



Wednesday, September 18, 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. September 11, 2024

2. Minor Plat

A. VISTA VIEW PHASE 5. This proposal involves amending a plat to create 22 individual condo units located at 2303 East 830 South.

3. Final Plat

A. RIVER MEADOWS TOWNHOMES. This proposal involves the approval of a final plat for 150 townhomes located at approximately 1400 South 200 West.

4. Preliminary Plat

A. EL DORADO PLAT A (WHEELER MACHINERY). This proposal involves the approval of a preliminary plat that would create two industrial lots located at 450 West 1000 North.

5. Site Plan

A. WHEELER MACHINERY. This proposal involves the development of two industrial buildings located at 450 West 1000 North.

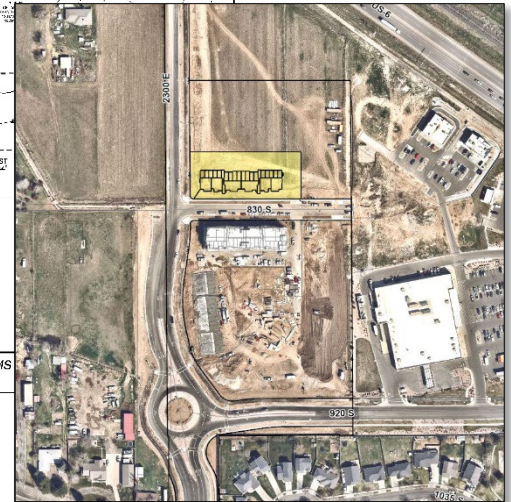
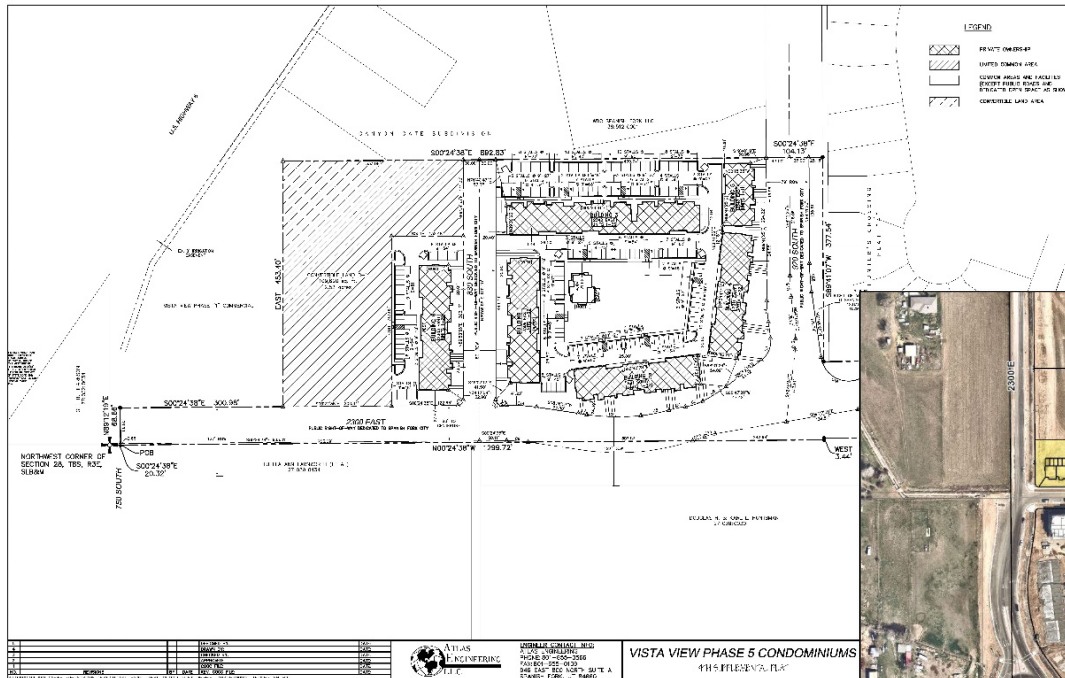
6. Zone Change

A. HARDY ZONE CHANGE. This proposal involves changing the zoning of a property from R-3 to R-3 with the Infill Overlay to develop a four-plex building at 167 North 100 West.

7. Adjourn



SPANISH FORK
COMMUNITY DEVELOPMENT



Vista View Phase 5 Minor Subdivision Plat Approval Request

September 18, 2024, Development Review Committee meeting.

Located at 2303 East 830 South, including 13.43 acres.

The subject property is zoned R-4.

The applicant has requested that a Minor Subdivision Plat Amendment be approved for 22 condominium units.

Key Issues

1. Plat.

Recommendation

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

Finding

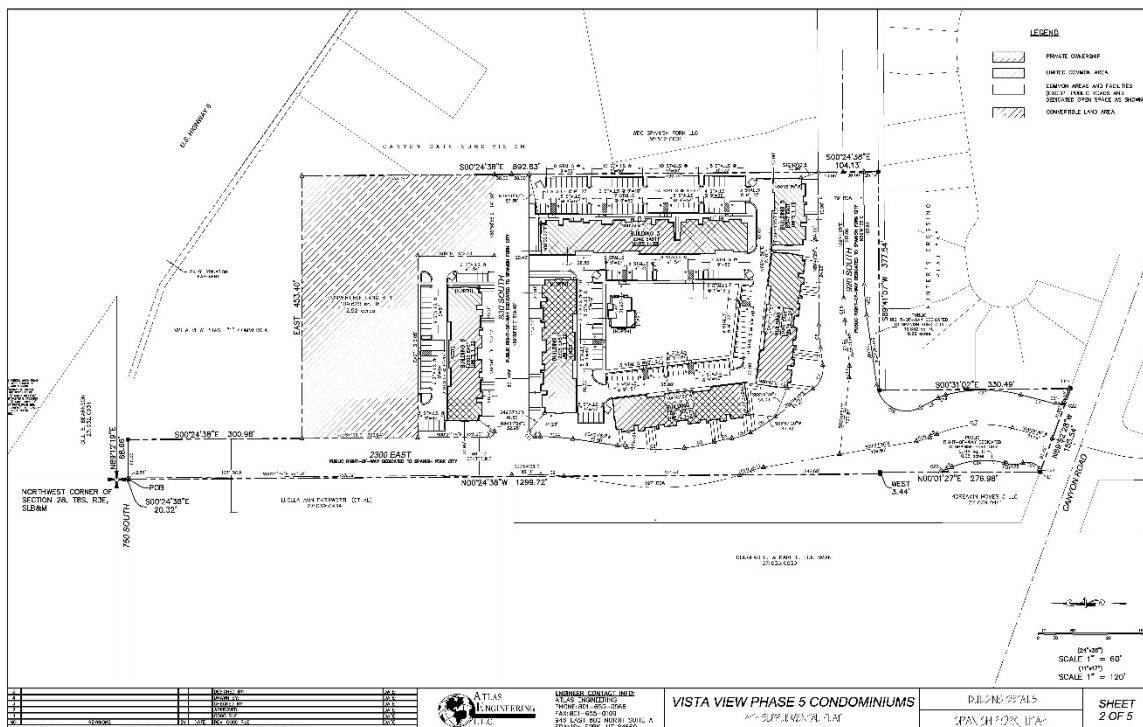
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

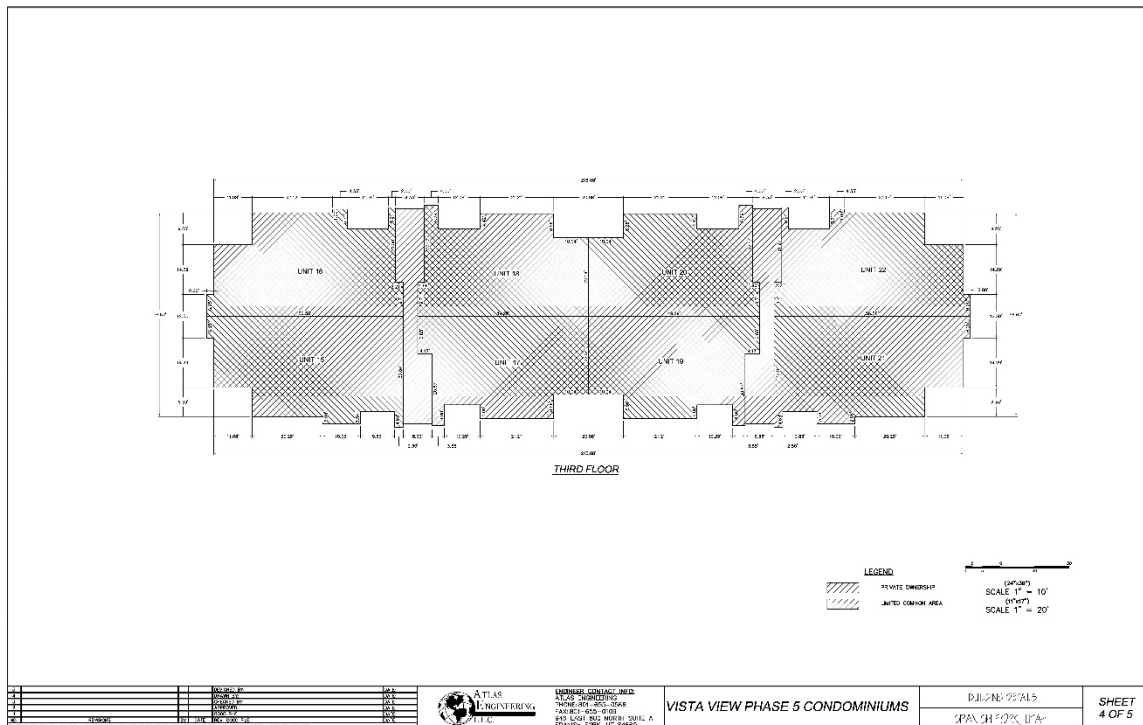
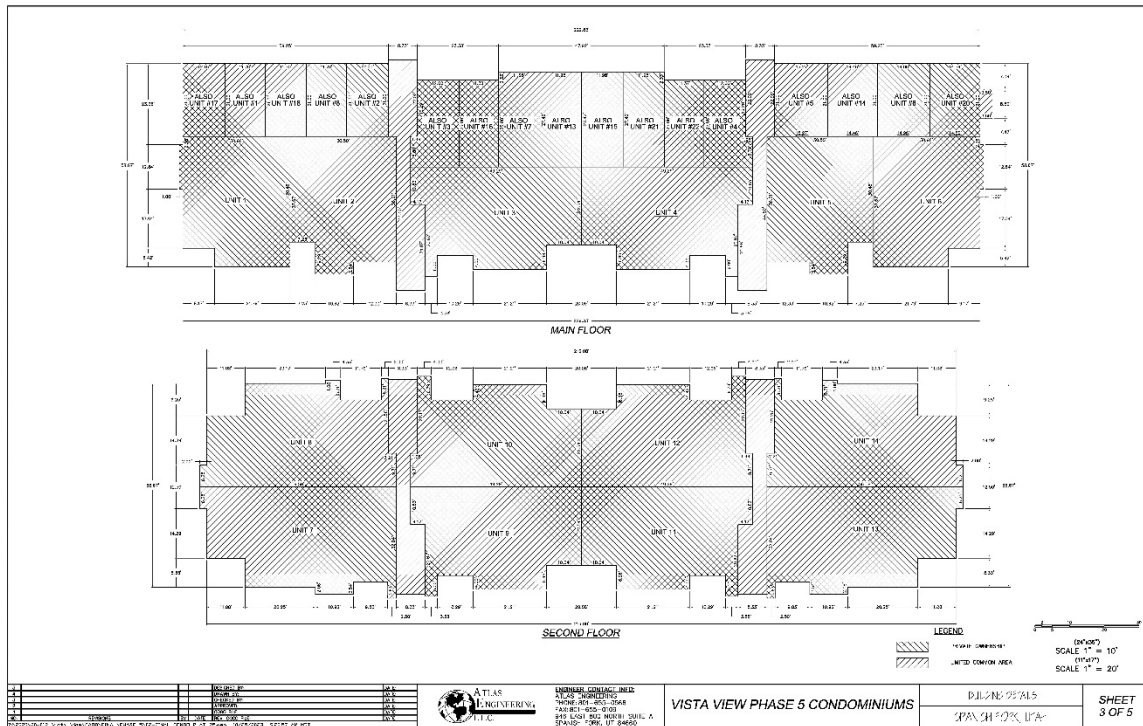
Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

1. Minor Subdivision Plat.

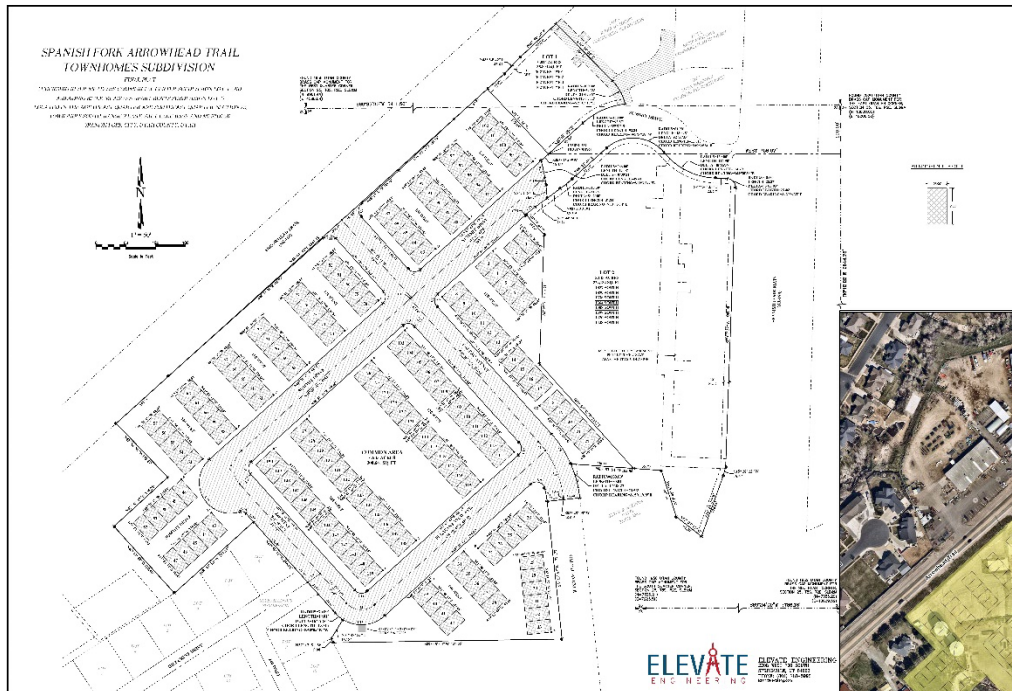








SPANISH FORK
COMMUNITY DEVELOPMENT



River Meadows Townhomes Final Plat Approval Request

September 18, 2024, Development Review Committee meeting.

Located at approximately 1400 South 200 West, including 20.6 acres.

The subject property is zoned R-3 and R-4.

The applicant has requested that a Final Plat with 150 townhome units be approved.

