



Wednesday, May 8, 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. May 1, 2024

2. Minor Subdivision

A. SPANISH FORK GLH LIFT STATION SUBSTATION. This proposal involves subdividing a parcel to create 2 lots for the construction of a lift station to be located at 904 West 2700 North.

3. Site Plan

A. HUT X WAREHOUSE. This proposal involves the development of an industrial warehouse to be located at 751 West 3800 North.

4. Construction Standards

A. CONSTRUCTION STANDARDS REVISIONS (24.01) Proposed amendments to the Construction Standards.

5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork City
May 1, 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; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Department Development Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant 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.

Citizens Present: Matt Loveland, Tyler Horan, Morgan Fife, David Simpson, Russell Skuse, Taylor Dahle, Gavin West, Scott Peterson, Nikolas Simpson, Spencer Peterson, Kaden Cole, Chad Hall, Brian Huntsman

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

MINUTES

April 17, 2024

Dave Anderson **moved** to approve the minutes of April 17, 2024.

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

FINAL PLAT

RIVER RUN TOWNHOMES PLAT D

Brandon Snyder stated the first two items are for the same development. He briefly reviewed the plats and stated that plat D will add 15 residential units and there are a few remaining redlines that need to be addressed.

Engineering has no comments.

Matt Loveland spoke briefly and stated that the remaining concerns with the ditch have been addressed and he is confident that it is ready to move forward.

There was a brief discussion regarding the flooding concern with Mill Race Canal and irrigation.

Brandon Snyder stated he has additional questions for the applicants regarding the phasing and annexation.

There was a brief discussion regarding annexing River Bottoms Road into the City. It was discussed that the main concern would be EMS services responding to County homes and it was stated it would be better to just annex River Bottoms Road into the city.

Dave Anderson suggested reaching out to the property owners in the County to see how they would feel about annexing into the city. It was stated this could fix the peninsula that would be created by annexing the road into the city.

Matt Loveland stated he is happy to install curb, gutter and sidewalk. He stated they plan to follow the phasing plan numerically.

Dave Anderson **moved** to approve the proposed River Run Townhomes Plat D Final Plat 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.
2. That the application is consistent with the approved Preliminary Plat.

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 meets the conditions of previous approvals and agreements.

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

RIVER RUN PLAT E

Brandon Snyder stated this will be tied into the previous conversation. He stated this will complete the connection to the Fairgrounds and to River Bottoms Road. He stated there are a few remaining redlines but recommends approval.

Engineering has no comments.

Jake Theurer stated there has been a slight change to the design to include additional meters and he stated there will be a slight fee adjustment, Matt Loveland acknowledged this and was fine with it.

There was a brief discussion regarding additional meters and the new road and the eventual connection to Main Street.

Dave Anderson **moved** to approve the proposed River Run Plat E Final Plat 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.
2. That the application is consistent with the approved Preliminary Plat.

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 meets the conditions of previous approvals and agreements.

Jake Theurer seconded and the motion passed all in favor.

MINOR PLAT AMENDMENT

DALLIN ESTATES PLAT E

Mary Martin stated this is a minimal change to the property line and states that there are no concerns. She stated there is about a 2–3-foot change between the property lines.

Dave Anderson moved to approve the proposed Dallin Estates Plat E Minor Plat Amendment 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.

Seth Perrins seconded and the motion passed all in favor.

MINOR SUBDIVISION

SUNNY RIDGE PLAT J

Brandon Snyder stated this is amending the existing plat K that was reviewed by the DRC a few years prior. He stated the existing lot is over an acre in size and stated the applicant is looking to subdivide to create 2 separate lots. He stated there are a few remaining redlines to be addressed.

Seth Perrins asked what the frontage for the property would be and Brandon Snyder stated there will be 100 feet of frontage that complies with the zoning requirements.

There was a brief discussion on the setback requirements for a corner lot and it was stated an awning would need to be removed.

Seth Perrins feels this is a weird shaped lot and stated that if it meets the current requirements there should be no concerns. He states that this feels like a flag lot but acknowledges that it is not a flag lot.

Jake Theurer stated there may be utilities that may need to be moved as they cut through the created lot. He stated there will possibly need to be an easement for the utilities.

It was stated the existing utilities will be used for lot 1.

Seth Perrins asked if this is the correct time to discuss easements and Brandon Snyder feels this is the best time to discuss them.

John Little stated the plans are currently measured from the foundation to the property line and that is not the correct way that setbacks are measured as they are measured from the property line to the nearest portion of the structure, which includes the eaves and states they will need to be revised.

Spencer Peterson understood and stated the redesign will be measured off the eaves and not the foundation.

John Little **moved** to approve the proposed Sunny Ridge Plat J Minor Subdivision 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 Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the rear awning be removed prior to recording the plat.
4. The applicant redesigns the build to meet the setbacks of the nearest portion of the structure.

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

There was additional discussion that this approval is for residential zoning R-1-12 which is subject to all rules and conditions set in the residential code and is not pertaining to any commercial usage. It was stated that there was a discussion with the application that this would not be for any purpose other than personal use.

UTILITY IMPROVEMENT PLAN

2940 NORTH STREET SEWER PLAN

Brandon Snyder stated this is an important development that is needed for the city. He stated the application fee has not been paid and was to be discussed with the DRC.

Seth Perrins asked why this is being discussed if the application fee has not been paid.

Dave Anderson stated that this application is time sensitive and asked Dave Simpson to speak to why he feels the application should not be paid by the applicant.

There was a brief discussion on the application fee and how much the typical review fee is.

Seth Perrins stated that he does not know if the City can waive these fees. He requests that the applicant come and address because they do not think they should be required to pay the application fees.

Dave Simpson approached the podium to speak to the fees. He feels the sewer line should have been stubbed to the property line and he assumed UDOT would be installing all utilities into the property and he found that UDOT was only looping the water line into the property. He feels the City and UDOT should have done more and are responsible. He stated that he takes some responsibility for his assuming that the utilities would be brought to the property. He feels that UDOT is being held to a different standard than what a developer is held to.

Dave Anderson feels that the thought of UDOT being treated as a developer is a fallacy. He stated that he has investigated the history of the City working with UDOT and was unable to find an instance of this occurring.

Jered Johnson stated that when the City worked with UDOT on this project 3 years prior, the City reached out to all the property owners.

Dave Simpson insisted that he was never reached out regarding this and Jered Johnson stated that the City did in fact reach out and purchase the detention basin from him. He stated that UDOT was installing what all was paid for, and that he had the opportunity to have the utilities installed at that time but did not want to participate and opted out of the betterment agreement because he did not want to pay for it at that time either.

Dave Simpson again insisted that he as a property owner was never reached out to by the City, and then said that he may not have been the property owner at that time after all as he does not remember when he purchased the property. He stated that the application fee is not a lot of money to pay, but wanted to have a discussion with Seth Perrins in the DRC.

Seth Perrins feels that there are more important things to be discussed with the DRC than an application fee. He just wishes to discuss the more important things in the DRC, but states that by him saying this does not insinuate that the fees will be waived. He stated he just feels this is focusing on the wrong things and states that this can be discussed in a separate meeting later whether the fees should be waived or not.

Engineering has reviewed the plans and has no concerns.

Dave Anderson **moved** to approve the proposed 2940 North Street Sewer Plan Utility Improvement 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 application fee be addressed later.

Seth Perrins seconded and the motion passed all in favor.

CONCEPT REVIEW

CHRISTOFFERSON CONCEPT

The applicant has requested this item be continued to a later date to allow staff time to review a revised Concept Plan to address the error with the average calculated lot sizes.

CONCEPT REVIEW

HUNTSMAN CONCEPT

Chad Hall approached the podium to give a brief overview of the proposal to see how the DRC would feel with the potential zone change. He stated he wants to get the City's feel before anything moves forward.

Brandon Snyder asked if the existing home would remain on a subdivided portion of the property and Chad Hall stated that yes, the home would remain as a future phase.

Chad Hall stated he has not spoken to the property owner to the north and does not plan to until he knows more of what can be done with the property.

Brandon Snyder stated that the current General Plan does not anticipate the density that is being proposed and he feels that this will require a larger discussion for what is an appropriate zoning designation for the area. He stated that it is his understanding that 2300 East will be a significant thoroughfare as it will connect from Canyon Road to Highway 6 in the future.

Jered Johnson stated that the Highway 6 intersection is being designed right now.

Brandon Snyder stated that there will need to be a discussion with the Planning Commission and City Council to get their thoughts and direction as far as the General Plan. he stated the current designation is Medium Density, and stated that what the applicant is proposing would require a High Density designation. He stated that the size of the area will also need to be discussed as this type of housing product typically requires a 12-acre area. So, he feels that there are more than a few significant things that would need to be worked through for this project.

Dave Anderson feels that the applicant has provided the City with a couple very good options. He feels that the connection to Highway 6 is very significant and that the development that is happening to the east should influence what happens to the west to some degree. He feels that it would be good to get the thoughts of the Planning

Commissioners on this proposal. He stated that the City is currently reevaluating their General Plan and feels that this change may or may not work out in the applicant's favor.

It was discussed that if this were to move forward it would be a General Plan Amendment but that it would need to go hand in hand with a General Text Amendment as the current concept does not have 12 acres, unless the applicant is able to include the Farnsworth property.

Chris Thompson pointed out that single family homes cannot be built in areas that cannot have basements and the City is starting to run out of space that allows basements to be built.

Seth Perrins asks the Committee if this is the right time or the right area for this type of a project. He stated that historically it has been lower density and has been planned this way for more than 20 years. He stated that maybe it is time for this to be changed and stated that is why the General Plan is currently being amended. He feels this is a great thing to be talking about now, but states that he would not recommend that this be changed at this point, but would recommend that this be studied.

TITLE 15 AMENDMENTS

TITLE 15 ZONING OVERLAY DISTRICTS

Brandon Snyder stated that the Community Development Department is hosting a public involvement activity this evening in the Heritage Room that is located on the second floor by the Council Chambers to discuss the General Plan.

Dave Anderson stated that today's conversation is mostly just food for thought and he wants to discuss the few items. He spoke first about railroad spurs and the surrounding businesses and properties they serve. He discussed the Tintic and Sharp lines and the challenges that are presented with them.

Seth Perrins stated that he would like to study what impacts would come with this.

Dave Anderson continued and stated the City has been discussing what the City would do if someone wanted to build a larger power line through a part of the community. He asked what the City would be able to do. He stated that oftentimes there can be value with larger utilities. He proceeded to state that local utilities are allowed within every zoning designation within the city. He stated that since this would be an Overlay, that gives the City Council discretion to say yes or no or require different things. He is looking to get some feedback from the Committee today as he has received some interest from groups looking to build a large powerline. He likes the idea of it being a legislative decision rather than a permit situation that implies: if the applicant does X,Y, and Z, they are given the permit. He likes that idea of saying if you can provide X,Y, and Z the City will review the request and will determine how it will impact the community. And from there determine if the permit will be issued.

Seth Perrins is in favor of this suggestion and feels this is an important consideration.

Dave Anderson stated that the way this is written, only the Sharp line would be eligible for new spurs.

Seth Perrins stated the intent is to remove any spurs and opportunities from 3 railroads and only allow it on the 4th.

Dave Anderson stated there needs to be further discussion on when this can move forward.

Dave Anderson **moved** to Continue the proposed Title 15 Amendments to City Council as discussed.

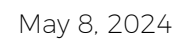
Seth Perrins **seconded** and the motion **passed** all in favor.

Seth Perrins moved to adjourn the meeting at 11:30 a.m.

