Wednesday, October 2, 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 26, 2024

2. Annexation

A. WEST MEADOWS AT SPANISH FORK. This proposal involves a request for annexation of 48.8 acres into Spanish Fork City with Rural Residential Zoning at approximately 1800 South 2300 West.

3. Concept Review

A. MARKETPLACE PHASE 2 CONCEPT.

4. Other Discussion

A. DEVELOPMENT DISCUSSION.

5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
September 26, 2024

Staff Members Present: Chris Thompson, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder,** Senior Planner; **David Mann**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Ian Bunker**, Associate Planner; **Vaughn Pickell**, City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent.

Citizens Present: Trevor Barlow, Jesse Brimhall, Bryce Taylor, Ben Seastrand, Cole Peterson, Sam Gustafson, Mike Robinson, Yang Yang, Mike Ford.

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

MINUTES

September 11, 2024

September 18, 2024

Dave Anderson **moved** to approve the minutes of September 11 and 18, 2024.

Jake Theurer **seconded** and the motion **passed** all in favor.

SITE PLAN

SKY PARK OFF-SITE IMPROVEMENTS

Byron Haslam stated there needs to be a plat for the right of way. He then discussed a potential concern with the wetlands.

There was a brief discussion regarding bonding for the improvements. It was stated that before any Building Permit can be obtained, a cash bond must be provided.

Ben Seastrand agrees and states that he understands this direction and will share this information with Hamilton Partners.

Chris Thompson wanted to ensure that everyone understands that the developer will not get the wetlands figured out for two more years. He wants to manage the expectations of both staff and developers. He does not want the developer to drag their feet on the permit.

There was additional discussion regarding the wetlands. It was stated that the applicants will not receive a response from the Army Corps until after the building is completed.

Ben Seastrand stated that this will kill development in this area as they will not break ground without a clear path to having access.

Chris Thompson feels that there is a clear path, but it just involves waiting. He stated that the Army Corps is not even responding to permits for two years.

Ben Seastrand states that he will continue to work his way forward on his end and he appreciates Chris's comments.

Dave Anderson **moved** to approve the proposed Sky Park Off-Site Improvements Site Plan based on the following finding and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan land use designation and Zoning Map.
2. That the area covered by the improvements are also covered by the Oberg or Utah West Annexation agreements.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the provisions of the Oberg and Utah West Annexation are met.
4. That a cash bond be provided for the site plan improvements prior to issuing a Building Permit for either the Sky Park or Hamilton Partners project.

5. That the included right of way be dedicated to the City before Building Permits are issued for either the Sky Park or Hamilton Partners projects.
6. The improvements are complete before Certificates of Occupancy can be granted for either the Sky Park or Hamilton Partners projects.

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

PRELIMINARY PLAT

SKY PARK PHASE 1

Brandon Snyder stated there is only one question remaining regarding when this is recorded with the Final Plat, that there will be timeline as far as vacating the existing road that connects into 1000 North and whether there is any update regarding what the property shall be used for.

Byron Haslam stated that there still needs to be a substation location. He stated the engineering department has been working through options but have not come to a conclusion. He stated this needs to be figured out before the Final Plat. He stated that there also needs to be clarification regarding the annexation agreement showing a 77-foot commercial local road. He stated this has gone away and asked if the City is okay with not having the road there? Or he asked, because it is in the agreement, does it need to be shown? He stated there have been many conversations regarding 1600 North, but he does not have any record of saying the road is not needed.

There was discussion on what the road would look like going from private to public. There was further discussion regarding the previous concept plan that was submitted and the applicants stated they had worked with Mike Clark, the former City Engineer. Further discussion ensued about what is included in a 77-foot road.

Chris Thompson stated there were issues on 1600 North with trucks being unable to make the narrow turn.

Further discussion ensued regarding right of ways and there was discussion regarding restricting street parking for the area.

Dave Anderson **moved** to recommend the approval of the proposed Sky Park Phase 1 Preliminary Plat to City Council 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 a power substation site be identified prior to Final Plat approval.
4. That the applicant adjusts their cross section for what would be a public street at approximately 1400 North to meet the City's Construction Standards for everything between the curbs.
5. That the applicant works with City's Engineering department on the Final Plat to address the design of the intersections of 1400 North at 900 West and 1150 West.

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

THE RIDGE AT SPANISH FORK AMENDED (2024)

Brandon Snyder stated the applicant is looking to extend the existing approval as it is close to expiration and this will grant the applicant additional time.

Dave Anderson **moved** to recommend the approval of the proposed The Ridge at Spanish Fork Amended (2024) Preliminary Plat to City Council 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.

Jake Theurer **seconded** and the motion **passed** all in favor.

CONDITIONAL USE PERMIT

KIDSTOPIA PLAYGROUND

Brandon Snyder provided a brief update to the proposal. He stated there has been a revised parking plan that moves away from utilizing the loading dock and using existing parking stalls.

Dave Anderson stated there are two main concerns, whether there is enough space for the proposed use. He spoke briefly regarding the parking requirements and he stated there will be two additional businesses to be located within the building as well. He stated that the City is concerned about the safety of the patrons visiting the business, and stated very clearly that the City does not want any customer parking within the loading dock area. He stated the City is also concerned about how the patrons will be crossing the parking lot. He then asked Ian Bunker to read through the conditions of approval that were included in the staff reports.

Sam Gustafson stated that he would not like to record the cross easements. He stated that he is happy to provide a letter for understanding that will state what is being discussed.

Vaughn Pickell asked what is the hesitation with providing the legal recording and the applicant was hesitant. Vaughn Pickell feels that a letter of understanding can evaporate and not persist if the property changes hands and ultimately will not be followed. He prefers an easement as it is a legal recording for the applicants right to use the area for parking.

Dave Anderson stated his concern with the Raven Building is that the use may not work without cross parking.

Sam Gustafson insisted that he can include in the letter of understanding that in the event of the building being sold, these parking requirements would persist. He stated that he spoke with this partner and they have decided to go through with the easement.

Dave Anderson pointed out an inaccuracy with the conditions of approval that it should read as “cross access easements, not cross easements easements.” This has been corrected and reflected in the motion.

Dave Anderson **moved** to recommend the approval of the proposed Kidstopia Playground Conditional Use Permit to Planning Commission based on the following finding and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That adequate parking exists in the development to accommodate the proposed use.
3. That with the proposed improvements, the site will safely accommodate patrons of the use.

Conditions:

1. That the applicant meets the City's Development and Construction standard, zoning requirements, and other applicable City ordinances.
2. That the applicant adhere to the conditions provided in the September 25 memorandum.
3. That the improvements described on the attached image be complete before a business license is issued.
4. That the snow removal plan be followed.
5. That cross-parking and cross-access easements be put in place for the parcels identified on the attached image before a business license is issued.
6. That customers not be permitted to park on the west side of the building.

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

DENALI CONCRETE

Mike Ford approached the podium and asked staff members if they have any insight into where this project is at?

Dave Anderson stated that staff wanted to discuss what the conditions will be for this proposal. He stated that staff reports were sent out that contained these proposed conditions. Dave then outlines some of the conditions that included any expansion of the use, bringing in any equipment, or wanting to build a new building. He stated that any of the above would require a new Conditional Use Permit approval. He stated that the connection to Mountain Country Foods is very important, and should that connection go away, so would this Conditional Use Permit for Denali Concrete. He stated the Conditional Use approval would be terminated and the City stop issuing business licenses. He stated that the bringing of any concrete for recycling, stock piling it on the site, or bringing in a

crusher would not be allowed. He stated that he is aware that the applicants have not proposed this use, but he wants to be very clear on what will not be allowed on this site.

Mike Ford stated this is not at all what they are intending to do at this site, he stated that any haul back product will be poured into cement blocks and not crushed.

Dave Anderson briefly discussed the dust control plan.

Mike Ford stated that Mountain Country Foods will not allow Denali to have any dust. So, he feels that this is a non-issue. He stated that the batching system they use has dust collectors in it, so it is part of their equipment.

Dave Anderson asked Mike Ford to please draw a dust control plan to submit to the City to outline fugitive dust.

Mike Ford asked for clarity on what the City defines as "equipment."

Dave Anderson used the phrase "nailed down" and "anchored" to define more permanent equipment.

Mike Ford agreed to work with the City on a language they can both agree on. It was stated this is not about smaller equipment in relation to forklifts.

There was further discussion to ensure there was no confusion, that there will not be any allowance of additional batch plants, buildings, or permanent structures of any kind.

Vaughn Pickell **moved** to recommend the approval of the proposed Denali Concrete Conditional Use Permit to Planning Commission based on the following finding and subject to the following conditions:

Finding:

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from I-1 to I-2.
3. Applicant abides by additional conditions listed in the attached memo.

4. Any expansion of the use, including the use of additional batch plants and related equipment or construction of buildings, will require new Conditional Use approval.
5. If the use loses access to facilities on the Mountain Country Foods site, the Conditional Use approval is terminated.
6. Recycling of material from other sites, including crushing, is not permitted.
7. That the operator provides a dust control management plan and prevents fugitive dust from impacting neighboring properties.

Dave Anderson **seconded** and the motion **passed** all in favor.

ZONE CHANGE

DENALI CONCRETE

No further discussion required. See previous discussion.

Seth Perrins **moved** to recommend the approval of the proposed Denali Concrete Zone Change to City Council based on the following finding and subject to the following conditions:

Finding:

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.
2. That the proposal limits the ability of the I-2 to be anything other than what is being proposed.

