



**Wednesday, November 5, 2014
Planning Commission Meeting**

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a regular public meeting in the Council Chambers in the City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 6:00 p.m.

Planning Commissioners

**Brad Gonzales
Bruce Fallon
Treaci Tagg
Brad Tanner**

1. Preliminary Activities

- A. Pledge of Allegiance
- B. Approval of Minutes: October 1, 2014

2. Annexation

- A. Stillman Annexation

3. Zone Change

- A. Joe Harris Zone Change
- B. Amending the Project Signage Plan for Canyon Creek
- C. Title 15 - Crushing Operation
- D. River Point Zone Change

4. Preliminary Plat

- A. River Point Preliminary Plat

5. General Plan Amendment

- A. Transportation Element of the General Plan
- B. Community Planning Assistance Team update
- C. General Plan update

6. Other Business

- A. BoardDocs Training

7. Adjourn

1 Draft Minutes
2 Spanish Fork City Planning Commission Meeting
3 October 1, 2014
4
5

6 **Commission Members Present:** Chairman Brad Gonzales, Bruce Fallon, Reed Swenson, Treaci
7 Tagg, Brad Tanner. **Absent:**
8

9 **Staff Present:** Dave Anderson, Community Development Director; Jason Sant, Assistant City
10 Attorney; Kimberly Brenneman, Community Development Division Secretary.
11

12 **Citizens Present:**
13

14 **PRELIMINARY ACTIVITIES**

15 **Pledge of Allegiance**

16 Chairman Gonzales led the pledge.
17
18

19 **Approval of Minutes: September 3, 2014**

20
21 Commissioner Swenson moved to approve the minutes for September 3, 2014.
22 Commissioner Fallon **seconded** and the motion **passed** all in favor.
23
24

25 **ZONE MAP AMENDMENT**

26
27 **SUVSWD**

28 Applicant: Terry Ficklin
29 General Plan: Light Industrial
30 Zoning: I-1 current; PF proposed
31 Location: 3300 North 1100 West
32

33 This item was on the Planning Commission agenda last month, September 3, 2014. Dave
34 Anderson expressed his appreciation for the public comments last month and how the public
35 expressed their concerns in a non-emotionally charged rational manor.
36

37 Dave Anderson addressed the Commission about the current zone of the proposed property
38 and the surrounding area. In August, there was a change to the text of the Light Industrial
39 Zone as well as the Public Facility Zone. The change included moving the Solid Waste Transfer
40 Station as an allowed use from the Industrial Zone to the Public Facility Zone. A Solid Waste
41 Transfer Station is now only allowed in the Public Facility Zone. The Pubic Facility Zone is
42 more restrictive than the Light Industrial Zone. Another change that was made in August, was
43 to address what a Solid Waste Transfer Station is. The bar has been raised as to what it would
44 take to have a Solid Waste Transfer Station in the City by requiring that the facility be
45 enclosed. If the Solid Waste Transfer Station built, there might be an immediate impact to the
46 area and further development may occur relatively quickly.
47

48 Commissioner Fallon reiterated that the type of development that would be allowed in the Light
49 Industrial Zone that would have the same if not more impact to the surrounding area.

50
51 Dave Anderson confirmed what Commissioner Fallon stated and followed up by saying that the
52 Solid Waste Transfer Station could possibly be a better neighbor than what is currently allowed
53 in the Light Industrial Zone.

54
55 Commissioner Tanner asked at what point the Commission should take into account the traffic.
56 Dave Anderson stated that is something that should be considered and evaluated based on the
57 traffic studies provided at the time.

