



**Wednesday, July 3, 2024
Planning Commission**

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on July 3, 2024.

Planning Commissioners

- Todd Mitchell
- John Mendenhall
- Shauna Warnick
- Joseph Earnest
- Michelle Carroll
- Michael Clayson

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1. 5:15pm WORK SESSION - No formal actions are taken in a work session.

2. 6:00 Agenda Items

3. Minutes

A. June 5, 2024

4. Preliminary Plat

A. STOCKMAN FLATS. This proposal involves the approval of a preliminary plat for sixteen industrial lots located at 1730 West 3800 North.

5. Concept Review

A. HARDY FOUR-PLEX CONCEPT.

6. Discussion

A. GENERAL PLAN UPDATE.

B. PLANNING COMMISSION WORK PROGRAM.

7. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
June 5, 2024

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

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Mary Martin, Development Coordination Manager; Ian Bunker, Associate Planner; Byron Haslam, Senior Engineering; Joshua Nielsen, Assistant City Attorney; Kasey Woodard, Community Development Secretary.

Citizens Present: Becky Clyde, Jennifer Isaac, Jake Isaac, Marci Boyle, Kevin Olsen, Vernon Mills, Blake Mills, Bryan Redd, Wayne Youd, Jackie Larsen, Craig Stockmeister, Rex Larson, Gil Rand, Jen Badsgard, Lisa Olsen, Cara Lewis.

WORK SESSION

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

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Clayson led the pledge.

MINUTES

April 9, 2024

Commissioner Clayson moved to approve the minutes from April 9, 2024.

Commissioner Earnest seconded and the motion passed all in favor.

ZONE CHANGE (Public Hearing)

300 North Duplex Addition

Brandon Snyder approached the podium to present on the proposed amendment. He gave a brief history of the project and stated this item was approved by the City Council in 2022. He presented the proposed changes to the roof; he stated the applicant is proposing to make the modification to gable ends. He stated the Planning Commission will be recommending approval or denial of the proposal.

Commissioner Mendenhall asked Brandon Snyder to go over the changes in more detail.

Brandon Snyder stated this request will change the roof style on the ends from what was previously approved.

Kevin Olsen approached the podium and stated this was previously approved with a hip roof and he is requesting to do a gable end to match the existing roofing. He stated this is all he is asking to be modified.

Commissioner Mendenhall opened the public hearing at 6:04 p.m.

Craig Stockmeister asked if this was the discussion for the transportation updates happening west of I-15 and it was stated this is not that discussion and that discussion will be held later in the meeting.

Commissioner Mendenhall closed the public hearing at 6:05 p.m.

Commissioner Mendenhall spoke briefly on the look and presentation of Spanish Fork City developments and stated he has seen the site and feels that it will be nice but questions the developer and the other Commissioners and asked if they should be breaking up the ends from being just walled off and if there should be alterations to the ends of the buildings and

Commissioner Warnick would love to see proportional character or windows on the ends of the buildings but states she understands this cannot be expected unless it was designed and approved with these characteristics. She stated that it is her opinion that it would look much better with these features.

Commissioner Mendenhall asked the applicant to come speak further on the design. He stated that his concern is not with the gable but suggests that he and the architect can possibly design something more attractive from the street view. He suggests landscaping options to break up the blunt end.

Kevin Olsen stated there will be additional landscaping and feels this is not a big ask and is willing to work with the city.

Commissioner Carroll **moved** to recommend the approval of the 300 North Duplex Addition to the City Council based on the following findings and conditions.

Findings:

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

Conditions:

1. That the boundary line agreement and grantor issue with Utah County be resolved.
2. That proportional windows be added to the project design to the street facing ends.

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

PROJECT SIGNAGE PLAN (Public Hearing)

Hut X Warehouse Signage

Brandon Snyder stated the City code has limitations to what is allowed with signage. He stated the code does allow for an applicant to request Project Signage Plan approval to allow for additional signage and modification to the signs overall. He stated this site is unique and is over 70 acres. He stated most of the access will be from the north near the highway and the applicant is requesting an 8-foot sign, and acknowledges that the code currently allows for a 6-foot sign. He presented the

designs to the Commissioners and stated that the Commissioners would be recommending approval to the City Council.

Commissioner Mendenhall asked Brandon Snyder if the access would be public or for larger trucks and it was stated this access will primarily be used by larger trucks.

Marci Boyle approached the podium to speak briefly on the project. She stated the driveway off 600 North will be an exit only and stated the signs would be best utilized on SR-77.

Commissioner Earnest asked the applicant if there has been any push back from UDOT with the two accesses and it was stated that there has not been any push back and that the applicant is currently in review with the access permit process.

It was asked how many tenants will be in this building and it was stated that there will only be one tenant and both accesses are designed for the single tenant use.

Commissioner Mendenhall opened the public hearing at 6:18 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 6:18 p.m.

Commissioner Earnest **moved** to recommend the approval of the Hut X Warehouse Signage as proposed.

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

TITLE 15 AMENDMENTS (Public Hearing)

Title 15 Complete Neighborhood Overlay

Dave Anderson presented the modifications and stated this proposed overlay would allow for flexibility on residential housing types. He briefly discussed a similar overlay district within the city. He stated that the most recent was the Design Enhancement Overlay to allow Target the amount of parking it required. He stated this would allow for diversity within housing types in the city. He stated that most developments approved in the City have been single-family residential lots. He stated that, historically, the City allowed for developers to build a twin home within those single-

family zones. He feels that this worked well and he feels that a variety of housing options are needed now. He described this as “gentle density” and feels this is more palatable to the community. He stated this would be dependent on City Council approval and gives the Council the ability to approve or deny if they feel it is or is not in the best interest of the community.

Commissioner Warnick asked what the difference was between this proposal and a Master Planned Development.

Dave Anderson stated they are very similar and you can do most of what is allowed within the Master Planned Development. He stated in a Master Planned Development there is a restriction on the number of homes that can be built within the development. He stated with this overlay it provides the developer with the incentive by giving the developer potentially ½ of a home per acre of additional development density if they submit and can meet other criteria of that zoning district and present it to the City Council and be approved. He then provided more information on density within residential zones. He stated this is attempting to protect the integrity of new single-family homes while also providing a mix of additional home types within the development.

Commissioner Earnest asked if the City had considered eliminating the spacing requirement?

Dave Anderson stated they have specifically wanted to require the integration throughout the development.

Commissioner Warnick stated she happened upon a neighborhood that she assumed was all single-family homes and there were duplexes that seemingly matched the surrounding single-family homes and she stated this neighborhood was beautiful and she can see the benefit of this proposed overlay.

Dave Anderson stated that the City is under a certain amount of pressure to increase the number of housing options the City can provide for developers to use.

Commissioner Warnick asked Dave Anderson if the effort of the developer would be to come up with a design that would match the surrounding single-family homes.

Dave Anderson stated that yes it may be a challenge to the developer to design twin homes to look similar to single-family homes.

Commissioner Mendenhall opened the public hearing at 6:39 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 6:39 p.m.

Commissioner Earnest is curious how many developers will take up on this overlay as it is an additional option and he is a fan of additional options.

Commissioner Carroll stated that she is in favor of this overlay.

Commissioner Mendenhall is in favor of this proposal as there are already areas within the City that feature a mix of housing styles and he feels it works well.

Commissioner Warnick is in favor of this proposal and provided her feelings on how this can benefit the community.

Commissioner Warnick moved to recommend approval of the Title 15 Complete Neighborhood Overlay Amendment.

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

TITLE 15 AMENDMENTS (Public Hearing)

Title 15 Railroad Spurs Overlay

Dave Anderson stated the City does not currently have a mechanism or procedure in place to approve railroad spurs. He stated this overlay would provide an applicant the ability to build a new railroad spur, and provide them with applicant instructions. He stated there is a need to provide clear instructions and direction regarding the City's process and requirements.

Commissioner Mendenhall asked who owns the spurs and is responsible for the maintenance and Dave Anderson stated that he is unsure but he thinks it may be the railroad.

Commissioner Clayson clarified that this would not have anything to do with existing spurs, it would only be affecting new spurs and Dave Anderson stated this is correct and that the City would not go back to retroactively change anything.

Commissioner Mendenhall opened the public hearing at 6:48 p.m.

Greg Stockmeister stated he is not a Spanish Fork City resident and stated what is being presented is not located within Spanish Fork City so why is this being discussed.

Dave Anderson stated that the City does not have any jurisdiction outside of the City limits, so this would only apply to properties that have to the Sharp/Sub spur line that is located within Spanish Fork City. He stated that anything outside that would be under the jurisdiction of Utah County or Payson City.

Jackie Larson approached the podium to share her concerns. She speaks briefly about the proposal and states that there have been attempts by states and municipalities to exert their authority over rail related services and structures and states that those attempts have typically failed. She proceeded to provide examples of failed attempts throughout the United States. She further goes on to speak about the Tintic line that is meant to serve the industrial businesses that are located nearby and that depend on this line. She feels that the City is not within their right to modify existing spurs or regulate rail services in any way. She states that federal law has a broad jurisdiction over rail service and expressly preempts any state or local government from interfering with that jurisdiction. She feels that the City may be within their right to deny any new rail spur but cannot impede any industrial business from utilizing that existing spur that is located within the City limits. She feels this is a flawed policy and that it will not hold ground if litigated in court.

Commissioner Mendenhall closed the public hearing at 6:52 p.m.

Commissioner Earnest spoke briefly to address Mrs. Larson's comments and stated that he is comfortable passing a City regulation that gives jurisdiction to the idea that it is possible that the City's regulations are going to in some instances overlap with a federal government regulation. He does feel that the City does hold an obligation to be a good steward of those rail spurs.

Commissioner Mendenhall feels that these things are preemptive to things that could happen but agrees that the City would like to be up to speed before they happen and avoid bad conflicts like what Mrs. Larson spoke to.

Commissioner Earnest moved to recommend to approve the Title 15 Railroad Spurs Overlay Amendment.

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

TITLE 15 AMENDMENTS (Public Hearing)

Title 15 Large Utility Facilities Overlay

Dave Anderson rose to present the proposed amendments and stated this will create a mechanism for when large things need to be constructed within the community. He stated this would apply in several different zoning districts. He gave an example of The Central Utah Water Conservancy and stated this would be considered a larger utility facility and this would have provided a roadmap on development. He then stated this provides the City council an opportunity to make an evaluation and use discretion on how projects are approved. He feels this will benefit the City and future developmental mental needs and allows the City to plan accordingly. He stated there currently is no ordinance or process in place regarding this subject.

Commissioner Mendenhall opened the public hearing at 7:02 p.m.

Jackie Larson approached the podium to speak to the portion of the proposal regarding the greater than 48-inch water line and the proposed improvements. She asks if this is within the City's purview to impede on any sort of water facility to deliver to their customers. She expresses her concerns with the mapping portion and the impact it would have on the neighboring properties.

