Wednesday, February 19, 2025
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. February 12, 2025.

2. Minor Plat Amendment

A. VINCENT RIDGE PLAT E AMENDMENT. This proposal involves the amendment of lot lines for a property located at 2003 South Vincent Ridge Drive.

3. Conditional Use Permit

A. 200 EAST 2025 CELL TOWER MODIFICATION. This proposal involves making modifications to an existing cell tower located at 1501 North 200 East.

4. Site Plan

A. NORTH POINT INDUSTRIAL SUBDIVISION. This proposal involves the development of an industrial subdivision with 18 condo units located at 3488 North Main Street.

B. STOCKMAN FLATS BUILDING 3. This proposal involves the development of an industrial building located at 1503 West 4350 North.

C. STOCKMAN FLATS BUILDING 9. This proposal involves the development of an industrial building located at 1604 West 4350 North.

D. STOCKMAN FLATS BUILDINGS 1A, 1B & 2. This proposal involves the development of an industrial building located at 1695 West 4350 North.

5. Minor Plat Amendment

A. STOCKMAN FLATS LOT LINES AMENDMENT. This proposal involves amending lot lines for lots 5-9 & 12-14 located at 1695 west 4350 North.

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
February 12, 2025

Staff Members Present: Cory Pierce, 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; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Josh Wagstaff,** Assistant City Engineer; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Kevin Taylor**, Senior Power Utility Planner**; Jake Theurer,** Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall.

Citizens Present: Cameron S., Tyler Horan, Hunter Horsely, Raymond Bates, Cody Brazell, Chris Cave, Gavin West, Patrick O'Brien, Matt Gertge, Trevor Gillies.

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

MINUTES

February 5, 2025

Dave Anderson **moved** to approve the minutes of February 5, 2025.

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

ANNEXATIONS

PETERSON - RIVER BOTTOMS ROAD ANNEXATION

Ian Bunker presented this staff proposed annexation that is intended to clean up some boundary lines within the city. It was discussed whether this property should be annexed by resolution or petition.

Vaughn Pickell echoed Ian Bunker's comments and stated this is part of a remaining peninsula.

Staff held further discussion on whether there will be additional land included in this annexation to resolve remaining peninsulas. It was stated that Travis Warren has spoken with surrounding property owners and expressed there has not been any major opposition. He then stated that some of the properties are vacant. He stated that he spoke with the Olsen's and they have no opposition.

Seth Perrins expressed interest in expanding this annexation up to the bend on River Bottoms Road.

Travis Warren stated that he can reach out to the property owners of this area.

It was stated that the County would like this annexation process to move forward before any further development happens in the area.

Dave Anderson recommends continuing this discussion until discussion can take place with the surrounding land owners and have this annexation happen by resolution rather than petition.

Dave Anderson **moved** to Continue the proposed Annexation.

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

SITE PLAN

CANYON CREEK COMMERCIAL CENTER CITY PARK

Brandon Snyder stated that this project is connected to the next proposed project but will have slight differences and require separate motions.

Engineering had no comments.

Bart Morrill stated that the Parks Department sees this as a benefit to the City park.

It was stated that these improvements will solve the long-standing parking issues for the area.

Jake Theurer **moved** to approve the proposed Canyon Creek Commercial Center City Park Site Plan based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal provides additional needed parking at North Park.

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.

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

CANYON CREEK PHASE 4 LOT 9

Brandon Snyder stated this is the last undeveloped lot of the previous phases of the Canyon Creek development that is adjacent to Costco. He stated this will be a four-unit building featuring a potential dentist office with the possibility of a business with a drive thru.

Josh Wagstaff stated that engineering has concerns with traffic that will be created by the drive thru.

Brandon Snyder stated that this site will provide additional parking to help mitigate the parking concerns.

Further discussion ensued regarding parking concerns, the flow of traffic and the location of the dumpster.

Dave Anderson **moved** to approve the proposed Canyon Creek Phase 4 Lot 9 Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.

2. That the Applicant addresses any red-lines.

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

FINAL PLAT

GOODWIN ACRES PLAT A

David Mann presented the proposal. He stated the Applicants have provided an updated landscaping plan that features a revised street tree plan. He stated that there are some remaining fees to be paid but stated that this is ready to move forward.

Brandon Snyder provided some clarification on the remaining structures.

Dave Anderson asked if these landscaping requirements will coordinate with neighboring developments and it was stated that, generally, yes, landscaping will typically be coordinated with neighboring properties but it was stated that this landscaping is being approved despite the slight variation in tree type. Dave suggested that Planning can require additional input from the Parks Department in coordinating landscaping designs, if that would be helpful. It was stated that the Parks Department is looking to hire a landscaping architect for this type of project.

There was discussion on the lot layout and power accessibility to the development.

Vaughn Pickell **moved** to approve the proposed Goodwin Acres Plat A Final Plat based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation, Zoning Map, and Master Planned Development Overlay.
2. That the submitted plans are consistent with the approved Preliminary Plat.

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all remaining redlines are addressed by the Applicant.
3. That the remaining fees are paid prior to recording the plat.

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

RIVER RUN PLAT G

Brandon Snyder stated the next three items will be connected. He stated that this phase was continued from last week due to concerns with the location of the power pole. It was stated that the Applicant has been in contact with SUVPS last week to discuss this location as it was stated that SUVPS is working on plans to relocate the pole.

Dave Anderson **moved** to approve the proposed River Run Plat G Final Plat based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation of High Density Residential.
2. That the application is consistent with the approved Preliminary Plat.

Conditions:

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff review comments.
3. That the Applicant meets the conditions of previous approvals and agreements.
4. That the Applicant work with SUVPS on the relocation of the pole so that it does not end up in the middle of the road.

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

PRELIMINARY PLAT

RIVER RUN SUBDIVISION GRIFFITHS

Brandon Snyder stated that six months prior, the City had requested that the Applicant hold off on platting the subdivision. He then provided a brief update on the development and timeline. He provided the overall acreage and unit number with a larger portion of the units being townhomes. He stated the phase that is being added is Plat H. He stated that staff is recommending approval based on the findings and conditions provided in the staff reports.

Dave Anderson calls attention to the condo elevation for building 12, he feels this elevation design needs additional architectural improvement due to its prominent location.

Brandon stated that these are identical to the design that was previously approved.

Dave Anderson stated that he is happy to chat further with the Applicants regarding this design. He stated that he would like to discuss this further with the Planning Commission.

Dave Anderson **moved** to recommend the approval of the proposed River Run Subdivision 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 General Plan Designation.

Conditions:

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any red-lines.
3. That the Applicant meets any conditions of previous approvals and agreements.
4. That the pending River Run Griffiths Zone Change and the Peterson - River Bottoms Road Annexation be approved by the City Council.

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

Seth Perrins wished to express his thoughts as he feels that this is a better end result. He then thanked the Applicants for their patience.

Dave Anderson agreed with Seth and overall feels that this is a big deal, the road connection.

ZONE CHANGE

RIVER RUN GRIFFITHS ZONE CHANGE

Brandon stated that this proposal involves changing the zoning from R-R to R-3 with the Master Planned Development Overlay and stated this would be another phase of the River Run development. He briefly discussed the density and stated that this request matches the City's General Plan designation for the area.

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

Findings:

1. That the proposal conforms to the City's General Plan Designation.
2. That the proposed zoning district and overlay are consistent with surrounding developments.

Conditions:

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any red-lines.
3. That the Applicant meets any conditions of previous approvals and agreements.
4. That the pending Peterson - River Bottoms Road Annexation be approved by the City Council.

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

RECEPTION CENTER ZONE CHANGE

Ian Bunker presented this proposal and stated that the Applicant is wishing to change the residential zoning from R-1-6 to C-2 General Commercial. He stated the Applicant has been operating a commercial event center since the 1980s. He stated that the General Plan designation is Mixed Use, which does not necessarily include the General Commercial use. He provided a list of potential uses for the property that the Applicant has proposed.

Dave Anderson stated that it would be helpful to hold a discussion regarding what the Applicant is proposing as far as the use for the building. He stated that the C-2 zoning would allow general commercial uses, but he invited the Applicant to speak on what their vision is for the future of the property.

The Applicant stated that when his parents purchased the property in the 80's, they were granted a variance to allow the use of the building for an event center but this was unable to be verified. The Applicant provided a brief history of potential businesses that attempted to obtain a license for the location but were ultimately denied due to the current zoning. He would just like to find a solution on how the building can be used for commercial uses.

Dave Anderson asked what the rough square footage of the building was, and the Applicant stated that he is not sure but he is thinking it's around 30,000 square feet.

Vaughn Pickell inquired about the variance that the Applicant mentioned and the Applicant stated he is unsure what the variance was for, but he was thinking that it was for event center use of the building. Vaughn stated that there may have been a variance granted for that use, but it would be specific to the building being used as an event center.

There was discussion regarding expanding the allowed uses within the C-O, C-1 and C-2 zoning and which would fit best within the City's General Plan designation of Mixed Use.

Dave Anderson feels that the C-1 zoning may be a better fit for the area.

Seth Perrins is concerned with suggesting a Zone Change to the City Council that is not consistent with the General Plan.

Brandon Snyder mentioned that a change in use may trigger the requirement for Site Plan improvements and building plan review for code compliance.

Dave Anderson spoke about the C-O zoning and the allowed uses within that zoning designation.

The Applicant asked if there would still be a chance for a variance if the zone was changed to C-O and they were able to find tenants that may not be in compliance with the allowed uses and it was stated that a variance could not be granted per state code.

Dave Anderson suggested that the Applicant look through the zoning designations for C-O and C-1 and R-O to see if these uses would fit with what they are seeking to accomplish with this request.

Vaughn Pickell stated that the Applicant would be able to operate these additional businesses as they would meet that proposed zone, and if the property has an existing variance for the event center use, then they would be allowed to continue the operation of the event center under this variance.

Dave Anderson recommended that the Applicant coordinate a building inspection with Building Official John Little to ensure that there are no structural improvements that will be needed before any additional business uses can move forward.

It was suggested that this item be continued to a later date to look into the variance for the event center and to conduct a building review.

Dave Anderson **moved** to Continue the proposed Reception Center Zone Change.

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

CONCEPT REVIEW

OGDENS CARPETS FLEX SPACE CONCEPT

The Applicants presented their design for the Ogden's Carpet building. It was stated that the business is relocating to this property from Springville, is similar to Polaris where they fix and provide maintenance for ATV's.

Brandon Snyder stated that 200 East will require frontage improvements along with the site improvements. He stated that the property is currently zoned I-1 Light Industrial, but the General Plan for the property is Commercial.

The Applicants plan to use the entire space of the existing building and the additional flex space that is being proposed.

Parking requirements were discussed and it was stated that the site should be able to meet the parking requirements. Landscaping requirements were discussed and it was stated that the City would require 10% of the property to be landscaped and the Applicants can decide where this landscaping can be placed. The Applicants also stated that they plan to paint a mural on the side of the building as well.

Seth Perrins feels that this is a great space for this business and an overall great use of the property.

Corey Pierce informed the Applicants that there have been previous concerns with sewer and utilities for this property and the Applicants stated that they are aware and are working on this issue.

Brandon Snyder stated that the next step for the Applicants would be to apply for a Site Plan approval and if there are any other major changes from this concept design, that the Applicants are welcome to resubmit this design change as a concept before a Site Plan application is submitted.

It was suggested that the Applicant work with John Little in the Building Department and Josh Wagstaff and Byron Haslam in Engineering regarding the sewer concerns.

RUSH FUNPLEX TOWNHOMES CONCEPT

Chris Cave presented the latest review comments regarding the residential design layout. He stated that the City Council denied the request for the design featuring a mix of commercial and residential product, so they have resubmitted a concept featuring just residential. He read through and provided answers to the staff comments.

Dave Anderson stated that the City Council would love to see some type of single-family detached product down by the river.

Seth Perrins stated that they would really just love to see the variety in housing types.

Dave Anderson spoke briefly on the City standards not allowing private streets. He spoke further about what constitutes a private street versus an alley or driveway. He discussed the option for the Applicant to include a public street that would incorporate rolled curbs. He provided further criteria that would be in line with public streets including road width, curb, gutter and sidewalk.

Engineering briefly discussed road width, maintenance and snow removal as well as EMS response requirements. It was stated that the Applicants can work with the Engineering Department regarding these potential requirements.

It was asked if the Applicant plans to keep the existing wall and yes, the Applicant plans to keep this wall and the staff discussed fencing options. It was stated that the Applicant will need to dedicate the road, so they will need to submit a full Site Plan.

Vaughn Pickell moved to adjourn the meeting at 11:30 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

SPANISH FORK COMMUNITY DEVELOPMENT

Vincent Ridge Plat E Amendment
Minor Plat Amendment
2003 South Vincent Ridge Drive
1.1 acres
R-1-15 Zone
Estate Density Residential General Plan Designation



PROPOSAL

The Applicant submitted an application for Minor Plat Amendment approval to convert lots 11 and 12 of the Vincent Ridge Plat A and lot 23 of Plat B into two lots. Lot 12 will be expanded north to include lot 23 and have frontage on three sides. Lot 11 will be expanded west and will line up better with the new layout of lot 12. Fencing that would be installed near the intersection of 1860 East and Vincent Ridge Drive will need to be designed at a 45 degree angle to allow for clear vision.

Some of the key issues to consider are: parkstrip landscaping and maintenance, clear vision.

STAFF RECOMMENDATION

That the proposed Vincent Ridge Plat E Minor Plat Amendment be approved based on the following finding and subject to the following conditions:

Finding

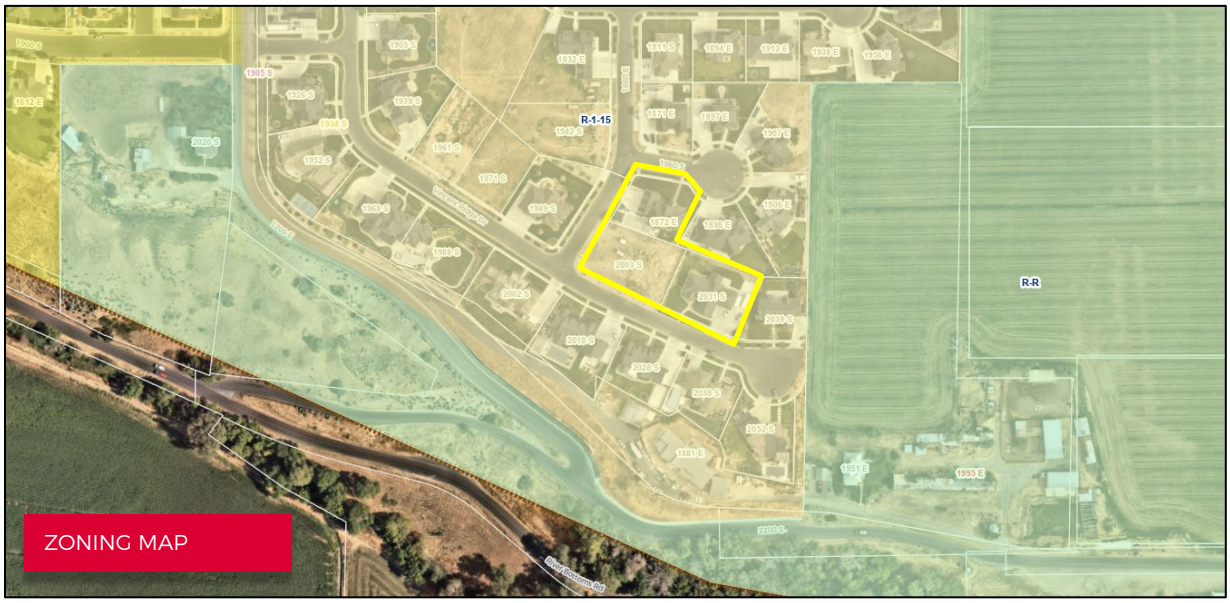
1. That the proposal conforms to the City's future General Plan Designation and current Zone.

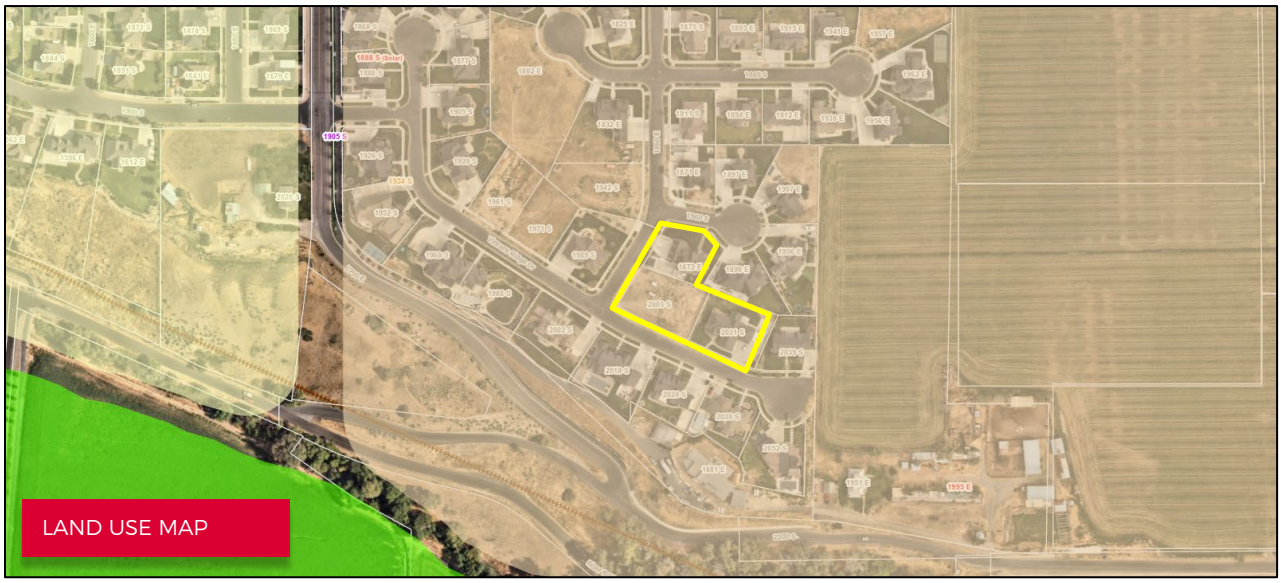
Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all remaining redlines are addressed by the Applicant.