58
59 Terry Flickin is the General Manager of South Utah Valley Solid Waste District (SUVSWD)
60 and addressed the Commission as well as the public. SUVSWD was created by the
61 neighboring cities and towns about 25 years ago. The first Solid Waste Transfer Station was
62 built in Springville. At the time it was constructed the "Open Door" system was in use. The
63 Transfer station was built to maintain about 350 to 400 tons of trash per day. On Mondays and
64 Tuesdays the Solid Waste Transfer Station averages about 1,000 tons of trash and
65 approximately 700 tons during the week. The District is in the process of doing their due
66 diligence in looking for a new site for their Solid Waste Transfer Station. There have been new
67 technologies in the last 25 years to Solid Waste Transfer Stations with recycling and different
68 areas to sort the trash. A concept that Terry Flickin spoke about had a one door in and one
69 door out structure. The hours of the Solid Waste Transfer Station are from 7:00 a.m. to 6:00
70 p.m., except for Sunday when the Station will be closed. The idea is to have the trash not on
71 site more than 24-48 hours. Trash is sorted and staff looks for things that should be pulled out
72 for recycling and reusing. It is then loaded into the trailers and transported to the Bayview
73 Landfill across the lake. There is a large cost savings to the cities and citizens by not having to
74 drive out to landfill. It will take about 40-80 pickup truck loads to fill up a trailer. There is a
75 good example of a facility in Logan but the building is a bit small for the needs of SUVSWD.
76 There is a tunnel where the trailers drive into under the Solid Waste Transfer Station and the
77 trash will be dumped into the trailers, compacted and hauled to the landfill. The structure
78 SUVSWD is looking to build will be approximately 40 feet to 50 feet in height.

79
80 Bruce Ward, Division Manager for Forsgreen Associates who is a consulting firm addressed the
81 Commission. SUVSWD is researching the proposed site to make sure it will work for their use.
82 There will be a long drive to the proposed building from the public street with a weigh station
83 prior to entering the building. The building will be approximately 100,000 to 200,000 square
84 feet depending on the different services SUVSWD provides at the proposed site. Bruce Ward
85 addressed that the utilities would likely be pulled from the jail. The exact location of the utility
86 lines depends on the property owners and design issues. In 2013, there were about 197 trips
87 per day into the Solid Waste Transfer Station during operation hours. The District would like to
88 expand the road to accommodate three lanes of travel. The current road will need to be rebuilt
89 to a higher standard to withstand the travel of larger trucks. The District would also widen the
90 road turning down to access the Solid Waste Transfer Station.

91
92 Chairman Gonzales stated the concept of putting a facility out on the proposed area; it would
93 be advantageous to see different access points to the proposed site opposed to improving a
94 County road to the Solid Waste Transfer Station.

95
96 Bruce Ward agreed with Chairman Gonzales and stated that is something that could be worked
97 through with the City.
98
99 Chairman Gonzales stated it was not the facility that concerns him, it is the access to the
100 location that concerns him the most.
101
102 Terry Ficklin responded that the location of the access road is more centralized for the overall
103 District perspective. It also is off a main freeway access and UDOT road.
104
105 Chairman Gonzales would like access to the City's future through improving City roads not the
106 County or State Roads.
107
108 Chris Thompson addressed the Commission that there is a lot of work that needs to be done
109 with adjoining property owners. The proposed property is near a jail and the airport and based
110 on an in-depth study, and the proposed location would have the least impact to the community
111 for the Solid Waste Transfer Station. Eventually, there will be a road that will access the
112 proposed property from a different direction as it is outlined in the Transportation Master Plan.
113
114 Chris Thompson said when Engineering reviews the Site Plan there will be a hard look at the
115 queue that might build up along the drive to the Solid Waste Transfer Station.
116
117 Commissioner Swenson is concerned about the queue of traffic building up on Saturdays.
118
119 Chairman Gonzales opened the hearing for public comment.
120
121 Jeff Tomas that lives on 800 west addressed the Commission. His family owns the property
122 for about 20 years. Jeff Tomas stated that there was someone that core drilled the road of
123 800 west. Jeff Tomas is concerned about core drilling being done without a permit. He would
124 also like to express his concern for those that live in the area. Jeff Tomas is also cornered
125 about the width of the road and obtaining property to widen the road.
126
127 Terry Ficklin stated that he is not an engineer but believes the right-of-way already exists.
128
129 Paul Haderlie owns Rocky Mountain Livestock. Horses are very sensitive to smells and noise.
130 There is a large concern with the traffic. Paul Haderlie is concerned with the trash in the area.
131 He also stated that if the Zone Change goes through that he would like the City to buy him out
132 as he does not want to be by the Solid Waste Transfer Station. The runway was extended and
133 cut off access to his property and eliminating access to only one access point. He feels he is
134 being swept aside as a business owner for the future of other businesses. Paul Haderlie and
135 his company donate time and money to the City in many ways.
136
137 Shellie Hickman owns the property north of the proposed Solid Waste Transfer Station. She
138 drove past the Solid Waste Transfer Station in Springville and saw the trash piled high. Shellie
139 Hickman read some of the minutes from the Springville City Council meeting addressing the
140 maintenance of the Solid Waste Transfer Station. She also presented to the Commission
141 pictures of the current Solid Waste Transfer Station and then pictures of her family on their