Craig Stockmeister asked if this proposal is asking to take water from the Spanish Fork River to create the canal it was stated that no this is not proposing this as there is not a canal planned nor would they be taking water from the river without further action on water rights, which he states is not likely.

Commissioner Mendenhall closed the public hearing at 7:03 p.m.

Commissioner Mendenhall feels that the City has a good relationship with the power company now as there is an Electric Park located in Spanish Fork City.

Commissioner Warnick moved to recommend approval of the Title 15 Large Utility Facilities Overlay Amendment.

Commissioner Clayson seconded and the motion passed all in favor.

GENERAL PLAN AMENDMENTS (Public Hearing)

Transportation Element of the General Plan Revisions (24.02)

Byron Haslam rose to present the revisions that are being proposed to the Transportation Element of the General Plan. He provided a list of proposed modifications to be discussed. He stated the first change will be removing a roundabout located at 600 East and Scenic Drive. He stated the second change would be the reconfiguration of River Bottoms Road. He stated the changes will align with MAG plans. He stated the third change would be the reconfiguration of the trail systems near US-89 and making a connection with the Mapleton Lateral trail. The fourth change would be adding a fourth leg to the intersection at US-6 and HWY 89. He stated the next change would be to realign SR-115 with the I-15 interchange area.

There was a brief discussion regarding some of the traffic terms and it was stated that this is an effort by the City to plan accordingly for the City's future regarding the master plan and local collector roads.

Commissioner Warnick asked what was meant by the City expecting this to be completed by 2025 and Byron stated that he means the environmental study is expected to be completed by February of 2025. This is not ready for development and is still in the study and planning phases. He stated that nothing will happen until it is funded by UDOT.

Byron Haslam stated the next change would be adding a lakeshore trail along the annexed portion of the city. He stated they will also be replacing a roundabout with a traffic light at the intersection of 700 South 3400 East. He stated the last change would be showing future signals along Main Street.

Commissioner Warnick is appreciative of the Engineering Department for always looking for ways to improve the flow of traffic.

Commissioner Mendenhall opened the public hearing at 7:32 p.m.

Mendenhall acknowledges that most of the audience is here to speak about some of the changes being proposed and asked the audience to please limit their comments to three minutes and to not repeat previous comments.

Craig Stockmeister rose to speak about 400 South and Center street. He stated this is his residence and asks when the City is going to stop expanding. He feels the City is taking too much land. He is concerned about losing farmland. He asks the Commissioners for answers as he is disgusted with the City trying to take property that is under agricultural protection. He is concerned that the City is trying to take his property and that he will be under eminent domain.

Commission Mendenhall stated that the Commissioner will not be answering the questions being posed in the public hearing and that they will address the comments after the public hearing has ended.

Jackie Larson stated that she has several comments that she would like to have addressed. She stated her connection to the Spanish Fork City farming community. She stated that the City General Plan revision is not even completed and asked if the City is supposed to design the street pattern to support the General Plan. She stated that UDOT and UTA have not made any decisions on the location for the FrontRunner station and she stated that she has heard that this location may be shifting. She points out that these proposals do not align with MAG. She feels that these are ignoring property rights and expecting others to just move out of the way. She goes on to discuss her further concerns and states this presents several conflicts and safety concerns as well. She feels that the City has bypassed mandatory steps with the state code on Agricultural Protected areas.

Commissioner Mendenhall interrupted Mrs. Larson to inform her that her 3-minute time frame had ended 1 minute prior and to please finish her comments quickly.

Jackie Larson finished her statements by stating that the City is pursuing these changes while strongly suggesting that all property owners are on board while they are not on board and she feels they have been excluded from the planning work group.

Jake Issac approached the podium and stated that he is a lifelong resident of the City and the owner of Leland Mills. He appreciates Jackie's research and due diligence with her concerns. He stated that his main concern is the flow of traffic. He felt there was adequate access to 100 South and he is not in favor of the proposed overpass. He feels this just complicates the flow of traffic and feels that it may create a burden of traffic onto 900 South instead.

Rex Larson approached the podium and requested the aerial mapping system to show the overall impact these changes would have.

Byron Haslam reiterated that these are proposed changes and the mapping system does not show the proposed changes as they are still in conceptual phasing.

Rex Larson is concerned about the changes that go over the freeway and the impact it will have on the farming community. He feels there is a legacy in this area that needs to be considered before placing new roads. He asked how wide is the road being proposed going to be and Byron Haslam stated that this is being proposed as a 5-lane major arterial road. He agrees with Jake Issac and feels that this needs to be looked at further. He would like to go on record that he does not like the new proposal and that he is strongly against it.

Gil Rand Approached the podium and stated that he is an architect that has lived in Spanish Fork but currently resides in Springville. He asked if the City already has an overpass that goes west of the freeway, he does not see the reasoning to build a new

one. He feels that the better option is to work with the existing roads that the City has and that solution would make the farming community happier.

Jenny Badsgard approached the podium and stated she resides on 900 East and just south of the freeway exit. She stated that she has spent time sitting in front of her property and counted 16 semi-trucks driving back and forth and tearing up the road. She does not see how this small road can handle all the proposed traffic. She suggests that instead of building the road in this smaller farming community to instead go north and build the road in the industrial area or a more commercial area that is meant for this type of traffic. She does not feel that the frontrunner location is best placed in this area.

Lisa Olsen approached the podium and stated she is a resident in the 900 South area. She stated 100 South is a state road and that this is a high load route. She is unsure of how this would affect things.

Cara Lewis approached the podium and stated that she lives on a dead-end road and there is no other access to her home, and she stated that with what is being proposed that it would cut off the access to her home. She expressed concerns with her children's bus route that is located here. She stated that she has been told numerous times by Dave Anderson and Mayor Mendenhall that farmers will be able to farm their land as long as they want, and she feels that this is just lip service. She wonders how they can farm as long as they want when the City comes in and wants to take their property for growth. She feels very frustrated and stated that she is not interested in developing her land, she stated they are wanting to continue to farm their land. She asked that the Planning Commission take her family's desire to continue their farming legacy into consideration when the City proposes new roads and how they will impact the residents.

Jenny Issac approached the podium and stated that she is the mother of Jake Issac and she stated that her family has been very involved in the agriculture area and that she has a very vested interest in this proposal. She feels it is very premature to approve this proposal given the constraints that are in place on 900 south. She

speaks further on the flow of traffic and the impact on the area if the City moves forward with this proposal. She asks that the Commissioners strongly consider the residents in that area before they make their decision.

Bryan Redd approached the podium and stated that he would like to discuss the roundabout proposal and states that it is being proposed to remove a roundabout and he says this was likely built and paid for with City funds and he feels that this is a waste. He is not in favor of the traffic that will be created on 6400 South and he stated the roundabout on 300 West and 400 North that you cannot drive a tractor or a horse trailer through it. He feels that this roundabout is dangerous as he has seen kids almost get hit by cars in this area. He stated that he knows individuals with agricultural vehicles get damaged by driving through the roundabout. He states that it gets very backed up in the evenings. He then asks who is financially responsible for paying for the roundabout, as he quotes that "Spanish Fork City does not pay for roads." He does not feel that roundabouts are safe and he is opposed to the changes being proposed.

Cara Lewis rose once more to point out that a lot of residents use 100 South and the area to recreate and feels that if this access is removed it removes access for the families that are using the area recreationally.

Commissioner Mendenhall closed the public hearing at 8:04 p.m.

Commissioner Mendenhall thanked all the residents that provided comments on the proposed changes. He first wanted to state that the City is not attempting to take anyone's land. He stated that the staff will try to address each question that was raised and forewarned that it may not be what everyone wants to hear. He stated that the City is changing and the master plan needs to change with it. He stated the City staff is trying to make these changes as easy as it can.

Commissioner Carroll stated the City is planning. She stated they are planning for 2050 and stated some of these projects are not happening for 10 to 20 years. She stated the City does not often use Eminent Domain. She wants the public to know

that there are tools in place such as the Corridor Preservation Program which is a fund for the City to purchase land from willing sellers that own properties in these areas that the City is wanting to plan future roadways decades out.

Byron Haslam stated this is the City planning 30+ years in the future so the City is prepared for the growth that will happen.

There was further discussion on the truck routes and the high load zones with the Commissioners addressing the questions posed during the public hearing.

Commissioner Mendenhall again thanked the concerned citizens that presented today and stated again that this is simply a plan. He also reiterated that the City does not have the grounds to go and take anyone's land. The City reacts to property owners initiating the sale of their property. He points out that the recent graduating class was over 1,000 kids. He stated these kids are Spanish Fork City kids, and he asks where do these residents expect them to live? He stated they need areas to live. He states that he wants his kids and grandkids to live near him. He stated that whatever is decided tonight, he encourages residents to please be involved. He stated the Planning Commission is not the approving body and they will recommend approval or denial to the City Council. He stated that City staff's doors are always open.

Commissioner Earnest stated he is empathetic to the concerns presented tonight but stated that roads are almost always privately funded and with willing landowners are selling. He feels that eminent domain is a rare occurrence. He stated that the proposal is generated by professional traffic engineers. He encourages residents to reach out to the City traffic engineer to discuss the conclusions that are being presented.

Commissioner Warnick thanked all the residents that came out to present their concerns to the city. She stated that she is heavy hearted thinking about any road development in the River Bottoms but she understands that with growth comes change. She thanked the residents for allowing her to ride her bike through the area and posed the question if this is a premature update? She went on to say that she is

personally a fan of roundabouts and wishes to clarify to the resident that was concerns about the City installing roundabouts then removing them, and stated that this proposal is to remove a roundabout that was in the plan, and it is not a physical roundabout that is being removed.

Commissioner Clayson acknowledges that these plans are not happening for another 25-30 years and he is not ready to make decisions on the future generations land and he is not in support of the changes if the City does not know what the finalized plans will be.

Commissioner Carroll asked Byron to provide the audience and Commissioners what the ramifications would be if these plans are not approved and he stated that he is unable to provide that information but states that the City feels very strongly that if the 100 South crossing is going away, the City needs to show UDOT another one needs to replace it and have that planned in their EA. He stated the City is wanting to show this crossing is needed.

Commissioner Carroll moved to recommend the approval of the Transportation Element of the General Plan Revisions (24.02).

Commissioner Earnest seconded.

Commissioners Mendenhall, Earnest and Carrol voted in favor, Commissioner Clayson was opposed and Commissioner Warnick abstained from voting.

CONSTRUCTION STANDARDS (Public Hearing)

Construction Standards Revisions (24.02)

Byron Haslam stated these are minor changes that are being proposed. He stated the first change would be regarding adding a full intersection design requirement with larger developments. He stated the next change would add tracer wire under drinking water and pressurized irrigation. He stated the next change would be modifying sanitary sewer piping, and then there would be language added regarding

manholes sizes. He then went through other various revisions that provide additional clarification.