Key Issues

1. Fencing.
2. Floorplans.
3. Addresses.
4. Road Vacation.
5. Development Agreement.

Recommendation

That the proposed Final Plat be approved based on the following findings and subject to the following conditions.

Findings

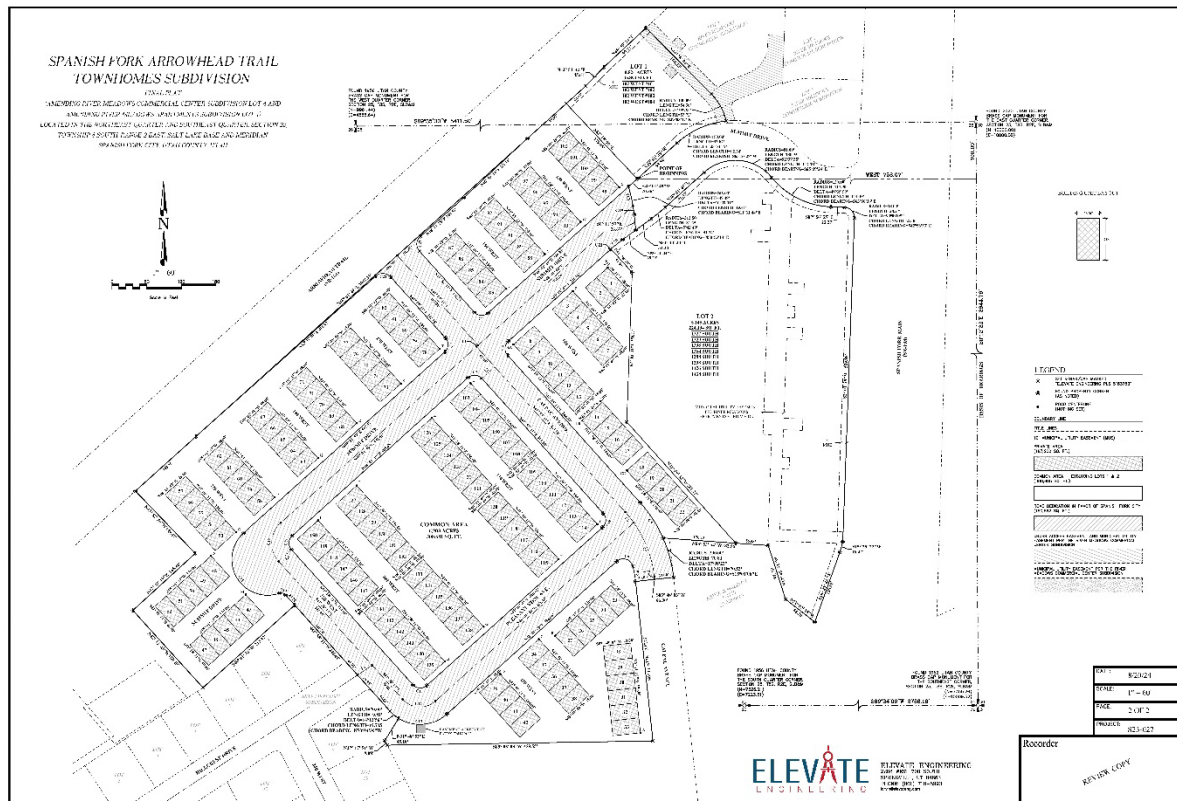
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

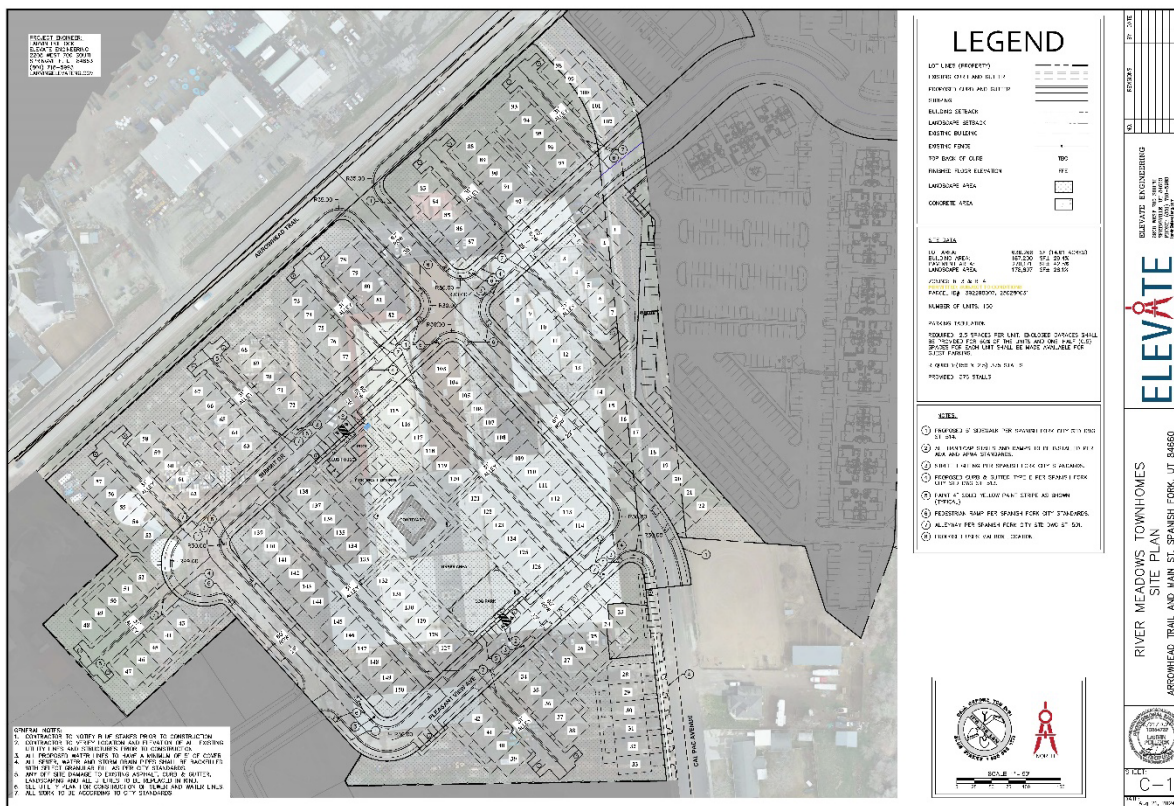
Conditions

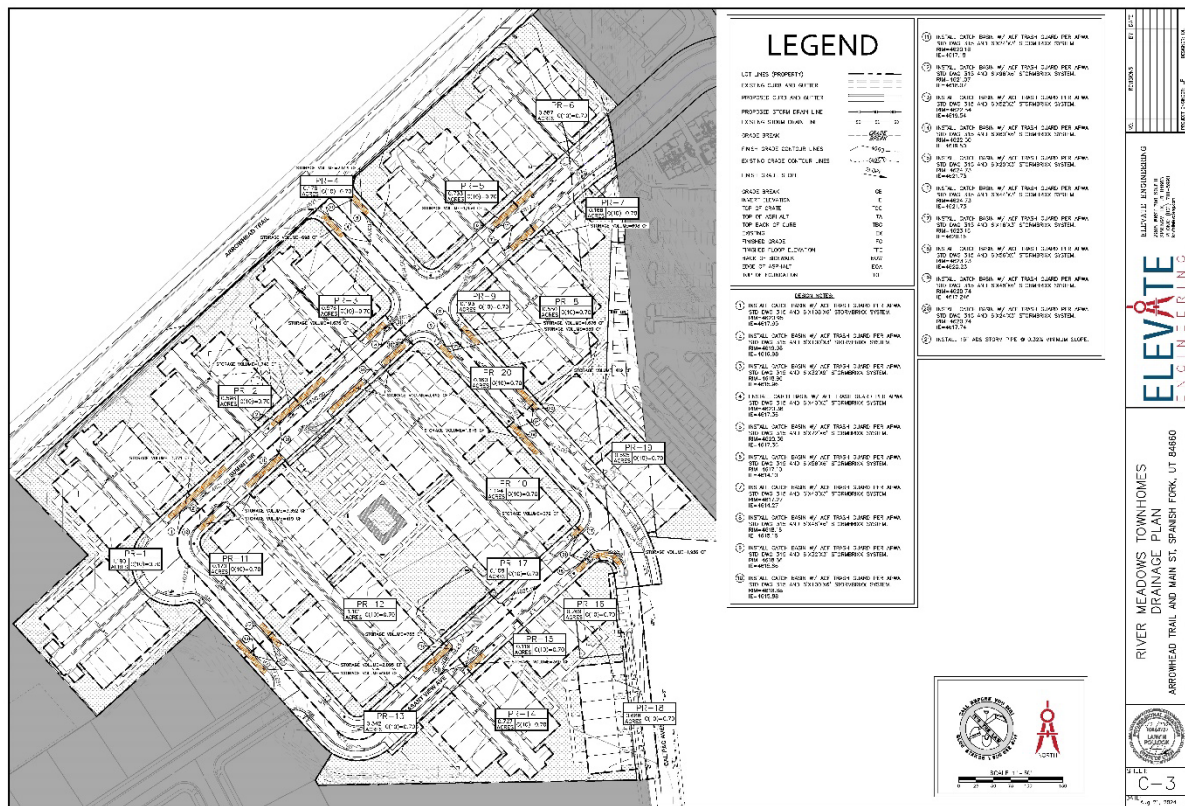
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant complies with the requirements of the Development Agreement.
4. That the applicant coordinates timing of improvements with the city.

Exhibits

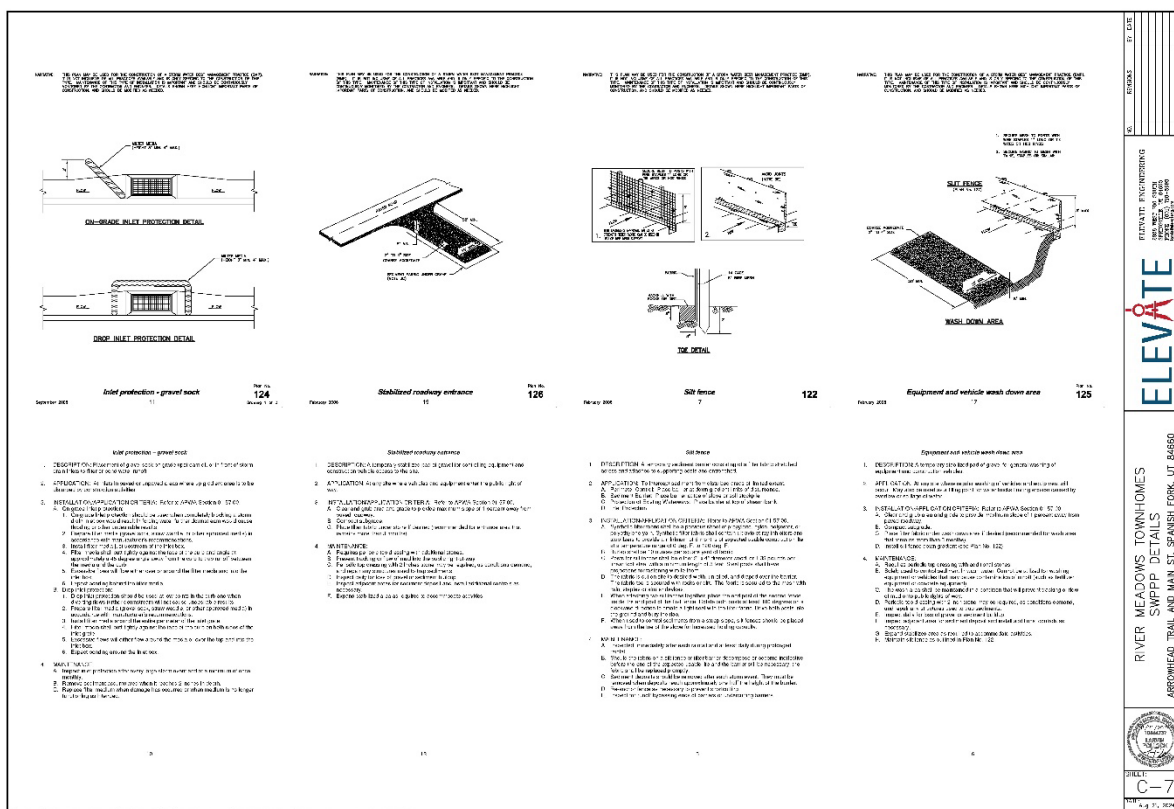
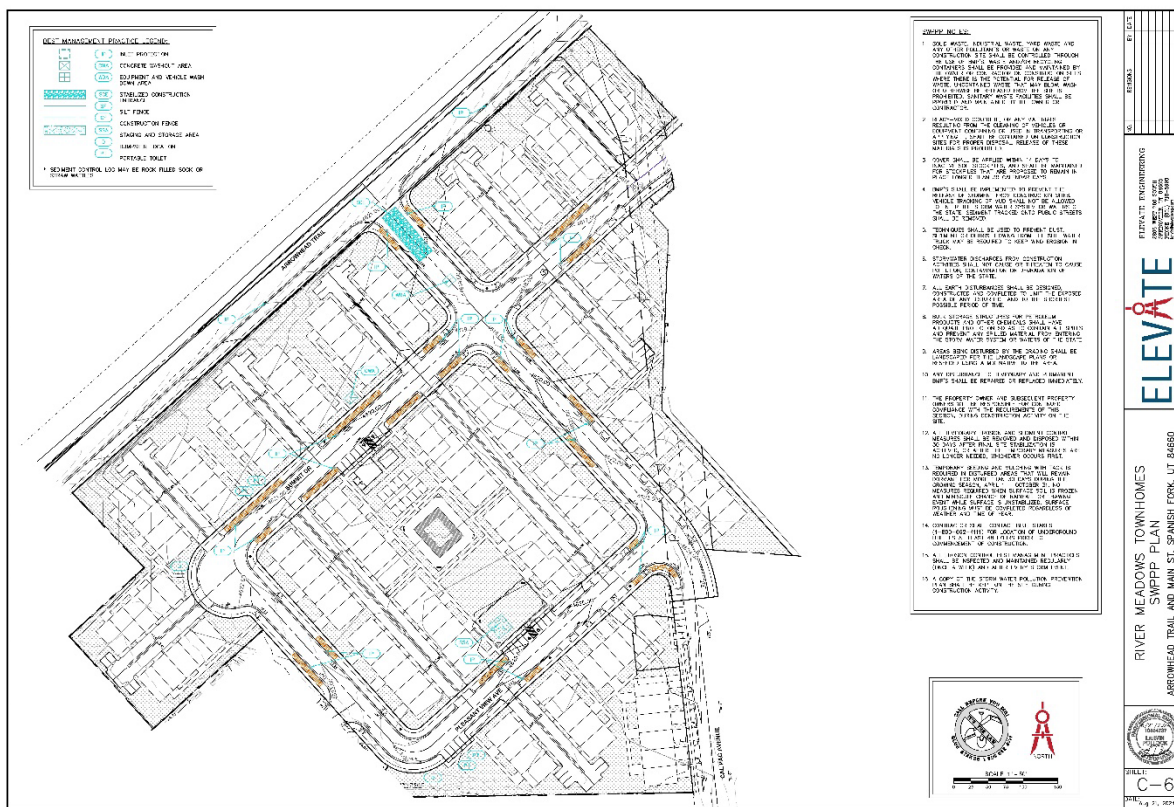
1. Final Plat.
2. Civil Plans.
3. Elevations.

