Wednesday, April 17, 2024
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. April 10, 2024

2. Site Plan

A. UTAH AVIATION MAIN STREET - PHASES 1 & 2. This proposal involves the development of additional airport hangars to be located along Main Steet at the Spanish Fork City Airport located at 2050 North Main Street.

B. HAMILTON COMMERCE CENTER - SPANISH FORK - PHASE 1. This proposal involves the development of an industrial building located at approximately 1420 North 900 West.

3. Final Plat

A. HAMILTON COMMERCE CENTER - PHASE 1A. This proposal involves the approval of a Final Plat with a single lot for an industrial building to be located at approximately 1420 North 900 West.

4. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork City
April 10, 2024

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **Mary Martin**, Development Coordination Manager; **Vaughn Pickell**, City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark,** Department Development Secretary; **Jered Johnson**, Engineering Division Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall; **Kasey Woodard**, Community Development Secretary; **Christian Davis**, Airport Manager.

Citizens Present: Randy Smith, Kent Miner, Chloe Martin, Jake Black.

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

MINUTES

March 27, 2024

Jake Theurer **moved** to approve the minutes of March 27, 2024.

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

FINAL PLAT

WILLOW ESTATES (FORMERLY JOHNSON SUBDIVISION) PLAT B

Brandon Snyder presented this item and stated this is a very straight forward proposal. He stated this is the final plat in the subdivision that includes 32 lots.

Engineering and power had no comments.

Seth Perrins **moved** to approve the proposed Willow Estates Plat B Final Plat based on the following finding and subject to the following 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 Development and Construction Standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

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

SITE PLAN

GENERAL AVIATION SOUTH HANGAR PROJECT

Mary Martin stated there are ongoing concerns regarding the fencing that is being proposed along the property line and stated there needs to be a discussion to ensure the fencing would be appropriate and in line with the City standards.

Chris Thompson suggested adding a condition of approval that this concern should be worked out with the Engineering Department. He stated the problem is that the City is interested in purchasing this property and stated the City does not want a masonry wall on this property if the City purchases the land, but stated that the current property owner does want a masonry wall.

There was discussion regarding the fencing options.

Kent Miner rose to speak about the fencing line and stated they got bids for chain link fencing and was told that they did not want a concrete fence.

There was an in-depth discussion regarding the City standard for fencing options and it was stated the minimum fencing option would be a chain link fence.

Kent Miner was concerned that there are two different standards that are being discussed.

Vaughn Pickell inquired if there was a lease with Carl James, and it was stated this lease was terminated earlier this year.

Chris Thompson stated that it might be in the applicant's best interest to do a cash in lieu for wrought iron fencing.

Engineering does not have any concerns.

Dave Anderson asked what the process is to set the standards for fencing options to be located at the airport and it was stated that Christian Davis is currently working on this and then it needs to be brought to the DRC for approval.

There was discussion on the detention basin and the location that would be the best option.

Chris Thompson suggests that the applicant illustrate the road and the detention basin location and Jake Black stated they will come up with a revised exhibit to submit for review.

Jered Johnson **moved** to approve the proposed General Aviation South Hangars Project Site Plan based on the following finding and subject to the following 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 Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the City will develop standards for fencing at the airport and that the applicant will follow those standards when they are available.

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

There was additional discussion and Jered Johnson wished to have his motion amended to reflect the additional discussion.

UTILITY IMPROVEMENT

WEST AIRPORT SEWER LIFT STATION

Brandon Snyder stated this is pertaining to the GLH Industrial subdivision and stated this area is zoned Light Industrial.

Engineering has no concerns.

Jake Theurer wanted to point out that there is a gap but they are working with the applicant to address this concern.

Brandon Snyder stated the applicant will need to apply for a minor subdivision plat amendment and this has been added as a condition of approval.

Jered Johnson suggests holding off on the street improvements and the landscaping until the surrounding properties develop and it was agreed that this is the best option.

Dave Anderson **moved** to recommend approval of the proposed West Airport Sewer Lift Station Utility Improvement 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 Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant applies for and obtains Minor Subdivision Plat approval.
3. That the applicant addresses any red-lines.

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

GENERAL PLAN AMENDMENTS

TRANSPORTATION MASTER PLAN REVISION (24.02 TMP REVISIONS)

Dillon Muirbrook presented the proposed changes to the City's General Plan. The proposed changes will include removing a roundabout located near 600 East, reconfiguring roads

located in the River Bottoms area, reconfiguring trail systems near US 89, replacing a roundabout with a traffic signal at 700 South and 3400 East, and adding a lakeshore trail along a portion of Utah Lake that was annexed into the City.

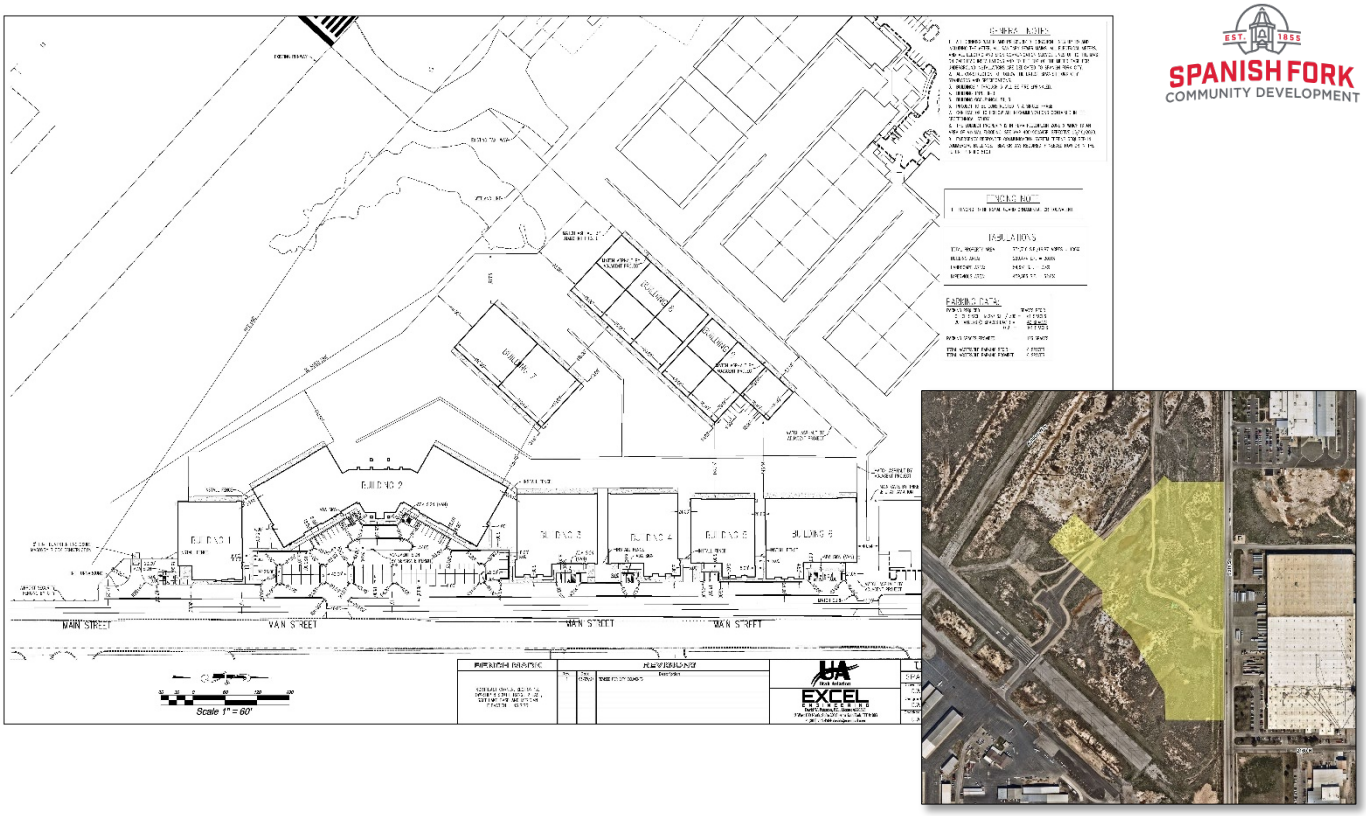
Chris Thompson **moved** to recommend the approval of the proposed General Plan Amendments to City Council as discussed.

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

Seth Perrins moved to adjourn the meeting at 11:38 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Utah Aviation Main Street Phases 1 & 2 Site Plan Approval Request

April 17, 2024, Development Review Committee meeting.

Located at approximately 2050 North 300 West, including 16.87 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Landscaping.
2. Improvements.
3. Fencing.
4. Utilities.

Recommendation

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

Finding

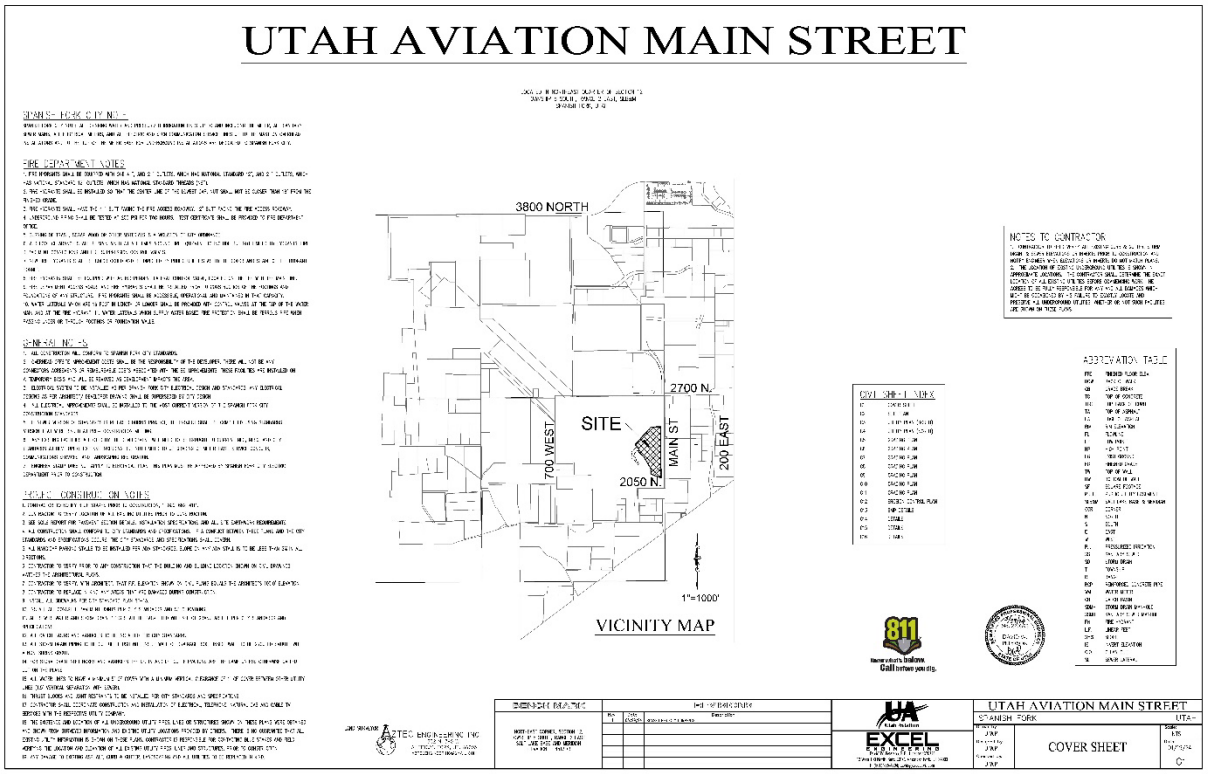
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

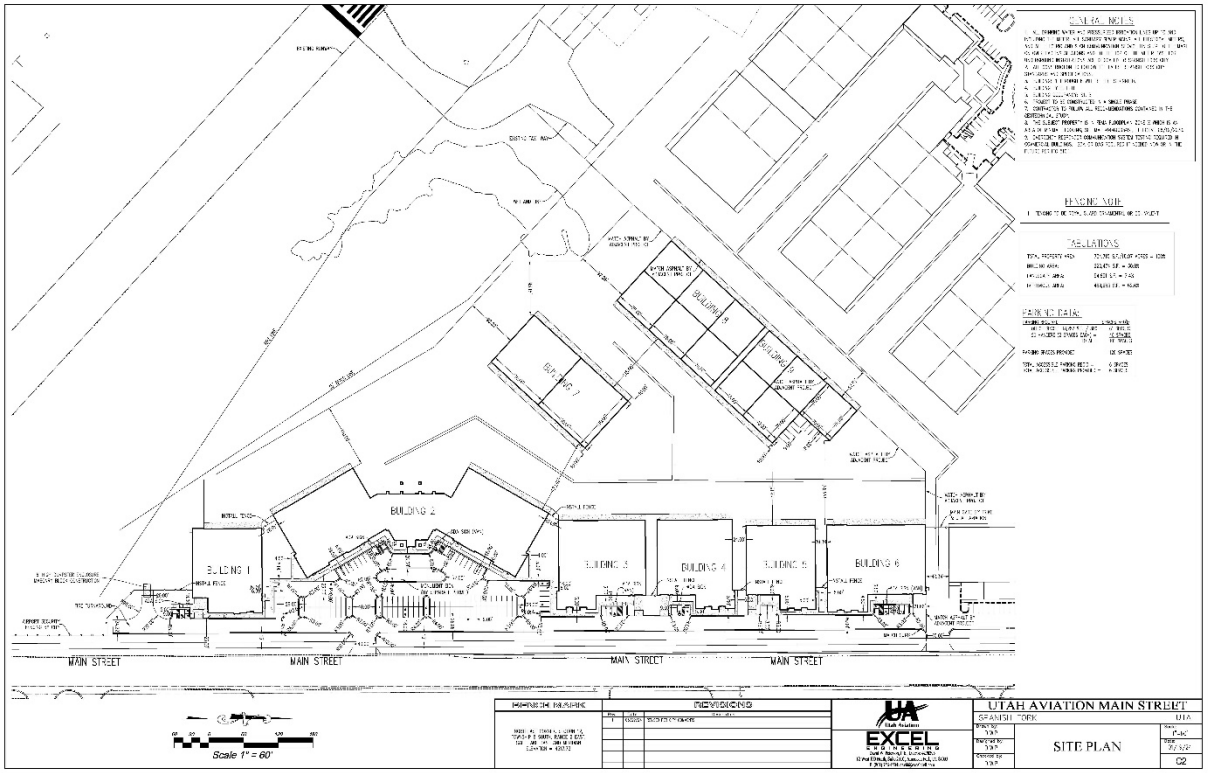
Conditions

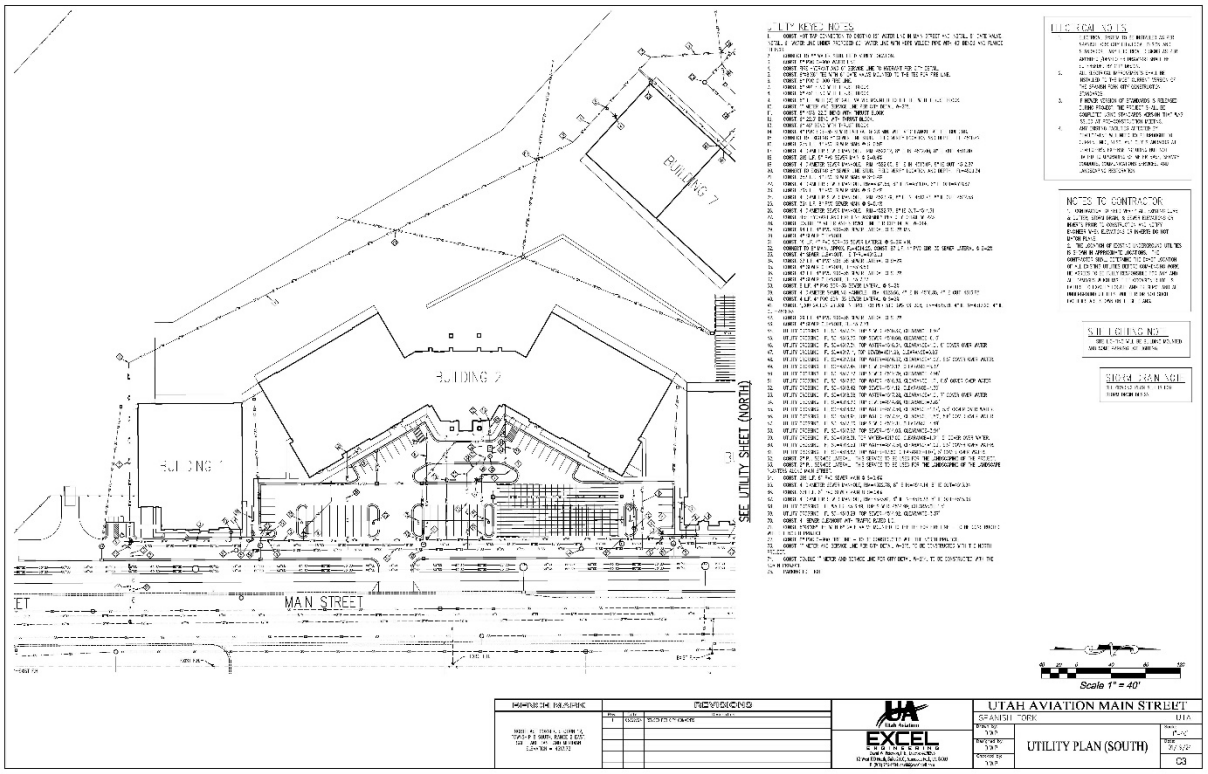
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines including the need to follow the airport fencing standard that is currently being developed.
3. That the applicant coordinates with the Parks and Recreation Department on the landscaping design for the park strip along Main Street.

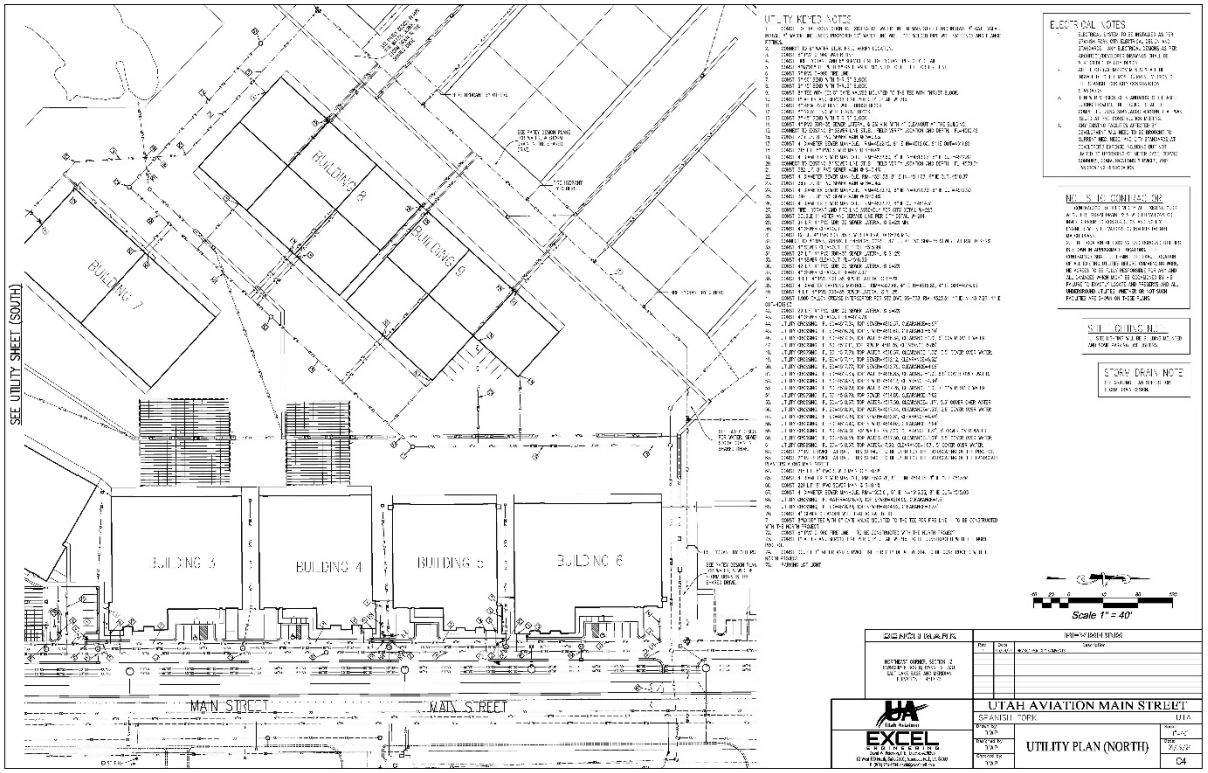
Exhibits

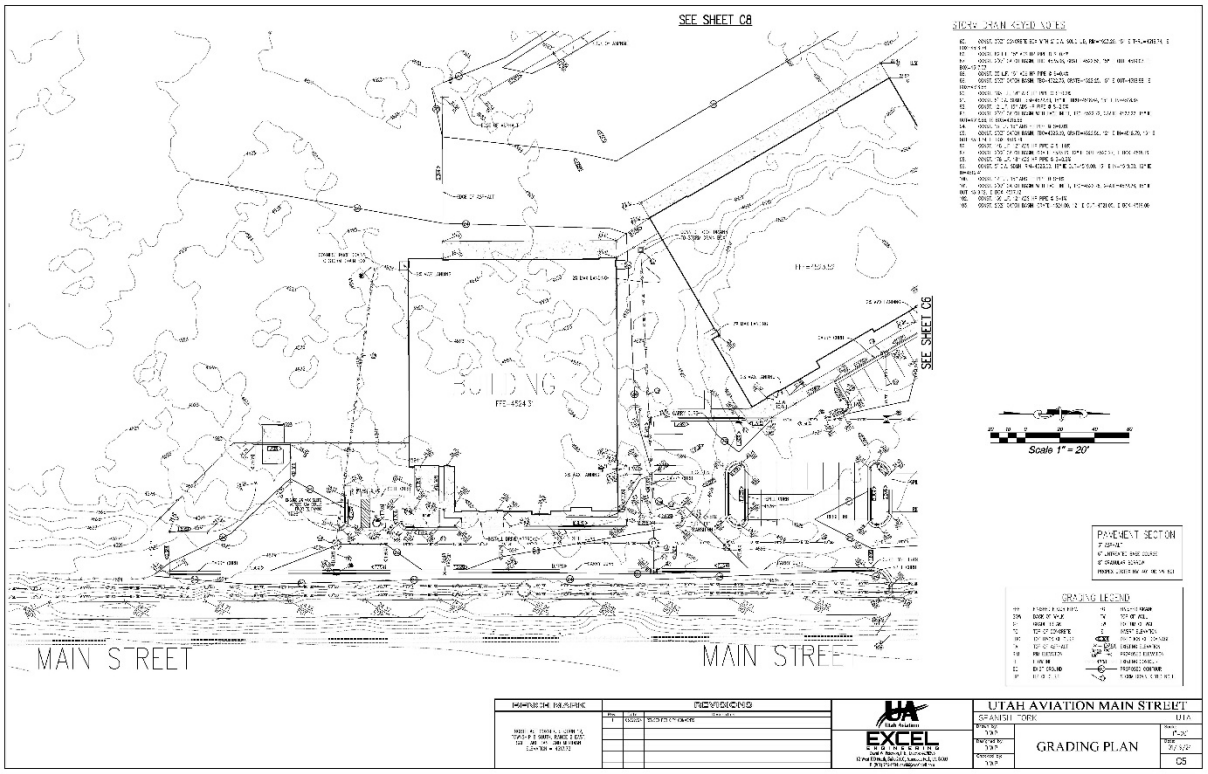
1. Site Plan.
2. Landscape Plan.

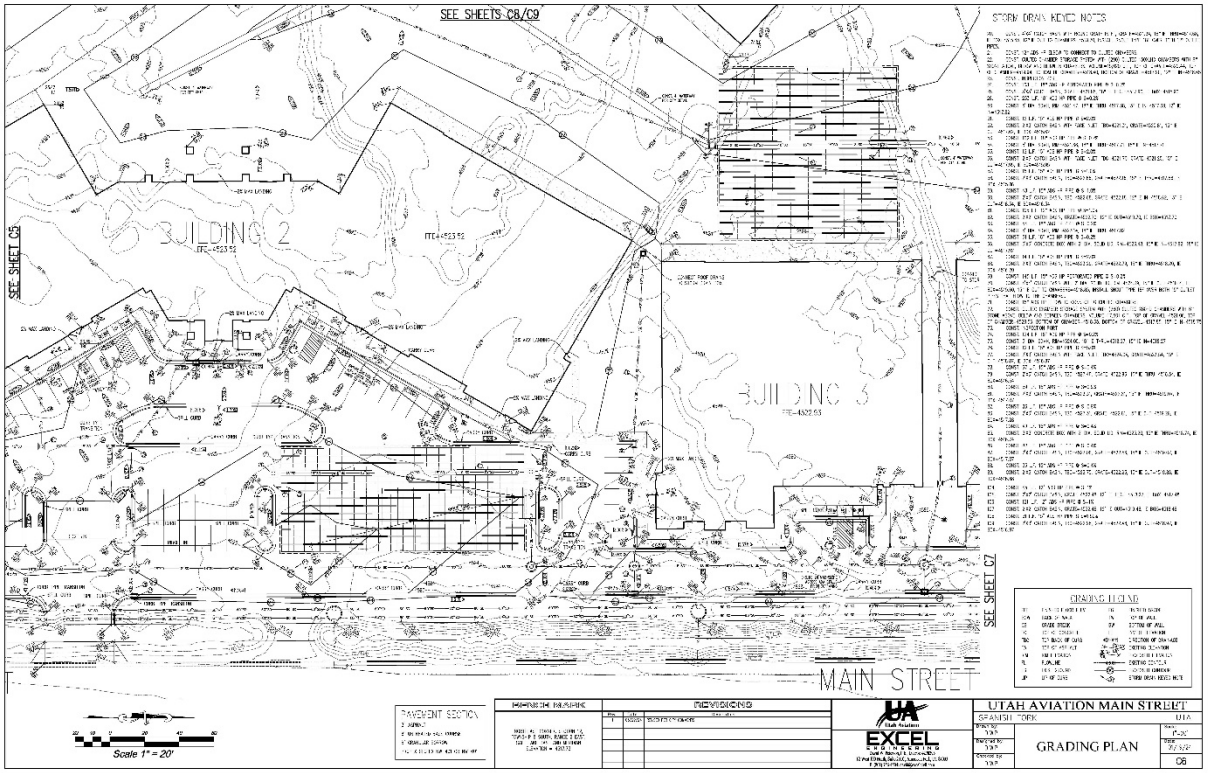

UTAH AVIATION MAIN STREET
3800 NORTH
2700 N.
SITE
700 WEST
MAIN ST
200 EAST
2050 N.
1"=1000'
VICINITY MAP
UTAH AVIATION MAIN STREET
SPANISH FORK
COVER SHEET

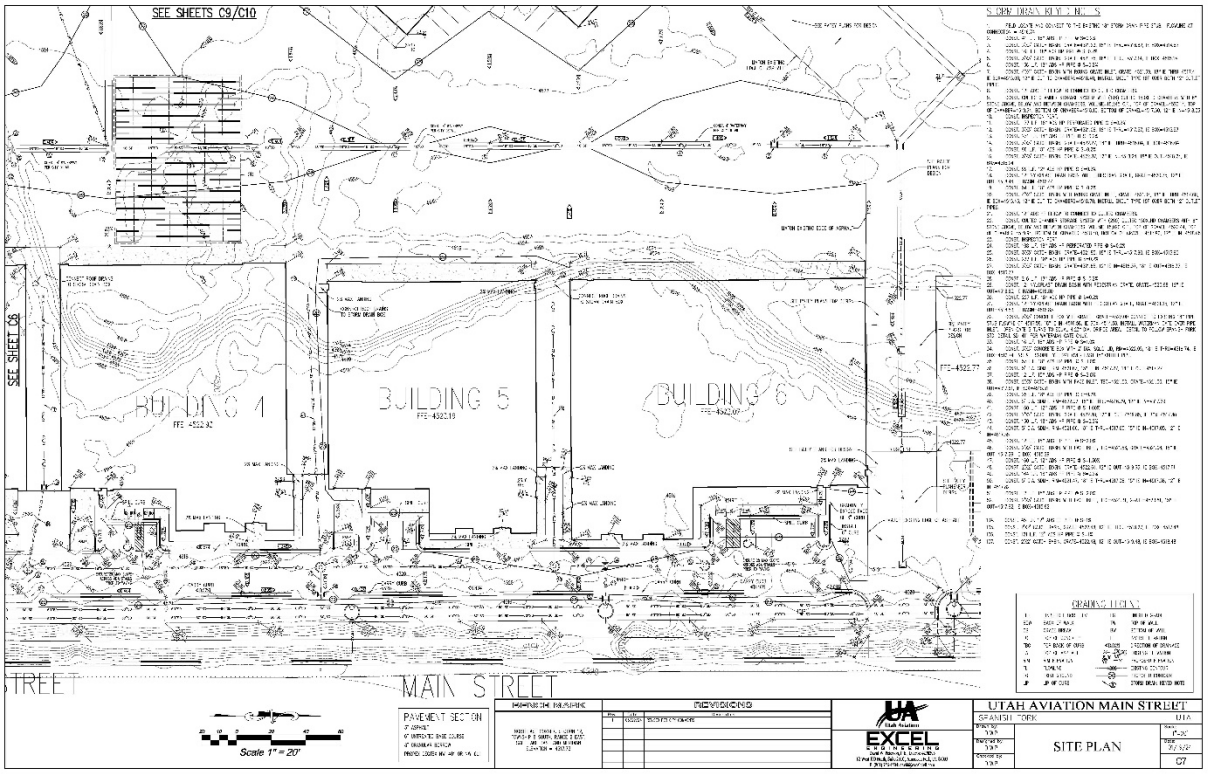

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
MAIN STREET
MAIN STREET
MAIN STREET
MAIN STREET
Scale 1" = 60'
UTAH AVIATION MAIN STREET
SPANISH FORK
SITE PLAN

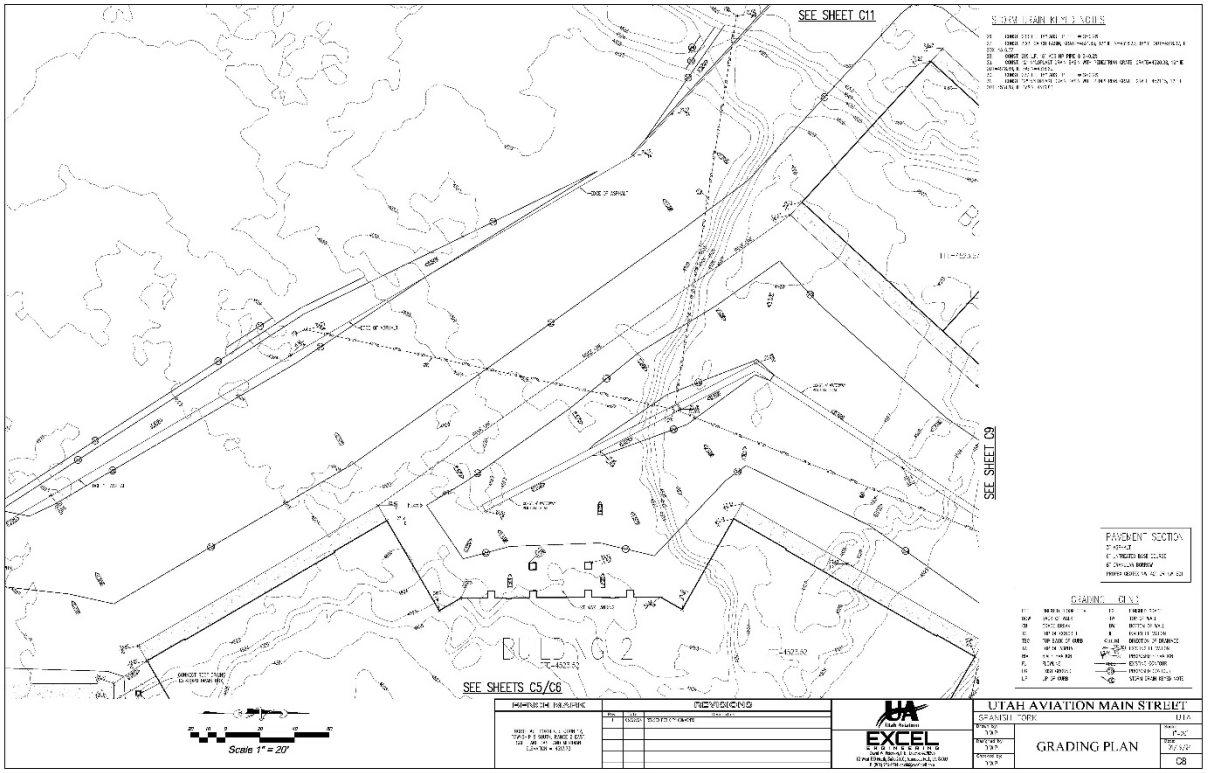

BUILDING 7
BUILDING 2
BUILDING 1
SEE UTILITY SHEET (NORTH)
MAIN STREET
UTILITY KEYED NOTES
UTILITY NOTES
NOTES TO CONTRACTOR
SITE LIGHTING NOTE
STORM DRAIN NOTE
Scale 1" = 40'
UTAH AVIATION MAIN STREET
SPANISH FORK UTA
UTILITY PLAN (SOUTH)
C3

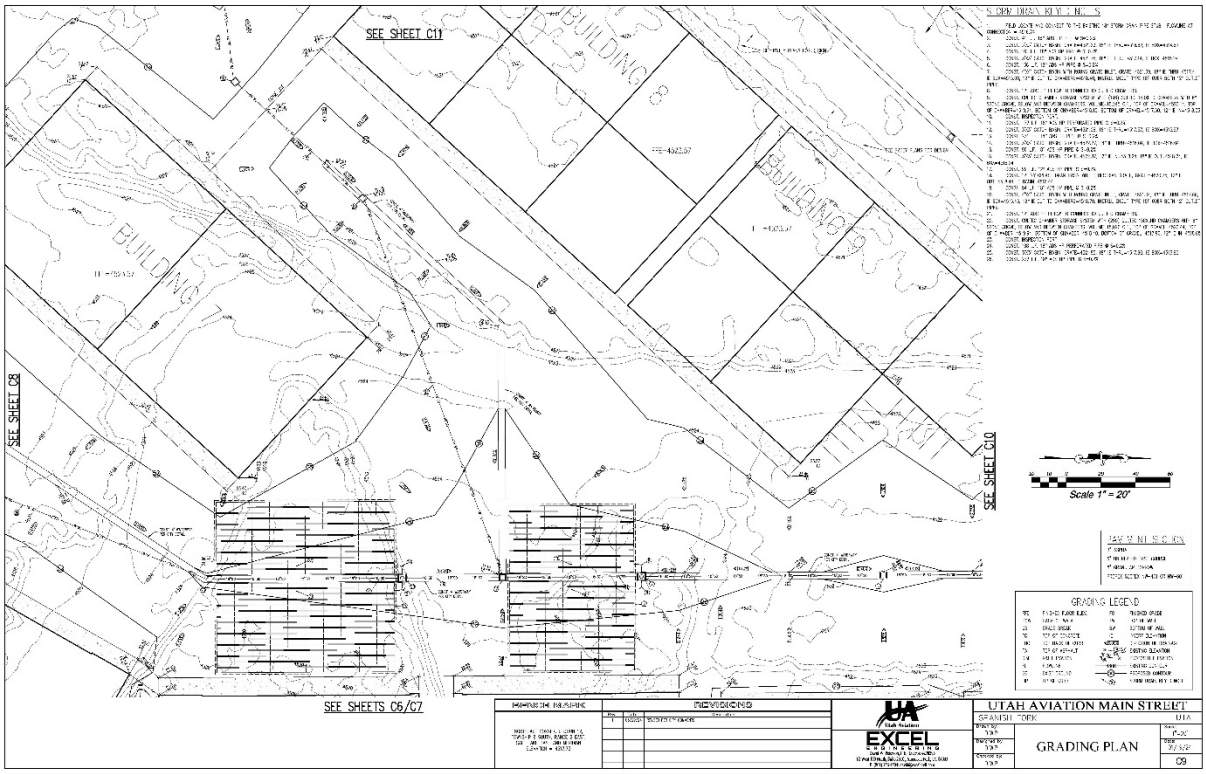

SEE UTILITY SHEET (SOUTH)
BUILDING 7
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
MAIN STREET
MAIN STREET
UTILITY KEYED NOTES
ELECTRICAL NOTES
NOTES TO CONTRACTOR
SITE LIGHTING NOTE
STORM DRAIN NOTE
Scale 1" = 40'
UTAH AVIATION MAIN STREET
SPANISH FORK UTA
UTILITY PLAN (NORTH)
C4

