



**Wednesday, October 23, 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**

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A. October 9, 2024.

**2. Annexation**

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A. 920 WEST ANNEXATION. This request is for acceptance of the 920 West Annexation for further study. The proposed annexation is 6.57 acres located at approximately 920 West 200 North.

**3. Preliminary Plat**

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A. NIELSEN PROPERTY INDUSTRIAL SUBDIVISION. This proposal involves the approval of a preliminary plat that would allow for the development of an industrial subdivision to be located at approximately 1150 West 3800 North.

**4. Final Plat**

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A. EL DORADO PLAT A. This proposal involves the approval of a final plat that would create two industrial lots located at 509 West 1000 North.

B. MEADOW CREEK RIDGE PHASE 9. This proposal involves approval of a final plat for 19 single-family lots located at 1470 East Spanish Fork Parkway.

C. MEADOW CREEK RIDGE PHASE 10. This proposal involves approval of a final plat for 20 single-family lots located at 1470 East Spanish Fork Parkway.

**5. Re-Final Plat**

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A. ESCALANTE TOWNHOMES RE-APPROVAL (2024). This proposal involves the reapproval of a final plat for a Master Planned Development with 20 townhome units located at 1040 East 400 North.

**6. Site Plan**

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A. WW CLYDE SITE PLAN (STOCKMAN FLATS COMMERCIAL SUBDIVISION). This proposal involves the approval of a site plan to allow for the construction of an office and contractor yard to be located at 1608 West 3800 North.

**7. Title 15 Amendments**

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A. I-1 INDOOR PICKLEBALL COURTS. This proposal involves a request to amend the city's code to allow indoor pickleball courts as a permitted use in the I-1 Light Industrial zone.

B. C-2 LANDSCAPE YARDS. This proposal involves a request to amend the C-2 General Commercial zone to allow landscape yards.

C. AIRPORT IMPACT OVERLAY. This proposal involves amending the City Municipal Code regarding Title 15 Airport Impact Overlay.

**8. Adjourn**

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**Draft Minutes**  
Spanish Fork City Development Review Committee  
80 South Main Street  
Spanish Fork, Utah  
October 9, 2024

**Staff Members Present:** **Cory Pierce**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **David Mann**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Ian Bunker**, Associate Planner; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant 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; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall; **Christian Davis**, Airport Manager.

**Citizens Present:** Gavin West, Hunter Horsely, Tyler Horan, Steve Wilson, Nick Palmer, Glen Tanner, Richard Nielsen, Jackie Larson

Cory Pierce called the meeting to order at 10:00 a.m.

## **MINUTES**

### **October 2, 2024**

Seth Perrins **moved** to approve the minutes of October 2, 2024.

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

## **FINAL PLAT**

### **RIVER RUN PLAT F**

Ian Bunker provided an overview of the proposal and stated there will be 48 total residential units. He stated there were comments from Brandon Snyder regarding the status of the greenbelt rollback taxes and if they have been paid and whether there should be an agreement with the City in place, whether it is an annexation agreement or a Utah County Road maintenance agreement.



Jered Johnson spoke briefly regarding the annexation of River Bottoms Road. He stated that Travis Warren has reached out to the property owners.

Vaughn Pickell asked if this would turn the peninsula into an island and it was stated that no it will not make this island worse as it is just annexing the road and nothing else would change.

It was stated that if the City annexes River Bottoms Road, then Brandons Snyder's comments would be addressed.

Seth Perrins asked what role the City plays in roll back taxes and it was stated not much.

Hunter Horsely stated they will ensure that the rollback taxes are taken care of prior to recordation.

Dave Anderson does not see a reason to withhold approval.

Engineering has no comments.

Seth Perrins **moved** to approve the proposed River Run Plat F Final Plat based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses the redline comments.

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

Seth Perrins had additional questions regarding the timeline of the asphalt and Hunter stated that asphalt has begun and will reach River Bottoms Road by the end of the week.

There was additional discussion regarding the road connection.

## **SITE PLAN**

### **SPANISH FORK AIRPORT HANGAR EXPANSION**

Ian Bunker provided the location for the expansion. He stated this is for one additional hanger, and stated there were concerns that were worked out with the Engineering Department and there were no remaining concerns. He stated there was a comment from Mary Martin regarding the building elevations along 700 West and the required landscaping and he asked if there was any resolve for this comment?

Dave Anderson stated there was discussion several years prior about doing something different along the sides of the building that faces 700 West and he stated the City backed away from this decision.

Jered Johnson stated the City decided to do the improvements when they were necessary for the development.

Seth Perrins asked how this will tie in and further discussion ensued regarding the fencing materials that will be used when the area is developed. It was discussed that the material may be wrought iron or masonry.

Steve Wilson approached the podium to present his plans including fencing and parking.

Christian Davis stated the fencing has already been installed and stated the fencing in the back side of the hangar is chainlink, which matches the existing fencing for the area.

Dave Anderson **moved** to approve the proposed Spanish Fork Airport Hangar Expansion Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses the redline comments.

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

## **UTAH COUNTY RECORDS STORAGE BUILDING**

Richard Nielson approached the podium to speak briefly about the proposal. He stated the building will be 12,000 square feet. He stated this building is needed as they have outgrown the existing records building.

Jered Johnson stated Travis Warren has been working with the County on the confusion with the boundary lines.

Ian Bunker mentioned a concern with the Pioneering Agreement and Byron Haslam stated this has been resolved. He then stated the applicant needs to provide a photometric lighting plan for the application to be completed.

Engineering has no additional concerns.

Vaughn Pickell **moved** to approve the proposed Utah County Records Storage Building Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses the redline comments.

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

## **DISCUSSION**

### **WEST MEADOWS ANNEXATIONS**

Dave Anderson requested additional discussion regarding the continuation of Mount Loafer Parkway and the needed right-of-way. He feels they may enter into an annexation agreement to provide clarity for the necessity of the right-of-way. He feels there are two triggers for this, one being when the use changes, and the other being when Utah County is ready to move forward with a construction project.

There was discussion on Ladd Timpson and it was stated that the County had to purchase land from Mr. Timpson. It was stated that this land purchase led to the expectation that other property owners would be compensated for the larger right-of-way.

Richard Neilsen stated they have a road alignment that was sent to Jered Johnson for review last week. He stated the design is not ready to build with the right-of-way layout but it is in the works.

There was further discussion on the right-of-way and whether the property owners are at a selling point. It was suggested to reach out and speak with Austin Pritchett.

## **ROOTS COFFEE**

The DRC discussed a design that the Engineering Department put together and Dave Anderson feels this design is reasonable. There was discussion on the fencing and the property line. It was suggested that instead of moving the power pole, that they could move the property line and have the fencing meet the property line. It was stated this is the easier option for the property. This suggestion will be passed to the applicant.

Vaughn Pickell moved to adjourn the meeting at 10:31 a.m.

Adopted:

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**Kasey Woodard**

Community Development Division  
Secretary



# NIELSEN PROPERTY

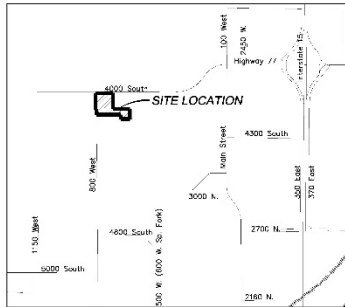
## AN INDUSTRIAL SUBDIVISION

### SPANISH FORK, UTAH

### FINAL PLAN SET

#### -SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAN
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
PP-01	PLAN & PROFILE - 1150 WEST - STA. 17+00 TO STA. 22+00
PP-02	PLAN & PROFILE - 1150 WEST - STA. 22+00 TO STA. 26+21.67
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
ROS	RECORD OF SURVEY

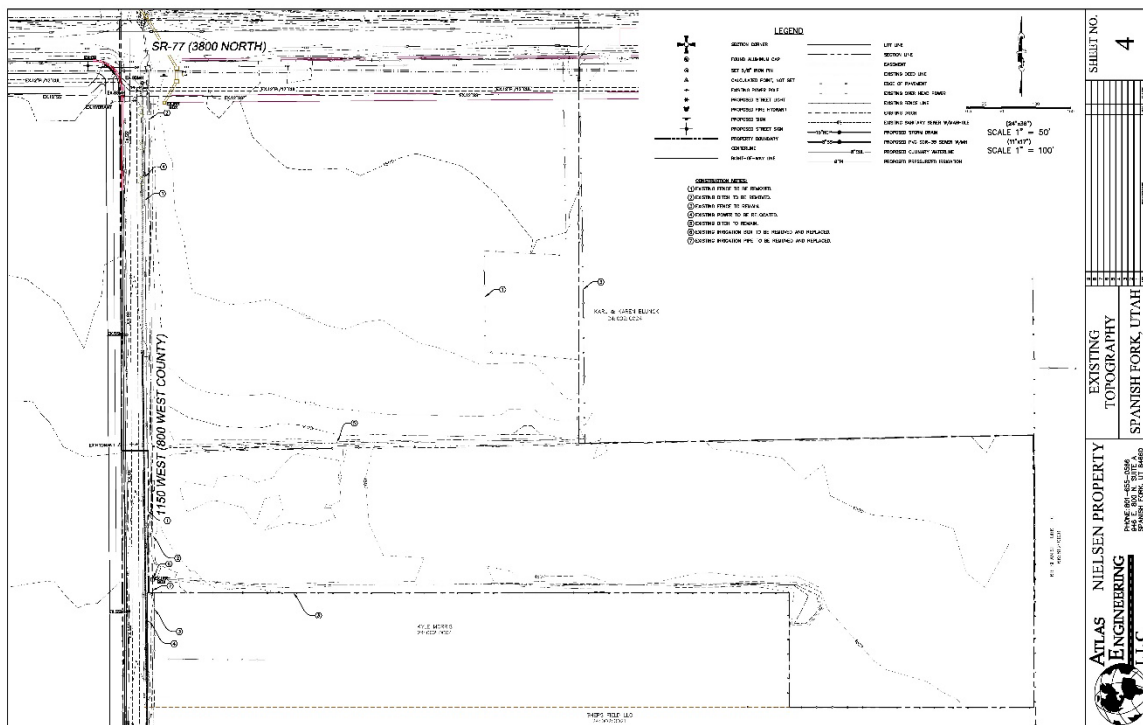


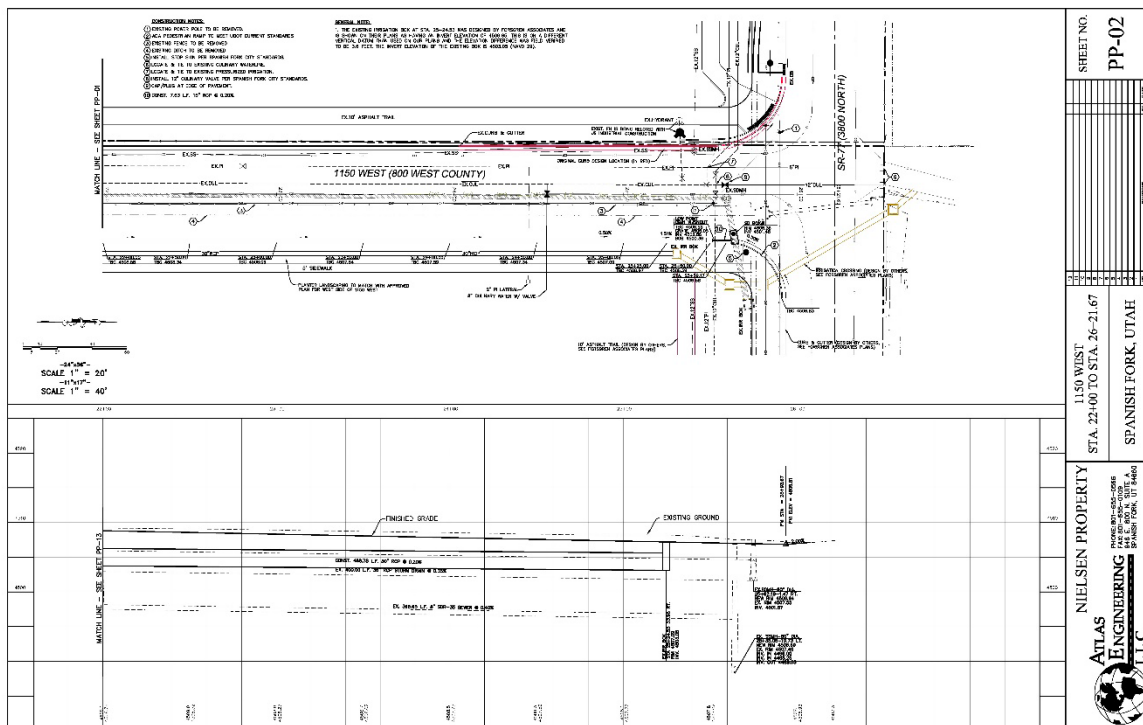
**VICINITY MAP**  
-NTS-

#### GENERAL NOTES

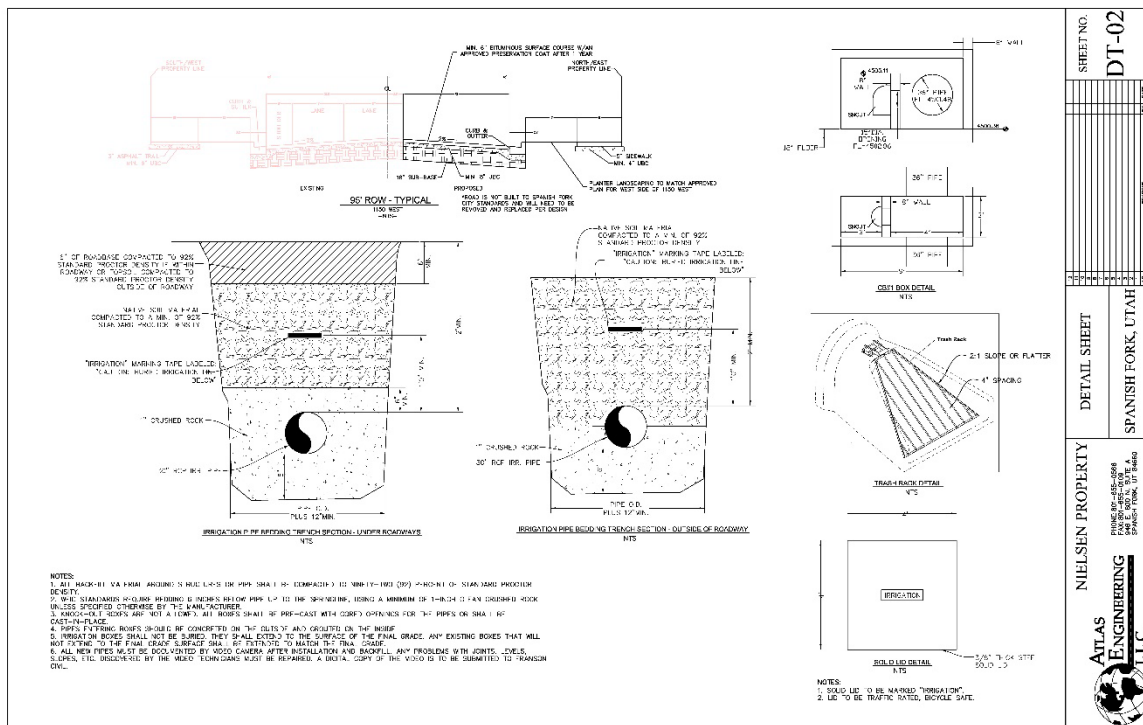
- ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
- ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUBMITTED BY CITY DESIGN.
- ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
- IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WILL BE ISSUED AT PRE-CONSTRUCTION MEETING.
- ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT MUST BE BROUGHT TO CURRENT NEC, NEC, AND CITY STANDARDS AT DEVELOPER'S EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METERS, BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.

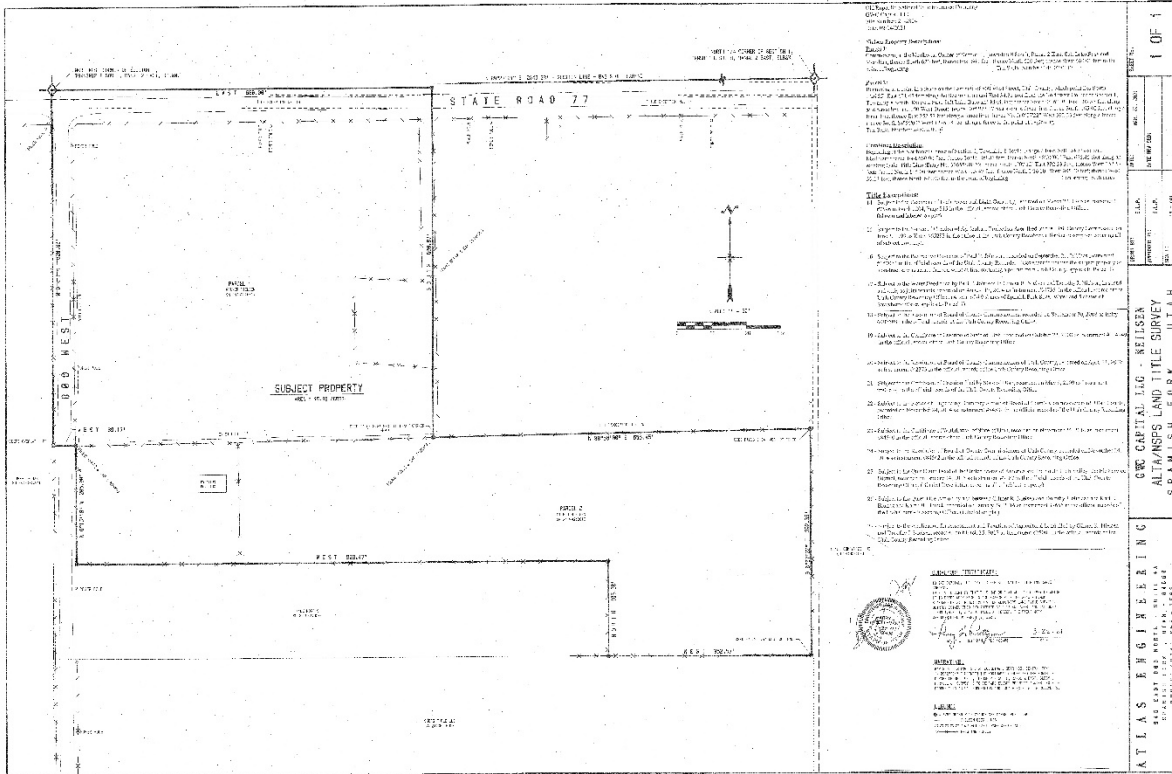
UTAH STATE PLAT 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 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2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070,

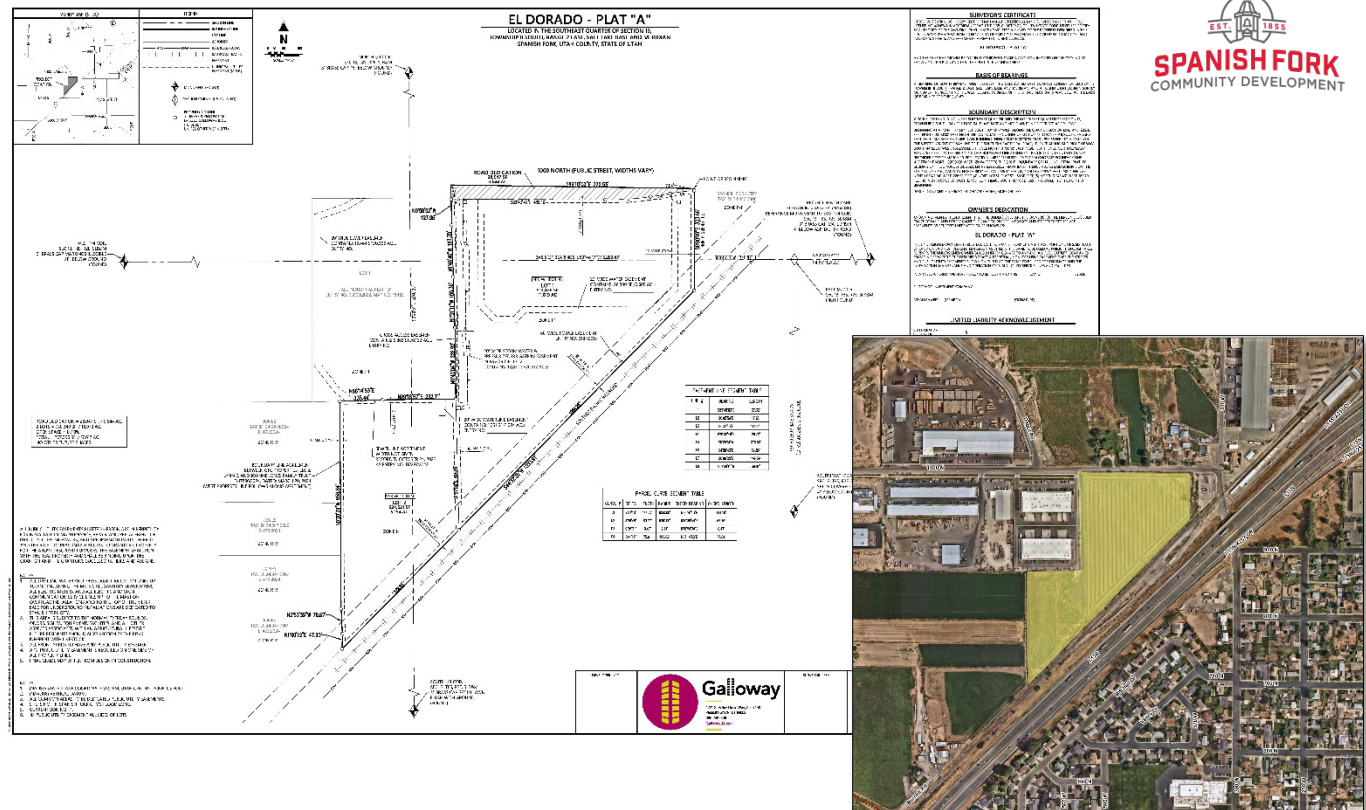












## El Dorado Plat A Final Plat Approval Request

October 23, 2024, Development Review Committee meeting.

Located at approximately 509 West 1000 North, including 17.62 acres.

The subject property is zoned I-1.

The applicant has requested that a Final Plat for two industrial lots be approved.

## Key Issues

1. Plat.
2. Easements.
3. Trail.
4. Greenbelt Rollback Taxes.

## Recommendation

That the proposed Final Plat be approved 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.

### Conditions

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

## Exhibits

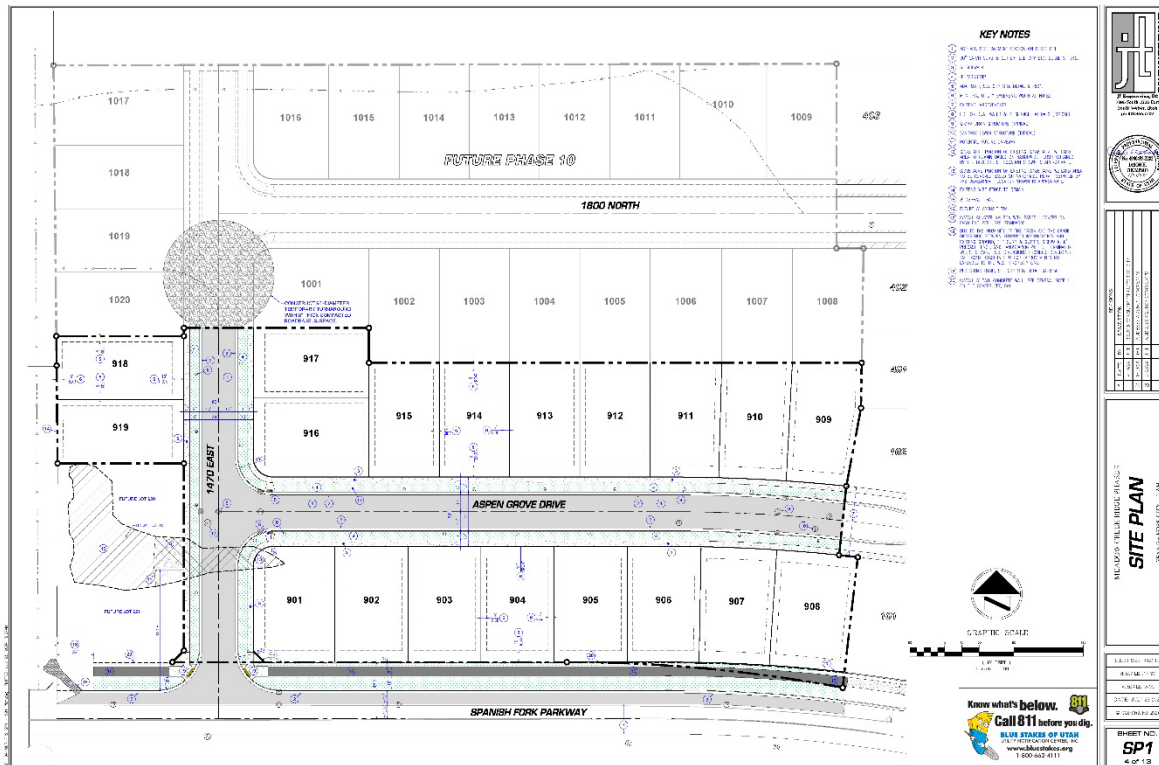
1. Final Plat.

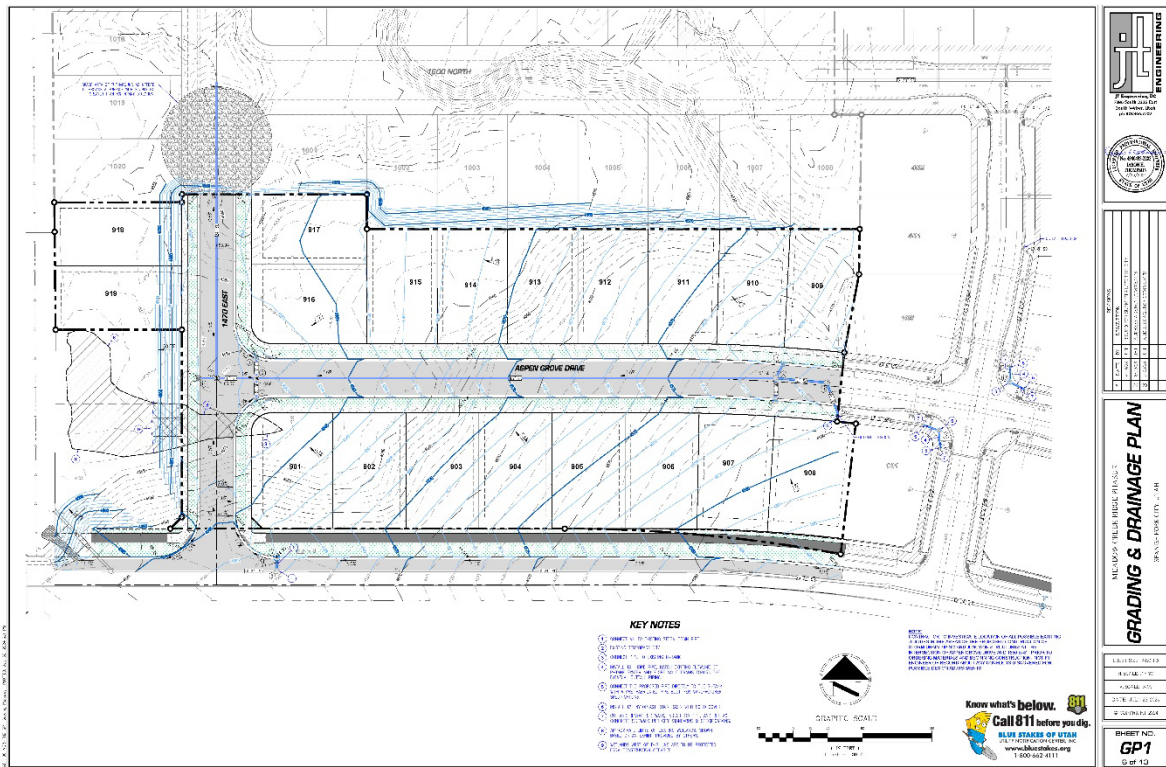
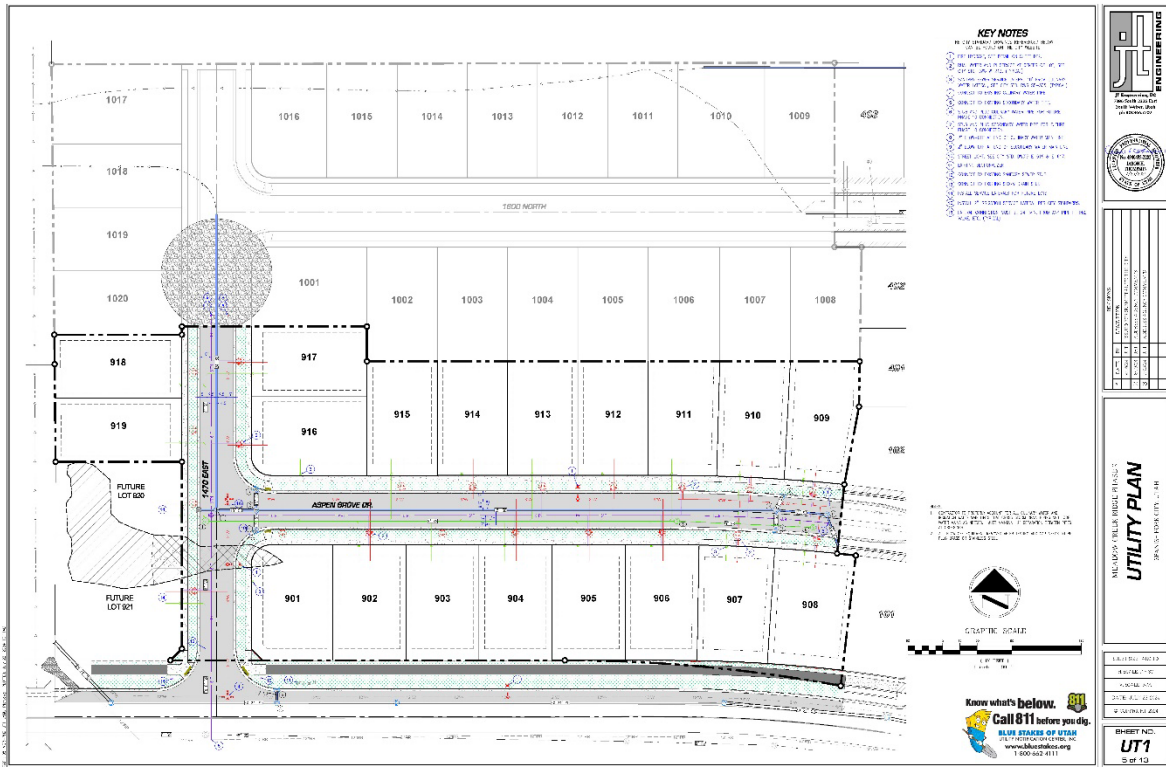




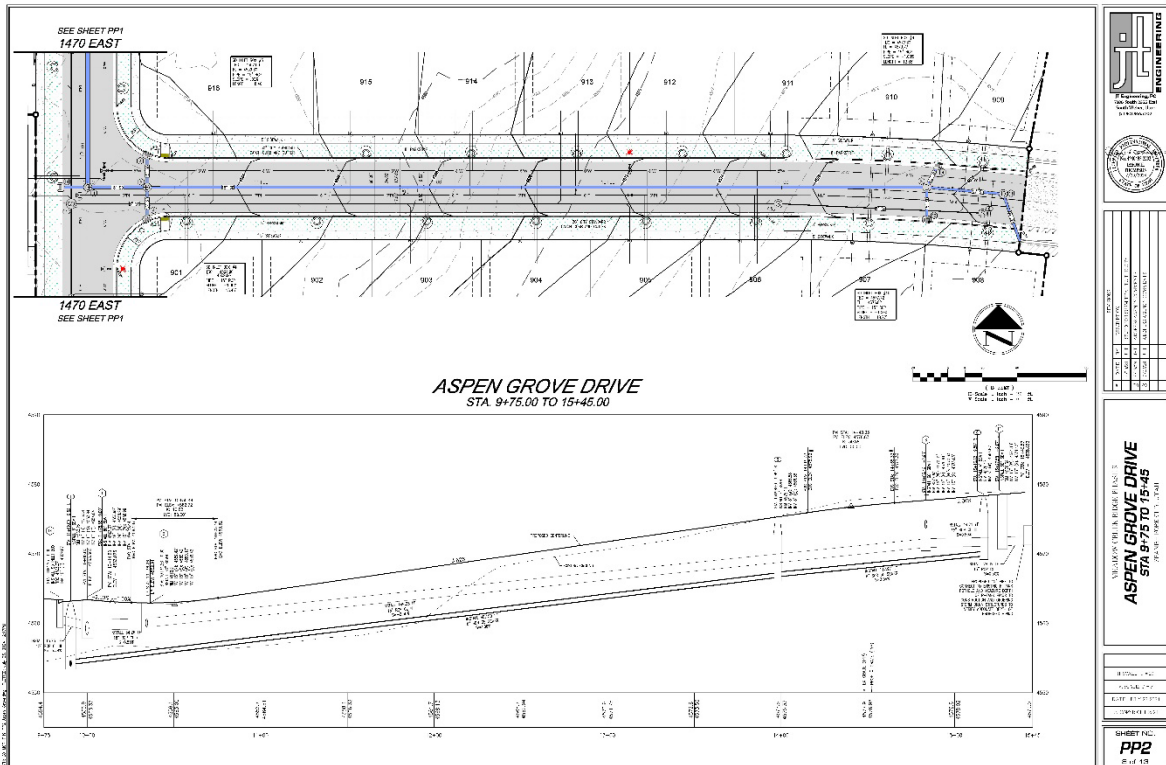
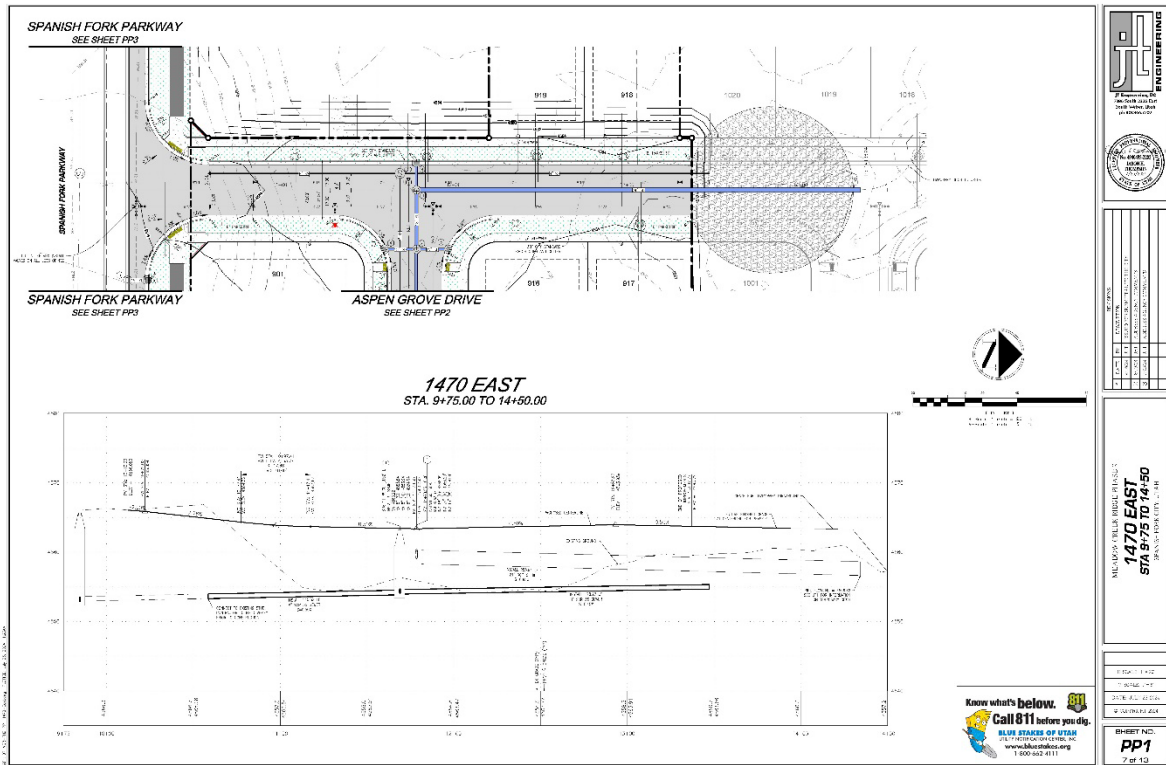