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.

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

HARDY ZONE CHANGE

Brandon Snyder stated the applicant has recently resubmitted revised plans that were attached to the staff report, and are currently under staff review. He stated that staff is

recommending approval have added a memo to the staff report that outlines the intent of the Infill Overlay is met.

Engineering did not have any comments.

Power did not have any comments.

Dave Anderson stated that he wanted to briefly discuss the option of subdividing the plat to allow for individual condo units to be sold to promote home ownership if the property is sold in the future.

Trevor Barlow approached the podium and stated that the property owner is in favor of this idea in the future and they decided that when this decision is made, they will come to the City and apply for a plat amendment.

Dave Anderson spoke briefly about the initial intent of the City creating the Infill Overlay to promote home ownership. He stated this overlay was created with this purpose and historically had language within the code that spoke to this intent. He stated that this language was removed during the recession.

Seth Perrins feels that this language should be reapplied to the current City code, not as a must, but as a strong consideration.

There was brief discussion regarding the garage and the red home and it was stated that the red house is visually appealing and there was desire to match the esthetics of the red home but it was stated that the brick cannot be matched due to the age. The property owner stated that he is currently residing in this home. There was further discussion regarding the future of the properties and the ability of the property owner to sell the individual units if the property is no longer owner occupied.

Trevor Barlow asked the Committee if they should have some type of plan to present to City Council and it was stated that it will be discussed in the meeting but that they do not need to prepare a presentation.

Dave Anderson **moved** to recommend the approval of the proposed Hardy Zone Change to City Council based on the following finding and subject to the following conditions:

Findings:

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.

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

TITLE 15 AMENDMENTS

ARTIFICIAL TURF

Dave Anderson presented the proposed changes being made to the City's requirements regarding artificial turf. He stated there is currently only one change, but states that there will likely be additional changes coming soon. He stated there is a sentence in the code that refers to "synthetic ground covering installed for the use of putting greens or for other similar activities are not considered artificial turf." He stated that he had recent conversations with a landscape architect that their opinion is very valuable to him, where they presented alternate points of views that had not previously been considered. He then discussed the product materials in relation to previously considered materials and stated that they may be much more organic than originally assumed. He stated that the City currently has language in the code that states this product is not to be used in park strips, but states this standard could change.

Dave Anderson **moved** to recommend the approval of the proposed Title 15 Amendments to City Council as discussed.

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

SEWAGE FACILITIES

Dave Anderson stated this proposed amendment is about Additional Dwelling Units. It was stated that dwellings with ADU's can have two separate septic systems on parcels that are no smaller than ⅓ acre.

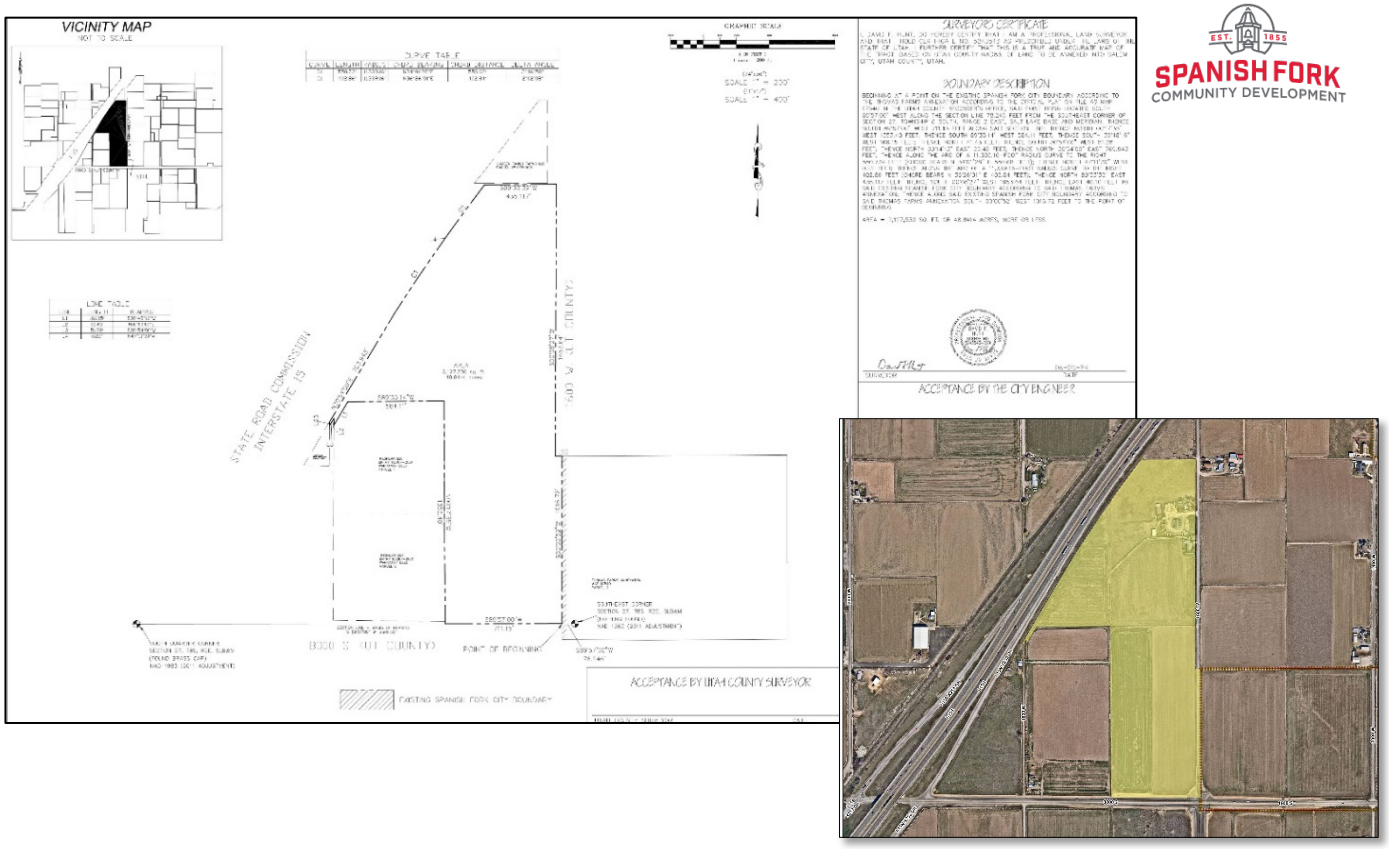
Vaughn Pickell **moved** to recommend the approval of the proposed Title 15 Amendments to City Council as discussed.

Dave Anderson **seconded** and the motion **passed** all in favor.

Chris Thompson moved to adjourn the meeting at 11:42 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



West Meadows at Spanish Fork Annexation Approval Request

October 2, 2024, Development Review Committee and Planning Commission meetings.

Located at approximately 1800 South 2300 West (7800 South 1600 West Utah County), including 48.84 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary and Growth Management Boundary.

On July 2, 2024, the City Council accepted this annexation proposal for further study.

Key Issues

1. Annexation Configuration.
2. General Plan.
3. Land Uses.
4. Zoning.
5. Utilities.
6. Power.
7. Access.
8. Roads.

Recommendation

That the proposed Annexation be recommended for approval based on the following findings.

Findings

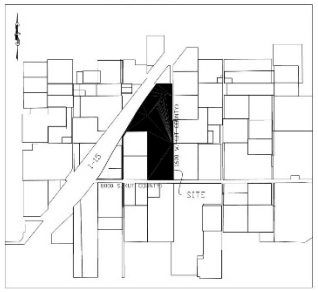
1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designations currently for the annexation area are Commercial, Mixed Use and Urban Density Residential.
3. That the Rural Residential zone should be utilized at the time of annexation.

Exhibits

1. Annexation Plat.
2. Feasibility Study.
3. July 9, 2024 Utah County Letter.

VICINITY MAP

NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA ANGLE
C1	556.75'	11339.16'	N34°16'23"E	556.68'	2°48'56"
C2	402.86'	11339.16'	N36°28'01"E	402.84'	2°02'08"

LINE TABLE		
LINE	LENGTH	BEARING
L1	166.15'	S38°04'16"W
L2	41.43'	N00°00'00"E
L3	51.28'	S38°54'00"W
L4	0.22'	N47°11'30"W

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'

EXISTING SPANISH FORK CITY BOUNDARY

SURVEYORS CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, BASED ON UTAH COUNTY NAD83, OF LAND TO BE ANNEXED INTO SALEM CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE THOMAS FARMS ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 17540 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED SOUTH 89°57'00" WEST ALONG THE SECTION LINE 78.246 FEET FROM THE SOUTH-EAST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°57'00" WEST 711.15 FEET ALONG SAID SECTION LINE; THENCE NORTH 00°17'35" WEST 1353.40 FEET; THENCE SOUTH 89°35'14" WEST 584.11 FEET; THENCE SOUTH 30°48'16" WEST 166.15 FEET; THENCE NORTH 41.43 FEET; THENCE SOUTH 30°54'00" WEST 51.28 FEET; THENCE NORTH 00°14'13" EAST 22.42 FEET; THENCE NORTH 30°54'02" EAST 769.943 FEET; THENCE ALONG THE ARC OF A 11,339.16-FOOT RADIUS CURVE TO THE RIGHT 550.734 FEET (CHORD BEARS N 34°01'28" E 550.68 FEET); THENCE NORTH 47°11'30" WEST 0.22 FEET; THENCE ALONG THE ARC OF A 11,339.16-FOOT RADIUS CURVE TO THE RIGHT 402.86 FEET (CHORD BEARS N 36°26'01" E 402.84 FEET); THENCE NORTH 89°33'32" EAST 435.117 FEET; THENCE SOUTH 00°08'27" WEST 1653.64 FEET; THENCE EAST 40.10 FEET TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID THOMAS FARMS ANNEXATION; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID THOMAS FARMS ANNEXATION SOUTH 00°00'52" WEST 1016.72 FEET TO THE POINT OF BEGINNING.