142 property and expressed that they will not be able to continue to use their property as they have
143 with the Solid Waste Transfer Station. This facility is not just for Spanish Fork it is for other
144 cities as well and it is imposing on her family. Shellie asked if Terry Ficklin would be willing to
145 buy their propoerty.
146

147 Gilmer Nielsen is a Provo resident and is concerned with the access road and not the Solid
148 Waste Transfer Station. For the other businesses that might develop there, it would be an
149 issue with access. He would like to see different access points.
150

151 Carl Blunck lives off Highway 77. He asked what the meaning of due diligence was. There was
152 a large crew that wanted to dig holes on his property to see if they would be able to build a
153 road there. The numbers that were spoken about tonight on traffic was from 2013 and it is now
154 2014 and it will only be increasing. The facility is going to be 10 times the size and he is
155 concerned that there might be 10 times the traffic. There were two neighbors that were killed
156 on Highway 77 and is concerned that the road needs to be changed. There has got to be
157 something closer to the freeway. There should be something up closer to Provo.
158

159 Brent Sumsion is the manager for Clyde Companies who owns the property to the east of the
160 subject property. He is concerned the Solid Waste Transfer Station will devalue the property.
161

162 Eldon Neeves. He has some issues with how the notices were done. The road, where the City
163 posed notices on the property of the public hearing, is very seldom traveled and most were
164 notified of this meeting by word of mouth. He asked that the City make sure notices were sent
165 out to the neighboring properties before the next meeting that this item is on the agenda for
166 City Council. Eldon Neeves has a concern about moving the Solid Waste Transfer Station and
167 why the District must move and not just rebuild the new facility on their existing property. He
168 is concerned about development and agricultural lands being lost.
169

170 Shirl Stewart. He is concerned about that Spanish Fork City is not looking at the big picture.
171

172 Chairman Gonzales closed the hearing for public comment. He would like to thank the public
173 for participating in the meeting. In summary Chairman Gonzales collected the following from
174 the public comments:
175

- 176 1. Notifications of the meetings to the public.
- 177 2. Traffic issues, width of roads, kids, livestock, safety of the road.
- 178 3. The General Plan has set aside a certain percent of agriculture to maintain in the
179 community.
- 180 4. Access roads and UDOT right-of-ways.
181

182 Chairman Gonzales asked Terry Ficklin what the concern of the old site is on rebuilding the
183 site.
184

185 Terry Ficklin stated that the District is on the property under a Conditional Use Permit and
186 Springville has indicated that they will not renew the Conditional Use Permit.
187

188 Chairman Gonzales asked if the Commission had any clarification questions they would like to
189 ask.

190
191 Commissioner Tanner stated that the District purchased property years back in the County and
192 asked Terry Ficklin why the County would not allow them to build the Solid Waste Transfer
193 Station.

194
195 Eldon Neeves addressed the Commission stating that it was under the Agricultural Protection
196 Zone.

197
198 Commissioner Swenson asked what the time table for building the Solid Waste Transfer
199 Station was.

200
201 Terry Ficklin stated the District Board has not voted on a time frame for development. It is
202 something that would be done approximately 2-3 years best case. Springville has not given an
203 order to vacate at this time.

204
205 Chairman Gonzales summarized the options for proposing a motion as well as to note the
206 motion is merely for zoning and not approving a solid Waste Transfer Station.

207
208 Commissioner Tagg asked if there were any other locations under consideration.

209
210 Terry Ficklin stated the governing body has selected the proposed site over the other locations
211 proposed.