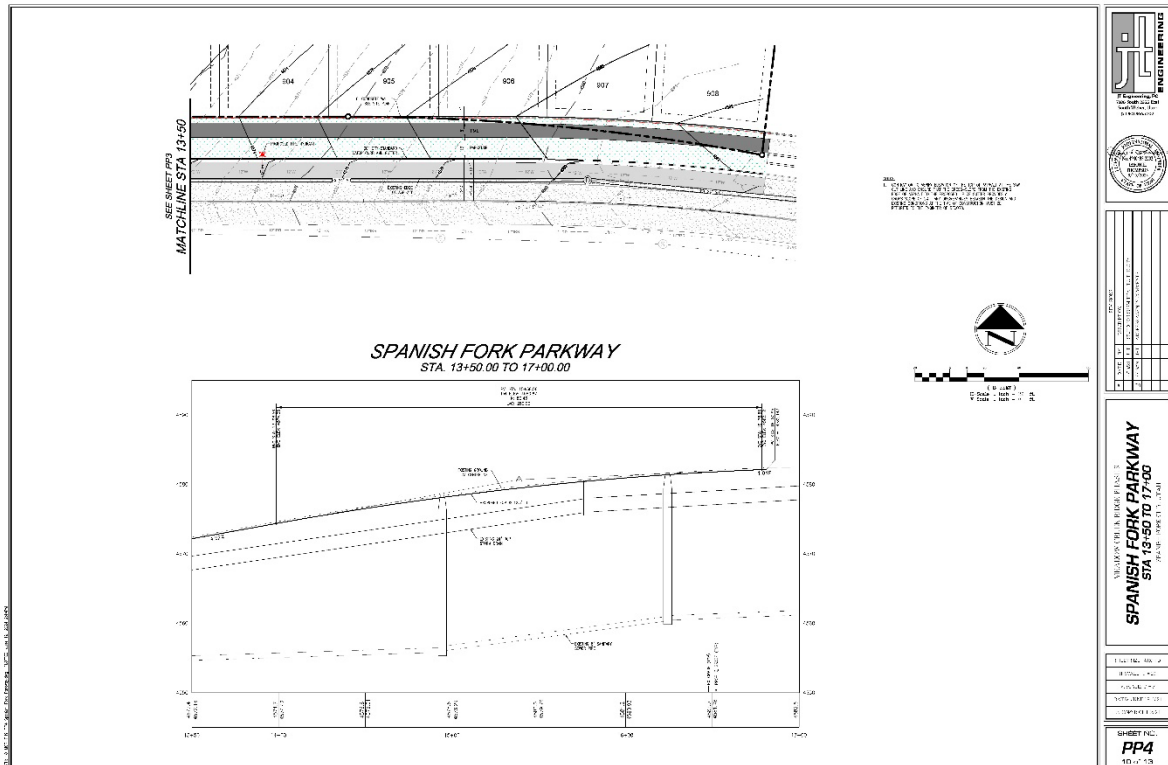
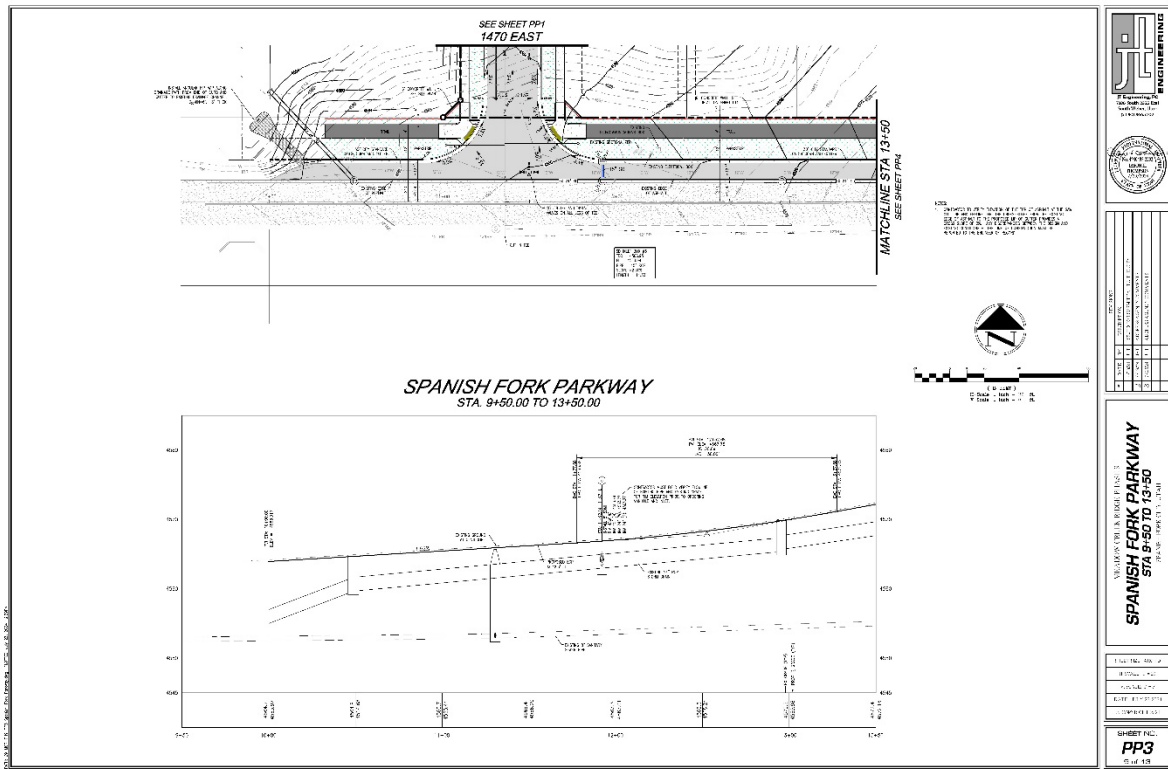


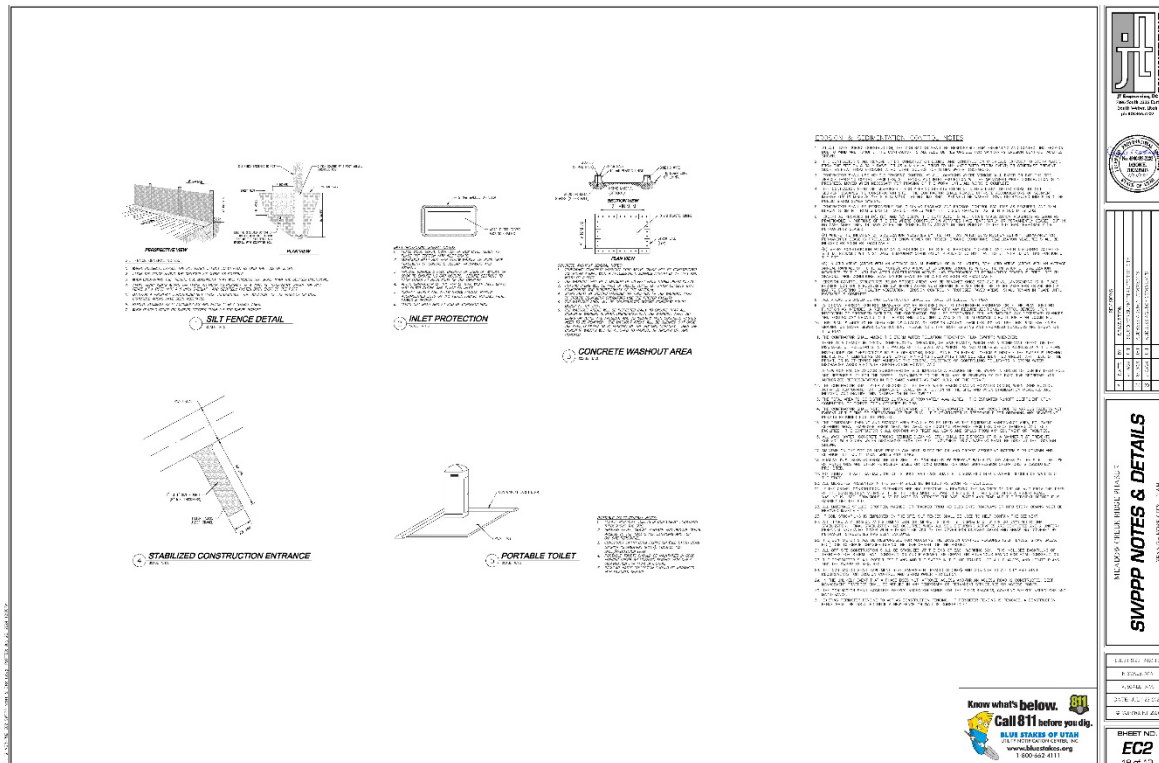
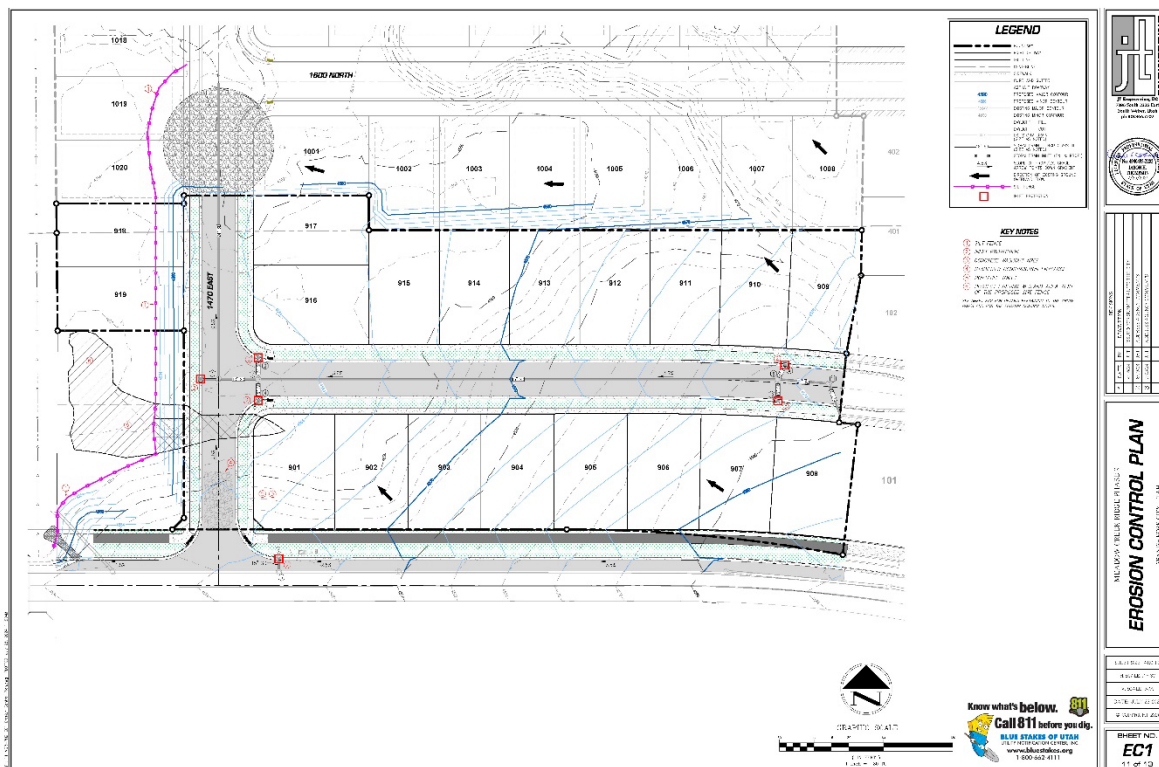


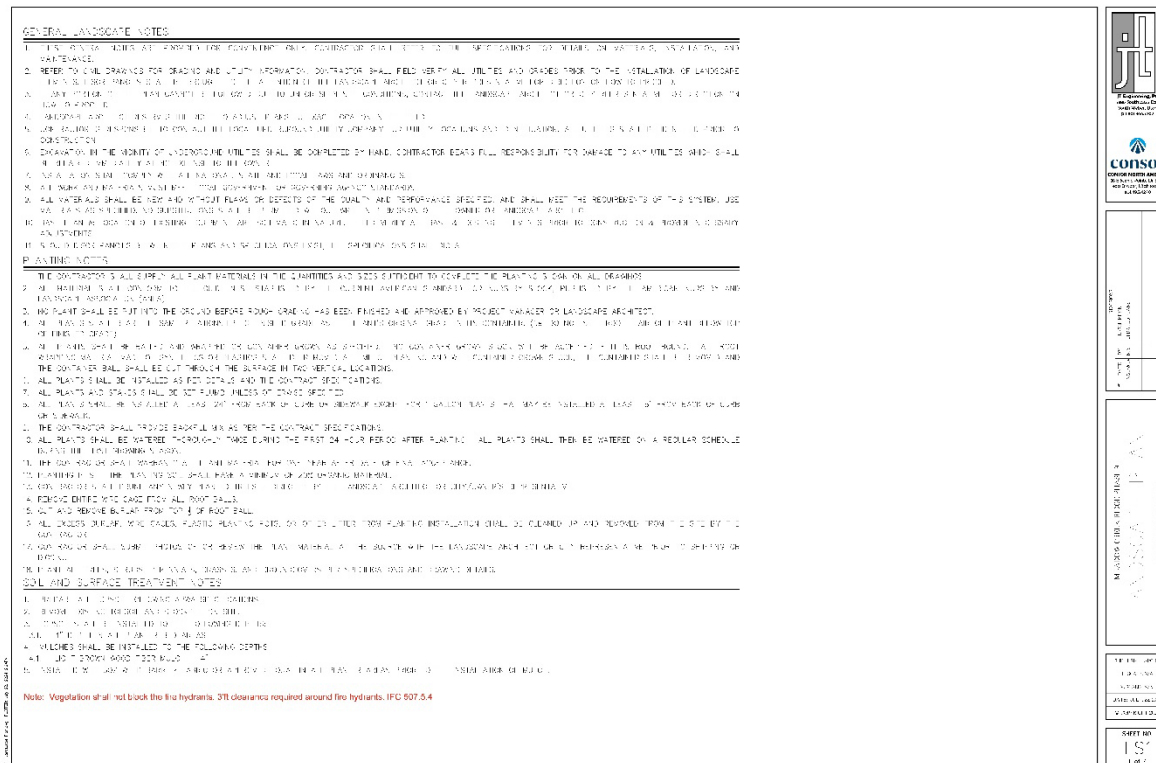
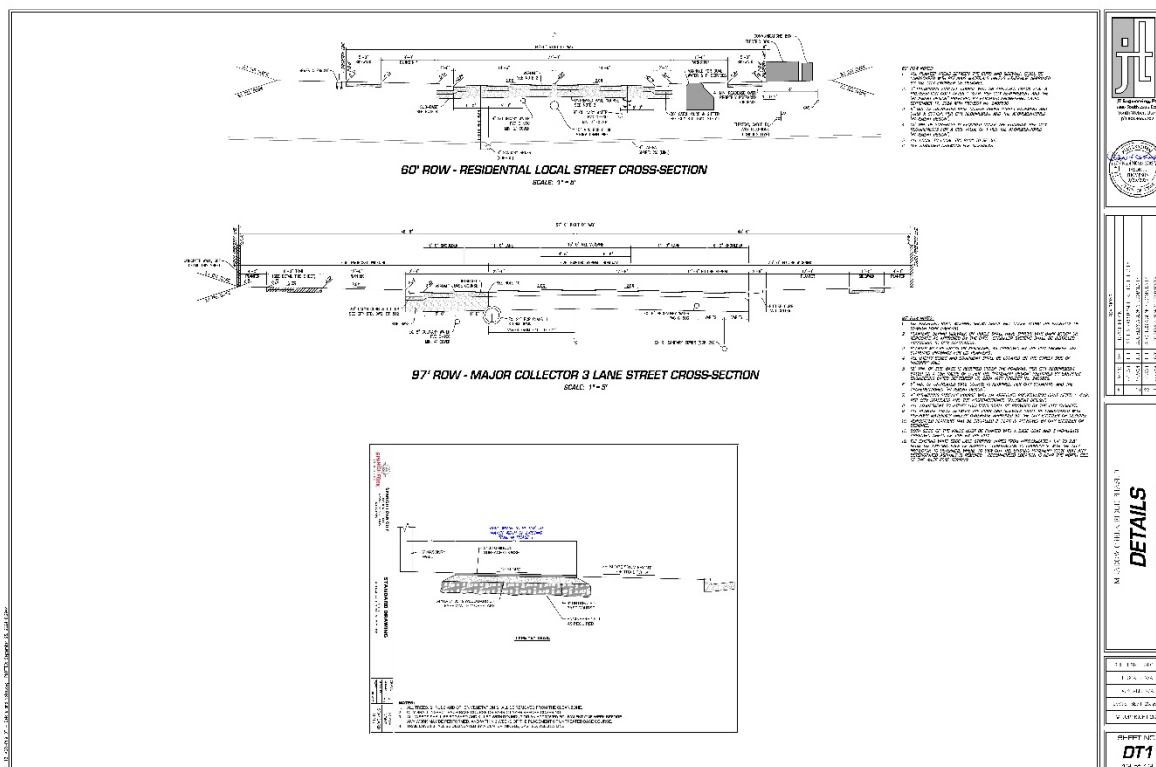


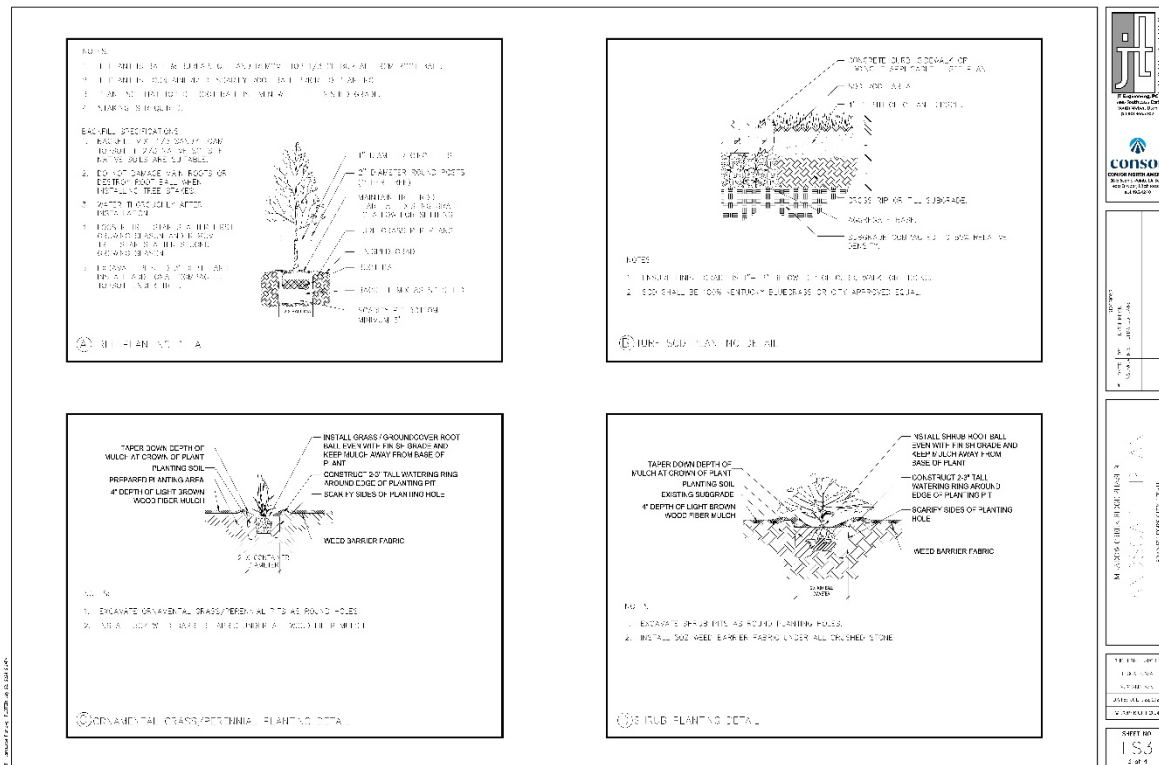
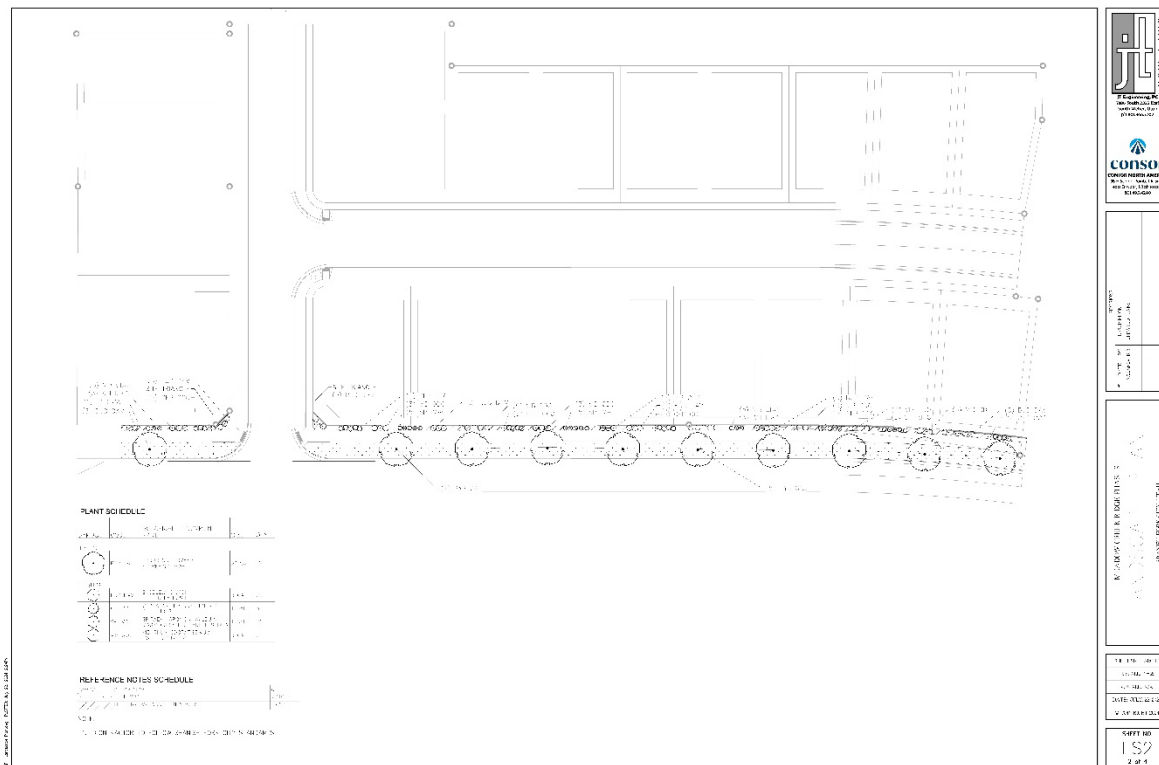






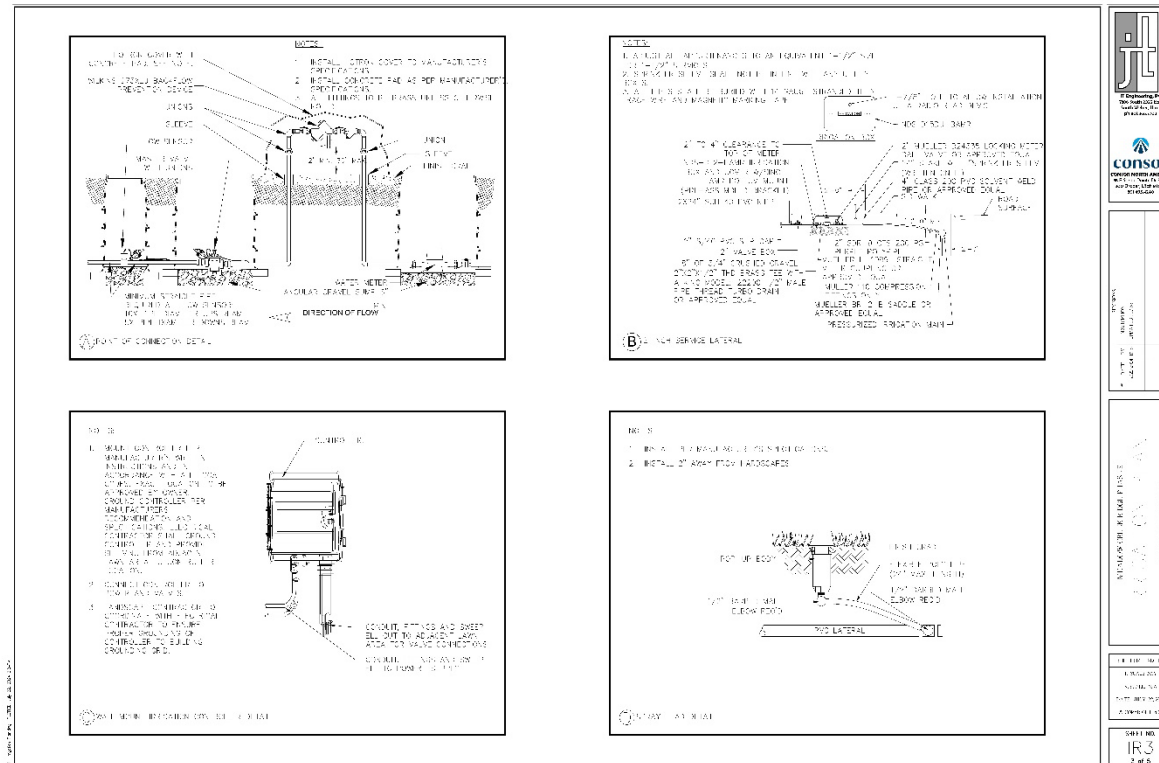
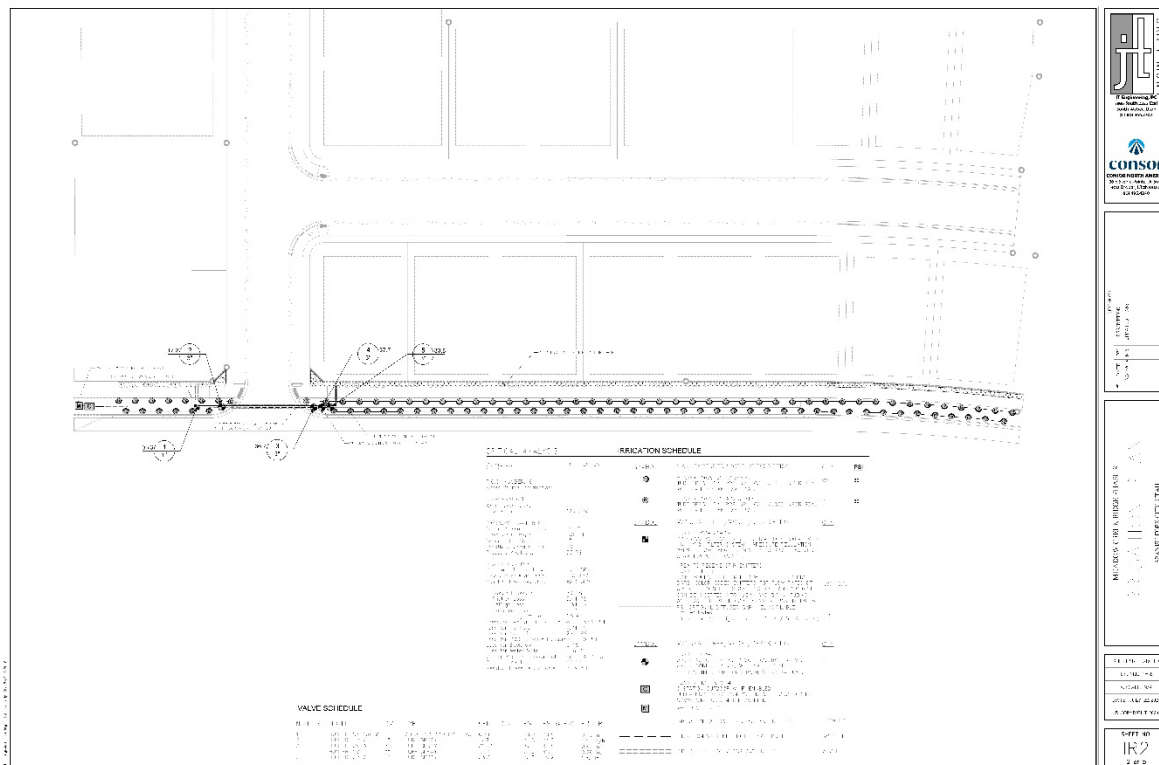


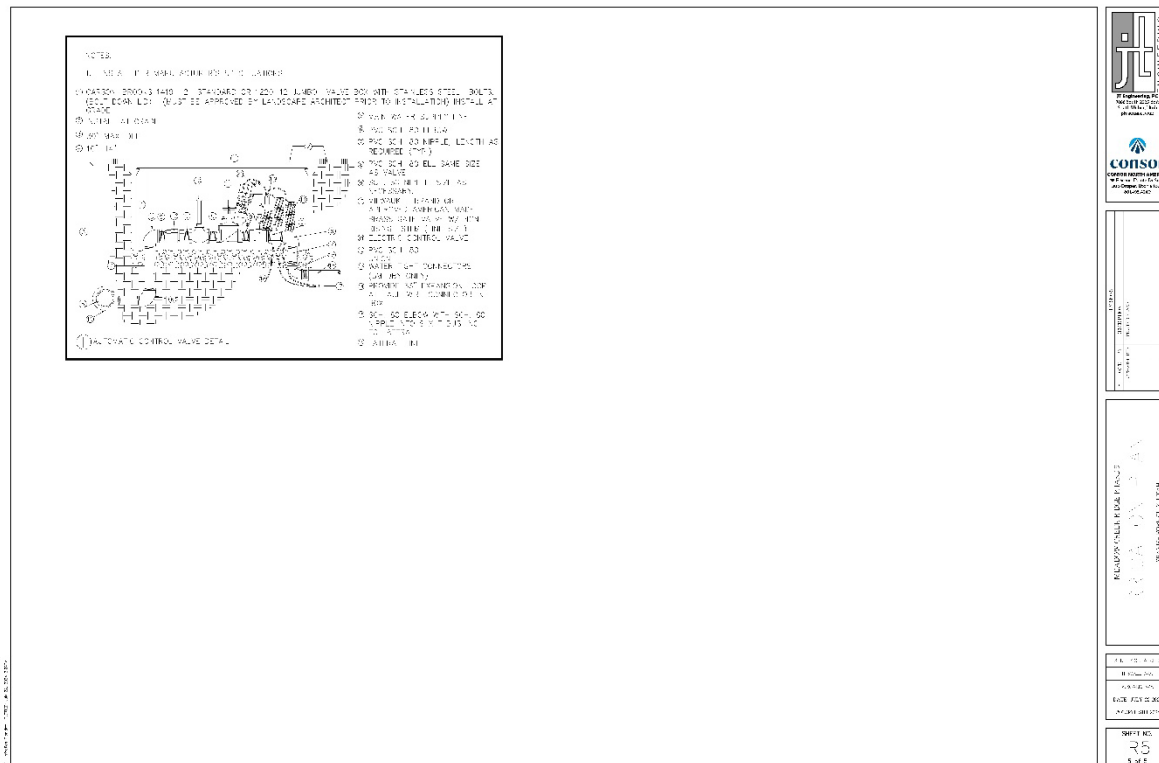
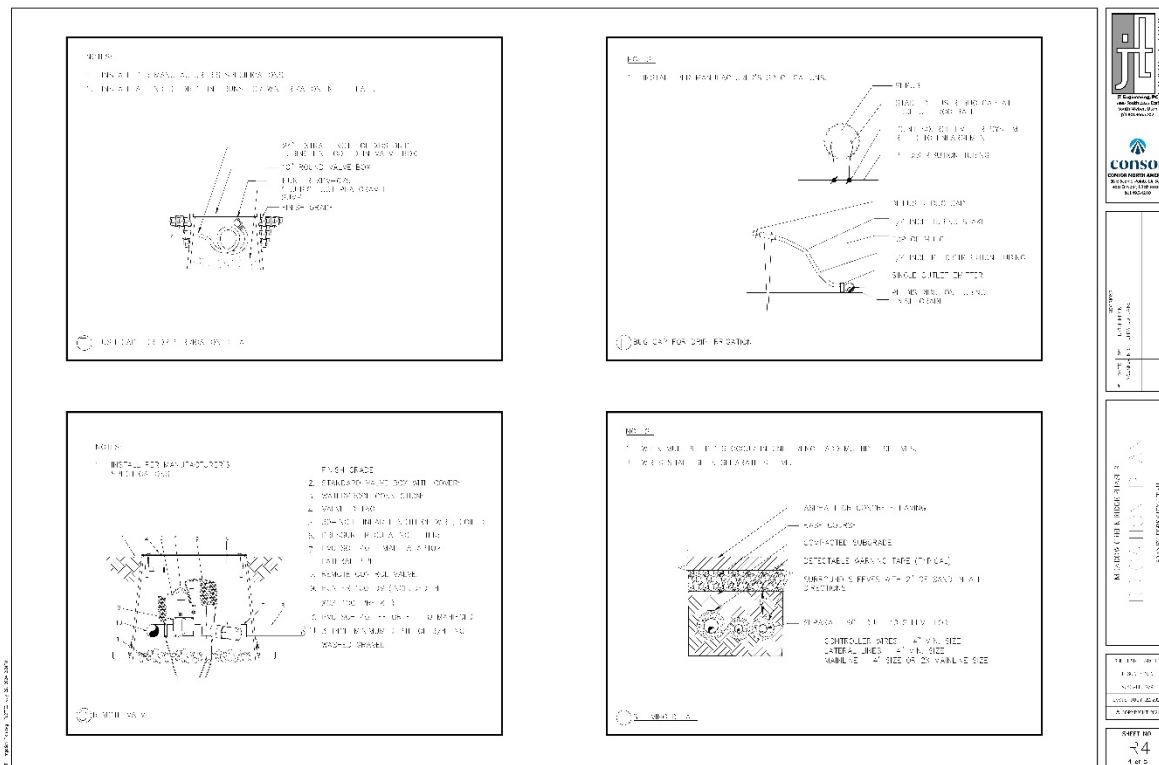