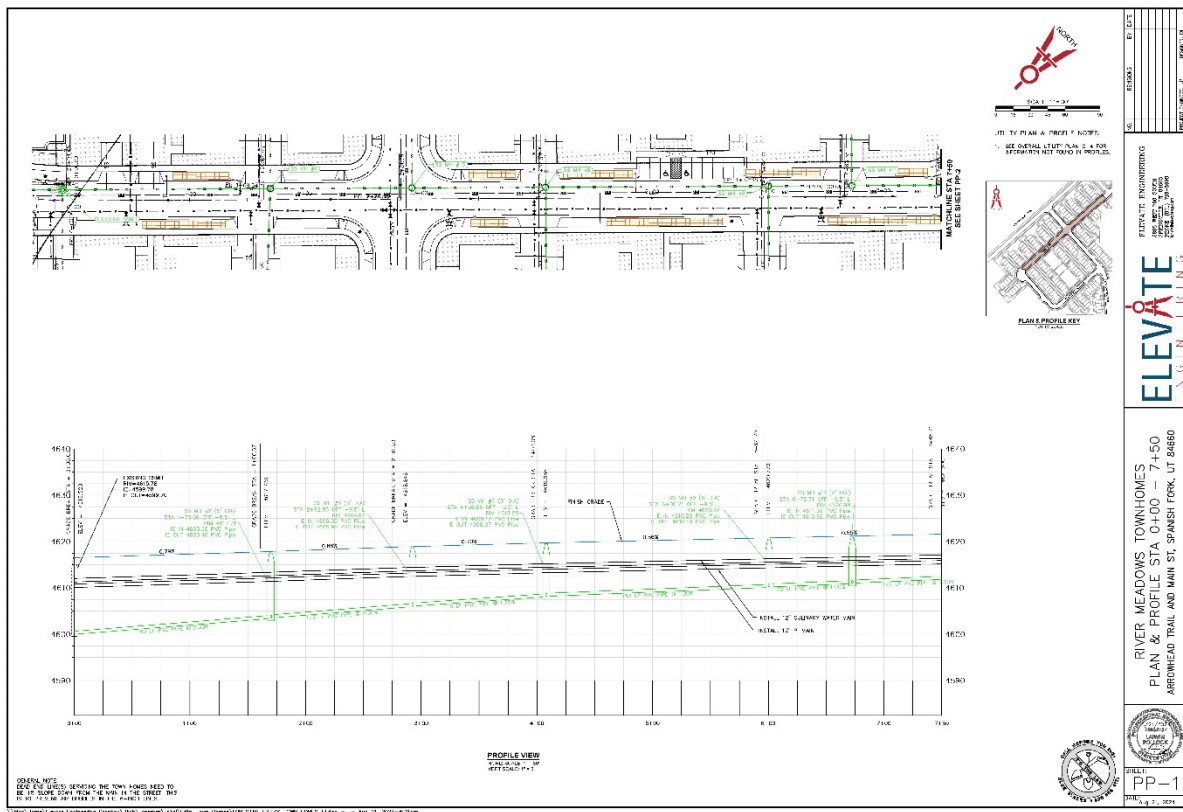
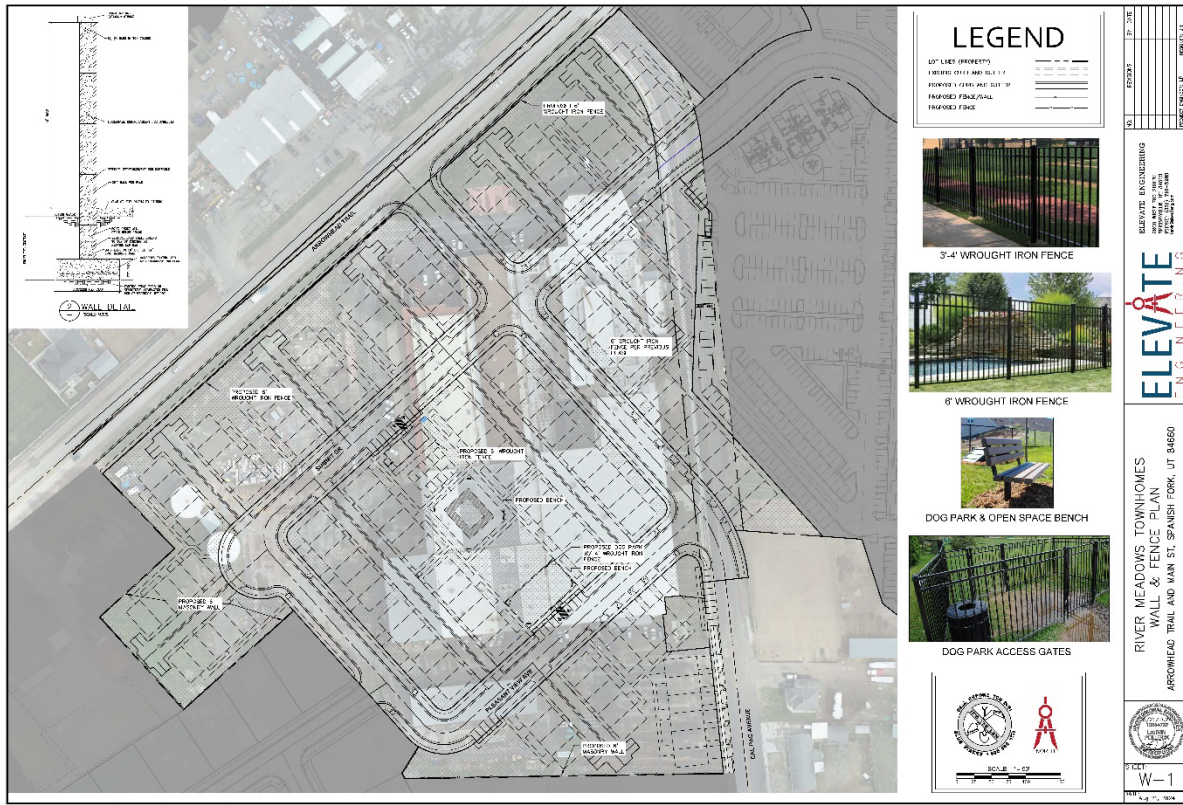


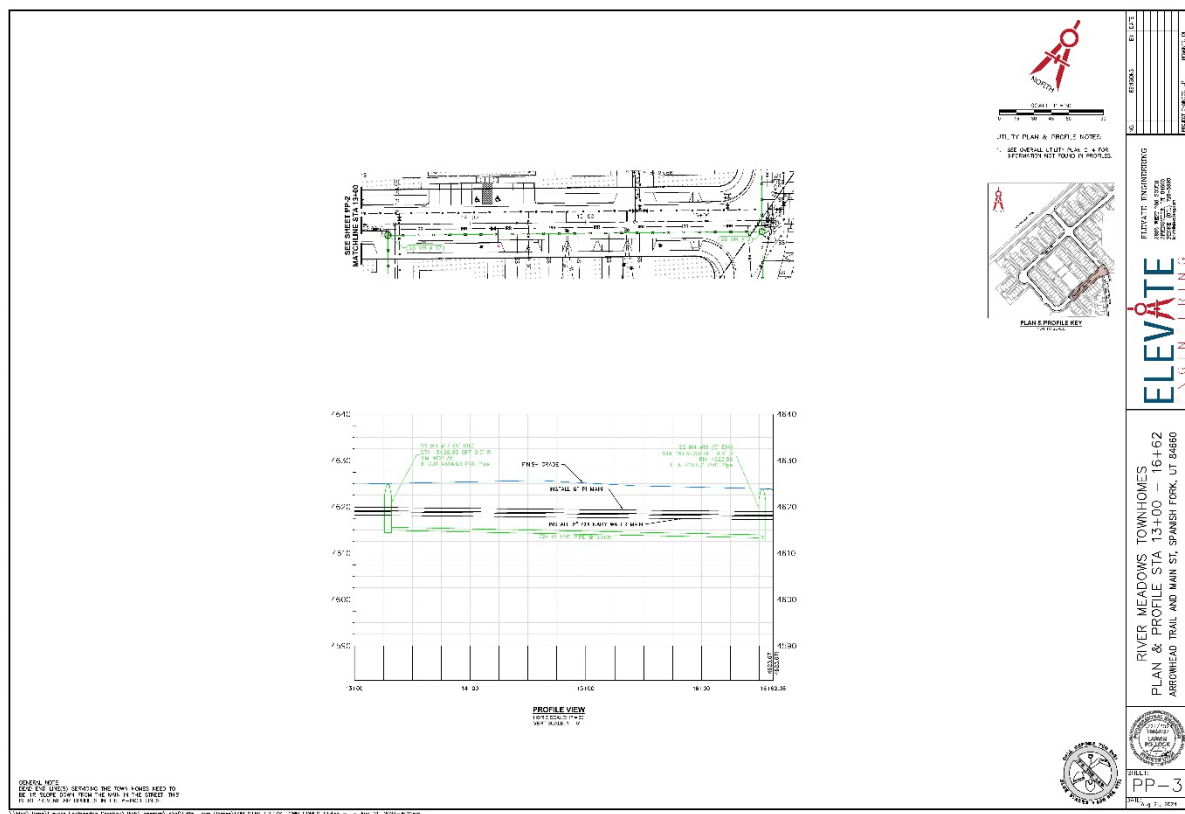
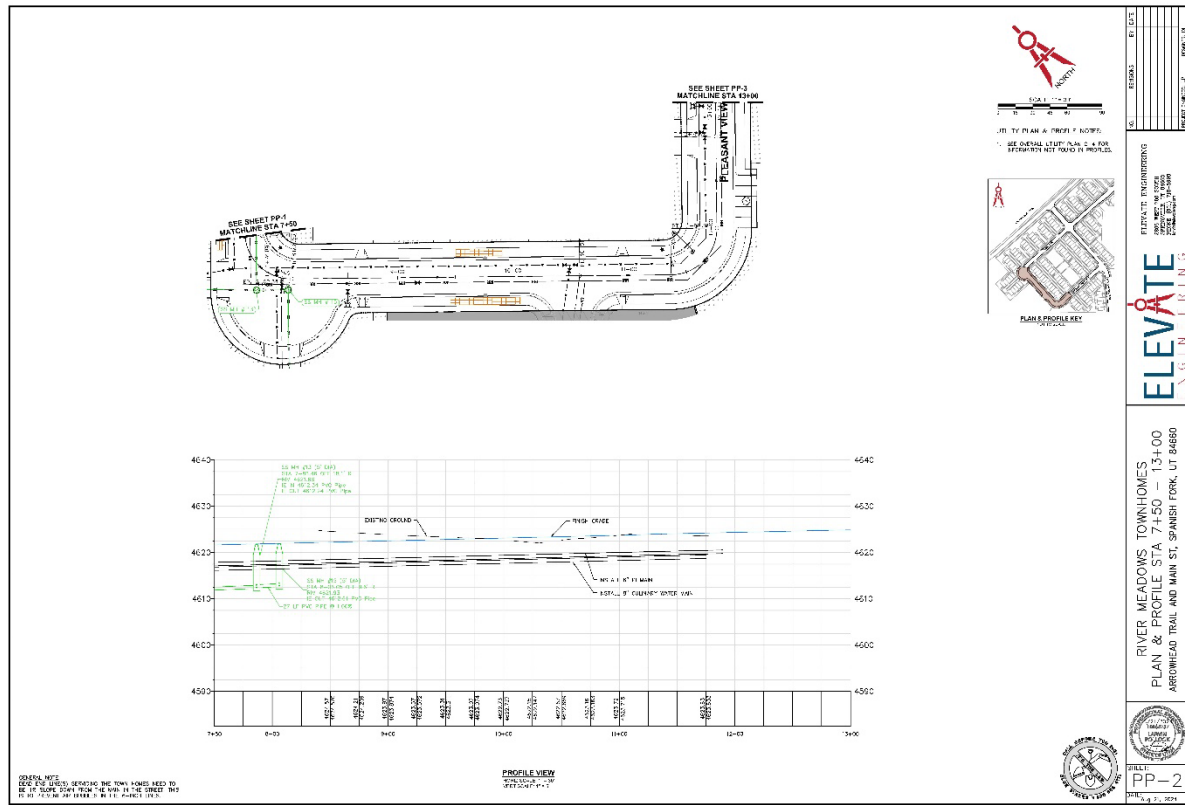