AREA = 2,127,530 SQ. FT. OR 48.8414 ACRES, MORE OR LESS

DAVID F. HUNT
PLAT
DATED NO.
5243543-2201

SURVEYOR — DATE 06-05-24

ACCEPTANCE BY THE CITY ENGINEER

CITY ENGINEER — DATE

ACCEPTANCE BY THE LEGISLATIVE BODY

This is to certify that we, the Spanish Fork City Council have received a petition signed by a majority of the owners of the tract shown hereon requesting that said tract be annexed to Spanish Fork City and that a copy of the ordinance has been prepared for filing herewith all in accordance with the Utah County Annotated (1953) 10-2-401 to 10-2-424 as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as a part of said city and that said tract of land is to be known as the West Meadows Annexation.

DATED THIS_____ DAY OF_____,20__

CLERK RECORDER — DATE

ACCEPTANCE BY UTAH COUNTY SURVEYOR

UTAH COUNTY SURVEYOR — DATE

ANNEXATION PLAT

WEST MEADOWS ANNEXATION

SPANISH FORK CITY, UTAH
COUNTY, UTAH

SPANISH FORK
PRIDE & PROGRESS

TO: City Council

FROM: Ian Bunker, Associate Planner

DATE: October 2, 2024

RE: West Meadows Annexation Feasibility Study

The area being considered for annexation encompasses 48.84 acres, comprising several parcels and owned by multiple individuals. At present, these properties are primarily utilized for agricultural and residential activities.



Section 1 - Land Use

1.1 Does the proposal fall within the Annexation Policy Boundary?

The proposed annexation falls within the boundaries of the City's Annexation Policy.

1.2 Does the proposal fall within the Growth Boundary?

The proposed annexation falls within the Growth Boundary.

1.3 Does the proposed annexation result in the creation, elimination, or presence of an unincorporated land peninsula or island?

The proposed annexation potentially gives rise to a situation where unincorporated land forms a peninsula. However, Utah County has reviewed the annexation's configuration and provided correspondence dated July 9, 2024 that states that the annexation does not create an island or peninsula.

1.4 Should we consider a more geographically, topographically, or naturally logical boundary?

The suggested boundary exhibits a reasonable arrangement.

1.5 Does the applicant request zoning other than Rural Residential or Exclusive Agricultural upon annexation?

The applicant is specifically Rural Residential Zoning.

1.6 What justifies the requested zoning?

The property is in close proximity to several properties that are currently zoned R-4, C-2, and R-R. This area is also designated in the General Plan for commercial, mixed-use, and urban-density residential uses. As the applicant is currently requesting Rural Residential zoning, applications for zone change would accompany any future development proposals for properties in the annexation area.

1.7 Is there a current or five-year projection of economic base in the area, considering household size, income, or commercial and industrial development?

No. Spanish Fork City has anticipated that portions, perhaps the majority, of the annexation area will be developed non-residentially. As such, the City expects land uses in the area will generate sales tax and provide opportunities for employment.

1.8 Has the annexation application included a concept plan?

There have been no discussions about concept plans pertaining to the properties mentioned in the proposal.

1.9 Would an Annexation Agreement be appropriate for this annexation?

Given the proposed Rural Residential zoning, staff does not believe there is value in having an annexation agreement.

Section 2 - Utilities

2.1 What utility services are currently available in the annexation area?

Currently, no utility services are available in the annexation area.

2.2 Who currently provides utility services in the annexation area?

Presently, power utility services in the annexation area are being provided by SESD.

2.3 What off-site infrastructure needs to be installed in the area before development occurs?

Before development can proceed, several off-site infrastructure components must be installed, including a storm drain connection to Beer Creek. The City Master Plan outlines a 60-inch storm drain running west of I-15 to Beer Creek that will need installation. An 18-inch and then a 21-inch gravity sewer line must be installed along SR-164, connecting to the lift station east of 1700 West. Additionally, 12-inch culinary water and pressurized irrigation lines are required along SR-164 from Mill Road to the west of the annexation and looping to 900 South along Mountain Loafer Parkway.

2.4 Power

2.4.1 Are there any existing SESD meters or other power providers in the vicinity?

There are a total of 2 SESD meters from previous installations that fall within the scope of this proposal.

2.4.2 Does the City currently possess an adequate inventory of the necessary equipment to supply power to the area?

The City has the capacity to meet existing electricity needs but will need to install a new overhead power line to support current customers.

2.4.3 What is the lead time, if any, required to provide power to the annexation area presently?

Upon acceptance and approval from the Lieutenant Governor for the annexation, it may take up to 300 days to provide power to the area.

2.4.4 What is the lead time, if any, required to provide power to the annexation area for further development purposes?

For commercial growth, the developer must extend three-phase power from the Leland Substation located farther north. Equipment lead times for similar projects would be around 72 weeks.

2.4.5 What is the estimated cost for establishing the power infrastructure required to support additional development in the annexation area?

The estimated cost for underground distribution is approximately $200 per foot, though this may vary with material price fluctuations and contractor fees. If an overhead power line is feasible, it would cost around $100 per foot.

2.4.6 Are there any existing agreements in place for previously installed power infrastructure within the annexation area?

No, there are currently no agreements within the proposed annexation area.

2.4.7 What is the anticipated distance of the offsite improvements required to bring services to the site?

The necessary distance of offsite improvements to bring services to the area is anticipated to be 2000' north to Leland Substation tie(north edge of annexation).

2.5 Water

2.5.1 Have any groundbreaking agreements been established for existing water infrastructure within the annexation area?

There are currently no pending applications known to City staff.

2.5.2 What water infrastructure is presently necessary to cater to the needs of the annexation area?

Water requirements are not applicable to the annexation until it undergoes development.

2.5.3 How much lead time is necessary to provide the required water infrastructure to the annexation area at present?

Water requirements are not applicable to the annexation until it undergoes development.

2.5.4 What is the estimated cost to provide the necessary water infrastructure for the present needs of the annexation area?

Water requirements are not applicable to the annexation until it undergoes development.

2.5.5 What water infrastructure is currently needed to accommodate additional development in the annexation area?

In order to accommodate additional development in the area, a 12-inch culinary water line will be required along SR-164 from the sewer lift station to the west of the annexation area . A 12-inch culinary water line will also need to loop to 900 South along Mountain Loafer Parkway (1600 West County).

Additionally, 12-inch pressurized irrigation lines will be required along SR-164 from Mill Road to the west of the annexation . A 12-inch pressure irrigation line will also need to loop to 900 South along Mountain Loafer Parkway (1600 West County).

2.5.6 How much lead time is necessary to provide the required water infrastructure for further development in the annexation area?

The water system is ready for expansion. The timing of improvements will depend on the developer's efforts to design, obtain approval for, and construct the infrastructure.

2.5.6 What is the estimated cost to provide the water infrastructure needed for additional development in the annexation area?

Assuming 4,950 feet of 12-inch culinary water line to get it to the annexation area along SR-164 from the sewer lift station. Assuming $250 per foot of water line, the estimated cost would be $1,237,500. Assuming 4,320 feet of 12-inch culinary water line to get to the annexation area along Mountain Loafer Parkway from 900 South. Assuming $250 per foot of water line, the estimated cost would be $1,080,000.

Assuming 8,850 feet of 12-inch pressure irrigation (PI) line to get it to the annexation area along SR-164 fromMill Road. Assuming $250 per foot of PI, the estimated cost would be $2,212,500. Assuming 8,000 feet of 12-inch PI line to get to the annexation area along Mountain Loafer Parkway from 900 South. Assuming $250 per foot of PI, the estimated cost would be $2,000,000.

2.5.7 What is the expected distance of offsite improvements required to extend services to the site?

A culinary waterline is located approximately 5,000 feet away from the site.
A pressure Irrigation waterline is located approximately 8,850 feet away from the site.

2.6 Sewer

2.6.1 Are there any existing agreements for sewer infrastructure in the annexation area?

There are currently no known agreements for sewer infrastructure in the annexation area.

2.6.2 What sewer infrastructure is necessary to serve the annexation area at present?

No immediate sewer infrastructure is required in the annexation area until development takes place.

2.6.3 How much time is needed to provide the necessary sewer infrastructure for the annexation area?

No immediate sewer infrastructure is required in the annexation area until development takes place.

2.6.4 What is the estimated cost of providing the necessary sewer infrastructure for the annexation area at present?

No immediate sewer infrastructure is required in the annexation area until development takes place.

2.6.5 What sewer infrastructure is necessary to accommodate additional development in the annexation area?

To accommodate development in the annexation area, an 18-inch and 21-inch gravity sewer line will need to be installed in SR-164 to connect the lift station to the east of 1700 West.

2.6.6 How much lead time is required to provide sewer infrastructure for additional development in the annexation area?

The lift station is currently in full operational status. The responsibility for and timing of designing, approving, and constructing sewer lines and any necessary lift station improvements will lie with the developer.