Commissioner Mendenhall opened the public hearing at 8:51 p.m.

Gil Rand stated that he thought this was proposing to change building codes but sees that this is not part of that. He then offered a solution to the overpass from the previous conversation.

Commissioner Warnick wanted to provide additional clarification regarding the resident concern of the City taking property from land owners. She stated that Eminent Domain is the absolute last resort and has never heard of this happening.

Commissioner Mendenhall closed the public hearing at 8:53 p.m.

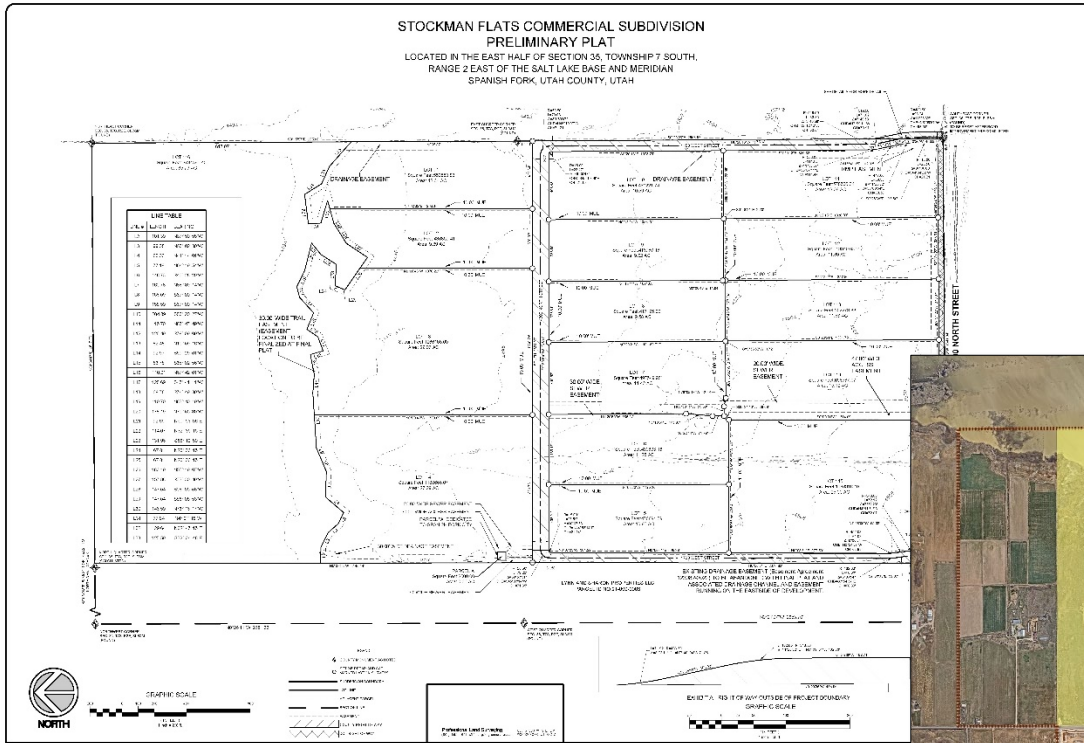
Commissioner Warnick moved to recommend to approve the Construction Standards Revisions (24.02).

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

Commissioner Mendenhall moved to adjourn the meeting at 8:53 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary



Stockman Flats Preliminary Plat Approval Request

Recommendation

July 3, 2024, Planning Commission meeting.
 Located at 1730 West 3800 North, including 319.85 acres.
 The subject property is zoned I-1.
 The applicant has requested that a Preliminary Plat for sixteen lots be approved.

That the proposed Preliminary Plat be approved based on the following finding and subject to the following conditions.

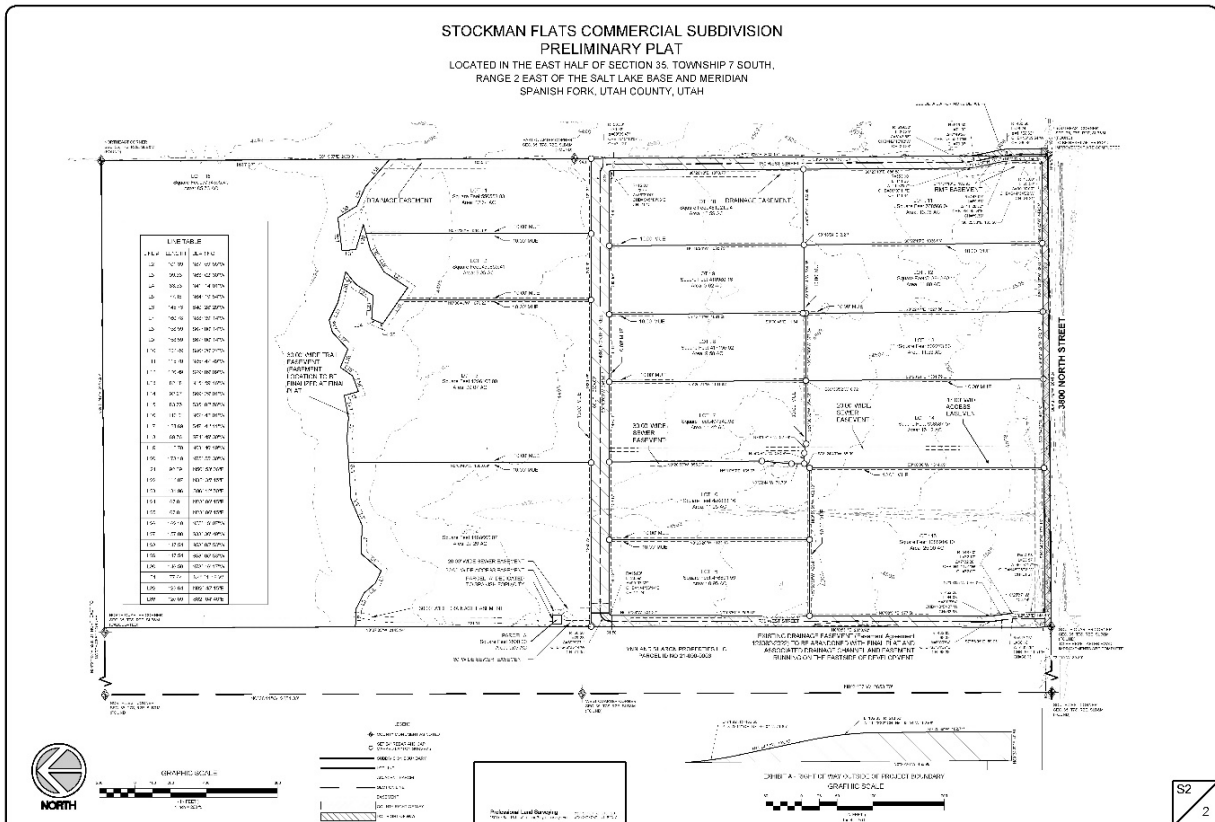
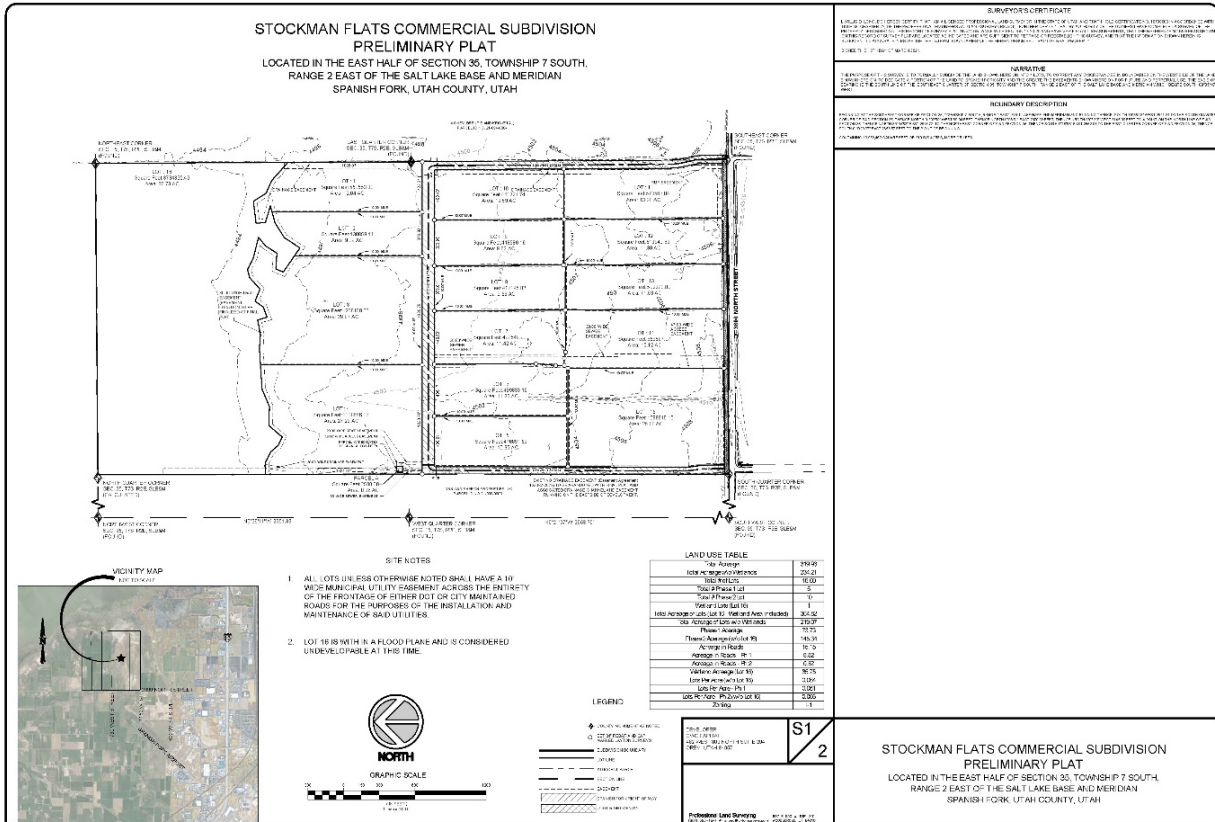
- Finding**
1. That the proposal conforms to the City's Zoning Map.
- Conditions**
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
 2. That the applicant addresses any red-lines.

