Wednesday, May 29, 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 8, 2024

2. Site Plan

A. COMERS CONCRETE BUILDING. This proposal involves the development of an industrial building to be located at 3353 North 1340 West.

3. Minor Plat Amendment

A. SPANISH MEADOWS PLAT B. This proposal involves the revision of a boundary line on 2 residential lots located at 667 West 350 North.

4. Concept Review

A. CANYON CREEK PHASE 4 CONCEPT.

B. CHRISTOFFERSON CONCEPT.

C. VARA SALON CONCEPT.

5. Title 15 Amendments

A. TITLE 15 ZONING OVERLAY DISTRICTS. Spanish Fork City proposes to amend Municipal Code, Title 15 Land Use, concerning Zoning District Overlays regarding railroad spurs, large utility facilities and complete neighborhoods.

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork City
May 8, 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; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark,** Department Development Secretary; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Jason Turner,** Fire Marshall; **Kasey Woodard**, Community Development Secretary; **Josh Robinson**, Engineering Designer.

Citizens Present: none.

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

MINUTES

May 1, 2024

John Little **moved** to Approve the minutes of May 1, 2024.

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

MINOR SUBDIVISION

SPANISH FORK GLH LIFT STATION SUBSTATION

Brandon Snyder began by providing the location of this project and stated the applicant is subdividing the property to create one lot and a remainder parcel in order to build a lift station on the proposed Lot 1. He stated there will be future land use approvals for Parcel A and asked if there should be a note added to the plat or if it should be added as a condition of approval. He stated that the applicant is not dedicating any of the frontage at this time for Parcel A.

Dave Anderson asked if he was referring to a note stating that prior to the site being developed, Site Plan approval will be required and it was stated that yes this is what needs clarification.

There was a brief discussion to include a notice on the plat that will state that it is not a buildable lot.

Dave Anderson moved to approve the proposed Spanish Fork GLH Lift Station Minor Subdivision 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 a note be added to the plat that specifies that Parcel A is not a buildable lot.

Seth Perrins seconded and the motion passed all in favor.

SITE PLAN

HUT X WAREHOUSE

Brandon Snyder stated that the applicants are anxious to have this approved. He went through the proposed conditions of approval.

There was a brief discussion regarding the traffic generated by the transfer station and improvements to the intersection at 600 West. It was stated that employees will not be using 600 West as it is a seasonal access point.

Seth Perrins asked if the applicant has paid the fees and it was stated they have paid the application fee.

Jake Theurer stated there are comments in the redline but wants to make it clear they are requesting two access points to the building. He stated that Kevin Taylor addressed these access issues on the west side of the building in the redline comments He stated, per the standards, they want the disconnects for the meters to be located outside.

Seth Perrins asked if there is something that Community Development can do to help ensure that the applicant addresses this concern.

Dave Anderson stated he will help facilitate that the pre-con meeting cannot be set until they address the remaining redlines.

Seth Perrins asked what the material would be for the requested eight-foot fence and it was discussed that it would be an eight-foot chain link fence in addition to the existing masonry wall.

It was stated that if they wish to proceed with the eight-foot fence, this decision would need to be made by the City Council.

Dave Anderson stated the city does not necessarily want a concrete wall along 600 West and near the clear view area.

Brandon Snyder stated that the detention areas will be hydroseeded and irrigated.

There was further discussion regarding the fencing standards and what would be the best option.

Brandon Snyder presented the landscaping plan and illustrated the planned irrigated areas.

Dave Anderson moved to approve the proposed Hut X Warehouse Site Plan 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; and that the Community Development staff will discuss the prospect of using different fencing materials along the 600 West right of way with the applicant.
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.

Jake Theuer seconded and the motion passed all in favor.

CONSTRUCTION STANDARDS

CONSTRUCTION STANDARDS REVISIONS (24.01)

Josh Robinson approached the podium to discuss the proposed revisions to the Construction Standards. He stated that he has added a section regarding the design requirements for intersections.

There was a brief discussion on why this is needing to be revised.

Josh Robinson next discussed the addition of a section regarding drinking water and the requirement to bury red or blue tracer wire on all water pipes.

Seth Perrins asked what other utilities use tracer wire and it was stated that the city uses it for gas pipes. He then asked why we are deciding to use this now and it was stated this is a state requirement.

Josh Robinson stated the next addition is using tracer wire on all pressurized irrigation. He then stated there will be modifications made to the sanitary lift stations.

Dave Anderson asked what is the difference between a lateral and a main line and it was stated the main difference is in size. Anything eight inches or above would be considered a main line.

Seth Perrins feels the intention of these revisions are great.

Josh Robinson stated there was not a section specifically for manhole standards and so they have added a section to set the standards for them. He went on to discuss the addition of a section addressing pipe and fitting requirements and design standards and regulations for storm, land and groundwater drains. He then stated they are cleaning up fencing standards at the airport and adding a section to clarify fencing at the airport.

Chris Thompson stated that they have added all fencing and wall standards to be located in the landscaping requirements and he stated that it will have sections to call out what style of fencing would be used in which zoning designation. He stated that Christian Davis, the Airport Manager has done the same with his airport standards.

Josh Robinson stated the next few items are adding in more tracer wire.

Chris Thompson moved to recommend the approval of the proposed Construction Standards Revisions (24.01) with the exception of the section pertaining to the drive approach being continued to a later date to allow staff additional time to discuss the item.

Dave Anderson seconded and the motion passed all in favor.

There was discussion on future dates for these revisions to be placed on the June Planning Commission and City Council agendas.

Seth Perrins moved to adjourn the meeting at 11:00 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Comers Concrete Building
Site Plan Approval Request

May 29, 2024, Development Review Committee meeting.

Located at 3353 North 1340 West, including 1.01 acres.

The subject property is zoned I-1.

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

Key Issues

1. Improvements.
2. Lighting.

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 the Zoning Map.

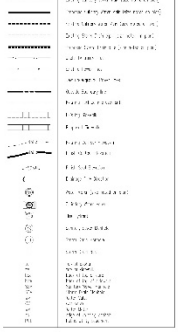
Conditions

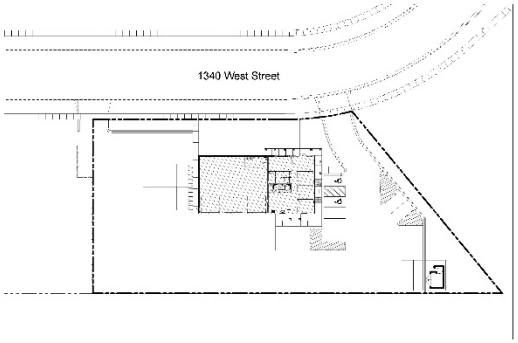
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

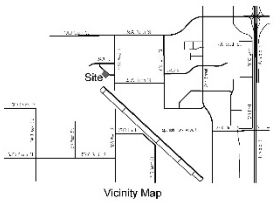
Exhibits

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

North Airport Industrial - Lot 13
Comers Concrete







Community Development

40 South Main Street
Spanish Fork, Utah 84660
Phone: (801) 804-4500
Director: Dave Anderson
danderson@spanishfork.org

Public Works Department

40 South Main Street
Spanish Fork, Utah 84660
Phone (801) 804-4580

Public Safety

40 South Main Street
Spanish Fork, Utah 84660
Phone (801) 804-4500

Emergency 911
Utah County Animal Shelter 801-785-3442

Engineering

Engineer: Byron Haslam, PE
40 South Main Street
Spanish Fork, Utah 84660
Phone (801) 804-4543
bhaslam@spanishfork.org

Building Inspection

40 South Main Street
Spanish Fork, Utah 84660
Phone: (801) 804-4580

Gas

Questar
1140 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853 6585
Brad Martinson

Electricity

Rocky Mountain Power
10 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1874
Mark Seele

Telephone

Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 500-7550
Cell (801) 473-3365
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc
1350 East Miller Avenue
Salt Lake City Utah 84106
Phone (801) 485-0506
Fax (801) 487-1887

Property Owner:

CGS Properties
1014 S. 300 W.
Lehi, Utah 84043

Developer

CGS Properties
1014 S. 300 W.
Lehi, Utah 84043

Engineer:

Dudley and Associates Inc.
363 East 1200 South
Orem, Utah 84058
801 224 1252

Site Data:

Zone = Industrial
Total Area = 44,083 sq.ft. or 1.01 Acres
Total Units Proposed = 1

Parking Requirements =
3,000 sf Office @ 1/300 sf = 10 spaces
30,200 sf Warehouse @ 1/employee at highest shift = 11 spaces
Parking required = 21 spaces
Parking provided = 21spaces
2 VAN ADA spaces required, 2 provided

1 dumpster location proposed.

Building Type = 1
Occupancy = 1 & 2, F-1 & 2

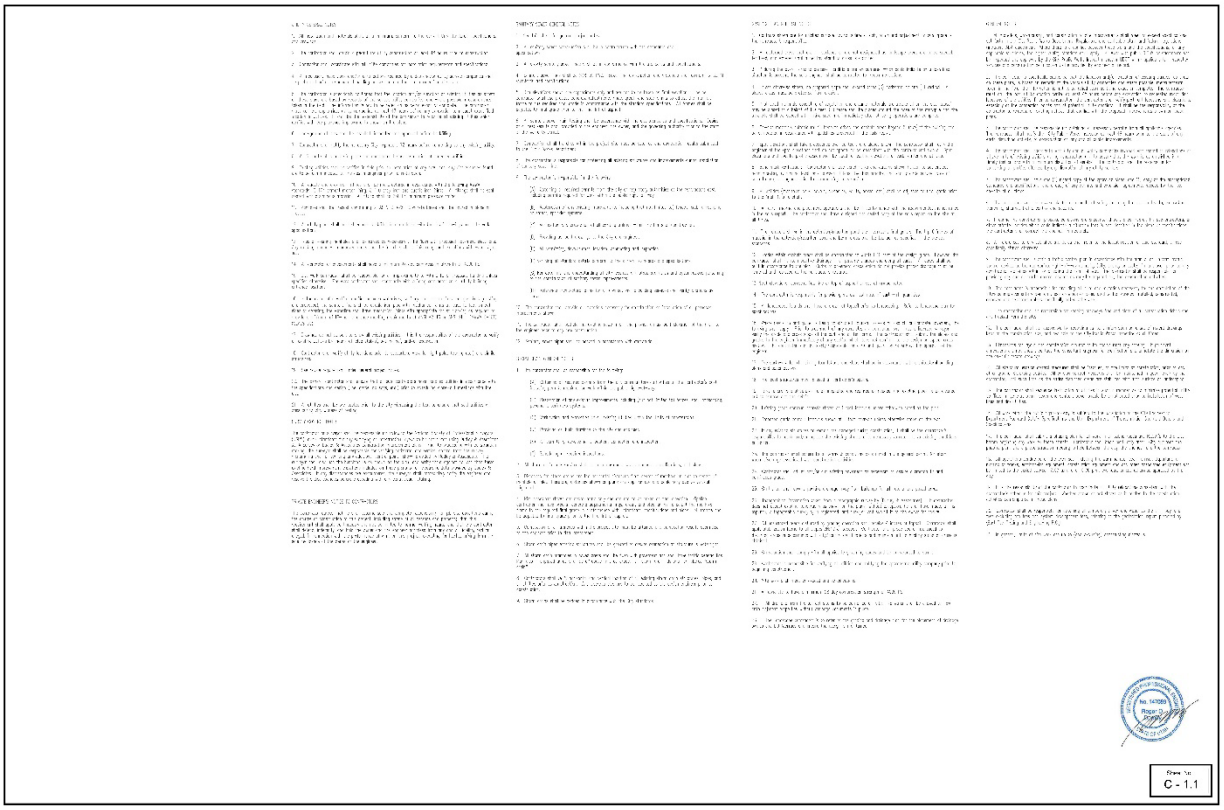
Sheet Index

1.0	Cover Sheet
1.1	General Notes
2.0	Site Plan
3.0	Utility Plan
4.0	Grading and Drainage Plan
5.0	SWPPP
6.0	SWPPP Details
D-1	Detail Sheet
D-2	Detail Sheet

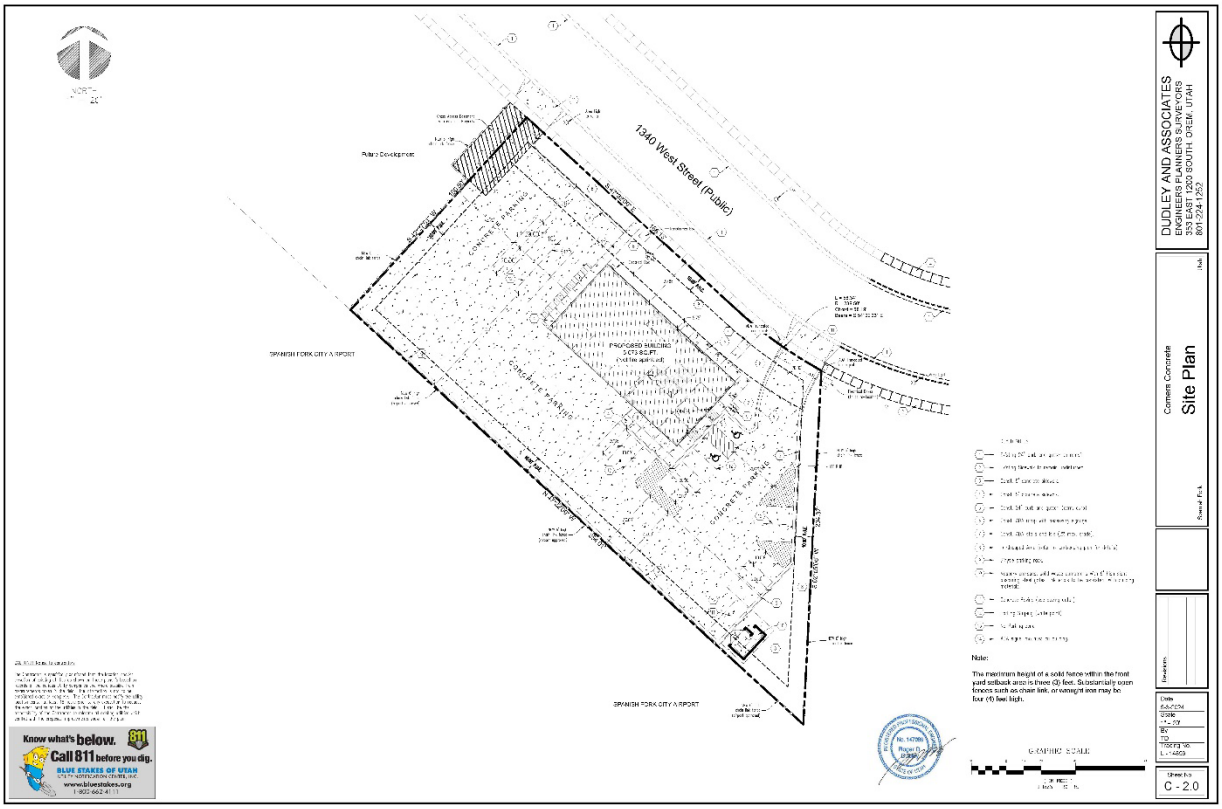
	Square Footage	Acreage	Percent of total
Total Area	44,083	1.01	100
Total Building Area	9,270	0.14	12
Total Hard Surface Area	27,821	0.73	72
Total Impervious Area	36,934	0.85	84
Total Landscaped Area	7,149	0.15	16

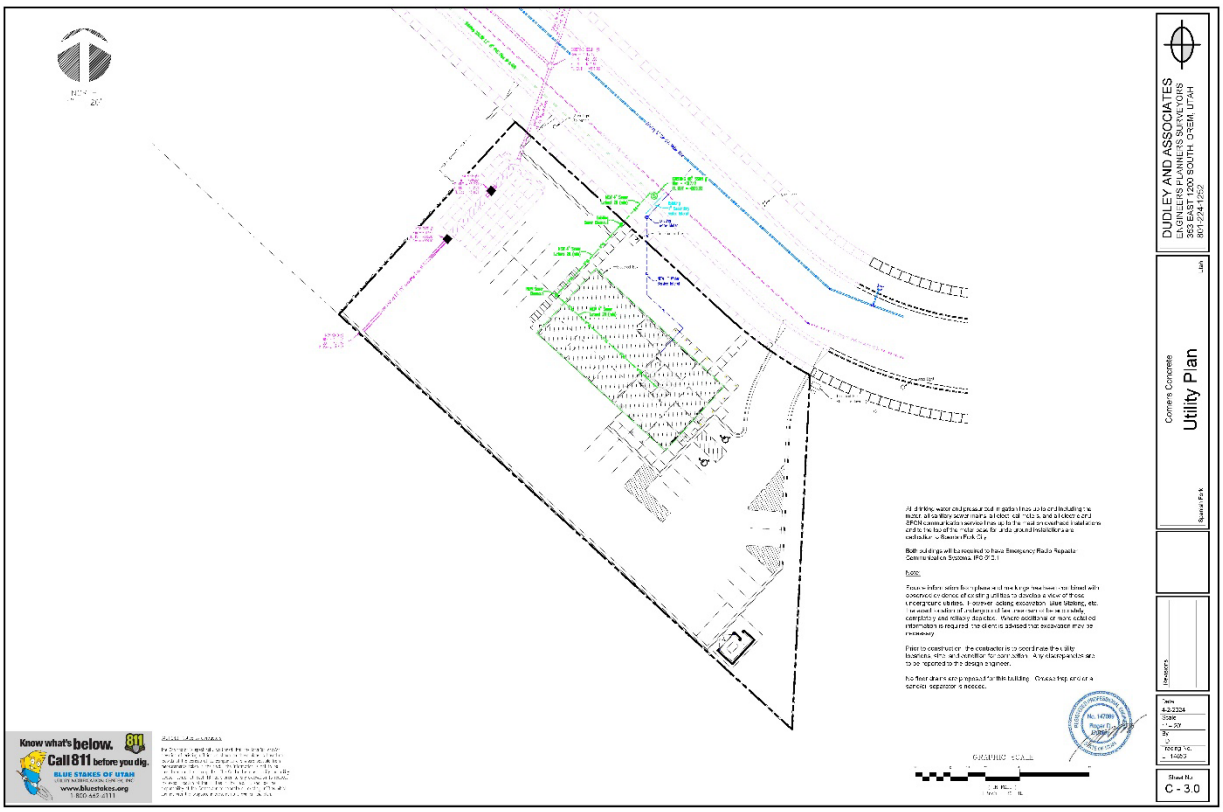
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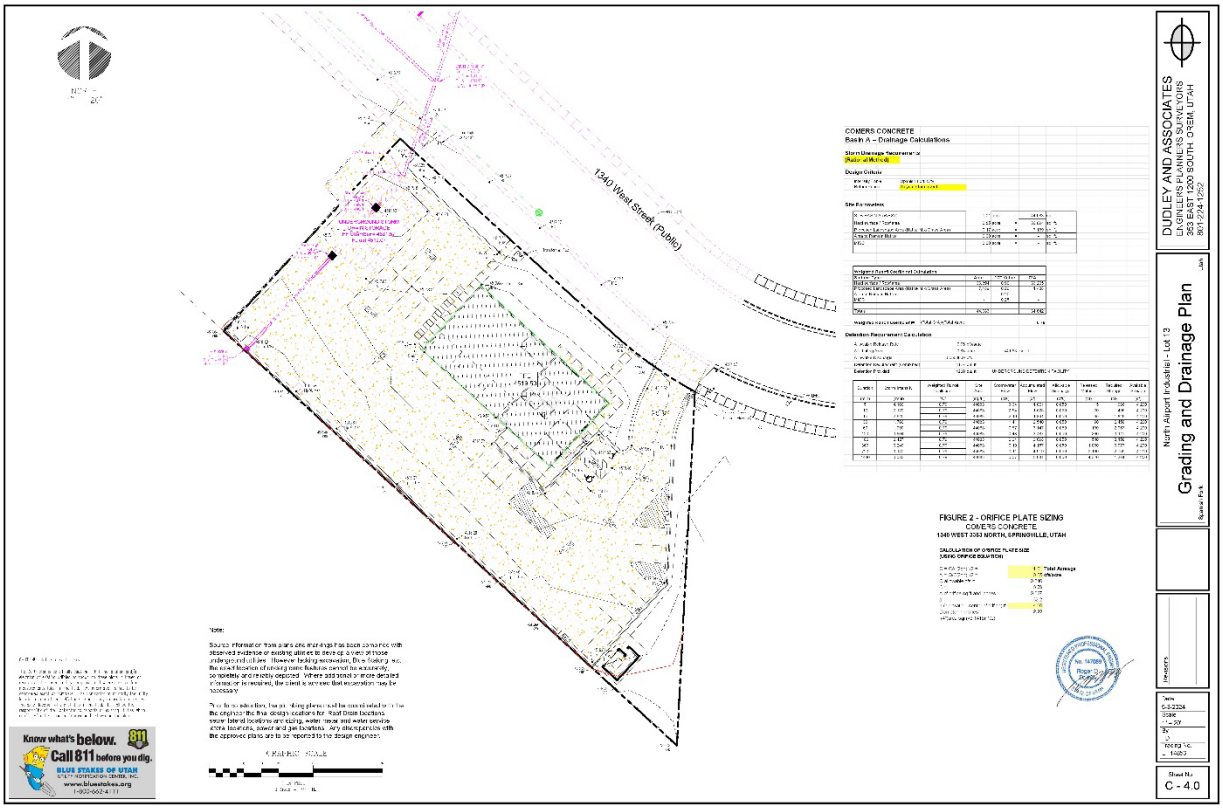
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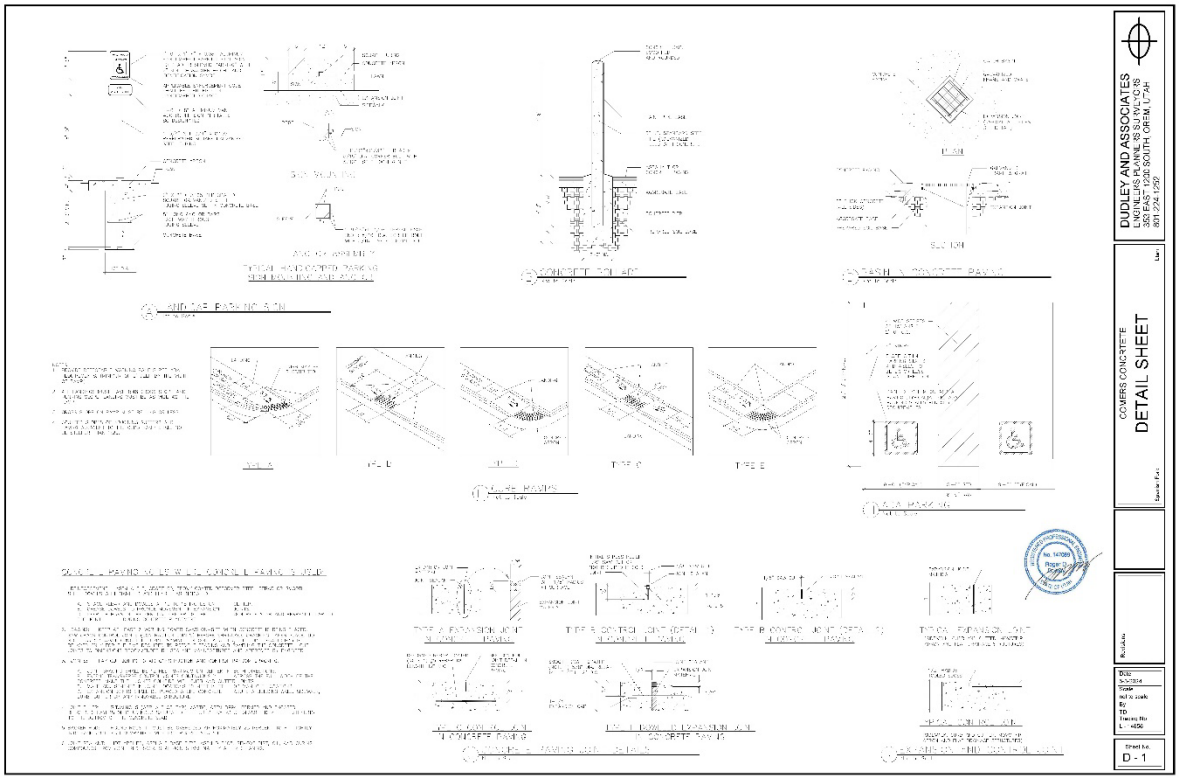