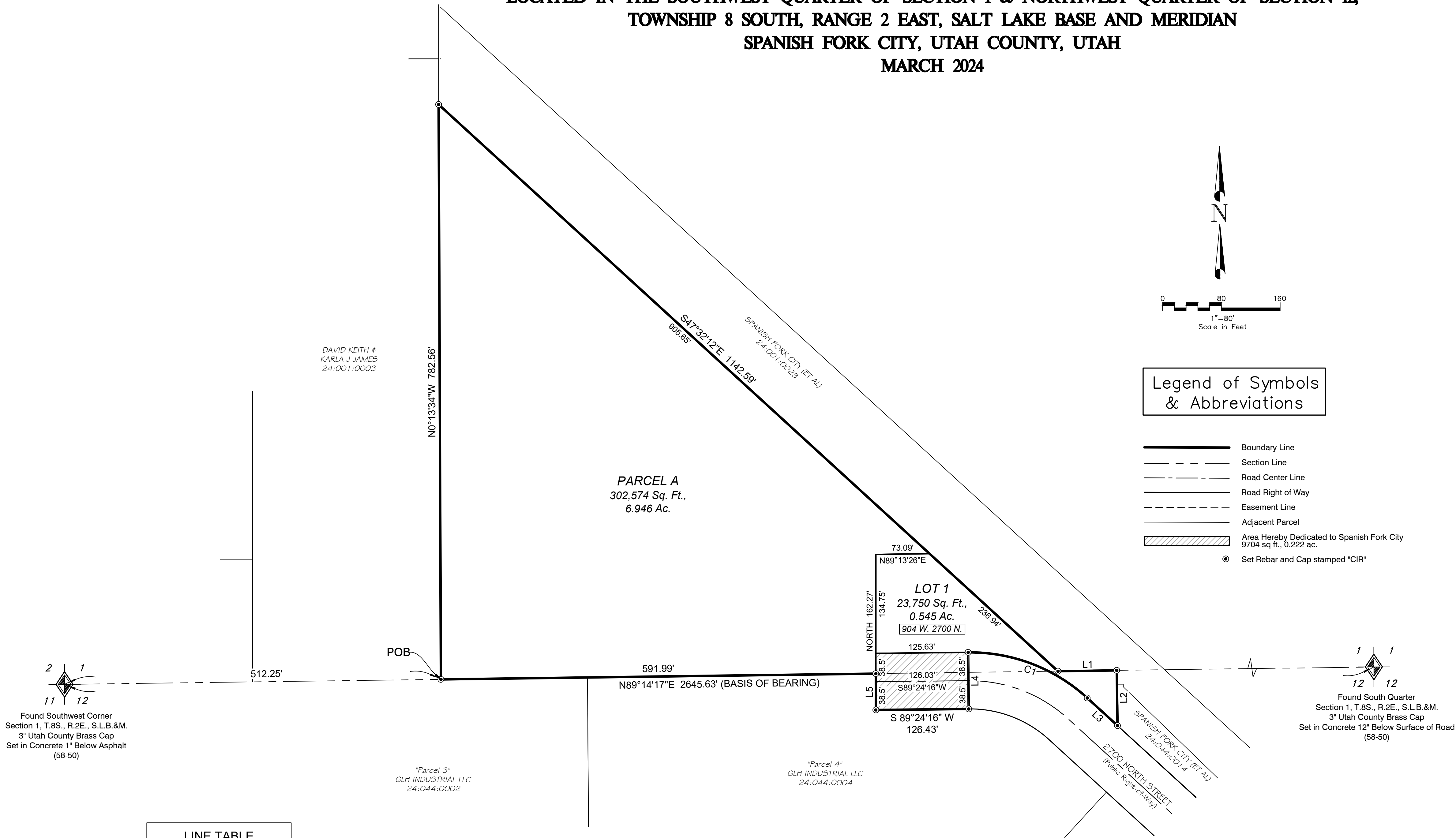
Adopted:

Kasey Woodard
Community Development Division
Secretary





SPANISH FORK GLH LIFT STATION SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 & NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
MARCH 2024



LINE TABLE		
LINE #	LENGTH	BEARING
L1	79.95	N89° 14' 17"E
L2	75.14	S0° 45' 43"E
L3	55.68	N47° 32' 12"W
L4	77.00	S0° 35' 44"E
L5	49.48	N0° 00' 00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	177.73	236.50	43°03'32"	N69° 03' 58"W	173.58

OWNER:
GLH Industrial, LLC
1245 East Brickyard Road, Suite 70
Salt Lake City, Utah 84106

DEVELOPER:
Richie Group LLC
1245 Brickyard Rd # 70,
Salt Lake City, UT 84106

PREPARED BY:

CIR CIVIL ENGINEERING
+SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

CITY ATTORNEY APPROVAL

I, _____, hereby certify that I have reviewed this entire document and approve it
as to form, on this _____ day of _____, A.D. 2024.

Spanish Fork City Attorney

UTAH COUNTY RECORDER

Recorded # _____
State of Utah, County of Utah, Recorded and filed at the request of _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Utah County Recorder

COMMUNITY DEVELOPMENT DIRECTOR

I, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with
information on file in this office, of this _____ day of _____, A.D. 2024.

Community Development Manager

CITY ENGINEER APPROVAL

I, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with
information on file in this office, of this _____ day of _____, A.D. 2024.

Spanish Fork City Engineer

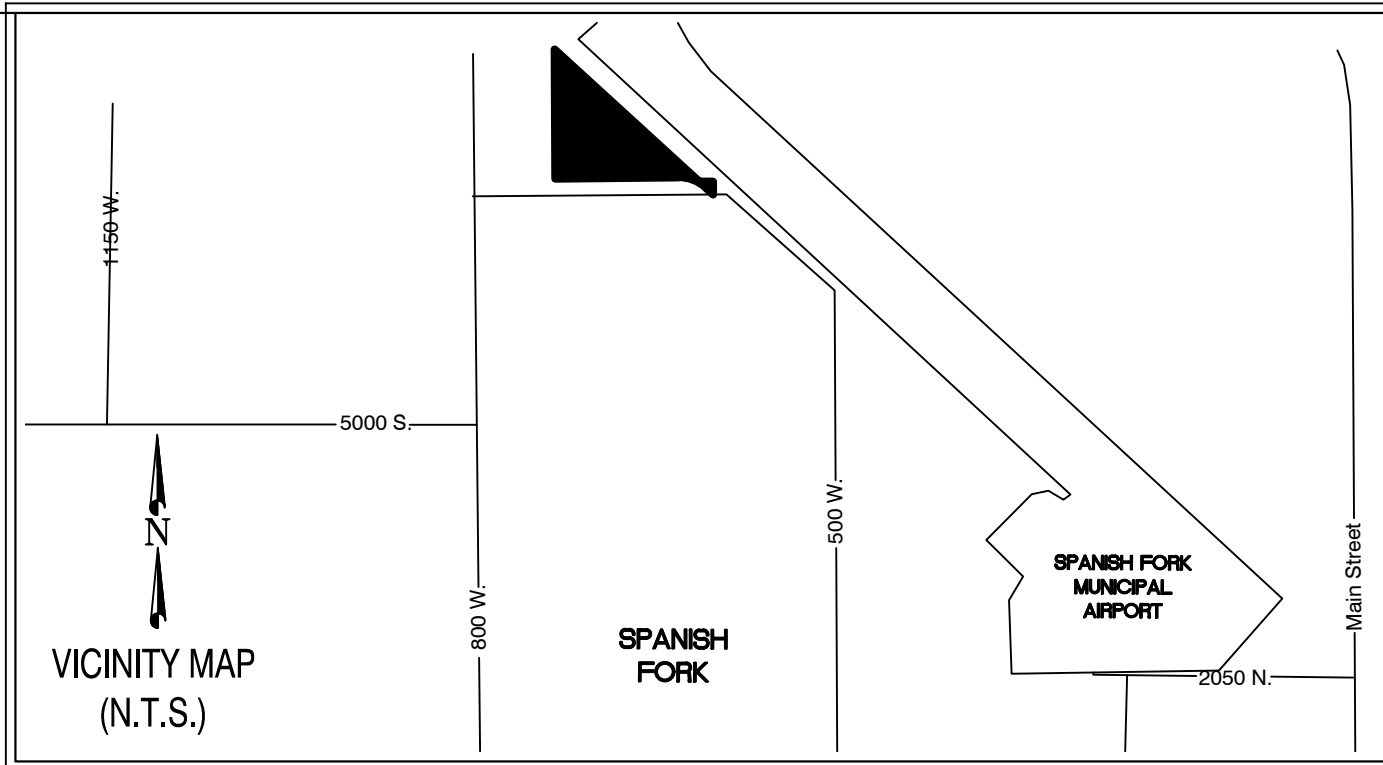
ACCEPTANCE BY LEGISLATIVE BODY

The City Council of the Spanish Fork City, County of Utah, approves this subdivision subject to the
conditions and restrictions stated hereon, and hereby accepts the dedication of all streets, easements, and
other parcels of land intended for the public purpose of the perpetual use of the public.

This _____ day of _____, A.D. 2024

City Manager

City Recorder (See Seal Above)



SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17 and have verified all measurements, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **SPANISH FORK GLH LIFT STATION SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 2024.

BOUNDARY DESCRIPTION

An entire tract being all or part of those two (2) parcels of land described as "Parcel 1" and "Parcel 4" in that Special Warranty Deed recorded June 14, 2022 as Entry No. 70562-2022 in the Office of the Utah County Recorder. Said parcel of land is located in the Southwest Quarter of Section 1 and Northwest Quarter of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the Section Line which is 512.25 feet N. 89°14'17" E. along the Section Line from the Southwest Corner of said Section 1; thence N. 00°13'34" W. 782.56 feet to and along and existing wire fence; thence S. 47°32'12" E. 1,142.59 feet along a line parallel and perpendicularly distant southwesterly 100.0 feet from an existing wire fence to the Section Line; thence N. 89°14'17" E. 79.95 feet along the Section Line; thence S. 00°45'43" E. 75.14 feet; thence N. 47°32'12" W. 55.68 feet to a point of tangency with a 236.50 - foot radius curve to the left, concave southerly; thence Westerly 177.73 feet along the arc of said curve, through a central angle of 43°03'32" (Chord bears N. 69°03'58" W. 173.58 feet); thence S. 00°35'44" E. 77.00 feet; thence S. 89°24'16" W. 126.43 feet; thence North 49.48 feet; thence S. 89°14'17" W. 591.99 feet to the Point of Beginning.

The above-described entire tract contains 336,028 sq. ft. in area or 7.714 acres, more or less.

OWNER'S DEDICATION

Know all men by these presents that the undersigned are owners of the above described tract of land hereby cause the same to be divided into a street to be hereafter known as:

SPANISH FORK GLH LIFT STATION SUBDIVISION

and does hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use, the undersigned owners also hereby conveys to Spanish Fork City and to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

GLH Industrial, LLC,
a Utah limited liability company,

By: _____
Its: Manager

In witness whereof, I have hereunto set my hand
this ____ day of _____, 2024.

CORPORATE NOTARY ACKNOWLEDGMENT

State of Utah)
 :SS
County of Utah)

On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of GLH Industrial, LLC proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing owner's dedication and consent regarding the **SPANISH FORK GLH LIFT STATION SUBDIVISION** and was signed by him on behalf of said GLH Industrial, LLC and acknowledged that he executed the same.

