



SPANISH FORK
PRIDE & PROGRESS

Wednesday, March 6, 2024
Planning Commission

Amended 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 at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and Planning Commission Meeting commencing at 6:00 p.m. on March 6, 2024.

Planning Commissioners

Todd Mitchell
John Mendenhall
Shauna Warnick
Joseph Earnest
Michelle Carroll
Michael Clayton

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 at Library Hall, 80 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. 5:15pm WORK SESSION - No formal actions are taken in a work session.

2. 6:00 Agenda Items

3. Minutes

A. February 7, 2024

4. Zone Change (Public Hearing)

A. L&S COMMERCIAL DEVELOPMENT ENHANCEMENT OVERLAY. This proposal would allow for reduced side and rear setbacks for a commercial development located at approximately 1200 South Main Street.

5. Preliminary Plat and Zone Change (Public Hearing)

A. RIVER RUN TOWNHOMES EXPANDED. The proposal involves changing the current zone from R-R to R-3 with the Master Planned Development Overlay and to approve a Preliminary Plat for a Master Planned Development with 188 multi-family residential units to be located at approximately 300 East Volunteer Drive.

6. Title 15 Amendments (Public Hearing)

A. ENTERTAINMENT USES. The applicant proposes to amend Municipal Code, Title 15 Land Use, to allow for Entertainment Uses within the I-1 Light Industrial zone.

7. Concept Review

A. U-HAUL CONCEPT.

8. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
February 7, 2024

Commission Members Present: Chairman Todd Mitchell, Commissioners John Mendenhall, Joseph Earnest, Michelle Carroll, Mike Clayson. **Absent:** Shauna Warnick.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Mary Martin, Associate Planner; Byron Haslam, Senior Engineering; Ana Burgi, Assistant City Attorney; Kasey Woodard, Community Development Secretary.

Citizens Present: Mike McDonald, Richard Atwood, Chad Hall, Tyler Horan, Matt Loveland, Paul Snyder, Matt Gertge.

WORK SESSION

Chairman Mitchell called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Clayson led the pledge.

MINUTES

January 3, 2024

Commissioner Mendenhall **moved** to approve the minutes from January 3, 2024.

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

PRELIMINARY PLAT & ZONE CHANGE (Public Hearing).

DB INDUSTRIAL

Mary Martin rose to give a brief overview of the project. She stated this is a Preliminary Plat and Zone Change application. She gave the address to the property and stated this property is slated to be zoned I-1 for light industrial use.

Chad Hall approached the podium to speak to the Commissioners and stated this is very straightforward and stated he is happy to answer any questions.

There were no questions for the applicant.

Chairman Mitchell opened the public hearing at 6:10 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:10 p.m.

Commissioner Mendenhall asked if this property is located next to Sunroc and it was stated that yes, it is.

Commissioner Clayson **moved** to approve the Preliminary Plat and recommend the approval of the Zone Change for DB Industrial to the City Council based on the following findings and conditions.

Findings:

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

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

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

ZONE CHANGE (Public Hearing)

MCDONALD ZONE CHANGE

Brandon Snyder gave the location of the property and stated this Zone Change would change the existing zone from R-R to C-2.

Commissioner Earnest asked if this was for the McDonald's restaurant chain or the property owners last name is McDonald and it was stated the property owners last name is McDonald.

There was a brief discussion on the zoning of the neighboring properties. It was stated this has been discussed to be commercial in the future.

Dave Anderson stated that he feels this is the right time for the Zone Change. He feels the only concern would be a developer proposing a use that would not be allowed within the C-2 zone.

Mike McDonald was present to speak to the Commissioners. He stated he is the property owner and stated that he hopes that he can improve the area.

Chairman Mitchell opened the public hearing at 6:19 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:19 p.m.

Commissioner Mitchell asked if there are any more questions.

There were no comments.

Commissioner Earnest **moved** to recommend the approval of the McDonald Zone Change to the City Council based on the following findings and conditions.

Findings:

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

Conditions:

1. That the boundary line agreement and grantor issue with Utah County be resolved.

Commissioner Carroll seconded and the motion passed all in favor.

CONDITIONAL USE PERMIT (Public Hearing)

2505 EAST T-MOBILE CELL TOWER MODIFICATION

Brandon Snyder stated this request is to make modifications to an existing cell tower to upgrade the equipment. He stated there will be base modifications and a new antenna but there will not be additional height. He read through the conditions of approval for this proposal.

Commissioner Mendenhall asked if this is for approval or recommendation for approval by the City Council and Brandon Snyder stated that the Planning Commission is the approving body for a Conditional Use Permit so they would be giving the final approval as the land use authority. Commissioner Mendenhall appreciates that the applicants perform these updates on the City's towers as it keeps them up to date.

Dave Anderson stated there has been discussion within the City on a proposal to expand a telecommunications facility similar to this project.

Commissioner Earnest stated that he likes that the City provides public notice as this gives the neighboring property owners the opportunity to participate and voice concerns as the proposal is in close proximity to their homes.

Chairman Mitchell opened the public hearing at 6:26 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:26 p.m.

Commissioner Earnest moved to approve the 2505 East T-Mobile Cell Tower Modification based on the following findings and conditions.

Findings:

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

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant notifies the Power Department prior to work commencing.
4. That the work hours be limited to 8 a.m. to 6 p.m.
5. Verification with the City that there is a current lease agreement for the area.

Commissioner Clayson seconded and the motion passed all in favor.

GENERAL PLAN AMENDMENT (Public Hearing)

MODERATE INCOME HOUSING ELEMENT

Dave Anderson rose to speak briefly to introduce this update. He stated that Mary Martin has prepared this proposal. He stated this report is required by the state and he stated in 2022 the City of Spanish Fork was found to be compliant. He stated that 85% of the cities throughout Utah were found to not be compliant. He stated the City was compliant in 2023 but it is not compliance they are in favor of. He stated the City takes this seriously and he does not want the City to be compliant simply by the skin of their teeth. But to be compliant in more ways than checking a box and meeting minimum requirements. He stated we are looking to improve the City and the quality of life within Spanish Fork.

Mary Martin gave a brief overview of what will be included in the implementation plan.

Commissioner Earnest asked if the strategies outlined in this report encourage private growth and it was stated that yes it does.

There was discussion on the specifics of the report and the “Townhome Fatigue”. It was discussed that the median income is around \$75,000 but the cost of townhomes is \$400,000-plus and this creates an unaffordable mortgage for the median household.

Commissioner Clayson stated this is a topic that he deals with daily, he loves that the City is trying to help but he feels this is not something the City can fix. He stated this is a nationwide problem and that the cost of living is out of control and it's now getting too expensive to live.

Dave Anderson stated his department did a resident survey recently and it showed that the residents are concerned about growth and traffic and the impact that it will have on the community. He stated the residents were also very clear that they are having townhome fatigue and he stated the City is very sensitive to this response.

Commissioner Carroll feels that education outreach with this information is very important and pointed out that in this report, on page 2 it states that over 78% of the homes in Spanish Fork City are single-family detached homes. She feels this is a very high number and she feels that it's important to educate people that feel there are too many townhomes being developed over single-family homes.

Commissioner Mendenhall spoke to the younger generations and stated that all people need to have a place to live and people can't afford the current housing prices. He stresses that there are people that can only afford to rent a single room in a house. He feels that people need to understand there is a real need for affordable, multi-family housing units.

Mary Martin continued to discuss the report regarding Additional Dwelling Units and the benefits of them. She then discussed the need to amend land use regulations to allow for higher density development near transit investment corridors and commercial centers. She stated there is also a section regarding the Complete Neighborhood Overlay that is being proposed, but states this will be discussed in depth later in the meeting.

Commissioner Mendenhall inquired about the zoning that will be surrounding the future commuter rail and asked if there will be a different vertical height restriction. He feels it makes the most sense to go with a Mixed-Use zoning or a higher density zoning for these areas. It was stated this will depend on the parking requirements for the area.

Chairman Mitchell opened the public hearing at 7:03 p.m.

Resident Paul Snyder approached the podium to state that he disagreed with Commissioner Mendenhall. He stated he has built three homes for himself and he feels that the City should utilize the senior community more to allow them to volunteer with building homes in the community. He stated there are many retired citizens that need things to do and this would give them projects to participate in and save on building costs.

Chairman Mitchell closed the public hearing at 7:08 p.m.

Commissioner Clayson appreciates the work Mary Martin has put in with the report.

Commissioner Carroll moved to recommend the approval of the Moderate Income Housing Element to the City Council based on the following findings and conditions.

Findings:

1. That the boundary line agreement and grantor issue with Utah County be resolved.

Conditions:

1. That the boundary line agreement and grantor issue with Utah County be resolved.

Commissioner Earnest seconded and the motion passed all in favor.

DISCUSSION

CANYON COURT URBAN

Dave Anderson stated this item was discussed earlier in the day with the applicant in the Development Review Committee and still has additional items that need to be worked out before a discussion with the Planning Commission needs to happen. He recommends skipping this time to a later date.

RIVER RUN

Dave Anderson provided the location and a brief presentation of the proposal. He asked the Commissioners and staff to provide as much feedback to the applicants as possible on the design.

Commissioner Mendenhall raised concern over the boundary line along River Bottoms Road. He feels that River Bottoms Road needs to be widened and improved.

Dave Anderson stated that he has concerns about the density of the project as well as it does not match previous conversations held with the City Council regarding the development and other projects. He appreciates that the applicant has made some changes to the overall design that City staff has requested.

Commissioner Earnest asked if the design featured a detention pond or a scenic pond and it was stated that it is a detention pond.

Matt Loveland spoke to the Commissioners and gave a brief overview of the proposal. He discussed the changes from the previous design and stated they contracted the Peterson property that allows them to have a wider canvas from the previous design. He stated with the new design they are able to feature condominiums as well as townhomes.

Commissioner Earnest inquired if these are for sale or for rent and it was stated they are for sale units.

Matt Loveland feels it is good timing that tonight's meeting discussed the moderate income housing element. He stated the condo units for sale in this development start in the low \$300,000 range. He feels that this product will help with the current housing crisis that is happening all over.

Commissioner Mitchell asked what the starting price range is on the townhomes and it was stated they start in the low \$400,000 range but depend on the floor plan.

Matt Loveland stated the townhome floor plans range but they are right around 1,700 square feet and feature up to three bedrooms.

Commissioner Earnest asked about the details on the condo units and it was stated they are all about two bedrooms and around 1,300 square feet and feature a one car, ground floor, attached garage. He feels this is a unique feature as most condos do not come with a garage but they designed this development to include the garage for each unit. It was stated the condo buildings are three stories tall and that the architecture makes them two feet taller than what a two-story townhome building would be.

There was discussion on how many units have been approved and the zoning of the property. It was stated this property is being proposed at 11.75 units per acre and will be zoned R-3. It was stated the curb and gutter along the frontage will also be improved.

Commissioner Mitchell stated that when the Planning Commission typically proposes a development, they will designate which phase the amenities will go into. He is unsure if this developer is changing this or if it was unspecified, but he stated that it typically is completed in the first couple phases. He stated that there are now home owners in these units wondering when the pool will be built. He asked if this was deferred by the City to a later phase.

Dave Anderson stated this developer purchased a project that was currently under construction and a vacant piece of property next to it. He stated the completed phases were constructed by another developer, and the next phase is where they expect to see the construction of the clubhouse and pool.

Brandon Snyder stated the first phase included two amenities, a dog park and there is a plan to replace the original location of the clubhouse with a pickleball court.

There was a discussion on the featured amenities that include a pickleball court, an outdoor library similar to the take a book leave a book trend, and hammock posts. Further discussion ensued on the phasing of the development.

Commissioner Mendenhall raised concerns that this development is featuring a high number of units in a fairly compact location. He acknowledged that there are a few areas of green space but feels the unit count is very high for the compact area.

Concerns were voiced at the overall density of the project and it was stated the original River Run density is very similar to this new design.

Commissioner Earnest feels positively about the design and feels that the density is not detrimental to the location. He stated that this would be across from the new recreational center, and there will be new retail centers in the area as well.

There was a discussion regarding the elevation designs and it was generally well received by the Planning Commission. It was stated that the amenities need to be built and green space be added to break up the design.

RUSH FUNPLEX TOWNHOME CONCEPT

Dave Anderson stated this area has been discussed previously, and the conversation has mainly focused on residential uses, so he feels this concept for a mix of high density with commercial is an interesting concept. He is anxious to hear the feedback from the Planning Commission.

The applicant Matt Gertge was present and stated they operate several other Funplex businesses in Utah. He spoke about the mix of townhomes and family fun center and feels this area is an ideal placement with the future interchange. He stated there has been no issues with the other family fun centers that are located in other cities. He stated most of the openings are toward the front of the building where the drop off area is located.

There was discussion on the hours of operation and it was stated the business is open from 10 a.m. to 10 p.m. Monday through Thursday, and 10 a.m. till 12 a.m. on Friday and Saturday, and 12 p.m. till 8 p.m. on Sundays. There was question on if the closing hours was late enough that it would negatively impact the neighboring residential area and it was stated that most passes to the fun plex feature a three-hour fun pass and most patrons will not go to the Funplex after 9 p.m. so they are getting the full three-hour use of the pass. So, the business owners feel that the traffic really quiets down significantly after the 10 p.m. hour. They do not anticipate much noise.

Commissioner Mendenhall stated he is not in favor of the large sea of parking on the design and would rather see the parking lot broken up but acknowledges that it will depend on how the design is laid out.

Matt Gertge thanks the Commissioners for their feedback.

COMPLETE NEIGHBORHOODS

Dave Anderson stated that this has been a group effort by the Planning Department but he is going to have Mary Martin go through this with the Commissioners. He stated the City has changed the Master Planned Development program to no longer give developers bonus density if they included different housing types in the project. He stated for various reasons this practice has fallen out of favor with the City. He feels that it makes sense to bring this incentive program back and to try to encourage developers to build neighborhoods that are more inclusive. He feels that this is best practice from a land use regulation perspective.

Mary Martin stated this presentation includes some of what Dave Anderson has mentioned that has happened in Spanish Fork. She presented a few different residential communities that feature mixed housing products and feels the look is favorable as the difference between the look of some single-family homes to duplexes is not very different.

Dave Anderson spoke briefly about the modification of the Master Planned Development Overlay to create a new zoning district. He stated there are still areas of this that need to be worked on before anything can be presented and discussed for amending what is currently written. He feels this is a very important part in helping residents not feel viewed as what development they live in, and just be part of a larger cohesive community that is not defined by property status.

Commissioner Mendenhall stated that he is in favor of the look of a mixed housing neighborhood as he feels it gives it some diversity.

Dave Anderson stated mixed housing developments work well when it is built this way from the beginning, rather than new developers coming in and adding different housing types that do not fit well with the neighboring homes. He feels this is where the friction occurs. He feels this creates an "Us" and "Them" sort of feel within the community which he feels regretful of. He feels this is one strategy that would help bridge the gap and unite communities.

Commissioner Mitchell feels favorably about this proposal. He asks if there is a way to tie ADU's into the developments as well and Dave Anderson stated this would not preclude someone that owns a single-family home from having an ADU as long as they can meet the ADU criteria which includes parking and lot size requirements.

Commissioner Earnest asked if the other Commissioners felt that the perception of the value of single-family homes would be lower if they are located near duplexes and triplexes. He feels that there may be a shared perception that these homes are in a lower class of housing as they are at a lower cost than single-family homes. He feels it may be risky with a larger lot size but feels that the bonus density may alleviate this concern.

Dave Anderson feels the Commissioners were asking the right questions. He is not interested in adopting a zone that does not get used nor does he feel that the residents wish to see the nature of single-family homes change dramatically. He feels this is taking moderate steps in the right direction, and states that they will not bring this back until it has been discussed further in detail with City staff.

Commissioner Mendenhall moved to adjourn the meeting at 8:39 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary



L&S Commercial Development Enhancement Overlay Zone Change Approval Request

March 6, 2024, Planning Commission meeting.

Located at approximately 1200 South Main Street, including 1.32 acres.

The subject property is currently zoned C-2.

The applicant has requested that a Zone Change to C-2 with the Development Enhancement Overlay be approved in order to allow the site to be developed commercially with reduced side and rear setbacks.

Key Issues

1. Can the Findings described in the Development Enhancement Overlay be made?
2. Setbacks.
3. Building Elevations.
4. Landscaping.
5. Proposed uses.
6. Improvements.

Recommendation

That the proposed Zone Change be recommended for approval based on the following finding and subject to the following conditions.

Finding

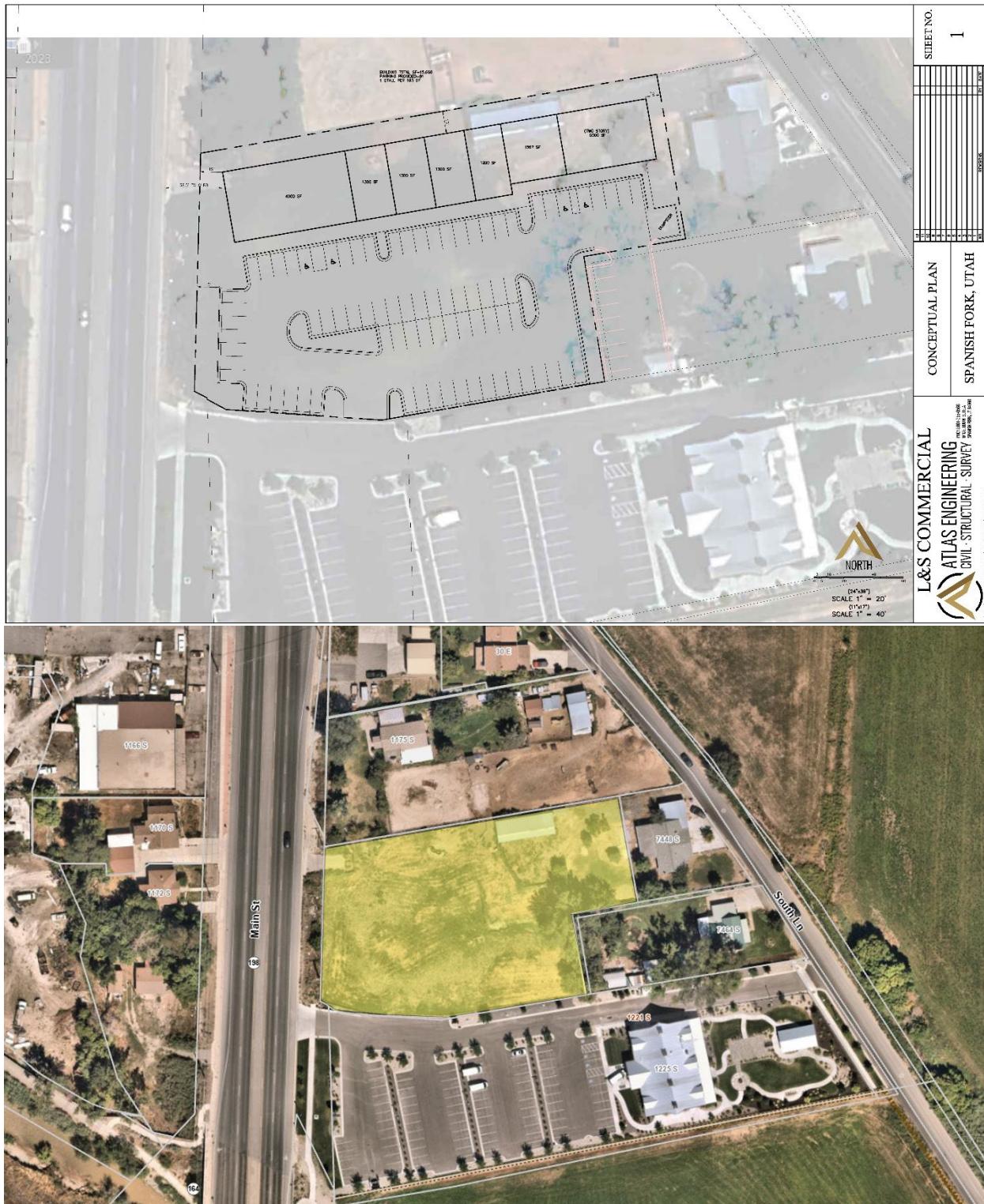
1. That with modifications and improvements the proposal will conform to the intent of the Development Enhancement Overlay.

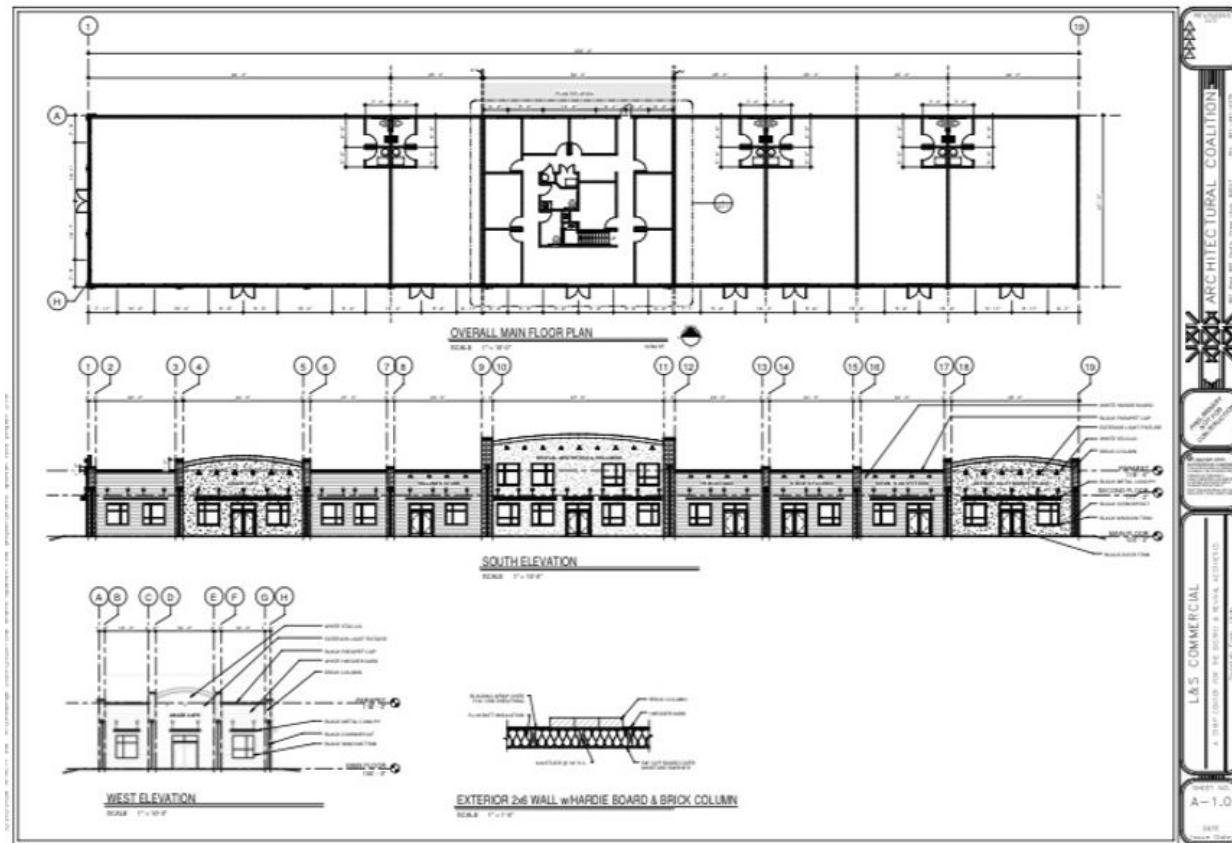
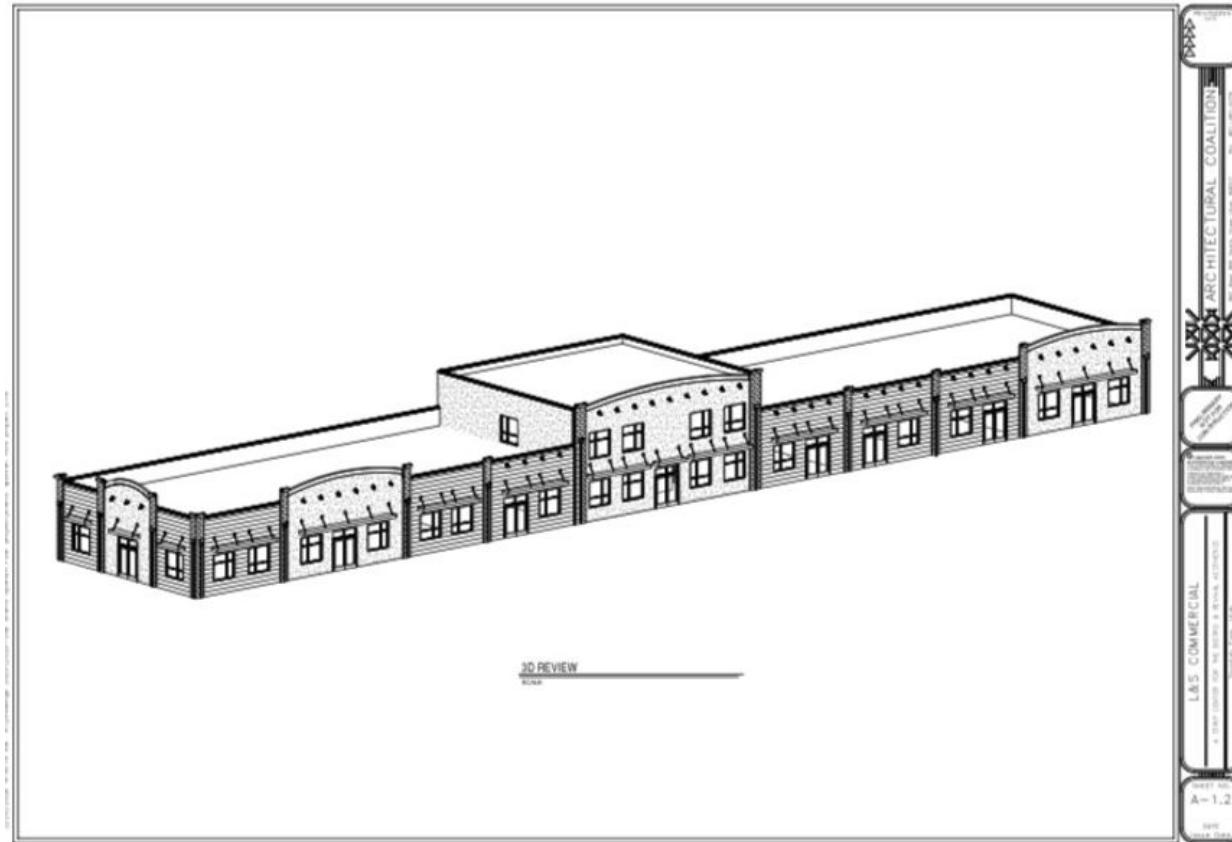
Conditions

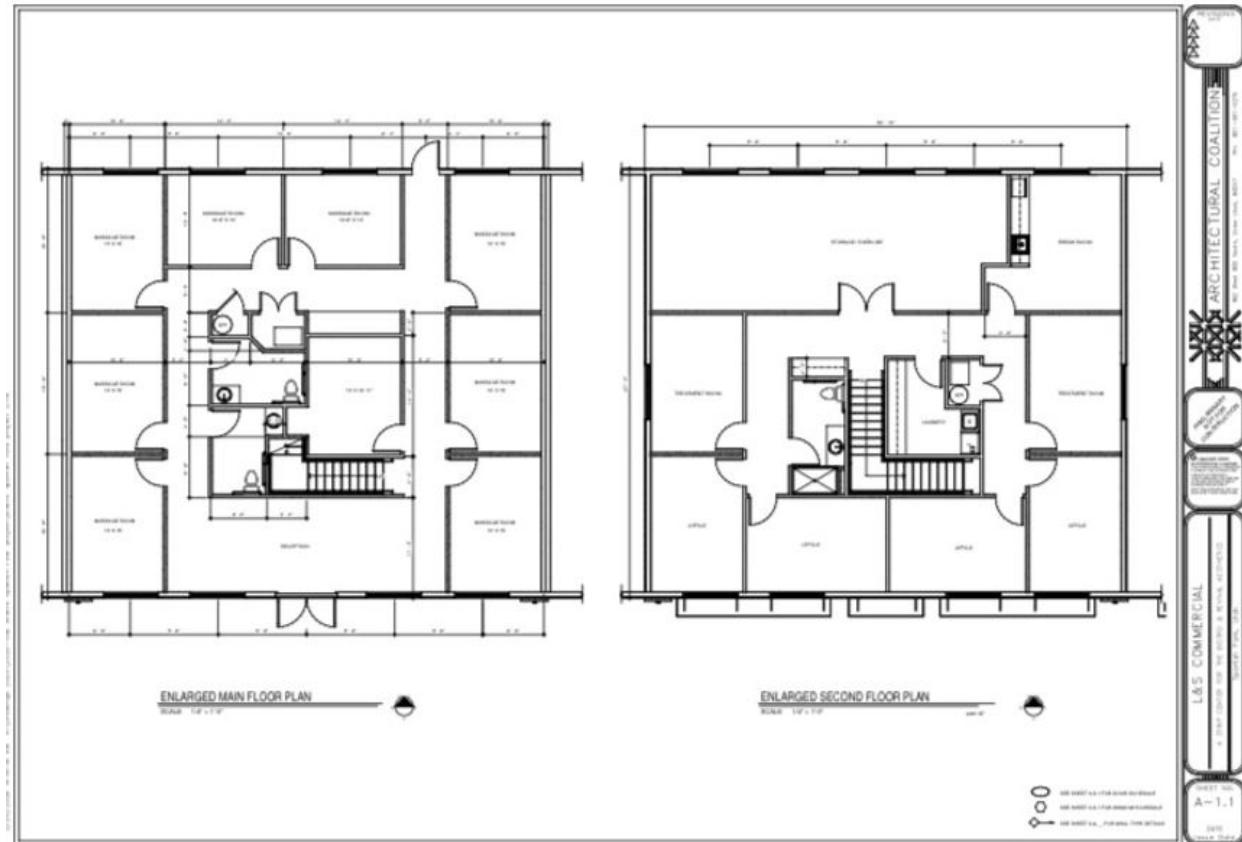
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant applies for and obtains site plan approval.
4. That the site be limited to those uses that are permitted in the C-2 zoning district.