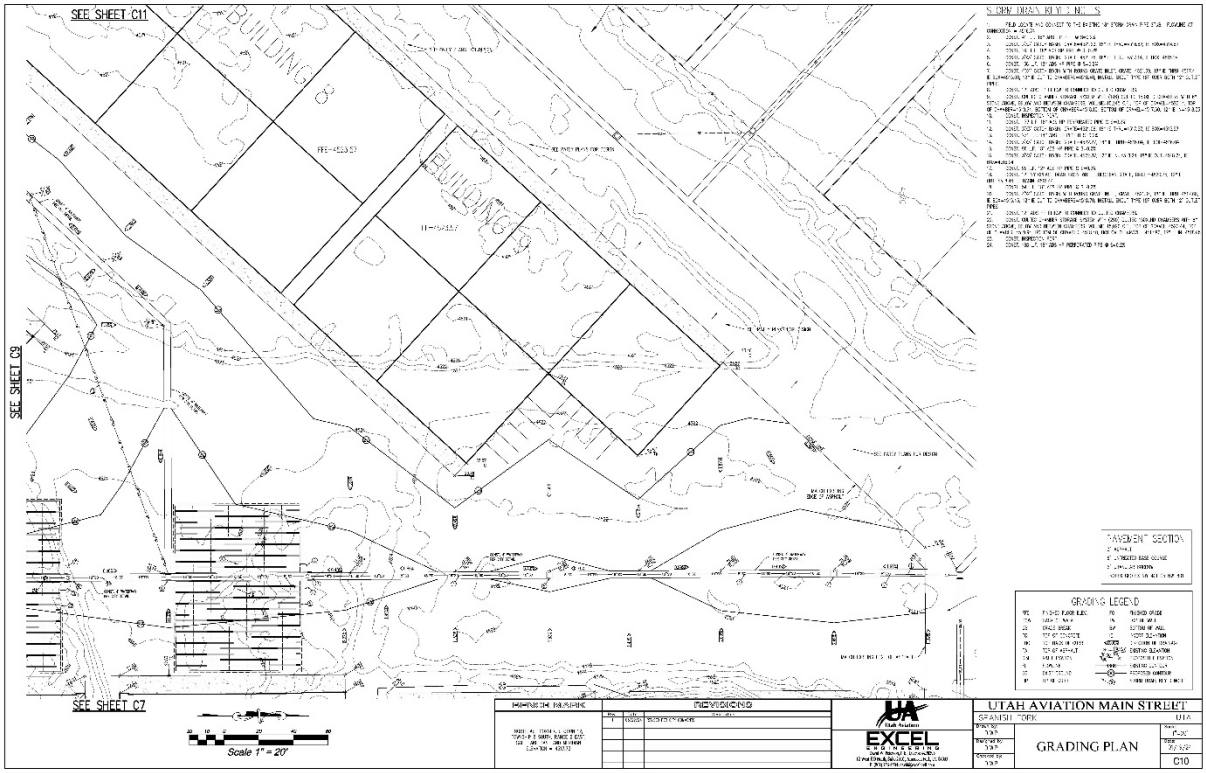

SEE SHEET C8
STORM DRAIN KEYED NOTES
BUILDING
SEE SHEET C9
Scale 1" = 20'
PAVEMENT SECTION
GRADING LEGEND
MAIN STREET
MAIN STREET
REVISIONS
UTAH AVIATION MAIN STREET
SPANISH FORK UTA
GRADING PLAN
C5

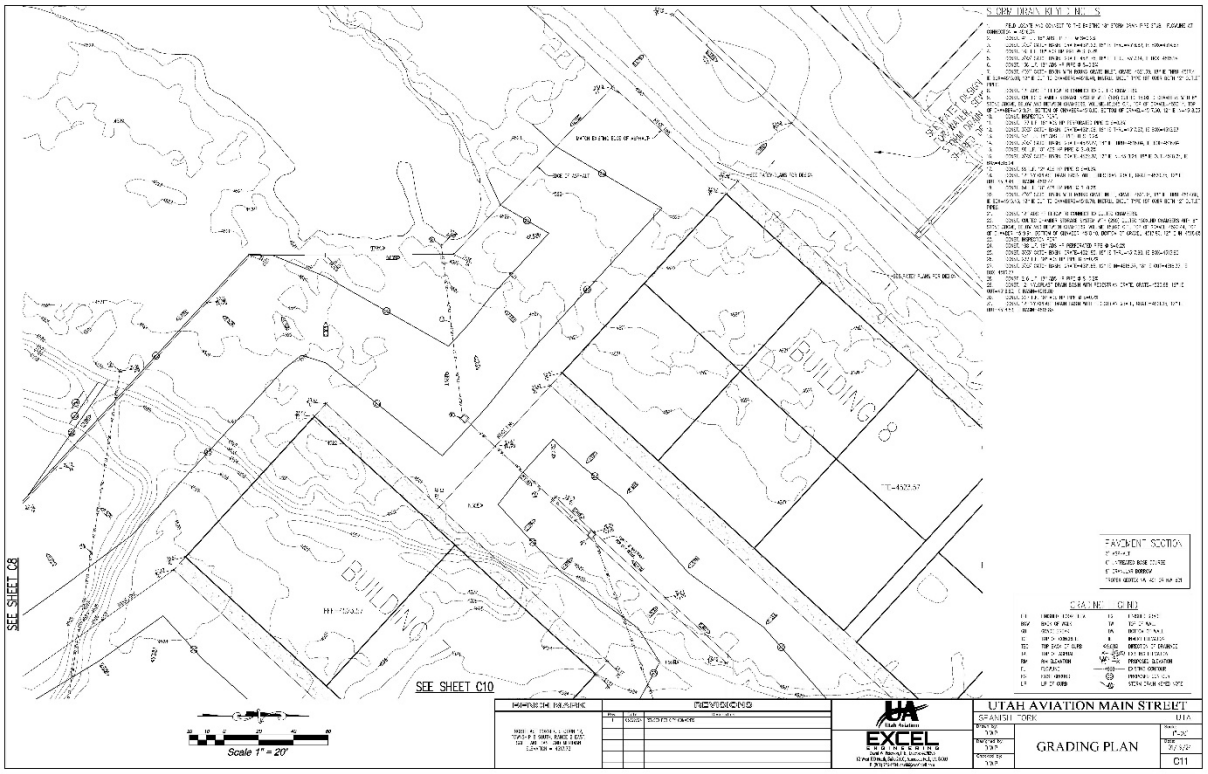

SEE SHEETS C8/C9
STORM DRAIN KEYED NOTES
BUILDING 2
BUILDING 3
SEE SHEET C5
SEE SHEET C7
GRADING LEGEND
MAIN STREET
Scale 1" = 20'
PAVEMENT SECTION
REVISIONS
UTAH AVIATION MAIN STREET
SPANISH FORK UTA
GRADING PLAN
C6

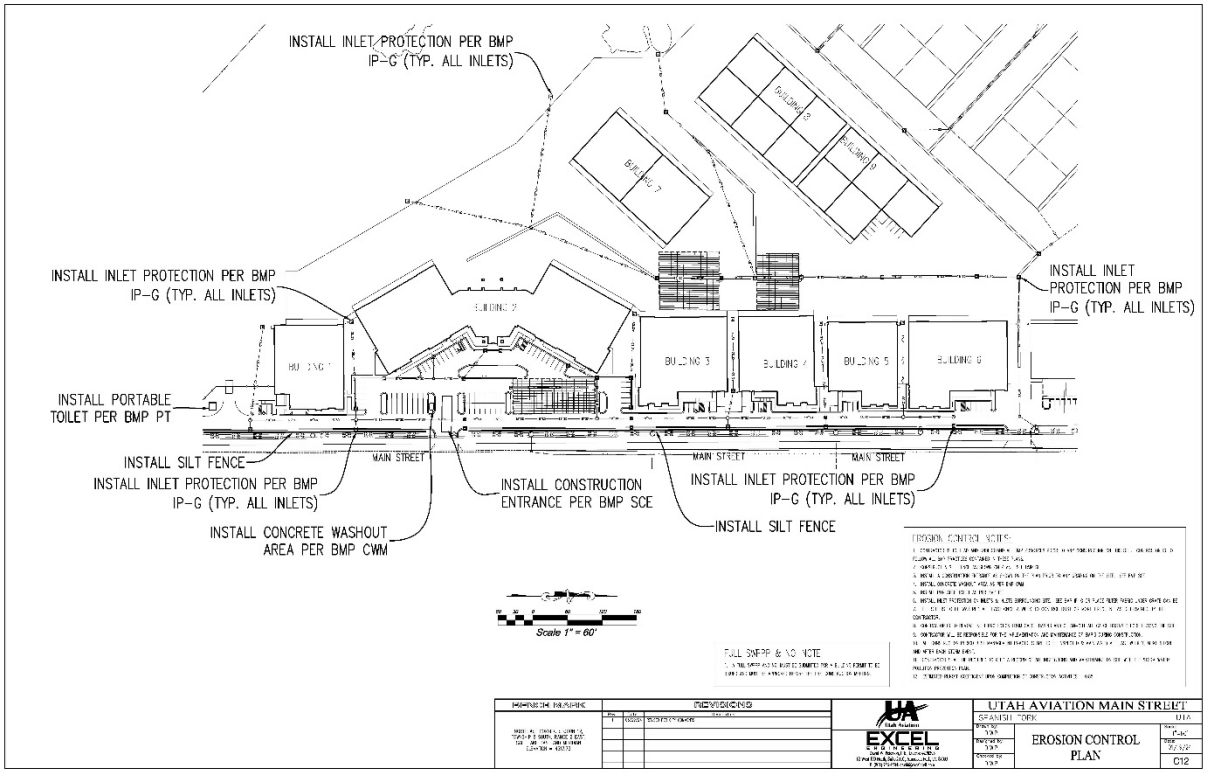

SEE SHEETS C9/C10
SEE SHEET C8
BUILDING 1
BUILDING 5
BUILDING 6
MAIN STREET
Scale 1" = 20'
UTAH AVIATION MAIN STREET
SITE PLAN
C7

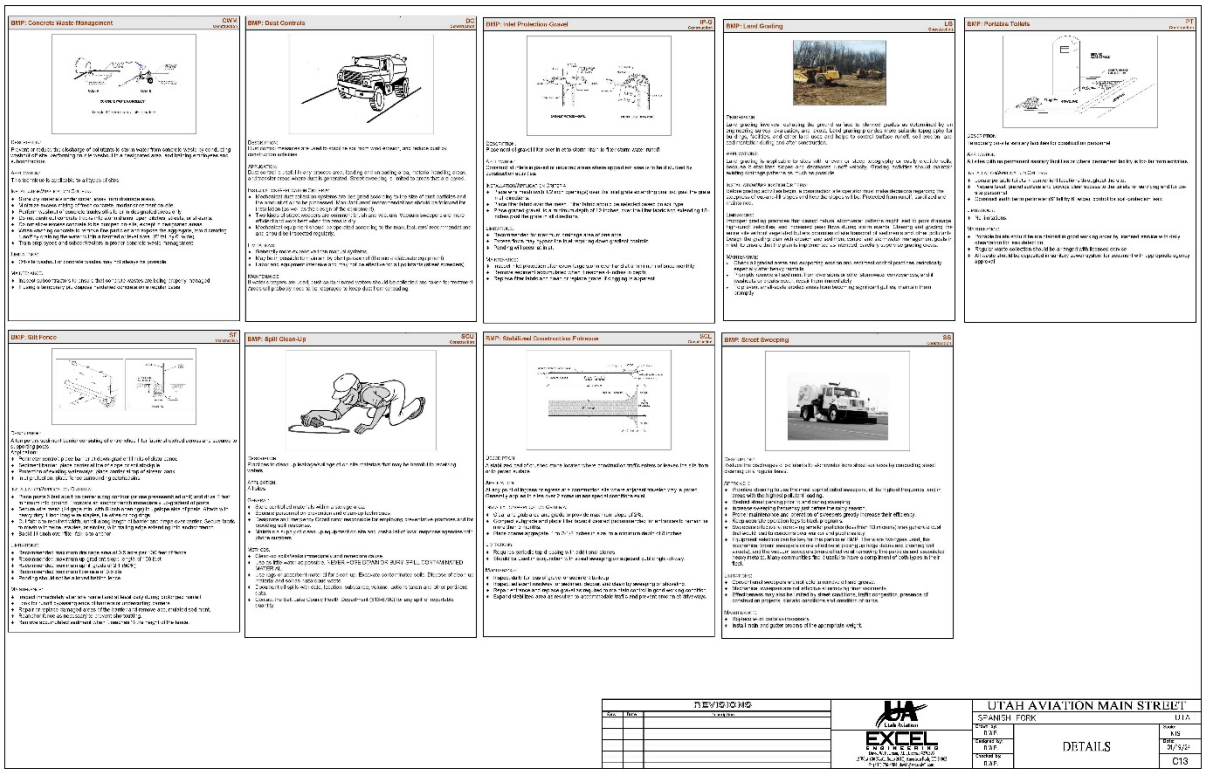

SEE SHEET C11
SEE SHEET C9
BUILDING 2
SEE SHEETS C5/C6
Scale 1" = 20'
UTAH AVIATION MAIN STREET
GRADING PLAN
C8

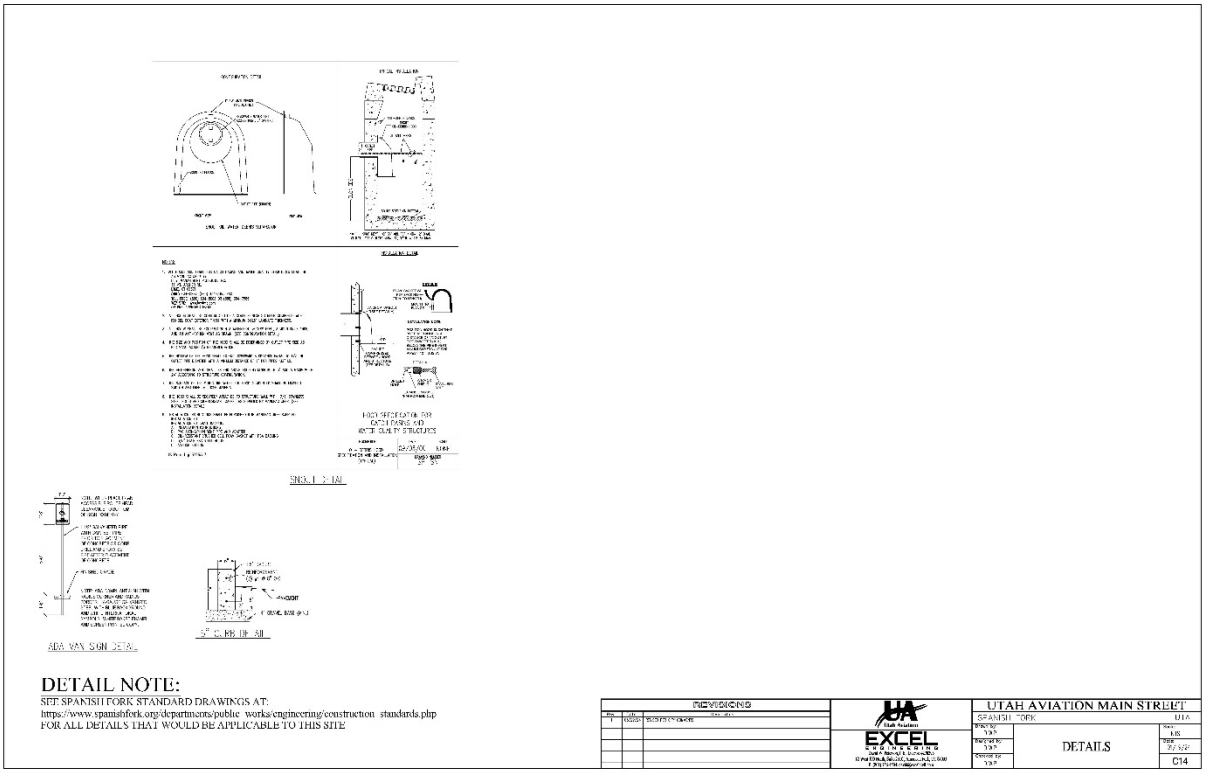

SEE SHEET C11
SEE SHEET C8
SEE SHEET C10
SEE SHEETS C6/C7
BUILDING B
BUILDING C
BUILDING D
Scale 1" = 20'
GRADING LEGEND
REVISIONS
UTAH AVIATION MAIN STREET
SPANISH FORK UTA
GRADING PLAN
EXCEL ENGINEERING
C9

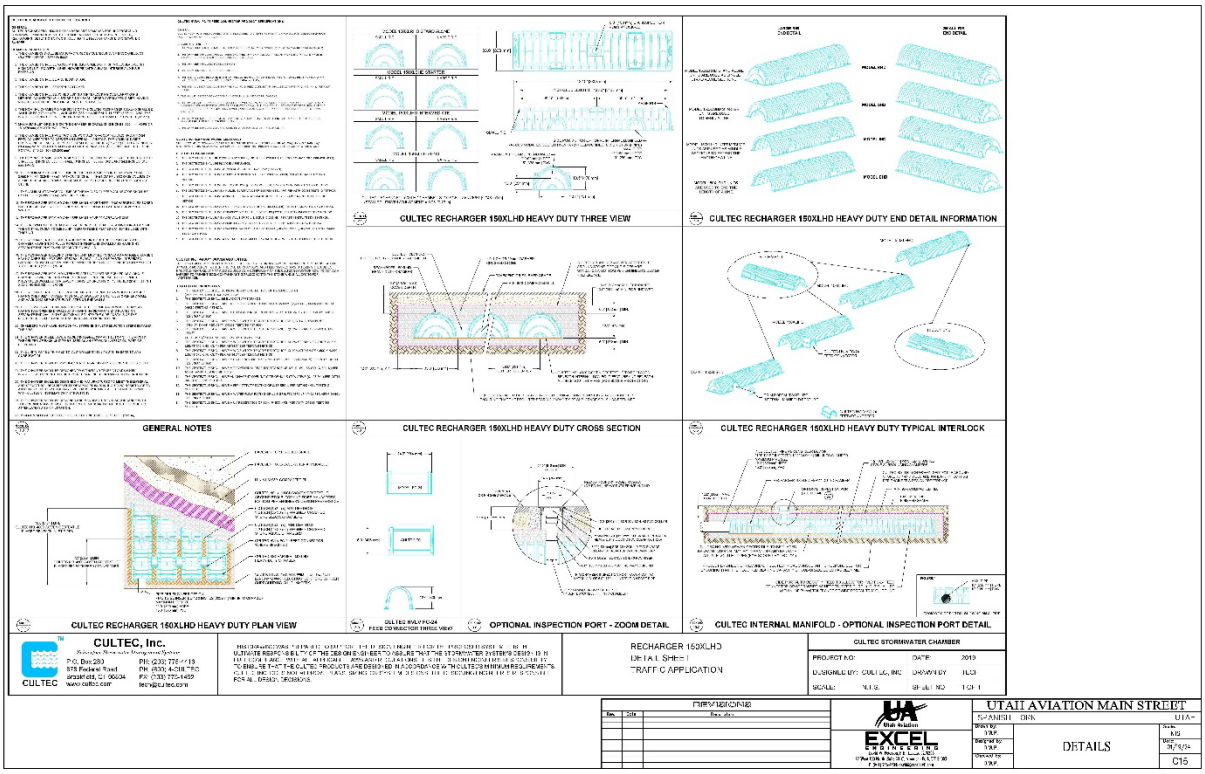

SEE SHEET C11
SEE SHEET C9
SEE SHEET C7
BUILDING B
BUILDING C
BUILDING D
Scale 1" = 20'
GRADING LEGEND
REVISIONS
UTAH AVIATION MAIN STREET
SPANISH FORK UTA
GRADING PLAN
EXCEL ENGINEERING
C10

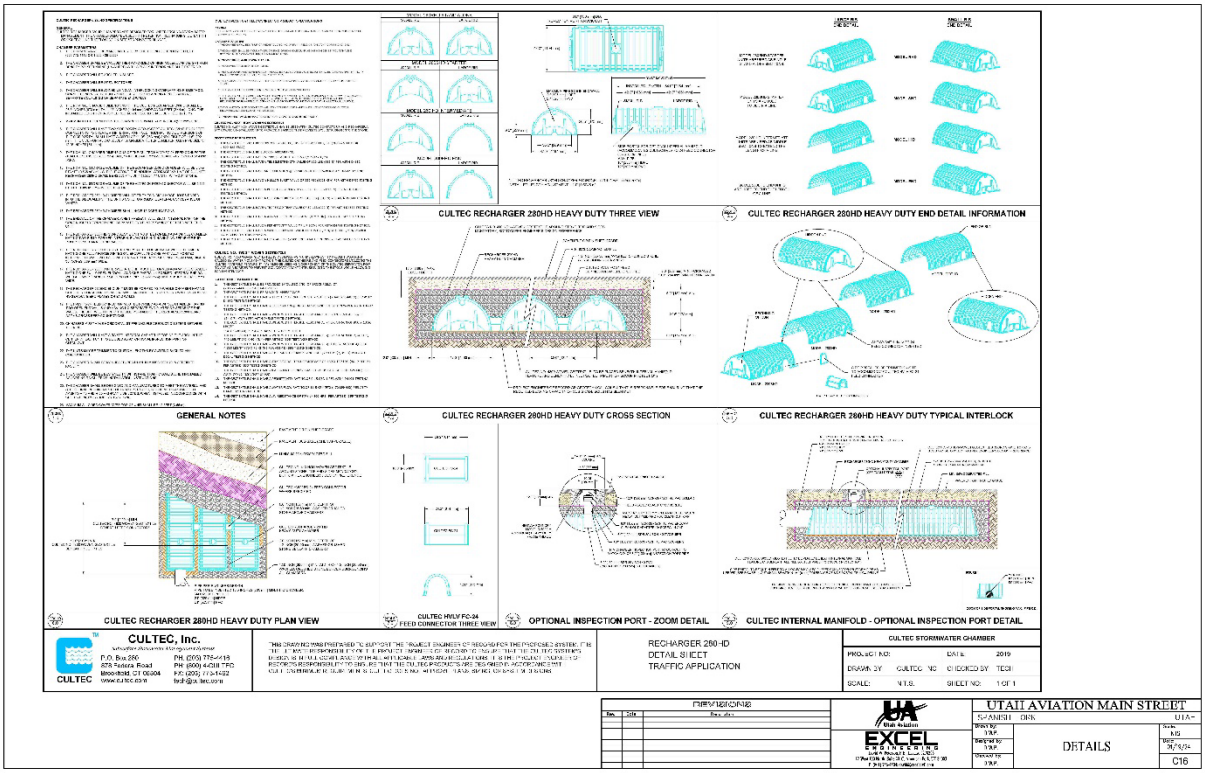

SEE SHEET C8
SEE SHEET C10
BUILDING 8
BUILDING 7
PAVEMENT SECTION
GRADING PLAN
Scale 1" = 20'
UTAH AVIATION MAIN STREET
SPANISH FORK UTA
GRADING PLAN
C11

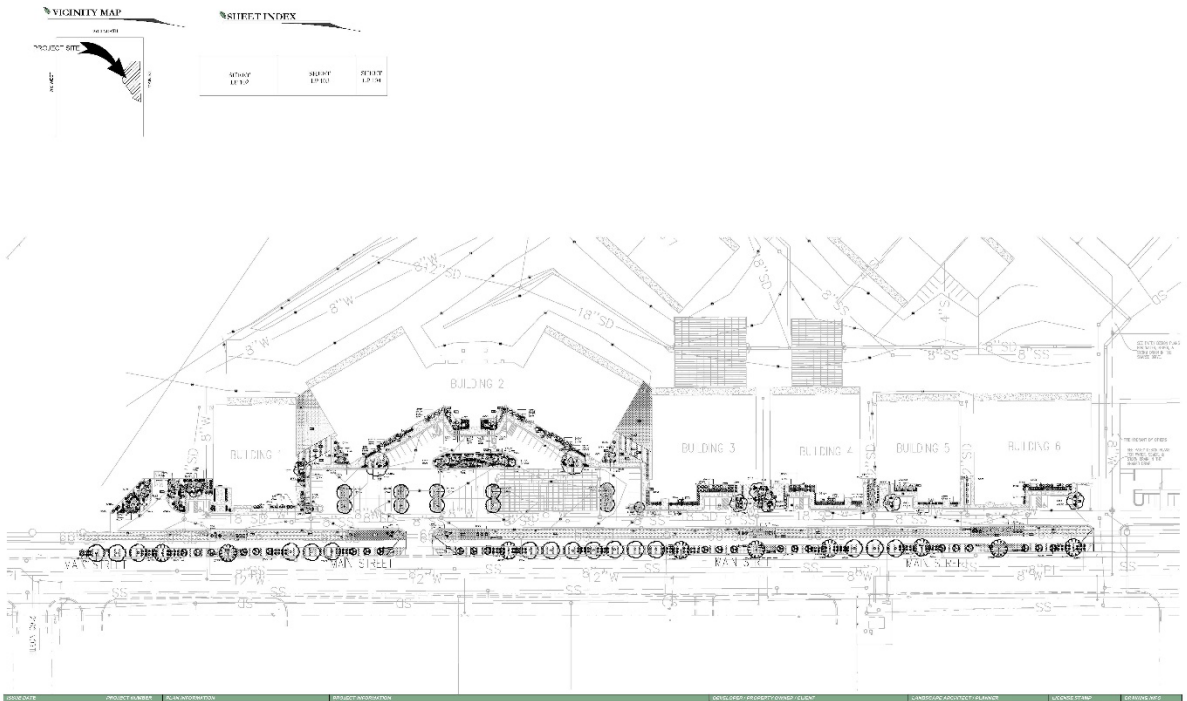

INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
INSTALL PORTABLE TOILET PER BMP PT
INSTALL SILT FENCE
INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
INSTALL SILT FENCE
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
MAIN STREET
MAIN STREET
MAIN STREET
Scale 1" = 60'
EROSION CONTROL NOTES
FULL SWPPP & NOI NOTE
UTAH AVIATION MAIN STREET
SPANISH FORK UTA
EROSION CONTROL PLAN
C12

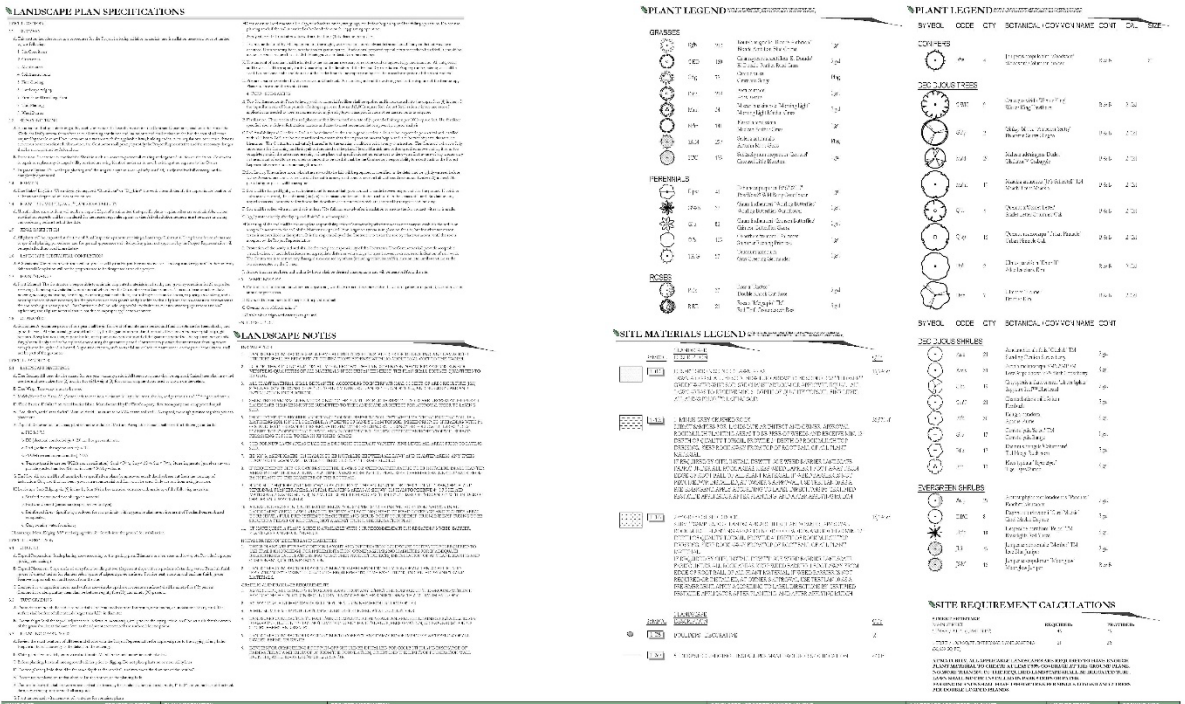

BMP: Concrete Waste Management
BMP: Dust Controls
BMP: Inlet Protection Gravel
BMP: Land Grading
BMP: Portable Toilets
BMP: Silt Fence
BMP: Spill Clean-Up
SWP: Stabilized Construction Entrance
BMP: Street Sweeping
REVISIONS
UTAH AVIATION MAIN STREET
SPANISH FORK
UTA
EXCEL ENGINEERING
DETAILS
C13

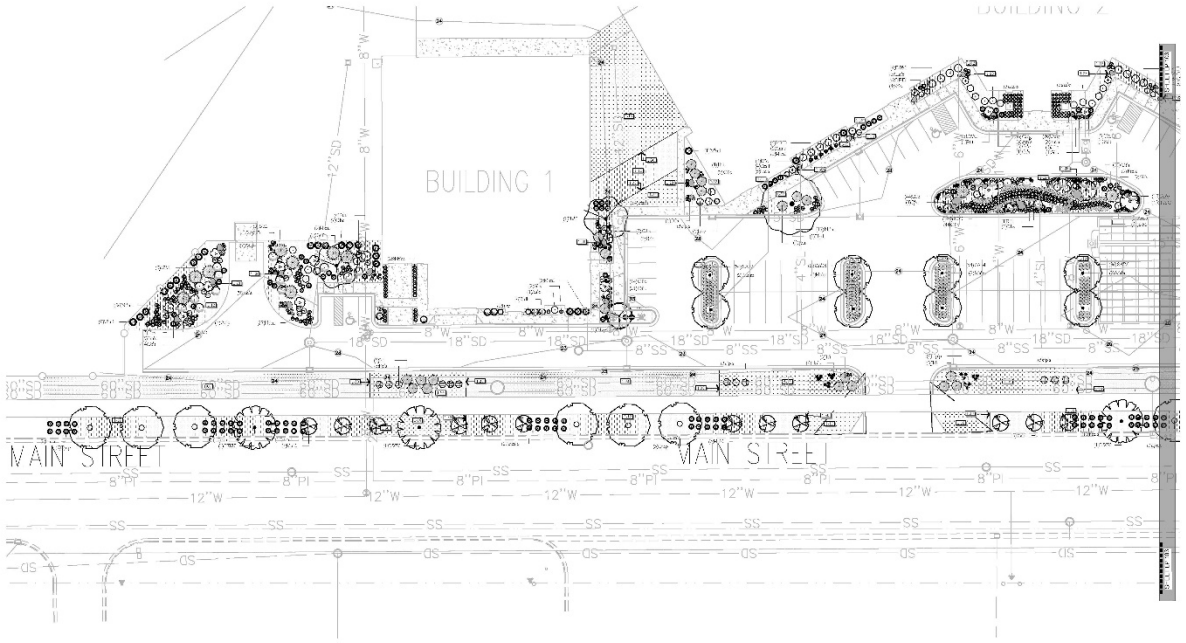

ADA VAN SIGN DETAIL
5" CURB OR GUTTER
DETAIL NOTE:
SEE SPANISH FORK STANDARD DRAWINGS AT:
https://www.spanishfork.org/departments/public_works/engineering/construction_standards.php
FOR ALL DETAILS THAT WOULD BE APPLICABLE TO THIS SITE
REVISIONS
UTAH AVIATION MAIN STREET
SPANISH FORK
UTA
EXCEL ENGINEERING
DETAILS
C14


GENERAL NOTES
CULTEC RECHARGER 150XLHD HEAVY DUTY THREE VIEW
CULTEC RECHARGER 150XLHD HEAVY DUTY END DETAIL INFORMATION
CULTEC RECHARGER 150XLHD HEAVY DUTY CROSS SECTION
CULTEC RECHARGER 150XLHD HEAVY DUTY TYPICAL INTERLOCK
CULTEC RECHARGER 150XLHD HEAVY DUTY PLAN VIEW
OPTIONAL INSPECTION PORT - ZOOM DETAIL
CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL
CULTEC, Inc.
RECHARGER 150XLHD
DETAIL SHEET
TRAFFIC APPLICATION
CULTEC STORMWATER CHAMBER
UTAH AVIATION MAIN STREET
DETAILS
C15


GENERAL NOTES
CULTEC RECHARGER 280HD HEAVY DUTY THREE VIEW
CULTEC RECHARGER 280HD HEAVY DUTY END DETAIL INFORMATION
CULTEC RECHARGER 280HD HEAVY DUTY CROSS SECTION
CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL INTERLOCK
CULTEC RECHARGER 280HD HEAVY DUTY PLAN VIEW
OPTIONAL INSPECTION PORT - ZOOM DETAIL
CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL
CULTEC, Inc.
RECHARGER 280-ID
DETAIL SHEET
TRAFFIC APPLICATION
CULTEC STORMWATER CHAMBER
UTAH AVIATION MAIN STREET
DETAILS
C16


VICINITY MAP
PROJECT SITE
SHEET INDEX
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
MAIN STREET
MAIN ST.
3/29/2024
UT24004
811
UTAH AVIATION
MAIN ST.
SPANISH FORK, UTAH
STEVE WILSON
801-592-9197
ITUTAH157@GMAIL.COM
PKJ DESIGN GROUP
LANDSCAPE OVERALL PLAN
CITY PERMIT SET
LP-100


LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
PLANT LEGEND
GRASSES
PERENNIALS
ROSES
SITE MATERIALS LEGEND
PLANT LEGEND
CONIFERS
DECIDUOUS TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
SITE REQUIREMENT CALCULATIONS
3/29/2024
UT24004
811
UTAH AVIATION
MAIN ST.
SPANISH FORK, UTAH
STEVE WILSON
801-592-9197
ITUTAH157@GMAIL.COM
PKJ DESIGN GROUP
LANDSCAPE COVER
CITY PERMIT SET
LP-101



3/29/2024 UT24004

811 BLUE STAKES OF UTAH

UTAH AVIATION
MAIN ST.
SPANISH FORK, UTAH

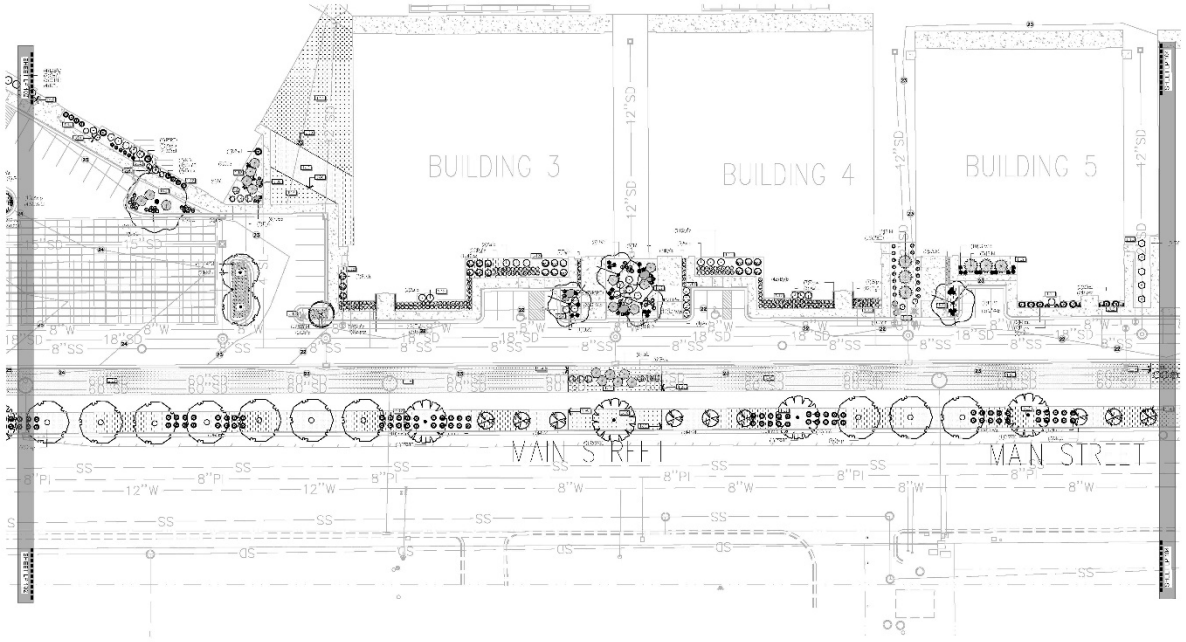
STEVE WILSON
801-592-9107
FLYUTAH57@GMAIL.COM

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5864
www.pkjdesigngroup.com

JTA
DAV
RMA

LANDSCAPE PLAN
CITY PERMIT SET

LP-102



3/29/2024 UT24004

811 BLUE STAKES OF UTAH

UTAH AVIATION
MAIN ST.
SPANISH FORK, UTAH

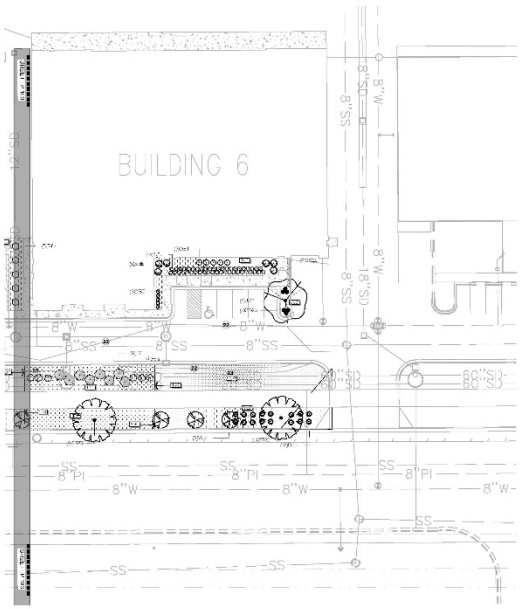
STEVE WILSON
801-592-9107
FLYUTAH57@GMAIL.COM

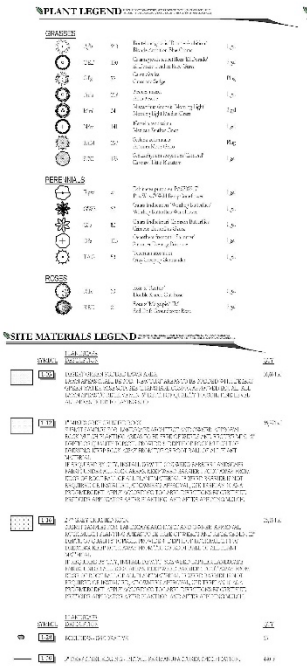
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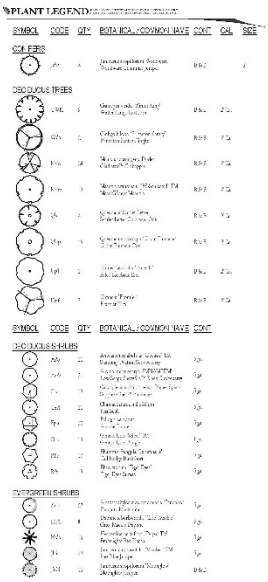
JTA
DAV
RMA