Key Issues

Exhibits

1. Access.
2. Improvements.
3. Storm Drain.
4. Irrigation.
5. Easements.
6. Utilities.
7. Trails.
8. Wetlands.

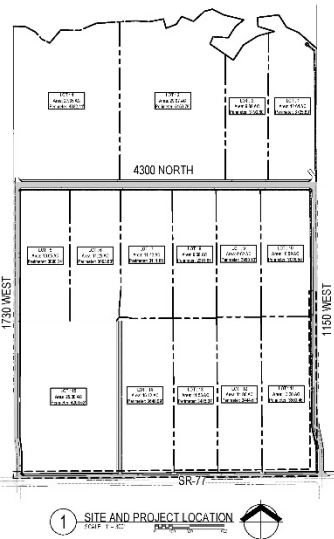
1. Preliminary Plat.
2. Infrastructure Plans.
3. Striping Plans.



STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN

1150 WEST, 1730 WEST, 4300 NORTH, AND SR-77
SPANISH FORK, UTAH COUNTY, UT
PRELIMINARY PLAN SET
JUNE, 2024

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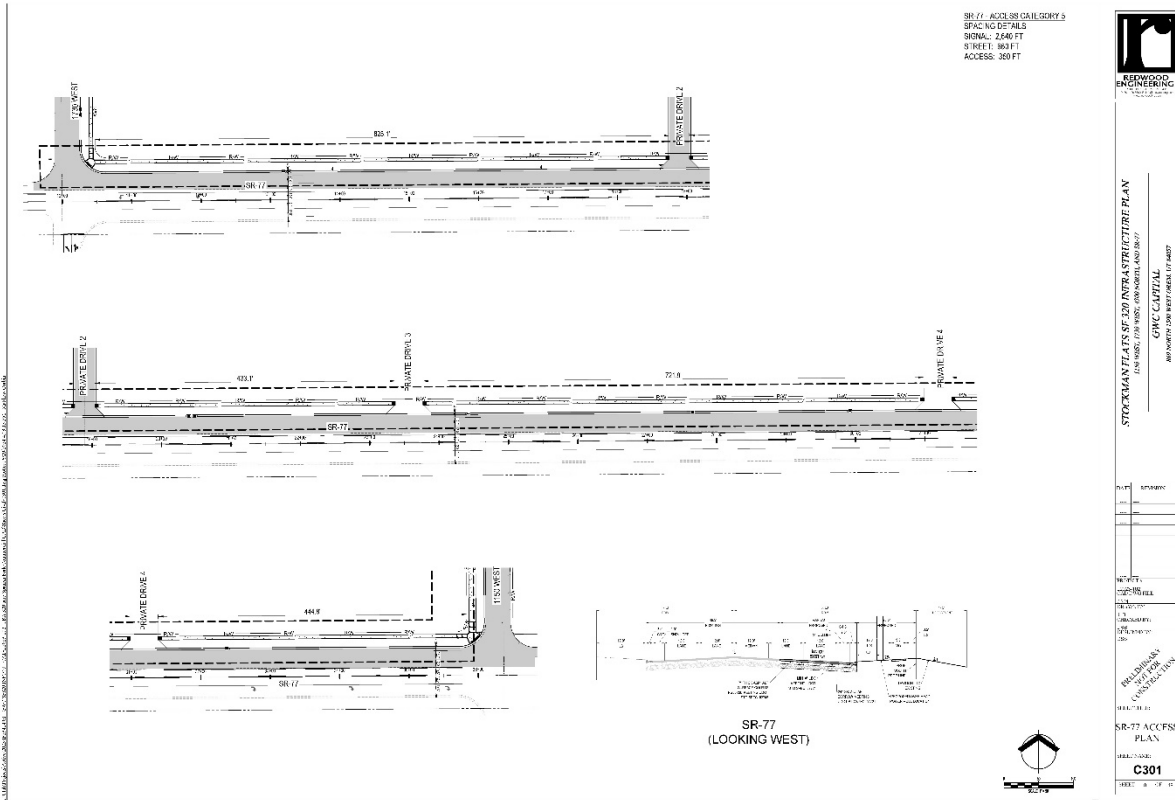
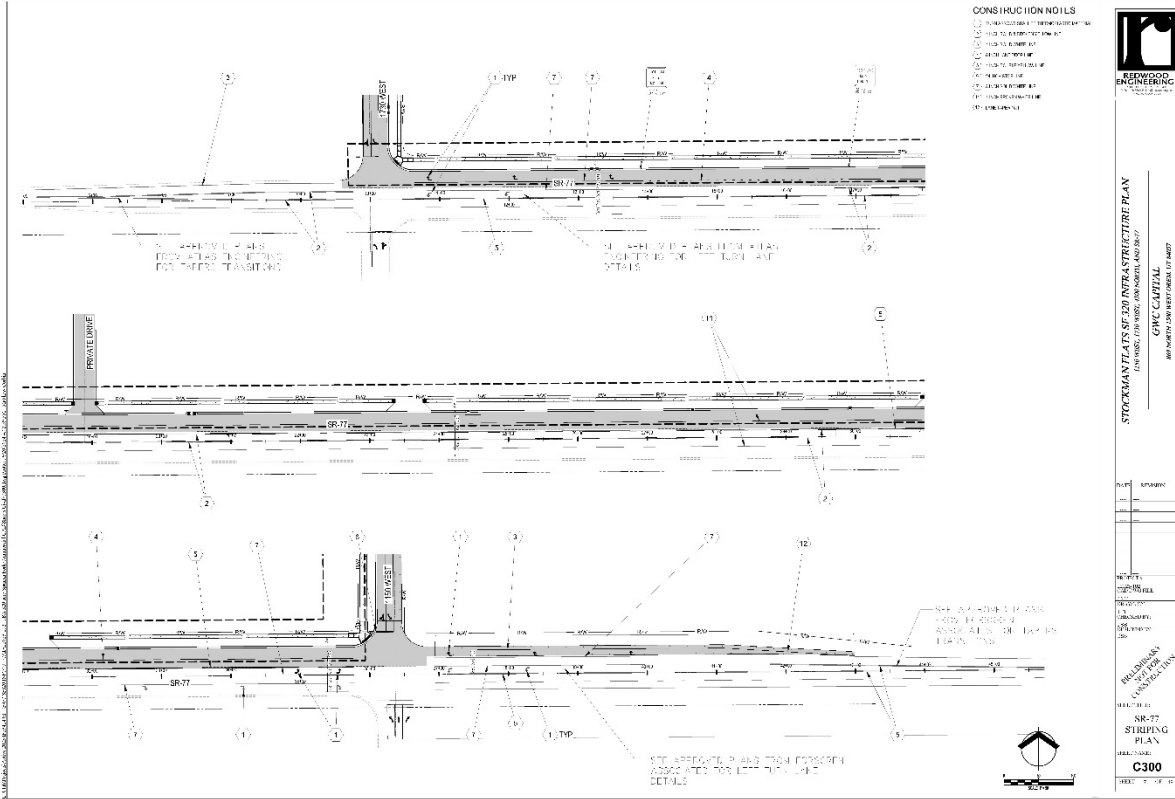
REDWOOD ENGINEERING
1150 WEST, 1730 WEST, 4300 NORTH, AND SR-77
SPANISH FORK, UTAH COUNTY, UT
PRELIMINARY PLAN SET
JUNE, 2024

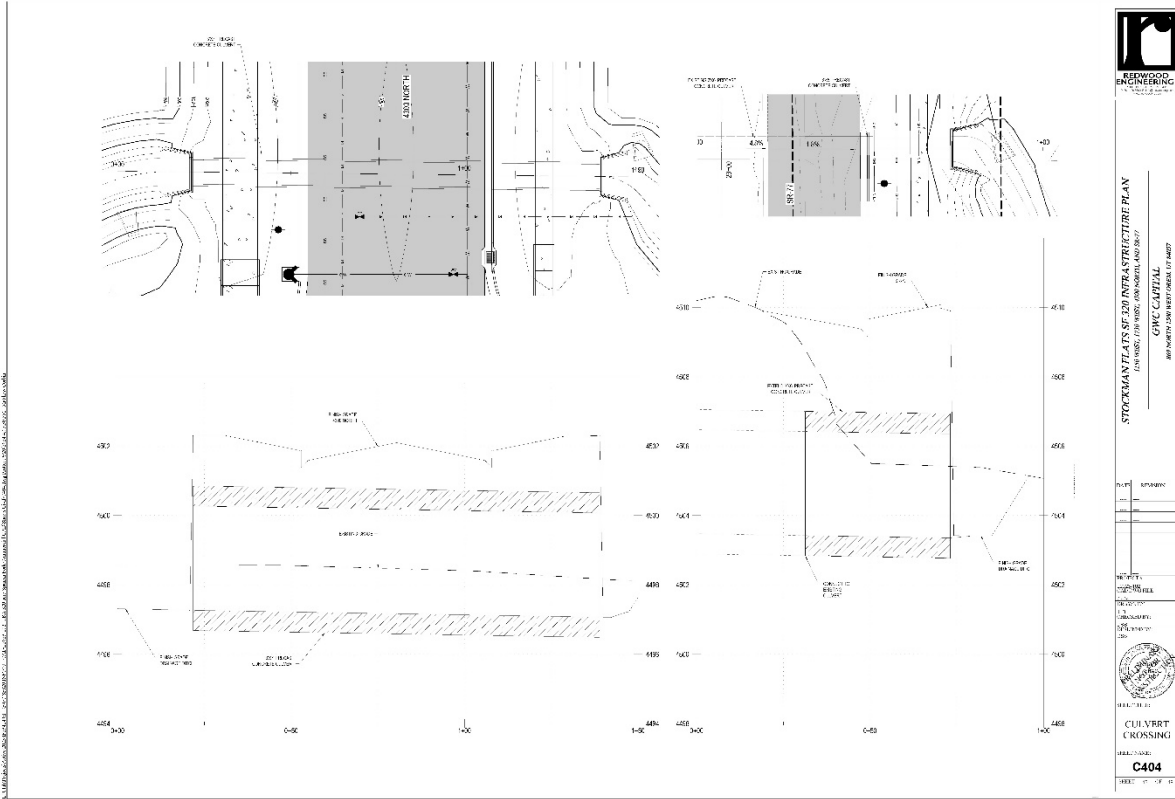
CIVIL CAPITAL
1150 WEST, 1730 WEST, 4300 NORTH, AND SR-77
SPANISH FORK, UTAH COUNTY, UT
PRELIMINARY PLAN SET
JUNE, 2024

SITE AND PROJECT LOCATION
1150 WEST, 1730 WEST, 4300 NORTH, AND SR-77
SPANISH FORK, UTAH COUNTY, UT
PRELIMINARY PLAN SET
JUNE, 2024