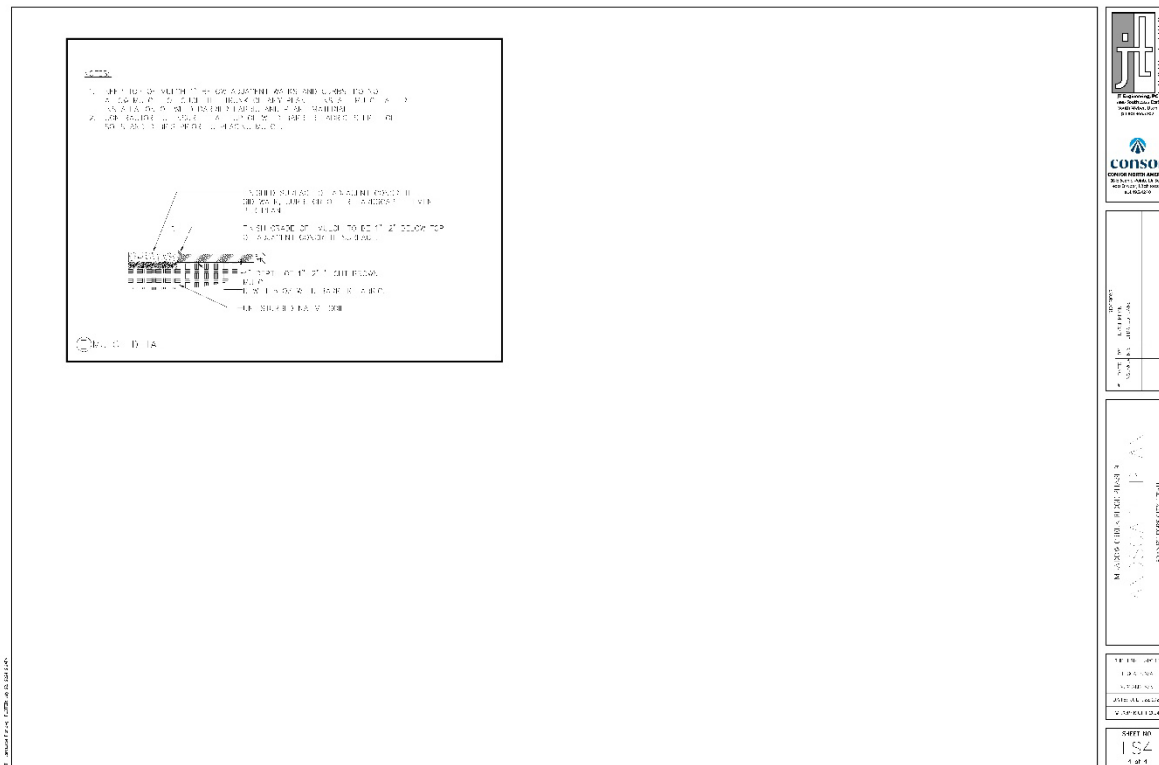
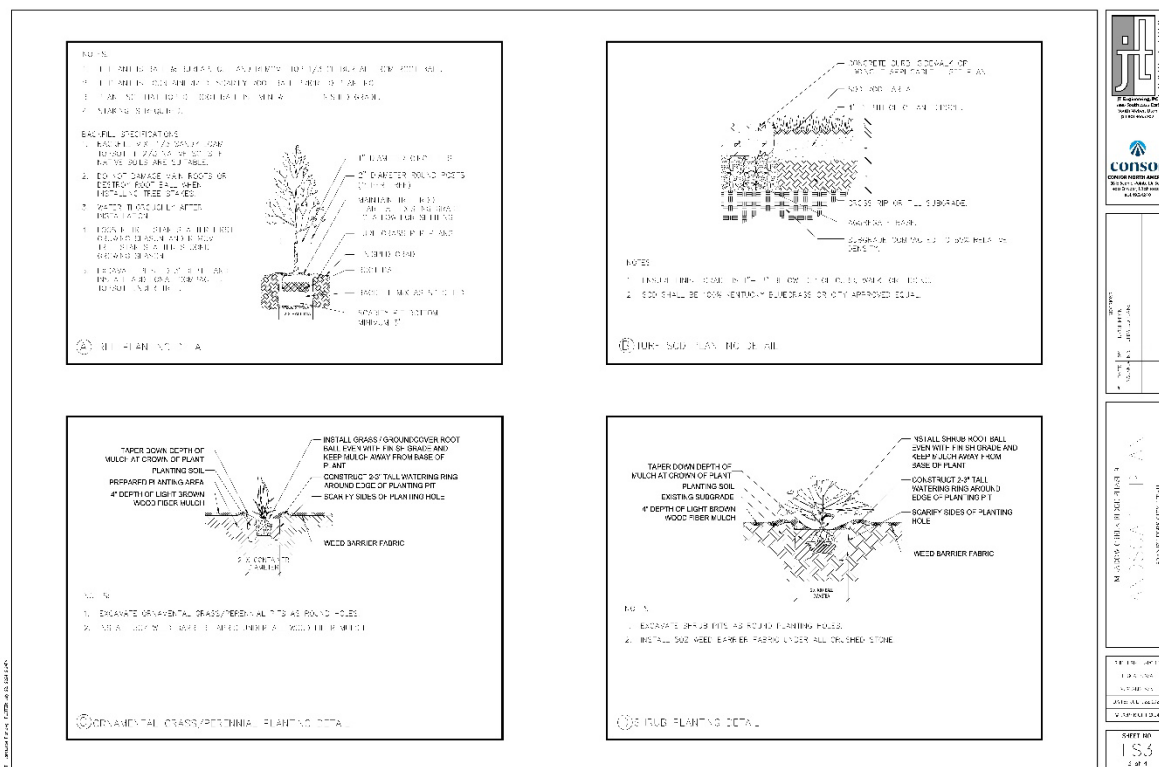












[illegible]

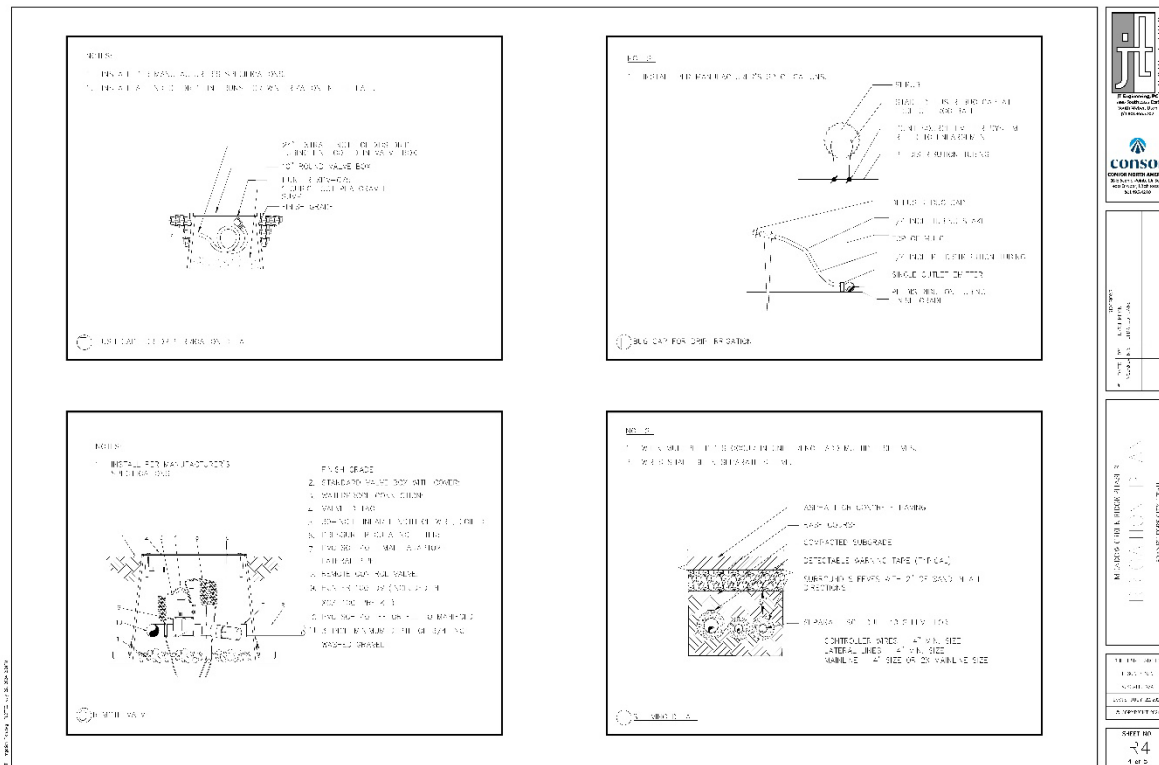
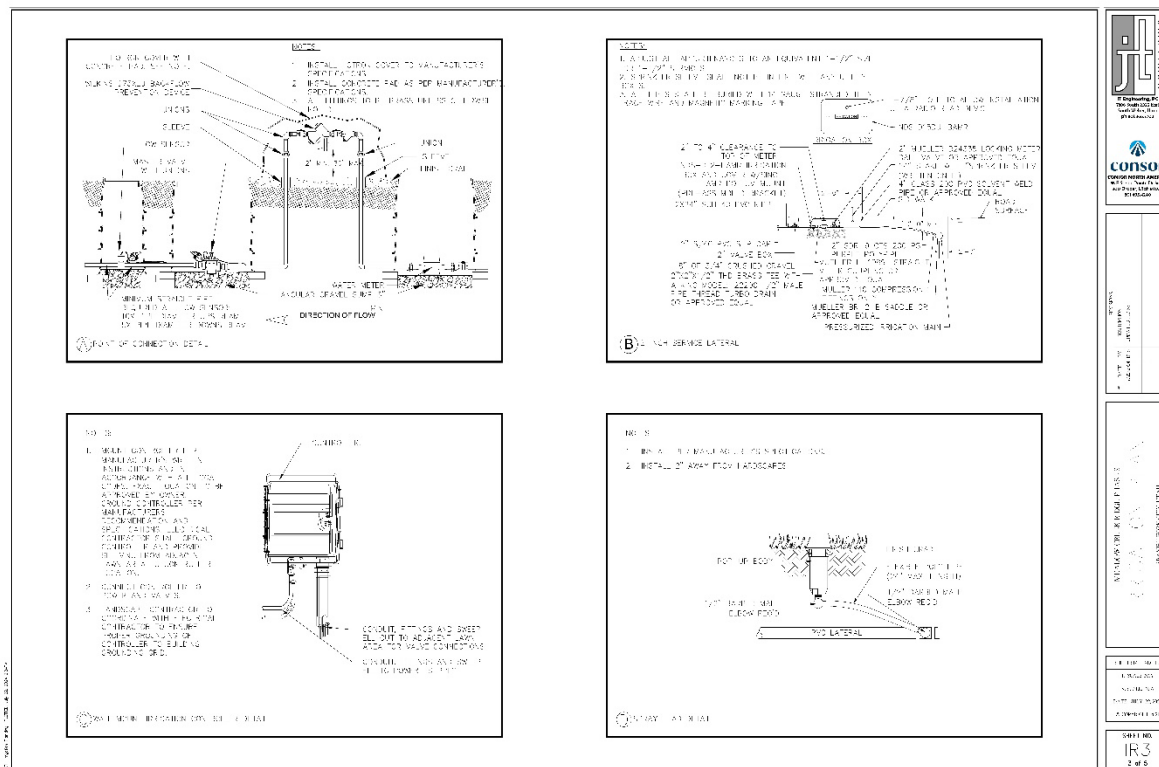
The drawing shows a side elevation of a building with a flat roof and a series of windows. An irrigation system is shown with a main line and multiple emitters. Callouts 1 through 6 point to specific components: 1. Main line, 2. Emitters, 3. Valve, 4. Backflow preventer, 5. Pressure gauge, 6. Air release valve.

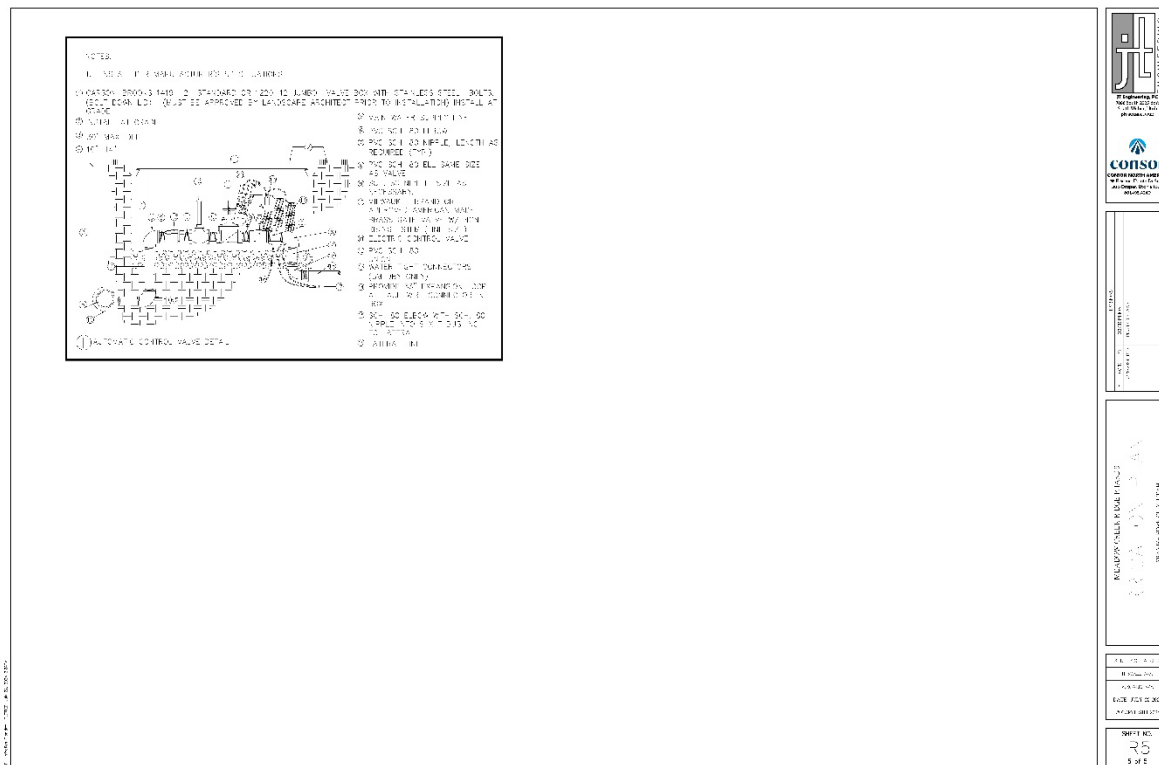
**IRRIGATION SCHEDULE**

SYMBOL	EMITTER INFORMATION AND DESCRIPTION	Q11	Q2
1	1/2" POLYETHYLENE GLASS FIBER REINFORCED PIPE (PE-RT) 1/2" DIA. 1/2" WALL THICKNESS	76	1
2	1/2" POLYETHYLENE GLASS FIBER REINFORCED PIPE (PE-RT) 1/2" DIA. 1/2" WALL THICKNESS	2	1
3	1/2" POLYETHYLENE GLASS FIBER REINFORCED PIPE (PE-RT) 1/2" DIA. 1/2" WALL THICKNESS	Q11	
4	1/2" POLYETHYLENE GLASS FIBER REINFORCED PIPE (PE-RT) 1/2" DIA. 1/2" WALL THICKNESS	Q11	
5	1/2" POLYETHYLENE GLASS FIBER REINFORCED PIPE (PE-RT) 1/2" DIA. 1/2" WALL THICKNESS	Q11	
6	1/2" POLYETHYLENE GLASS FIBER REINFORCED PIPE (PE-RT) 1/2" DIA. 1/2" WALL THICKNESS	Q11	

**VALVE SCHEDULE**

SYMBOL	VALVE INFORMATION AND DESCRIPTION	Q11	Q2
1	1/2" POLYETHYLENE GLASS FIBER REINFORCED PIPE (PE-RT) 1/2" DIA. 1/2" WALL THICKNESS	Q11	
2	1/2" POLYETHYLENE GLASS FIBER REINFORCED PIPE (PE-RT) 1/2" DIA. 1/2" WALL THICKNESS	Q11	
3	1/2" POLYETHYLENE GLASS FIBER REINFORCED PIPE (PE-RT) 1/2" DIA. 1/2" WALL THICKNESS	Q11	
4	1/2" POLYETHYLENE GLASS FIBER REINFORCED PIPE (PE-RT) 1/2" DIA. 1/2" WALL THICKNESS	Q11	
5	1/2" POLYETHYLENE GLASS FIBER REINFORCED PIPE (PE-RT) 1/2" DIA. 1/2" WALL THICKNESS	Q11	
6	1/2" POLYETHYLENE GLASS FIBER REINFORCED PIPE (PE-RT) 1/2" DIA. 1/2" WALL THICKNESS	Q11	







## Recommendation

That the proposed Final Plat be approved 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.

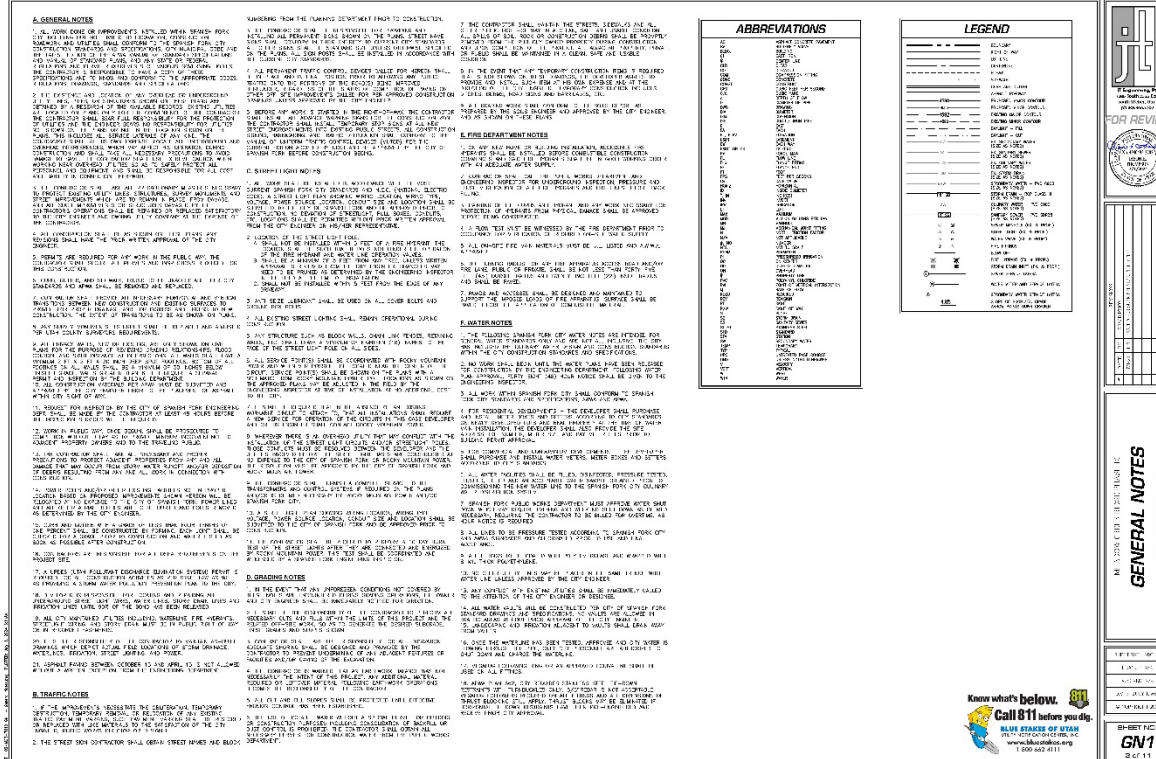
**Conditions**

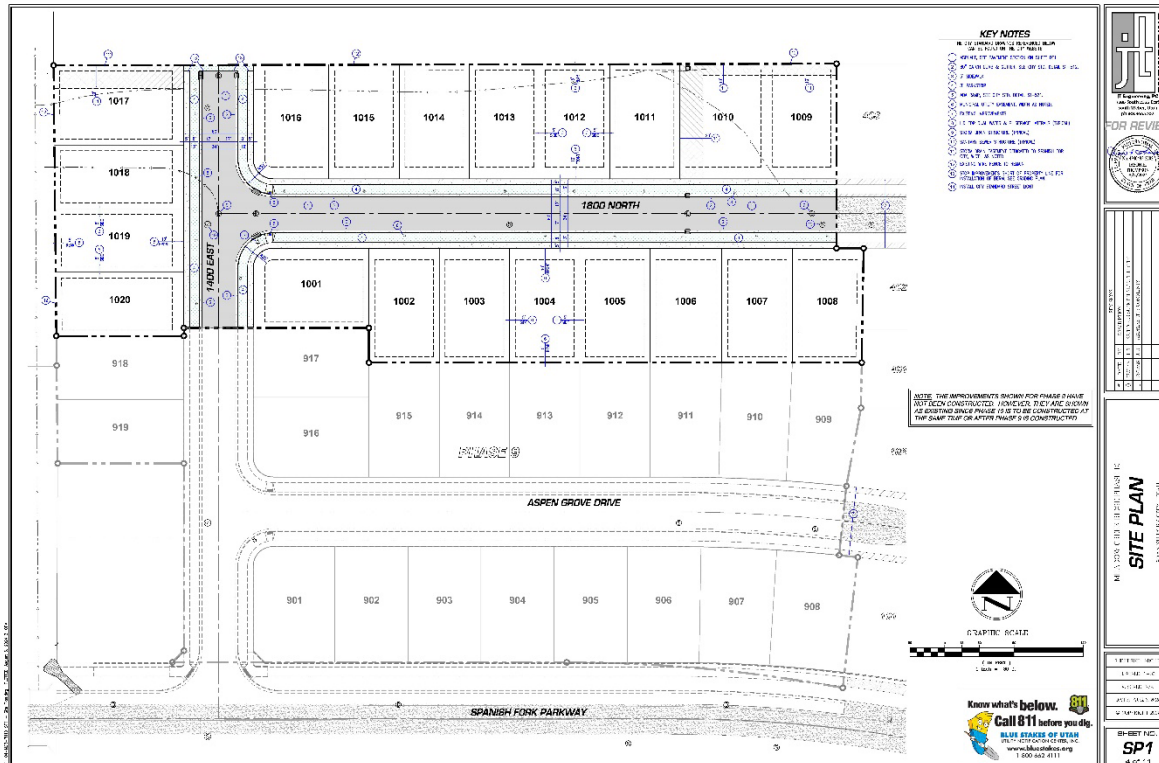
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

## Exhibits

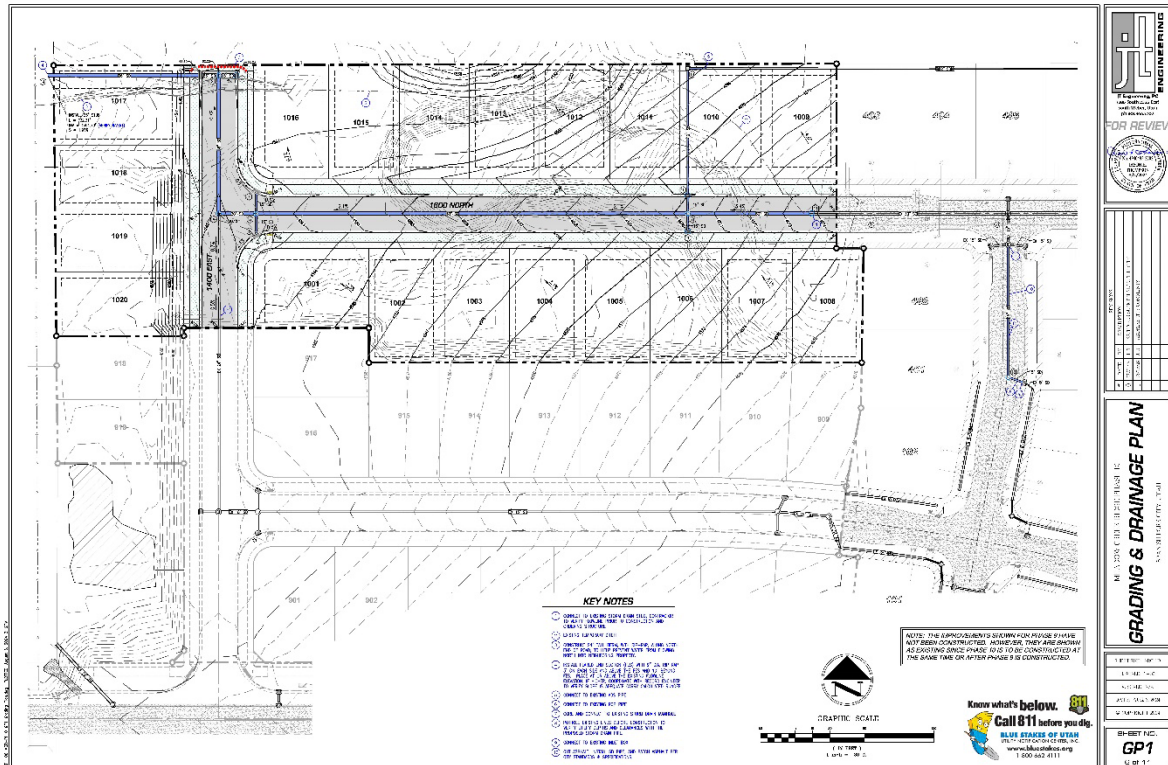
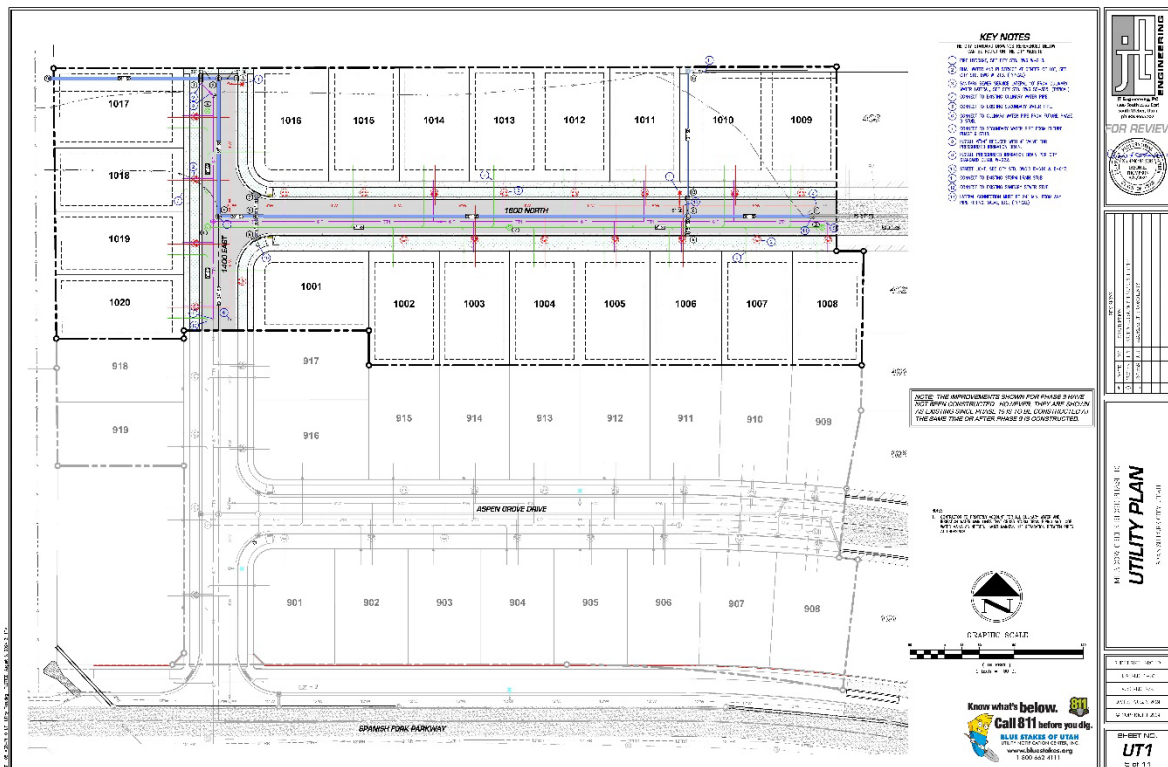
- ### 1. Final Plat and Plans.

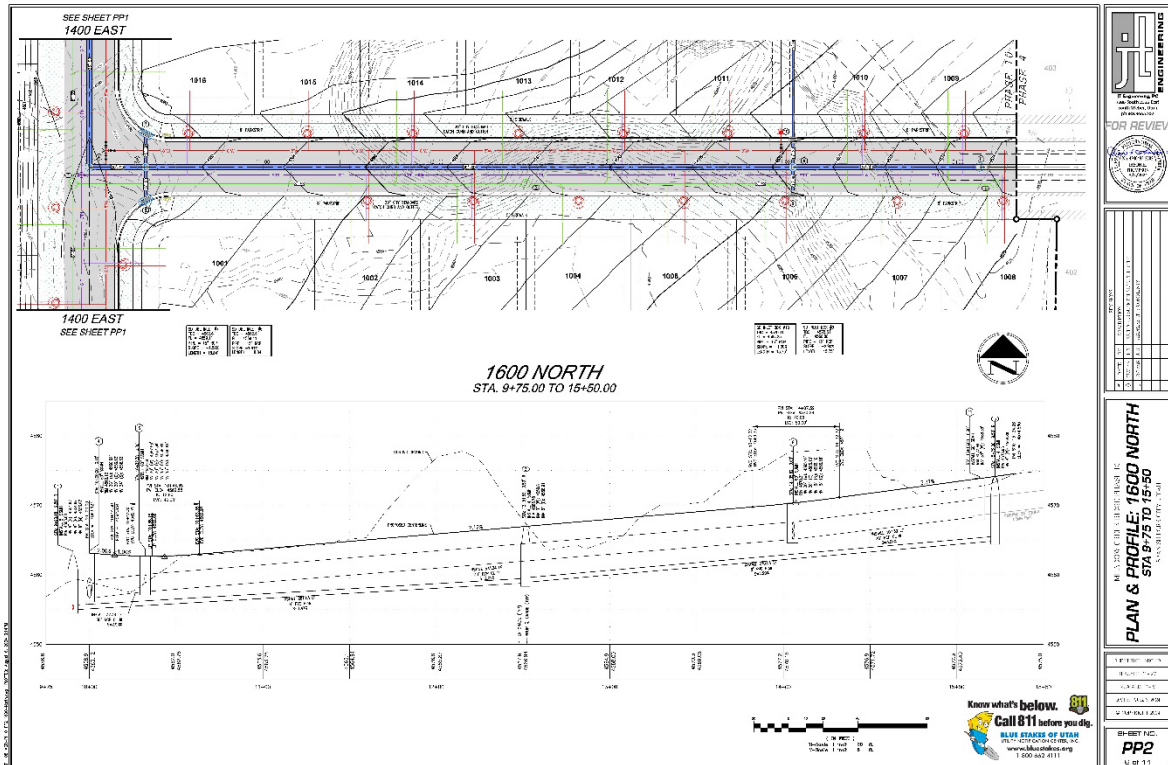
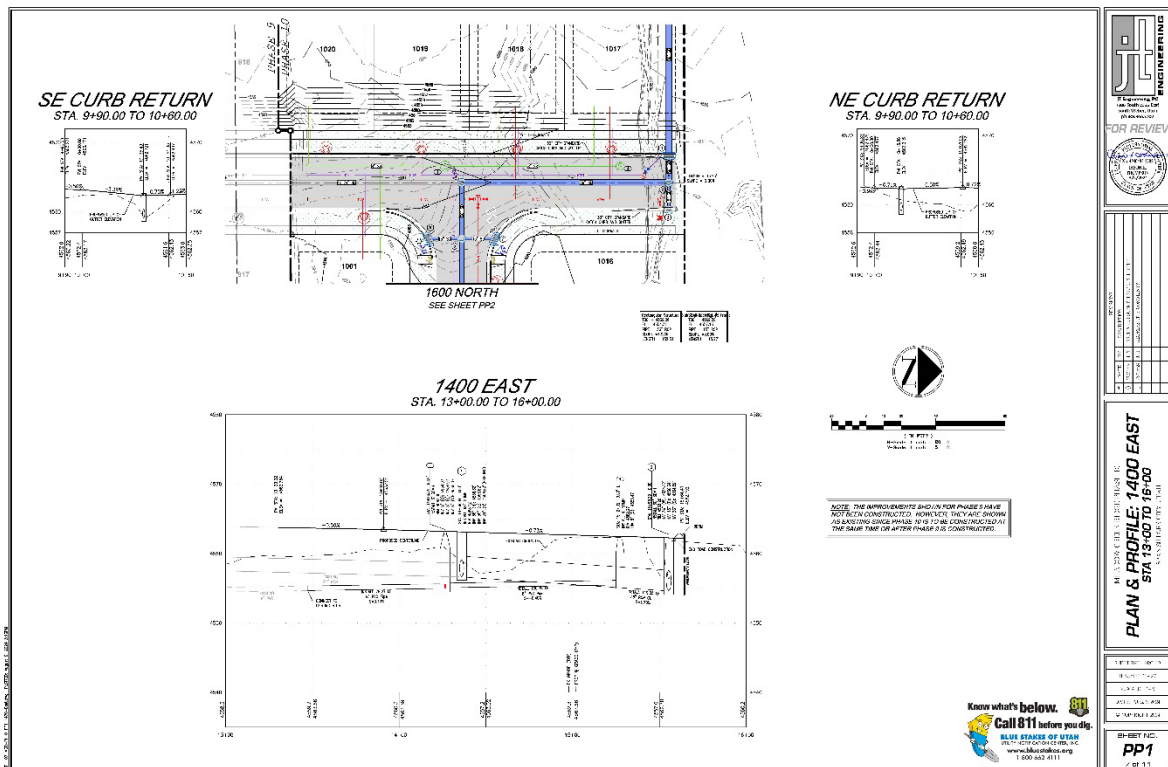


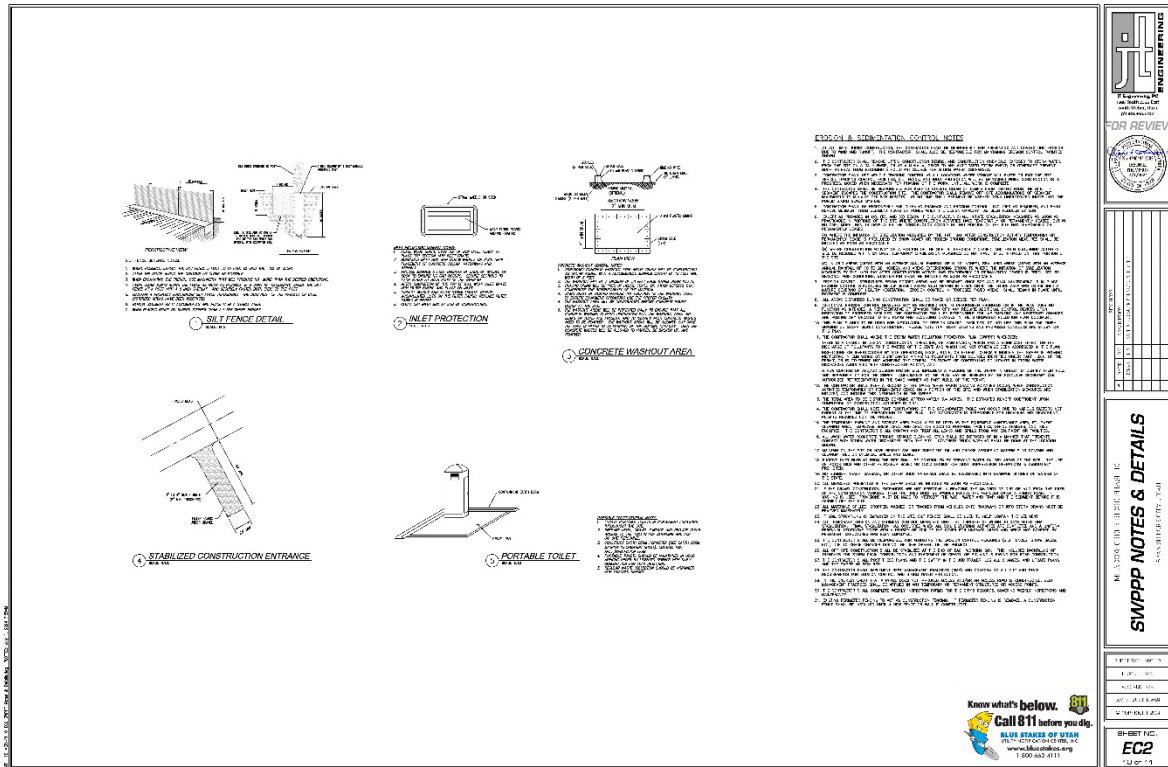


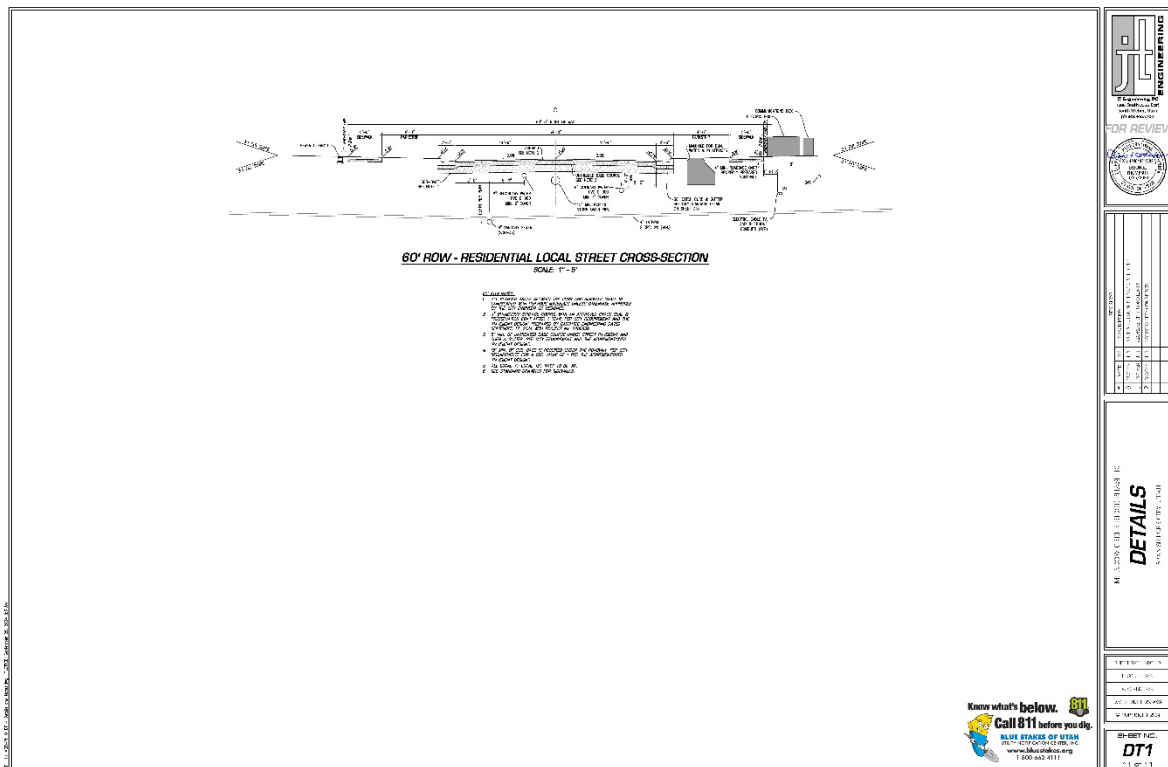




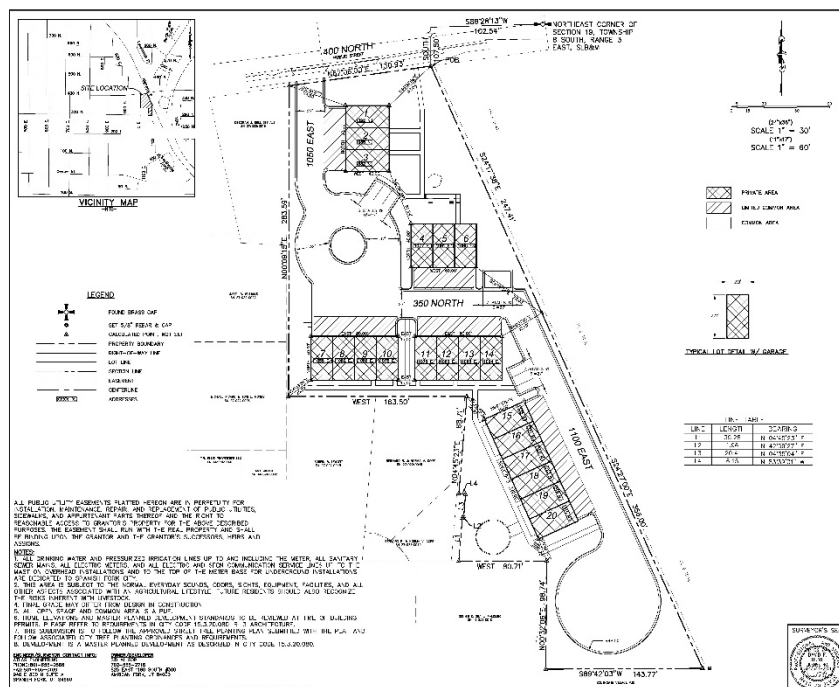












## SURVEYOR'S CERTIFICATE

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed. He acknowledged to me that he executed the same for the purposes and consideration therein expressed. He acknowledged to me that he executed the same for the purposes and consideration therein expressed. He acknowledged to me that he executed the same for the purposes and consideration therein expressed.