212
213 Chairman Gonzales stated that there will be regulations to maintain the trash outside the
214 facility.

215
216 Chairman Gonzales **moved** to not recommend that the City Council approve the SUVSWD
217 Zone Change due to the following:

- 218
219 1. The lack of agriculture in the area.
220 2. The configuration of the facility.
221 3. There should be better infrastructure prior to the Zone Change.

222
223 Commissioner Swenson **seconded** and the motion **passed** all in favor.

224
225
226 **Trailside Subdivision**
227 Applicant: Atlas Engineering
228 General Plan: Medium Density
229 Zoning: R-1-6 current, In-fill Overlay proposed
230 Location: 335 West 100 South

231
232 There are a couple of issues that need to be worked through regarding the Trailside
233 Subdivision. The new proposal is to keep the existing structure and building one new home on
234 the property. The few items staff would like the Commissions input on is the fencing and the

235 esthetics of the homes. The original approval was to place sizable boulders between the trail
236 and the driveway. In the DRC meeting, a fence was determined to be a better definitive line
237 than the boulders, the option of a two or three rail open fence. The need to have similar design
238 and architectural elements to have the project not look "out of place".
239

240 Commissioner Fallon asked how this property is not a flag lot.
241

242 Dave Anderson addressed that the driveway is commonly owned and there is not a flag of the
243 property running to the front of the road.
244

245 There are developments in the City where there are shared driveway accesses. The City does
246 require easements for the driveway and those are some requirements that would be addressed
247 in the Final Plat process.
248

249 Commissioner Fallon asked if a height restriction can be imposed for the height of the second
250 resident.
251

252 Dave Anderson stated that the Commission could impose those restrictions.
253

254 Chairman Gonzales opened the hearing for public comment.
255

256 There was no public comment.
257

258 Chairman Gonzales closed the hearing for public comment.
259

260 Commissioner Fallon **moved** to recommend that the City Council approve the Trailside
261 Subdivision In-fill Overlay based on the findings and conditions in the staff report provided
262 along with the height restriction limiting the new home to be a one-story residential structure.
263

264 Commissioner Tanner **seconded** and the motion **passed** all in favor.
265
266

267 PRELIMINARY PLAT

268 **Trailside Subdivision**

269 Applicant: Atlas Engineering
270 General Plan: Medium Density
271 Zoning: R-1-6, In-fill Overlay
272 Location: 335 West 100 South
273
274

275 There was no discussion.
276

277 Commissioner Swenson **moved** to recommend that the City Council approve the Trailside
278 Subdivision Preliminary Plat based on the findings and conditions in the staff report provided
279 along with the height restriction limiting the new home to be a one-story residential structure.
280

281 Commissioner Tagg **seconded** and the motion **passed** all in favor.

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Spanish Trails Townhomes

Applicant: LEI
General Plan: Medium Density
Zoning: R-1-8
Location: 400 South Spanish Trails Blvd.

The project lost its vesting and the applicant is before the City for re-approval. There have been no changes to the Preliminary Plat and the plat conforms to the current standards. Staff recommends that the Preliminary Plat be approved.

Commissioner Fallon **moved** to recommend that the City Council approve the Spanish Trails Townhomes Preliminary Plat as outlined.

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

OTHER BUSINESS

Chairman Gonzales sent an email to Dave Anderson to pass to staff to cover the review of the General Plan with proposed dates. There are five meeting dates outlined. There will be working assignments during December. Most of the meetings are to be held on the third Wednesday of the month. Chairman Gonzales would like to have a public hearing to hear the public's input on what they would like to see on the General Plan.

Dave Anderson agrees and feels the City has had a short coming of involving the public's feedback on the General Plan.

Chairman Gonzales suggested that the City have a public sign posted on the corner of Main Street and Center Street to advertise public hearings.

Dave Anderson appreciates Chairman Gonzales' observations and the city staff is trying to utilize the different available technology to announce meetings.

Commissioner Fallon expressed his appreciation of the way that Chairman Gonzales handled the meeting today and how he interacts with the public.

Commissioner Tagg acknowledged the meeting was well attended and the word was spread about the meeting whether notice was properly given or not.