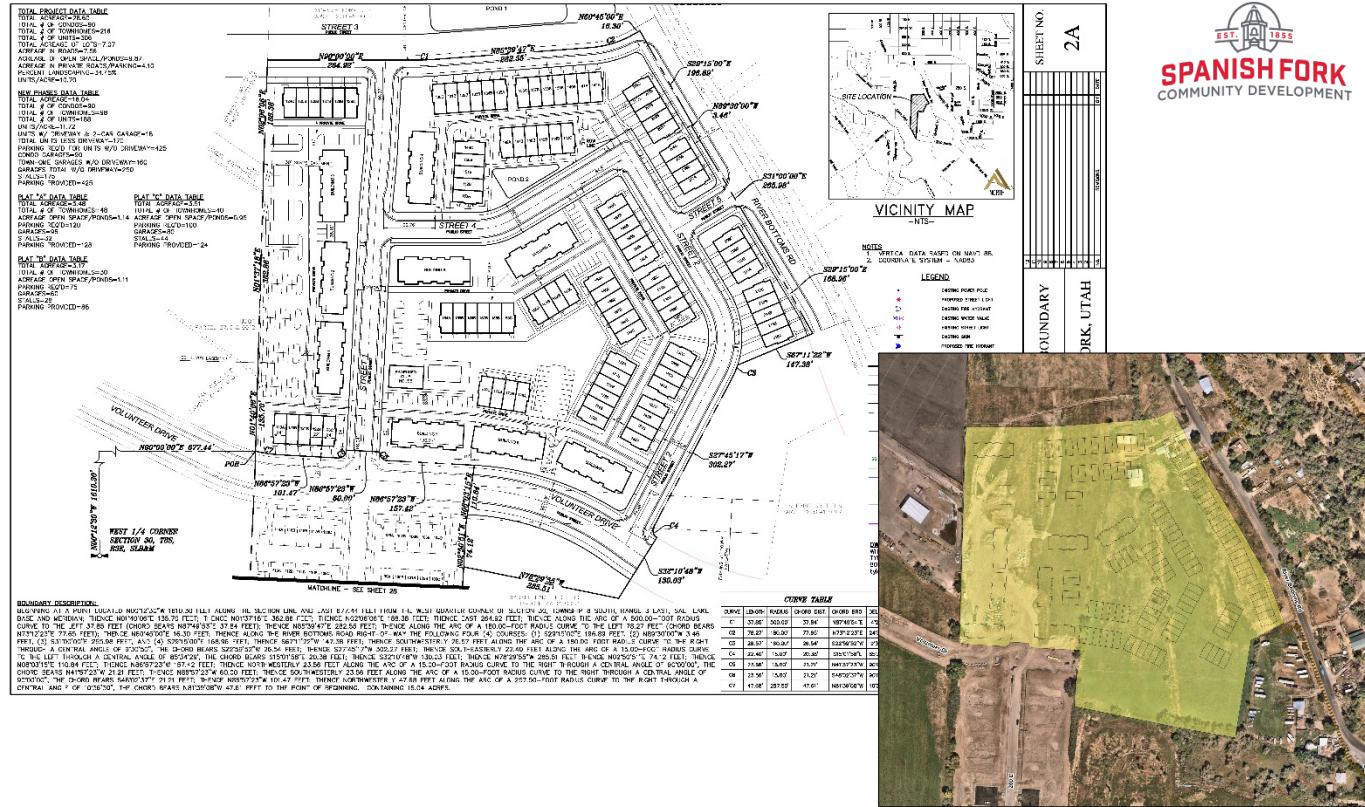
Exhibits

1. Site Plan.
2. Building Elevations.









River Run Townhomes Expanded Preliminary Plat and Zone Change Approval Request

March 6, 2024, Planning Commission meeting.

Located at 300 East Volunteer Drive, including 16.04 acres.

The subject property is zoned R-R and R-3. The General Plan designation is High Density Residential.

The applicant has requested approval of a Zone Change to R-3 with the Master Planned Development Overlay District in association with Preliminary Plat approval for an expanded master planned development with 188 additional multi-family residential units.

Key Issues

1. Improvements.
2. Phasing Plan.
3. Future Expansion.
4. Street Tree Plan and Landscaping.
5. Fencing and Walls.
6. Building Elevations.
7. Easements and Utilities.
8. Remnants.
9. Parking.

Recommendation

That the proposed Preliminary Plat and Zone Change be recommended for approval based on the following finding and subject to the following conditions.

Finding

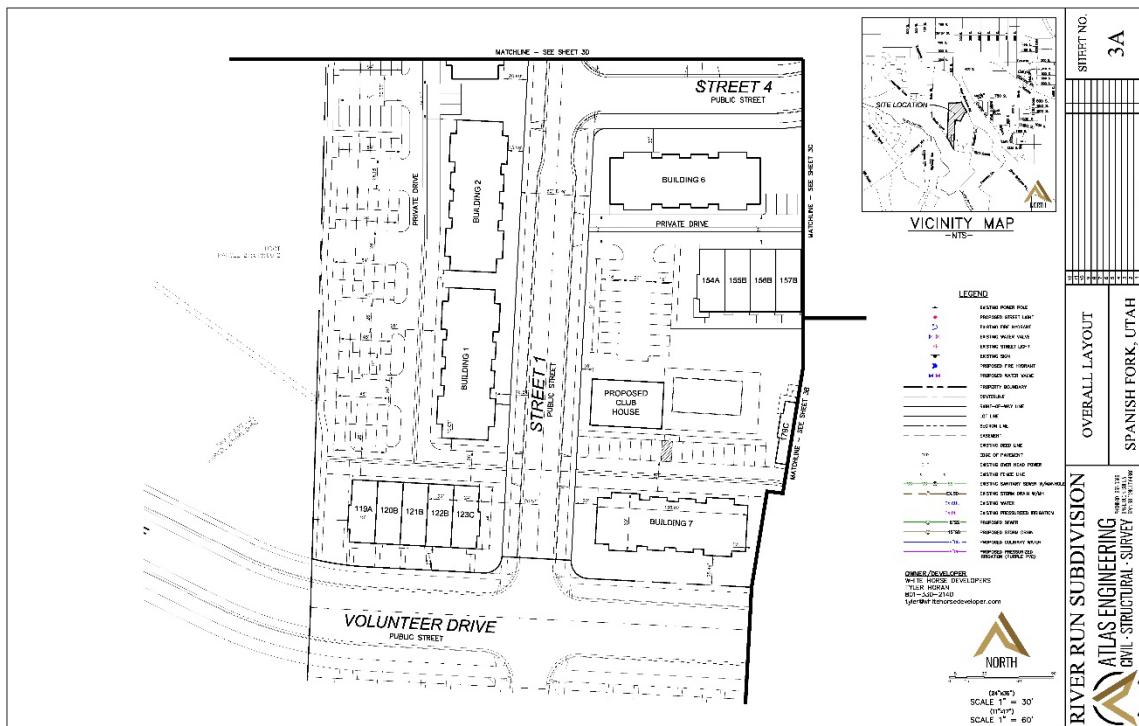
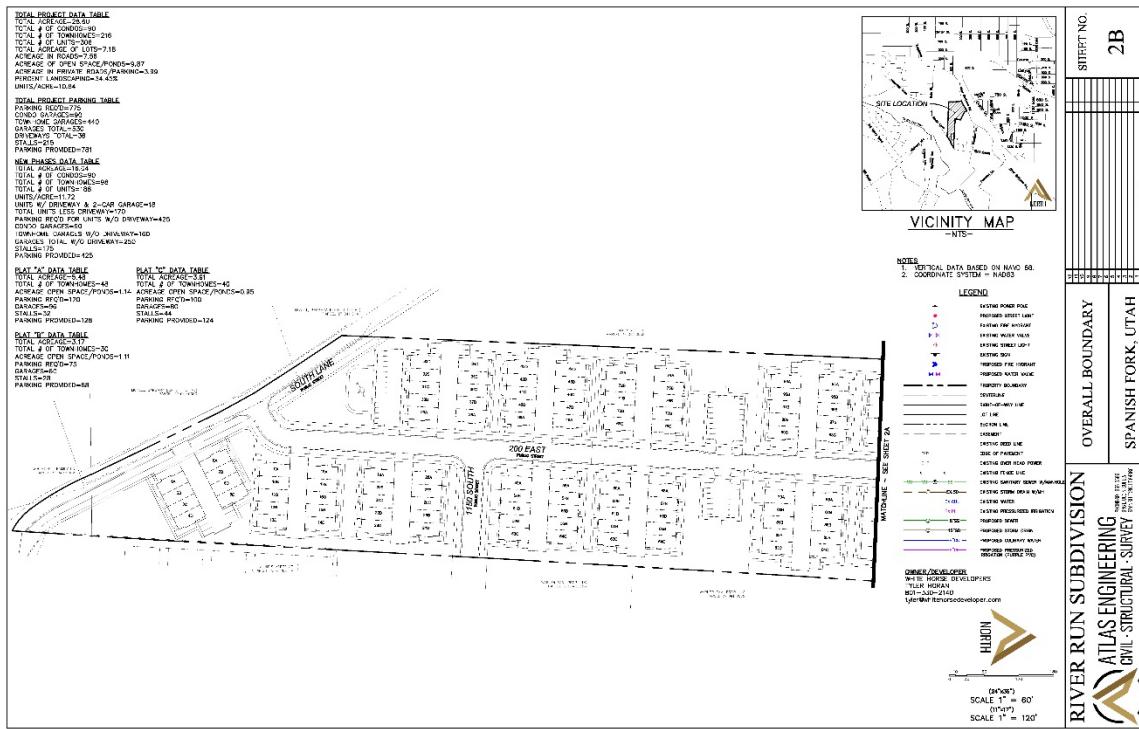
1. That the proposal conforms to the City's General Plan Designation.

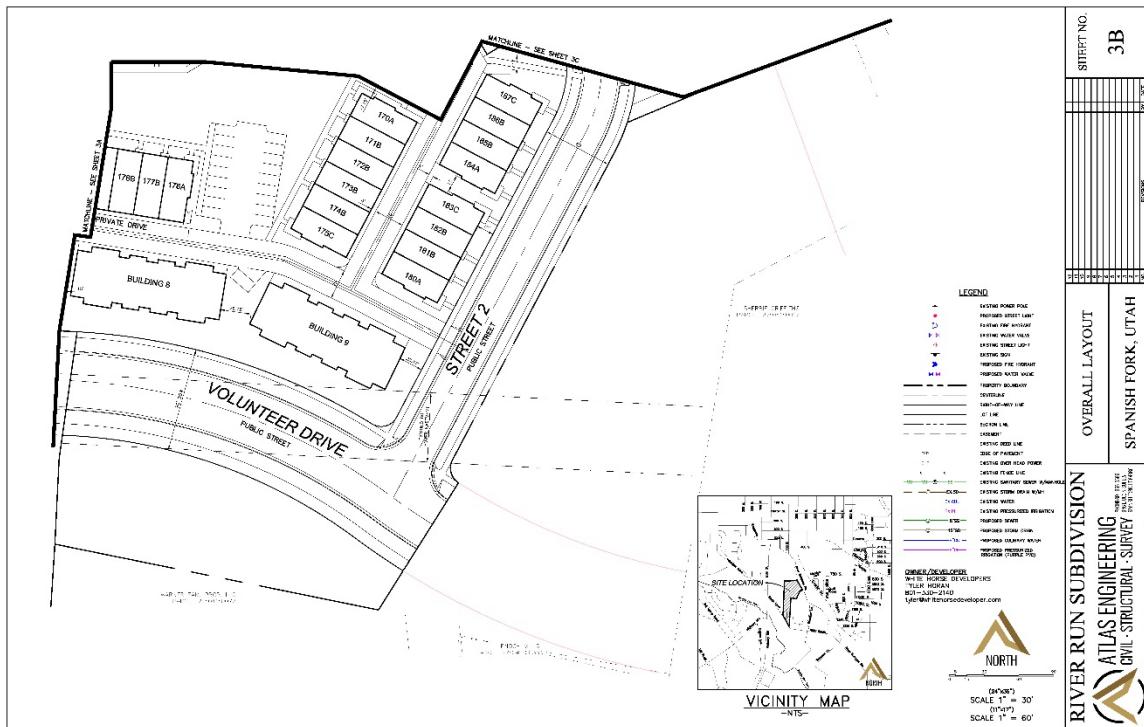
Conditions

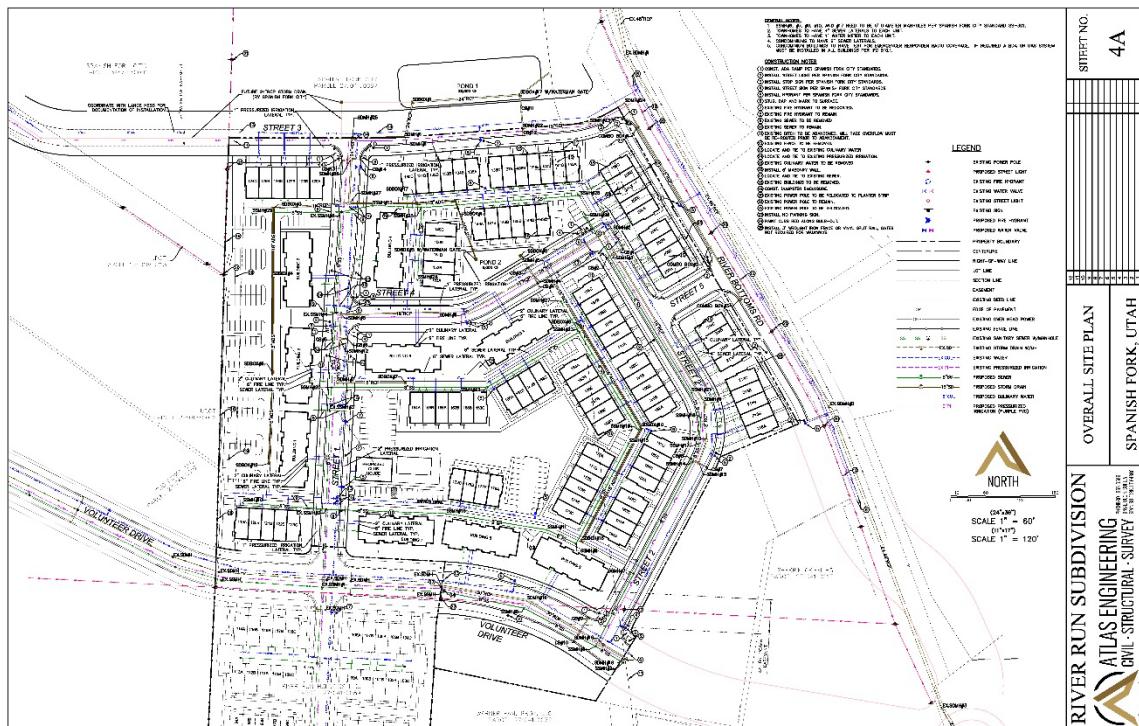
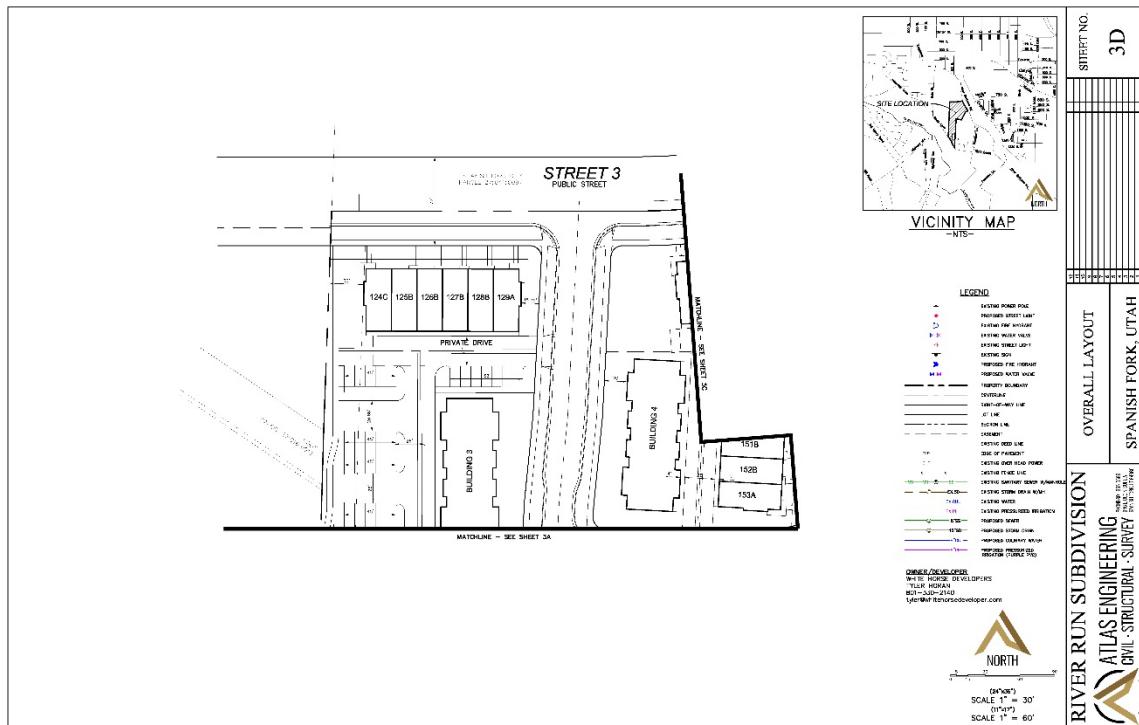
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

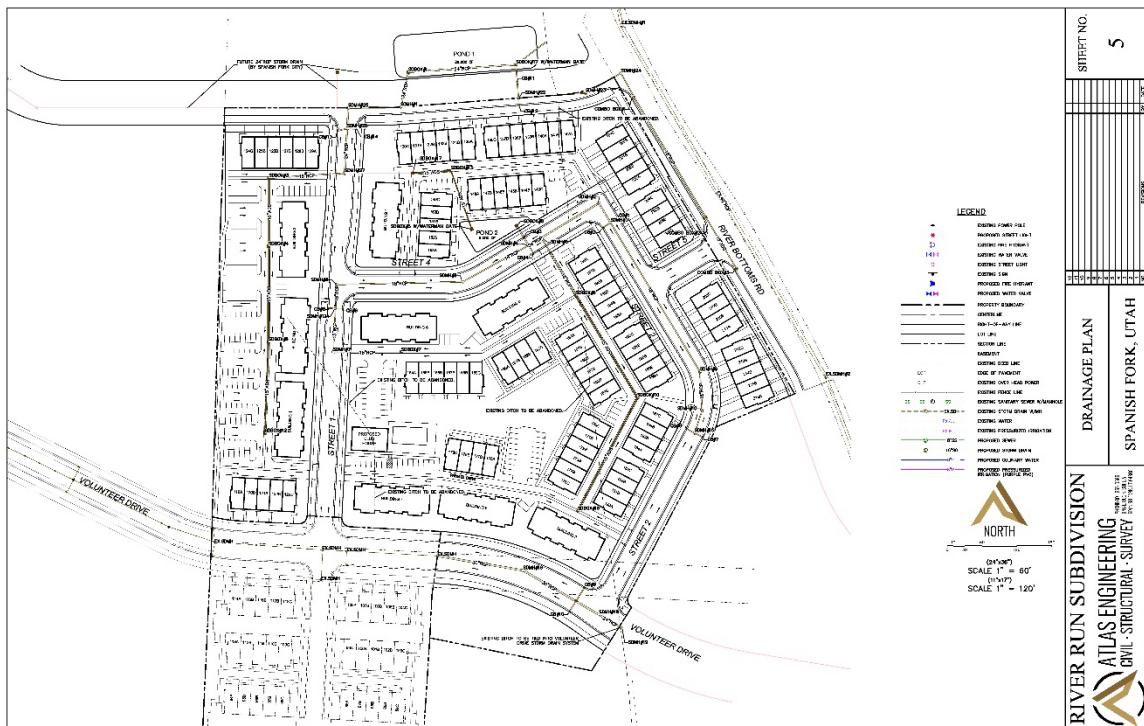
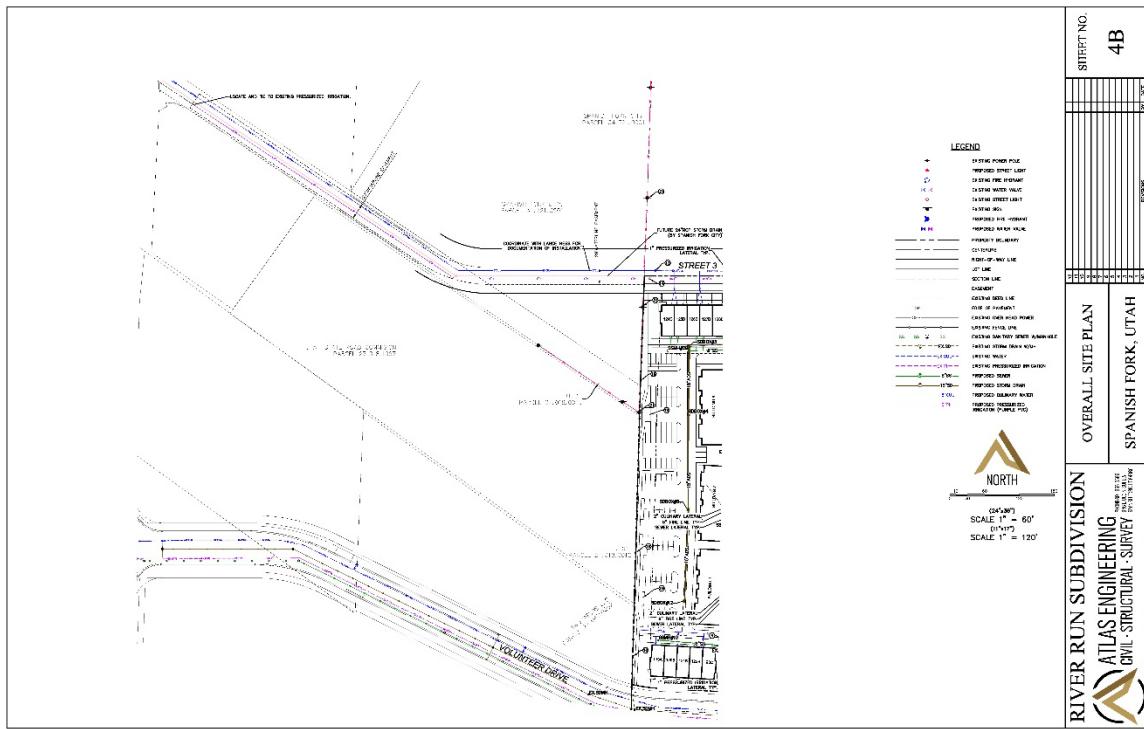
Exhibits

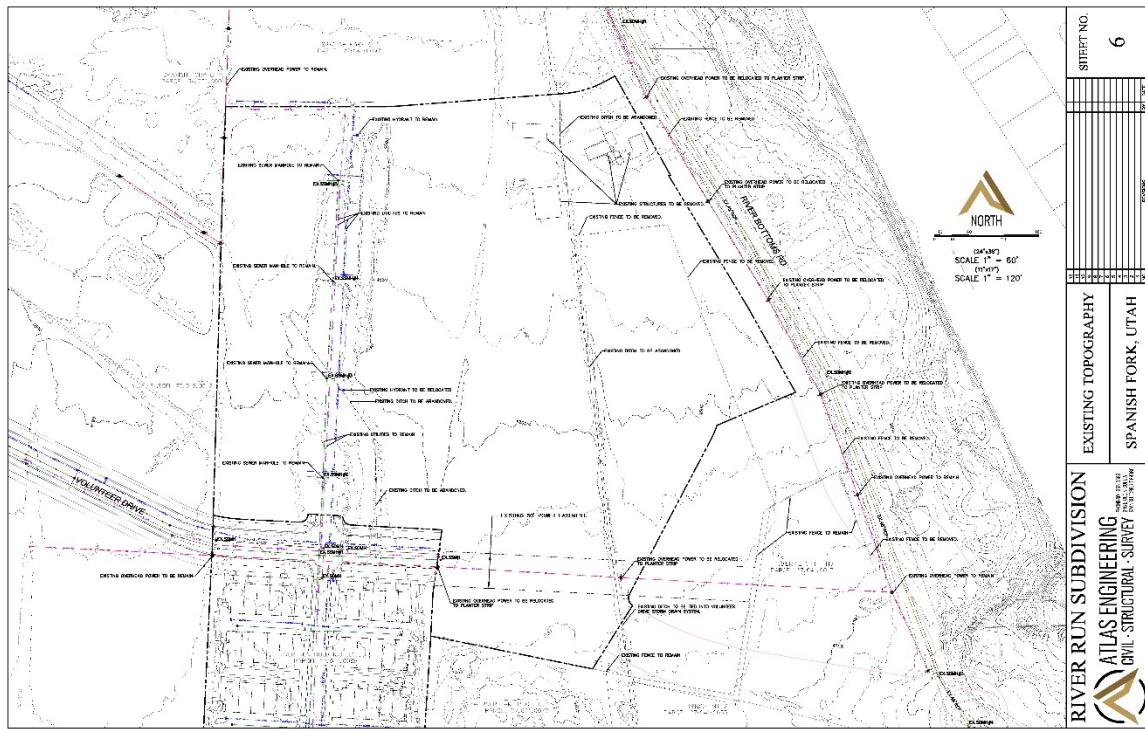
1. Preliminary Plat.
2. Landscaping and Amenities.
3. Building Elevations.
4. Zone Change.
5. Development Agreement.