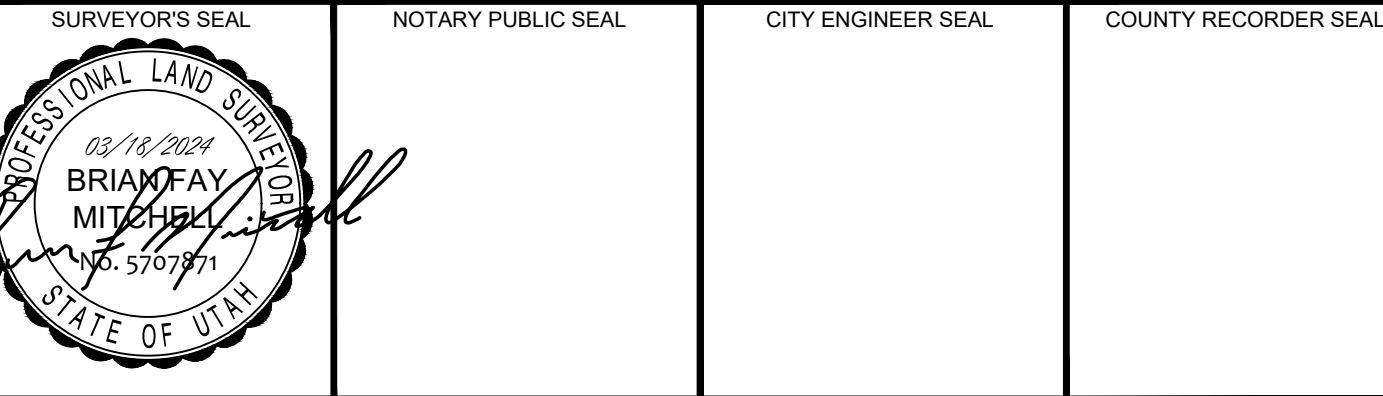
Commission Number _____
My Commission Expires _____

Signature: _____

Print _____
Name: _____
A Notary Public Commissioned in Utah

SPANISH FORK GLH LIFT STATION SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 &
NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH





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

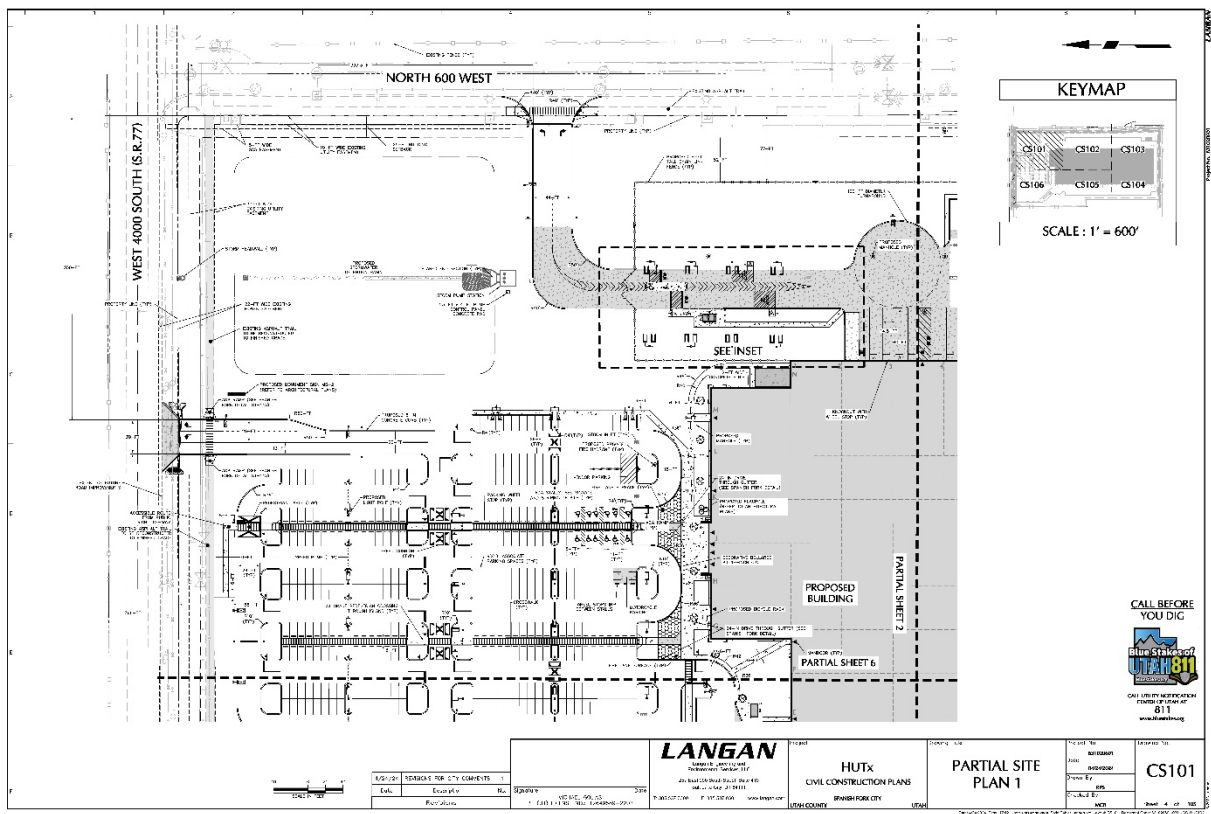
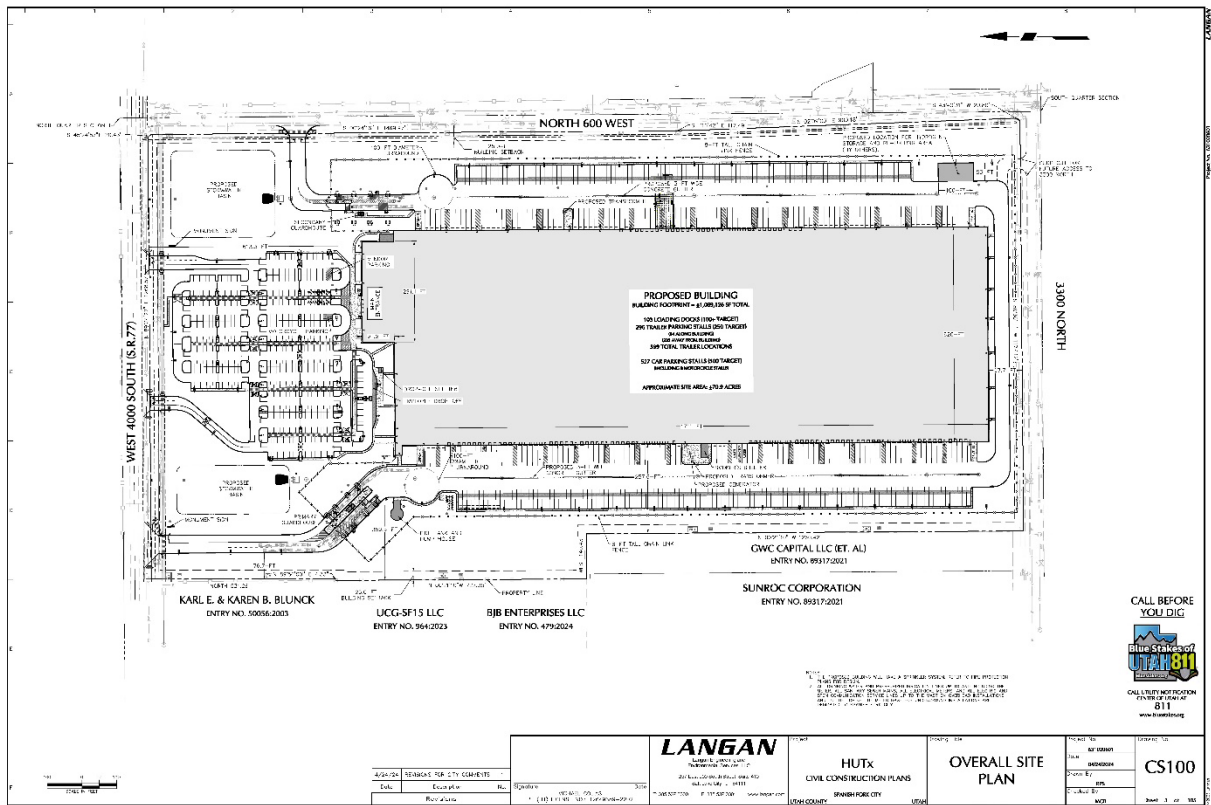
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant obtains approval from the City Council for the proposed eight-foot fencing and the project signage plan.
4. That the applicant finalizes and completes the landscaping and buffer requirements for any residential parcels prior to issuance of the certificate of occupancy
5. That the applicant bonds for the establishment of the hydroseeded areas.