2.6.7 What is the estimated cost of providing the necessary sewer infrastructure for additional development in the annexation area?

Approximately 4,050 feet of 18-inch sewer and approximately 700 feet of 21-inch sewer is needed to accommodate the proposed annexation area. At $400 per foot and $450 per foot , the estimated cost of sewer infrastructure is $1,935,000.

2.6.8 Are there any concerns regarding the depth and grading for adequate flow?

The depth and grading for adequate flow depend on the amount of fill added to the annexation area and the minimum depth requirements for development. The outfall into the sewer lift station wet well is approximately 24 feet deep.

2.6.9 What is the estimated distance of required offsite improvements to provide services to the site?

Approximately 4,750 feet of sewer is required to provide sewer to the area.

2.7 Storm Drain

2.7.1 Are there any irrigation channels in the vicinity that require modifications or enhancements to accommodate additional development?

The annexation area includes irrigation channels, and depending on the nature of the development, some may require piping or rerouting. There are land drains in the area that may require repiping.

2.7.2 Does the area currently have a mainline infrastructure, either through property easements or along the streets? If yes, are there any existing agreements in place?

No, the area does not currently have mainline infrastructure.

2.7.3 What storm drain infrastructure is presently necessary to serve the annexation area?

No additional storm drain infrastructure is currently needed in the annexation area until development takes place.

2.7.4 How much time is needed to provide the required storm drain infrastructure for the annexation area?

No additional storm drain infrastructure is currently needed in the annexation area until development takes place.

2.7.5 What is the estimated cost of providing the necessary storm drain infrastructure to serve the annexation area at present?

No additional storm drain infrastructure is currently needed in the annexation area until development takes place.

2.7.6 What storm drain infrastructure is presently necessary to serve future development in the annexation area?

A storm drain outlet connection will need to be made to Beer Creek. A 60 inch storm drain line will run west of I-15 through Payson City to Beer Creek.

2.7.7 How much time is needed to provide the required storm drain infrastructure for future development in the annexation area?

The timing, design, approval process, and construction for providing the drainages, ditches, and pipes will be the responsibility of the developer. A drainage study will be required prior to development to assess the drainage needs.

2.7.8 What is the estimated cost of providing the necessary storm drain infrastructure to serve future development in the annexation area?

Approximately 9,250 feet of storm drain infrastructure is needed in order to serve future development in the proposed annexation area. At an estimated $400 per foot, the estimated cost is $3,700,000.

2.7.9 Where would any discharged water flow to?

Discharged water flow would drain into Beer Creek.

2.7.10 What is the expected distance of offsite improvements needed to connect services to the site?

The approximate distance of storm drain needed is 9,250 feet.

2.8 Natural Gas

2.8.1 What natural gas infrastructure is needed today to serve additional development in the annexation area?

Dominion Energy has not responded to requests for information related to this proposal. That being the case, staff understands that Dominion Energy is already serving customers in the area and is prepared to serve properties included in the annexation.

2.8.2 What lead time is required to be able to provide the natural gas infrastructure that is needed for additional development in the annexation area?

Staff does not have a specific timeframe but believes it would not impede or slow down development.

2.8.3 What is the estimated cost to provide the natural gas infrastructure that is needed to serve additional development in the annexation area?

Staff does not have cost estimates but believes the cost to provide natural gas would not impede or slow down development.

2.8.4 What is the anticipated distance of required offsite improvements to bring services to the site?

Staff does not have information on how service would be provided to specific properties but believes the distances involved would not create an impediment for development.

Section 3 - Transportation

3.1 What transportation infrastructure is required to serve the annexation area at present?

Currently, there are no extra transportation needs for the annexation area until development takes place.

3.2 What is the lead time necessary to provide the required transportation infrastructure for future development in the annexation area?

The task of designing, approving, and constructing transportation infrastructure within the annexation area would be the responsibility of the developer, and they would decide the timing.

3.3 What is the estimated cost of providing the necessary transportation infrastructure to serve the area presently?

At present, there is no requirement for any supplementary transportation infrastructure in the annexation area until there is progress in development.

3.4 What transportation infrastructure is necessary to serve future development in the annexation area?

In order to support future growth in the annexation area, a well-planned transportation infrastructure is imperative. Spanish Fork City's Transportation element of the General Plan shows a future collector road joining 1600 West from the east, roughly 30 feet to the south of 7605 S 1600 W. This proposed future collector road will join 1600 West with a proposed future roundabout. Additionally, on 8000 South, to the southwest of the property, a future I-15 interchange and two traffic signals are proposed. Note that the 1800 W access existing on SR-164 will either go away or be a right-in/right-out.

3.5 What lead time is required to provide the necessary transportation infrastructure for future development in the annexation area?

The developer assumes the responsibility for designing, approving, and constructing the transportation infrastructure within the annexation area, and the timeline for these activities would be determined by the developer themselves.

3.6 What is the estimated cost of providing the necessary transportation infrastructure to serve future development in the annexation area?

Costs are projected to range from $250,000 to $1,000,000.

Section 4 - Ensuring Public Safety

4.1 Fire

4.1.1 Are there any fire services or facilities that require immediate attention to adequately serve the area?

This area is covered as part of our current response area. This area will need a water supply that is connected to the city's current system. This area also pushes the response times required by NFPA.

4.1.2 What enhancements will be necessary to cater to the additional development in the annexation area?

In order to accommodate the additional growth in the annexation area, certain improvements and preparations will be required. First, it is essential to establish a reliable water system that can deliver sufficient pressure to support fire flows before any construction can take place in this area. Furthermore, it is imperative that all buildings erected in the area adhere to the prevailing fire codes that have been adopted. Additionally, meticulous planning for the future development of this area must include the establishment of a fully staffed Fire Station.

4.1.3 How much time will be required to provide the required fire service in the annexation area presently?

The annexation area falls within the current service area of the Spanish Fork City Fire Department.

4.1.4 How much time will be required to serve the additional development in the annexation area?

The annexation area falls within the current service area of the Spanish Fork City Fire Department.

4.2 Police

4.2.1 Are there any police services or facilities that should be added to adequately serve the area today?

The Spanish Fork Police Department possesses ample resources and are well-equipped to effectively cater to the proposed annexation area.

4.2.2 What improvements will be necessary to accommodate additional development in the annexation area?

Currently, there is no need for any upgrades to support additional services in the area.

4.2.3 How much lead time, if any, is necessary to provide the required police service in the annexation area today?

No lead time is needed prior to annexation.

4.2.4 How much lead time, if any, is necessary to accommodate additional development in the annexation area?

No additional lead time is required prior to annexation.

Section 5 - Parks and Recreation

5.1 Parks

5.1.1 Are there designated areas within the proposed annexation area for parks or other recreational facilities?

At present, there are no precise designations established in this particular area for parks. The Trails Master Plan indicates local trail connections to be built along the north side of 8000 South and the east side of I-15.

Section 6 - Development Challenges

6.1 Sensitive Areas

6.1.1 Are there any designated wetlands in the vicinity?

To the extent of the Spanish Fork City personnel's understanding, there are currently no identified wetlands in the vicinity.

6.1.2 Does any part of the annexation area fall within a recognized floodplain?

FEMA has not identified any of the properties as being located within a floodplain.

6.1.3 Are there any known hazards in the annexation area?

No hazards have been detected within the proposed area of annexation.

6.1.4 Do any properties in the annexation area fall within an agricultural protection zone?

No properties fall within an agricultural protection zone.

6.1.5 Have there been any previous land uses in the annexation area that could have raised environmental concerns?

There is no evidence to suggest that the area has been utilized in a way that would lead to significant environmental concerns.

Section 7 - Financial Impacts

7.1 What is the expected fiscal impact of the proposed annexation on the City?

It is anticipated that residential development in the area is unlikely, and therefore, the need to provide services to new residents is not expected to be a significant factor. However, the zoning could be changed in the future from commercial to residential and could, at that time, create a fiscal impact.

7.2 Is there a five-year forecast of the cost of governmental services in the area?

No, City staff have not generated a projection of such costs at this time.

7.3 What is the projected revenue of the proposed area if it undergoes residential, industrial, or commercial development?

City staff have not conducted a comprehensive analysis in this regard. However, it is anticipated that the area will likely see commercial development, which may contribute to future revenue generation.