LANDSCAPE PLAN
CITY PERMIT SET

LP-103







3/29/2024 UT24004

811 BLUE STAKES OF UTAH

UTAH AVIATION
MAIN ST.
SPANISH FORK, UTAH

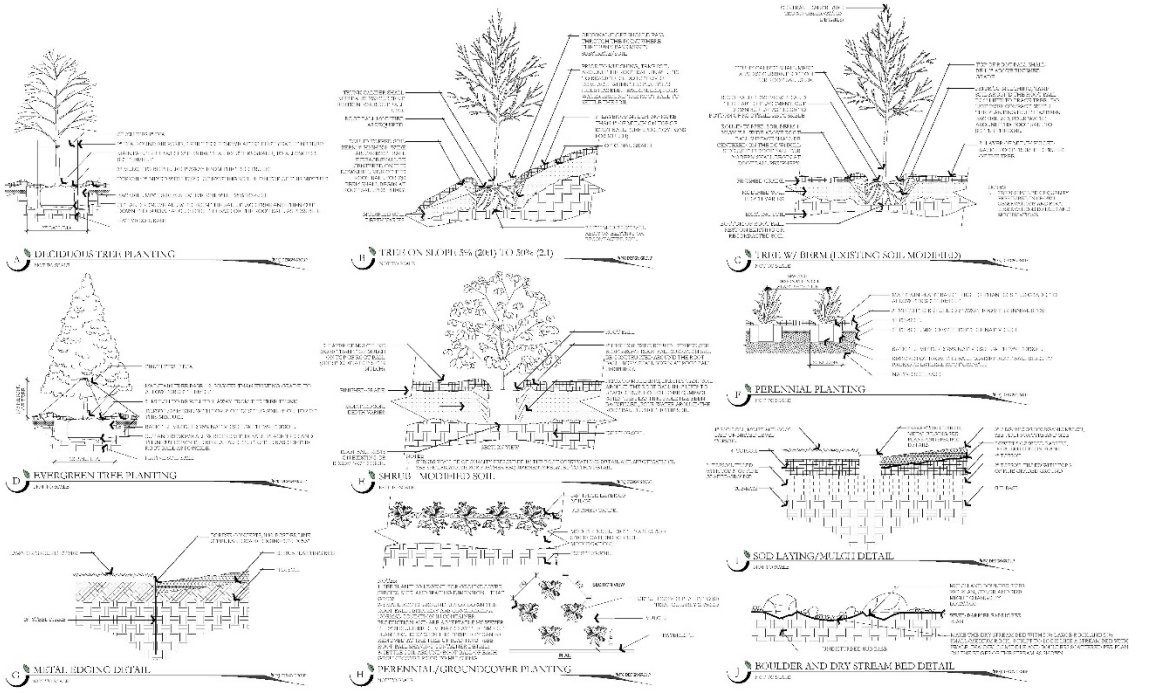
STEVE WILSON
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LANDSCAPE PLAN
CITY PERMIT SET

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DAV
AMA

LP-102



3/29/2024 UT24004

811 BLUE STAKES OF UTAH

UTAH AVIATION
MAIN ST.
SPANISH FORK, UTAH

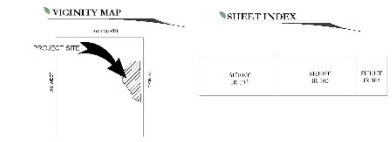
STEVE WILSON
801-592-9107
FLYUTAH57@GMAIL.COM

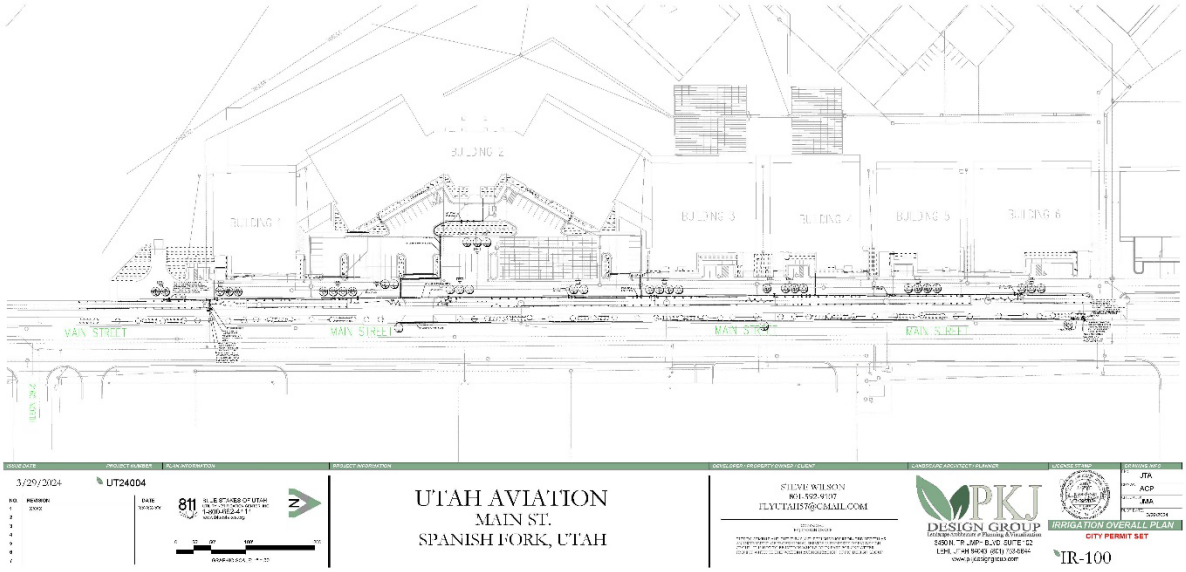
PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 123
LEHI, UTAH 84043 (801) 753-5864
www.pkjdesigngroup.com

LANDSCAPE DETAILS
CITY PERMIT SET

JTA
DAV
AMA

LP-501





3/29/2024 UT24004

811 BLUE STAKES OF UTAH

UTAH AVIATION
MAIN ST.
SPANISH FORK, UTAH

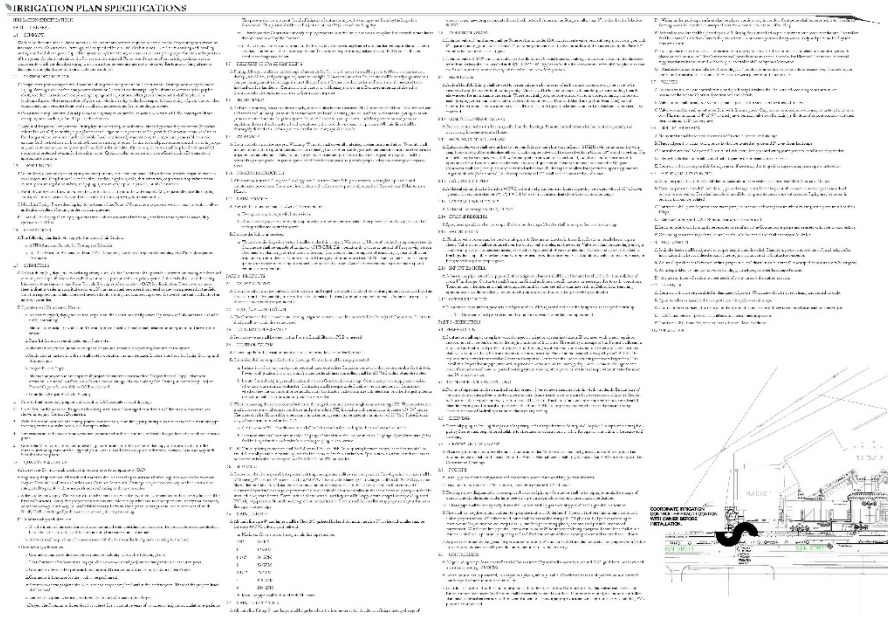
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ILYUTA1157@GMAIL.COM

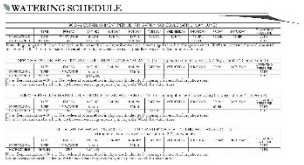
PKJ DESIGN GROUP
Landscape Architecture + Planning & Visualization
3490 N. "B" JMP- BLVD. SUITE 102
LEHI, UTAH 84043 (801) 768-6844
www.pkjdesigngroup.com

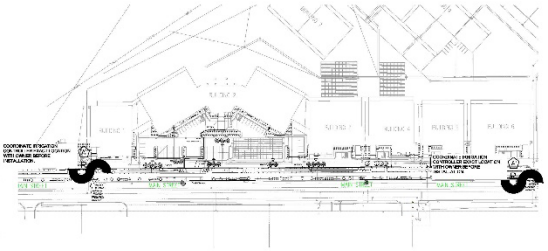
JTA
ACP
AAA

IRRIGATION OVERALL PLAN
CITY PERMIT SET

IR-100







3/29/2024 UT24004

811 BLUE STAKES OF UTAH

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MAIN ST.
SPANISH FORK, UTAH

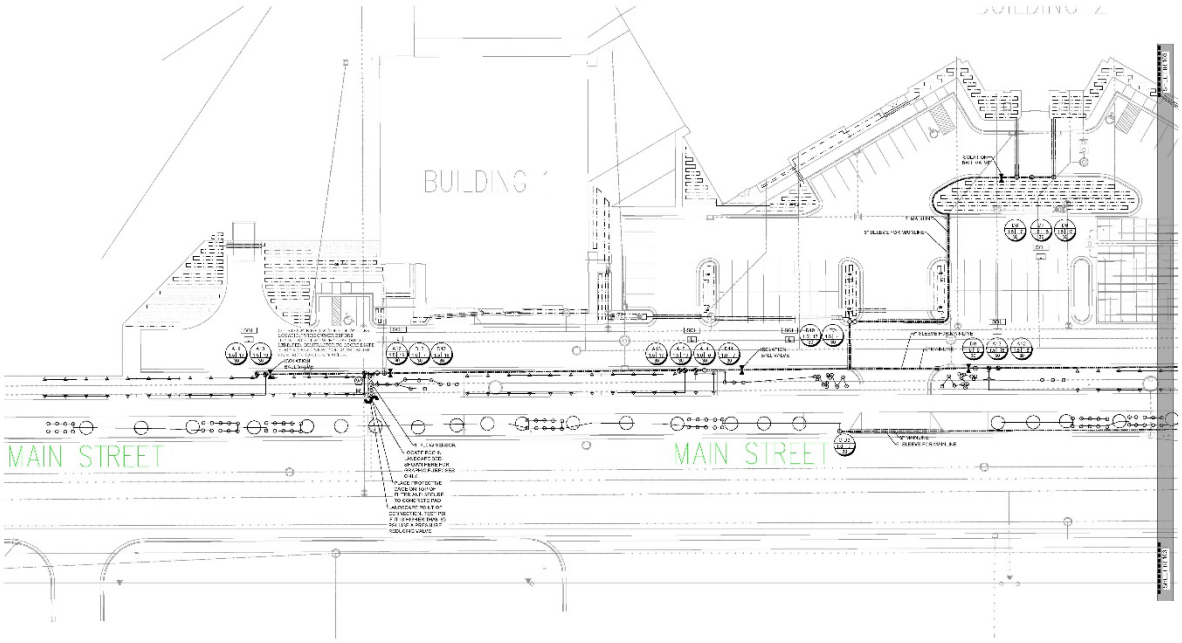
SILVIE WILSON
801-592-9197
ILYUTA1157@GMAIL.COM

PKJ DESIGN GROUP
Landscape Architecture + Planning & Visualization
3490 N. "B" JMP- BLVD. SUITE 102
LEHI, UTAH 84043 (801) 768-6844
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JTA
ACP
AAA

IRRIGATION COVER
CITY PERMIT SET

IR-101



3/29/2024 UT24004

811 BLUE STAKES OF UTAH

UTAH AVIATION
MAIN ST.
SPANISH FORK, UTAH

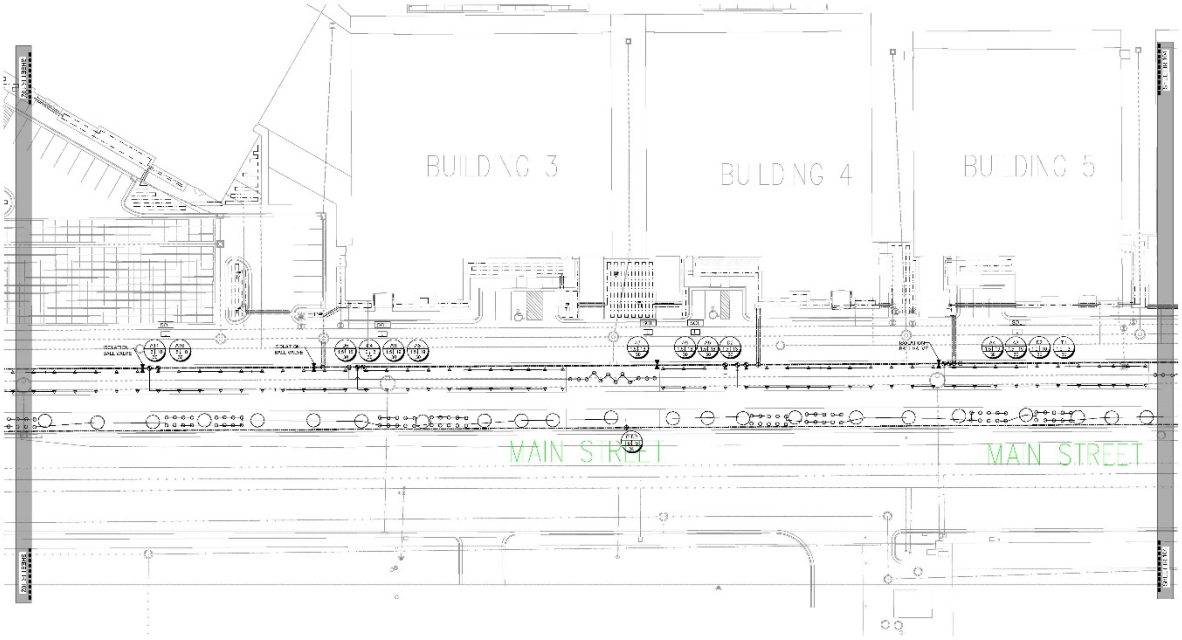
STEVE WILSON
801-592-9107
FLYUTAH57@GMAIL.COM

PKJ DESIGN GROUP
3450 N. TECH BLVD. SUITE 02
TEL. (801) 785-8844
www.pkjdesigngroup.com

JTA
ACP
RMA

IRRIGATION PLAN
CITY PERMIT SET

IR-102



3/29/2024 UT24004

811 BLUE STAKES OF UTAH

UTAH AVIATION
MAIN ST.
SPANISH FORK, UTAH

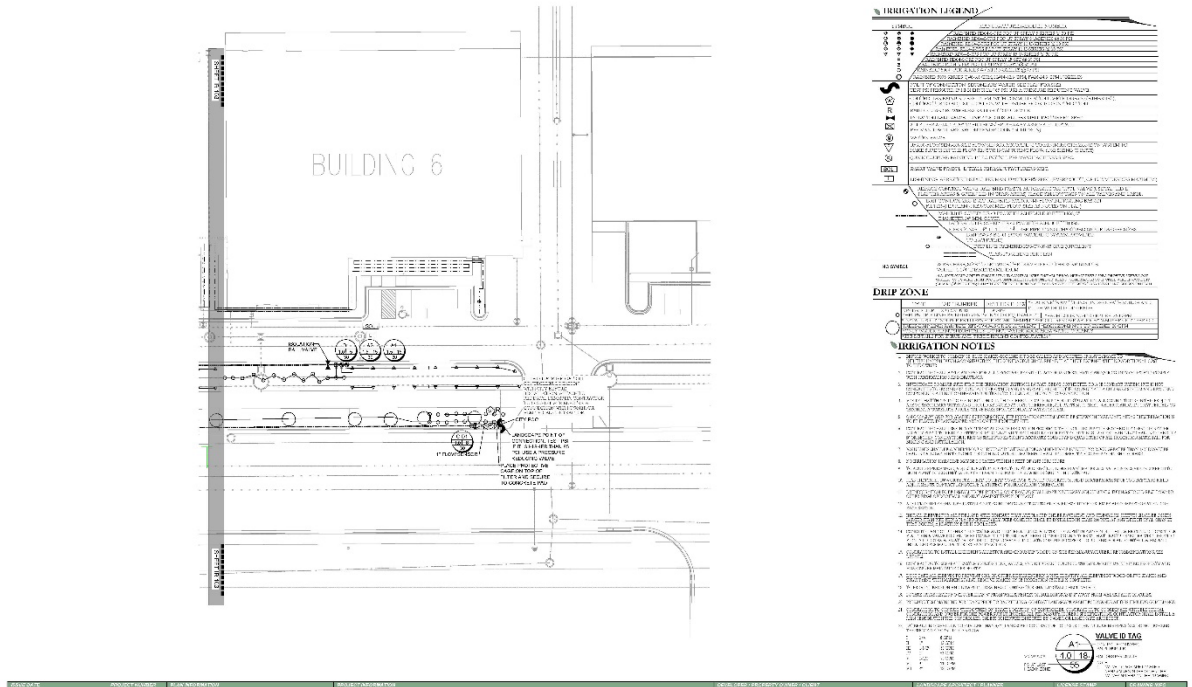
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FLYUTAH57@GMAIL.COM

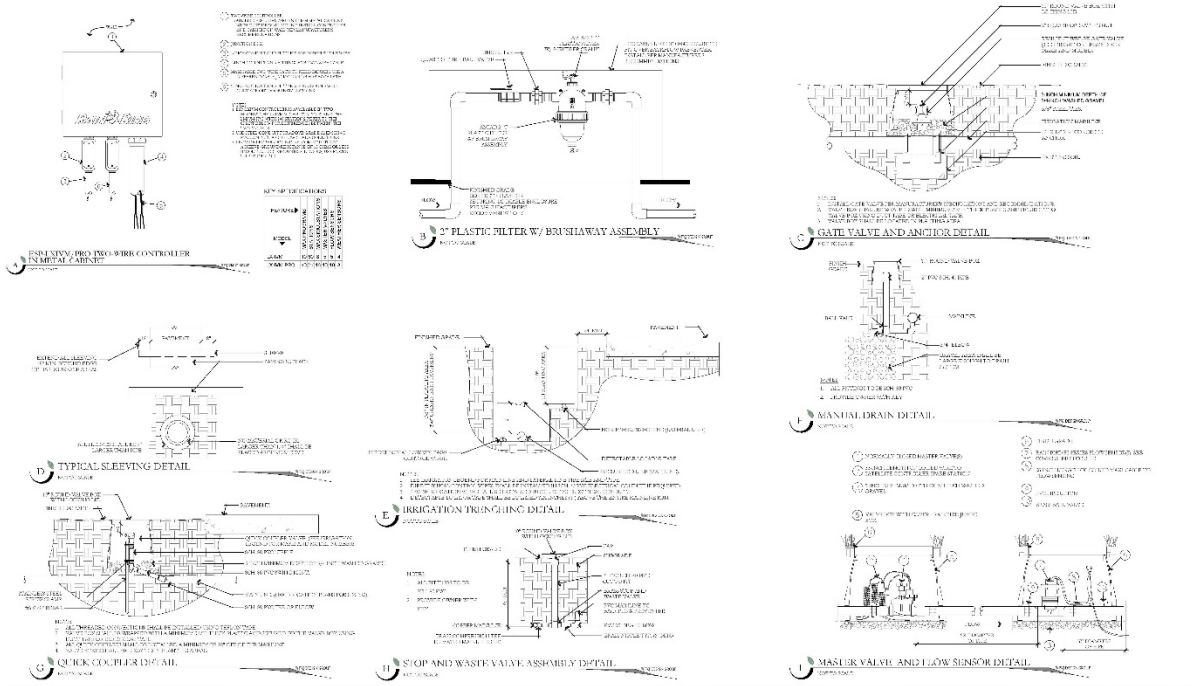
PKJ DESIGN GROUP
3450 N. TECH BLVD. SUITE 02
TEL. (801) 785-8844
www.pkjdesigngroup.com

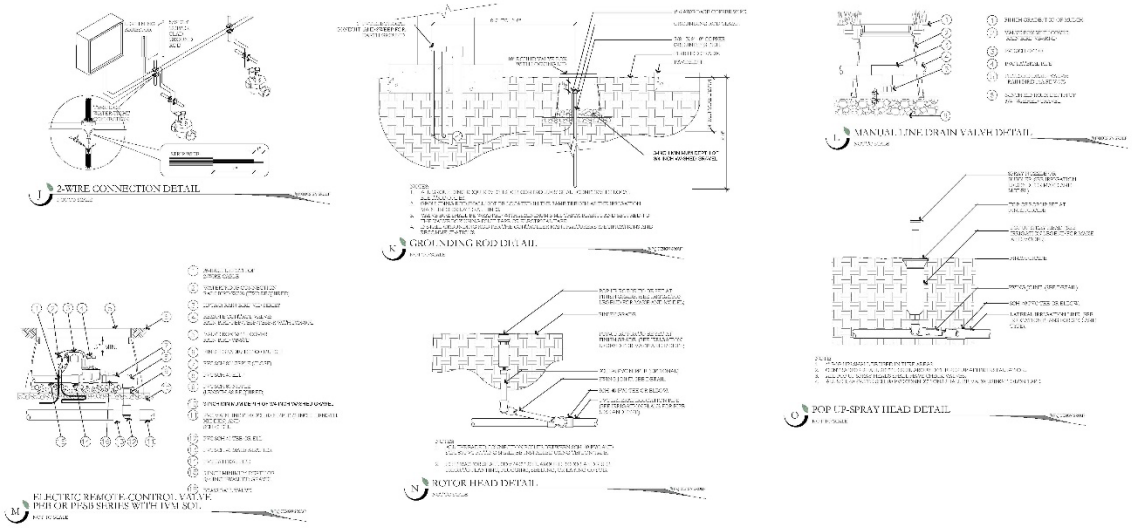
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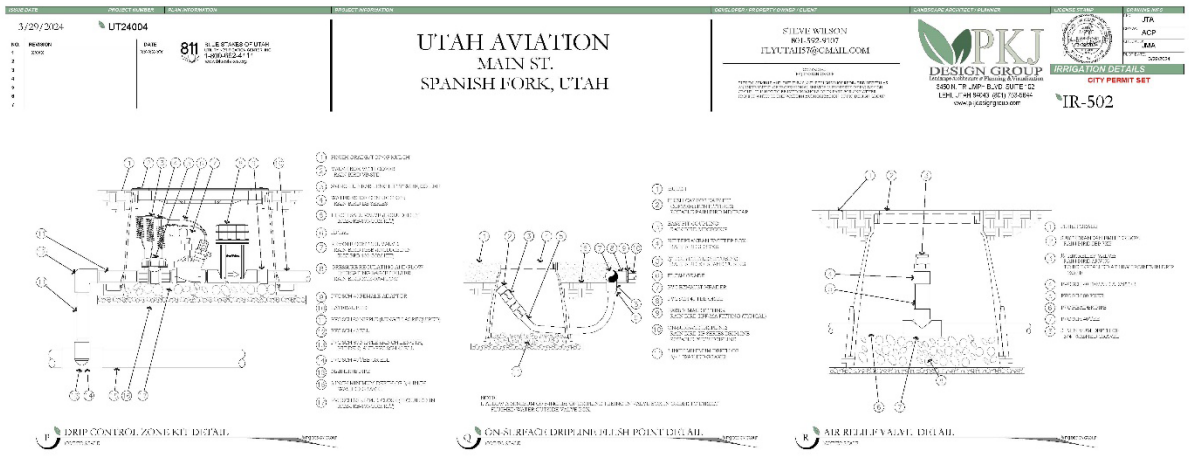
IRRIGATION PLAN
CITY PERMIT SET

IR-103

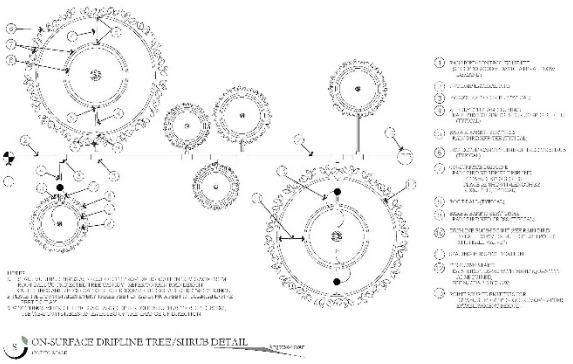

BUILDING 6
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
3/29/2024
UT24004
811
UTAH AVIATION
MAIN ST.
SPANISH FORK, UTAH
STEVE WILSON
801-592-9107
FLYUTAH57@GMAIL.COM
PKJ DESIGN GROUP
IRRIGATION PLAN
CITY PERMIT SET
IR-104

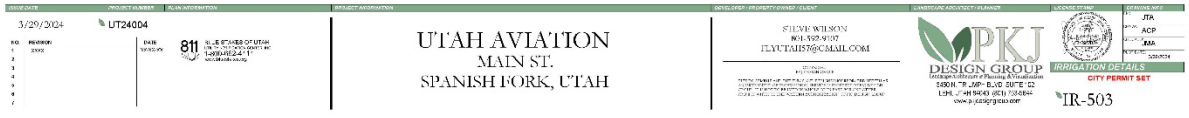

ESPLUSTVC PRO TWO-WIRE CONTROLLER IN METAL CABINET
2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
GATE VALVE AND ANCHOR DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DET AIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
3/29/2024
UT24004
811
UTAH AVIATION
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SPANISH FORK, UTAH
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IRRIGATION DETAILS
CITY PERMIT SET
IR-501

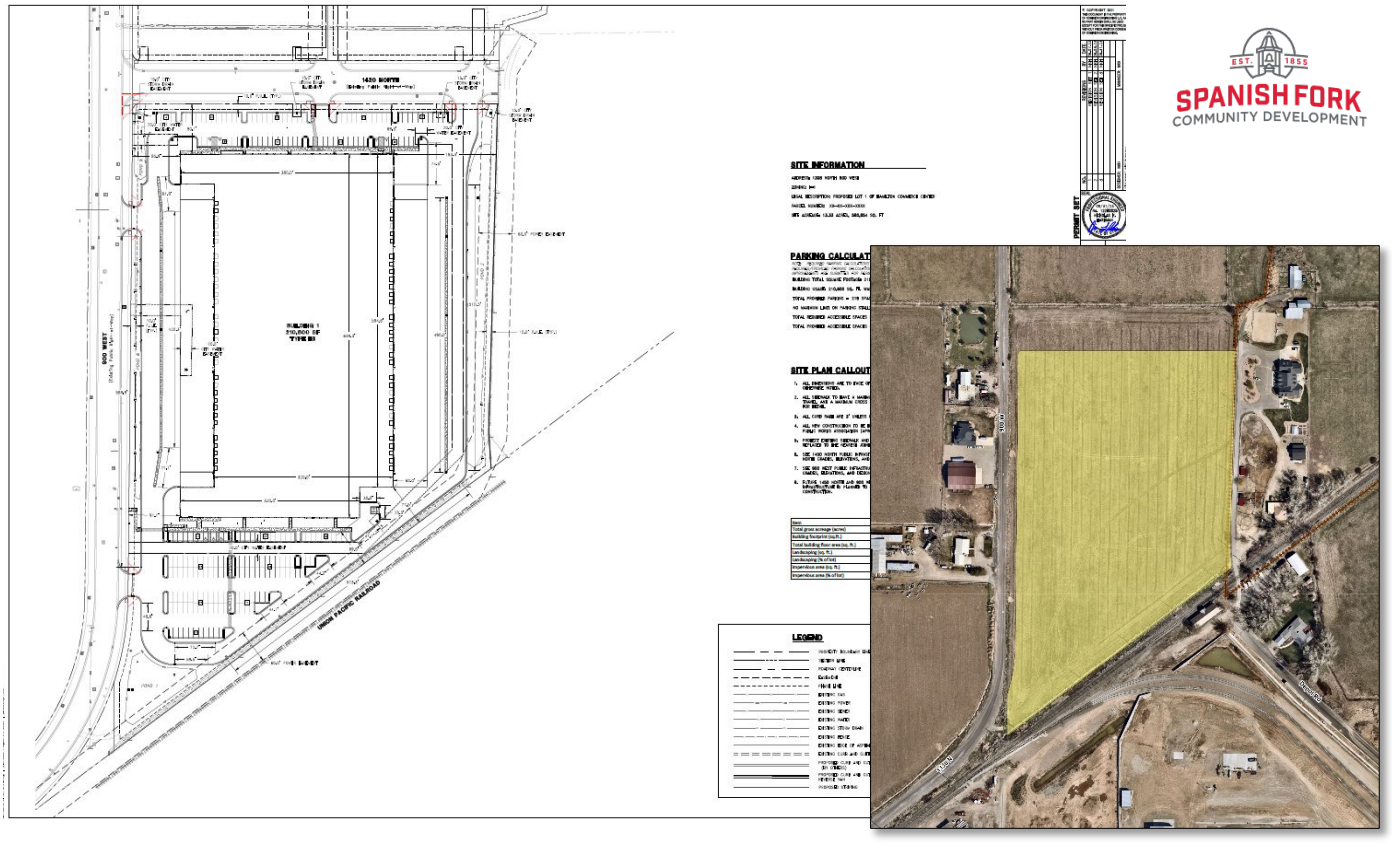

2-WIRE CONNECTION DETAIL
GROUNDING ROD DETAIL
MANUAL LINE DRAIN VALVE DETAIL
POP UP-SPRAY HEAD DETAIL
ROTOR HEAD DETAIL
ELECTRIC REMOTE CONTROL VALVE
P-RB OR PESB SERIES WITH ICM SOL


3/29/2024
UT24004
811
UTAH AVIATION
MAIN ST.
SPANISH FORK, UTAH
SILVIE WILSON
801-592-9107
ILYUTAH157@GMAIL.COM
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Landscape Architecture & Planning & Visualization
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LEHI, UTAH 84043 (801) 768-6844
www.pkjdesigngroup.com
JTA
ACP
JMA
IRRIGATION DETAILS
CITY PERMIT SET
IR-502

DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE/FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL


ON-SURFACE DRIPLINE TREE/SHRUB DETAIL


3/29/2024
UT24004
811
UTAH AVIATION
MAIN ST.
SPANISH FORK, UTAH
SILVIE WILSON
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ILYUTAH157@GMAIL.COM
PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
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LEHI, UTAH 84043 (801) 768-6844
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JTA
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IRRIGATION DETAILS
CITY PERMIT SET
IR-503



Hamilton Commerce Center Spanish Fork – Phase 1 Site Plan Approval Request

April 17, 2024, Development Review Committee meeting.

Located at approximately 1420 North 900 West, including 13.33 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved for the development of an industrial building.

Key Issues

1. Final Plat.
2. Annexation Agreement.
3. Area Infrastructure.
4. Improvements.
5. Power.
6. Utilities.

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 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 conforms to applicable requirements of the Oberg and Utah West annexation agreements by meeting the requirements as further detailed in the attached memo dated April 17, 2024.
4. That the applicant addresses the Final Plat conditions of approval.

Exhibits

1. Site Plan.
2. Landscape Plan.
3. Building Elevations.

SPANISH FORK
PRIDE & PROGRESS

TO: file

FROM: Dave Anderson, AICP

DATE: April 17, 2024

RE: Hamilton Partners Building Permits and Certificate of Occupancy

The prospect of approving the Final Plat and Site Plan applications for the initial phase of the Hamilton Partners project has been discussed for the past several months. It is understood that multiple developers have submitted development applications in the Utah West and Oberg Annexation areas. SkyPark's application includes the majority of improvements needed for both SkyPark and Hamilton to develop. Hamilton now desires to commence construction of Building 1 in advance of SkyPark constructing their proposed improvements.

There are a number of issues related to the development of that phase that may prevent the project from being completed in a timely manner. These issues may also prevent the completion of improvements that are requisite for the City's issuance of Certificates of Occupancy and Business Licenses. This correspondence is provided in an effort to identify specific benchmarks that need to be met, subsequent to plat approval and the issuance of building permits, in order for Certificates of Occupancy to be issued.

Hamilton's applications must meet the Oberg Annexation Agreement (September 7, 2022) and the Utah West Annexation Agreement (December 7, 2021), ("Annexation Agreements"), requirements by themselves and not rely on the performance of other developers. This memorandum outlines Spanish Fork City's requirements for Hamilton to receive a Building Permit and a Certificate of Occupancy for buildings in Phase 1. The requirements are in addition to any other City policies, building codes, construction standards, and DRC conditions of approval. This memorandum specifically excludes future phases and associated requirements.

Annexation Agreements

The Annexation Agreements specify that both regional and local roadway and utility infrastructure is a requirement of development. Section 3.1.1 in the Annexation Agreements state in part:

"The Annexed Area has inadequate access to the City's road network and inadequate utilities to serve any sort of development. Prior to development within the Annexed Area, certain road improvements and utility improvements will be required. The initial right-of-way (ROW) dedications and improvements, as well as the needed utility infrastructure shall be as determined by the City Engineer, in accordance with existing City ordinances and standards, at the time an application for development activity is submitted."

This memorandum of understanding describes the City's understanding of regional needs, current development applications, annexation agreements, and City policy.

Improvement Phasing

There are generally two types of required improvements for a project - frontage and offsite. These improvements are typically required by City policy (sometimes enhanced by annexation agreements)

and involve dedication of ROW and easements, as well as all utilities and roadways being brought to and through the property's frontage. Sometimes looping is required for fireflow or other reasons. Hamilton's first phase frontage improvements would typically include asphalt, curb and gutter, power, drinking water, storm drain, and pressure irrigation along their 900 West frontage. Currently, Hamilton's plans do not include constructing roadway or utility frontage or offsite improvements in 900 West because it is already included in SkyPark's submitted construction plans. Conditions of Hamilton's Site Plan approval will include: the approval of the Skypark off-site utility plans, bonding being provided to assure the completion of the improvements represented on the Skypark off-site utility plans, and needed easements or land being provided in order to allow for the construction of the improvements represented on the SkyPark off-site utility plans. No approval will be given without those conditions being met. A Building Permit may be issued upon Site Plan approval when the conditions of Site Plan approval have been met and the Building Permit requirements have been satisfied.

Further discussion regarding the requirements of each utility, in addition to SkyPark's bonding for their submitted construction plans and Hamilton's construction of what they depict on their submitted plans, is detailed below:

Water

It is understood that there are to be 8"-12" water mains proposed in all public roadways in this development to provide adequate fireflow for the proposed large industrial buildings in the area. The Spanish Fork City Drinking Water Master Plan anticipated needing a looped waterline connection from 1000 North to 1900 North generally along 900 West. Considering the proposed large industrial buildings with high fireflow demands and the limited waterline looping in the area, in addition to what SkyPark's submitted construction plans show, the City is requiring a 12" waterline loop from 300 West 1600 North to 1150 West 2150 North. The City is leading the design and construction efforts for the majority of this regional loop. It is understood that the proposed waterline in 1600 North from 900 West to 300 West will need to be built in advance of the roadway and other utilities being installed. Hamilton will need to provide a 56-foot municipal utility easement (MUE) based on the roadway centerline as a condition of Site Plan approval. Note that the timing of the waterline completion for adequate fire flow protection and the building needing fire protection for combustible material onsite may not coincide and could delay construction.

Storm Drain

It is understood that Hamilton will install storm drain infrastructure in public roadways (1450 North) as part of their first phase. It is understood that the public storm drain in 900 West is to flow north and eventually underneath the airport to its eventual outfall into Dry Creek. It is understood that until all of the public storm drain downstream of Hamilton's project is constructed, the project may not outflow stormwater into the public storm drain main in 900 West. In addition to SkyPark's off-site improvements being bonded for as mentioned in the Improvement Phasing section, GLH's (Ritchie Group) storm drain project would also need to be bonded for. Temporary retention ponds may be required on a case-by-case basis under the direction of the City Engineer. No known additional requirements are needed.

Power

Hamilton is providing a casing and conduits for power underneath the railroad tracks from Depot Road (south side of the railroad) to Building 1 (north side of the railroad) as part of Building 1. It is understood that the necessary permits for the boring of the casing underneath the railroad have been obtained by Hamilton from Union Pacific. It is understood that Building 1 has power capacity (available today; secured once fees are paid) and the necessary

transformer is on order from the Spanish Fork Power and Light Division. No known additional requirements are needed.

Pressure Irrigation
No known unique requirements exist.

Sanitary Sewer
There is an existing 36" sewer main in 900 West (existing 650 West) and proposed 1600 North, which can service the entire project. No additional requirements are needed.

Roadway
As shown on the plans, per the Oberg Annexation Agreement, full roadway construction (including ROW dedications) to the Abplanalp property and other properties are required as part of Site Plan approval. The Oberg Annexation Agreement 3.1.1.8 states:

3.1.1.8 Local Stub Roads. Owners shall design, build, and dedicate to City local roads and stub them to adjacent properties. Utilities shall be located within the local road right-of- way in accordance with existing City ordinances and standards. Specifically, Owners shall stub a road eastward from 650 West and another southward from 1600 North to the boundary line of property owned by Lynn & Millie Abplanalp, Utah County Parcel Nos. 24:048:0049 and 24:048:0050 ("Abplanalp Property"). The timing of construction of these stub roads shall be dependent on project phasing and necessary sizing requirements to meet the standards of service at a level generally provided to other areas of the City and as determined by the City Engineer, in accordance with existing City ordinances and standards.

No additional requirements are needed.

Summary of Requirements for Pre-Construction Meeting and/or Building Permit:

1. SkyPark bonds for all infrastructure shown on their submitted construction plans and provides all necessary easements and ROW.
2. All City staff redlines or DRC conditions of approval are met.
3. Hamilton provides a 56-foot municipal utility easement (MUE) centered on 1600 North from 900 West to Hamilton's east property line.

Summary of Requirements for Building 1 C/O:

1. SkyPark infrastructure construction completed and approved by the City.
    a. Looped drinking water and pressure irrigation lines.
    b. Storm drain connected downstream so all of Hamilton's site and frontage drains to Dry Creek, or temporary basins constructed and approved by the City.
2. Power bored under the railroad tracks and connected.
3. Sewer connected to the City's sanitary sewer system.
4. Abplanalp's ROW dedication and roadway connection completed and approved.
5. Hamilton's Site Plan infrastructure completed and approved by the City.