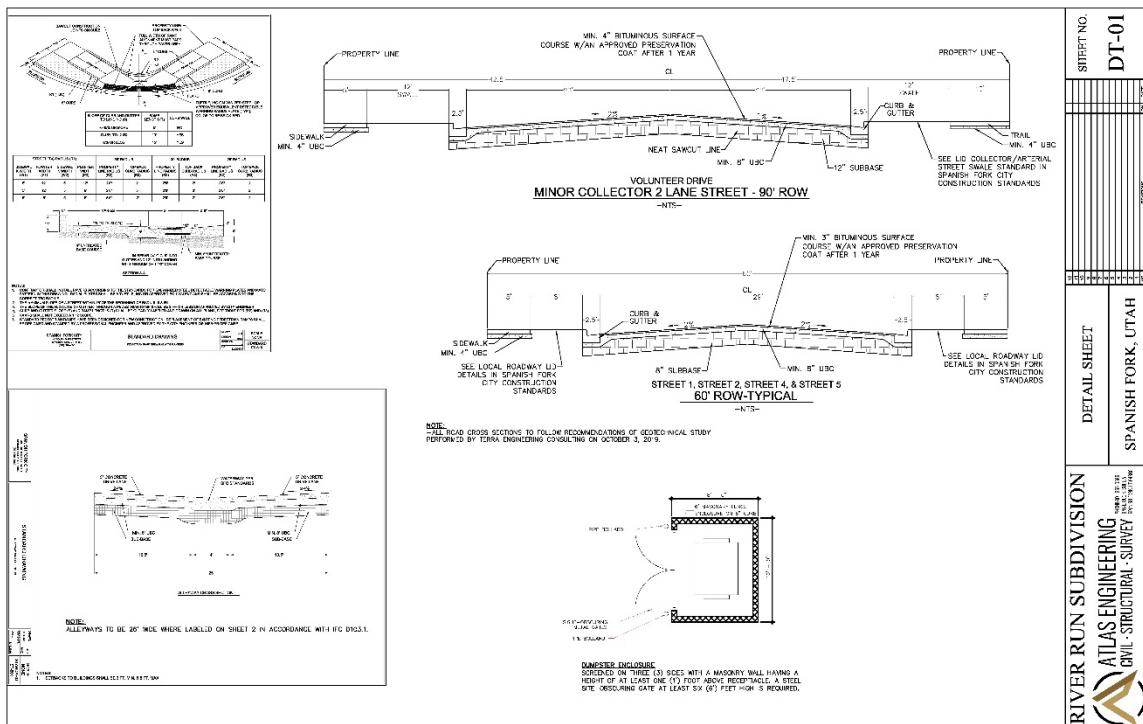
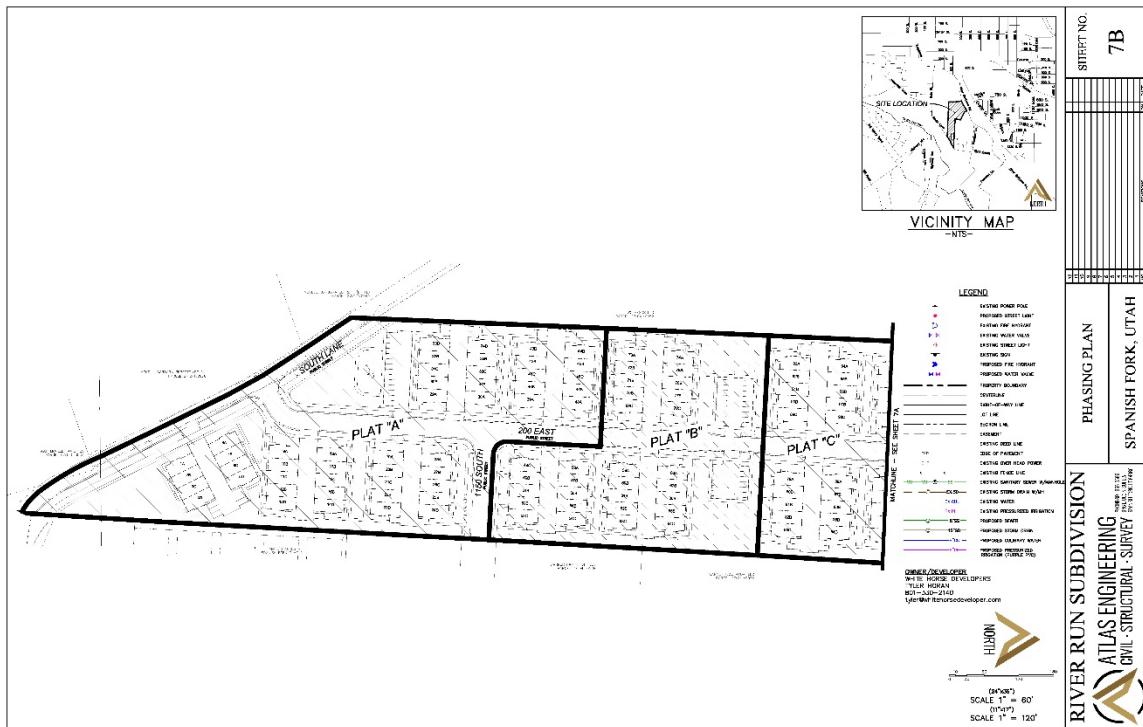


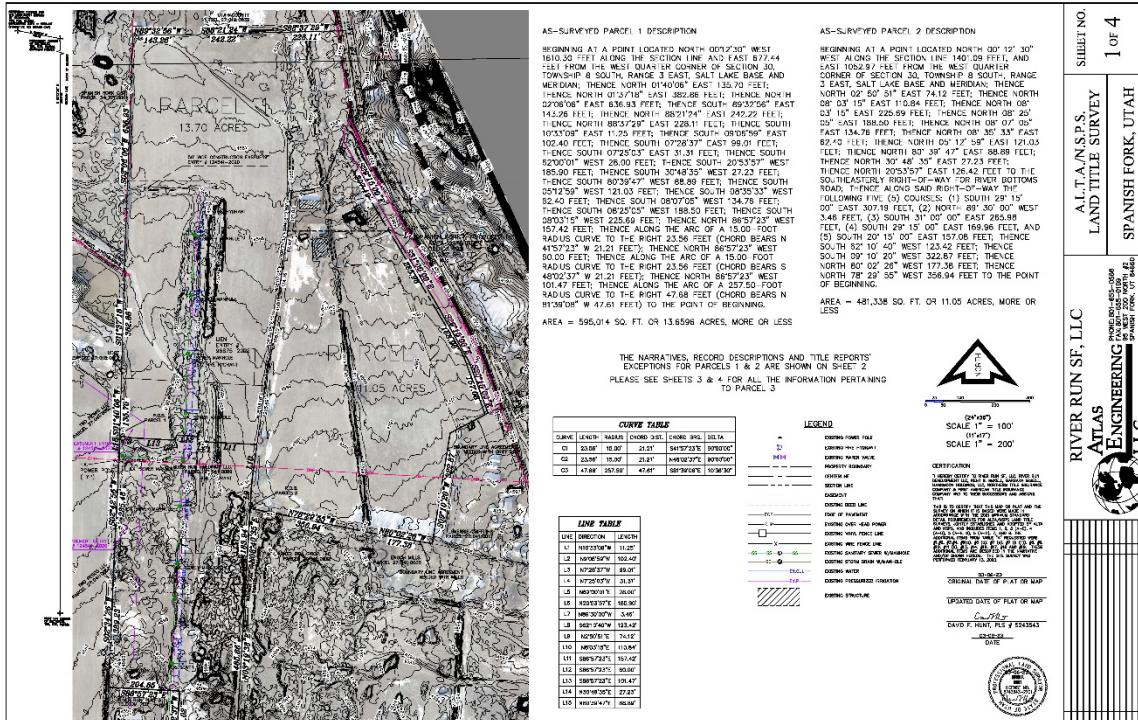
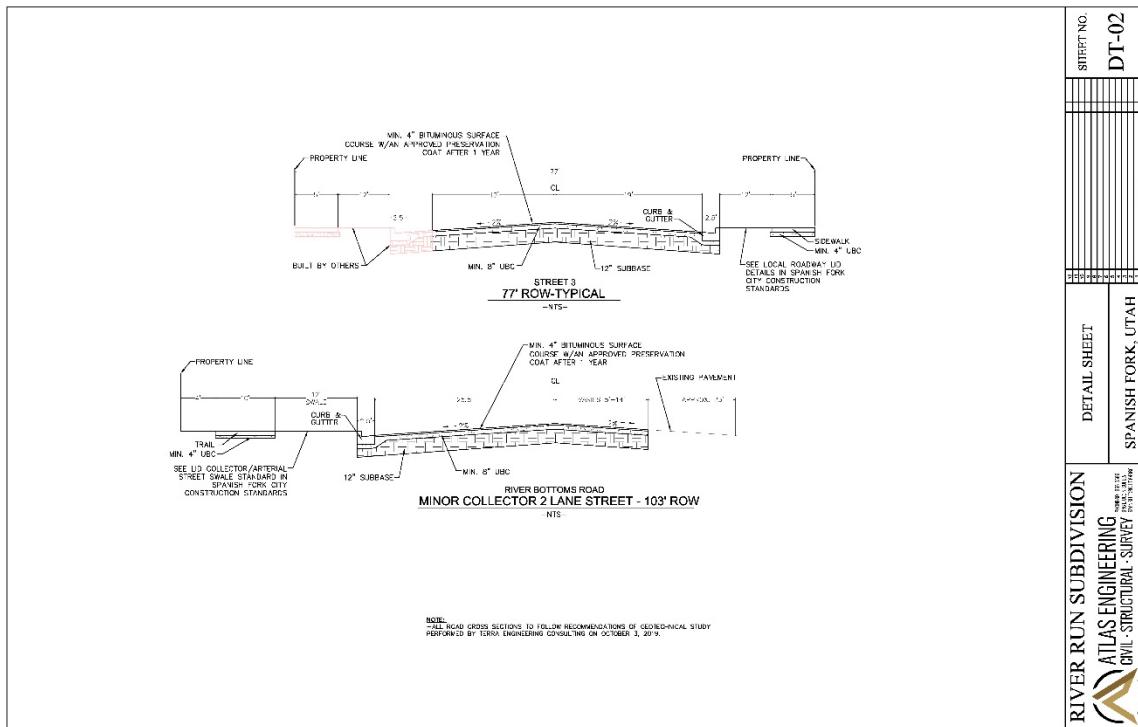


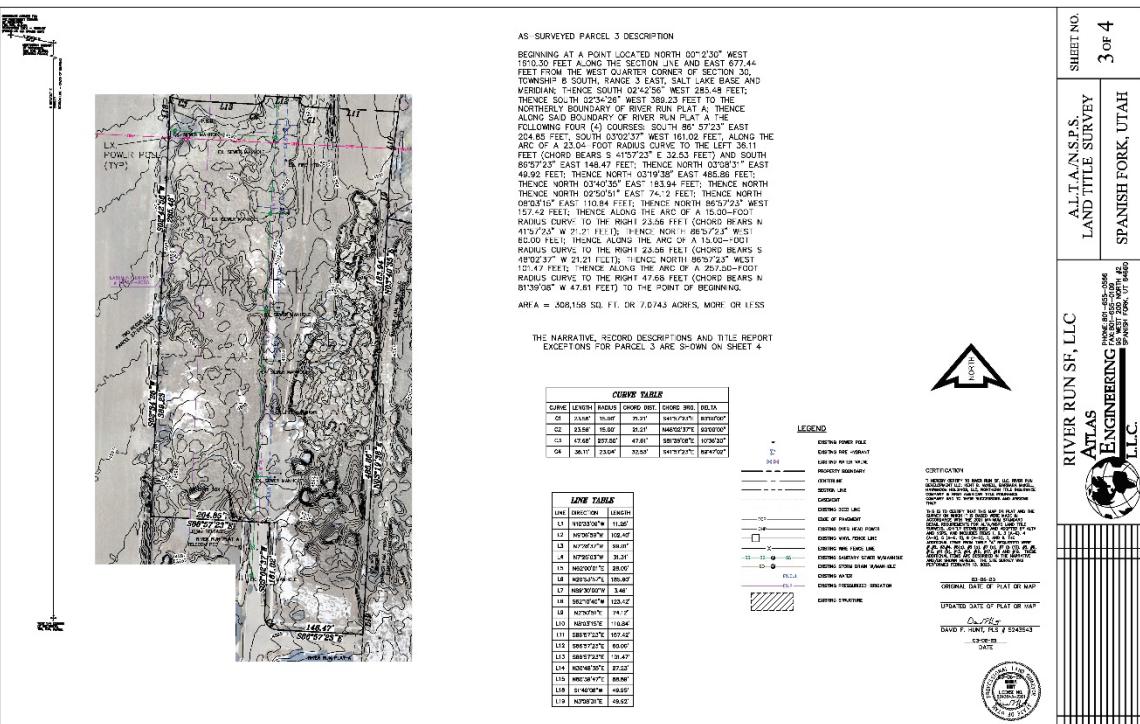


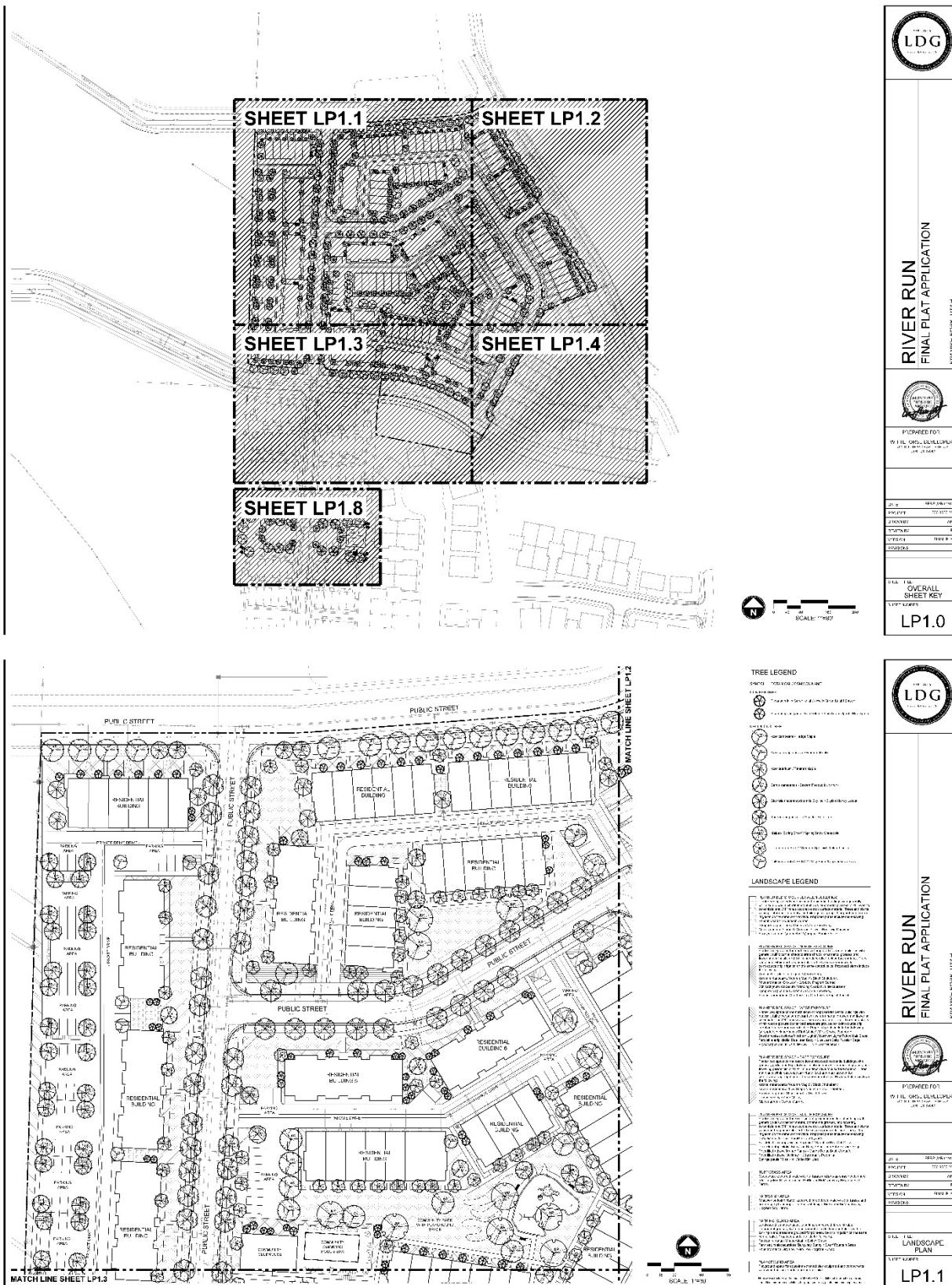




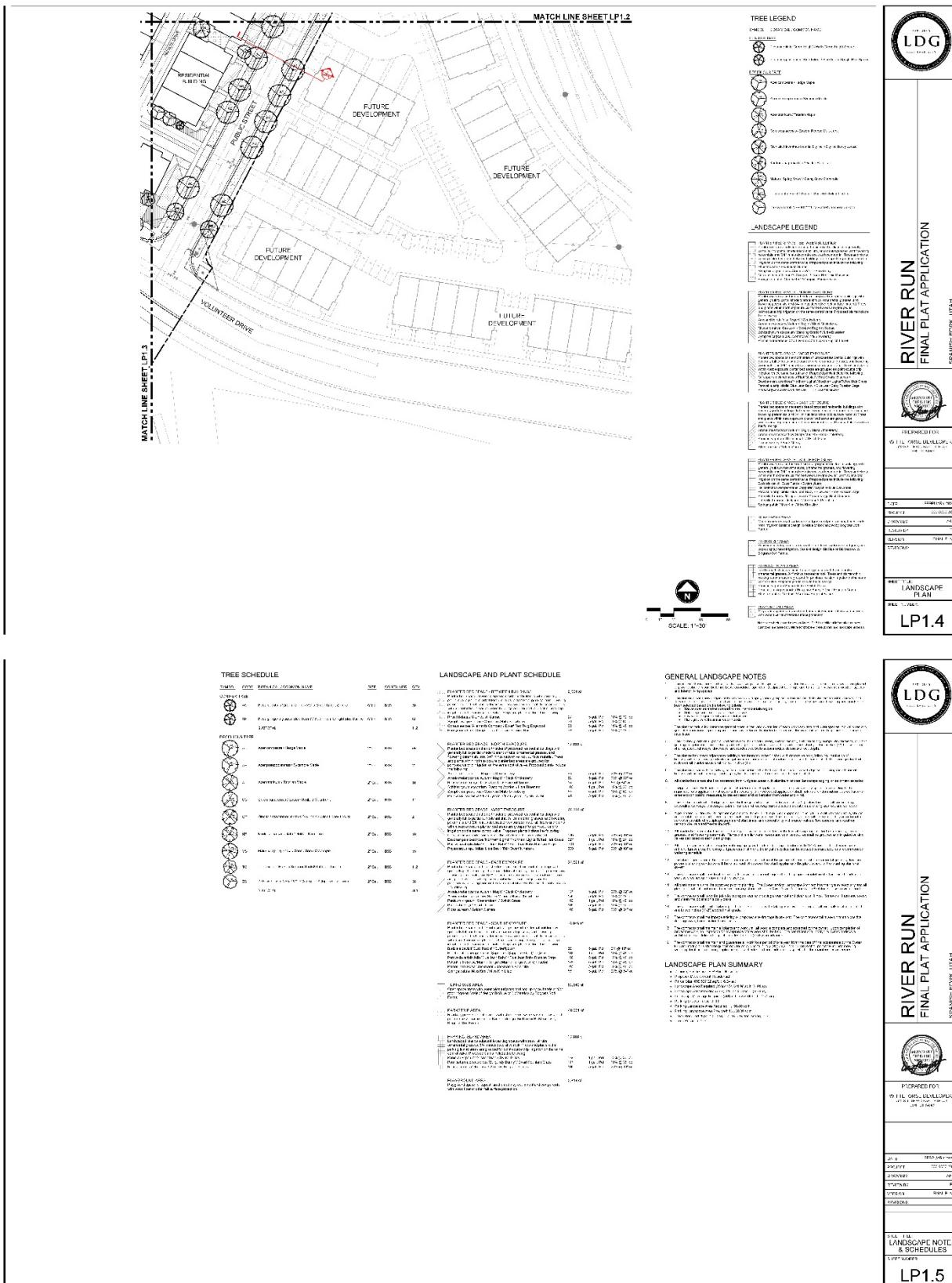


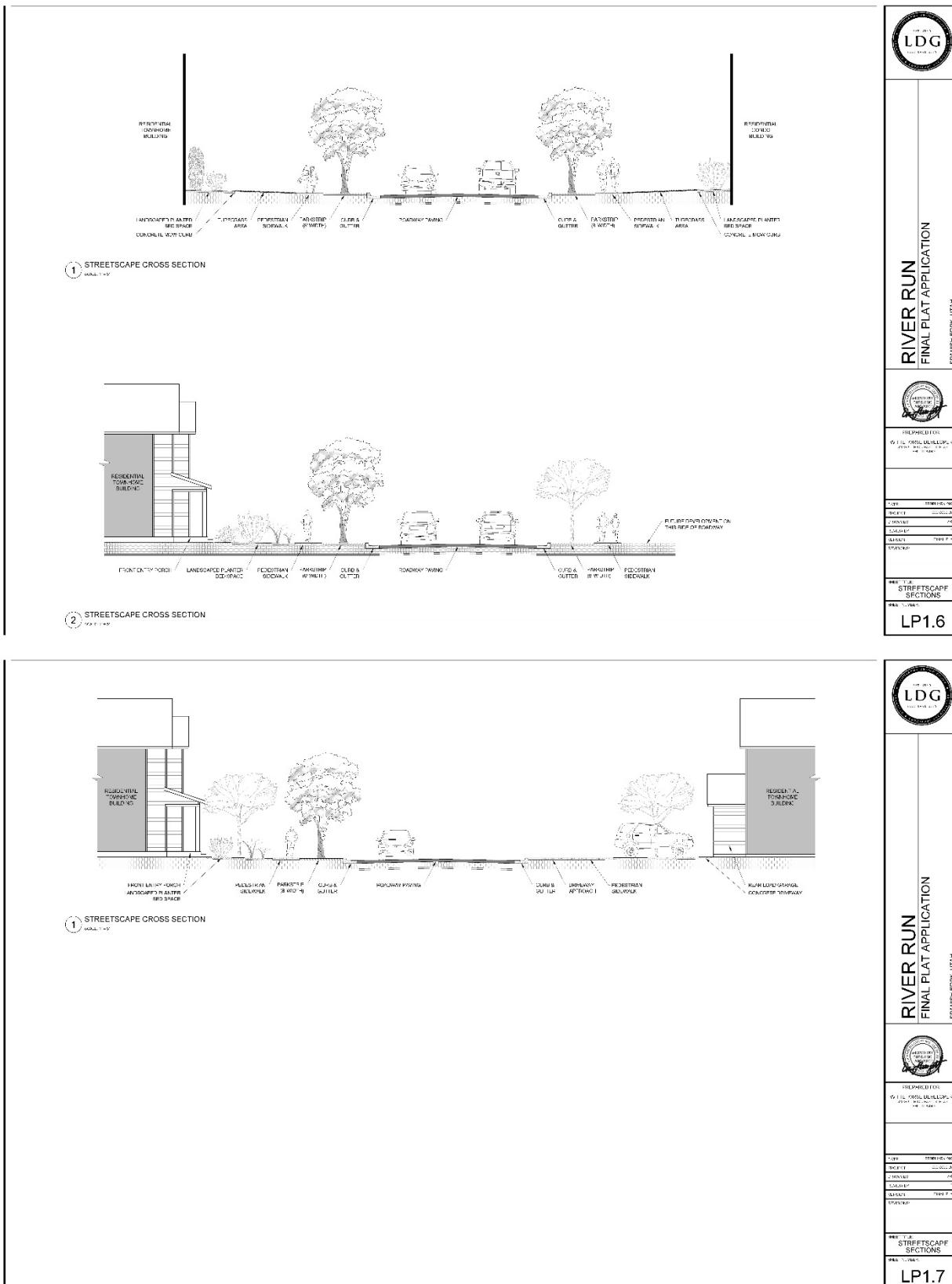


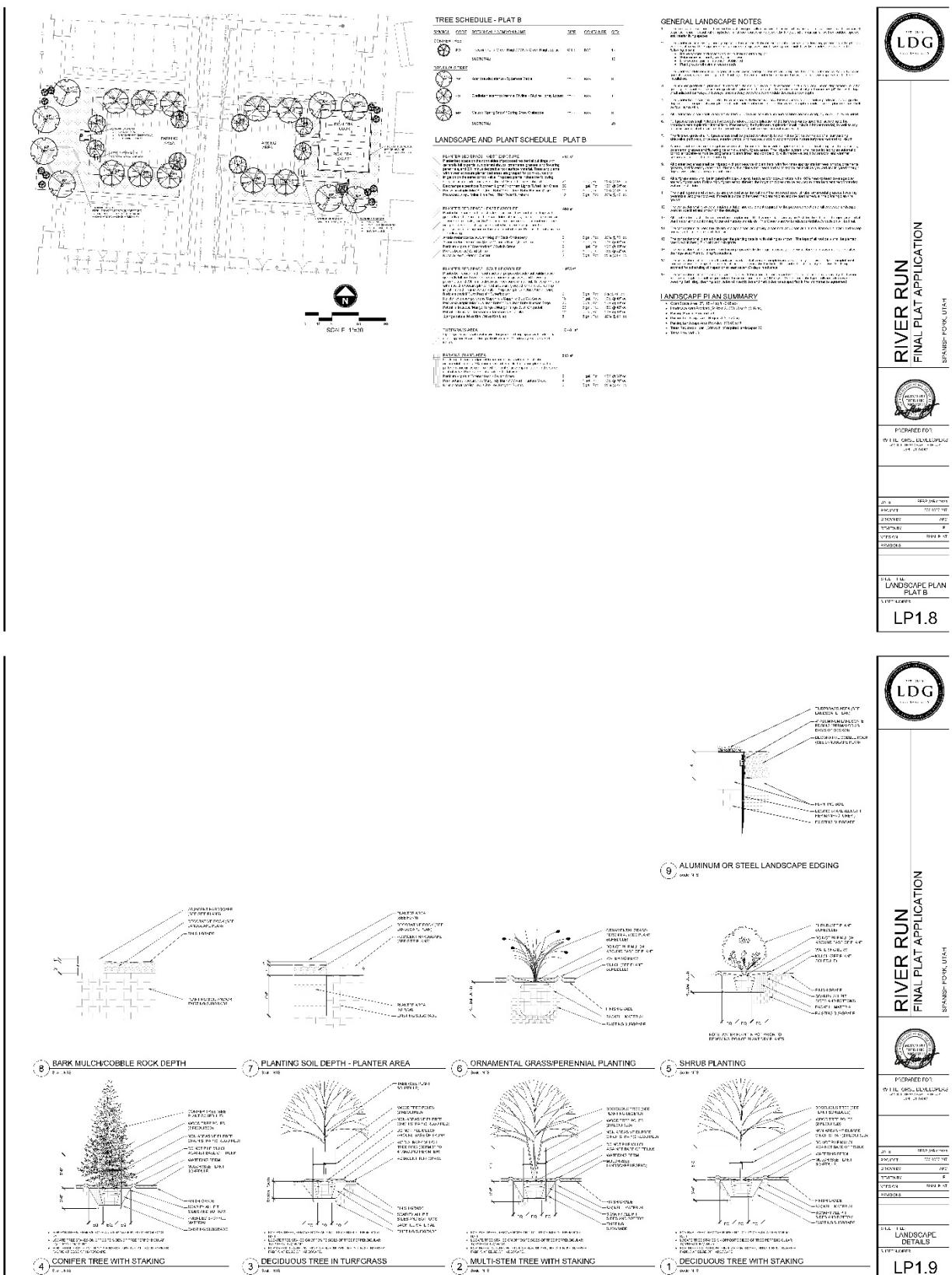




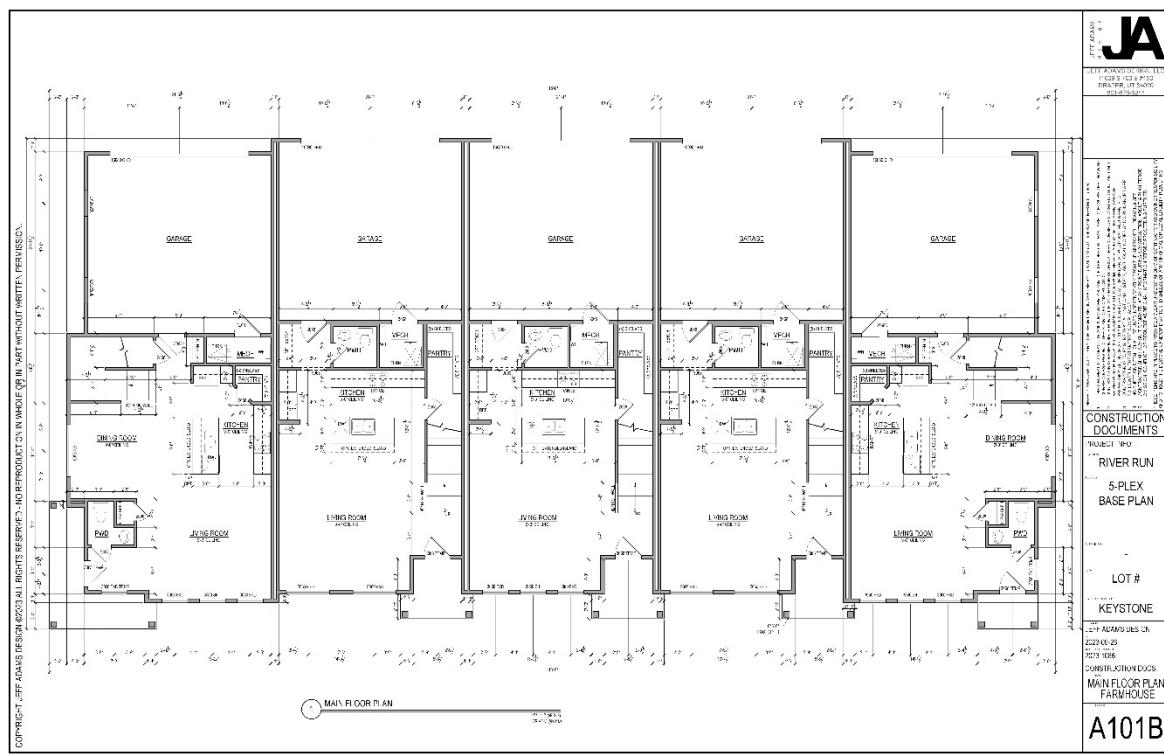




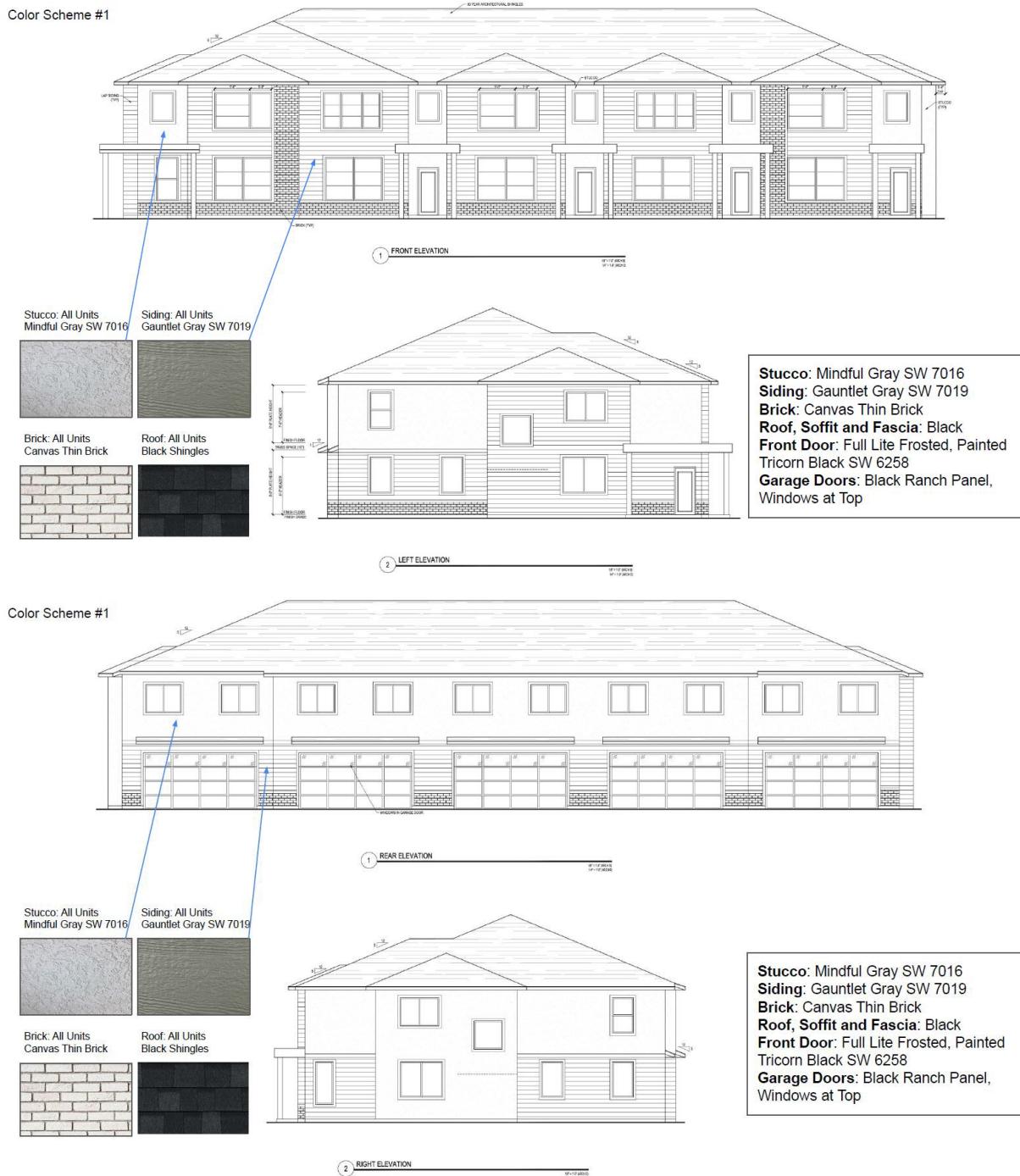












Color Scheme #2



1 FRONT ELEVATION

Stucco: All Units
Shoji White SW 7042

Brick: All Units
Canvas Thin Brick

Siding: All Units
Urbane Bronze SW 7048

Roof: All Units
Black Shingles

Stucco: Shoji White SW 7042
Siding: Urbane Bronze SW 7048
Brick: Canvas Thin Brick
Roof, Soffit and Fascia: Black
Front Door: Full Lite Frosted, Painted Tricorn Black SW 6258
Garage Doors: Black Ranch Panel, Windows at Top