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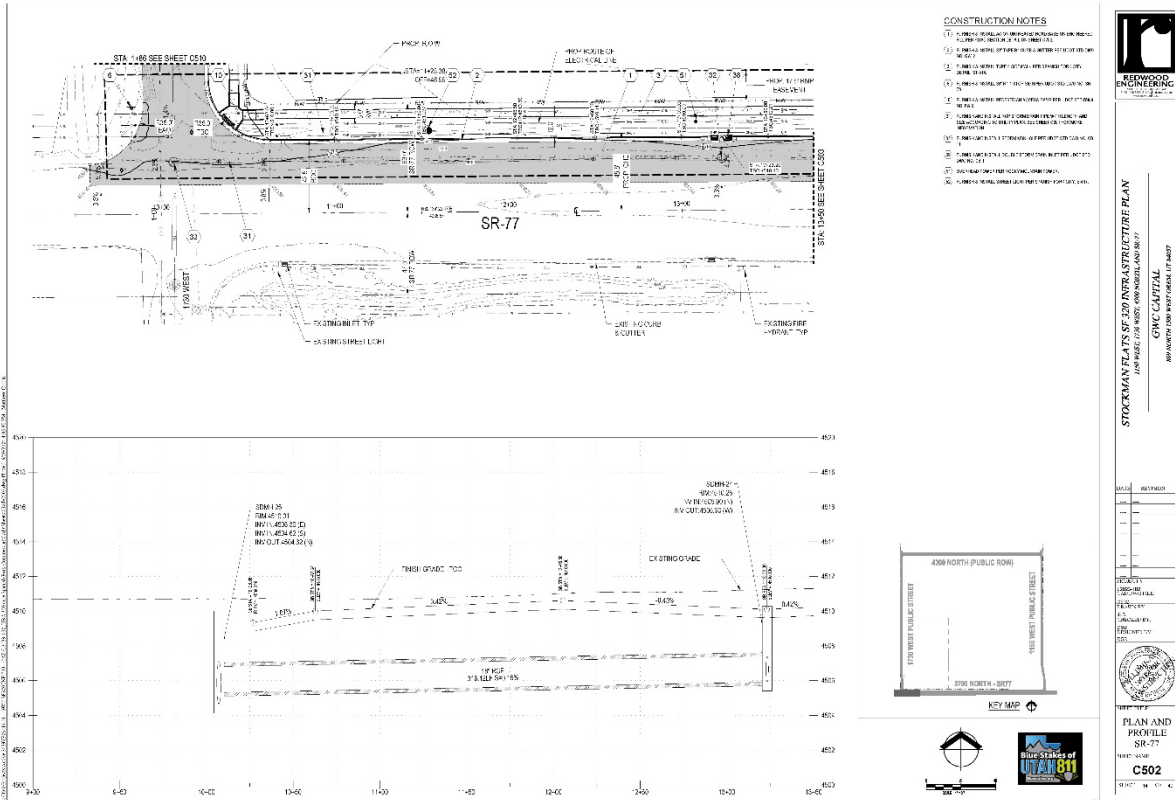
SYMBOL LEGEND			LINE LEGEND		
DESCRIPTION	EXIST.	PROP.	DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER					
48" DIA. S.S.	---	---	48" DIA. S.S.	---	---
36" DIA. S.S.	---	---	36" DIA. S.S.	---	---
24" DIA. S.S.	---	---	24" DIA. S.S.	---	---
18" DIA. S.S.	---	---	18" DIA. S.S.	---	---
12" DIA. S.S.	---	---	12" DIA. S.S.	---	---
8" DIA. S.S.	---	---	8" DIA. S.S.	---	---
6" DIA. S.S.	---	---	6" DIA. S.S.	---	---
4" DIA. S.S.	---	---	4" DIA. S.S.	---	---
3" DIA. S.S.	---	---	3" DIA. S.S.	---	---
2" DIA. S.S.	---	---	2" DIA. S.S.	---	---
1" DIA. S.S.	---	---	1" DIA. S.S.	---	---
0.75" DIA. S.S.	---	---	0.75" DIA. S.S.	---	---
0.5" DIA. S.S.	---	---	0.5" DIA. S.S.	---	---
0.375" DIA. S.S.	---	---	0.375" DIA. S.S.	---	---
0.25" DIA. S.S.	---	---	0.25" DIA. S.S.	---	---
0.1875" DIA. S.S.	---	---	0.1875" DIA. S.S.	---	---
0.125" DIA. S.S.	---	---	0.125" DIA. S.S.	---	---
0.09375" DIA. S.S.	---	---	0.09375" DIA. S.S.	---	---
0.0625" DIA. S.S.	---	---	0.0625" DIA. S.S.	---	---
0.046875" DIA. S.S.	---	---	0.046875" DIA. S.S.	---	---
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0.00185466796875" DIA. S.S.	---	---	0.00185466796875" DIA. S.S.	---	---
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STOCKMAN PLATS 650 00 INTER-STATE STREET PLAN
 CUI VERT CROSSING
 CIVIL ENGINEER
 1000 WEST 1000 SOUTH, SUITE 100
 SALT LAKE CITY, UT 84119
 WWW.REWOODENGINEERING.COM

PROJECT NO. 2023-001
 SHEET NO. C404
 DATE: 07/03/24

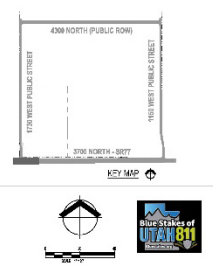


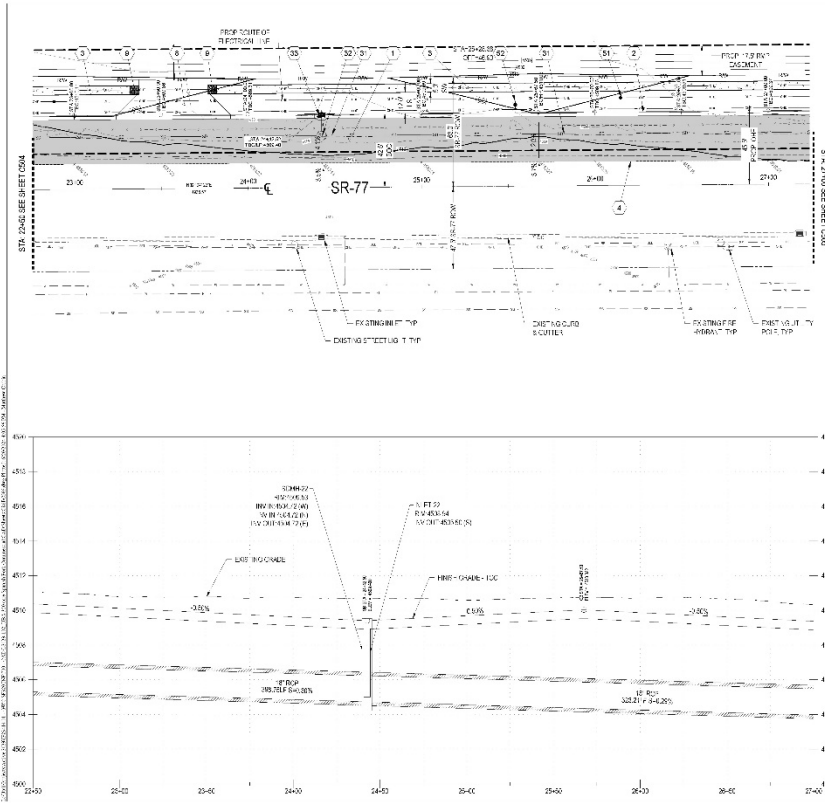
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 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



STOCKMAN PLATS 650 00 INTER-STATE STREET PLAN
 PLAN AND PROFILE SR-77
 CIVIL ENGINEER
 1000 WEST 1000 SOUTH, SUITE 100
 SALT LAKE CITY, UT 84119
 WWW.REWOODENGINEERING.COM

PROJECT NO. 2023-001
 SHEET NO. C502
 DATE: 07/03/24





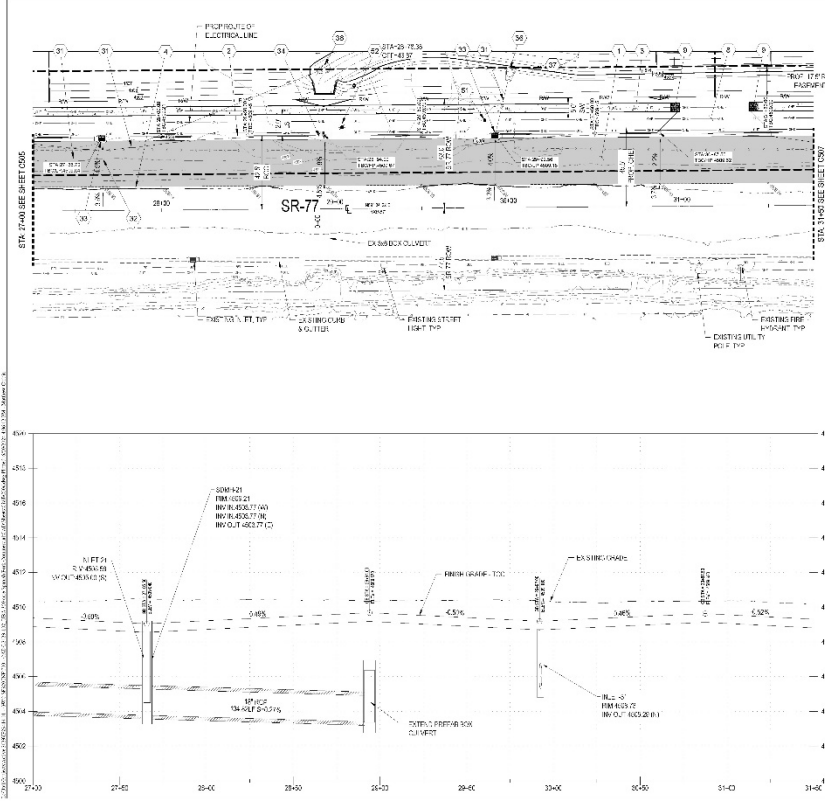
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 - 10) ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