HAMILTON COMMERCE CENTER BUILDING 1

CIVIL SITE IMPROVEMENT PLANS

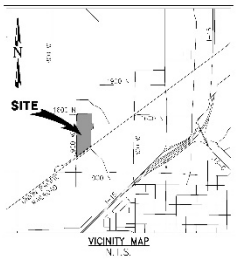
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SPANISH FORK, UTAH

AUGUST 2023

INDEX OF DRAWINGS

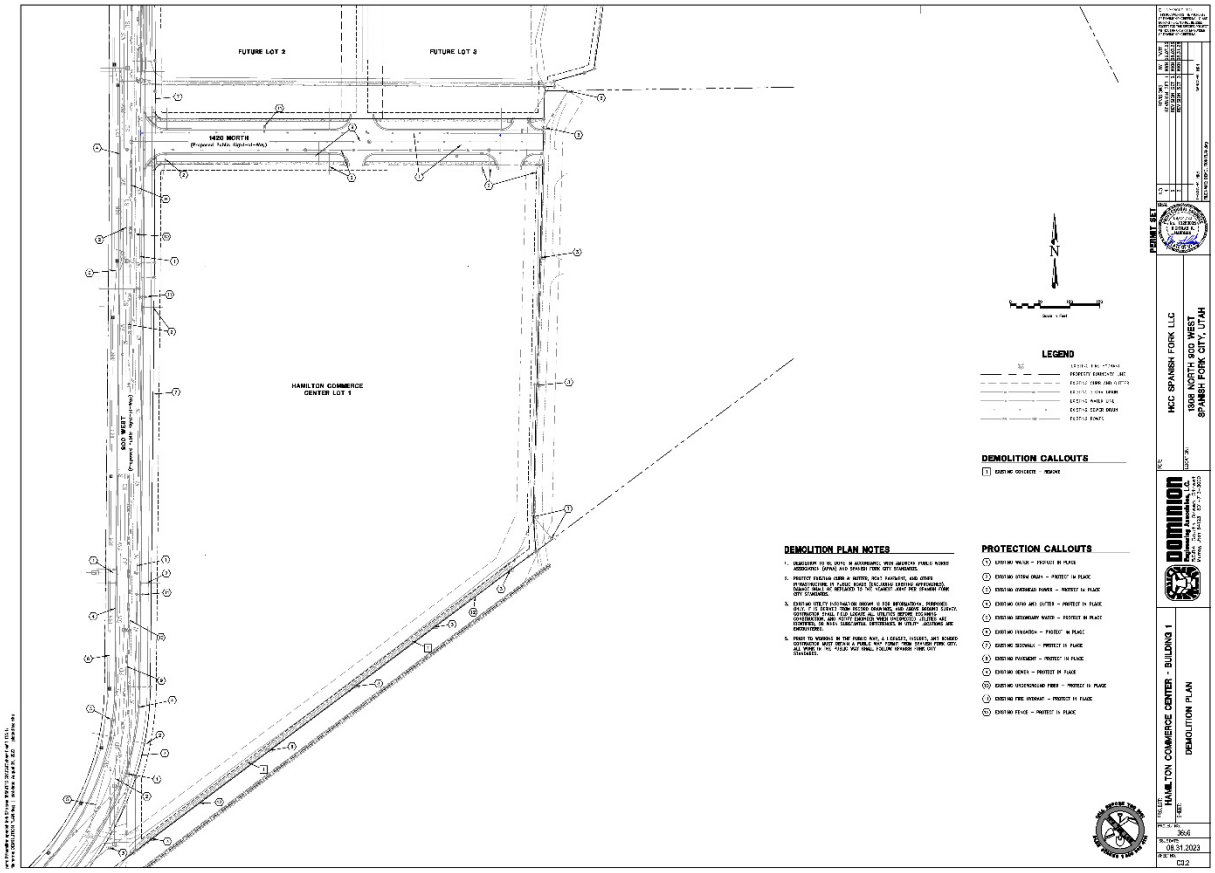
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DEMOLITION PLANS				IRRIGATION PLANS	
		PAVEMENT PLANS			
SITE PLANS					
		EROSION CONTROL PLANS			
GRADING & DRAINAGE PLANS		DETAIL SHEETS			

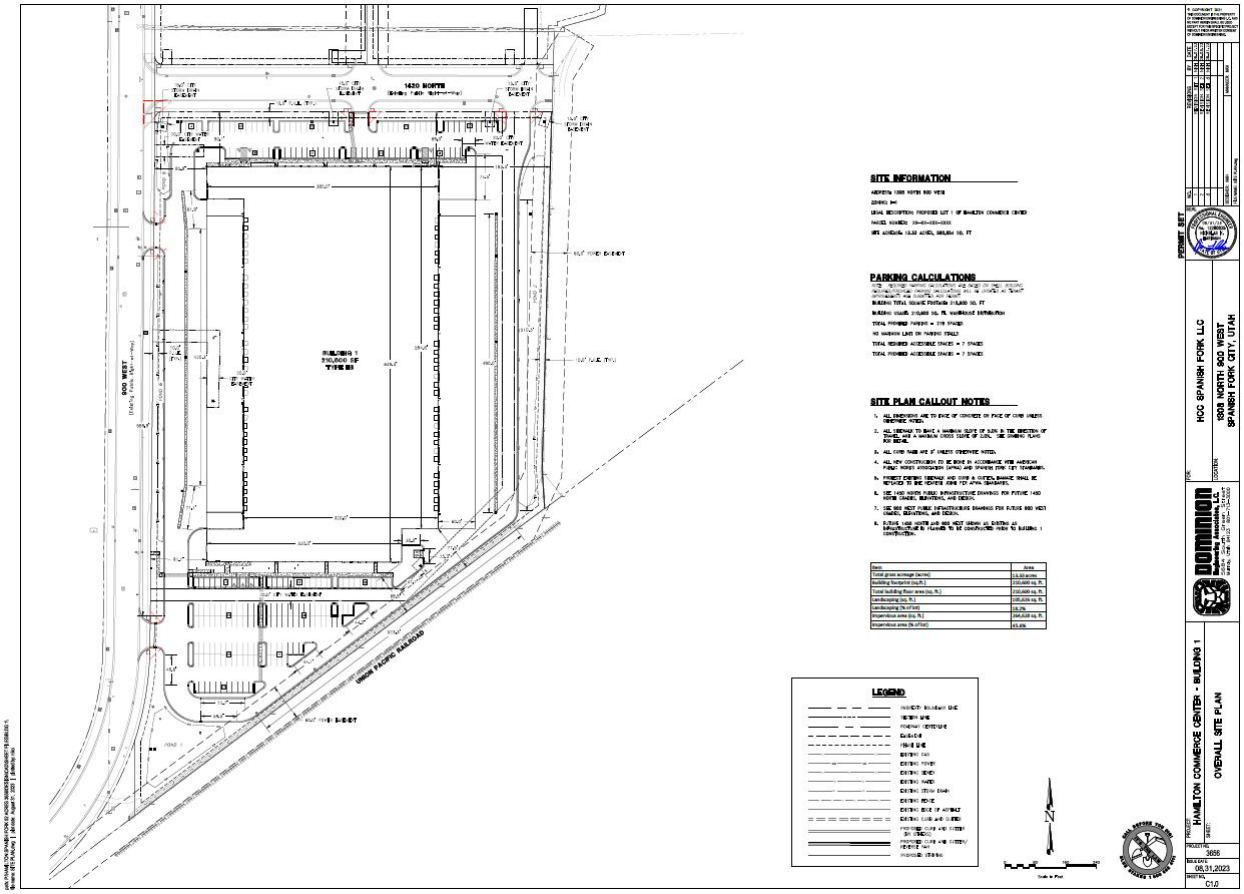


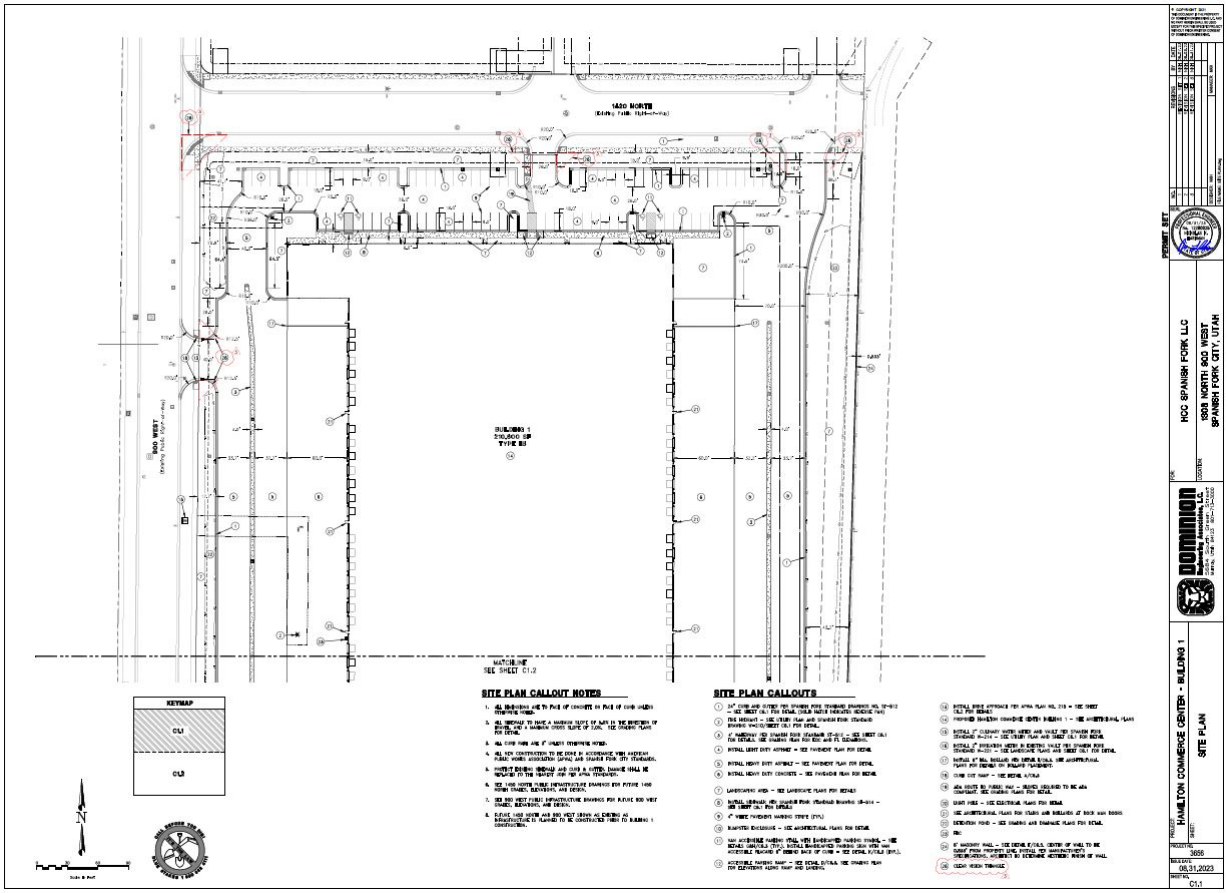
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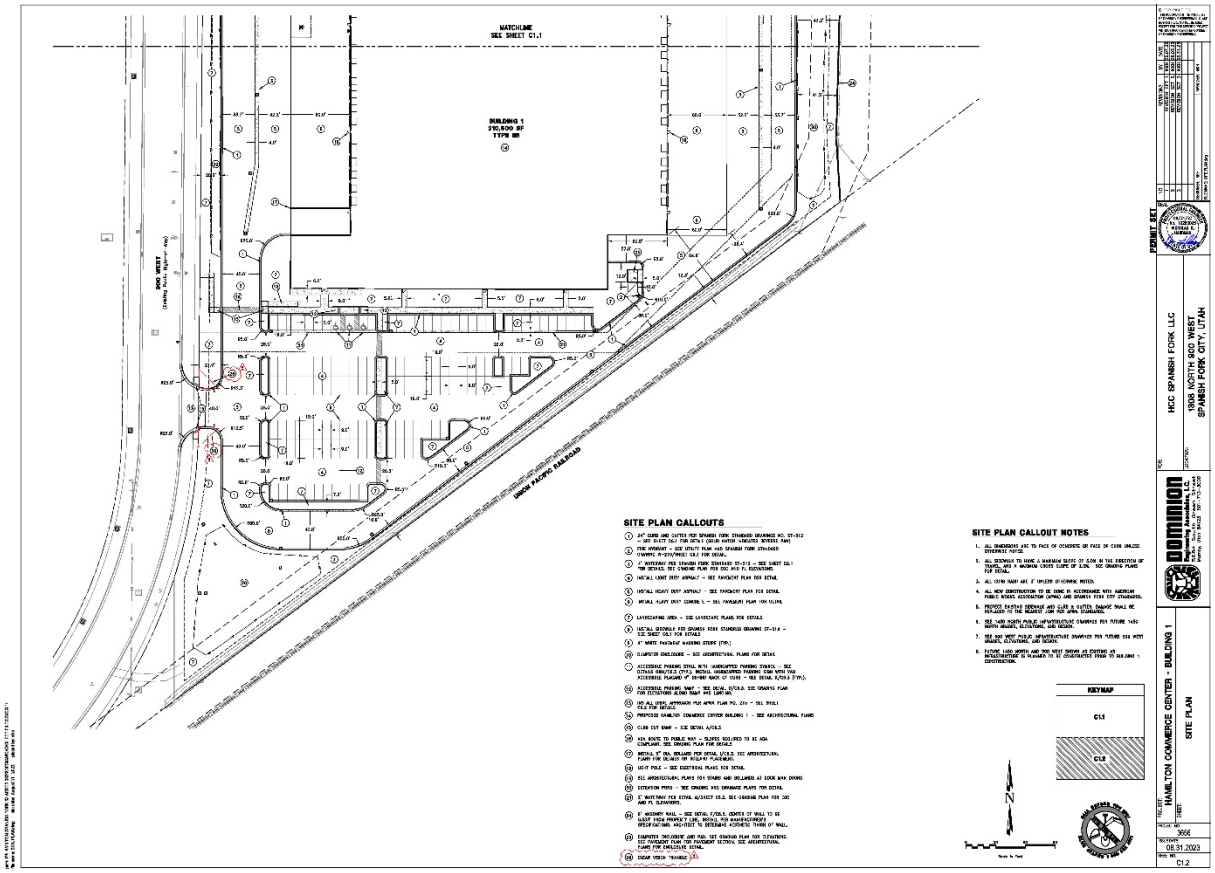
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Engineering Associates, L.C.
5664 South Green Street
Murray, Utah 84123 801-713-3000

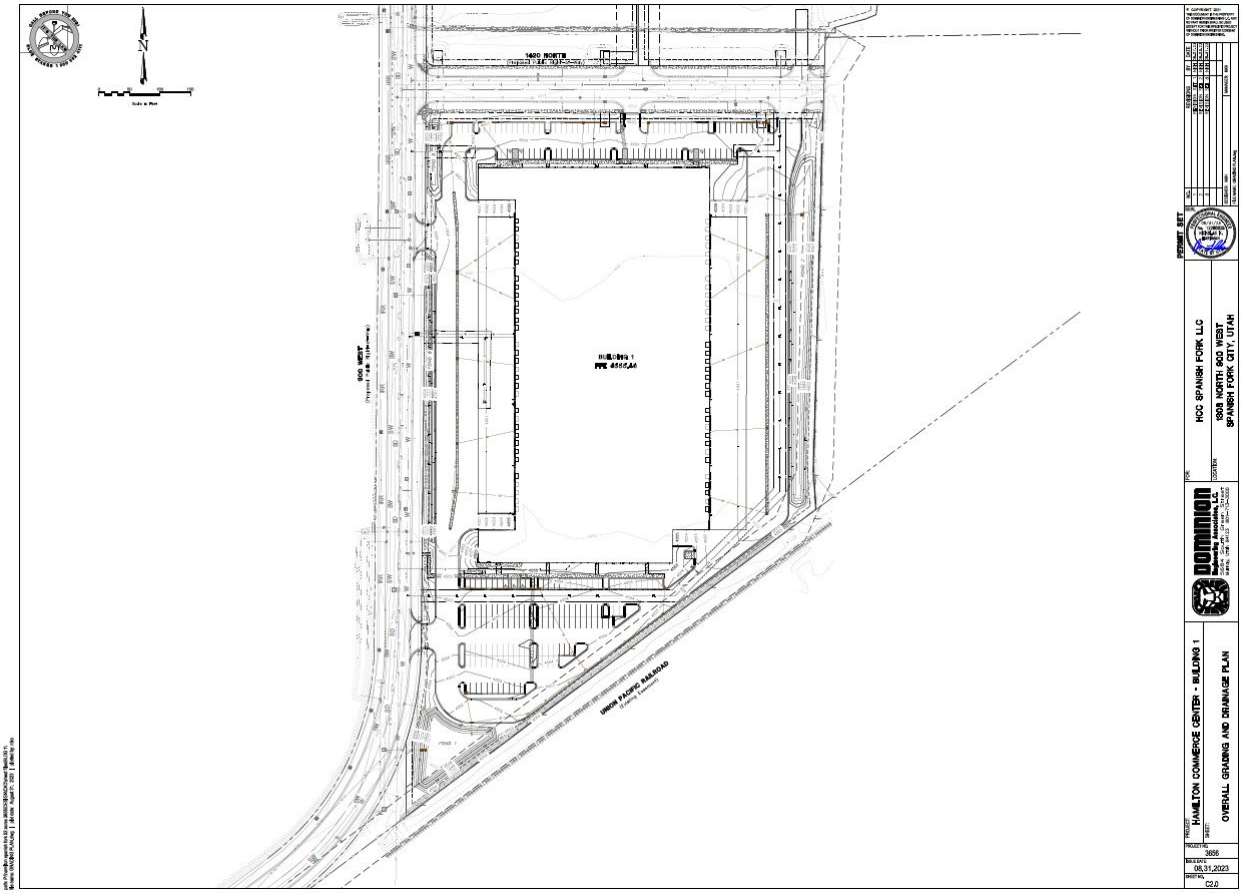
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HCC SPANISH FORK, LLC

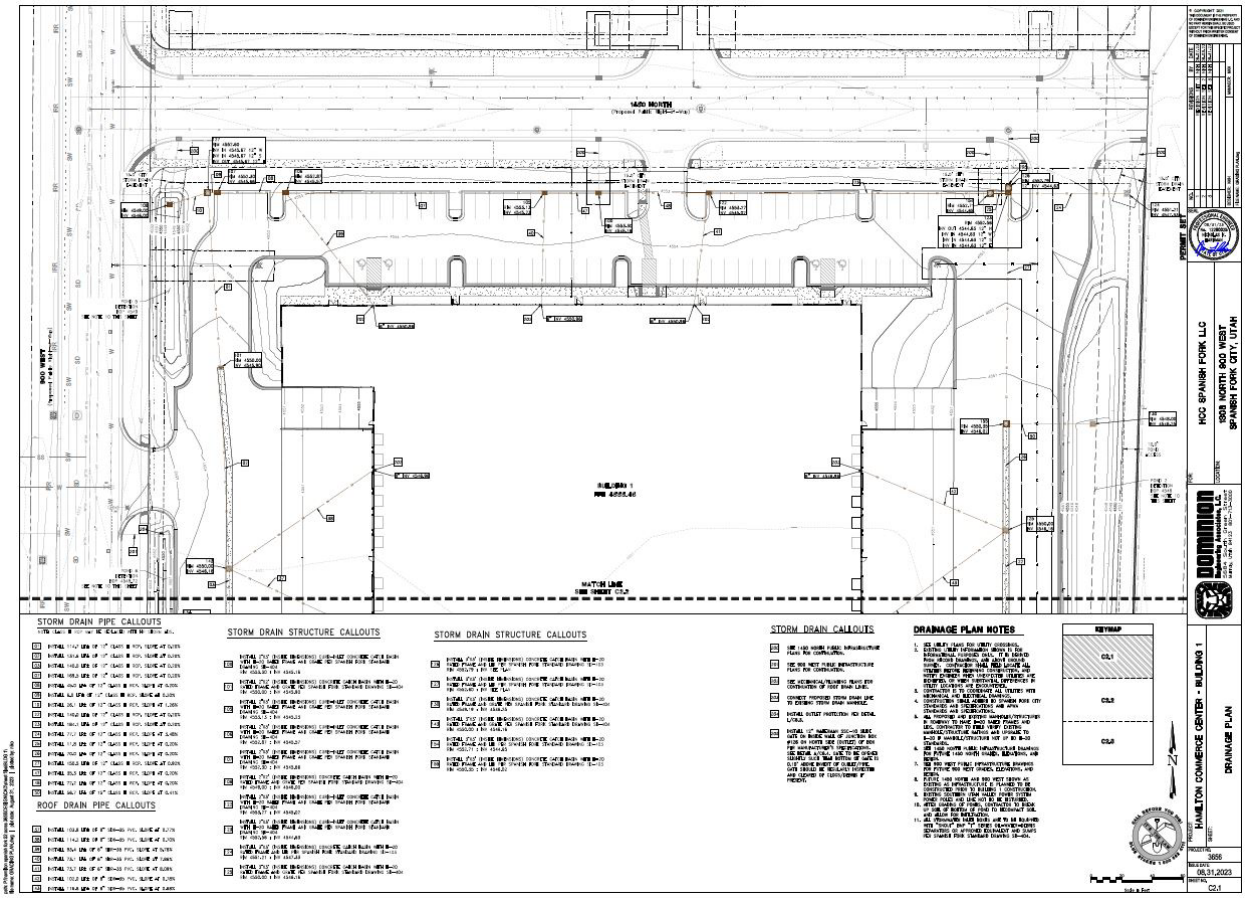

FUTURE LOT 2
FUTURE LOT 3
1420 NORTH
(Proposed Public Right-of-Way)
HAMILTON COMMERCE CENTER LOT 1
900 WEST
(Proposed Public Right-of-Way)
N
LEGEND
PROPERTY BOUNDARY LINE
DEMOLITION CALLOUTS
1 EXISTING CONCRETE - REMOVE
DEMOLITION PLAN NOTES
PROTECTION CALLOUTS
EXISTING WATER - PROTECT IN PLACE
EXISTING STORM DRAIN - PROTECT IN PLACE
EXISTING OVERHEAD POWER - PROTECT IN PLACE
EXISTING CATV AND UTILITY - PROTECT IN PLACE
EXISTING SECONDARY WATER - PROTECT IN PLACE
EXISTING IRRIGATION - PROTECT IN PLACE
EXISTING SIDEWALK - PROTECT IN PLACE
EXISTING PAVEMENT - PROTECT IN PLACE
EXISTING CURB - PROTECT IN PLACE
EXISTING UNDERGROUND POWER - PROTECT IN PLACE
EXISTING FIRE HYDRANT - PROTECT IN PLACE
EXISTING FENCE - PROTECT IN PLACE
PERMIT SET
MCC SPANISH FORK LLC
1808 NORTH 900 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - BUILDING 1
DEMOLITION PLAN
306
08.31.2023

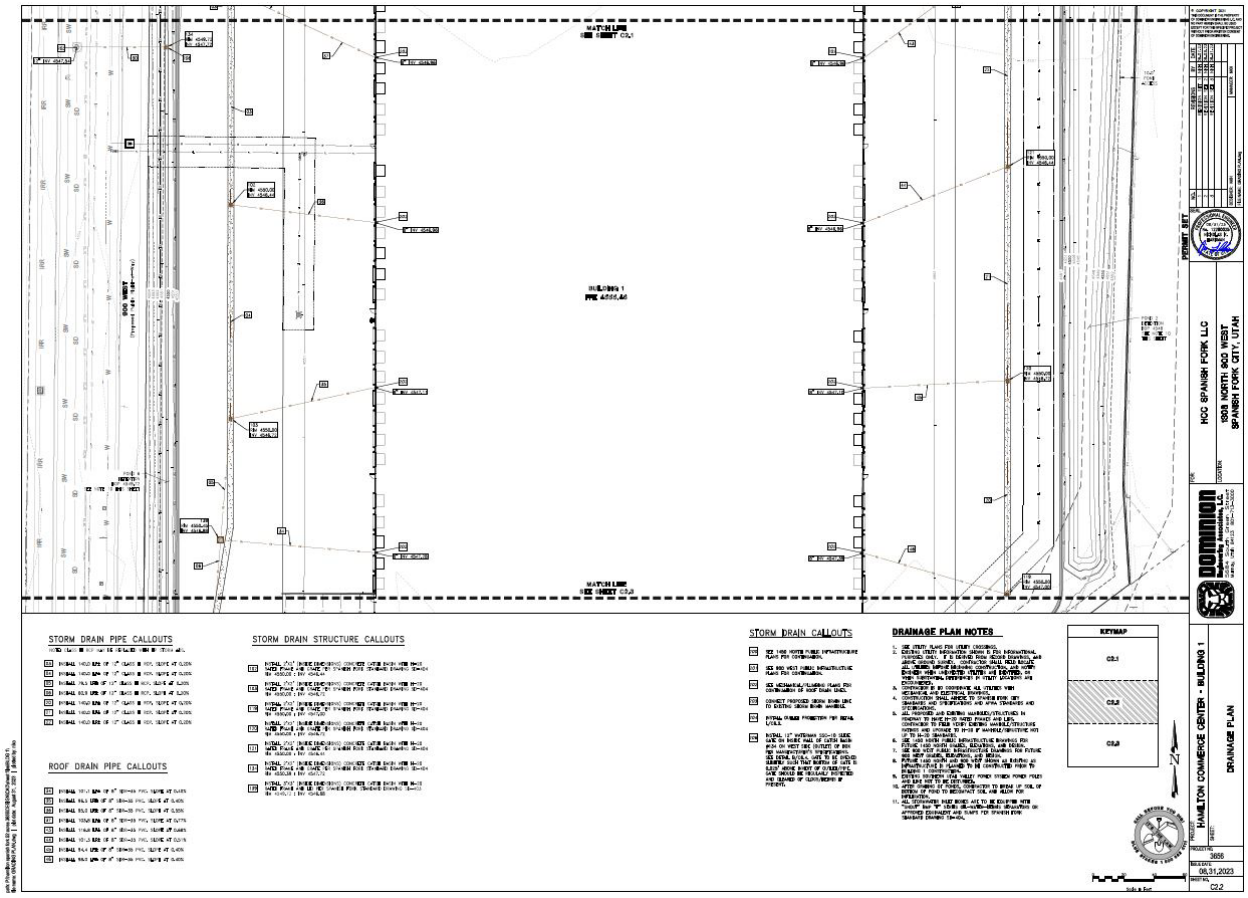

1420 NORTH
900 WEST
BUILDING 1
216,000 SF
TYP.
UNION PACIFIC RAILROAD
SITE INFORMATION
PARKING CALCULATIONS
SITE PLAN CALLOUT NOTES
LEGEND
N
HCC SPANISH FORK LLC
1600 NORTH 900 WEST
SPANISH FORK CITY, UTAH
Dominion Engineering Associates, LLC
HAMILTON COMMERCE CENTER - BUILDING 1
OVERALL SITE PLAN
3655
06.21.2023
C1.0

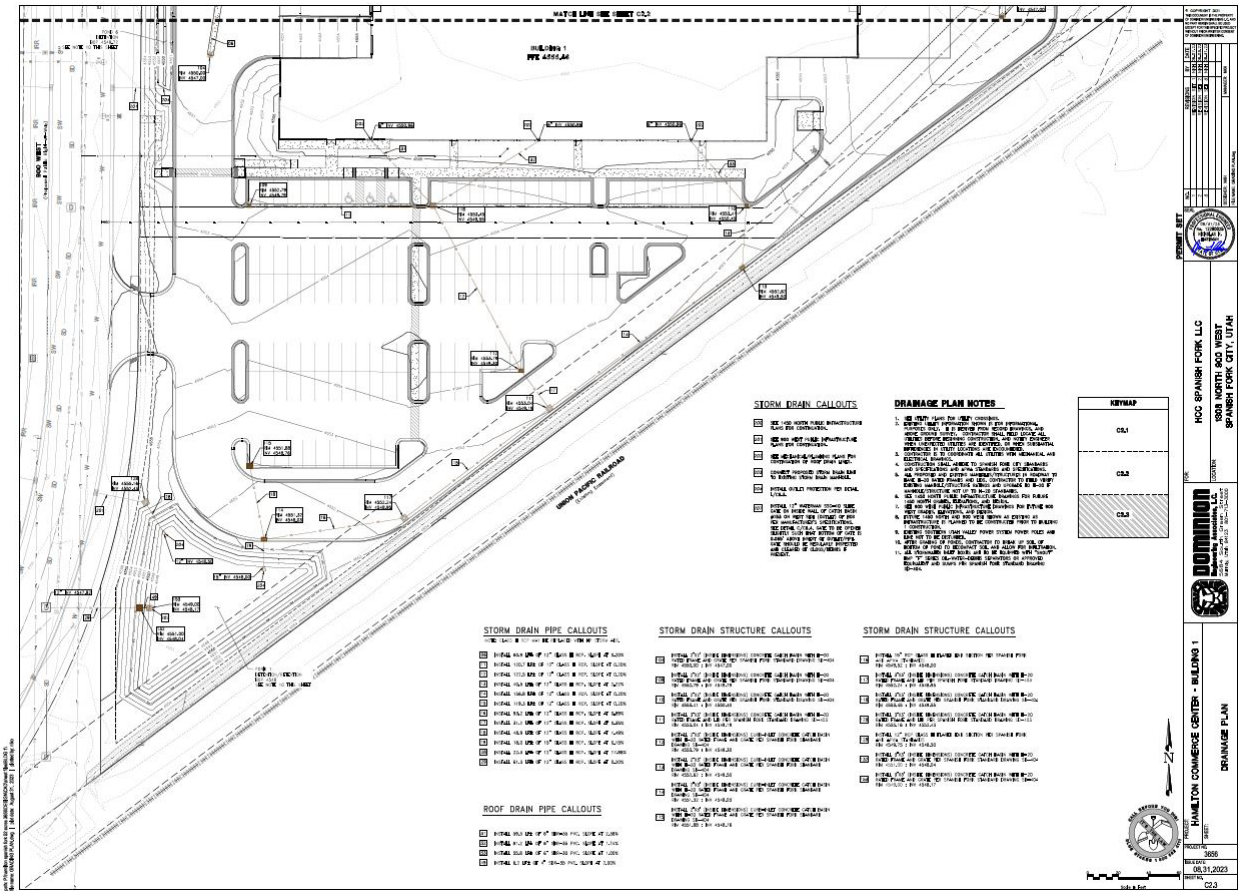

1450 NORTH
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BUILDING 1
230,800 SF
TYPE 5B
MATCHLINE
SEE SHEET C1.2
KEYMAP
C1.1
C1.2
SITE PLAN CALLOUT NOTES
SITE PLAN CALLOUTS
NCG SPANISH FORK LLC
1600 NORTH 800 WEST
SPANISH FORK CITY, UTAH
Dominion Engineering Associates, LLC
HAMILTON COMMERCE CENTER - BUILDING 1
SITE PLAN
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06.01.2023
C1.1

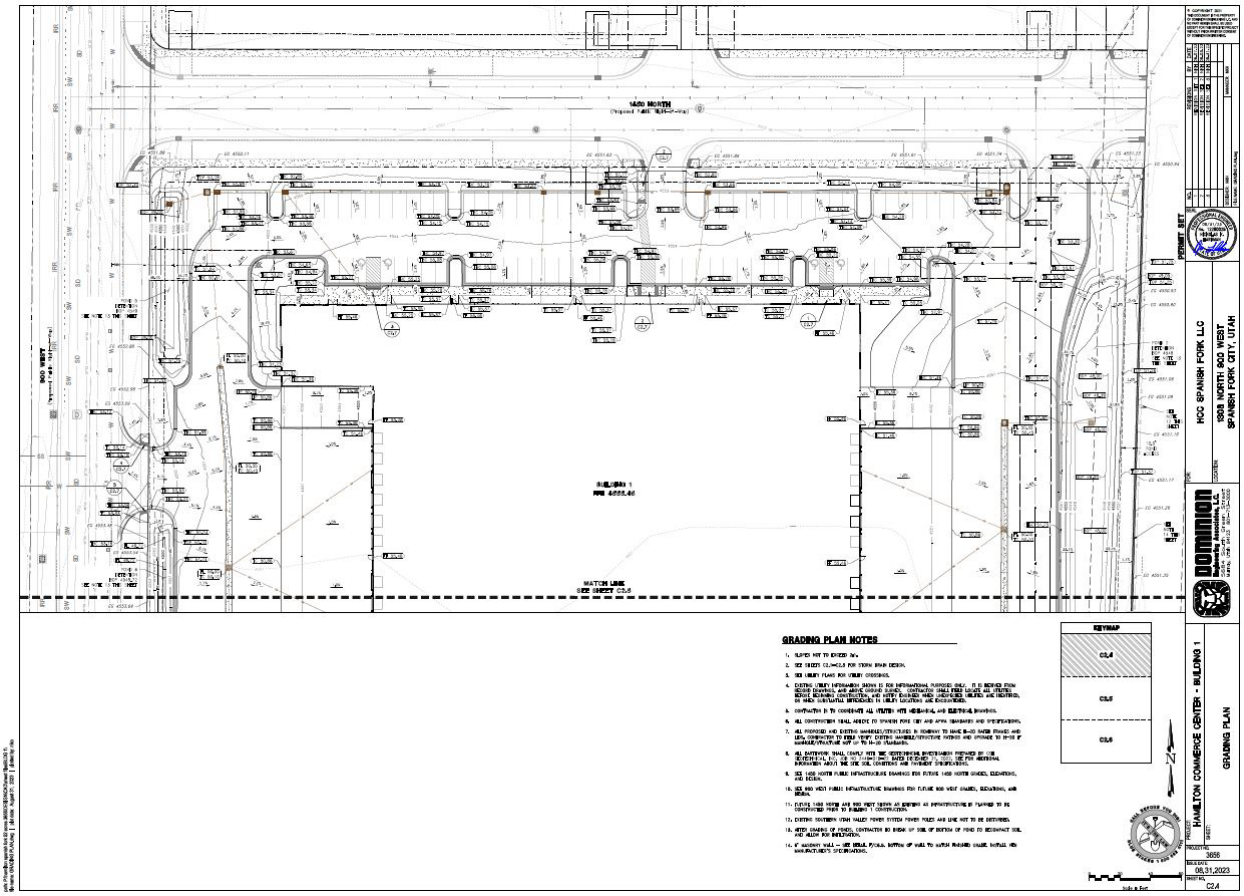

MATCHLINE
SEE SHEET C1.1
BUILDING 1
210,826 SF
TYPE VB
900 WEST
UNION PACIFIC RAILROAD
SITE PLAN CALLOUTS
SITE PLAN CALLOUT NOTES
KEYMAP
C1.1
C1.2
N
HAMILTON COMMERCE CENTER - BUILDING 1
SITE PLAN
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C1.2

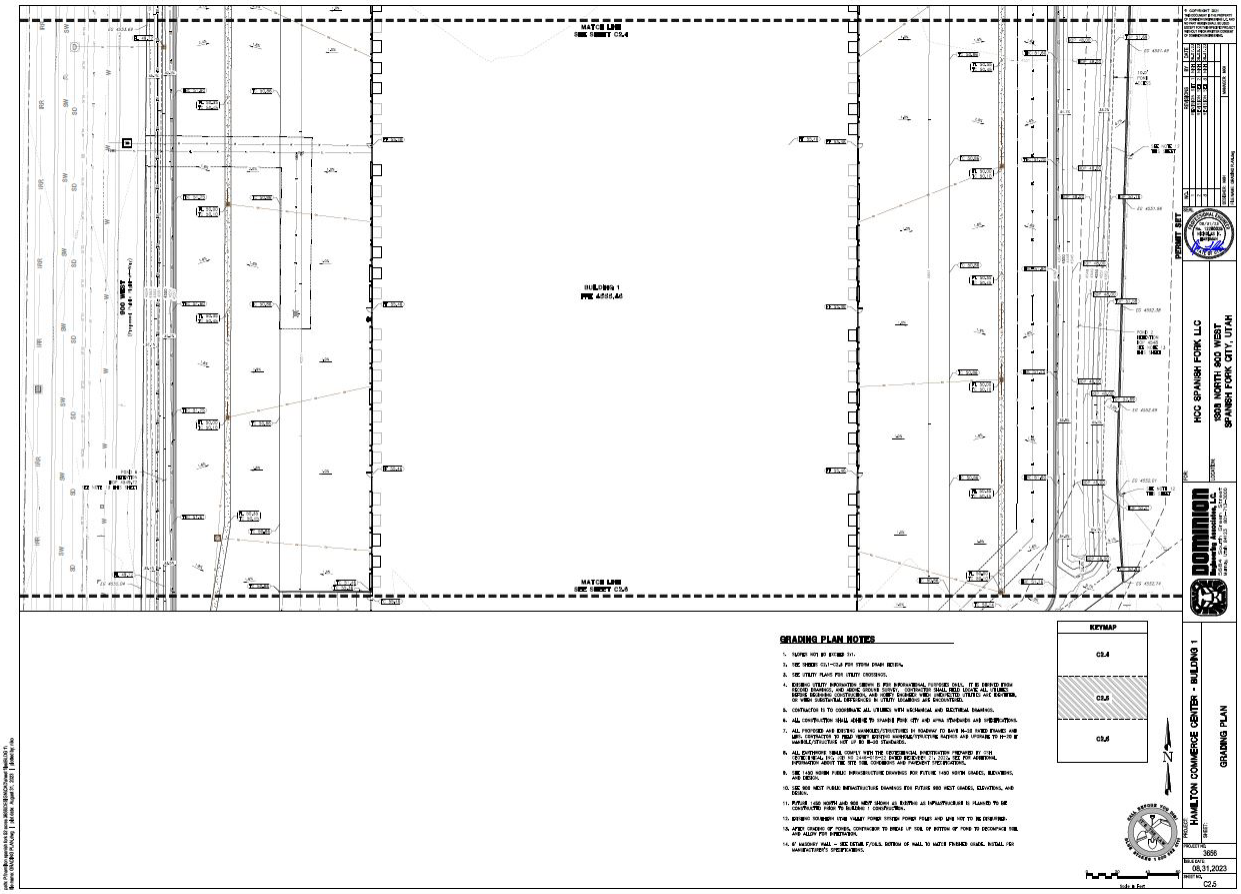

1400 NORTH
900 WEST
BUILDING 1
FFE 4552.44
UNION PACIFIC RAILROAD
HCO SPANISH FORK LLC
1900 NORTH; 900 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - BUILDING 1
OVERALL GRADING AND DRAINAGE PLAN
3656
08.31.2023
C2.0