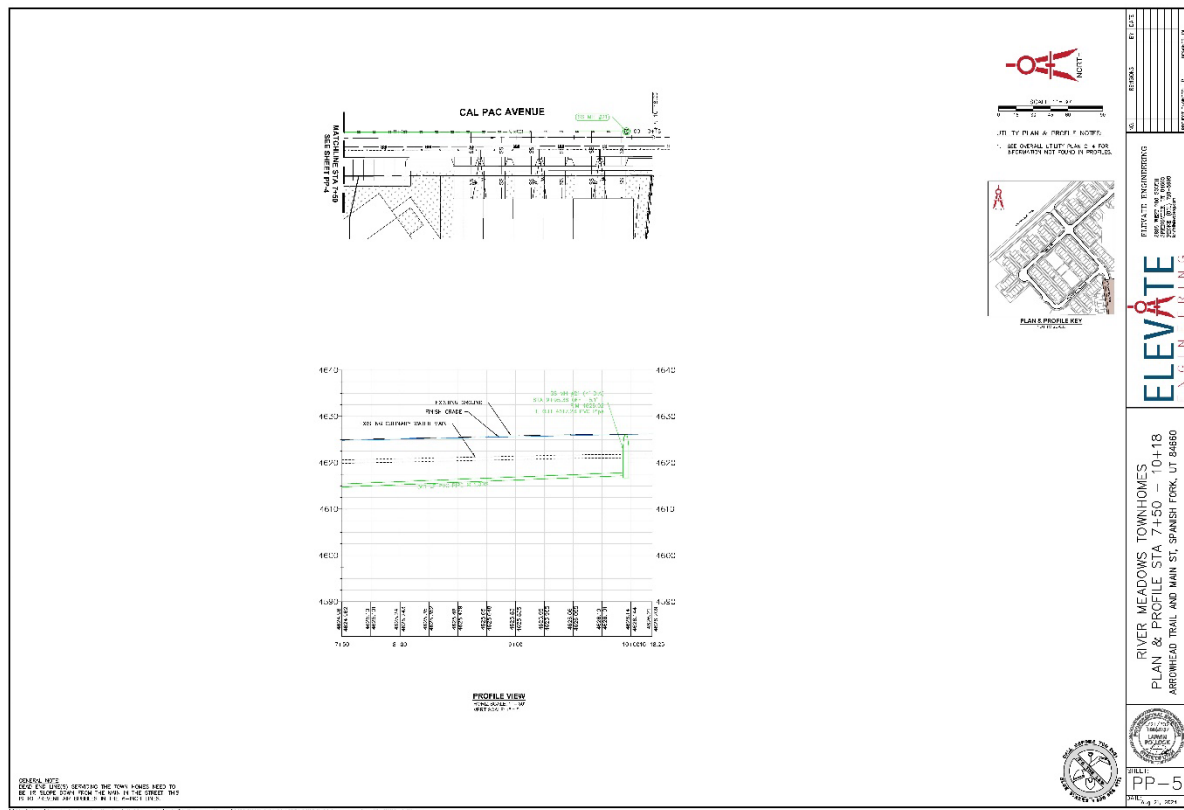


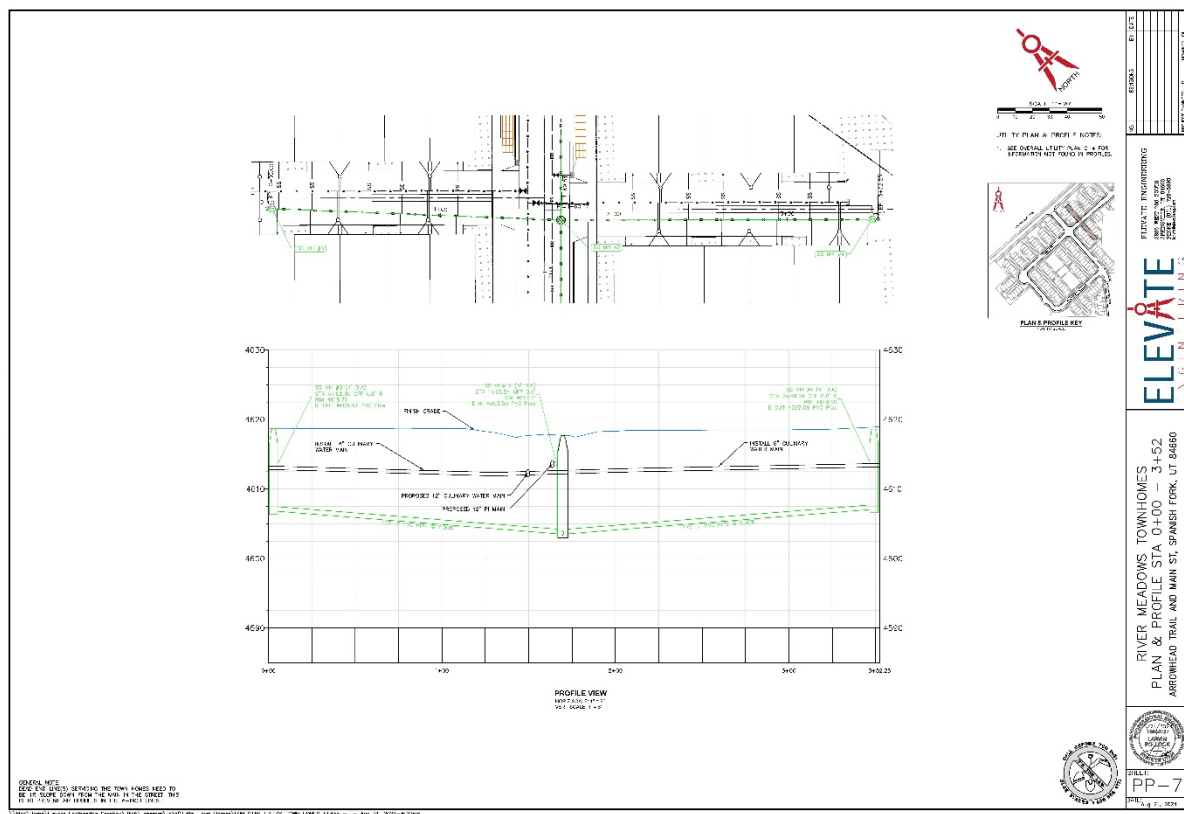
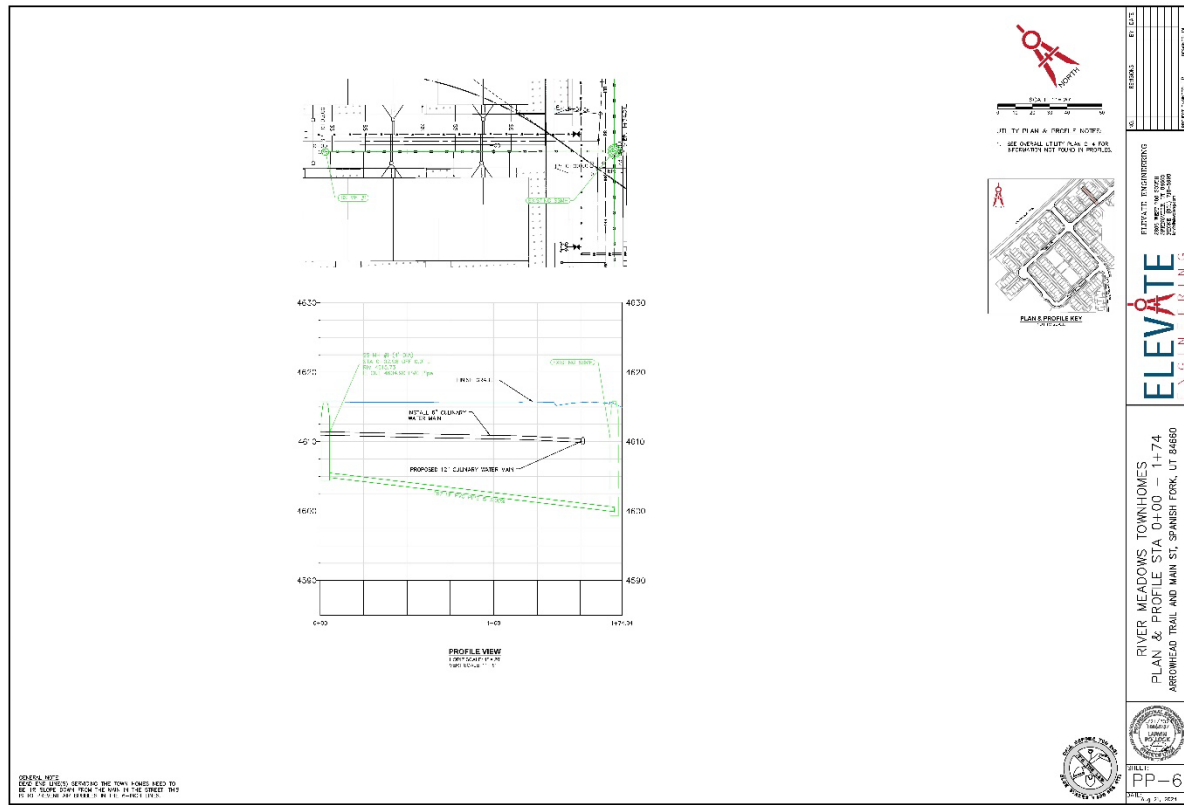


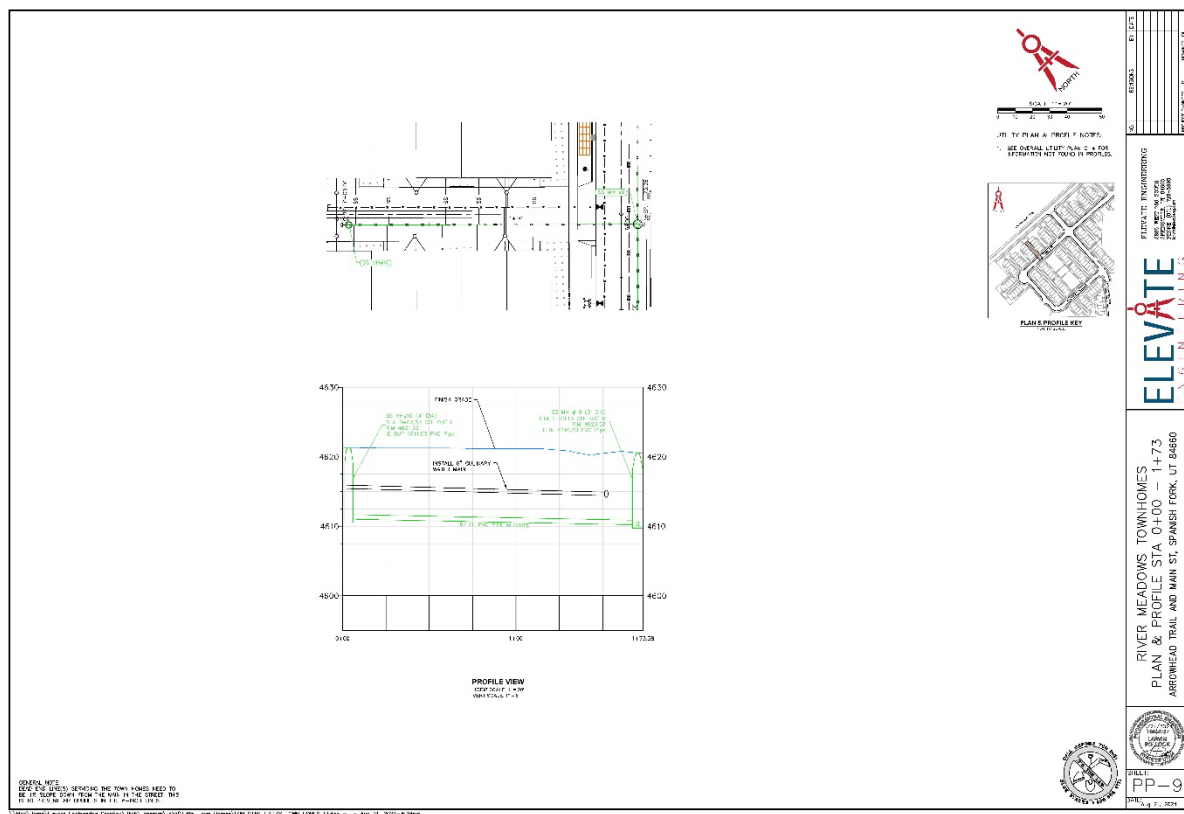
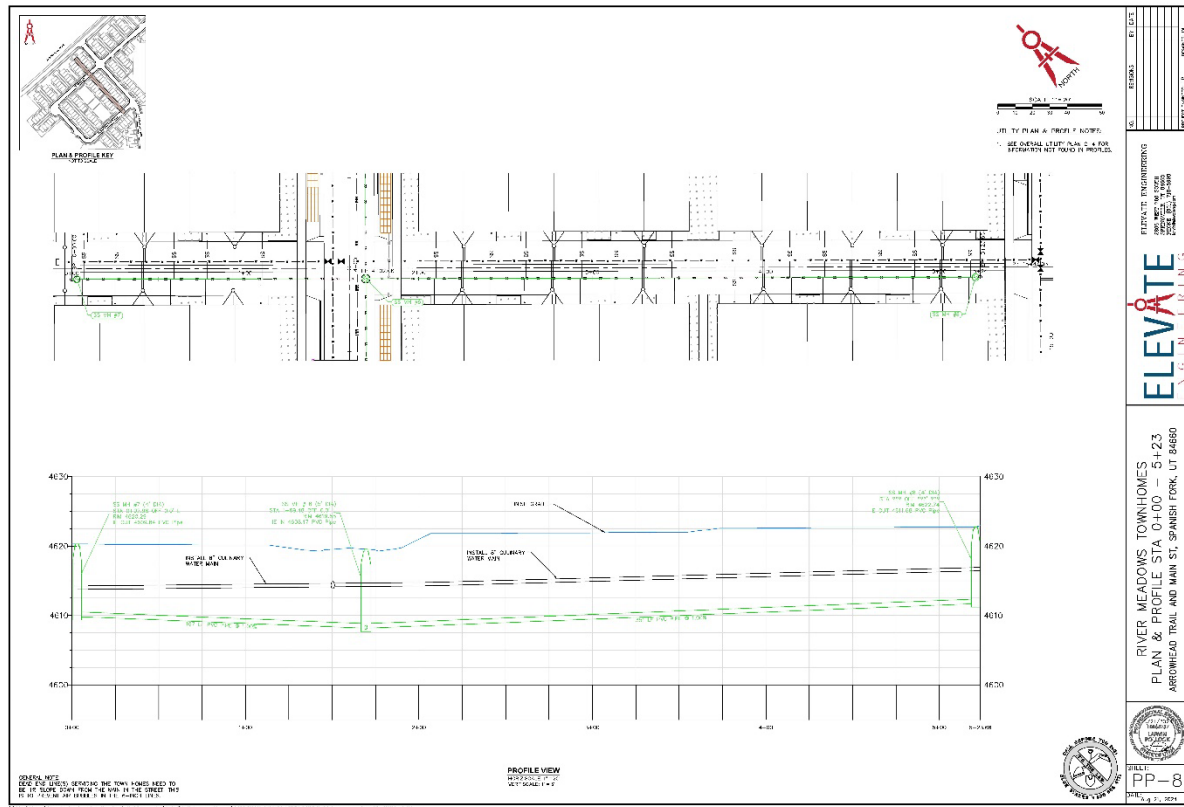