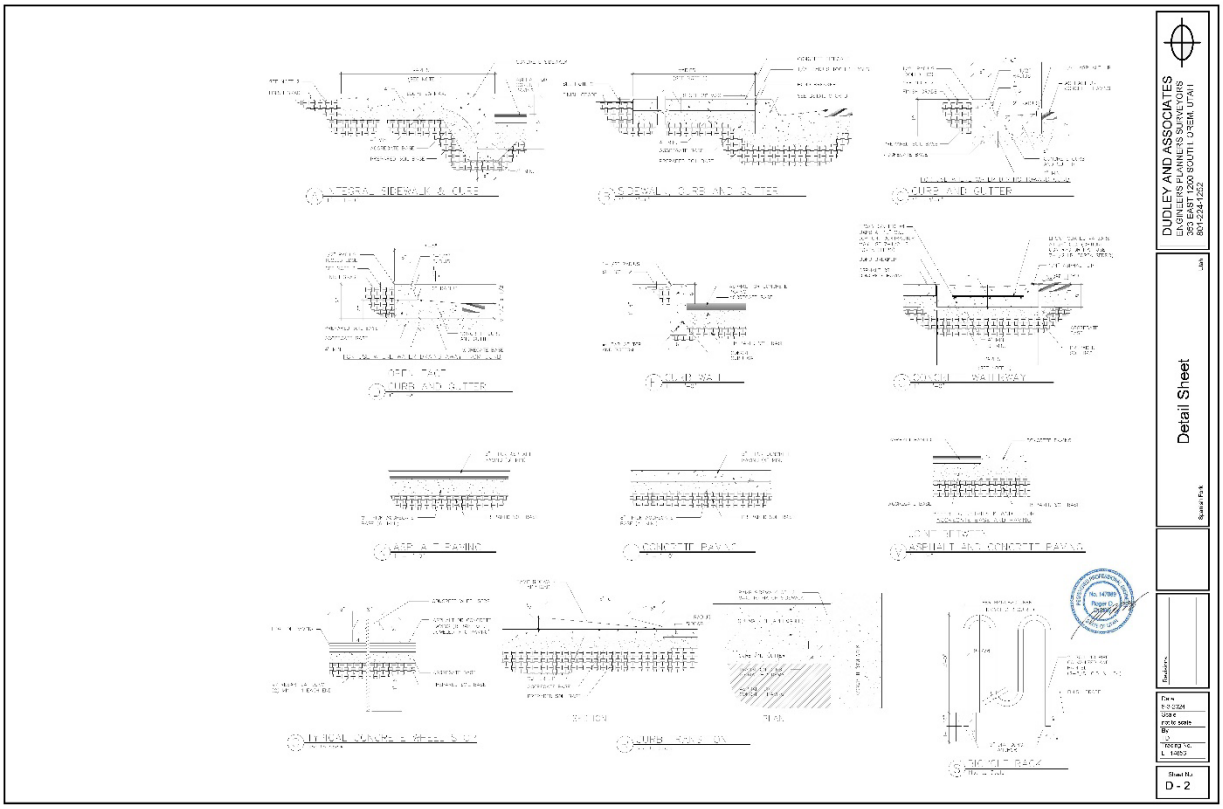
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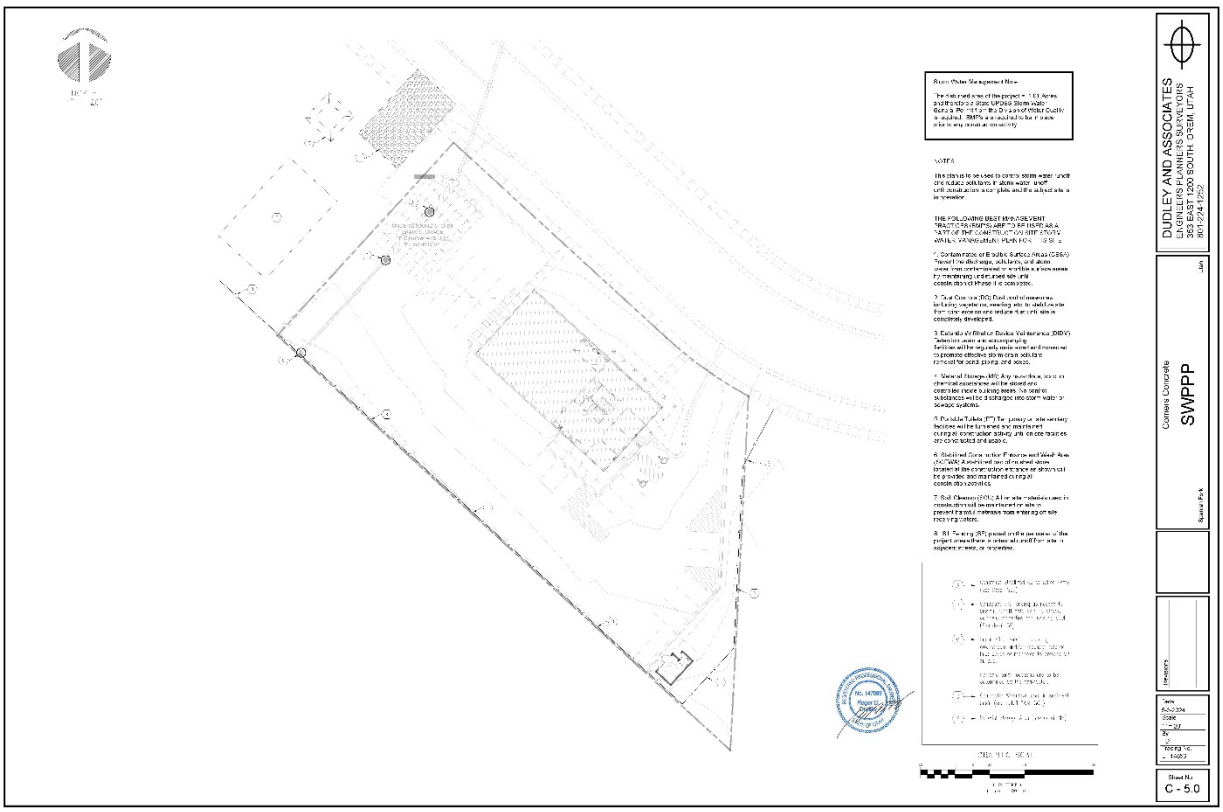

1340 West Street (Public)
SPANISH FORK CITY AIRPORT
PROPOSED BUILDING
SQFT/SQ.FT
Concrete Parking
Note:
The maximum height of a solid fence within the front yard setback area is three (3) feet. Substantially open fences such as chain link, or wrought iron may be four (4) feet high.
GRAPHIC SCALE
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
393 EAST 1200 SOUTH, OREM, UTAH
801.224.1252
Corners Concrete
Site Plan
Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
C - 2.0

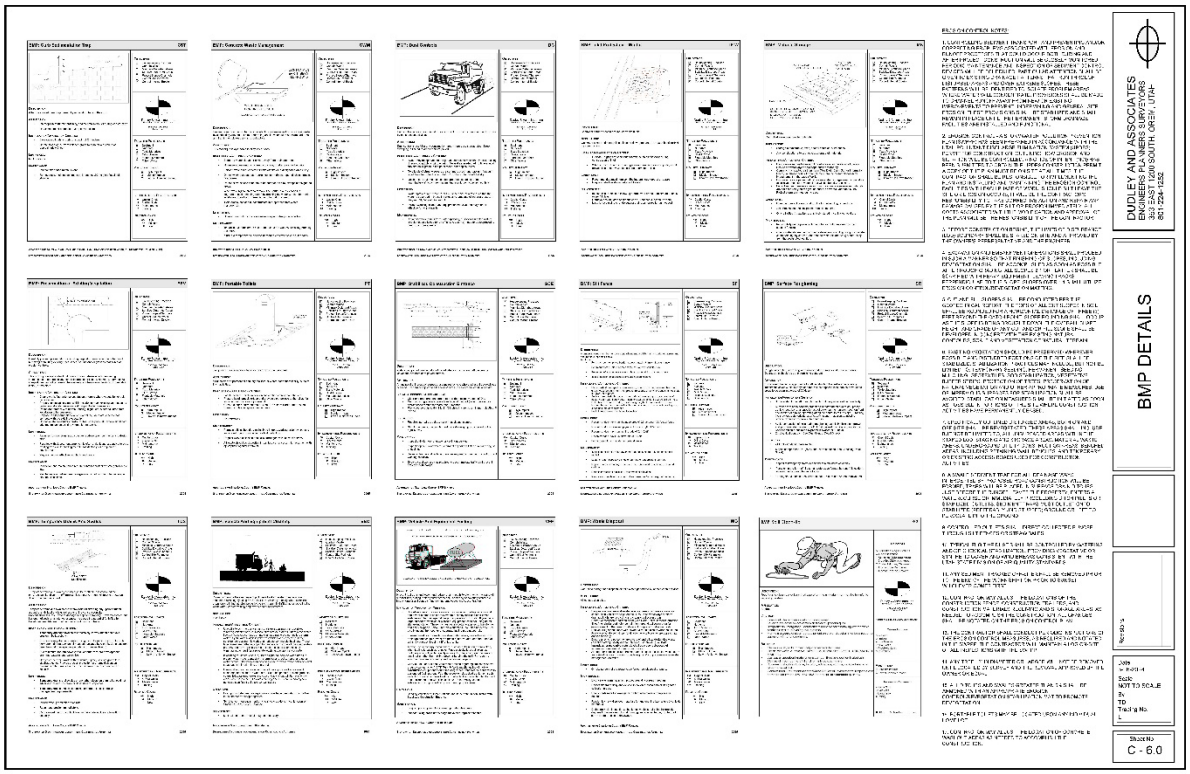

GRAPHIC SCALE
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
393 EAST 1200 SOUTH, OREM, UTAH
801.224.1252
Corners Concrete
Utility Plan
Know what's below.
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BLUE STAKES OF UTAH
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1-800-662-4111
C - 3.0

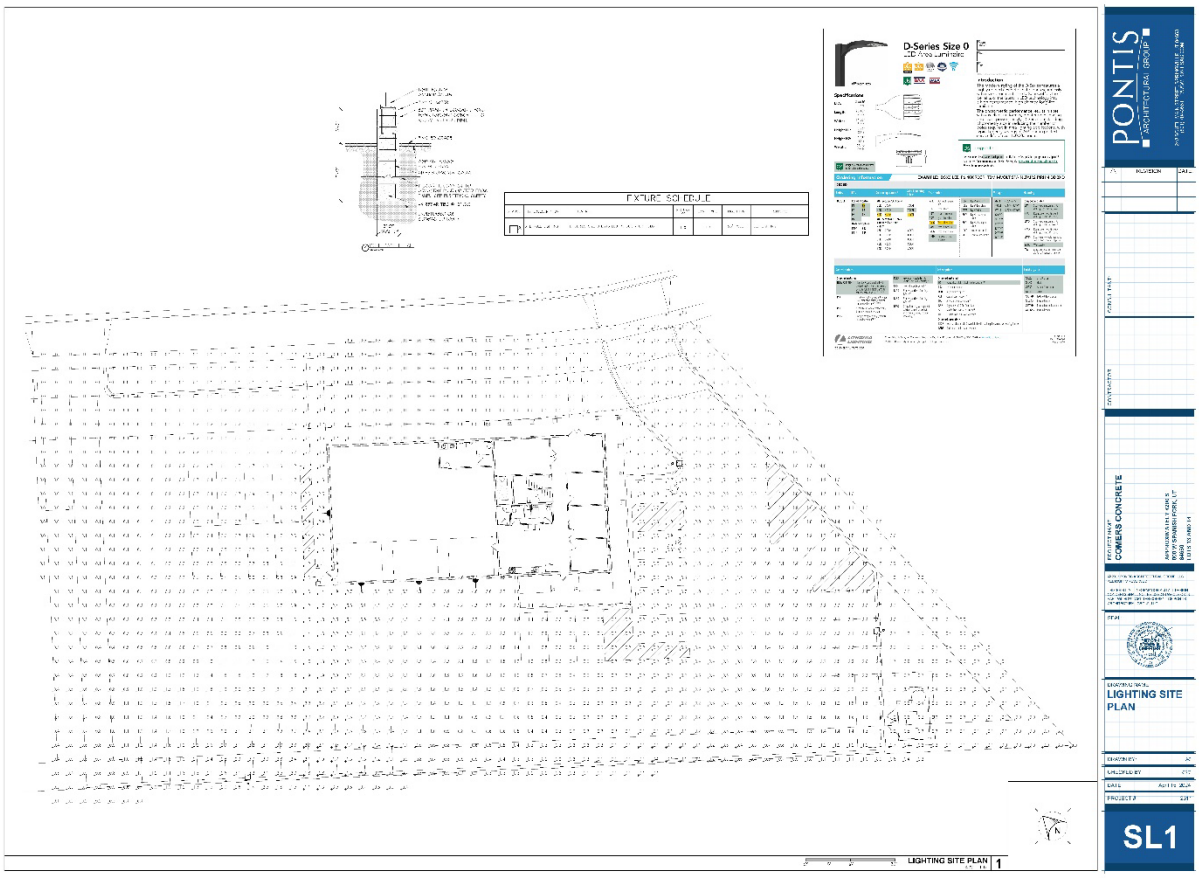

1340 West Street (Public)
COMERS CONCRETE
Basin A – Drainage Calculations
FIGURE 2 - ORIFICE PLATE SIZING
COMERS CONCRETE
1340 WEST 550 NORTH, SPRINGVILLE, UTAH
DUDLEY AND ASSOCIATES
Grading and Drainage Plan
North Airport Industrial - Lot 13
C - 4.0

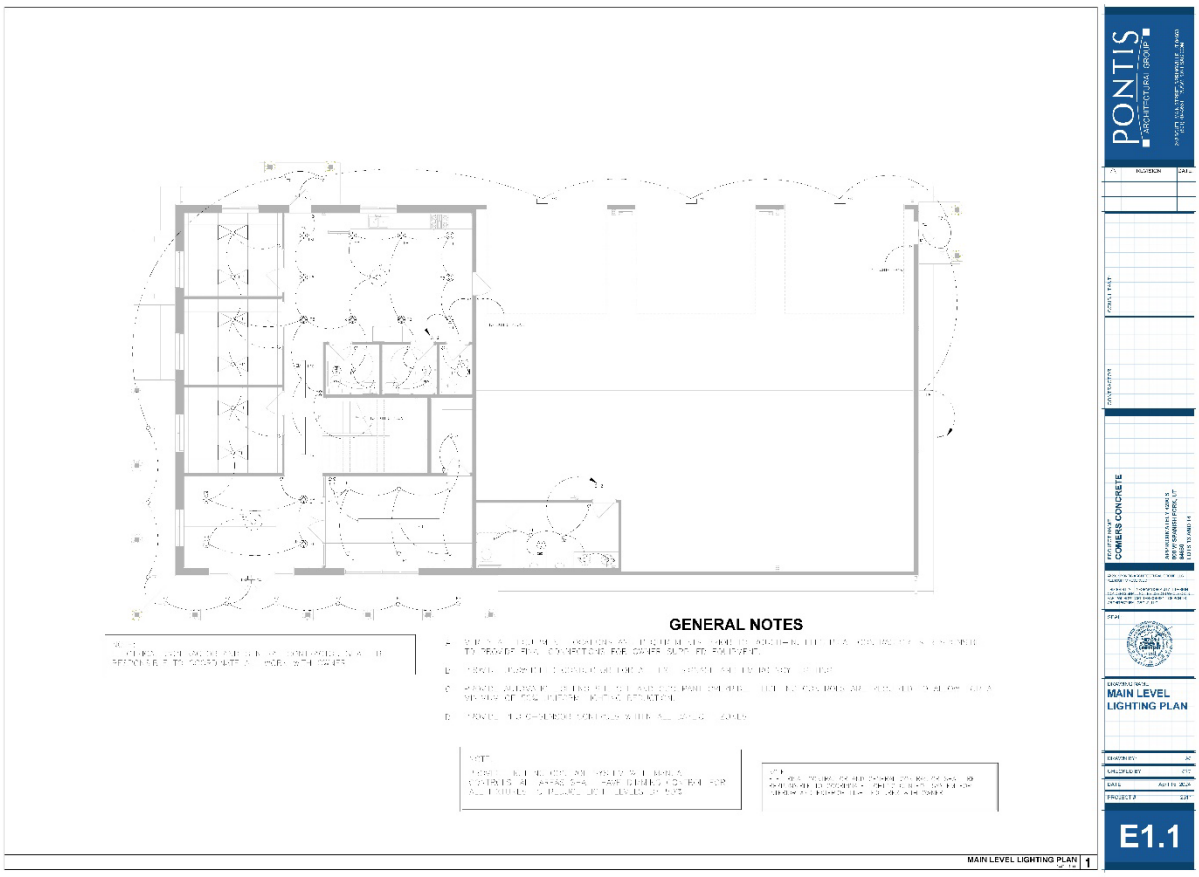

DUDLEY AND ASSOCIATES
COMERS CONCRETE
DETAIL SHEET
D - 1

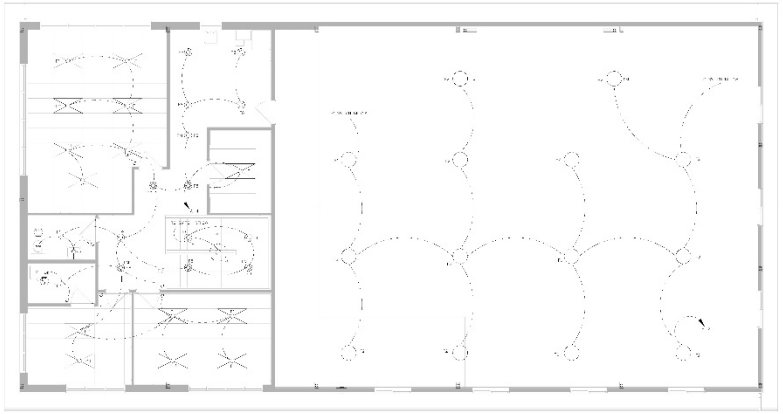

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UTAH
801-224-1252
Detail Sheet
Sunset Park
Revisions
Date
8-2-2024
Scale
Job No.
Sheet No.
D - 2


DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UTAH
801-224-1252
Cornerio Concrete
SWPPP
Sunset Park
Revisions
Date
8-2-2024
Scale
Job No.
Sheet No.
C - 5.0


DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
BOUNTIFUL, UTAH SOUTH WEBER, UTAH
801 294-3552
BMP DETAILS
Job
Scale
NOT TO SCALE
By
Tracing No.
Sheet No
C - 6.0


FIXTURE SCHEDULE
D-Series Size 0
PONTIS
ARCHITECTURAL GROUP
COMERS CONCRETE
LIGHTING SITE PLAN
SL1
LIGHTING SITE PLAN 1


GENERAL NOTES
MAIN LEVEL LIGHTING PLAN 1
PONTIS
ARCHITECTURAL GROUP
COMERS CONCRETE
MAIN LEVEL
LIGHTING PLAN
E1.1



GENERAL NOTES

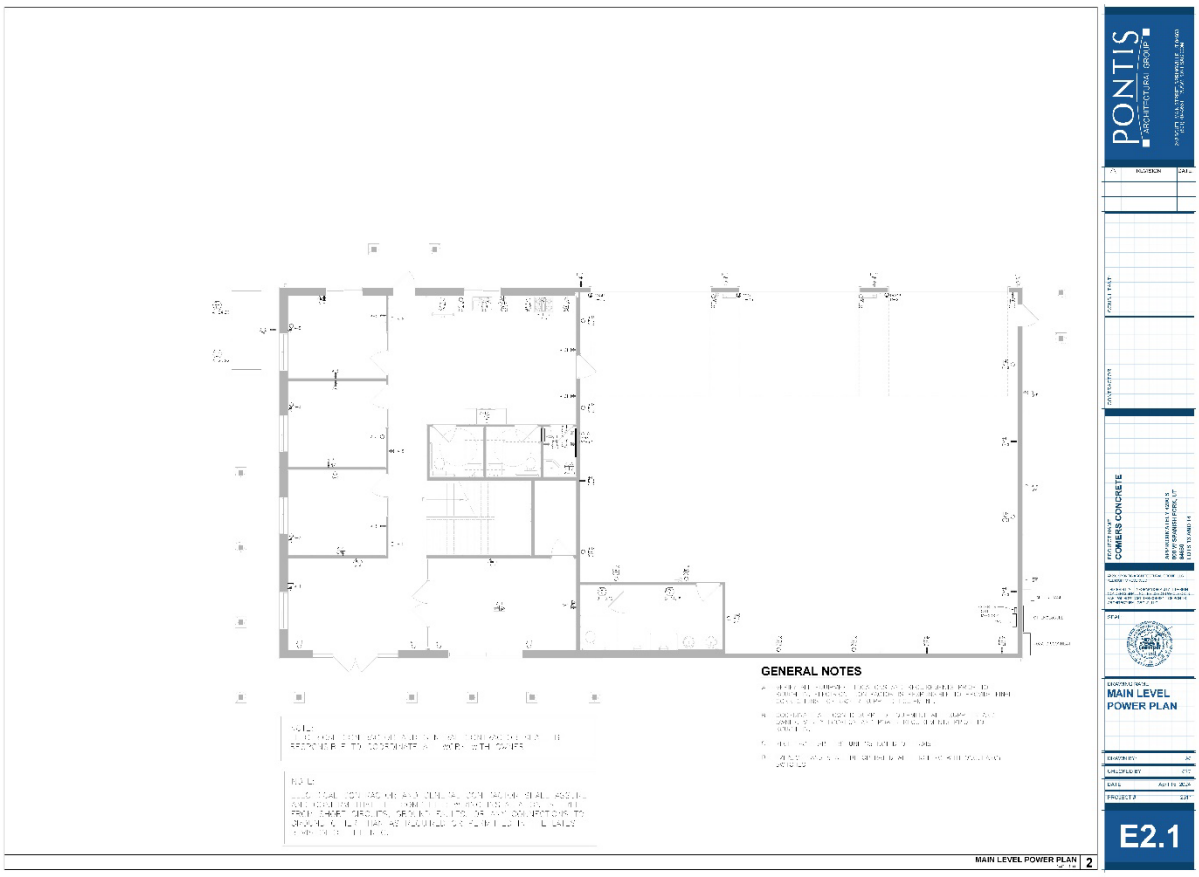
SECOND LEVEL LIGHTING PLAN 1

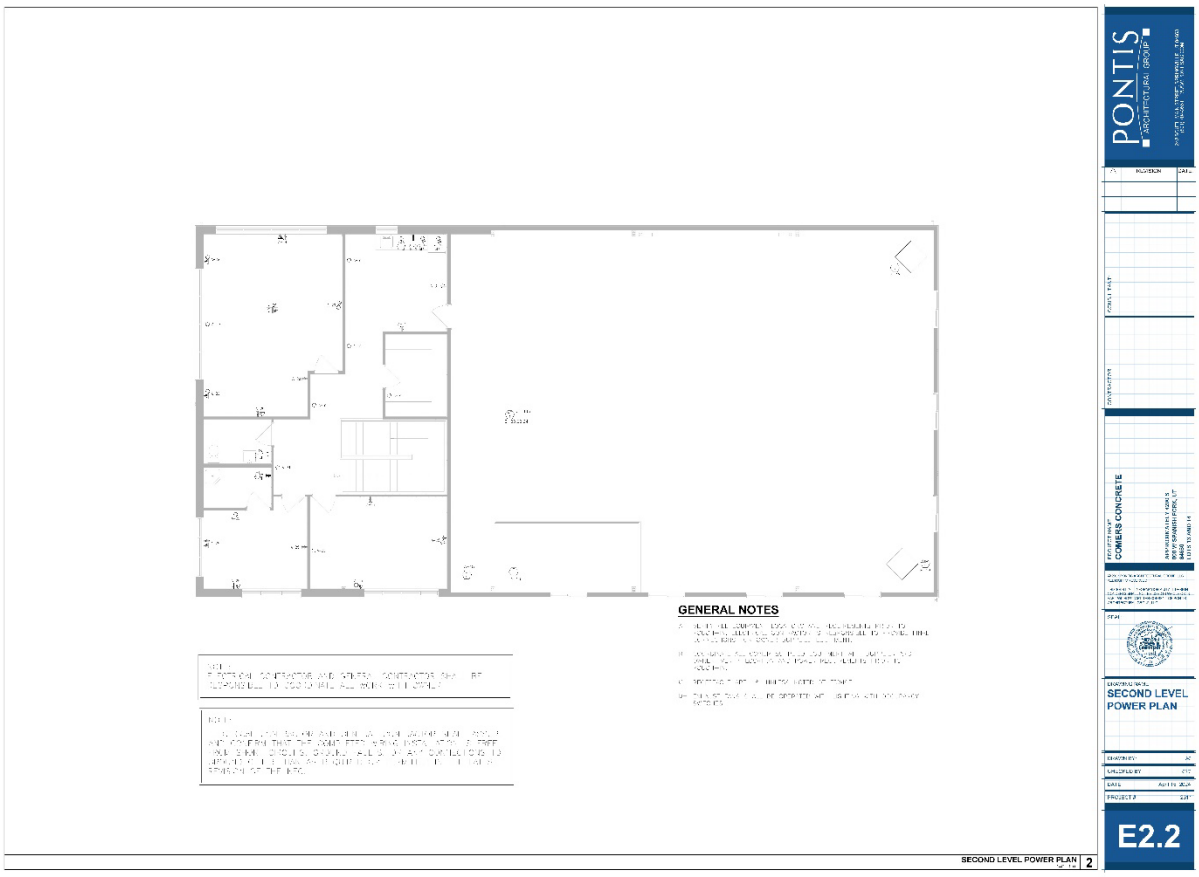
PONTIS ARCHITECTURAL GROUP

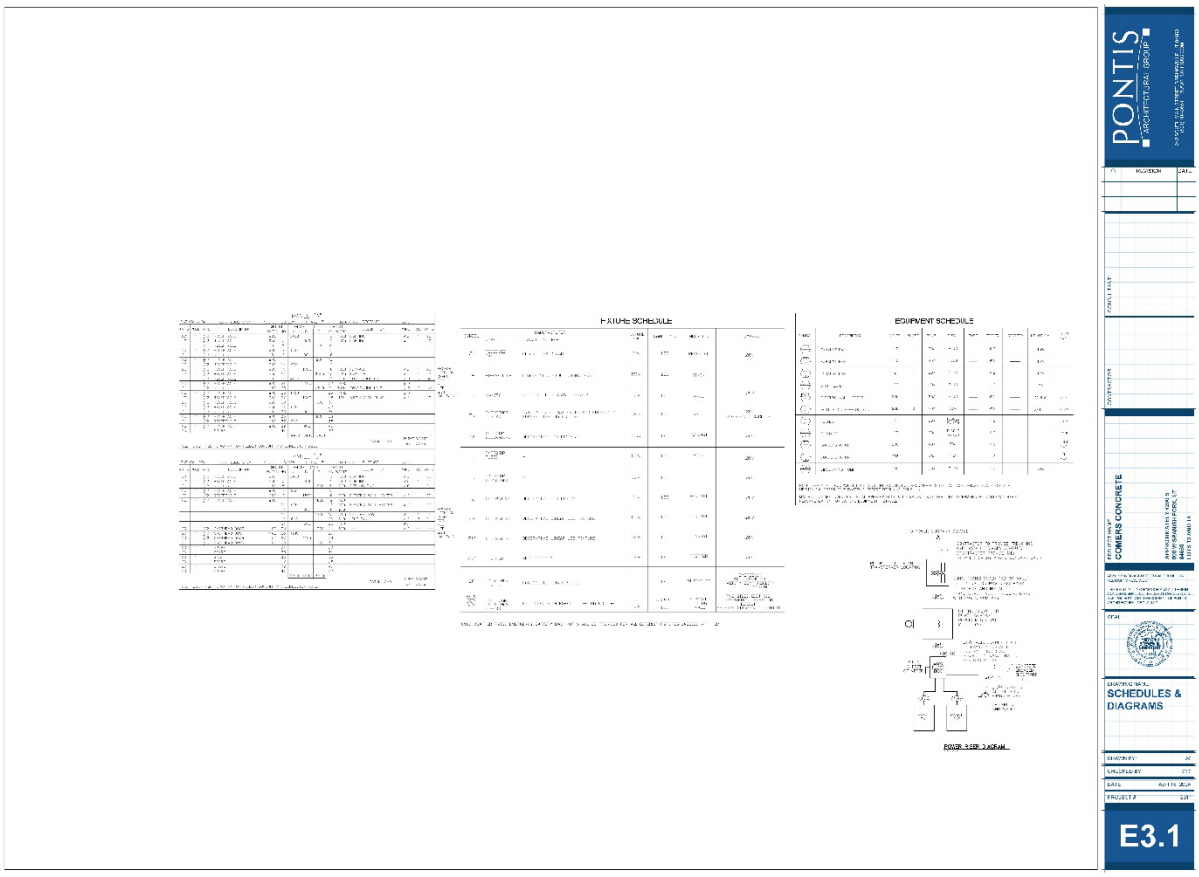
COMERS CONCRETE

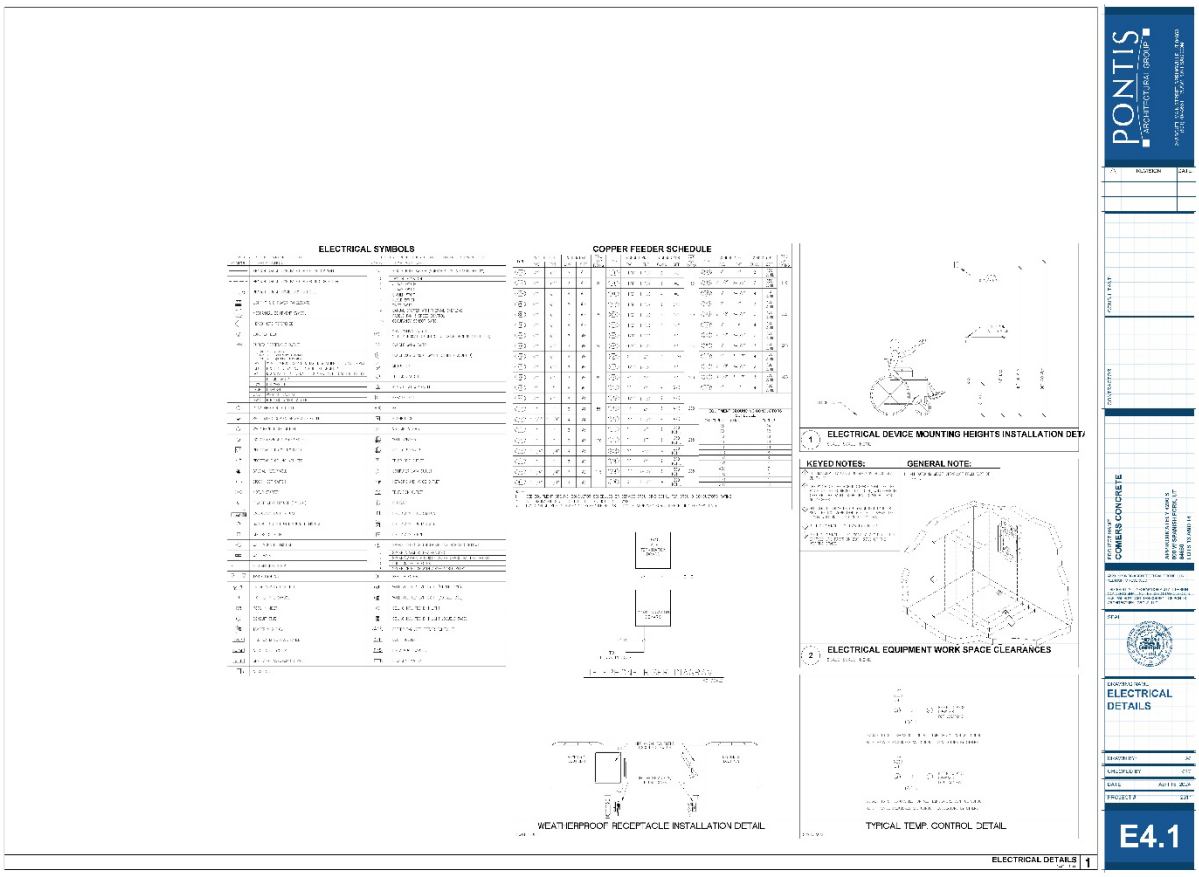
SECOND LEVEL LIGHTING PLAN

E1.2


GENERAL NOTES
MAIN LEVEL POWER PLAN
2
PONTIS
ARCHITECTURAL GROUP
COMERS CONCRETE
MAIN LEVEL
POWER PLAN
E2.1


GENERAL NOTES
PONTIS
ARCHITECTURAL GROUP
COMERS CONCRETE
SECOND LEVEL
POWER PLAN
E2.2
SECOND LEVEL POWER PLAN
2


FIXTURE SCHEDULE
EQUIPMENT SCHEDULE
PONTIS
ARCHITECTURAL GROUP
COMERS CONCRETE
SCHEDULES & DIAGRAMS
E3.1


ELECTRICAL SYMBOLS
COPPER FEEDER SCHEDULE
ELECTRICAL DEVICE MOUNTING HEIGHTS INSTALLATION DETA
KEYED NOTES:
GENERAL NOTE:
ELECTRICAL EQUIPMENT WORK SPACE CLEARANCES
WEATHERPROOF RECEPTACLE INSTALLATION DETAIL
TYPICAL TEMP. CONTROL DETAIL
ELECTRICAL DETAILS
1
PONTIS
ARCHITECTURAL GROUP
COMERS CONCRETE
ELECTRICAL DETAILS
E4.1

PRINSCO
WATER MANAGEMENT SOLUTIONS

NORTH AIRPORT INDUSTRIAL

SPANISH FORK, UT

HYDROSTOR HS75 STORMWATER CHAMBER SYSTEM

STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE HYDROSTOR HS75 OR APPROVED EQUIVALENT.
2. CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."
6. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   A. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   B. A STRUCTURAL EVALUATION SEAL BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO CERTIFY LONG-TERM PERFORMANCE.
   C. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
7. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

NOTES:

1. PRIOR TO BEGINNING INSTALLATION OF HYDROSTOR STORMWATER CHAMBERS, A PRECONSTRUCTION MEETING SHALL BE HELD WITH A PRINSCO REPRESENTATIVE AND THE INSTALLERS.
2. HYDROSTOR STORMWATER CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRINSCO "HYDROSTOR CONSTRUCTION GUIDE."
3. HYDROSTOR STORMWATER CHAMBERS SHALL NOT BE INSTALLED ON WET OR UNSTABLE FOUNDATION OR SUBGRADE. FOUNDATION STONE MUST BE LEVEL AND COMPACTED.
4. PRINSCO RECOMMENDS PRETREATMENT OF STORMWATER RUNOFF USING A PRINSCO STORMWATER QUALITY UNIT AND/OR A SEDIMENT ROW.
5. MAINTAIN MINIMUM SPACING BETWEEN CHAMBERS; 6" FOR HS75 AND 8" FOR HS180.
6. CONSTRUCTION EQUIPMENT SHALL NOT BE SITUATED ATOP THE CHAMBERS UNTIL SUFFICIENT COVER HAS BEEN ACHIEVED. DUMP TRUCKS, RUBBER TIRE LOADERS, EXCAVATORS, WHEEL OR ROLLER LOADS ARE NOT ALLOWED UNTIL PROPER FILL HEIGHTS HAVE BEEN ACHIEVED. REFER TO PRINSCO "HYDROSTOR CONSTRUCTION GUIDE" FOR SPECIFIC LOADING CRITERIA.
7. EMBEDMENT BACKFILL MUST BE PLACED USING THE FOLLOWING METHODS ONLY:
   - BACKFILL WITH AN EXCAVATOR LOCATED OUTSIDE THE EXCAVATION
   - BACKFILL WITH A STONE SHOOTER LOCATED OUTSIDE THE EXCAVATION
   - BACKFILL AS ROWS ARE BUILT WITH AN EXCAVATOR ON THE SUBGRADE OR FOUNDATION STONE
8. EMBEDMENT BACKFILL SHALL NOT BE PLACED USING THE "DUMP AND PUSH" METHOD. THIS MAY CAUSE DAMAGE TO THE CHAMBERS, WILL RESULT IN IMPROPER INSTALLATION AND WILL VOID THE PRINSCO STANDARD WARRANTY.
9. ONCE SUFFICIENT COVER IS ACHIEVED (12" FOR HS180; 8" FOR HS75), GRADING MAY COMMENCE WITH A SMALL DOZER OR SKID LOADER (LESS THAN 4.5 PSI GROUND PRESSURE). EQUIPMENT SHALL ALWAYS TRAVEL PARALLEL TO CHAMBER ROWS. SEE PRINSCO "HYDROSTOR CONSTRUCTION GUIDE" FOR SPECIFIC LOADING CRITERIA.

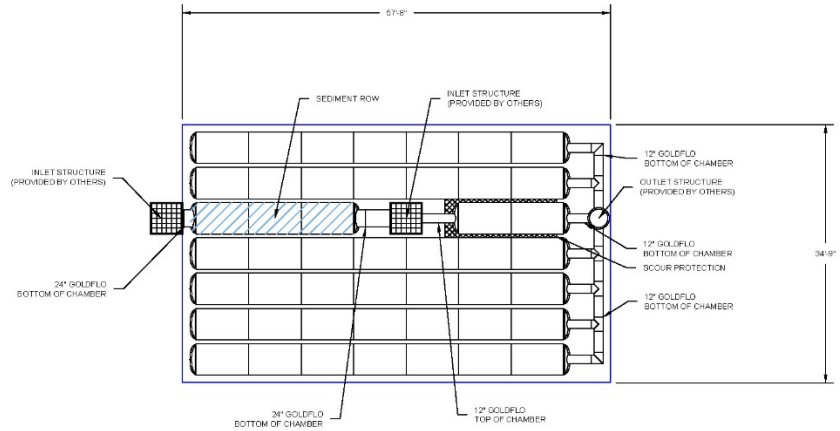
PROJECT INFORMATION:

- PROJECT NUMBER: 24-107
- PRINSCO SALES CONTACT: Chad Farnworth: 385-215-4071
- ENGINEER: ----
- CONTRACTOR: ----
- DISTRIBUTOR: ----

THE UNDERSIGNED HEREBY APPROVES THE ATTACHED (8) PAGES

CUSTOMER _____ DATE _____

PRINSCO'S FOUNDATION DESIGN ASSUMES 4.4 KSF SOIL BEARING CAPACITY. DUE TO UNKNOWN SITE SPECIFIC CONDITIONS, FOUNDATION STONE DEPTH REQUIREMENTS TO BE DETERMINED BY PROJECT ENGINEER BASED ON SOIL BEARING CAPACITY AND COVER HEIGHTS PER PRINSCO DESIGN GUIDE FOUNDATION REQUIREMENTS.