2 LEFT ELEVATION

Color Scheme #2



1 REAR ELEVATION

Stucco: All Units
Shoji White SW 7042

Brick: All Units
Canvas Thin Brick

Siding: All Units
Urbane Bronze SW 7048

Roof: All Units
Black Shingles

Stucco: Shoji White SW 7042
Siding: Urbane Bronze SW 7048
Brick: Canvas Thin Brick
Roof, Soffit and Fascia: Black
Front Door: Full Lite Frosted, Painted Tricorn Black SW 6258
Garage Doors: Black Ranch Panel, Windows at Top



2 RIGHT ELEVATION

Color Scheme #3



Stucco: All Units
Shoji White SW 7042



Siding: All Units
Iron Ore SW 7069



Brick: All Units
Charcoal Thin Brick



Roof: All Units
Black Shingles

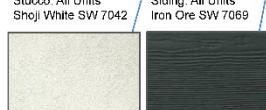


Stucco: Shoji White SW 7042
Siding: Iron Ore SW 7069
Brick: Charcoal Thin Brick
Front Door: Full Lite Frosted, Painted Tricorn Black SW 6258
Garage Doors: Black Ranch Panel, Windows at Top

Color Scheme #3



Stucco: All Units
Shoji White SW 7042



Siding: All Units
Iron Ore SW 7069



Brick: All Units
Charcoal Thin Brick



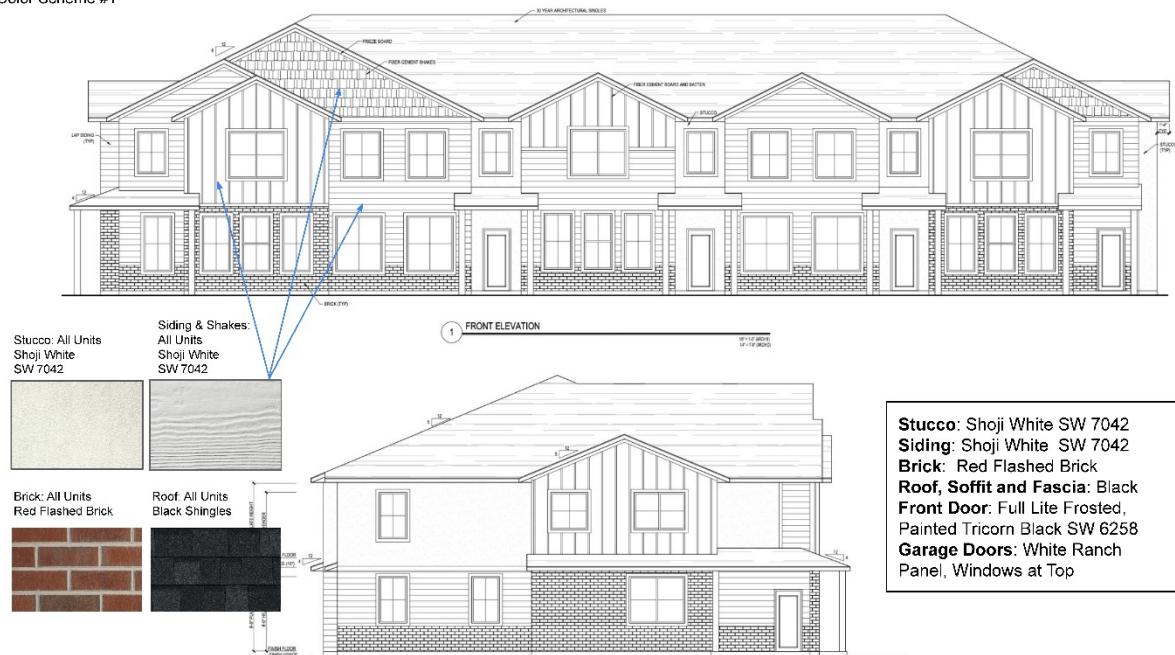
Roof: All Units
Black Shingles



Stucco: Shoji White SW 7042
Siding: Iron Ore SW 7069
Brick: Charcoal Thin Brick
Front Door: Full Lite Frosted, Painted Tricorn Black SW 6258
Garage Doors: Black Ranch Panel, Windows at Top



Color Scheme #1



Color Scheme #1



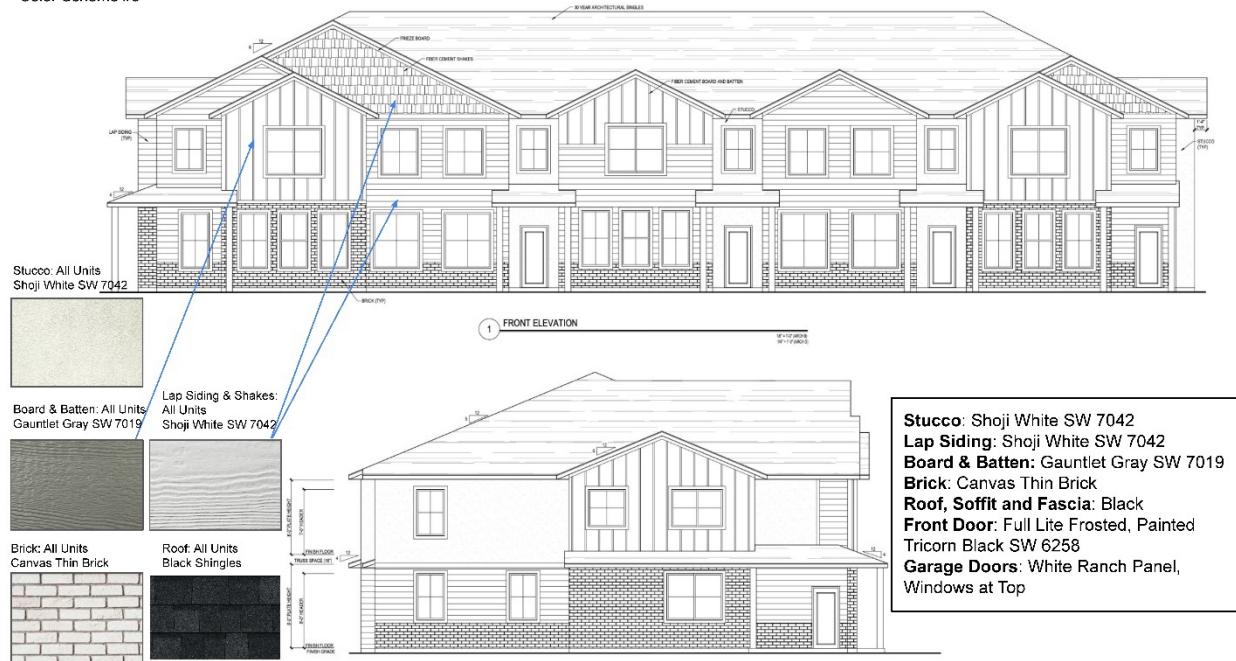
Color Scheme #2



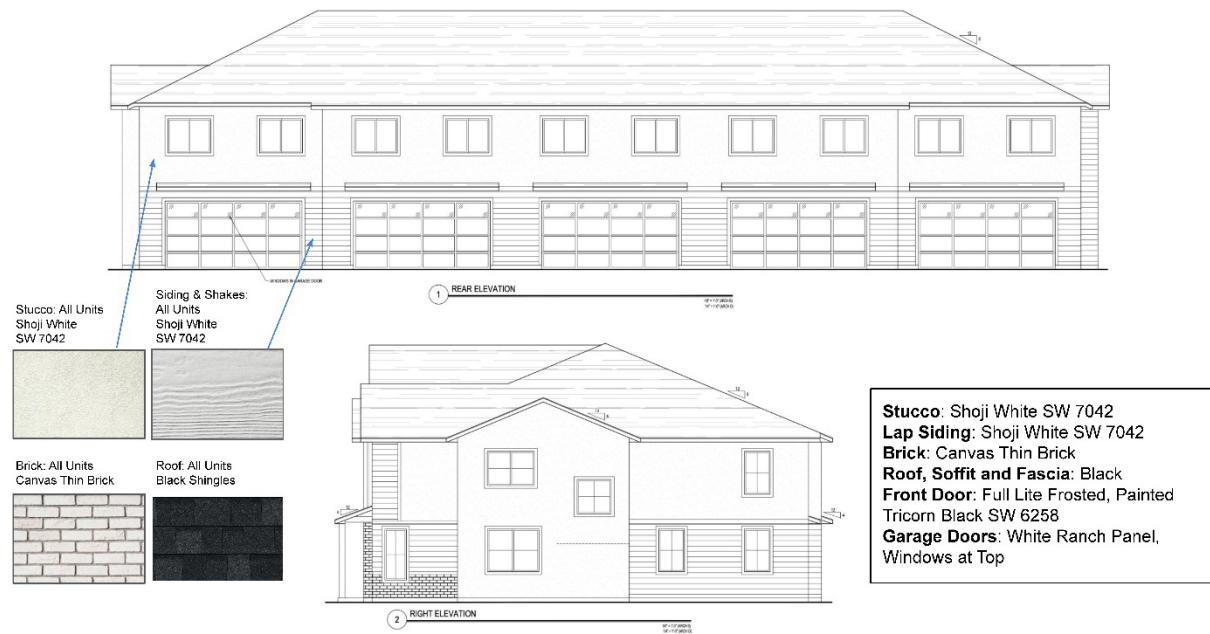
Color Scheme #2



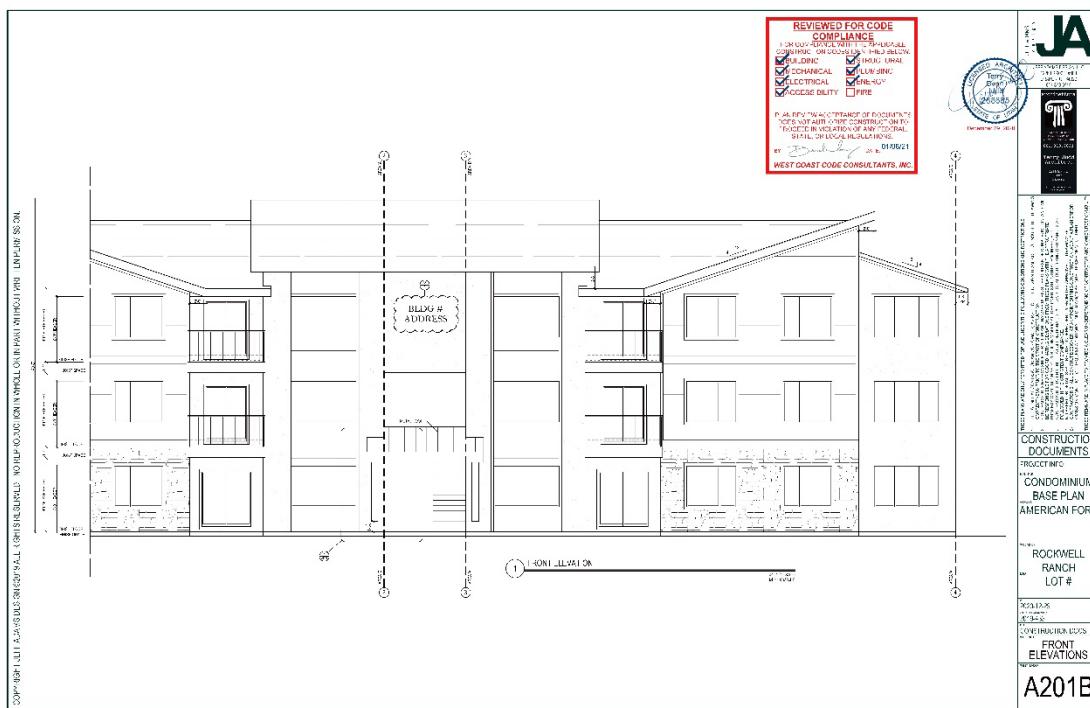
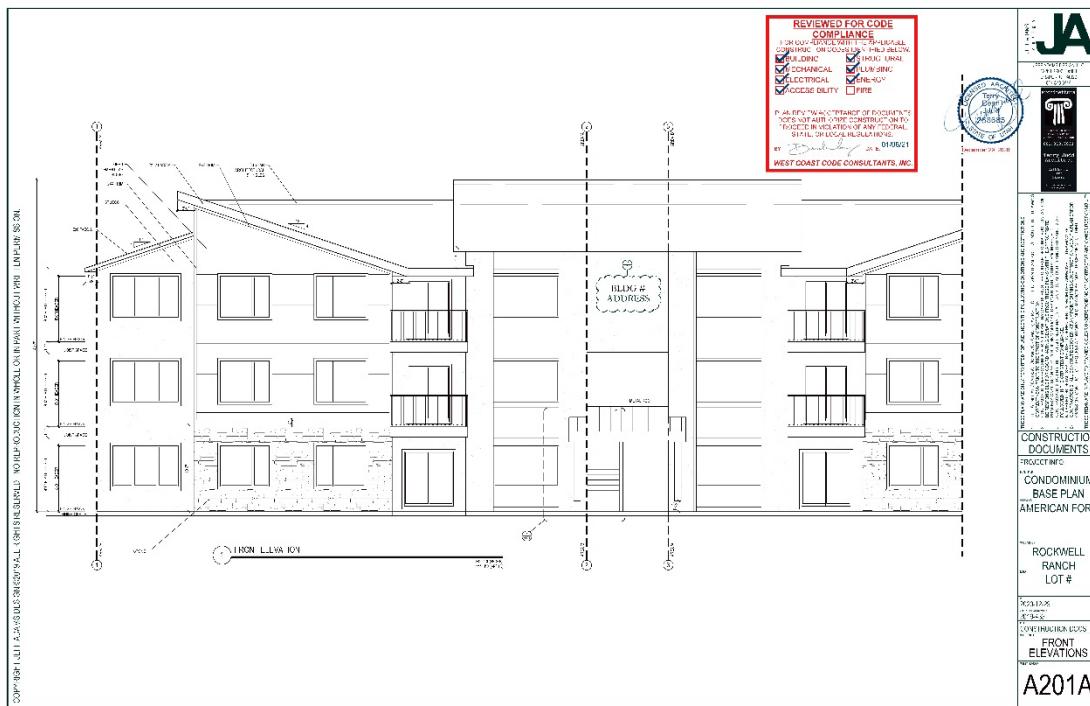
Color Scheme #3

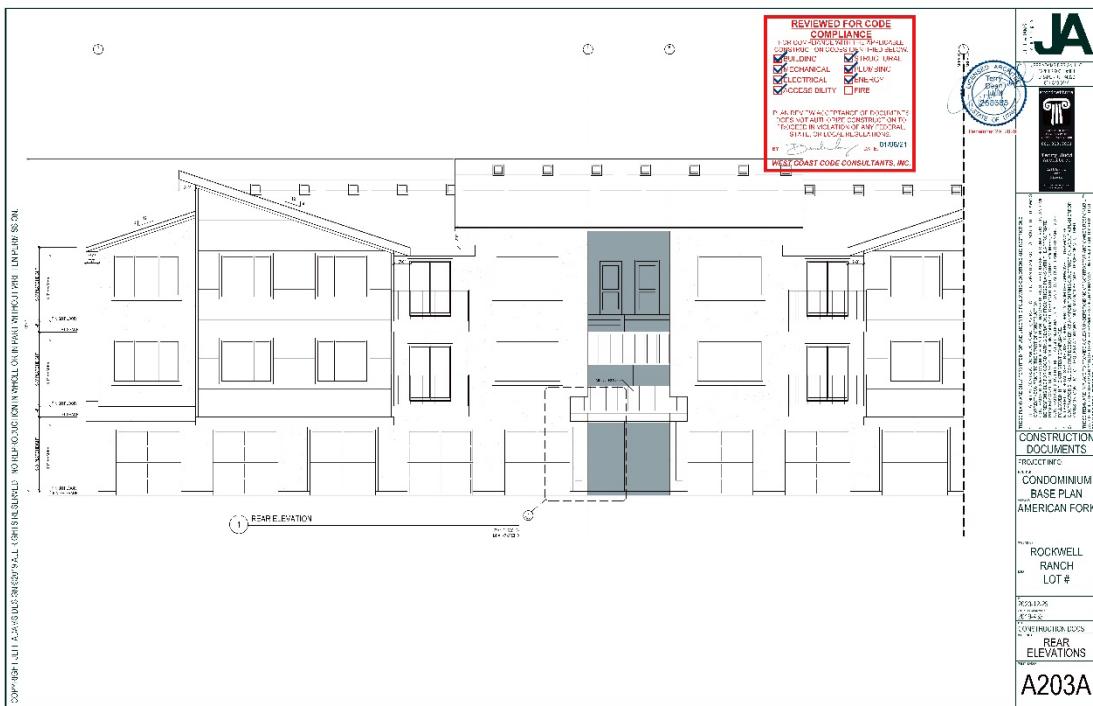
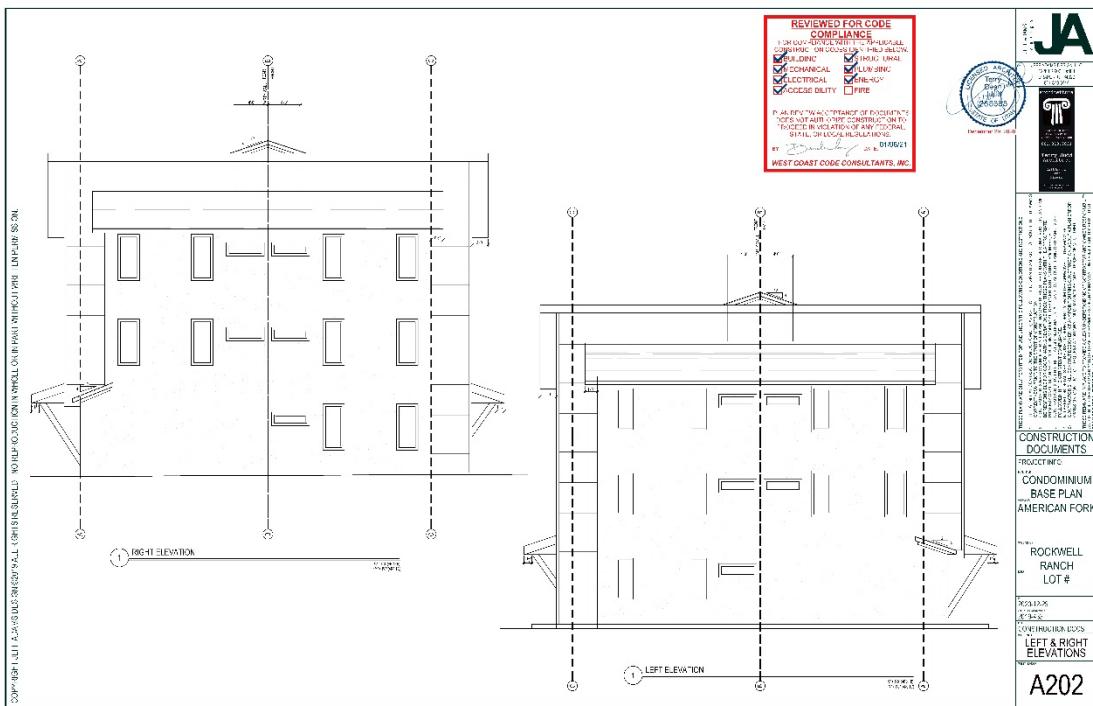


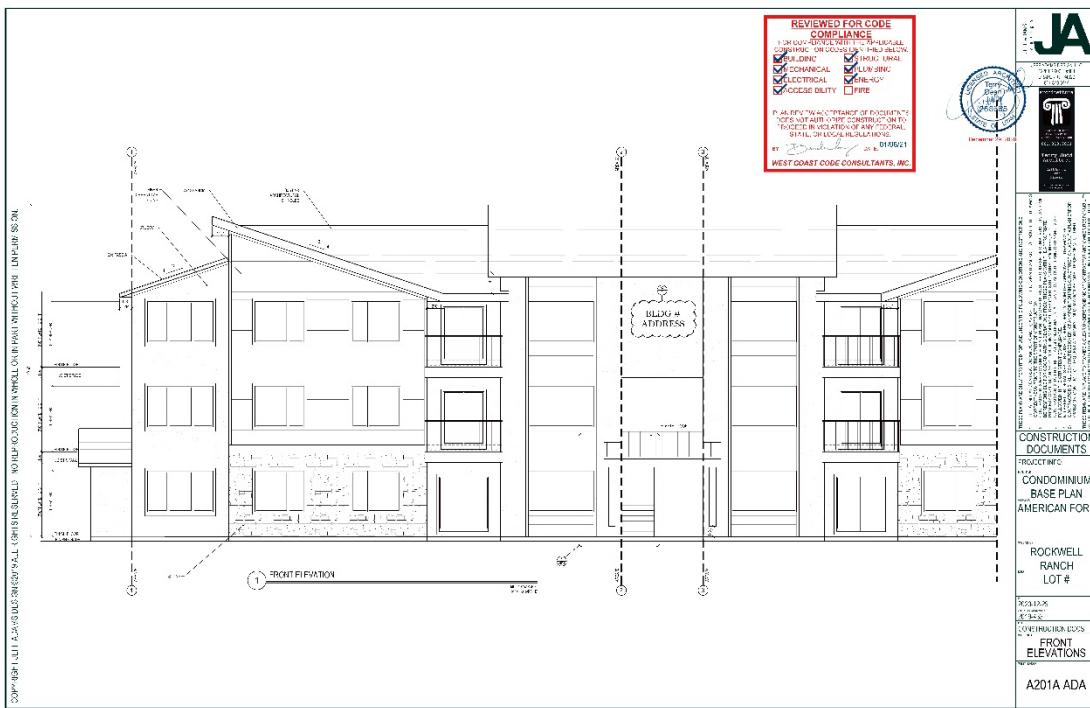
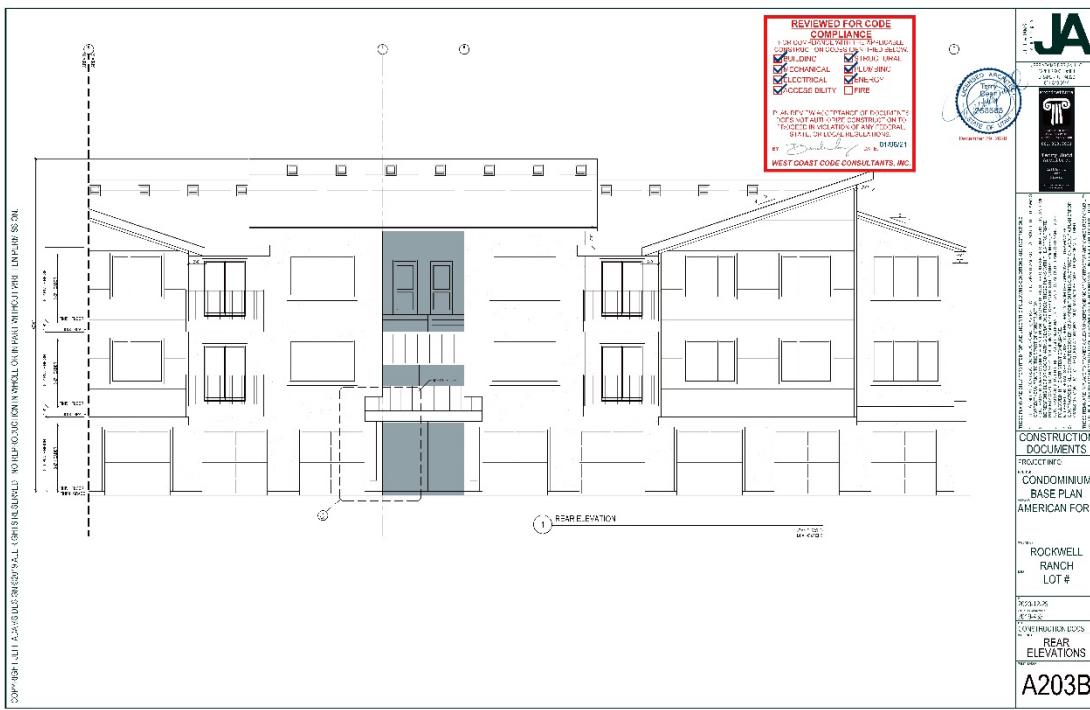
Color Scheme #3