\_\_\_\_\_  
 Notary Public

\_\_\_\_\_  
 My Comm. Expires \_\_\_\_\_

\_\_\_\_\_  
 State of \_\_\_\_\_

## BOUNDARY DESCRIPTION

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed. He acknowledged to me that he executed the same for the purposes and consideration therein expressed. He acknowledged to me that he executed the same for the purposes and consideration therein expressed. He acknowledged to me that he executed the same for the purposes and consideration therein expressed.

\_\_\_\_\_  
 My Comm. Expires \_\_\_\_\_

## OWNER'S DEDICATION

I, \_\_\_\_\_, of the County of \_\_\_\_\_, State of \_\_\_\_\_, do hereby certify that the foregoing instrument, bearing date of \_\_\_\_\_, 20\_\_\_\_, is a true and correct copy of the original instrument, as the same appears from the records of the County of \_\_\_\_\_, State of \_\_\_\_\_, and that the same is a true and correct copy of the original instrument, as the same appears from the records of the County of \_\_\_\_\_, State of \_\_\_\_\_.

\_\_\_\_\_  
 My Comm. Expires \_\_\_\_\_

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



## Escalante Townhomes Final Plat Re-Approval Request

October 23, 2024, Development Review Committee meeting.

Located at approximately 1040 East 400 North, including 2.11 acres.

The subject property is zoned R-3.

The applicant has requested that a Final Plat for a Master Planned Development with 20 townhome units be approved.

## Key Issues

1. Plat.
2. Easements.

## Recommendation

That the proposed Final Plat be re-approved 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.

### Conditions

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

## Exhibits

1. Final Plat and Plans.
2. Landscape Plans.
3. Building Elevations.

# ESCALANTE TOWNHOMES

A RESIDENTIAL SUBDIVISION

SPANISH FORK, UTAH

FINAL PLAN SET

FEBRUARY 2023

## UDOT NOTES:

- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
- NO WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING 6:00 AM TO 6:00 PM WEEKENDS AND HOLIDAYS (6:00 AM TO 6:00 PM AND 3:00 PM TO 6:00 PM) AND "SLOW LANE" RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE "HOT" OF THE PROJECT SITE.
- REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT), REINSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS SPECIFIED UDOT'S FORMS (P-24).
- ALL NEW PAVEMENT MARKINGS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE II SHEETING) WITH A 33 SPL BASE. INSTALL ALL SIGNS PER UDOT'S SERIES STANDARD DRAWINGS.
- BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENDOCRINEMENT FROM THE APPLICABLE REGION'S PERMIT OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
- NO ROAD CLOSURES ALLOWED ON THIS JOB.
- FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (UDOT-101) UDOT SPEC. 2010.
- ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BOXED.
- FOR IMPROVEMENTS OUTSIDE OF THE ROADWAY, BACK 15' WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE, COMPACTION PER UDOT SPEC. 2005.2221.
- OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY, MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPER'S ACTIVITY.
- TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNS, WORK COMPLETED FOR A JST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS DIVISION.
- PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
- REPLACE SAW CUTS IN CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
- ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, PILES, PIPES, ETC.) MUST BE RELOCATED OUT OF THE ASBESTOS CLEAR ZONE OF A MINIMUM OF 10' (10' AND CLOSURE).

## SHEET

1 COVER

2 FINAL PLAN

3 UTILITY AND INDEX

4 GRADING PLAN

5 EXISTING TOPOGRAPHY

6 UDOT ACCESS PLAN

7 ELECTRICAL DESIGN

8 FIRE ACCESS EXHIBIT

9 TRASH PICKUP EXHIBIT

LD-01 LAND DRAIN 1 PROFILE - STA. 10+00 TO STA. 11+00

SS-01 SEWER PROFILE - STA. 10+00 TO STA. 12+00

SS-02 SEWER PROFILE - STA. 12+00 TO STA. 14+08.15

SS-03 SEWER PROFILE - STA. 14+08.15 TO STA. 16+38.04

DT-01,02 DETAIL SHEETS

GW 2A CONCRETE CURB AND GUTTER TYPES - BY OTHERS

GW 3A CONCRETE DRIVEWAYS AND SIDEWALKS - BY OTHERS

ROS RECORD OF SURVEY - BY OTHERS

## -SHEET INDEX-

SHEET NAME

COVER

FINAL PLAN

UTILITY AND INDEX

GRADING PLAN

EXISTING TOPOGRAPHY

UDOT ACCESS PLAN

ELECTRICAL DESIGN

FIRE ACCESS EXHIBIT

TRASH PICKUP EXHIBIT

LAND DRAIN 1 PROFILE - STA. 10+00 TO STA. 11+00

SEWER PROFILE - STA. 10+00 TO STA. 12+00

SEWER PROFILE - STA. 12+00 TO STA. 14+08.15

SEWER PROFILE - STA. 14+08.15 TO STA. 16+38.04

DETAIL SHEETS

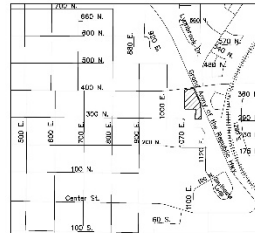
CONCRETE CURB AND GUTTER TYPES - BY OTHERS

CONCRETE DRIVEWAYS AND SIDEWALKS - BY OTHERS

RECORD OF SURVEY - BY OTHERS

## GENERAL NOTES:

- ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
- OVERHEAD OFFSITE IMPROVEMENT COSTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THERE WILL NOT BE ANY CONVEYOR AGREEMENTS OR REIMBURSABLE COSTS ASSOCIATED WITH THESE IMPROVEMENTS. THESE FACILITIES ARE INSTALLED ON A TEMPORARY BASIS AND WILL BE CANCELED AS DEVELOPMENT IMPACTS THE AREA.
- 1.1. CHURCH STREET (10' B. INSITU) AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGN AS PER ARCH-1103/04/05/06 DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
- 4.1. ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
5. IF NEWER VERSIONS OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT THE CONSTRUCTION MEETING.
6. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NEC, AND CITY STANDARDS AT DEVELOPER'S EXPENSE. INCLUDING BUT NOT LIMITED TO: UPDATING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
7. SEND RITV OUTLINE TO BE COMPLETED WITH FORMER HIGHWAY SURROUNDING FROM PROJECT.
8. OVERHEAD OFFSITE IMPROVEMENTS COSTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THERE WILL NOT BE ANY CONVEYOR AGREEMENTS OR REIMBURSABLE COSTS ASSOCIATED WITH THESE IMPROVEMENTS. THESE FACILITIES ARE INSTALLED ON A TEMPORARY BASIS AND WILL BE CANCELED AS DEVELOPMENT IMPACTS THESE AREAS.
9. ALL CONSTRUCTION TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL STUDY 141023 AND GROUNDWATER CONSULTATION 179-04, BOTH BY EARTHTECH CONSULTING.



VICINITY MAP

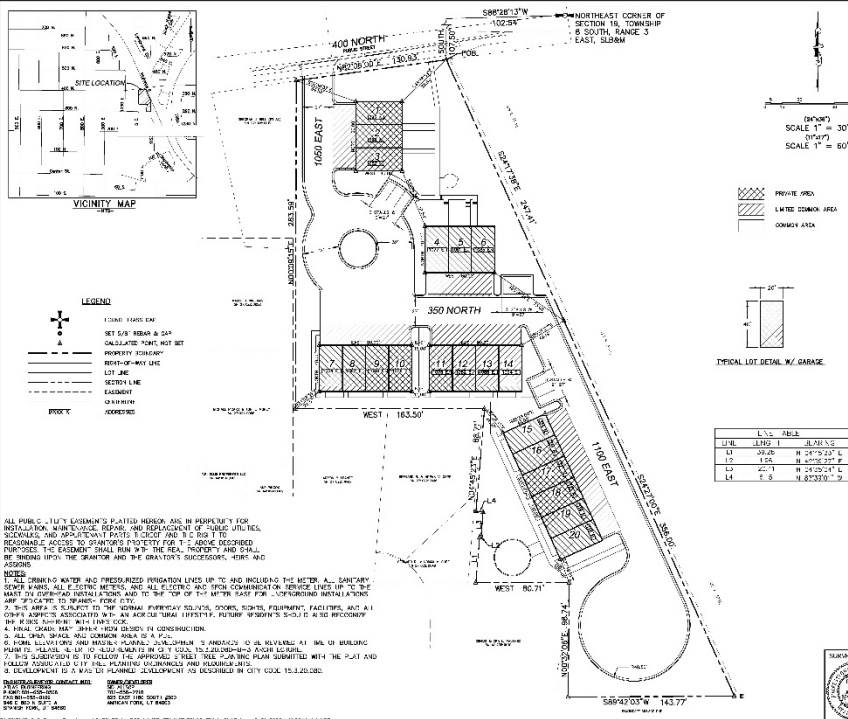
OWNER/DEVELOPER  
825 EAST 1480 SOUTH  
SPANISH FORK, UT 84403

## ESCALANTE TOWNHOMES

ATLAS  
ENGINEERING  
LLC



PHONE: 801-555-0066  
FAX: 801-555-0067  
825 EAST 800 NORTH  
SPANISH FORK, UT 84403



## SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the plan and as shown on the map.

DATE: 12/1/2023

SURVEYOR: [Signature]

SCALE: 1" = 30'

SCALE: 1" = 60'

PRIVATE AREA

LIMITED COMMON AREA

COMMON AREA

OWNER'S DEDICATION

ACKNOWLEDGMENT

ACCEPTANCE BY LEGISLATIVE BODY

ESCALANTE TOWNHOMES

FINAL PLAN

SPANISH FORK CITY, UTAH COUNTY, UTAH

LOCATED IN THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 3 NORTH,

RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SECTION 16, TOWNSHIP 3 NORTH,

RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SECTION 16, TOWNSHIP 3 NORTH,

RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SECTION 16, TOWNSHIP 3 NORTH,

RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SECTION 16, TOWNSHIP 3 NORTH,

RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SECTION 16, TOWNSHIP 3 NORTH,

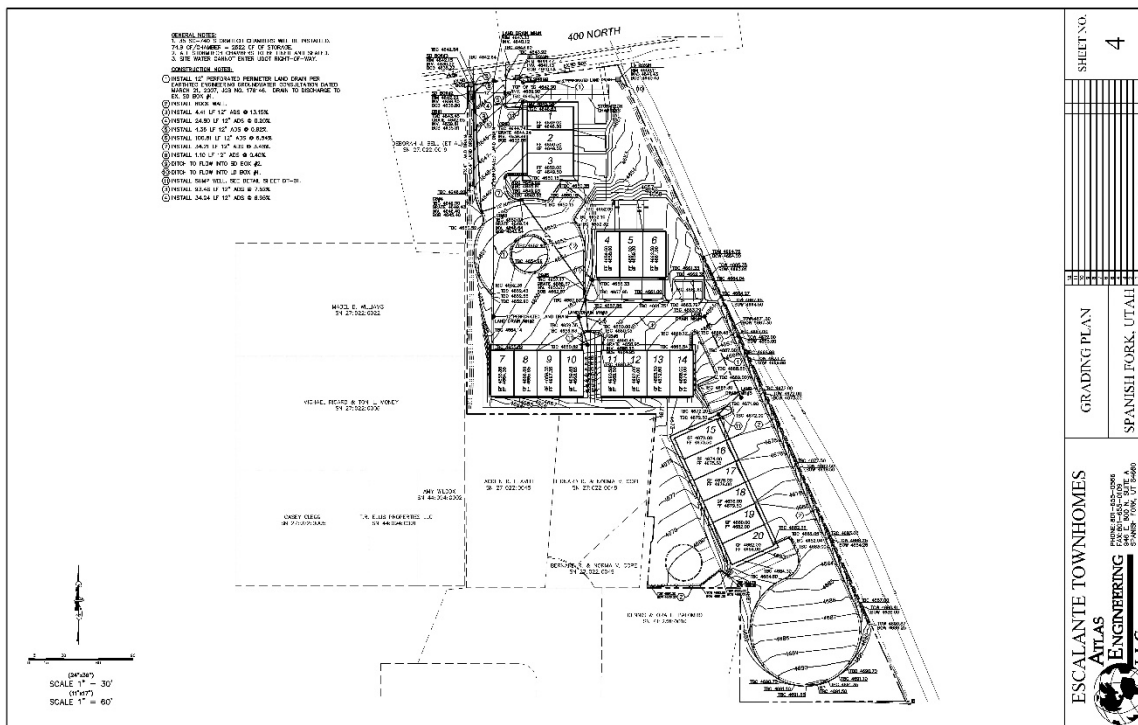
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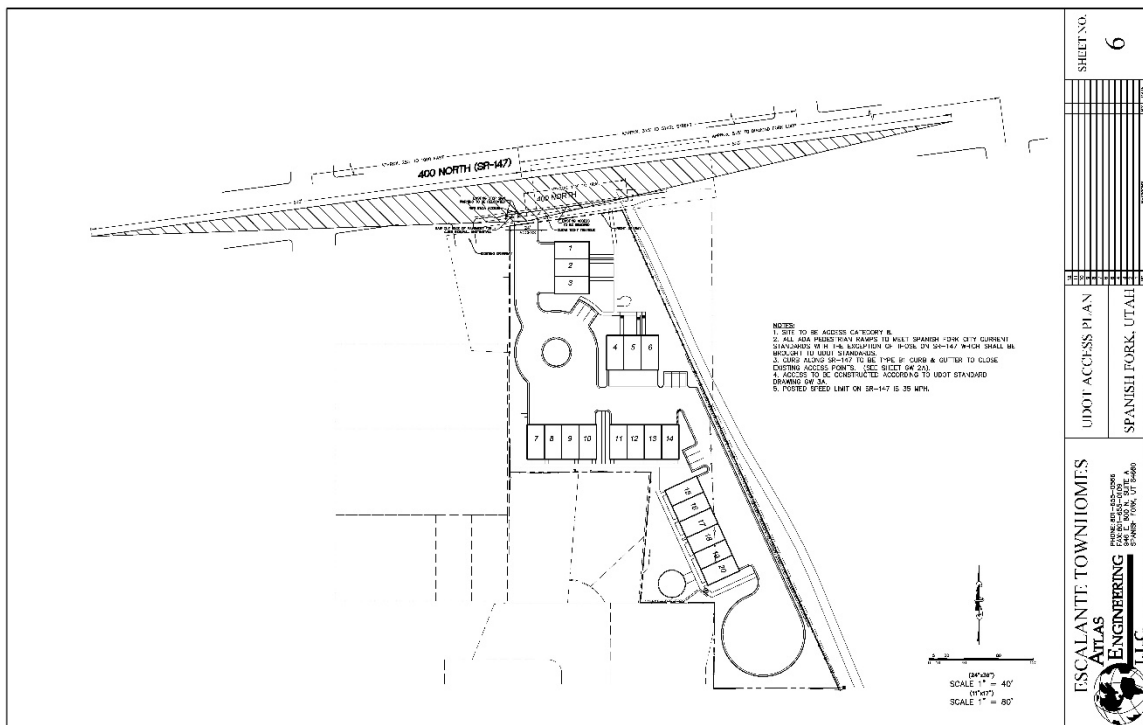
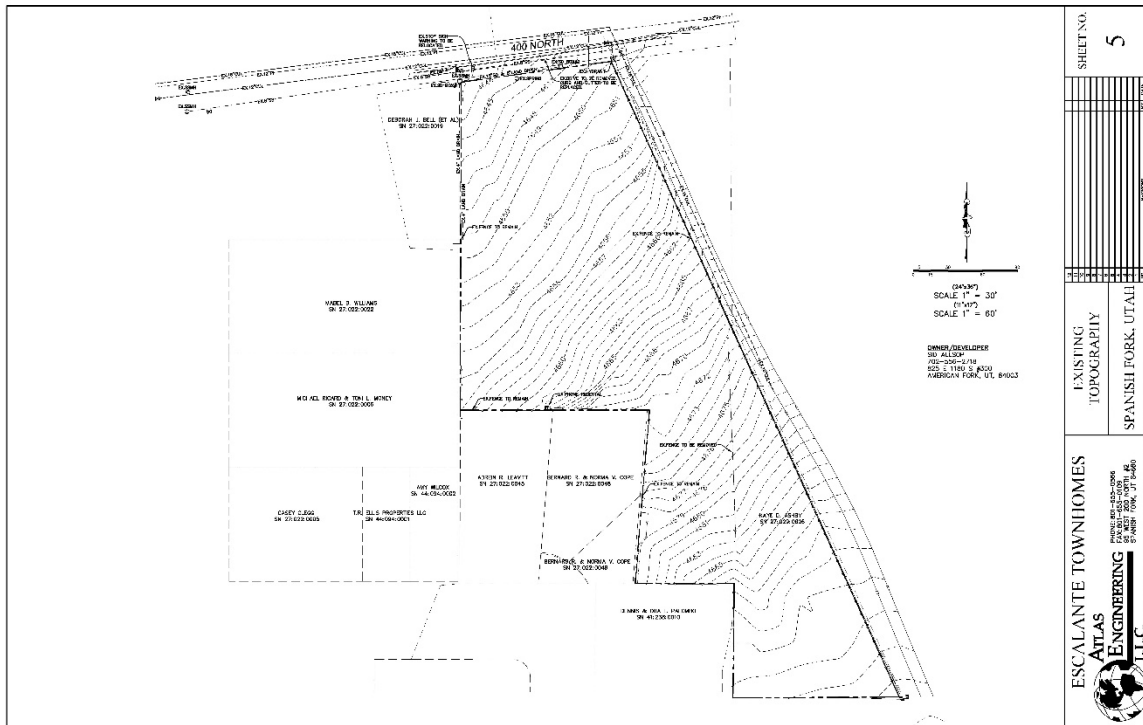
SECTION 16, TOWNSHIP 3 NORTH,

RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

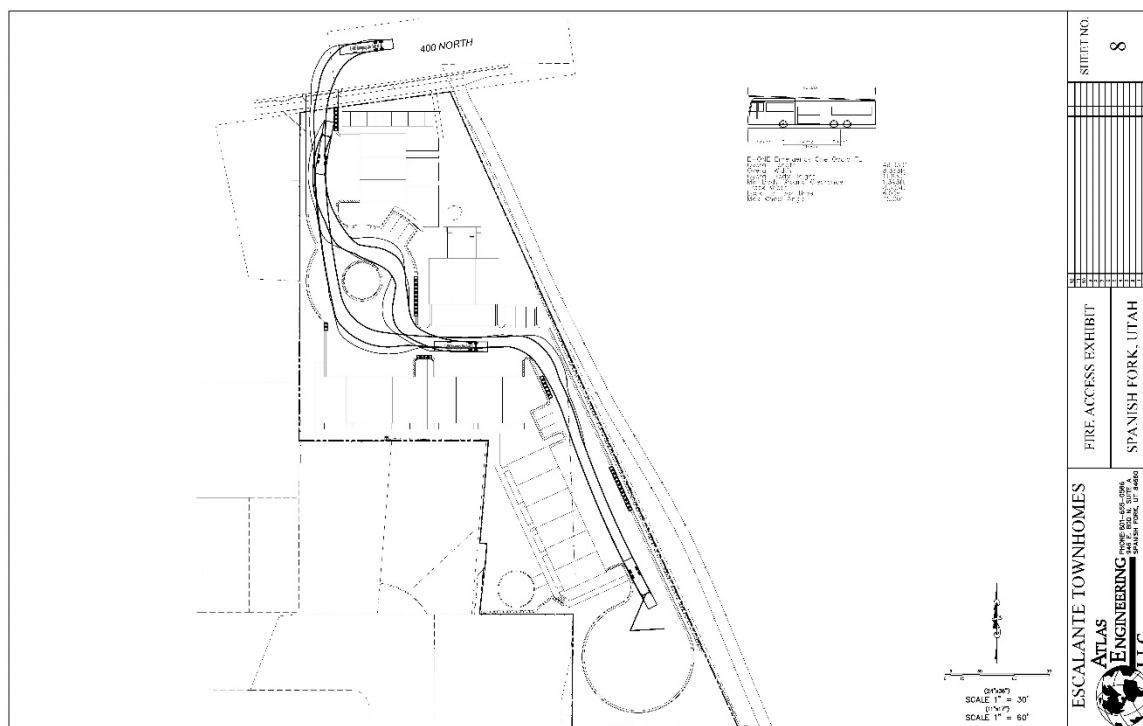
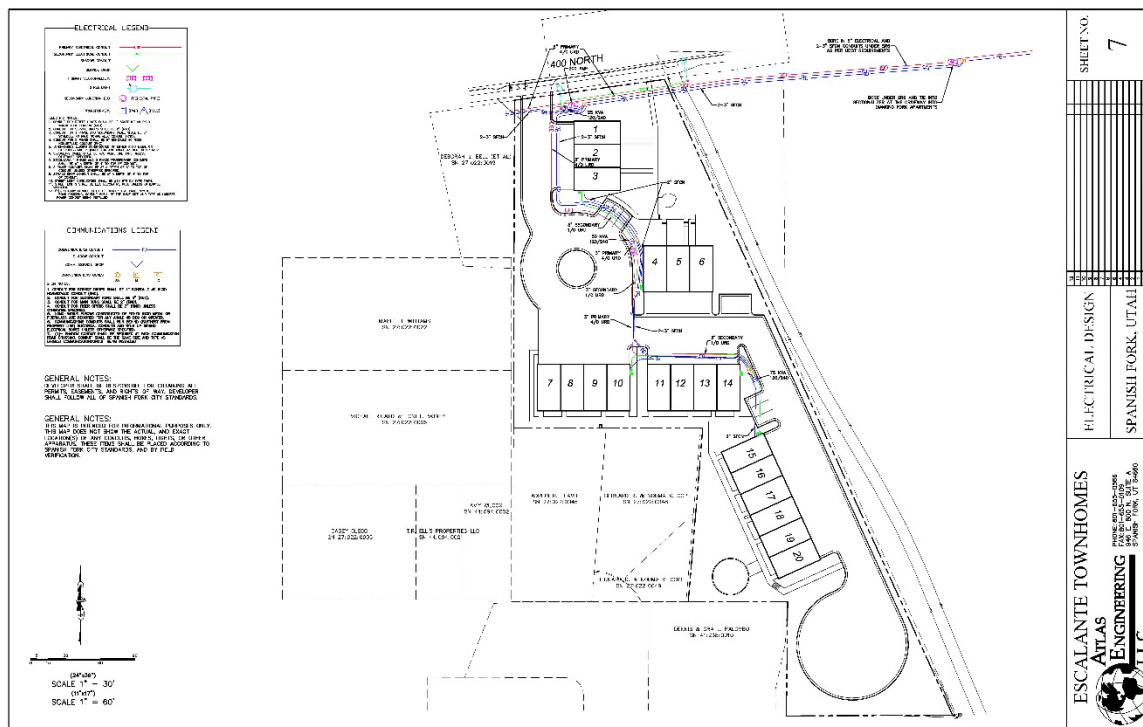
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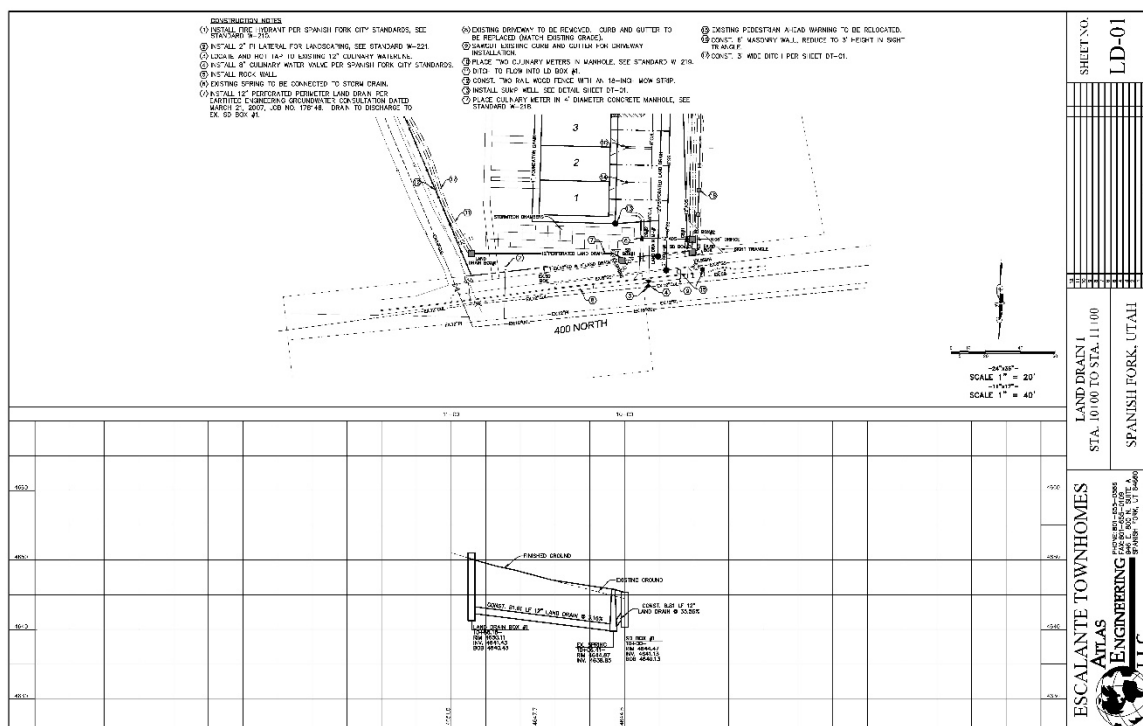
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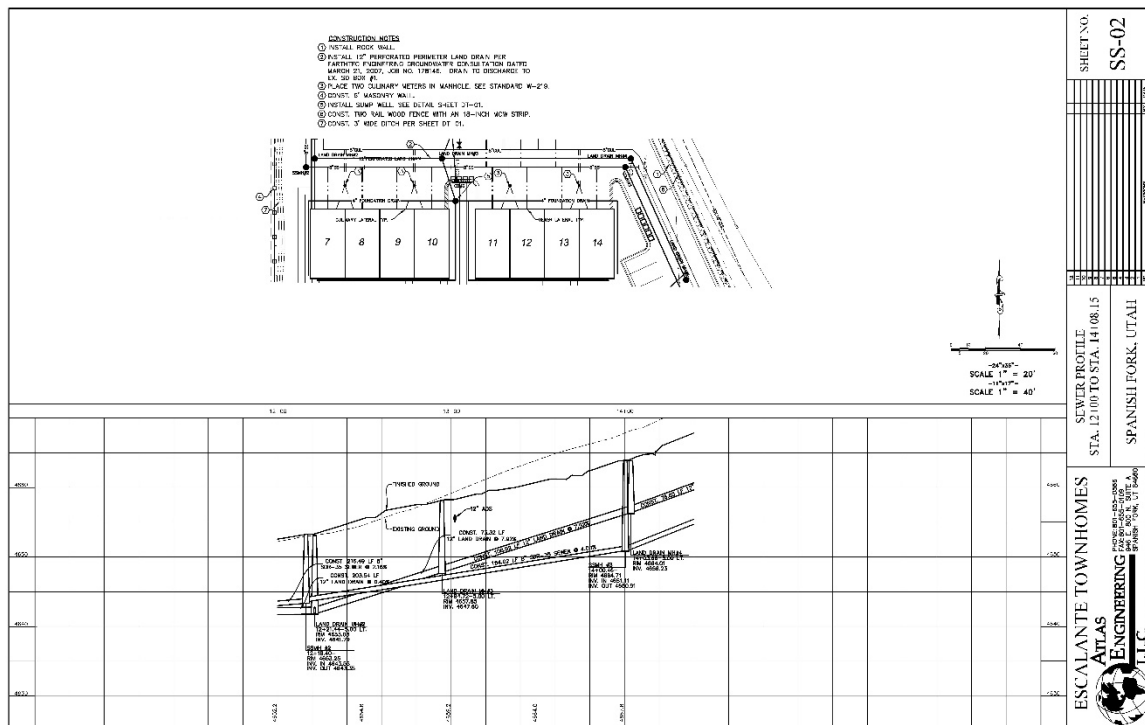
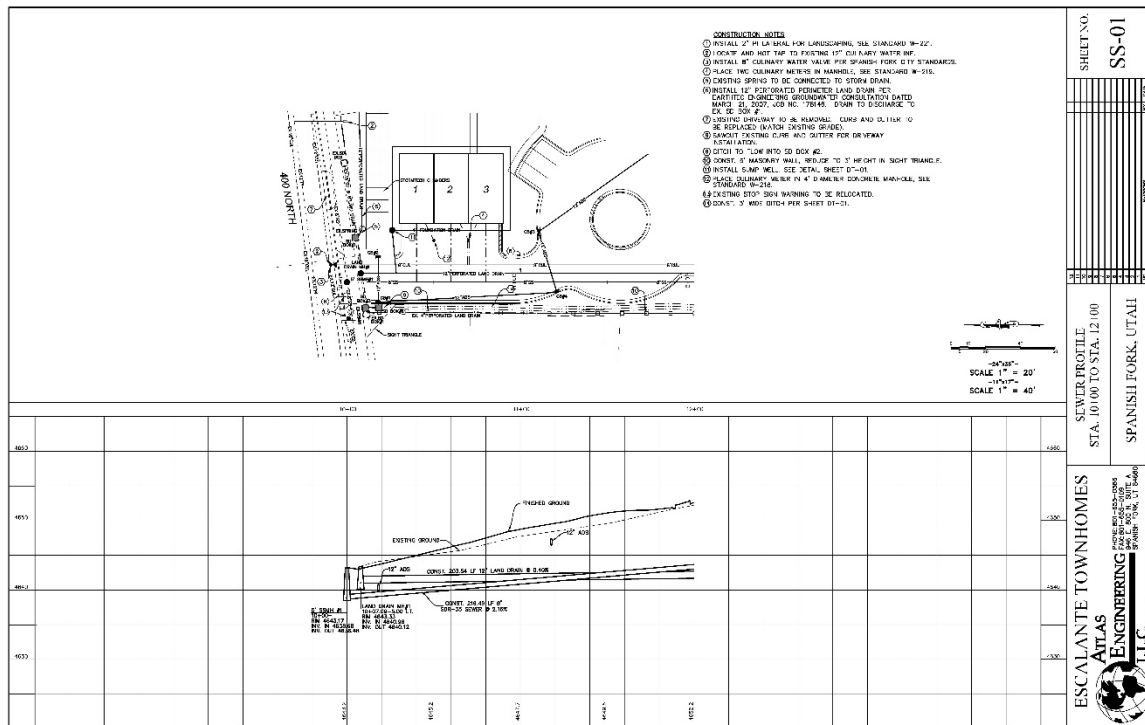