BILL OF MATERIALS

PART	DESCRIPTION	QTY.	PART	DESCRIPTION	QTY.
A1	HYDROSTOR HS75 CHAMBER (HS75C)	47	A2	HYDROSTOR HS75 END CAP (HS75E)	6
A3	HYDROSTOR HS75 END CAP w/ 24" CORED HOLE BOTTOM (HS75E-24HB)	2	A4	HYDROSTOR 24" ADAPTER FOR HS75 ENDCAP (HS75A-24)	2
A5	24GF20NP-WT (FIELD CUT PIPE FOR MANIFOLD)	20'	A6	24" SPLIT COUPLER (SC24-TF)	2
A7	HYDROSTOR HS75 END CAP w/ 12" CORED HOLE TOP (HS75E-12HT)	1	A8	HYDROSTOR HS75 END CAP w/ 12" CORED HOLE BOTTOM (HS75E-12HB)	7
A9	12" GOLDFLO TEE (T12-GF)	4	A10	12GF20NP-WT (FIELD CUT PIPE FOR MANIFOLD)	60'
A11	12" SPLIT COUPLER (SC12-BM)	16	A12	12" GOLDFLO 90° ELBOW (E12-902F-GF)	2

TYPICAL ELEVATIONS - HS75 BEDS (ft)

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	4522.57
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	4518.57
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	4516.07
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	4516.07
MINIMUM ALLOWABLE GRADE (TOP OF REINFORCED CONCRETE PAVEMENT):	4516.07
TOP OF STONE (MIN):	4515.07
TOP OF CHAMBER:	4514.57
12" TOP OF CHAMBER (INVERT):	4513.26
12" BOTTOM OF CHAMBER (INVERT):	4512.26
24" BOTTOM OF CHAMBER (INVERT):	4512.11
BOTTOM OF CHAMBER (MIN):	4512.07
BOTTOM OF FOUNDATION STONE:	4511.57

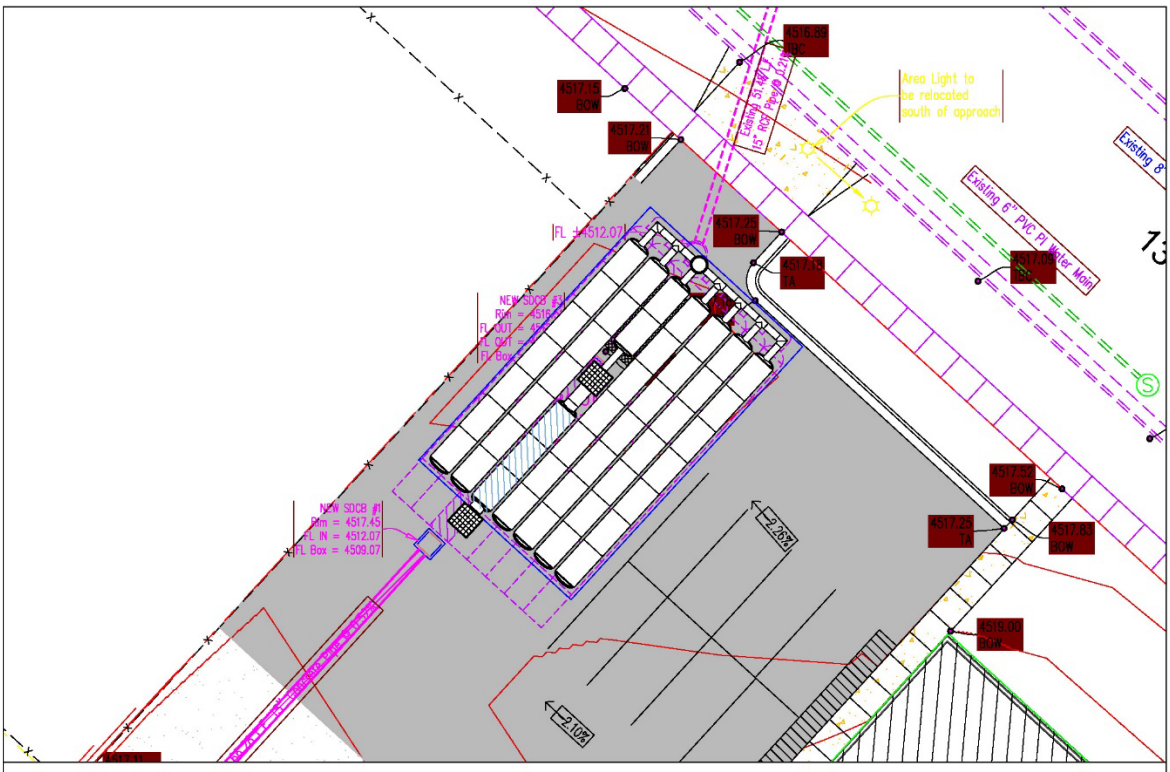
PROPOSED SYSTEM LAYOUT HS75

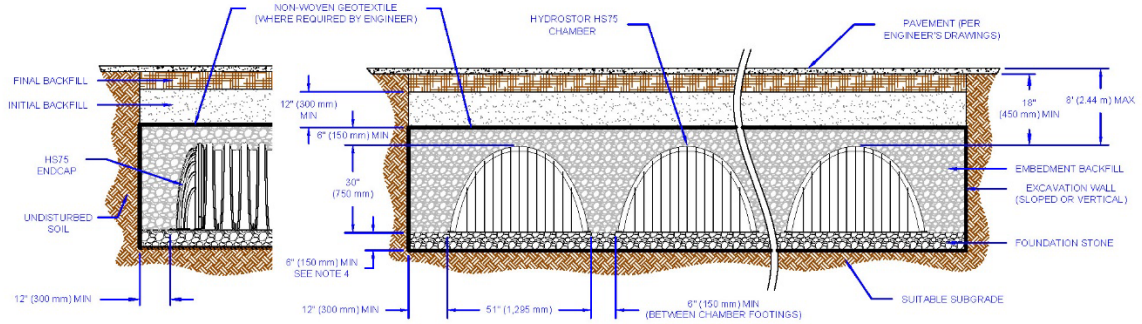
INSTALLED SYSTEM VOLUME (ft³):	4,156
INSTALLED SYSTEM FOOTPRINT (ft²):	2,004
SYSTEM PERIMETER (ft):	185
TOTAL CHAMBERS:	47
TOTAL END CAPS:	16
STONE REQUIRED (yd³):	173
NON-WOVEN GEOTEXTILE (yd²):	629
WOVEN GEOTEXTILE (yd²):	35

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TITLE:	NORTH AIRPORT INDUSTRIAL SPANISH FORK, UT		REV. A
CHECKED BY:	TJW	PRINSCO SALES CONTACT:	Chad Farnworth: 385-215-4071
DRAWN BY:	HDC	DATE:	31-Jan-24
SCALE:	NTS	SHEET:	1 OF 2
		DRAWING NUMBER:	24-107


4516.80
BC
4517.15
BOW
4517.21
BOW
Area Light to
be relocated
south of approach
Existing 8"
Existing 6" PVC Pi Water Main
FL = 4512.07
4517.25
BOW
4517.15
TA
NEW SDCB #1
Rim = 4517.45
FL IN = 4512.07
FL Box = 4509.07
4517.32
BOW
4517.25
TA
4517.63
BOW
4518.08
BOW
2.26%
2.10%
OVERLAY
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TITLE: NORTH AIRPORT INDUSTRIAL
SPANISH FORK, UT
REV: A
CHECKED BY: TJW
PRINSCO SALES CONTACT: Chad Farnworth 385-215-4071
DRAWN BY: HDC
DATE: 31-Jan-24
DRAWING NUMBER: 24-107
SCALE: NTS
SHEET: 2 OF 2



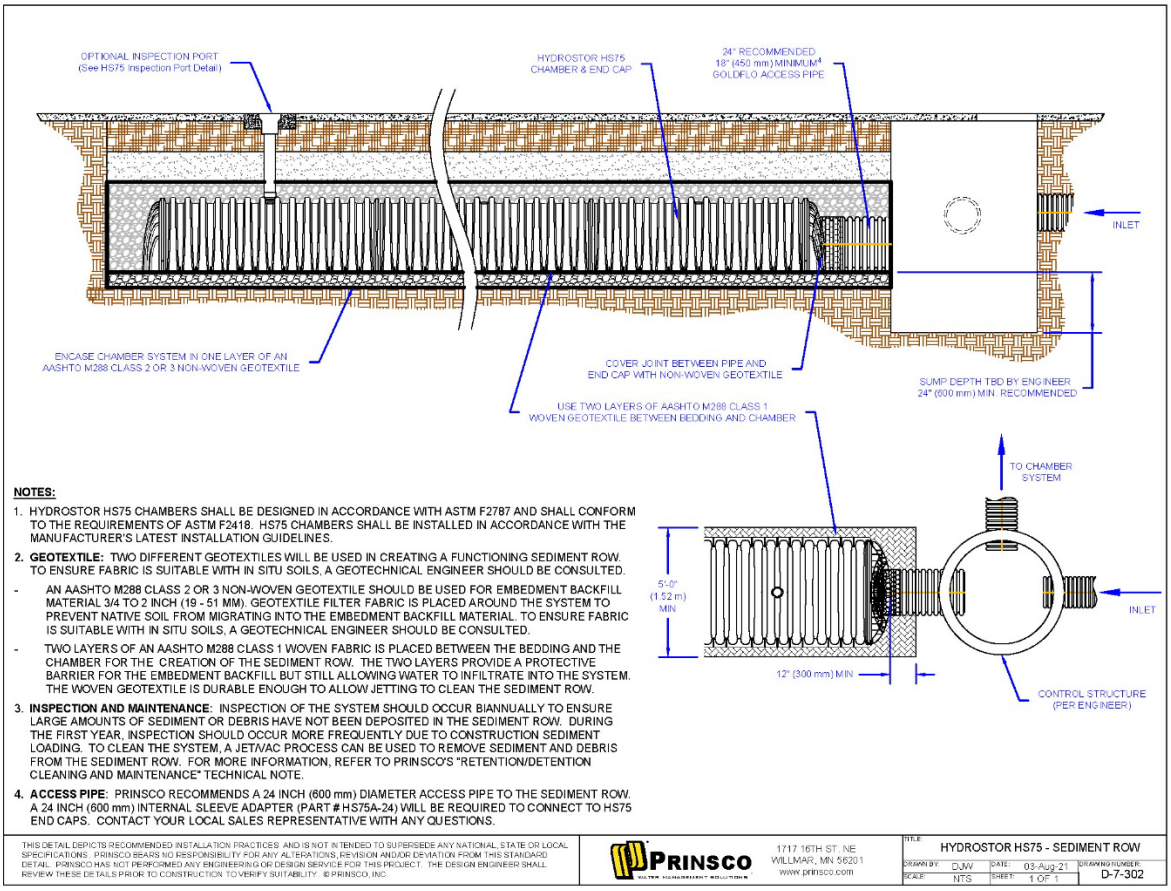
NOTES:

1. HYDROSTOR HS75 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418. HS75 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. **SUBGRADE:** TRENCH BOTTOMS WITH UNSTABLE OR UNYIELDING MATERIAL SHALL BE EXCAVATED TO A DEPTH DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE MATERIAL. FOR UNSTABLE MATERIALS, GEOTEXTILE MAY BE USED TO STABILIZE THE TRENCH BOTTOM, IF DIRECTED BY THE ENGINEER. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING SUBGRADE SUITABILITY.
3. **GEOTEXTILE:** AN AASHTO M288 CLASS 2 OR 3 NON-WOVEN GEOTEXTILE SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL 3/4 TO 2 INCH (19 - 51 MM). GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
4. **FOUNDATION STONE:** SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH (19 - 51 mm), CLEAN, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH CLEAN, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., CLEAN, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. MINIMUM FOUNDATION STONE THICKNESS TO BE DETERMINED BY DESIGN ENGINEER. MINIMUM OF 6" (150 mm) RECOMMENDED. REFER TO PRINSCO DESIGN MANUAL FOR ADDITIONAL GUIDANCE. COMPACTION SHOULD BE DONE IN LIFTS OF NO MORE THAN 6 INCHES (150 mm).
5. **EMBEDMENT BACKFILL:** SUITABLE MATERIAL SHALL BE A 3/4 - 2 INCH (19 - 51 mm), CLEAN, CRUSHED ANGULAR STONE, OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57) WITH CLEAN, CRUSHED, ANGULAR STONE ADDED TO THE GRADATION, e.g., CLEAN, CRUSHED, ANGULAR #3 (AASHTO M43) STONE. EMBEDMENT BACKFILL SHALL EXTEND FROM TOP OF BEDDING TO NOT LESS THAN 6" (150 mm) INCHES ABOVE THE TOP OF THE CHAMBER. NO COMPACTION IS REQUIRED BUT AN EFFORT SHOULD BE MADE TO HAND KNIFE STONE IN BETWEEN ALL CORRUGATIONS.
6. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE A GRANULAR, WELL GRADED SOIL WITH LESS THAN 35% FINES OR AASHTO M43 SIZES (3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10). MOST PAVEMENT SUBBASE MATERIALS FALL WITHIN THIS GRADING CRITERIA. INITIAL BACKFILL SHALL EXTEND FROM TOP OF EMBEDMENT BACKFILL TO NOT LESS THAN 18 INCHES (450 mm) ABOVE THE TOP OF THE CHAMBER. COMPACT TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
7. **FINAL BACKFILL:** SUITABLE MATERIALS SHALL BE ANY SOIL DIRECTED BY THE ENGINEER. FINAL BACKFILL SHALL EXTEND FROM TOP OF INITIAL BACKFILL TO NO MORE THAN 8 FEET (2.44 m) ABOVE THE TOP OF THE CHAMBER. COMPACTION LEVELS SHOULD FOLLOW ENGINEERS RECOMMENDATIONS.
8. **MINIMUM COVER:** FOR TRAFFIC APPLICATIONS A MINIMUM COVER OF 18 INCHES (450 mm) IS REQUIRED, MEASURED FROM THE TOP OF THE CHAMBER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR TO THE TOP OF RIGID PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING MAY OCCUR, INCREASE COVER TO 24 INCHES (600 mm). ADDITIONAL COVER MAY BE REQUIRED FOR CONSTRUCTION LOADS.
9. **MAXIMUM COVER:** A COVER HEIGHT OF OVER 8 FEET (2.44 m) IS NOT RECOMMENDED. COVER HEIGHT IS MEASURED FROM THE TOP OF THE CHAMBER TO THE TOP OF THE PAVEMENT
10. **LOAD RATING:** HS75 CHAMBERS ARE TRAFFIC RATED FOR H-20 VEHICLES WITH ADDITIONAL CONSIDERATION FOR LANE LOADING, COMMONLY REFERRED TO AS HL-93 LOAD RATING (AASHTO DESIGN TRUCK).

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TITLE	HYDROSTOR HS75 - CROSS SECTION			
DRAWN BY:	RMA	DATE:	16-Dec-22	DRAWING NUMBER: D-7-300A
SCALE:	NTS	SHEET:	1 OF 1	



NOTES:

1. HYDROSTOR HS75 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418. HS75 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION GUIDELINES.
2. **GEOTEXTILE:** TWO DIFFERENT GEOTEXTILES WILL BE USED IN CREATING A FUNCTIONING SEDIMENT ROW. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
   - AN AASHTO M288 CLASS 2 OR 3 NON-WOVEN GEOTEXTILE SHOULD BE USED FOR EMBEDMENT BACKFILL MATERIAL 3/4 TO 2 INCH (19 - 51 MM). GEOTEXTILE FILTER FABRIC IS PLACED AROUND THE SYSTEM TO PREVENT NATIVE SOIL FROM MIGRATING INTO THE EMBEDMENT BACKFILL MATERIAL. TO ENSURE FABRIC IS SUITABLE WITH IN SITU SOILS, A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED.
   - TWO LAYERS OF AN AASHTO M288 CLASS 1 WOVEN FABRIC IS PLACED BETWEEN THE BEDDING AND THE CHAMBER FOR THE CREATION OF THE SEDIMENT ROW. THE TWO LAYERS PROVIDE A PROTECTIVE BARRIER FOR THE EMBEDMENT BACKFILL BUT STILL ALLOWING WATER TO INFILTRATE INTO THE SYSTEM. THE WOVEN GEOTEXTILE IS DURABLE ENOUGH TO ALLOW JETTING TO CLEAN THE SEDIMENT ROW.
3. **INSPECTION AND MAINTENANCE:** INSPECTION OF THE SYSTEM SHOULD OCCUR BIANNUALLY TO ENSURE LARGE AMOUNTS OF SEDIMENT OR DEBRIS HAVE NOT BEEN DEPOSITED IN THE SEDIMENT ROW. DURING THE FIRST YEAR, INSPECTION SHOULD OCCUR MORE FREQUENTLY DUE TO CONSTRUCTION SEDIMENT LOADING. TO CLEAN THE SYSTEM, A JET/VAC PROCESS CAN BE USED TO REMOVE SEDIMENT AND DEBRIS FROM THE SEDIMENT ROW. FOR MORE INFORMATION, REFER TO PRINSCO'S "RETENTION/DETENTION CLEANING AND MAINTENANCE" TECHNICAL NOTE.
4. **ACCESS PIPE:** PRINSCO RECOMMENDS A 24 INCH (600 mm) DIAMETER ACCESS PIPE TO THE SEDIMENT ROW. A 24 INCH (600 mm) INTERNAL SLEEVE ADAPTER (PART # HS75A-24) WILL BE REQUIRED TO CONNECT TO HS75 END CAPS. CONTACT YOUR LOCAL SALES REPRESENTATIVE WITH ANY QUESTIONS.

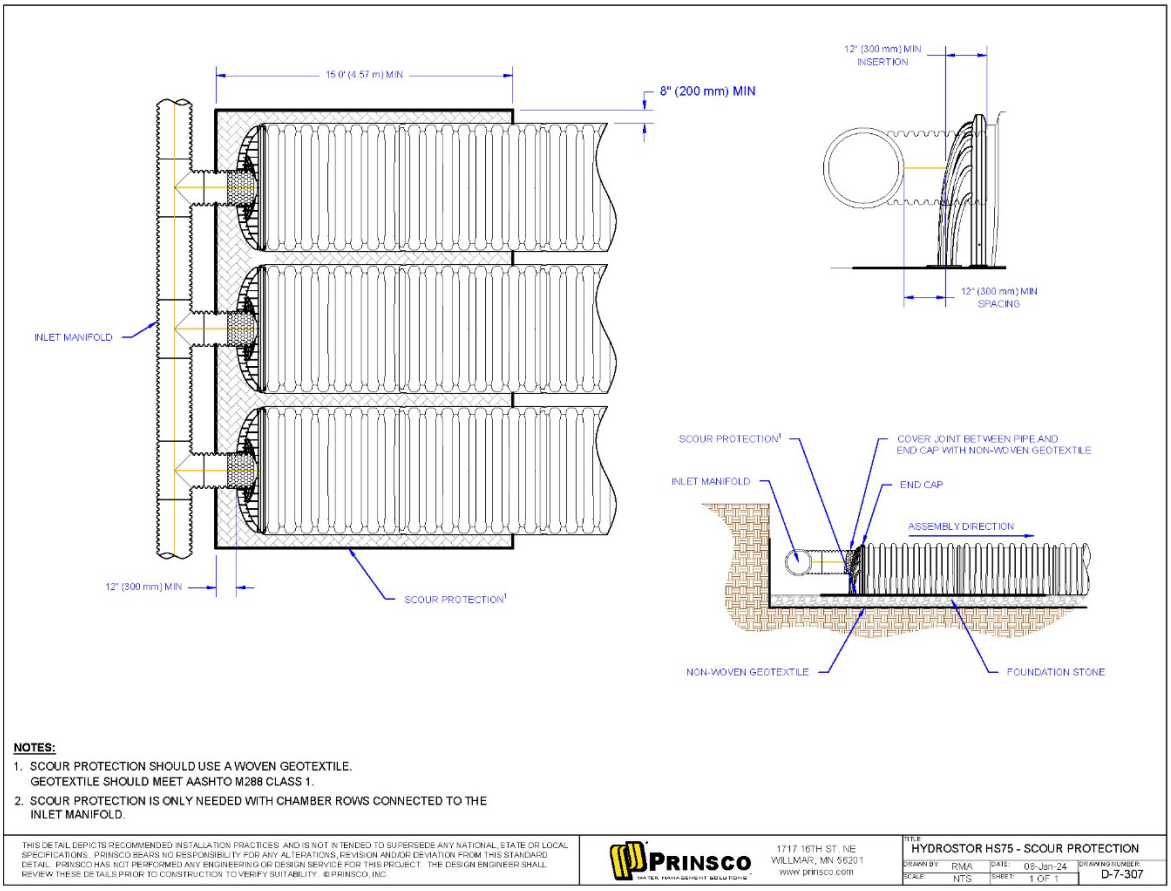
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TITLE: HYDROSTOR HS75 - SEDIMENT ROW

DRAWN BY:	DJW	DATE:	03-Aug-21	DRAWING NUMBER:
SCALE:	NTS	SHEET:	1 OF 1	D-7-302



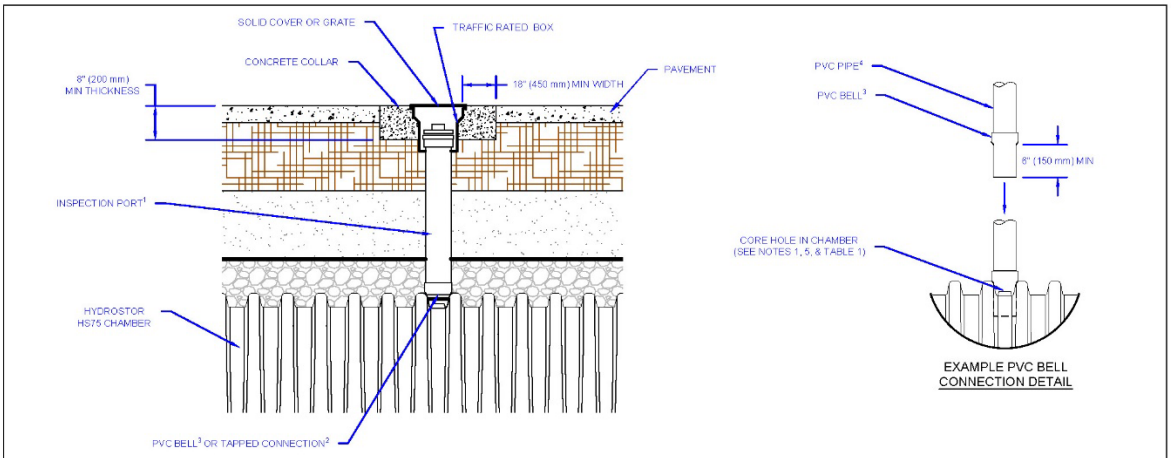
NOTES:

1. SCOUR PROTECTION SHOULD USE A WOVEN GEOTEXTILE. GEOTEXTILE SHOULD MEET AASHTO M288 CLASS 1.
2. SCOUR PROTECTION IS ONLY NEEDED WITH CHAMBER ROWS CONNECTED TO THE INLET MANIFOLD.