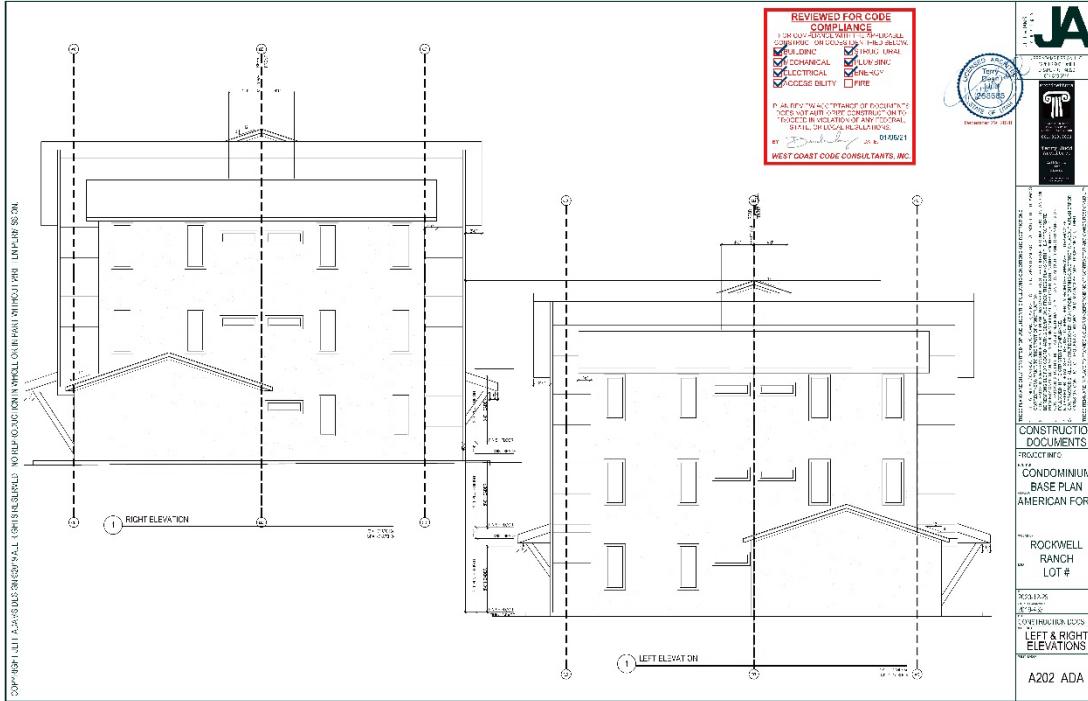
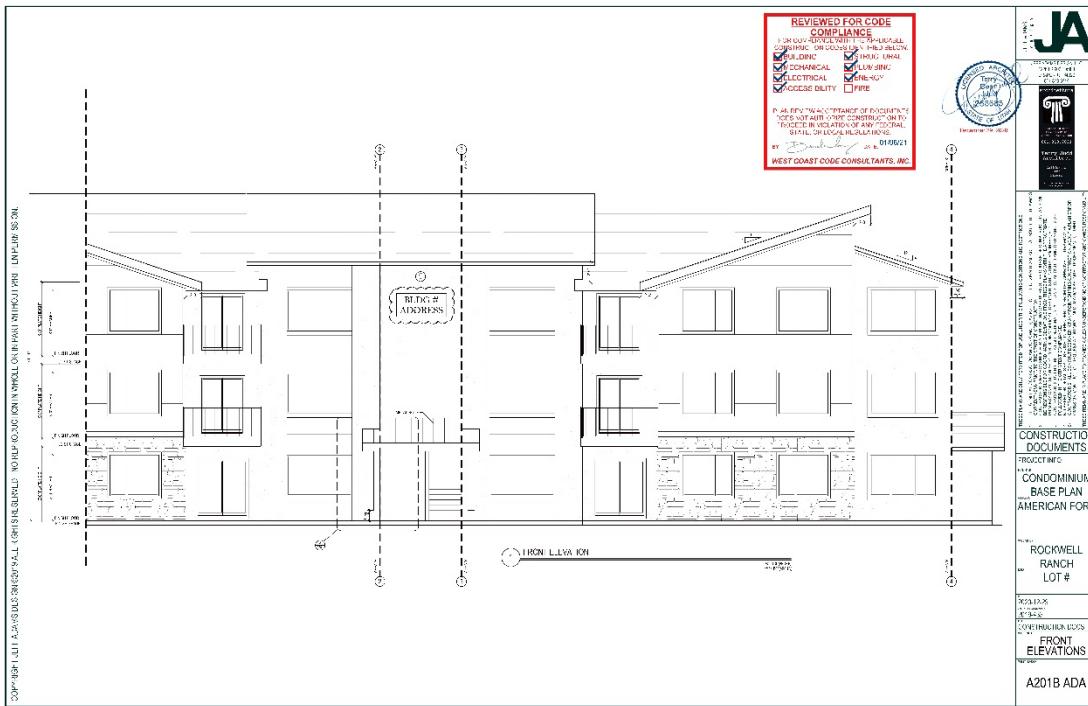


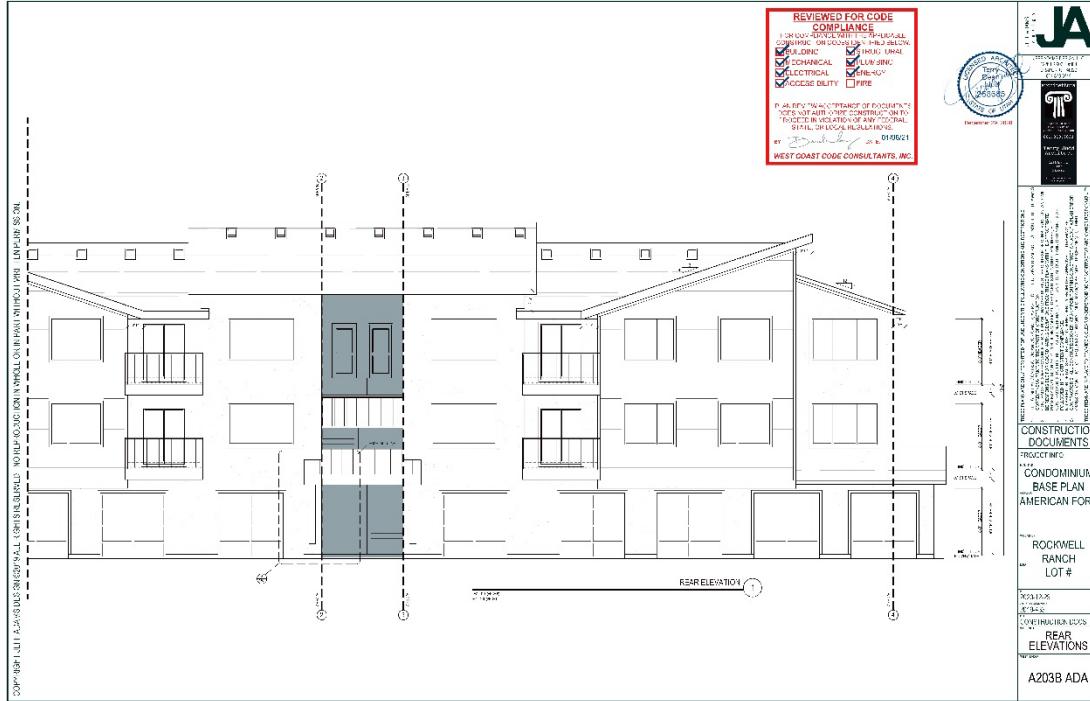


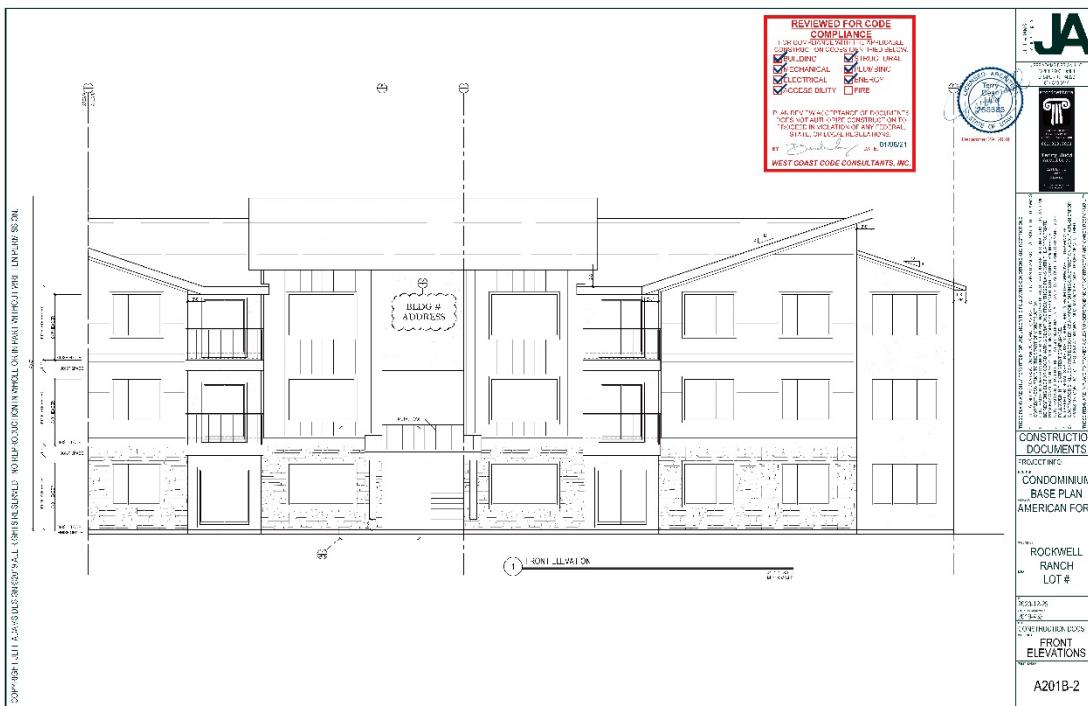
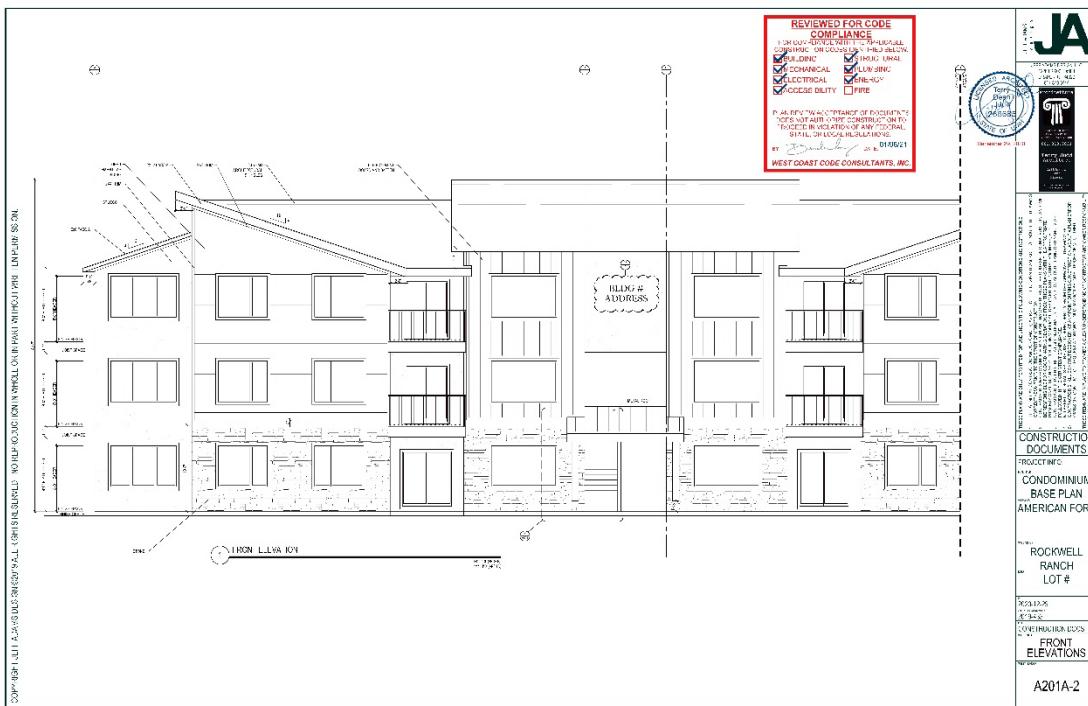


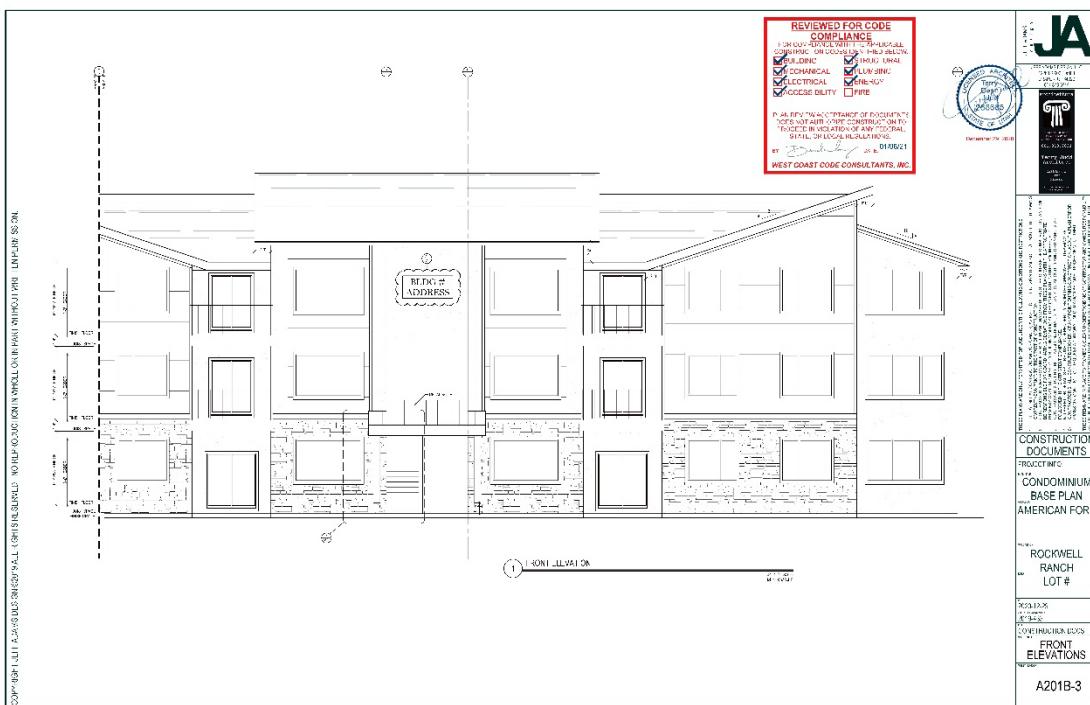
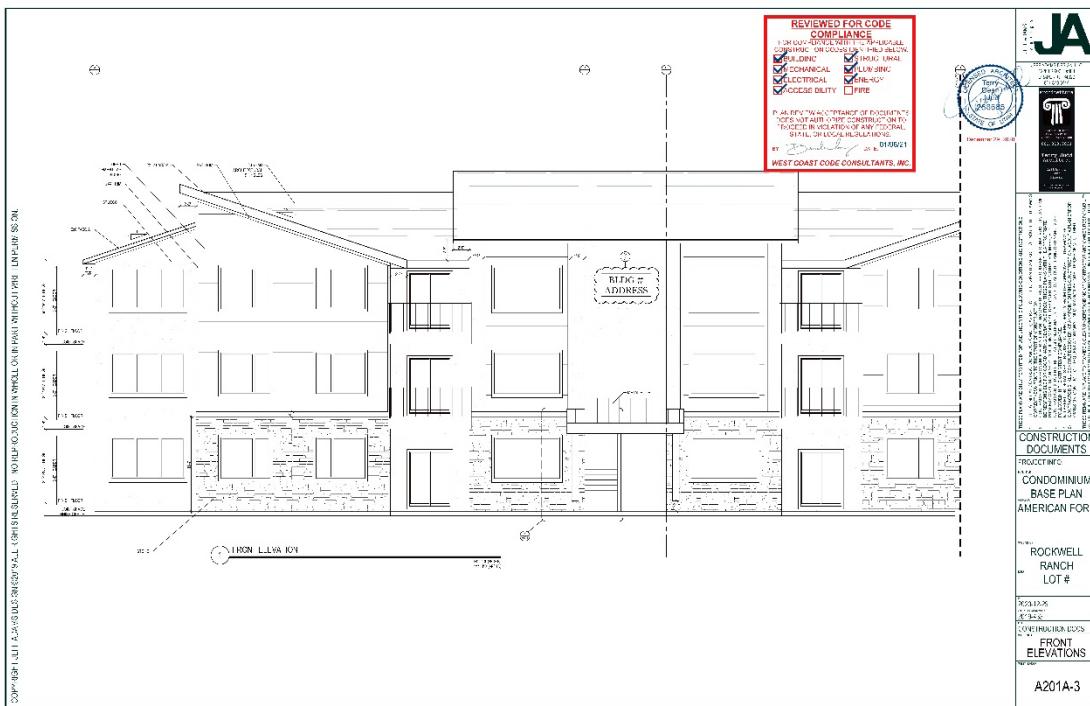


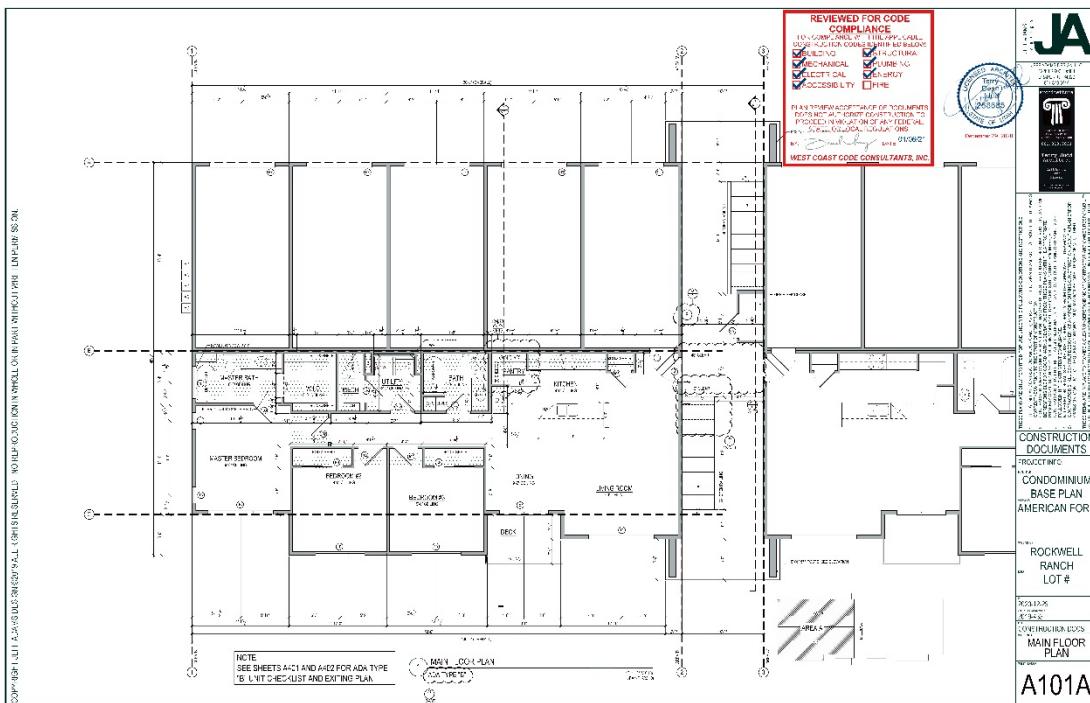
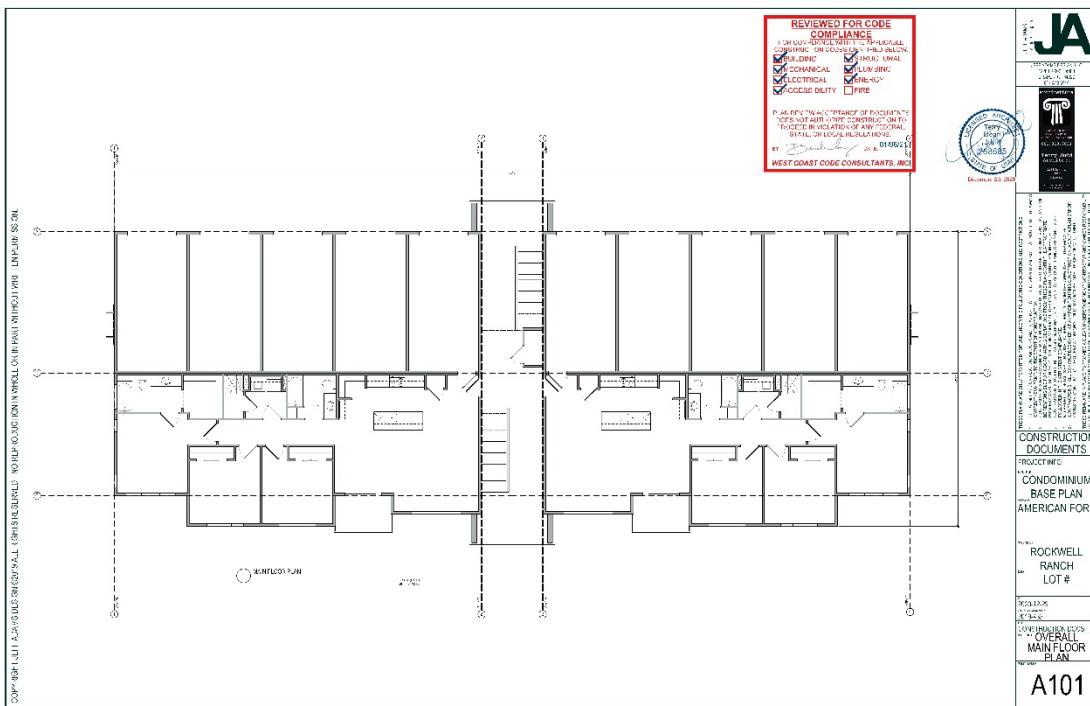


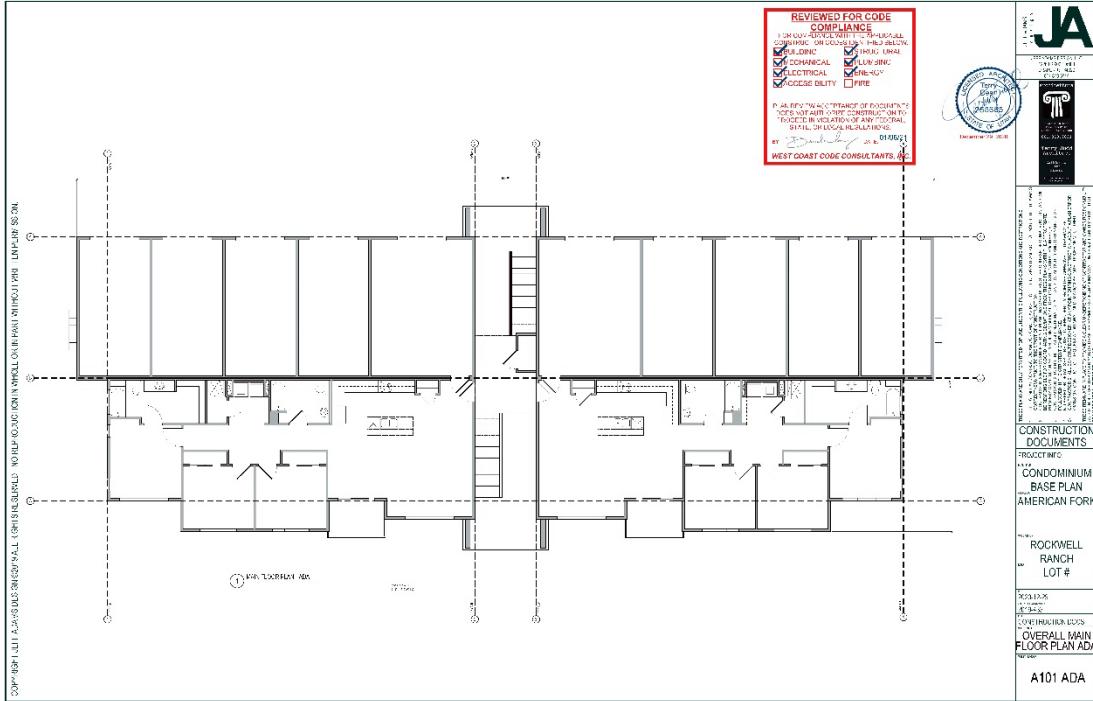
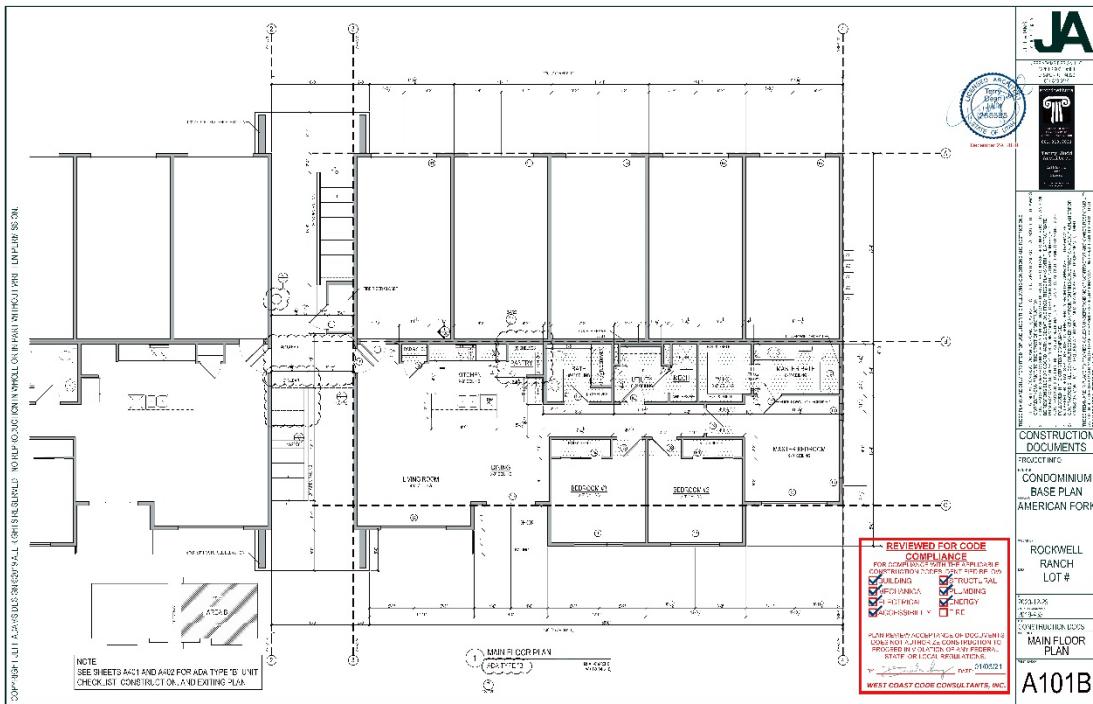


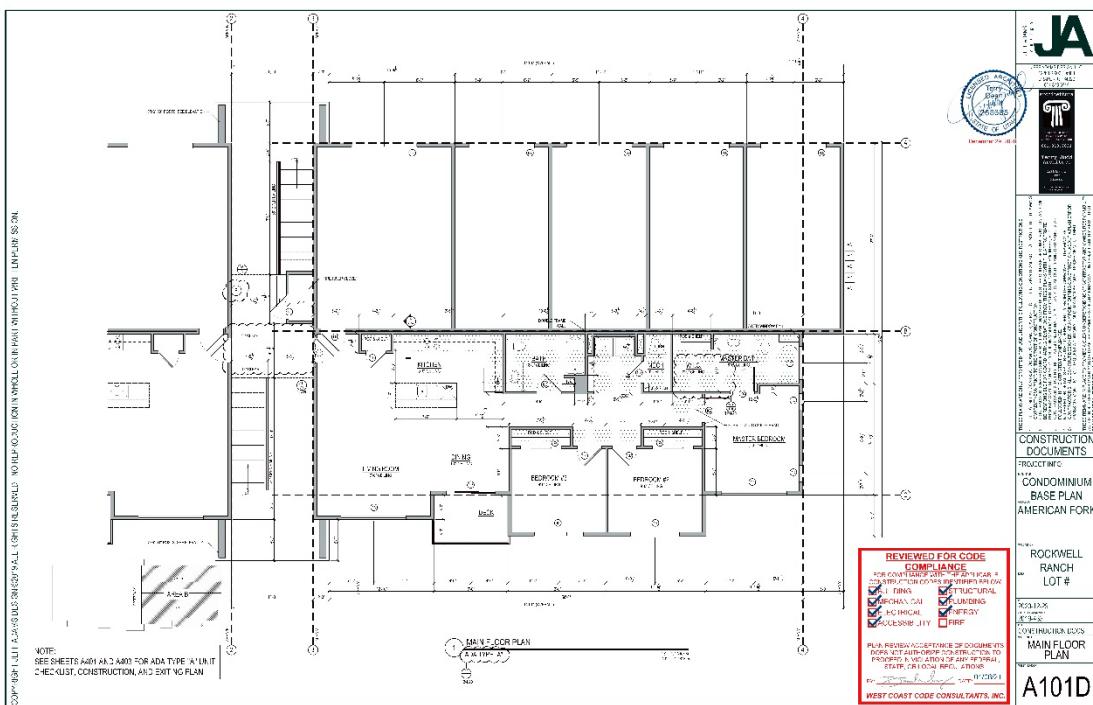
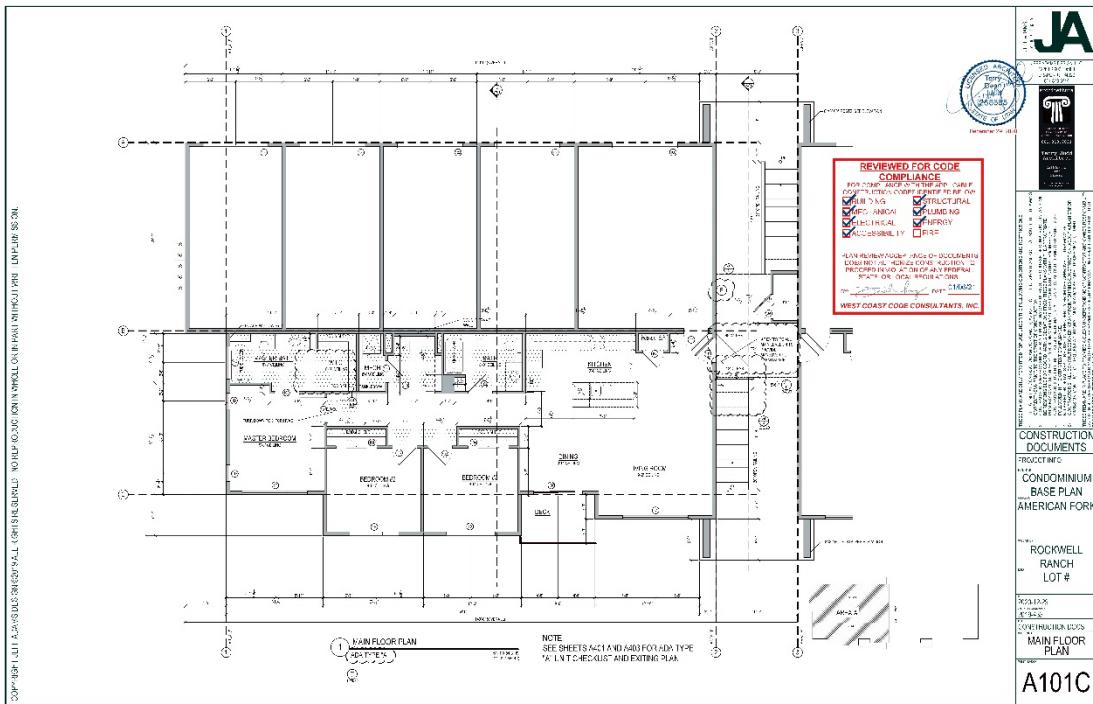