EXHIBITS

1. Plat Amendment


R-1-15
R-R
ZONING MAP


LAND USE MAP

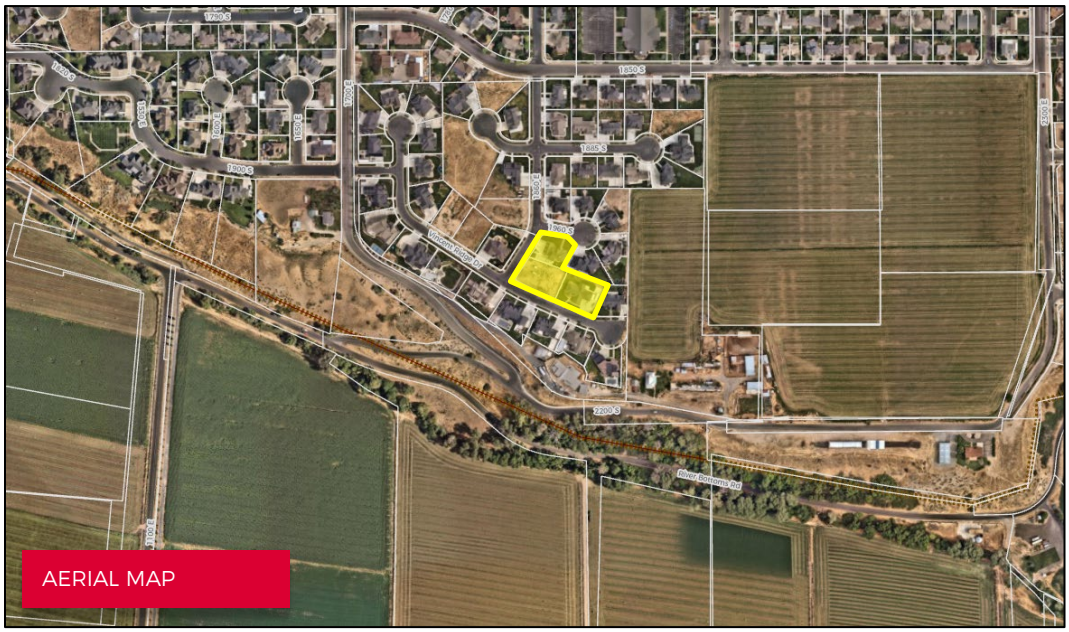
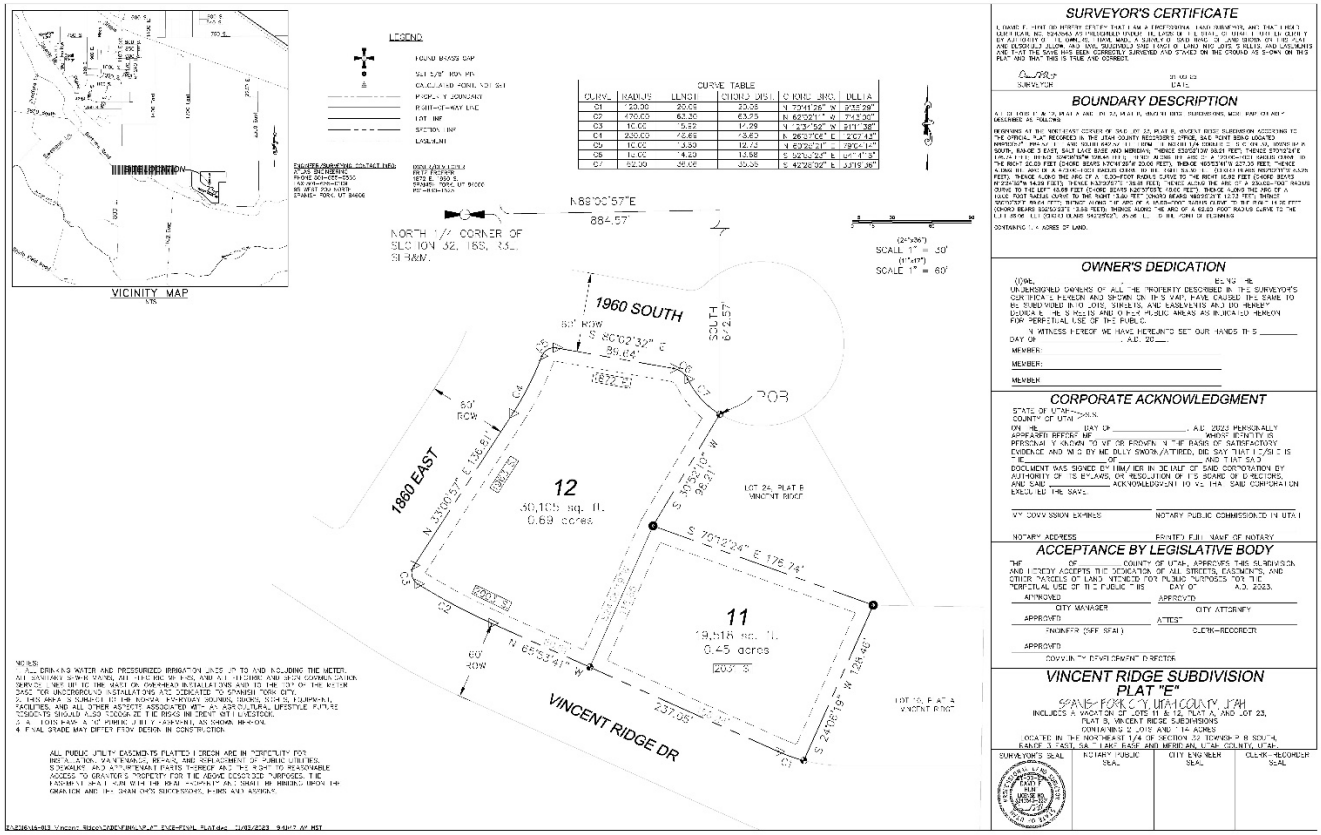

AERIAL MAP

EXHIBIT 1


VICINITY MAP
LEGEND
CURVE TABLE
NORTH 1/4 CORNER OF SECTION 32, T6S, R3E, SLB&M.
N89°00'57"E
884.57
1960 SOUTH
60' ROW
1860 EAST
60' ROW
POB
12
50,105 sq. ft.
0.69 acres
11
19,518 sq. ft.
0.45 acres
VINCENT RIDGE DR
LOT 24, PLAT E VINCENT RIDGE
LOT 10, PLAT A VINCENT RIDGE
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
VINCENT RIDGE SUBDIVISION
PLAT "E"
SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL
CLERK-RECORDER SEAL

SPANISH FORK COMMUNITY DEVELOPMENT

200 East Cell Tower
2025 Modification
Conditional Use Permit
1501 North 200 East
I-1 (Light Industrial) Zone
Commercial General Plan
Designation



PROPOSAL

The applicant has requested that a Conditional Use Permit be approved in order to allow for the modification of an existing cell tower.

This modification to the existing cell tower includes the addition of three new antennas, six radios, a cabinet at the base, and additional associated equipment to ensure functionality. The antennas will sit at a height of 59 feet which is below the existing equipment that's at the top of the pole. The new cabinet and associated electrical equipment will sit near the base of the pole next to the existing cabinets.

Some of the key issues to consider are: potential impacts, the site, the lease agreement, and power clearances.

STAFF RECOMMENDATION

That the proposed 200 East Cell Tower Modification Conditional Use Permit be approved based on the following finding and subject to the following conditions:

Finding

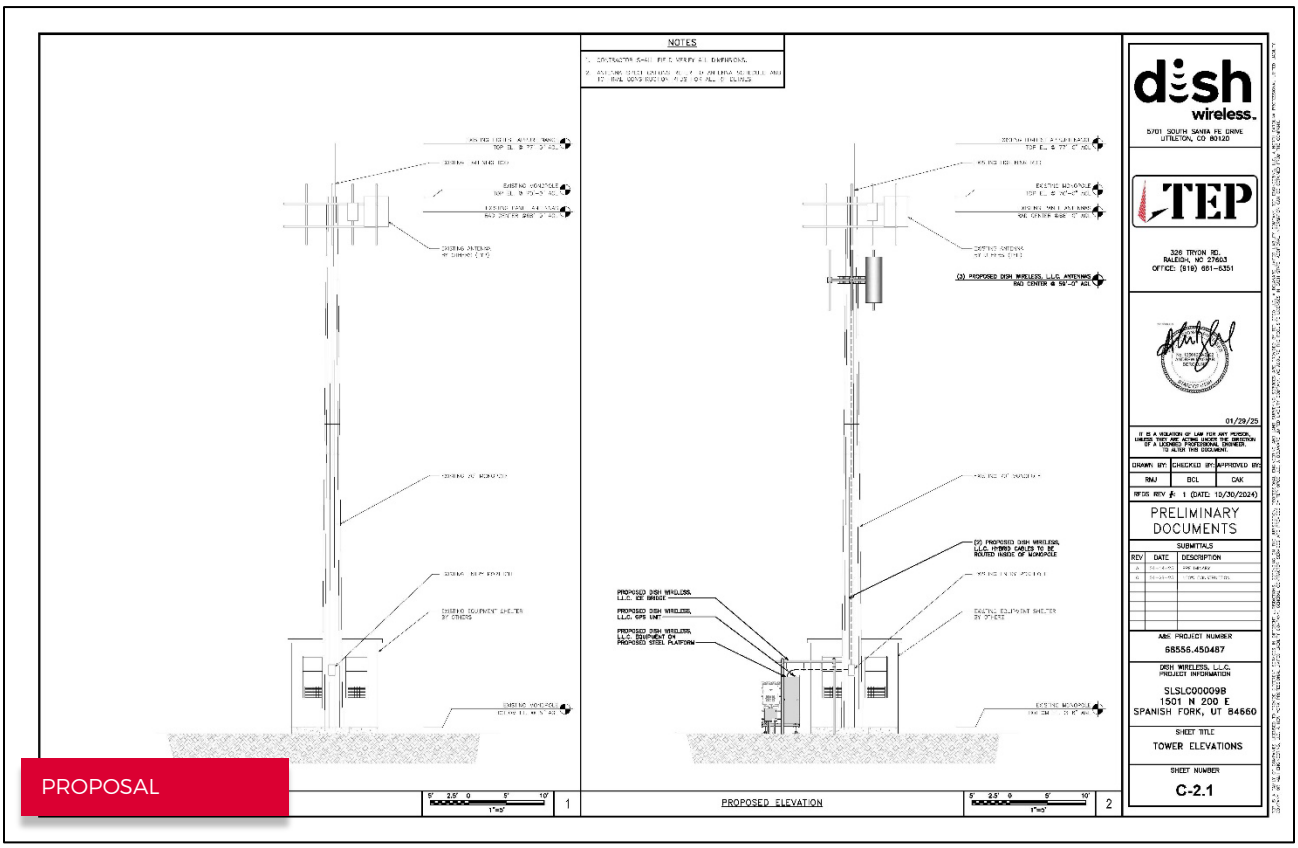
1. That the proposal is consistent with the City's General Plan Land Use Map Designation and Zoning Map.

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. Plans
2. Simulation



PROPOSAL



SUBJECT PROPERTY

EXHIBIT 1

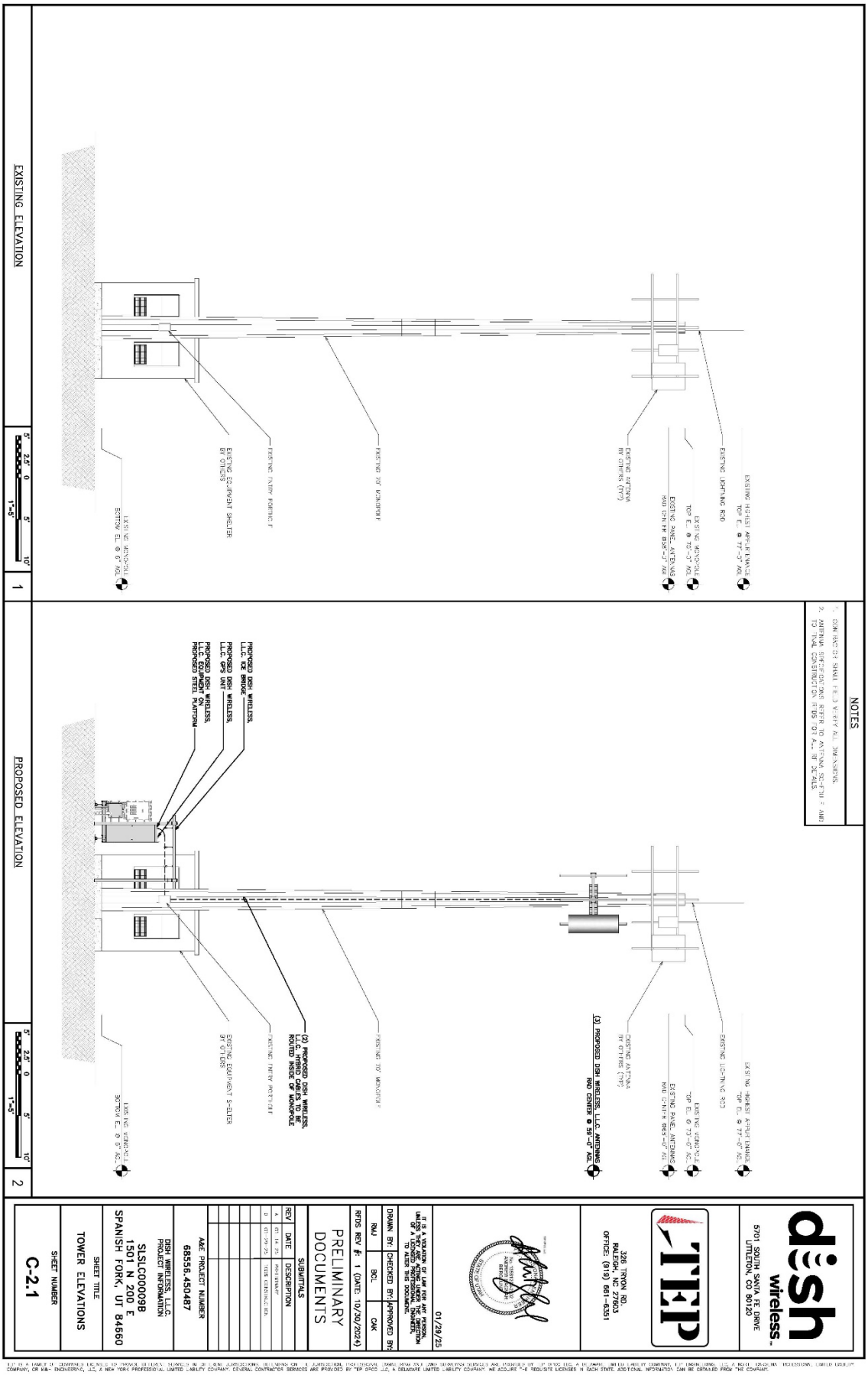
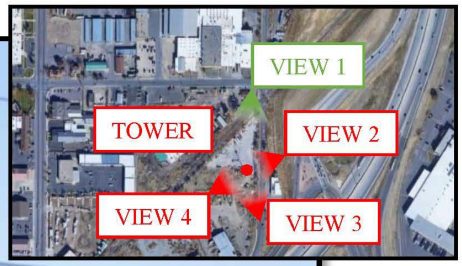

EXISTING ELEVATION
PROPOSED ELEVATION
NOTES
dish wireless.
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120
TEP
326 TRYON RD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
01/29/25
PRELIMINARY DOCUMENTS
SUBMITTALS
DISH WIRELESS, L.L.C.
PROJECT INFORMATION
SLSLC00009B
1501 N 200 E
SPANISH FORK, UT 84660
SHEET TITLE
TOWER ELEVATIONS
SHEET NUMBER
C-2.1

EXHIBIT 2

PROPOSED VIEW: LOCATION 1

AMERICAN TOWER®

SITE #: 418704
SITE NAME: SPANISH FORK UT
ADDRESS: 1501 N 200 E
SPANISH FORK, UT 84660
COUNTY: UTAH COUNTY



PROPOSED EQUIPMENT AT ELEVATION 59'-0" :
- (3) ANTENNAS
- (1) T-ARM MOUNT
- (6) RADIOS
- (1) OVP

PROPOSED GROUND EQUIPMENT:
- (1) CABINET AND CABINET EQUIPMENTS
- (1) H-FRAME
- (1) ICE BRIDGE

TEP

PHOTO RENDERED BY TEP OPCO, LCC

TEP

SPANISH FORK COMMUNITY DEVELOPMENT

North Point Industrial
Site Plan
3488 North Main Street
3.00 acres
I-1 Light Industrial Zone
Industrial General Plan
Designation



PROPOSAL

The Applicant has requested that a Site Plan for two industrial buildings be approved. The Applicant is planning to sell the 18 included units individually as condos.