Utah County
HEART of UTAH

Anthony Canto, PLS
Utah County Surveyor

2855 South State Street
Provo, UT 84606

TEL: 801-851-8600
FAX: 801-851-8612

ANNEXATION PETITION EVALUATION

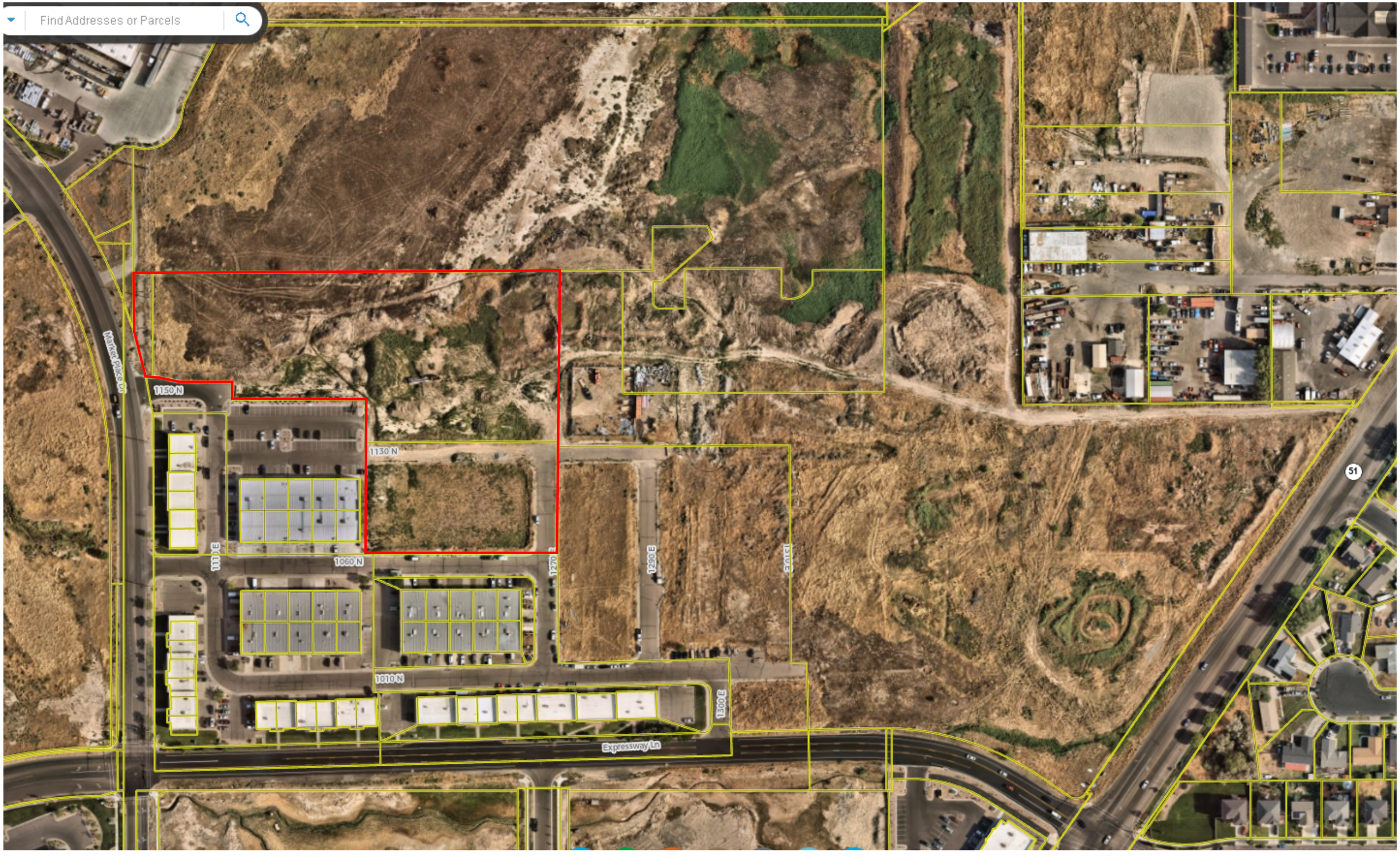
Municipality	Spanish Fork	**Review Date**	7/09/2024
Annexation Name	Southwest Meadows	**Reviewed By**	Jessica Snarr

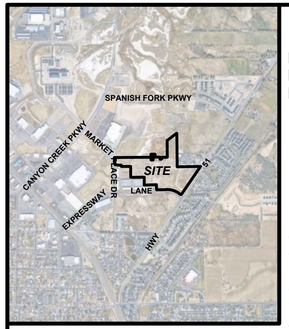
The above referenced annexation petition has been examined by the Office of the Utah County Surveyor pursuant to Utah Code 10-2-405(4) to determine its status in relation to the following eight items of the Code. A map showing the petition boundary is included herewith. Additional documentation that may be needed pursuant to UCA 10-2-405(2)(a) may be obtained at the address above. Protests to the Boundary Commission can only be made by Governmental Entities.

YES	NO	ITEM
X		1) Is the proposed annexation a contiguous, unincorporated area? UCA 10-2-402(1)(b)(i)
X		2) Is the proposed annexation contiguous to the annexing municipality? UCA 10-2-402(1)(b)(ii)
	X	3) Does the proposed annexation petition leave or create an unincorporated island or peninsula? UCA 10-2-402(1)(b)(iii)
X		4) Is the proposed annex within the proposed annexing municipality's expansion area? UCA 10-2-402(1)(b)(iv)
	X	5) Is the proposed annexation within an Agriculture Protection Area? UCA 10-2-403(3)(b)(i)(B)(II)(Aa)
X		6) Does the petition include an accurate map prepared by a licensed surveyor? UCA 10-2-403(3)(c)(i)
X		7) Does the proposed annexation include all or part of an area proposed for annexation to a municipality in a previously filed petition that has not been denied, rejected, or granted? UCA 10-2-403(4) Includes all of West Meadows annexation
X		8) Does the proposed annexation depict a name that is sufficiently unique to distinguish the plat from all other recorded plats in the county? UCA 17-23-20(4)(e)

Please Note: As defined in UCA 59-2-305.5(2), a boundary action is not effective until the required documents are recorded.

Marketplace Phase 2 - Location Map





VICINITY MAP
NTS

LEGEND

- ASPHALT
- CONCRETE
- EXISTING BUILDING
- POWER POLE
- IRRIGATION VALVE
- WATER METER
- WATER VALVE
- HYDRANT
- COMMUNICATIONS BOX
- ELECTRICAL BOX
- SEWER MANHOLE/LINE
- STORMDRAIN MANHOLE/LINE
- STORMDRAIN BOX
- WATER LINE
- FENCE LINE
- GAS LINE
- OVERHEAD POWER LINE
- CONTOUR LINE
- FOUND REBAR WITH NO CAP

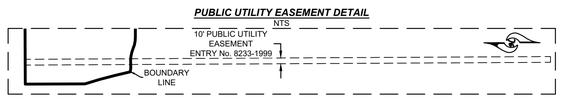
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S26°37'29"E	22.31
L2	S48°44'09"W	117.46
L3	S89°41'54"W	17.20
L4	S0°18'06"E	36.00
L5	N89°41'52"E	45.01
L6	N0°18'06"W	70.00
L7	S0°18'06"E	51.66
L8	N0°17'25"W	24.63
L9	N1°18'16"W	32.01
L10	N90°00'00"W	4.86

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	11.00	89°59'03"	17.28	S45°17'07"E 15.56
C2	44.00	85°17'50"	65.50	N66°58'32"E 59.62
C3	20.00	89°58'58"	31.41	S79°25'19"W 28.28
C4	500.00	35°59'57"	314.15	N73°34'42"W 309.01
C5	49.50	23°04'26"	19.93	N78°24'47"W 19.80
C6	57.82	28°11'05"	28.44	N81°45'04"W 28.16
C7	35.00	12°36'51"	7.71	N83°41'44"W 7.69
C8	916.00	5°05'27"	81.39	N14°51'55"W 81.36

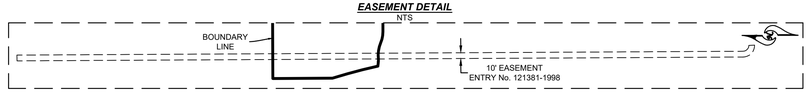
NOTES

1. **SURVEY NARRATIVE:** The purpose of this Survey is to provide a Boundary and Topography Survey for the property shown and described hereon. Significant overlaps and gaps in deed descriptions exist on the East and Northeast portion of the property so an existing fence line and the extension thereof was held as the best evidence of the property line. Boundary line agreements between those property owners may be necessary in that area.
2. The Basis of Bearing for this Survey is the calculated bearing of N0°18'06"W between the West 1/4 corner and the Northwest corner of Section 17, Township 8 South, Range 3 East, Salt Lake Base and Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing or to other Section\monument lines relative to said basis of bearing per measured or calculated lines shown hereon.
3. This drawing, its design, and invention thereof, is the property of Civil Solutions Group, Inc., and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or copies of the original certified Survey obtained from the office of the County Surveyor may be used as the official work of this Surveyor.
4. Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
5. Except as specifically stated of shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.

PUBLIC UTILITY EASEMENT DETAIL
NTS



EASEMENT DETAIL
NTS



AS SURVEYED LEGAL DESCRIPTION

A parcel of land located in the NW 1/4 of Section 17, Township 8 South, Range 3 East, Salt Lake Base and Meridian, Utah County, more particularly described as follows;