Chairman Gonzales **moved** to **adjourn** at 8:39 pm.

Adopted:

Kimberly Brenneman
Community Development Division Secretary



TO: Spanish Fork City Planning Commission
FROM: Dave Anderson, Community and Economic Development Director
DATE: November 5, 2014
RE: Proposed Stillman Annexation

Accompanying this memorandum is the Annexation Feasibility Report for the proposed Stillman Annexation. The annexation includes 100 acres that are located east of Maple Mountain High School. Notice has been provided for a public hearing to be held with the Planning Commission on November 5.

For the following reasons, staff recommends that the Stillman Annexation be approved:

1. the proposed annexation is in the City's Annexation Policy;
2. the proposed annexation area is located within the Growth Boundary;
3. that municipal services can be provided to the subject properties.

Staff also recommends that the annexation's approval be conditioned upon the applicant reimbursing the City for any costs associated with buying SESD's power facilities in the area.

Minutes from the Development Review Committees October 15 meeting read as follows:

Stillman

Applicant: Atlas Engineering
General Plan: Low Density Residential
Zoning: R-1-12
Location: 1939 East 6800 South

Cory Pierce and Dave Anderson have worked on the Annexation Feasibility Report regarding the Stillman Annexation. Dave Anderson does not like the idea of zoning the annexation until a Preliminary Plat has been approved. Dave Anderson would ask that the property annexed into the City be zoned R-R at the time of Annexation and address the zoning at the time the Preliminary Plat is reviewed. SESD has gotten back to the applicant for the buyout costs. Dave Anderson recommends that the Annexation be approved.

The issue of the alignment of 2550 East has now become a non-issue with this Annexation in staff's view.



Junior Baker **moved** to recommend approval to Planning Commission of the Stillman Annexation with the properties zoned Rural Residential based on the following findings and subject to the following conditions:

Findings

1. That the infrastructure is available for the Annexation.
2. That the Annexation is within the City's Growth Boundary.

Conditions

1. Subject to the applicant reimbursing the City for the costs of buying out the SESD electrical power lines.

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

Dave Anderson and Bart Morrill exited the meeting at 11:15 a.m.

attachment: proposed Annexation Feasibility Study

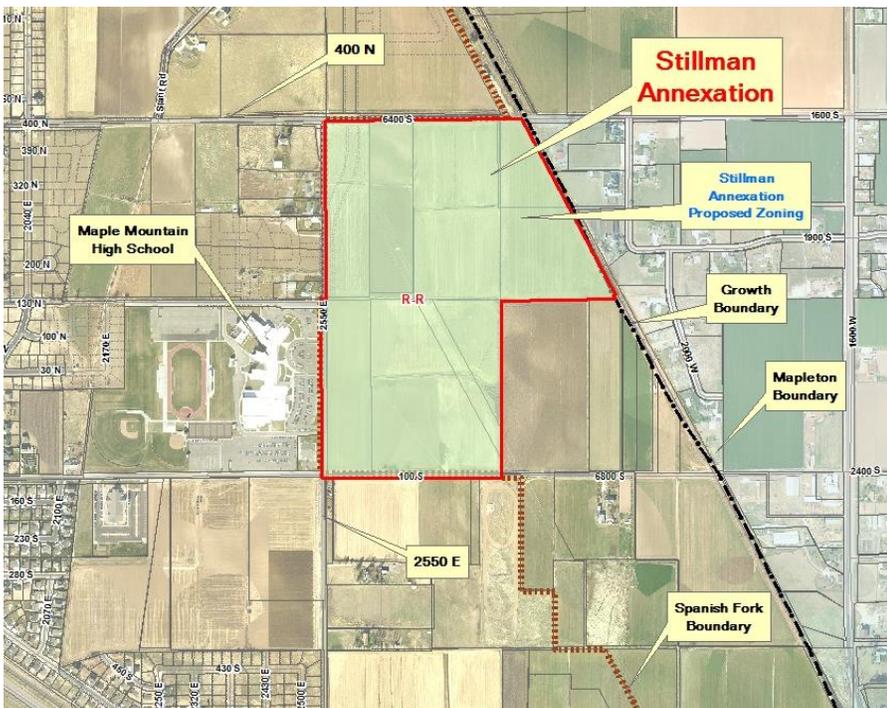
SPANISH FORK CITY Annexation Feasibility Report



Agenda Date:	November 5, 2014
Staff Contacts:	Dave Anderson, Community and Economic Development Director
Reviewed By:	Development Review Committee
Subject:	Stillman Annexation

SECTION 1

Annexation Map.