Some of the key issues to consider are: landscaping, future improvements to Main Street, and final plat approval for the condos.

STAFF RECOMMENDATION

That the proposed North Point Industrial Site Plan be approved based on the following finding and subject to the following conditions:

Finding

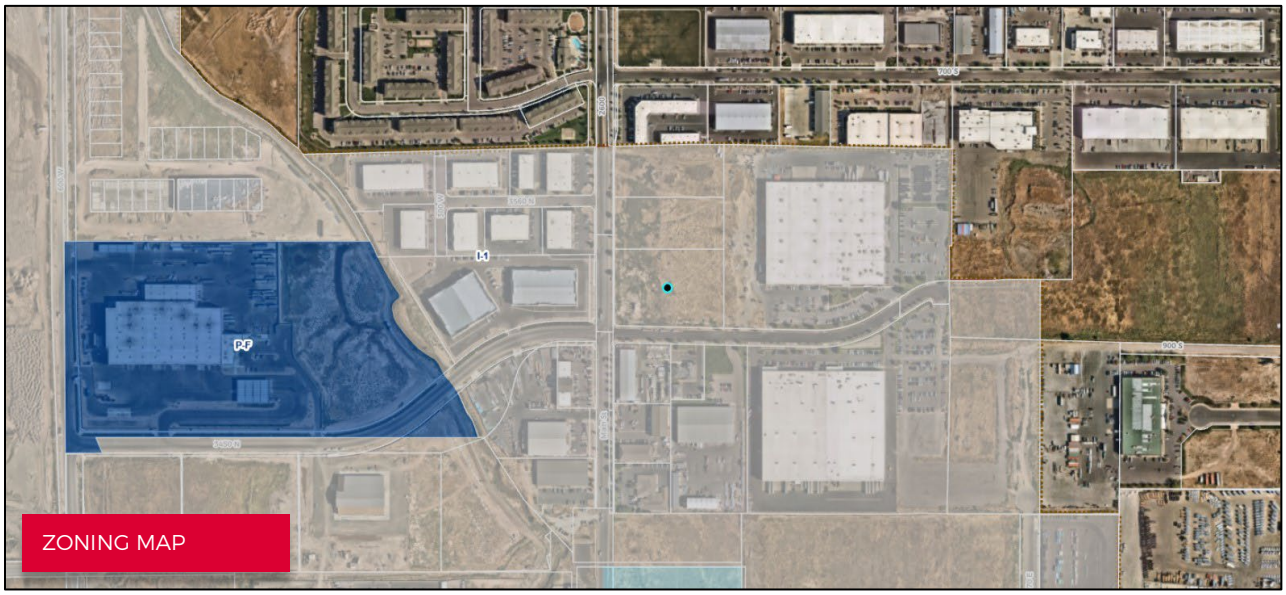
1. That the proposal conforms to the City's future General Plan Designation and current Zone.

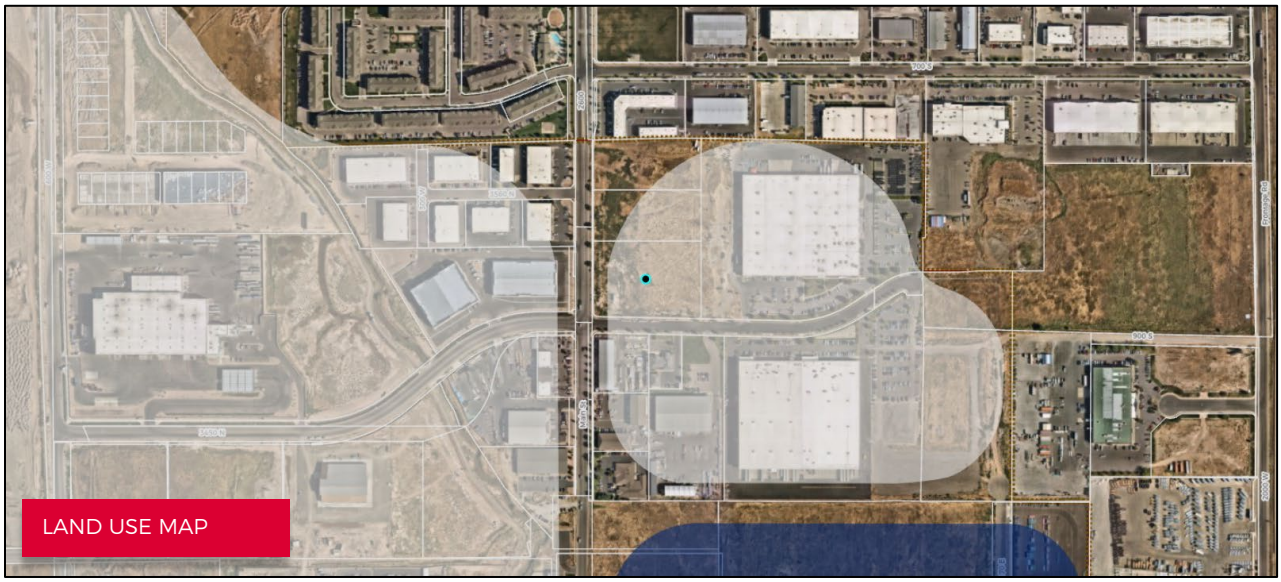
Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all remaining redlines are addressed by the Applicant.
3. That the Applicant be approved for a Final Plat in order to create the proposed condo units.

EXHIBITS

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


I-1
PF
ZONING MAP


LAND USE MAP


AERIAL MAP

EXHIBIT 1

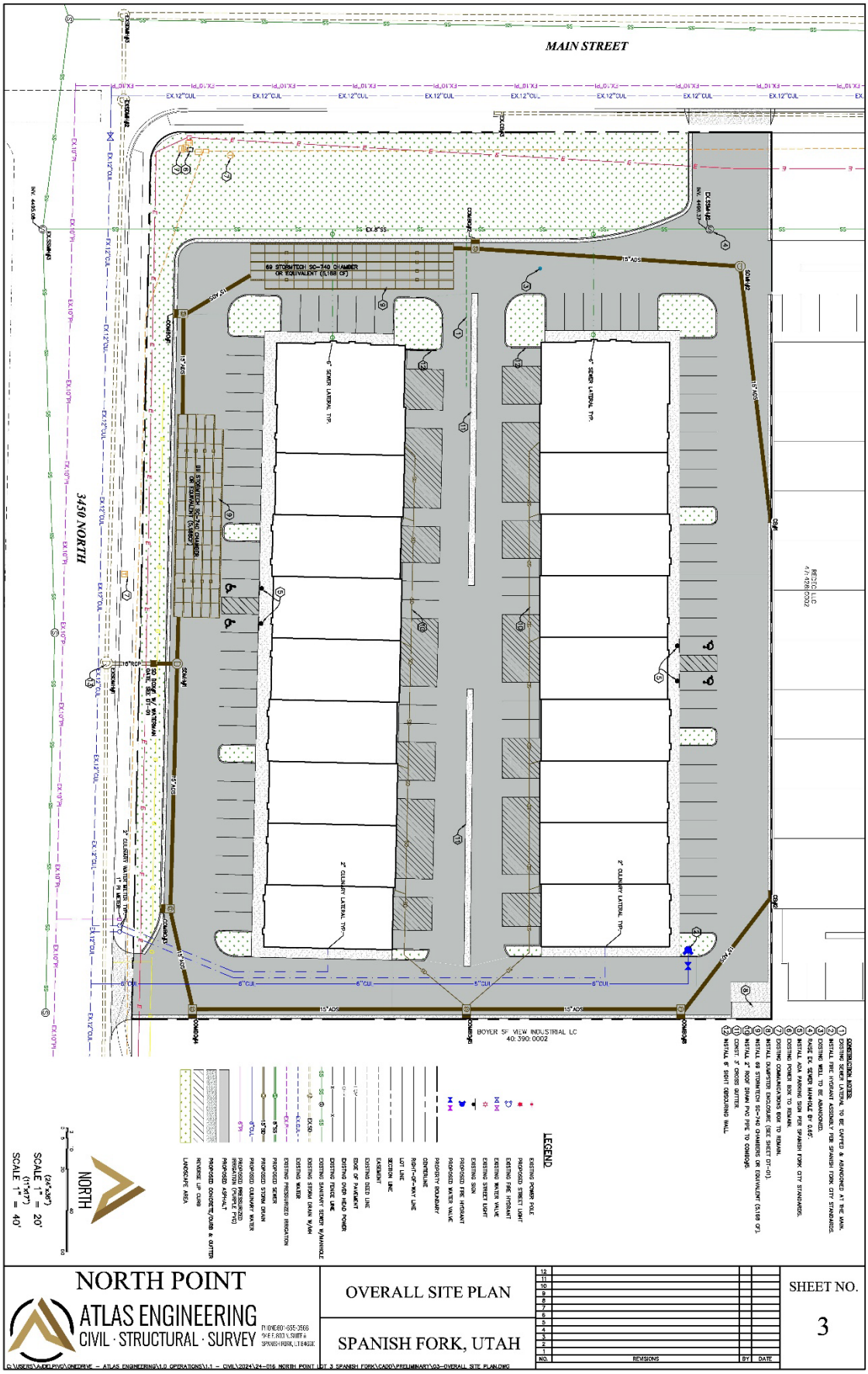
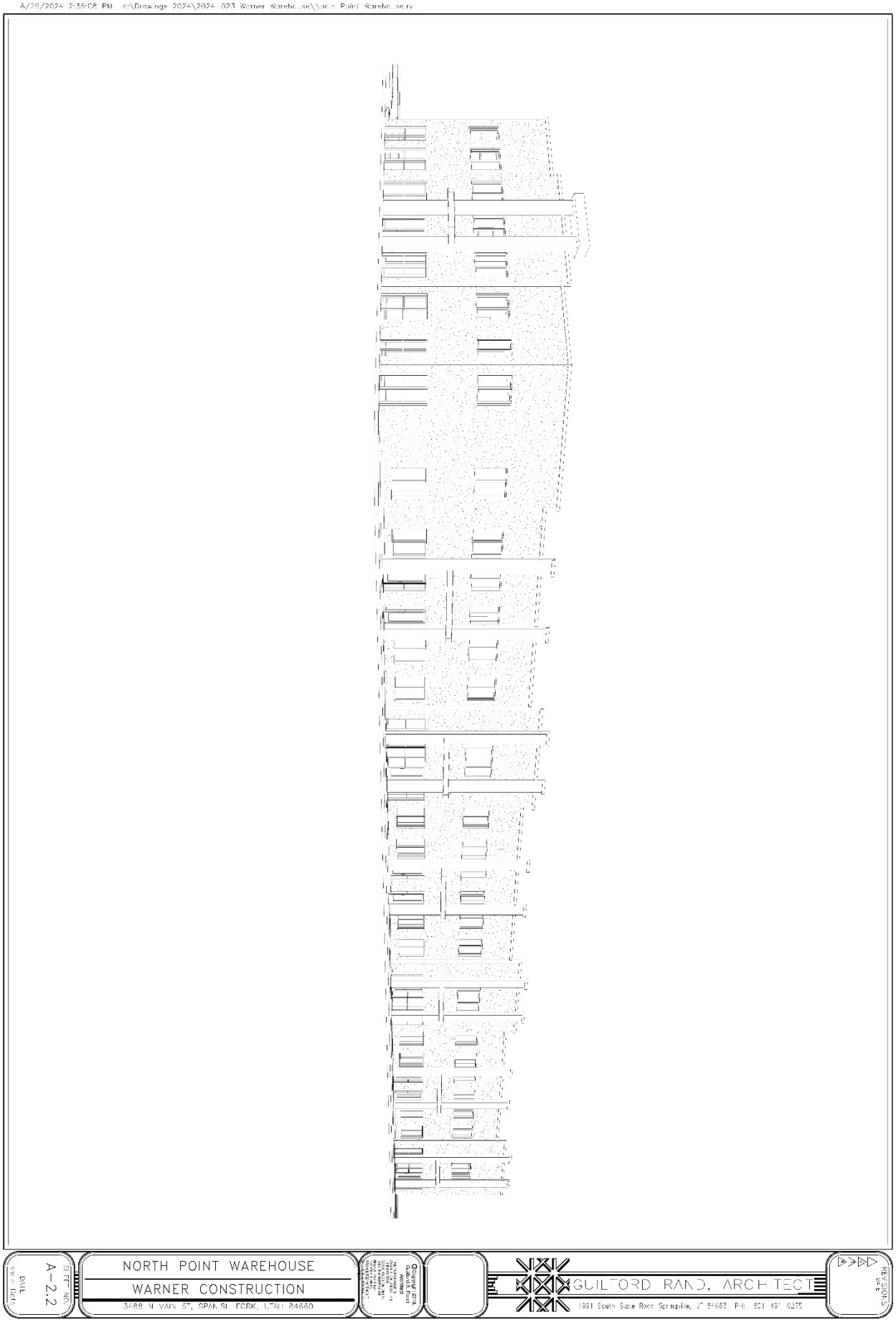

MAIN STREET
3450 NORTH
69 STORMTECH SC-740 CHAMBER OR EQUIVALENT (5,188 CF)
BOYER SF VIEW INDUSTRIAL LC
40-390-0002
LEGEND
NORTH
SCALE 1" = 20' (24"x36")
SCALE 1" = 40' (11"x17")
NORTH POINT
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO.
3
REVISIONS
BY
DATE

EXHIBIT 2

PLANT SCHEDULE
N MAIN STREET
BUILDING 1
BUILDING 2
3450 N
GRAPHIC SCALE
North Point Warehouse
3488 N. Main Street
Spanish Fork, UT 84660
Landscape Plan
L1.1

EXHIBIT 3


NORTH POINT WAREHOUSE
WARNER CONSTRUCTION
3488 N. MAIN ST., SPANISH FORK, UTAH 84660
GUILFORD RAND, ARCHITECT
A-2.2



Stockman Flats Buildings 3
Site Plan
1503 West 4350 North
11.4 acres
I-1 Zone

PROPOSAL

The Applicant submitted an application for Site Plan approval for an industrial building to be located on lot 7A in the Stockman Flats Subdivision. The land where this development is located was annexed after the last general plan was adopted, so no current general plan designation has been assigned. It is anticipated that an industrial land use will be adopted to match the current I-1 Zone and previously discussed development plans. A Minor Subdivision Amendment is also under review that would make two lots (7A and 8A) out of lots 7-9 of the original subdivision. The civil plans show an approximately 227,000 square foot building with parking stalls around the perimeter of the structure. The Applicant provided Staff with landscape plans showing trees and plants along a portion of the south side of 4350 North and the interior roadway on the west side of the lot. The Applicant still needs to provide landscaping plan for parkstrips in ROW of public streets.

Some of the key issues to consider are: cross access, ADA, storm drainage, utilities, landscaping, dumpster enclosures.

STAFF RECOMMENDATION

That the proposed Stockman Flats Building 3 Site Plan be approved based on the following findings and subject to the following conditions:

Findings

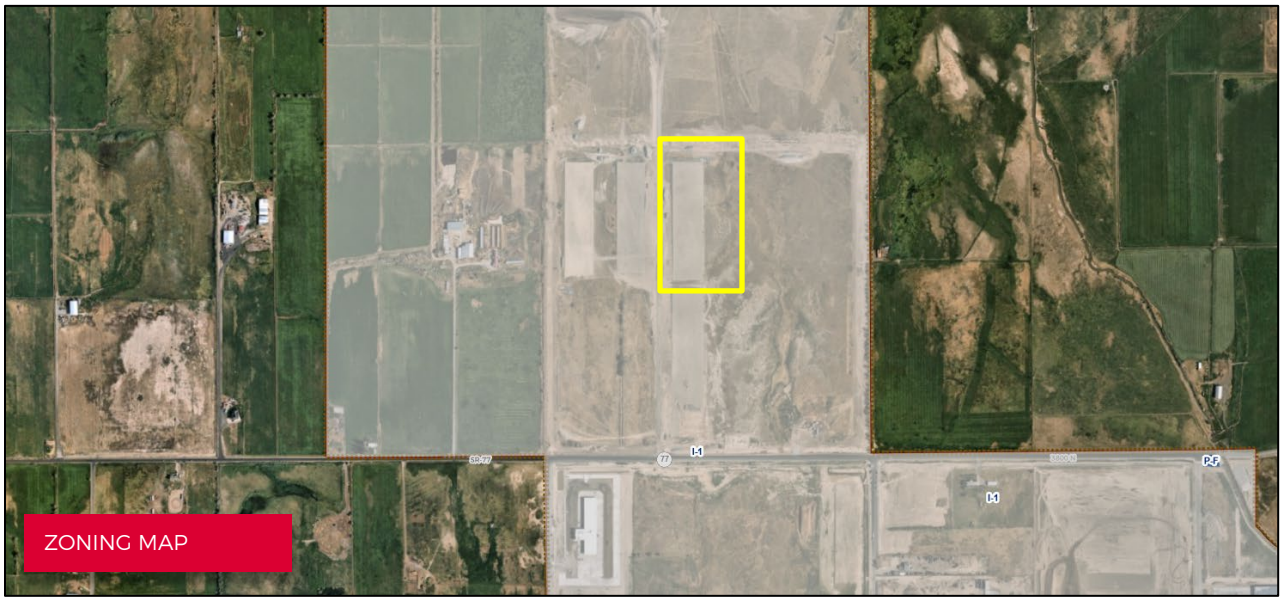
1. That the proposal conforms to the City's future General Plan Designation and current Zone.
2. That the submitted plans are consistent with the proposed Minor Plat Amendment.
3. That no plans for landscaping in public ROW have been submitted or reviewed by Staff.