STOCKMAN PLANS AND PROFILE FOR SR-77
 CIVIL ENGINEER
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202



PLAN AND PROFILE
 SR-77
 SHEET C505



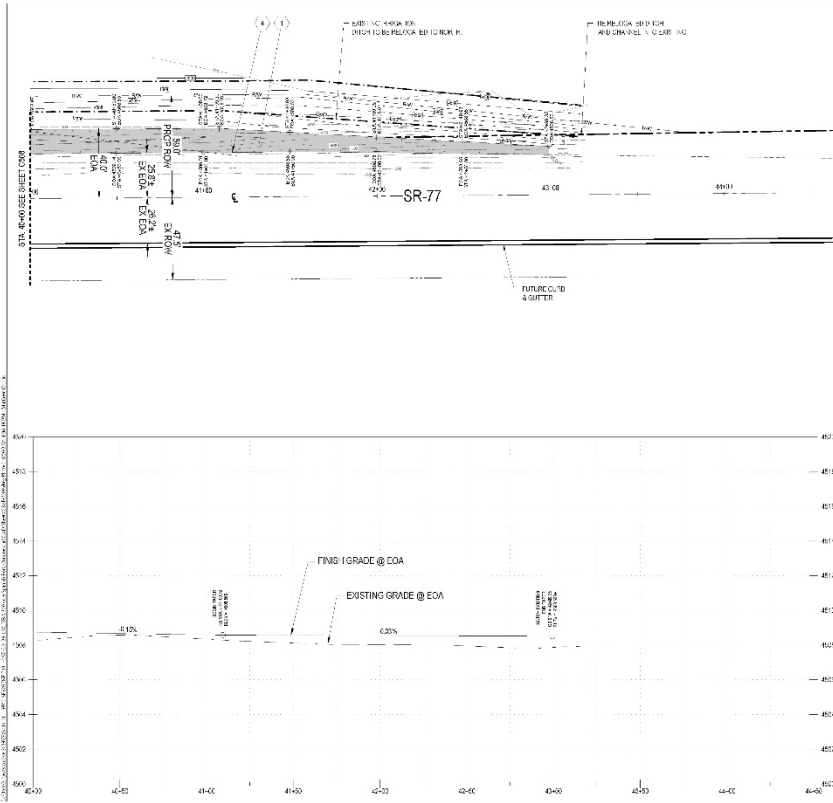
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STOCKMAN PLANS AND PROFILE FOR SR-77
 CIVIL ENGINEER
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202



PLAN AND PROFILE
 SR-77
 SHEET C506

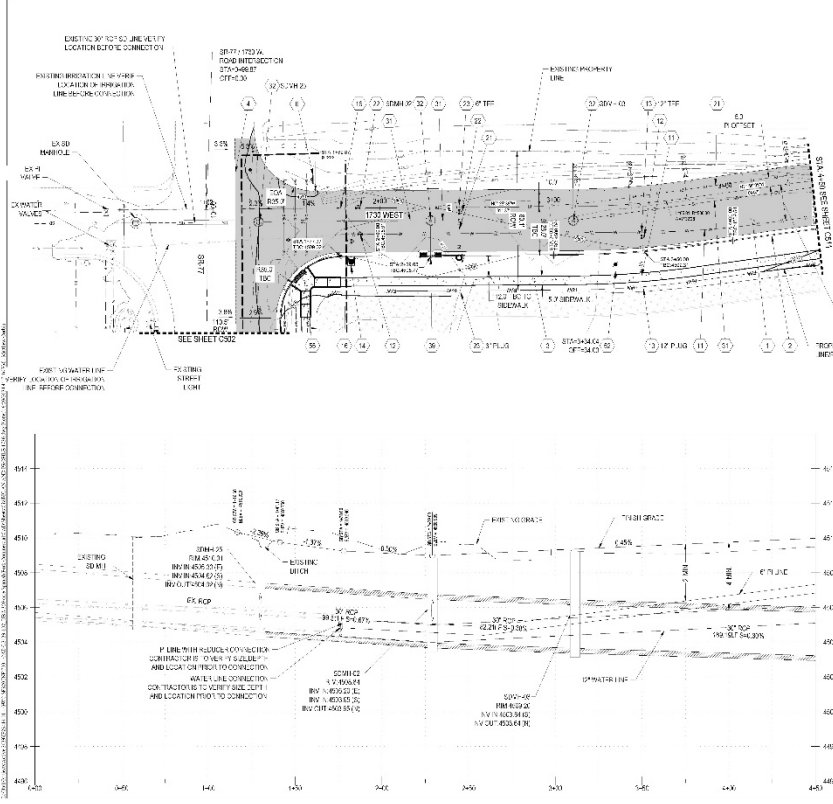


REDWOOD ENGINEERING
 1700 WEST PUBLIC STREET
 SALT LAKE CITY, UT 84119
 (801) 488-8888
 WWW.REDWOODENGINEERING.COM

STOCKMAN ET AL. AS LEAD ARCHITECTURE PLAN
 ARCHITECT FOR ARCHITECTURE AND CIVIL ENGINEERING

CIVIL CAPITAL
 1700 WEST PUBLIC STREET, SUITE 200
 SALT LAKE CITY, UT 84119

PLAN AND PROFILE SR-77
 SHEET C509

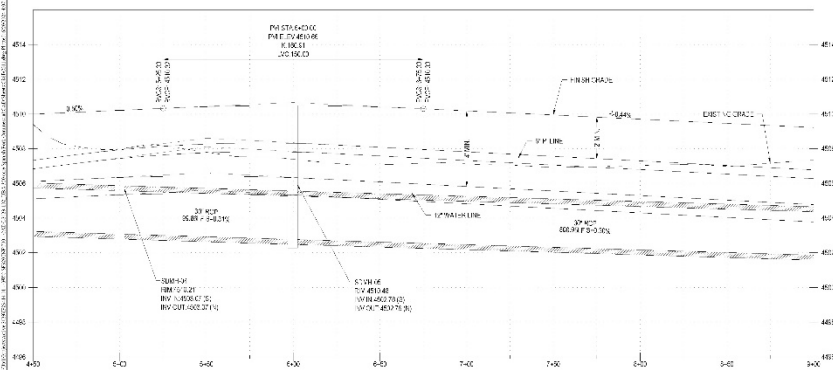
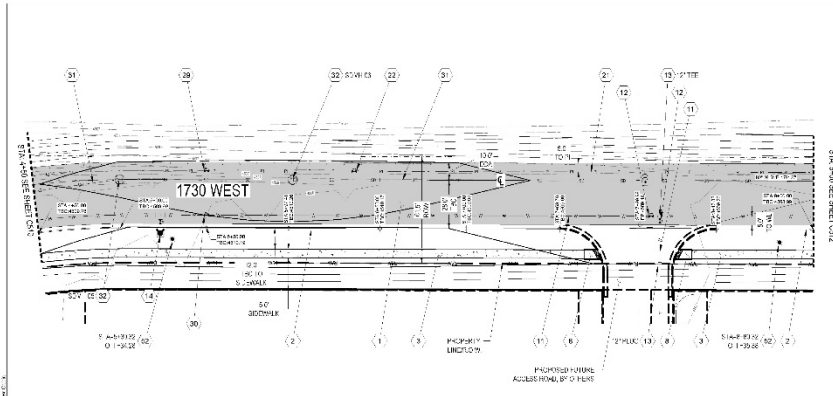


REDWOOD ENGINEERING
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 WWW.REDWOODENGINEERING.COM

STOCKMAN ET AL. AS LEAD ARCHITECTURE PLAN
 ARCHITECT FOR ARCHITECTURE AND CIVIL ENGINEERING

CIVIL CAPITAL
 1700 WEST PUBLIC STREET, SUITE 200
 SALT LAKE CITY, UT 84119

PLAN AND PROFILE SR-77
 SHEET C510

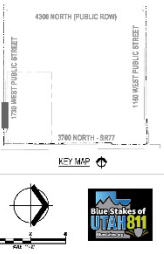


CONSTRUCTION NOTES

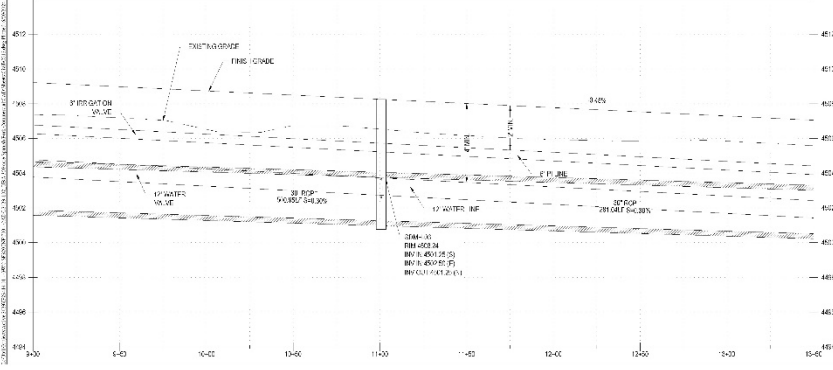
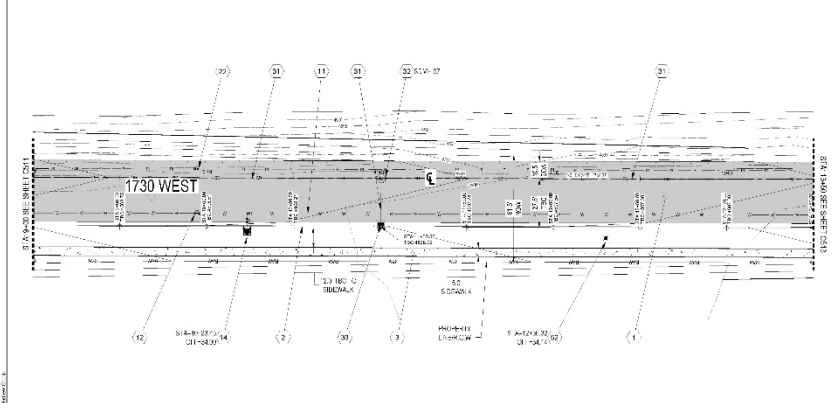
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2. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
3. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
5. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
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14. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
15. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
16. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
17. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
18. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
19. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
20. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.



STOCKMAN PLATS 65, 66 AND 67 WITH ASTORIA STREET PLAN
 A PART OF THE 1730 WEST ADDRESS ROWN
 CIVIL CAPITAL
 100 WEST 1730 WEST CORNER OF 1730 WEST



PLAN AND PROFILE 1730
 SHEET NO. C511
 DATE: 03/24/24

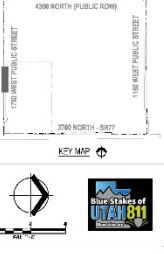


CONSTRUCTION NOTES

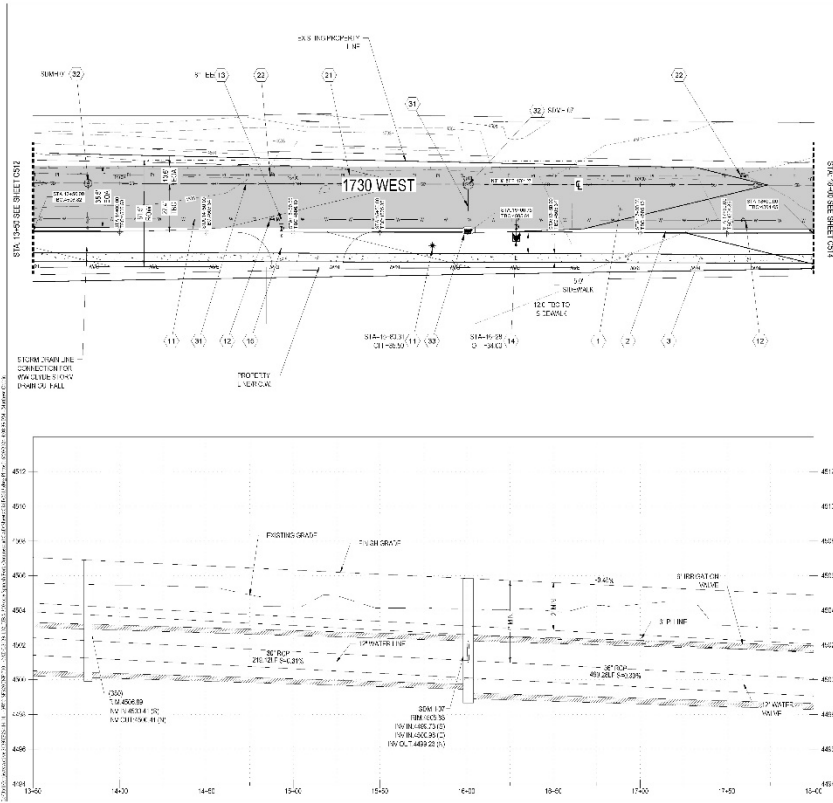
1. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
2. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
3. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
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6. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
7. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
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10. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
11. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
12. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
13. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
14. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
15. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
16. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
17. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
18. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.
19. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
20. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE.