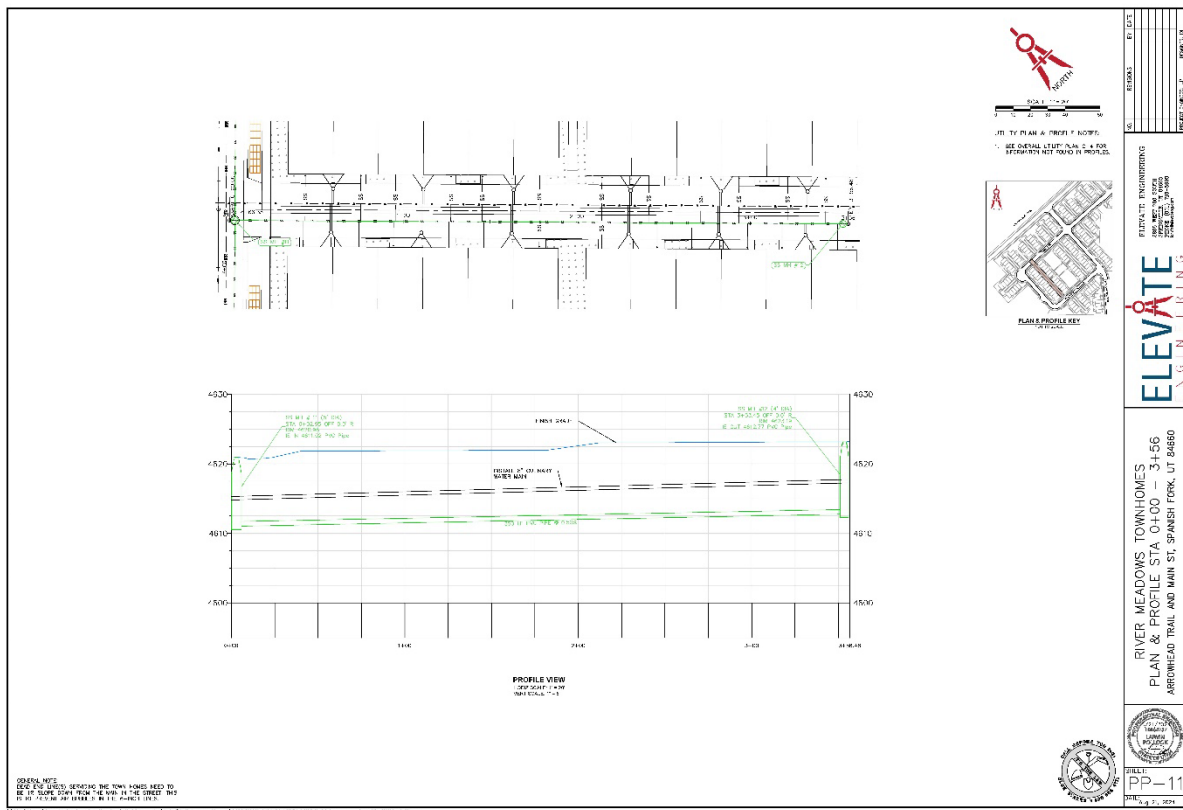


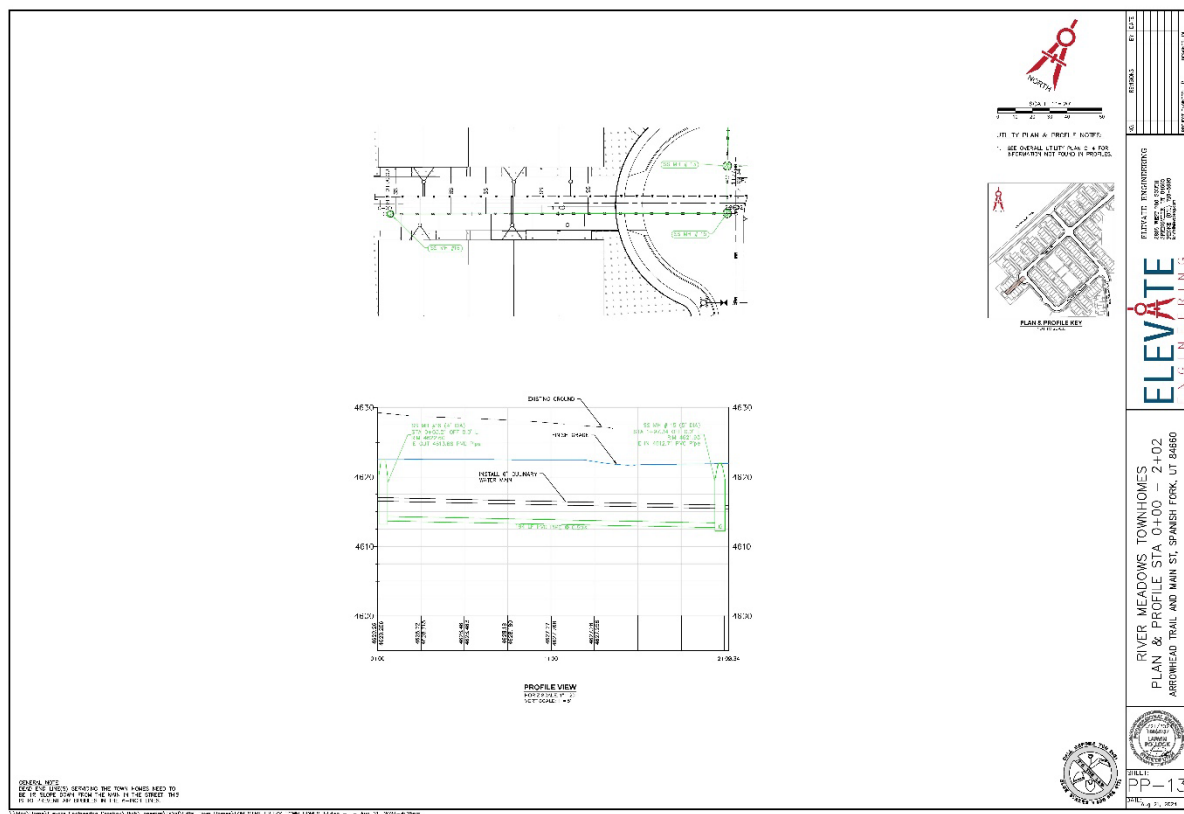
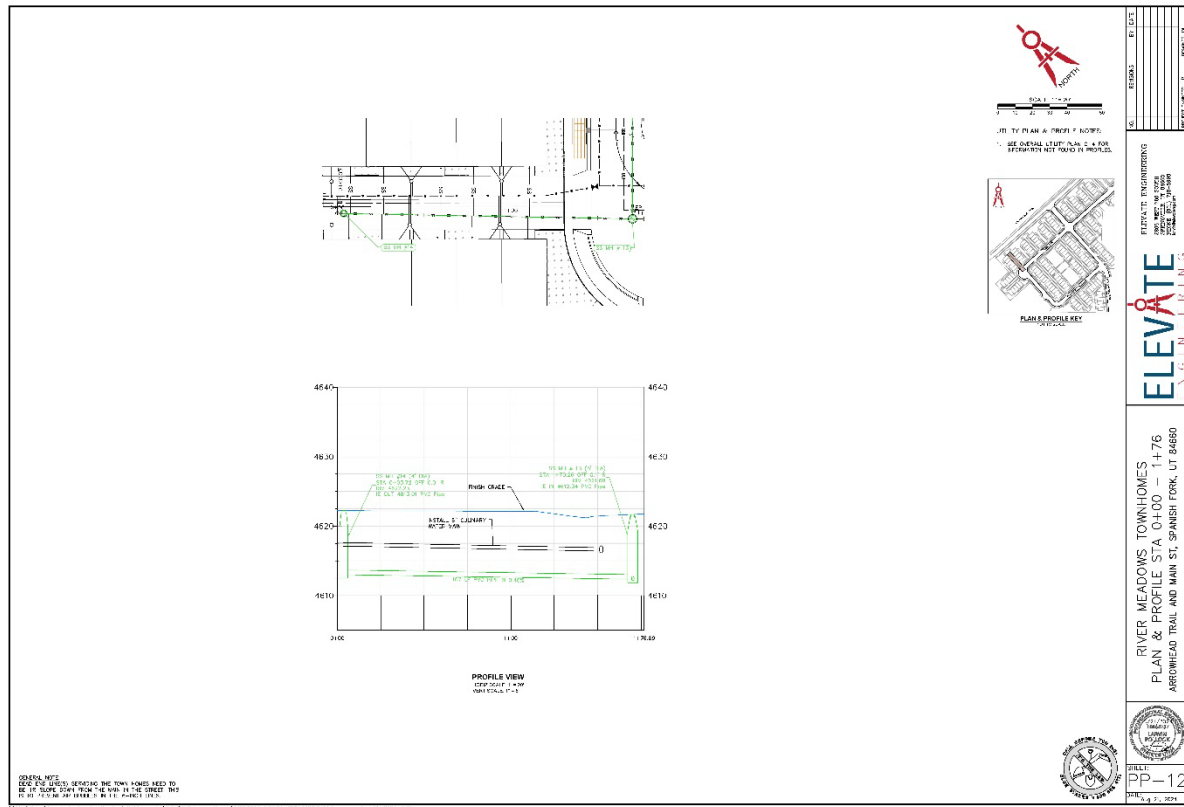


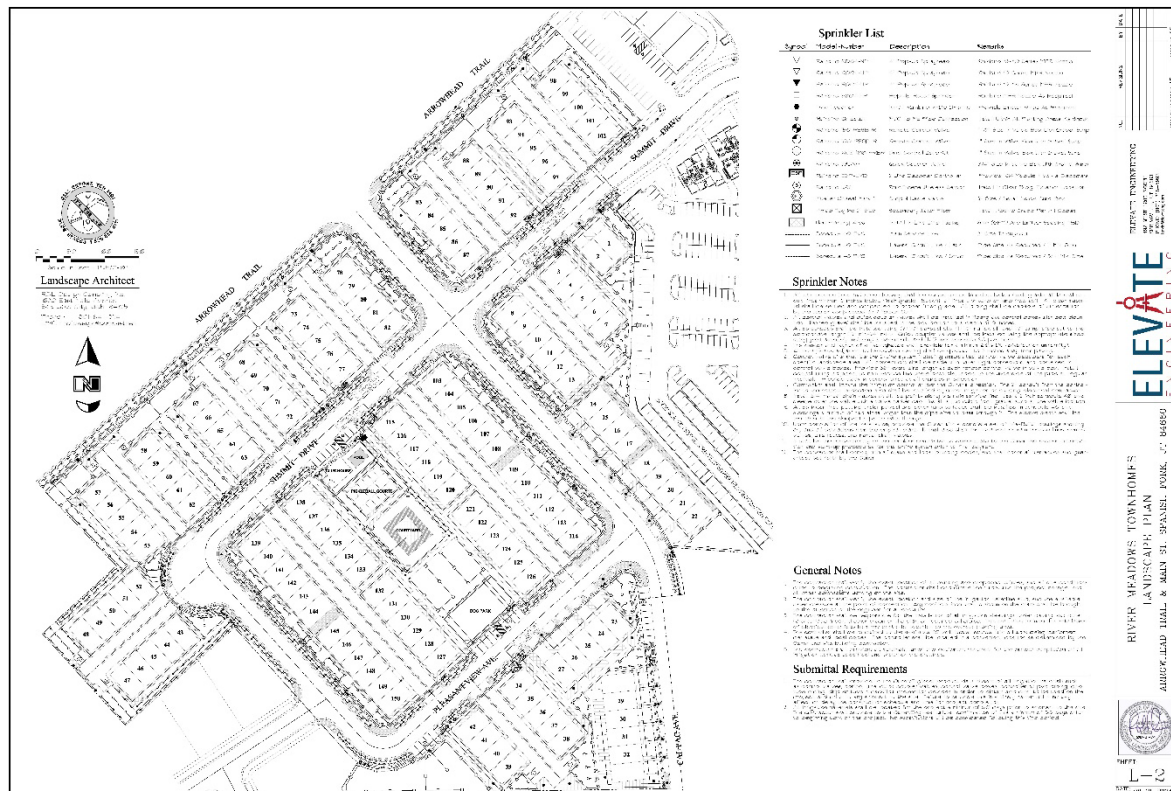


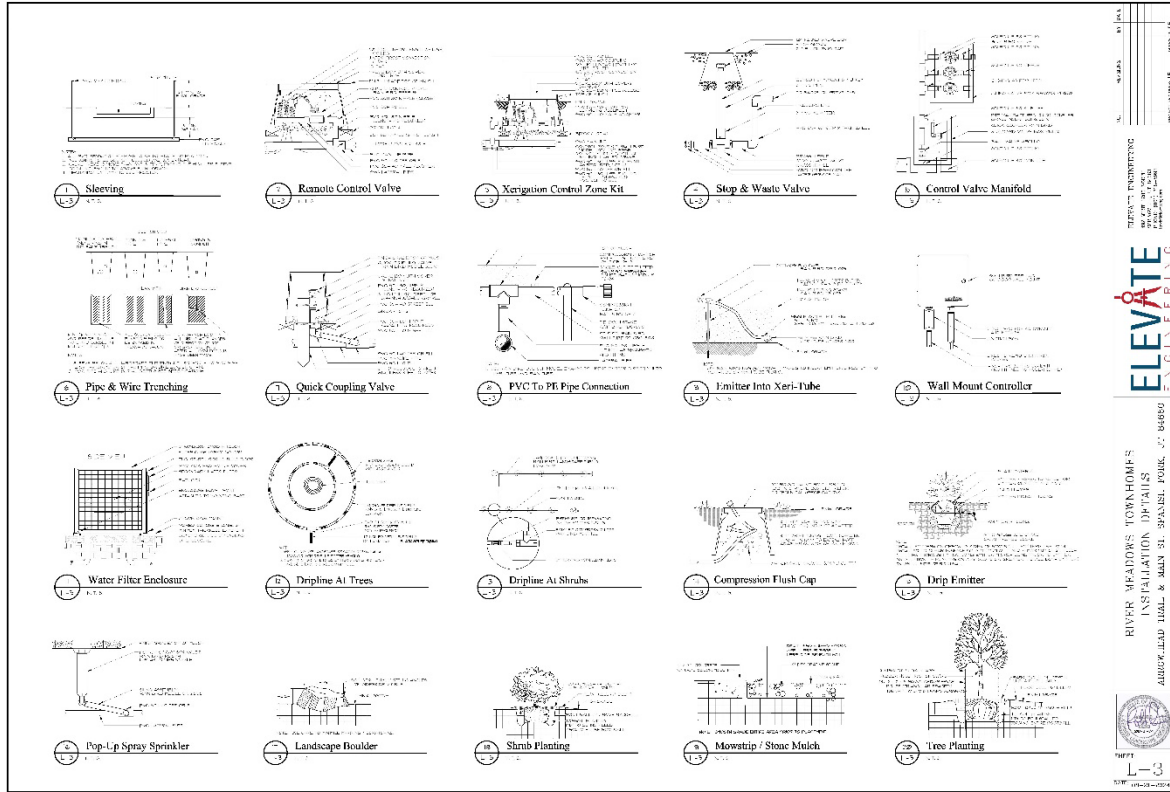












TECHNICAL DRAWING
RIVER MEADOWS TOWNHOME'S
INSULATION DETAILS
AUGUST 14, 2024
ELEVATE ENGINEERING
1000 14TH AVE. S.W. SUITE 100
SEASIDE, CA 94060
TEL: 415.435.1234
WWW.ELEVATEENGINEERING.COM
SHEET
L-3
REV: 01/24