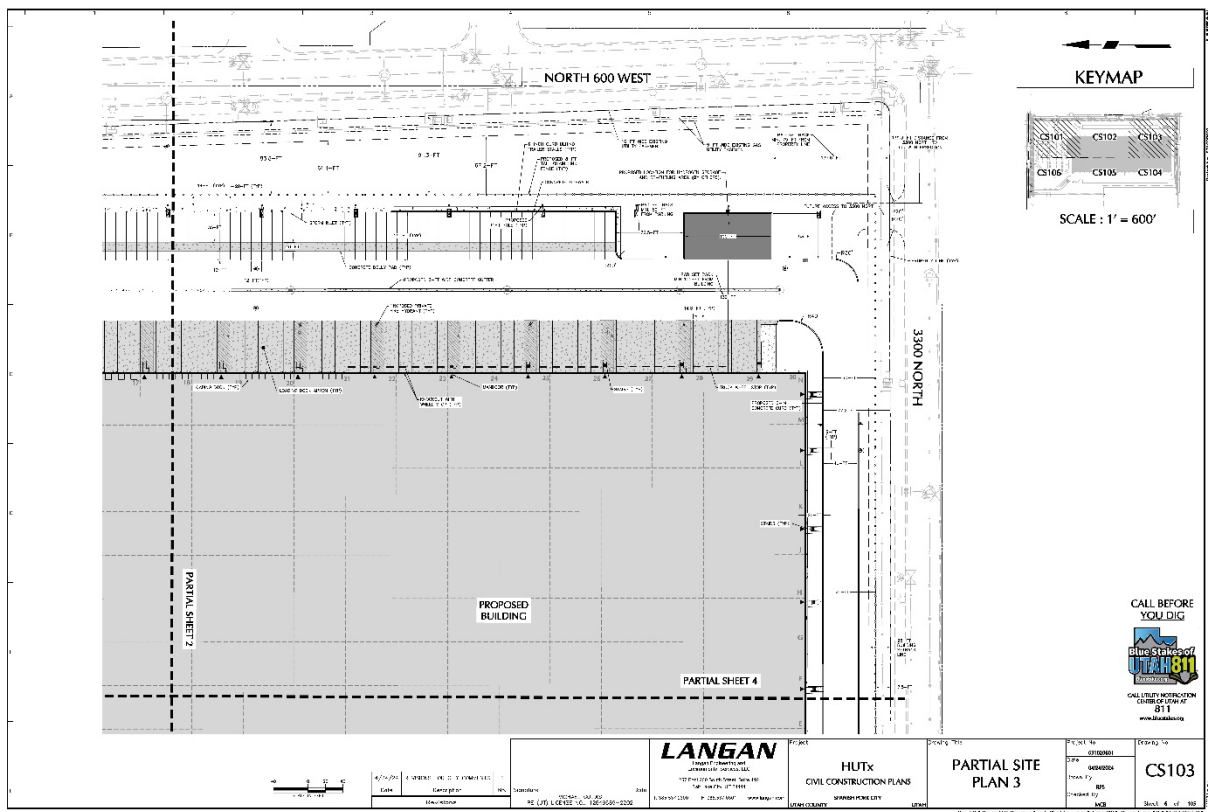
Exhibits

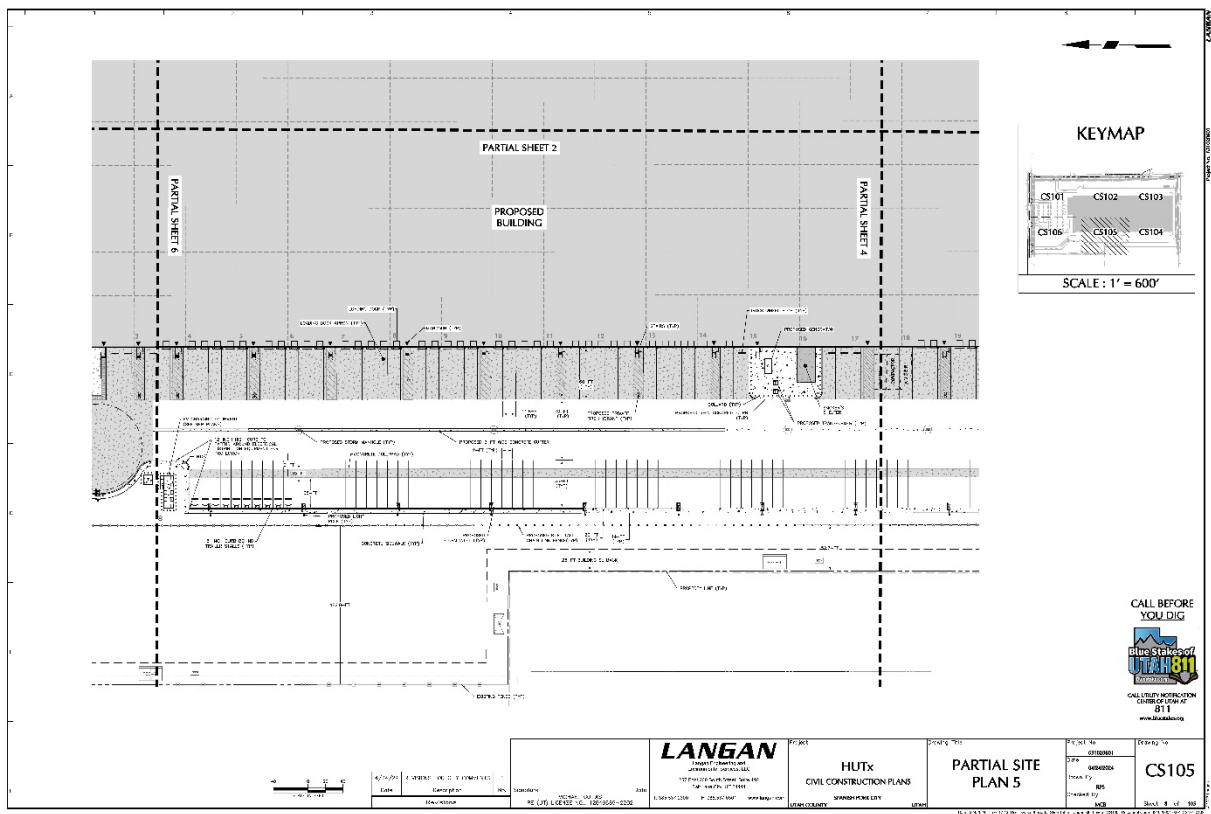
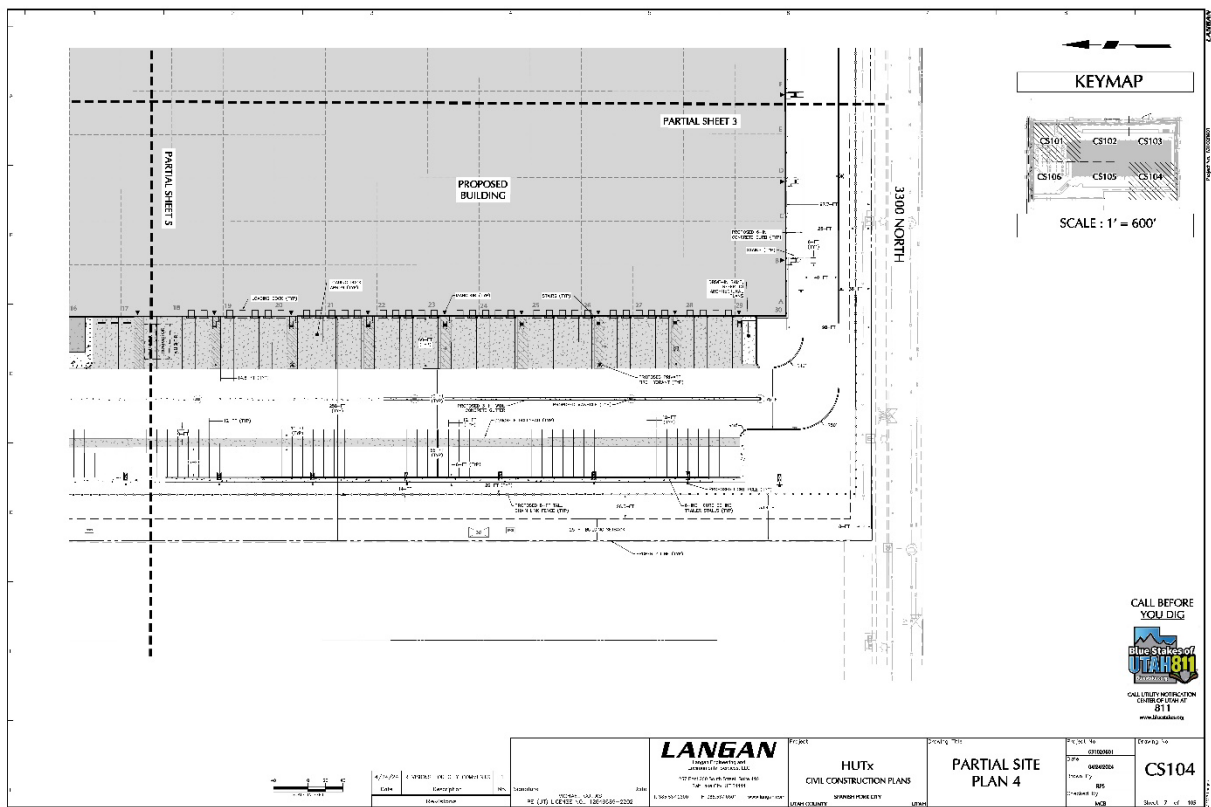
1. Site Plan.
2. Landscape Plan.
3. Building Elevations and Lighting.