SECTION 2

Development Review Committee recommendation date: October 15, 2014

Planning Commission recommendation date: November 5, 2014

City Council meeting date: November 18, 2014

SECTION 3

In accordance with 15.3.08.030 (B) of the Municipal Code, the following items are addressed in Section 3 of the Annexation report:

1. Whether the proposed property is within the Growth Management Boundary of the General Plan.

The subject properties are all located within the City's Growth Management Boundary.

2. Present and proposed land use and zoning.

The subject property is vacant. At present, the properties are all zoned RA-5, an agricultural zone that permits residential construction on lots of 5-acres or more. A Preliminary Plat application has been submitted with the Annexation Petition. Staff is currently reviewing the Preliminary Plat and recommends that R-1-12 zoning be assigned to the properties included in the plat at the time of annexation. Staff recommends that the other properties in the annexation area be zoned Rural Residential at the time of annexation.

3. Present and potential demand for various municipal services.

Presently, there is very little demand for municipal services in the annexation area but staff believes that may change quickly. The General Plan envisions the lands in the annexation area being developed residentially at 1 to 4 units per acre. In order to facilitate this type of development, utilities and other services will have to be extended to the annexation area as is described in this report.

4. Distances from existing utility lines, public schools, parks, and shopping areas.

Detailed information is provided in Section 4 of this report relative to the proximity of the proposed Annexation to utility lines. Schools are located west of the annexation area with Maple Mountain High School being the closest and Sierra Bonita Elementary School being .5 miles farther away. Staff understands the Nebo School District has purchased land for a junior high school approximately .25 miles west of the subject property. The closest park site to the annexation area is located adjacent to the Sierra Bonita Elementary School. It is anticipated that a park will be constructed within the next one or two years. The closest shopping areas to the subject properties are a considerable distance away, being located along US Highway 6 in the vicinity of 800 East.

5. Specific time tables for extension of services to the area and how these services would be financed.

It is anticipated that utility services will be extended to the area before or as development occurs. As such, it is expected that the utilities shall be funded by property owners or the development community.

6. Potential impact on existing and proposed streets.

It is anticipated that the development of property in the annexation area will increase traffic on adjacent streets and other streets in the vicinity of the annexation. Spanish Fork City has worked to obtain grants to make upgrades to facilities like Cut Bridge and the intersection of 2550 East and 400 North. It is anticipated that Cut Bridge will be expanded in 2015 with the improvements largely funded by a grant. Spanish Fork City will continue to apply for grants for funding to improve the 2550 East 400 North intersection but there is no guarantee that funds will be awarded. Staff understands that the next application process for transportation improvement funding will occur in 2017.

It is anticipated that roadways will be expanded elsewhere in and around the annexation area. It is planned that these other expansions will occur as properties develop and that the expansions will be funded by the development community.

As roadways are developed, plans for the improvements will be approved by the Spanish Fork City Engineering Department and shall meet the standards provided in the current Transportation Master Plan.

7. The effect that the annexation will have upon City boundaries and whether the annexation will create potential for islands or difficult service areas.

The proposed annexation does not create an island or peninsula that would make the provision of services difficult. Furthermore, the proposed annexation creates a boundary that is manageable and otherwise functional for the City.

8. Estimate of potential revenue verses potential service costs.

Simply put, it is anticipated that very little revenue will be generated for the City in the foreseeable future with the annexation of these lands. Also, it is anticipated that the annexation of these lands will result in very little increased need for the provision of City services and therefore should result in little, if any, expense for the City.

9. Requirements imposed by state law.

Staff is aware of no requirements imposed by State Law, aside from following the requisite procedure for annexation, that would impact the annexation area.