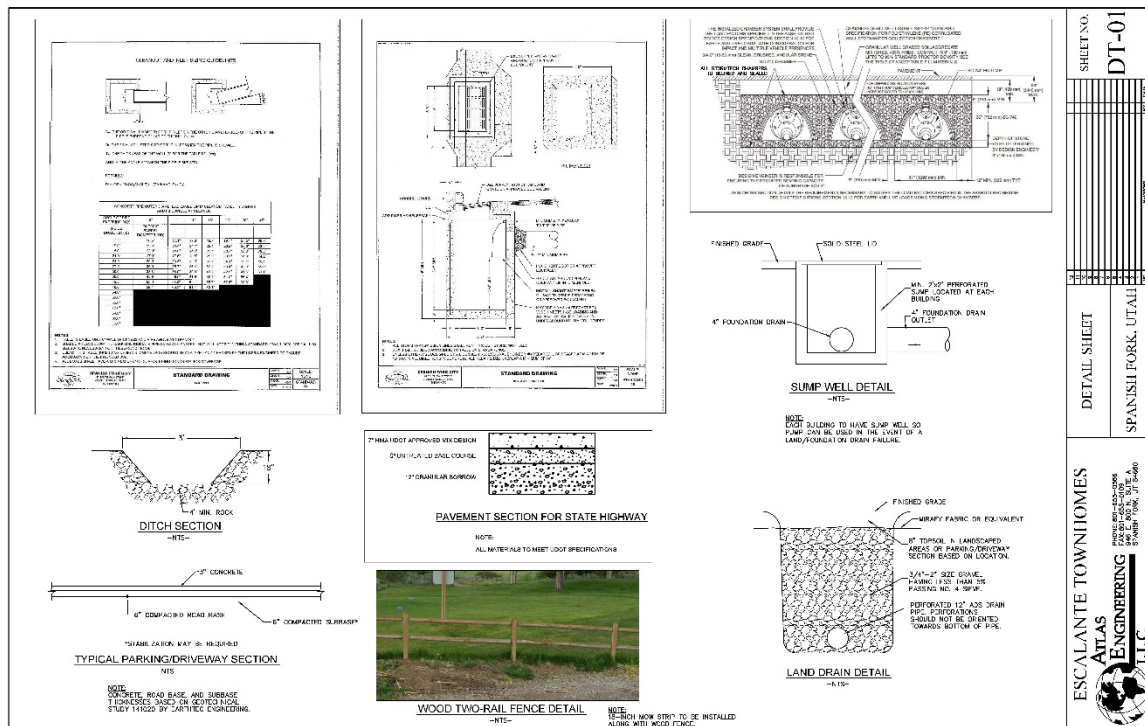
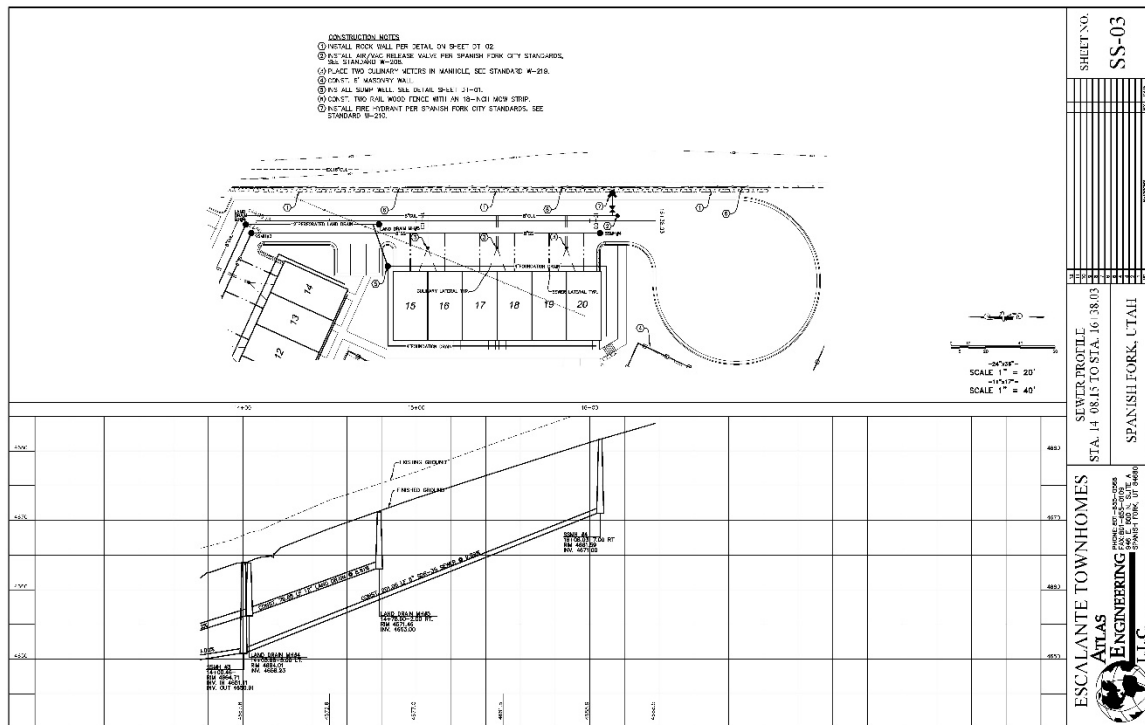


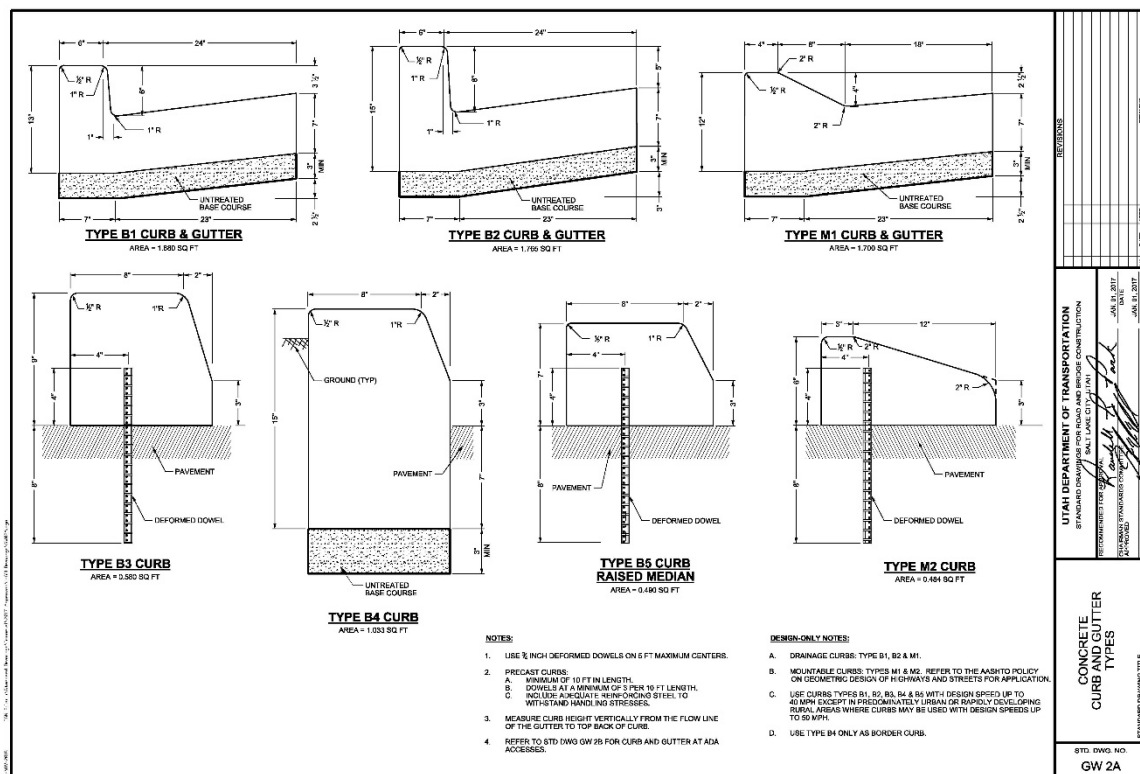
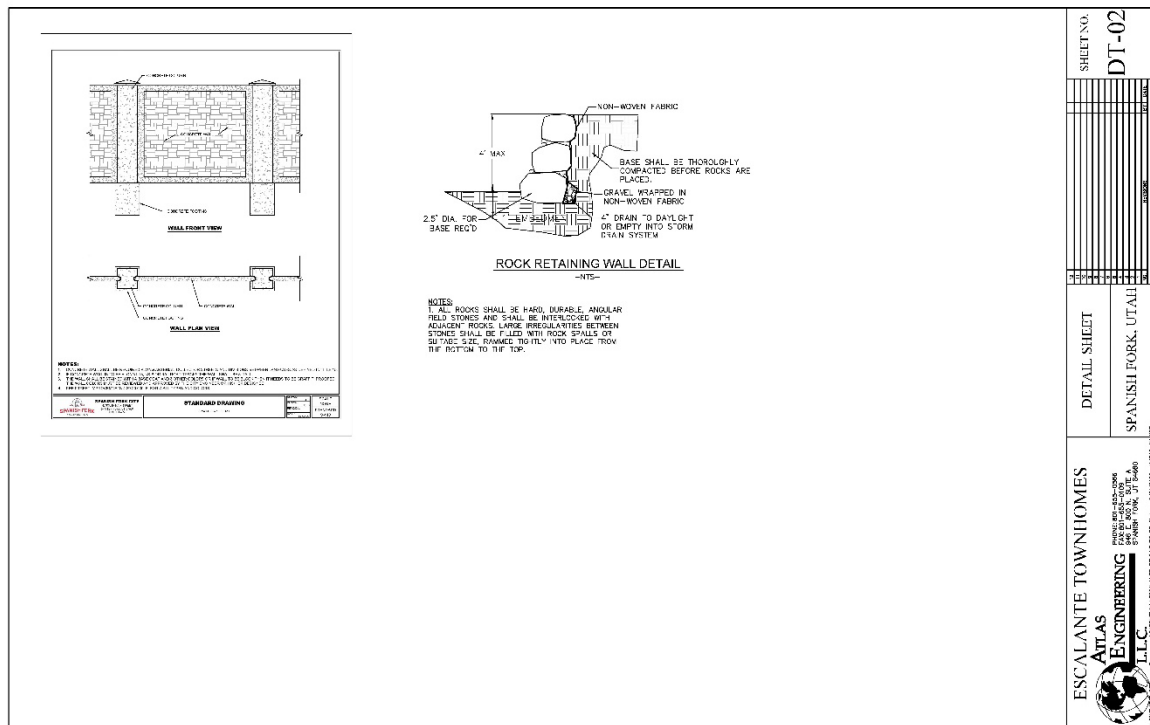




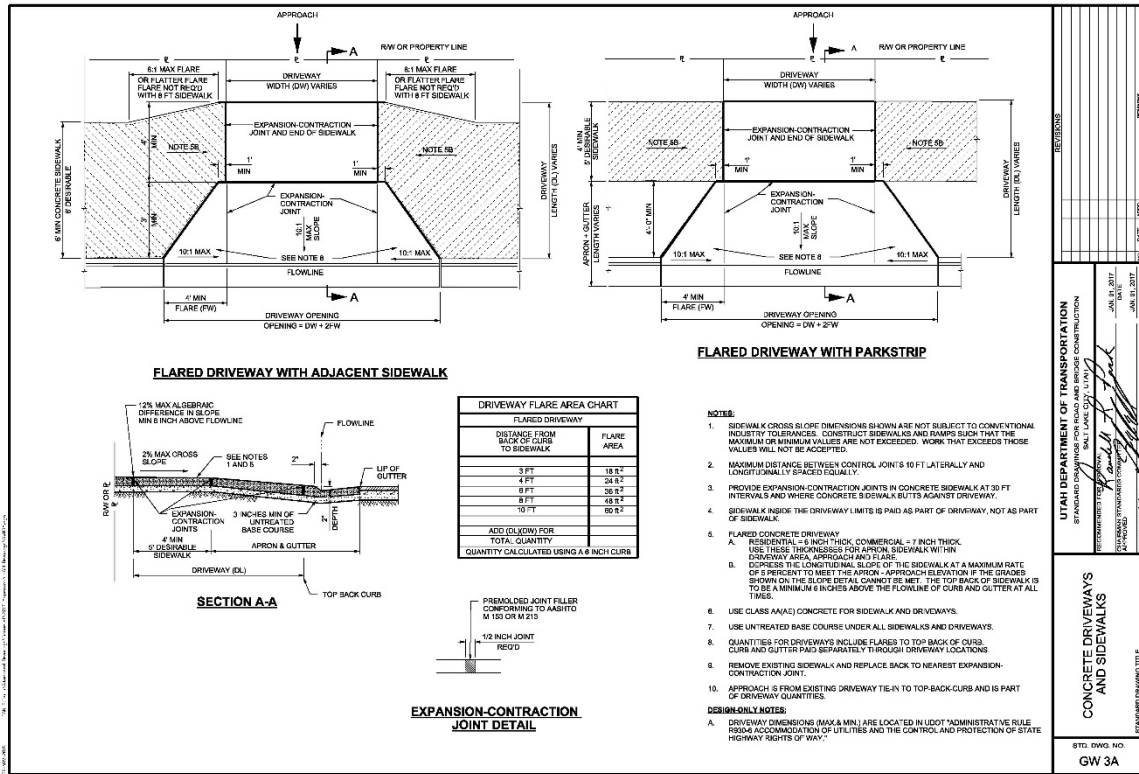




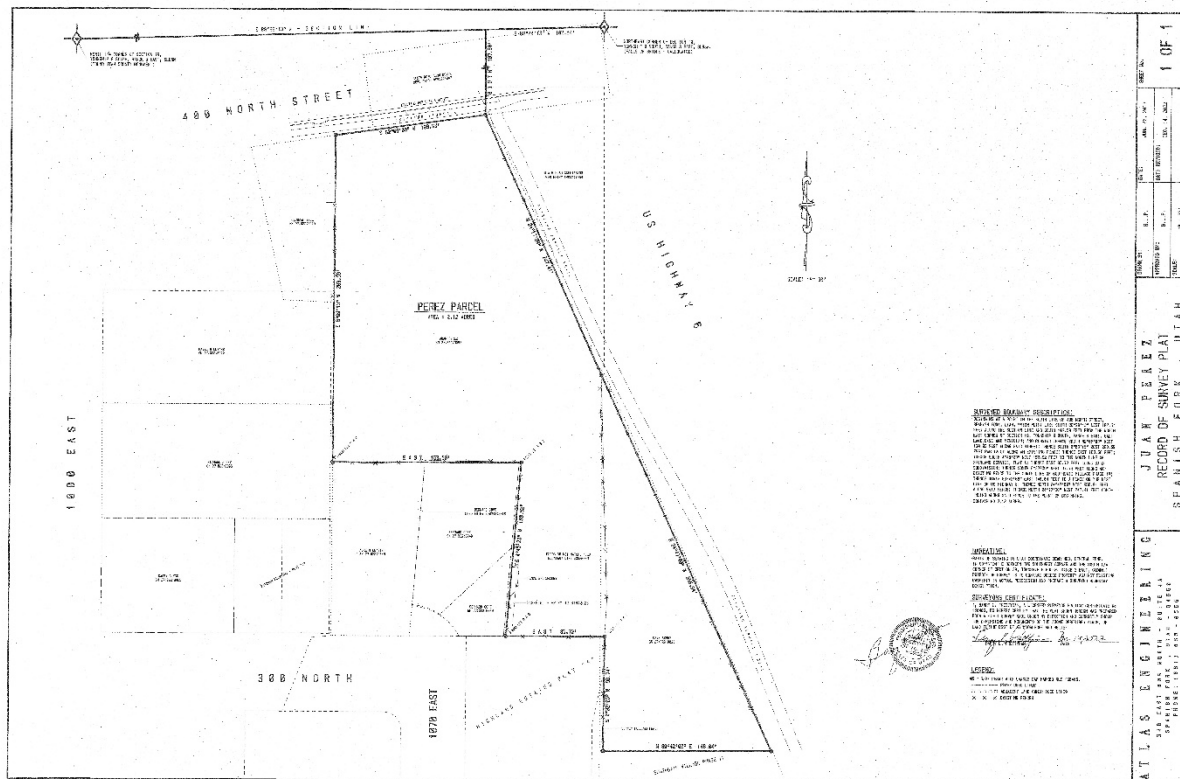




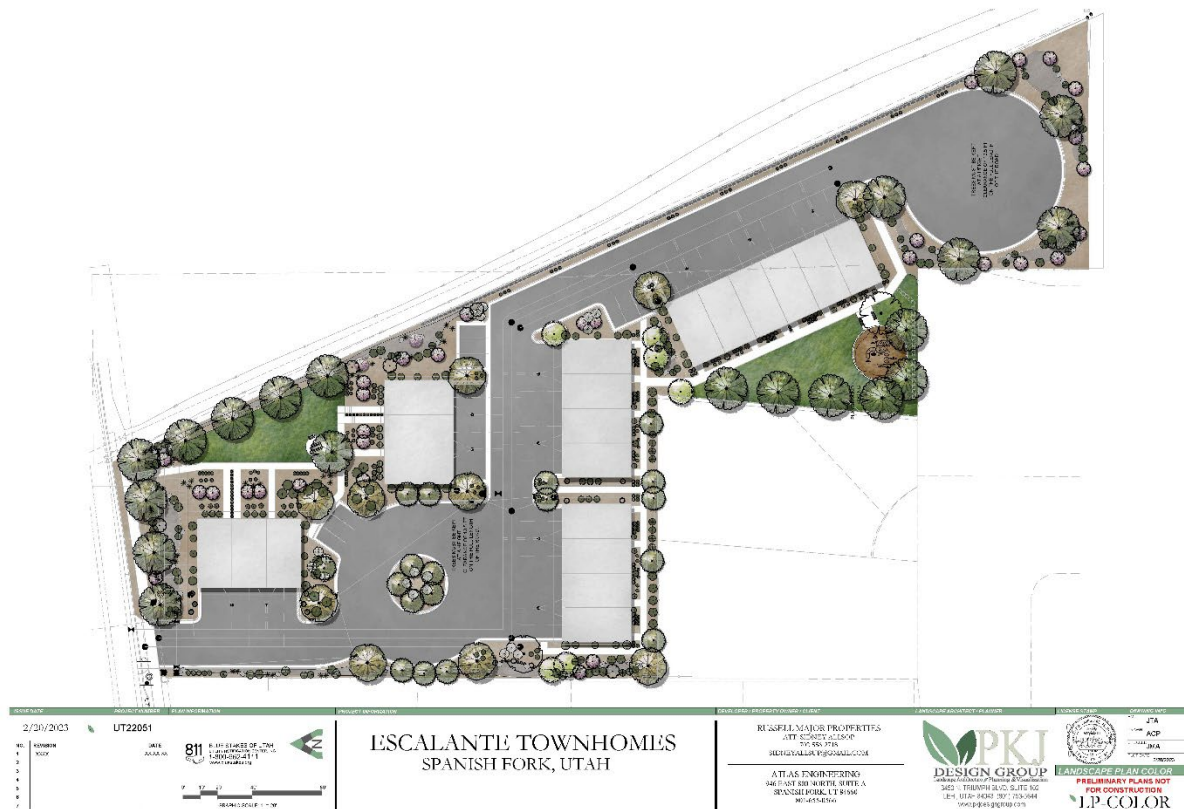
Implementation: 01-09-2017



Implementation 01-09-2017







## LANDSCAPE PLAN SPECIFICATIONS

1. **QUESTION**  
The following are the steps in the process of developing a business plan, except:  
A. Determine the business concept  
B. Conduct market research  
C. Develop a marketing strategy  
D. Develop a financial plan  
E. Develop a management team
2. **ANSWER**  
E. Develop a management team
3. **QUESTION**  
Which of the following is NOT a key component of a business plan?  
A. Executive Summary  
B. Market Analysis  
C. Financial Projections  
D. Management Team  
E. Customer Feedback
4. **ANSWER**  
E. Customer Feedback
5. **QUESTION**  
The primary purpose of a business plan is to:  
A. Attract investors  
B. Guide the business's growth  
C. Measure success  
D. All of the above
6. **ANSWER**  
D. All of the above
7. **QUESTION**  
Which of the following is NOT a common mistake when developing a business plan?  
A. Lack of research  
B. Overly optimistic financial projections  
C. Ignoring market trends  
D. Failing to update the plan
8. **ANSWER**  
D. Failing to update the plan
9. **QUESTION**  
The most important factor in determining the success of a business plan is:  
A. The quality of the data  
B. The clarity of the vision  
C. The realism of the projections  
D. The strength of the management team
10. **ANSWER**  
D. The strength of the management team
11. **QUESTION**  
Which of the following is NOT a key element of a business plan?  
A. Executive Summary  
B. Market Analysis  
C. Financial Projections  
D. Management Team  
E. Customer Feedback
12. **ANSWER**  
E. Customer Feedback
13. **QUESTION**  
The primary purpose of a business plan is to:  
A. Attract investors  
B. Guide the business's growth  
C. Measure success  
D. All of the above
14. **ANSWER**  
D. All of the above
15. **QUESTION**  
Which of the following is NOT a common mistake when developing a business plan?  
A. Lack of research  
B. Overly optimistic financial projections  
C. Ignoring market trends  
D. Failing to update the plan
16. **ANSWER**  
D. Failing to update the plan
17. **QUESTION**  
The most important factor in determining the success of a business plan is:  
A. The quality of the data  
B. The clarity of the vision  
C. The realism of the projections  
D. The strength of the management team
18. **ANSWER**  
D. The strength of the management team
19. **QUESTION**  
Which of the following is NOT a key element of a business plan?  
A. Executive Summary  
B. Market Analysis  
C. Financial Projections  
D. Management Team  
E. Customer Feedback
20. **ANSWER**  
E. Customer Feedback

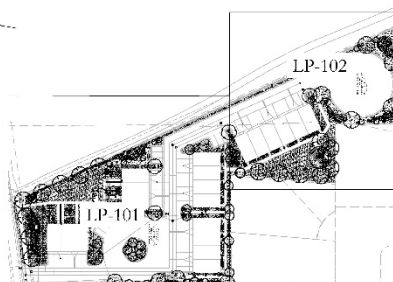
There is still much to be done in this area, and the following are some of the key areas for future research:

1. **Improving the quality of the evidence base:** This involves conducting high-quality research that is free from bias and that uses robust methods. This includes the use of randomised controlled trials, systematic reviews, and meta-analyses.
2. **Understanding the mechanisms of action:** This involves understanding how the interventions work, and how they interact with the body's natural processes. This includes the use of mechanistic studies, animal models, and clinical trials.
3. **Identifying the most effective interventions:** This involves identifying the interventions that are most effective for different populations and conditions. This includes the use of comparative effectiveness research, and the development of personalised medicine.
4. **Implementing the evidence into practice:** This involves ensuring that the evidence is used to inform practice, and that the interventions are implemented correctly. This includes the use of implementation science, and the development of guidelines and protocols.

1. The authors are grateful to the Ministry of Higher Education and Science of the Republic of Armenia for the financial support of this work.

## LANDSCAPE NOTES

1. 1990年12月25日, 中共中央、国务院作出《关于实行“国家公务员制度”的决定》, 规定国家公务员制度从1993年10月1日起正式实施。
2. 1993年10月1日, 国家公务员制度正式实施。
3. 1993年10月1日, 国家公务员制度正式实施。
4. 1993年10月1日, 国家公务员制度正式实施。
5. 1993年10月1日, 国家公务员制度正式实施。
6. 1993年10月1日, 国家公务员制度正式实施。
7. 1993年10月1日, 国家公务员制度正式实施。
8. 1993年10月1日, 国家公务员制度正式实施。
9. 1993年10月1日, 国家公务员制度正式实施。
10. 1993年10月1日, 国家公务员制度正式实施。



**SITE MATERIALS LEGEND**

1. Document with header and footer.

2. Document with header and footer.

3. Document with header and footer.

4. Document with header and footer.

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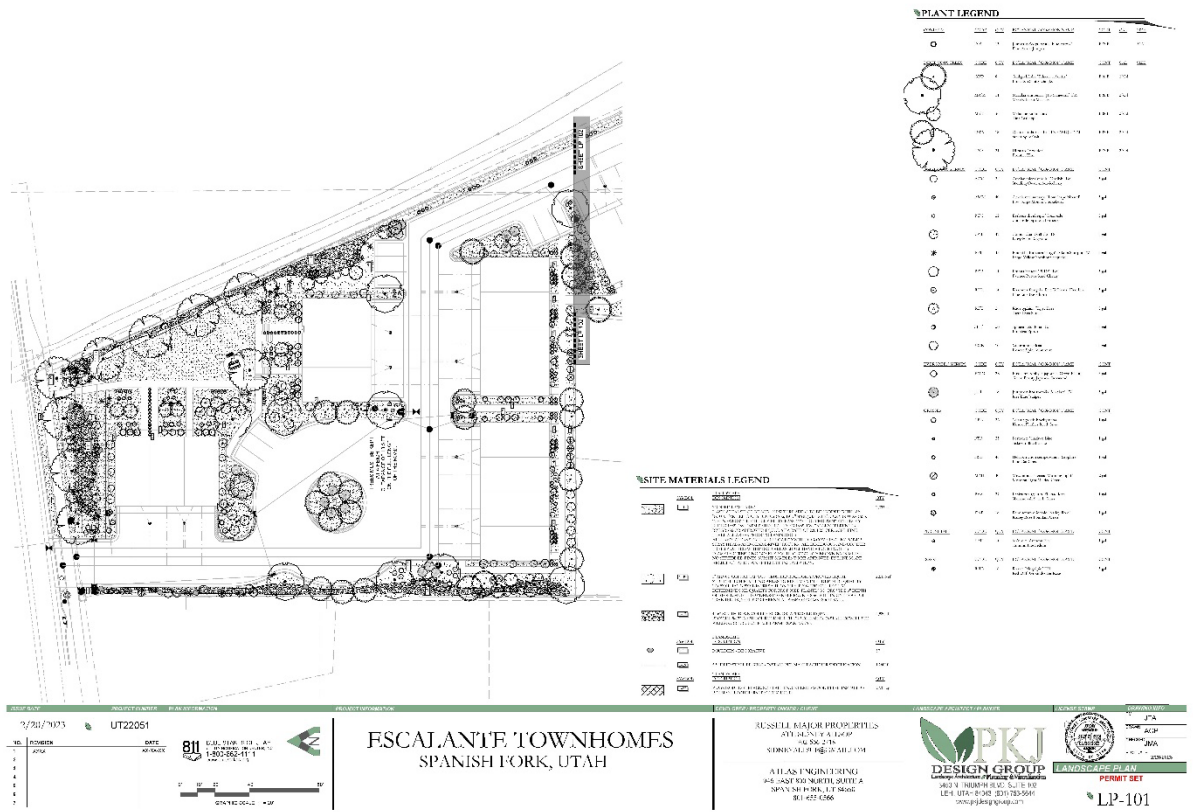
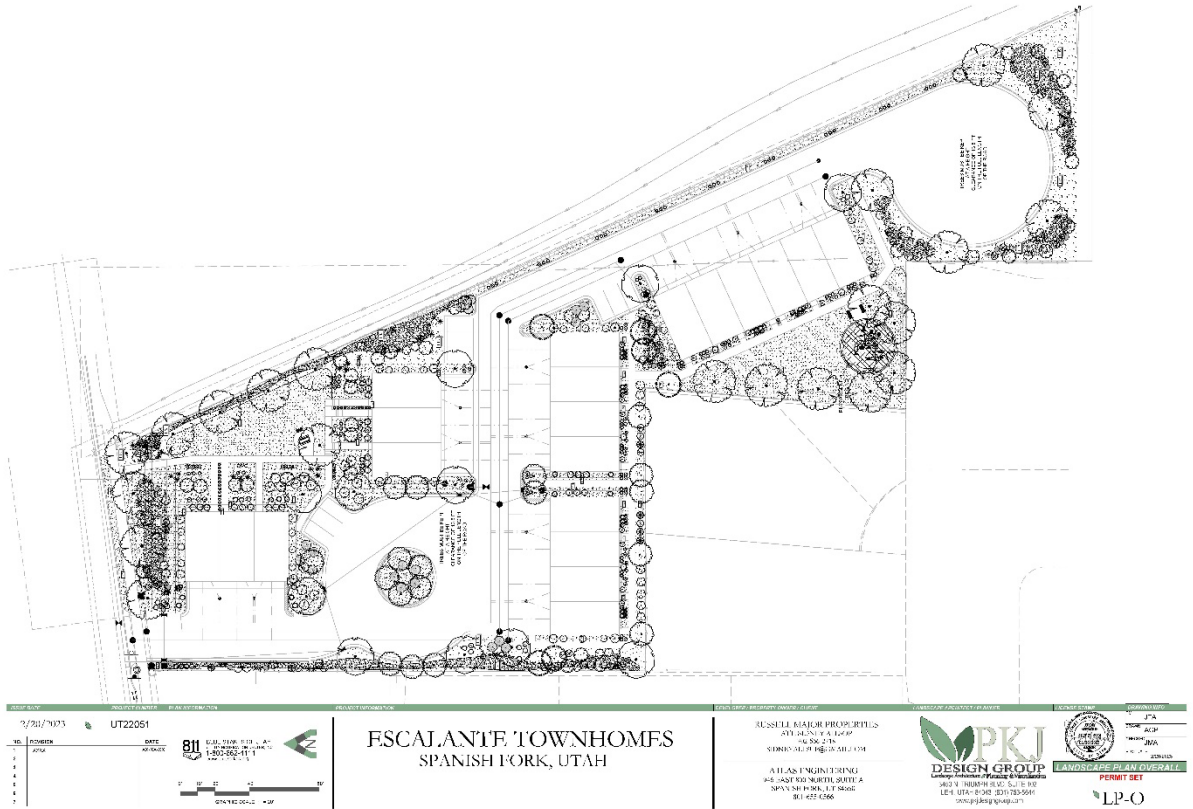
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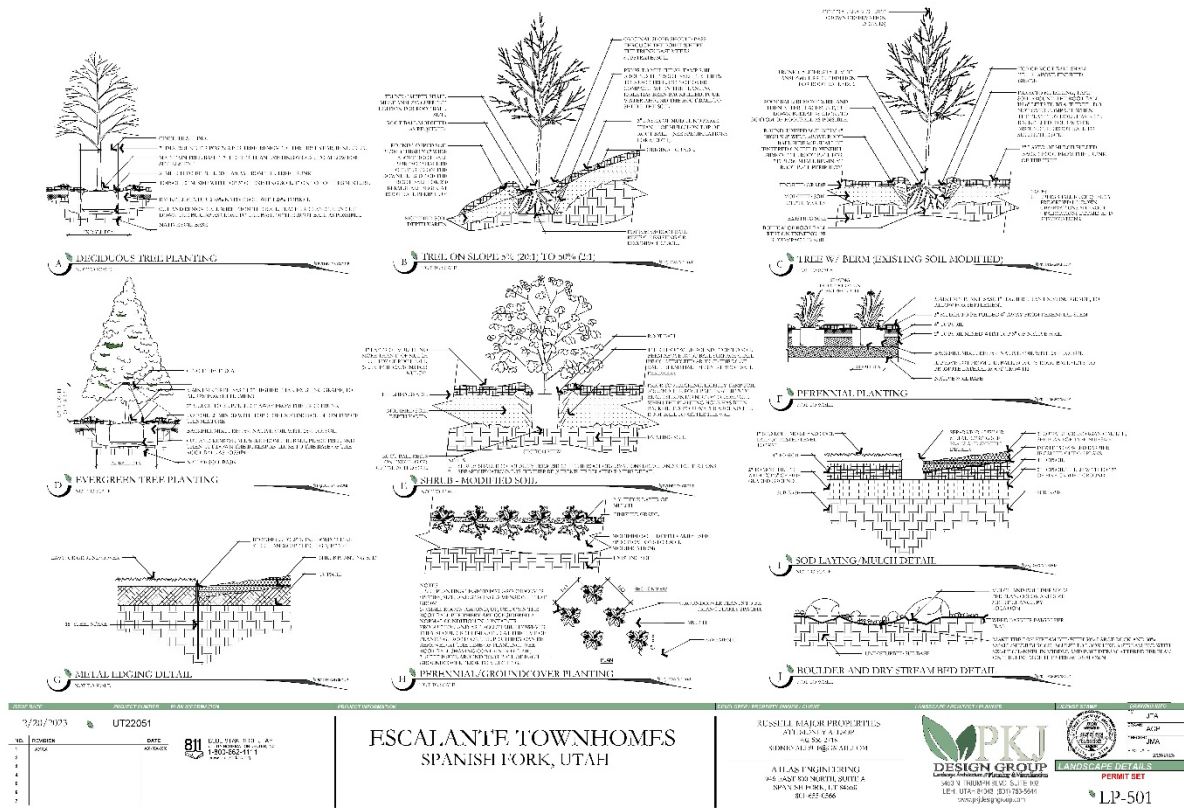
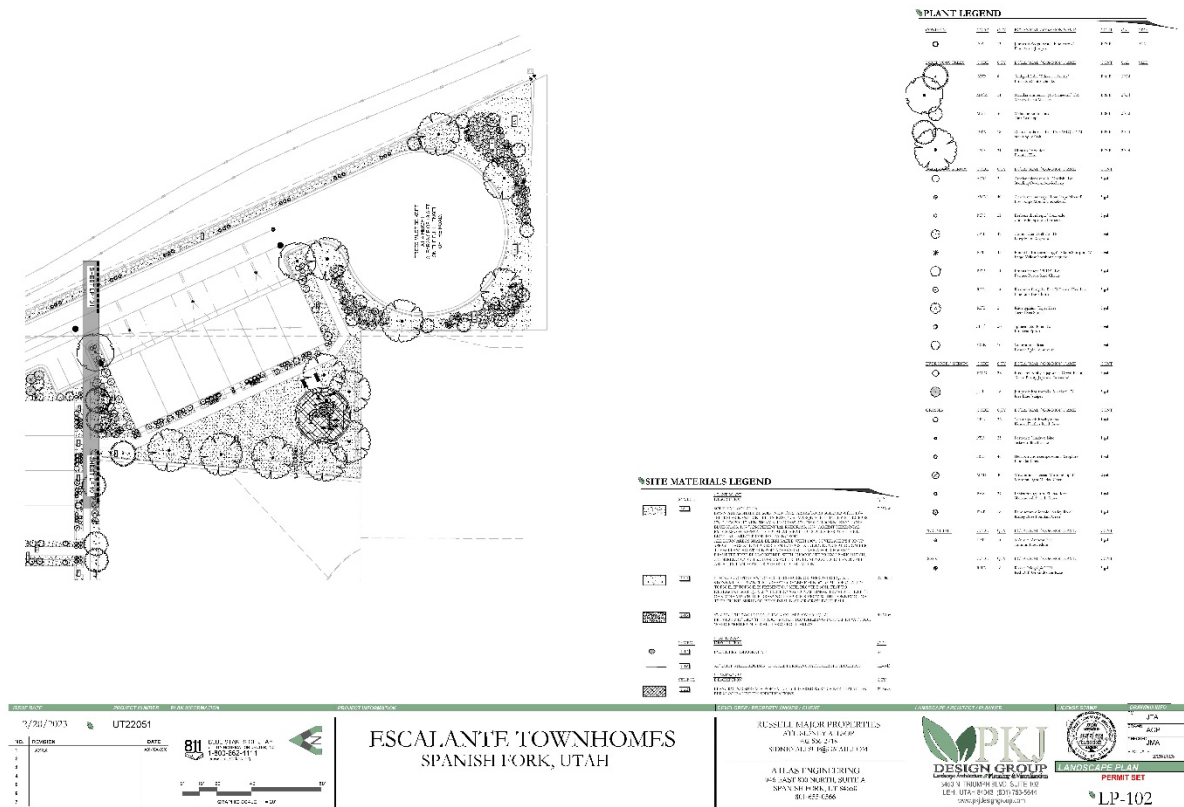
### SITE REQUIREMENT CALCULATION

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**PLANT LEGEND**

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# ESCALANTE TOWNHOMES

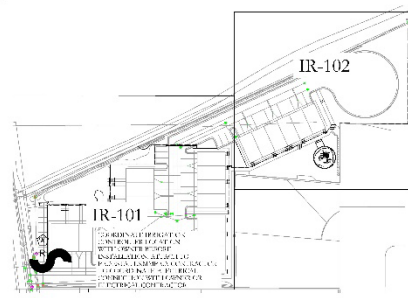
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SPANISH FORK, UTAH

1. *Abstract*—The authors have been studying the problem of the development of the human brain in the process of evolution. The results of the study are presented in the form of a series of hypotheses. The first hypothesis is that the human brain is a complex system of interacting elements. The second hypothesis is that the human brain is a system of interacting elements that is capable of self-organization. The third hypothesis is that the human brain is a system of interacting elements that is capable of self-organization and self-regulation. The fourth hypothesis is that the human brain is a system of interacting elements that is capable of self-organization, self-regulation, and self-renewal. The fifth hypothesis is that the human brain is a system of interacting elements that is capable of self-organization, self-regulation, self-renewal, and self-destruction. The sixth hypothesis is that the human brain is a system of interacting elements that is capable of self-organization, self-regulation, self-renewal, self-destruction, and self-renewal. The seventh hypothesis is that the human brain is a system of interacting elements that is capable of self-organization, self-regulation, self-renewal, self-destruction, self-renewal, and self-renewal. The eighth hypothesis is that the human brain is a system of interacting elements that is capable of self-organization, self-regulation, self-renewal, self-destruction, self-renewal, self-renewal, and self-renewal. The ninth hypothesis is that the human brain is a system of interacting elements that is capable of self-organization, self-regulation, self-renewal, self-destruction, self-renewal, self-renewal, self-renewal, and self-renewal. The tenth hypothesis is that the human brain is a system of interacting elements that is capable of self-organization, self-regulation, self-renewal, self-destruction, self-renewal, self-renewal, self-renewal, self-renewal, and self-renewal.

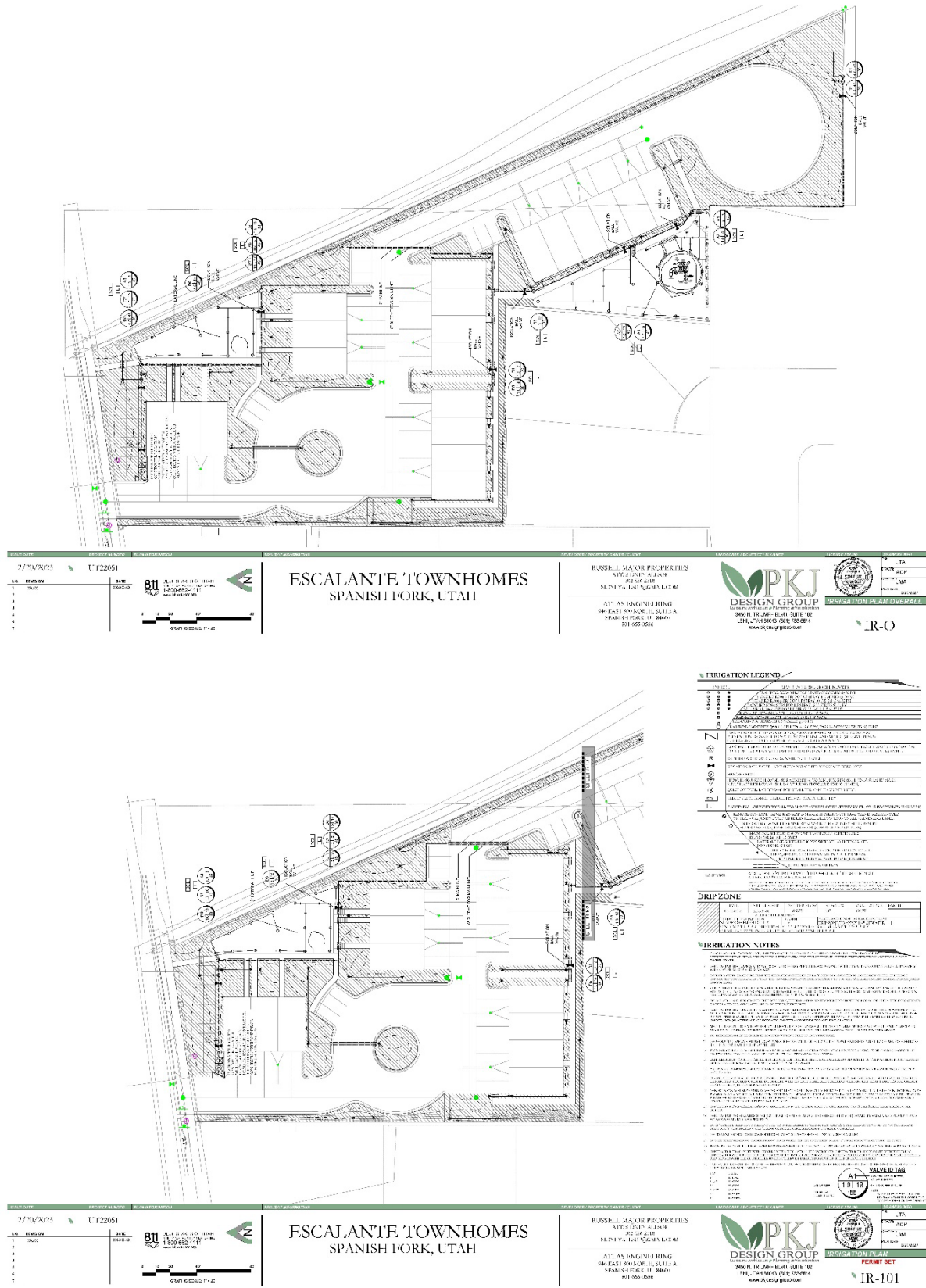
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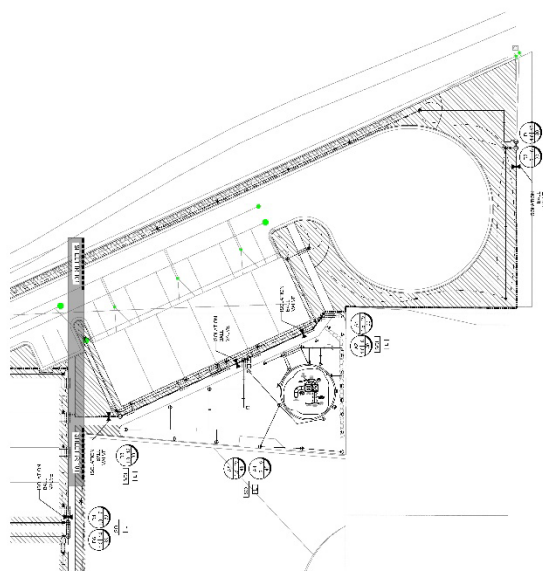
1. **DC City** is the third of three sub-projects. Research is done in 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 161st, 162nd, 163rd, 164th, 165th, 166th, 167th, 168th, 169th, 170th, 171st, 172nd, 173rd, 174th, 175th, 176th, 177th, 178th, 179th, 180th, 181st, 182nd, 183rd, 184th, 185th, 186th, 187th, 188th, 189th, 190th, 191st, 192nd, 193rd, 194th, 195th, 196th, 197th, 198th, 199th, 200th, 201st, 202nd, 203rd, 204th, 205th, 206th, 207th, 208th, 209th, 210th, 211st, 212nd, 213th, 214th, 215th, 216th, 217th, 218th, 219th, 220th, 221st, 222nd, 223rd, 224th, 225th, 226th, 227th, 228th, 229th, 230th, 231st, 232nd, 233rd, 234th, 235th, 236th, 237th, 238th, 239th, 240th, 241st, 242nd, 243rd, 244th, 245th, 246th, 247th, 248th, 249th, 250th, 251st, 252nd, 253rd, 254th, 255th, 256th, 257th, 258th, 259th, 260th, 261st, 262nd, 263rd, 264th, 265th, 266th, 267th, 268th, 269th, 270th, 271st, 272nd, 273rd, 274th, 275th, 276th, 277th, 278th, 279th, 280th, 281st, 282nd, 283rd, 284th, 285th, 286th, 287th, 288th, 289th, 290th, 291st, 292nd, 293rd, 294th, 295th, 296th, 297th, 298th, 299th, 300th, 301st, 302nd, 303rd, 304th, 305th, 306th, 307th, 308th, 309th, 310th, 311st, 312nd, 313th, 314th, 315th, 316th, 317th, 318th, 319th, 320th, 321st, 322nd, 323rd, 324th, 325th, 326th, 327th, 328th, 329th, 330th, 331st, 332nd, 333rd, 334th, 335th, 336th, 337th, 338th, 339th, 340th, 341st, 342nd, 343rd, 344th, 345th, 346th, 347th, 348th, 349th, 350th, 351st, 352nd, 353rd, 354th, 355th, 356th, 357th, 358th, 359th, 360th, 361st, 362nd, 363rd, 364th, 365th, 366th, 367th, 368th, 369th, 370th, 371st, 372nd, 373rd, 374th, 375th, 376th, 377th, 378th, 379th, 380th, 381st, 382nd, 383rd, 384th, 385th, 386th, 387th, 388th, 389th, 390th, 391st, 392nd, 393rd, 394th, 395th, 396th, 397th, 398th, 399th, 400th, 401st, 402nd, 403rd, 404th, 405th, 406th, 407th, 408th, 409th, 410th, 411st, 412nd, 413th, 414th, 415th, 416th, 417th, 418th, 419th, 420th, 421st, 422nd, 423rd, 424th, 425th, 426th, 427th, 428th, 429th, 430th, 431st, 432nd, 433rd, 434th, 435th, 436th, 437th, 438th, 439th, 440th, 441st, 442nd, 443rd, 444th, 445th, 446th, 447th, 448th, 449th, 450th, 451st, 452nd, 453rd, 454th, 455th, 456th, 457th, 458th, 459th, 460th, 461st, 462nd, 463rd, 464th, 465th, 466th, 467th, 468th, 469th, 470th, 471st, 472nd, 473rd, 474th, 475th, 476th, 477th, 478th, 479th, 480th, 481st, 482nd, 483rd, 484th, 485th, 486th, 487th, 488th, 489th, 490th, 491st, 492nd, 493rd, 494th, 495th, 496th, 497th, 498th, 499th, 500th, 501st, 502nd, 503rd, 504th, 505th, 506th, 507th, 508th, 509th, 510th, 511st, 512nd, 513th, 514th, 515th, 516th, 517th, 518th, 519th, 520th, 521st, 522nd, 523rd, 524th, 525th, 526th, 527th, 528th, 529th, 530th, 531st, 532nd, 533rd, 534th, 535th, 536th, 537th, 538th, 539th, 540th, 541st, 542nd, 543rd, 544th, 545th, 546th, 547th, 548th, 549th, 550th, 551st, 552nd, 553rd, 554th, 555th, 556th, 557th, 558th, 559th, 560th, 561st, 562nd, 563rd, 564th, 565th, 566th, 567th, 568th, 569th, 570th, 571st, 572nd, 573rd, 574th, 575th, 576th, 577th, 578th, 579th, 580th, 581st, 582nd, 583rd, 584th, 585th, 586th, 587th, 588th, 589th, 590th, 591st, 592nd, 593rd, 594th, 595th, 596th, 597th, 598th, 599th, 600th, 601st, 602nd, 603rd, 604th, 605th, 606th, 607th, 608th, 609th, 610th, 611st, 612nd, 613th, 614th, 615th, 616th, 617th, 618th, 619th, 620th, 621st, 622nd, 623rd, 624th, 625th, 626th, 627th, 628th, 629th, 630th, 631st, 632nd, 633rd, 634th, 635th, 636th, 637th, 638th, 639th, 640th, 641st, 642nd, 643rd, 644th, 645th, 646th, 647th, 648th, 649th, 650th, 651st, 652nd, 653rd, 654th, 655th, 656th, 657th, 658th, 659th, 660th, 661st, 662nd, 663rd, 664th, 665th, 666th, 667th, 668th, 669th, 670th, 671st, 672nd, 673rd, 674th, 675th, 676th, 677th, 678th, 679th, 680th, 681st, 682nd, 683rd, 684th, 685th, 686th, 687th, 688th, 689th, 690th, 691st, 692nd, 693rd, 694th, 695th, 696th,



## 2<sup>nd</sup> MAINTENANCE ROUTING CONTROLLER AND P.O.C. LOCATION OVERVIEW

[illegible]





**IRRIGATION LEGEND**

**MAINLINE**

**Submain**

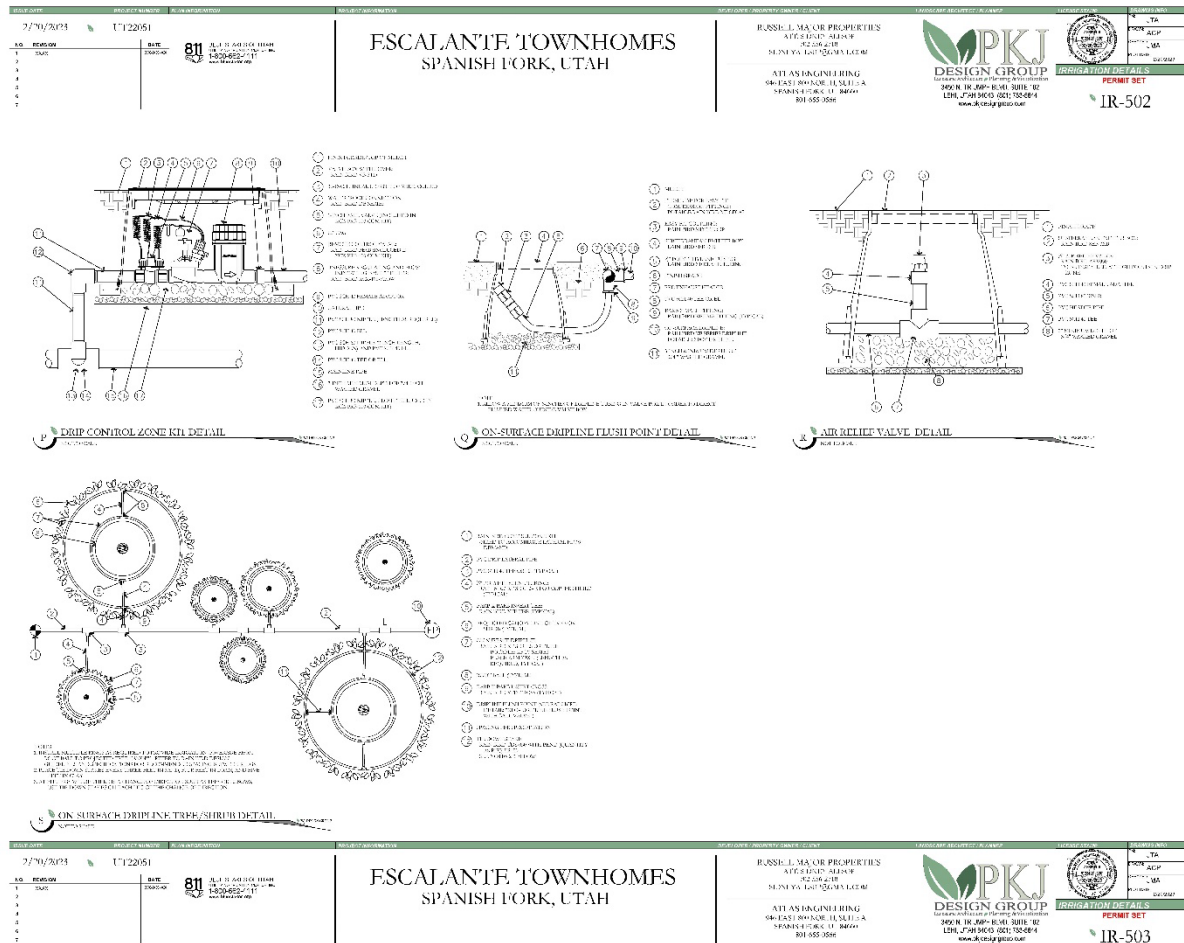
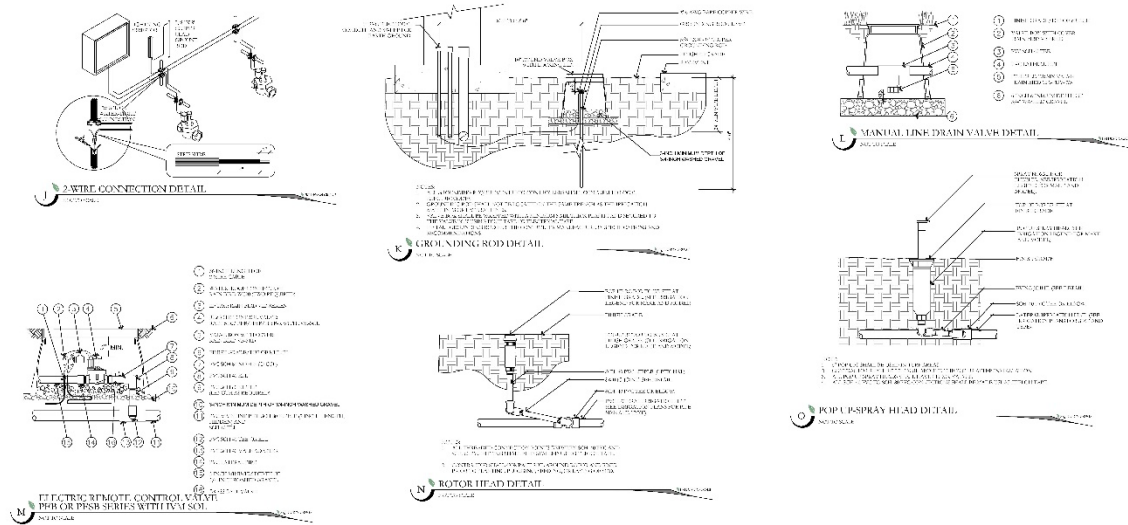
**DRIP ZONE**

**COMPONENTS:**

- 1. Drip Zone
- 2. Submain
- 3. Mainline
- 4. Drip Zone
- 5. Submain
- 6. Mainline
- 7. Drip Zone
- 8. Submain
- 9. Mainline
- 10. Drip Zone
- 11. Submain
- 12. Mainline
- 13. Drip Zone
- 14. Submain
- 15. Mainline
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- 49. Drip Zone
- 50. Submain
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- 52. Drip Zone
- 53. Submain
- 54. Mainline
- 55. Drip Zone
- 56. Submain
- 57. Mainline
- 58. Drip Zone
- 59. Submain
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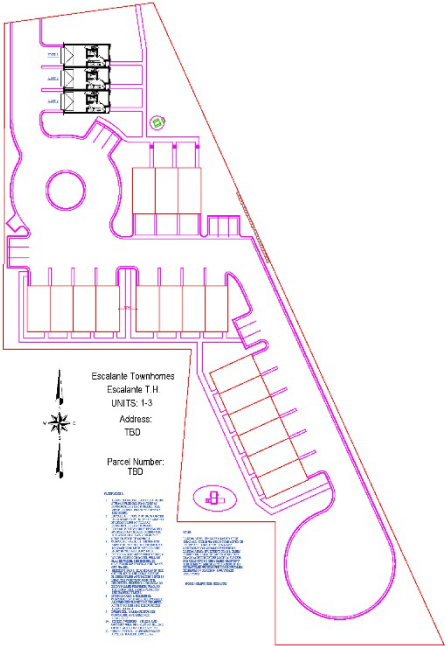


PROJECT INFO:	
ESCALANTE TOWNHOMES	
Address: TBD	
Escalante T.H.	
Units: 1-3	
Parcel Number: TBD	
PAGE SCHEDULE	
A.1	COVER SHEET (THIS SHEET)
A.2	SITE PLAN
A.3	BASEMENT PLAN
A.4	FIRST FLOOR PLAN
A.5	SECOND FLOOR PLAN
A.6	THIRD FLOOR PLAN
A.7	ROOFSHEET PLAN
A.8	SECTION A-A
A.9	SECTION B-B
A.10	SECTION C-C
A.11	SECTION D-D
A.12	SECTION E-E
A.13	SECTION F-F
A.14	SECTION G-G
A.15	SECTION H-H
A.16	SECTION I-I
A.17	SECTION J-J
A.18	SECTION K-K
A.19	SECTION L-L
A.20	SECTION M-M
A.21	SECTION N-N
A.22	SECTION O-O
A.23	SECTION P-P
A.24	SECTION Q-Q
A.25	SECTION R-R



ESCALANTE TOWNHOMES UNITS 1-3

ARCHITECT:	CIVIL ENGINEER:	STRUCTURAL ENGINEER:	BUILDER:
<p>Terry D. Judd Architect 1607 West 1000 North Provo, Utah 84601 801-516-7553 terryd@tdjudd.com</p> <p>architettura inc. California • Utah • Hawaii</p>	<p>Phone: 801-655-8586 Address: 948 East 800 North - Suite A Spanish Fork, Utah 84660 Email: vcc@acute-engineering.net</p>	<p>ACUTE ENGINEERING, INC. 1607 West 1000 North Provo, Utah 84601 801-516-7553 1607 West 1000 North Provo, Utah 84601</p>	TBD

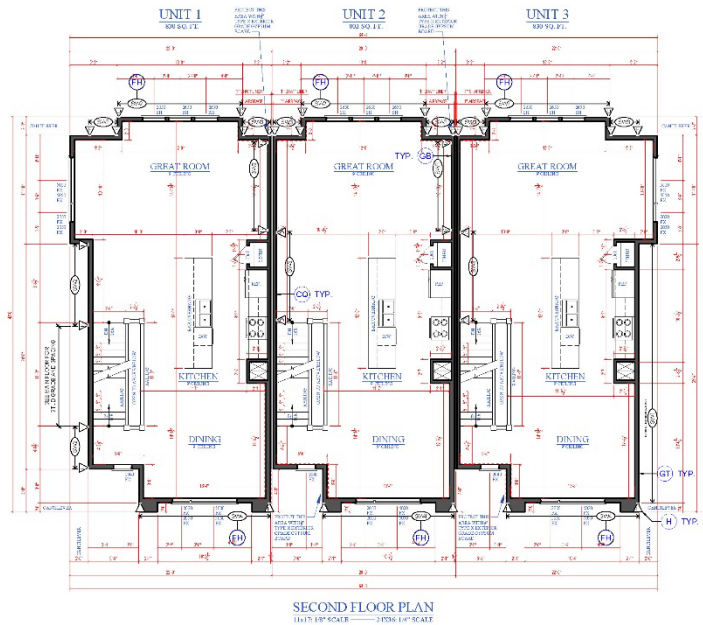
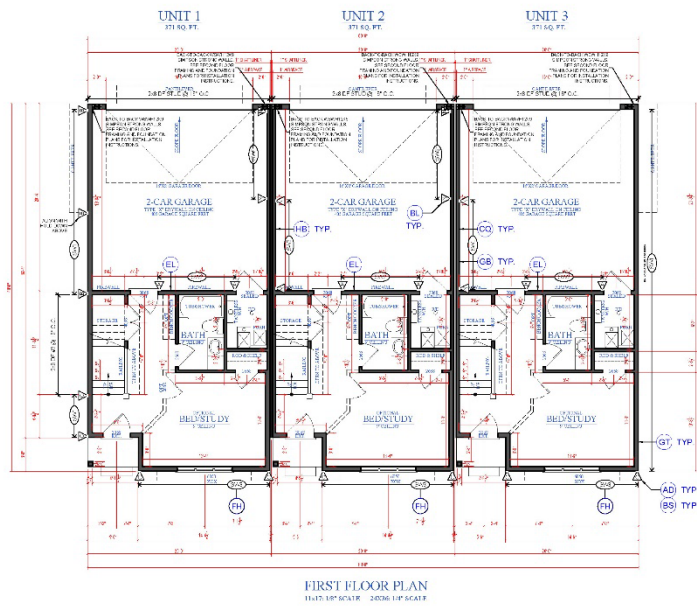


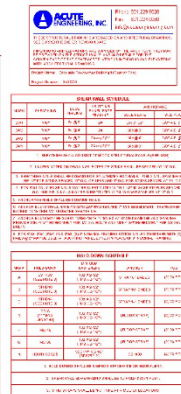
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A.24	SECTION Q-Q
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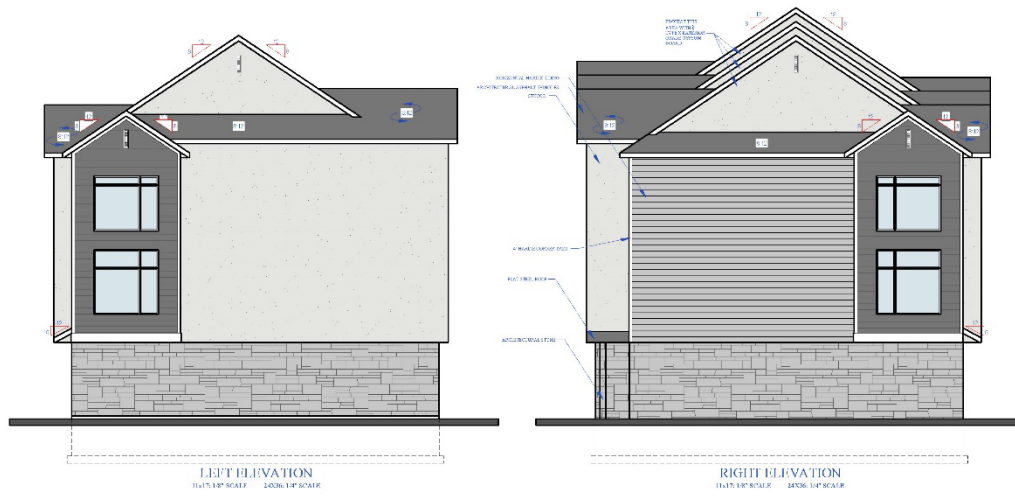




## A.5

## A.6





ALPINE 300

Escalante Townhomes

Escalante T.H.

1-3

December 19, 2023

December 19, 2023

December 19, 2023

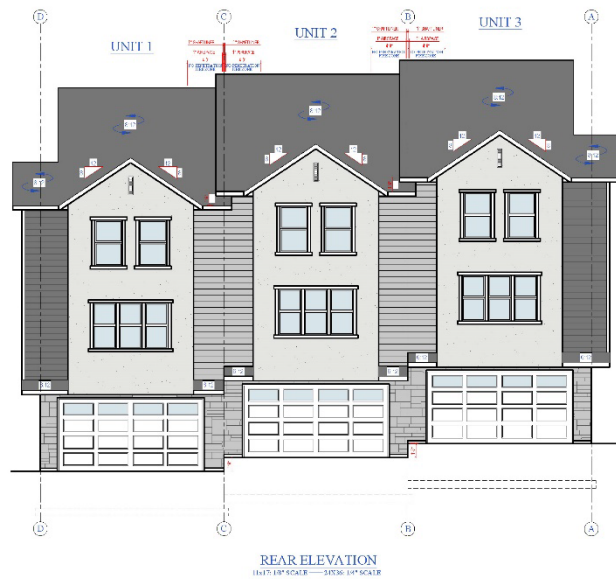
RIGHT & LEFT ELEVATIONS

January 22, 2024

REVISIONS:

SHEET

A.7



ALPINE 300

Escalante Townhomes

Escalante T.H.

1-3

December 19, 2023

December 19, 2023

December 19, 2023

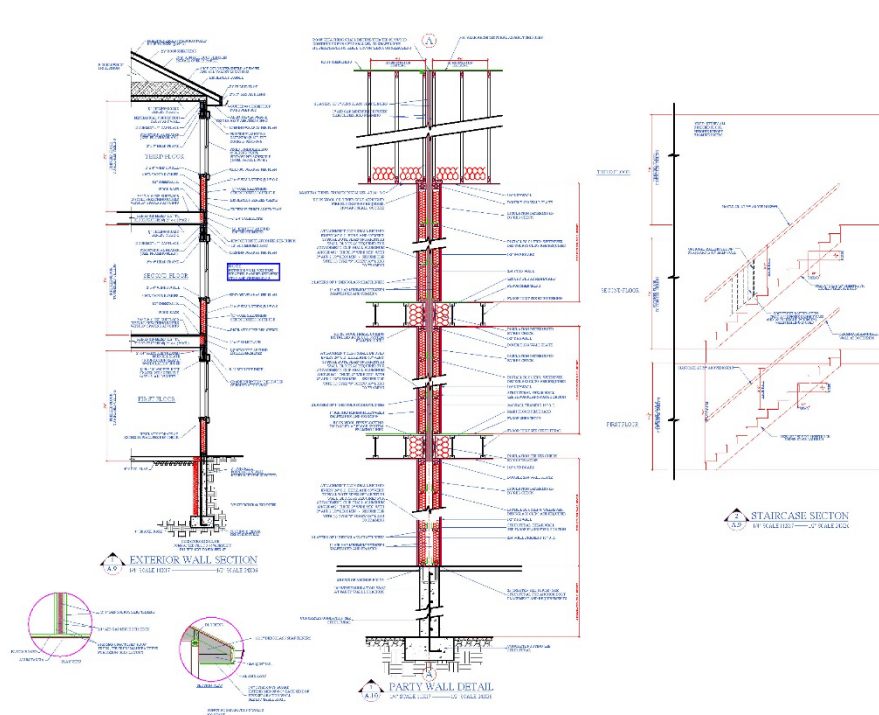
REAR ELEVATION

January 22, 2024

REVISIONS:

SHEET

A.8



## CROSS SECTIONS

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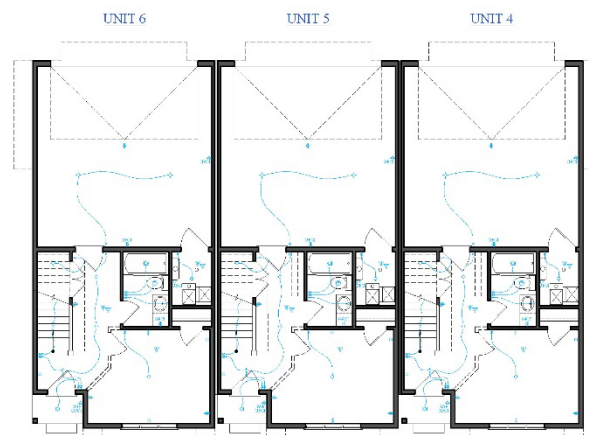
January 22, 2024

UNRECORDED ARCHITECT  
Terry  
Eaton  
JUN  
268685  
STATE OF UTAH

REVISIONS:

SHEET

## A.9



FIRST FLOOR ELECTRICAL PLAN  
11x17: 1/8" SCALE                      24x36: 1/4" SCALE

[illegible]

**FIRST FLOOR ELECTRICAL**

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January 22, 2024

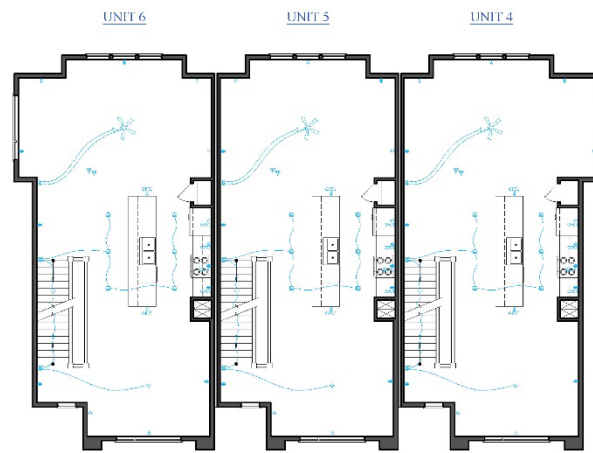


REVISIONS:

SHEET

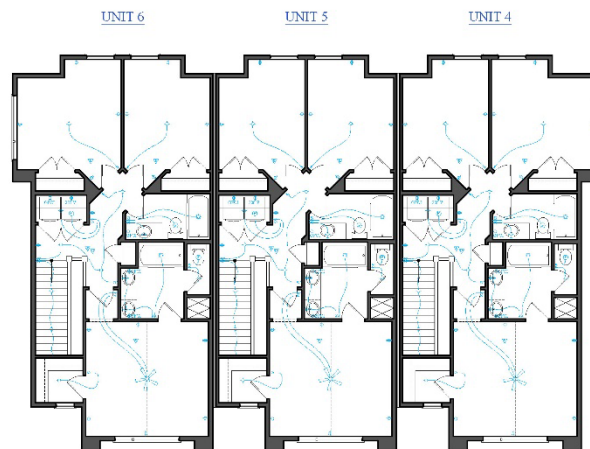
## E.1





SECOND FLOOR ELECTRICAL PLAN  
11x17, 1/8" SCALE  
14X26, 1/4" SCALE

ELECTRICAL SCHEDULE			
DATE	DESCRIPTION	TIME	STATUS
1	Wiring for new light fixture	10:00 AM	Completed
2	Check and tighten electrical connections	11:00 AM	In Progress
3	Install new electrical panel	12:00 PM	Not Started
4	Test all electrical systems	1:00 PM	Completed
5	Repair damaged wiring	2:00 PM	In Progress
6	Upgrade electrical system	3:00 PM	Not Started
7	Install new electrical conduit	4:00 PM	In Progress
8	Check and replace fuses	5:00 PM	Completed
9	Test all electrical systems	6:00 PM	Completed
10	Final inspection	7:00 PM	Completed



THIRD FLOOR ELECTRICAL PLAN  
11/07: 1/8" SCALE ————— 2/00: 1/8" SCALE

TECHNICAL SCHEDULE			
SYMBOL	DESCRIPTION	UNIT	QUANTITY
1	CONCRETE GRADE	1	1.00
2	REINFORCING BARS	1	1.00
3	WALL FORMWORK	1	1.00
4	WALL FORMWORK	1	1.00
5	WALL FORMWORK	1	1.00
6	WALL FORMWORK	1	1.00
7	WALL FORMWORK	1	1.00
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96	WALL FORMWORK	1	1.00

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## FOUNDATION PLAN



REVISIONS:

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SHEET

## S.1



## SECOND FLOOR FRAMING PLAN



REVISIONS:

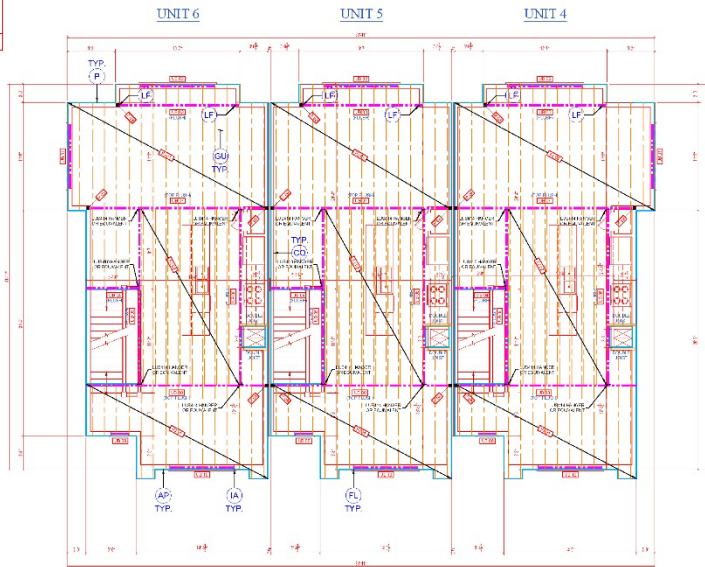
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SHEET

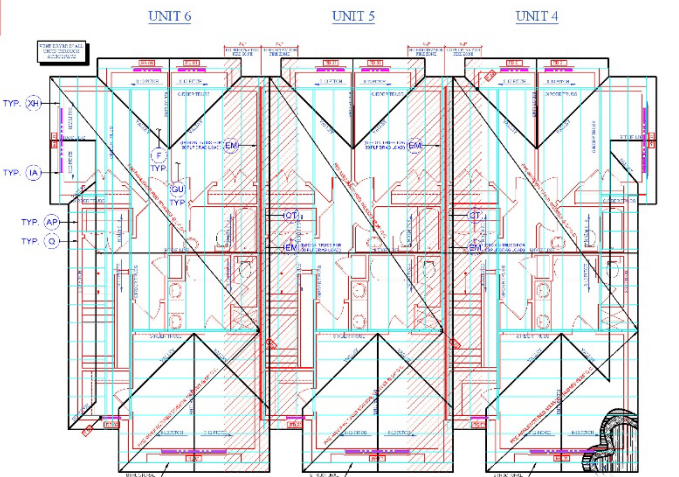
## S.2

**ACUTE PROFESSIONAL INC.**  
 Project: 22-027-000  
 Escalante Townhomes  
 1000 S. 10th Street, Suite 100  
 Phoenix, AZ 85026  
 Phone: (602) 441-1111  
 Fax: (602) 441-1112  
 Email: info@acutepro.com  
 Website: www.acutepro.com



THIRD FLOOR FRAMING PLAN  
 1/8" = 1'-0" SCALE

**ACUTE PROFESSIONAL INC.**  
 Project: 22-027-000  
 Escalante Townhomes  
 1000 S. 10th Street, Suite 100  
 Phoenix, AZ 85026  
 Phone: (602) 441-1111  
 Fax: (602) 441-1112  
 Email: info@acutepro.com  
 Website: www.acutepro.com



ROOF FRAMING PLAN  
 1/8" = 1'-0" SCALE

**ACUTE PRO**  
 Escalante Townhomes  
 1-3  
 10/18/2022  
 10/18/2022  
 10/18/2022

THIRD FLOOR FRAMING PLAN

**ACUTE PRO**  
 Escalante Townhomes  
 1-3  
 10/18/2022  
 10/18/2022  
 10/18/2022

REVISIONS  
 SHEET  
**S.3**

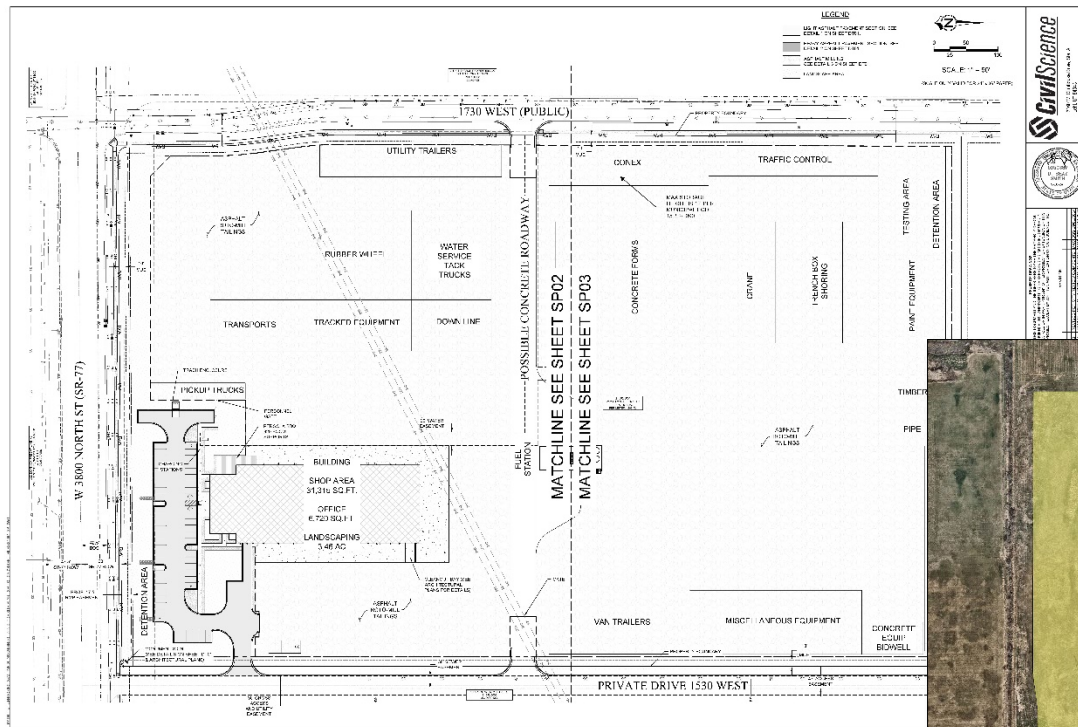
**ACUTE PRO**  
 Escalante Townhomes  
 1-3  
 10/18/2022  
 10/18/2022  
 10/18/2022

ROOF FRAMING PLAN

**ACUTE PRO**  
 Escalante Townhomes  
 1-3  
 10/18/2022  
 10/18/2022  
 10/18/2022

REVISIONS  
 SHEET  
**S.4**





## WW Clyde Site Plan Approval Request

October 23, 2024, Development Review Committee meeting.

Located at 1608 West 3800 North, including 25 acres.

The subject property is zoned I-1.

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

## Recommendation

That the proposed Site Plan be approved based on the following finding and subject to the following conditions.

### Finding

1. That the proposal conforms to the City's Zoning Map.

### Conditions

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

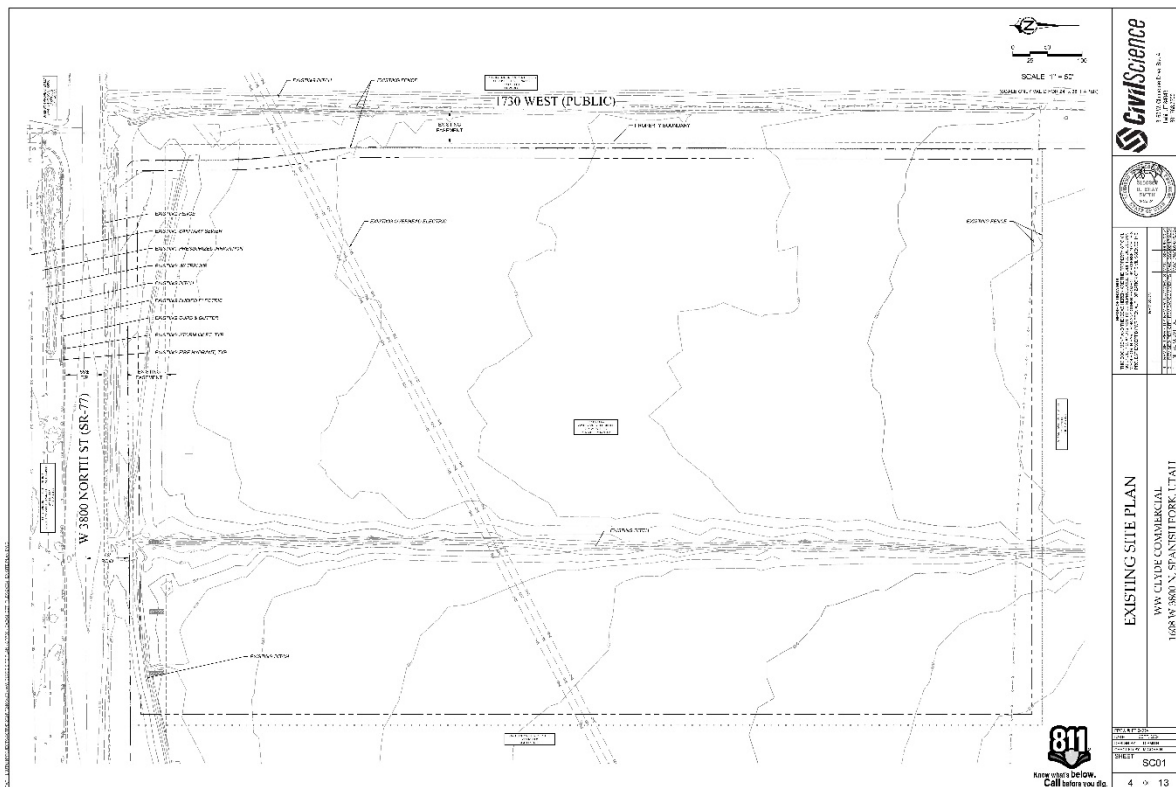
## Key Issues

1. Subdivision.
2. Improvements.
3. Masonry Wall.

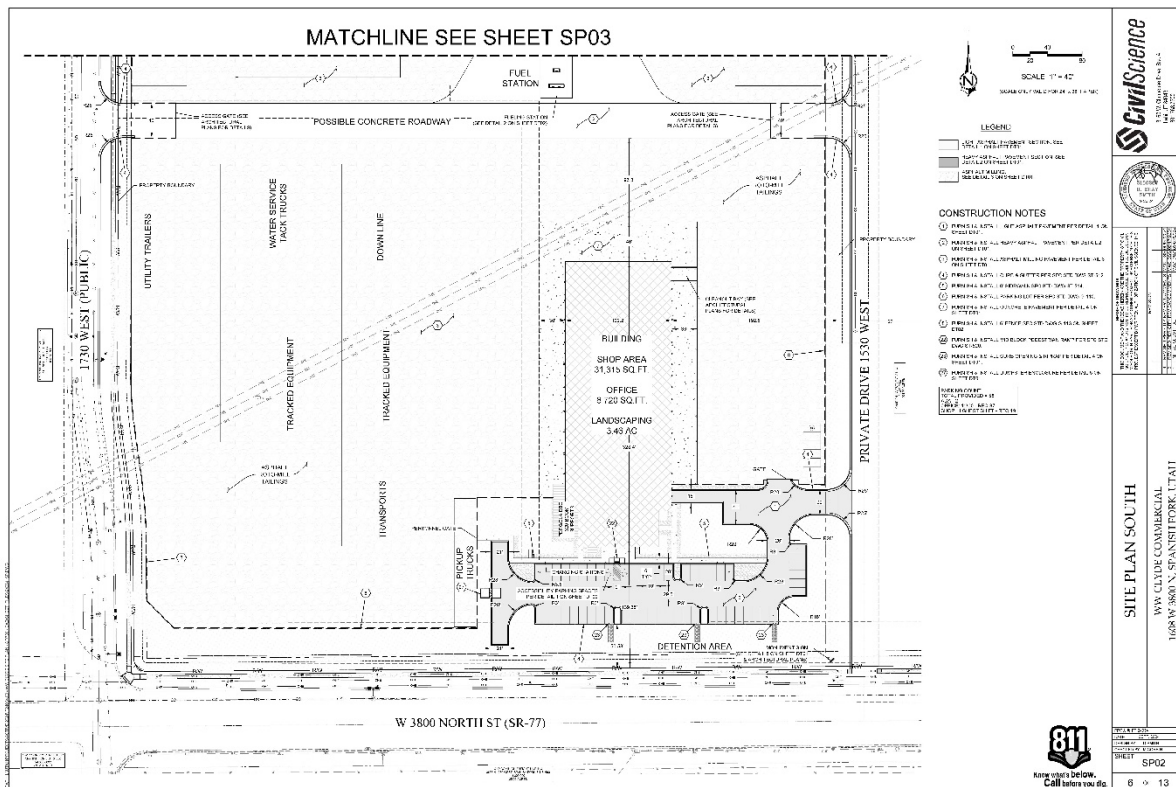
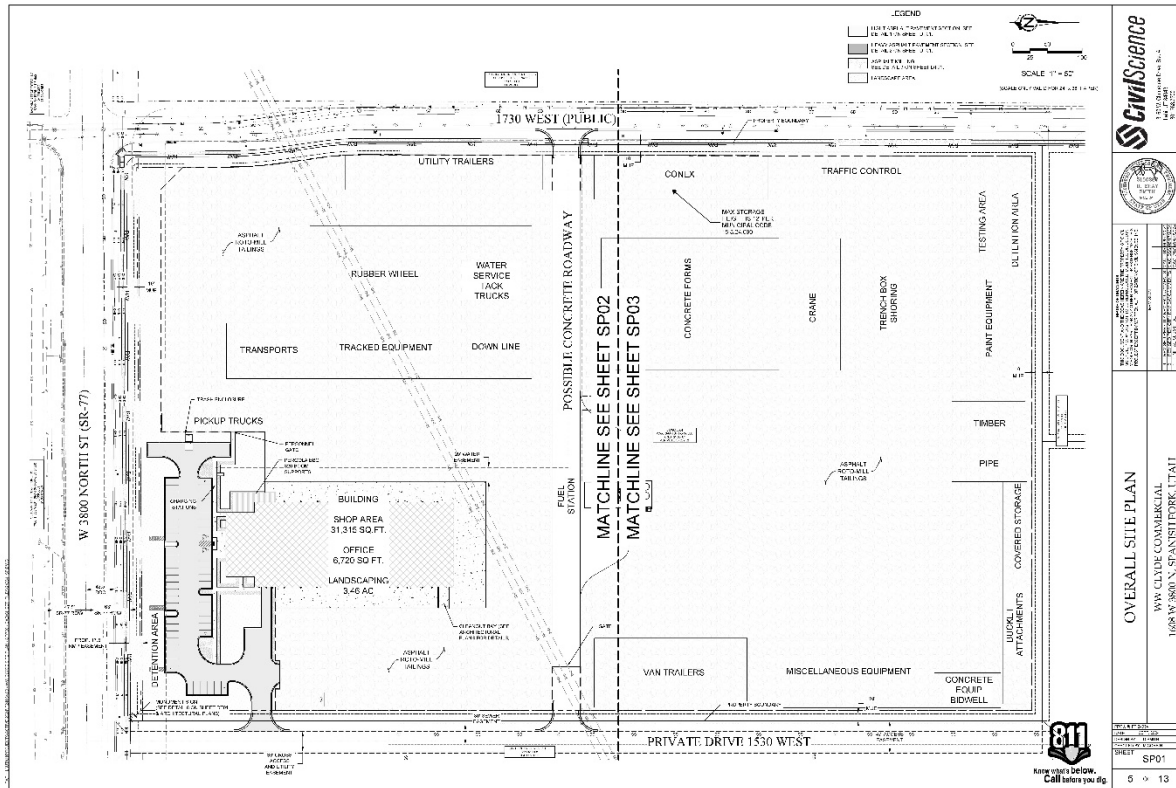
## Exhibits

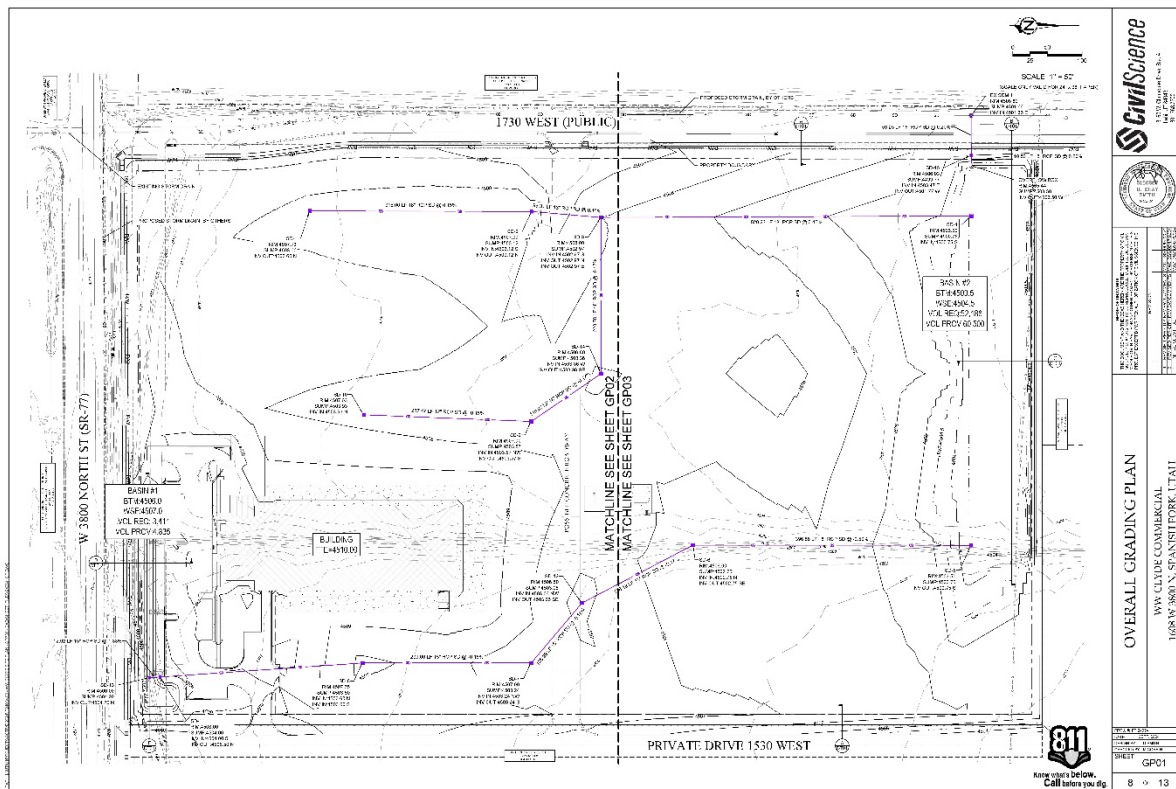
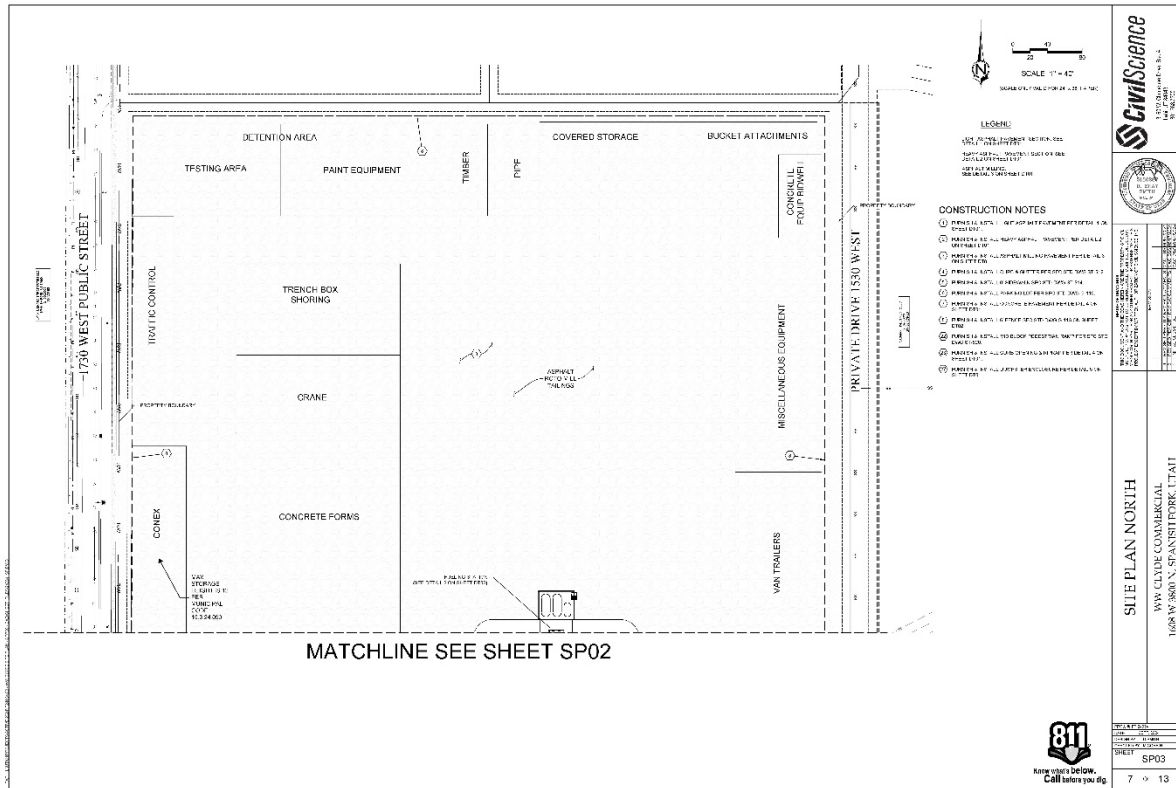
1. Site Plan.
2. Landscape Plan.
3. Building Elevations.

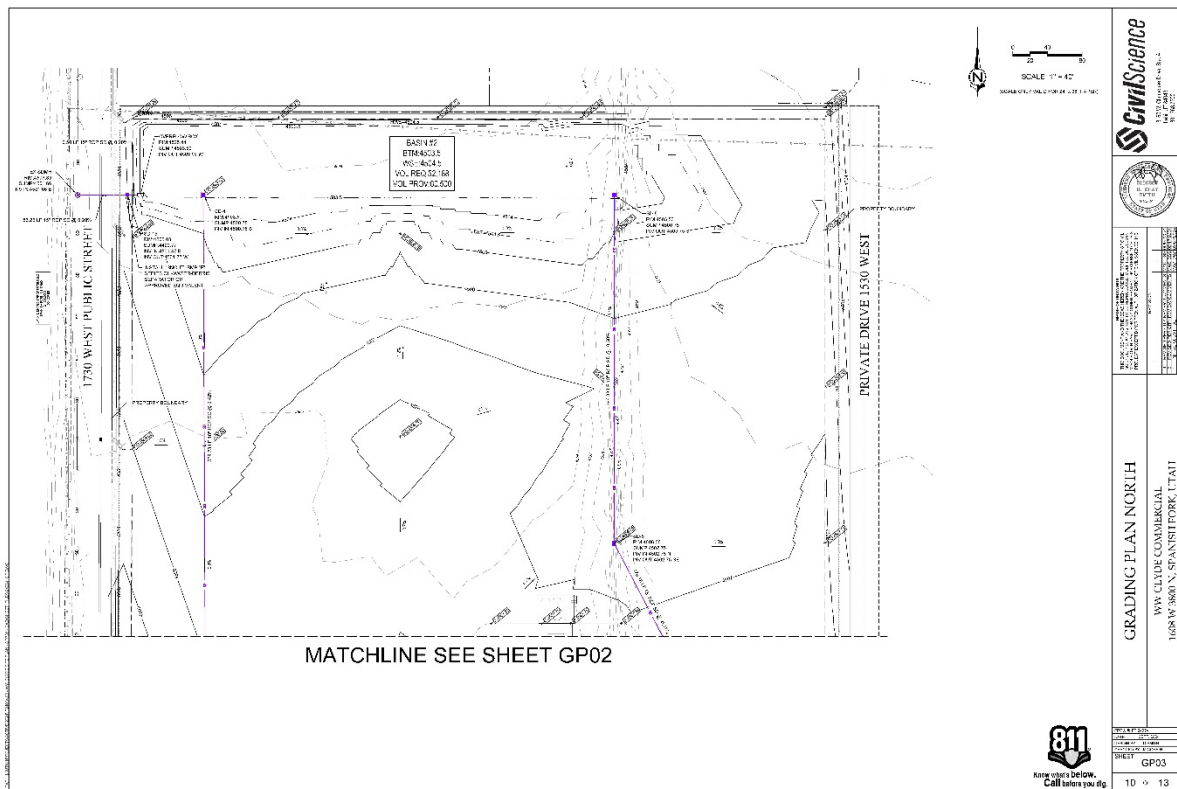
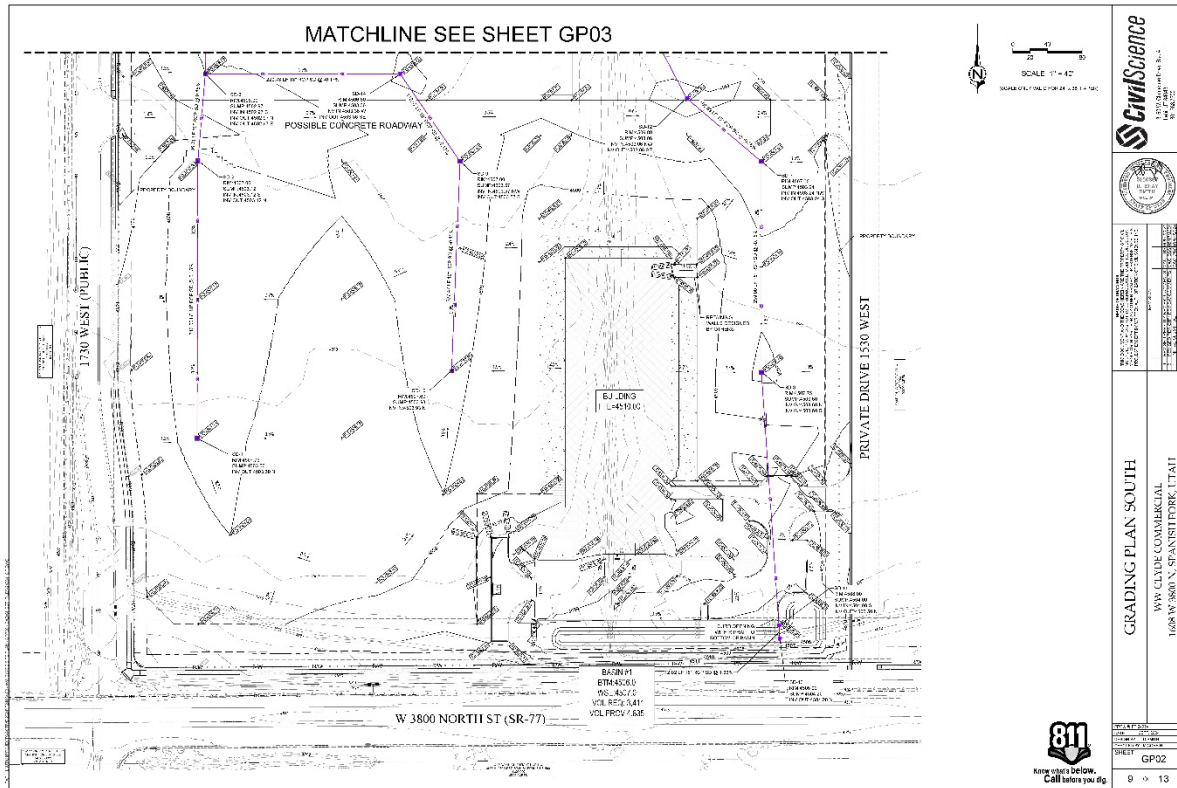




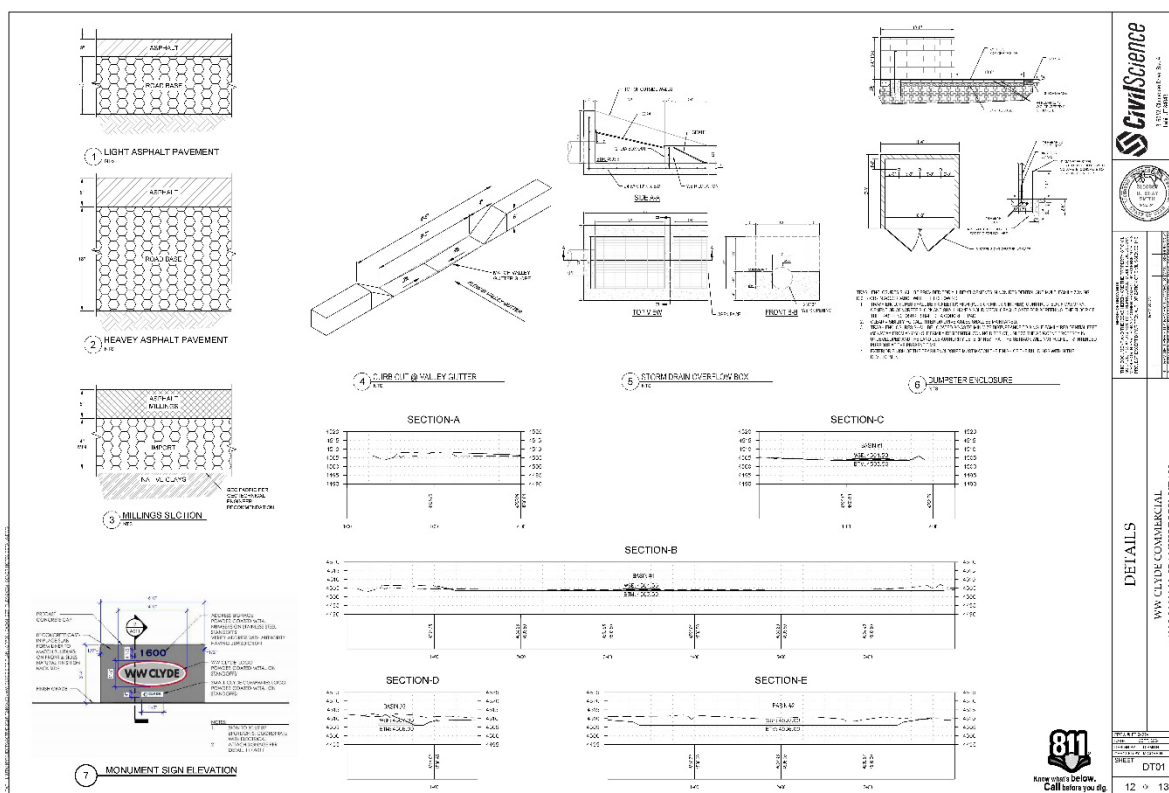
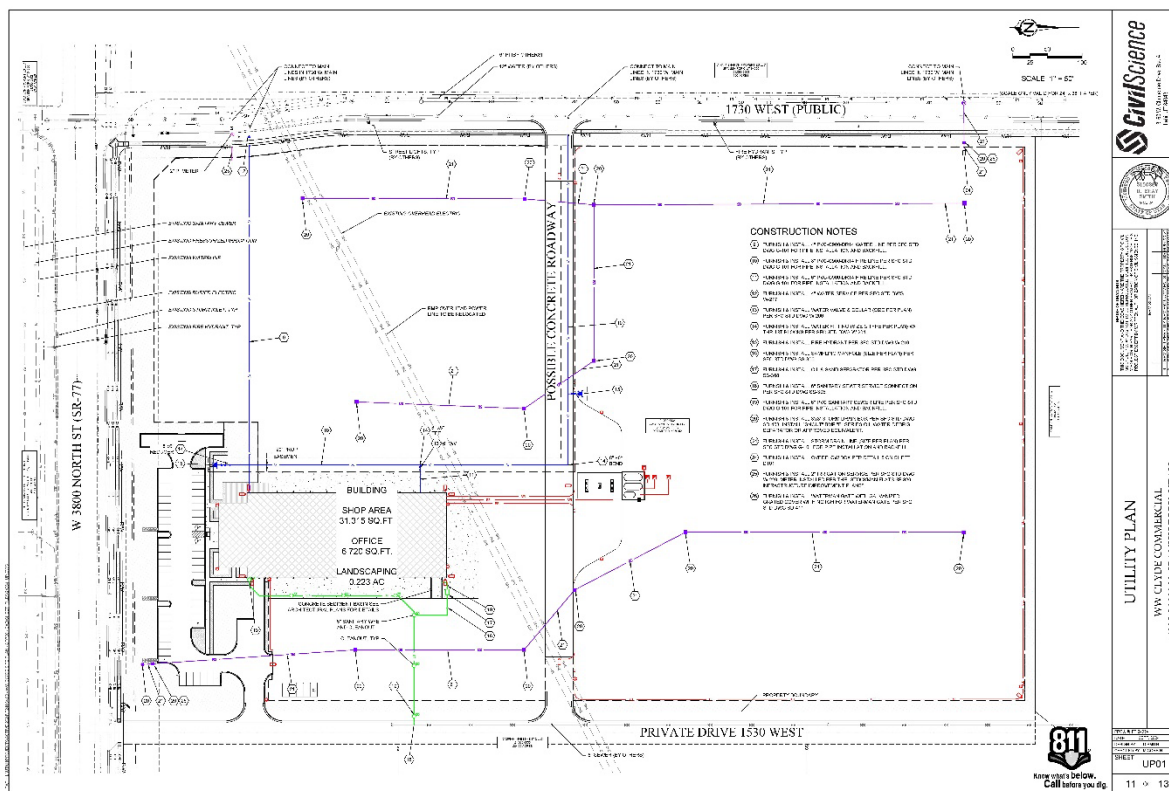


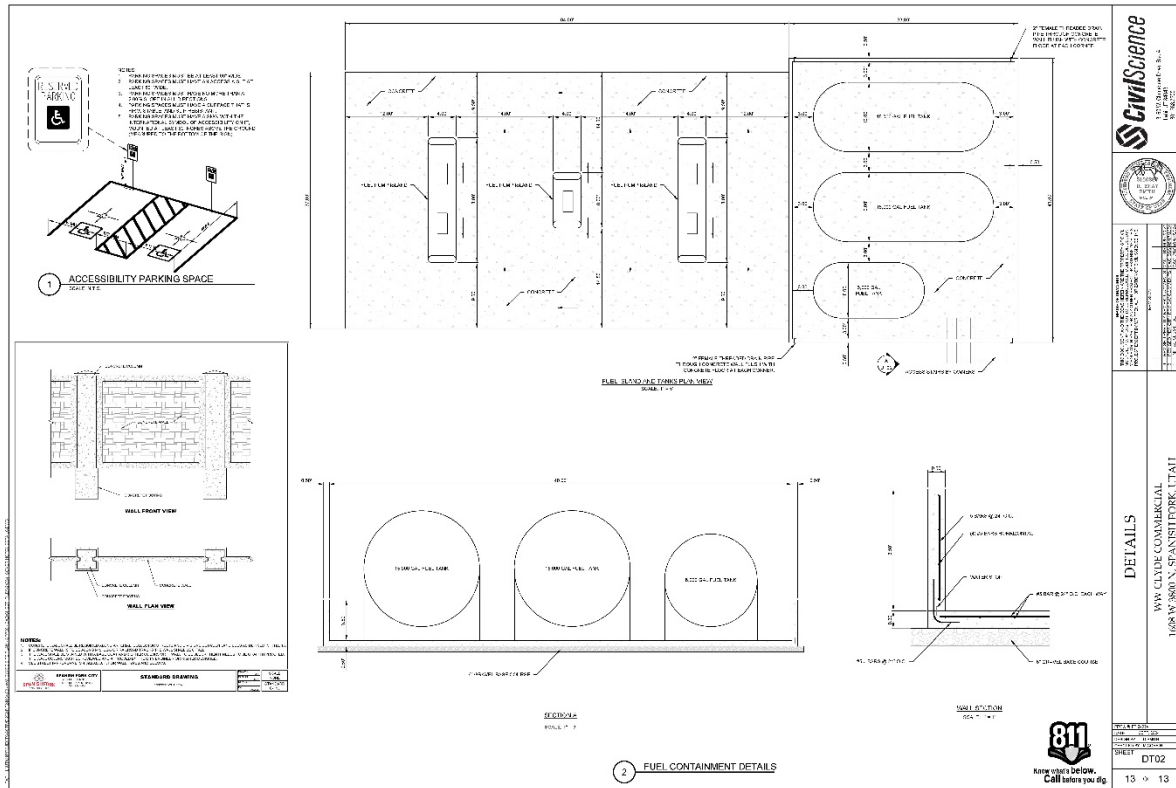


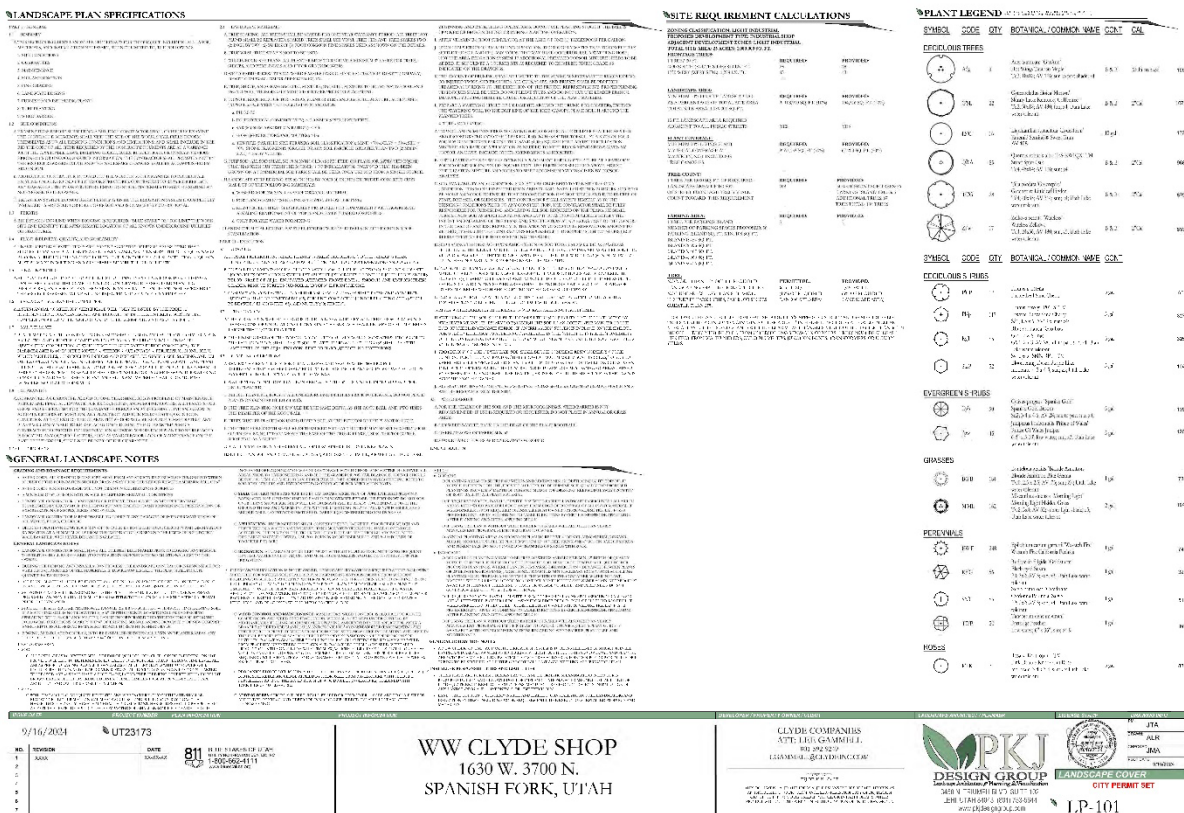
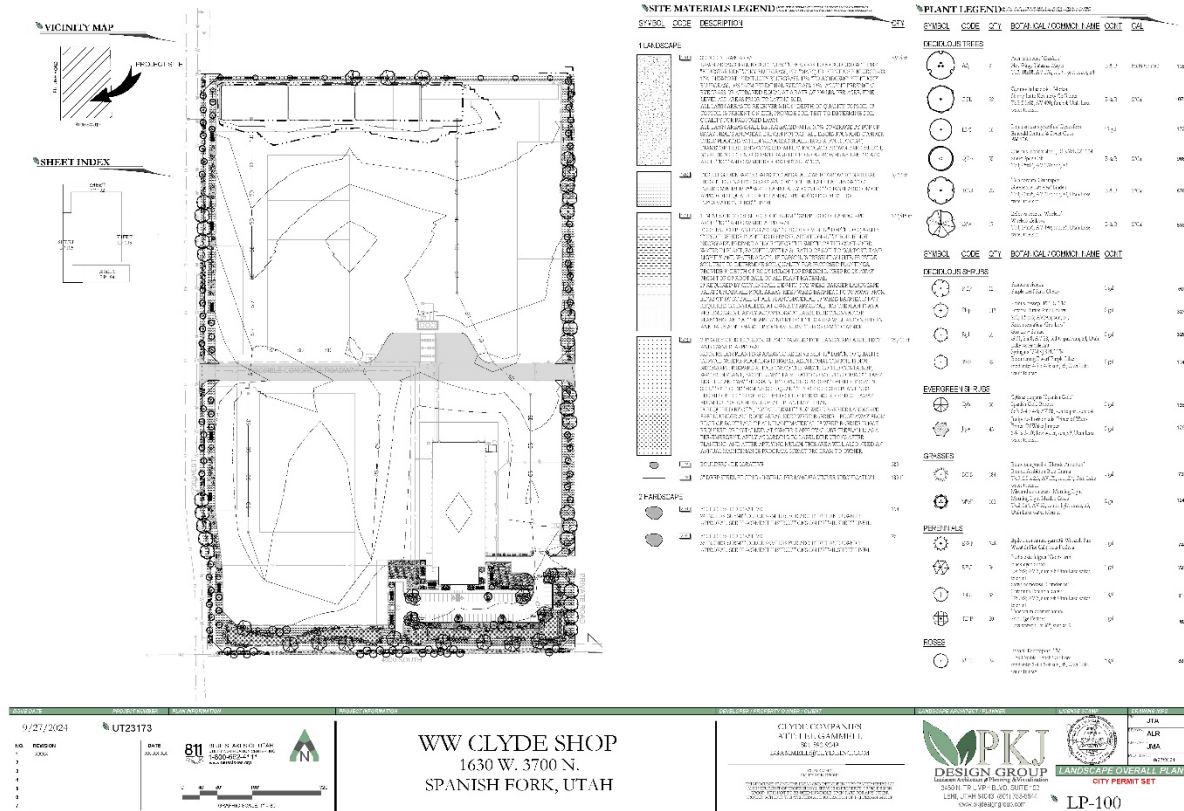