Conditions

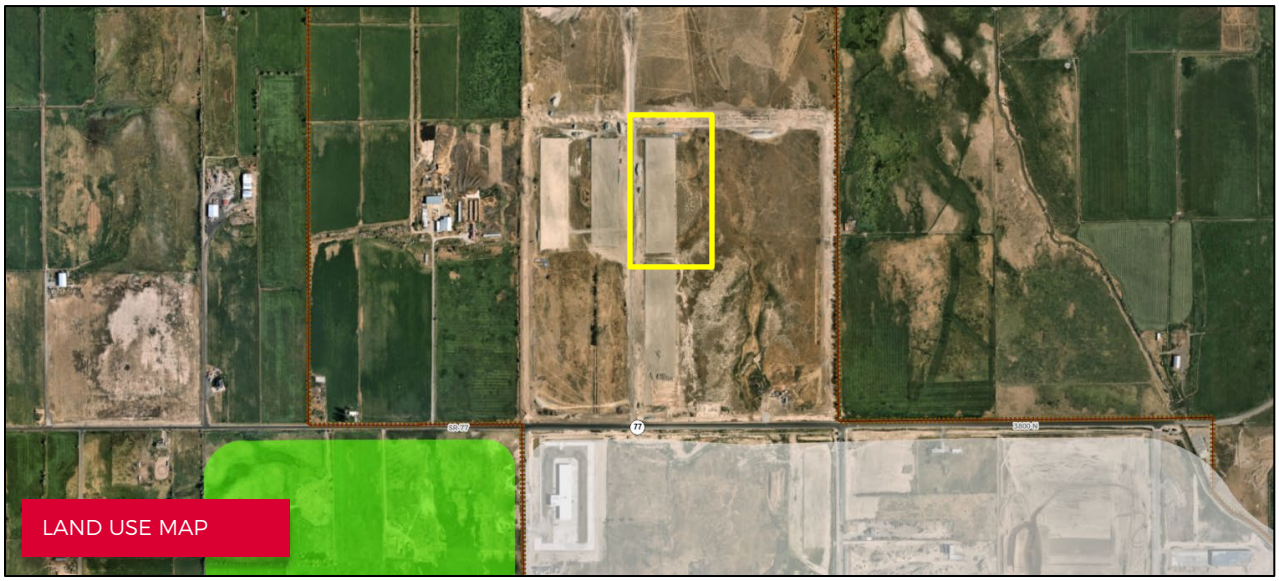
1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the Applicant submits and has approved a landscaping plan for parkstrips in ROW prior to issuance of building permits.
3. That the submitted agriculture protection area removal is completed prior to issuance of building permits.
4. That all remaining redlines are addressed by the Applicant.

EXHIBITS

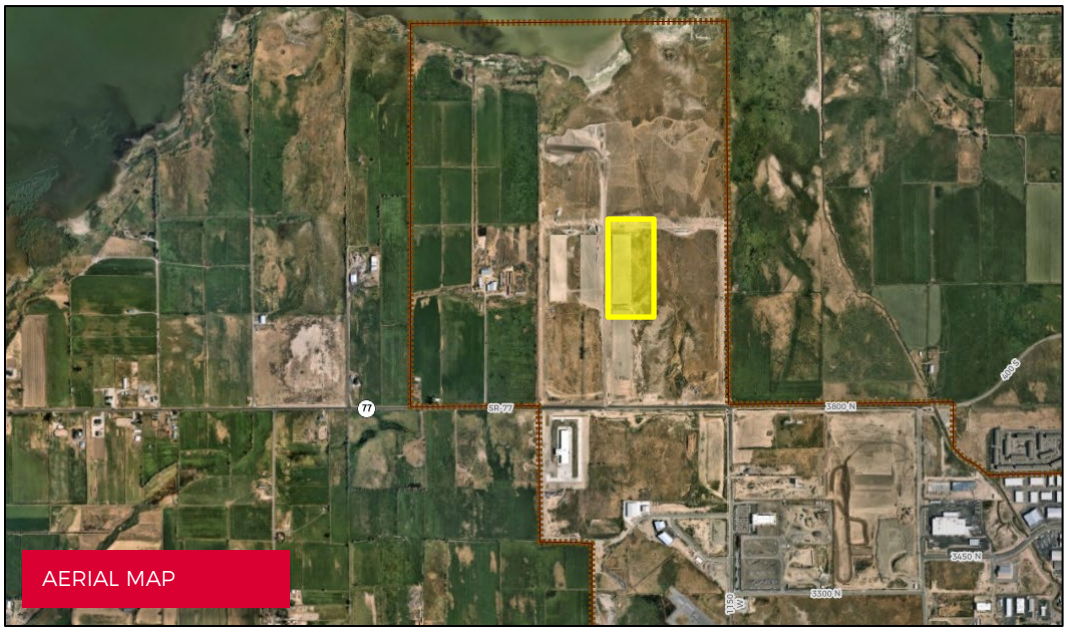
1. Site Plan
2. Landscape Plan
3. Building Elevations



ZONING MAP

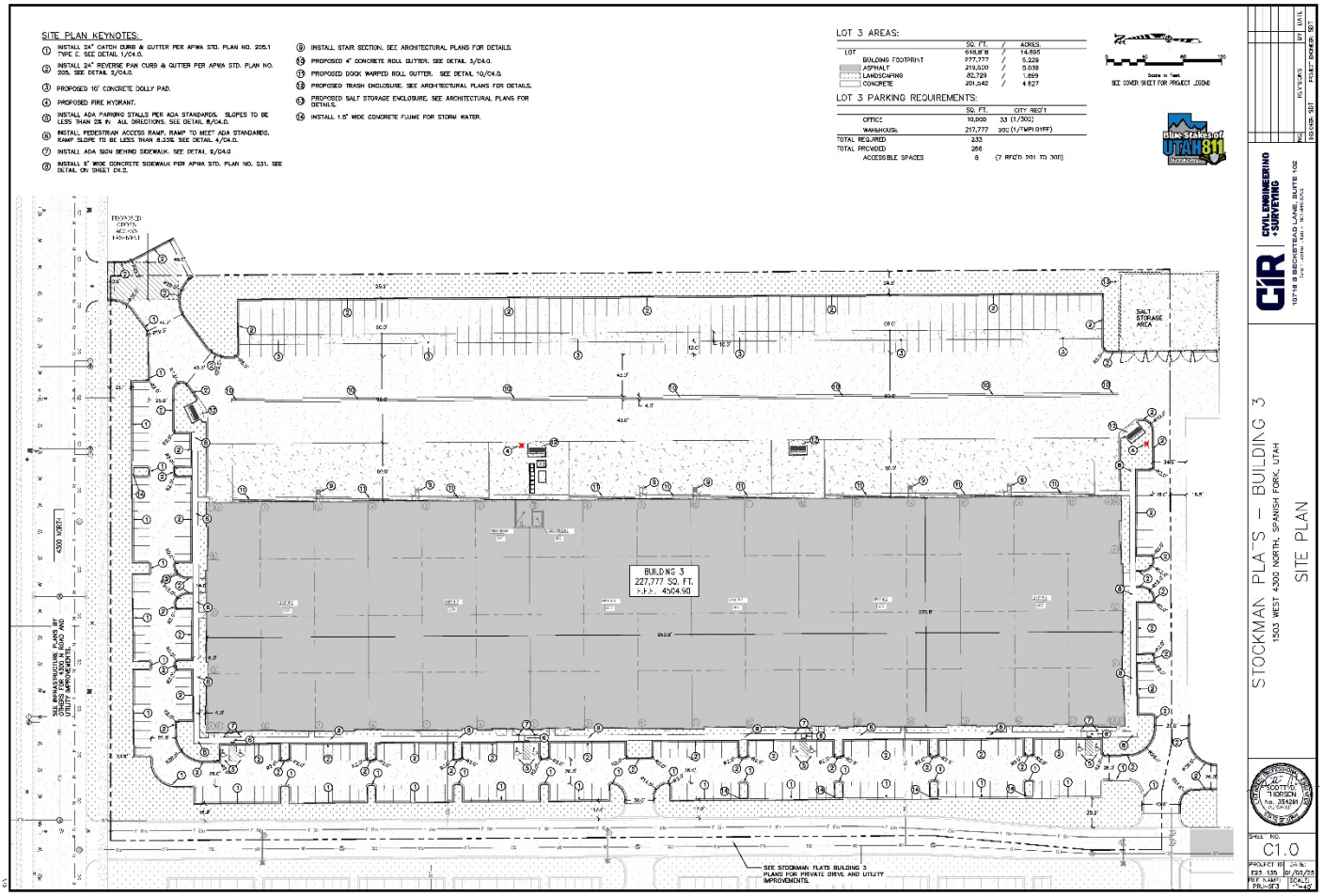


LAND USE MAP



AERIAL MAP

EXHIBIT 1



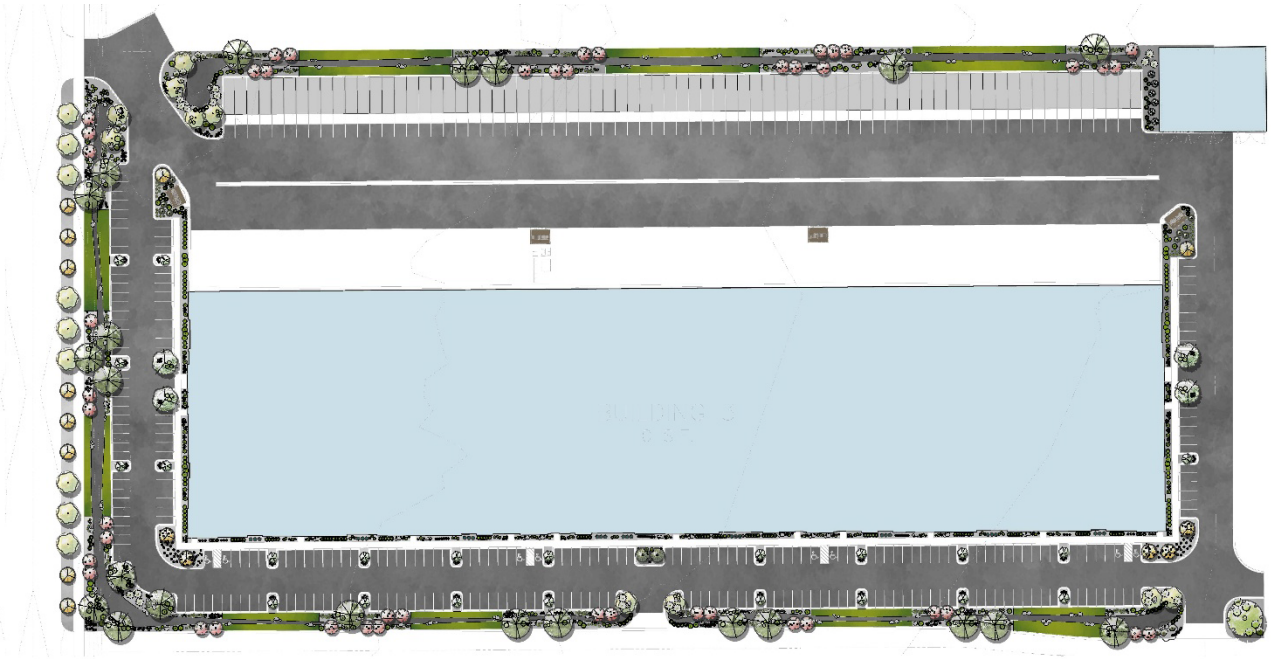
LOT 3 AREAS:

		SQ. FT.	/	ACRES.
LOT		648,818	/	14.895
	BUILDING FOOTPRINT	227,777	/	5.229
	ASPHALT	219,500	/	5.039
	LANDSCAPING	82,729	/	1.899
	CONCRETE	201,542	/	4.627

LOT 3 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	10,000	33 (1/300)
WAREHOUSE	217,777	200 (1/EMPLOYEE)
TOTAL REQUIRED	233	
TOTAL PROVIDED	266	
ACCESSIBLE SPACES	8	(7 REQ'D 201 TO 300)

EXHIBIT 2



12/30/2021 UT24172

NO.	REVISION	DATE
1	XXXX	XX.XX.XX

811 BLUE STAKES OF UTAH 1-800-662-4111

STOCKMAN FLATS
BLDG 3
SPANISH FORK, UTAH

AE URBIA
SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-573-6125

PKJ DESIGN GROUP
Landscape Architecture & Planning & Urban Design
9450 N. TRILOGY BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-9644
www.pkjdesigngroup.com

JTA
ACP
JMA

COLOR PLAN
CITY PERMIT SET

LP-COLOR

PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	CA'F	8	Cedrus atlantica glauca `Fastigiata` Columnar Blue Atlas Cedar low to moderate; 30x10; sun to part shade; z6; Utah Lake water tolerant	B & B		6`
	JS'M	6	Juniperus scopulorum `Moonglow` Moonglow Juniper Te2, 18x8; AV 20; sun; z3; Utah Lake water tolerant	B & B		6`
	JS'W	27	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper Te2; 20x4; AV 20; sun; z3; Utah Lake water tolerant	B & B		6`
DECIDUOUS TREES						
	AL'S	20	Amelanchier laevis `JFS-Arb` TM Spring Flurry Serviceberry moderate; 28x20; sun to part shade; z4; Utah Lake water tolerant	B & B	2"Cal	
	GB'P	15	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko Td2; 50x15; AV 706; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	Q'SL	46	Quercus x 'Scarlet Letter' Scarlet Letter Columnar Oak Moderate; 40'x12-15'; sun; z3; Utah Lake water tolerant	B & B	2"Cal	
	QR'A	2	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal	
	S'IS	22	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25'x12-15'; sun; z3; Utah Lake water tolerant	B & B	2"Cal	
	TT'S	1	Tilia tomentosa `Sterling` Sterling Silver Linden Td4; 45x35; AV 314; sun; z5; Utah Lake water tolerant	B & B	2"Cal	
	UX'F	4	Ulmus x `Frontier` Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	ZS'G	22	Zelkova serrata `Green Vase` Green Vase Zelkova Td4; 45x30; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal	

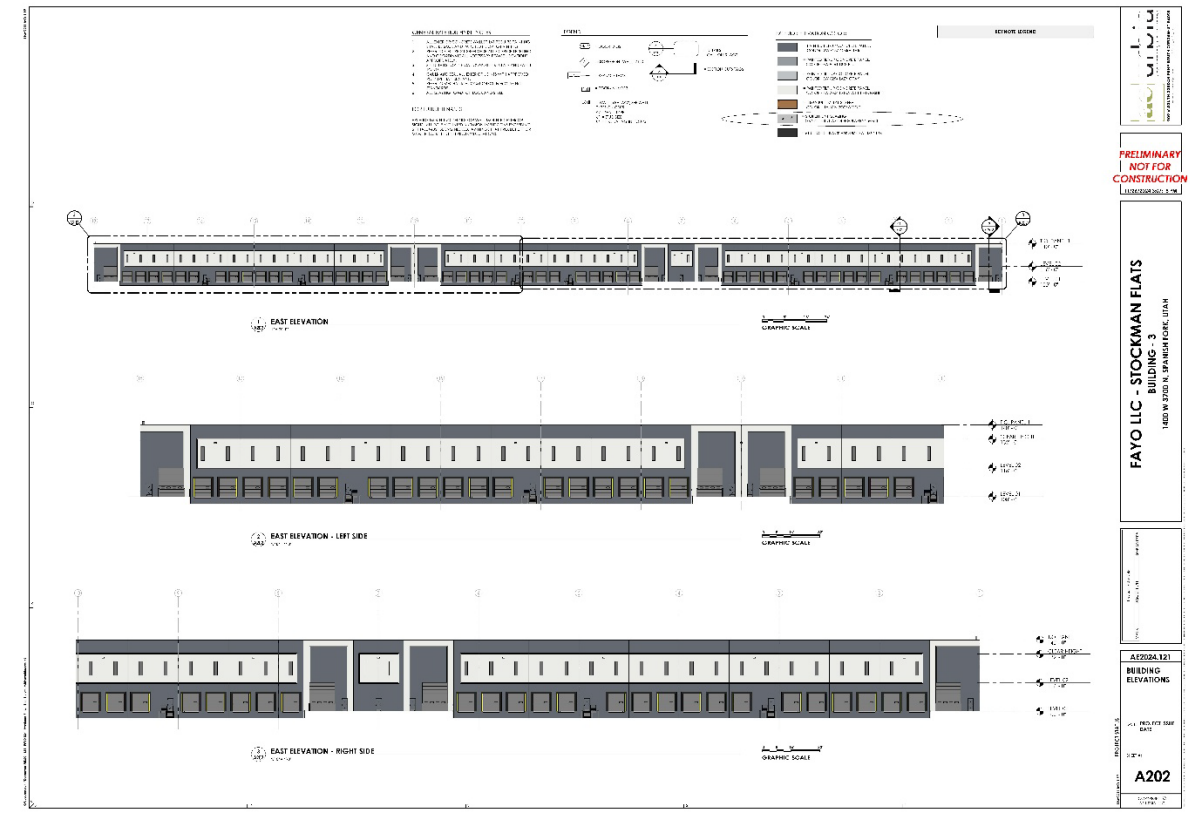
SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	16,570 sf
	1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	55,355 sf
	1-19	2-4" GREY COBBLE ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	19,164 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	145
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	100
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	5,315 lf

EXHIBIT 3


PRELIMINARY
NOT FOR
CONSTRUCTION
FAYO LLC - STOCKMAN FLATS
BUILDING - 3
1400 W 3700 N, SPANISH FORK, UTAH
WEST ELEVATION
GRAPHIC SCALE
WEST ELEVATION - LEFT SIDE
GRAPHIC SCALE
WEST ELEVATION - RIGHT SIDE
GRAPHIC SCALE
AE2024.121
BUILDING
ELEVATIONS
A201


PRELIMINARY
NOT FOR
CONSTRUCTION
FAYO LLC - STOCKMAN FLATS
BUILDING - 3
1400 W 3700 N, SPANISH FORK, UTAH
EAST ELEVATION
GRAPHIC SCALE
EAST ELEVATION - LEFT SIDE
GRAPHIC SCALE
EAST ELEVATION - RIGHT SIDE
GRAPHIC SCALE
AE2024.121
BUILDING
ELEVATIONS
A202

SPANISH FORK COMMUNITY DEVELOPMENT

Stockman Flats Building 9
Site Plan
1604 West 4350 North
26.4 acres
I-1 Zone



PROPOSAL

The Applicant submitted an application for Site Plan approval for an industrial building to be located on lot 4 in the Stockman Flats Subdivision. The land where this development is located was annexed after the last general plan was adopted, so no current general plan designation has been assigned. It is anticipated that an industrial land use will be adopted to match the current I-1 Zone and previously discussed development plans. The civil plans show an approximately 440,000 square foot building with parking stalls around the perimeter of the structure. The Applicant provided Staff with landscape plans showing trees and plants along a portion of the north side of 4350 North and along the trail adjacent to the lake. The Applicant still needs to provide landscaping plan for parkstrips in ROW of public streets. A pump station will be constructed on the south west corner of the site.