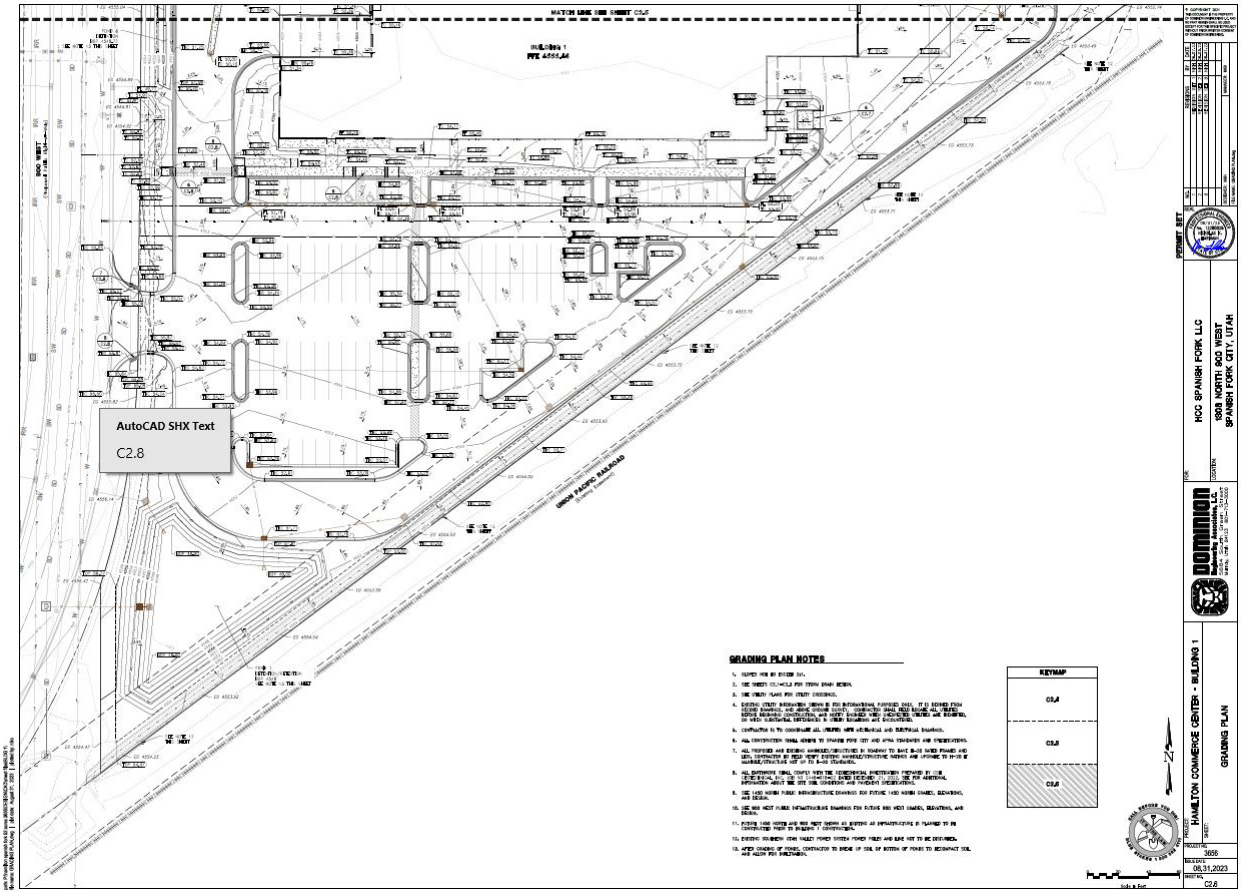

1400 NORTH
900 WEST
MATCH LINE
SEE SHEET C5.0
STORM DRAIN PIPE CALLOUTS
ROOF DRAIN PIPE CALLOUTS
STORM DRAIN STRUCTURE CALLOUTS
STORM DRAIN STRUCTURE CALLOUTS
STORM DRAIN CALLOUTS
DRAINAGE PLAN NOTES
KEYMAP
C5.1
C5.2
C5.3
HCG SPANISH FORK LLC
1908 NORTH 900 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - BUILDING 1
DRAINAGE PLAN
3656
08.31.2023
C2.1

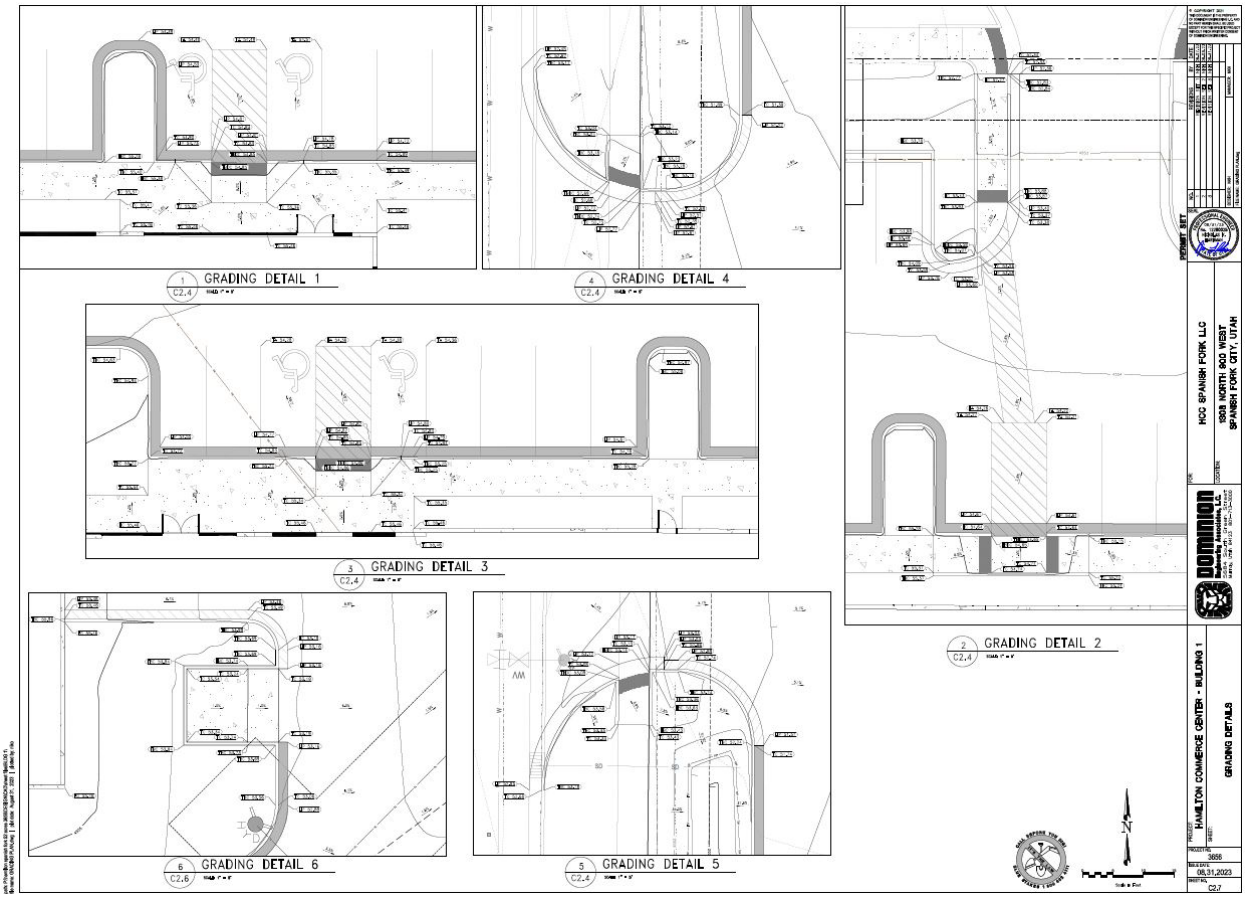

STORM DRAIN PIPE CALLOUTS
STORM DRAIN STRUCTURE CALLOUTS
ROOF DRAIN PIPE CALLOUTS
STORM DRAIN CALLOUTS
DRAINAGE PLAN NOTES
KEYMAP
HCC SPANISH FORK LLC
600 NORTH 400 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - BUILDING 1
DRAINAGE PLAN
3656
05.31.2023
C2.2

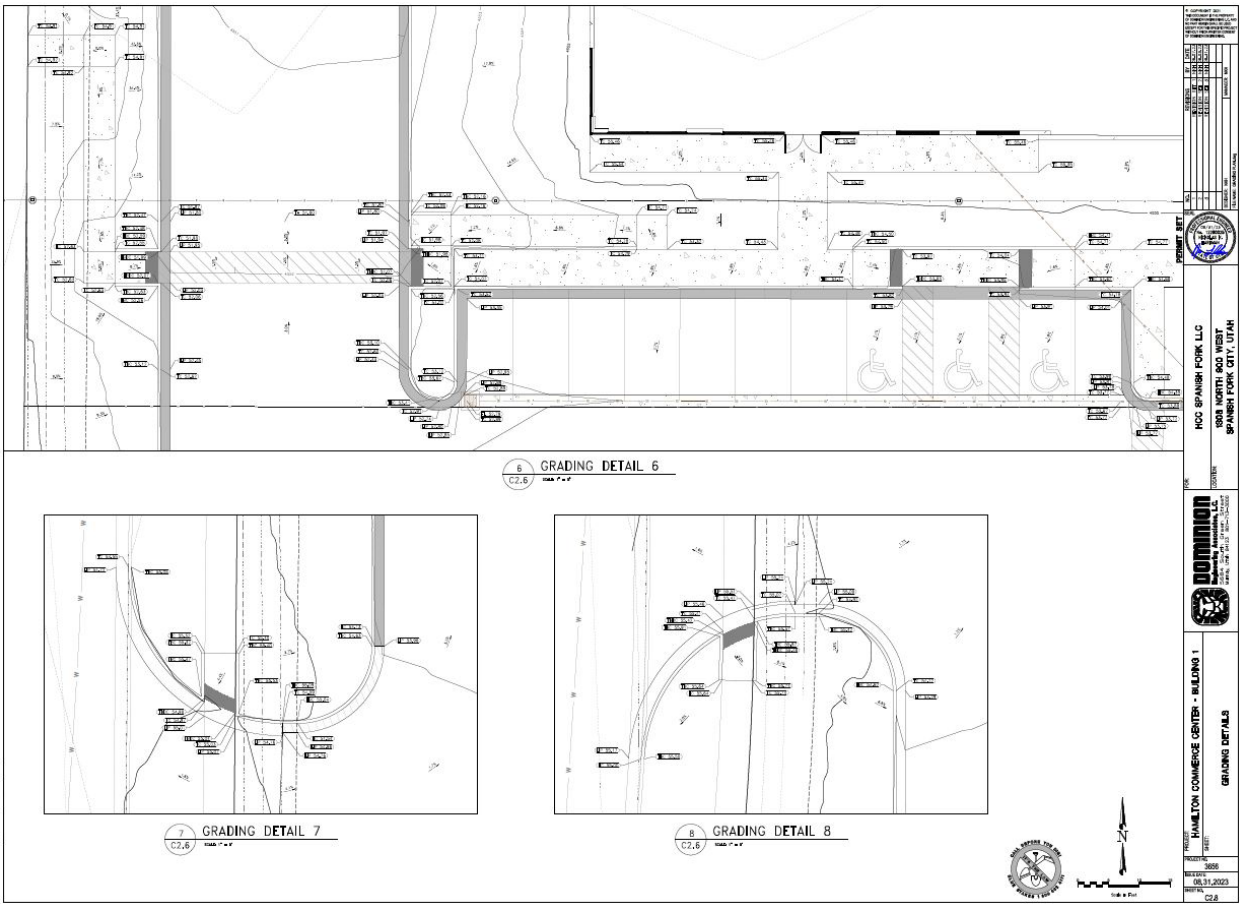

STORM DRAIN CALLOUTS
DRAINAGE PLAN NOTES
KEYMAP
STORM DRAIN PIPE CALLOUTS
STORM DRAIN STRUCTURE CALLOUTS
STORM DRAIN STRUCTURE CALLOUTS
ROOF DRAIN PIPE CALLOUTS
UNION PACIFIC RAILROAD
HCC SPANISH FORK LLC
950 N 800 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - BUILDING 1
DRAINAGE PLAN
3656
06.01.2023
C3.3

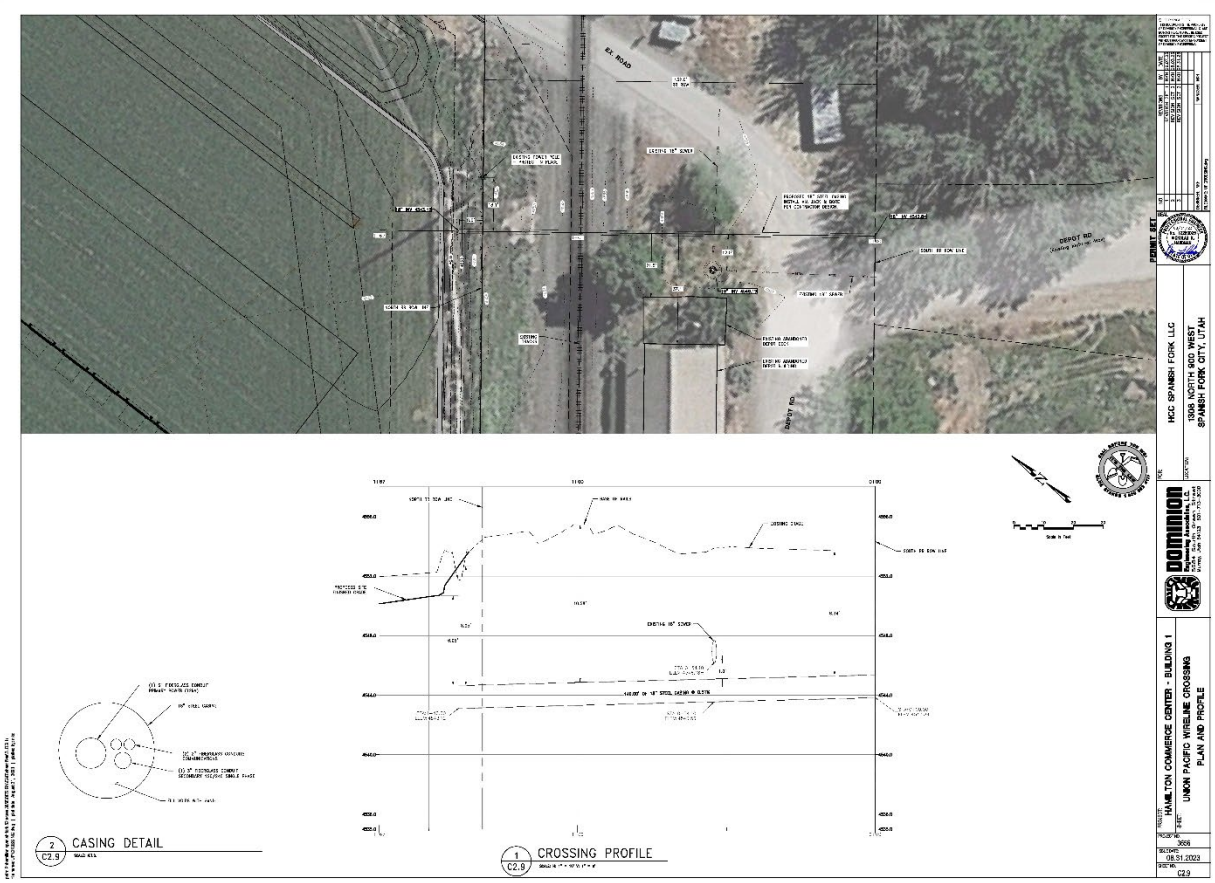

1450 NORTH
900 WEST
BUILDING 1
MATCH LINE
SEE SHEET C5.4
GRADING PLAN NOTES
KEYMAP
C5.4
C5.5
C5.6
HCG SPANISH FORK LLC
950 NORTH 900 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - BUILDING 1
GRADING PLAN
3658
06.01.2023
C5.4

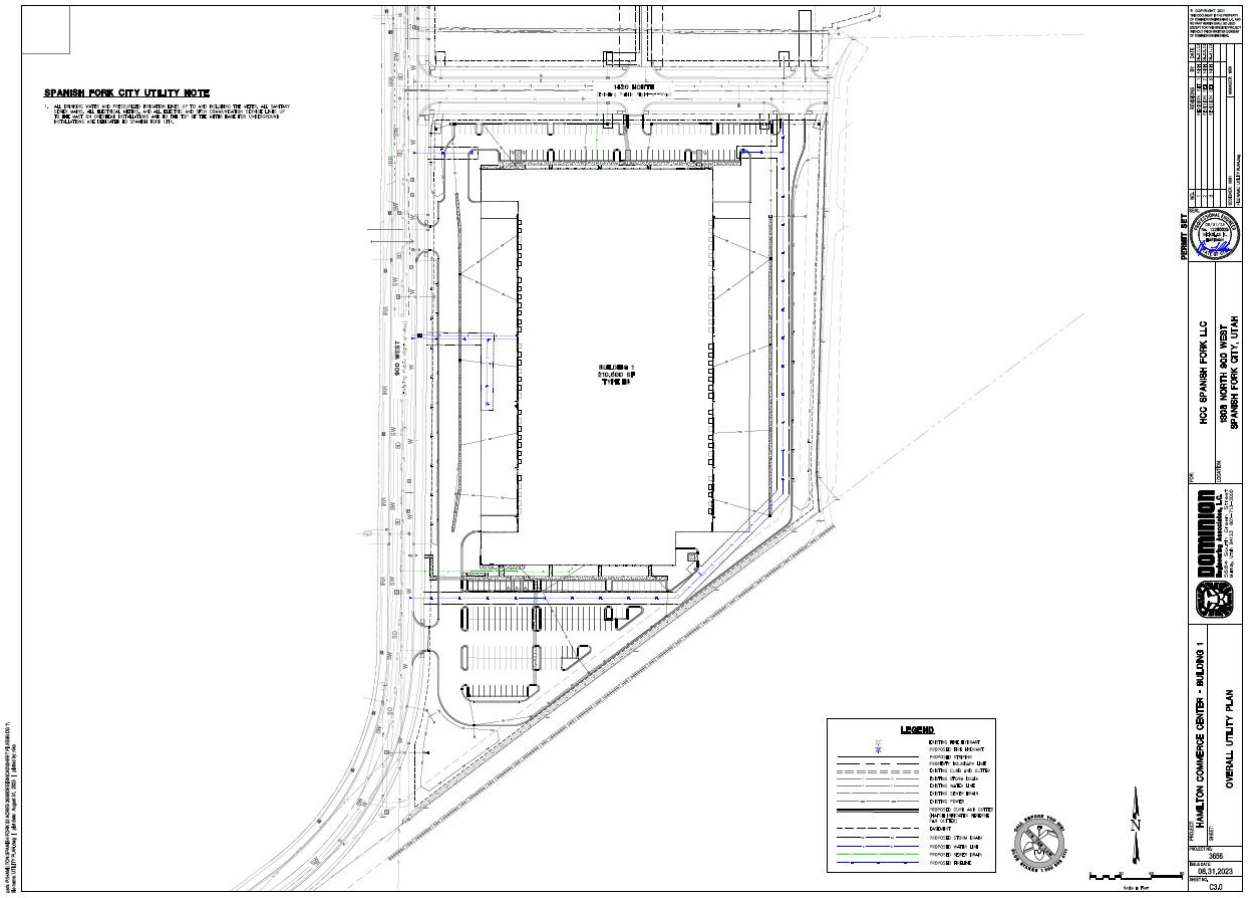

MATCH LINE
SEE SHEET C2.4
BUILDING 1
FFE 4550.00
MATCH LINE
SEE SHEET C2.4
GRADING PLAN NOTES
KEYMAP
C2.4
C2.5
C2.6
HCC SPANISH FORK LLC
950 NORTH 800 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - BUILDING 1
GRADING PLAN
3656
06.01.2023
C2.5

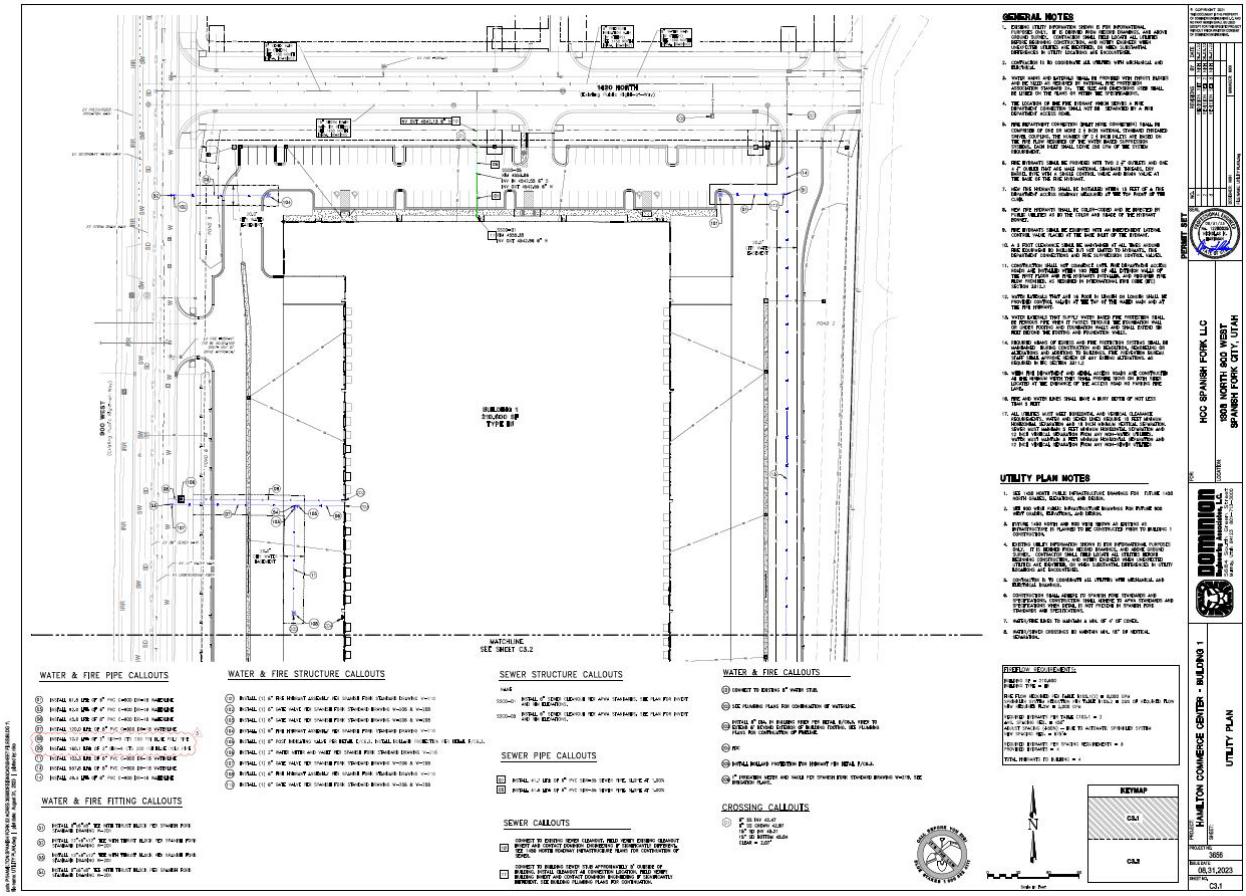

AutoCAD SHX Text
C2.8
GRADING PLAN NOTES
KEYMAP
HCC SPANISH FORK LLC
HAMILTON COMMERCE CENTER - BUILDING 1
GRADING PLAN
08.31.2023
C2.8

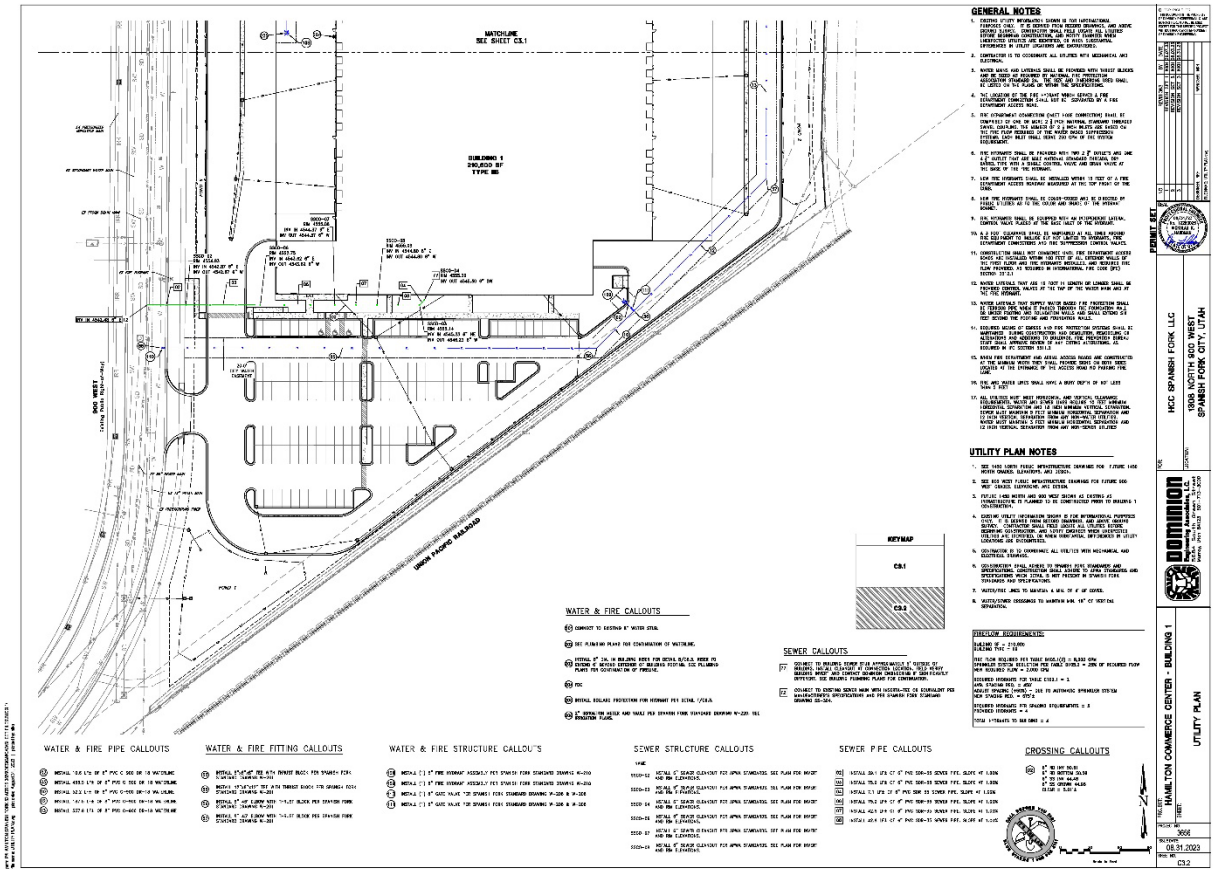

1 C2.4 GRADING DETAIL 1
4 C2.4 GRADING DETAIL 4
3 C2.4 GRADING DETAIL 3
2 C2.4 GRADING DETAIL 2
6 C2.6 GRADING DETAIL 6
5 C2.4 GRADING DETAIL 5
HCC SPANISH FORK LLC
950 NORTH 800 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - BUILDING 1
GRADING DETAILS
3056
05.31.2023
C2.7

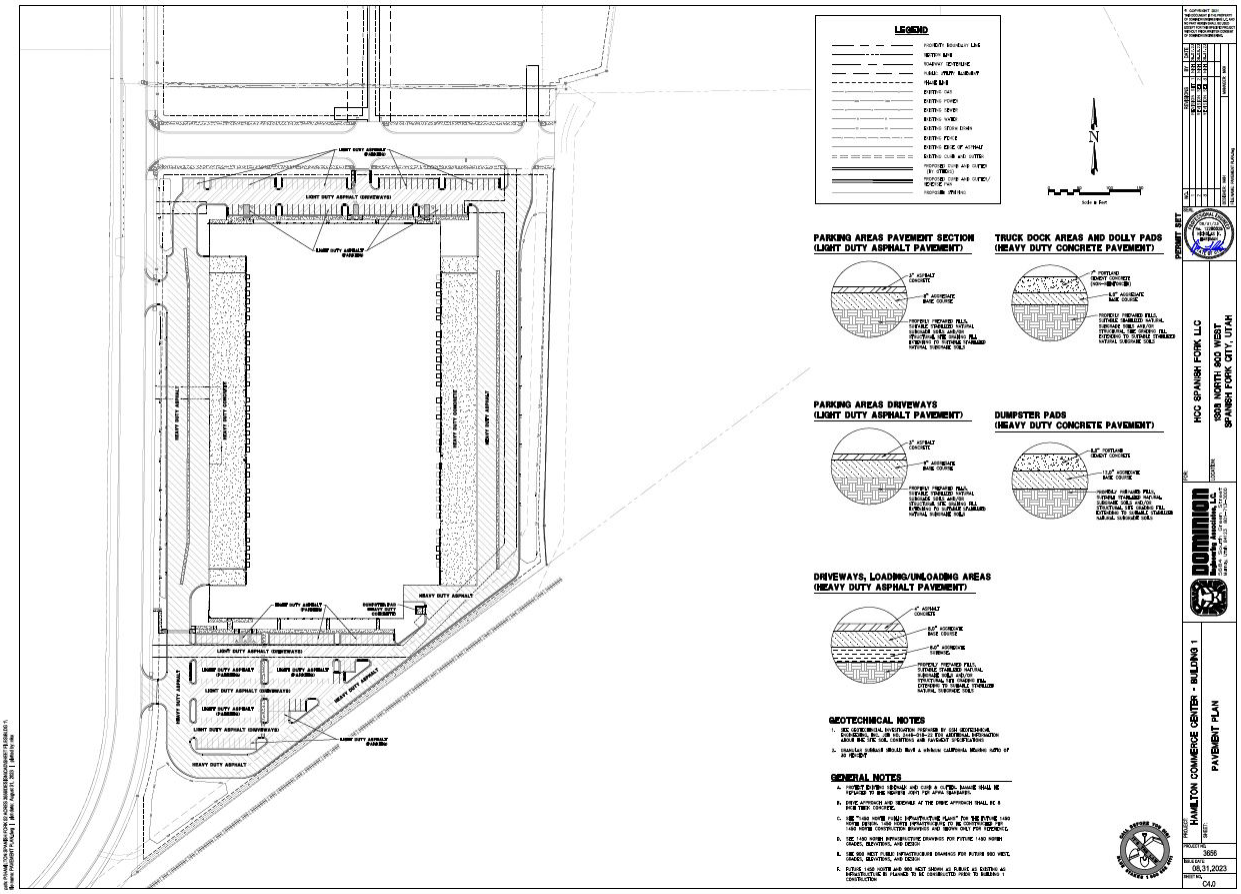

6 C2.6 GRADING DETAIL 6
7 C2.6 GRADING DETAIL 7
8 C2.6 GRADING DETAIL 8
HCC SPANISH FORK LLC
1008 NORTH 400 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - BUILDING 1
GRADING DETAILS
08.31.2023
C2.6

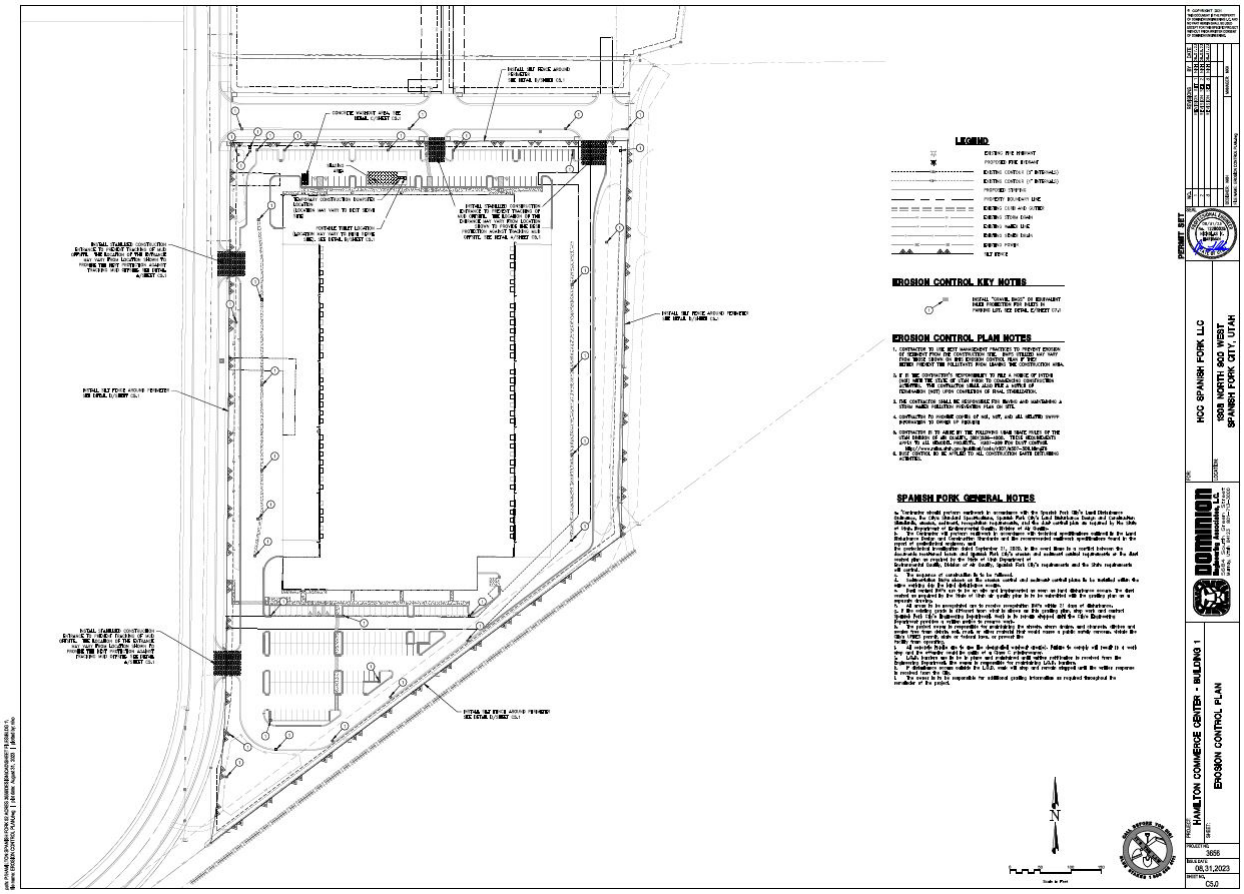

CASING DETAIL
CROSSING PROFILE
HCC SPANISH FORK LLC
1306 NORTH 900 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - BUILDING 1
UNION PACIFIC WIRELINE CROSSING
PLAN AND PROFILE
PERMIT SET
08.31.2023
C2.9

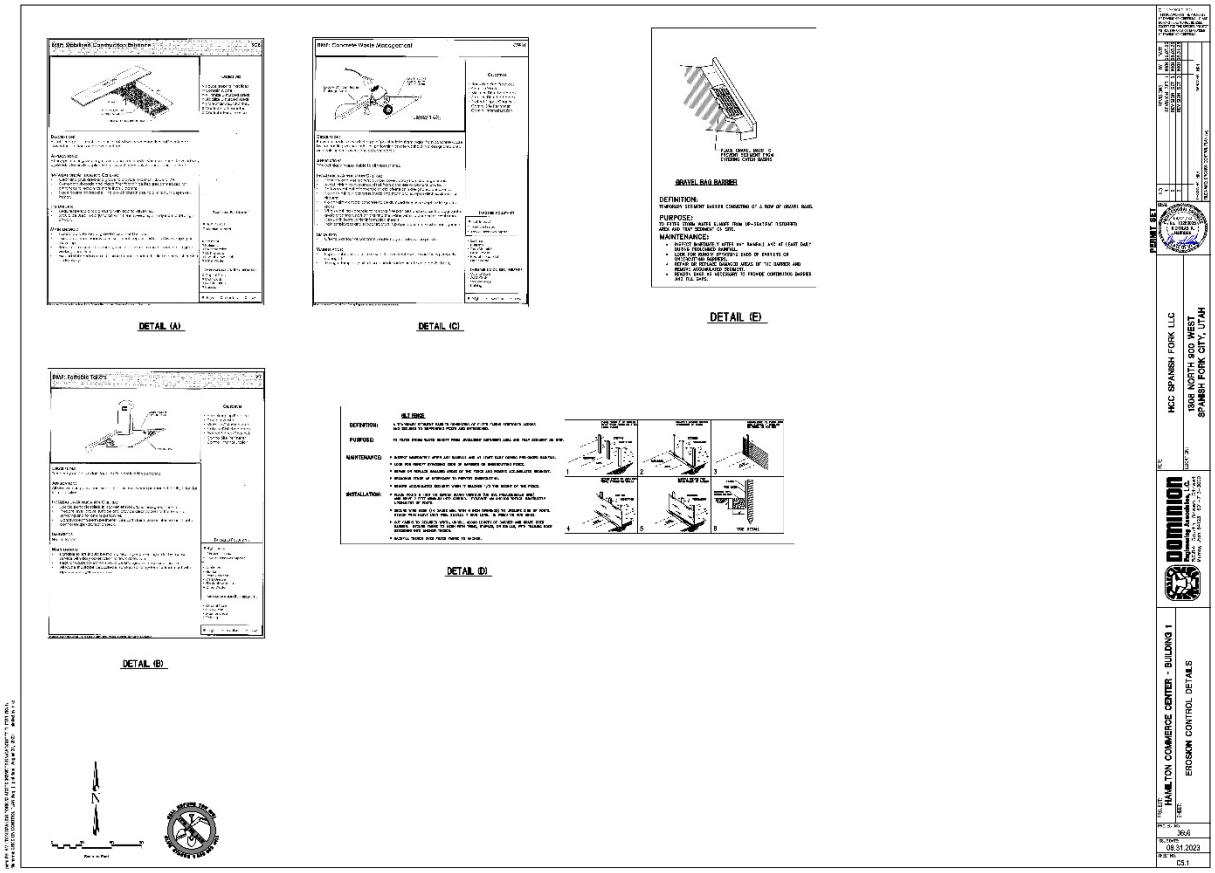

SPANISH FORK CITY UTILITY NOTE
1400 NORTH
800 WEST
BUILDING 1
510,000 SF
TYPE 2B
LEGEND
HCG SPANISH FORK LLC
1908 NORTH 800 WEST
SPANISH FORK CITY, UTAH
Dominion
HAMILTON COMMERCE CENTER - BUILDING 1
OVERALL UTILITY PLAN
3656
08.31.2023
C3.0