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TITLE: HYDROSTOR HS75 - SCOUR PROTECTION
DRAWN BY: RMA | DATE: 08-Jan-24 | DRAWING NUMBER: D-7-307
SCALE: NTS | SHEET: 1 OF 1



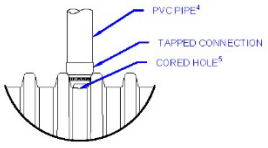
NOTES:

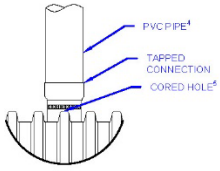
1. REFER TO TABLE 1 FOR DETAILS. CIRCULAR CUT OUT POINT IS LOCATED AT THE CENTER OF EACH HS31 CHAMBER.
2. TAPPED CONNECTION CAN CONSIST OF QWIKSEAL OR APPROVED ENGINEERING EQUIVALENT.
3. PVC FITTING CAN CONSIST OF BELL OR OTHER CONNECTION WHICH PREVENTS PIPE FROM SLIDING INTO THE CHAMBER. ALL PVC FITTINGS TO BE SOLVENT CEMENTED.
4. PVC MAY BE EITHER SDR 35 OR SCH 40.
5. HOLES SHOULD BE CUT WITH A HOLE SAW. IF NEEDED, START WITH SMALLER SIZE AND SLOWLY CUT OUT MORE EVENLY FROM SIDES UNTIL TIGHT FIT OF CONNECTION IN HOLE.

TABLE 1

CORED HOLE SIZE ESTIMATES (CONFIRM DIMENSIONS PRIOR TO CUTTING)			
CONNECTION	4" (100 mm) PVC INSPECTION PORT	6" (150 mm) PVC INSPECTION PORT	8" (200 mm) PVC INSPECTION PORT
QWIKSEAL	5" (125 mm) hole centered on corrugation crest. P/N: QS-4	7" (180 mm) hole centered on corrugation crest. P/N: QS-6	9" (230 mm) hole centered on corrugation crest. P/N: QS-8
SDR 35*	~4-1/4" (108 mm) hole on circular cut out pt.	~6-3/8" (162 mm) hole centered on corrugation crest.	~8-1/2" (216 mm) hole centered on corrugation crest.
SCH 40*	~4-5/8" (117 mm) hole on circular cut out pt.	~6-3/4" (172 mm) hole centered on corrugation crest.	~8-3/4" (222 mm) hole centered on corrugation crest.

*CONFIRM O.D. OF PIPE PRIOR TO CUTTING TO ENSURE HOLE IS TIGHT FITTING AROUND PVC PIPE. CUT HOLE TO MATCH O.D. AS CLOSE AS POSSIBLE.





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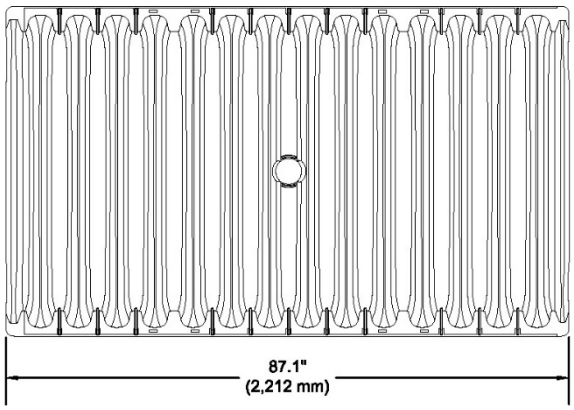
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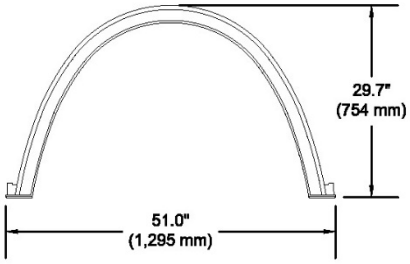
TITLE: HYDROSTOR HS75 - INSPECTION PORT

DRAWN BY:	DATE:	DRAWING NUMBER:
AED	28-Aug-23	D-7-303
SCALE: NTS	SHEET: 1 OF 1	

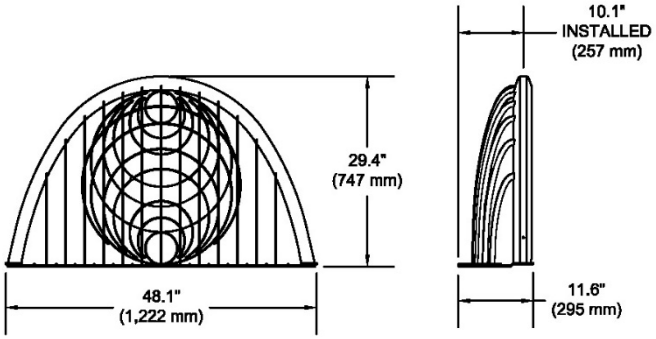
HydroStor™ | HS75

Chamber Specifications	
Chamber Size (L x W x H)	87.1" x 51.0" x 29.7" (2,212 x 1,295 x 754 mm)
Installed Length	84.9" (2,155 mm)
Chamber Storage	46.4 ft³ (1.31 m³)
Min. Installed Storage*	74.9 ft³ (2.12m³)
Weight / Chamber	66 lbs (29.9 kg)
Chambers / Pallet	33
Approx. Weight / Pallet	2,300 lbs (1,143 kg)





End Cap Specifications	
End Cap Size (L x W x H)	11.6" x 48.1" x 29.4" (295 x 1,222 x 747 mm)
Installed Length	10.1" (257 mm)
End Cap Storage	2.75 ft³ (0.08 m³)
Min. Installed Storage*	13.90 ft³ (0.39 m³)
Weight	12 lbs (5.44 kg)

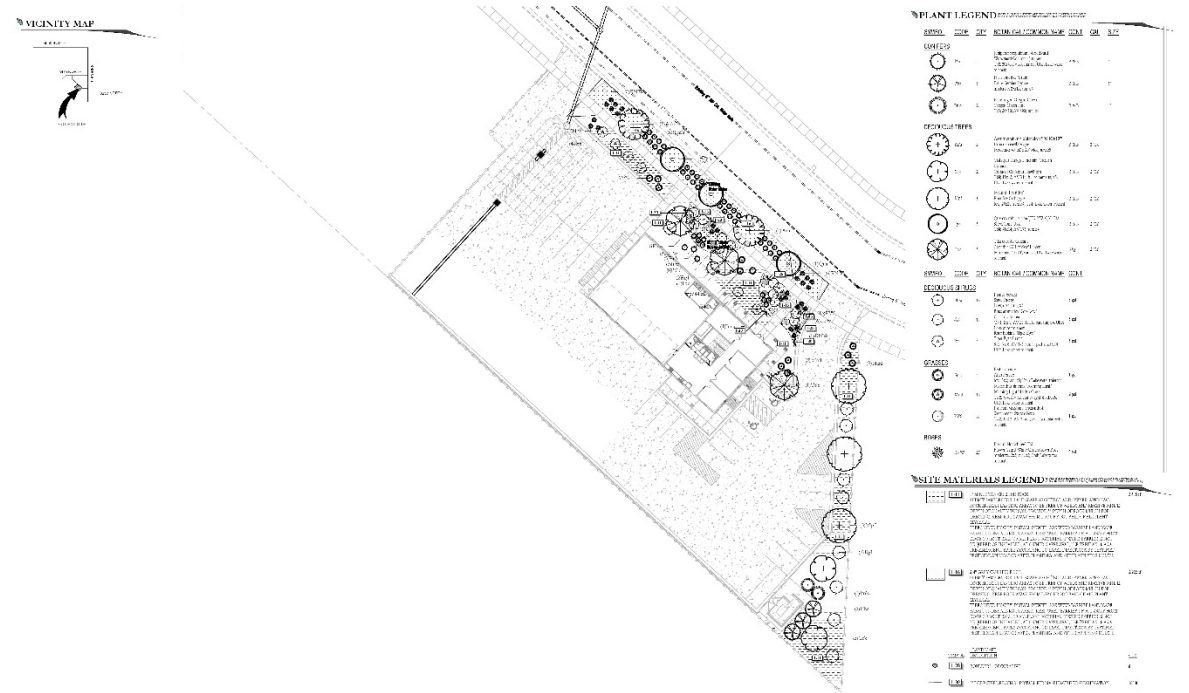


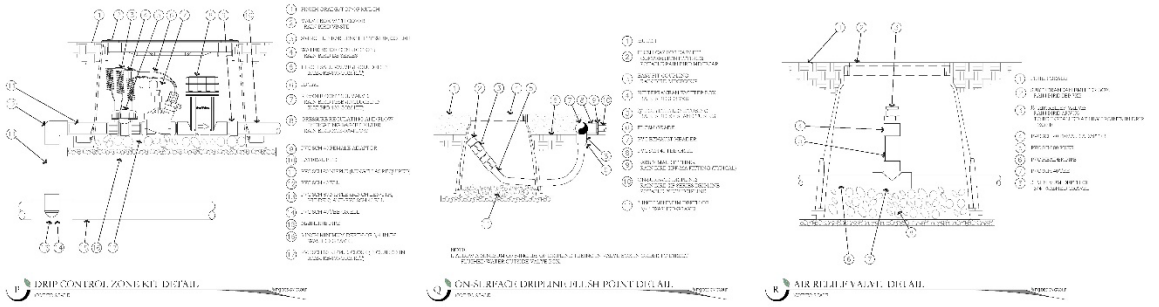
*ASSUMES 6" (150 mm) STONE ABOVE CHAMBERS/END CAPS, 6" (150 mm) OF STONE FOR FOUNDATION STONE, 6" (150 mm) OF STONE BETWEEN CHAMBERS/END CAPS, 12" (300 mm) OF STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

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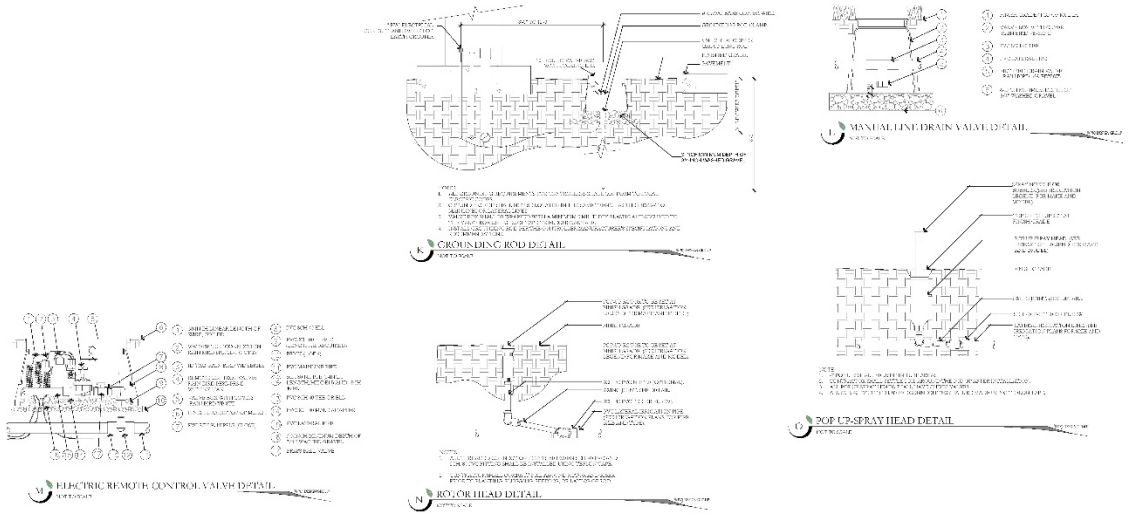
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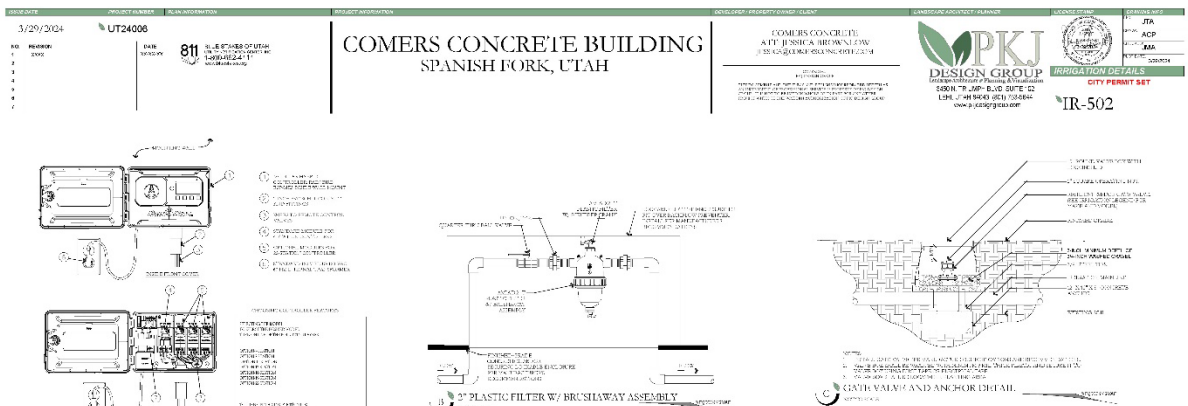
TITLE: HYDROSTOR HS75 - SPECIFICATION			
DRAWN BY: TJW	DATE: 09-Aug-22	DRAWING NUMBER: D-7-301	
SCALE: NTS	SHEET: 1 OF 1		


VICINITY MAP
PLANT LEGEND
SITE MATERIALS LEGEND
3/29/2024
UT24006
COMERS CONCRETE BUILDING
SPANISH FORK, UTAH
LANDSCAPE PLAN
CITY PERMIT SET
LP-100


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

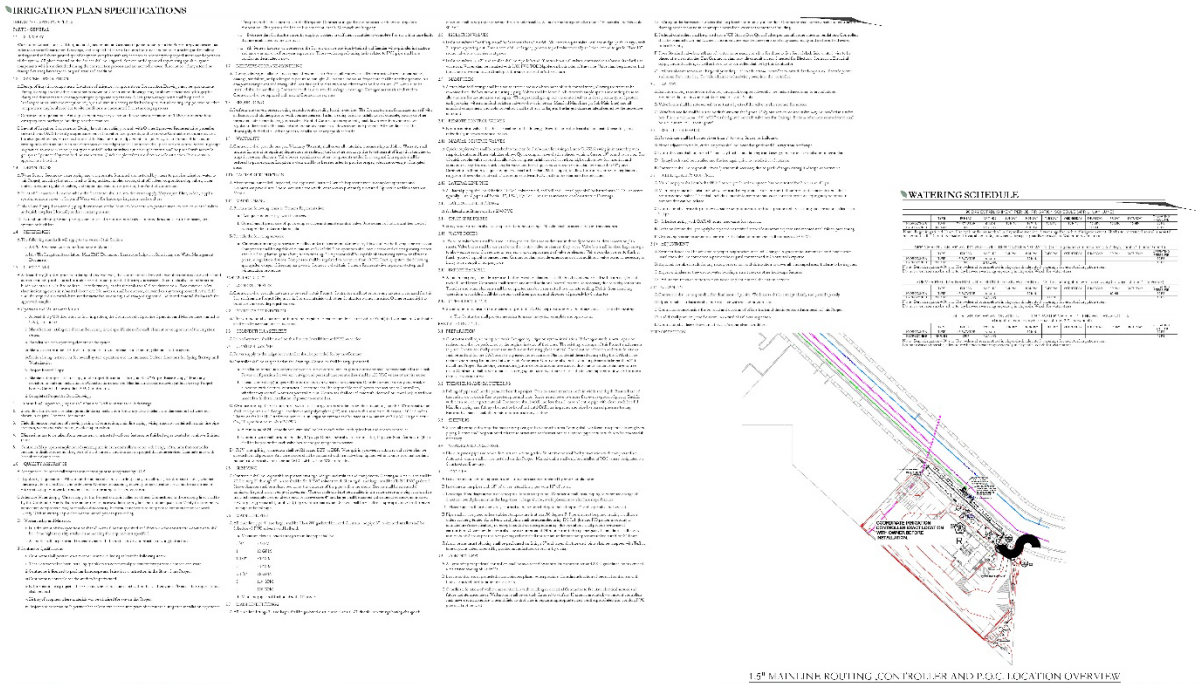

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
3/29/2024
UT24006
COMERS CONCRETE BUILDING
SPANISH FORK, UTAH
IRRIGATION DETAILS
CITY PERMIT SET
IR-503

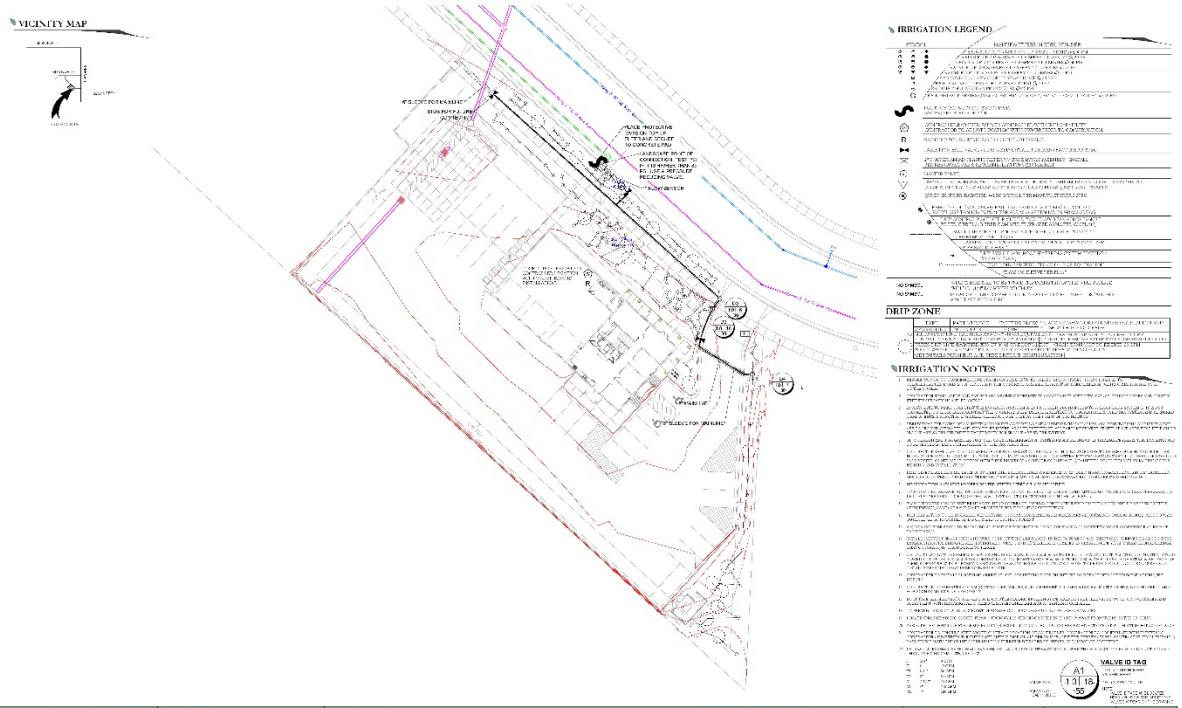

K GROUNDING ROD DETAIL
L MANUAL LINE DRAIN VALVE DETAIL
M ELECTRIC REMOTE CONTROL VALVE DETAIL
N ROTOR HEAD DETAIL
O POP UP SPRAY HEAD DETAIL