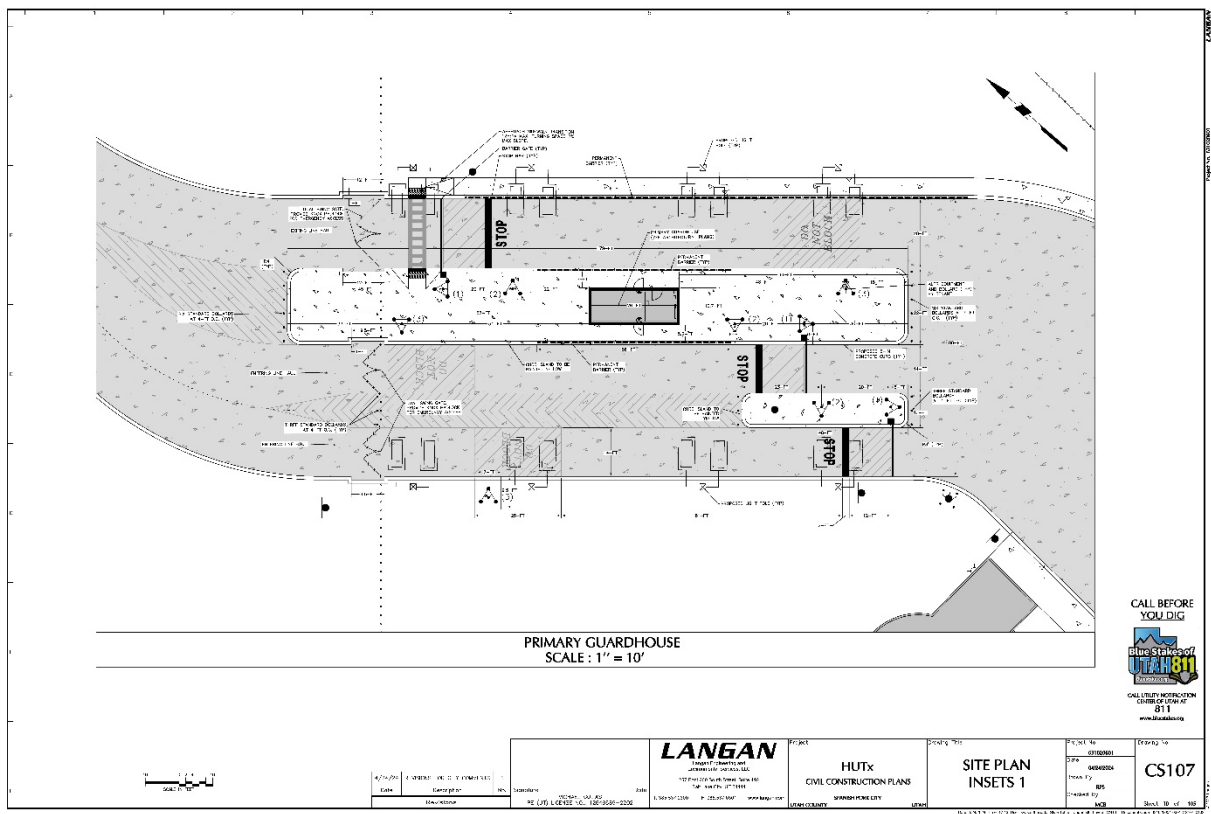
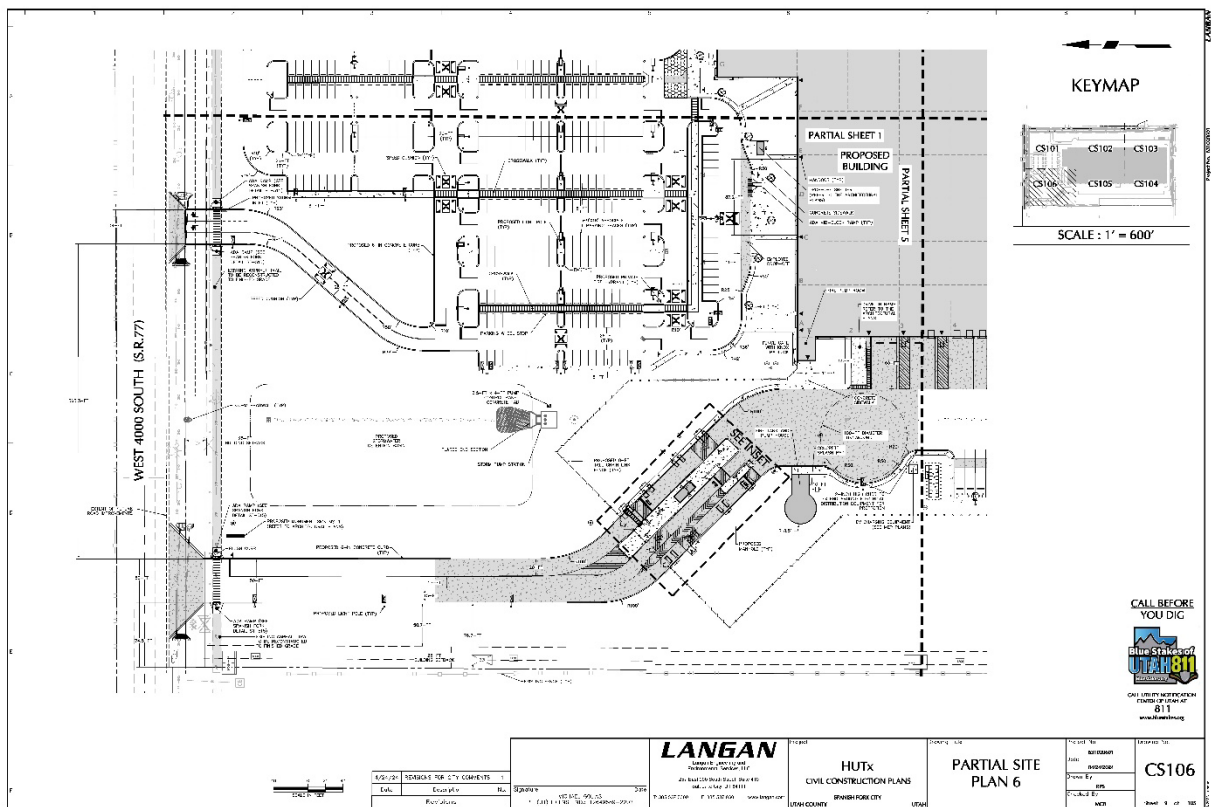
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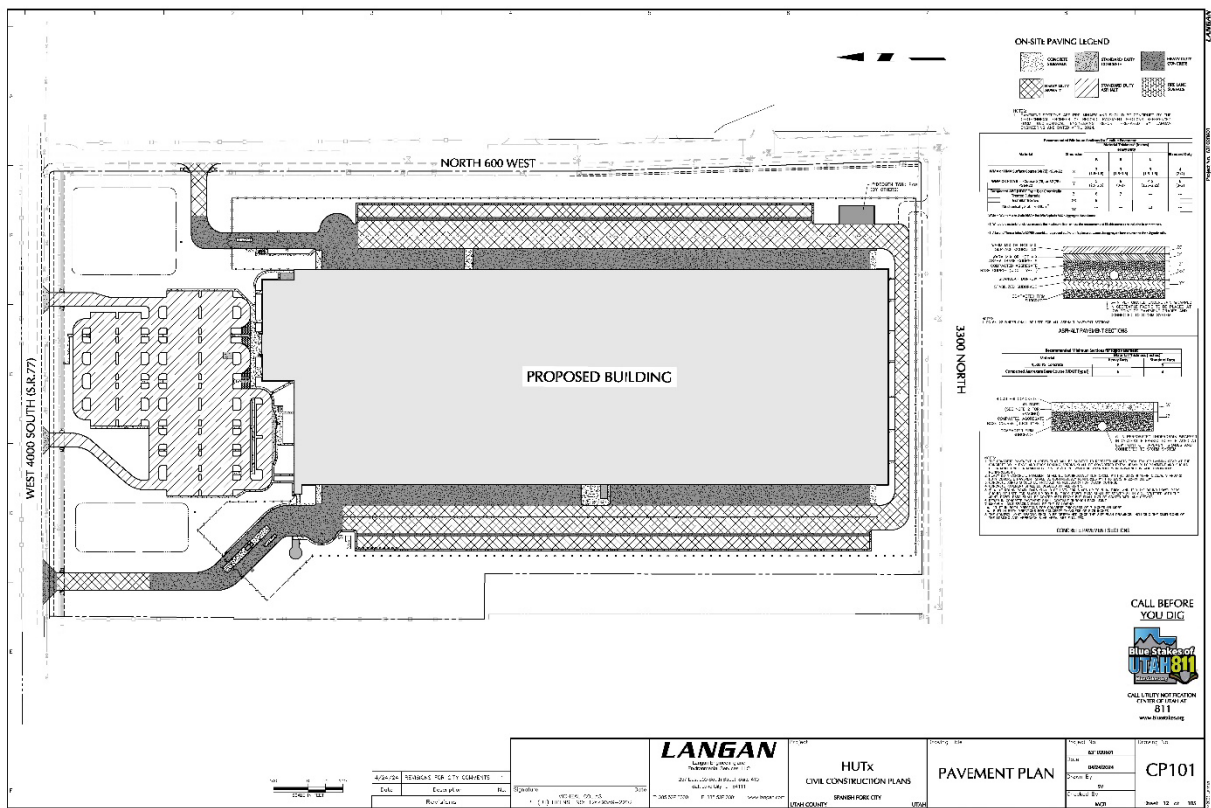
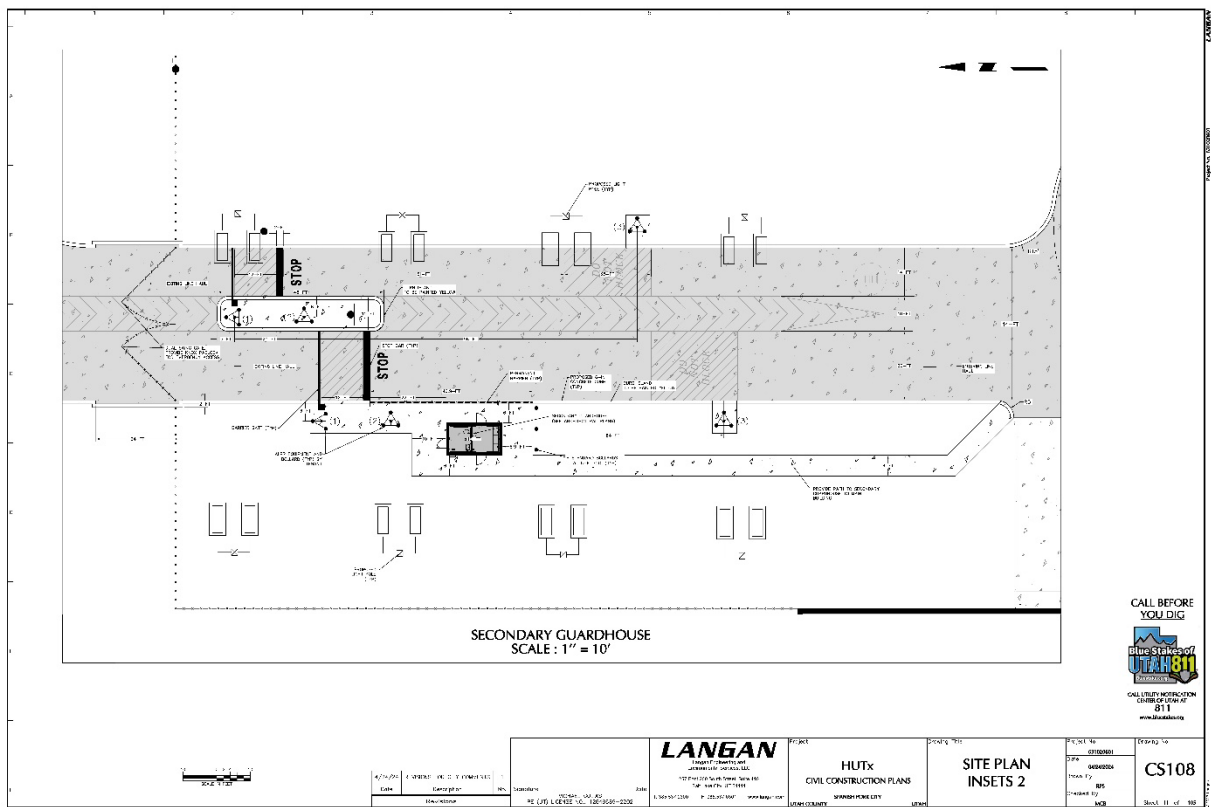
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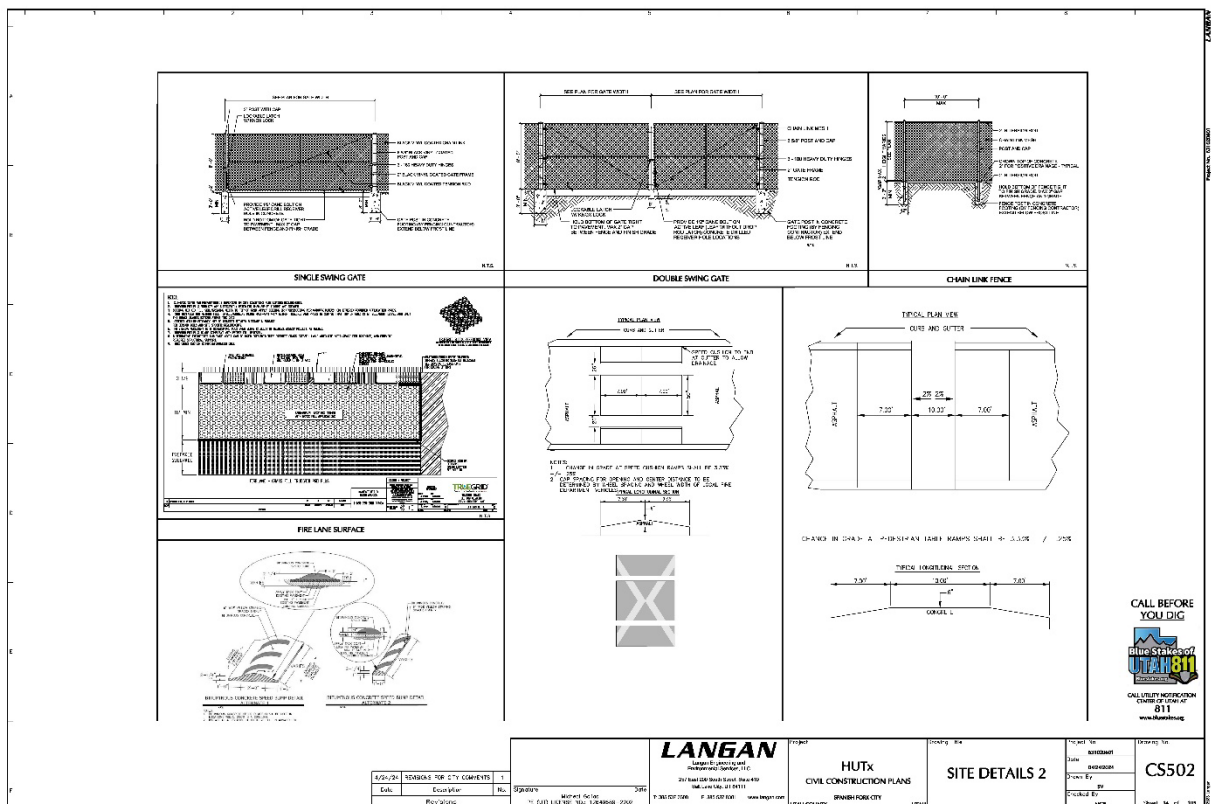
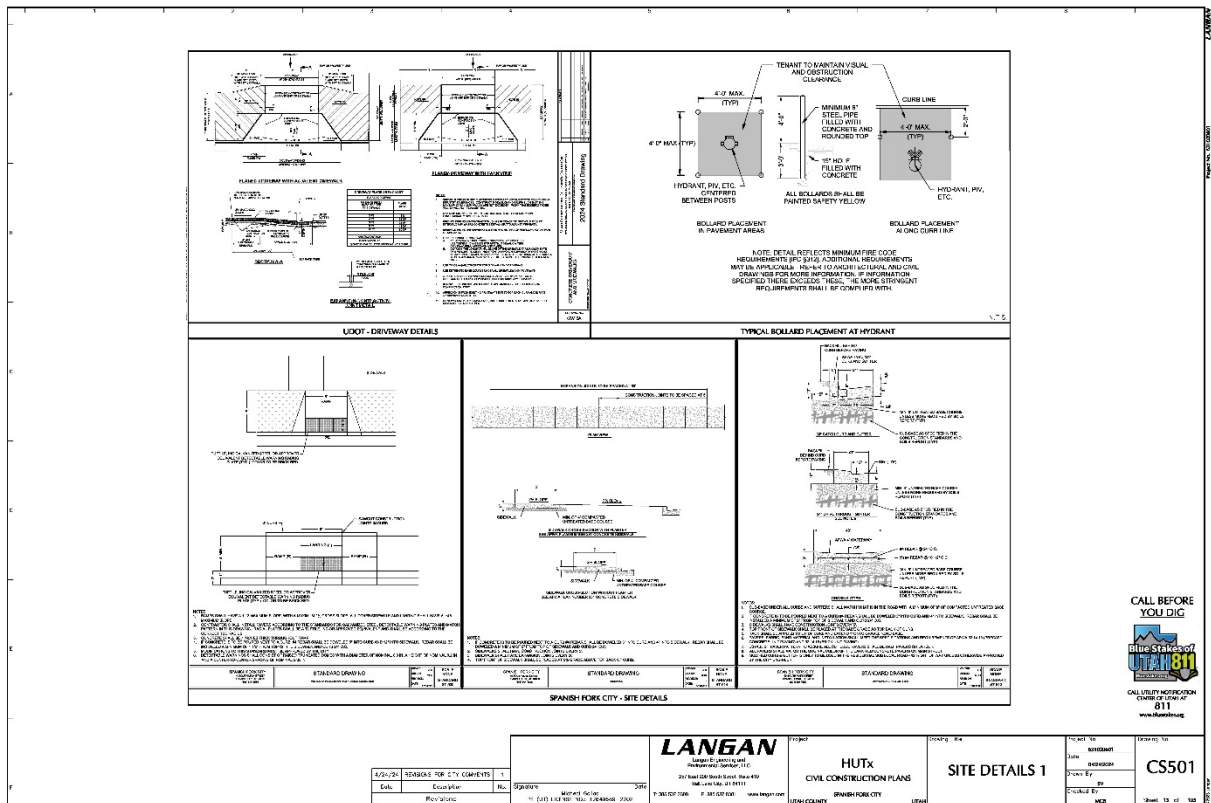