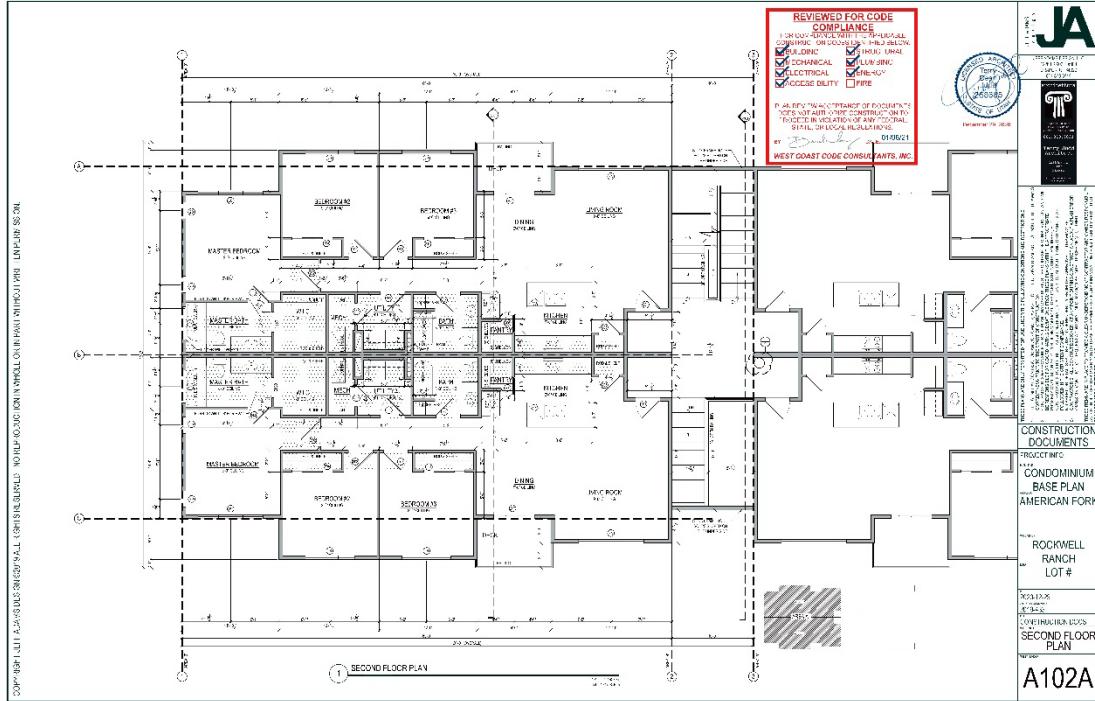
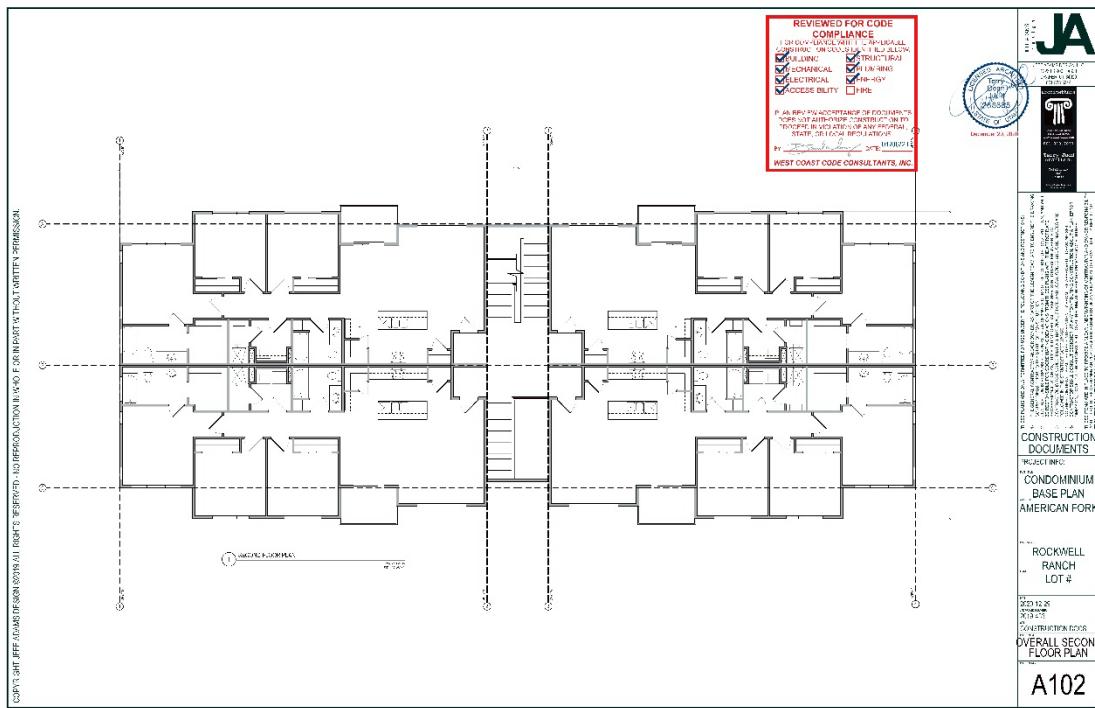


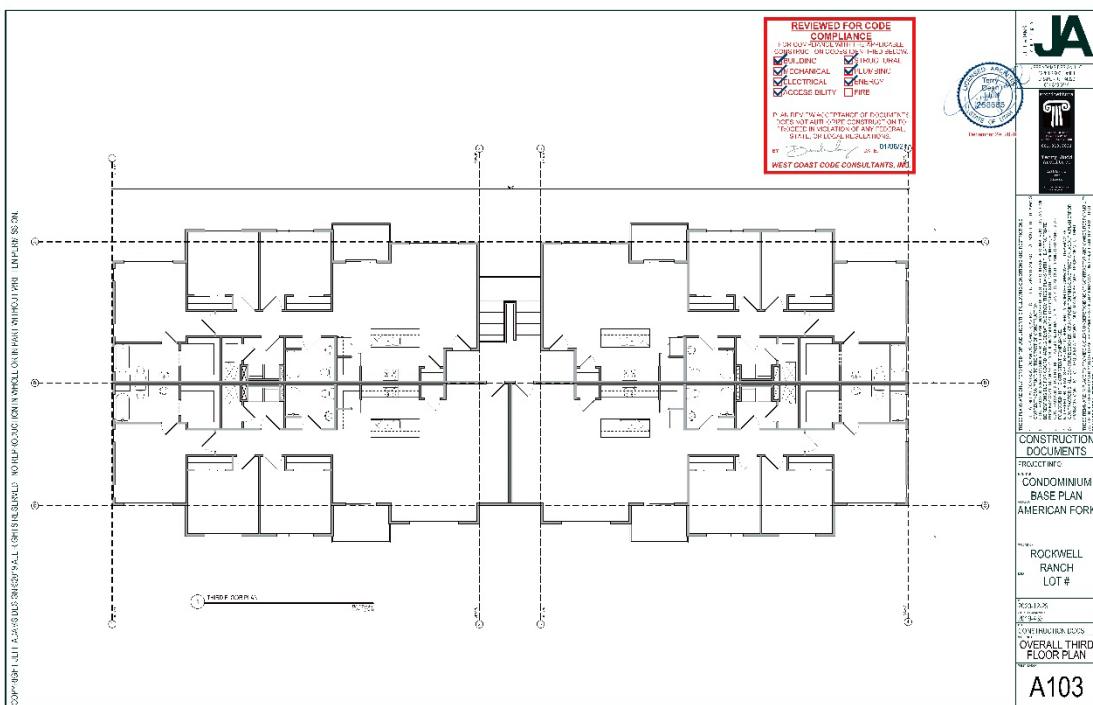
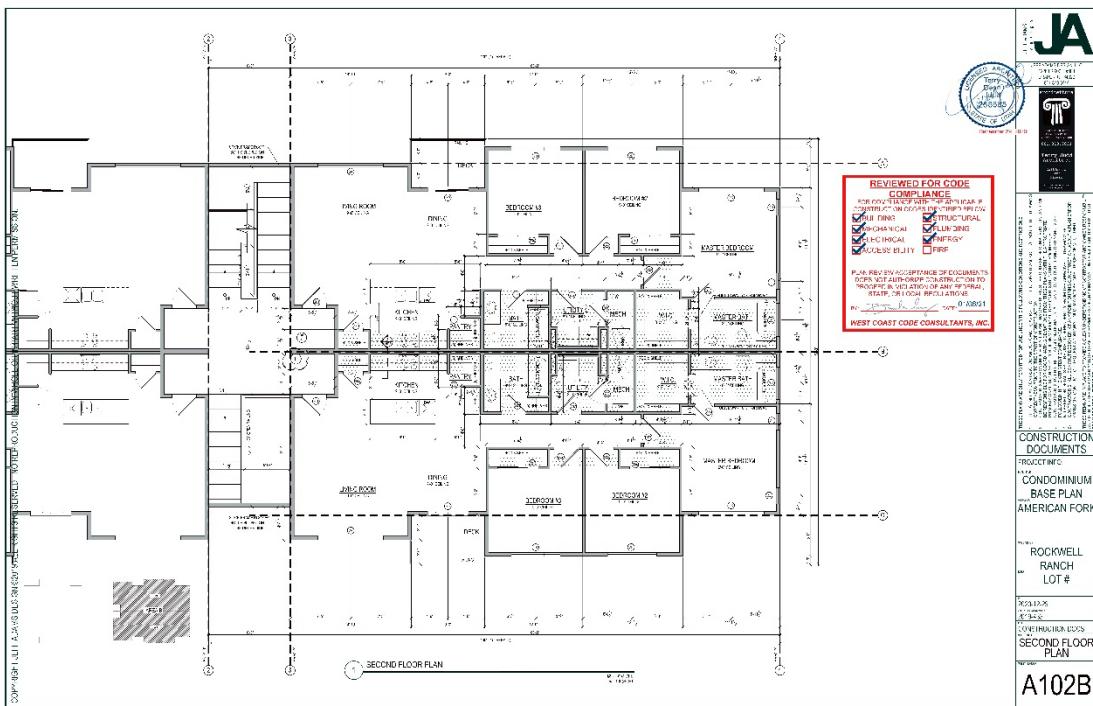


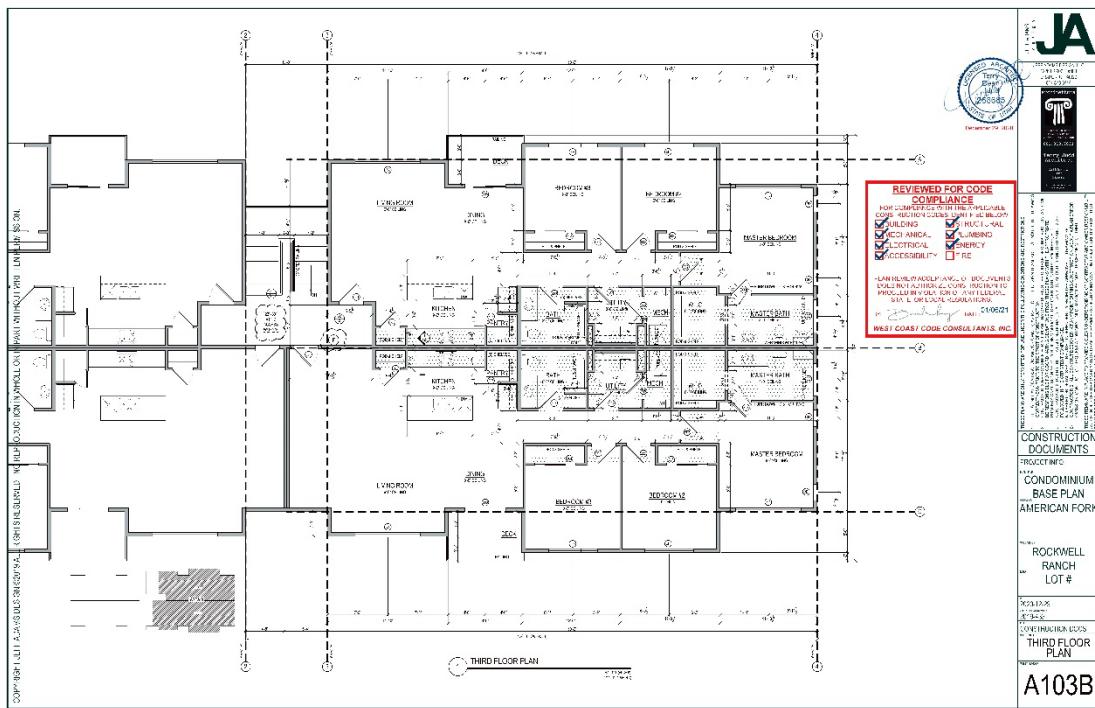
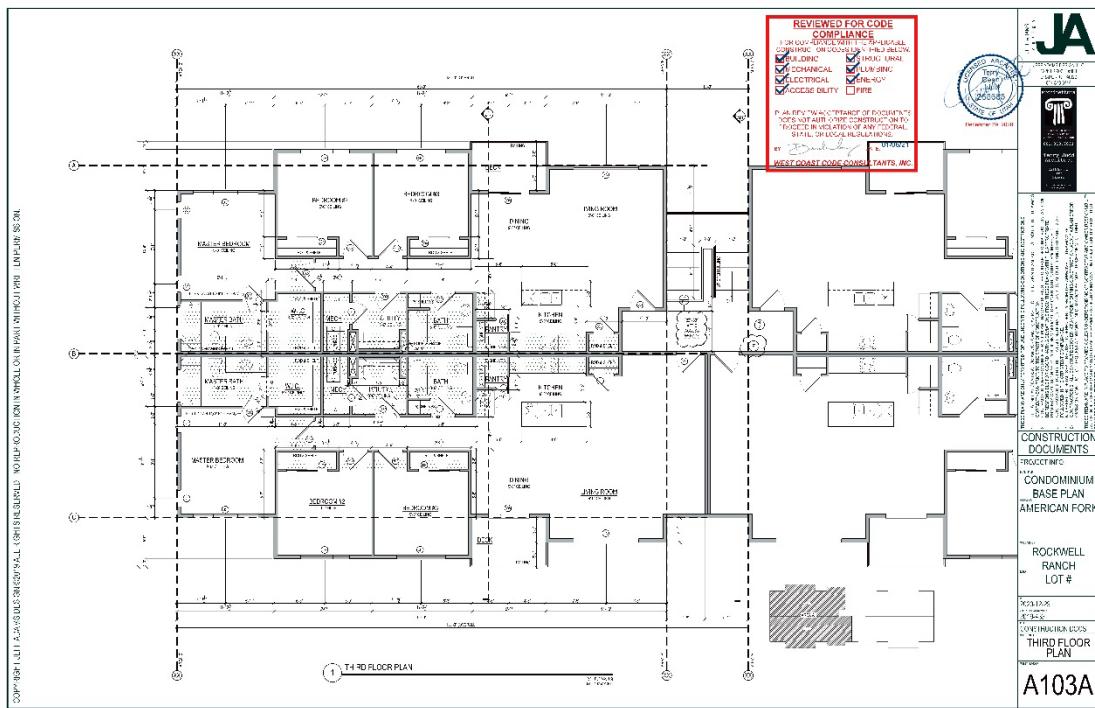


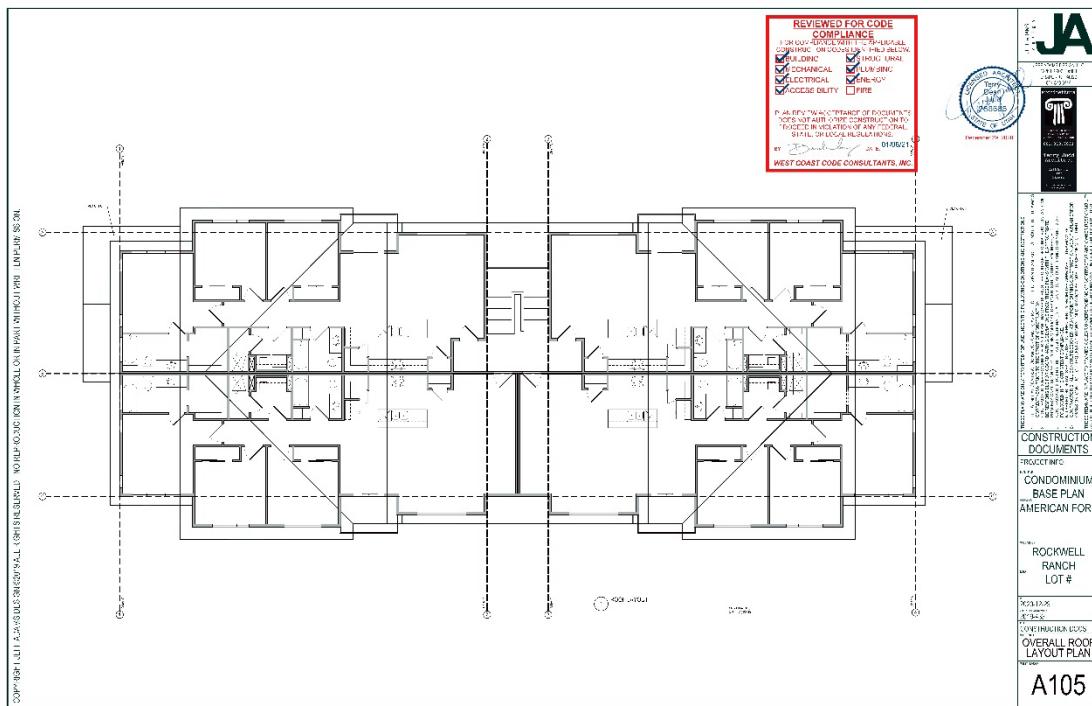


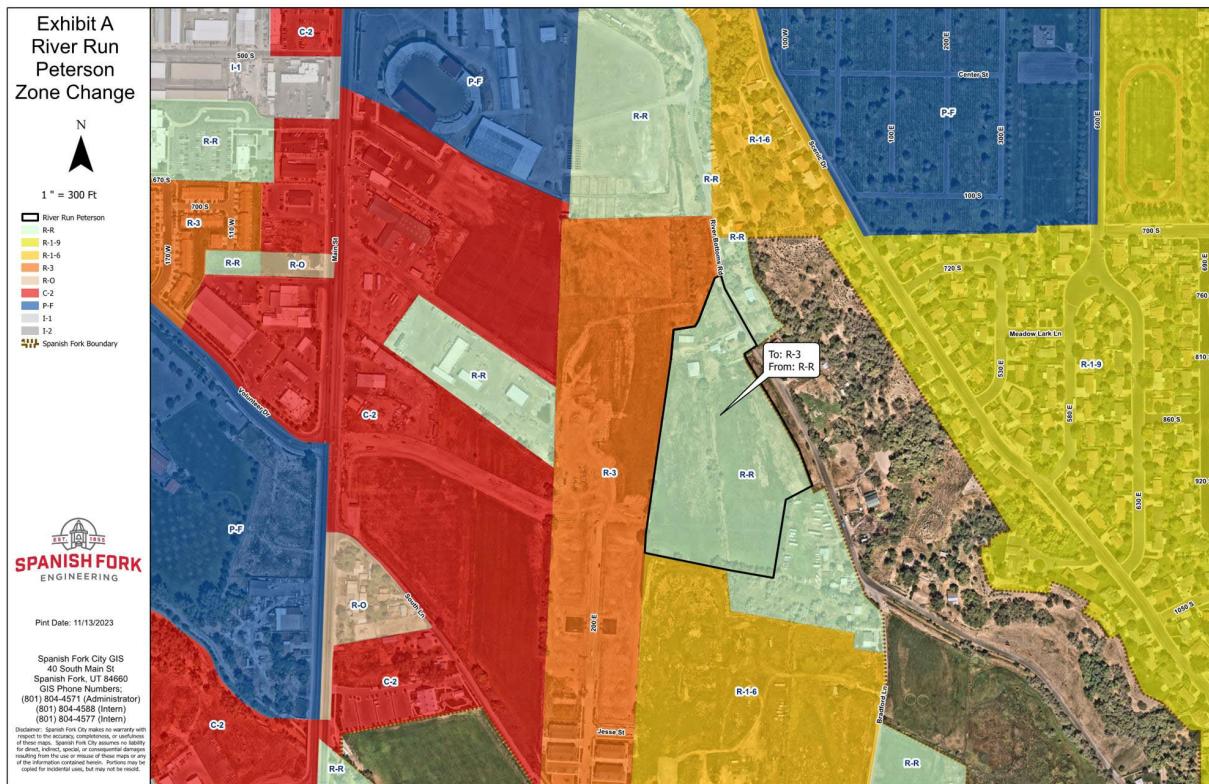












First Amendment to River Run Townhomes Agreement (Attached)

FIRST AMENDMENT TO RIVER RUN TOWNHOMES **DEVELOPMENT AGREEMENT**

This *First Amendment to River Run Townhomes Agreement* (“**Amendment**”) is entered into by and between RIVER RUN SF, LLC, a Utah limited liability company (“**Developer**”) and Spanish Fork City, a municipal corporation and political subdivision of the State of Utah (“**City**”) effective as of the date signed by all parties.

RECITALS

- A. On or about March 17, 2020, the City and Concord Homes, LLC, a Utah limited liability company (“**Concord**”) entered into a *River Run Townhomes Development Agreement* (“**Development Agreement**”) with respect to the development of certain real property within the City’s municipal limits identified more particularly in the Development Agreement (“**Project**” or “**Project Area**”).
- B. Developer has purchased a portion of the Project Area. Pursuant to Section 4.2 of the Development Agreement, Concord has transferred its rights and obligations with respect to the portion of the Project Area purchased by Developer.
- C. Developer and the City now desire to modify certain portions of the Development Agreement as they apply to the portions of the Project Area purchased by Developer. The parties now wish to memorialize such modifications in this Amendment.

AGREEMENT

NOW THEREFORE, in exchange for the mutual promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties do hereby agree as follows:

1. **Recitals.** The foregoing Recitals are incorporated into and made part of the parties’ agreement by this reference.
2. **Defined Terms.** Capitalized terms used herein, but not otherwise defined in this Amendment, shall have the meaning given to such terms in the Development Agreement.
3. **Developer Area.** Developer has acquired the portion of the Project Area identified on **Exhibit A-1** attached hereto (“**Purchased Area**”). In addition, the parties agree that the additional real property identified on **Exhibit B-1** attached hereto (“**Additional Area**,” and, together with the Purchased Area, the “**Developer Area**”) will, hence forth be deemed part of the Project Area for all purposes under the Development Agreement and the Additional Area may be developed pursuant to the terms of the Development Agreement, as amended.

4. Zoning of Additional Area. The City has, or concurrently with this Amendment will, rezone the Additional Area to have a zoning designation of R-3.

5. Design Guidelines. Notwithstanding any contrary provision of the Development Agreement, including Section 2.1.2, the parties agree that the design guidelines attached hereto as **Exhibit C-1** will be applicable to the Developer Area and will replace and supersede any design guidelines otherwise provided for in the Development Agreement.

6. Phasing. Notwithstanding any contrary provision of the Development Agreement, including, without limitation, Section 2.1.5, the parties agree that the phasing for the Developer Area may develop the Developer Area in accordance with any preliminary plat or plats approved by the City. The phasing identified on **Exhibit A** are illustrative of the phasing Developer may pursue, but the phasing may change as the development of the Developer Area proceeds. Notwithstanding the foregoing, and regardless of any changes in the phasing or proposed preliminary plats for the Developer Area, the parties agree that Developer is entitled to construct two hundred eighteen (218) residential units in the Developer Area, although Developer may choose to construct less than the vested density.

7. Amenities. Notwithstanding any contrary provision of the Development Agreement, including, without limitation, Section 2.1.6, the parties agree that the amenities required for the Developer Area will be those set forth on **Exhibit D-1** attached hereto.

8. Notice. Notwithstanding any contrary provision of the Development Agreement, including, without limitation, Section 5.8, Developer's address for notice is set forth on the signature page(s) to this Amendment.

9. Scope of Changes. The terms and provisions of this Amendment will apply only to the Developer Area and not to any portion of the Project Area retained by Concord or sold by Concord to third-party homebuyer. Except as expressly modified by this Amendment, all terms and conditions of the Development Agreement, shall be unchanged and shall be deemed in full force and effect. To the extent any provision of this Amendment conflicts with a provision of the Agreement, the terms of this Amendment will control.

10. Binding Effect. Upon full execution by the parties, this Amendment shall be binding on the parties and their successors, heirs, and permitted assigns.

11. Counterparts. This Amendment may be executed in one or more counterparts which may be exchanged by traditional or electronic means and all of which, taken together, shall constitute one and the same instrument.

[End of Amendment. Signature Pages Follow.]

WHEREFORE, the parties have executed this *First Amendment River Run Townhomes Development Agreement*.

RIVER RUN SF, LLC, a Utah limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Address for Notice:

River Run SF, LLC
Attn: Tyler Horan and Matthew Loveland
520 S. 850 E., Suite A-4
Lehi, Utah 84043
Email: tyler@whitehorsedevelopers.com
matt@whitehorsedevelopers.com

With a Copy To:

KIRTON | MC CONKIE
Attn: Daniel C. Dansie
50 E. South Temple Street, Suite 400
Salt Lake City, Utah 84111
Email: ddansie@kmclaw.com

SPANISH FORK CITY, a municipal corporation and political subdivision of the State of Utah

MIKE MENDENHALL, Mayor

Date: _____

Attest: _____
TARA SILVER, City Recorder

[seal]

Address for Notice:

Spanish Fork City
Attn: City Manager
40 S. Main Street
Spanish Fork, Utah 84660

With a Copy To:

Vaughn R. Pickell
City Attorney
Spanish Fork City
789 W. Center Street
Spanish Fork, Utah 84660
E-mail: vpickell@spanishfork.org

EXHIBIT A-1

(Identification of the Purchased Area)

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'06" EAST 135.70 FEET; THENCE NORTH 01°37'18" EAST 382.86 FEET; THENCE NORTH 02°06'06" EAST 636.93 FEET; THENCE SOUTH 89°32'56" EAST 143.26 FEET; THENCE NORTH 88°21'24" EAST 242.22 FEET; THENCE NORTH 88°37'29" EAST 228.11 FEET; THENCE SOUTH 10°33'09" EAST 11.25 FEET; THENCE SOUTH 09°06'59" EAST 102.40 FEET; THENCE SOUTH 07°28'37" EAST 99.01 FEET; THENCE SOUTH 07°25'03" EAST 31.31 FEET; THENCE SOUTH 62°00'01" WEST 28.00 FEET; THENCE SOUTH 20°53'57" WEST 185.90 FEET; THENCE SOUTH 30°48'35" WEST 27.23 FEET; THENCE SOUTH 80°39'47" WEST 88.89 FEET; THENCE SOUTH 05°12'59" WEST 121.03 FEET; THENCE SOUTH 08°35'33" WEST 62.40 FEET; THENCE SOUTH 08°07'05" WEST 134.76 FEET; THENCE SOUTH 08°25'05" WEST 188.50 FEET; THENCE SOUTH 08°03'15" WEST 225.69 FEET; THENCE NORTH 86°57'23" WEST 157.42 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.