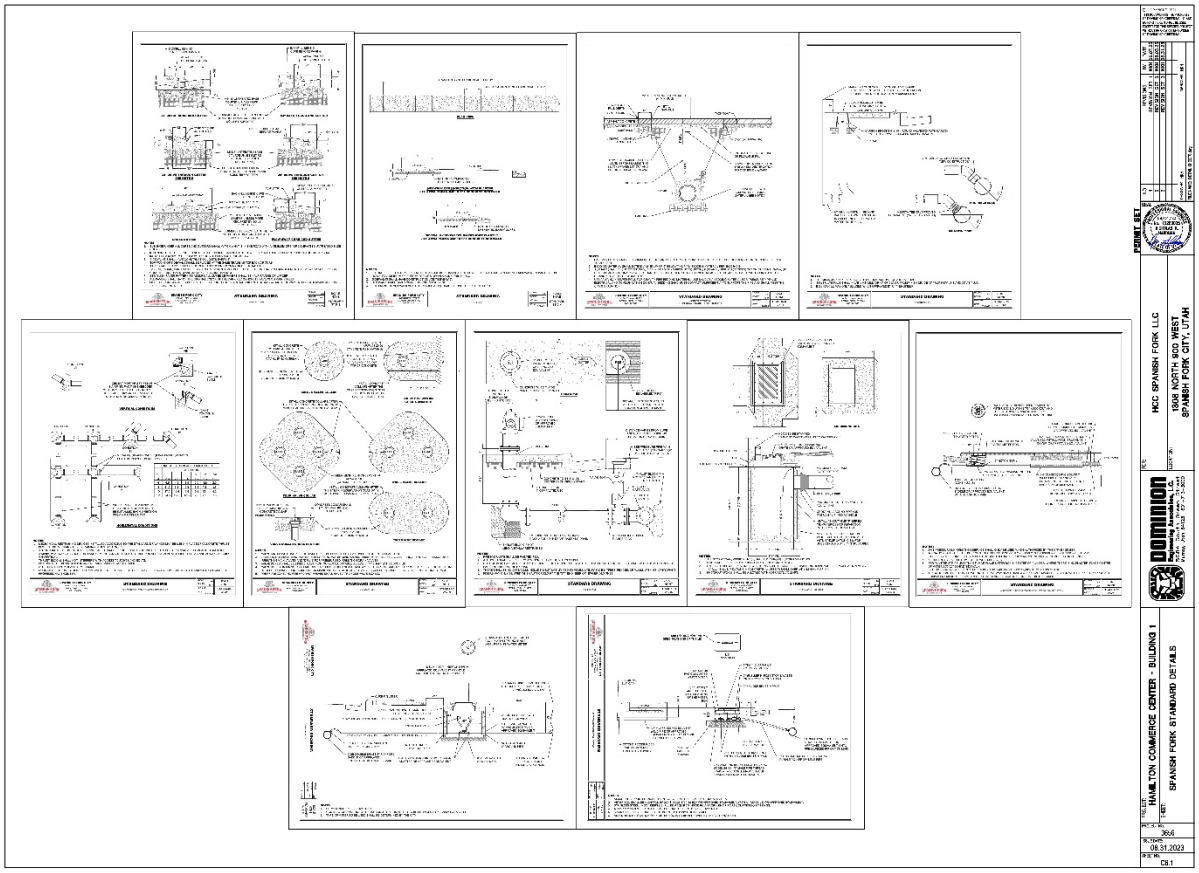

1420 NORTH
800 WEST
BUILDING 1
DISLOADING
TYPE III
WATCHLINE
SEE SHEET C5.2
GENERAL NOTES
UTILITY PLAN NOTES
WATER & FIRE PIPE CALLOUTS
WATER & FIRE STRUCTURE CALLOUTS
SEWER STRUCTURE CALLOUTS
WATER & FIRE CALLOUTS
SEWER PIPE CALLOUTS
WATER & FIRE FITTING CALLOUTS
SEWER CALLOUTS
CROSSING CALLOUTS
KEYMAP
C5.1
C5.2
HCC SPANISH FORK LLC
950 NORTH 800 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - BUILDING 1
UTILITY PLAN
3658
05.31.2023
C5.1

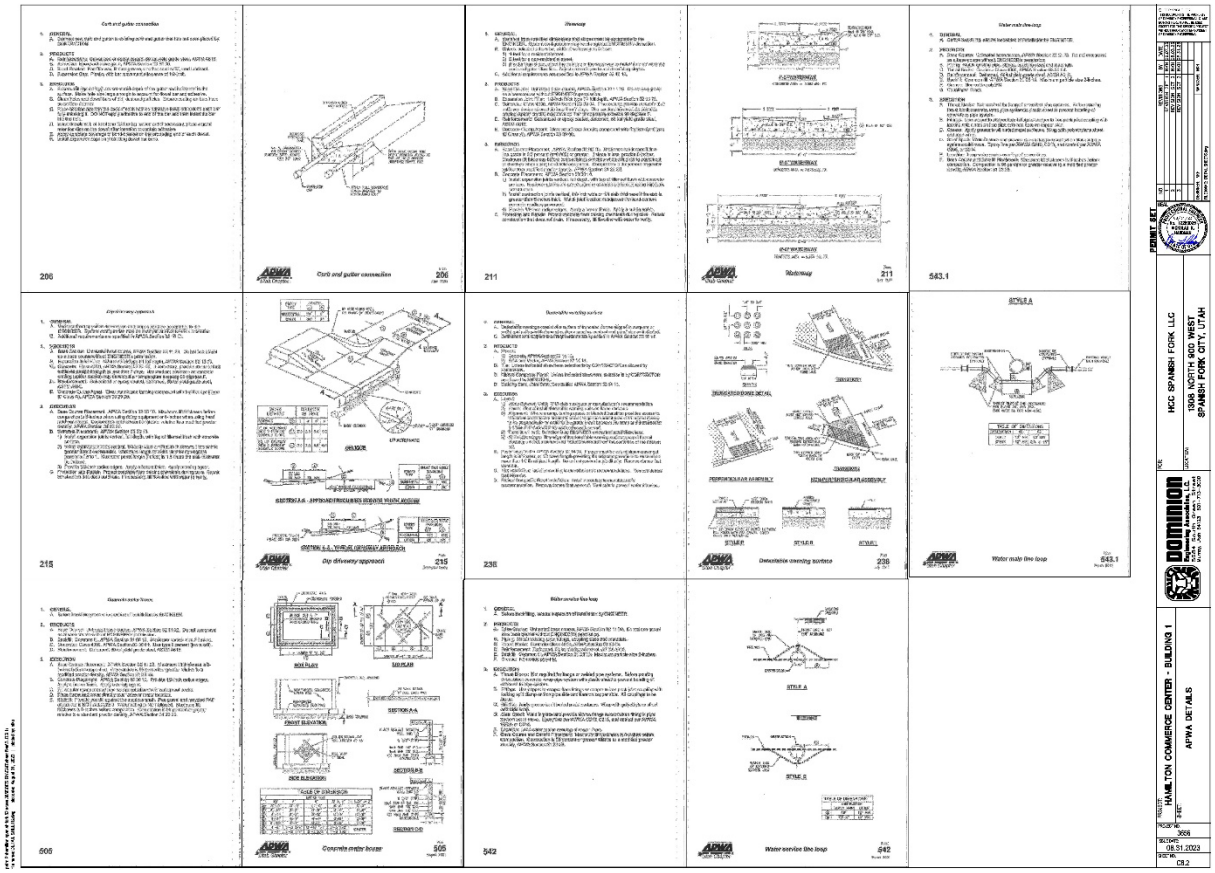

MATCHLINE
SEE SHEET C5.1
BUILDING 1
290,600 SF
TYPE IIB
UNION PACIFIC RAILROAD
KEYMAP
C5.1
C5.2
GENERAL NOTES
UTILITY PLAN NOTES
WATER & FIRE CALLOUTS
SEWER CALLOUTS
WATER & FIRE PIPE CALLOUTS
WATER & FIRE FITTING CALLOUTS
WATER & FIRE STRUCTURE CALLOUTS
SEWER STRUCTURE CALLOUTS
SEWER PIPE CALLOUTS
CROSSING CALLOUTS
MCC SPANISH FORK LLC
1909 NORTH 900 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - BUILDING 1
UTILITY PLAN
08.31.2023
C3.2

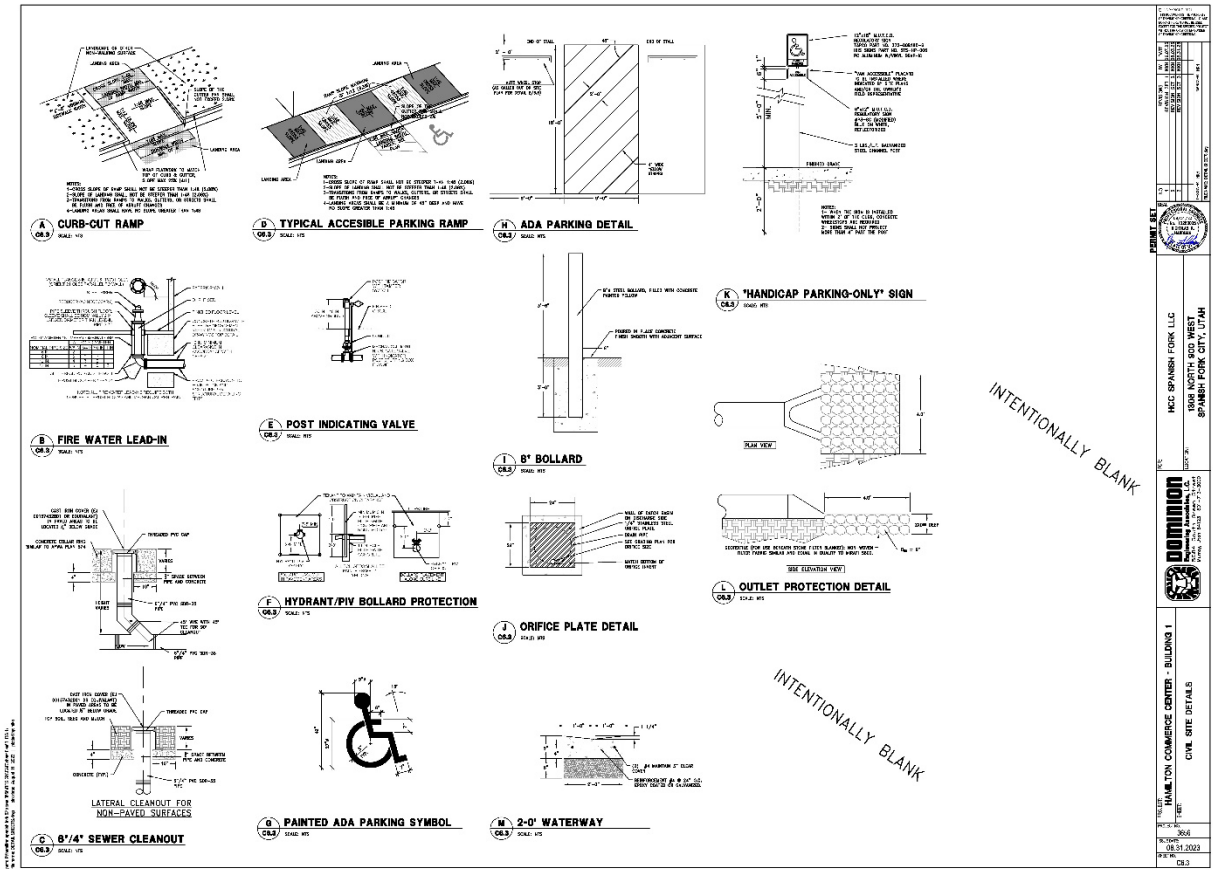

LEGEND
PARKING AREAS PAVEMENT SECTION (LIGHT DUTY ASPHALT PAVEMENT)
TRUCK DOCK AREAS AND DOLLY PADS (HEAVY DUTY CONCRETE PAVEMENT)
PARKING AREAS DRIVEWAYS (LIGHT DUTY ASPHALT PAVEMENT)
DUMPSTER PADS (HEAVY DUTY CONCRETE PAVEMENT)
DRIVEWAYS, LOADING/UNLOADING AREAS (HEAVY DUTY ASPHALT PAVEMENT)
GEOTECHNICAL NOTES
GENERAL NOTES
HCC SPANISH FORK LLC
950 NORTH 900 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - BUILDING 1
PAVEMENT PLAN
3656
08.31.2023
C4.0

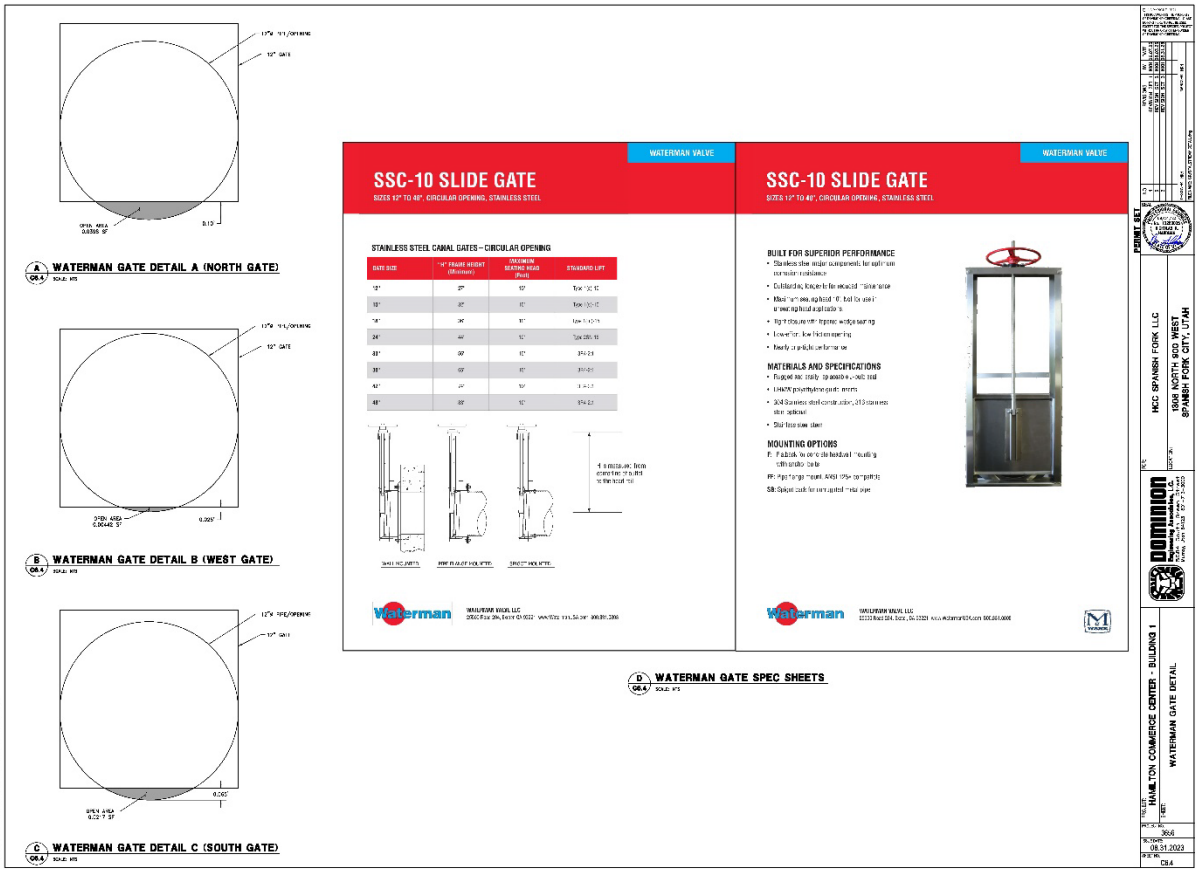

LEGEND
EROSION CONTROL KEY NOTES
EROSION CONTROL PLAN NOTES
SPANISH FORK GENERAL NOTES
HCC SPANISH FORK LLC
950 NORTH 900 WEST
SPANISH FORK CITY, UTAH
Dominion
HAMILTON COMMERCE CENTER - BUILDING 1
EROSION CONTROL PLAN
3655
06.01.2023
C5.0

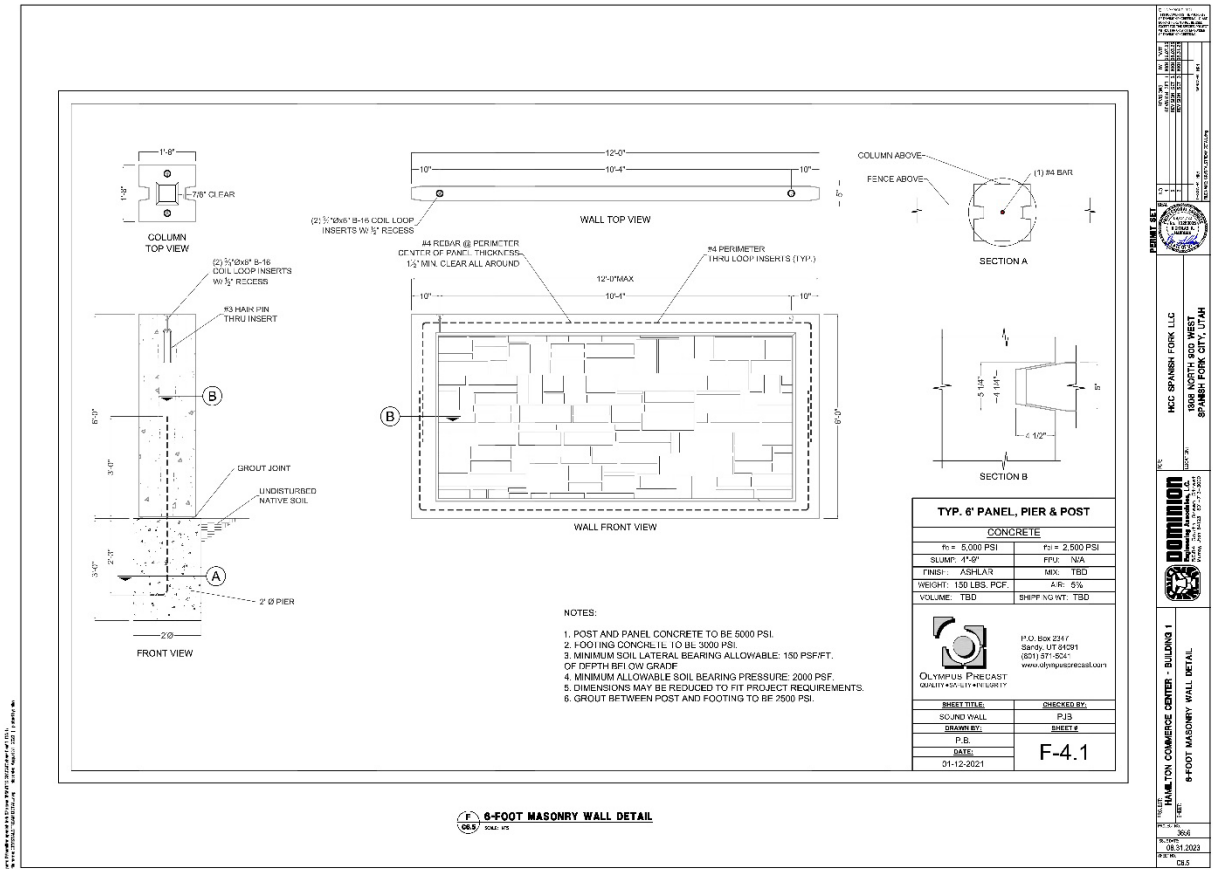

DETAIL (A)
DETAIL (C)
DETAIL (E)
DETAIL (B)
DETAIL (D)
GRAVEL BAG BARRIER
DEFINITION:
PURPOSE:
MAINTENANCE:
INSTALLATION:
PERMIT SET
MCC SPANISH FORK LLC
1808 NORTH 900 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - BUILDING 1
EROSION CONTROL DETAILS
3506
08.31.2023
C5.1


PERMIT SET
MCC SPANISH FORK LLC
1906 NORTH 900 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - BUILDING 1
SPANISH FORK STANDARD DETAILS
3506
08.31.2023
C0.1


Curb and gutter connection
206
Driveway
211
Waterway
543.1
Dip driveway approach
215
Driveway cross pan
236
Water main line loop
543.1
Concrete meter house
505
Water service line loop
542
HCC SPANISH FORK LLC
1906 NORTH 900 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - BUILDING 1
APWA DETAILS
08.31.2023
C8.2


A CURB-CUT RAMP
D TYPICAL ACCESIBLE PARKING RAMP
H ADA PARKING DETAIL
K "HANDICAP PARKING-ONLY" SIGN
B FIRE WATER LEAD-IN
E POST INDICATING VALVE
I 8' BOLLARD
INTENTIONALLY BLANK
F HYDRANT/PIV BOLLARD PROTECTION
J ORIFICE PLATE DETAIL
L OUTLET PROTECTION DETAIL
LATERAL CLEANOUT FOR NON-PAVED SURFACES
C 6"/4" SEWER CLEANOUT
G PAINTED ADA PARKING SYMBOL
M 2-0' WATERWAY
INTENTIONALLY BLANK
PERMIT SET
MCC SPANISH FORK LLC
1808 NORTH 900 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - BUILDING 1
CIVIL SITE DETAILS
306
08.31.2023
C8.3


A
C6.4
WATERMAN GATE DETAIL A (NORTH GATE)
B
C6.4
WATERMAN GATE DETAIL B (WEST GATE)
C
C6.4
WATERMAN GATE DETAIL C (SOUTH GATE)
WATERMAN VALVE
SSC-10 SLIDE GATE
SIZES 12" TO 48", CIRCULAR OPENING, STAINLESS STEEL
STAINLESS STEEL CANAL GATES – CIRCULAR OPENING
GATE SIZE
"H" FRAME HEIGHT (Minimum)
STANDARD LIFT
WATERMAN VALVE
SSC-10 SLIDE GATE
SIZES 12" TO 48", CIRCULAR OPENING, STAINLESS STEEL
BUILT FOR SUPERIOR PERFORMANCE
MATERIALS AND SPECIFICATIONS
MOUNTING OPTIONS
D
C6.4
WATERMAN GATE SPEC SHEETS
PERMIT SET
MCC SPANISH FORK LLC
1808 NORTH 900 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - BUILDING 1
WATERMAN GATE DETAIL
3956
08.31.2023
C6.4


COLUMN TOP VIEW
WALL TOP VIEW
SECTION A
SECTION B
WALL FRONT VIEW
FRONT VIEW
GROUT JOINT
UNDISTURBED NATIVE SOIL
TYP. 6' PANEL, PIER & POST
CONCRETE
NOTES:
1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.
OLYMPUS PRECAST
SHEET TITLE: SOUND WALL
DRAWN BY: P.B.
CHECKED BY: PJS
SHEET # F-4.1
DATE: 01-12-2021
6-FOOT MASONRY WALL DETAIL
HAMILTON COMMERCE CENTER - BUILDING 1
6-FOOT MASONRY WALL DETAIL

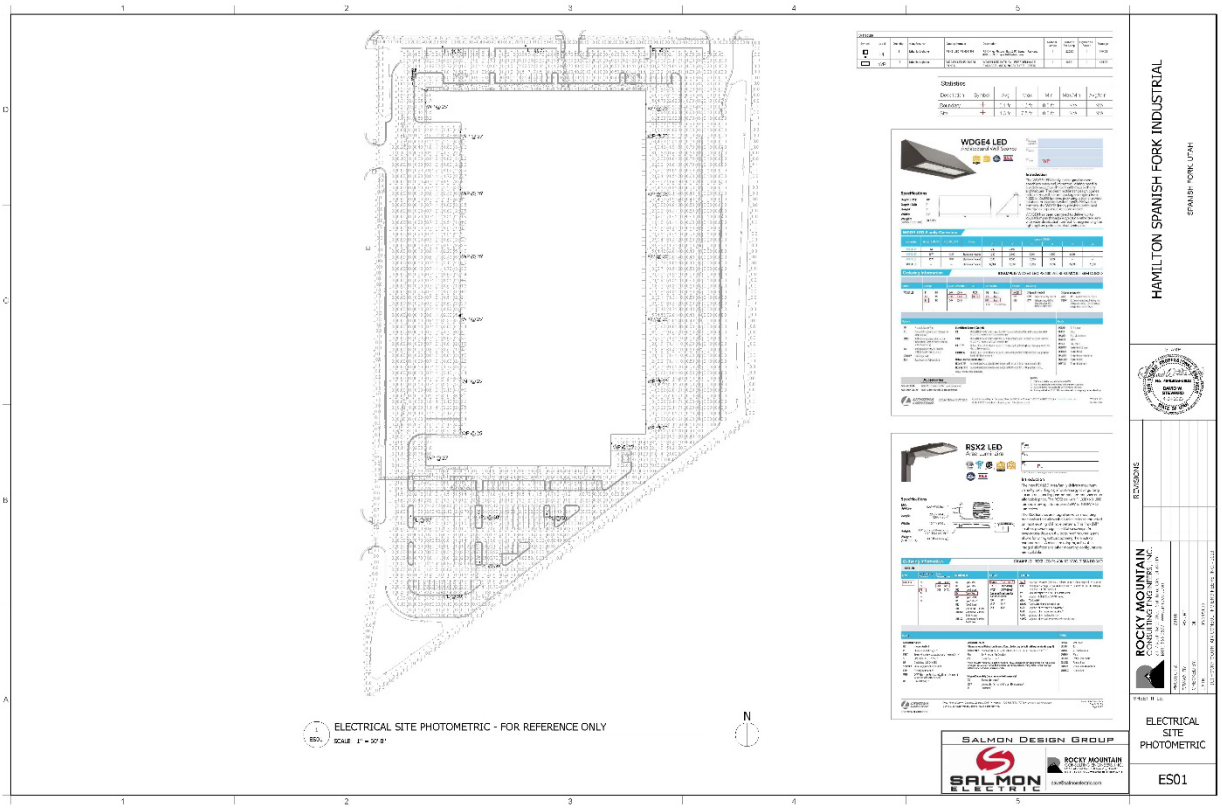
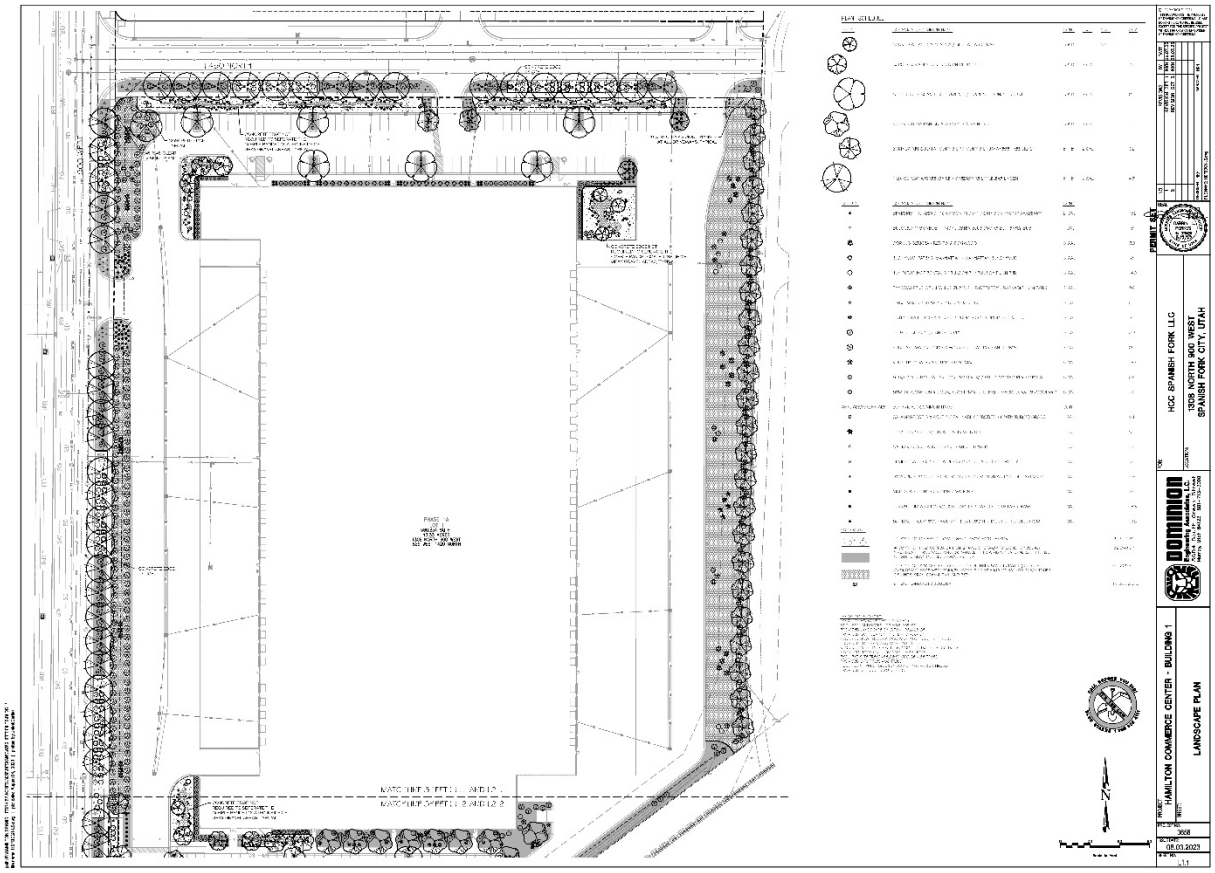
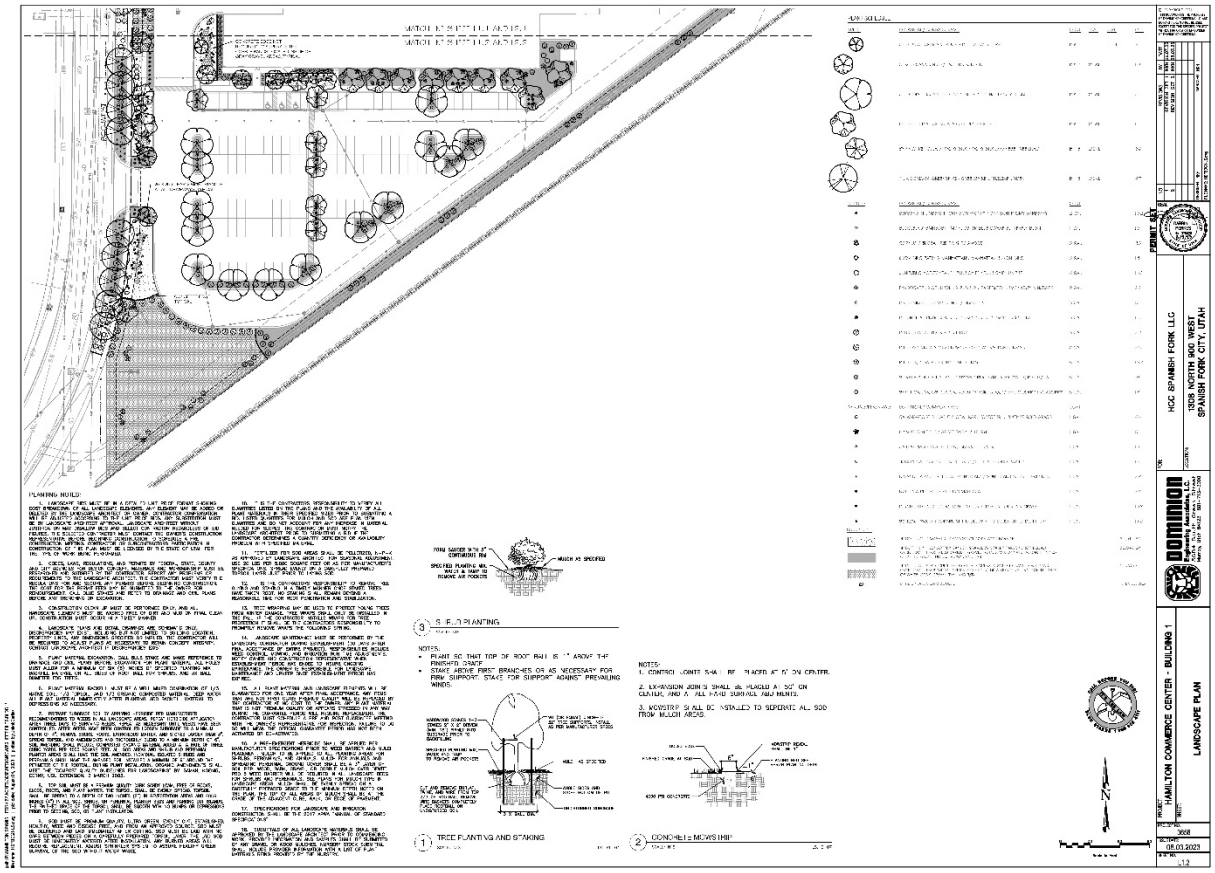
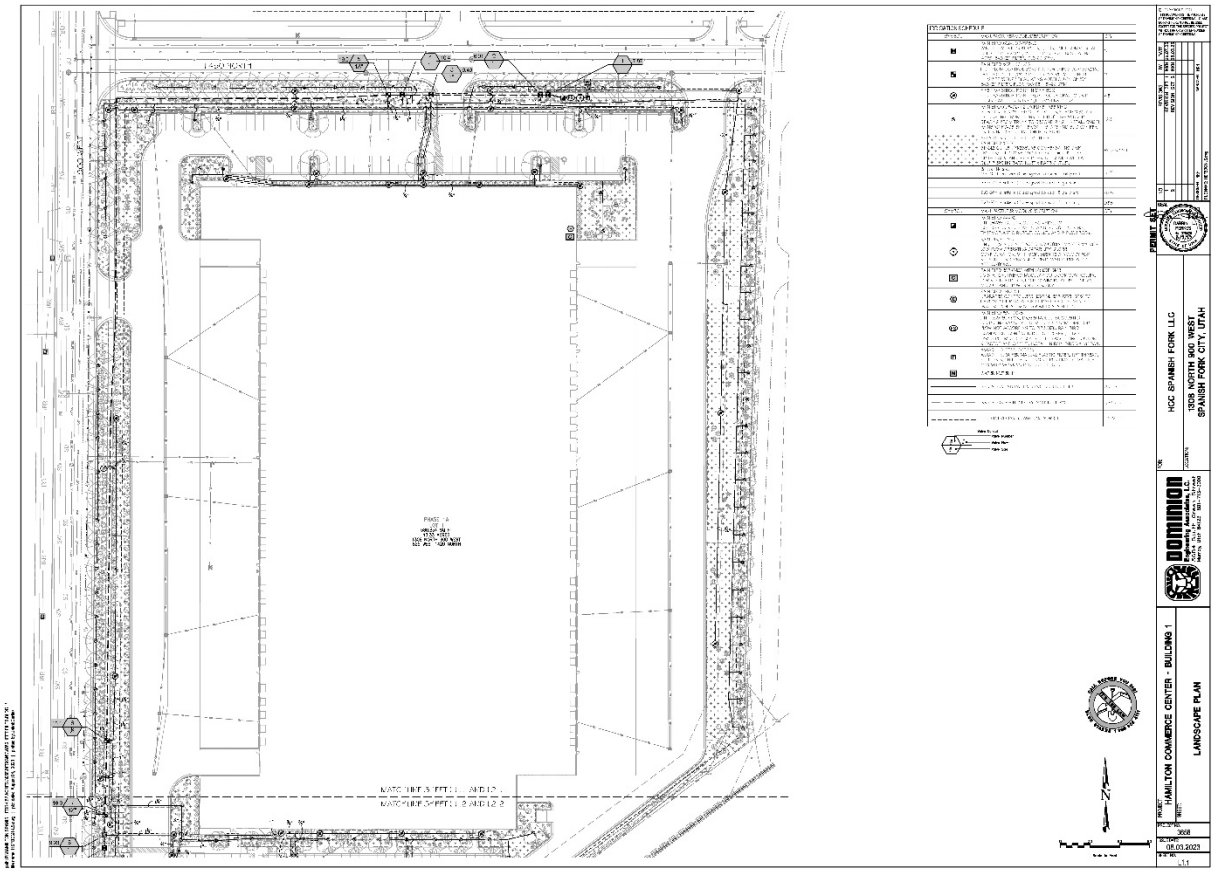
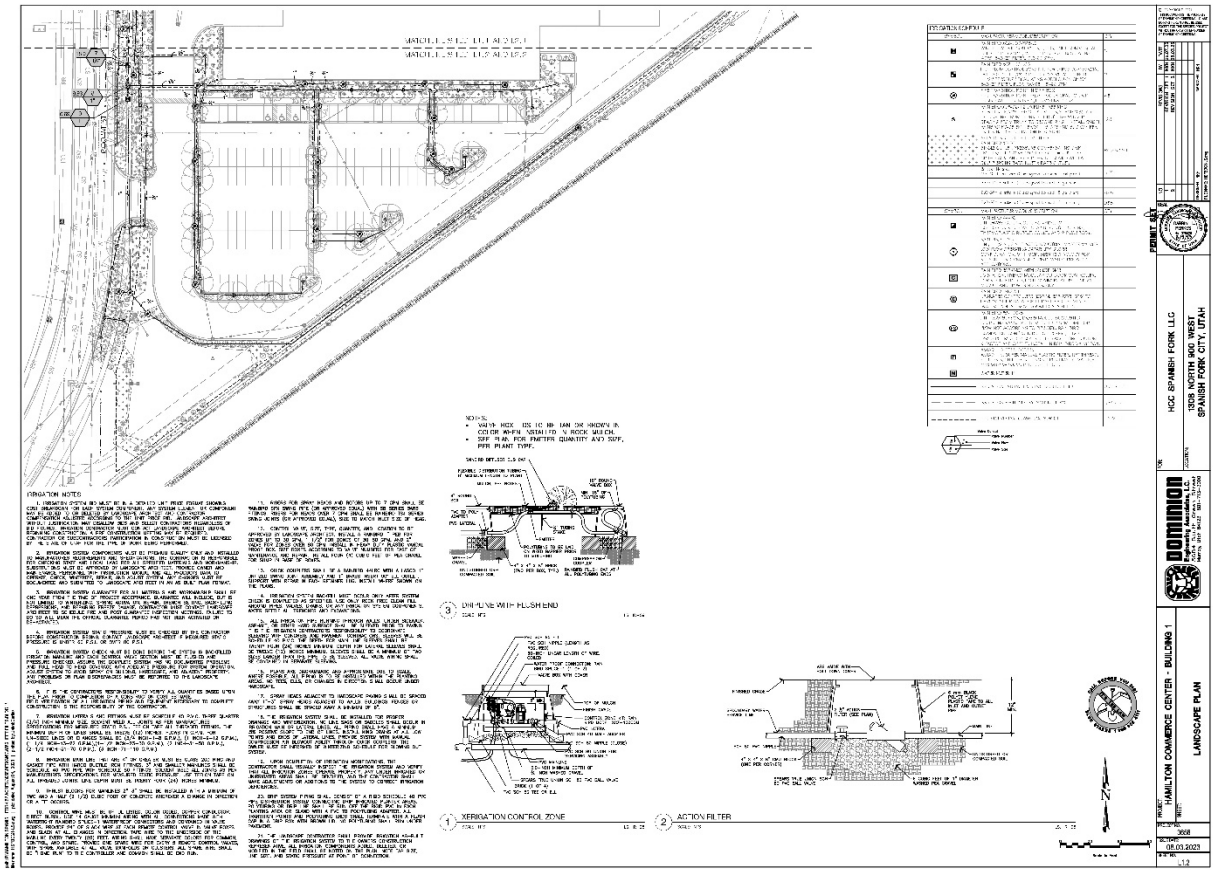