Some of the key issues to consider are: cross access, ADA, storm drainage, utilities, landscaping, dumpster enclosures, fencing.

STAFF RECOMMENDATION

That the proposed Stockman Flats Building 9 Site Plan be approved based on the following findings and subject to the following conditions:

Findings

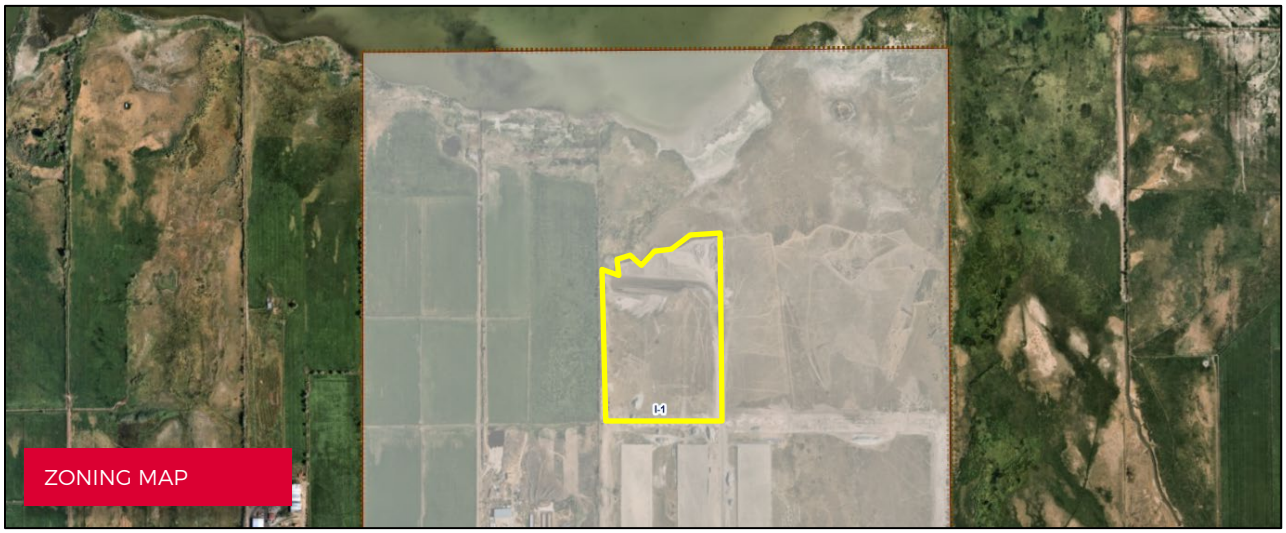
1. That the proposal conforms to the City's future General Plan Designation and current Zone.
2. That no plans for landscaping in public ROW have been submitted or reviewed by Staff.

Conditions

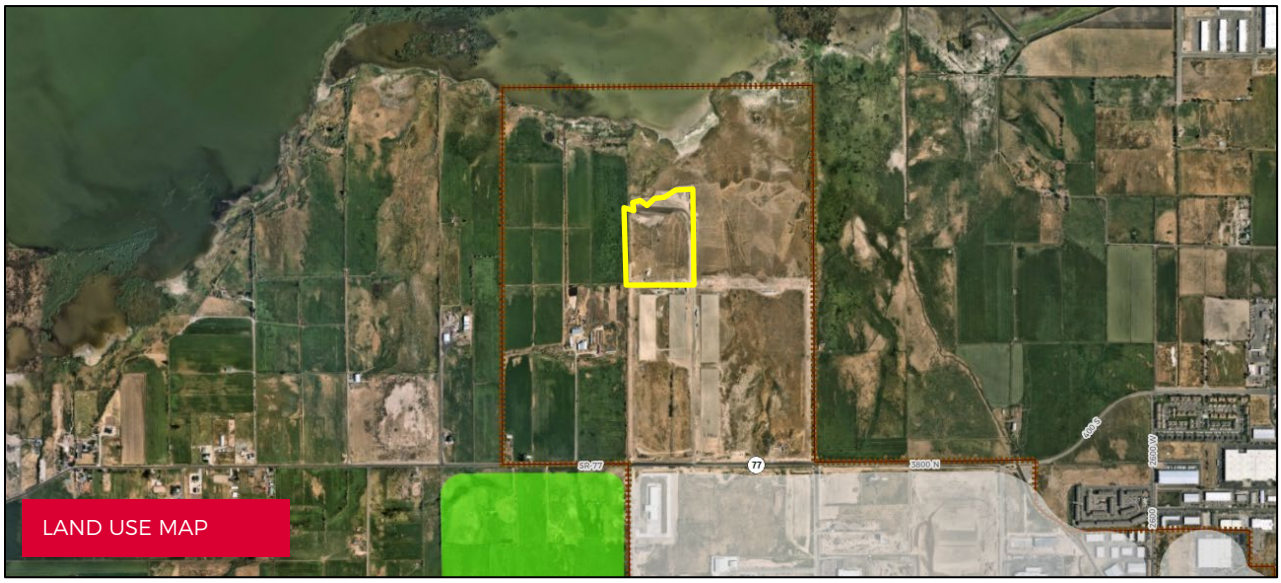
1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the Applicant submits and has approved a landscaping plan for parkstrips in ROW prior to issuance of building permits.
3. That the submitted agriculture protection area removal is completed prior to issuance of building permits.
4. That all remaining redlines are addressed by the Applicant.

EXHIBITS

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



ZONING MAP

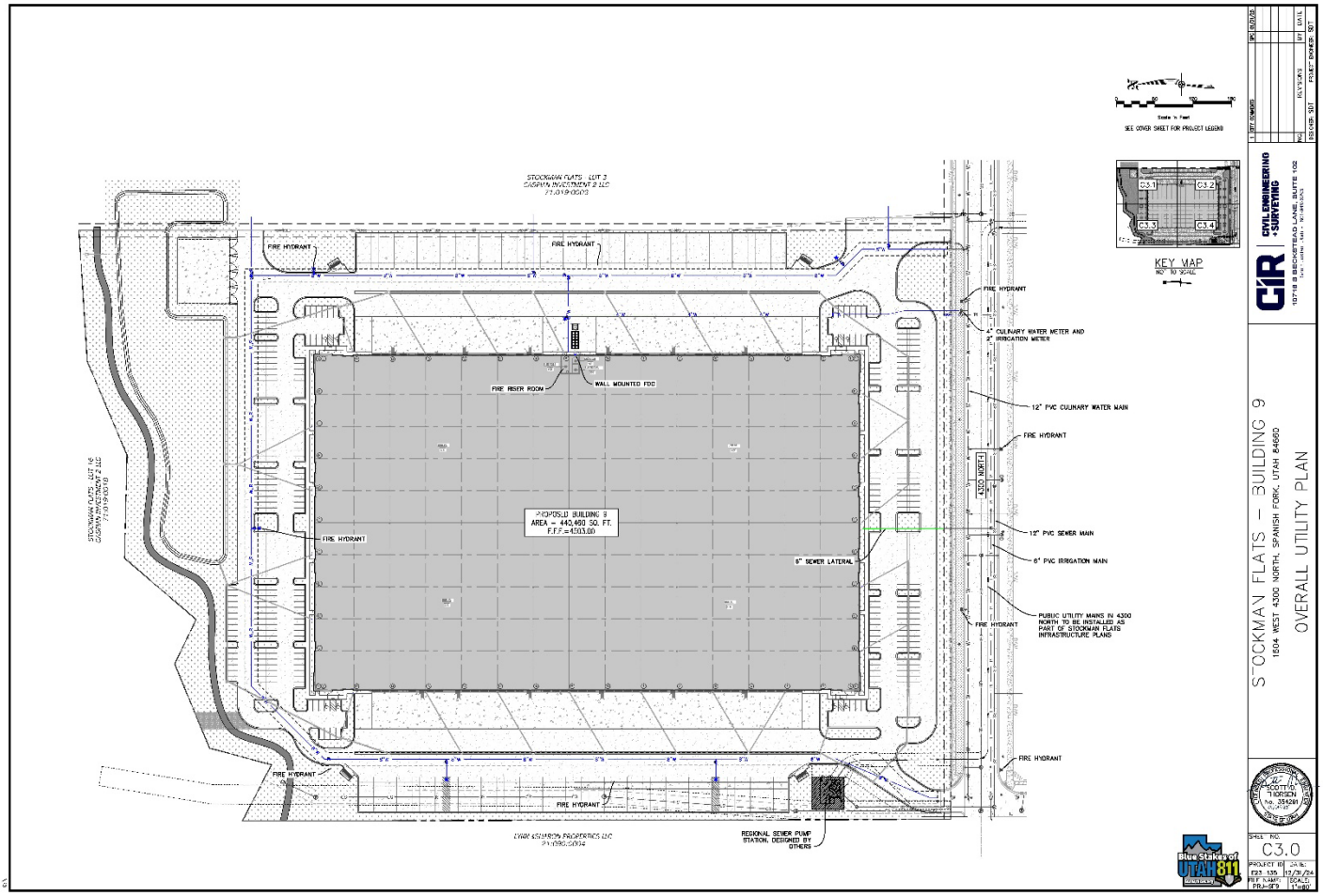


LAND USE MAP



AERIAL MAP

EXHIBIT 1



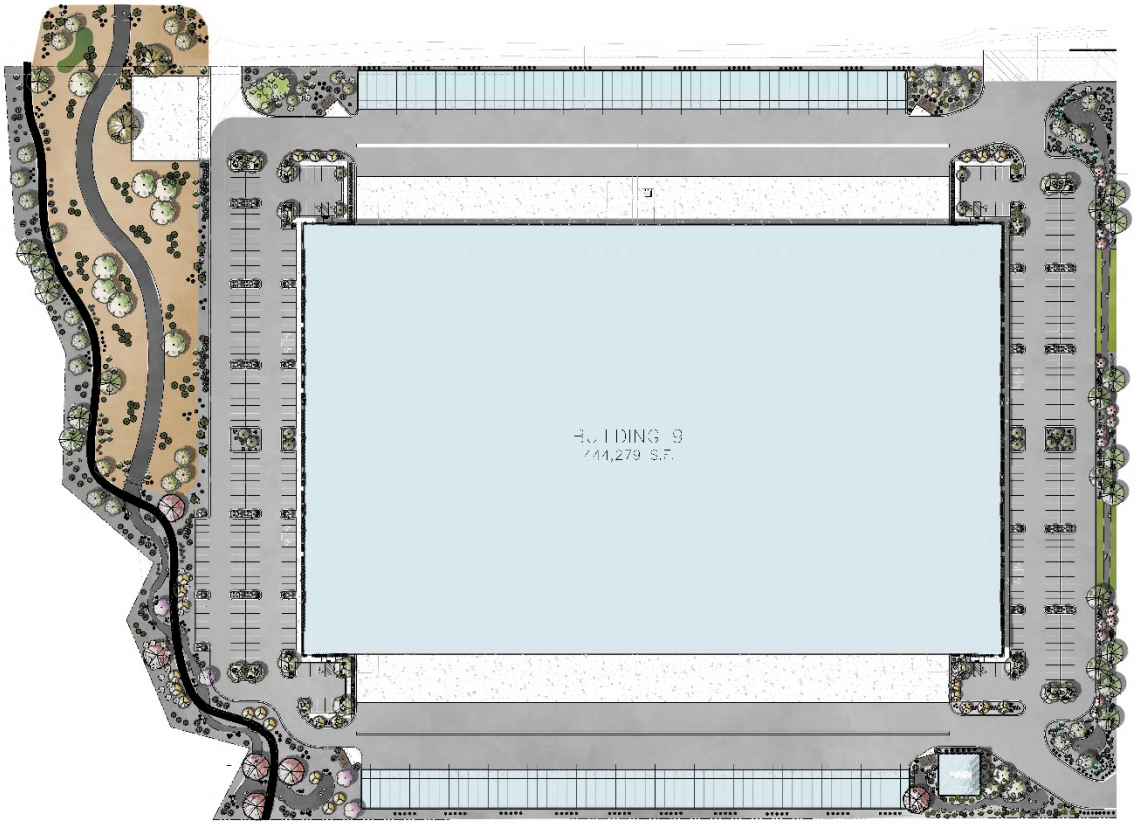
LOT 9 AREAS:

	SQ. FT.	/	ACRES.
LOT	1153421.99	/	26.479
BUILDING FOOTPRINT	444,801	/	10.211
ASPHALT	330,043	/	7.577
LANDSCAPING	227,747	/	5.228
CONCRETE	378,578	/	8.691

LOT 9 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	25,000	83 (1/300)
WAREHOUSE	419,801	300 (1/EMPLOYEE)
TOTAL REQUIRED	383	
TOTAL PROVIDED	389	
ACCESSIBLE SPACES	8	(8 REQ'D 301 TO 400)

EXHIBIT 2



12/19/2024 UT24172

811 BLUE STAKES OF UTAH 1-800-662-4111

STOCKMAN FLATS
LOT 4
SPANISH FORK, UTAH

AE URBIA
900 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-573-6125

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

JTA
ACP
JMA

COLOR ILLUSTRATION
CITY PERMIT SET
LP-COLOR

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	CAV	31	Cedrus atlantica glauca 'Fastigiata' Columnar Blue Atlas Cedar low to moderate; 30x10; sun to part shade; z6; Utah Lake water tolerant	B & B		6'
	JSM	87	Juniperus scopulorum 'Moonglow' Moonglow Juniper Tc2; 18x8; AV 20; sun; z3; Utah Lake water tolerant	B & B		6'
	JSW	23	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper Tc2; 20x8; AV 20; sun; z3; Utah Lake water tolerant	B & B		6'
DECIDUOUS TREES						
	AGA	5	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry moderate; 20x15; part sun to shade; z4;Utah Lake water tolerant	B & B	Multi-trunked	
	ALS	27	Amelanchier laevis 'JFS-Arb' TM Spring Flurry Serviceberry moderate; 20x20; sun to part shade; z4; Utah Lake water tolerant	B & B	2"Cal	
	BND	8	Betula nigra 'BNMTP' TM Dura Heat River Birch moderate to high; 40x35; sun; z3	B & B	2"Cal	
	CCI	3	Crataegus crus-galli inermis Thornless Cockspur Hawthorn Td4; 25x25; AV 314; full to part sun; z3; Utah Lake water tolerant	B & B	2"Cal	
	CCM	4	Cercis canadensis 'Merlot' Merlot Eastern Redbud Td4; 18x20; AV 314; part sun to part shade; z5; Utah Lake water tolerant	15 gal	1.5"Cal	
	GBP	29	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo Td2; 50x15; AV 706; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	QSL	15	Quercus x 'Scarlet Letter' Scarlet Letter Columnar Oak Moderate; 40'x12-15'; sun; z3; Utah Lake water tolerant	B & B	2"Cal	
	QRA	13	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal	
	QSO	6	Quercus shumardii Shumard Oak Moderate to low; 50'x40'; sun; z5; Utah Lake water tolerant	B & B	2"Cal	
	SIS	29	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25'x12-15'; sun; z3; Utah Lake water tolerant	B & B	2"Cal	
	SAT	2	Salix alba 'Tristis' Niobe Weeping Willow	20 gal.	1.5"Cal	
	TTS	2	Tilia tomentosa 'Sterling' Sterling Silver Linden Td4; 45x35; AV 314; sun; z5; Utah Lake water tolerant	B & B	2"Cal	
	UFF	15	Ulmus x 'Frontier' Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	ZSG	20	Zelkova serrata 'Green Vase' Green Vase Zelkova Td4; 45x30; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal	