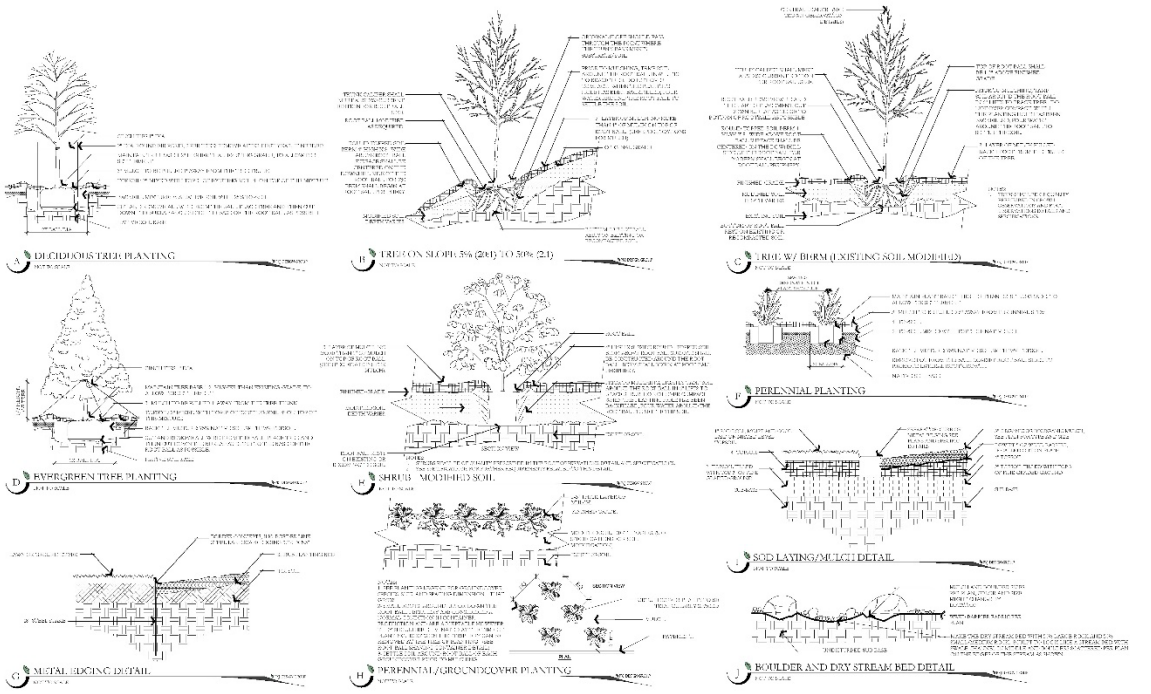

3/29/2024
UT24006
COMERS CONCRETE BUILDING
SPANISH FORK, UTAH
COMERS CONCRETE
ATT: JESSICA BROWNLOW
PKJ DESIGN GROUP
IRRIGATION DETAILS
CITY PERMIT SET
IR-502

A ESP-ME3 MODULAR HYBRID CONTROLLER
B 2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
C GATE VALVE AND ANCHOR DETAIL
D TYPICAL SLEEVING DETAIL
E IRRIGATION TRENCHING DETAIL
F MANUAL DRAIN DETAIL
G QUICK COUPLER DETAIL
H STOP AND WASTE VALVE ASSEMBLY DETAIL
I MASTER VALVE AND FLOW SENSOR DETAIL


3/29/2024
UT24006
COMERS CONCRETE BUILDING
SPANISH FORK, UTAH
COMERS CONCRETE
ATT: JESSICA BROWNLOW
PKJ DESIGN GROUP
IRRIGATION DETAILS
CITY PERMIT SET
IR-501


IRRIGATION PLAN SPECIFICATIONS
WATERING SCHEDULE
1.5" MAIN LINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW
3/29/2024
UT24006
COMERS CONCRETE BUILDING
SPANISH FORK, UTAH
COMERS CONCRETE
ATTN: JESSICA BROWNLOW
JESSG@COMERSCONCRETE.COM
PKJ DESIGN GROUP
IRRIGATION COVER
CITY PERMIT SET
IR-101


VICINITY MAP
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
3/29/2024
UT24006
COMERS CONCRETE BUILDING
SPANISH FORK, UTAH
COMERS CONCRETE
ATTN: JESSICA BROWNLOW
JESSG@COMERSCONCRETE.COM
PKJ DESIGN GROUP
IRRIGATION PLAN
CITY PERMIT SET
IR-100



3/29/2024 UT24006

811 BLUE STAKES OF UTAH

COMERS CONCRETE BUILDING
SPANISH FORK, UTAH

COMERS CONCRETE
ATT: JESSICA BROWNLOW
JESSG@COMERSGROUP.COM

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3480 N. JAMES BLVD. SUITE 02
LEHI, UTAH 84043 (801) 7204884
www.pkjdesigngroup.com

JTA
ACP
RMA

LANDSCAPE DETAILS
CITY PERMIT SET

LP-501

LANDSCAPE PLAN SPECIFICATIONS

LANDSCAPE NOTES

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL/COMMON NAME	SIZE
CONIFERS				
	EP	3	Evergreen Conifer	B&B
	Pn	3	Pinus nigra 'Arnold'	B&B
	Pp	2	Pinus ponderosa	B&B
DECIDUOUS TREES				
	Ac	3	Acer rubrum 'Armstrong'	B&B
	Ag	3	Acer grandidentatum	B&B
	Ca	3	Catalpa speciosa	B&B
	Gt	3	Gleditsia triacanthos inermis 'Shademaster'	B&B
	Ps	2	Prunus sargentii	B&B
	Qr	3	Quercus rubra	B&B
	Ul	3	Ulmus parvifolia 'Allee'	B&B
SYMBOL	CODE	QTY	BOTANICAL/COMMON NAME	SIZE
DECIDUOUS SHRUBS				
	Bn	12	Berberis thunbergii 'Rose Glow'	5 GAL
	Cs	12	Cornus sericea 'Kelseyi'	5 GAL
	Ht	7	Hydrangea paniculata 'Tardiva'	5 GAL
CONIFERS				
	Jch	7	Juniperus chinensis 'Hetzii'	5 GAL
	Jsb	7	Juniperus sabina 'Blue Danube'	5 GAL
	Tm	7	Taxus media 'Hicksii'	5 GAL
ROSES				
	Rnf	12	Rosa 'Noa Fhay'	5 GAL

SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
	SM1	1.5" MINUS CRUSHED ROCK	
	SM2	3" MINUS RIVER ROCK	

SITE REQUIREMENT CALCULATIONS

	REQUIRED	PROVIDED

ALTERNATIVE: LANDSCAPES ARE TO HAVE 50% LIVING PLANT COVERAGE AT THE TIME OF INSTALLATION.
ONE SHADE TREE PER PARKING ISLAND WHICH COUNTS TOWARD OVERALL TREE COUNT.
NO SOIL LESS THAN 12" OF TOPSOIL AND LAWN LANDSCAPE SHALL BE REQUIRED THAT NO TREE SHALL BE LESS THAN 5 FEET IN WIDTH

3/29/2024 UT24006

811 BLUE STAKES OF UTAH

COMERS CONCRETE BUILDING
SPANISH FORK, UTAH

COMERS CONCRETE
ATT: JESSICA BROWNLOW
JESSG@COMERSGROUP.COM

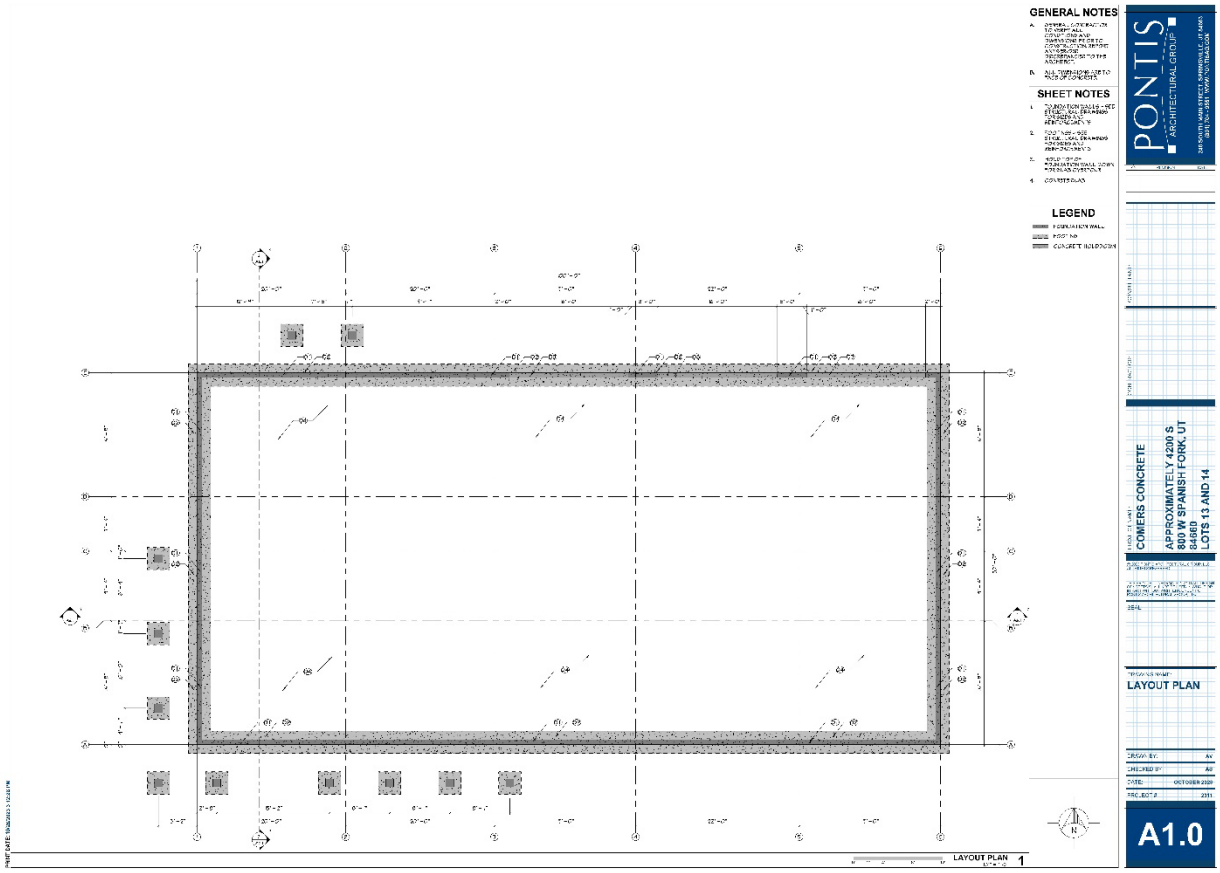
PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3480 N. JAMES BLVD. SUITE 02
LEHI, UTAH 84043 (801) 7204884
www.pkjdesigngroup.com