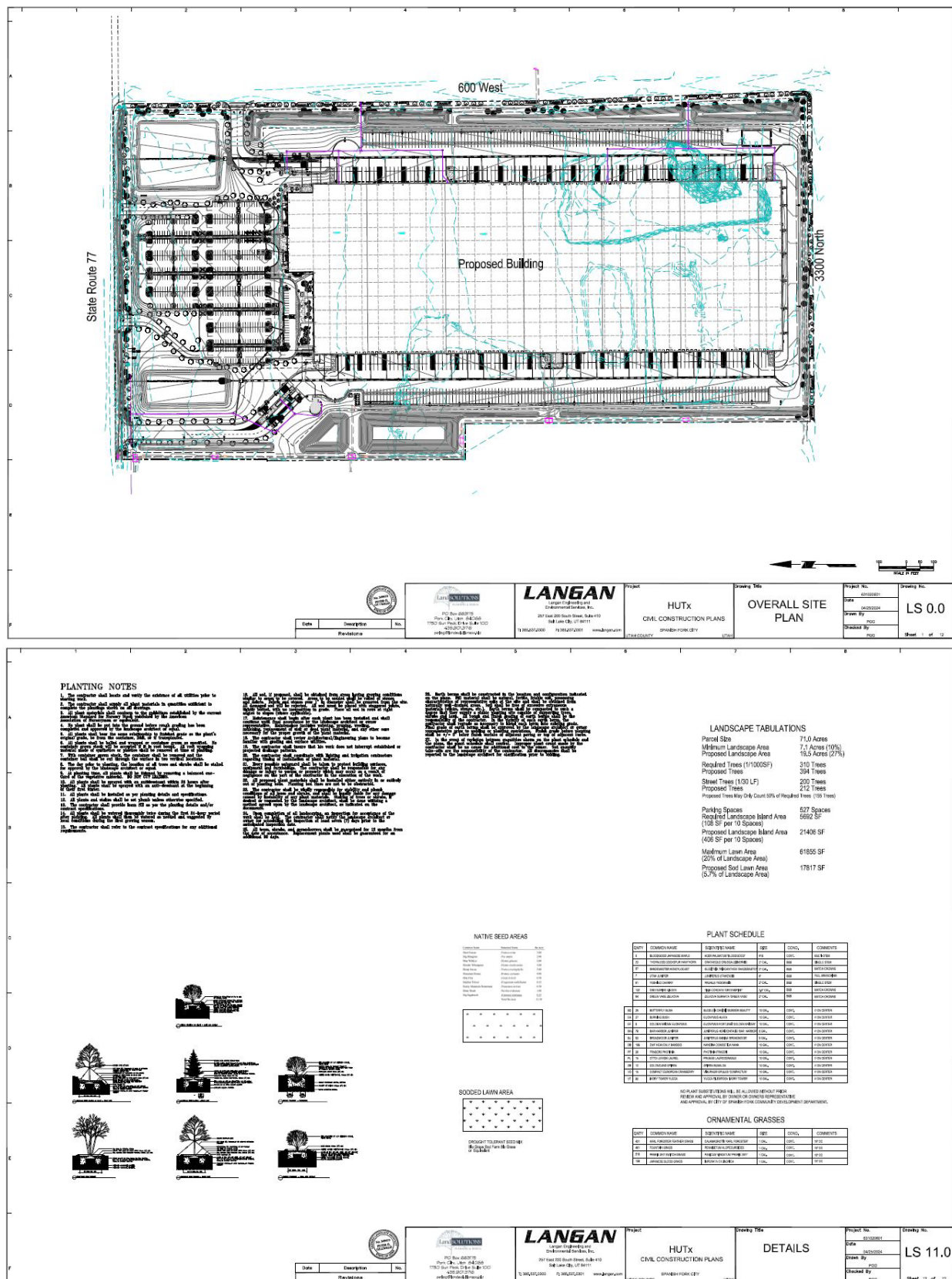




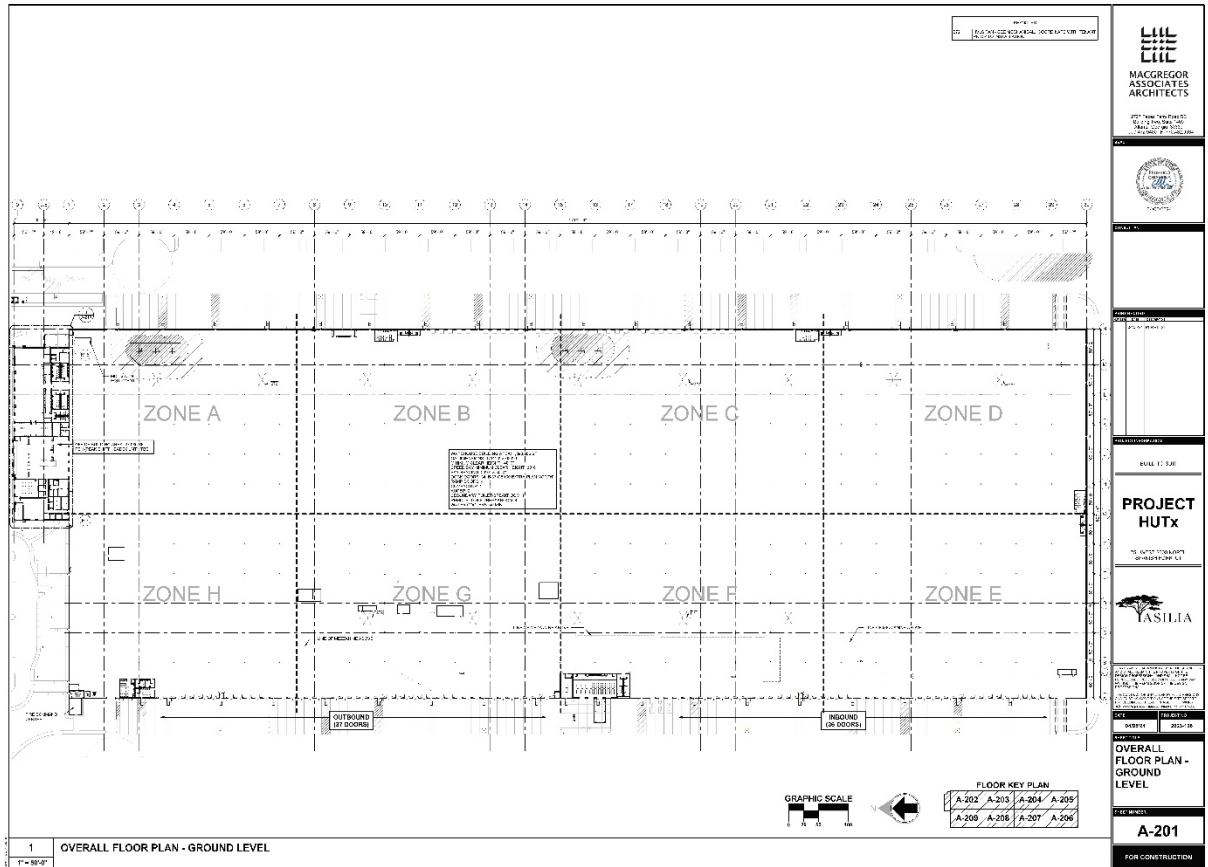


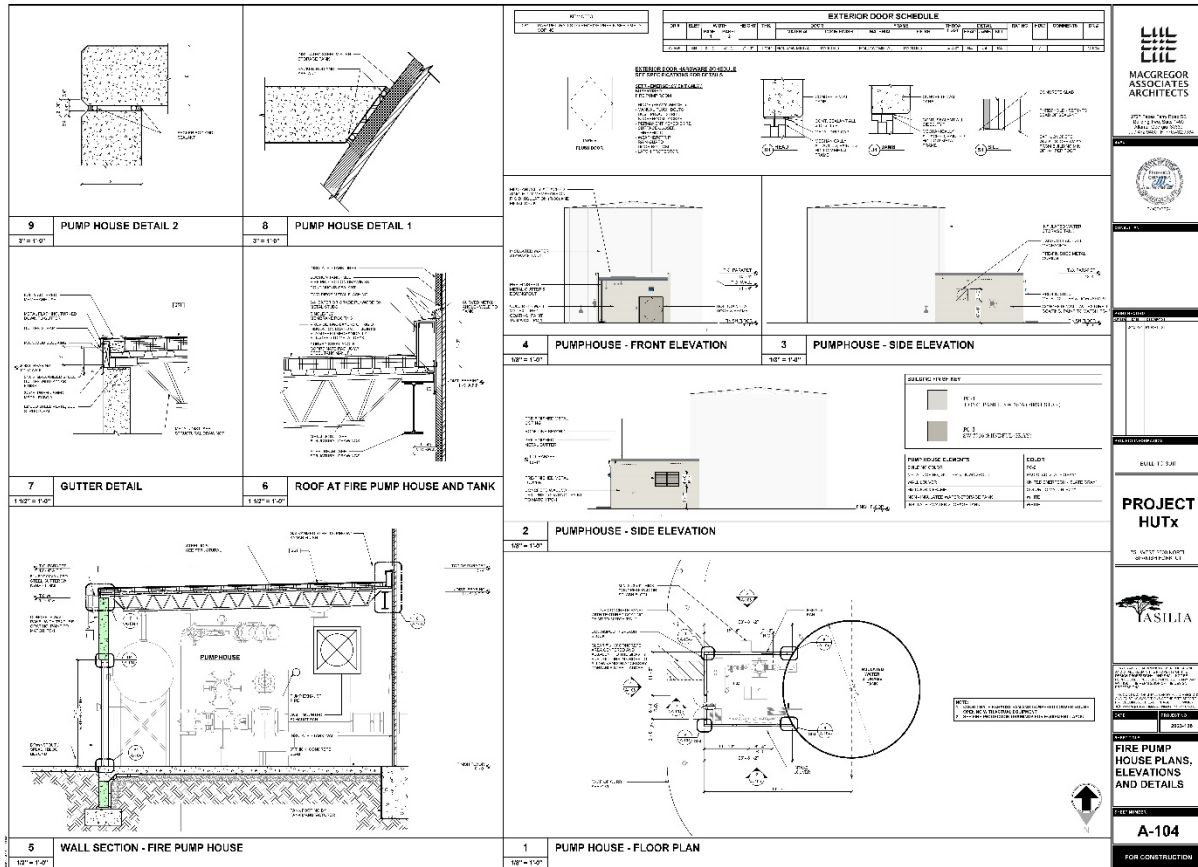


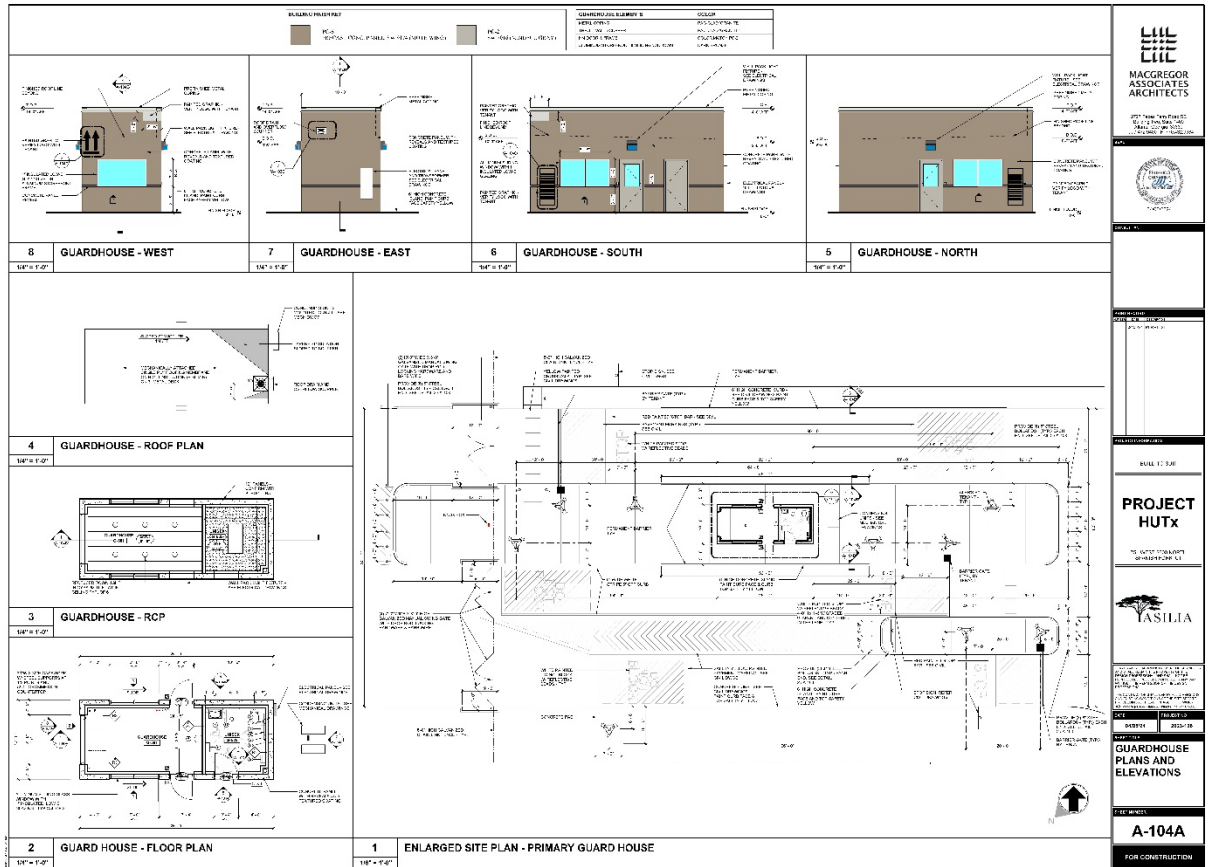