STOCKMAN PLATS 65, 66 AND 67 WITH ASTORIA STREET PLAN
 A PART OF THE 1730 WEST ADDRESS ROWN
 CIVIL CAPITAL
 100 WEST 1730 WEST CORNER OF 1730 WEST



PLAN AND PROFILE 1730
 SHEET NO. C512
 DATE: 03/24/24



CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS.
2. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
4. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN SHOWN UNLESS OTHERWISE NOTED.
5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
6. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS.
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4300 NORTH (PUBLIC ROW)

1700 WEST PUBLIC STREET

1100 WEST PUBLIC STREET

3700 NORTH - 8877

KEY MAP

REDWOOD ENGINEERING

STOCKMAN PLATS 650 3RD AVENUE ASTORIA OREGON 97103

PROJECT: STOCKMAN PLATS 650 3RD AVENUE ASTORIA OREGON 97103

DATE: 08/20/2024

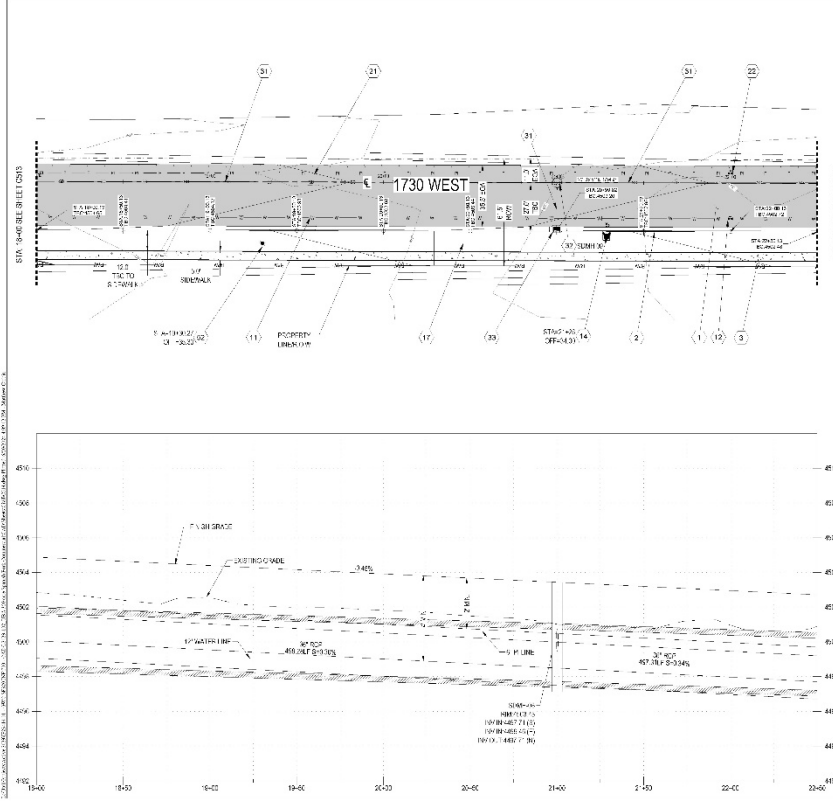
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PLAN AND PROFILE 1730

DATE: 08/20/2024

PROJECT: C513

SCALE: AS SHOWN



CONSTRUCTION NOTES

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4300 NORTH (PUBLIC ROW)

1700 WEST PUBLIC STREET

1100 WEST PUBLIC STREET

3700 NORTH - 8877

KEY MAP

REDWOOD ENGINEERING

STOCKMAN PLATS 650 3RD AVENUE ASTORIA OREGON 97103

PROJECT: STOCKMAN PLATS 650 3RD AVENUE ASTORIA OREGON 97103

DATE: 08/20/2024

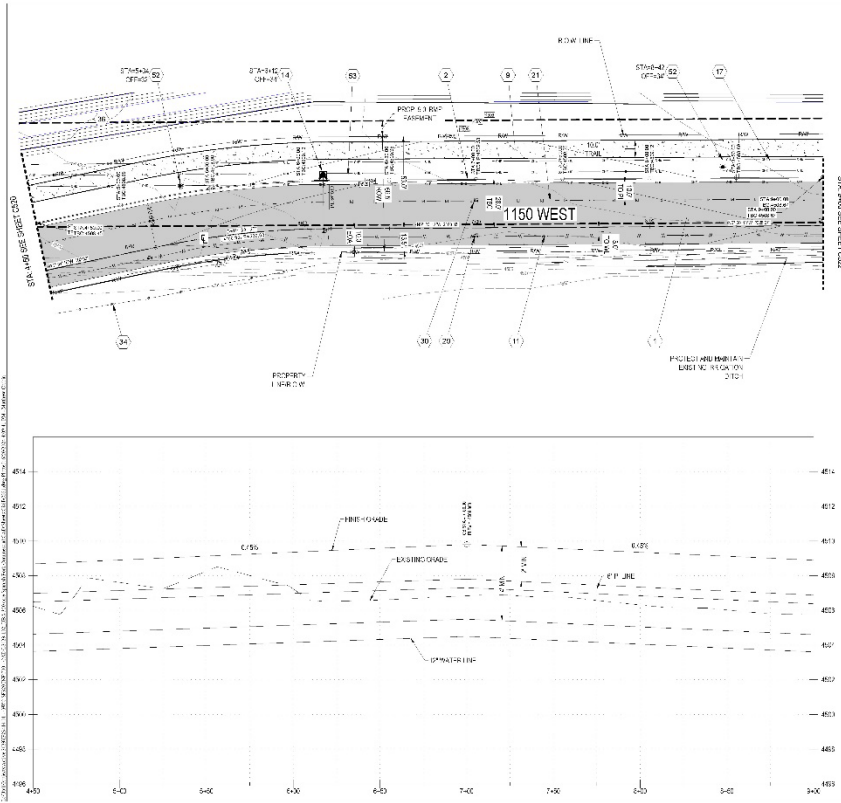
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PLAN AND PROFILE 1730

DATE: 08/20/2024

PROJECT: C514

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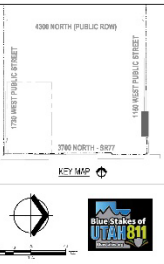


CONSTRUCTION NOTES

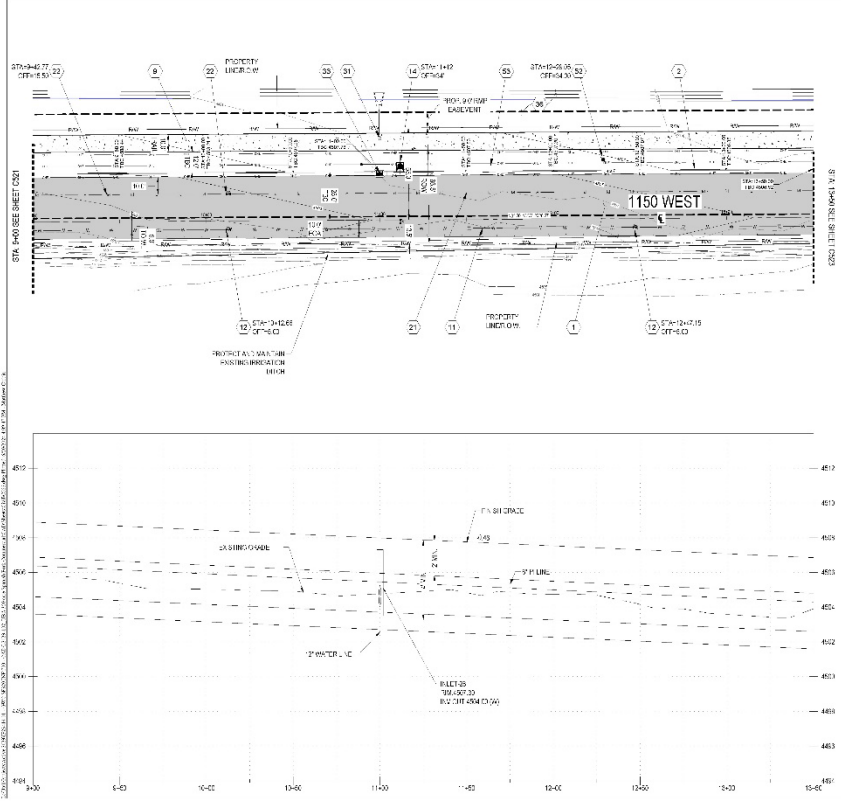
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STOCKMAN PLZ. S530 WITH ASPHALT DRIVE PLAN
 PLAN AND PROFILE FOR 1150 WEST
 CIVIL CAPITAL
 800 WEST 1000 SOUTH, SUITE 100



PLAN AND PROFILE 1150 WEST
 SHEET C521

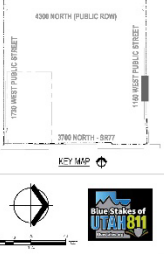


CONSTRUCTION NOTES

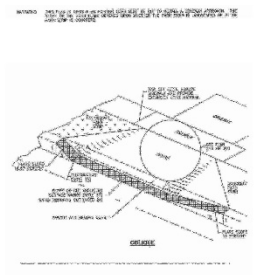
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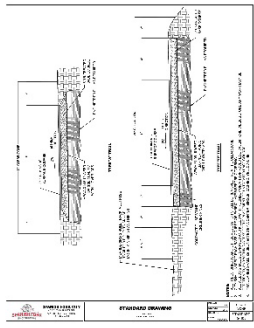
STOCKMAN PLZ. S530 WITH ASPHALT DRIVE PLAN
 PLAN AND PROFILE FOR 1150 WEST
 CIVIL CAPITAL
 800 WEST 1000 SOUTH, SUITE 100