RIVER MEADOWS TOWNHOMES
RENDERINGS
ADDRESS
SPANISH FORK, UT



RIVER MEADOWS TOWNHOMES
RENDERINGS
ADDRESS
SPANISH FORK, UT





RIVER MEADOWS TOWNHOMES
RENDERINGS
ADDRESS
SPANISH FORK, UT

RENDERING
DATE: 09/18/2024
A3



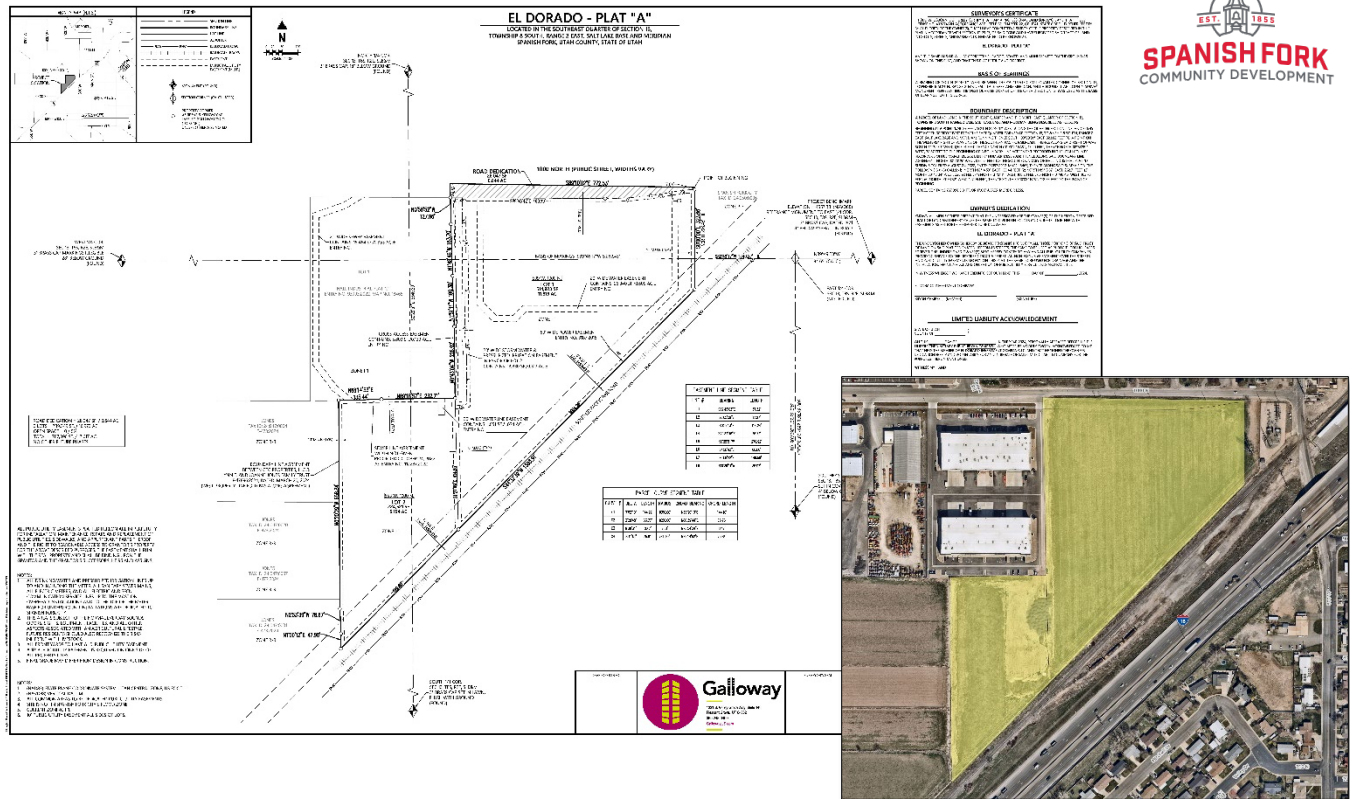
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RENDERINGS
ADDRESS
SPANISH FORK, UT

RENDERING
DATE: 09/18/2024
A4

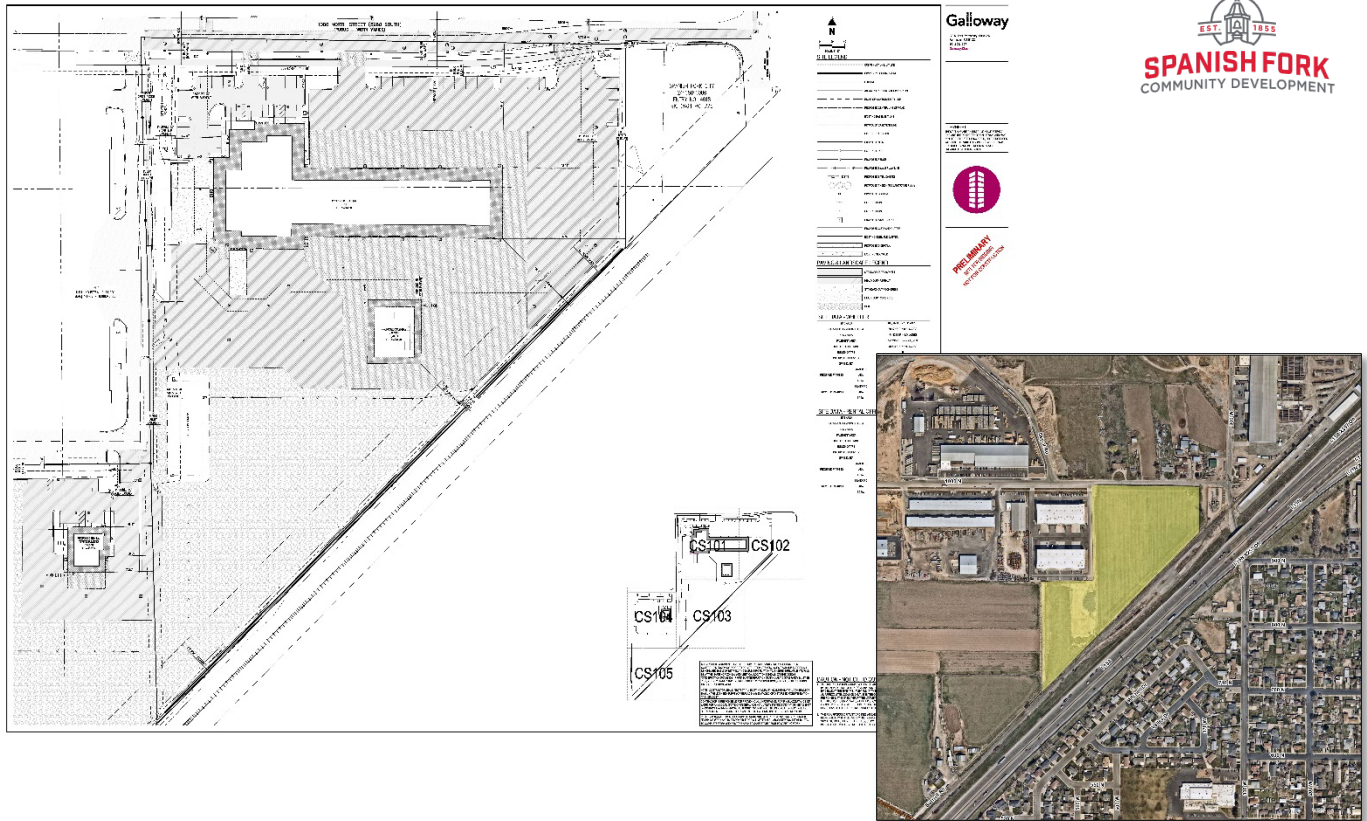




SPANISH FORK
COMMUNITY DEVELOPMENT







Wheeler Machinery Site Plan Approval Request

September 18, 2024, Development Review Committee meeting.

Located at approximately 450 West 1000 North, including 17.6 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

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 land use designation and Zoning Map.

Conditions

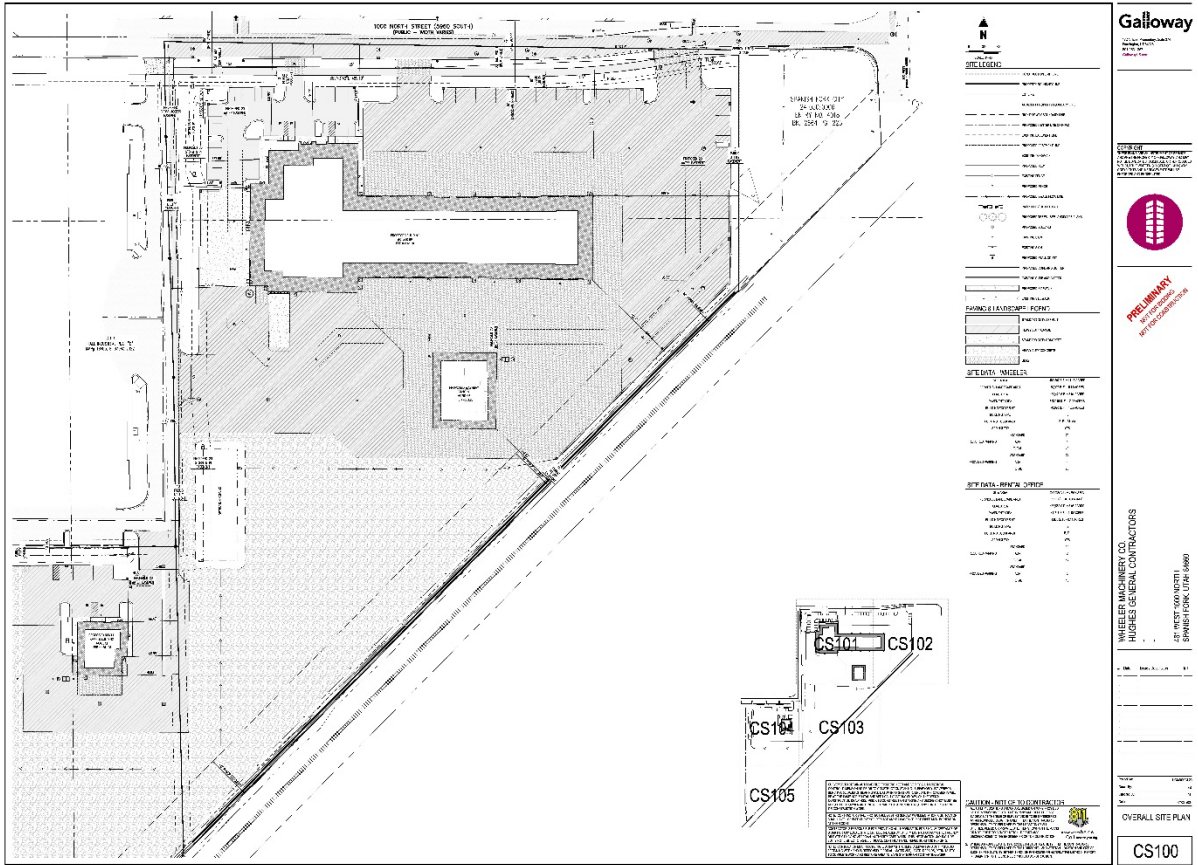
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Key Issues

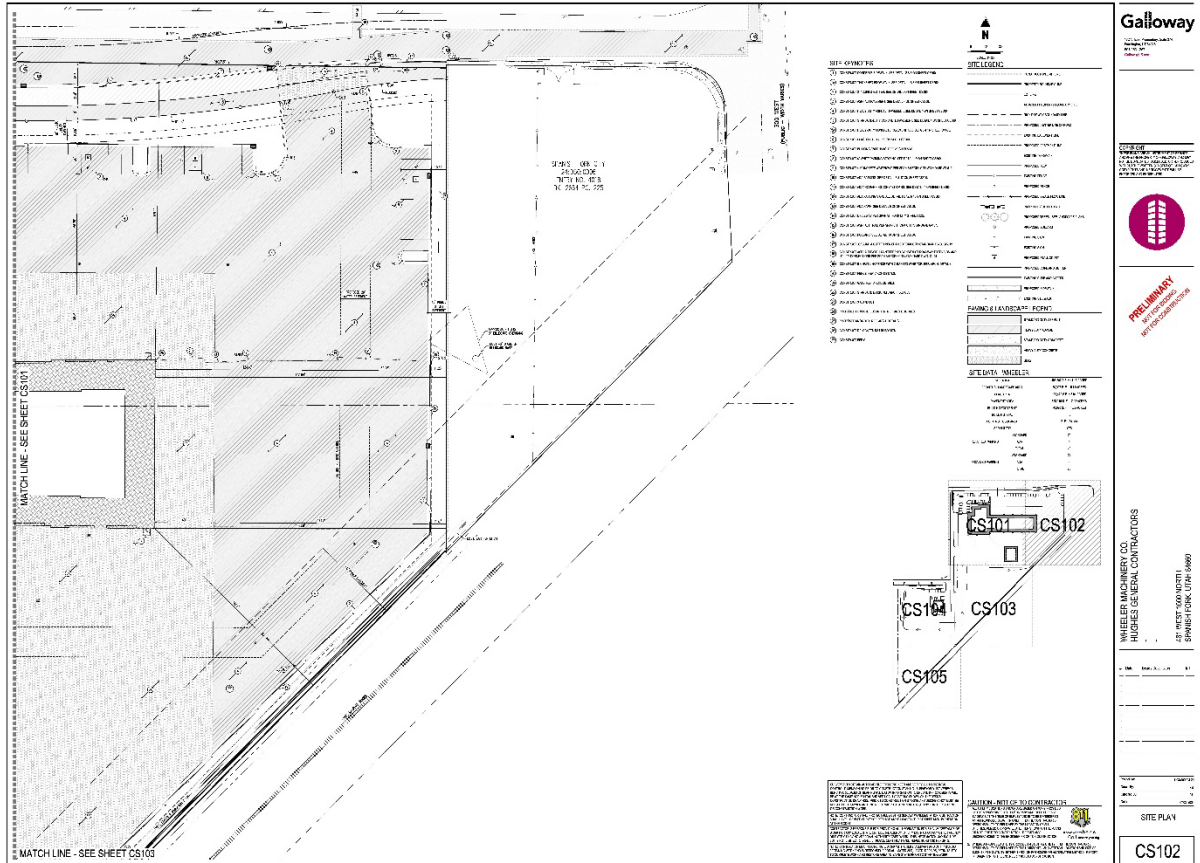
1. Power.
2. SWPPP.
3. Dumpster Enclosure.
4. Easements.
5. Subdivision

