

# Wednesday, March 5, 2025 Planning Commission

# **Planning Commission Agenda**

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on March 5, 2025.

Planning Commissioners

Todd Mitchell
John Mendenhall
Shauna Warnick
Michelle Carroll
Michael Clayson
Paul Dayton

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the City Council Chambers at Library Hall, 80 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

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

#### 2. 6:00 Agenda Items

#### 3. Minutes

A. February 5, 2025.

#### 4. Conditional Use Permit (Public Hearing)

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

# 5. Zone Change & Preliminary Plat (Public Hearing)

A. RIVER RUN GRIFFITHS ZONE CHANGE. This proposal involves changing the zoning from R-R to R-3 with the Master Planned Development Overlay to allow for the development of a residential subdivision located at 1022 South River Bottoms Road.

- B. RIVER RUN SUBDIVISION. This proposal involves the approval of an amended Preliminary Plat for 30 additional condominium units and 27 additional townhome units to be located at approximately 1100 South 300 East.
- C. WHISPERING PINES ZONE CHANGE. This proposal involves changing the zoning from I-1 and C-1 to P-F, C-1 and R-3 with the Master Planned Development Overlay to allow for a residential development located at approximately 3600 East Powerhouse Road.
- D. WHISPERING PINES SUBDIVISION. This proposal involves the approval of a Preliminary Plat for a Master Planned Development with 579 residential lots/units to be located at approximately 3600 East Powerhouse Road.

#### 6. Adjourn To Work Session If Needed.

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
February 5, 2025

Commission Members Present: Commissioners John Mendenhall, Shauna Warnick, Michelle Carroll, Mike Clayson.

Absent: Chairman Todd Mitchell.

**Staff Members Present: Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Ian Bunker**, Associate Planner; **Byron Haslam**, Assistant City Engineer; **Josh Wagstaff**, Assistant City Engineer; **Joshua Nielsen**, Assistant City Attorney; **Kasey Woodard**, Community Development Secretary.

**Citizens Present**: Kristie Hampton, Mark Hampton, Spencer Last, Thomas Schulte, Monty Bingham, Nate Heaps, Joe Kelly, Kris Kelly, Jordan Smith, Kristy Smith, Brent Smith, Debbie Smith, Linda Fewkes, Michael Tutton, Paul Dayton.

#### **WORK SESSION**

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

#### **PRELIMINARY ACTIVITIES**

Pledge of Allegiance

Commissioner Warnick led the pledge.

# **MINUTES**

**January 22, 2025** 

Commissioner Carroll moved to approve the minutes from January 22, 2025.

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

# PRELIMINARY PLAT & ZONE CHANGE (Public Hearings for the Zone Changes)

#### **CONDOR HEIGHTS ZONE CHANGE**

David Mann presented the proposal to the Commissioners. He stated the current zoning is Rural Residential and the applicants are proposing to change the zoning to R-1-15. He provided information regarding the design layout including the deviations that are needed to allow this design to be developed. He stated that these adjustments being made will be included in the proposed development agreement. He stated this project is 4.2 acres, which is under the required five-acre requirement.

There was a brief discussion regarding the railroad crossing.

Commissioner Mendenhall opened the public hearing at 6:10 p.m.

Tom Schulte approached the podium to ask how many lots were being proposed. It was stated there are five single-family lots.

Commissioner Mendenhall closed the public hearing at 6:11 p.m.

Mark Hampton approached the podium to speak about the proposal. He stated they will be installing the storm drain system, and they are willing to help with the railroad.

Commissioner Warnick **moved** to recommend approval of the Condor Heights Zone Change based on the following findings and conditions.

#### <u>Findings:</u>

- 1. That the proposal is consistent with the City's General Plan Designation of Estate Density Residential.
- 2. Existing conditions make the proposed subdivision layout impossible without deviations from current code.

#### Conditions:

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

2. That the Applicant address any red-lines.

Commissioner Carroll seconded and the motion passed all in favor.

#### **CONDOR HEIGHT SUBDIVISION**

Commissioner Warnick spoke briefly about the existing home and thanked the applicants for this development.

Commissioner Carroll **moved** to approve the Condor Heights Subdivision Preliminary Plat based on the following findings and conditions.

# Findings:

- 1. That the proposal is consistent with the City's General Plan Designation of Estate Density Residential.
- 2. Existing conditions make the proposed subdivision layout impossible without deviations from current code.

#### Conditions:

- 1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
- 2. That the City Council approves a Zone Change from R-R to R-1-15 with an accompanying development agreement that outlines allowed modification of development standards.
- 3. That the Applicant addresses any red-lines.

Commissioner Clayson seconded and the motion passed all in favor.

#### **ZIONS LANDING ZONE CHANGE 2.0**

lan Bunker presented the proposal and stated that this property is currently zoned Rural Residential and is seeking a zone change to R-1-9 with the Complete Neighborhoods Overlay to allow for the development of six residential lots. He stated that this is the revised design that has been reduced by two lots to fit the proposed zoning designation. He provided additional information about the previous proposal and he explained the changes that have been made from the previous design. He stated that the DRC recommended approval.

Nate Heaps approached the podium and spoke briefly about the changes that have been made from the previously submitted design. He feels they have complied with the feedback from City staff and City Council to fit their design within the R-1-9 zoning designation.

Commissioner Warnick expressed concern with the renderings of the twin home that was presented.

Nate Heaps acknowledged this concern and stated that the twin home design will be consistent with the single-family design.

Commissioner Mendenhall opened the public hearing at 6:24 p.m.

Jordan Smith is representing the property owner to the east. He expressed concern with the development including twin homes in their design. He does not feel that this fits with the surrounding single-family area and he feels that this opens the door to developers to build additional multi-family home types in areas that they do not fit. He is fine with the single-family homes, but he feels the twin homes are out of place as there are no other townhomes or twin homes located near the development.

Commissioner Mendenhall closed the public hearing at 6:26 p.m.

The Commissioners feel that this discussion would be more applicable with the Preliminary Plat application.

Commissioner Warnick appreciates that the applicant has redesigned the layout to comply with the provided feedback. She likes the Complete Neighborhoods Overlay.

Commissioner Carroll agreed and stated that she lives in an area with a mix of housing types and views it in a positive light.

Commissioner Mendenhall also agreed and feels that it breaks up the large subdivision.

Commissioner Clayson feels that there is good and bad with this Complete Neighborhoods Overlay.

Dave Anderson stated this will be the first project using the Complete Neighborhoods Overlay. He provided a brief history of the intent of this zoning tool and how it is meant to be used. He feels that this application of the overlay can only be successful if the multi-family units match the single-family home designs.

Commissioner Warnick stated that she is not impressed with the current design that was presented but understands that this design is still being worked on.

Commissioner Carroll **moved** to recommend the approval of the Zions Landing Zone Change 2.0 based on the following findings and conditions.

# Findings:

- 1. That the proposal conforms to the City's General Plan Designation of Medium Density Residential.
- 2. That the R-1-9 Zoning District is consistent with the area.
- 3. That the proposal conforms to the intent of the Complete Neighborhood Overlay District.

#### 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.

Commissioner Warnick seconded and the motion passed with a 3-1 vote in favor. Commissioner Clayson voted nay due to the inclusion of the twin home.

#### **ZIONS LANDING SUBDIVISION 2.0**

Commissioner Warnick spoke briefly about the proposal and asked if they normally would approve the Preliminary Plat with building elevations.

Dave Anderson feels that it is entirely appropriate to approve the building permit with the elevations being shared with the Planning Commission, perhaps in a work session meeting. He suggested adding an additional condition to include that no building permit can be approved until the elevations have been reviewed by the Planning Commission.

There was a question from a resident on why this Preliminary Plat does not allow a public hearing, and Dave Anderson explained why.

Commissioner Warnick **moved** to recommend approval of the Zions Landing Subdivision 2.0 Preliminary Plat based on the following findings and conditions.

#### <u>Findings:</u>

- 1. That the proposal conforms to the City's General Plan Designation of Medium Density Residential.
- 2. With minor modifications the proposal will conform to the intent of the Complete Neighborhood Overlay District.

#### 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 City Council approves of the associated Zone Change.
- 4. Before a building permit is issued, the building designs and elevations are presented to and reviewed by the Planning Commission.

Commissioner Carroll seconded and the motion passed 3-1 with Commissioner Clayson opposing.

#### **CANYON COURT URBAN ZONE CHANGE**

Brandon Snyder presented the proposal and stated that this proposal is to change the zoning of the property to C-2 General Commercial. He stated the applicant is looking to develop seven commercial lots. He stated some of the key things to consider are the access to the development.

There was a brief discussion regarding the speed limit on 400 North as Commissioner Warnick feels the speed is very fast on this road. It was stated that the speed limit is 45 mph, and it was remarked that this feels like a fast speed to have on a road that has a roundabout. It was stated the roundabout is a traffic calming measure as traffic will have to slow down to pass through the roundabout.

Commissioner Mendenhall asked staff for the main difference between what is being proposed today versus what was proposed with this development two years ago.

Brandon Snyder stated the main difference from what was previously proposed to what is being proposed today is that the applicant was initially seeking to develop a new zoning designation for a mix of uses on the property. He stated that this mix would consist of residential and commercial. He stated that the applicant is now seeking to zone the property all commercial. He invited the applicant up to speak further on their proposal.

Corey Anderson approached the podium to speak about the changes. He stated they initially were going to leave lot seven as a residential lot, but stated that the timing to develop the new zoning designation was too long of a process and they felt that this lot would be better used as commercial space.

Commissioner Mendenhall feels that the population on the east end of the town will be well served by this upcoming development. He is looking forward to the benefit this brings to the community.

Commissioner Warnick expressed her excitement for the upcoming development and the changes it will bring with it.

Commissioner Mendenhall opened the public hearing at 7:00 p.m.

Resident Monty Bingham approached the podium. He feels that this development will be a great addition to the area and will alleviate the residents of the area from having to travel to the other side of town for their needs.

Neighboring resident Paul Dayton stated that he lives about a mile from the development and he is in favor of the development. He just asked that the safety of pedestrian walkways is heavily considered. He is supportive of the walkable community aspect of this development as well as the diversity of the development.

Resident Micheal Tutton stated he lives across from the property and he voiced his concerns with the roundabout aspect of the development. He is unsure why another large access would be created for the area. He would rather see the main access point off of Parkway. He feels this will create a bottle neck for traffic flowing to and from Mapleton.

Resident Tom Schulte inquired about whether street parking has been considered along 400 North. He hopes that there will not be any street parking allowed as this area has two major roadways.

Byron Haslam stated this area will likely be marked as a no parking zone but stated that this ultimately a UDOT owned road so they would have the final decision on this. He stated that if there becomes an issue UDOT will ultimately mark this as a no parking zone.

Commissioner Mendenhall closed the public hearing at 7:09 p.m.

Commissioner Warnick is not in favor of the roundabout being located here and asked if there could be some kind of alternative or a turn lane that would only allow for a right-in, right-out flow.

Byron Haslam stated that both Engineering and UDOT conducted traffic studies for the area and he stated that this is a UDOT road, so their traffic engineer conducted a Traffic Impact Study and determined that the flow of traffic needs to be controlled access and could not work with a traffic signal. He stated the roundabout was determined to be the best and safest solution.

Commissioner Clayson moved to recommend the approval of the Canyon Court Urban Zone Change based on the following findings and conditions.

# Findings:

- 1. That the proposal conforms to the City's General Plan Designation of Commercial
- 2. That the proposal provides for a new commercial center at a major intersection.
- 3. That the proposed commercial center is adequately sized to minimize the impact on the residential character of the area.

#### 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.

Commissioner Carroll seconded and the motion passed all in favor.

#### **CANYON COURT URBAN SUBDIVISION**

There was no additional discussion.

Commissioner Warnick **moved** to approve the Canyon Court Urban Subdivision Preliminary Plat based on the following findings and conditions.

#### Findings:

1. That the proposal conforms to the City's General Plan Designation of Commercial.

# **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 City Council approves the associated Zone Change.

Commissioner Clayson seconded and the motion passed all in favor.

Commissioner Clayson moved to adjourn the meeting at 7:15 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary



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 and the site.

# 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**

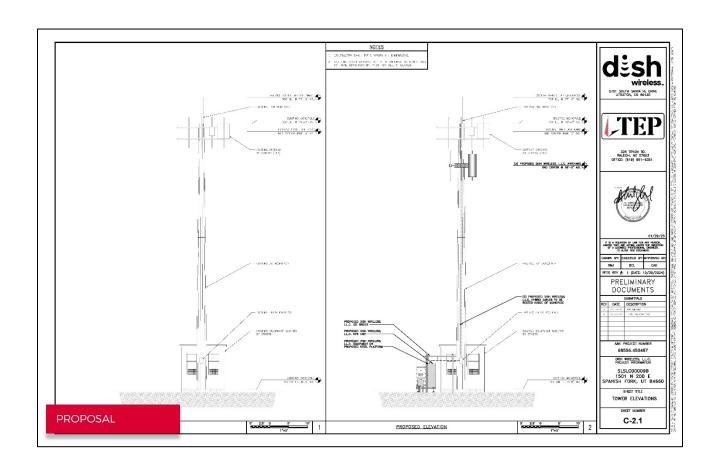
1. That the proposal is consistent with the City's General Plan Land Use Map Designation and Zoning Map.

#### 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.

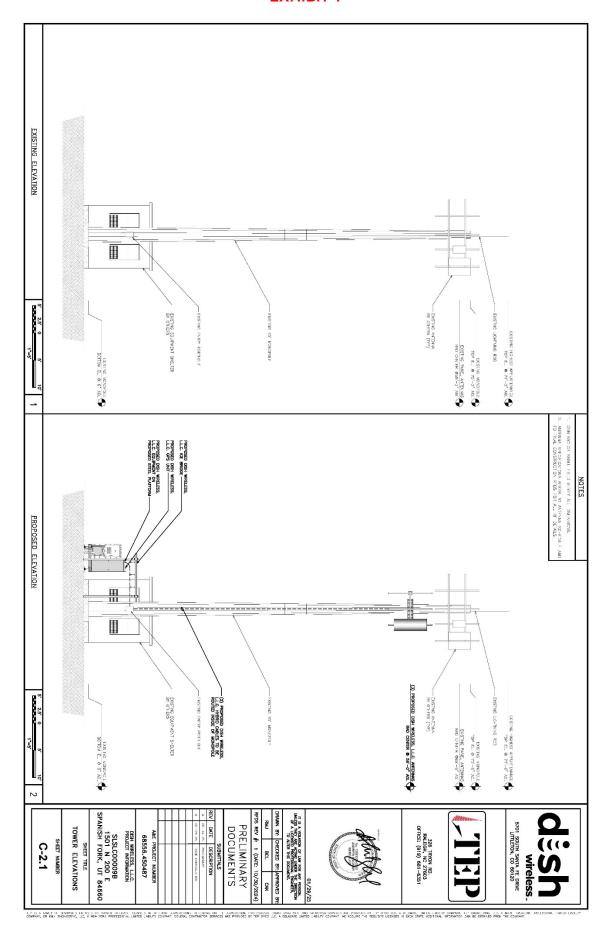
#### **EXHIBITS**

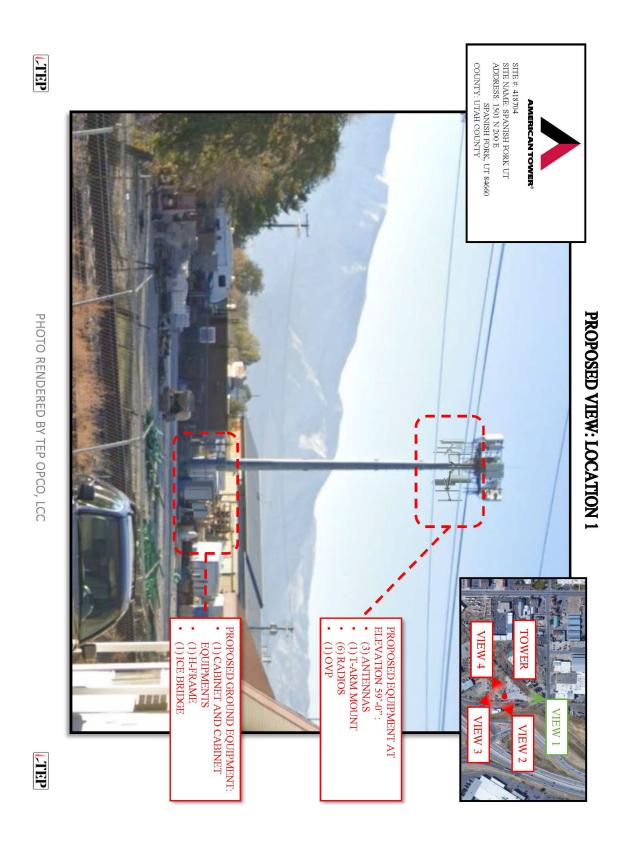
- 1. Plans
- 2. Simulation





# **EXHIBIT 1**







**TO:** Spanish Fork Planning Commission

**FROM:** Community Development Department

**DATE:** March 5, 2025

RE: Draft DRC Minutes for the 200 East Cell Tower Modification Conditional Use Permit

#### **DRC February 19, 2025:**

lan Bunker presented the proposed modification to the existing cell tower. He stated they will be adding additional antenna and cabinetry. He stated the height of the new antenna is 59 feet, which is below the existing height of the tower.

Dave Anderson moved to recommend the approval of the proposed 200 East Cell Tower Modification Conditional Use Permit 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.

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



River Run Griffiths
Zone Change
1022 South River Bottoms Road
4.9 acres
R-3 Residential Zone with MPD Overlay
General Plan Designation
High Density Residential



# **PROPOSAL**

The Applicant has requested a change in the zoning for two parcels north of Volunteer Drive and to the west of River Bottoms Road. The request involves changing the zoning from R-R Rural Residential to R-3 Residential with the Master Planned Development Overlay in order to allow for an expansion of the River Run residential subdivision. The General Plan designates the area north of Volunteer Drive as High Density Residential.

The Applicant has also submitted for amended Preliminary Plat subdivision approval to include the additional condominium and townhome units. The proposed subdivision includes the extension of Volunteer Drive and modifications to the intersection of Bradford Lane and River Bottoms Road. A roundabout is no longer proposed at that intersection.

Some of the key issues to consider are: proposed uses, power, utilities, public improvements and access.

# STAFF RECOMMENDATION

That the proposed River Run Griffiths Zone Change be approved based on the following findings and subject to the following conditions:

#### **Findings**

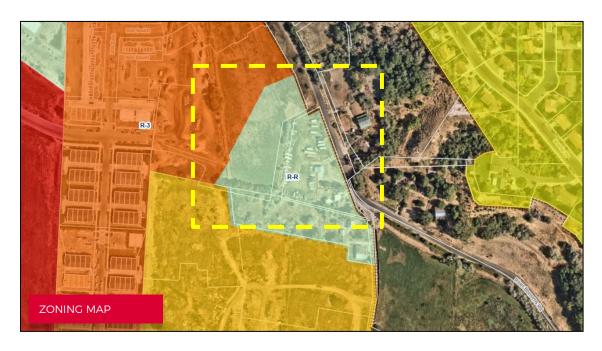
- 1. That the proposal conforms to the City's General Plan Designation.
- That the proposed zoning district and overlay are consistent with surrounding developments.

#### 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.

#### **EXHIBITS**

- 1. Letter of Request
- 2. Subdivision Plans







#### **EXHIBIT 1**

Spanish Fork City Council 40 South Main Street Spanish Fork, Utah 84660

Subject: Request for Zone Change from R-R to R-3 for [Parcel ID - 27:041:0017]

Dear Spanish Fork City Council Members,

I am requesting a zoning change for my property at [Parcel ID - 27:041:0017] from R-R (Rural Residential) to R-3 (Medium-Density Residential) with a Master Planned Development (MPD) Overlay. This change will allow for a thoughtfully planned residential development that aligns with the city's growth and housing needs while enhancing local infrastructure.

The reasons for this request include:

- 1. **Meeting Housing Demand**: Rezoning to R-3 with the MPD Overlay will support the city's need for diverse housing options by enabling a well-designed, cohesive residential community.
- 2. **Improving Neighborhood Infrastructure**: Our project will extend Volunteer Drive and connect it to River Bottom Road, creating a safer and more accessible intersection for residents and through traffic.
- 3. **Compatible Neighborhood Development**: The MPD Overlay ensures that the proposed development will integrate seamlessly with surrounding properties, fostering a balanced and attractive community environment.
- 4. **Efficient Land Use in Collaboration with City Engineers**: Working closely with City Engineers, we have designed this development to align with Spanish Fork's growth objectives, ensuring efficient use of the property and compliance with infrastructure standards.

The inclusion of the MPD Overlay provides additional flexibility to implement a high-quality design and layout, while maintaining consistency with city planning objectives and regulations.

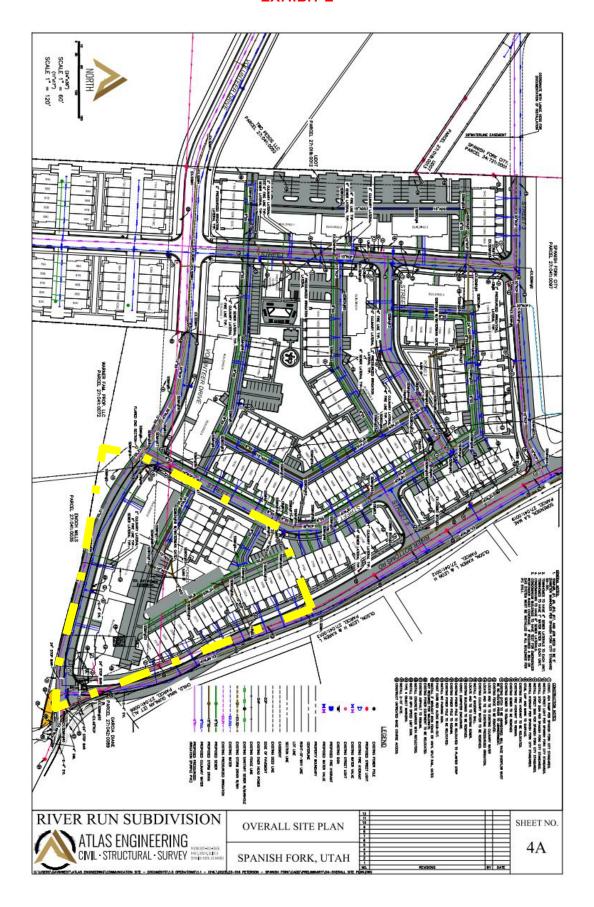
Attached are the necessary documents to support this application, including proposed site plans and development details. I am available for any further discussion or clarification.

Thank you for your time and consideration.

Sincerely,

Hunter Horsley
Land Acquisition and Development
Keystone Construction
42 E. 1100 S. Ste 1B
American Fork, UT. 84003

# **EXHIBIT 2**





**TO:** Spanish Fork Planning Commission

**FROM:** Community Development Department

**DATE:** March 5, 2025

RE: Draft DRC Minutes for River Run Griffiths Zone Change and Preliminary Plat

#### **DRC February 12, 2025:**

# **Zone Change**

Brandon stated that this proposal involves changing the zoning from R-R to R-3 with the MPD 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.

#### **Preliminary Plat**

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.



River Run Subdivision - Griffiths
Preliminary Plat Amendment
1100 South 300 East
16.04 acres
R-3 Residential Zone with MPD Overlay
General Plan Designation
High Density Residential



# **PROPOSAL**

This proposal involves the approval of an amended Preliminary Plat for 30 additional condominium units and 27 additional townhomes units to be located at approximately 1100 South 300 East. The expansion area (Griffiths and Peterson remainder) is just under 5 acres in size. The area is identified as Plat "H" on the phasing plan. The Applicant has also requested a change in the zoning for the project area from R-R Rural Residential to R-3 Residential with the Master Planned Development Overlay.

This proposed subdivision amendment includes the extension of Volunteer Drive and modifications to the intersection of Bradford Lane and River Bottoms Road. A roundabout is no longer proposed at that intersection. The Applicant is working with Staff to further enhance the landscaping and building elevation that will face the new intersection to River Bottoms Road.

Some of the key issues to consider are: power relocation, utilities, public improvements and access.

# STAFF RECOMMENDATION

That the proposed River Run Subdivision - Griffiths Preliminary Plat Amendment be approved based on the following finding and subject to the following conditions:

#### **Finding**

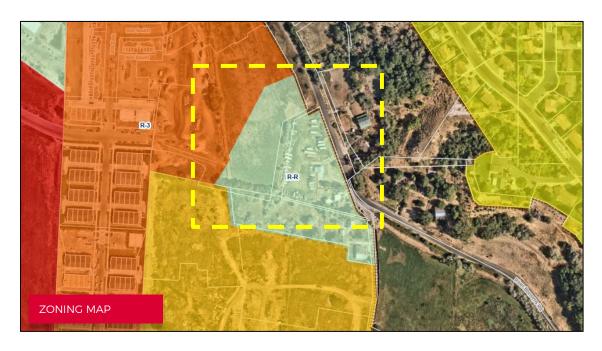
That the proposal conforms to the City's General Plan Designation.

#### 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 be approved by the City Council.

#### **EXHIBITS**

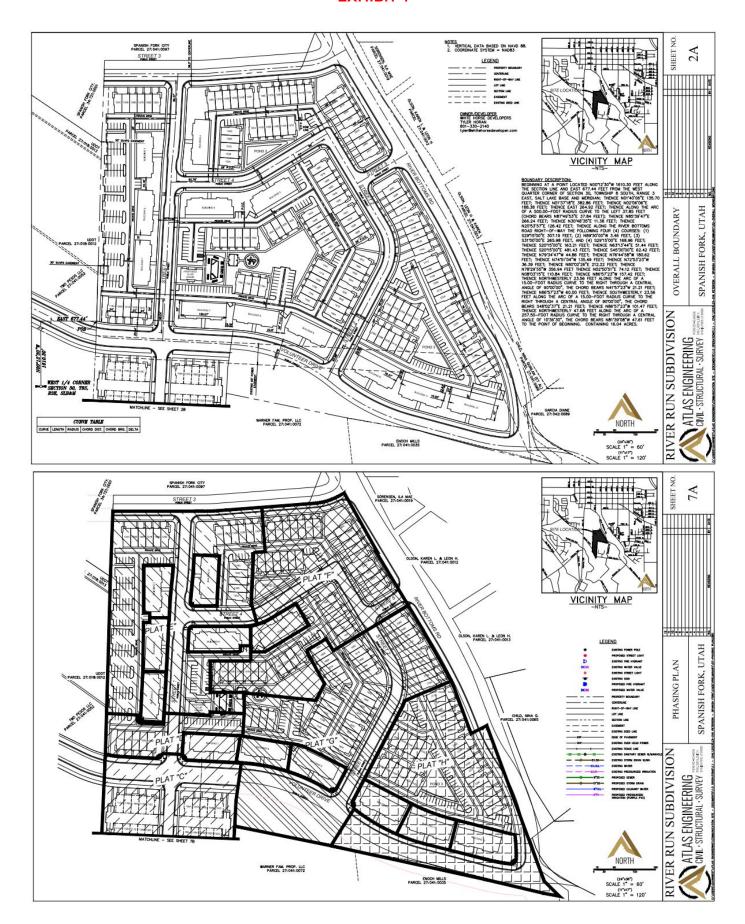
- 1. Civil Plans
- 2. Landscaping Plan
- 3. Building Elevations

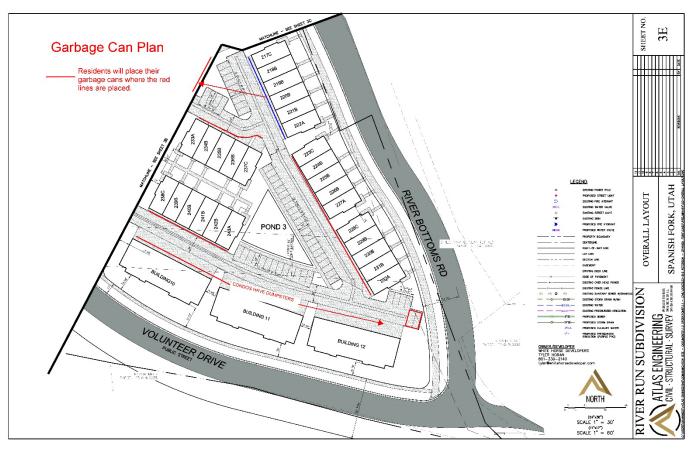


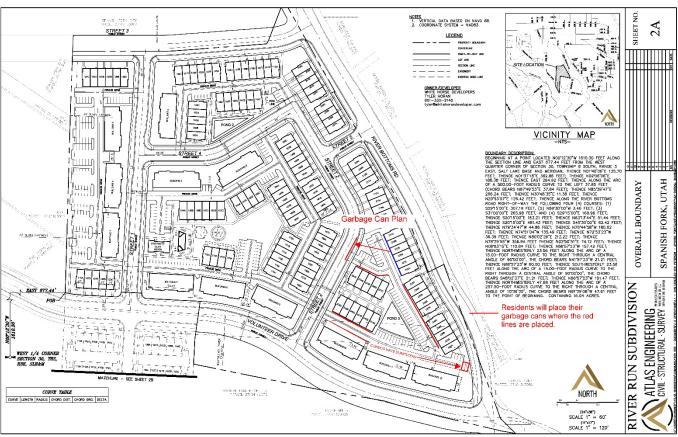




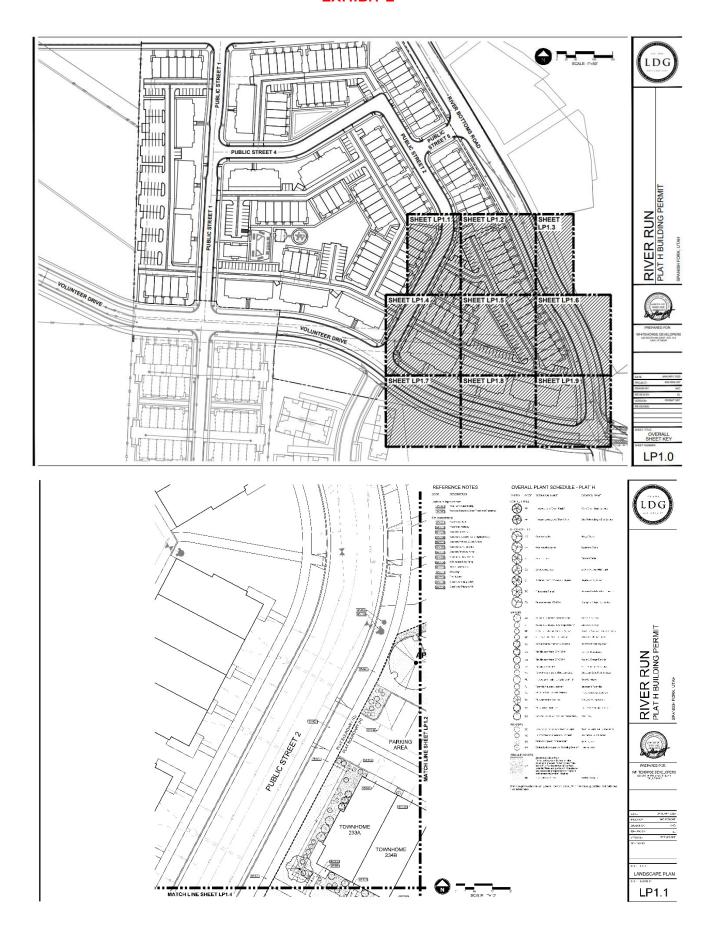
#### **EXHIBIT 1**

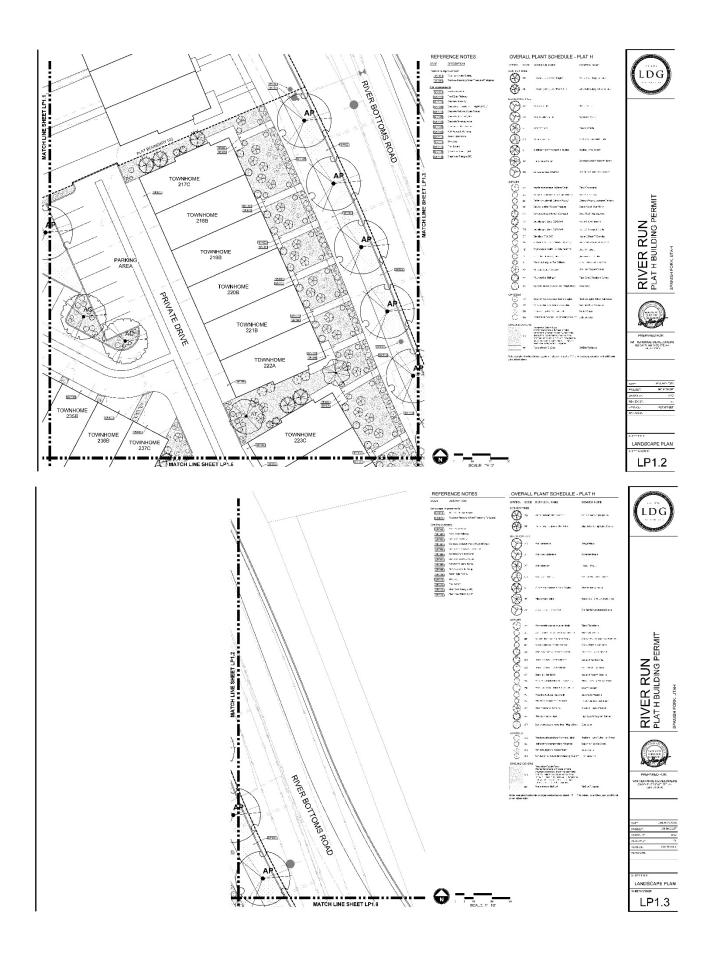


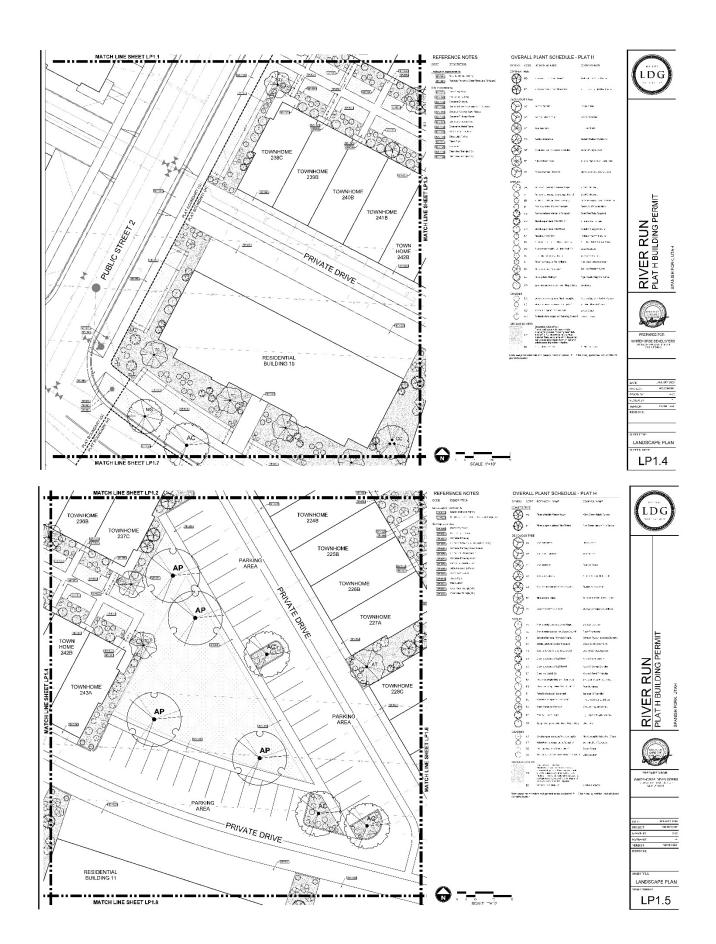


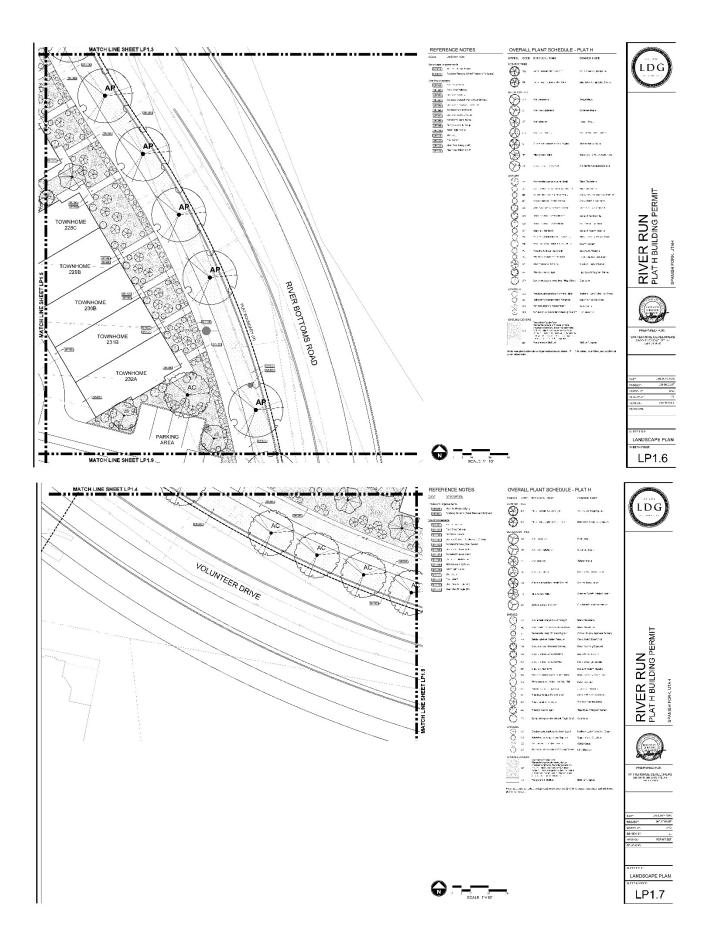


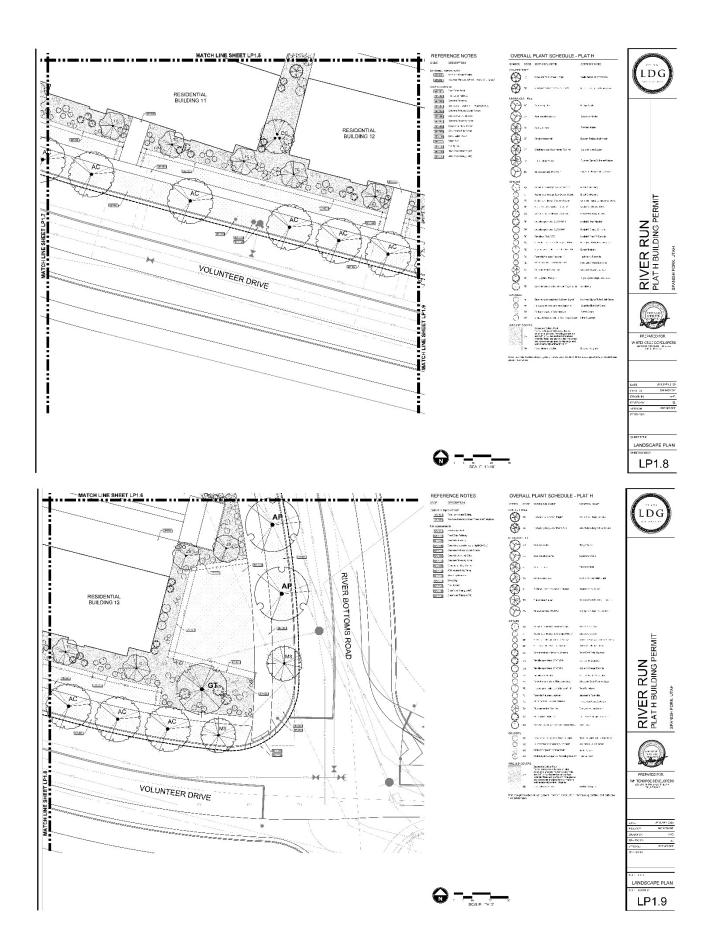
#### **EXHIBIT 2**











GENERAL LANDSCAPE NOTES

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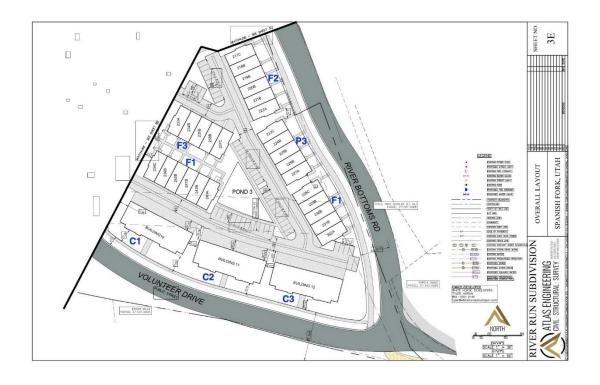


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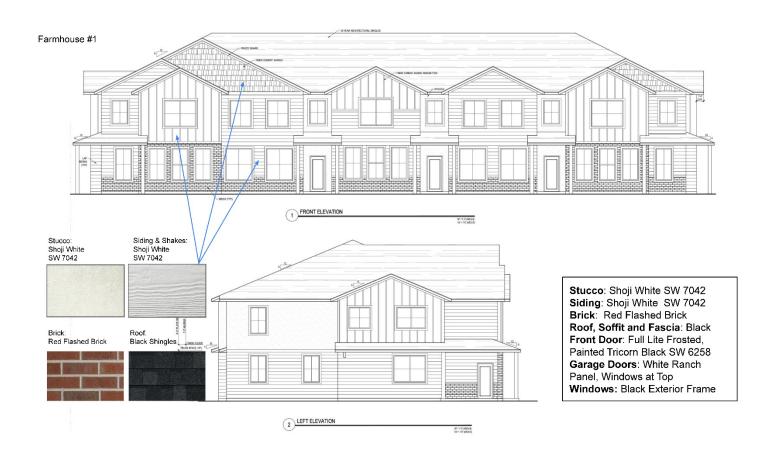
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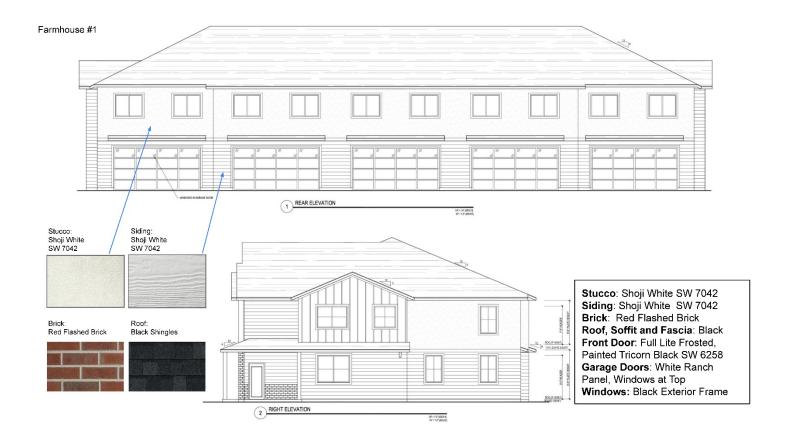
# River Run Color Schemes Plat H



# Farmhouse 1







# Farmhouse 2

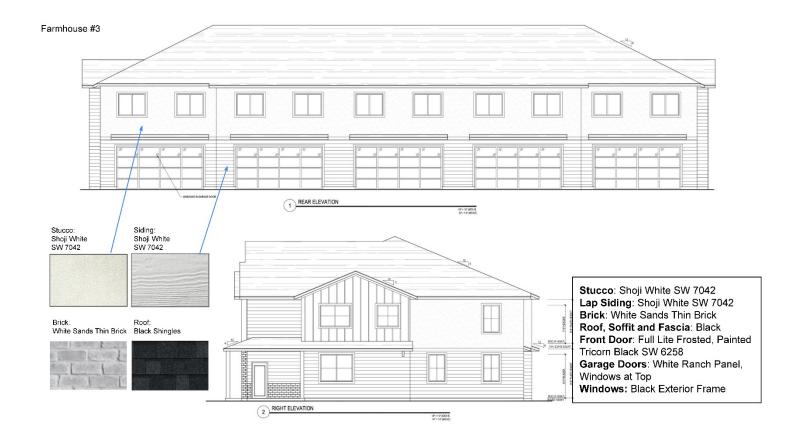




### Farmhouse 3







### Prairie 3





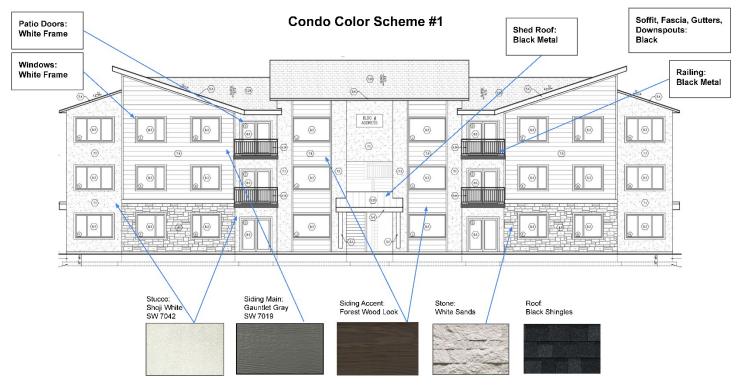
# River Run Condos



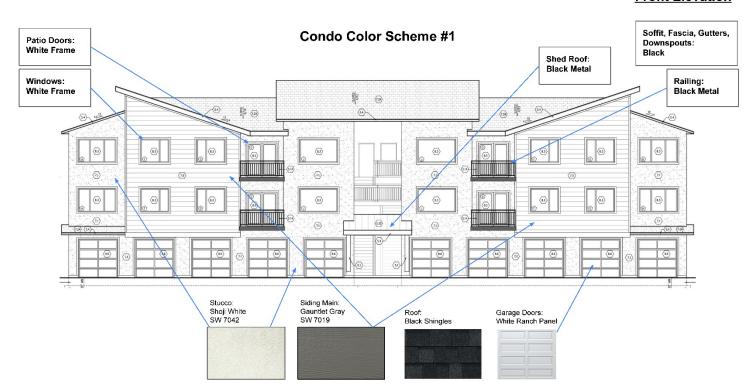


**Condo Color Scheme #1** 





#### **Front Elevation**

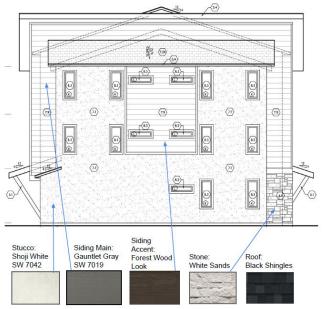


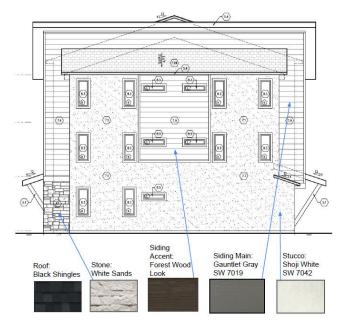
**Rear Elevation** 

#### Condo Color Scheme #1

### Left Elevation

#### **Right Elevation**

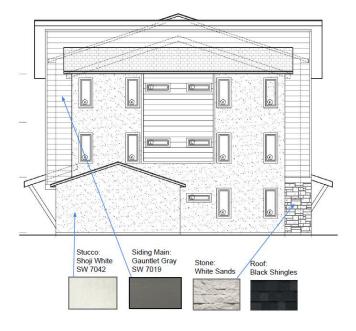


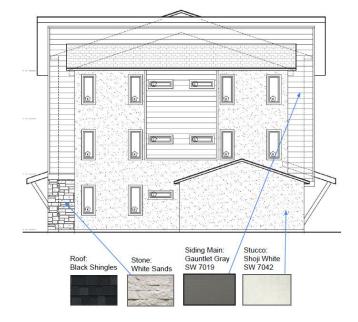


#### Condo Color Scheme #1

#### **Left Elevation (ADA)**

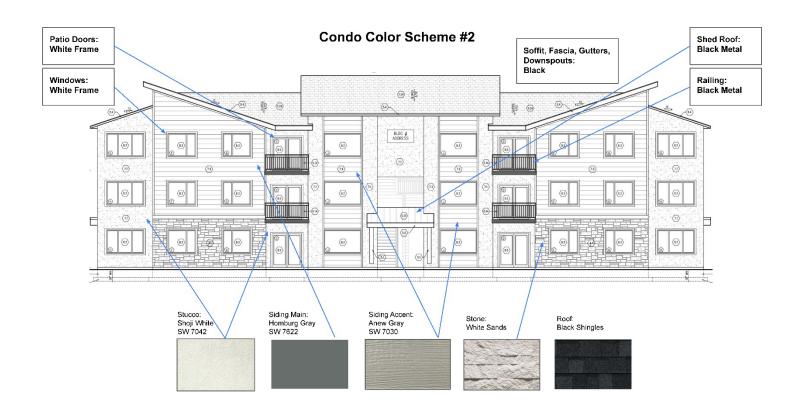
### Right Elevation (ADA)





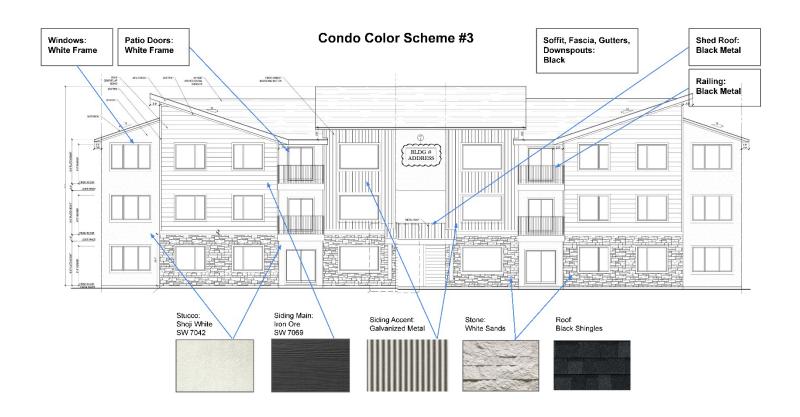
### **Condo Color Scheme #2**





### **Condo Color Scheme #3**







Whispering Pines
Zone Change
3600 East Powerhouse Road
63.7 acres
R-3 Residential Zone with MPD Overlay
General Plan Designation
Mixed Use



#### PROPOSAL

The Applicant has requested that a Zone Change from I-1 Light Industrial to R-3 Residential with the Master Planned Development Overlay be approved in order to allow for a residential subdivision. The City Council previously amended the General Plan land use designation for the property from Industrial to Mixed Use. The R-3 Residential is a zoning district that is consistent with the Mixed Use designation.

The Applicant has also submitted for Preliminary Plat subdivision approval. The zone change is needed for the proposed subdivision to move forward. The proposed subdivision includes eight phases with a total of 579 lots/units with an average development density of 9.8 units per acre. The housing proposed includes 240 condominiums, 175 rear/front load townhomes, 140 back-to-back townhomes, and 24 residential lots.

Staff recommends that the zoning districts be further clarified and outlined on an updated zoning exhibit. Key consideration includes the use of commercial zoning on the corner Lot 801, use of the Public Facilities zone (on parcels A and B which are to be owned and maintained by the City, and possibly for the UDOT row), and the boundaries of the areas to be R-3 with the MPD Overlay.

Some of the key issues to consider are: access, phasing, proposed uses, power, utilities, public improvements, and consistency with the surrounding area.

#### STAFF RECOMMENDATION

That the proposed Whispering Pines Zone Change be approved based on the following findings and subject to the following condition:

#### **Findings**

- 1. That the proposal conforms to the City's General Plan Designation.
- 2. That the proposal provides for a range of housing types within Spanish Fork City.
- 3. That residential development is more compatible with the golf course than industrial uses.
- 4. That by phasing the development and providing needed access improvements, the proposal will have lessened impact on adjoining or nearby properties.

#### Condition

1. That the Applicant enters into a development agreement with Spanish Fork City, prior to preliminary plat or zone change approvals, which includes language that provides milestones for the number of homes that are allowed before a UDOT approved intersection at Highway 6 and Highway 89 is underconstruction.

#### **EXHIBITS**

- 1. Letter of Request
- 2. Subdivision Proposal







#### **EXHIBIT 1**

#### **PROPERTY OWNER SUPPORT**

TO: Spanish Fork Planning and Economic Development

FROM: Mr. Jeff Grasso, WDC Industrial Utah Owner LP

3874 E. Little Cottonwood Lane

Sandy, Utah 84092

DATE: November 7th, 2024

SUBJECT: Property Owner Support, Zoning Map Amendment

#### PROPERTY OWNER SUPPORT OF PROPOSED ZONING MAP AMENDMENT

The intention of our Zoning Map Amendment application is to modify zoning designations in a specific area of the Spanish Fork General Plan (SFGP), in an effort to pursue and MPD Overlay district designation which would serve as the framework for the development of a Master Planned Community near the mouth of Spanish Fork Canyon. The action would affect the following parcels:

- 46:680:0002
- 46:680:0003
- 46:680:0006

Presently, these parcels are identified on the Spanish Fork Zoning Map as Industrial use. Ordinance No. 07-2024 was passed in April of 2024, updating the SFGP designation of these parcels from Industrial to Mixed Use. Our intent now is to propose a zoning map amendment, updating the zoning of these parcels from I-1 Light Industrial to R-3 Residential District.

Please accept this letter as 100% property owner support for the proposed zoning map amendment.

Thank you,

Jeff Grasso, WDC Industrial Utah Owner LP

effrey Grasso

#### **EXHIBIT 2**





Whispering Pines Subdivision
Preliminary Plat
3600 East Powerhouse Road
63.7 acres
R-3 Residential Zone with MPD Overlay
General Plan Designation
Mixed Use



#### **PROPOSAL**

The Applicant has submitted a Preliminary Plat for a Master Planned Development for approval. The Applicant has also requested that a Zone Change from I-1 Light Industrial to R-3 Residential with the Master Planned Development Overlay be approved.

The proposed subdivision includes eight phases with a total of 579 residential lots/units with an average development density of 9.8 units per acre. The housing proposed includes 240 condominiums, 175 rear/front load townhomes, 140 back-to-back townhomes, and 24 residential lots. Proposed phase 8 is a corner commercial lot.

The proposal includes access improvements and public improvements. Portions of the development are subject to the regulations of the Hillside Development ordinances. The areas with hillside restrictions and a scenic easement have been identified on the subdivision plat and plans.

Parking for 20% of the required condominium parking is provided on-street. The remaining house product types exceed the minimum parking requirement of 2.5 stalls per unit. (Municipal Code 15.4.16.120 Parking: B-8. Required parking shall be provided on-site or on contiguous lots. Exceptions to this requirement may be granted by the City Council for projects in the R-3 and R-4 Zones where up to 20% of the development's required parking may be provided on-street. This exception may be granted after the applicant demonstrates that counting on-street parking will not result in a parking deficiency or other adverse condition.)

The Applicant has requested modifications to the proposed setbacks. Staff recommends that these be further discussed and finalized.

The Applicant has worked with staff to provide an appropriate buffer from the existing industrial warehouse to the south with a street r-o-w, landscaping and a masonry wall.

The Applicant is proposing robust landscaping, amenities and trail system. The trail system will help to further connect the area trail network. Part of the development improvements include a trailhead parking lot and restrooms.

The development provides for well-connected interior public streets and private alleyways. Adequate and safe access will be further discussed.

The applicant is proposing to utilize individual residential garbage cans instead of dumpster enclosures.

Some of the key issues to consider are: access, phasing, proposed uses, SESD easement, power, utilities, public improvements, and consistency with the surrounding area.

#### STAFF RECOMMENDATION

That the proposed Whispering Pines Subdivision Preliminary Plat be approved based on the following finding and subject to the following conditions:

#### **Finding**

1. That the proposal conforms to the City's 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 all red-line review comments.
- 3. That the City Council approves of the corresponding zone change request.
- 4. That the proposed setbacks be further discussed and finalized.
- 5. That the interior fencing and landscaping plans be further detailed and reviewed.

#### **EXHIBITS**

- 1. Subdivision Proposal
- 2. Landscaping Plans
- 3. Project Guidebook









## WHISPERING PINES AT SPANISH FORK CANYON PRELIMINARY PLAT

39 EAST HIGHWAY 6 SPANISH FORK, UTAH

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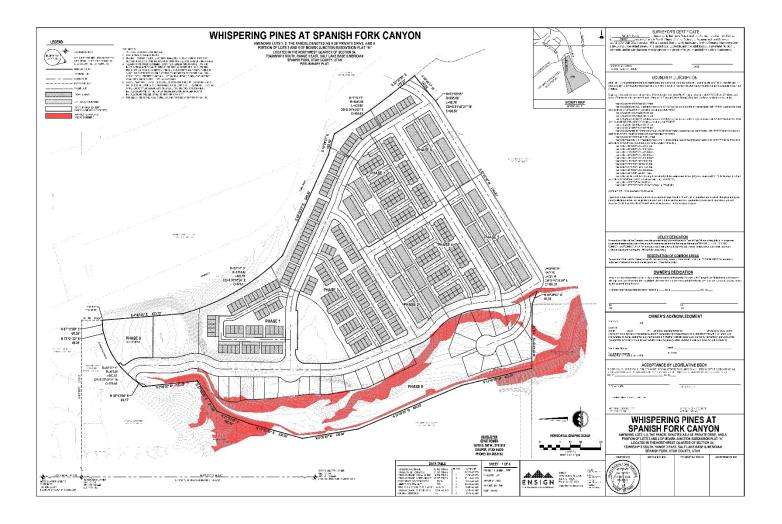
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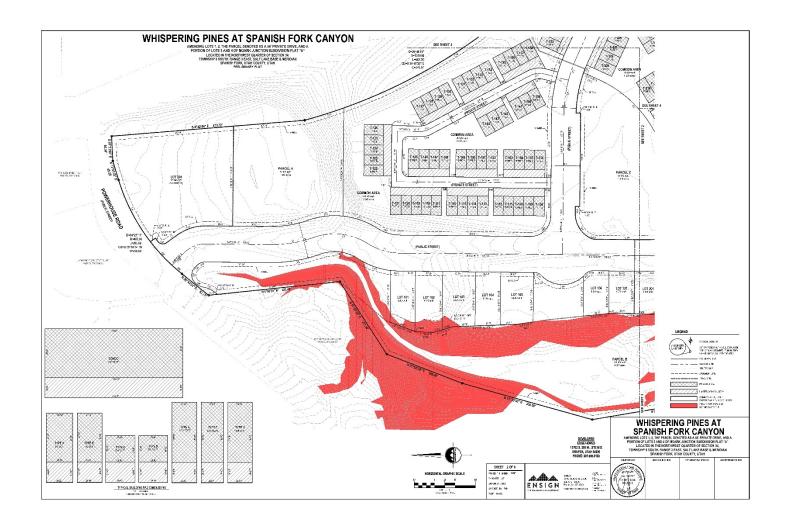
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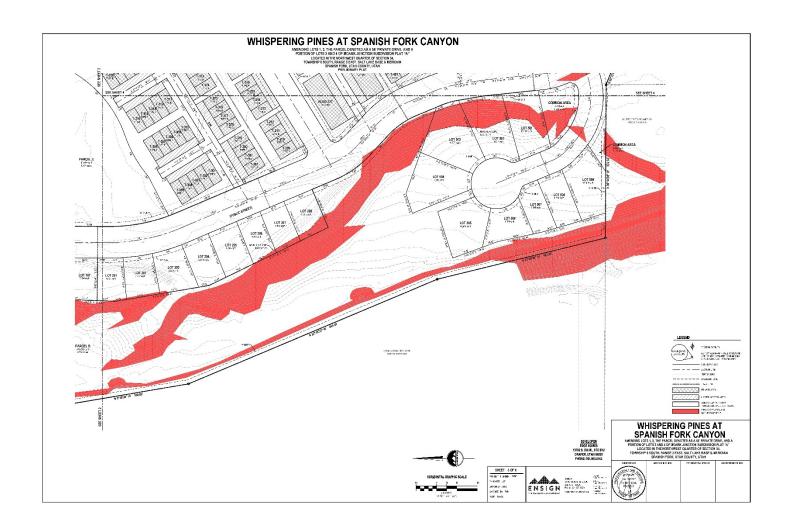
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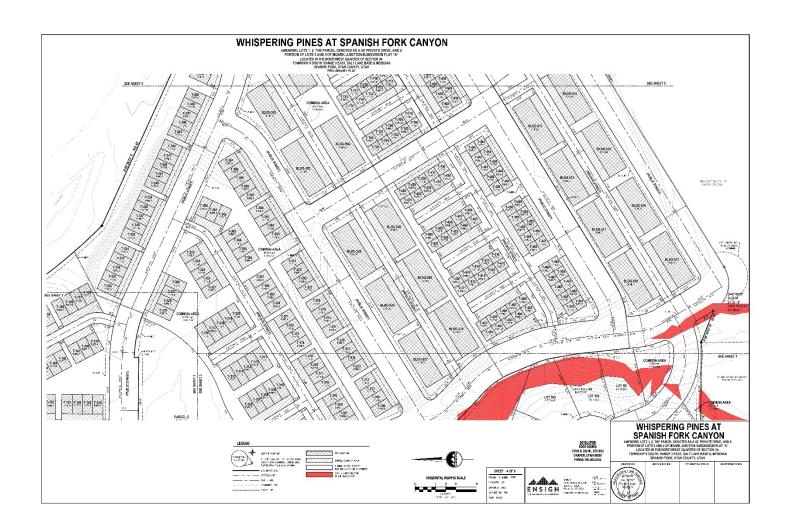
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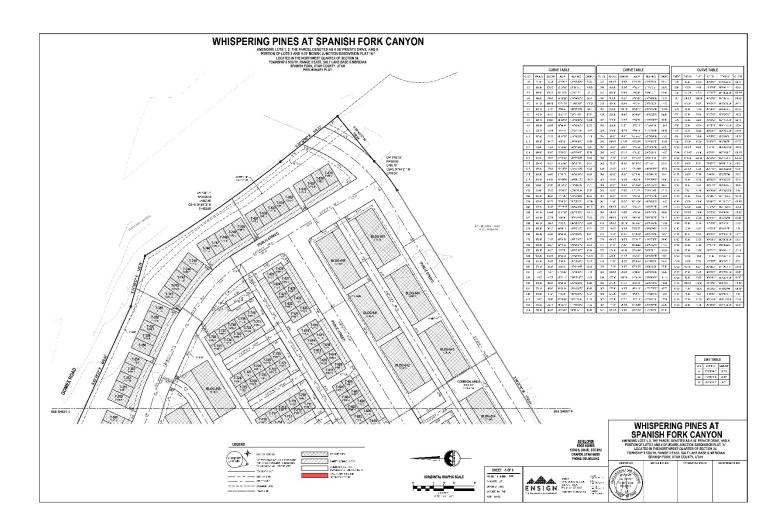


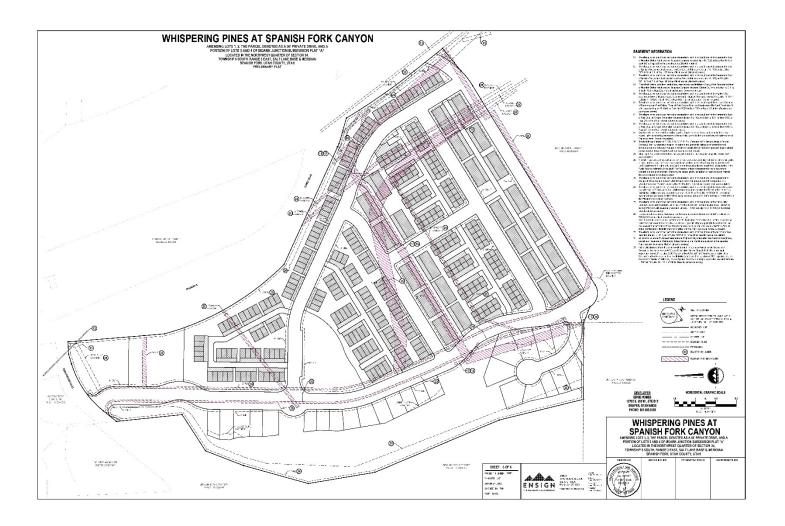












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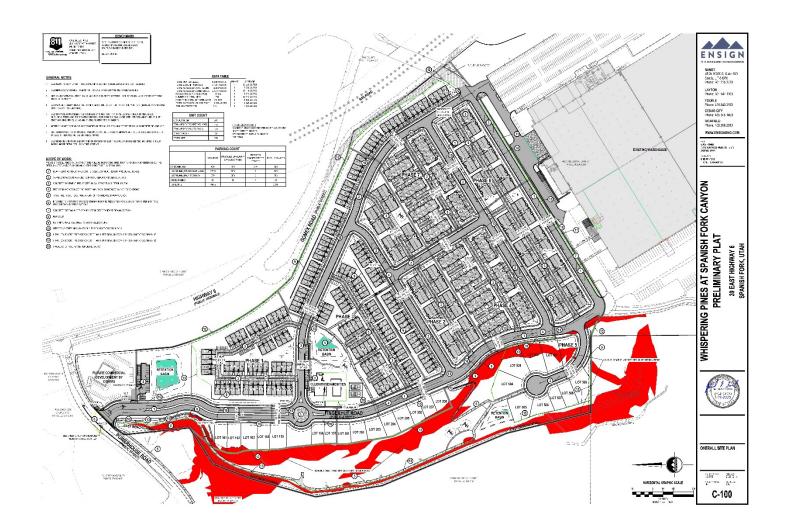
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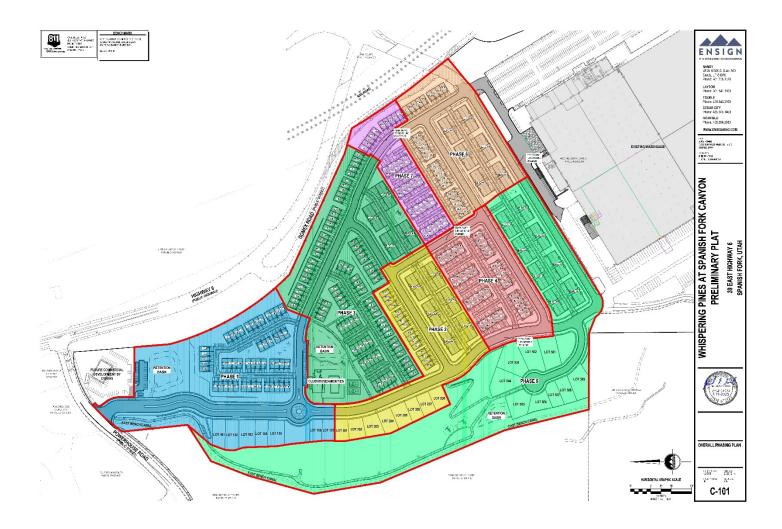
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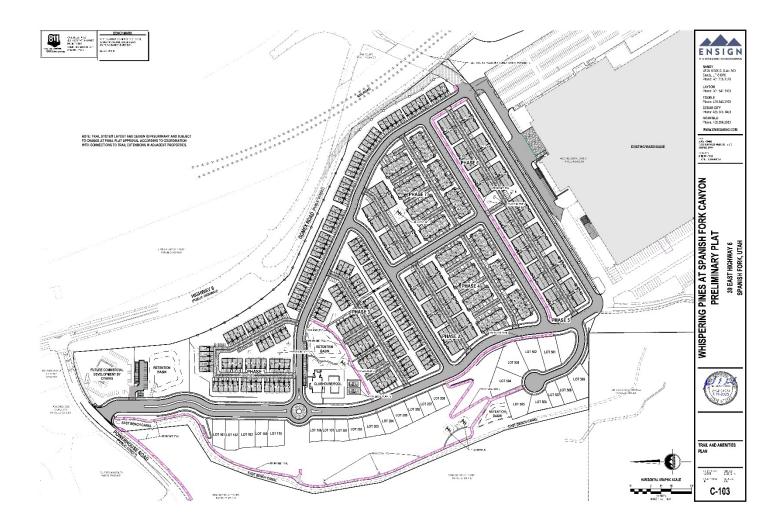
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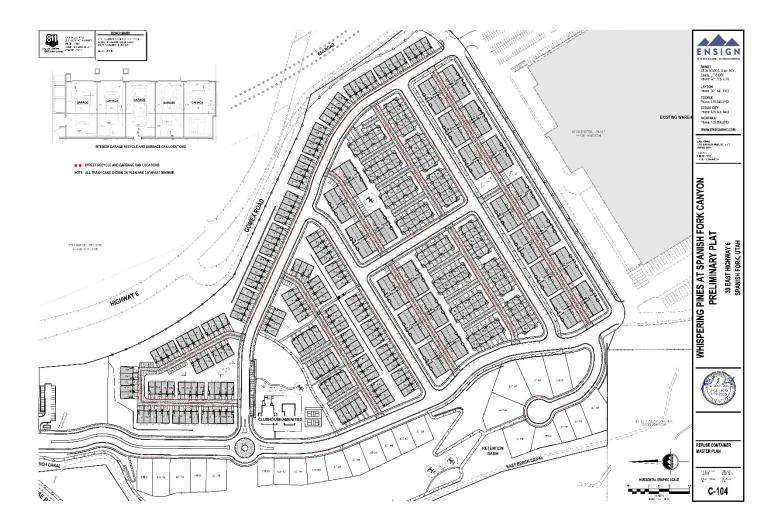
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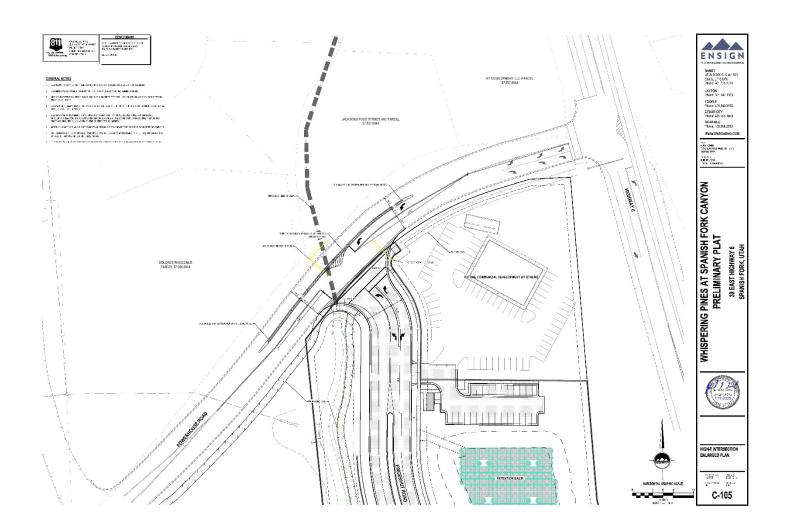


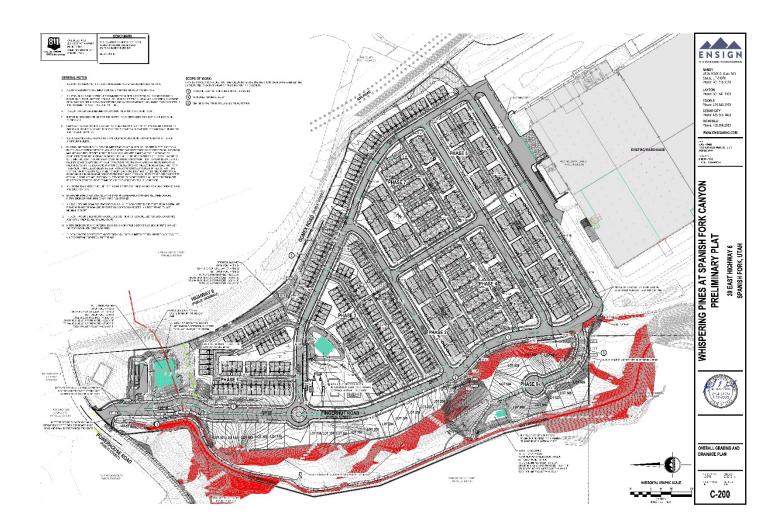


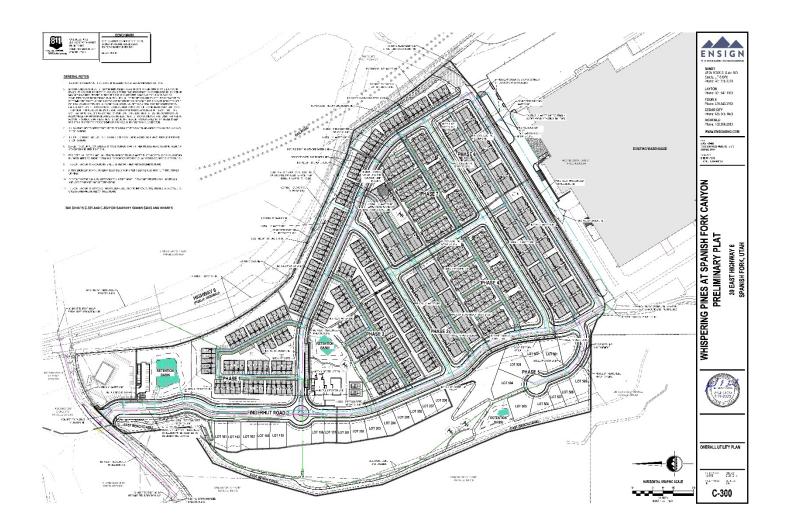


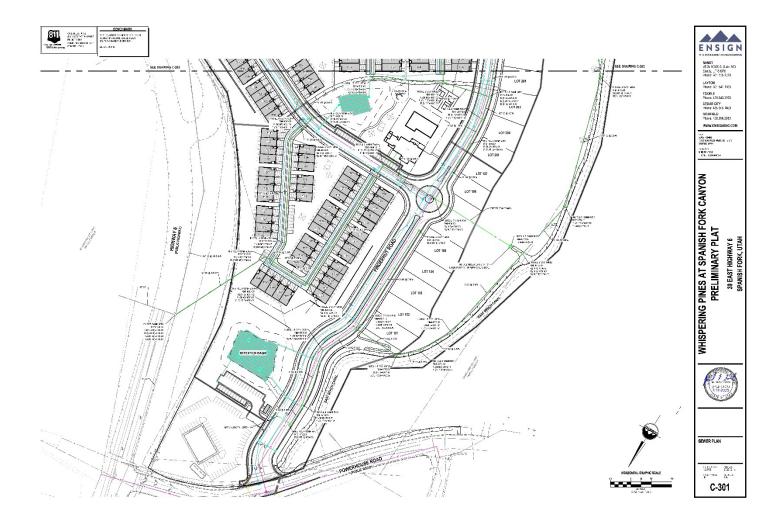




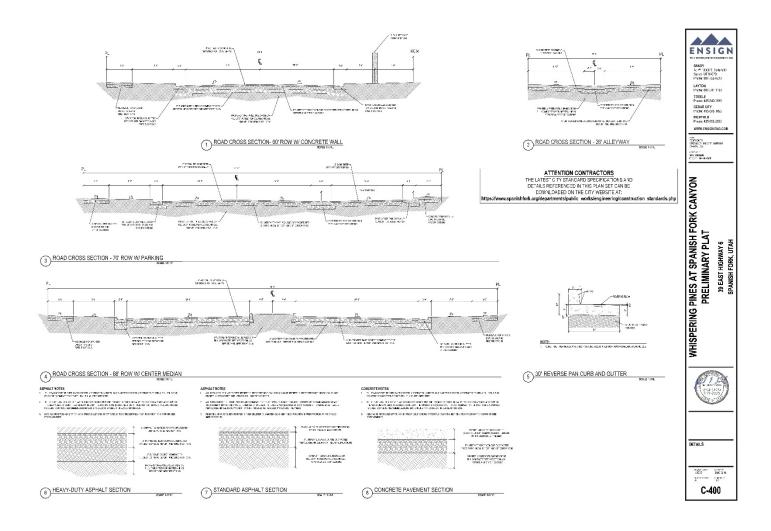


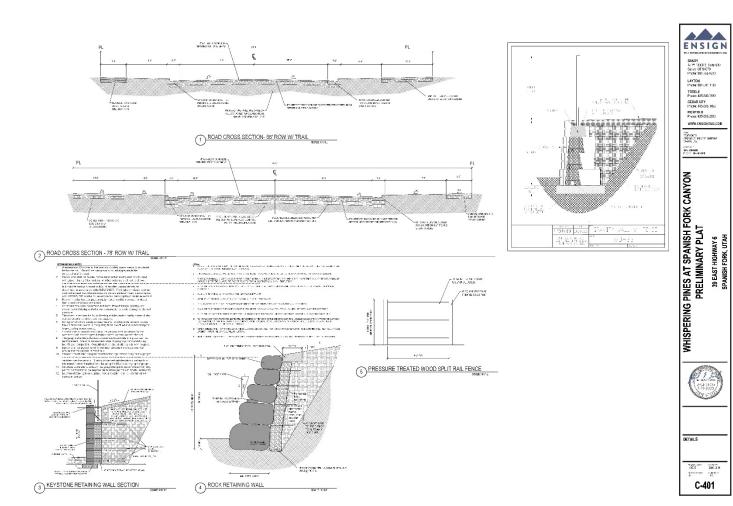










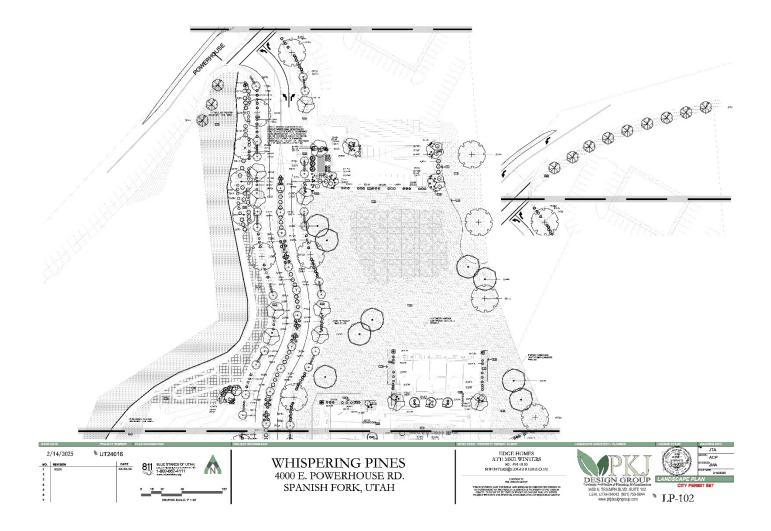


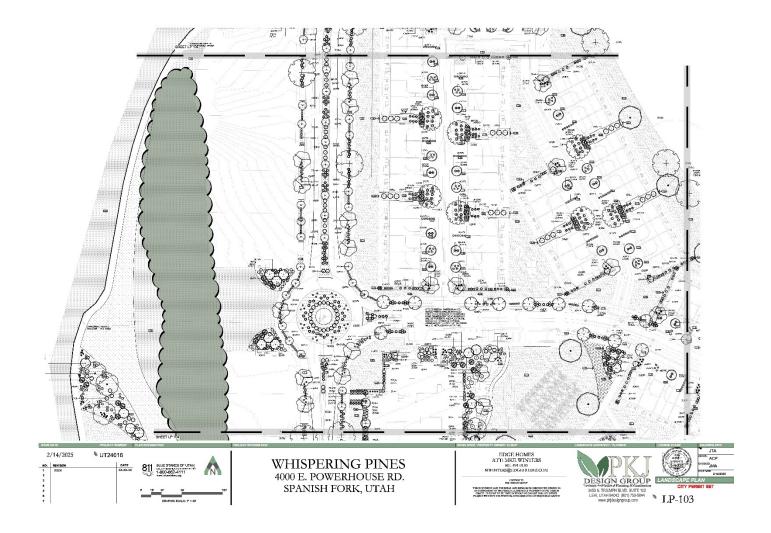
# **EXHIBIT 2**

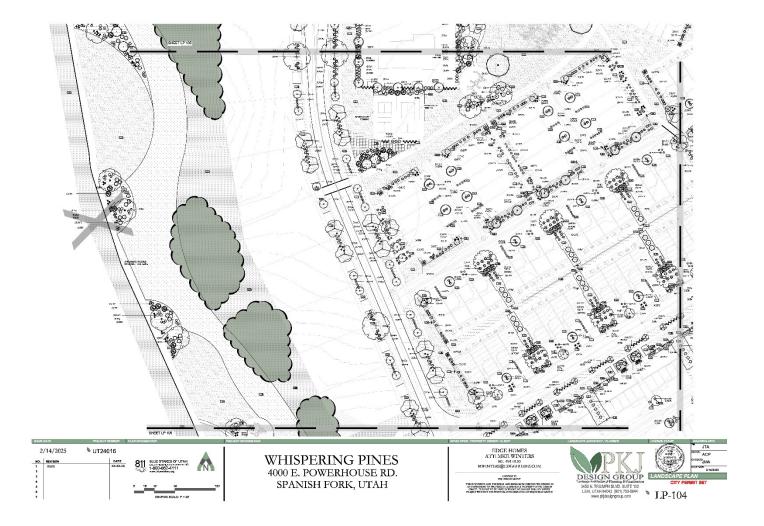


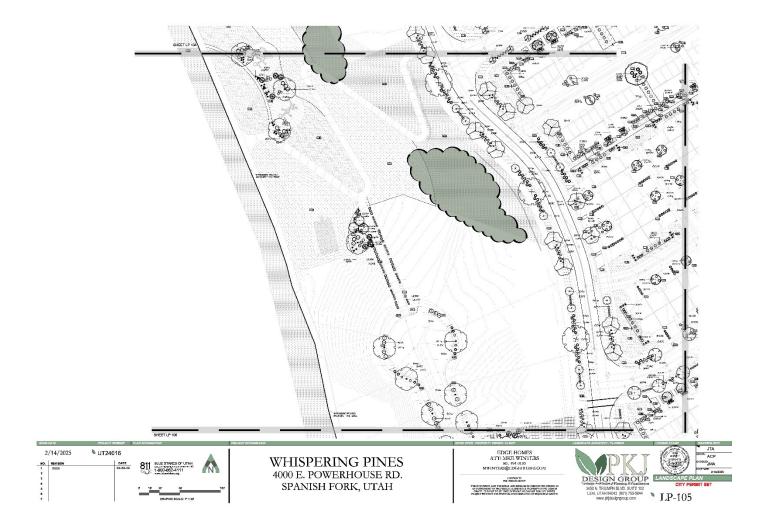


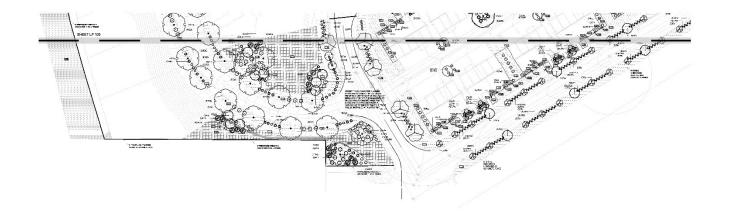
<b>NIANDSCAPE PLAN SPECIFICATIONS</b>			SIT	E REQUIREMENT	CALCULATIO	NS					Ø.	PLANT LEG	GENI	ALTER A STREET, SHOWING THE PROPERTY OF SHOWING THE		
PART) - GENERAL	Hile: man to will end owners of limiting, who bestore, many varyphys, on: helico beginning and buildfling operation. On the original shall be half be maded to "reduce before a design, or day greaters.	HOTELS	STRUCT	FUKDYTAGIL		-					SY	MBOL CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL SIZE
<ol> <li>Remailer</li> <li>Like entre include indexpressention for the holyst including d. introcustrials, and send introcustry, but not being</li> </ol>	git allog shade if the half to trade all an inches bed at one of a logge at log operation.  L. Apply visuous if it was reinculous to come of one (1) tables you program.			REF SOAD REE / SOFT (LATELN FT)	PROGETER DA	PROVIDED.										
N, cir Standige		es Acades	within i	NECS (180 PER (\$2.00 LM PE)	15	128	DECIDUOL	S SHRUBS		Are parties shalfally 'Obditio' 'TM	00	ONIFERS				
1. Sex Confident  A. Gustation	a manufacture and dead to sent this field species on believe the day of the terms.		JOHN	OAD BUTGABLINUS	RESQUIRE	PROVIDED:	$\odot$	Mo 4		Stradion Destina Servindorer	500 6	( ) »		origena icrpontum Bue Army		
5. Statement	K. The amount operang that he bound to the regarders recoming to construct data, or agond map and braces. At our and braces that he propose treated according to the electrical of the Propose Angelon proving cocking as	, reces, taul se			•	42		40 1			1	( ) "	40	Rus Attory Justice Te2: 15td: year of: Util: Lake water relevant	B&3	
Child Annadorum.  i Far Guilleg	and the continued in the contribution of the c		PAST BY	TER / 20 FT C 656 LN FD	MIDSTANCES:	PROVIDED:	_			Lair water tolerent Burbern (kurbung) "Concurdo"		-		[urigans sequiation "Managley"		
1 Exercise Library	I. Peper control prior of $X$ there is a modificate abs for confess rate of the activity and $x$ that $y$ from the two fractions are of the place of two		W201:11	MES / NO PT (805 LN PT)	27	27	()	BTC TO	9	Concrete Japanese Barbary 18-34" The 18-34" W. Zie, son to past sure	5 gal	Su Su	115	Monaghre uniper 20 H x 5 W; Z 3-7; sur; investor; Ush	B & B	6
1. Punio and busing New	A TIEC - FUOLENSK	later of	ROADA	1300 / NELOW IN 107	ASSOCIACED:	PROVIDED:	-			stockense water, Und Lake water toleron.		1		20' H.N. S. 10'; 24 3-7; Suit; line: Water; Listin Lake trusteen		
4 Year Printing	3. Topford Americans Promot hydry and were earlief for liber of all an eggl aftest han your editor. One pipe that y', the liquid is now a roll for point in of drapping in earlier mod (§ 73) upon for for, All in faction of an earlier and pipeline in a model to extraorment after a graphetic in a model to extraorment after a graphetic for the control of the pipeline in the	-	SOUTH)	THE / SEPT (20 LN LT)	12 T	7	^			Concression spicolatus						
12 STREDNEDKIN	Egyptimen is considered to the construction of the property of the construction of the	Artibut	B05/2018		BEOOD CHEET SE	PROVIDIOS:	U	Calc. 91		Gelt hafe AV 113: full to man pare als: Unh	5 pJ DE	CIDUOUS TREE	S			
A fluoritation behave desting a fill, and forces or full mostly, marks to fair and fluorism, delived in the class of fluorism. On the comment of the class of fluorism and includes of fluorism and fluo	qualitat derre. Affice furtheries situates al man in remember of the first be equal to the in-		NORTE:	THES / 30 PT (59 N.) PT; THEE / 50 PT (69 LN PT)	3	9	-			Tate water tolerary  Faccorras signs (Company)	,	my.				
regued by the Commen Decembers are also mentions with the opplicable laws, buildings of our raids, regulations, to mention obvious	E for Archibity and Condense for it is a tradelessed in Learning produced but it is not be expected upon noticed with a Nation. But not be used and earlier nature for decomposition has not begin as it is to the original or in the forest part of the content and interest. The Community of the Condense will complete the content of the Condense and the Condense of the Condense and the Condense of th	a, or				,	$\circ$	EAY: 16		Compact Horsing Bosh	Sgal }	- 3 ABT	91	Aces Incorporation on National States of Principles of Telegraphics (National National Nation	84.3	2*04
			PLACEGO	GRILLY PRIVALE KUAD INTERSIND ON DIKE CHAYS	MRØLIKKÚ:	PROVIDED:	0			moderate to high; field onn to part sur; #4		Mary .				
B. Pestation General to and or (no Work in such a recome group, of this import improved with a stretch purpose in the property of the prope	or spirity rately that was and beauting of the plane and qualifications to make control to Communication in the assertings in the constant of such values of such constants to be used, it shall be the Constants's empowering to report analysis that	Pinget	ar serious	an de	NEOLIBEO:	PROVIDED:	(	Kolg 27		Golden Commit						
C Legislice System: It's not high shorting until the infiguries system in complexity bundles, in alleans, the S.E. overage and as provided control force.	Approximate point is continuously the visit.  Disk Content the content of the Content of the Self-Well by the content of the Self-Well and the Disks were	Color	SULTIN	THE/BUT (SHALT)	23	13	(.)	Sag 27		Edž; 4e4; AV 12.5; san to part shade; a3; Unit Toke were release	5pl (	· ) ARR	13	Acce microm, Budpolane" Redpointe Naple	RACH	2504
Services (Constitution of the Constitution of	OSed Capter The corbin ergon which the care not on be hid with be proposed on specified to the detail on the lightly wear long above where on the tribe hid that he contains not, or dispect to make 15 hed blood published, while (\$0\$ belong profession) are given with a company.	ę Mu	TRIOLET		mrogr.merus 5 523	PROVIDIOS:				Rhamer français Columnaris'	-					
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14 Martinesses, Quality, John Arrivales, Etc.	driped wrote field be and areal with words a decade or other metables which are accepted by the grant and incharry				CTNSES ELL	830	4			solerary	(	+) (%	93	Peaks Section 64 Hackberry Low years, 67 s. 12; not to part shade; 74,	R&B	2.C1
A Linuxhodani relativalma vili me in scorped. Ili perel la mândani fon spelle plane en elezadam en underlabile, veltan	F. Sold the Torollog of the refer high, it, is a 50% if it model by after high plan is executed by the refer with sufficient and the College of the Sold in the College of the	-ek	REQUIR	ed grounds over landscape for B shall cover at least forty b By Years of Planting	LANTINGS IN PARE STRUPS	OF SIX PERT (F) OR	-			Elms accuration 'Goo Law' Gen Loss Surger		$\circ$		Umb Lake weite tolerar:		
A Distribution of electrications of time to accept all injured to interface from provide places or that does not containable, which into latter against all the containable for incomment agricultus gives or disc. More both the impacts or active socially subjects by before the full discussion.	Uniquity was description and Residia an acopuble.  UNique to obtain a district for an above account to a file Contract to whatever come tensors to a width to	die	THREE	R BRALL COVER AT LEART FOF IT P B) YEARS OF PLANTENC.	PERSONAL OF THE PARE	R ALMIA WRPT ALLIN	on 🕥	Dgr. 87		GV1: 7 x 8: AV 28: fell to rest our; ark Use.	5 gal	m		Cratago con-gall'inersia "Crazons" Corneles		
	When it is that the little for example requests in a price.  When it is that the little for example requests in a price.  Example is recent to force in the Makeur report of The inighter space is in a function in the ingle in the transport is not example in the price. In the companies they if the Continue to water for and by all they content, and it example is by the Third Reproduction.	SITE	MATE	RIALS LEGEND 2016	arenewanterin	Time.				Lain write tolerant System of SMRSTPUT TV	(	+ - 6/4	21	Curain facique Haydon	B&B	200
3. All plant of the language and the district thought as a plant or country is backet; the best of the plants in the interest of the plant is the plant of the	amount by the Pork of Reprocessing.  L. Trouss on the sectorial and deal have normal assessed for all the Consequent. The Consequent displayers dealers.						-	SBF 40		Blownenge Dwaf Pupile Lite	5 gal			Tele; Utabli; AV 314; full to part sun; s3; Unch Lake source mismo:		
to salescand and equate transfer in	<ol> <li>Houseway of the small half and shall harde more pass suspendidity of the Commons. The Commons that previously thread bendon, to be also bendonless we appropriate discussion with the age companishment of surface, or as in like that of one</li> </ol>	SYMBOL	. CODE	DESCRIPTION			QTY C	7M W		malenur; 4.5 x 4.5; roig 23; Dish Take with biomer;		500		Culturis izendes		
A.A.Saznarád Conyletin Carlifour vill only between both 17 type Repostments for Such aspected infiguite" in the number, Subsectif Carpinton vill not be proportional to be shop your section projet.	throtheries, a balakolomistic or agreephant mean with a agreep a branch sorter, which is the Contract of the Contract is about 19 feet and measured by other finds ingested in an fink court, as well architecture in the Contract in the Contract is a contract or the Contract in the Contra	- 14								Spines (species 'Linde Princess'	6	+ 3 00	2:	American Yelkowsool	D&3	2'01
	1. All and the last manufaces had which be haven that he describe amongs his said will be reserved from the skin.	1 LANDS	CAPE				€;;3	Šī X		Likiz Princes (sparrec Spins	5 gal (	2 - 5		moderne, 53x40' een; a4; Utah Lake water misuant		
Afteriorate 3-th Constant in recording to admit a function makes at least any appropriate from the Stage and Market Landon and Constant	35 WEED SARRING A Dir in habit of the cell of the releasements, would not be recommended. You is never to require the property of the cell o			SODDED LAWN AREA			201500 a 101500	00_0		Spinos Ispories "Wilhers"		20		Farm refereira "Red Obelish"		
rending a Landroge Advantal Completion or which through London point in receiver. The reductment to trade is creating woulding of the time general restrict most which is, received up it more and those to requiring and making and all	SECTION OF GENERAL PROPERTY.	14-80	(RE)	DAWN AREAS SHALL BE SODING	FW TURE ASSESS TO BE SCIDE	DED WITH	7237288 V. (·)	5/W 22	3	Magic Curpet Spices	5 gal	The feet	16	Rad Obeliek Flumpean Beach	B&3	201
the operation of measurements for the permutine of their geometric tiples. We will not plant at the condition and their medical states and the condition are conditional and the condition and t	B. Car week harder back to the advect the plant result of.  C. Oncolog zone of folicis cale. 6°	Selection of the last		DROUGHT VOLKSANT KENTUC SOO LANDSCAPE NOTES FOR FU	DKY BLUE GRASS OR APPROV	TED DOUBLE SEE				Vilutrate spales 'Nature'	,	2/5		moderne, 50x10; fail to part see; at		
	Utiable false ofgo accurates to ground.	1,297.46					(-)	V024 50	6	Dwef Bangun Contemporal maleum; 200, son to part shale; 40; Utah	5 gal			Cyunodadus dinias 'Especas'		
5. Contents Squeezes percel of our proceded logic from multi-fractioners a point and final energy on a fire trong above, and	THE OTHERS ON			IRRIGATED REVEGEORITON SET	OED MICK		20,509:1			Lake water tolerest	(	Gds	36	Kentrale Coffeetre	84:3	2'01
A Common is generoeperal of one year that large from a florid measure growth of florid somptom for town datas, and general content. The same all years are to taking one they passed years. All the same all years are to passed years. All the same passed when a sample to apple to peak. Any plantation and they are that that, at it per extends an out and and all the passed years peak with the passed passed and a peak of the passed of the	LANDSCAPE NOTES	#14		DYDROGICED WITH PLS (FURE LE LSC LASSECTED PROCURE 199)				Wa 54		Vilumen nilokun "Allein" Alissio Contembah Vilumen	Sal \			"1.72, 5% SS, AV 490, Eury set Club Lake water televist		
Any tiere officed read to be explained once destroy the generates period. Comment to provide development is should gettern said plant to have placed in broads. Any quartie flavours a sixtual materials are a last of terratement on the part of the Destroy that	Deltallation		П	5.50 LBS SLENDER WHEATCRASS	510%		0	***		low, feel; out to part ran; all;	- 300	m				
EAST II PRODUCTS	LANDSCAPE CONTRACTOR BIANT HAVE ALL UTBATTER BLUE STACED TROSS TO DECOTED ANY TALLED BRIGHT BLUE AND ADDITIONAL CONTRACTOR EXPERIENCE WITH NO ADDITIONAL CONTRACTOR IN	CANCE TO		3.50 LBS BLUBSUNCH WITLATGE 3.50 LBS WESTERN WHEATGRASS	55.08k						É	3 00	27	Grafte's riscardos incenis.	Ban	2504
21 LAMBOPHARITHMAN	2. TORKES THE BEHOUGH AND INSTALLATION PROCESS, THE LANGE OF CONTRACTOR IS SERVING WHILIPPED CONTRACTOR IN STREET, CHIEFLY OF THE STANDARD OF	erarea		1.50 LBS FLARD FRACUE 10% 1.50 LBS MODINITATIVE BROWNING			EVERGRE	N SHRUBS			٤	3	2	Thomies Common Honeylocus:	ne a	21.0
A. Lest libring fallows shall be under the encycle warrely years i. M. cont not places that he explaint, blaint men that, we want to be dead one understood (Alesting was (Alesting the Alesting the Section 2) has consecuted plus understand as shown on the lands.	QUANTESH TO ABOUND	E-11-00-1	Ħ	5.50 LIS MODIVITATO HIS MINERAL 5.50 LISS CRESTED WITCH TOBASS	S10%		suc.	H/s 44		Hennenice pareifices "Straight Up Res." Straight Up Red Yacca		acres.				
use for and manufacture (Caledoing two (C) by defer. By from concerns plan under and an above, on the leads.  D. Ton When Theory places of he and.	<ol> <li>ALL TRANSPORTERIAL STOLL BY TRANSPORTED ACCORDERS TO DISTRIBURATIONAL SOCIETY OF ARROW (By SINVERADER OF THOOMSTEAM CITYLE IN INDIVIDUAL AND AND STREET CONSTITUTION, AND NEW 400 DEPTH (2000). By NIVERSON.</li> </ol>	STY CARE	1	3.50 LBS INTEGRICIANTE WHEAT	TGRASS HIS		禁	H/1 44	-	PI; 5 6 x 5 4; AV F; sun; z5; Unth lake water	5pl /			Pyras calenyata "Glot's Form" TM Crattlebat Poer		
C Nulth/Back for those All places had no more anching as 3º layer for usus, who be, our processes and I' to represent non-			F:	1.75 US HIC BLUFFURASS 98- LASTES ANNUAL AYEGRASS 7.5%	×		.ate.			tolerare Emperatorius Monori''TM	(	. Peg	138	modernie, 12st J., sus; a.S. Unit Lake water	D&3	2*03
D. Ward Battler D. Will Son, word hattle fidels. Materian country D. W. S. Cattlery, short a reput posts or appearant equal.	<ul> <li>MEDICALD PLANTS WILL BE ACCORDANCE TO THE PLANT LIBERARY OF THE BETTY. THOSE ACCORDANGED TO THE PLANTS OF CONCRETE HIS THE STREET THE TO THE PLANTS OF THE RECONSTRUCT FOR AN ACCORDANGED.</li> </ul>	907FAX	-	242 TRS PERFECTANTAL RYFIGEASS 1	7.5%		()	35D 39	5	hapers sehin Moned TM Monedon Juryer	5 gal	$\smile$		uclerans		
Elder, Brok, all Once Fe/HOM inters Rechtly deserve by 17% witer and and 17% segond, there give what agentury is a planness.	1. MADELD THE META PROCESS ADDITION AS TOPICE, RESIST TO SCIE. THEY WINN MARKETHE MADE	Dec Son	T.	SEE SUMMIT SCISO, DAXMELLIGS SEED LANDSCAPE NOTES BOX F	SUNDICTNEEDING.COM (05 70	9 8303. RETTER TO	244			low, 10% ours all Unit Lake water microur				Querca scina s alta JPS-KWYQX TK		
II. Topod: Replied for so facus, placer bale and Back II Mount. Acceptable separation and the Index for making	<ol> <li>MADILLO TRIB META REQUISIR ADDITION RE, POPPINE, REDUCE TO PERE, TRETT VIEW RESTRICTION REQUISITION FOR THE POPPINE OF A MADILLO REQUISITION FOR THE PROPERTY IN CONCENSION AND THE PROPERTY OF THE POPPINE AND THE POPPINE REQUISITION FOR A POPPINE REMOVED CONTROL AND THE POPPINE REMOVED CON</li></ol>	6-1941.				INCI LISICI.	MASSES GRASSES				- (	o ) dv	35	Street Soles Clair Tele-45-44 AV 176 percusi	Bas	201
a. PEC-15-2.5 In DC inhoment confusions < 2.2 continues per numbers				KON TRRIGATED REVEGERNING HYDROGRAD WITH PLS CURE LI	ON SUBDIMIX					5.4		$\smile$		Strings priorities Trees Silk'		
a tot potential residency v 12 control per defende a total port on designita, which v 12	<ol> <li>SOD FOR NEWFLARM KINAS SINGLING A TOLOCOMPT TOLOGRAPH VARIETY TIMES JAVES HAVE AND ADMITS AND ADMI</li></ol>	PRIOR TO	-1	1.75 LRS SANDBERG BLETCHASS	98		0)	C9D 76	5	Calemagnosts a sensition 'El Derado' El Dondo Frather Reed Grass	5 gal	1		hom Sik Intrastr Terr Like		
d to 000 (commongrational et al. 1916	<ul> <li>DOING SERDICATED ON YEAR, IS TO DEBISTALED SETTLED ALL LASH AND PLANTER ALL TREES LOCATED IN LAWN MISE DAVE A 44 TIME DING OF THE SLOCE DEGIS.</li> </ul>	M. ANY	-1	5.50 LBS ANNUAL RYEGEASS 10% 1.50 LBS SECUE/ PERCUEIO%	6		_			Calemagneris a socillors 'Karl Torre or	1	KD Si	142	Maderney 20-15/rt 5-15'; surr, s3: Utgit Lake	Ba3	201
<ul> <li>Terrino (partido sim per 180A sel dantiferina) thank (*195) Chy (*195). Sh (*195), hence fragments (grown on my colleged partido poster than two (3) and is than (5) by where.</li> </ul>	<ul> <li>PRODUCED BY CITY OF OPENIX SPECIFIED INVESTOR WAS DESCRIBED BY DRIVEN AND THE PRODUCED AND THE</li></ul>	D BY ALL	1	3.50 LBS STANDARD CRESTED W			0	CAN 35			1 pl	~		scatter tolerant		
C. Tarf Sch. Affect that he fit meets all as qualified or plans for apparent equal that her have our finit the month of all head date. Only publish involving governor a sunmoved and fame shall be used. Or dynamical forces in the virtue.	CLY BACK TROM BACK PLANT TO THE DIAMETER OF THE SOCIETY.	CECULIA	-1	1.50 LB5 SLENDER WHEATCRASS 1.50 LB5 PERENNIAL RYDGRASS :	S 1264		0			roletart		SO 112		"His reedus V. ressm" Cociarisian P. Linteles F. Linden	27yp.	201
It Leadings Cash Enging ats (I) leaders by from [4] caches calculated measure mathematic up at the following encounter	C. TOCK MOLE UPWING ANTE MITE BY TOTAL OPPLIED ATTEMPORATIONS OF SPECIAL TIES OF THE ACTION OF PRESENTAL PLANTER MEMBER ANNIAL BY ANY THOUGH AND RESERVE AND RETEMPORATION OF PLANTED WINDOWS OF THE ACTION OF TH	CORSOIL .	i l	121 LBS CR-RT RD WHSA' YORAS	156		$\oplus$	HSP IC		Halleberichen sempervisens	5 pl &	No.	12	Moderate Officer, use; sci, That Lake ower	2799.	2.01
s. Waited more: sent the of argent mounts.	AND PARTIERAL CONTINUES IN THE BY THE SECOND STATES OF THE PROPERTY OF THE PROPERTY AND PROPERTY.	M) F	-1	525 LIS SKOOTH BROSE 13% 525 LIS IN 180MEDIAGE WHEAT	450 L00 L50-		$\Phi$	mac it		DESCRIPTION OF THE PROPERTY OF	J.	ath.		tolorant		
<ul> <li>Referrit Green (commenter que, let na firique)</li> <li>Résissor titus - troutint le production competitiques du agrocur minimo contenuous ou Portant nomes tuned</li> </ul>	24 A NEW UNDERSOURCE, S. A. A. LEADE DRIVATION SYSTEM FOR THE ALERD W. CLEVING TO LEAD WITH A STREET OF THE ACTUAL PROPERTY OF THE ACTUAL	IN IL	-1				-			Micetho innis 'Ceclleus' Mide Gro		No and		Tills exclute 'Grazapine' Grazapine'		
entry other.	34 A MEN CONTINUE AND ASSAULT DESIGNATION SYNÉTE D'ET DE MÉRICALES DE CONMINCTO LA ARRECTED ARRECTA AND ASSAULT ASSAULT AND ASSAULT AND ASSAULT AND ASSAULT AND ASSAULT ASSAULT AND ASSAULT ASSAULT ASSAULT AND ASSAULT ASSAULT AND ASSAULT ASSAULT ASSAULT ASSAULT AND ASSAULT	COM CORP	<u>-</u>	SER SUMMET SENDE DARBELLESS	BUX29LT9cHDING.0004406-0	9406 REPARTO	0	MSC S		Yest; 6cl; AV 50; sur; 45; Eich Lake uster	2 gal   §	· d Trig	37	"134, 45,35, AV 314, sert, sky Dish Take	H & H	201
d. Ody pudda out of a vidag.  Unadrop: Mai Bilging f F und eiging vida F domin ato in ground in whitening.	IL DON REQUEST, A REAST OF USE SEATS LASTE WITE OUR ASSUMED CANTER SERVICES OF			SERD LANGE NOTES FOR F	PURTURA ENFORMATION, SH	BETLI-101.	-			tolerant		N. A		witertakensk		
PARTIE DESCRIPTION	PARTAIL IS BEST TOTAL AND LIVES THE		[3]	FINE WOOD MULCE.			534H (.)	MSM 16	,	Macanthus simmis "Marring Light" halds Gran	2pl 、			Umm a Frenchin		
11 GRADOS	<ul> <li>THEM IT AND ARE TOO BASIC DESIGN LAYOUT AND INITIONATION. A YORKAY INCOMPRISED BY TO USE THAD A SYMPLETICAL FOR DAFF SAFENTATION, OWNER ASSUMES NO LIABLE STREET OF THEM.</li> </ul>	INCOME.		SEE ORGANIC MURCHULANDSCA SHERE LEADS.	APING NOTES POR NOTE IN	FORMATION.	$\Box$			Fanican visuatan "Etemphon"	(	1 138	64	Promier Tim. Tells 35:25; AV 450; sers s4; Unit Lake	B&3	3*04
<ol> <li>Lispeil Expension Only placing new secondary to imprint place Blackers and normal law pair. Brook Expenses and to a deman.</li> </ol>	SHOURENC CHICAL TION ANNUADATE PRODUCT DESCRIPTION OF ANY LA	EDICE-LOC	- 100	I MONTH CREV CRITHING BOCK			2000 (1)	PVS 23		Sharendoch Switch Grass	[41]	4/		Valent Cole and		
D. Topadi P accesses Siego meliculismes from halding stress (2) parametricing with no portion of modify mans. Tendid O Hilds guident from J for for foreign parametric parametric likes. Proc. See may provide and for the Hild guident foreign parametric likes. Proc. See may play with ordinal year from them.	<ol> <li>LANTISCAPE CONTRACTOR BIRRISONNELLAND CHRISTOPS INVISITATION OF ALL LANDSONF THROWIGH INVIDEN INCIDENCE CONTRACTOR SPECIALISMS (INCIDENTIALISMS).</li> </ol>	AS AND	1 1233	SUBMIT SAMPLINS FOR LANDSCA	APPLANCHO HOY AND OWNE	IK APPROVAL.	20 Mile	14.5		4T x 2-3W; Z4; san; on mean, little Lake poor mirror.		~		Zillern seesse [18 KW1*TM		
Printed that the selection of the select	SELECTION AND DESCRIPTION OF THE PROPERTY OF T	Esses	-	PROVIDE Y DEPTH OF ROCK MI MELCH LANDSCAPE NOTES FOR	ULCH TOP DRESSING, SHE D	NORGANIC				WARN COLUMNITY.	7	V 3 20	11	Co, Sprite Zelleure Teb; 24x18; AV 498; sun; a5; Duás Laise	843	2501
C. Comparison comparison under hard matter, many juryink prefer and nome to praise of shall be mineral for \$10, marrow. Comparison under planning account of \$1, in horsess, eight wides \$30, and about \$50 persons.	AND GUES, MIL GRADINE BY TORICH MAY FROM ANY STRUCTURE SURFACE OF THE ORICH SPRENCING STRUCTURE SURFACE OF THE ORICH SPRENCING STRUCTURE	e wans			R ADDITIONAL INPURBATIO		ROSES				1	$JJ^{m}$	**	Tel; 24:18; AV 498; our; a5; Duit Lake	Lus	
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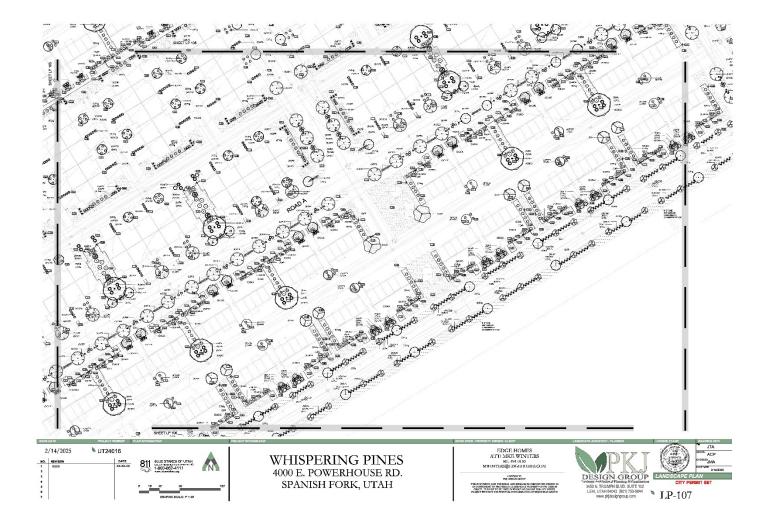


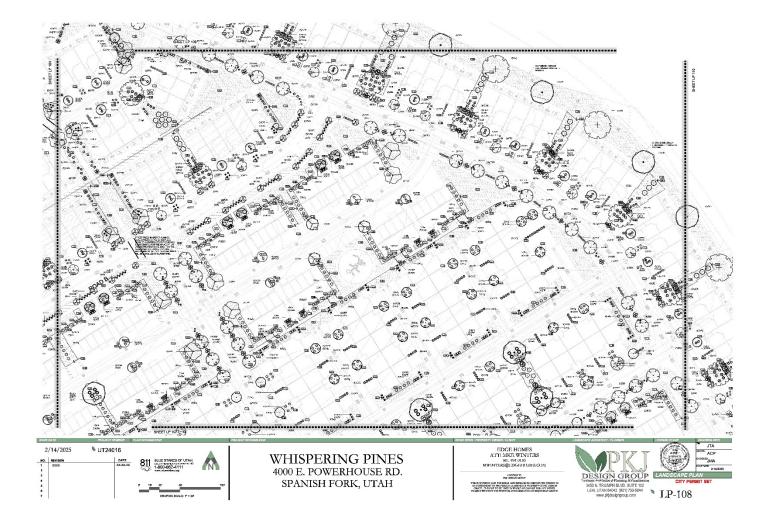


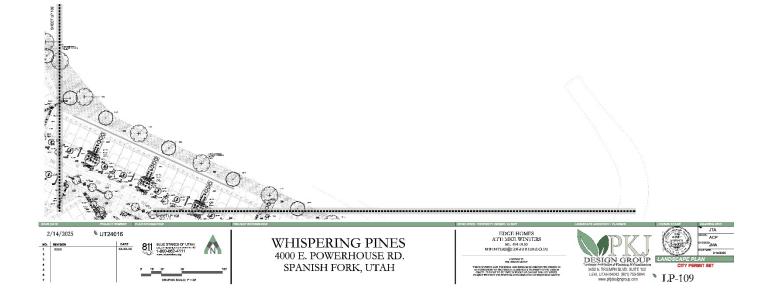


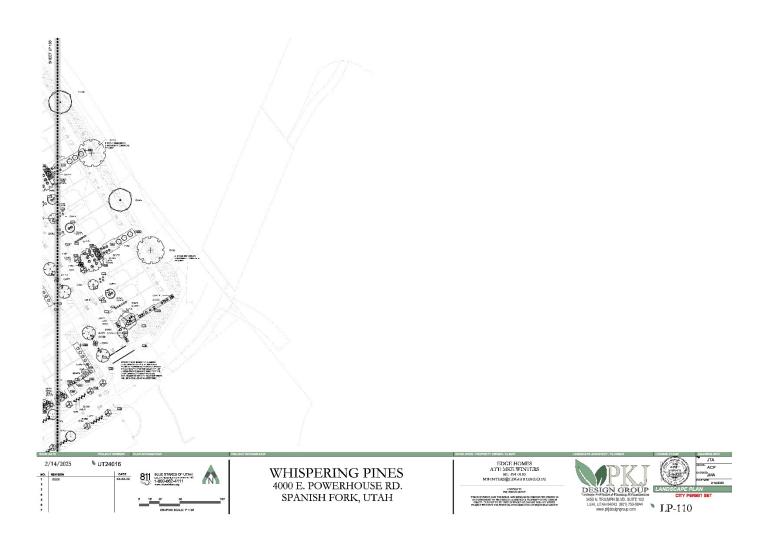


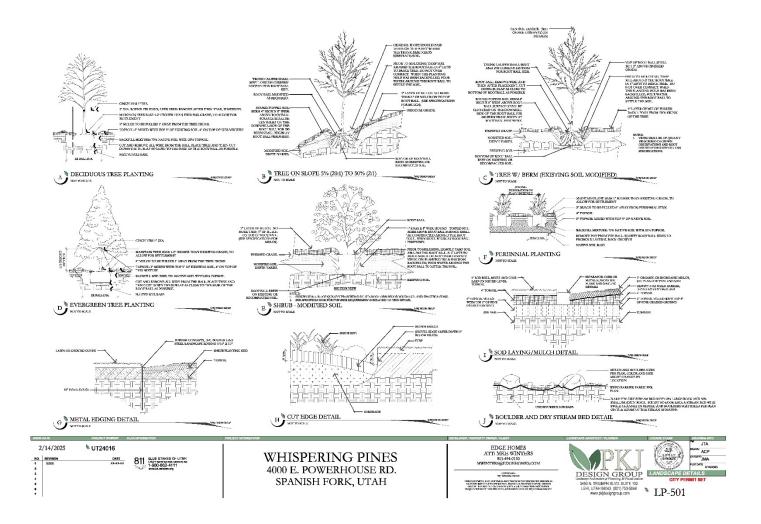














MASTER PLANNED DEVELOPMENT



**EDGE**homes

135 ACRE MIXED-USE DEVELOPMENT

3650 E POWERHOUSE RD | SPANISH FORK, UT

#### 1A: Whispering Pines

#### Introduction

Located along the Wasatch Front at the mouth of the Spanish Fork Canyon, Whispering Pines has been planned as a premier 60-acre master planned residential community with approximately 585 residential units and a significant internal pedestrian trail network. Whispering Pines is designed with sustainability in mind and will provide a variety of residential housing, all while preserving a large portion of the community as natural open space.

The Whispering Pines site is located at the southeast end of Spanish Fork City, at the mouth of Spanish Fork Canyon. This location provides easy access to major transportation corridors, adjacent cities and surrounding public lands. In addition, the unique toopgraphy of the site will provide exceptional views of Spanish Fork Canyon to the south, and elevated views of The Oaks Golf Course to the west.

Whispering Pines will provide residents with a wide variety of residential choices, all within walking or bilking distance to a vast network of public trails within Spanish Fork City and Mapleton City to the north. The master plan also preserves approximately 21 acres, over 35 percent of the project site, as natural open space. The integrated parks and trail system of Whispering Pines are highlighted by playgrounds, sports fields, and a series of trails. As a pedestrian friendly environment, Whispering Pines will enable residents to walk or bike on the trail system or play with their children at the centralized community dub house, without ever getting into a car.



#### 1B: Design Team

#### EDGE Homes Architectural Committee (EDGE AC)

EDGE AC has created these Design Standards as a resource for homeowners, architects, designers and builders. These Standards will step through the process of designing and building homes in a manner that is consistent with the design intent of Whispering Pines and compatible with the overall community character.

The EDGE AC design philosophy is simple; create sustainable places where people want to live, work and play. We believe in creating places that are eco-sensitive, balanced, and sustainable; places where people can easily interact and build communities; and places that are as unique and varied as the environments in which we work.

EDGE AC is located in Draper, Utah and will act as the point source of contact for all correspondence or inquiries regarding these Residential Design Standards.



13702 S 200 W B12S Draper, Utah 84020 www.edgehomes.com



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#### 1C: Site Plan

Whispering Pines offers a wide variety of residential unit types from townhomes to large estate homes with whispeng Pines oriers a wide variety of residential unit types from townnomes to large estate nomes with pristine views of the Wasstoh Mountains and Utah County. This variety among home types and home design will help to create a true sense of community. The site plan for Whispering Pines is centralized around access and integration of parks highlighted by playgrounds and a series of trails. The parks are connected throughout the community with a network of pedestrian trails and sidewalks. As a pedestrian infendly environment, Whispering Pines will enable residents to hike or bike on the trail system or play with their children at the neighborhood play field without ever getting in a car.

### General Site Plan Information:

- 60 acres
- 21 acres of open space
   580 residential units

# LAND USE TABLE

DESIGNATION		TYPE	RESIDENT	IAL UNITS
	SINGLE FAMILY	ATTACHED, FRON	T LOAD	155
	SINGLE FAMILY	ATTACHED, REAR	LOAD	20
	SINGLE FAMILY	ATTACHED, BACK	2 BACK	140
	SINGLE FAMILY	STACKED		240
	SINGLE FAMILY	DETACHED		24
	SPANISH FORK	OWNED / MAINTAI	NED	
	OPEN SPACE H	OA OWNED / MAIN	TAINED	



#### 2A: General Lot Standards

This section includes basic elements which must be considered in the initial site investigation and will help match the proposed plan to an acceptable building lot.

The residential units within Whispering Pines are classified into 4 groups based on unit type, lot size, and location within the community. Each unit classification will have distinct recommendations and requiremen

#### 2B: Lot Setbacks, Sizing

Lot setbacks are necessary for parking, access, and utilities; they can also help influence the character of the neighborhood. The definitions and table below define lot setbacks and sizing for Whispering Pines:

- Garage Front Setback For garages with access directly to a public roadway, the garage front setback is to be the minimum required distance from the front property line to the face of the garage door. For alley load units, the garage front setback is to be the minimum required distance from the alley curb to the face of the garage door.

  Front Setback The minimum distance required from the front property line to the front porch, exterior wall of the house or side entry garage. Roof eaves and uncovered steps may extend into this setback. Window wells are permitted to extend into setbacks, if present.

  Rear Setback The minimum distance as measured parallel from the rear lot line to the exterior wall of the garage, porch, or living space. Roof eaves and uncovered steps may extend into this setback. Window wells are permitted to extend into setbacks, if present.

  Side Setback The minimum distance as measured parallel from the side lot line to the exterior wall of the garage, porch or living space. Roof eaves and uncovered steps may extend into this setback as maximum of two feet (2f). Side setback requirements for townhomes and multi-family units will apply to end units only. Window wells are permitted to extend in to setbacks, if present.

- end units only. Window wells are permitted to extend into setbacks, if present,

#### Table 2B-1

	Single Family Attached	Single Family Stacked	Single Family Detached
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	N/A	N/A	41'
Minimum Front Yard Setback	10' to living space, 20' to garage	10' to living space, 20' to garage	20'
Minimum Side Yard Setback	10' building to building, 10' to ROW or property line	10' building to building, 10' to ROW or property line	5'
Minimum Rear Yard Setback	10'	10'	N/A

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#### 3A: On-Street Parking

To ensure residents have sufficient space for vehicular parking, all driveway lengths within the single and multi-To ensure residents have sumiciarly space for Venucliar parking, an invieway lengths within the single-and multi-family neighborhoods will stature a minimum driveway lengths of 20°. Single-family and townhome units all come equipped with two-car garages, with many of the single-family homes having a third-car option. The stacked single-family condominiums contain 1-car garages (with 20° driveways). To meet Spanish Fork City minimum parking requirements, while aiming to retain green space and reduce impervious surfaces within the community, one-sided on-streetparking will be allowed within the designated zones, highlighted on Exhibit 3A-1.



EXHIBIT 3A-1

### 3B: Zoning / Density

Whispering Pines introduces a unique mixture of housing types and architectural elements throughout the property, all of which blend with the natural landscape and seamlessly integrate with the surrounding environment. Housing density will vary, dependent upon location and product type throughout the community. Whispering Pines globally will carry a density similar to Spanish Fork base zoning of R-3, which carries a maximum density of 12 units / acre. Deviations from R-3 base zoning (e.g., minimum lot dimensions) are described within Table 29-1. Table 28-1.



EXHIBIT 3B-1

# 3C: Interior Roadways

Whispering Pines will consist of a combination of public and private roadways throughout the community which will form a vehicular movement network. Public vs. Private roadways are identified on Exhibit 3:0-1. Infrastructure within public and private roadways will be owned and maintained by Spanish Fork City.

# LAND USE DISTRIBUTION

DESCRIPTION	QUANTITY
TOTAL PROPERTY AREA	59.8 ACRES
TOTAL OPEN SPACE	21 ACRES
PERCENT OPEN SPACE	35%
GREENWAY TRAIL	6,500 LF
PUBLIC ROAD	
PRIVATE ROAD	



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### 3D: Public Trail Network

Whispering Pines will host a network of 10' wide asphalt public "Greenway" trails throughout the property, along with public trailhead parking and a restroom facility (Exhibit 3D-1). Greenway trails throughout the property will connect to the Spanish Fork River Trail, as well as the Mapleton City trail system. All greenway trails within the Whispering Pines community will be owned and maintained by Spanish Fork City.





EXHIBIT 3D-1

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# 3D: Public Trail Network

Whispering Pines will host a network of 10' wide asphalt public "Greenway" trails throughout the property, along with public trailhead parking and a restroom facility (Exhibit 3D-1). Greenway trails throughout the property will connect to the Spanish Fork River Trail, as well as the Mapleton City trail system. All greenway trails within the Whispering Pines community will be owned and maintained by Spanish Fork City.



EXHIBIT 3D-2

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# ${\bf 3E:\ Community\ Features\ and\ Elements:7-Acre\ Public\ Park}$





### EXHIBIT 3E-1

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# ${\bf 3E:\ Community\ Features\ and\ Elements:7-Acre\ Public\ Park}$



### EXHIBIT 3E-1

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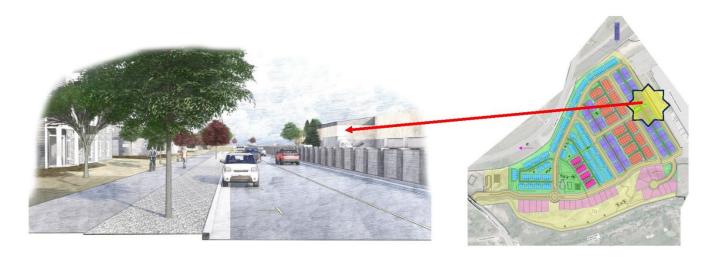
# ${\bf 3E:\ Community\ Features\ and\ Elements: Single-Family, Lower\ Bench}$



### EXHIBIT 3E-1

■ Page 6

# 3E: Community Features and Elements : Commercial/Residential Buffer



### EXHIBIT 3E-2

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# ${\bf 3E:\ Community\ Features\ and\ Elements: Commercial/Residential\ Buffer}$



EXHIBIT 3E-2

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# 3E: Community Features and Elements : Community Club House



EXHIBIT 3E-4

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# ${\bf 3E:\ Community\ Features\ and\ Elements: Community\ Club\ House}$



EXHIBIT 3E-5

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# ${\bf 3E:\ Community\ Features\ and\ Elements: Community\ Club\ House}$



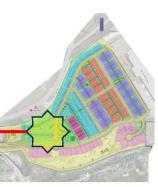


EXHIBIT 3E-6

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#### 4A: Architectural Motifs

Whispering Pines aims to create a visually attractive and welcoming, serene sense of place within all outdoor spaces of the community. As such, Whispering Fines requires four-sided architectural elements on each building proposed, including townhome and condominium style homes. Stucco will not be permitted as a primary exterior finish, as a primary combination of brick, stone, and composite siding will be required on all four sides.

#### 4B: General Architectural Standards

The General Architectural Standards section includes information to assist design beyond the site planning phase. It identifies the most important aspects of building design and creates general design standards that will establish the criteria by which all projects will be judged in the review process. This section will begin with general principles about general architectural character, overall building massing and scale, and will culminate with very specific information needed to design architectural elements and details for the building.

#### 4C: General Architectural Character

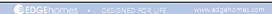
In general, the architectural design should be simple in form and detailing while responding to the unique character of the site and the contemporary living patterns. The key to achieving this result is application of the following characteristics:

- A composition of many equal masses, which make the main body visually ambiguous, should be avoided:
- 2. Employ adequate architectural elements such as garages, porches, stairs and dormers, which are added to the main body of the house;
- Use screened and covered porches to create an extension of the living space and function as a transition between the privacy of the interior and the purely public sidewalks and streets or as approved through the Architectural Committee; 3.
- Roof massing should also be hierarchical to express the primary, secondary, and tertiary parts of the
- Mono pitched roofs may be used as additions to the primary building;
- $Roofs\,may\,be\,simple\,gabled\,or\,hipped\,with\,a\,roof\,pitch,\,between\,5-10:12.\,Porches\,may\,have\,lower\,roof$ 6. pitches, but may not be less than 3:12;

  Porches should be well proportioned. Where double story porches are used, they should be related to the
- first story in length and location;
- Porches are strongly encouraged on all residential units and where utilized, shall be a minimum depth of 3.5 feet; 8.
- Porches may be single or double story;



- Column style is critical in complimenting the design and style of a structure. Columns should accentuate the porch and stoop entry design.
- Employ careful design and simple detailing of facades;
- It is encouraged where possible, the building be oriented in order to maximize views, solar access and daylight;
- Use landscaping to tie the neighborhood together and connect the buildings to their surroundings



The following items are to be shown on the site plan:

- All property lines with bearings and distances.
   Required building setbacks according to these Design Guidelines.
   Location of all existing structures on adjacent lots.
   Location and dimensions of all existing and proposed driveways, sidewalks, patios, and retaining walls.
- walls.

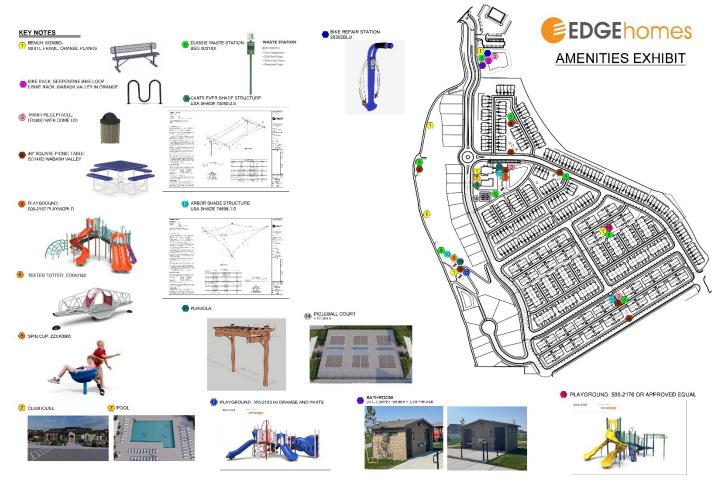
  5. Location of all significant existing trees or vegetation.

  6. Retaining walls in excess of a feet in height are not permitted without the prior written approval of the AC. In addition, retaining walls are not permitted between adjoining properties without the approval of the AC. All walls over 4 feet in height, if approved by the AC, are to be designed and stamped by a professional geotechnical engineer.

  7. Existing grade contours for the entire lot at a maximum interval of one foot (1'). In addition, the location and grade of adjoining lot improvements including driveways, landscaping and house shall be included, if realiable.

  8. Finished floor(s) elevation, finished grade elevations adjacent to structure, garage floor elevation, and finished grade at all lot corners.

  9. Finish grade contours and spot elevations demonstrating the ability to maintain required slope away from structure for a minimum of ten feet (10'), indication of driveway slope, and drainage pattern for final lot grading.

















# High Visibility Side





- Multiple materials highlighting articulation.
- Additional brick to ground architecture.
- Material wrapping corners creating smooth transitions.



# **Brighton Townhome**









# High Visibility Side





- Additional stone highlighting articulation.
- Larger windows
- Material wrapping corners creating smooth transitions.



# Caroline Townhome









# High Visibility Side





- Multiple materials highlighting articulation.
- Additional stone to ground architecture.
  Material wrapping corners creating smooth transitions.

# Front/Back

# Finley Townhome







# High Visibility Side



- Multiple materials highlighting articulation.
- Additional stone highlighting articulation.
- Material wrapping corners creating smooth transitions.



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**FROM:** Community Development Department

**DATE:** March 5, 2025

**RE:** Draft DRC Minutes for Whispering Pines Zone Change and Preliminary Plat

## **DRC February 26, 2025**:

## **Zone Change**

Dave Anderson suggested that the applicants work with the City to ensure that the development complies with the City's signage regulations.

Seth Perrins spoke briefly about the developers placing a billboard that is not currently permitted.

Brandon Snyder spoke about the proposal and the current and proposed zoning for the area. He spoke about the accessibility to the development and stated that the existing industrial building will remain in the industrial zone. He provided the proposed unit count that features a mix of housing products, open space area and the phasing plan of the development. He feels that the overall development provides enough parking for the units, except the stacked flat condominiums that provide street parking, which would be required to be approved by the City Council as it makes up 8% of the total parking for the overall development. He stated that the applicants are requesting reduced setbacks, which would need to be discussed with the Planning Commission and City Council. He spoke further regarding landscaping and trail system connection, and stated that the applicants have requested to use residential garbage cans. He stated that the applicants have applied for a Zone Change and Preliminary Plat approval, which he stated will need separate motions.

Engineering has no additional comments.

Jake Theurer asked if the applicants will be relocating the Rocky Mountain powerline and it was stated that the applicants have made a deposit with Rocky Mountain Power to relocate this powerline.

There was discussion regarding the secondary access and bridge. It was stated that the applicants will need to be able to provide a second access if they wish to build 500-plus units.

John Bankhead is unsure whether they will be able to provide that second access, he feels that the design itself can accommodate the traffic with the unit count. He spoke about funding and their intentions with developing this area and trying to provide the most robust main entrance to the development that they can. He stated that he is unsure of when the bridge will be built as they are not in control. He spoke further about the High-T intersection, roundabout, as well as widening the lanes. He stated that he would like to move forward to the Planning Commission and City Council to have them decide what they are comfortable moving forward with. He is hopeful that the funding will come through for them, but stated that it is ultimately out of their hands.

There was discussion regarding the Applicant entering into a development agreement with the City for the high number of lots that will be developed and the need for a secondary access point. It was discussed whether this development would even be allowed without a second access. The Applicant again, stated that they are choosing to have the City Council weigh in on whether this is true or not as they do not necessarily want to enter into a development agreement for something they do not have control over. They feel that they have done everything they can as developers but even if they obtain funding, they are not able to build the road.

Vaughn Pickell stated that this may be a good point, but from his legal perspective, it would be hard for the City to allow a developer to build 600 units without a better second access. He points that this will add a massive amount of residential traffic to the industrial aspect of the area.

John Bankhead stated that both sides have reasons to want the second access, but he feels that from a traffic perspective, he feels that the design works as it has been proposed. He stated that there are indeed two access points to the site, even if Gomex Road is not ideal. He stated they can meet fire and life safety codes with their current design, and stated that they will not be able to move forward with this design if they can only do 200 lots.

Seth Perrins stated that he does not disagree with what Mr. Bankhead has stated, except for the viability of Gomex Road being an acceptable secondary access point to the development. He stated that there has been previous conversation regarding this matter and he is not going to rehash them at this point. But he feels that to not have a connection to the eventual secondary access point for a development with 600 units, is a big leap of faith on the city's end. He feels that the applicants have taken an all or nothing approach with this development, and he does not feel that his approach is very fair. He suggests that the applicants work with their buyers to figure it out as this is not something that will be built in 1-2 years. He stated that this likely will take several years to complete due to the large scale of the overall development. He feels that there needs to be some kind of motion that involves a phasing plan that restricts the number of units that can be constructed until further improvements have been made to meet the conditions of approval.

John Bankhead asked how they can work together with the City to get their commitment.

Seth Perrins stated that if the City Council approves this development, they will provide him with his direction as they are the approving body and the Development Review Committee is merely a recommending body for this proposal.

There was additional discussion about the secondary access on Gomex Road, the phasing plan, and the future zoning of the development.

Prior to the motion being seconded, it was suggested that there be an additional condition regarding exactly how the property is to be zoned.

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

# Findings:

- 1. That the proposal conforms to the City's General Plan Designation.
- 2. That the proposal provides for a range of housing types within Spanish Fork City.
- 3. That residential development is more compatible with the golf course than industrial uses.
- 4. That by phasing the development and providing needed access improvements, the proposal will have lessened impact on adjoining or nearby properties.

#### Conditions:

1. That the Applicant enters into a development agreement with Spanish Fork City, prior to preliminary plat or zone change approvals, which said agreement includes language that provides for milestones for the road improvements for a UDOT approved intersection at Highway 6 and Highway 89.

Vaughn Pickell seconded and the motion passed all in favor.

# **Preliminary Plat**

No further discussion on the proposal.

Vaughn Pickell **moved** to recommend the approval of the proposed Whispering Pines Subdivision Preliminary Plat to City Council 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 development and construction standards, zoning requirements and other applicable City ordinances.
- 2. That the Applicant addresses all red-line review comments.
- 3. That the City Council approves of the corresponding zone change request.
- 4. That the proposed setbacks be further discussed and finalized.
- 5. That the interior fencing and landscaping plans be further detailed and reviewed.

John Little seconded and the motion passed all in favor.