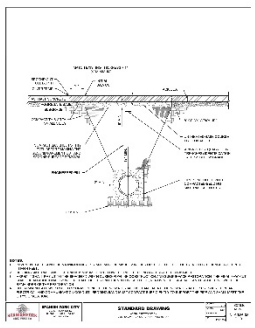
PLAN AND PROFILE 1150 WEST
 SHEET C522



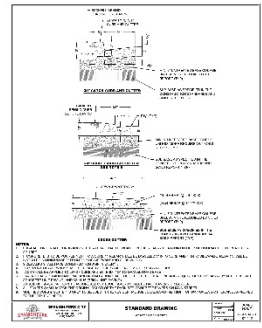
1 APWA DRAWING 221
SCALE: 1/8" = 1'-0"



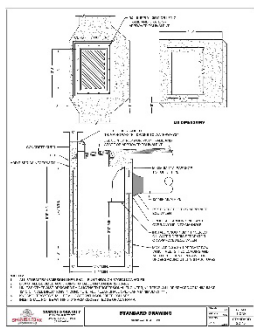
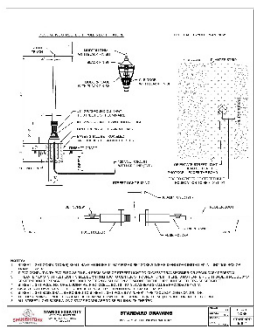
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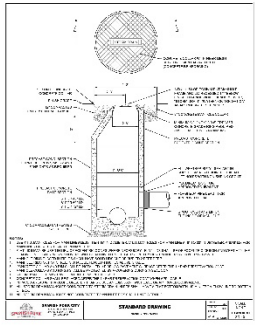
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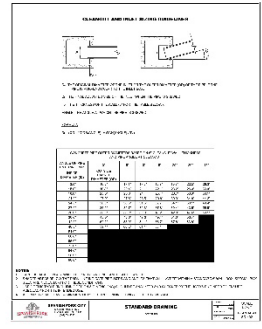
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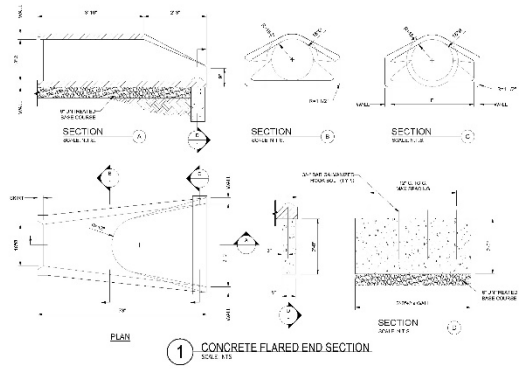
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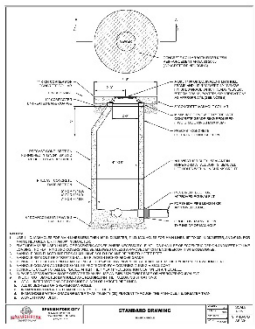
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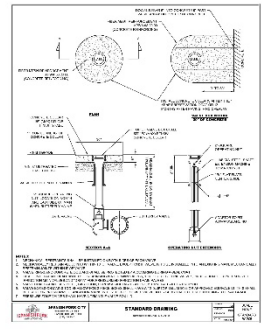
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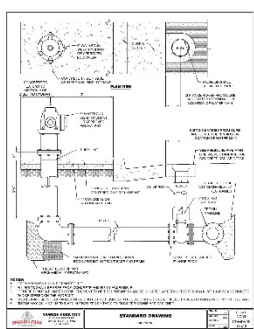
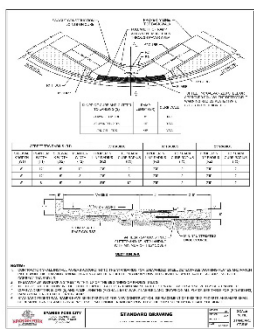
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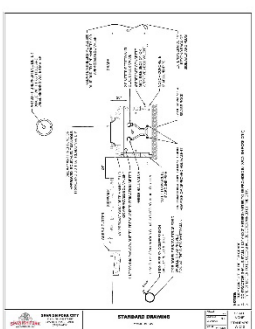
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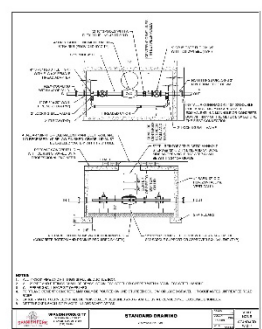
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STANDARD DRAWING
SCALE: 1/8" = 1'-0"



STANDARD DRAWING
SCALE: 1/8" = 1'-0"



STANDARD DRAWING
SCALE: 1/8" = 1'-0"

REDWOOD ENGINEERING
1100 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.REDWOODENGINEERING.COM

PROJECT: [REDACTED]
DRAWING NO.: [REDACTED]
DATE: [REDACTED]

DESIGNED BY: [REDACTED]
CHECKED BY: [REDACTED]
APPROVED BY: [REDACTED]

CIVIL DETAIL
SHEET - 2
C701
REV: 0 1 2 3 4

REDWOOD ENGINEERING
1100 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
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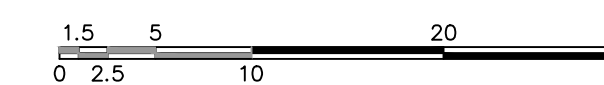
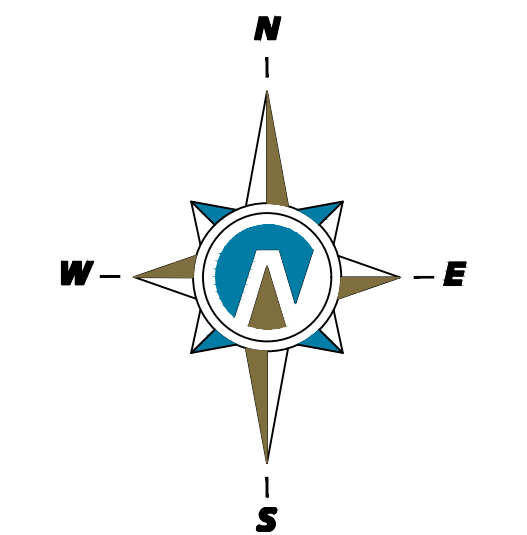
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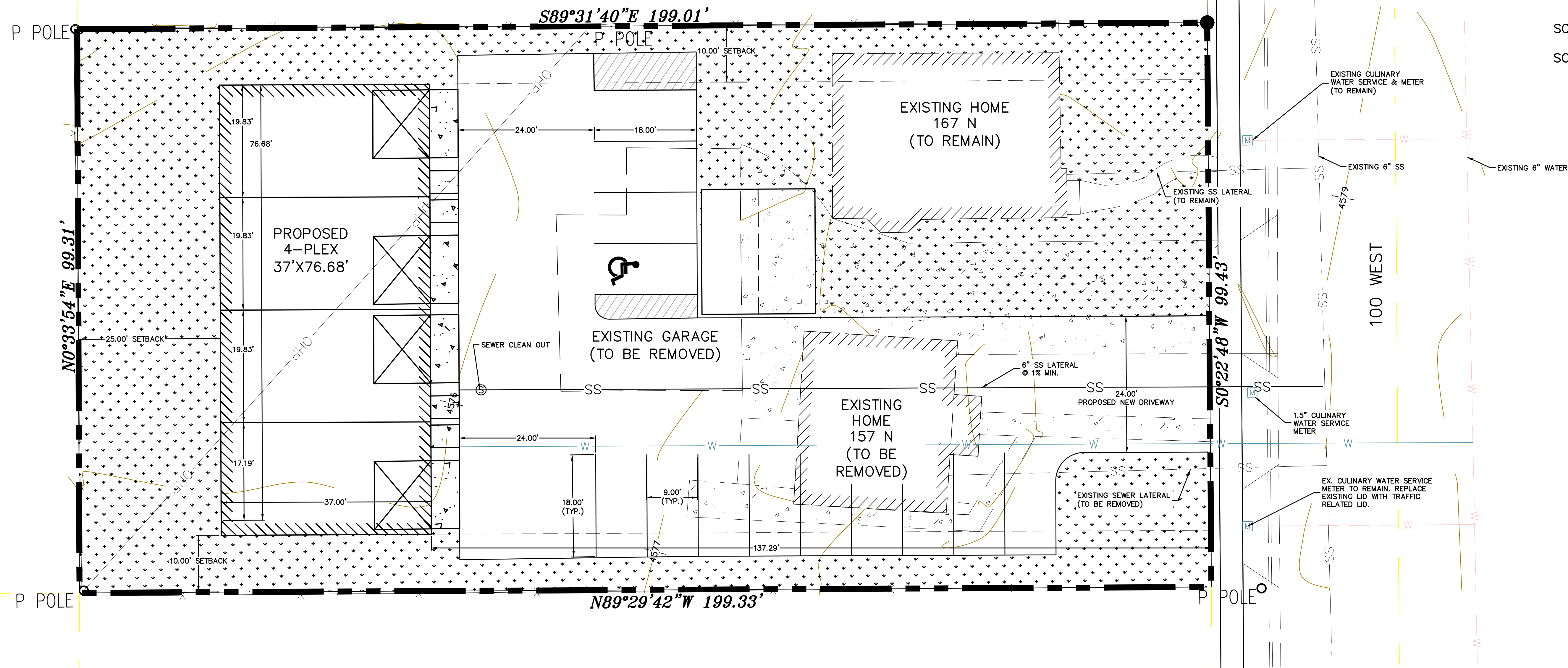
CIVIL DETAIL
SHEET - 3
C702
REV: 0 1 2 3 4

Hardy SPANISH FORK, UTAH

APRIL, 2024



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'



PARKING REQUIREMENTS

	REQUIRED		PROVIDED
NEW 4-PLEX	8	GARAGE	6
EXISTING 167 N	2	ADA	1
EXISTING 157 N	0	REGULAR	12
VISITOR (1 PER 3 UNITS)	2		
TOTAL	12	TOTAL	19

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE	DESIGNED BY:	DATE:
5				DRAWN BY:	DATE:
4				CHECKED BY:	DATE:
3				APPROVED:	DATE:
2				COGO FILE:	DATE:
1				REV. COGO FILE:	DATE:

Northern ENGINEERING INC

ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

Hardy

PRELIMINARY SITE PLAN	JOB NO. 3-24-009
SPANISH FORK, UTAH	SHEET NO. SP-01

K:\3-24-009-00 Barlow\CAD\Design\Working\3-24-009 - BARLOW - CONCEPT 5.dwg