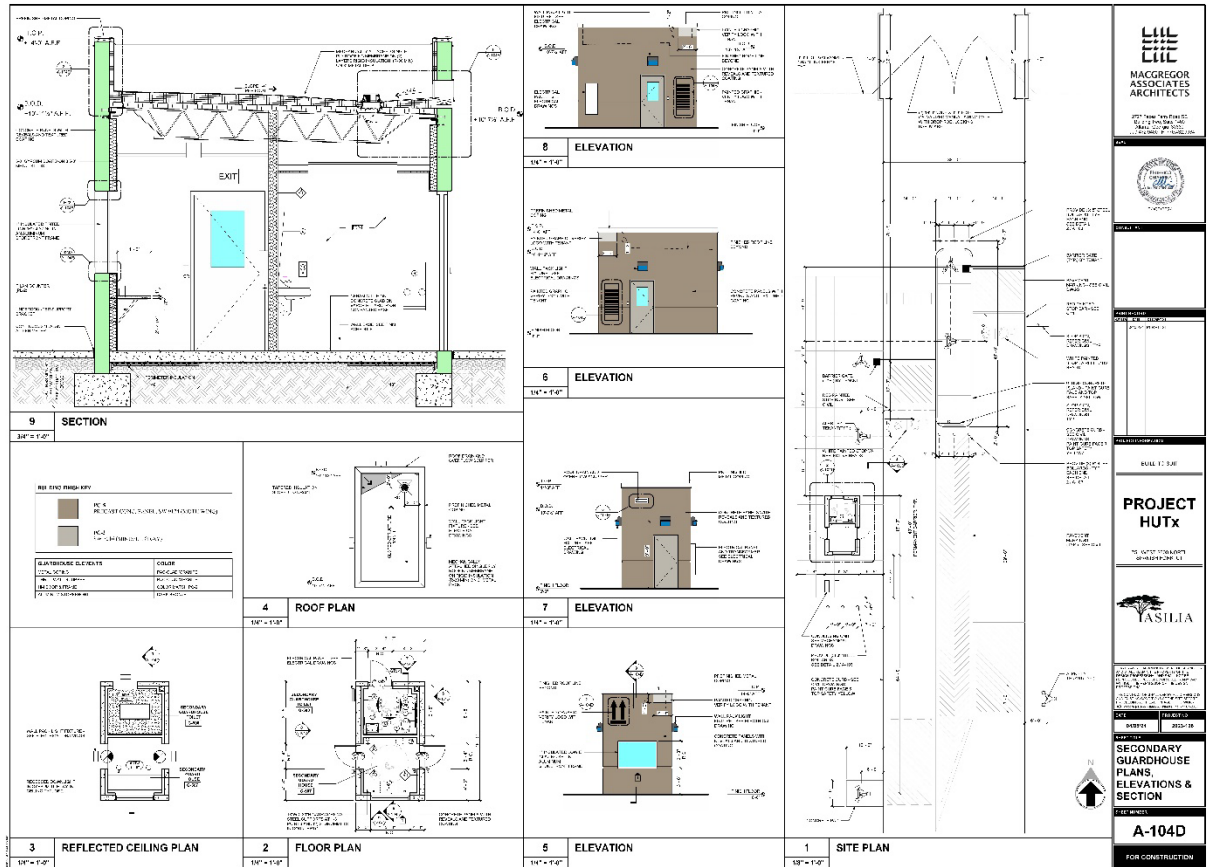


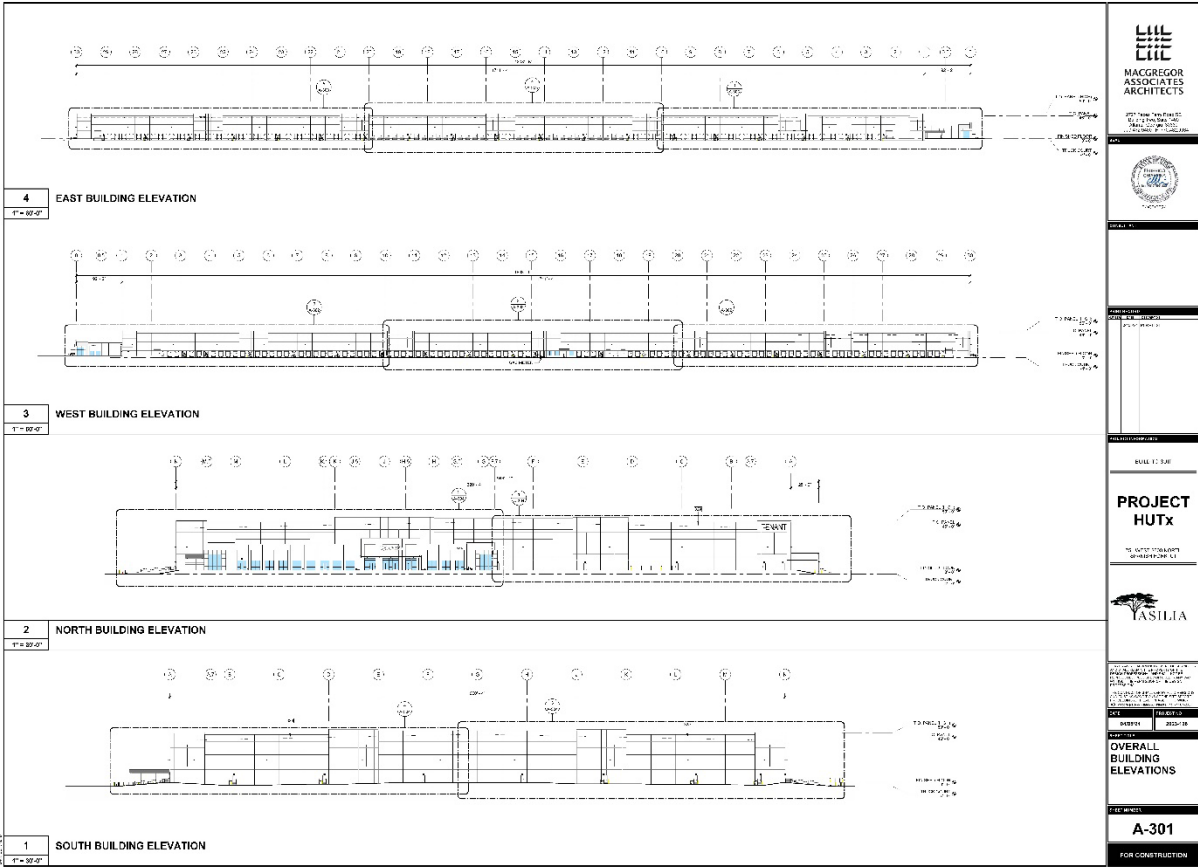
May 8, 2024

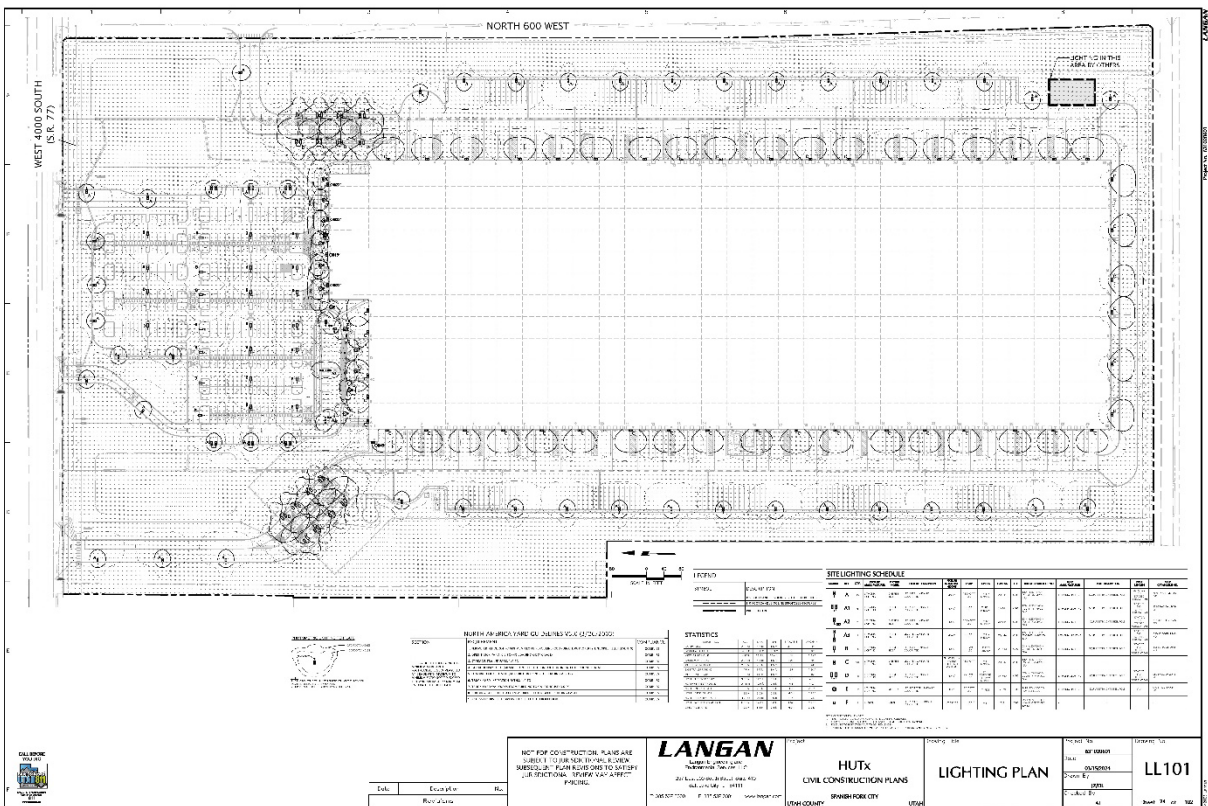
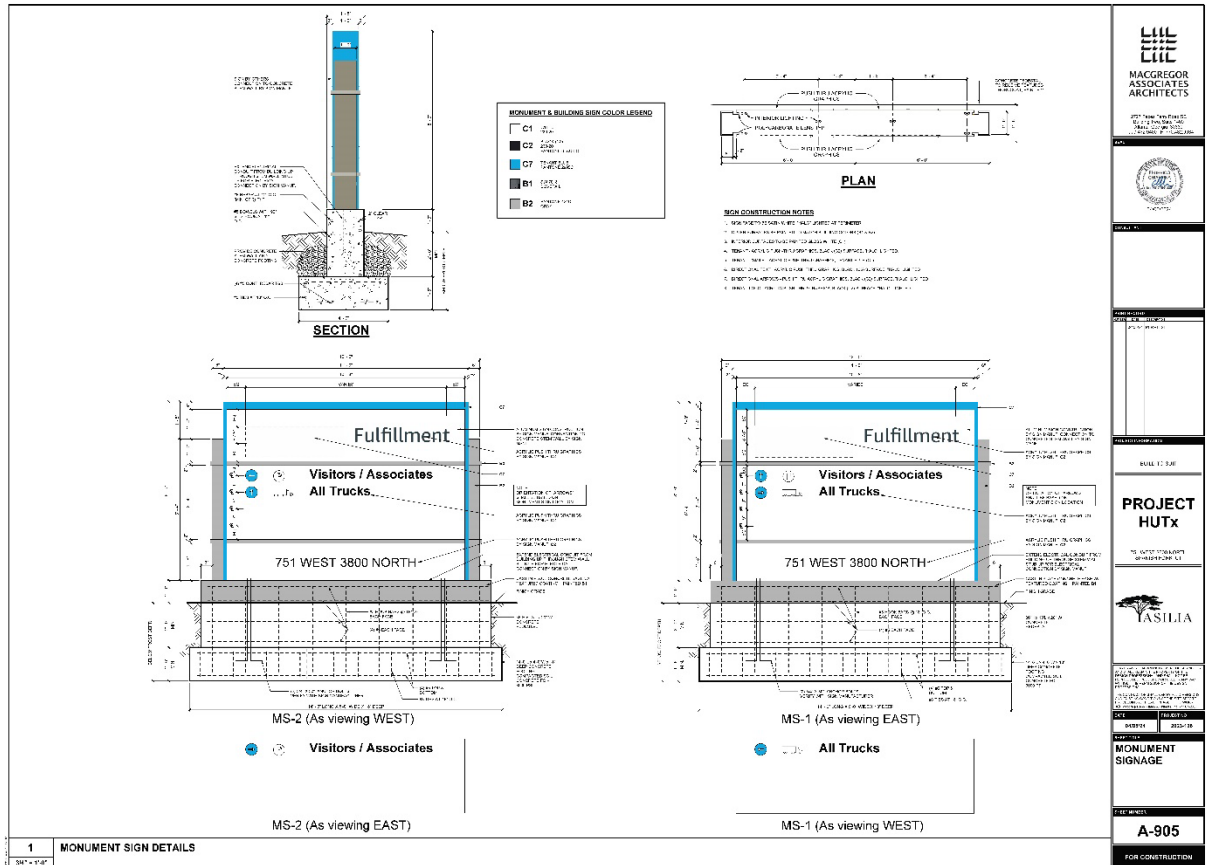