SECTION 4

In order to evaluate the City's ability to provide municipal services to the proposed annexation, this section of the report outlines major utility issues but does not represent all of the utility issues that may arise as part of the development process.

1. Conformity to Master Plans for public utilities and facilities.

As the area develops all changes or improvements to the utilities shall be reviewed by the Spanish Fork City Engineering Department. The improvement designs for development will need to meet the requirements of the City Master Plans and Construction Standards and will include offsite improvements. All costs associated with utility and roadway improvements will be funded by property owners or the development community. Offsite improvements or improvements that directly benefit areas outside of the development may be reimbursable by a connector agreement and/or impact fee reimbursement.

Capacity in utility systems, including that found in trunklines, tanks, plants, substations, reservoirs, etc. is reserved once a development is bonded or when a final residential plat is recorded. Often areas do not develop until a long time after they are annexed. We cannot guarantee what the capacity will be in our utility systems once development actually occurs. We have, however, made an effort to indicate whether there are existing capacity issues at the time of annexation.

Drinking Water

The minimum size for drinking water mains in new or improved roads proposed in the annexation area is 8" in diameter unless authorized by the City Engineer. At present, the following drinking water mains exist in the area:

- 2550 East – A 16" water line from 100 South to 130 North.
- 100 South – A 12" drinking water line has been stubbed to the east from 2550 East.

Based on the Spanish Fork City Drinking Water Master Plan, the following master plan line sizes are required:

- 2550 East – A 12" line will be extended to the north.
- 100 South – The 12" line will be extended to the east.
- 400 North – An 8" line will be required east of 2550 East with a 12" to the west of 2550 East.

A future pressure reducing valve (PRV) is shown in the Drinking Water Master Plan near the intersection of 2550 East and 130 North. This PRV will be installed within the next 5 to 15 years as a new pressure zone is created. All other drinking water lines within the development will be required to meet the 8" minimum. Currently there is adequate storage capacity in the drinking water system for typical new development in this annexed area. As the area develops all drinking water lines are to be approved by the Spanish Fork City Engineering Department and will meet the current Drinking Water Master Plan.

Sanitary Sewer

The Waste Water Master Plan shows the annexation area connecting to the existing sewer trunk line approximately 2,400 feet north of 400 North. Based on the Master Plan, an 18" line will be required in 2550 East along the annexation as well as to the north where it will connect with the existing sewer trunk line. This sewer trunk line will be installed by the developer. Reimbursement for the cost of the trunk line will be available through connector agreements and/or impact fee reimbursement.

The minimum size for sanitary sewer mains in new or improved roads proposed within the annexation area is 8" in diameter. As the annexation area develops, a detailed study and plans will be required for proposed sanitary sewer improvements in accordance to the Waste Water Master Plan and shall be approved by the City Engineer. The treatment plant currently has capacity for typical new development in the proposed annexation area.

Storm Water

At present, there are no storm water facilities available in the immediate area. As the area develops, all storm drain lines, detention & retention basins and any other storm water facilities in the proposed annexation shall meet the current Storm Water Master Plan subject to approval by the Spanish Fork City Engineering Department. Based on the Storm Water Master Plan, the following will be required:

- A regional detention basin at the northeast corner of the property.
- A storm drain line running south, parallel to the railroad tracks.
- A storm drain line south through the middle of the annexation area.

The sizes of these facilities will be reviewed at the time of development. All development in the area will be required to incorporate Low Impact Development (LID) techniques to handle the storm water onsite with an overflow into the piped storm drain system. All public storm drain main lines shall have a minimum pipe size diameter of 15".

Pressurized Irrigation

The minimum size for pressurized irrigation mains in new or improved roads proposed in the annexation area is 6" in diameter. At present, the following pressurized irrigation mains exist in the area:

- 2550 East north of 100 South – Existing 14" pressurized irrigation line from 100 South to 130 North.
- 2550 East south of 100 South – Existing 16" pressurized irrigation line.

Based on the Spanish Fork City Pressurized Irrigation Master Plan, the following master plan line sizes are required:

- 2550 East – A 16" line will be extended to the north.
- 100 South – A 12" line will be extended to the east.
- 400 North – A 6" line will be required east of 2550 East with a 12" to the west of 2550 East.