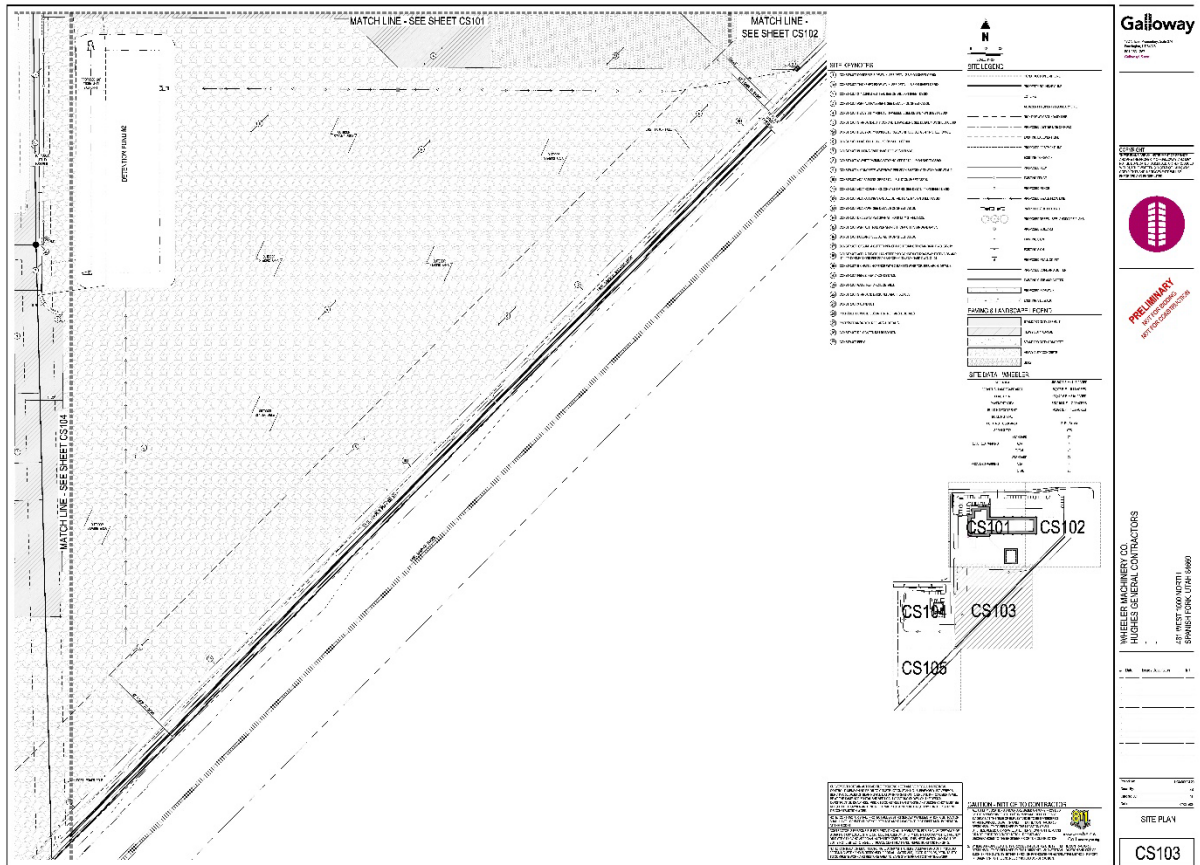
Exhibits

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

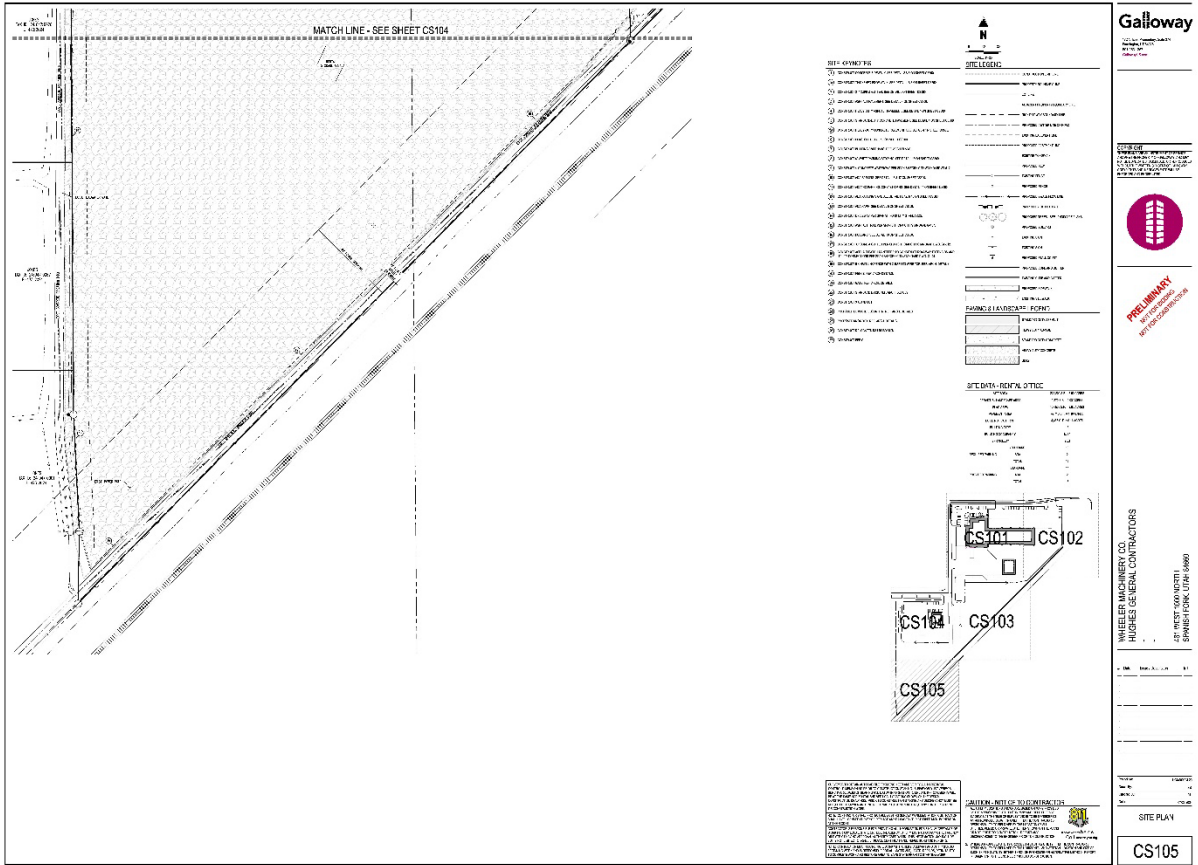




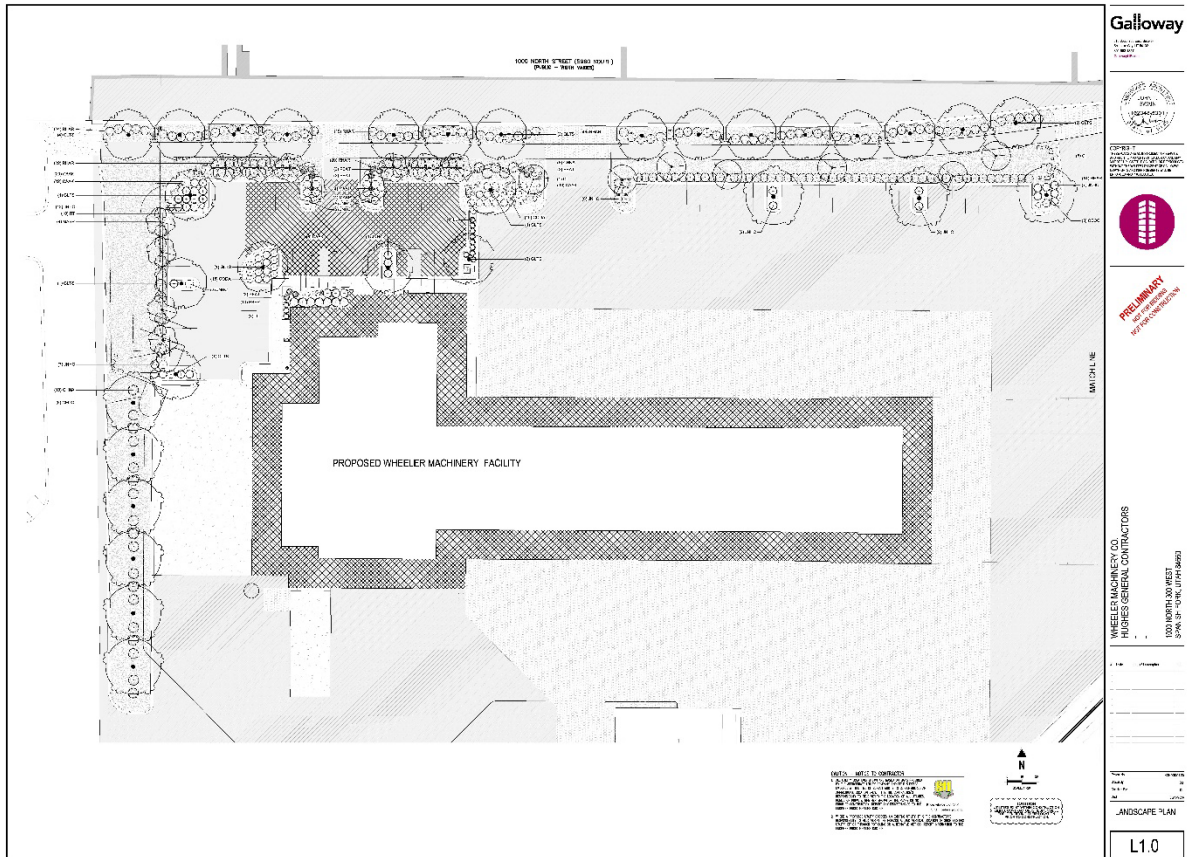




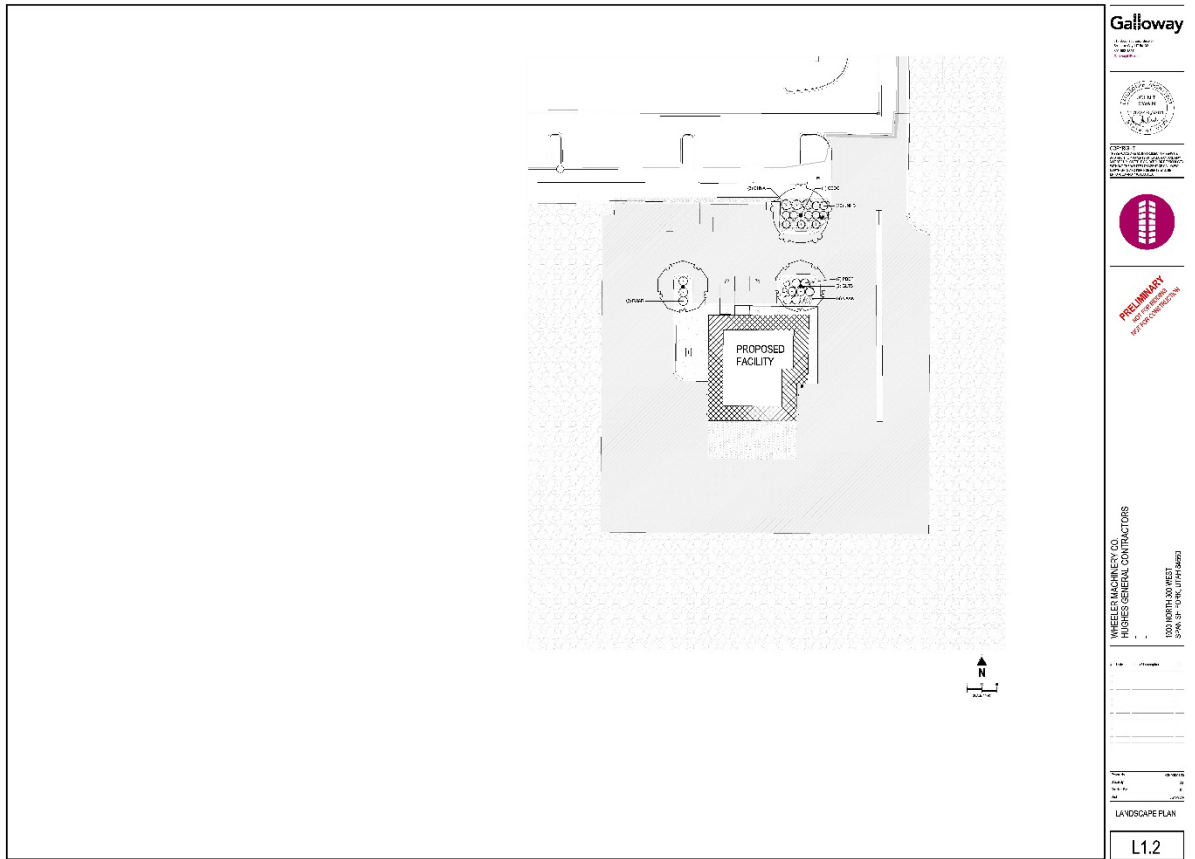












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Hardy Zone Change Approval Request

September 18, 2024, Development Review Committee meeting.

Located at 167 North 100 West, including 0.45 acres.

The subject property is currently zoned R-3.

The General Plan Land Use designation is High Density Residential.

The applicant has requested that a Zone Change to the R-3 Zone with the Infill Overlay be approved to allow for four townhomes to be built on the property.

Key Issues

1. Have the provisions of the Infill Overlay Zone been met?
2. Utilities.
3. Masonry Wall.
4. Landscaping.
5. Power.
6. Building Elevations.

Recommendation

That the proposed Zone Change be recommended for approval based on the following finding:

Finding

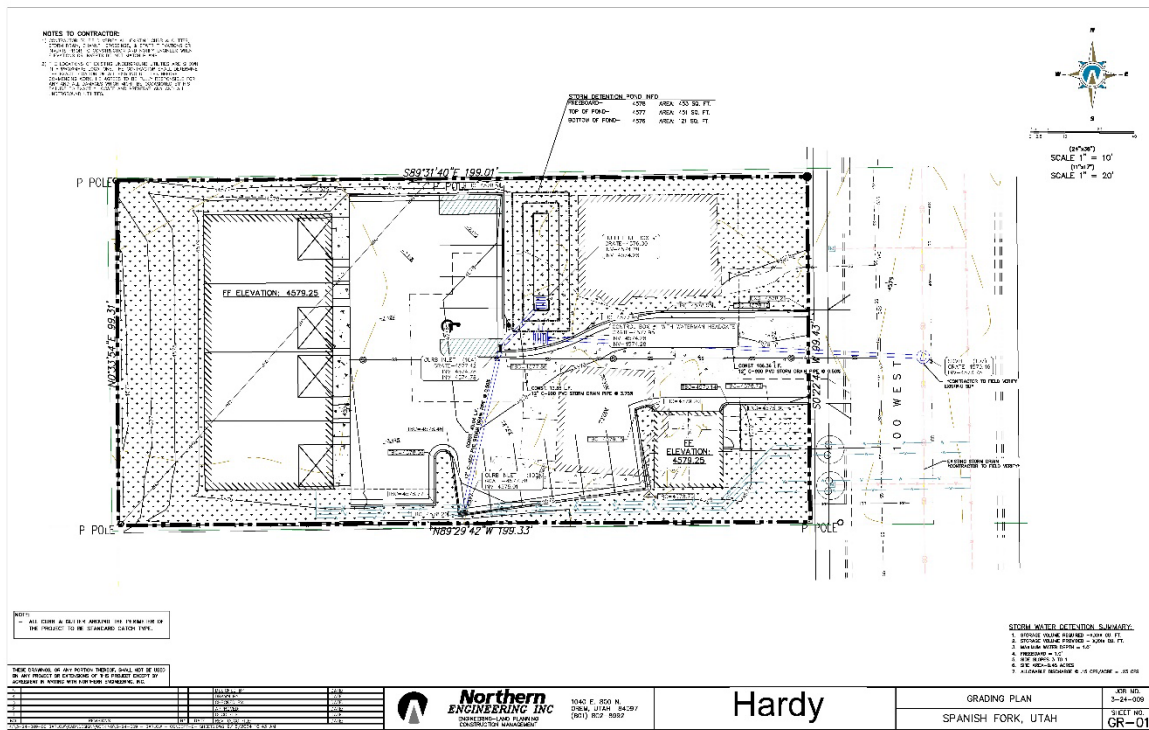
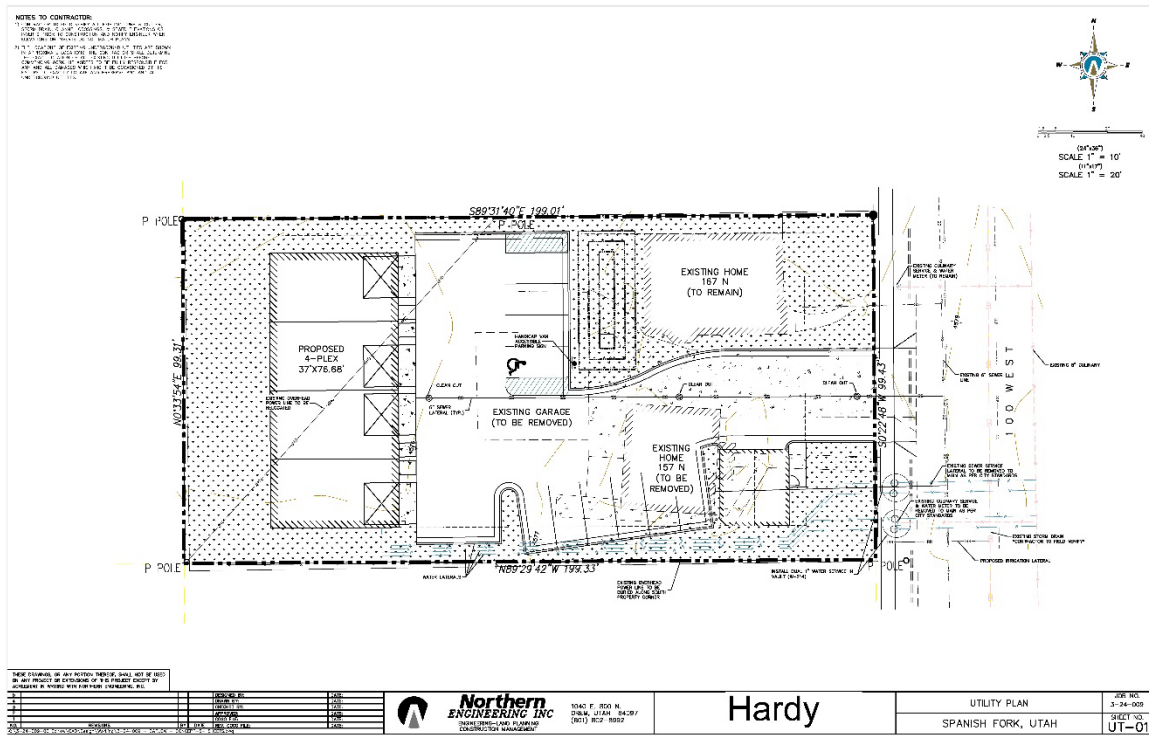
1. That the proposal is consistent with the City's General Plan Land Use Map Designation.
2. That with modifications the proposal can meet the intent of the Infill Overlay Zone.