ELECTRICAL SITE PHOTOMETRIC - FOR REFERENCE ONLY
WDGE4 LED
RSX2 LED
HAMILTON SPANISH FORK INDUSTRIAL
SPANISH FORK, UTAH
SALMON DESIGN GROUP
SALMON ELECTRIC
ROCKY MOUNTAIN
ELECTRICAL SITE PHOTOMETRIC
ES01

Exhibit 2


PLANT SCHEDULE
HCJC SPANISH FORK LLC
1308 NORTH 900 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - BUILDING 1
LANDSCAPE PLAN
3908
08.01.2023
L1.1




HCJC SPANISH FORK LLC
1308 NORTH 900 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - BUILDING 1
LANDSCAPE PLAN
08.01.2023
L1.1



HAMILTON COMMERCE CENTER
BUILDING 1
1308 NORTH 900 WEST
SPANISH FORK, UTAH



SHEET INDEX

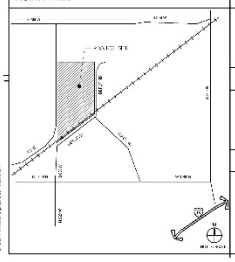
ARCHITECTURAL

LANDSCAPE

CIVIL

ELECTRICAL

VICINITY MAP



OWNER

GENERAL CONTRACTOR

TBD

ARCHITECT

WARE MALCOMB

OWNER'S CONSULTANTS

ARCHITECT'S CONSULTANTS

SITE DATA

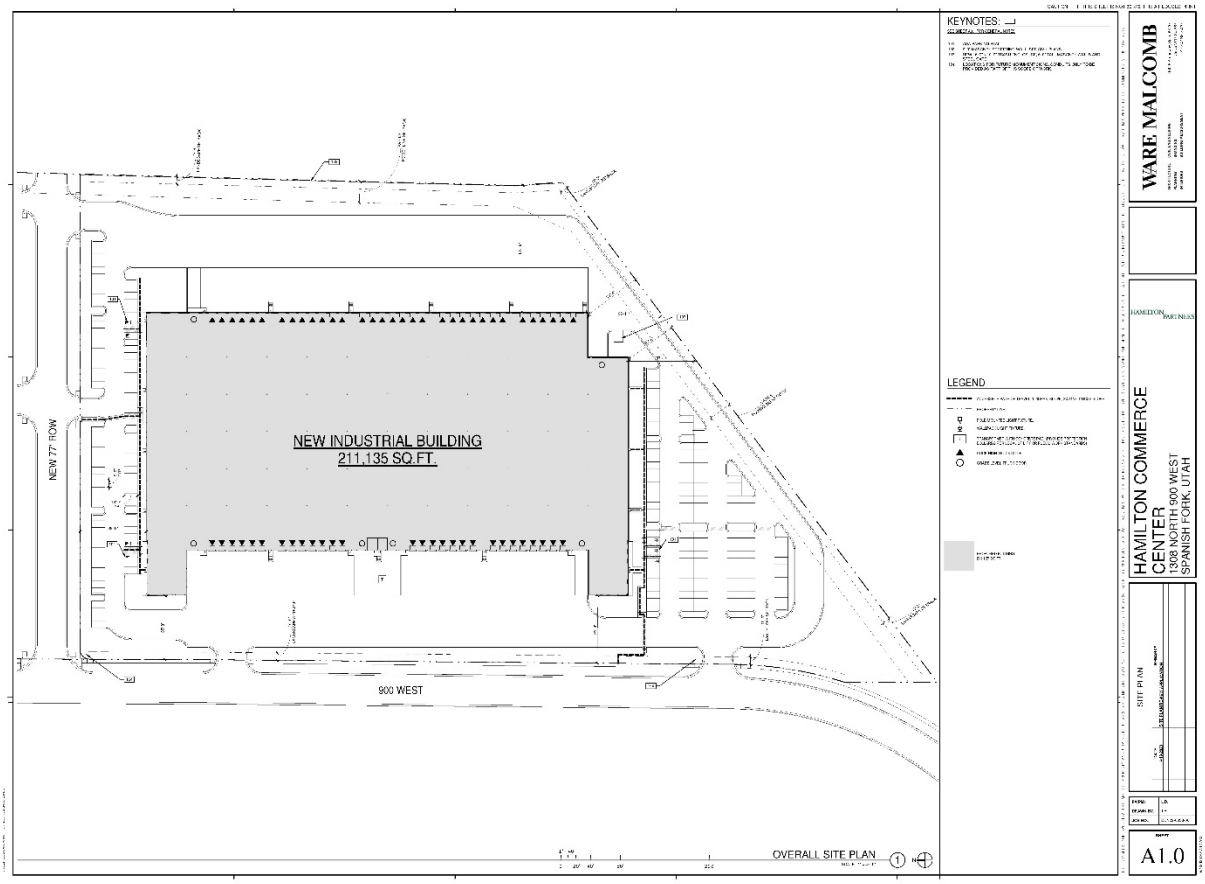
WARE MALCOMB

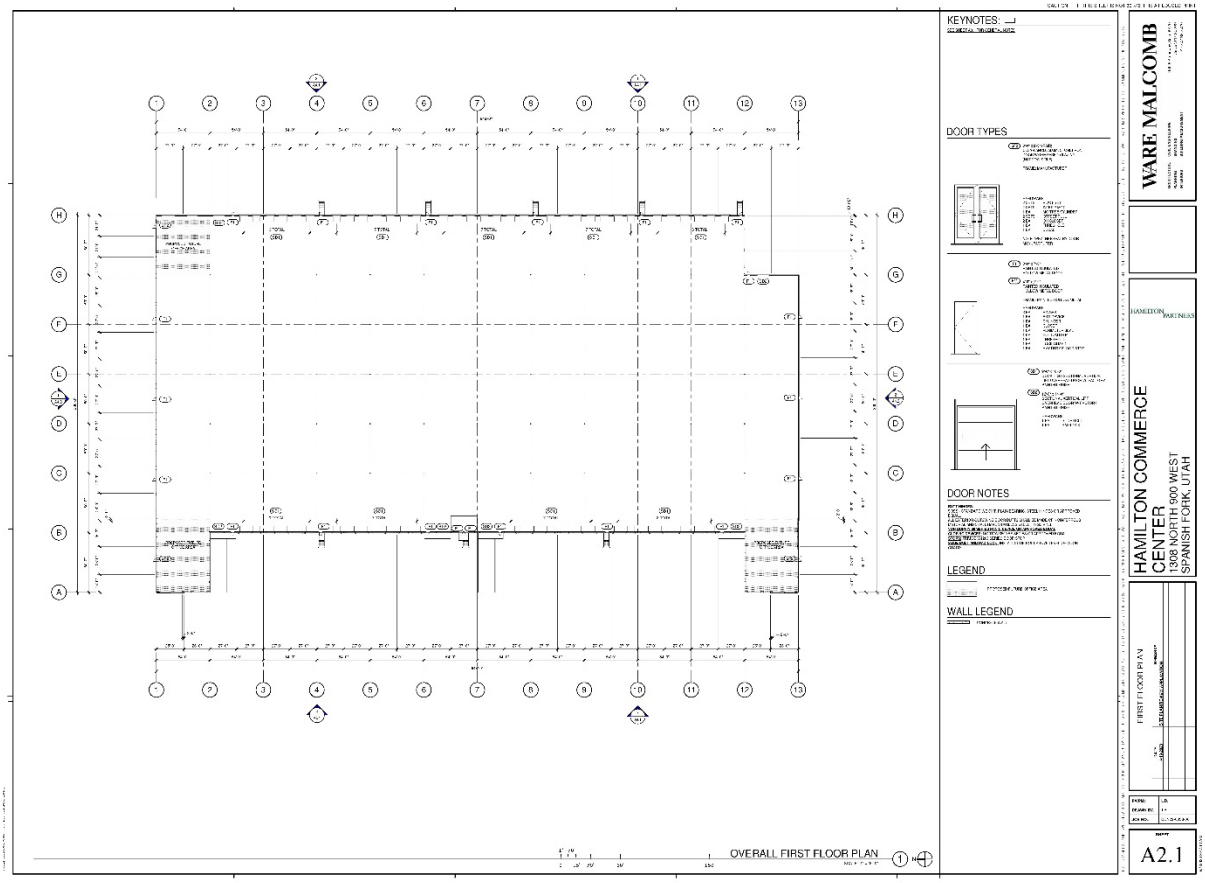
HAMILTON PARTNERS

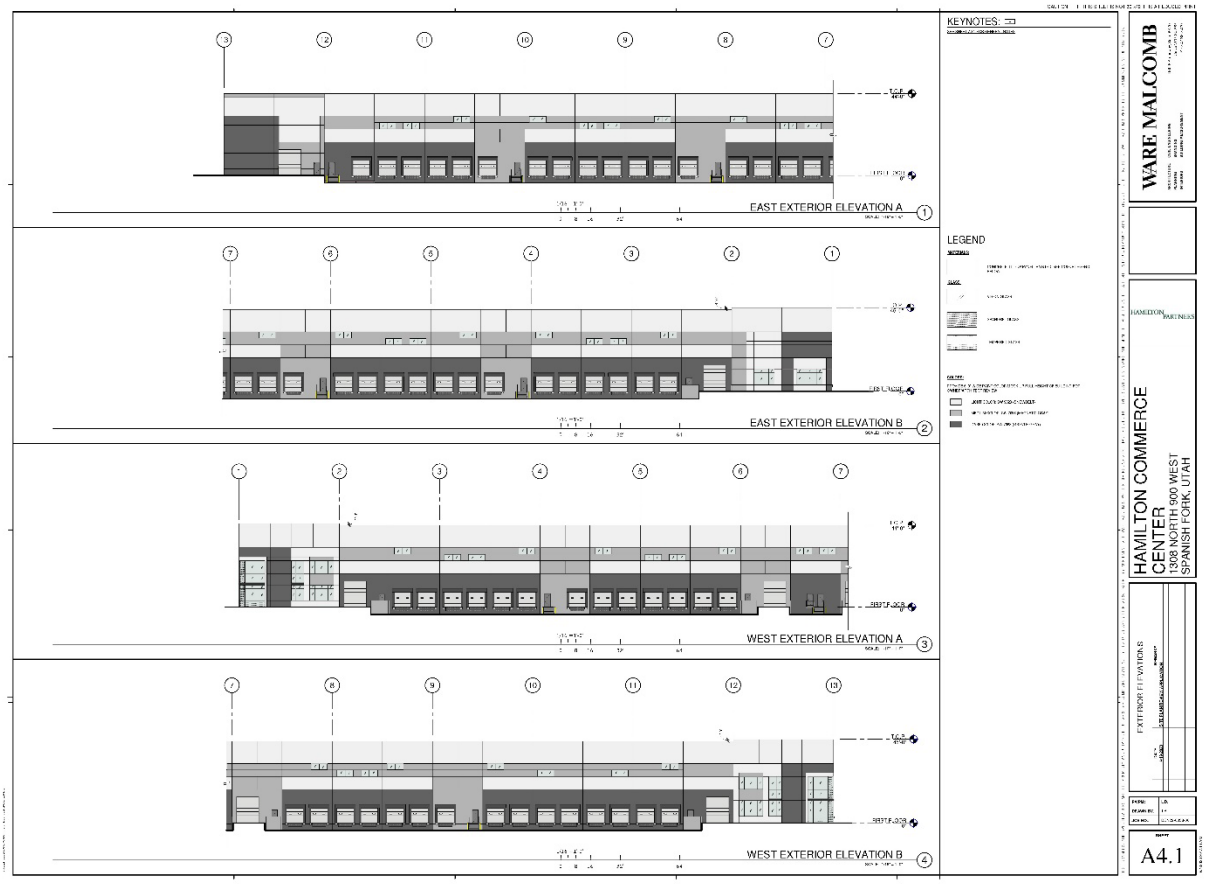
HAMILTON COMMERCE CENTER
1308 NORTH 900 WEST
SPANISH FORK, UTAH

TITLE SHEET

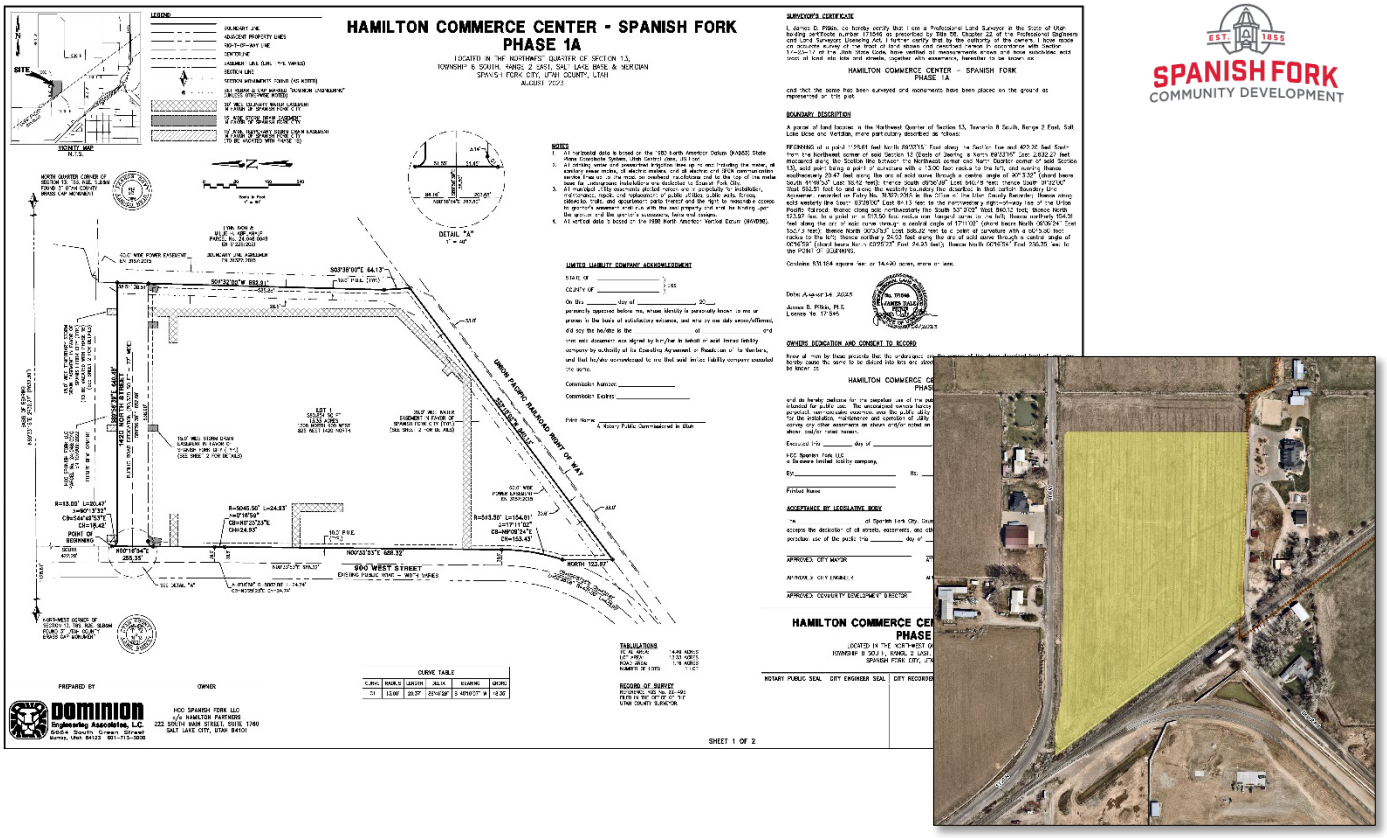
SHEET
A0.0


KEYNOTES:
LEGEND
NEW INDUSTRIAL BUILDING
211,135 SQ.FT.
NEW 77 ROW
900 WEST
OVERALL SITE PLAN
WARE MALCOMB
HAMILTON COMMERCE CENTER
1308 NORTH 900 WEST
SPANISH FORK, UTAH
SITE PLAN
A1.0


KEYNOTES:
DOOR TYPES
DOOR NOTES
LEGEND
WALL LEGEND
OVERALL FIRST FLOOR PLAN
WARE MALCOMB
HAMILTON COMMERCE CENTER
1308 NORTH 900 WEST
SPANISH FORK, UTAH
FIRST FLOOR PLAN
A2.1


KEYNOTES:
LEGEND
EAST EXTERIOR ELEVATION A
EAST EXTERIOR ELEVATION B
WEST EXTERIOR ELEVATION A
WEST EXTERIOR ELEVATION B
WARE MALCOMB
HAMILTON COMMERCE CENTER
1308 NORTH 900 WEST
SPANISH FORK, UTAH
EXTERIOR ELEVATIONS
A4.1


NORTH EXTERIOR ELEVATION
SOUTH EXTERIOR ELEVATION
KEYNOTES:
LEGEND
WARE MALCOMB
HAMILTON COMMERCE CENTER
1308 NORTH 900 WEST
SPANISH FORK, UTAH
EXTERIOR ELEVATIONS
A4.2



Hamilton Commerce Center – Phase 1A Final Plat Approval Request

April 17, 2024, Development Review Committee meeting.

Located at approximately 1420 North 900 West, including 14.5 acres.

The subject property is zoned I-1.

The applicant has requested Final Plat approval for 1 lot.

Key Issues

1. Consistency with the approved Preliminary Plat.
2. Annexation Agreement.
3. Area Infrastructure.
4. Improvements.
5. Remnant.
6. Signage.
7. Power.

Recommendation

That the proposed Final Plat 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 Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant conforms to applicable requirements of the Oberg and Utah West annexation agreements by meeting the requirements as further detailed in the attached memo dated April 17, 2024.
4. That the remnant created by this plat to the north of 1420 North Street be combined with parcel 24-043-0022, in order to avoid the creation of a nuisance strip.

Exhibits

1. Final Plat.
2. Preliminary Plan.

SPANISH FORK
PRIDE & PROGRESS

TO: file

FROM: Dave Anderson, AICP

DATE: April 17, 2024

RE: Hamilton Partners Building Permits and Certificate of Occupancy

The prospect of approving the Final Plat and Site Plan applications for the initial phase of the Hamilton Partners project has been discussed for the past several months. It is understood that multiple developers have submitted development applications in the Utah West and Oberg Annexation areas. SkyPark's application includes the majority of improvements needed for both SkyPark and Hamilton to develop. Hamilton now desires to commence construction of Building 1 in advance of SkyPark constructing their proposed improvements.

There are a number of issues related to the development of that phase that may prevent the project from being completed in a timely manner. These issues may also prevent the completion of improvements that are requisite for the City's issuance of Certificates of Occupancy and Business Licenses. This correspondence is provided in an effort to identify specific benchmarks that need to be met, subsequent to plat approval and the issuance of building permits, in order for Certificates of Occupancy to be issued.

Hamilton's applications must meet the Oberg Annexation Agreement (September 7, 2022) and the Utah West Annexation Agreement (December 7, 2021), ("Annexation Agreements"), requirements by themselves and not rely on the performance of other developers. This memorandum outlines Spanish Fork City's requirements for Hamilton to receive a Building Permit and a Certificate of Occupancy for buildings in Phase 1. The requirements are in addition to any other City policies, building codes, construction standards, and DRC conditions of approval. This memorandum specifically excludes future phases and associated requirements.

Annexation Agreements

The Annexation Agreements specify that both regional and local roadway and utility infrastructure is a requirement of development. Section 3.1.1 in the Annexation Agreements state in part:

"The Annexed Area has inadequate access to the City's road network and inadequate utilities to serve any sort of development. Prior to development within the Annexed Area, certain road improvements and utility improvements will be required. The initial right-of-way (ROW) dedications and improvements, as well as the needed utility infrastructure shall be as determined by the City Engineer, in accordance with existing City ordinances and standards, at the time an application for development activity is submitted."

This memorandum of understanding describes the City's understanding of regional needs, current development applications, annexation agreements, and City policy.

Improvement Phasing

There are generally two types of required improvements for a project - frontage and offsite. These improvements are typically required by City policy (sometimes enhanced by annexation agreements)

and involve dedication of ROW and easements, as well as all utilities and roadways being brought to and through the property's frontage. Sometimes looping is required for fireflow or other reasons. Hamilton's first phase frontage improvements would typically include asphalt, curb and gutter, power, drinking water, storm drain, and pressure irrigation along their 900 West frontage. Currently, Hamilton's plans do not include constructing roadway or utility frontage or offsite improvements in 900 West because it is already included in SkyPark's submitted construction plans. Conditions of Hamilton's Site Plan approval will include: the approval of the Skypark off-site utility plans, bonding being provided to assure the completion of the improvements represented on the Skypark off-site utility plans, and needed easements or land being provided in order to allow for the construction of the improvements represented on the SkyPark off-site utility plans. No approval will be given without those conditions being met. A Building Permit may be issued upon Site Plan approval when the conditions of Site Plan approval have been met and the Building Permit requirements have been satisfied.

Further discussion regarding the requirements of each utility, in addition to SkyPark's bonding for their submitted construction plans and Hamilton's construction of what they depict on their submitted plans, is detailed below:

Water

It is understood that there are to be 8"-12" water mains proposed in all public roadways in this development to provide adequate fireflow for the proposed large industrial buildings in the area. The Spanish Fork City Drinking Water Master Plan anticipated needing a looped waterline connection from 1000 North to 1900 North generally along 900 West. Considering the proposed large industrial buildings with high fireflow demands and the limited waterline looping in the area, in addition to what SkyPark's submitted construction plans show, the City is requiring a 12" waterline loop from 300 West 1600 North to 1150 West 2150 North. The City is leading the design and construction efforts for the majority of this regional loop. It is understood that the proposed waterline in 1600 North from 900 West to 300 West will need to be built in advance of the roadway and other utilities being installed. Hamilton will need to provide a 56-foot municipal utility easement (MUE) based on the roadway centerline as a condition of Site Plan approval. Note that the timing of the waterline completion for adequate fire flow protection and the building needing fire protection for combustible material onsite may not coincide and could delay construction.

Storm Drain

It is understood that Hamilton will install storm drain infrastructure in public roadways (1450 North) as part of their first phase. It is understood that the public storm drain in 900 West is to flow north and eventually underneath the airport to its eventual outfall into Dry Creek. It is understood that until all of the public storm drain downstream of Hamilton's project is constructed, the project may not outflow stormwater into the public storm drain main in 900 West. In addition to SkyPark's off-site improvements being bonded for as mentioned in the Improvement Phasing section, GLH's (Ritchie Group) storm drain project would also need to be bonded for. Temporary retention ponds may be required on a case-by-case basis under the direction of the City Engineer. No known additional requirements are needed.

Power

Hamilton is providing a casing and conduits for power underneath the railroad tracks from Depot Road (south side of the railroad) to Building 1 (north side of the railroad) as part of Building 1. It is understood that the necessary permits for the boring of the casing underneath the railroad have been obtained by Hamilton from Union Pacific. It is understood that Building 1 has power capacity (available today; secured once fees are paid) and the necessary

transformer is on order from the Spanish Fork Power and Light Division. No known additional requirements are needed.

Pressure Irrigation
No known unique requirements exist.

Sanitary Sewer
There is an existing 36" sewer main in 900 West (existing 650 West) and proposed 1600 North, which can service the entire project. No additional requirements are needed.

Roadway
As shown on the plans, per the Oberg Annexation Agreement, full roadway construction (including ROW dedications) to the Abplanalp property and other properties are required as part of Site Plan approval. The Oberg Annexation Agreement 3.1.1.8 states:

3.1.1.8 Local Stub Roads. Owners shall design, build, and dedicate to City local roads and stub them to adjacent properties. Utilities shall be located within the local road right-of- way in accordance with existing City ordinances and standards. Specifically, Owners shall stub a road eastward from 650 West and another southward from 1600 North to the boundary line of property owned by Lynn & Millie Abplanalp, Utah County Parcel Nos. 24:048:0049 and 24:048:0050 ("Abplanalp Property"). The timing of construction of these stub roads shall be dependent on project phasing and necessary sizing requirements to meet the standards of service at a level generally provided to other areas of the City and as determined by the City Engineer, in accordance with existing City ordinances and standards.

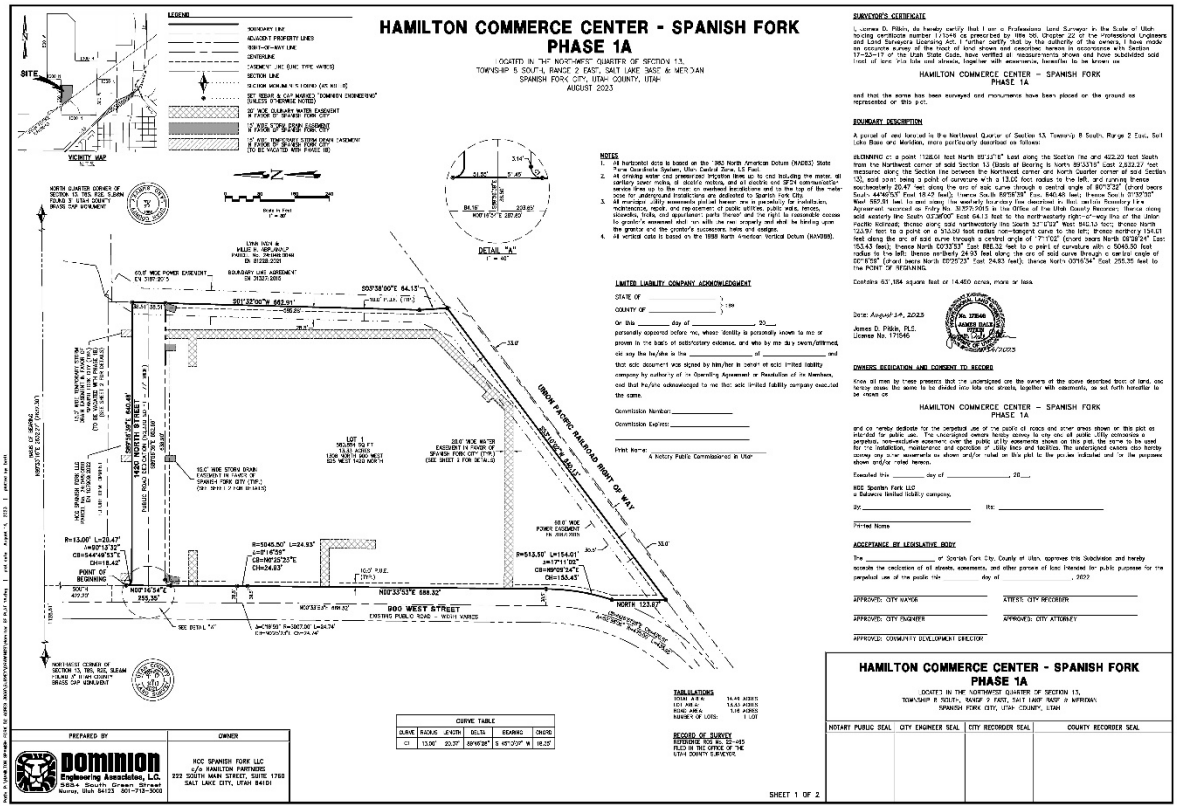
No additional requirements are needed.

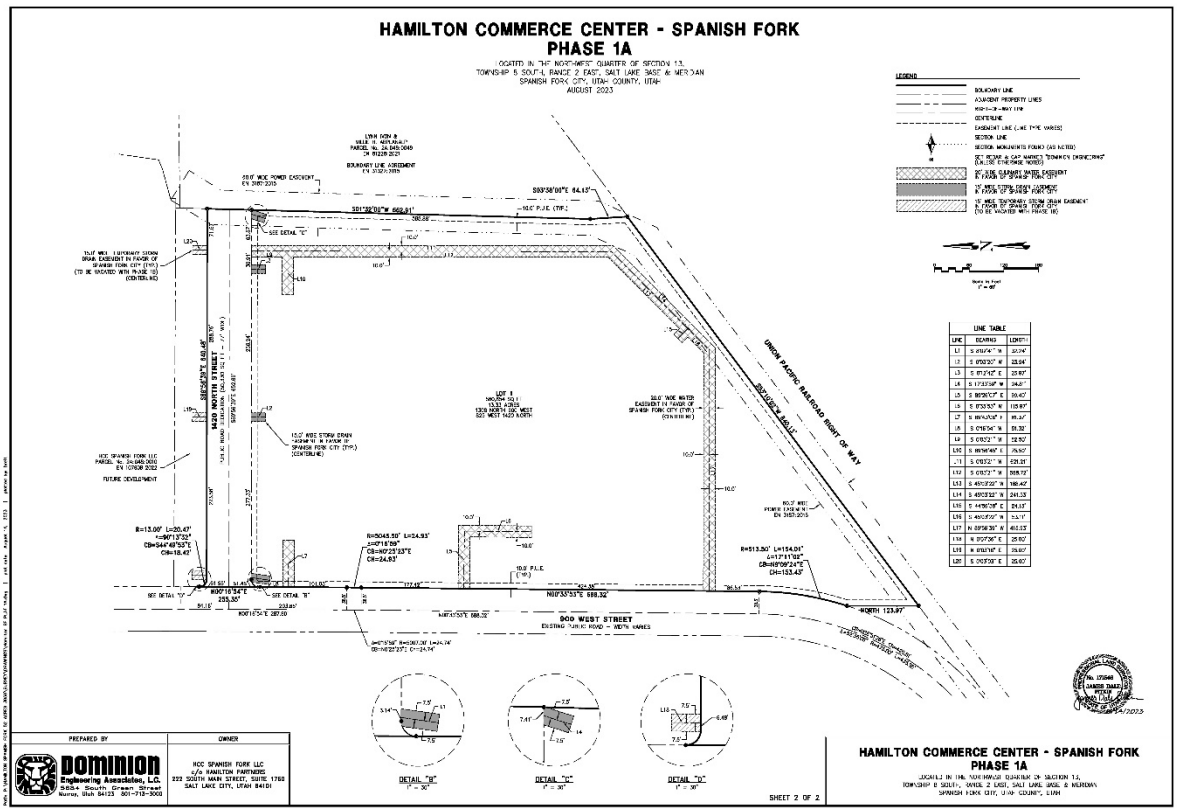
Summary of Requirements for Pre-Construction Meeting and/or Building Permit:

1. SkyPark bonds for all infrastructure shown on their submitted construction plans and provides all necessary easements and ROW.
2. All City staff redlines or DRC conditions of approval are met.
3. Hamilton provides a 56-foot municipal utility easement (MUE) centered on 1600 North from 900 West to Hamilton's east property line.

Summary of Requirements for Building 1 C/O:

1. SkyPark infrastructure construction completed and approved by the City.
    a. Looped drinking water and pressure irrigation lines.
    b. Storm drain connected downstream so all of Hamilton's site and frontage drains to Dry Creek, or temporary basins constructed and approved by the City.
2. Power bored under the railroad tracks and connected.
3. Sewer connected to the City's sanitary sewer system.
4. Abplanalp's ROW dedication and roadway connection completed and approved.
5. Hamilton's Site Plan infrastructure completed and approved by the City.


HAMILTON COMMERCE CENTER - SPANISH FORK
PHASE 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
AUGUST 2023
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
NOTES
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
OWNERS DEDICATION AND CONSENT TO RECORD
ACCEPTANCE BY LEGISLATIVE BODY
CURVE TABLE
TABULATIONS
RECORD OF SURVEY
PREPARED BY
Dominion Engineering Associates, LC.
5884 South Green Street
Murray, Utah 84123 801-713-3000
OWNER
RCC SPANISH FORK LLC
c/o HAMILTON PARTNERS
222 SOUTH MAIN STREET, SUITE 1760
SALT LAKE CITY, UTAH 84101
SHEET 1 OF 2
HAMILTON COMMERCE CENTER - SPANISH FORK
PHASE 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL
CITY RECORDER SEAL
COUNTY RECORDER SEAL


HAMILTON COMMERCE CENTER - SPANISH FORK
PHASE 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
AUGUST 2023
LEGEND
LINE TABLE
DETAIL "B"
DETAIL "C"
DETAIL "D"
PREPARED BY
Dominion Engineering Associates, LC.
5884 South Green Street
Murray, Utah 84123 801-713-3000
OWNER
RCC SPANISH FORK LLC
c/o HAMILTON PARTNERS
222 SOUTH MAIN STREET, SUITE 1760
SALT LAKE CITY, UTAH 84101
SHEET 2 OF 2
HAMILTON COMMERCE CENTER - SPANISH FORK
PHASE 1A
LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH

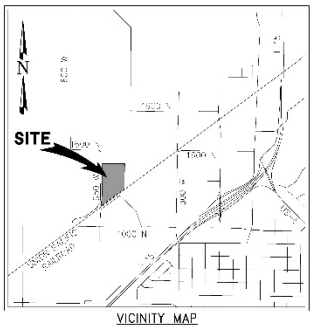
HAMILTON COMMERCE CENTER - SPANISH FORK
PHASE 1A
INFRASTRUCTURE IMPROVEMENT PLANS
(1420 NORTH)

AUGUST 2023

SPANISH FORK JOB NO. FP23-000006

INDEX OF DRAWINGS

SHEET	
CVR	COVER SHEET
DEM-1	EXISTING AND DEMOLITION PLAN
PLAT	
1	PLAT SHEET 1
ROAD SECTION	
RD-1	ROADWAY CROSS SECTION
PLANS	
STLT-1	STREET LIGHT PLAN
STRP-SGN-1	STRIPING AND SIGNING PLAN
ROADWAY AND UTILITY – PLAN & PROFILES	
PP-1	ROADWAY PLAN AND PROFILE
UT-1	UTILITY PLAN AND PROFILE
EROSION CONTROL PLANS	
EC-1	EROSION CONTROL PLAN
EC-2	EROSION CONTROL DETAILS



VICINITY MAP
N.T.S.