Beginning at a point on the South line of that Real Property as described in Record of Survey 19-255, on file with the Utah County Surveyor, that is located S0°18'06"E along the section line 1763.50 feet from the Northwest corner of Section 17, T8S, R3E, SLB&M; thence along said ROS line the following sixteen (16) courses and distances: 1) N89°41'54"E 914.02 feet; 2) N0°18'06"W 76.49 feet; 3) N89°41'54"E 96.00 feet; 4) S26°37'29"E 22.31 feet; 5) S48°44'09"W 117.46 feet; 6) S89°41'54" 17.20 feet; 7) S0°18'06"E 36.00 feet; 8) along the arc of a 11.00 foot radius curve to the left 17.28 feet through a central angle of 90°00'23" (chord bears: S45°18'18"E 15.56 feet); 9) N89°41'54"E 45.00 feet; 10) N0°18'06"W 70.00 feet; 11) N89°41'54"E 170.00 feet; 12) S0°18'06"E 51.66 feet; 13) along the arc of a 44.00 foot radius curve to the left 65.51 feet through a central angle of 85°18'20" (chord bears: N66°58'32"E 59.62 feet); 14) N0°17'25"W 24.63 feet; 15) N89°41'54"E 124.98 feet; 16) N0°18'06"W 418.46 feet; thence N52°29'57"E 283.29 feet; thence N65°14'47" E 15.36 feet to an existing fence line and the extension thereof; thence S0°36'27"E along said fence 834.86 feet to a fence corner; thence N89°20'13"E along said fence 583.21 feet to the Westerly right of way line of State Street; thence S34°25'19"W along said right of way line 837.46 feet; thence along the arc of a 20.00 foot radius curve to the right 31.41 feet through a central angle of 89°58'58" (chord bears: S79°25'19"W 28.28 feet) to the Northerly right of way line of Expressway Lane; thence along said right of way the following four (4) courses and distances: 1) N55°34'42"W 58.42 feet; 2) along the arc of a 50 foot radius curve to the left 314.15 feet through a central angle of 35°59'57" (chord bears: N73°34'42"W 309.01 feet); 3) S88°25'21"W 115.25 feet; 4) S88°23'59" 135.96 feet to the East line of Expressway Business Park Condo Phase 1, according to the official plat thereof on file in the office of the Utah County Recorder; thence along said plat the following ten (10) courses and distances: 1) N1°34'15"W 129.00 feet; 2) S88°25'30"W 300.40 feet; 3) N0°18'07"W 194.60 feet; 4) S89°41'39"W 337.99 feet; 5) NORTH 271.50 feet; 6) WEST 234.50 feet; 7) N1°18'16"W 32.01 feet; 8) WEST 92.35 feet; 9) along the arc of a 49.50 foot radius curve to the right 19.93 feet through a central angle of 23°04'26" (chord bears: N78°24'47"W 19.80 feet); 10) along the arc of a 57.82 foot radius curve to the left 28.44 feet through a central angle of 28°11'05" (chord bears: N81°45'04"W 28.16 feet); thence WEST 4.86 feet; thence along the arc of a 35.00 foot radius curve to the right 7.71 feet through a central angle of 12°36'51" (chord bears: N83°41'44"W 7.69 feet) to the Eastlery right of way line of Marketplace Drive; thence along the arc of a 916.00 foot radius curve to the left 81.39 feet through a central angle of 5°05'27" (chord bears: N14°51'55"W 81.36 feet) along said right of way to the East line of that Real Property as described in Warranty Deed Entry No. 210000:2021 in the official records of the Utah County Recorder; thence N0°18'06"W along said deed line 103.39 feet to the point of beginning.

Contains 28.51 Acres

SURVEYOR'S CERTIFICATE

"I, Curtis Bown, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 12606452-2201 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Curtis Bown — Date
Professional Land Surveyor
Certificate No. 12606452-2201

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CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

BOUNDARY & TOPOGRAPHICAL SURVEY

LOCATION: NW1/4 SECTION 17, T8S, R3E, SLB&M
SPANISH FORK UTAH

PROPERTY OF/PREPARED FOR: EXPRESSWAY PARTNERS II, LC

REVISION BLOCK	NO.	DATE:	DESCRIPTION:

SCALE:	DRAWN BY:
1" = 80'	C. SQUIRE
DATE:	PROJECT #:
5-16-2024	23-042

SHEET 1 OF 1



CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	15.00	89°41'53"	23.48	N45°09'03"W 21.16
C2	49.50	23°04'26"	19.93	N78°24'47"W 19.80
C3	57.82	28°11'05"	28.44	N81°45'04"W 28.16
C4	35.00	12°36'51"	7.71	N83°41'44"W 7.69
C5	916.00	5°05'27"	81.39	N14°51'55"W 81.36

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MARKETPLACE PHASE 2
SPANISH FORK, UT

MARK:	DATE:	DESCRIPTION:

PROJECT #: 23-042
DRAWN BY: R. WEBER
PROJECT MANAGER: J. BLACK
ISSUED: 9/16/2024

DRAFT

PRELIMINARY PLAT

C102

N

0 30 60 Feet

PHASE 2 AREA TABLE	
TOTAL AREA	251,796 sf (5.78 ac)
PRIVATE ROAD AREA	28,314 sf (0.65 ac)
LOT 1 AREA	67,328 sf (1.55 ac)
LOT 2 AREA	13,908 sf (0.32 ac)
LOT 3 AREA	31,844 sf (0.73 ac)
LOT 4 AREA	47,101 sf (1.08 ac)
LOT 5 AREA	63,302 sf (1.45 ac)

MARKET PL DRIVE

LOT 3

LOT 4

LOT 5

OVERLAND DRIVE (1130 NORTH)

(TO BE CONSTRUCTED WITH MARKETPLACE PHASE 2 PLAT)

LOT 2

1110 EAST

EXISTING BUILDING OF MARKETPLACE PHASE 1

LOT 1

1270 EAST

1060 NORTH

2.85 A

DESIGNING OUR FUTURE

P:\2023\23-042 Marketplace SF\Civil\AutoCAD\Sheet Set\CONCEPT\Concept Sheets ALT (Lots 4-5)

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info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

MARKETPLACE PHASE 2

LOTS 1-5

SPANISH FORK CITY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 23-042

DRAWN BY: J. BLACK

PROJECT MANAGER: J. BLACK

ISSUED: 9/17/2024

DRAFT

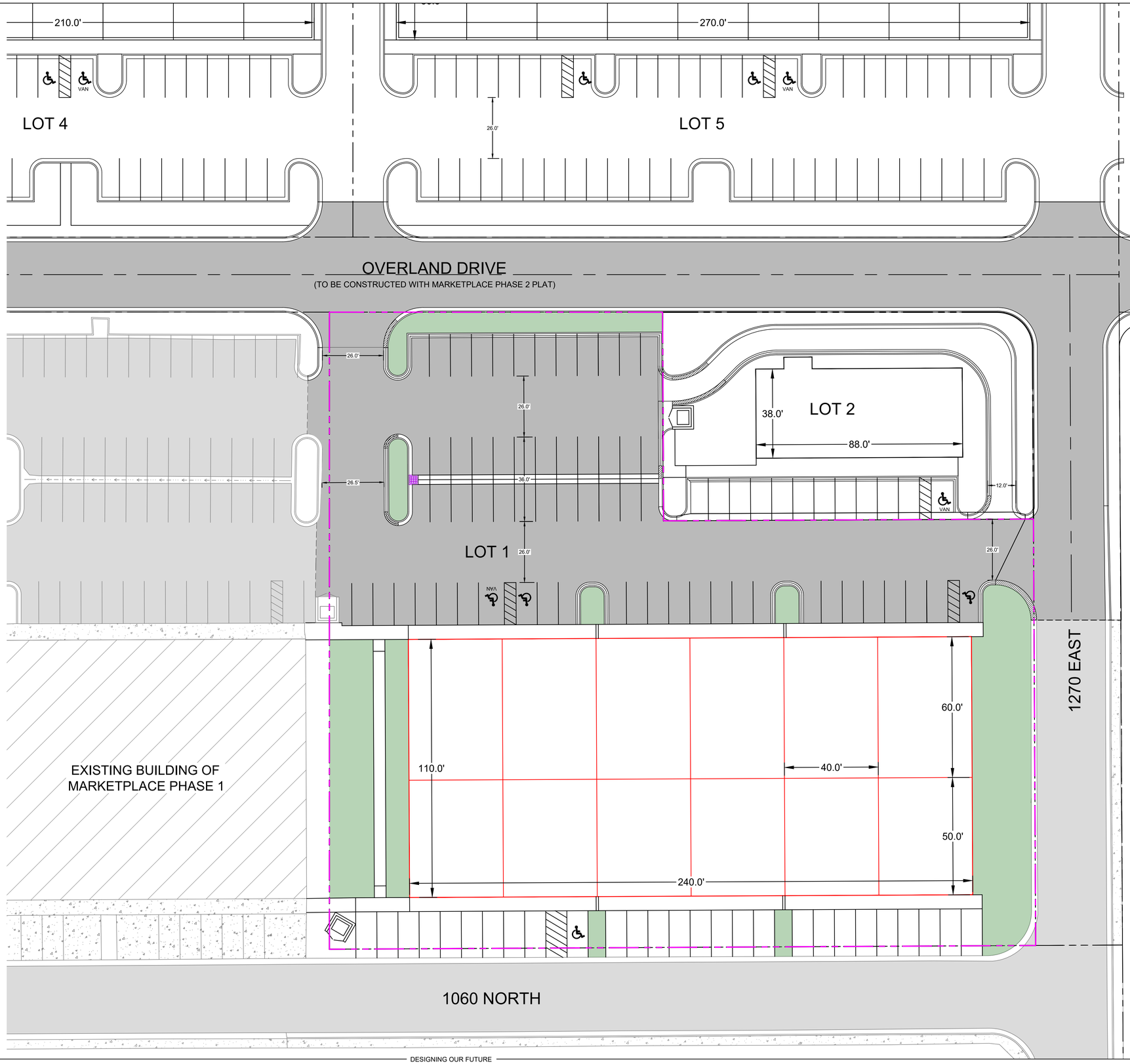
OVERALL SITE PLAN

1

N

0 20 40 Feet

LOT 1 DATA TABLE	
LOT SIZE	67,328 sf (1.55 ac)
USE	OFFICE WAREHOUSE
BUILDING SIZE	26,400 sf
OCCUPIABLE SPACE	22,440 sf
REQ. PARK RATIO	1:300
REQ. PARK STALLS	75
PROV. PARK STALLS	89
REQ. LANDSCAPING	6,733 sf (10%)
PROV. LANDSCAPING	8,795 sf (13.1%)