May 8, 2024



Memo

To: Mayor and City Council
From: Chris Thompson P.E., Public Works Director
Date: July 16, 2024
Re: Ordinance Construction Standards Revision (24.01)

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

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

24.01

- Adding a full intersection design requirement under street improvements.
- Adding tracer wire under drinking water & PI
- Modifies sanitary sewer 18 inch and larger pipe.
- Modifies sanitary sewer lift stations.
- Adding a sanitary manhole section.
- Adding HDPE Lined concrete pipe.

- Modifies the design for storm drain.
- Adding LID cannot be installed at a low point section.
- Modifies fencing requirements
- Adding Commercial drive approach trail ADA ramps.
- Adding a minimum 125' tangent before the curve at intersection.
- Modifying part numbers for drinking water & PI service valve boxes.
- Adding 1 & 3 phase free standing meter base.



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

CONSTRUCTION STANDARDS

Chapter 4.39.20. Improvement and Design Requirements**4.39.20.030. Street Improvements**

- J. Intersections. Full intersections need to be built at the first phase of subdivisions. Up to the curb returns on all 4 corners. Section of a intersection cannot wait for future phases

Chapter 4.39.40. Drinking Water**4.39.40.020. Installation**

- D. Tracer Wire. 14 AWG direct bury red or blue tracer wire required on all water main lines and service lines.
1. All water line pipes shall include a 14 AWG solid direct bury red or blue wire. The Tracer wire shall be installed and secured to the top of the pipe. Use poly tape to secure wire at all joints and 5 foot intervals. The tracer wire shall extend 24" above the surface at each fire hydrant. The tracer wire shall also be installed (taped in 5' intervals) on all service lines. DO NOT run tracer wire up valve boxes. Any splicing of tracer wire shall use a 3M Direct Bury Splice Kit and be tested for continuity. Entire length of tracer wire shall be tested and approved prior to paving.
 2. Tape tracer wire to corp stop. If mainline has tracer wire, splice and connect service wire with 3M Direct Bury Splice Kit to main line tracer wire. Wires are to be run into each meter box with enough wire to extend 24" above grade.
 3. Wire is to extend 24" above the finished grade at the base of the fire hydrants. The tracer wire shall be housed in a 1-1/2" x 24" PVC pipe located 6" in front of the fire hydrant. The 1-1/2" PVC will extend 2" above grade (concrete apron) and shall have a slip cap. DO NOT GLUE THE CAP ON!

Chapter 4.39.45. Pressurized Irrigation**4.39.40.020. Installation**

- E. Tracer Wire. 14 AWG direct bury red or blue tracer wire required on all pressurized irrigation main lines and service lines.
1. All pressurized irrigation line pipes shall include a 14 AWG solid direct bury red or blue wire. The Tracer wire shall be installed and secured to the top of the pipe including main and service lines. Use poly tape to secure wire at all joints and 5 foot intervals. DO NOT run tracer wire up valve boxes. Any splicing of tracer wire shall use a 3M Direct Bury Splice Kit and be tested for continuity.

Entire length of tracer wire shall be tested and approved prior to paving.

2. Tape tracer wire to corp stop. If mainline has tracer wire, splice and connect service wire with 3M Direct Bury Splice Kit to main line tracer wire. Wires are to be run into each meter box with enough wire to extend 24" above grade.

Chapter 4.39.50. Sanitary Sewer

4.39.50.010. General

- ~~B. Pipe. All sanitary sewer pipe 18 inches in diameter and larger shall be triple wall Corrugated Polypropylene, HDPE-Lined Reinforced Concrete Pipe, or approved equivalent unless otherwise approved by the City Engineer. All other sanitary sewer pipe shall be constructed with polyvinyl chloride (PVC) SDR-35 pipe.~~
- C. Location. Sanitary Sewer mains shall be located on either the south or west sides of a street 5 feet from curb unless otherwise authorized by the Public Works Director. ~~Sanitary Sewer mains shall not be installed within 10' of any footing, foundation or pad of any structure. A~~ maximum of 500 feet of pipe shall be allowed between manholes.
- F. Sanitary Sewer Lift Stations. ~~Sanitary sewer lift stations which are required in a development shall be designed by the Developer's engineer and the design shall be submitted to the City Engineer for review prior to starting construction. Lift stations will be the wet well/dry well type, will have standby power, proper ventilation, telemetry, and will be designed for large areas, not individual subdivisions. Sanitary sewer lift stations which are required in a development shall be designed by the Developer's engineer and the design shall be submitted to the City Engineer and wastewater division for review and approval prior to starting construction. City owned lift stations will be the wet well/dry well type, will have standby power, proper ventilation, telemetry, a flow meter, and will be designed for large areas, not individual subdivisions unless approved otherwise by the Wastewater Division Manager. Building permit and inspections shall be required.~~
- G. Manholes. Sanitary sewer manhole sizing shall be determined by a designee of the sewer department. Sizing will be determined on depth, size of pipe and pipe angle.

Generally use 4' ID manholes for main lines less than 15" in diameter, 5' ID manholes for main lines 15" to 30" in diameter, and 6' ID manholes for main lines greater than 30" in diameter.

5' ID manholes are required in the following situations:

- At all intersections of 3 or more 8-inch or larger pipe lines
- All 90 degrees or greater manholes
- In manholes greater than 15 feet deep
- In manholes with a grade greater than 20% through the manhole

Manholes on trunk lines 12" in diameter or greater shall be HDPE lined manholes, precast polymer manholes, epoxy coated or polyurea coated to prevent corrosion due to slower moving trunk lines.

4.39.50.020. Pipe and Fittings

General. Polyvinyl chloride (PVC) pipe, Corrugated Polypropylene per APWA 30 05 11, HDPE-Lined Reinforced Concrete Pipe meeting ASTM C76, or approved equivalent shall be used for all sanitary sewer lines larger than 18 inches in diameter. All other sanitary sewer lines shall be constructed with polyvinyl chloride (PVC) pipe.

- D. HDPE-Lined Reinforced Concrete Pipe. Reinforced concrete pipe (RCP) lined with High-Density Polyethylene, which shall meet the minimum design requirements of Class III RCP as defined in ASTM C76. Pipe joints shall be weldless for diameters up to 60 inches. For diameters greater than 60 inches, in field welding is permitted.

Chapter 4.39.55 Storm, Land and Groundwater Drains

4.39.55.015 Design Standards and Regulations.

- D. Design Storm. LID facilities in the City shall be designed to accommodate, at a minimum, the peak runoff rate and volume generated from a 25-year storm of any duration. Calculations will need to be completed and submitted to the City documenting the design parameters of the LID facilities. All detention shall detain a 25 year 24 hr. storm with a maximum 0.15 cfs per acre release rate. Release rates shall be determined by the City Engineer. All LID retention shall retain and infiltrate a 100 year 24 hr. All LID retention shall have an emergency overflow to a storm drain, collector street, or permanent ditch.

- G. Underground LID/Storage.

9. LID cannot be installed at a low point without an outlet or spillway to a storm drain, permanent ditch or arterial roadway.

4.39.55.040 Retention/Detention Basins

- C. Detention Basins. All detention basins shall have 12 inches of freeboard. Design of detention basins shall be according to the Storm Water Drainage Design Manual. Detention basins may be constructed in landscape or parking areas. Each detention basin shall incorporate LID

storm drain principles and have an overflow to the City storm drain system. Pipes shall not be used as storage in storm water calculations.

Chapter 4.39.20. Improvement and Design Requirements

4.39.20.030. Street Improvements

- F. Precast Concrete or Block Walls. Masonry walls, six feet tall, shall be provided along the sides of residential developments which have reverse or side frontage to arterial streets, collector streets, interstates or railroads. If a lot has frontage on a ~~minor Residential~~ Collector Street, a 3' masonry wall is required.

The general appearance, style, and color of the wall shall be in accordance with the following options found in 4.39.90.010.F Fences and Walls.

1. Olympus Precast Durango with Wrought Iron
2. Olympus Precast Durango
3. Olympus Precast Ledge Stone
4. Rhinorock Ledgestone
5. Olympus Precast Ashlar

~~the pictures below.~~ The developer or contractor may propose a different wall material, style, or color, but it must be reviewed and approved by the development review committee .

~~The wall shall be stained on both sides with a base coat and at least 3 other colors. The wall shall be constructed according to a design stamped by a licensed professional civil engineer and City construction standards.~~

~~Base color shall be smokey beige from Sherwin-Williams, or approved equivalent.~~



~~Manufacturer: Olympus Precast~~

~~Style: Durango~~



~~Manufacturer: Olympus Precast~~

~~Style: Durango~~



~~Manufacturer: Olympus Precast~~
~~Style: Ledge Stone~~



~~600 W Center Street (70 South - LDS Church), Spanish Fork~~
~~Manufacturer: Rhinorock~~
~~Style: Ledgestone~~



~~Manufacturer: Olympus Precast~~

~~Style: Ashlar~~

4.39.20.050. Airport Improvements

The following options, found in Section 4.39.90.010F Fences and Walls, may be used at the airport as determined by the Development Review Committee.

1. 6 foot chain link fence with 3 strands of barbed wire angled at the top of the fence.
2. Olympus Precast Durango Style half wrought iron or full concrete wall.
3. Ameristar Fence Products Montage II Invincible .

Chapter 4.39.90. Landscaping

4.39.90.010. General

F. Fences and Walls. All fences and walls except those for individual single family lots must be approved by the City. Chain link and field wire fencing shall meet the requirements and specifications of APWA 32 31 13 (Chain Link Fences and Gates) and APWA 32 31 16 (Welded Wire Fences and Gates) respectively. The relocation of fences and gates shall meet the requirements and specifications of APWA 32 01 10 (Relocate Fences and Gates) and related sections.

Walls shall be stained on both sides with a base coat and at least 3 other colors. The wall shall be constructed according to a design stamped by a licensed professional civil engineer and City construction standards. Base color shall be smokey beige from Sherwin Williams, or approved equivalent. Wrought iron fencing shall be made of schedule 1" square x 14 Ga. tubing.



Manufacturer: Olympus Precast
Style: Durango with Wrought Iron



Manufacturer: Olympus Precast
Style: Durango



Manufacturer: Olympus Precast
Style: Ledge Stone



Manufacturer: Rhinorock
Style: Ledgestone
Installation: 600 W Center St, Spanish Fork, Utah



Manufacturer: Olympus Precast
Style: Ashlar



Manufacturer: Ameristar Fence Products
Style: Montage II Invincible Panels
Installation: 3075 N Main St, Spanish Fork, UT