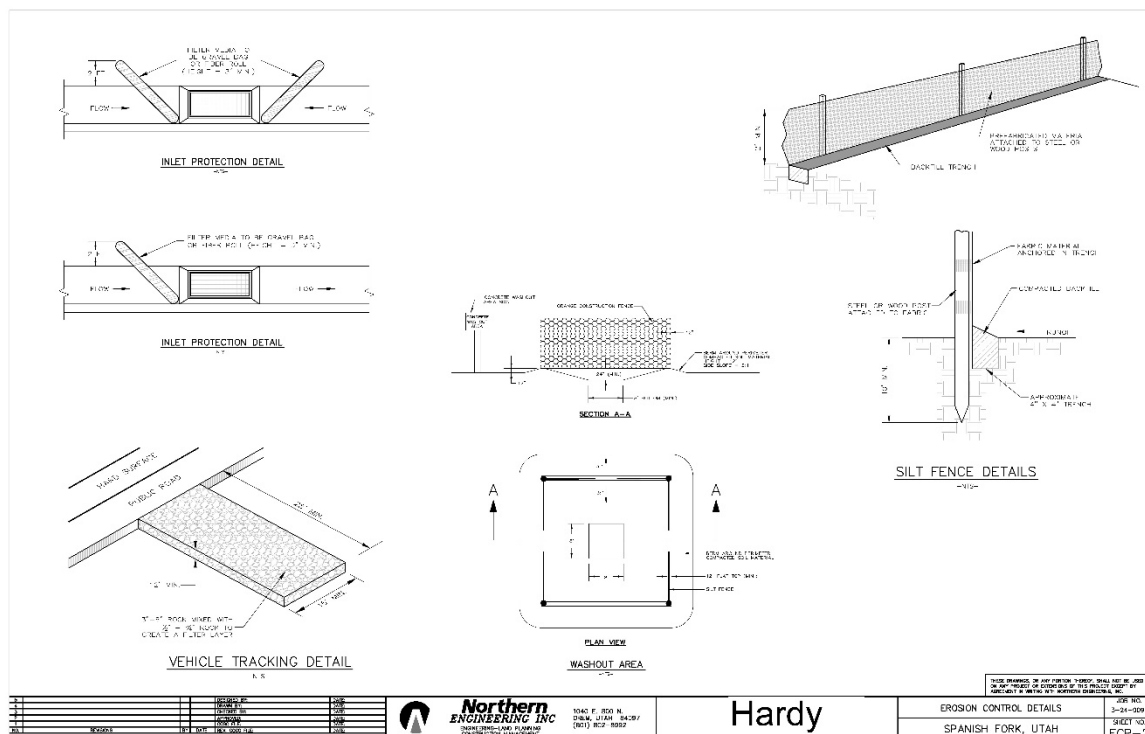
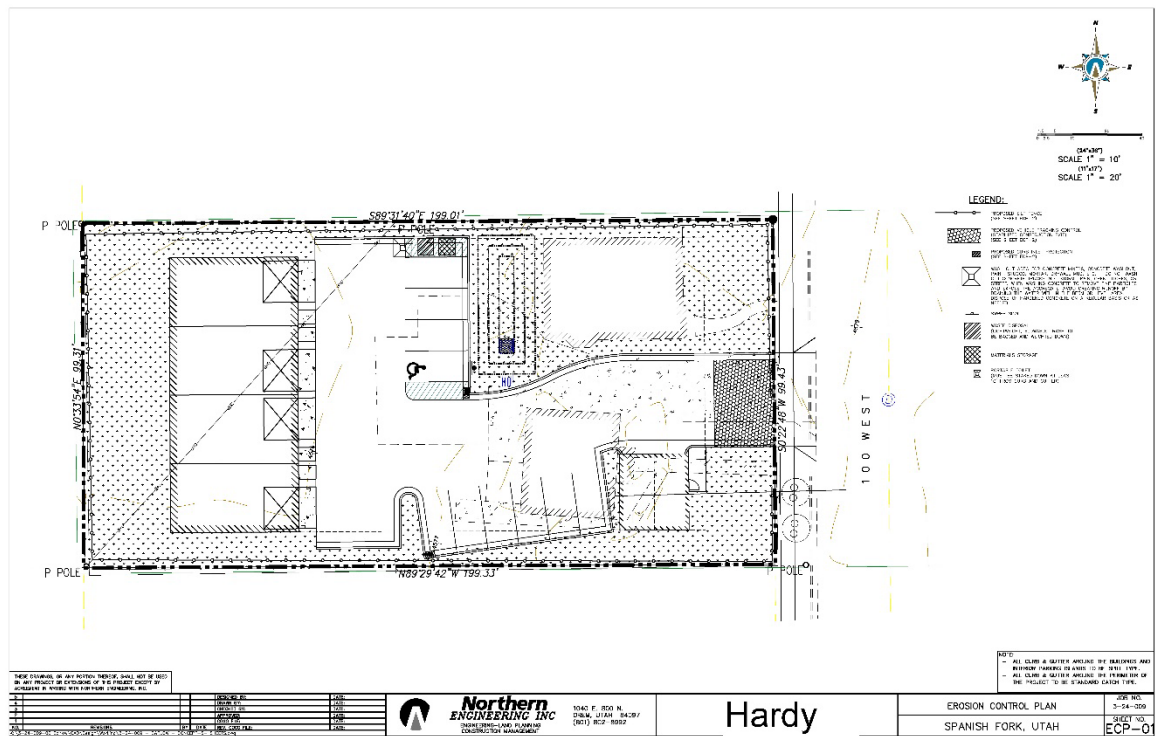
Conditions

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

Exhibits

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





☐ **S. SWPPP Sign** must be installed on every construction site within 7 days of when any construction activity is started. SWPPP sign should be posted in area where it is easily seen and should be protected from construction and/or inclement weather.

(choose **ONE** of the following that applies to your site)

- c. For sites that are over 1 acre, the permittee must post a sign (3'x4') near the main entrance of the project, and must include the SWPPP map (11"x17" minimum), your SWPPP contact information, state NOI, rain cause (optional) and any other pertinent information related to SWPPP.

The following text must be included somewhere on the SWPPP
red in color):

SWPPP Storm Water Pollution Prevention Plan
A Utah Pollutant Discharge elimination Systems (UPDES) permit covers this construction site.
If any non-storm water discharge or severe vehicle tracking occurs please call the Spanish Fork SWPPP inspector
at 801-RD4-4577

- For sites that are part of a common plan of development or so close the SWPPP sign must be at least 18" x 24" and must include the SWPPP map (11"x17" minimum), your SWPPP contact information, state NOI, rain gauge (optional), and any other pertinent information related to SWPPP.

The following text must be included somewhere on the SWPPP sign (letters must be 2" tall and must be white):

red in color); SWPPP Storm Water Pollution Prevention Plan
A Utah Pollutant Discharge Elimination System (UPDES) permit covers this construction site.
If any non-storm water discharge or severe vehicle tracking occurs please call the Spanish Fork SWPPP Inspector

2. For sites that are not part of a common plan of development or sale, and the site is less than 1 acre the SWPPP sign must be at least 18" x 24" and must include the SWPPP map (11"x17" minimum), your SWPPP contact information, rain gauges (optional), and any other pertinent information related to SWPPP.

The following text must be included somewhere on the SWPPP sign (letters must be 2" tall and

If any non-storm water discharge or severe vehicle tracking occurs please call the Spanish Fork SWPPP inspector at 801-461-4577



DESCRIPTION:
Reduces the discharge of pollutants to streams or non-point surfaces by conducting at
coasting on a regular basis.

© 2000 Blackwell Science Ltd

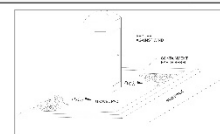
- Noise abatement is one of the most popular topics: noisepeak at the highest frequency, 1000 Hz with the highest local loudness
- Road is street parking, entry and during sweeping
- Increase sweeping frequency just before the winter season
- Improve maintenance and operation of sweepers greatly increase their efficiency
- Keep accurate operation records
- Sweepers effective at removing smaller particles than 100 micron but may generate dust, could lose to oncoming cars and/or public safety
- Equipment maintenance can be key for this particular BMP. There are two types used: mechanical and pneumatic. Mechanical are used at schools, so large debris and clean up after school. The pneumatic are used at shopping centers, removing fine particles and have better results. Many communities find it useful to have a combination of both types in use.

100

- Conventional sweepers are not able to remove oil and grease
- Mechanical sweepers are not effective at removing finer sediments
- Effective tests may also be limited by street conditions, traffic congestion, presence of construction, road users, already existing conditions, and availability of a vehicle

100

- Replace worn parts as necessary.
- Install main and output bearings of the appropriate weight



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel

1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

All sites with no permanent sanitary facilities or where permanent facility is 500 ft from activities.

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 111–117

- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.

1. *Journal of Management Studies*, 1996, 33, 1, 1-14.

- No instructions

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 105–112

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

STREET SWEEPING DETAIL

PORTA-POTTY DETAIL

5				0.1 英寸 2 号	2.400
6				0.045 英寸	2.400
7				0.030 英寸	2.400
8				0.015 英寸	2.400
9				0.0075 英寸	2.400
10				0.00375 英寸	2.400

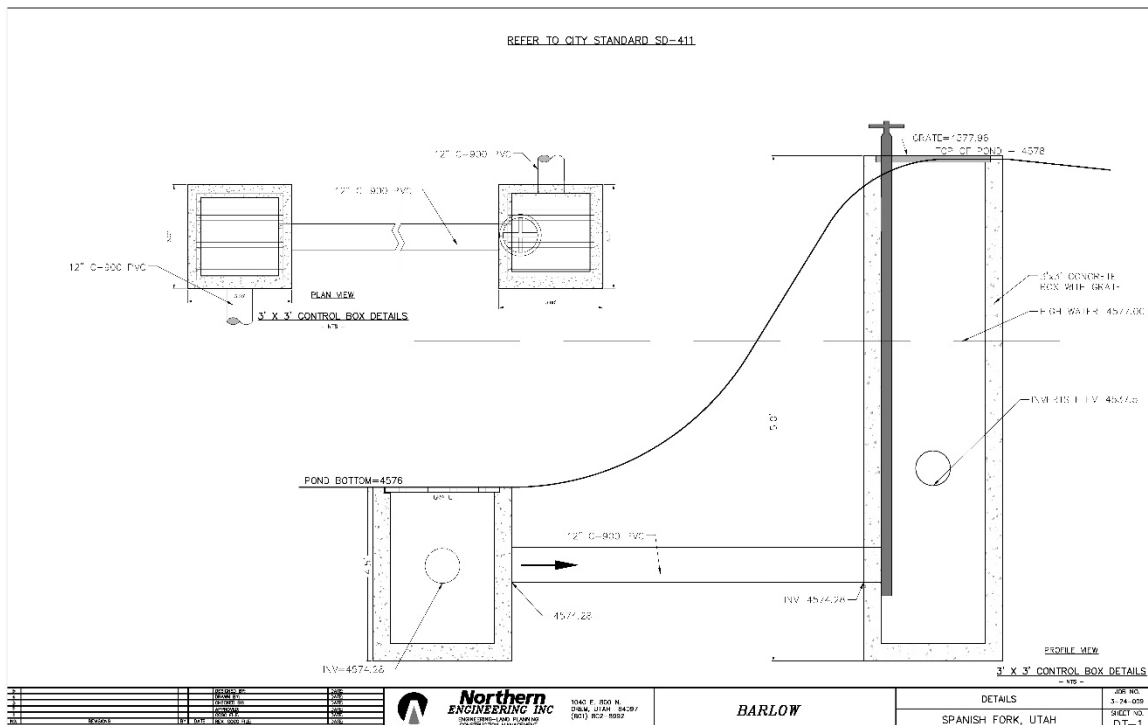


Northern
ENGINEERING INC.
ENGINEERING • LAND PLANNING
CONSTRUCTION MANAGEMENT

9040 E. 800 N.
OREM, UTAH 84097
(801) 802-5982

Hardy

SWPPP DETAILS		402 PLO 3-27-2008
SPANISH FORK, UTAH		SWPPP NO. FCP-3



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Northern
ENGINEERING INC.
ENGINEERING—LAND PLANNING

1040 E. 800 N.
DRUM, UTAH 84207
(801) 802-8022

BARLOW

DETAILS	JOB NO. 3-24-009
SPANISH FORK, UTAH	SHEET NO. D.T.-1

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