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MARKETPLACE PHASE 2

LOT 1-5
SPANISH FORK CITY, UTAH

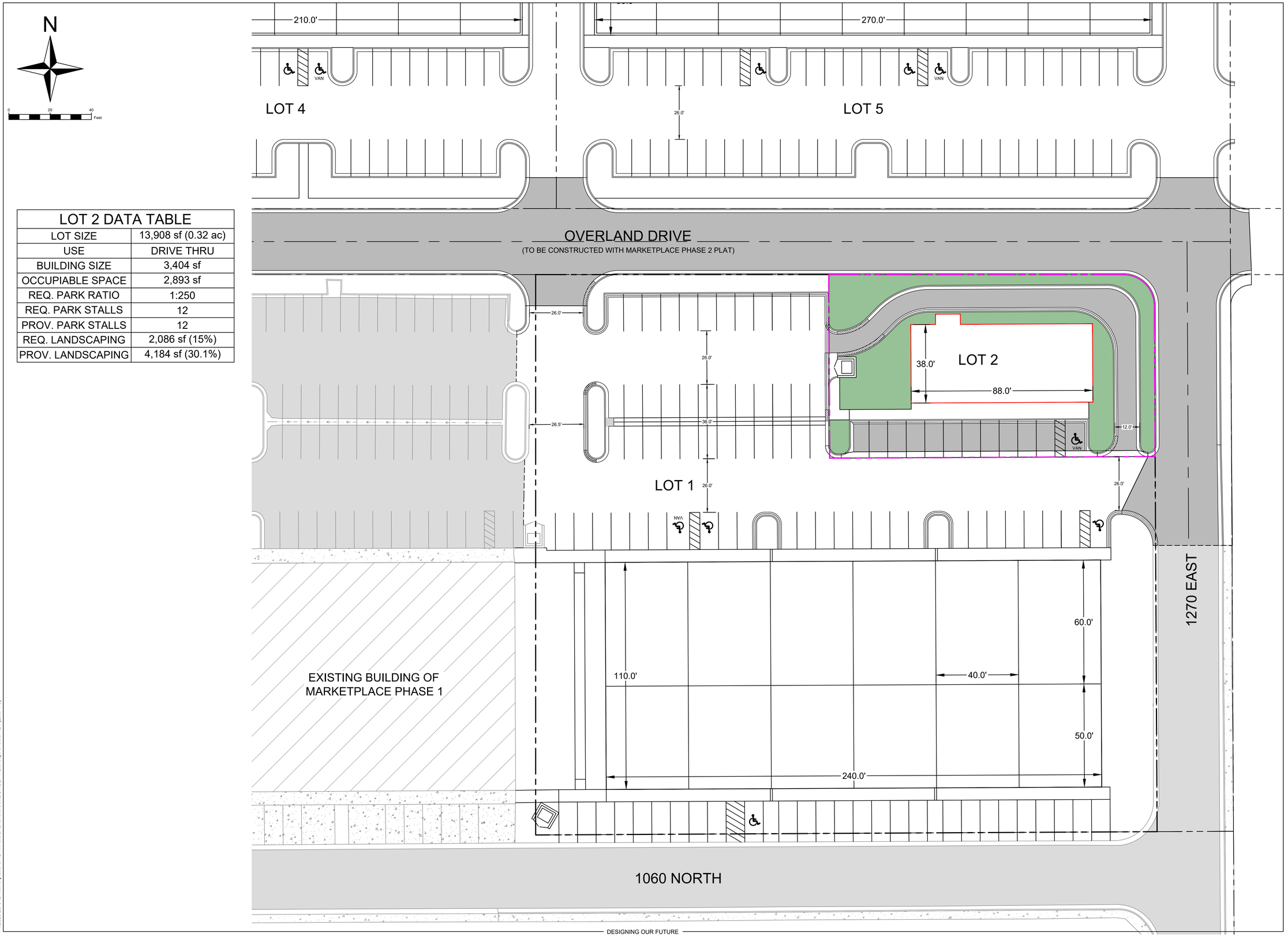
MARK:	DATE:	DESCRIPTION:

PROJECT #: 23-042
DRAWN BY: J. BLACK
PROJECT MANAGER: J. BLACK
ISSUED: 9/17/2024

DRAFT

LOT 1 SITE PLAN

2



LOT 2 DATA TABLE	
LOT SIZE	13,908 sf (0.32 ac)
USE	DRIVE THRU
BUILDING SIZE	3,404 sf
OCCUPIABLE SPACE	2,893 sf
REQ. PARK RATIO	1:250
REQ. PARK STALLS	12
PROV. PARK STALLS	12
REQ. LANDSCAPING	2,086 sf (15%)
PROV. LANDSCAPING	4,184 sf (30.1%)

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MARKETPLACE PHASE 2

LOT 1-5
SPANISH FORK CITY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 23-042
DRAWN BY: J. BLACK
PROJECT MANAGER: J. BLACK
ISSUED: 9/17/2024

DRAFT

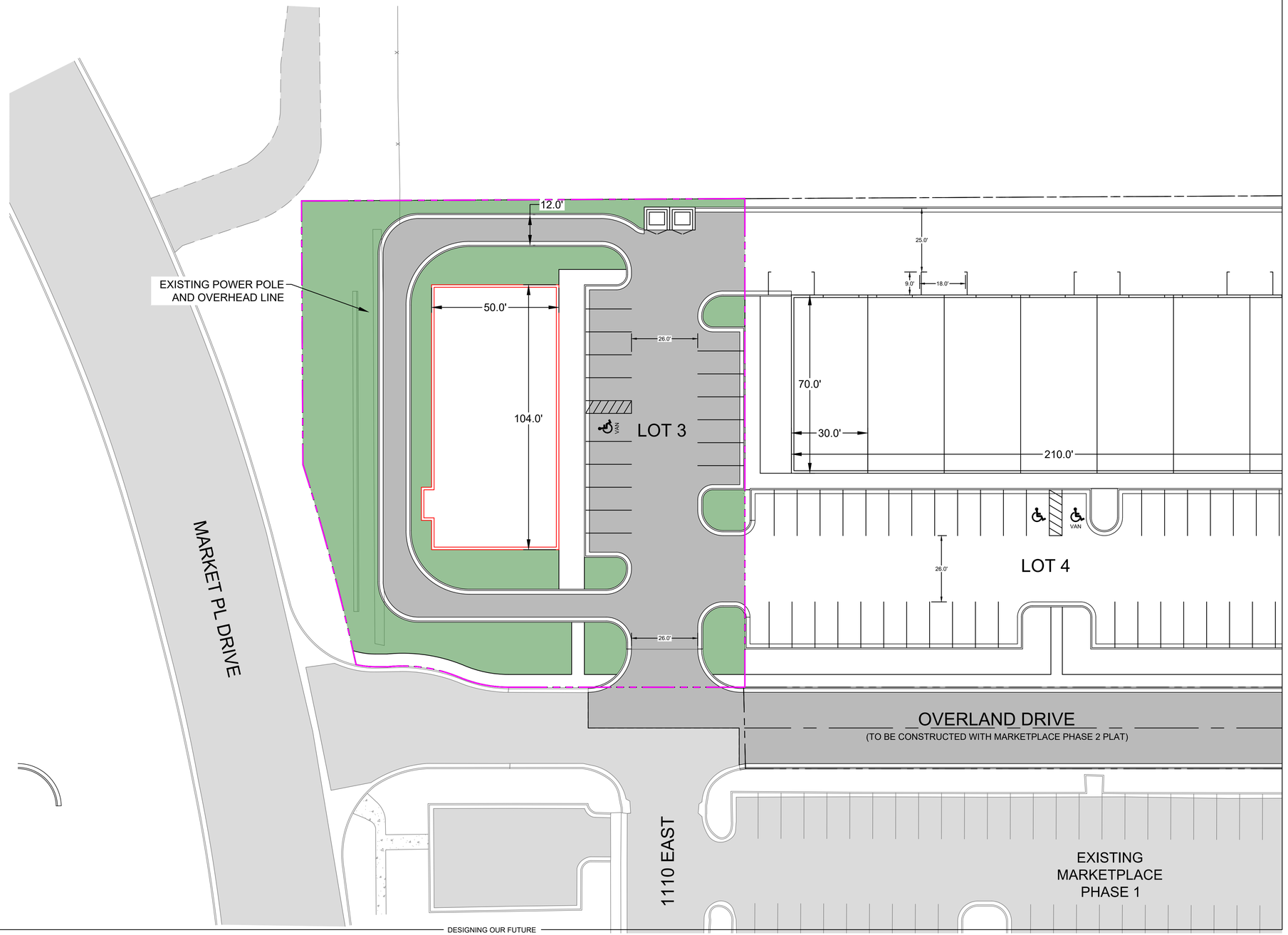
LOT 2 SITE PLAN

3

N

0 20 40 Feet

LOT 3 DATA TABLE	
LOT SIZE	31,844 sf (0.73 ac)
USE	DRIVE THRU
BUILDING SIZE	5,252 sf
OCCUPIABLE SPACE	4,464 sf
REQ. PARK RATIO	1:250
REQ. PARK STALLS	18
PROV. PARK STALLS	18
REQ. LANDSCAPING	4,777 sf (15%)
PROV. LANDSCAPING	10,490 sf (32.9%)