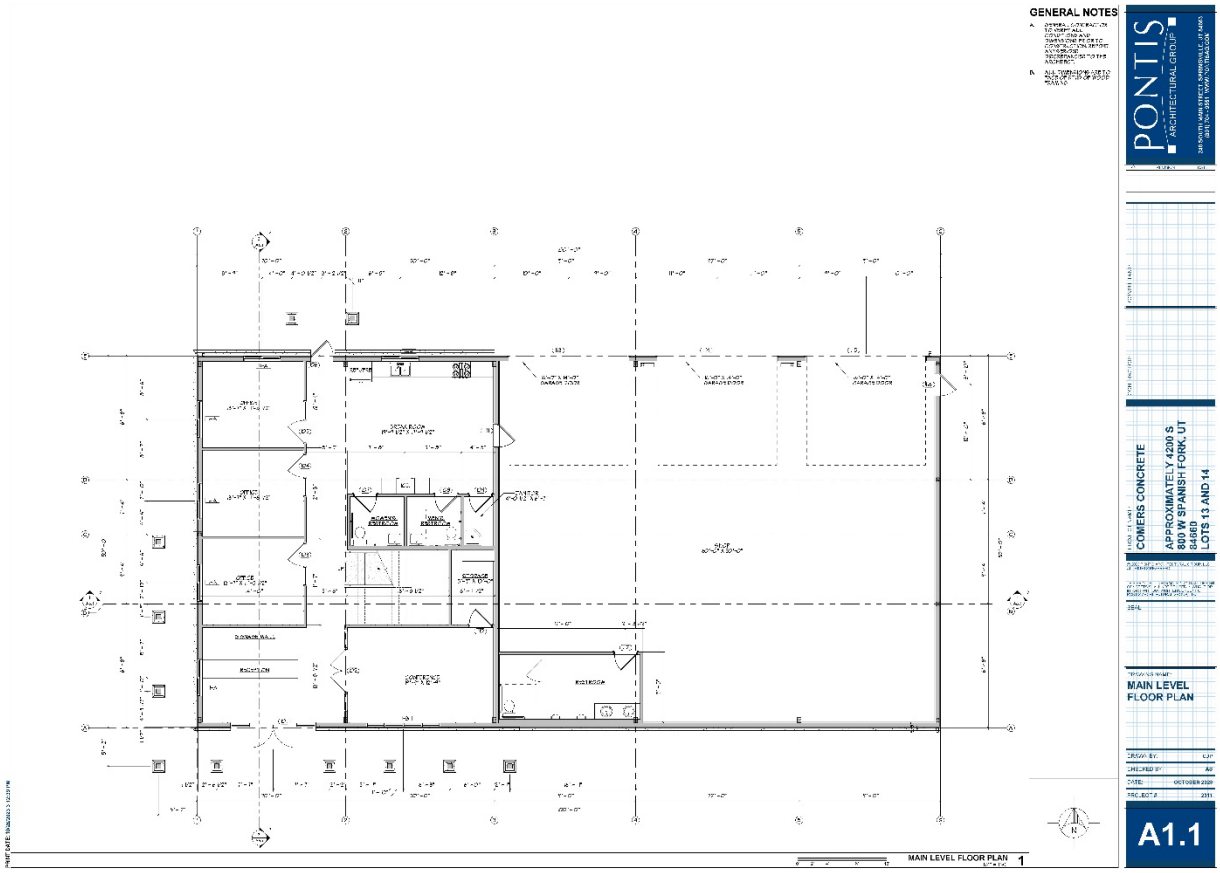
JTA
ACP
RMA

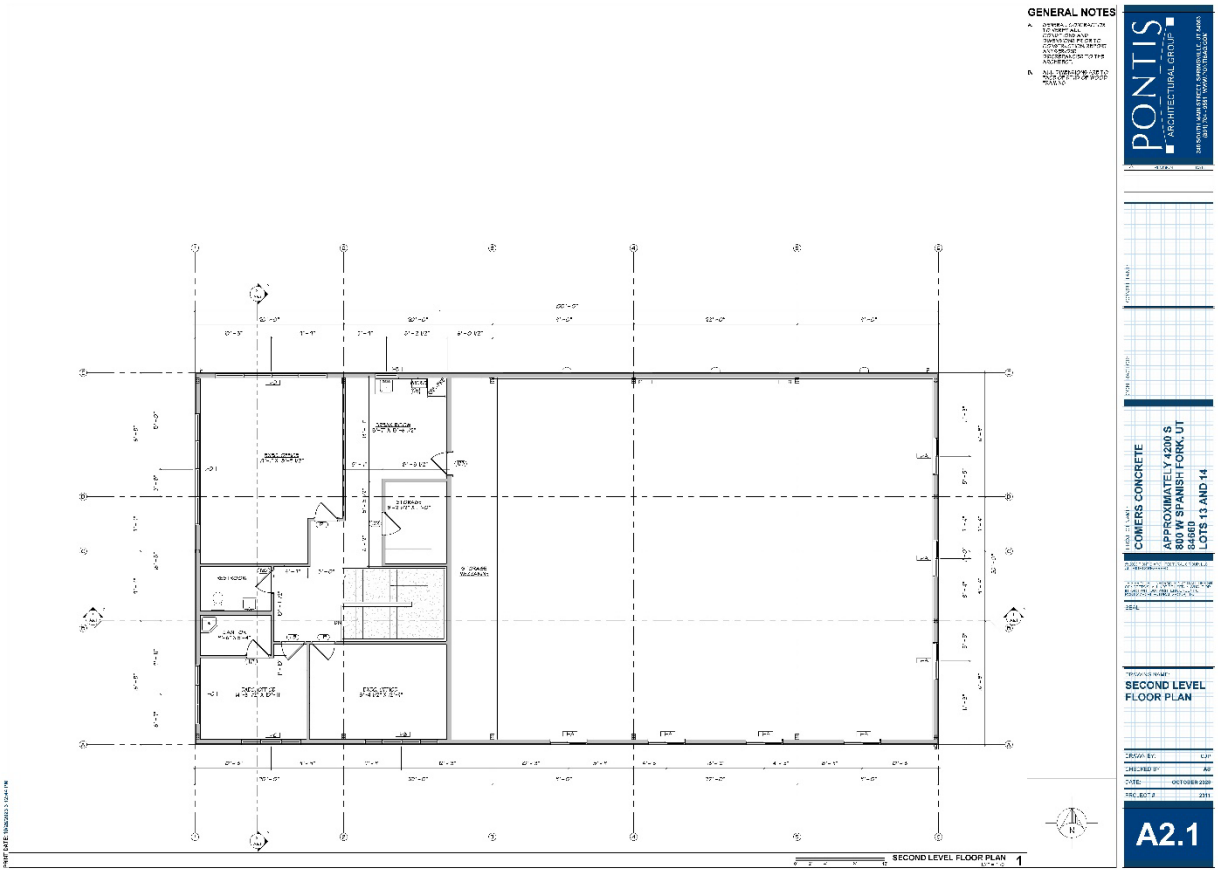
LANDSCAPE COVER
CITY PERMIT SET

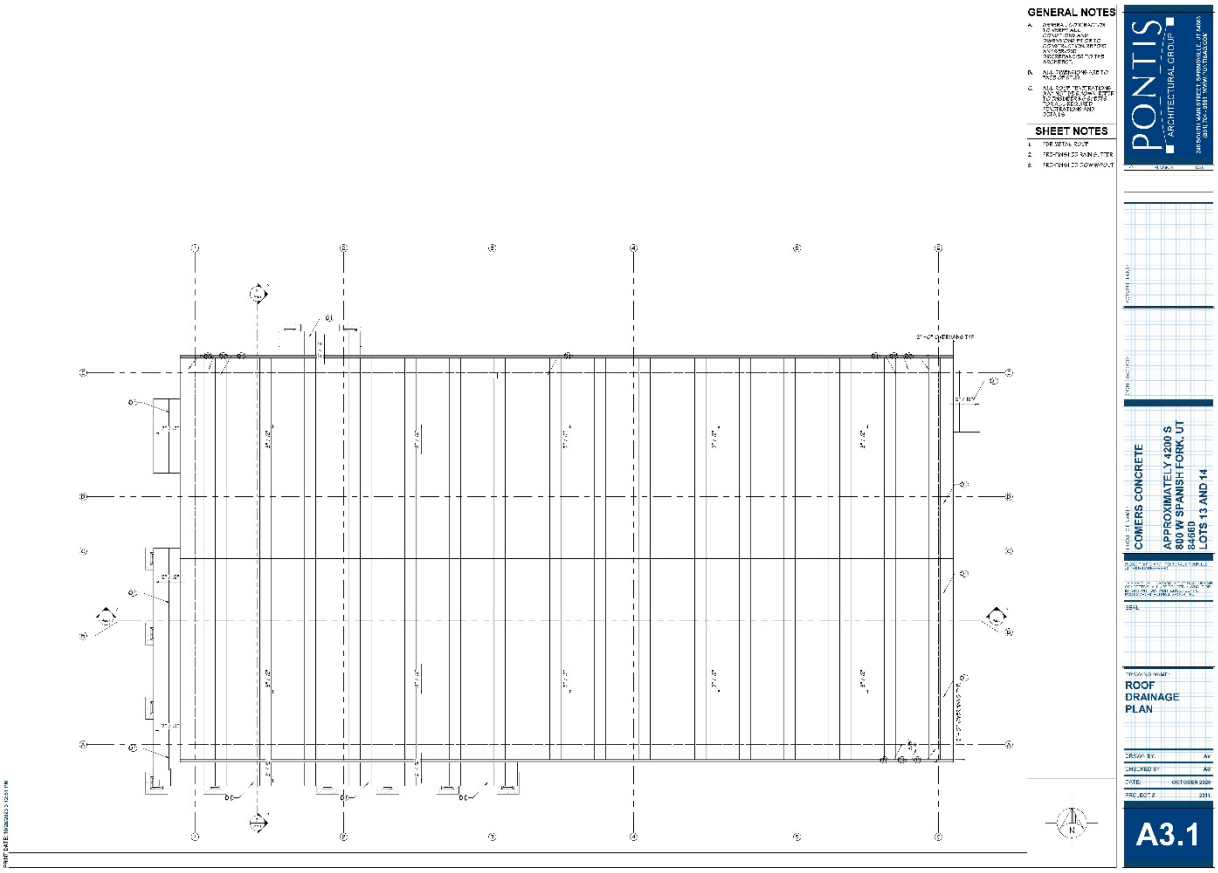
LP-101

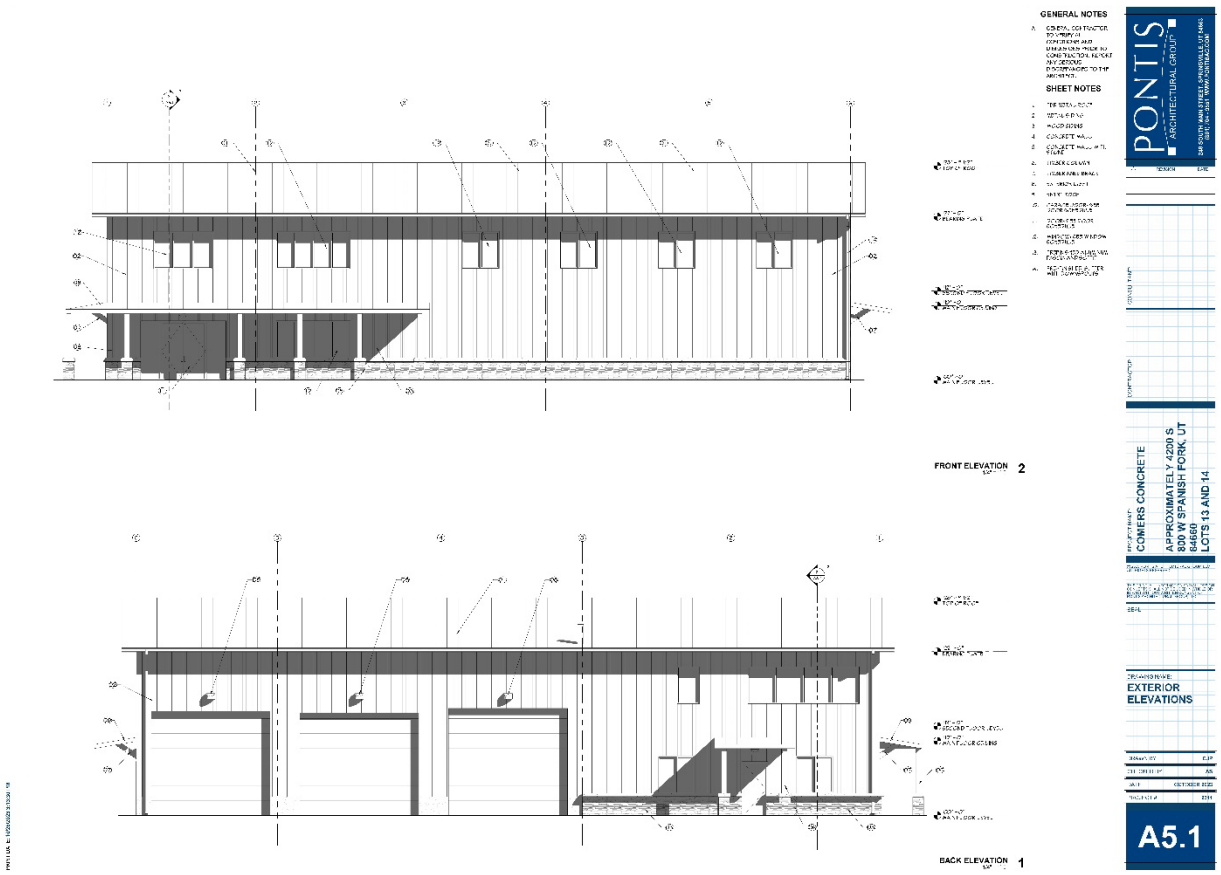
Exhibit 3

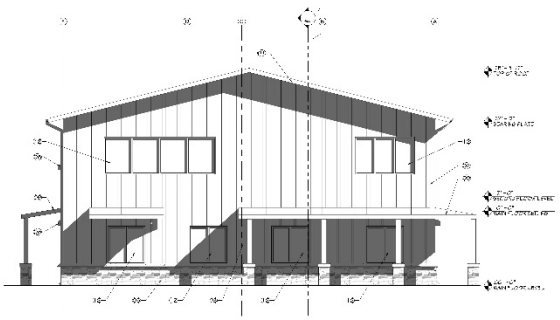

GENERAL NOTES
SHEET NOTES
LEGEND
CONCRETE BLOCK WALL
PONTIS
ARCHITECTURAL GROUP
COMERS CONCRETE
APPROXIMATELY 4200 S
800 W SPANISH FORK, UT
84660
LOTS 13 AND 14
LAYOUT PLAN
A1.0
LAYOUT PLAN 1


GENERAL NOTES
PONTIS
ARCHITECTURAL GROUP
COMERS CONCRETE
APPROXIMATELY 4200 S
800 W SPANISH FORK, UT
84660
LOTS 13 AND 14
MAIN LEVEL
FLOOR PLAN
A1.1
MAIN LEVEL FLOOR PLAN 1

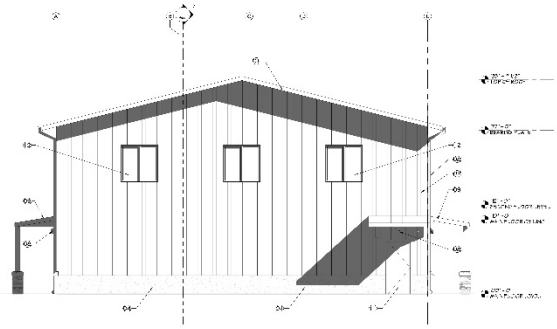

GENERAL NOTES
PONTIS
ARCHITECTURAL GROUP
COMERS CONCRETE
APPROXIMATELY 4200 S
800 W SPANISH FORK, UT
84660
LOTS 13 AND 14
SECOND LEVEL
FLOOR PLAN
A2.1
SECOND LEVEL FLOOR PLAN 1


GENERAL NOTES
SHEET NOTES
PONTIS
ARCHITECTURAL GROUP
COMERS CONCRETE
APPROXIMATELY 4200 S
800 W SPANISH FORK, UT
8456D
LOTS 13 AND 14
ROOF
DRAINAGE
PLAN
A3.1


GENERAL NOTES
SHEET NOTES
FRONT ELEVATION 2
BACK ELEVATION 1
PONTIS
ARCHITECTURAL GROUP
COMERS CONCRETE
APPROXIMATELY 4200 S
800 W SPANISH FORK, UT
84660
LOTS 13 AND 14
EXTERIOR
ELEVATIONS
A5.1



OFFICE SIDE ELEVATION 2



SHOP SIDE ELEVATION 1

GENERAL NOTES

SHEET NOTES

PONTIS
ARCHITECTURAL GROUP
549 SOUTH MAIN STREET, SPANISH FORK, UT 84660
(801) 361-3261 WWW.PONTISAG.COM

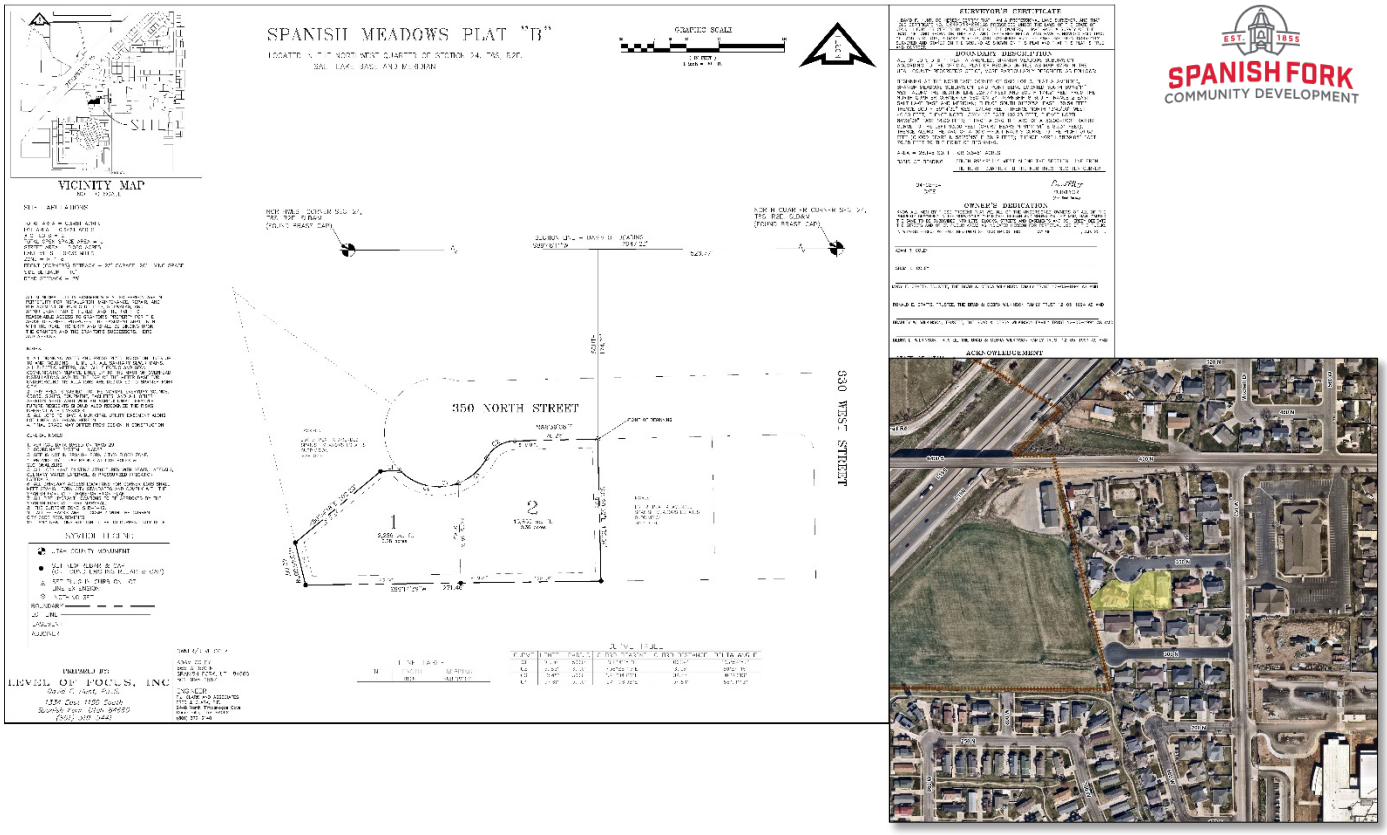
CONSTRUCTION

PROJECT NAME
COMERS CONCRETE
APPROXIMATELY 4200 S
800 W SPANISH FORK, UT
84660
LOTS 13 AND 14

SEAL

DRAWING NAME
EXTERIOR ELEVATIONS

A5.2



Spanish Meadows Plat B
Minor Plat Amendment Approval Request

May 29, 2024, Development Review Committee meeting.

Located at 667 West 350 North, including 0.65 acres.

The subject property is zoned R-1-8.

The applicant has requested that a Minor Plat Amendment be approved.

Key Issues

1. Boundary Adjustment.
2. Easements.
3. Addresses.

Recommendation

That the proposed Minor Plat Amendment 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.

Exhibits

1. Plat.

Exhibit 1

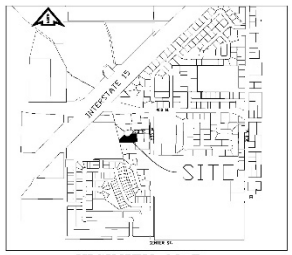
May 29, 2024

SPANISH MEADOWS PLAT "B"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, T8S, R2E,
SALT LAKE BASE AND MERIDIAN

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

NORTH



VICINITY MAP
NOT TO SCALE

SITE TABULATIONS

TOTAL AREA = 0.6461 ACRES
LOT AREA = 0.640± ACRES
OF LOTS = 2
TOTAL OPEN SPACE AREA = 0
STREET AREA = 0.006± ACRES
LANE MILES = 0.036 M. FS
ZONE = R-1-8
FRONT (GSNACES) SETBACK = 25' GARAGE, 20' LIVING SPACE
SIDE SETBACK = 10'
REAR SETBACK = 25'

ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN HONOR OF THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO KNOW ON'S PROPERTY FOR THE AFORE DESCRIBED PURPOSES IN EASEMENT SHALL BE WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE OWNERS AND THE OWNER'S SUCCESSORS, HEIRS AND ASSIGNS.

NOTES:

1. ALL IRRIGATION WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SPANISH FORK COMMUNICATION SERVICE LINES UP TO THE POINT ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, SCENTS, SIGHTS, EQUIPMENT, TRACTORS AND ALL OF SIR AGRICULTURE ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS IN LIGHT WITH LIVESTOCK.
3. ALL LOTS TO HAVE A MUNICIPAL UTILITY EASEMENT ALONG LOT LINES, AS SHOWN HEREON.
4. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.

GENERAL NOTES

1. VERTICAL DATUM BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 3' CLEAR RADIUS AT LIGHTPOLES & SECTION CORNERS.
5. ALL LOTS HAVE EXISTING STRUCTURES WITH SEWER LATERALS, SECONDARY WATER LATERALS, & PRESSURIZED IRRIGATION LATERALS.
6. ALL DRIVEWAY ACCESS LOCATIONS FOR CORNER LOTS SHALL MEET SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK CITY TRANSPORTATION PLAN.
7. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL.
8. THE SITE IS IN ZONE 2 R-1-8.
9. ALL SETBACKS ARE TO COMPLY WITH THE CURRENT CITY CODE REQUIREMENTS.
10. ANY NEW CONSTRUCTION TO BE TO CURRENT CITY CODE.

SYMBOL LEGEND

- UTAH COUNTY MONUMENT
- ● SET NEW REBAR & CAP (OR FOUND EXISTING REBAR & CAP)
- △ SET PLUG IN CURB ON LOT LINE EXTENSION
- ◇ NOTHING SET
- BOUNDARY
- LOT LINE
- EASEMENT
- ADJOINER

NORTHWEST CORNER SEC. 24, T8S, R2E, SLB&M (FOUND BRASS CAP)

SECTION LINE – BASIS OF BEARING S89°48'11"W 2647.23'

526.77'

NORTH QUARTER CORNER SEC. 24, T8S, R2E, SLB&M (FOUND BRASS CAP)



LINE TABLE

LINE	LENGTH	BEARING
L1	90.00'	N89°34'08"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA ANGLE
C1	39.26'	25.00'	N44°34'08"E	35.36'	90°00'00"
C2	39.26'	25.00'	N45°25'52"W	35.36'	90°00'00"
C3	39.27'	25.00'	N44°34'08"E	35.37'	90°00'53"
C4	57.01'	36.00'	S77°39'10"E	51.36'	90°42'53"

OWNER/DEVELOPER
ADAM COLTY
983 W 230 N
SPANISH FORK, UT 84660
801-830-1067

ENGINEER
J.J. CLARK AND ASSOCIATES
PAT J. CLARK, P.E.
3446 North Timberlake Cove
Cedar Hills, Utah 84062
(801) 372-2140

PREPARED BY:
LEVEL OF FOCUS, INC
David F. Hunt, P.L.S.
1334 East 1150 South
Spanish Fork, Utah, 84660
(801) 319-5441

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5362548-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

ALL OF LOTS 3 & 4, PLAT A AMENDED, SPANISH MEADOWS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 8776 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, PLAT A AMENDED, SPANISH MEADOWS SUBDIVISION, SAID POINT BEING LOCATED S89°48'11"W ALONG THE SECTION LINE 526.77 FEET AND SOUTH 174.21 FEET FROM THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°25'52" EAST 180.44 FEET; THENCE SOUTH 89°34'08" WEST 271.45 FEET; THENCE NORTH 1°45'09" WEST 40.00 FEET; THENCE NORTH 89°34'08" EAST 192.23 FEET TO CHORD NORTH 89°38'05" EAST 35.36 FEET; THENCE ALONG THE ARC OF A 50.00-FOOT RADIUS CURVE TO THE LEFT 90.00 FEET (CHORD BEARS N 44°34'08" E 80.94 FEET); THENCE A CHORD THE ARC OF A 36.00-FOOT RADIUS CURVE TO THE RIGHT 51.63 FEET (CHORD BEARS N 89°26'45" E 50.18 FEET); THENCE NORTH 89°39'08" EAST 76.28 FEET TO THE "POINT OF BEGINNING.

AREA = 28,145 SQ. FT. OR 0.6461 ACRES

BASIS OF BEARING = S89°48'11"W ALONG THE SECTION LINE FROM THE NORTH QUARTER TO THE NORTHWEST SECTION CORNER

04-19-24
DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S DESCRIPTION HEREON AND SHOWN ON THIS MAP HAVE CAUSED THE SAME TO BE SURVEYED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

ADAM M. COLTY

SHANA L. COLEY

MARY E. CRAPES, TRUSTEE, THE BRAD & DEBRA WILKINSON FAMILY TRUST 12-05-1984 AS AMD

RONALD F. CRAPES, TRUSTEE, THE BRAD & DEBRA WILKINSON FAMILY TRUST 12-05-1984 AS AMD

BRADLEY S. WILKINSON, TRUSTEE, THE BRAD & DEBRA WILKINSON FAMILY TRUST 12-05-1984 AS AMD

DEBRA L. WILKINSON, TRUSTEE, THE BRAD & DEBRA WILKINSON FAMILY TRUST 12-05-1984 AS AMD

ACKNOWLEDGEMENT

STATE OF UTAH)
: S.S.
COUNTY OF UTAH)

ON _____, 20__ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____

AND _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES) AND THAT BY HIS/HER/THEIR SIGNATURE (S) ON THE INSTRUMENT THE PERSON (S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION # _____ EXPIRES _____ PRINTED NAME _____

ACCEPTANCE BY THE LEGISLATIVE BODY

THE CITY OF SPANISH FORK, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 20__.

APPROVED _____ CITY MANAGER

APPROVED _____ CITY ATTORNEY

ATTEST _____ CITY RECORDER
(See Seal Below)

ATTEST _____ CITY TREASURER
(See Seal Below)

PLAT "B"