AREA = 595,014 SQ. FT. OR 13.6596 ACRES, MORE OR LESS

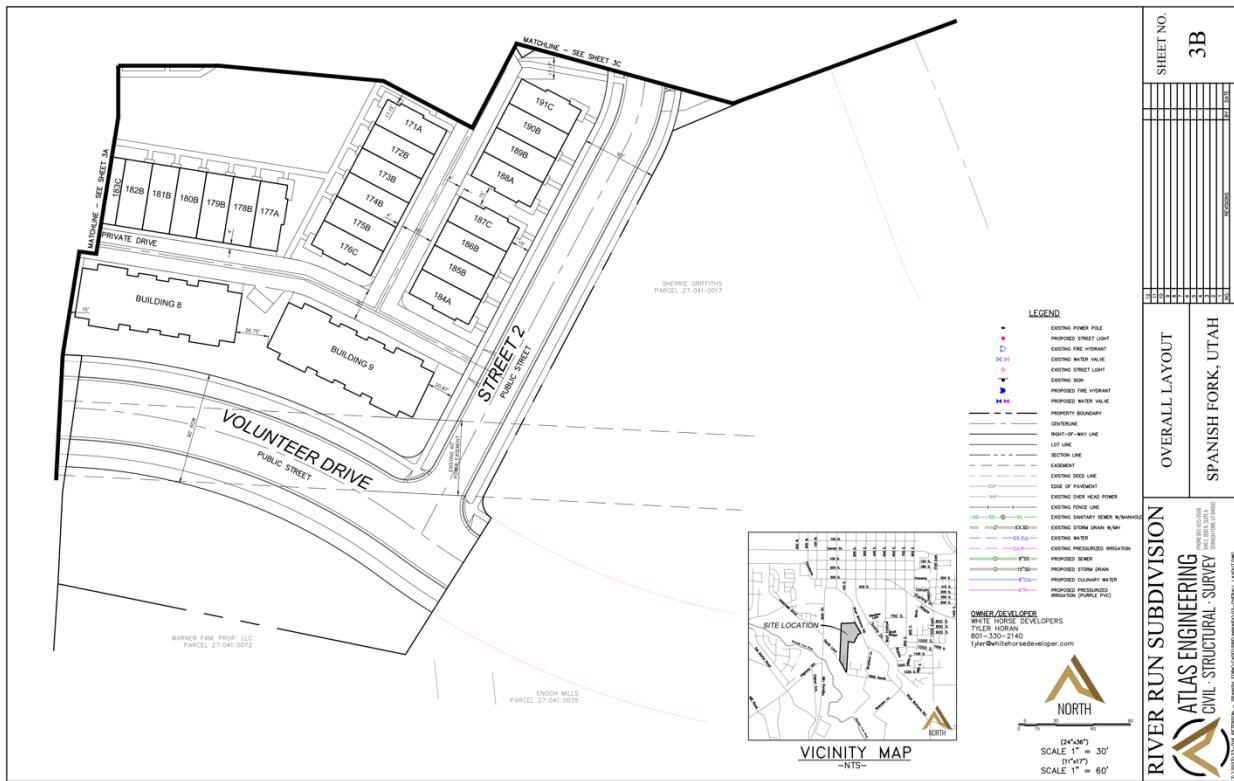


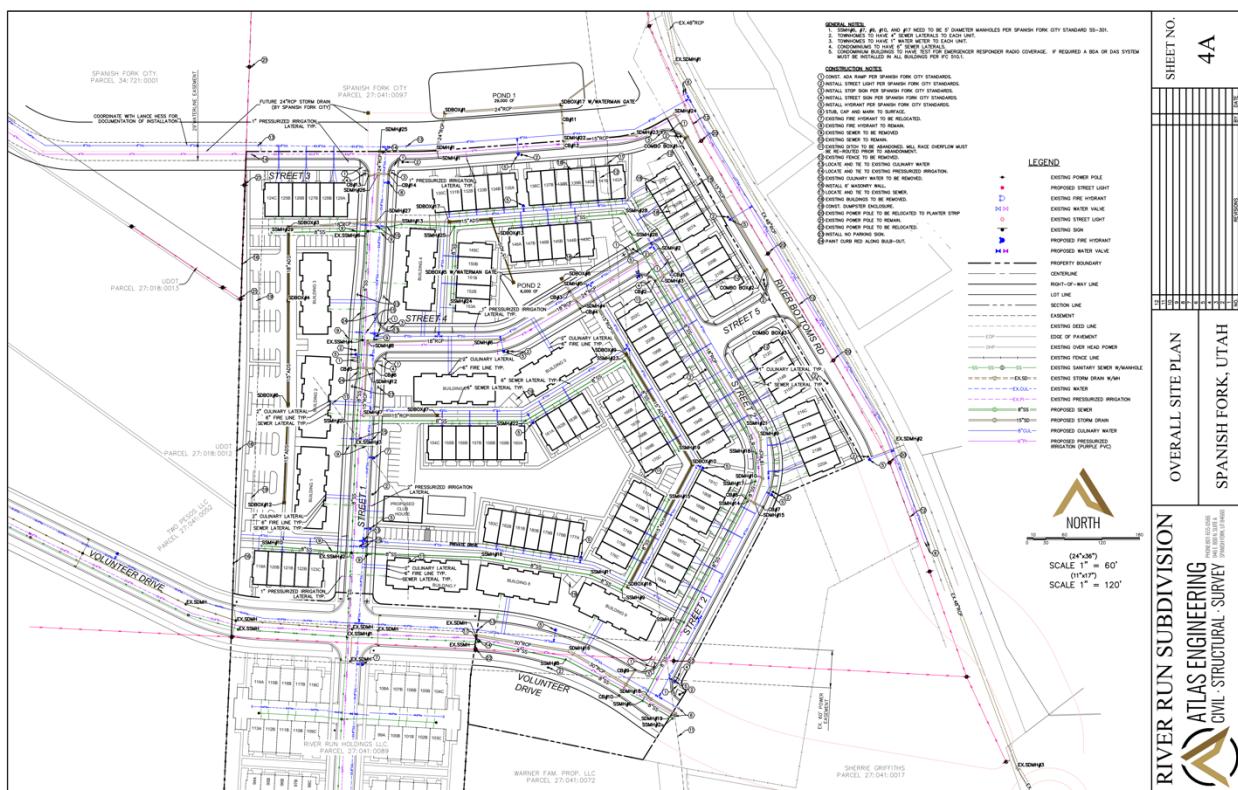
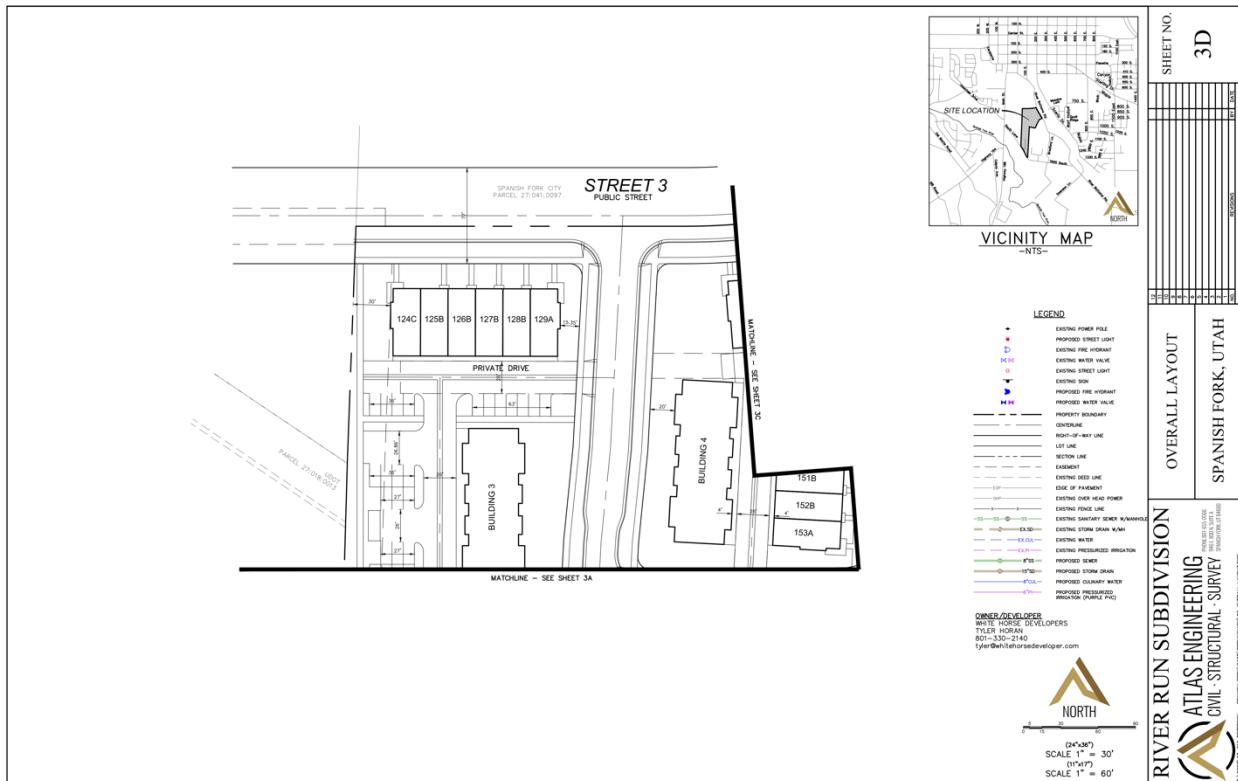
EXHIBIT B-1

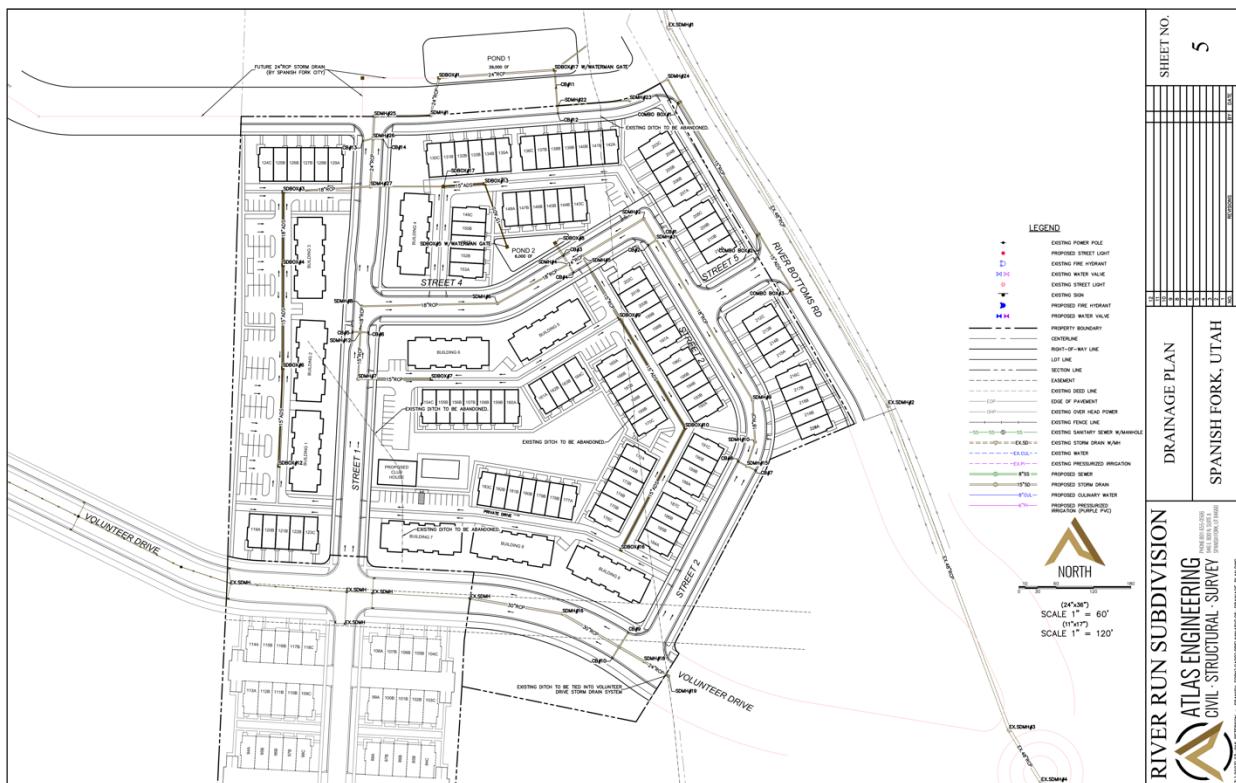
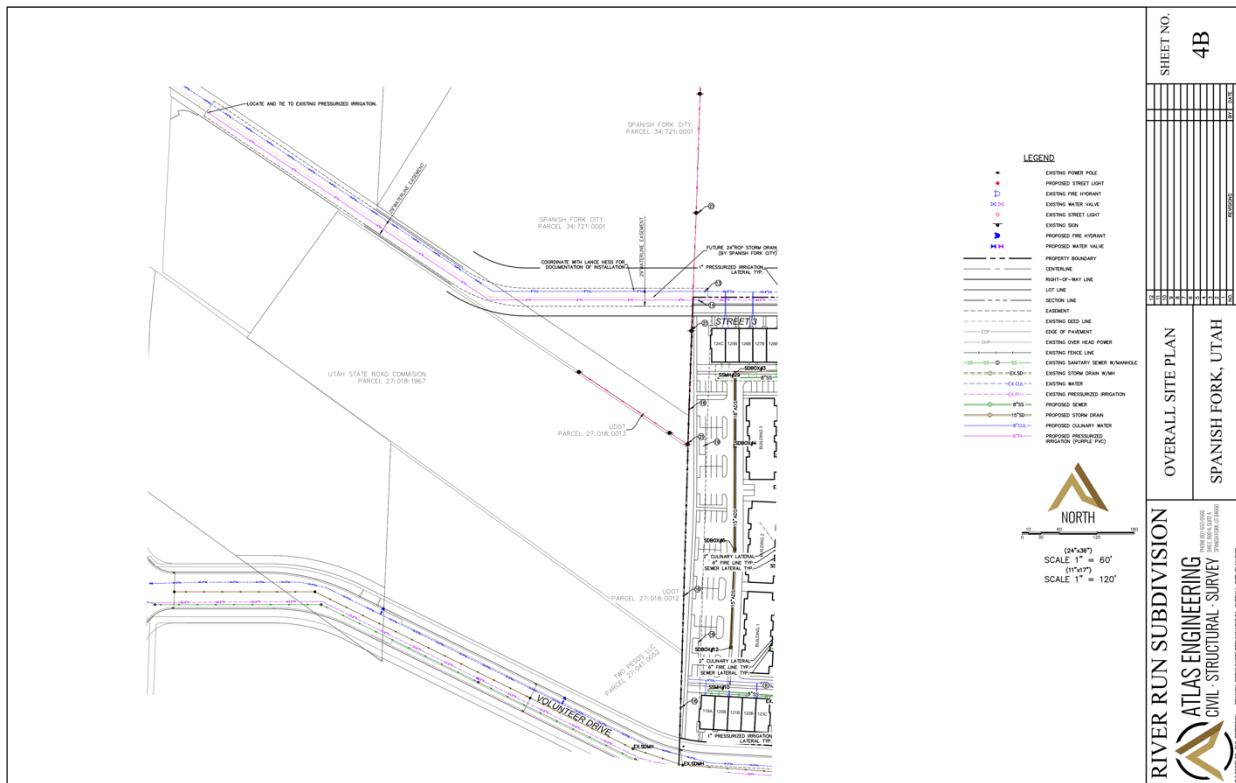
(Identification of the Additional Area)

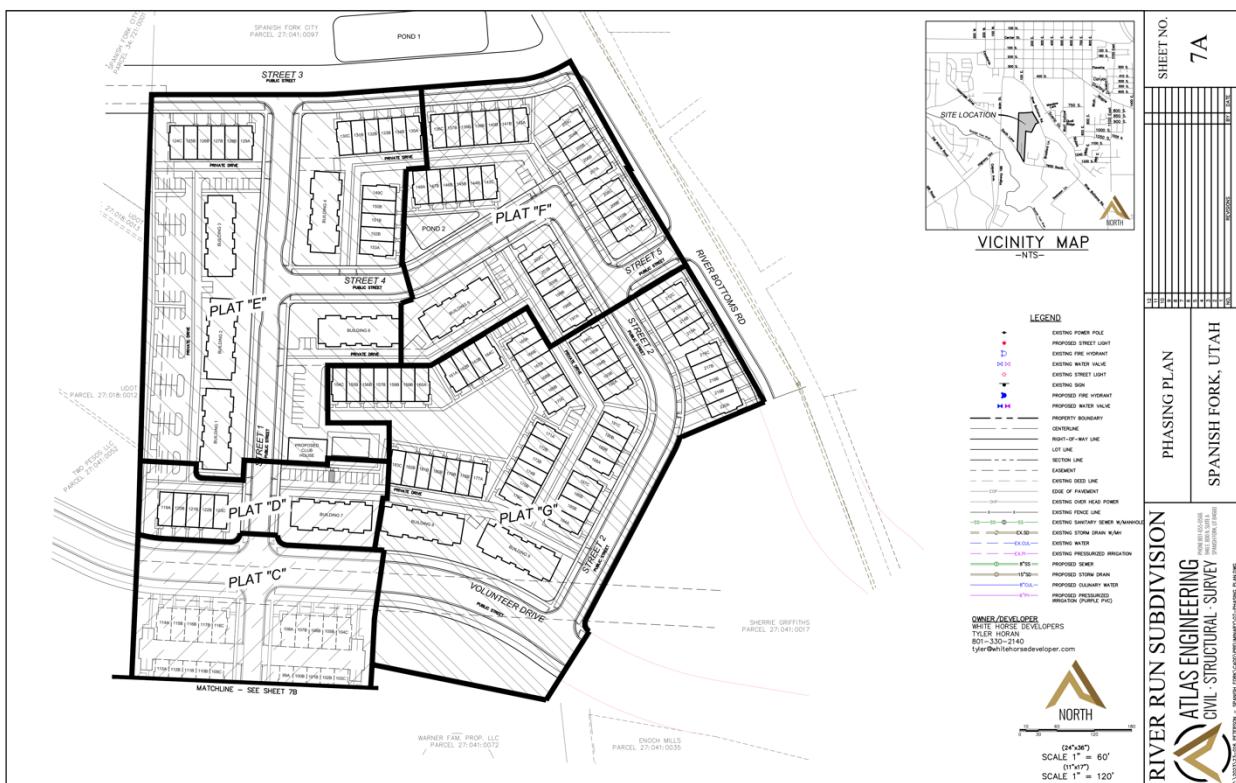
BEGINNING AT A POINT LOCATED NORTH 00° 12' 30" WEST ALONG THE SECTION LINE 1401.09 FEET, AND EAST 1052.97 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02° 50' 51" EAST 74.12 FEET; THENCE NORTH 08° 03' 15" EAST 110.84 FEET; THENCE NORTH 08° 03' 15" EAST 225.69 FEET; THENCE NORTH 08° 25' 05" EAST 188.50 FEET; THENCE NORTH 08° 07' 05" EAST 134.76 FEET; THENCE NORTH 08° 35' 33" EAST 62.40 FEET; THENCE NORTH 05° 12' 59" EAST 121.03 FEET; THENCE NORTH 80° 39' 47" EAST 88.89 FEET; THENCE NORTH 30° 48' 35" EAST 27.23 FEET; THENCE NORTH 20° 53' 57" EAST 126.42 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY FOR RIVER BOTTOMS ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 29° 15' 00" EAST 307.19 FEET, (2) NORTH 89° 30' 00" WEST 3.46 FEET, (3) SOUTH 31° 00' 00" EAST 265.98 FEET, (4) SOUTH 29° 15' 00" EAST 169.96 FEET, AND (5) SOUTH 20° 15' 00" EAST 157.08 FEET; THENCE SOUTH 62° 10' 40" WEST 123.42 FEET; THENCE SOUTH 09° 10' 20" WEST 322.87 FEET; THENCE NORTH 80° 02' 26" WEST 177.38 FEET; THENCE NORTH 78° 29' 55" WEST 356.94 FEET TO THE POINT OF BEGINNING.

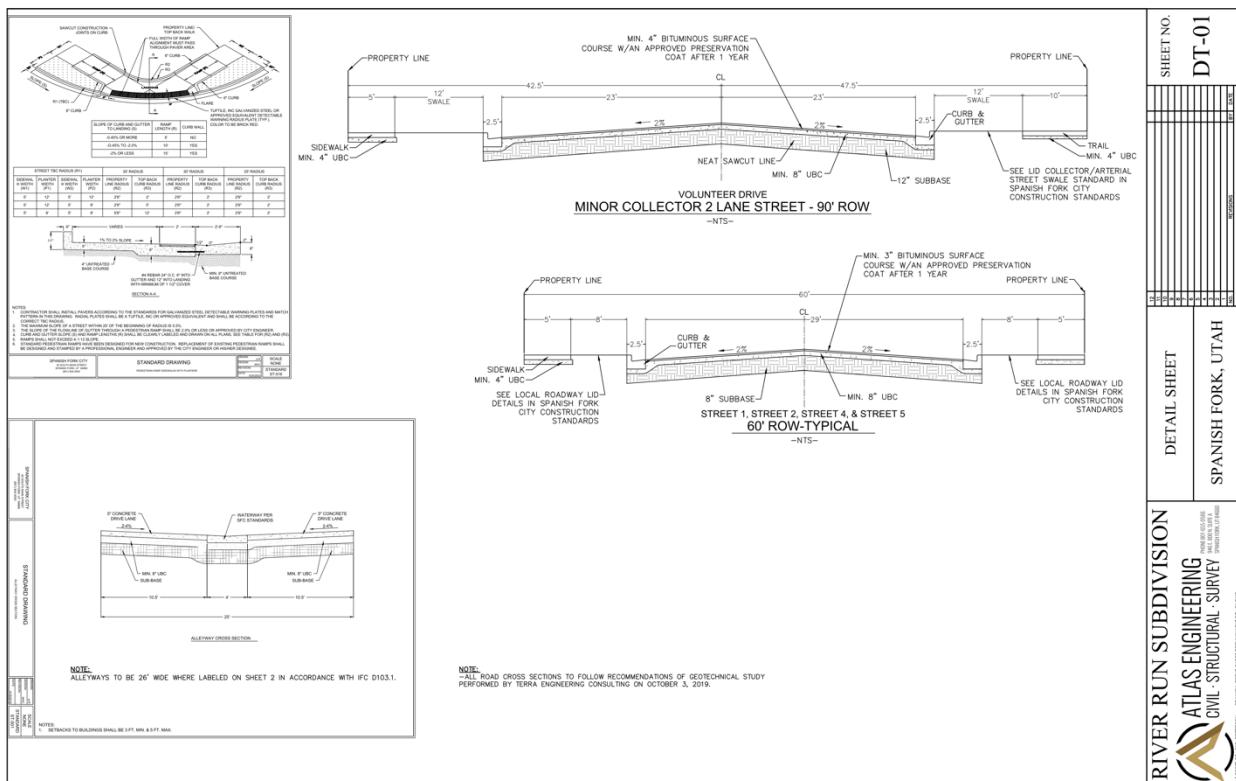
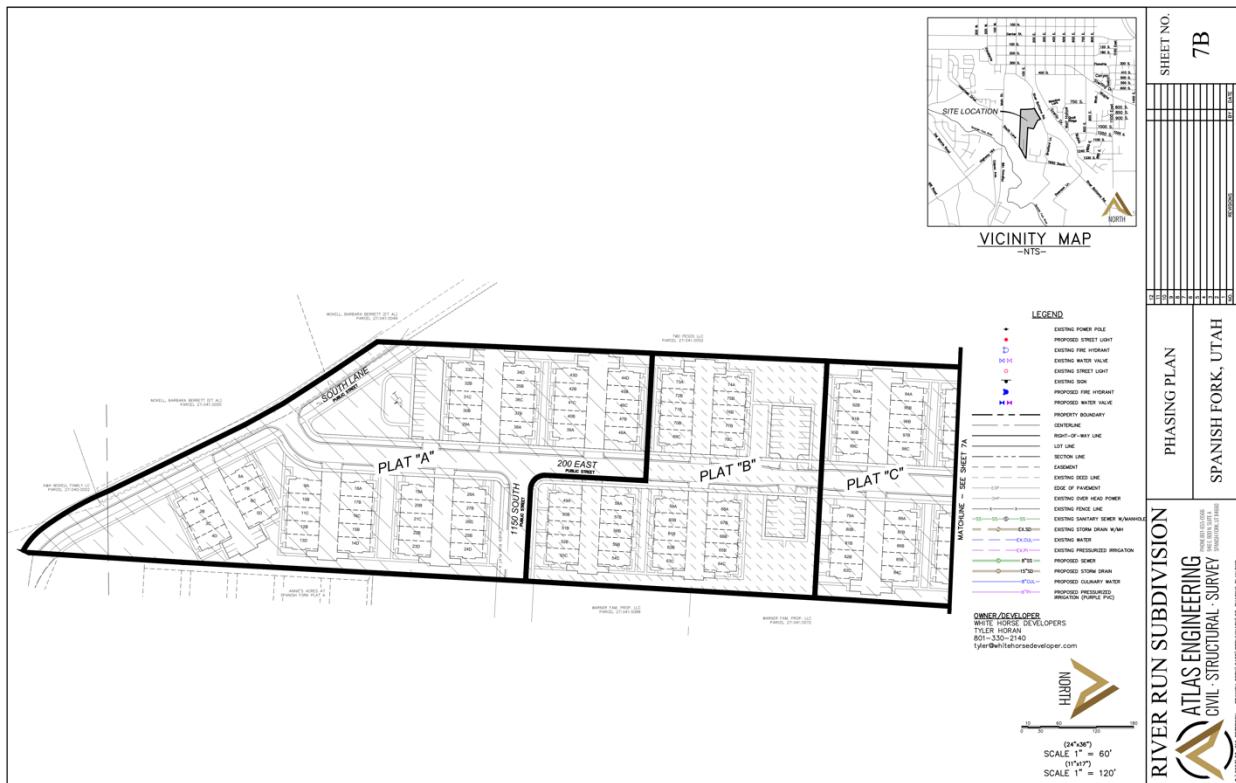
AREA = 481,338 SQ. FT. OR 11.05 ACRES, MORE OR LESS