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www.civilsolutionsgroup.net

MARKETPLACE PHASE 2
LOTS 1-5
SPANISH FORK CITY, UTAH

MARK:	DATE:	DESCRIPTION:

PROJECT #: 23-042
DRAWN BY: J. BLACK
PROJECT MANAGER: J. BLACK
ISSUED: 9/17/2024

DRAFT

LOT 3
SITE PLAN

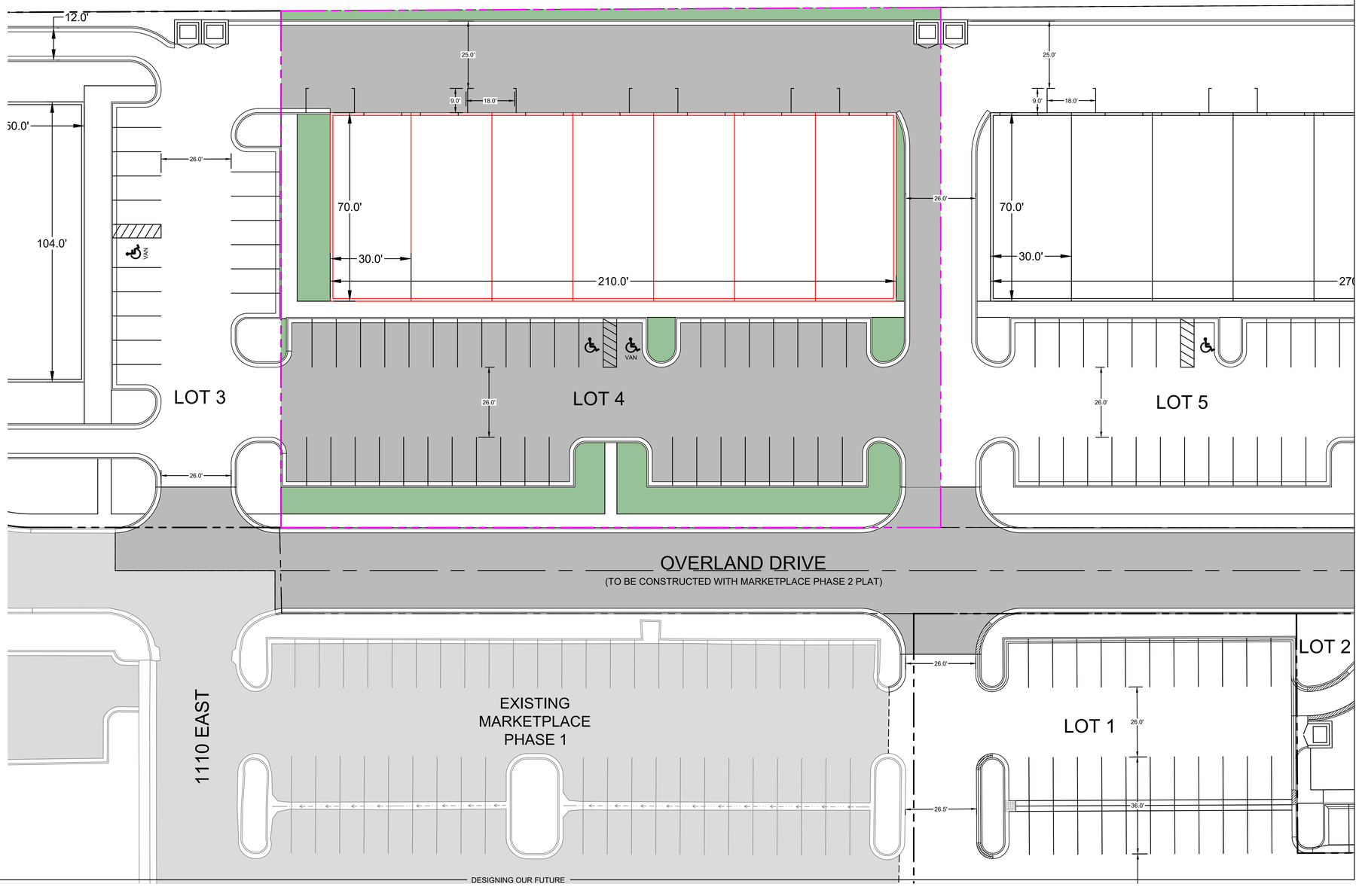
4

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N

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LOT 4 DATA TABLE	
LOT SIZE	47,101 sf (1.08 ac)
USE	OFFICE WAREHOUSE
BUILDING SIZE	14,700 sf
OCCUPIABLE SPACE	12,495 sf
REQ. PARK RATIO	1:300
REQ. PARK STALLS	42
PROV. PARK STALLS	47
REQ. LANDSCAPING	4,710 sf (10%)
PROV. LANDSCAPING	5,162 sf (11%)



DESIGNING OUR FUTURE

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MARKETPLACE PHASE 2

LOTS 1-5
SPANISH FORK CITY, UTAH

MARK	DATE:	DESCRIPTION:

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ISSUED: 9/17/2024

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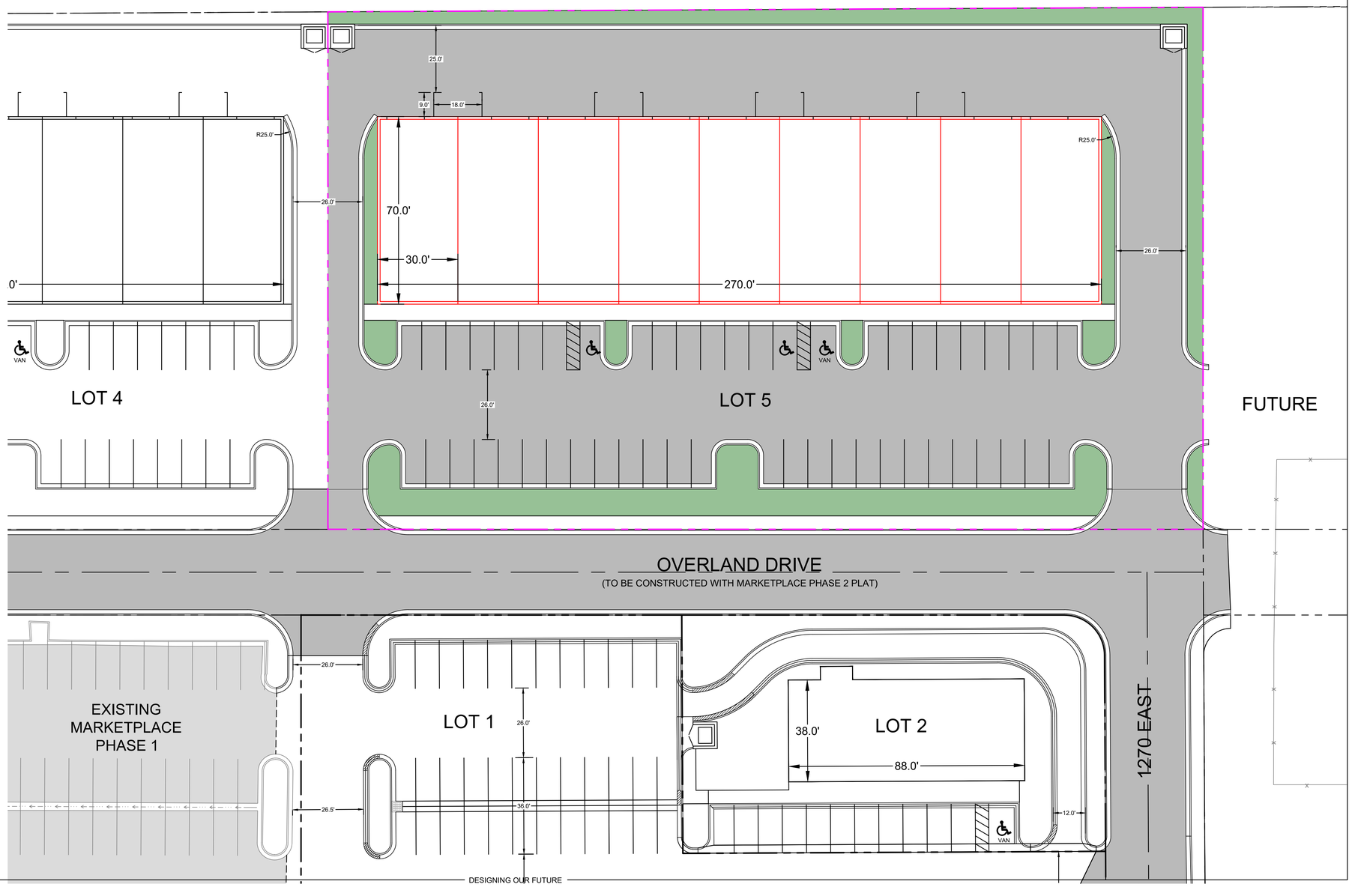
LOT 4 SITE PLAN

5

N

0 20 40 Feet

LOT 5 DATA TABLE	
LOT SIZE	63,302 sf (1.45 ac)
USE	OFFICE WAREHOUSE
BUILDING SIZE	18,900 sf
OCCUPIABLE SPACE	16,065 sf
REQ. PARK RATIO	1:300
REQ. PARK STALLS	54
PROV. PARK STALLS	55
REQ. LANDSCAPING	6,330 sf (10%)
PROV. LANDSCAPING	7,245 sf (11.4%)



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MARKETPLACE PHASE 2

LOTS 1-5
SPANISH FORK CITY, UTAH

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DRAFT

LOT 5 SITE PLAN

6

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