SITE MATERIALS LEGEND

NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

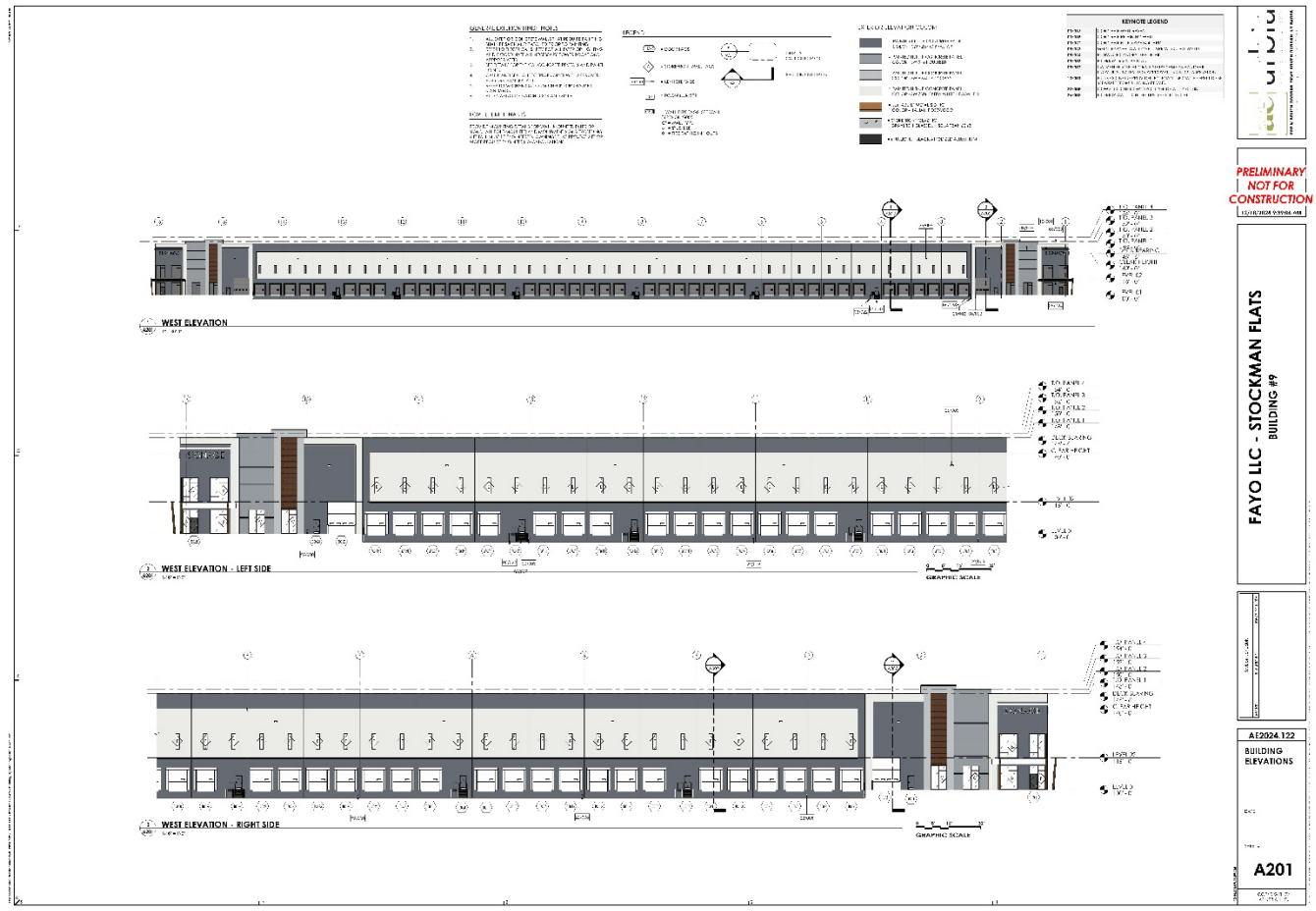
1 LANDSCAPE

	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	3,815 sf
	1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	125,107 sf
	1-19	2-4" GREY COBBLE ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	30,236 sf
	1-22	4-6" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 6" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	71,871 sf
	1-31	WETLAND GRAMINOID MIX	25,933 sf

2 HARDSCAPE

	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	147
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	117
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	3,431 lf

EXHIBIT 3


WEST ELEVATION
WEST ELEVATION - LEFT SIDE
WEST ELEVATION - RIGHT SIDE
GRAPHIC SCALE
PRELIMINARY NOT FOR CONSTRUCTION
FAYO LLC - STOCKMAN FLATS
BUILDING #9
AE2024.122
BUILDING ELEVATIONS
A201


NORTH ELEVATION
SOUTH ELEVATION
GRAPHIC SCALE
FAYO LLC - STOCKMAN FLATS
BUILDING #9
AE2024.122
BUILDING ELEVATIONS
A203

DEVELOPMENT REVIEW COMMITTEE

FEBRUARY 19, 2025

SPANISH FORK COMMUNITY DEVELOPMENT

Stockman Flats Buildings 1A, 1B, & 2
Site Plan
1597/1663/1695 West 4350 North
22.1 acres
I-1 Zone



PROPOSAL

The Applicant submitted an application for Site Plan approval for three industrial buildings to be located on lots 5A, 5B, and 6 in the Stockman Flats Subdivision. The land where this development is located was annexed after the last general plan was adopted, so no current general plan designation has been assigned. It is anticipated that an industrial land use will be adopted to match the current I-1 Zone and previously discussed development plans. A Minor Subdivision Amendment is also under review that would create the three lots referenced above out of lots 5 and 6 of the original subdivision. The civil plans show three buildings approximately 200,000, 101,000, and 86,000 square foot footprints with parking stalls around the perimeter of the site and internal driveways intersecting between the buildings. The landscape plans show trees and plants adjacent to 4350 North and 1730 West. The Applicant still needs to provide landscaping plan for parkstrips in ROW of public streets.

Some of the key issues to consider are: cross access, ADA, storm drainage, utilities, landscaping, dumpster enclosures.

STAFF RECOMMENDATION

That the proposed Stockman Flats Buildings 1A, 1B, & 2 Site Plan be approved based on the following findings and subject to the following conditions:

Findings

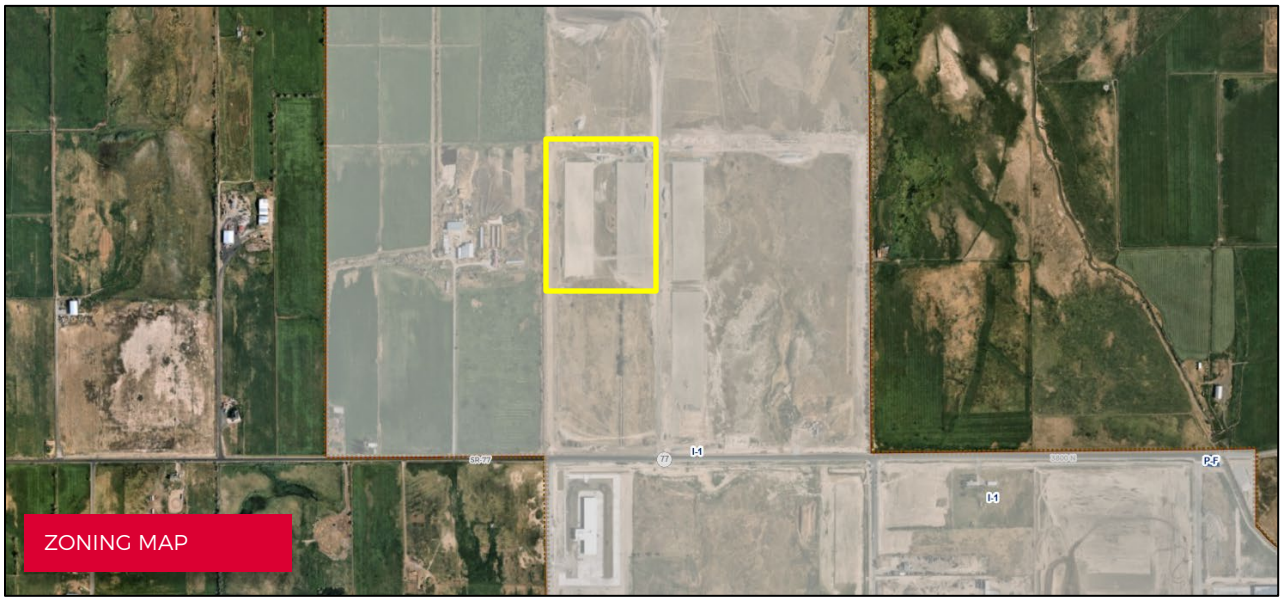
1. That the proposal conforms to the City's future General Plan Designation and current Zone.
2. That the submitted plans are consistent with the proposed Minor Plat Amendment.
3. That no plans for landscaping in public ROW have been submitted or reviewed by Staff.

Conditions

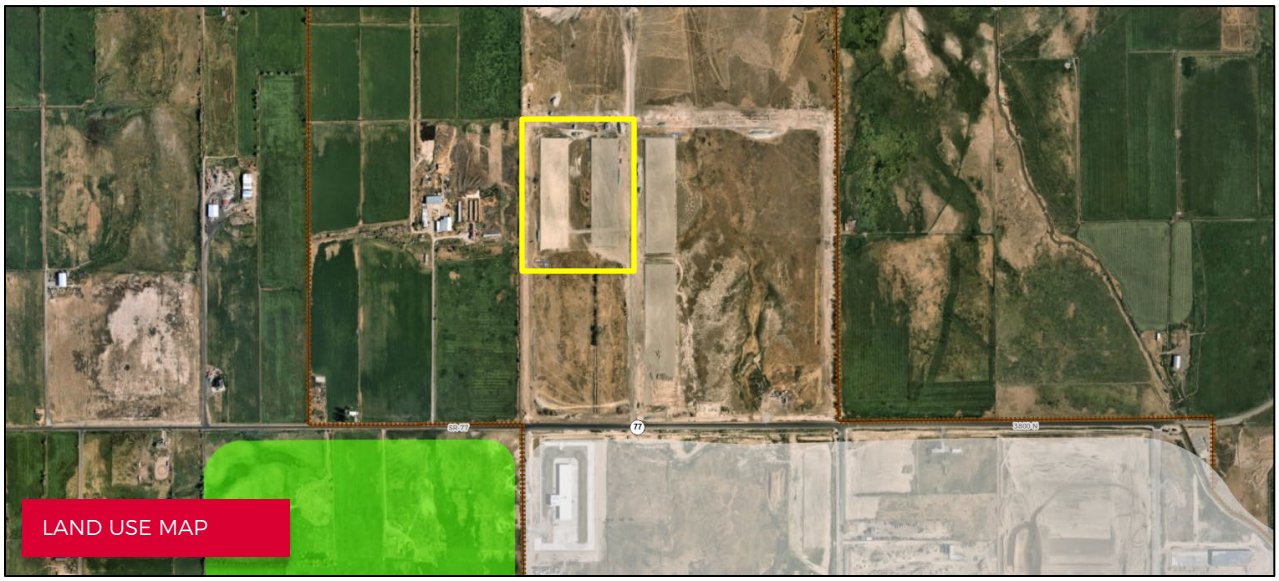
1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the Applicant submits and has approved a landscaping plan for parkstrips in ROW prior to issuance of building permits.
3. That the submitted agriculture protection area removal is completed prior to issuance of building permits.
4. That all remaining redlines are addressed by the Applicant.

EXHIBITS

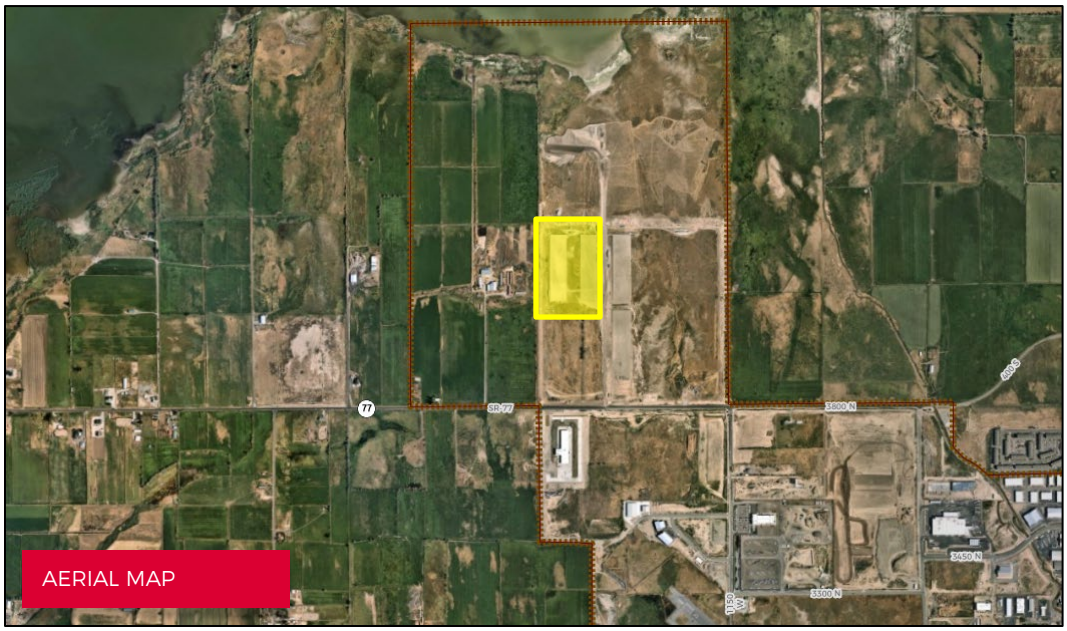
1. Site Plan
2. Landscape Plan
3. Building Elevations



ZONING MAP

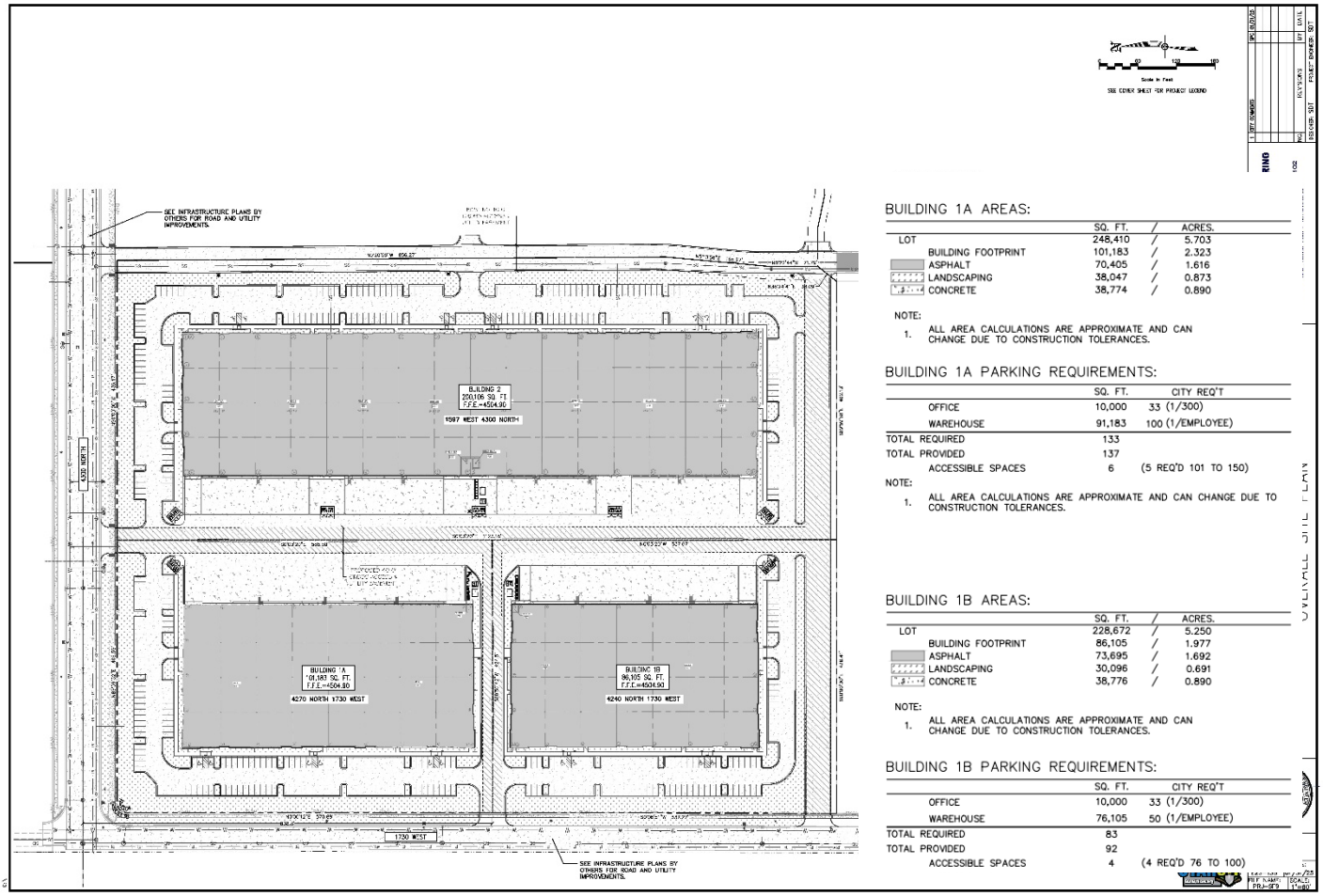


LAND USE MAP



AERIAL MAP

EXHIBIT 1



BUILDING 2 AREAS:

		SQ. FT.	/	ACRES.
LOT		489,833	/	11.245
	BUILDING FOOTPRINT	200,106	/	4.594
	ASPHALT	153,127	/	3.515
	LANDSCAPING	55,655	/	1.278
	CONCRETE	80,945	/	1.858

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

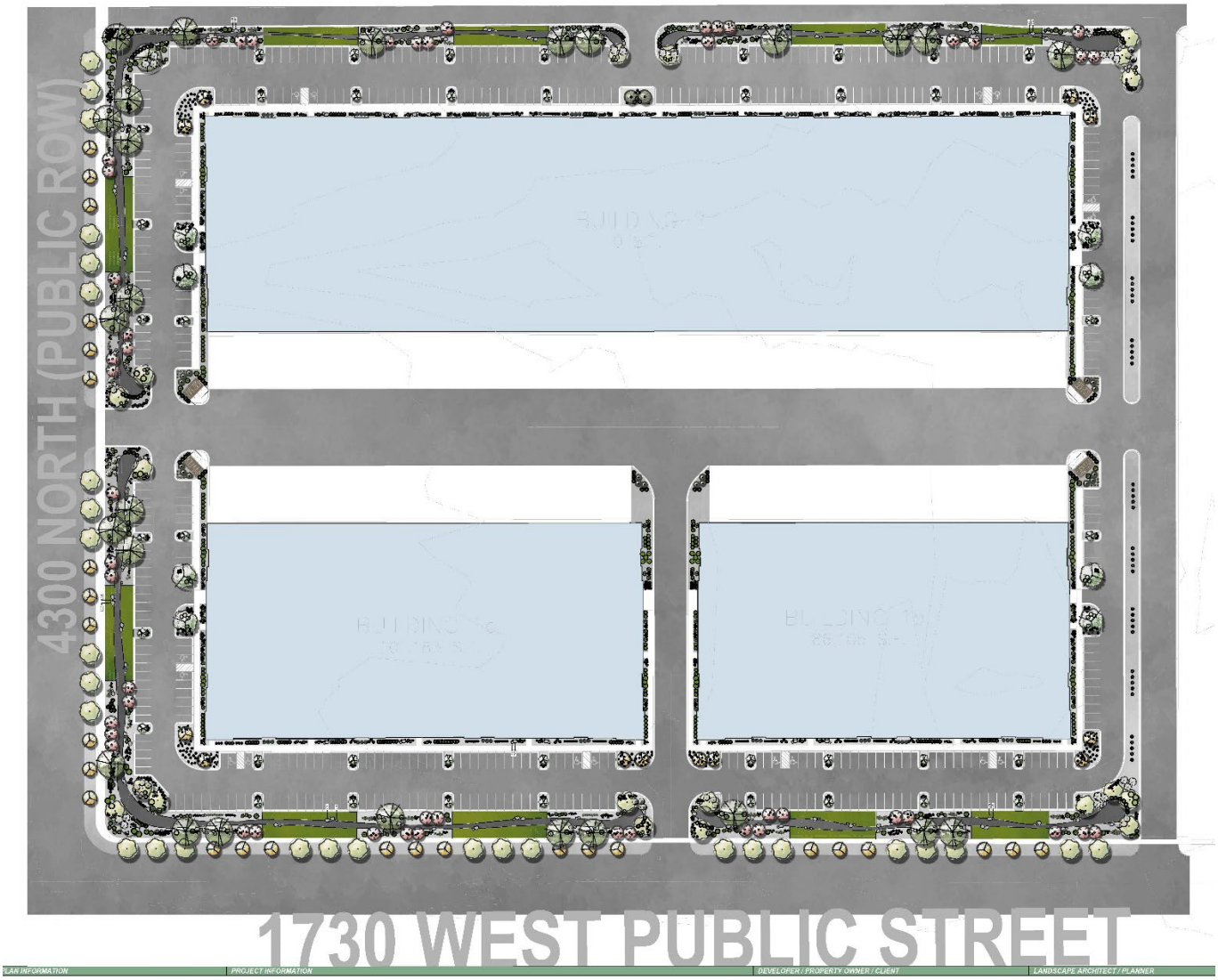
BUILDING 2 PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	25,000	83 (1/300)
WAREHOUSE	175,106	150 (1/EMPLOYEE)
TOTAL REQUIRED	233	
TOTAL PROVIDED	236	
ACCESSIBLE SPACES	8	(7 REQ'D 201 TO 300)

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

EXHIBIT 2



PLAN INFORMATION | PROJECT INFORMATION | DEVELOPER / PROPERTY OWNER / CLIENT | LANDSCAPE ARCHITECT / PLANNER

811 BLUE STAKES OF UTAH
UTAH LOCATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0' 25' 50' 100' 200'
GRAPH IC SCALE: 1" = 50

STOCKMAN FLATS
BLDG 1A, 1B & 2
SPANISH FORK, UTAH

AE URBIA
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
801-575-6455

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PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

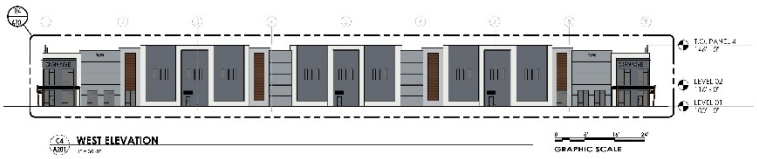
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	CA'F	18	Cedrus atlantica glauca `Fastigiata` Columnar Blue Atlas Cedar low to moderate; 30x10; sun to part shade; z6; Utah Lake water tolerant	B & B		6`
	JS'W	48	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper Te2; 20x4; AV 20; sun; z3; Utah Lake water tolerant	B & B		6`
DECIDUOUS TREES						
	AL'S	49	Amelanchier laevis `JFS-Arb` TM Spring Flurry Serviceberry moderate; 28x20; sun to part shade; z4; Utah Lake water tolerant	B & B	2"Cal	
	GB'P	39	Ginkgo biloba `Princeton Sentry` Princeton Sentry Gingko Td2; 50x15; AV 706; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	Q'SL	49	Quercus x 'Scarlet Letter' Scarlet Letter Columnar Oak Moderate; 40'x12-15'; sun; z3; Utah Lake water tolerant	B & B	2"Cal	
	QR'A	2	Quercus robur x alba `JFS-KW1QX` TM Street Spire Oak Td4; 45x14; AV 176; sun; z4	B & B	2"Cal	
	S'IS	42	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25'x12-15'; sun; z3; Utah Lake water tolerant	B & B	2"Cal	
	UX'F	8	Ulmus x `Frontier` Frontier Elm Td3; 35x25; AV 490; sun; z4; Utah Lake water tolerant	B & B	2"Cal	
	ZS'G	27	Zelkova serrata `Green Vase` Green Vase Zelkova Td4; 45x30; AV 490; sun; z5; Utah Lake water tolerant	B & B	2"Cal	

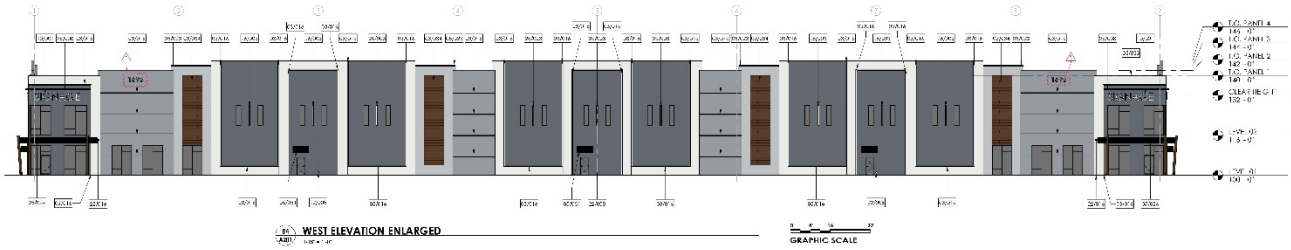
SITE MATERIALS LEGEND

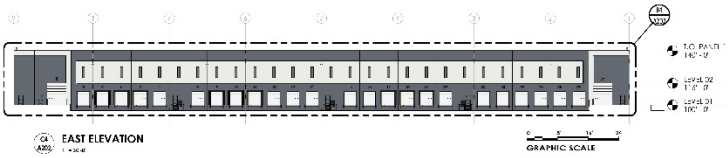
NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	18,036 sf
	1-15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	114,206 sf
	1-19	2-4" GREY COBBLE ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	19,309 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	147
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	127
	2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	6,073 lf