SPANISH MEADOWS

INCLUDES A VACATION OF LOTS 3 & 4, PLAT A AMENDED, SPANISH MEADOWS SUBDIVISION

LOCATED IN THE NORTH-WEST QUARTER OF SECTION 24, T8S, R2E, SALT LAKE BASE AND MERIDIAN

SPANISH FORK CITY, ____ SUBDIVISION ____ UTAH COUNTY, UTAH

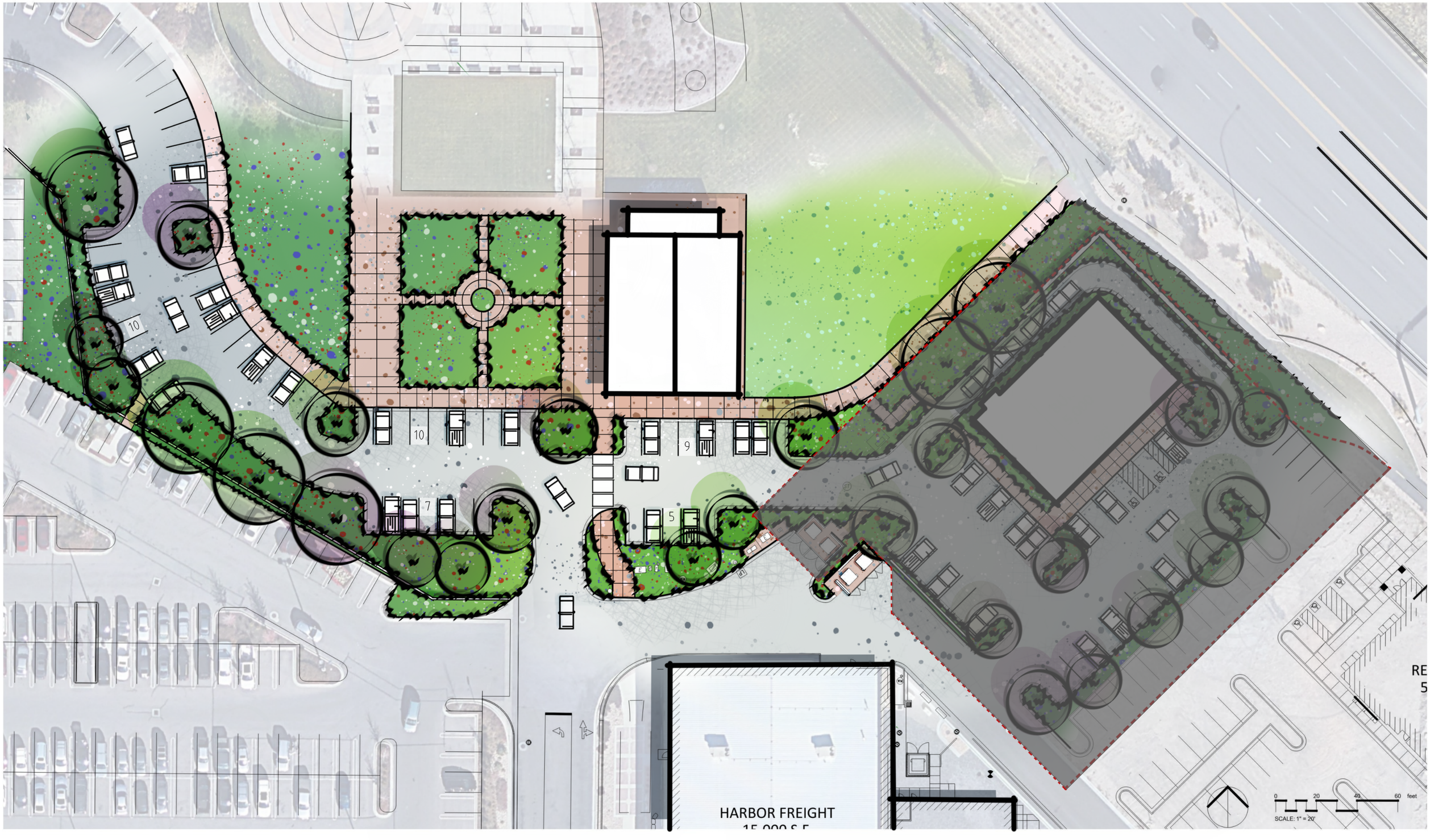
SCALE: 1" = 30 FEET

SURVEYOR'S SEAL
DAVID F. HUNT
STATE OF UTAH
LICENSE NO.
5362548-2201
04-19-24

CITY ENGINEER SEAL

RECORDER SEAL

Page 1



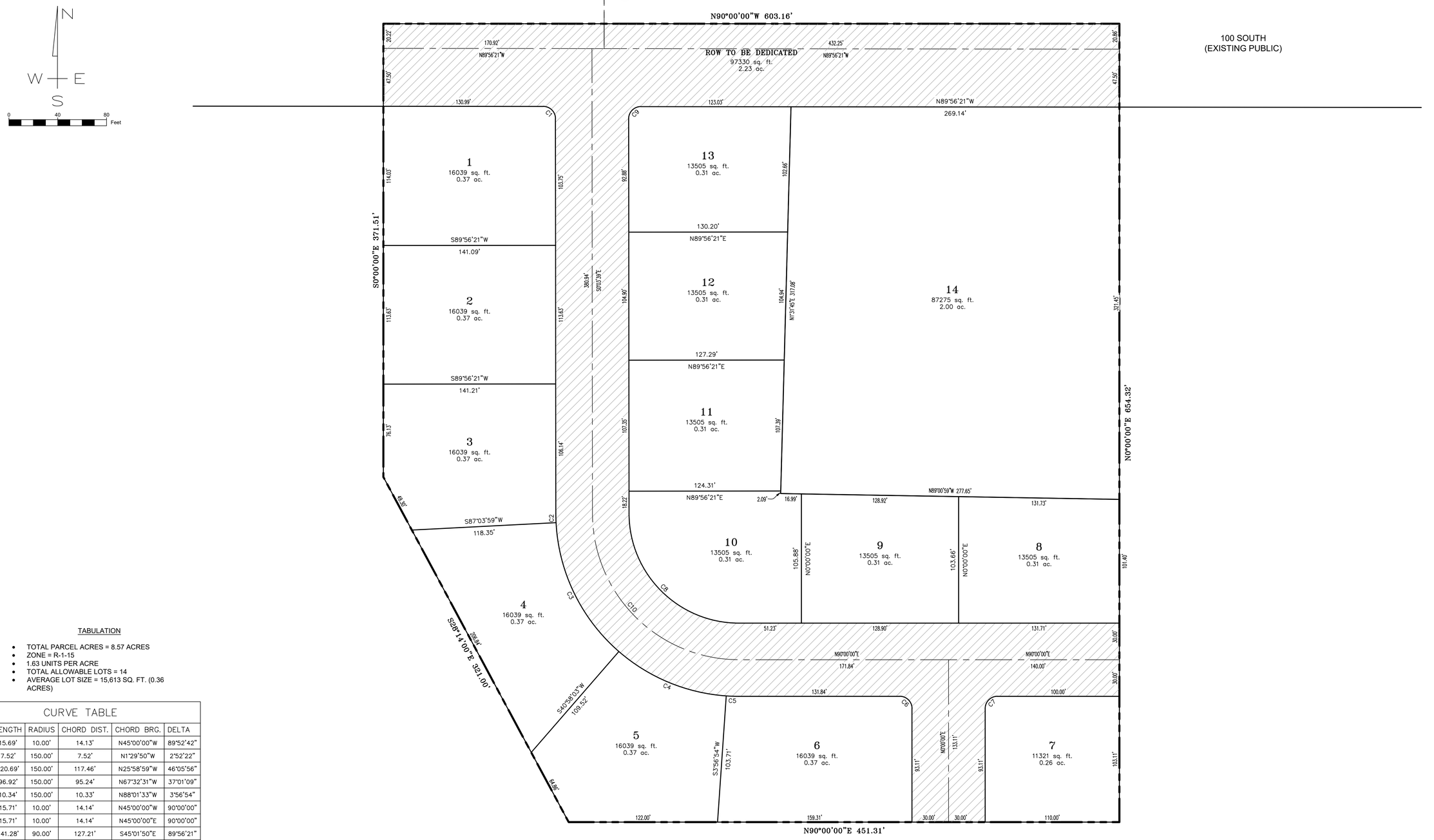
SPANISH FORK
PRIDE & PROGRESS

WOODBURY CORPORATION

CANYON CREEK PHASE 4

PARKING STUDY

SPANISH FORK, UT MARCH 18, 2024



TABULATION

- TOTAL PARCEL ACRES = 8.57 ACRES
- ZONE = R-1-15
- 1.63 UNITS PER ACRE
- TOTAL ALLOWABLE LOTS = 14
- AVERAGE LOT SIZE = 15,613 SQ. FT. (0.36 ACRES)

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	15.69'	10.00'	14.13'	N45°00'00"W	89°52'42"
C2	7.52'	150.00'	7.52'	N1°29'50"W	2°52'22"
C3	120.69'	150.00'	117.46'	N25°58'59"W	46°05'56"
C4	96.92'	150.00'	95.24'	N67°32'31"W	37°01'09"
C5	10.34'	150.00'	10.33'	N88°01'33"W	3°56'54"
C6	15.71'	10.00'	14.14'	N45°00'00"W	90°00'00"
C7	15.71'	10.00'	14.14'	N45°00'00"E	90°00'00"
C8	141.28'	90.00'	127.21'	S45°01'50"E	89°56'21"
C9	15.73'	10.00'	14.16'	S45°00'00"W	90°07'18"
C10	188.37'	120.00'	169.62'	S45°01'50"E	89°56'21"

PRINT DATE: 4/30/2024

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84058

REGISTERED PROFESSIONAL ENGINEER
NO. 174774
MATT W. BROWN
STATE OF UTAH

REVISIONS

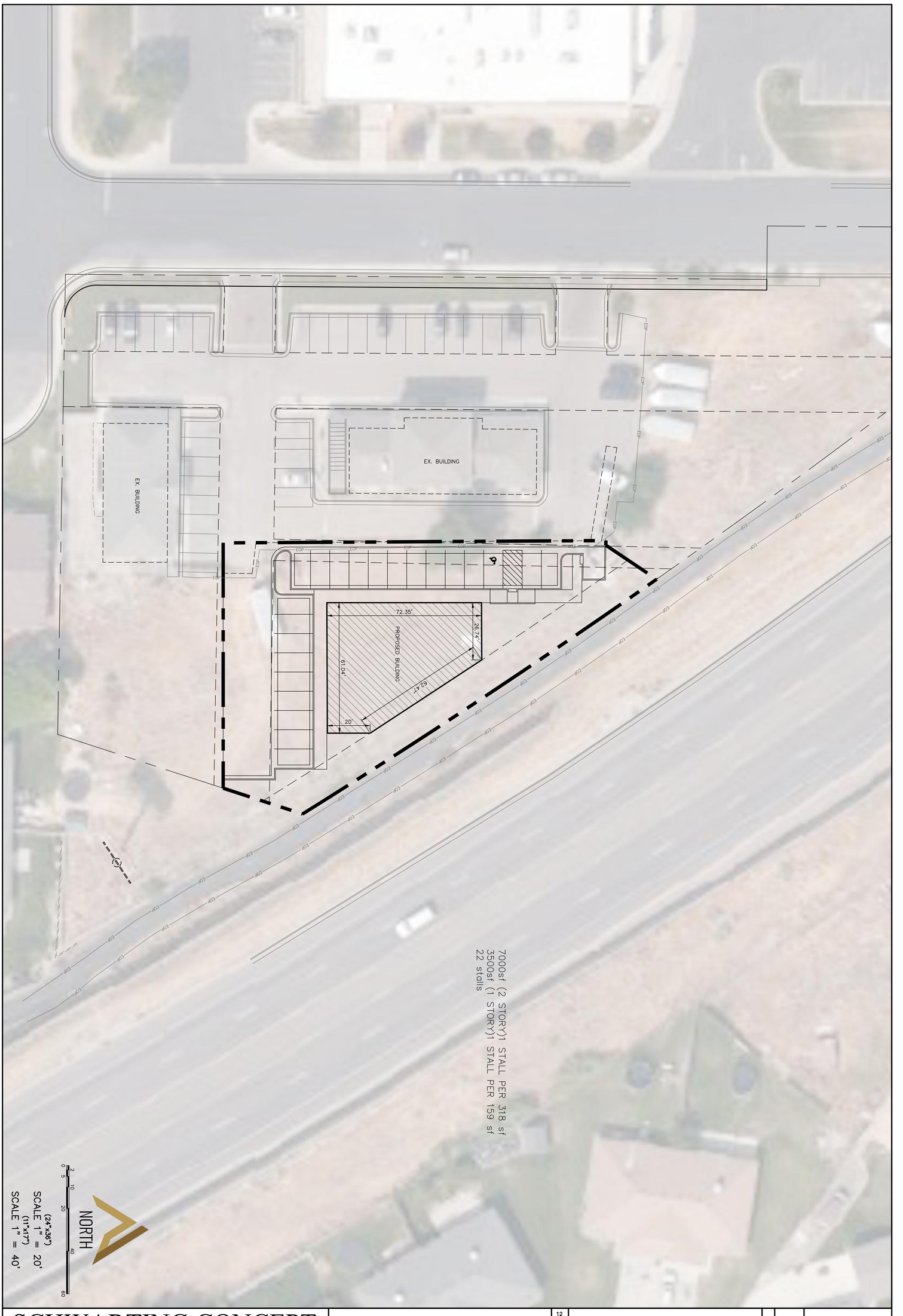
No.	Date	By	Notes

Designed
Drawn
Checked
Date

Title: CHRISTOFFERSON SPANISH FORK
Location: SPANISH FORK, UTAH
Drawing Name: CONCEPT LAYOUT

PROJECT NO.
2024.016

SHEET NO.
1.00



SCHWARTING CONCEPT

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-121 MADISON SITEPLAN\CADD\FINAL\IAN SCHWARTING-CONCEPT.DWG

CONCEPTUAL PLAN

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

SHEET NO.

1

SPANISH FORK
PRIDE & PROGRESS

TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, AICP

DATE: June 5, 2024

RE: Proposed Complete Neighborhood Overlay Zone

This proposal would create a new development option to allow for the inclusion of two and three-unit residential structures in qualifying subdivisions. By using this Overlay a developer could have a small portion of the homes in a subdivision, in multiple zoning districts, be constructed as small-scale multi-family structures. By managing the portion of homes that would be constructed in multi-unit buildings and the design of those buildings, staff believes this tool would allow neighborhoods to be constructed with diverse housing types while maintaining the characteristics of single-family neighborhoods.

Staff acknowledges there are headwinds that will influence whether this tool is used or not. Developers who have reviewed this proposal specifically noted project size and their own inventory of house plans as being key decision drivers on the use of this Overlay. For example, a small increase in density may be a sufficient incentive for a developer working on a 100-acre project to utilize this option. In that case, it may be worth the effort and expense involved to have a project qualify. However, for a 10-acre project the increased density may not justify the effort, particularly if the developer has to create new house plans. In other words, it is much more likely that developers working on larger projects would use this option.

Staff also acknowledges that this Overlay would likely require adjustment as time goes on. Many variables influence developer's decisions and many of those variables are very dynamic. Staff also believes this tool offers an important viable option to improve the quality of new neighborhoods in Spanish Fork while providing new options for moderate income housing.

15.3.20.100 Complete Neighborhood Overlay District

This district provides an incentive for developers to create developments that include a mix of residential types, which may only be approved as a Zoning Map Amendment as provided in this section. The Complete Neighborhood (CN) Overlay District is not a replacement for a standard subdivision but serves as an option for properties in the R-1 Residential Districts. It is intended to create residential neighborhoods that will increase in value over time by doing the following:

- allowing for efficient designs that include a combination of single-family, twin home and three-unit multi-family residential structures in the same development,
- providing density in qualifying developments that exceeds the base density of the underlying zone as identified in Table 1 - Residential Development Standards of Title 15,
- allowing for deviations from typical zoning standards in order to permit uniquely configured or situated properties to be developed in a functional manner that enhances the City,
- establishing residential neighborhoods with a distinct character and sense of unity, while maintaining the scale and ambiance of a neighborhood comprised of single-family homes.

A. Application
    1. Applications to establish a Complete Neighborhood Overlay District shall be processed in the same manner as that for other zoning map amendments. The application shall

be accompanied by a complete Preliminary Plat application which includes the following information:

a. a complete description of the intended nature and character of the development,
b. a description of all proposed private or public open space areas, including improvements, ownership, and maintenance provisions,
c. a proposed project phasing,
d. plans representing proposed landscaping, fences, walls, entry treatments, signage and lighting,
e. preliminary conditions, covenants, and restrictions (CC&R's),
f. any variations from the standard zoning requirements,
g. any proposed amended development standards, including such things as variations in setbacks, heights, and lot sizes,
h. a data table which includes total acreage, acreage of sensitive lands, total number of homes and units by type, dwelling units per acre, acreage of open space, percent of acreage in open space,
i. building elevations and footprints for residential structures in the development,
j. a plan that identifies which structures will be constructed on which lots, and
k. a phasing plan that specifies the timing of public improvements and residential construction which must be submitted at the submission of the Preliminary Plat. If the sequence of construction of various portions of the development is to occur in stages, then the amenities shall be developed, or committed thereto, in proportion to the number of homes intended to be developed during any given stage of construction.

B. Performance Standards
   1. Permitted Use
      a. All uses listed in R-1 Districts, subject to the same restrictions or limitations of the use.
      b. Twin Homes.
      c. Multi-family homes.
   2. Subdivision Design
      a. Project size. The minimum size of a development is five (5) gross contiguous acres. School, church and other non-residential sites are to be excluded from the acreage calculation.
      b. Density calculations and lot size. The density included in a development is limited to the base density per acre as defined in Table 1 - Residential Development Standards plus .5 units per acre. Church sites, school sites, other non-residential uses, sensitive lands and land that is unbuildable by encumbrance or otherwise may not be counted in the density calculations. For projects that include land with multiple zoning districts, the total allowed density will be the sum of the allowed density for each of the distinctly zoned areas. This density may be dispersed throughout the project provided that average lot sizes in the project are commensurate with the distinctly zoned areas. Where projects include features that serve as amenities for the development, plazas, entrance features, private park, the land area of those features may be included in the lot area for purposes of calculating average lot size. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density and average lot size shall be limited to twice the minimum lot size of the Zoning District.
      c. Housing type. The composition of housing types shall include a number of twin home and/or multi-family structures that is no less than the number of units that exceed the base number of units allowed in the underlying zone. No fewer than sixty percent of the residential structures in the development shall be single-family homes.

d. Street design. Local streets shall not exceed 600 feet in length without an intersecting street.
e. Infrastructure. Inasmuch as isolated, disconnected developments and their public infrastructure systems are an undesirable, inefficient, and in some cases a dangerous condition, developments shall provide infrastructure necessary to serve the development and to connect it to surrounding developments, undeveloped property, and anticipated future growth. The development must enhance infrastructure connectivity between the development and its surroundings by providing road and utility stubs where appropriate. Infrastructure that is intended for public use shall be dedicated to the City. Design, arrangement, and layout of developments may be adjusted by the City to achieve the goals of this section.

3. Architecture
   a. Minimum house sizes, finished area (square feet). For the purposes of calculating required finished area, square footage in basements shall not qualify. For split level homes, finished area on floors that are at least 50% below the finished grade of the lot shall not count towards the required finished area.

Minimum Finished Floor Area		
Minimum Lot Size and Multi-family	One Story	Multi-Level
80,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
60,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
40,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
30,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
20,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
15,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
12,000 sq. ft.	1,400 sq. ft.	2,000 sq. ft.
9,000 sq. ft.	1,300 sq. ft.	1,600 sq. ft.
8,000 sq. ft.	1,200 sq. ft.	1,500 sq. ft.
6,000 sq. ft.	1,100 sq. ft.	1,400 sq. ft.
Multi-family	1,000 sq. ft. (one level)	1,200 sq. ft. (multi-level)

   b. Distinct designs. Development shall include a variety of home styles to ensure a diverse and interesting streetscape. Neighborhoods that have repetitive residential structures constructed along the same street are not allowed. In order to ensure that the neighborhood is non-repetitive, the same street facing elevation shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another. Different elevations shall be characterized by elements such as, but not limited to, distinct footprints, rooflines, cladding materials or architectural features which contribute to home designs that are easily distinguishable from other home designs along the same street.
   c. Parking. Developments shall provide at least two and a half (2.5) parking spaces per home in the development. A two-car garage for each single-family residence is required. Two and three-unit structures must have at least a one-car attached or detached garage. One-car garages shall be at least 12 by 20 feet in size, two-car garages shall be at least 20 by 20 feet in size. Doors for no more than one garage may be visible per residential structure, per street.

Driveways located between garage doors and street facing property lines shall be at least 20 feet deep.

d. Exterior materials. Homes shall be clad in masonry, or masonry-based materials or a chemically-treated, wood-based, nail-on, lap siding that has at least a 50-year warranty. The City Council may grant a waiver of this requirement based upon superior architectural design plans which involve other materials.

4. Landscaping
    a. Developments shall meet all applicable landscaping requirements including those found in 15.4.16.130. Applications for Complete Neighborhoods shall also include a Street Tree Plan that identifies where trees shall be installed in the park-strips of public rights-of-way throughout the development. Trees included in the Plan shall be spaced 30 feet apart, shall not be placed in restricted areas found in 15.4.16.150 and shall be selected from the Spanish Fork City Shade Tree List. Street trees in Complete Neighborhoods shall be installed prior to a Certificate of Occupancy being granted for the adjacent lot unless provisions are made for the developer to provide financial assurance to the City that the trees will be installed at a later time.

C. Findings: the following findings must be made by the Council before approving any Complete Neighborhood Overlay District:
    1. That the proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the application of the provisions of the underlying zone,
    2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood,
    3. That any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas,
    4. That the development will improve infrastructure connectivity,
    5. That the development will include two and/or three-unit residential structures,
    6. That the design of the residential structures in the development will create interesting streetscapes and blend with single-family neighborhoods through the thoughtful inclusion of design elements and by maintaining single-family home scale.

SPANISH FORK
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TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, AICP

DATE: June 5, 2024

RE: Large Utility Facility Overlay Zone

This proposal would create a procedure for the review and approval of large utility projects in Spanish Fork. Given the proposed definition of Large Utility Facilities, it is anticipated that this overlay would be used very infrequently.

15.1.04.020 Definitions

"Large Utility Facility": A structure or improvement that is needed to provide regional or statewide utility service facilities including but not limited to greater than 138 Kv power transmission lines and greater than 48" water lines.

15.3.20.110 Large Utility Facility Overlay District

This district provides an opportunity for Spanish Fork City to approve large-scale utility facility projects that would not primarily provide local service. This Overlay may be approved in any Zoning District.

A. Application
    1. Applications to establish a Large Utility Facility Overlay District shall be processed in the same manner as that for other zoning map amendments. The application shall be accompanied by a complete application which includes the following information:
        a. a complete description of the intended nature and character of the project,
        b. a description of the project's necessity and the importance of it's proposed location,
        c. a map of the location of the proposed project including parcel numbers of all impacted properties,
        d. a proposed project phasing plan,
        e. plans representing proposed changes to any existing improvements,
        f. plans that identify the nature of any improvements that would be constructed with the project,
        g. plans that identify disturbed areas and the proposed means to restore those areas.
B. Performance Standards
    1. Permitted Use
        a. Large Utility Facilities.
    2. Project Impact
        a. A review will be performed to ensure that appropriate measures are taken to mitigate impacts on surrounding properties and the community as a whole when Large Utility Facilities are constructed. Mitigation measures may include but are not limited to:
            i. providing easements and right-of-way for roads, trails and other utilities;
            ii. revegetating disturbed areas;

iii. using materials that limit the visual impact of the utility.

C. Findings: the following findings must be made by the Council before approving any Large Utility Facility Overlay District:
    1. That the proposed project is needed to provide utility service to areas that are not located or are planned to be located within Spanish Fork City,
    2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the area or community as a whole,
    3. That sufficient assurance has been provided that any impacts generated by the project and its construction will be remediated.

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TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, AICP

DATE: June 5, 2024

RE: Railroad Spur Overlay Zone

This proposal would create a procedure for the review and approval of railroad spurs in Spanish Fork. It also identifies the Sharp Sub, the westernmost rail line in Spanish Fork, as the only line on which new spurs would be allowed.

15.3.20.120 Railroad Spur Overlay District

This District is provided to protect transportation routes, utility corridors and the community as a whole from new railroad spurs that may create adverse impacts. The District provides an opportunity for Spanish Fork City to approve new, or modify existing, railroad spurs for properties located in the Industrial 1 and 2 Zoning Districts on the Sharp Sub rail line. New railroad spurs on other rail lines in the community are not allowed.

A. Application
    1. Applications to establish a Railroad Spur Overlay District shall be processed in the same manner as that for other zoning map amendments. The application shall be accompanied by a complete application which includes the following information:
        a. a map of the location of the proposed spur showing which properties will be served and any roadways that would be crossed,
        b. a description of the businesses that would be served and the anticipated frequency of the use of the spur.

B. Performance Standards
    1. Permitted Use
        a. Railroad spurs.
    2. Project Impact
        a. A review will be performed to ensure that appropriate measures are taken to mitigate impacts on surrounding properties and the community as a whole when railroad spurs are constructed.

C. Findings: the following findings must be made by the Council before approving any Railroad Spur Overlay District:
    1. That the proposed project will enhance the movement of materials via the Sharp Sub rail line,
    2. That the proposed project will not adversely impact planned or existing railways, roadways or utility corridors,
    3. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the area or community as a whole,
    4. That sufficient assurance has been provided that any impacts generated by the project and its construction will be remediated.