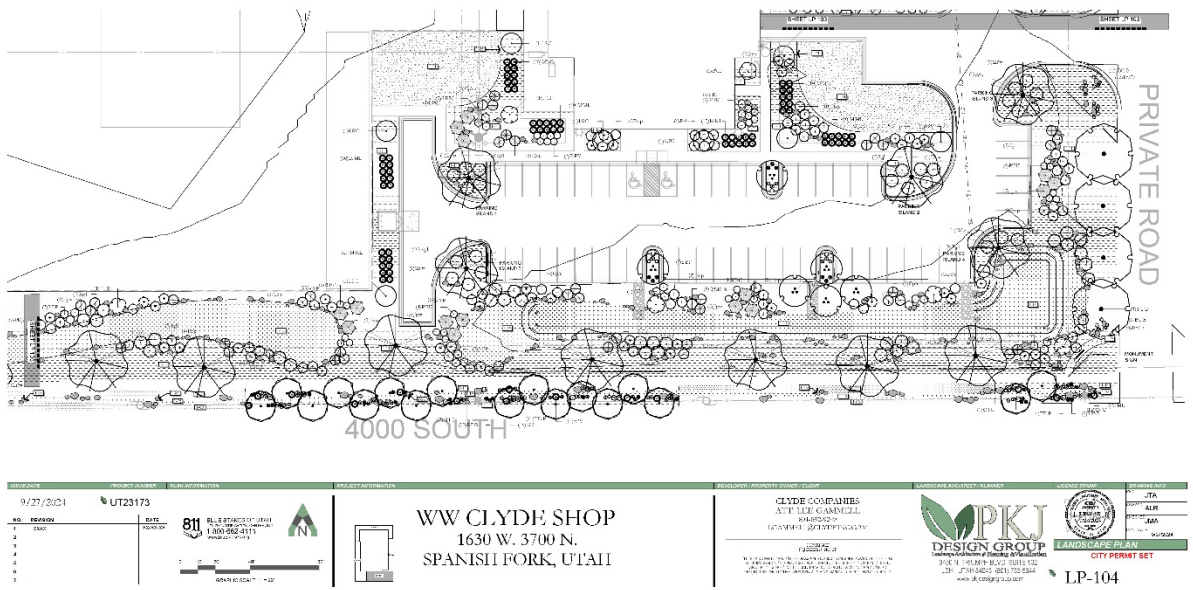
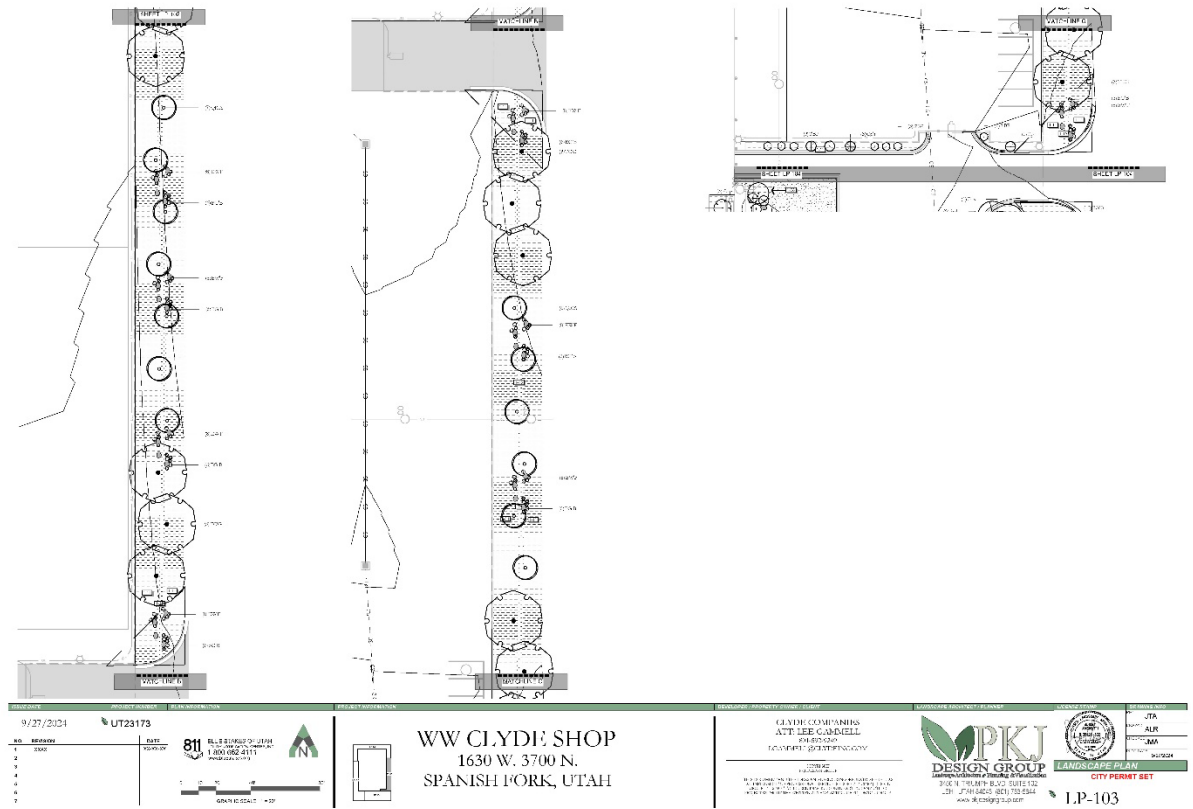


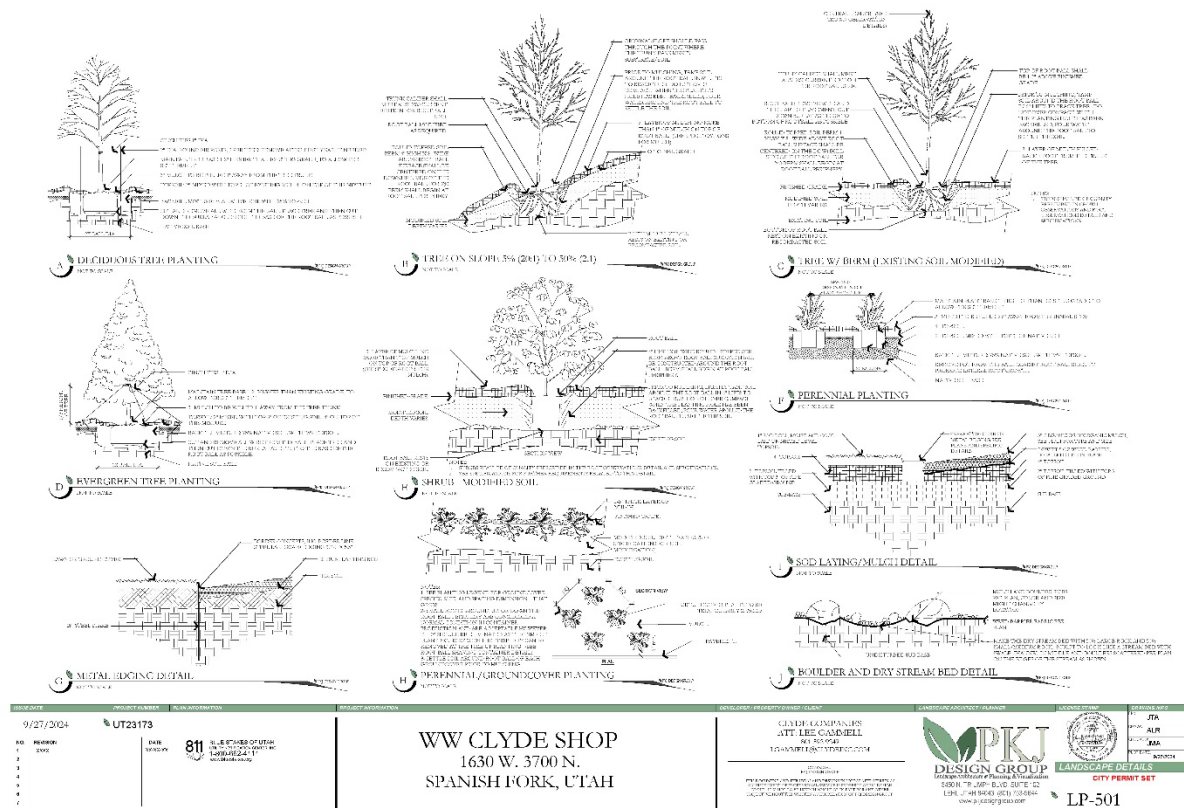
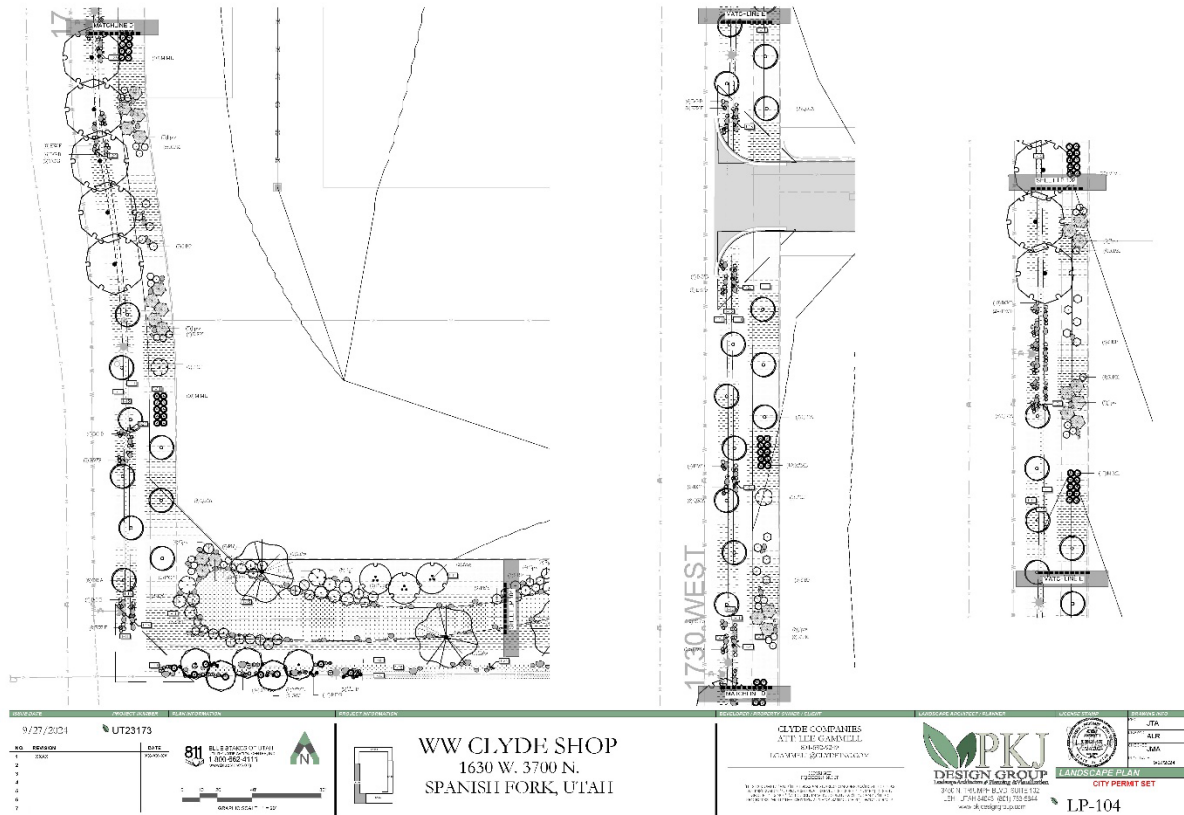




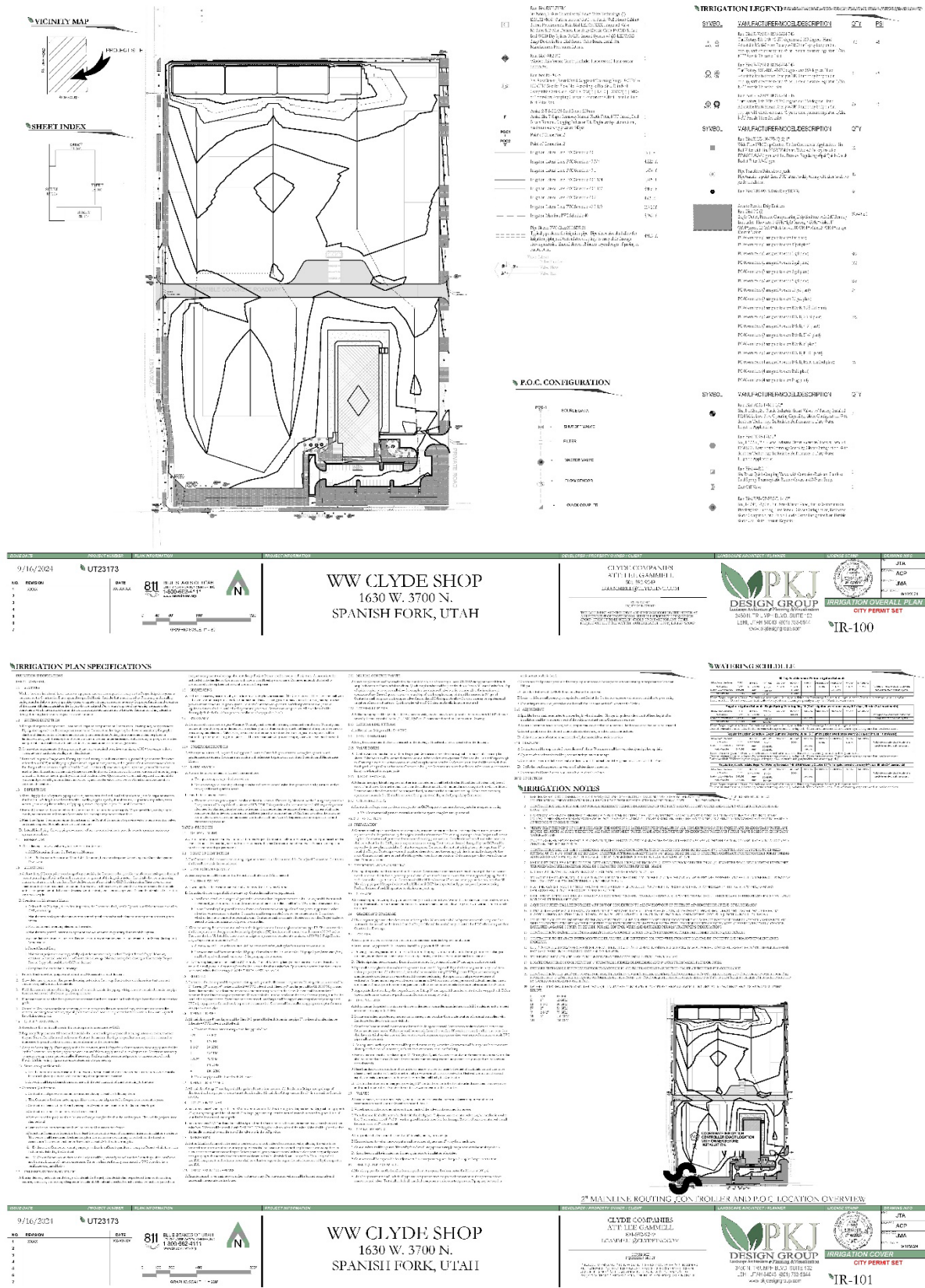


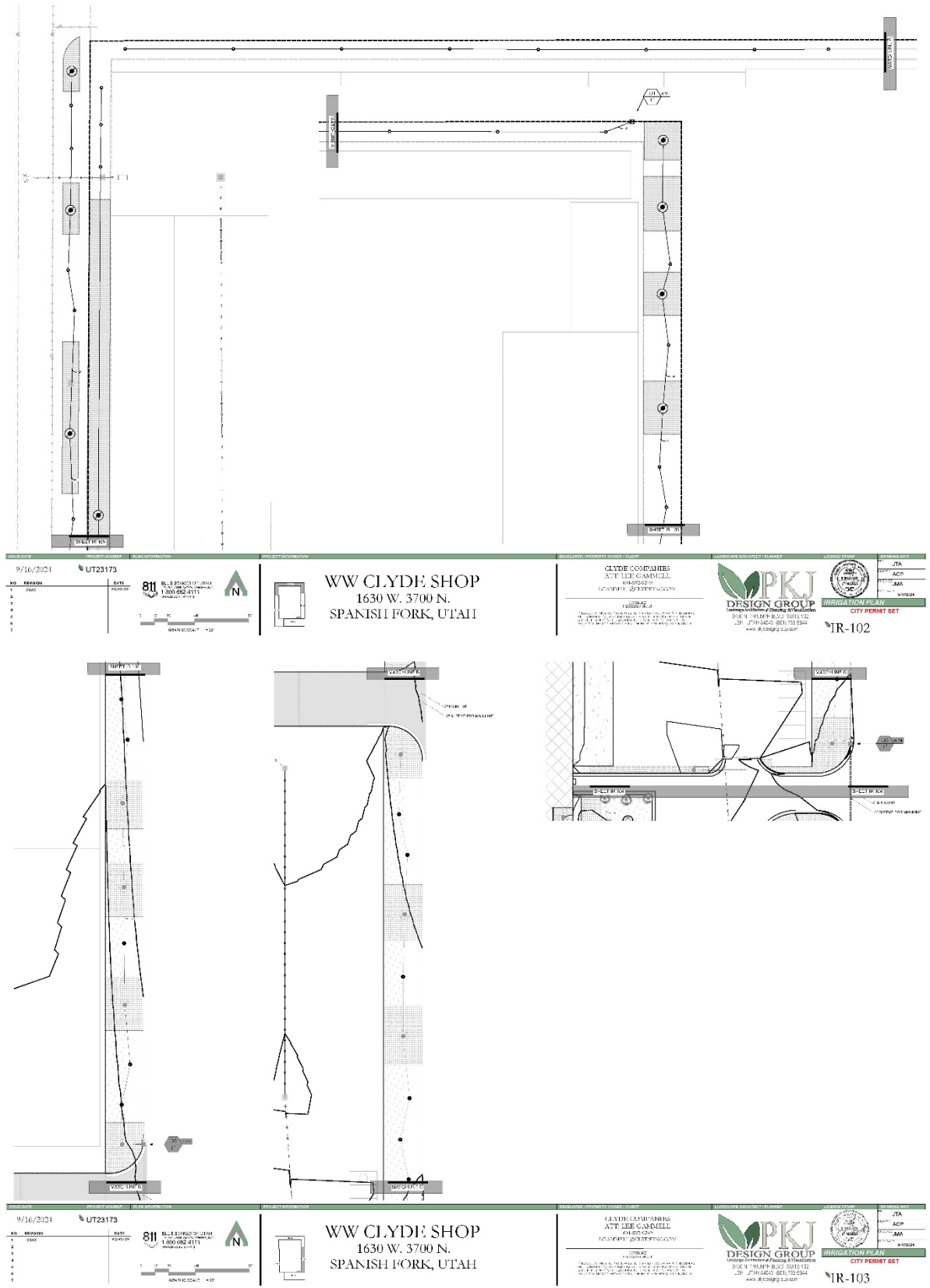








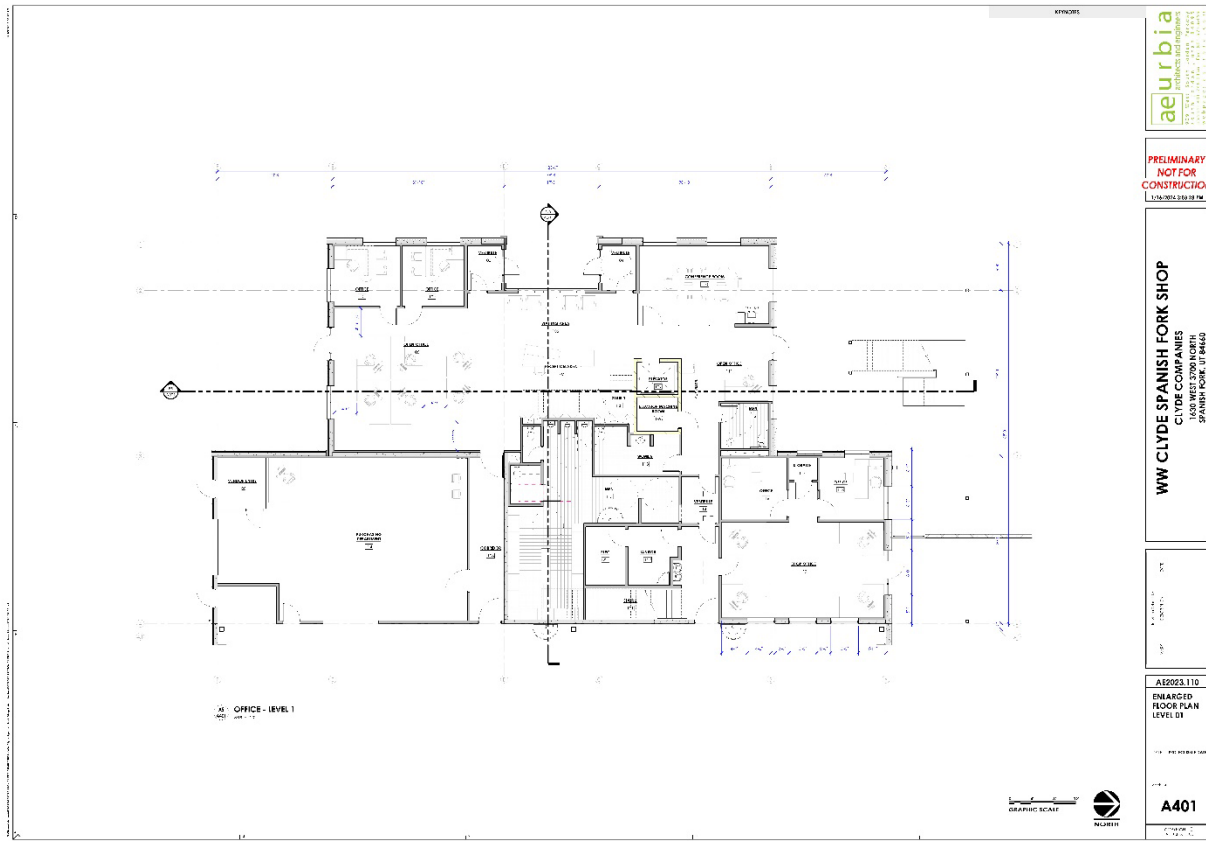














TO: file

FROM: Dave Anderson, AICP

DATE: October 21, 2024

RE: Proposed Amendment to Allow Pickleball Courts

This correspondence is provided in response to a request to expressly allow pickleball courts, with a specific parking requirement, within structures in certain zoning districts.

Draft language that is intended to accommodate the request is provided below, correspondence from the applicant is attached.

**15.1.04.020 Definitions**

...

**“Indoor Pickleball Facility”:** A building that contains indoor pickleball courts and other improvements that are provided to serve players using the courts.

...

**15.3.16.120 I-1 Light Industrial**

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit significant amount of air, water, or noise pollution will not be allowed. Residential uses are not allowed.

A. Permitted Uses:

1. Adult Day Care.
2. Agriculture, including the Production of Food and Fiber Crops, Tree Farms, Grazing, and Animal Husbandry of Livestock, not including Feedlots.
3. Automotive Repair.
4. Automotive Service, Paint and Body Work, other consumer goods repair.
5. Caretaker's Residence.
6. Car Wash (self or full service).
7. Child Care Centers
8. Contractor Warehouse and Storage Yards.



9. Financial Institutions.
  10. Funeral Homes.
  11. Indoor Manufacturing, Assembly and Storage of finished products.
  - 12. Indoor Pickleball Facility.**
  13. Instructional Studios.
  14. Lube Centers.
  15. Lumber and Building Material Yards.
  16. Municipal Facilities required for local service.
  17. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.
  18. Office Supply, Copying, Printing businesses.
  19. Offices.
  20. Outdoor display areas.
  21. Research, Development, and Testing services.
  22. Restaurants.
  23. Retail businesses.
  24. Telecommunication Towers not taller than 60 feet.
  25. Tire Care Centers.
  26. Trade or Business schools.
  27. Trucking and Warehousing.
  28. Veterinary Offices for large animals and/or outside boarding of animals.
  29. Wholesale Trade Businesses except explosives or automobile wrecking or salvage yards.
- B. Uses Subject to Conditions:
1. Outdoor storage areas (see §15.3.24.090(I)).
  2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).
  3. Sexually Oriented businesses as defined in Chapter 5.28 of the Spanish Fork Municipal Code.
- C. Uses Subject to Conditional Use Permit (see §15.3.08.060):
1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor boarding or exercise facilities.
  2. Drive-in Theaters.
  3. Indoor Commercial Recreation Facilities.
  4. Jails, for County and/or City.
  5. Meat Processing Facilities
  6. Outdoor Commercial Recreation Facilities.
  7. Publicly owned and operated compost facilities.
  8. Publicly owned and operated recycling centers.
  9. Rehabilitation Treatment Facilities.
  10. Residential Treatment Centers (not owner occupied).
  11. Shelter Care Facilities.
  12. Telecommunication Towers taller than 60 feet.
- D. Accessory Buildings and Uses (see §15.3.24.090).
- E. Development Standards (see Table 2).

- F. Site Plan/Design Review (see §15.4.08.010 et seq.).
- G. Landscaping, Buffering, Walls (see §15.4.16.130).
- H. Signs (see §5.36.010 et seq.).
- I. Parking (see §15.4.16.120).

#### **15.4.16.120 Off Street Parking**

##### **1. Parking Requirements by Use:**

USE	MINIMUM # OF SPACES
Arcades	1:100 square feet
Auditorium, Stadium, Event Center, Private Clubs, Health Clubs, Theaters	1:100 square feet or 1:5 seats, whichever is greater
Auto Repair	1:100 square feet
Automobile Service Station	1:200 square feet
Banks, Financial Institutions	1:250 square feet
Barber Shop or Beauty Shop	1:100 square feet
Batting Cages	1:cage
Bowling Alley	4:lane
Churches	1:5 seats or 90 linear inches per pew
Child Care Center	1:employee, plus 1:10 children
General/Professional Office	1:300 square feet

Golf Course	6:hole
Golf Course (Miniature)	2:hole
Home Furnishings, Major Appliances	1:5000 square feet
Hospitals	1:bed
<b>Indoor Pickleball Facility</b>	<b>3:per court, no less than 12</b>
Indoor Playground	1:250 square feet
Indoor Playground in I-1 zone	1:300 square feet
Instructional Studio	1:400 square feet
Lube and Tire Centers	1:300 square feet
Manufacturing/Assembly/Wholesale/Warehouse	1:employee on the highest shift
Mixed Uses or Unlisted Uses	To be determined by the Community Development Director
Motels/Hotels	1:room
Motels/Hotels - Restaurants/Banquet/Meeting Room Space	1:200 square feet
Medical/Dental Office	1:200 square feet
Residential single-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per home are provided.
Residential multi-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per homes are provided. In addition, one (1) guest parking space is required for every three (3) homes.

Restaurant - freestanding	1:100 square feet
Restaurant - associated with another use (Motel/Hotel, School, Recreation Facility or similar)	1:200 square feet
Retail/Shopping Center (including up to 10% restaurant, health club, beauty shops, additional percentages calculated at rate for each use)	1:250 square feet
Retirement/Senior Housing/Nursing Home	1:employee on highest shift plus 0.4:unit
School, Elementary	2:classroom
School, Middle or Junior High	3:classroom
School, High School	7:classroom
School, College	10:classroom
School, Vocational/Technical	1:2 students
Storage Building/Space	0.5 per 1,000 square feet of storage space
Trampoline Park	1:300 square feet
Water Park, Theme Parks	To be determined by the Community Development Director

attachment: applicant correspondence

## The Picklr: Parking Requirement & Use

Application: Conditional Use Permit (15.3.08.060)

Background:

The El Tenedor development project consists of a Class A rear-load industrial grade building comprising of 134,564 square feet. A prospective tenant, The Picklr ("Picklr" or "Tenant") , has entered into a Letter of Intent to occupy 33,161 SF to operate a Picklr pickle ball franchise. Current negotiations contemplate the installation of 12 indoor courts that will be available by reservation. Tenant's business model anticipates it will operate from 6:00 am to midnight 7 days a week although peak demand is estimated to be early morning (between 6:00 a.m. and 8:00 a.m. and evenings between 6:00 p.m. and 10:00 p.m. which we believe will be outside of typical industrial business hours and compatible with more traditional industrial uses.

About Tenant:

The Picklr currently owns and operates six indoor pickle ball locations in Utah: Sandy, West Jordan, Kaysville, Logan, Uintah, and St. George. These locations were opened beginning in 2021. In addition Picklr has announced plans to open at least three more locations in Utah and has sold more than 300 additional franchise locations across the United States. In addition to Picklr, there are numerous other commercial pickle ball operations currently operating along the Wasatch Front but most of this analysis is limited to Picklr operations.

Parking:

Parking data has been collected at all Utah locations since opening. Based on Picklr's internal parking data, average vehicle occupancy is 2.5 vehicle stalls per court. Assuming full occupancy of the 12 courts proposed for the Spanish Fork location, it is anticipated that Picklr customers may utilize up to 30 parking spots per hour during peak operation. Additionally, Picklr typically has 1-3 employees during business hours.

Other cities in Utah have established parking requirements that are tailored to a pickleball use. Clearfield (not Picklr) requires two (2) stalls per pickleball court. Herriman, which has an outdoor commercial recreation use, requires two (2) stall per court plus one (1) stall per each 500 SF of non-court premises area.

Recommendation:

Based on the date we have collected for pickle ball use in other jurisdictions, we recommend that Spanish Fork allow a conditional use to allow Picklr to operate in the El Tenedor building which requires Picklr to have access to 2.5 stalls per court totaling 30 stalls and an additional 5 stalls as employee parking totaling 35 stalls. We believe this provides sufficient parking during peak operating hours and is consistent with other operating sites around Utah.

We also point out that the current proposed Picklr premises is on an endcap and there are sixty parking stall near the entrance of the Picklr premises which are away from truck parking and drive aisles (see attached site plan). This should minimize if not eliminate any possible conflict with traditional industrial parking and traffic uses.



We propose this conditional use for the proposed Picklr at El Tenador and that Spanish Fork monitor the parking for 6-12 months at which time Spanish Fork may consider adopting a new zoning category to allow pickle ball and related uses to operate in both traditional retain as well as industrial park zones.

### **15.3.20.010 Airport Impact Overlay**

This district is intended to provide for the development of improvements at the airport that will enhance the facility's functionality and visual appeal. These standards are not intended to limit creativity but are expected to facilitate development that creates a distinct sense of place that is recognizable by aeronautical professionals and the community at large. The distinct sense of place will be created by following basic provisions concerning building materials, building orientation, building color, and signage. Care shall be taken in this district to ensure compliance with FAA regulations. **All development within the Airport Impact Overlay shall conform to the requirements of 14 C.F.R. Part 77 to ensure the safe and efficient operation of the airport.**

**Any person building or developing land within the Airport Impact Overlay shall be notified in writing of aircraft overflights and associated noise.**

#### **A. Permitted Uses:**

1. Aircraft maintenance and repair facilities.
2. Indoor manufacturing, assembly, and storage of finished products for aeronautical uses.
3. Aeronautical related instructional studios.
4. Municipal facilities required for local service.
5. Aeronautical related offices.
6. Research, development, and testing services.
7. Restaurants.
8. Retail businesses that support aeronautical-related uses.
9. Aeronautical related trade or business schools.

#### **B. Non-hangar Building Standards:**

1. Buildings should orient lobbies and other public areas to the street with windows and building entries that provide visual interest and a connection to the street. The ground level should make use of appropriate fenestration, texture, and other architectural elements to avoid creating blank walls.
2. The setback from Main Street shall be a minimum of 25 feet and a maximum of 75 feet. Setbacks elsewhere shall be five (5) feet on side property lines and 25 feet on the front and rear.
3. Massing changes, distinct colors, material changes, or entrance canopies shall be used to make building entrances recognizable and a focal part of the overall design.

4. The mass of structures fronting Main Street shall be designed so as to present an articulated and interesting visual presence.
5. The exterior design of a building should reveal differences in its internal function as expressions of height, massing, and the composition of their elevations.
6. The use of decorative elements and colors is recommended to provide accent and soften buildings' mass.
7. Building height shall be limited to the lesser of 50 feet or FAA requirements.
8. Roofs shall be flat or have a very low pitch not to exceed 2:12.
9. All loading, receiving, and storage areas shall be effectively screened from public view by architectural or landscape features. Loading areas shall not be permitted in the front of a building. Service areas should be visually unobtrusive and integrated with each building's architecture and site design.

**As a condition for granting a building permit, subdivision plat, or a requested zoning change within the Airport Impact Overlay, the developer or builder may be required to grant or sell an aviation easement to the airport owner at appraised fair market value.**

C. Hangar Standards:

1. Hangars shall have minimum dimensions of 41 feet six (6) inches by 33 feet. In areas of the Airport that have been approved for T-hangars, a clear area of the same dimensions shall be provided.
2. Hangars shall have an exterior wall skin of pre-painted metal or painted concrete masonry units. In the event that concrete masonry units are used, the owner shall re-coat as needed to maintain an even-colored appearance. Hangar trim may be constructed of stucco or masonry materials.
3. Hangars shall have a pre-painted metal door that provides a minimum height for Aircraft Tail Clearance of 11 feet. Bi-fold doors are recommended. Approved swing out, overhead, or sliding doors may also be used.
4. Each stand-alone building shall have water service, fire extinguishers, and/or other protection required by the Fire Code.
5. All hangars shall be connected to the Airport's paved aircraft movement surfaces by a paved surface, matching the grade of the aircraft movement surface, and no less than 25 feet wide and constructed in accordance with Spanish Fork City Standards.

**The Airport Impact Overlay zone is adopted in compliance with the requirements of Title 10, Chapter 9a, Municipal Land Use, Development, and Management Act, and Title 17, Chapter 27a, County Land Use, Development, and Management Act.**

- D. Accessory Buildings and Uses (see §15.3.24.090):
- E. Development Standards (see Table 2):
- F. Site Plan/Design Review (see §15.4.08.010 et seq.).
- G. Landscaping, Buffering, Walls (see §15.4.16.130).
- H. Signs (see §15.36.010 et seq.).
- I. Parking (see §15.4.16.120).

(Ordinance 16-17; Created June 20, 2017)

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#### Summary of Changes:

- The text now explicitly requires compliance with 14 C.F.R. Part 77.
- Added a section for written notification of aircraft overflights and noise.
- Added the possibility of requiring an aviation easement.
- Added language clarifying compliance with municipal and county land use acts.