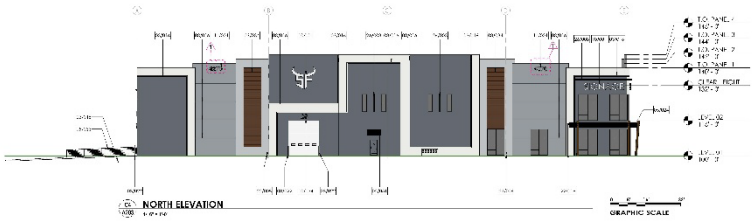
EXHIBIT 3

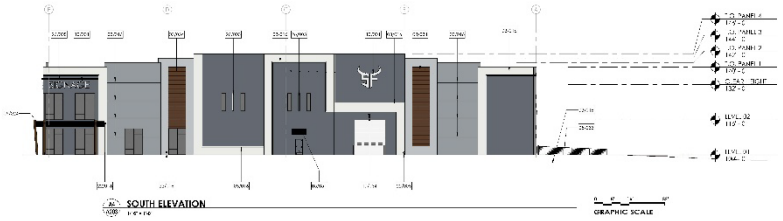

T.O. PANEL 4
LEVEL 02
LEVEL 01
WEST ELEVATION
GRAPHIC SCALE

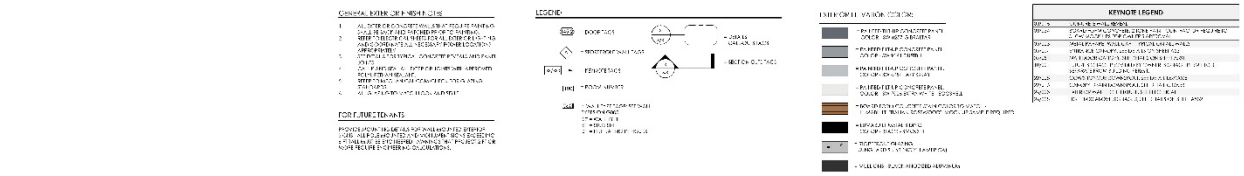

WEST ELEVATION ENLARGED
GRAPHIC SCALE

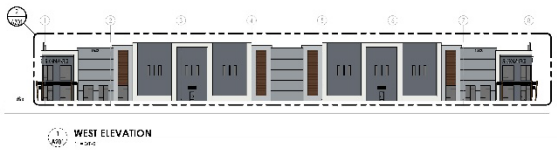

T.O. PANEL 1
LEVEL 02
LEVEL 01
EAST ELEVATION
GRAPHIC SCALE

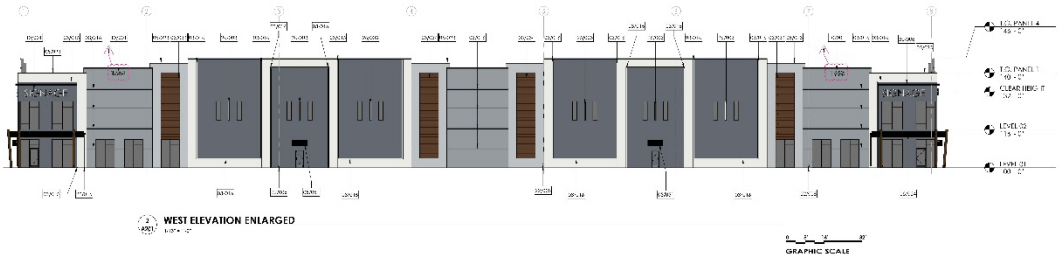

EAST ELEVATION ENLARGED
GRAPHIC SCALE

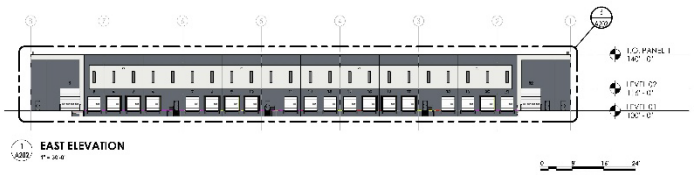

NORTH ELEVATION
GRAPHIC SCALE

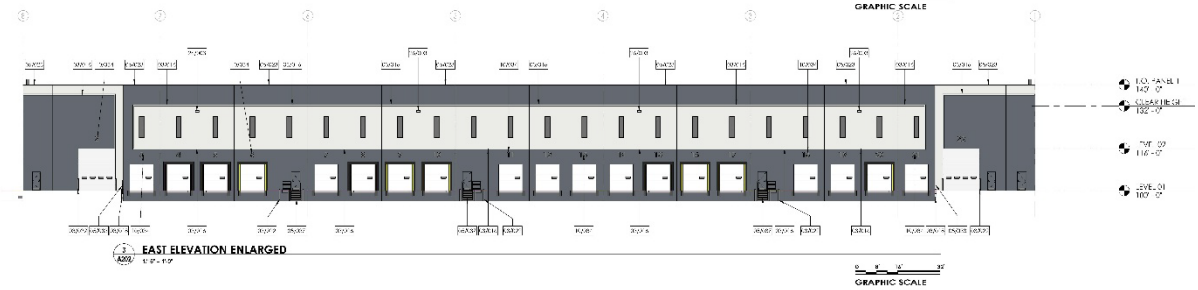

SOUTH ELEVATION
GRAPHIC SCALE

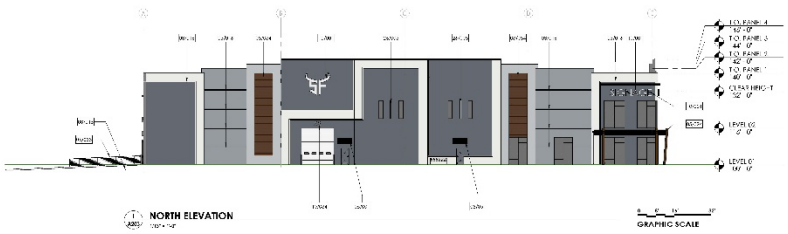


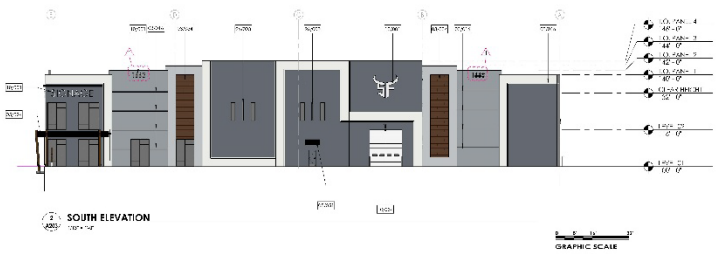

WEST ELEVATION
GRAPHIC SCALE

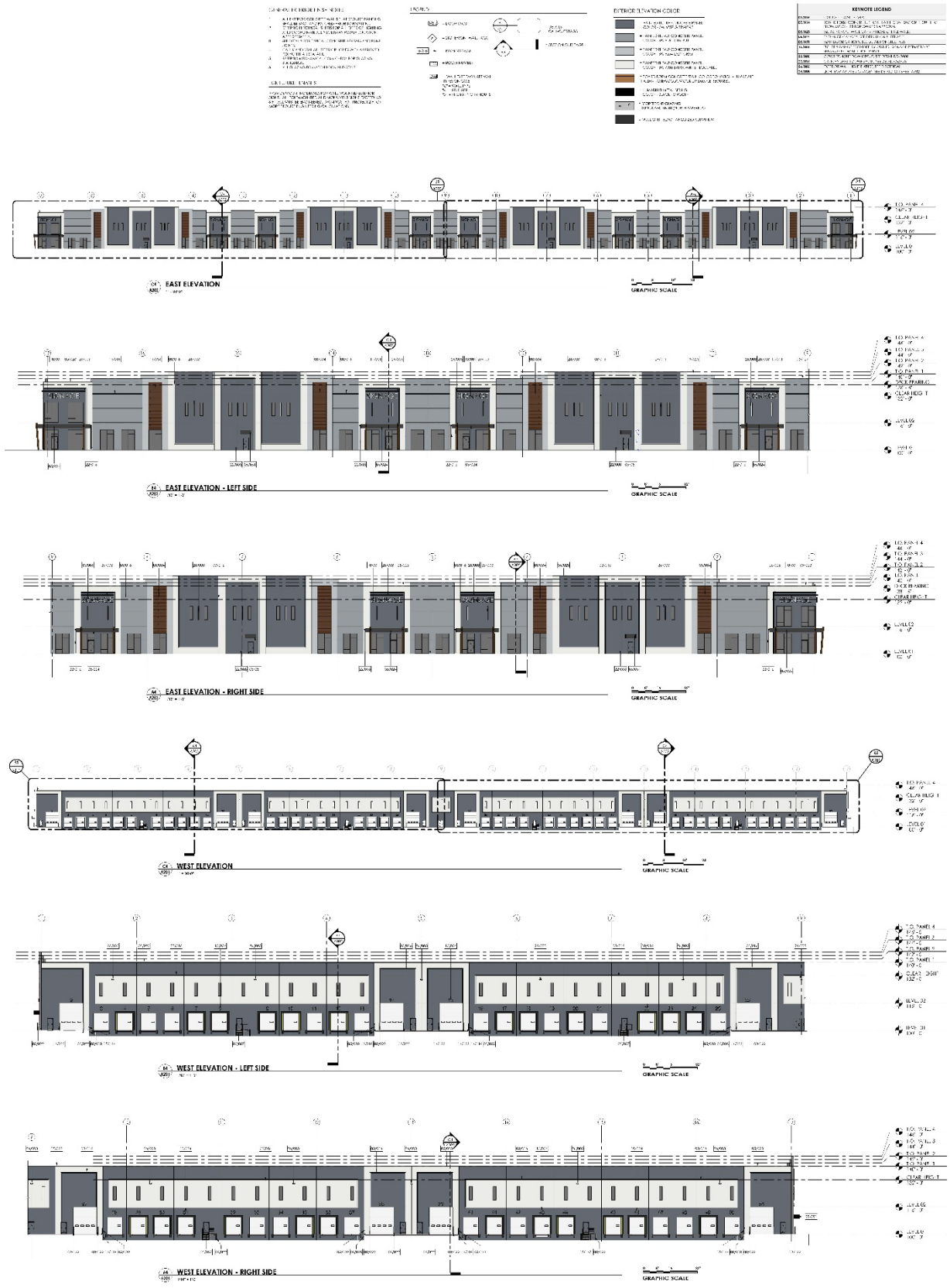

WEST ELEVATION ENLARGED
GRAPHIC SCALE

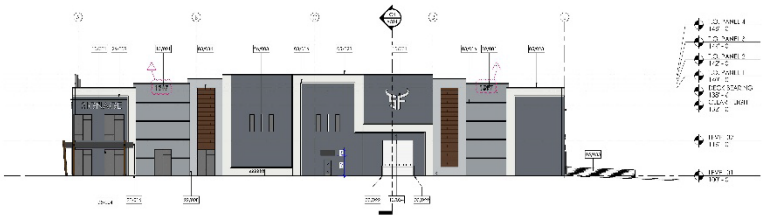

EAST ELEVATION
GRAPHIC SCALE


EAST ELEVATION ENLARGED
GRAPHIC SCALE


NORTH ELEVATION
GRAPHIC SCALE

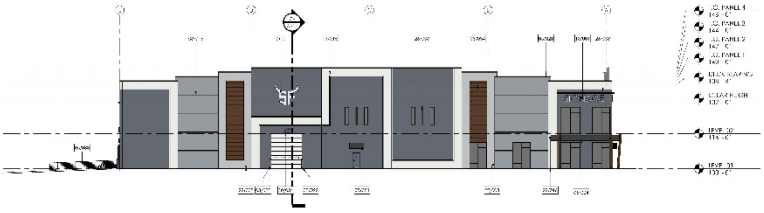

SOUTH ELEVATION
GRAPHIC SCALE


EAST ELEVATION
GRAPHIC SCALE
EAST ELEVATION - LEFT SIDE
GRAPHIC SCALE
EAST ELEVATION - RIGHT SIDE
GRAPHIC SCALE
WEST ELEVATION
GRAPHIC SCALE
WEST ELEVATION - LEFT SIDE
GRAPHIC SCALE
WEST ELEVATION - RIGHT SIDE
GRAPHIC SCALE



NORTH ELEVATION

GRAPHIC SCALE



SOUTH ELEVATION

GRAPHIC SCALE



Stockman Flats Lot Lines Amendment
Minor Plat Amendment
1695 West 4350 North
91.3 acres
I-1 Zone

PROPOSAL

The Applicant submitted an application for Minor Plat Amendment approval to adjust lot lines for lots 5-9 and 12-14 in the Stockman Flats Subdivision. The new configuration splits lot 5 into two lots, converts lots 7-9 into lots 7A and 8A, and creates lots 13A and 14A from the original lots 12-14. The land where this development is located was annexed after the last general plan was adopted, so no current general plan designation has been assigned. It is anticipated that an industrial land use will be adopted to match the current I-1 Zone and previously discussed development plans.

STAFF RECOMMENDATION

That the proposed Stockman Flats Lot Lines Minor Plat Amendment be approved based on the following finding and subject to the following conditions:

Finding

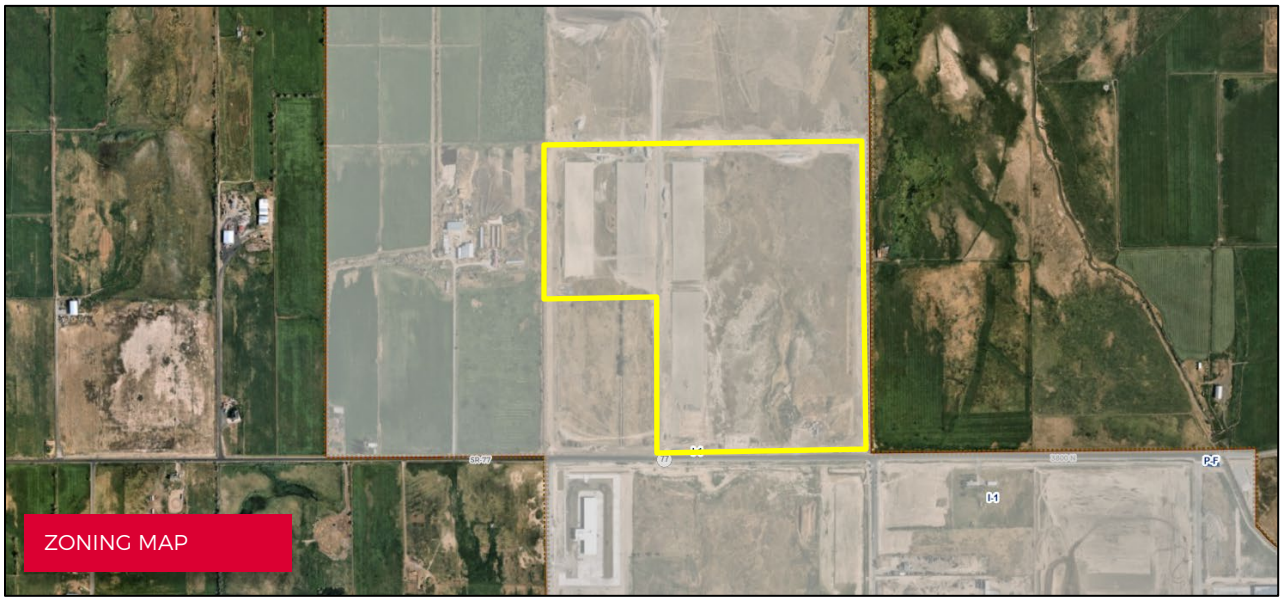
1. That the proposal conforms to the City's future General Plan Designation and current Zone.

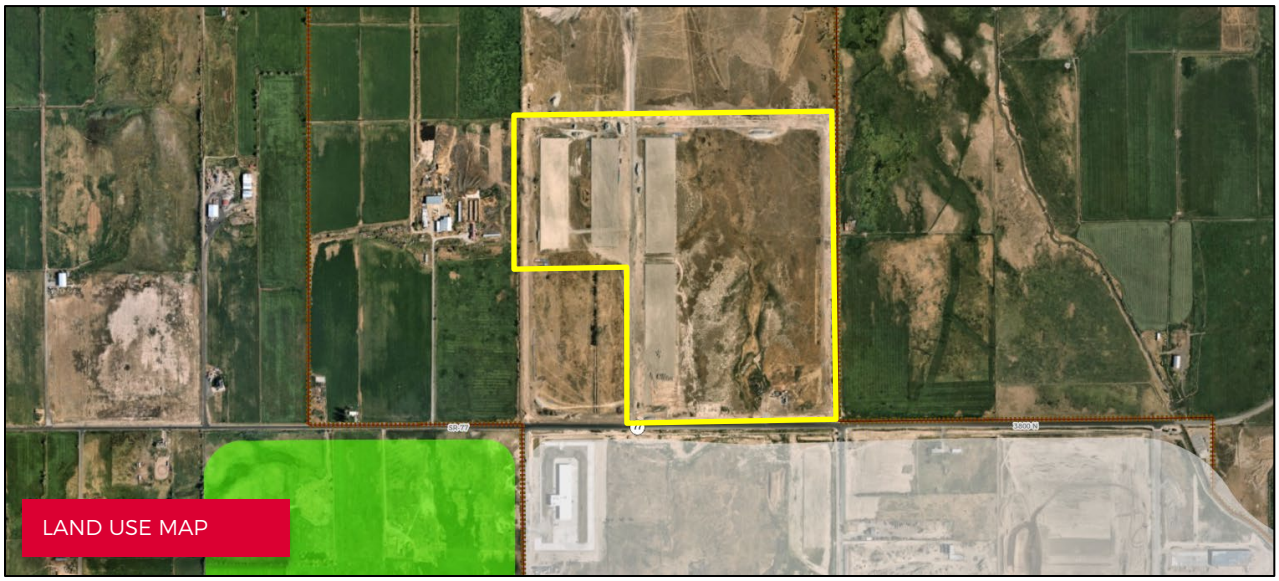
Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all remaining redlines are addressed by the Applicant.

EXHIBITS

1. Plat Amendment


ZONING MAP
I-1
P-F


LAND USE MAP

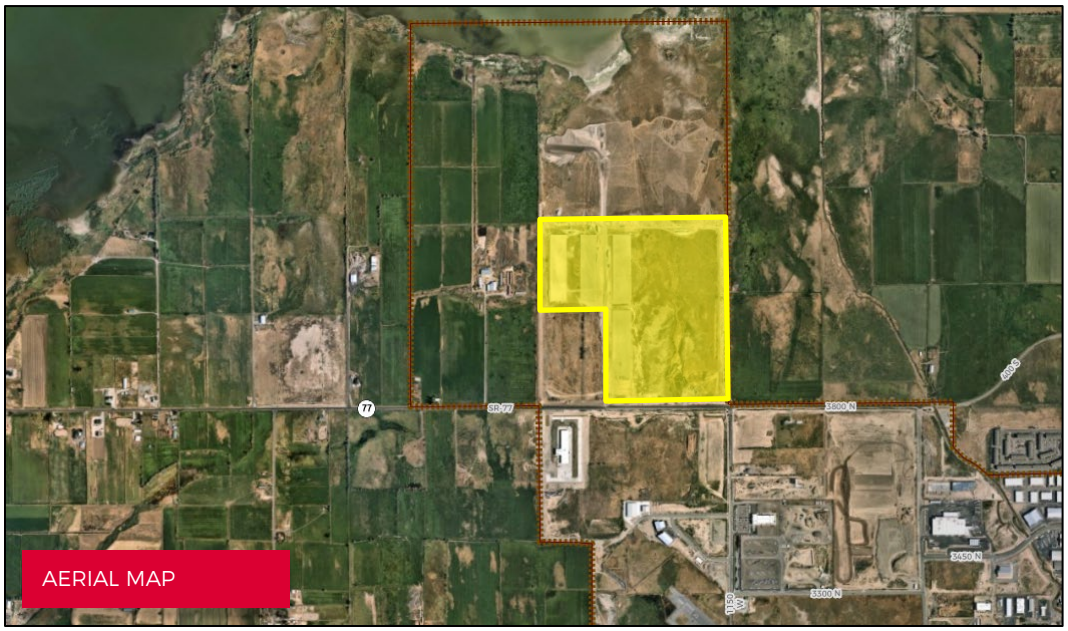
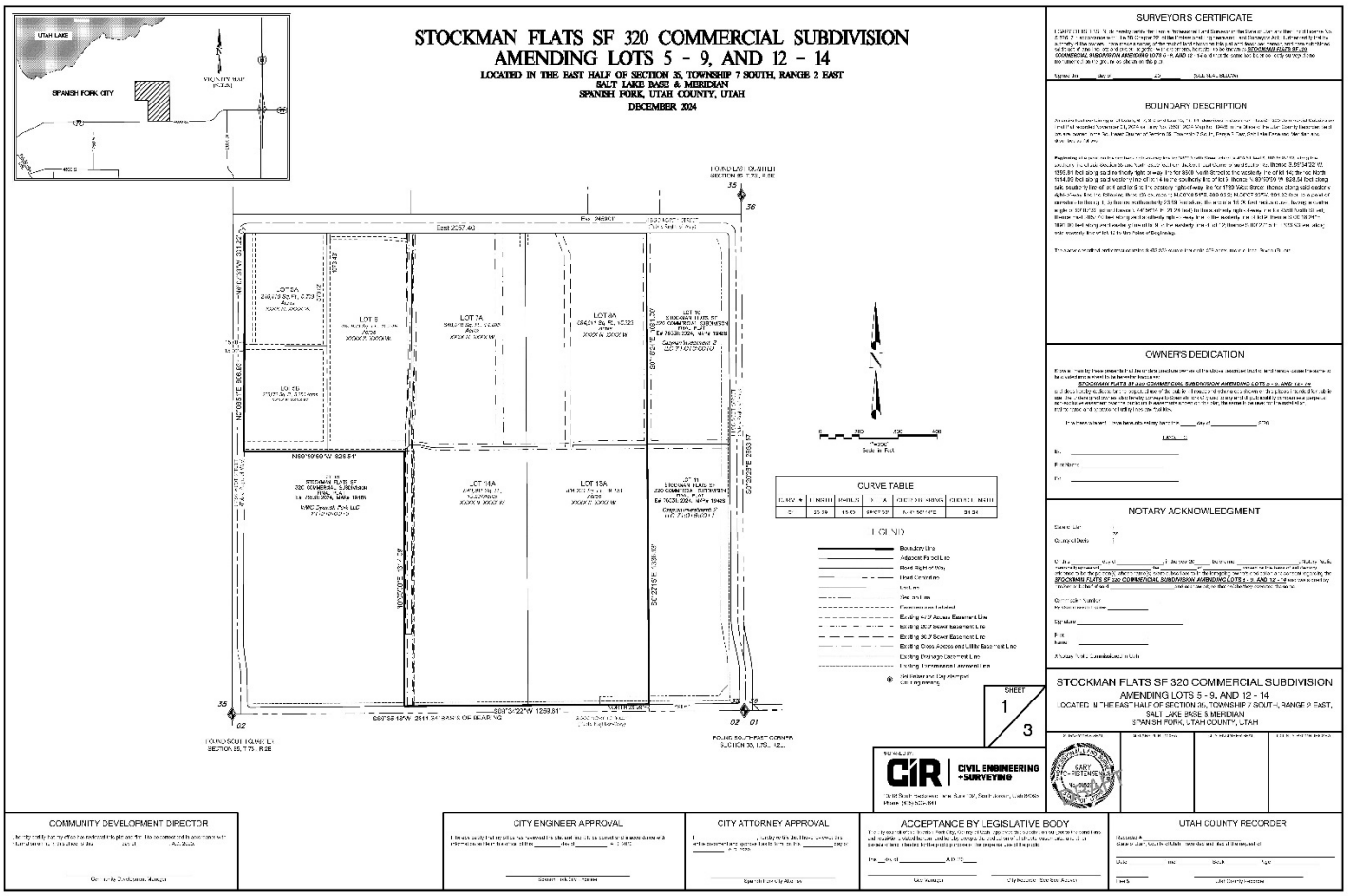

AERIAL MAP
3600 N
3500 N
3450 N

EXHIBIT 1


STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION
AMENDING LOTS 5 - 9, AND 12 - 14
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 2 EAST
SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
DECEMBER 2024
UTAH LAKE
SPANISH FORK CITY
VICINITY MAP
(N.T.S.)
SURVEYORS CERTIFICATE
BOUNDARY DESCRIPTION
OWNERS DEDICATION
NOTARY ACKNOWLEDGMENT
CURVE TABLE
LEGEND
Boundary Line
Adjacent Parcel Line
Road Right of Way
Road Centerline
Lot Line
Section Line
Easement as Labeled
Existing 10' Access Easement Line
Existing 20' Sewer Easement Line
Existing 30' Sewer Easement Line
Existing Cross Access and Utility Easement Line
Existing Drainage Easement Line
Existing Temporary Easement Line
Set Rebar and Cap stamped CIR Engineering
FOUND SOUTH QUARTER CORNER SECTION 35, T7S, R2E
FOUND SOUTH-EAST CORNER SECTION 35, T7S, R2E
SHEET 1 3
CIR CIVIL ENGINEERING + SURVEYING
COMMUNITY DEVELOPMENT DIRECTOR
CITY ENGINEER APPROVAL
CITY ATTORNEY APPROVAL
ACCEPTANCE BY LEGISLATIVE BODY
UTAH COUNTY RECORDER
STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION
AMENDING LOTS 5 - 9, AND 12 - 14
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH