed into the city.

Vaughn Pickell stated that if there were a peninsula island it could be brought into the city by resolution at a later date, but since this is a single owner island, they property owners can refuse to be brought into the city.

Chris Thompson stated that he would support this annexation if this is resolved and the applicant agrees to pay the cost of the power line that the city would be forced to buy but cannot use.

Garrett Elmer stated that since this is a single owner island, it has the potential to be there forever because the city cannot force the property owners to annex into the city. And if

there is no arrangement made, then the city will be left with two power lines for the foreseeable future.

Vaughn Pickell stated that there is a possibility of a law change for rural real property.

Seth Perrins does not feel this is ready and needs to be looked at in more earnest and he feels we are missing something in the study process.

Chris Thompson recommended they reach out to their legislators.

Seth Perrins **moved** to Continue the proposed Stephens-Hill Annexation.

Jered Johnson **seconded** and the motion to **Continue** passed all in favor.

GWC ANNEXATION

Brandon Snyder stated that there will be two islands created with this annexation as two property owners have requested to be left out of the proposal. It is recommended to be zoned I-1 Light Industrial.

Dave Anderson stated that the storm drains flow north and then to the west.

Michael Clark stated that it depends on the plumbing.

Dave Anderson stated that this is ready for development.

Seth Perrins feels we should not seek to annex the properties left out as it is under 50 acres and has the potential to leave a smaller island if the other properties annex in the future.

Brandon Snyder stated that the fronting property owners have already sold property to GWC in anticipation of potential improvements that will be going in and could make it tricky.

There was discussion regarding the orientation and that it is longer than it is wide and this has the potential to create future problems and it felt best to continue until further discussions can be had.

Dave Anderson **moved** to Continue the proposed GWC Annexation.

Jacob and Alexis Rawlins are looking to open an adult day care center for seniors in Spanish Fork. An adult day care center would provide a more economical option for seniors struggling to afford other forms of care such as assisted livings or in-home care. Spanish Fork Municipal Code currently only mentions adult day care in the definitions section. But in all the zoning sections, adult day care is never mentioned as to where it would be allowed as a permitted or conditional use. Here is the current definition of an adult day care according to the current city code:

"Adult Day Care": Continuous care and supervision for three or more adults for at least four but less than 24 hours a day, that meets the needs of functionally impaired adults through a comprehensive program that provides a variety of health, social, recreational, and related support services in a protective setting.

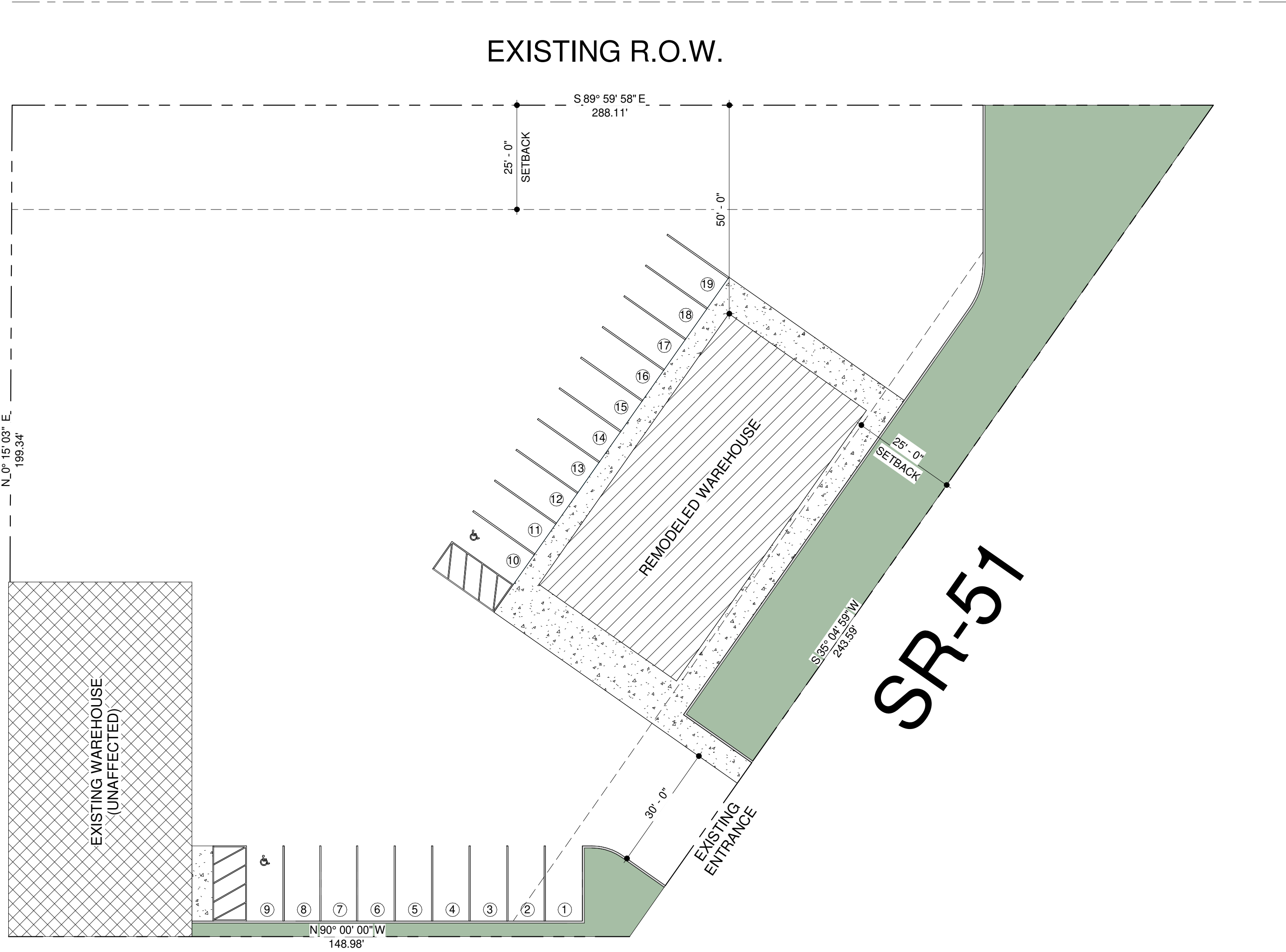
Most nearby cities, such as Orem city, allow adult day cares in any zone where a child day care is a permitted use. The hours of operation and traffic patterns for drop off and pick up are similar for the two types of care centers. Spanish Fork municipal code uses the term Child Care Center. Here is the definition of a child care center according to the city's code:

"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.

So we would like to propose that "Adult Day Care" be added as a permitted use in any zone that currently allows a child care center as a permitted use. According to the city code, those zones that allow child care center as a permitted use are:

R-O, C-O, C-1, C-2, S-C, B-P, P-F, I-1, and C-UV(Subject to conditional use permit)

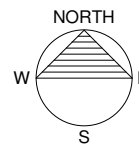
Thank you for your time and consideration.



PARKING CALCULATIONS					
USE	AREA	FORMULA per City Code 14.37.060	SPACES REQUIRED	SPACES PROVIDED	ADA SPACES per IBC Table 1106.1
MANUFACTURING	3,740 SF	1 SPACE per 400 Sq Ft	9	19	1 REQUIRED 2 PROVIDED
WAREHOUSE	1,367 SF	1 SPACE per 600 Sq Ft	3		
OFFICE SPACE	1,706 SF	1 SPACE per 250 Sq Ft	7		

ARCHITECTURAL SITE PLAN

SCALE 1" = 20'-0"



REVISIONS
DATE
1
2
3

ARCHITECTURAL COALITION
1991 South State Road Springville, UT 84663 PH: 801-491-0275

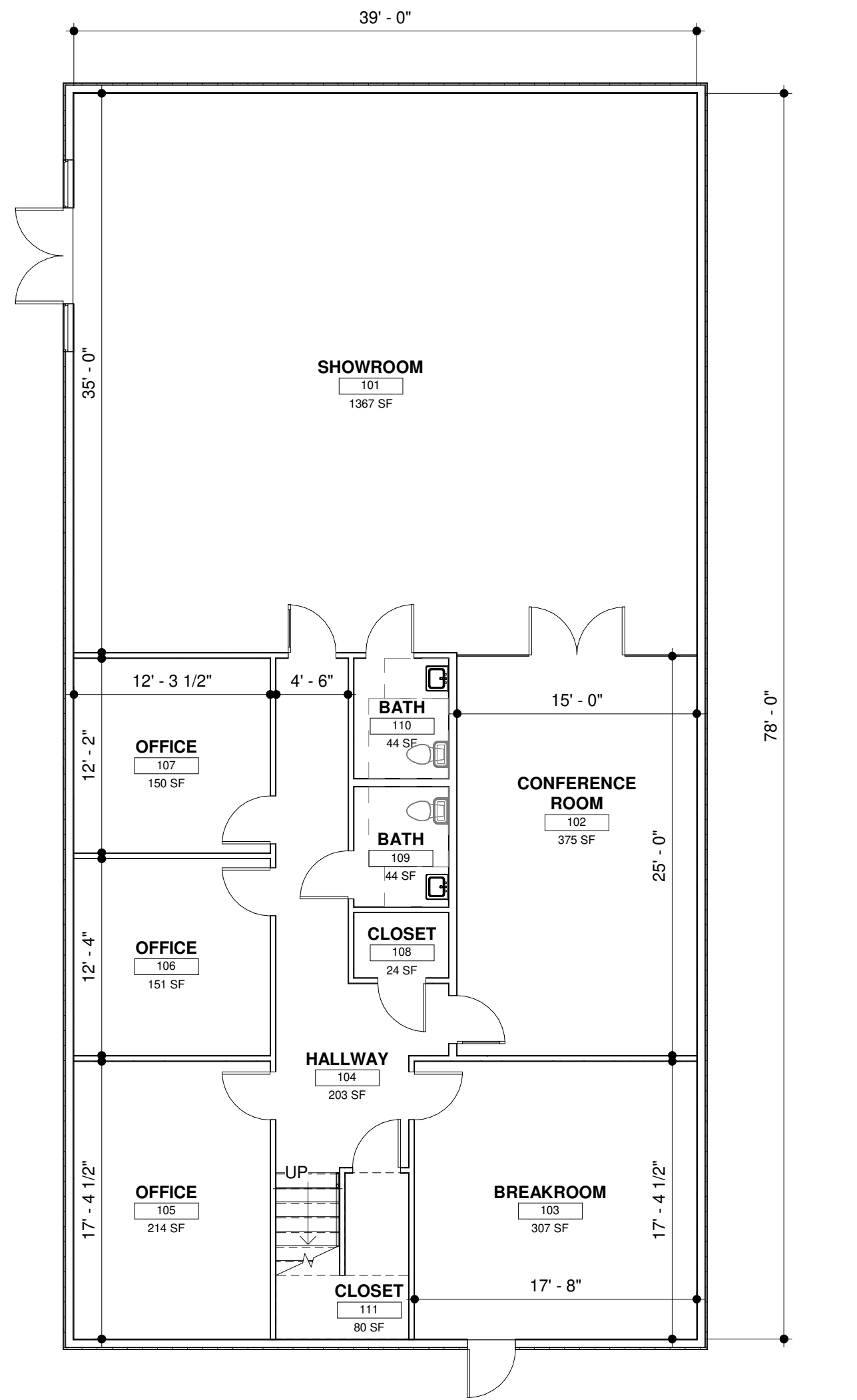
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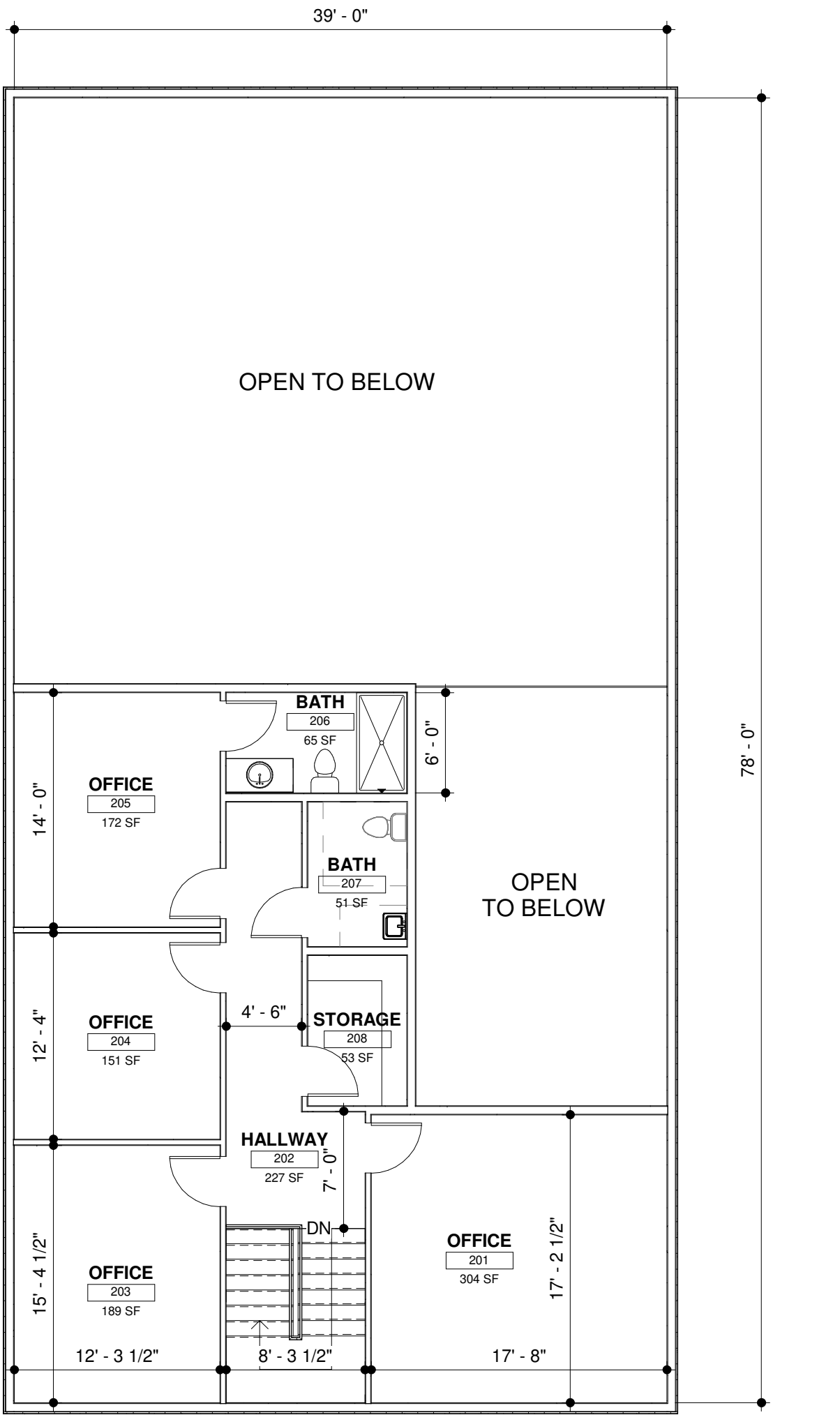
HOME INNOVATIONS WAREHOUSE
JUAN MARTINEZ
1185 N SR51 SPANISH FORK, UT

SHEET NO.
A-0.7

DATE
10-19-2023



NEW LEVEL 1
SCALE 1/8" = 1'-0"



NEW LEVEL 2
SCALE 1/8" = 1'-0"

- SEE SHEET A-5.1 FOR DOOR SCHEDULE
- SEE SHEET A-5.1 FOR WINDOW SCHEDULE
- SEE SHEET A-6. FOR WALL TYPE DETAILS

REVISIONS
DATE

ARCHITECTURAL COALITION

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HOME INNOVATIONS WAREHOUSE
JUAN MARTINEZ
1185 N SR51 SPANISH FORK, UT

SHEET NO.
A-1.1
DATE
10-19-2023



1
A0.1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

243 STALLS

PROJECT NUMBER
22101

ISSUE DATE:
OCTOBER 24, 2023
REVISIONS:
No. Date Description

CONSULTANT

DEUEL SPANISH FORK WAREHOUSE
300 W 1600 N
SPANISH FORK, UT 84660

SITE PLAN

A0.1
JZW
ARCHITECTS