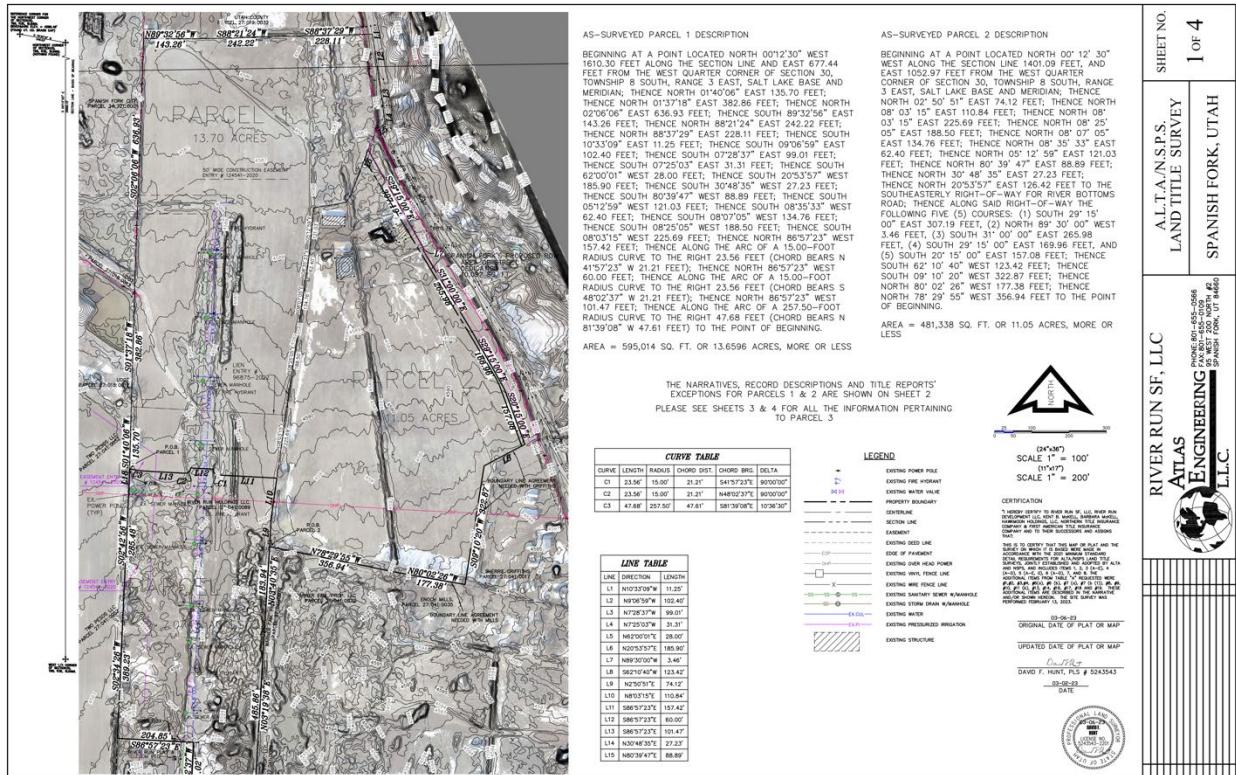
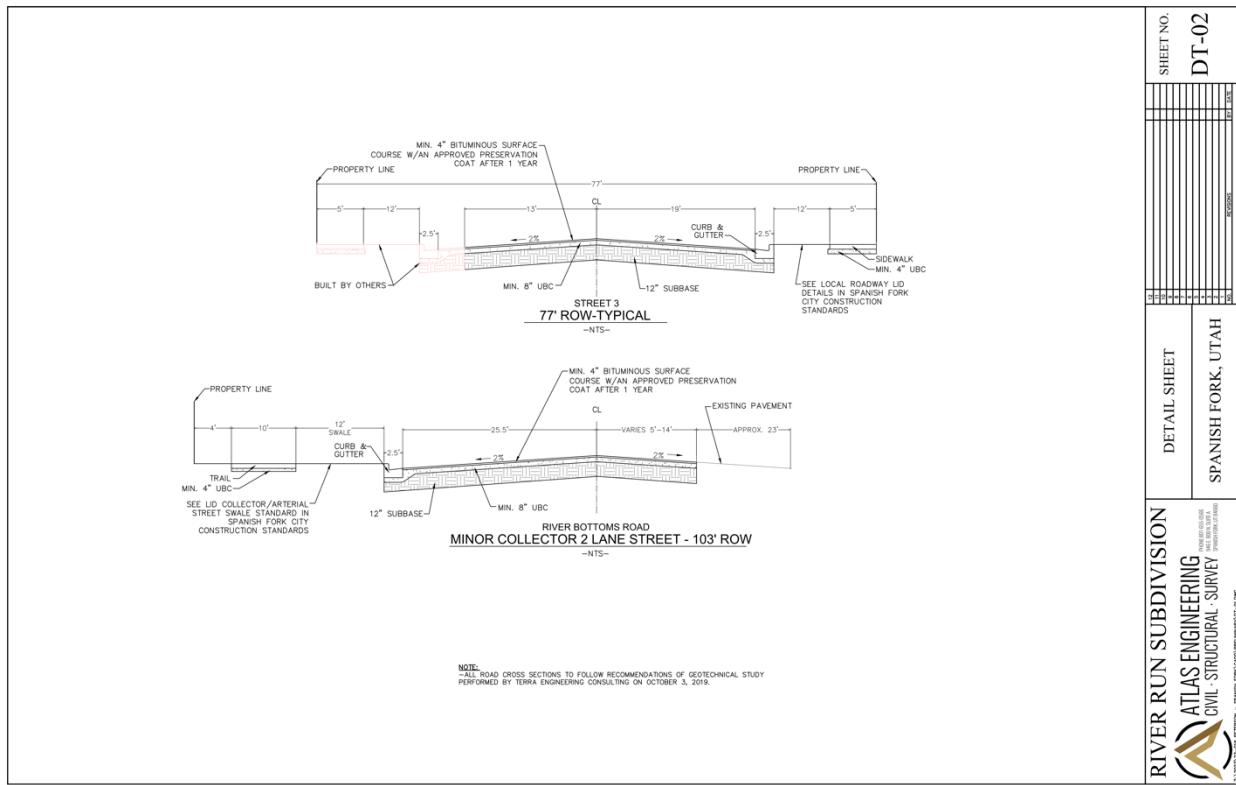






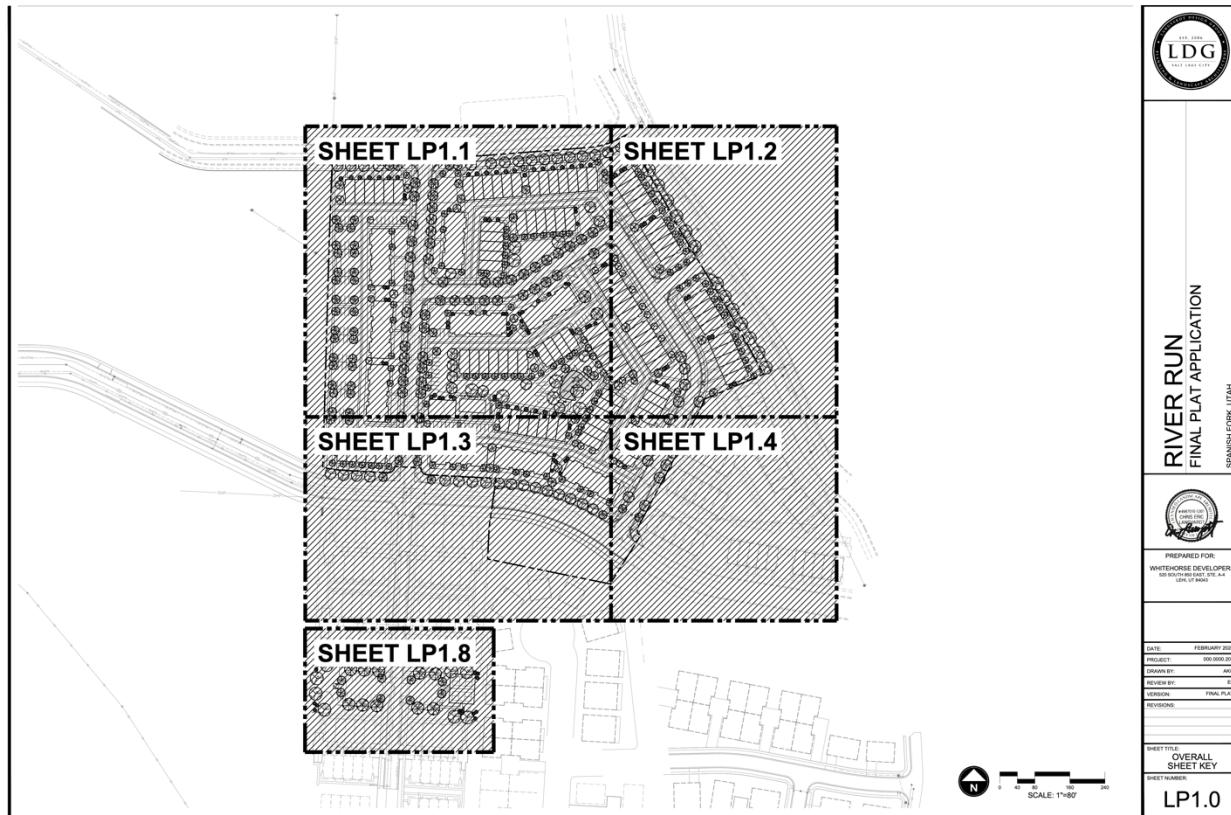






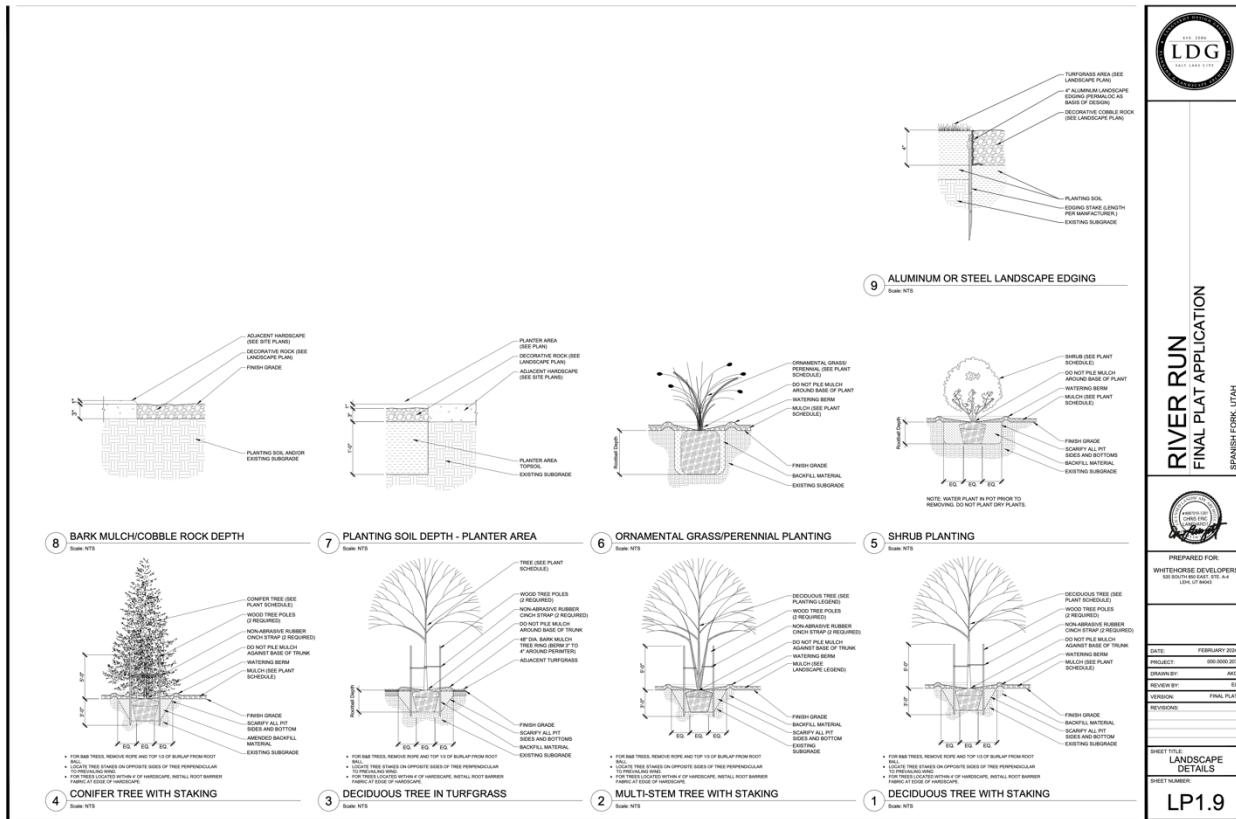
<p>1. THE PURPOSE OF THIS SURVEY IS TO SHOW THOSE TO WHOM THIS SURVEY IS CERTIFIED PERTINENT INFORMATION REQUIRED OF THE SURVEY, ALONG WITH THE SURVEY.</p> <p>2. THE BASIS OF BEARING IS NORTH 23° WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHERN SECTION LINE, AND NORTH 77° SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, UTM 12N, 3000' E, 3000' S, SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.</p> <p>3. A SURVEYOR'S BRIDGE WAS LOCATED ON THE WEST SECTION LINE, AND A REFERENCE CORNER FOR THE NORTHWEST CORNER OF SAID SECTION 30, AS SHOWN HEREON.</p> <p>4. THE SURVEYOR'S BRIDGE IS LOCATED ON THE SURVEY LINE.</p> <p>5. THE TITLE REPORT PREPARED BY NORTHWEST TITLE INSURANCE COMPANY, INC., ON THIS PROPERTY, DATED APRIL 16, 2023 AT 10:00 A.M.</p> <p>6. THE PLAT Labeled ATLAS ENGINEERS, INC. PLACE AT ALL BOUNDARY LOCATIONS AS REQUESTED AND OPTED #1 FROM THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS. IF ANY POINT FELL ON CONCRETE, NOTHING WAS FOUND OR PLACED.</p> <p>7. NOTHING WAS FOUND OR PLACED AT THE POINTS NOT LISTED, AS REQUESTED.</p> <p>8. VACANT LAND ALONG CANYON RIVER, PART OF CANYON RIVER AS REQUESTED ADDITIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>9. THE SURVEYOR'S BRIDGE IS LOCATED ON THE SURVEY LINE AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>10. THE SURVEYOR'S BRIDGE IS LOCATED ON THE SURVEY LINE AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>11. THE SURVEYOR'S BRIDGE IS LOCATED ON THE SURVEY LINE AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>12. THE SURVEYOR'S BRIDGE IS LOCATED ON THE SURVEY LINE AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>13. THE SURVEYOR'S BRIDGE IS LOCATED ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>14. THE SURVEYOR'S BRIDGE IS LOCATED ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>15. THE SURVEYOR'S BRIDGE IS LOCATED ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>16. THE NAMES OF ADJOINING OWNERS OF PLATED LANDS ADJOINING THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>17. THE SURVEYOR'S BRIDGE IS LOCATED ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>18. THERE IS NO EVIDENCE OF RECENT EARTH WORK, BUILDING OR OTHER CONSTRUCTION ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>19. THE NO PROPOSED CHANGES TO THE STREET SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>20. ALL PLUTABLE ELEMENTS ON-SITE AND OFF-SITE ARE SHOWN AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>21. THE SURVEYOR'S BRIDGE IS LOCATED ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.</p> <p>22. ALL UNDERGROUND UTILITIES SHOWN ARE ASSUMED BASED ON THE ABOVE-GROUND EVIDENCE.</p>		<p>ALL-TANNSPS, LAND TITLE SURVEY SPANISH FORK, UTAH</p> <p>RIVER RUN SF, LLC ATLAS ENGINEERING LLC.</p> <p>Project # 855-255-0006 Plot # 2500 North # 2 S. 80' E. Bldg # 0000</p> <p>4 of 4 SHEET NO. 1</p>
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EXHIBIT D-1
(Amenities for the Developer Area)









TO: Spanish Fork City Planning Commission

FROM: Community Development

DATE: March 6, 2024

RE: Title 15 – Entertainment Uses

This correspondence contains proposed changes to Title 15. The changes would allow for Indoor Commercial Recreation Facilities in Light Industrial (I-1), General Commercial (C-2), and Shopping Center (S-C) zones. The proposed changes are noted in red boldface text below.

15.1.04.020 Definitions

...
"Improvements": Includes roads, streets, curbs, gutters, sidewalks, grading, landscaping, water systems, sewer systems, irrigation systems, drainage systems, power systems, fences, public facilities, trees, and/or other items required by this Title.

"Indoor Commercial Recreation Facility": Enterprises which include recreation and entertainment uses such as arcades, bowling alleys, indoor playgrounds, pool halls, racquetball and handball courts, skating rinks, trampoline parks, or other similar activities that are wholly enclosed in a building.

"Instructional Studio": A facility in which instruction is offered for piano, gymnastics, voice, art, or similar activities.

...

15.3.16.080 C-2 General Commercial

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

A. Permitted Uses:

1. Adult Day Care.
2. Art Galleries and Studios.
3. Car Wash (full service).
4. Child Care Centers.

5. Convenience Stores.

6. ~~Entertainment Uses:~~

7. Event Center.

8. Financial Institutions.

9. Hotels and Motels.

10. Indoor Commercial Recreation Facilities.

11. Instructional Studios.

12. Lube Centers.

13. Medical and Dental Laboratories.

14. Municipal Facilities required for local service.

15. Office Supply, Copying, Printing businesses.

16. Offices.

17. Outdoor display area.

18. Personal Service Businesses.

19. Private Clubs.

20. Public Utility Facilities required for local service.

21. Repair Services for small appliance, bicycles, jewelry, and similar items.

22. Restaurants.

23. Retail uses.

24. Tire Centers.

15.3.16.090 S-C Shopping Center

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

A. Permitted Uses:

1. Adult Day Care.

2. Art Galleries and Studios.

3. Car Wash (full service).

4. Child Care Centers.

5. Convenience Stores.

6. ~~Entertainment Uses:~~

7. Financial Institutions.

8. Indoor Commercial Recreation Facilities.

9. Instructional Studios.

10. Lube Center.

11. Municipal Facilities required for local service.

12. Office Supply, Copying, Printing businesses.

13. Personal Service Businesses.

14. Restaurants.
15. Retail uses.
16. Tire Center.

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. Adult Day Care.
2. Agriculture, including the Production of Food and Fiber Crops, Tree Farms, Grazing, and Animal Husbandry of Livestock, not including Feedlots.
3. Automotive Repair.
4. Automotive Service, Paint and Body Work, other consumer goods repair.
5. Caretaker's Residence.
6. Car Wash (self or full service).
7. Child Care Centers
8. Contractor Warehouse and Storage Yards.
9. Financial Institutions.
10. Funeral Homes.
11. Indoor Manufacturing, Assembly and Storage of finished products.
12. Instructional Studios.
13. Lube Centers.
14. Lumber and Building Material Yards.
15. Municipal Facilities required for local service.
16. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.
17. Office Supply, Copying, Printing businesses.
18. Offices.
19. Outdoor display areas.
20. Research, Development, and Testing services.
21. Restaurants.
22. Retail businesses.
23. Telecommunication Towers not taller than 60 feet.
24. Tire Care Centers.
25. Trade or Business schools.
26. Trucking and Warehousing.
27. Veterinary Offices for large animals and/or outside boarding of animals.
28. 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. **Indoor Commercial Recreation Facilities.**
4. Jails, for County and/or City.
5. Meat Processing Facilities.
6. Outdoor Commercial Recreation Facilities.
7. Publicly owned and operated compost facilities.
8. Publicly owned and operated recycling centers.
9. Rehabilitation Treatment Facilities.
10. Residential Treatment Centers (not owner occupied).
11. Shelter Care Facilities.
12. Telecommunication Towers taller than 60 feet.

15.4.16.120 Off Street Parking

A. Parking Requirements by Use:

USE	MINIMUM # OF SPACES
Amusement Center/Arcades	1:100 square feet
Auditorium, Stadium, Event Center, Private Clubs, Health Clubs, Theaters	1:100 square feet or 1:5 seats, whichever is greater
Auto Repair	1:100 square feet
Automobile Service Station	1:200 square feet
Banks, Financial Institutions	1:250 square feet
Barber Shop or Beauty Shop	1:100 square feet
Batting Cages	1:cage
Bowling Alley	4:lane
Churches	1:5 seats or 90 linear inches per pew
Child Care Center	1:employee, plus 1:10 children
General/Professional Office	1:300 square feet
Golf Course	6:hole
Golf Course (Miniature)	2:hole
Home Furnishings, Major Appliances	1:500 square feet
Hospitals	1:bed
Indoor Playground	1:250 square feet
OR Indoor Playground	1:200 square feet OR 1:250 square feet OR 1:300 square feet
Instructional Studio	1:400 square feet

Lube and Tire Centers	1:300 square feet
Manufacturing/Assembly/Wholesale/Warehouse	1:employee on the highest shift
Mixed Uses or Unlisted Uses	To be determined by Community Development Director
Motels/Hotels	1:room
Motels/Hotels - Restaurants/Banquet/Meeting Room space	1:200 square feet
Medical/Dental Office	1:200 square feet
Residential single-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per home are provided.
Residential multi-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per homes are provided. In addition, one (1) guest parking space is required for every three (3) homes.
Restaurant - freestanding	1:100 square feet
Restaurant - associated with another use (Motel/Hotel, School, Recreation Facility or similar)	1:200 square feet
Retail/Shopping Center (including up to 10% restaurant, health club, beauty shops, additional percentages calculated at rate for each use)	1:250 square feet
Retirement/Senior Housing/Nursing Home	1:employee on highest shift plus 0.4:unit
School, Elementary	2: classroom
School, Middle or Junior High	3: classroom
School, High School	7: classroom
School, College	10: classroom
School, Vocational/Technical	1:2 students
Storage Building/Space	0.5 per 1,000 square feet of storage space
Trampoline Park	1:300 square feet
Water Park, Theme Parks	To be determined by the Community Development Director

Various parking requirement options have been provided for the Indoor Playground. The applicant's space is roughly 17,000 square feet. The average area of stand-alone indoor commercial recreation facilities throughout Utah, Salt Lake, and Davis Counties is roughly 48,000 square feet. Below are the parking minimums that would be required with each proposed requirement.

Parking Requirement	17,000 sq. foot facility	48,000 sq. foot facility
1:200 sq. feet	85 stalls	240 stalls
1:250 sq. feet	68 stalls	192 stalls
1:300 sq. feet	57 stalls	160 stalls

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: lora_lakov@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Spanish Fork participation and counseling in regards to a proposed development for the property located at 1684 S Mill Road, Spanish Fork UT. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed development is on a 6.4 -acre property located U-Haul is proposing U-Haul Moving and Storage Store Center with a 3-story interior access climate-controlled storage building of approximately 101,700 GSF, one story U-Box storage building of approximately 11,112 SF. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. The property is currently zoned C-2 (General Commercial).

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type of use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant, or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.

- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.
- Items that may not be stored include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

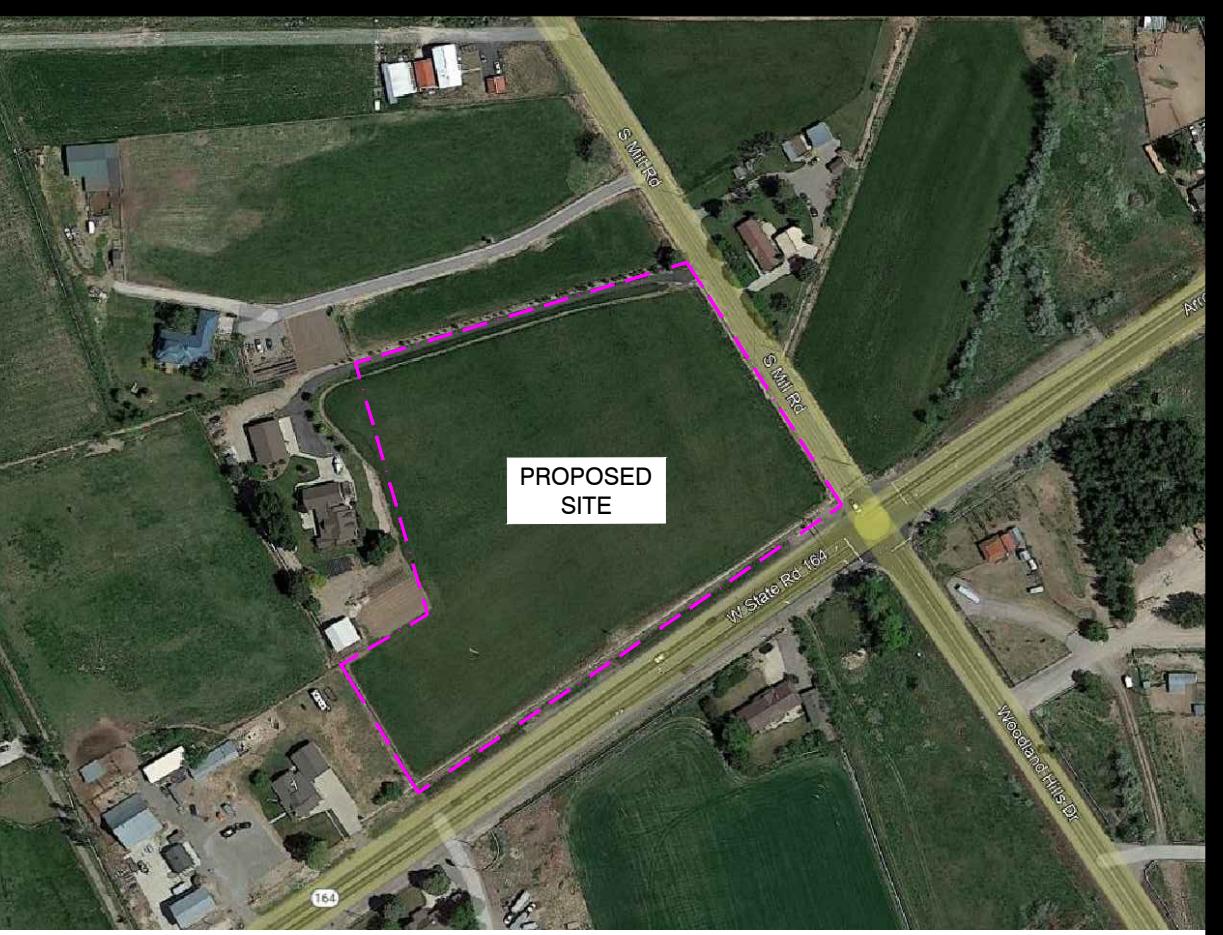
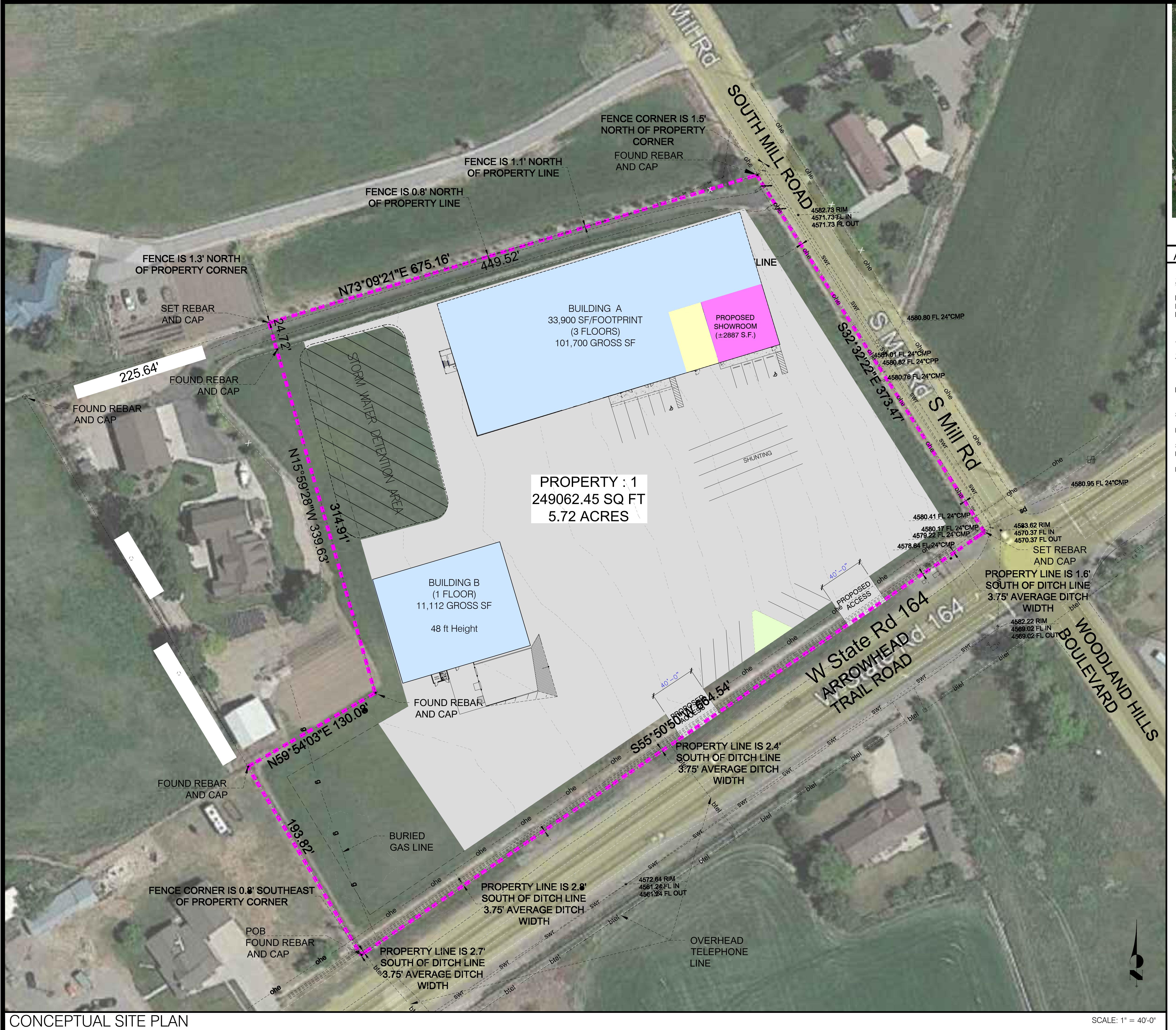
- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with City of Spanish Fork as you consider our application on the proposed development.

Sincerely,

Lora Lakov
AMERCO Real Estate - Planner



SHEET NOTES:

AERIAL **SCALE: NTS**

REVISIONS:

NO	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

ZONING INFORMATION

PROJECT NAME: U-Haul Moving & Storage of Spanish Fork
MUNICIPALITY: City of Spanish Fork
PROJECT ADDRESS: 1684 S Mill Road, Spanish Fork UT

APN/AREA: 2500250098 (5 acres) 250250100 (1.44ac)

ZONE: C-2 (General Commercial)

PROPOSED USES: Self-Storage, Truck & Trailer Share, related retail

SETBACKS:

Front yard: 15ft *-25 ft (*15 ft provided there is 30 ft from building to the back of curb, otherwise 25 ft)

Side yard: 0 ft; 25 ft with residential

Rear yard: 0 ft; 25 ft with residential

Height Limit: Principal 35ft - 48 ft
(lower height is for buildings wing 50 ft of a residential district or use)

PROFESSIONAL SEAL:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-Haul Moving & Storage
1684 S Mill Road
Spanish Fork, UT

SHEET CONTENTS:
Conceptual Site Plan

DRAWN: SP1
CHECKED:
DATE: 2/08/2024

**PRELIMINARY DOCUMENTS,
NOT FOR CONSTRUCTION,
FOR INFORMATION ONLY**

CONCEPTUAL