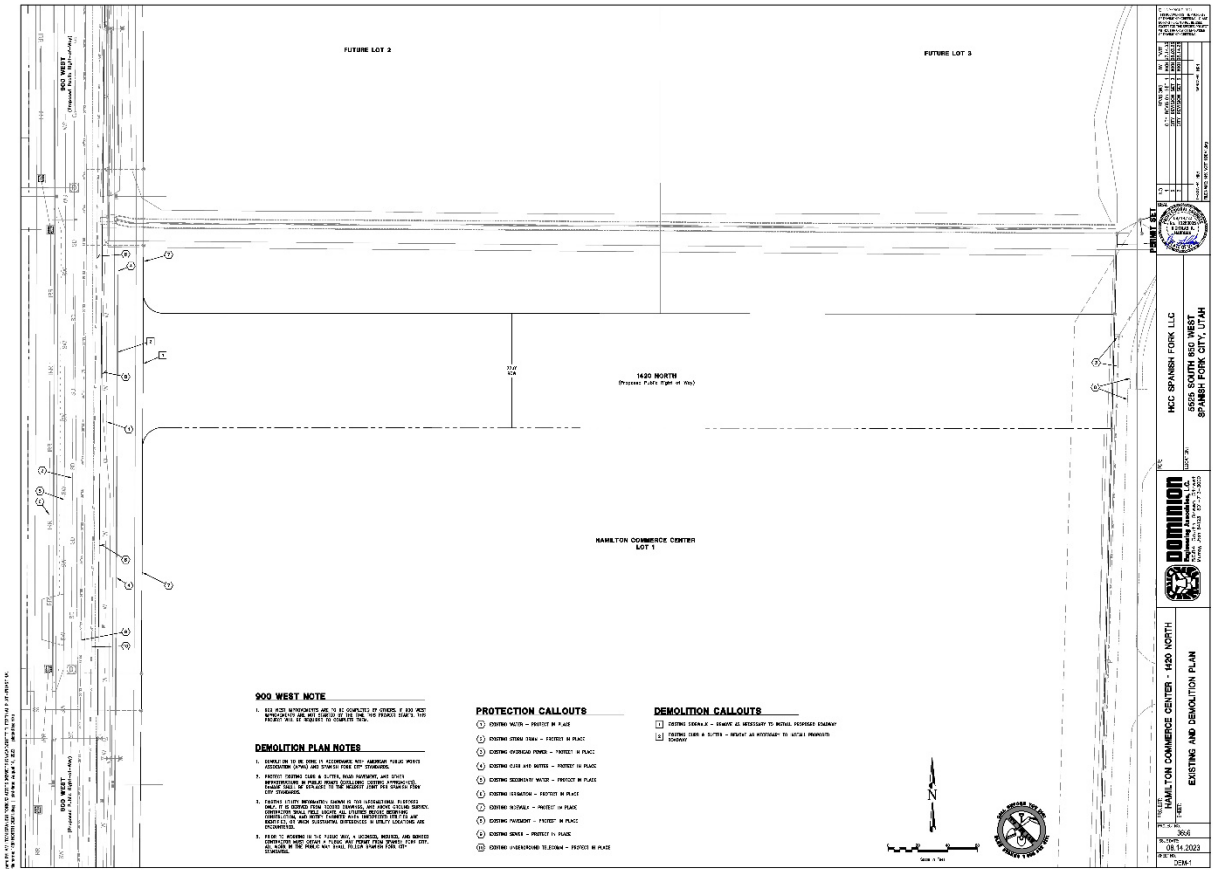
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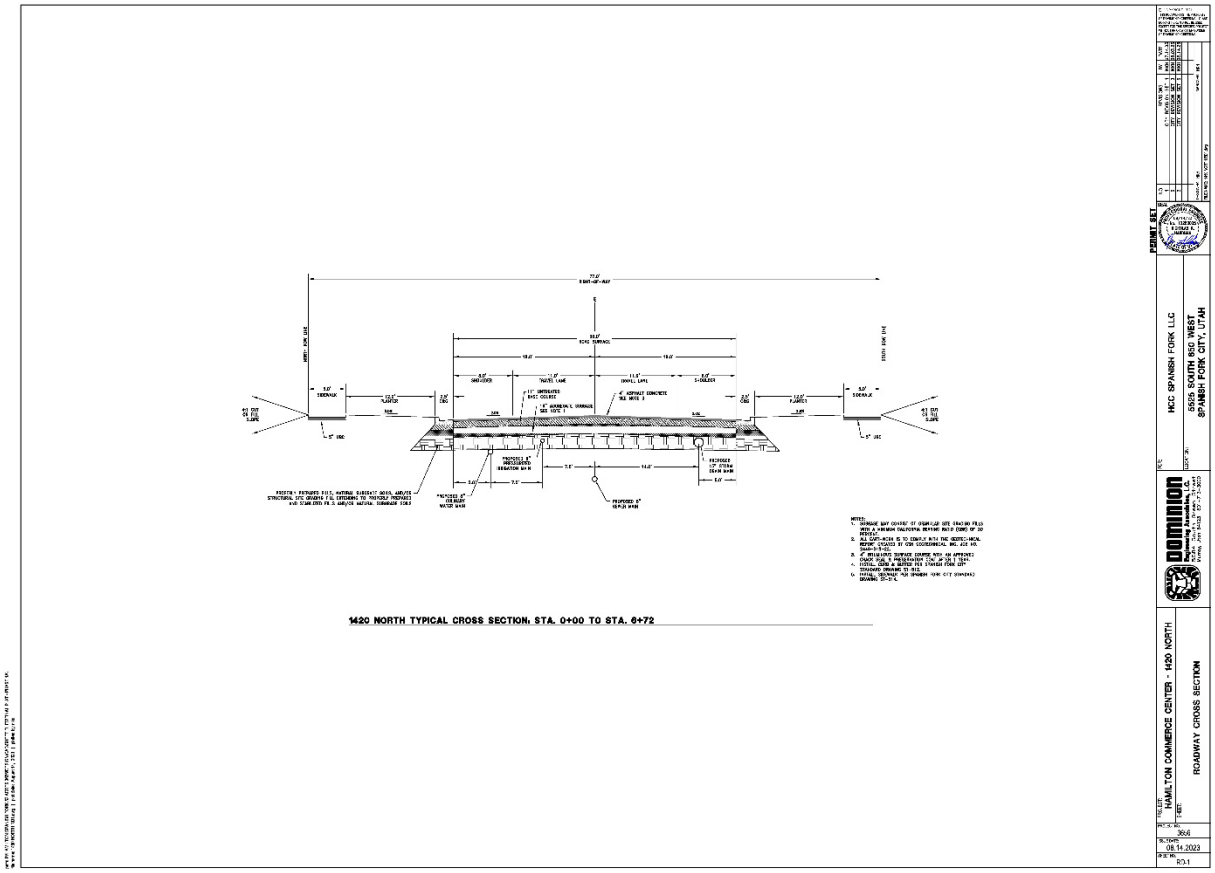
Dominion Engineering Associates, L.C.
[illegible] South Greenwood Street
Murray, Utah 84123 801-713-3000

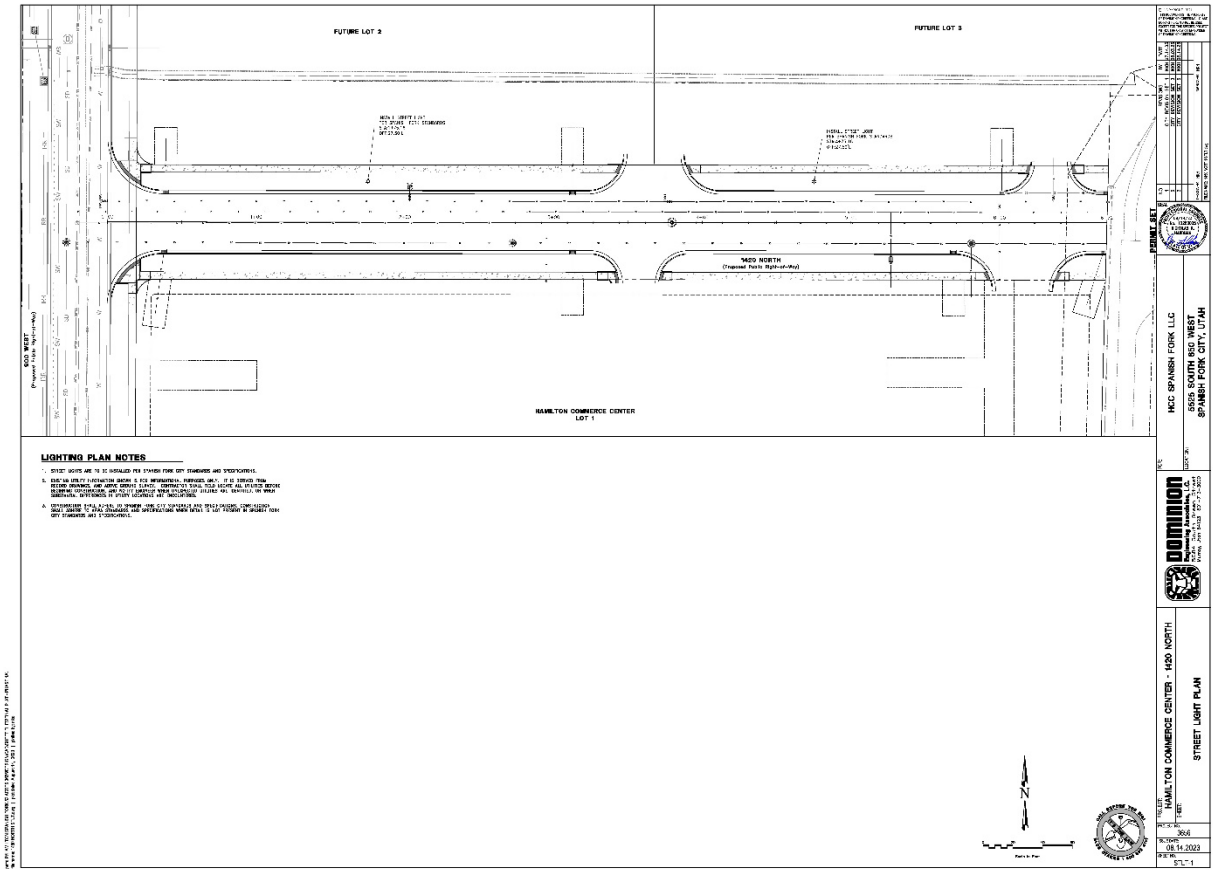
OWNER:

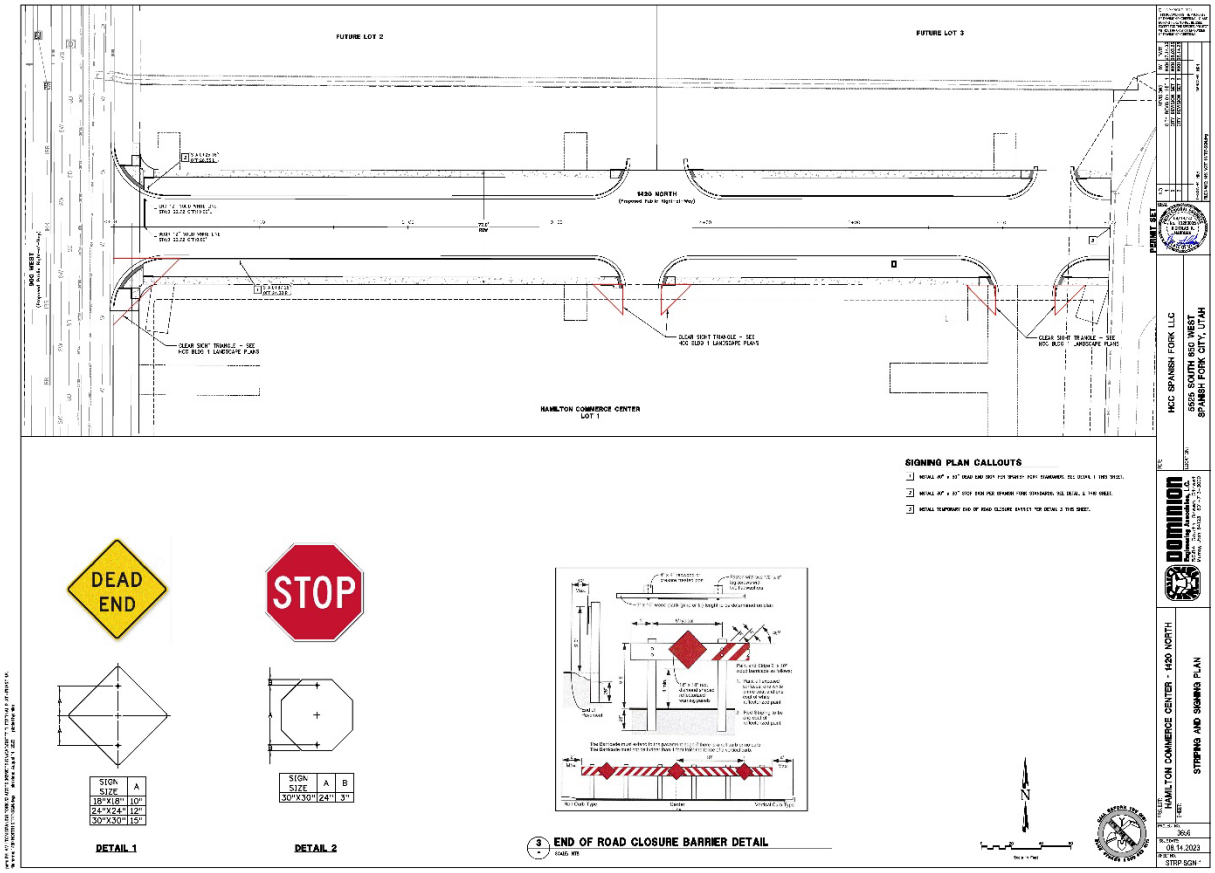
HCC SPANISH FORK LLC
c/o HAMILTON PARTNERS
[illegible]
SALT LAKE CITY, UTAH 84101

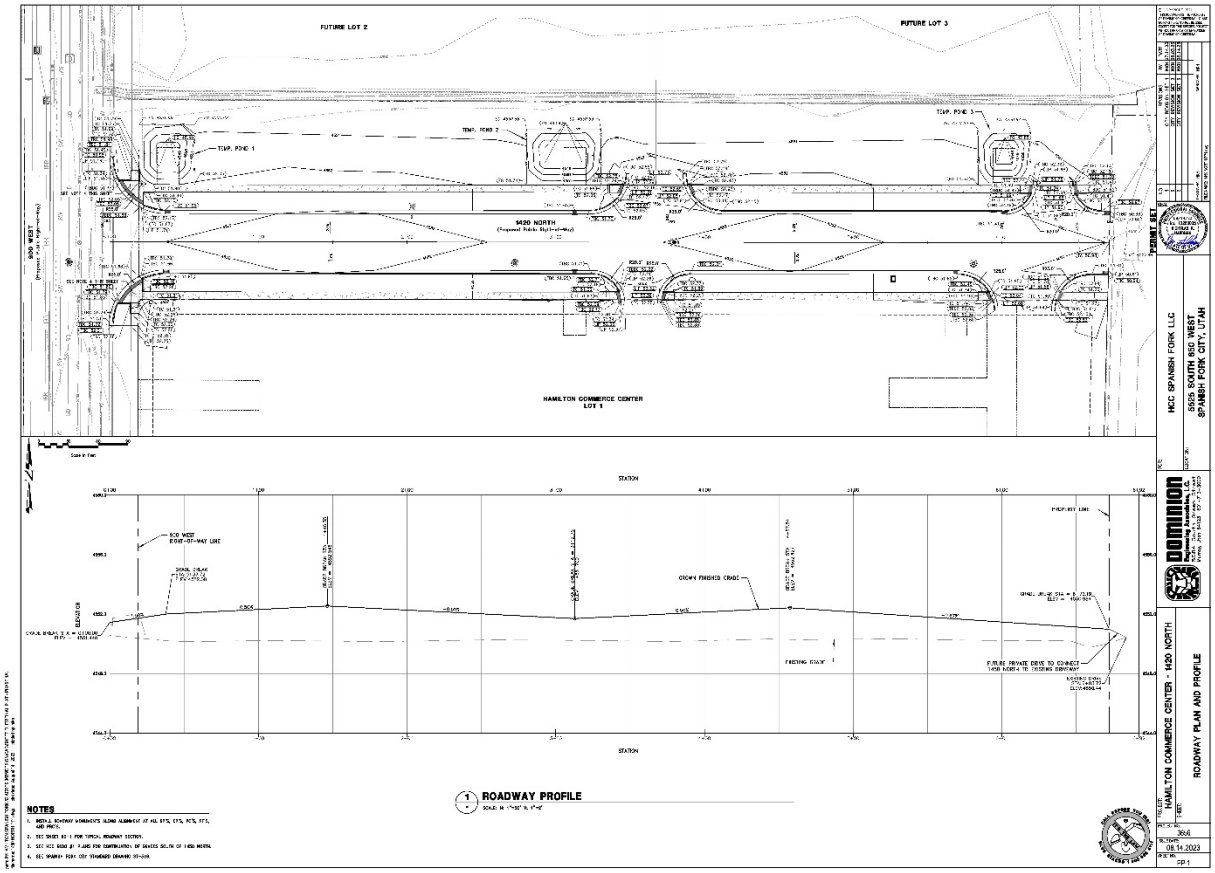
NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL	COUNTY RECORDER SEAL

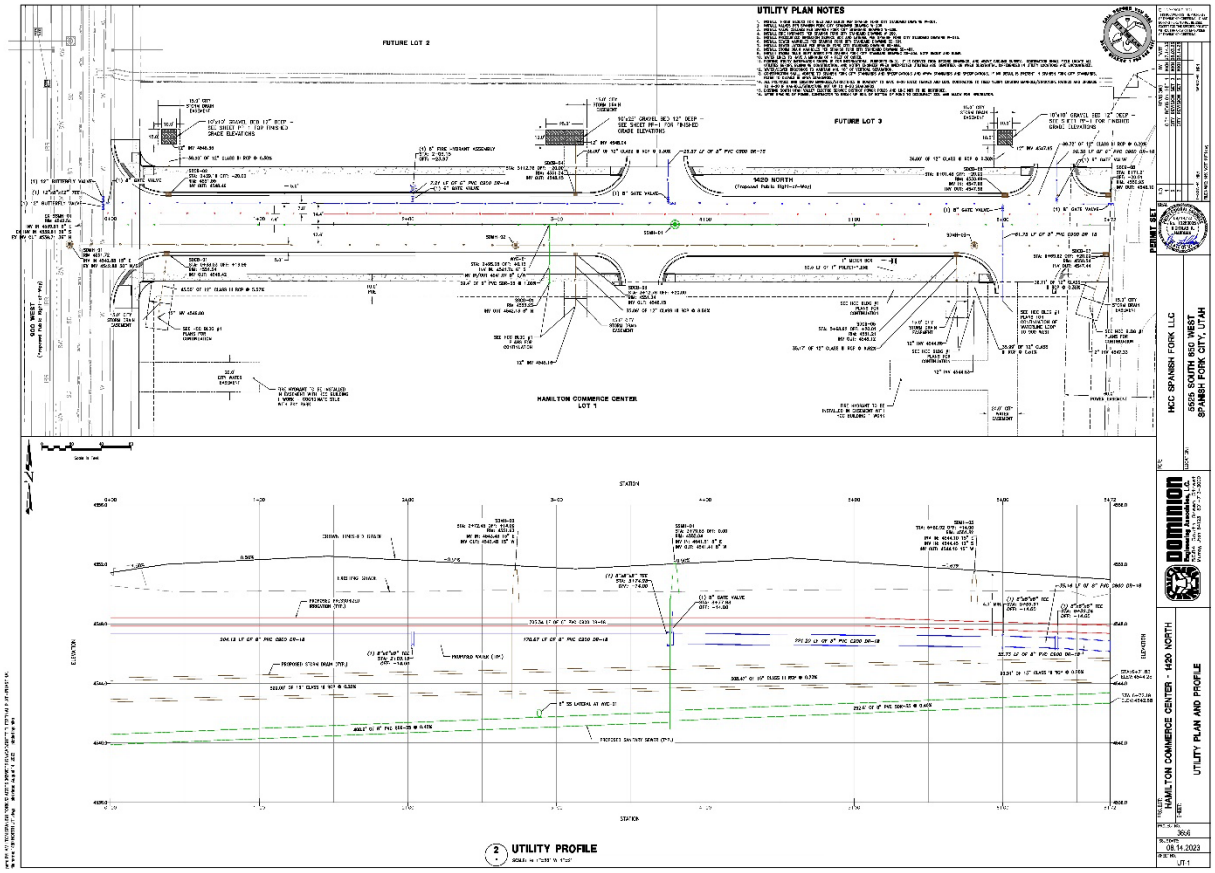

FUTURE LOT 2
FUTURE LOT 3
900 WEST
(Proposed Public Right-of-Way)
1420 NORTH
(Proposed Public Right-of-Way)
HAMILTON COMMERCE CENTER
LOT 1
900 WEST NOTE
DEMOLITION PLAN NOTES
PROTECTION CALLOUTS
DEMOLITION CALLOUTS
PERMIT SET
MCC SPANISH FORK LLC
5535 SOUTH 850 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - 1420 NORTH
EXISTING AND DEMOLITION PLAN
DEM-1

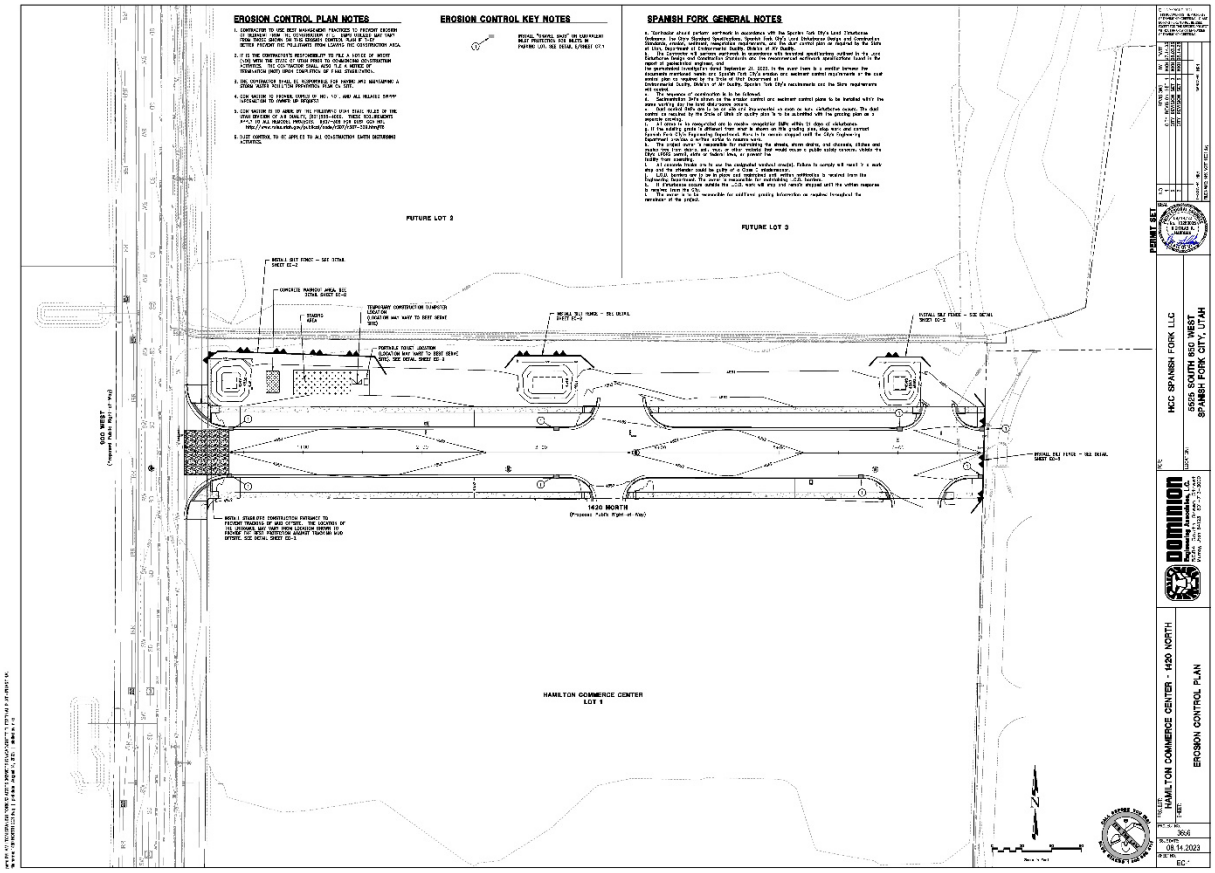

1420 NORTH TYPICAL CROSS SECTION: STA. 0+00 TO STA. 6+72
PERMIT SET
MCC SPANISH FORK LLC
5535 SOUTH 850 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - 1420 NORTH
ROADWAY CROSS SECTION
08.14.2023
RD-1

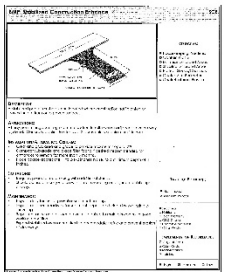

FUTURE LOT 2
FUTURE LOT 3
1420 NORTH
(Proposed Public Right-of-Way)
600 WEST
(Proposed Public Right-of-Way)
HAMILTON COMMERCE CENTER
LOT 1
LIGHTING PLAN NOTES
1. STREET LIGHTS ARE TO BE INSTALLED PER SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
5. EXISTING UTILITY LOCATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS AND ABOVE GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE CONSTRUCTION. CONTRACTOR SHALL NOTIFY BLUE STAKES AT 811 OR 811 BEFORE YOU DIG. DIFFERENCES IN UTILITY LOCATIONS SHALL BE REPORTED TO THE ENGINEER.
6. CONSTRUCTION SHALL ALSO BE DONE IN ACCORDANCE WITH SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
PRELIMINARY NOT FOR CONSTRUCTION
PRELIMINARY SET
MCC SPANISH FORK LLC
5535 SOUTH 850 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - 1420 NORTH
STREET LIGHT PLAN
3506
08.14.2023
SCALE: 1" = 30'
N


FUTURE LOT 2
FUTURE LOT 3
1430 NORTH
HAMILTON COMMERCE CENTER
LOT 1
SIGNING PLAN CALLOUTS
DEAD END
STOP
DETAIL 1
DETAIL 2
END OF ROAD CLOSURE BARRIER DETAIL
PERMIT SET
MCC SPANISH FORK LLC
555 S 860 W
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - 1430 NORTH
STRIPING AND SIGNING PLAN
08.14.2023

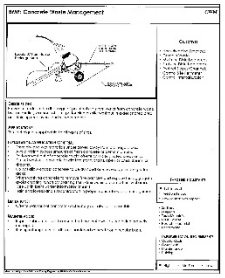

FUTURE LOT 2
FUTURE LOT 3
TEMP. POND 1
TEMP. POND 2
TEMP. POND 3
5420 NORTH
(Proposed Public Right-of-Way)
500 WEST
(Proposed Public Right-of-Way)
HAMILTON COMMERCE CENTER
LOT 1
STATION
500 WEST
EDGE-OF-WAY LINE
BROOK CREEK
CROWN FINISHED GRADE
PROPERTY LINE
FUTURE PRIVATE DRIVE TO CONNECT
1450 NORTH TO CROSSING DRIVEWAY
FINISHED GRADE
ROADWAY PROFILE
NOTES
1. MEDIAL ROADWAY DIMENSIONS ALONG ALIGNMENT AT 4+00, 5+75, 7+75, 9+75, 11+75, AND PAST.
2. SEE SHEET SS-1 FOR TYPICAL ROADWAY SECTION.
3. SEE SCC 5500.01 PLANS FOR CONTINUATION OF GRADES SOUTH OF 1450 NORTH.
4. SEE SPANISH FORK CITY STANDARD DRAWING ST-508.
MCC SPANISH FORK LLC
5535 SOUTH 850 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - 1450 NORTH
ROADWAY PLAN AND PROFILE
PROJECT NO.
306
DATE
08.14.2023
SHEET NO.
PP-1


UTILITY PLAN NOTES
FUTURE LOT 2
FUTURE LOT 3
1420 NORTH
(Proposed Public Right-of-Way)
600 WEST
(Proposed Public Right-of-Way)
HAMILTON COMMERCE CENTER
LOT 1
STATION
ELEVATION
2 UTILITY PROFILE
HCC SPANISH FORK LLC
555 SOUTH 850 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - 1420 NORTH
UTILITY PLAN AND PROFILE
3506
08.14.2023
UT-1

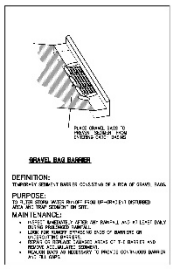

EROSION CONTROL PLAN NOTES
EROSION CONTROL KEY NOTES
SPANISH FORK GENERAL NOTES
FUTURE LOT 2
FUTURE LOT 3
660 WEST
1420 NORTH
HAMILTON COMMERCE CENTER
LOT 1
MCC SPANISH FORK LLC
555 SOUTH 850 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - 1420 NORTH
EROSION CONTROL PLAN
PERMIT SET
DOMINION



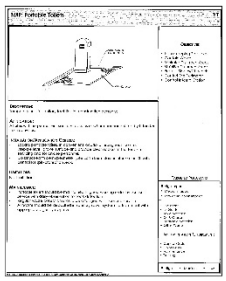
DETAIL (A)



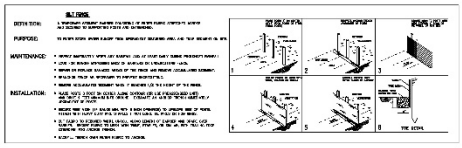
DETAIL (C)



DETAIL (E)



DETAIL (B)



DETAIL (D)

PERMIT SET

MCC SPANISH FORK LLC
555 SOUTH 850 WEST
SPANISH FORK CITY, UTAH

DOMINION
Engineering Associates, LLC
Professional Engineers & Land Surveyors
Provo, Utah 84606 (801) 375-3600

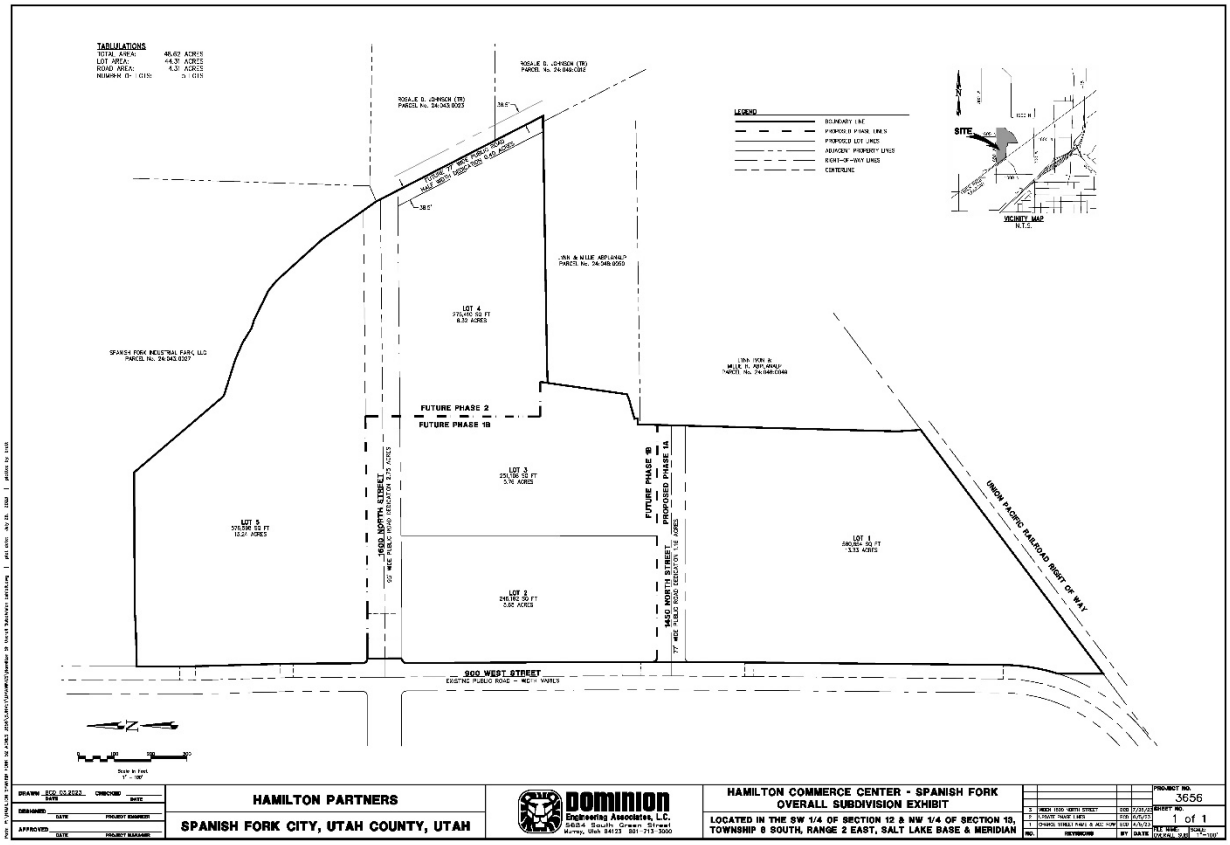
HAMILTON COMMERCE CENTER - H30 NORTH

EROSION CONTROL DETAILS

356

08.14.2023

EC-2


TABULATIONS
TOTAL AREA: 46.62 ACRES
LOT AREA: 44.31 ACRES
ROAD AREA: 4.31 ACRES
REMARK OF CHIS: 0 CHIS
ROSALIE D. JOHNSON (TR)
PARCEL No. 24-343-0003
ROSALIE D. JOHNSON (TR)
PARCEL No. 24-348-0012
LEGEND
BOUNDARY LINE
PHASING & PHASE LINES
PROPOSED LOT LINES
ADJACENT PROPERTY LINES
RIGHT-OF-WAY LINES
CENTERLINE
SITE
VICINITY MAP
N.T.S.
SPANISH FORK INDUSTRIAL PARK, LLC
PARCEL No. 24-043-0207
LOT 4
270,482 SQ FT
6.32 ACRES
FUTURE PHASE 2
FUTURE PHASE 1B
LOT 3
251,156 SQ FT
5.76 ACRES
LOT 5
570,594 SQ FT
13.21 ACRES
1400 NORTH STREET
66' WIDE PUBLIC ROAD DEDICATION
1.75 ACRES
LOT 2
249,182 SQ FT
5.80 ACRES
FUTURE PHASE 1B
PROPOSED PHASE 1A
1450 NORTH STREET
77' WIDE PUBLIC ROAD DEDICATION
3.56 ACRES
LOT 1
280,824 SQ FT
6.33 ACRES
UNION PACIFIC RAILROAD RIGHT OF WAY
900 WEST STREET
EXISTING PUBLIC ROAD - WIDTH VARIES
Scale in Feet
1" = 100'
HAMILTON PARTNERS
SPANISH FORK CITY, UTAH COUNTY, UTAH
DRAWN
CHECKED
DESIGNED
APPROVED
PROJECT MANAGER
dominion
Engineering Associates, LLC
5664 South Green Street
Murray, Utah 84123 801 713 3000
HAMILTON COMMERCE CENTER - SPANISH FORK
OVERALL SUBDIVISION EXHIBIT
LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
PROJECT NO.
3656
SHEET NO.
1 of 1

SPANISH FORK
PRIDE & PROGRESS

TO: file

FROM: Dave Anderson, AICP

DATE: April 17, 2024

RE: Hamilton Partners Building Permits and Certificate of Occupancy

The prospect of approving the Final Plat and Site Plan applications for the initial phase of the Hamilton Partners project has been discussed for the past several months. It is understood that multiple developers have submitted development applications in the Utah West and Oberg Annexation areas. SkyPark's application includes the majority of improvements needed for both SkyPark and Hamilton to develop. Hamilton now desires to commence construction of Building 1 in advance of SkyPark constructing their proposed improvements.

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Further discussion regarding the requirements of each utility, in addition to SkyPark's bonding for their submitted construction plans and Hamilton's construction of what they depict on their submitted plans, is detailed below:

Water

It is understood that there are to be 8"-12" water mains proposed in all public roadways in this development to provide adequate fireflow for the proposed large industrial buildings in the area. The Spanish Fork City Drinking Water Master Plan anticipated needing a looped waterline connection from 1000 North to 1900 North generally along 900 West. Considering the proposed large industrial buildings with high fireflow demands and the limited waterline looping in the area, in addition to what SkyPark's submitted construction plans show, the City is requiring a 12" waterline loop from 300 West 1600 North to 1150 West 2150 North. The City is leading the design and construction efforts for the majority of this regional loop. It is understood that the proposed waterline in 1600 North from 900 West to 300 West will need to be built in advance of the roadway and other utilities being installed. Hamilton will need to provide a 56-foot municipal utility easement (MUE) based on the roadway centerline as a condition of Site Plan approval. Note that the timing of the waterline completion for adequate fire flow protection and the building needing fire protection for combustible material onsite may not coincide and could delay construction.

Storm Drain

It is understood that Hamilton will install storm drain infrastructure in public roadways (1450 North) as part of their first phase. It is understood that the public storm drain in 900 West is to flow north and eventually underneath the airport to its eventual outfall into Dry Creek. It is understood that until all of the public storm drain downstream of Hamilton's project is constructed, the project may not outflow stormwater into the public storm drain main in 900 West. In addition to SkyPark's off-site improvements being bonded for as mentioned in the Improvement Phasing section, GLH's (Ritchie Group) storm drain project would also need to be bonded for. Temporary retention ponds may be required on a case-by-case basis under the direction of the City Engineer.

Power

As of today, the power design for this phase is not complete. Spanish Fork City will complete the power design. Once the power design is complete, the requisite fees must be paid and work completed by Hamilton.

Also, Hamilton is providing a casing and conduits for power underneath the railroad tracks from Depot Road (south side of the railroad) to Building 1 (north side of the railroad) as part of Building 1. It is understood that the necessary permits for the boring of the casing underneath the railroad have been obtained by Hamilton from Union Pacific. It is understood that Building 1 has power capacity (available today; secured once fees are paid) and the necessary transformer is on order from the Spanish Fork Power and Light Division.

Pressure Irrigation
No known unique requirements exist.

Sanitary Sewer
There is an existing 36" sewer main in 900 West (existing 650 West) and proposed 1600 North, which can service the entire project.

Roadway
As shown on the plans, per the Oberg Annexation Agreement, full roadway construction (including right-of-way dedications) to the Abplanalp property and other properties are required as part of Site Plan approval. The Oberg Annexation Agreement 3.1.1.8 states:

3.1.1.8 Local Stub Roads. Owners shall design, build, and dedicate to City local roads and stub them to adjacent properties. Utilities shall be located within the local road right-of- way in accordance with existing City ordinances and standards. Specifically, Owners shall stub a road eastward from 650 West and another southward from 1600 North to the boundary line of property owned by Lynn & Millie Abplanalp, Utah County Parcel Nos. 24:048:0049 and 24:048:0050 ("Abplanalp Property"). The timing of construction of these stub roads shall be dependent on project phasing and necessary sizing requirements to meet the standards of service at a level generally provided to other areas of the City and as determined by the City Engineer, in accordance with existing City ordinances and standards.

Summary of Requirements for Pre-Construction Meeting and/or Building Permit:

1. SkyPark bonds for all infrastructure shown on their submitted construction plans and provides all necessary easements and ROW.
2. All City staff redlines or DRC conditions of approval are met.
3. Hamilton provides a 56-foot municipal utility easement centered on 1600 North from 900 West to Hamilton's east property line.

Summary of Requirements for Building 1 C/O:

1. SkyPark infrastructure construction completed and approved by the City.
    a. Looped drinking water and pressure irrigation lines.
    b. Storm drain connected downstream so all of Hamilton's site and frontage drains to Dry Creek, or temporary basins constructed and approved by the City.
2. Power bored under the railroad tracks and connected.
3. Sewer connected to the City's sanitary sewer system.
4. Abplanalp's 1420 North right-of-way dedication and roadway connection completed and approved.
5. Hamilton's Site Plan infrastructure completed and approved by the City.