All other pressurized irrigation lines within the development will be required to meet the 6" minimum. Currently there is adequate storage capacity in the pressurized irrigation system for typical new development in this annexed

area. As the area develops all pressurized irrigation lines are to be approved by the Spanish Fork City Engineering Department and will meet the current Pressurized Irrigation Master Plan.

Streets

Any proposed streets to be built in the area will need to meet the Spanish Fork City construction standards and Transportation Element of the General Plan. The following is a summary of the Transportation Plan requirements in the area:

- 400 North is owned and maintained by UDOT and asphalt width will be regulated by UDOT. The area behind the curb will be 24 feet wide (12-foot LID planter, 8-foot trail, 4-foot planter). A 6-foot tall masonry wall will be required along 400 North.
- 2550 East is proposed to be classified as a major collector with a ROW width of 97 feet per Spanish Fork City Standards. The 8-foot asphalt trail will be located on the east side of 2550 East. A 6-foot masonry wall will be required along 2550 East. The Transportation Master Plan also shows a relocation the 2550 East 400 North intersection which is anticipated to be constructed as the property develops.
- 100 South is proposed to be classified as a minor collector with a ROW width of 88 feet. An 8-foot asphalt trail will be located along the south side of 100 South. A 6-foot tall masonry wall will be required along 100 South.

All other local roadways with the annexation area will need to be designed as residential local streets. As the area develops all roadways are to be approved by the Spanish Fork City Engineering Department and shall meet the current standards and the Transportation Element of the General Plan.

Parks and Trails

Several trails have been identified in the Transportation Element of the General Plan. within the annexation area. A summary of these trails is as follows:

- 400 North – An 8-foot asphalt trail will be required along the south side of 400 North as part of the roadway cross section.
- 2550 East – An 8-foot asphalt trail will be required along the east side of 2550 East as part of the roadway cross section.
- 100 South – An 8-foot asphalt trail will be required along the south side of 100 South as part of the roadway cross section.
- Power line Trail – A type E trail will be required along the power line corridor running through the property.

As the annexation property develops, the trails locations and design are to be approved by the Spanish Fork City Engineering Department and shall conform to the Transportation Element of the General Plan.

Power

Electrical service for the area in and around the annexation is currently provided by South Utah Valley Electric Service District (SESD). As part of the annexation, the applicant will need to buyout the SESD electric facilities at a cost of \$183,993.13 as determined by SESD.

In order for Spanish Fork City to provide electrical service to the annexation area, an offsite 600 Amp line will need to be built along the east side of 2550 East to the Maple Mountain Substation. It is anticipated that this line can be built overhead along the existing SESD alignment once a buyout agreement is reached. If the offsite line is built as an overhead line, no connector agreement will be allowed as the line will be relocated underground when the adjacent properties develop. The electric line sizing adjacent to the annexation area is as follows:

- 2550 East – A 600 Amp line will be required from 100 South to 400 North will be required. There is existing conduit from 130 North to 400 North to accommodate a portion this line.
- 100 North – A 200 Amp line will be required from 2550 East to the railroad. Portions of this line are anticipated to remain overhead on the existing SESD power poles.
- 400 North – A 200 Amp line will be required to service development within the annexation area.

As property develops within the annexation, all overhead power will need to be relocated underground at the cost of the developer.

Communications

It is expected that all communications facilities will be installed at the time of development.

Gas

Questar Gas provides natural gas in the area.

2. Presence of unique utility/facility needs or requirements.

There are existing Rocky Mountain Power high voltage transmission lines running through the annexation area. Any development adjacent to this power corridor will need to maintain proper clearance as dictated by Rocky Mountain Power.

3. Presence of irrigation or other ditches and related facilities.

The Spanish Fork East Bench Canal Company has existing ditches that run through the proposed annexation. Existing ditches in the area will need to be piped or abandoned as the area develops. This work will need to be coordinated and approved by the East Bench Canal Company and the Spanish Fork City Engineering Department.

4. Public Safety evaluation.

The City anticipates that the development of this annexation will not generate any significant need for additional police officers.

5. Presence of Sensitive Lands or Watershed Protection issues.

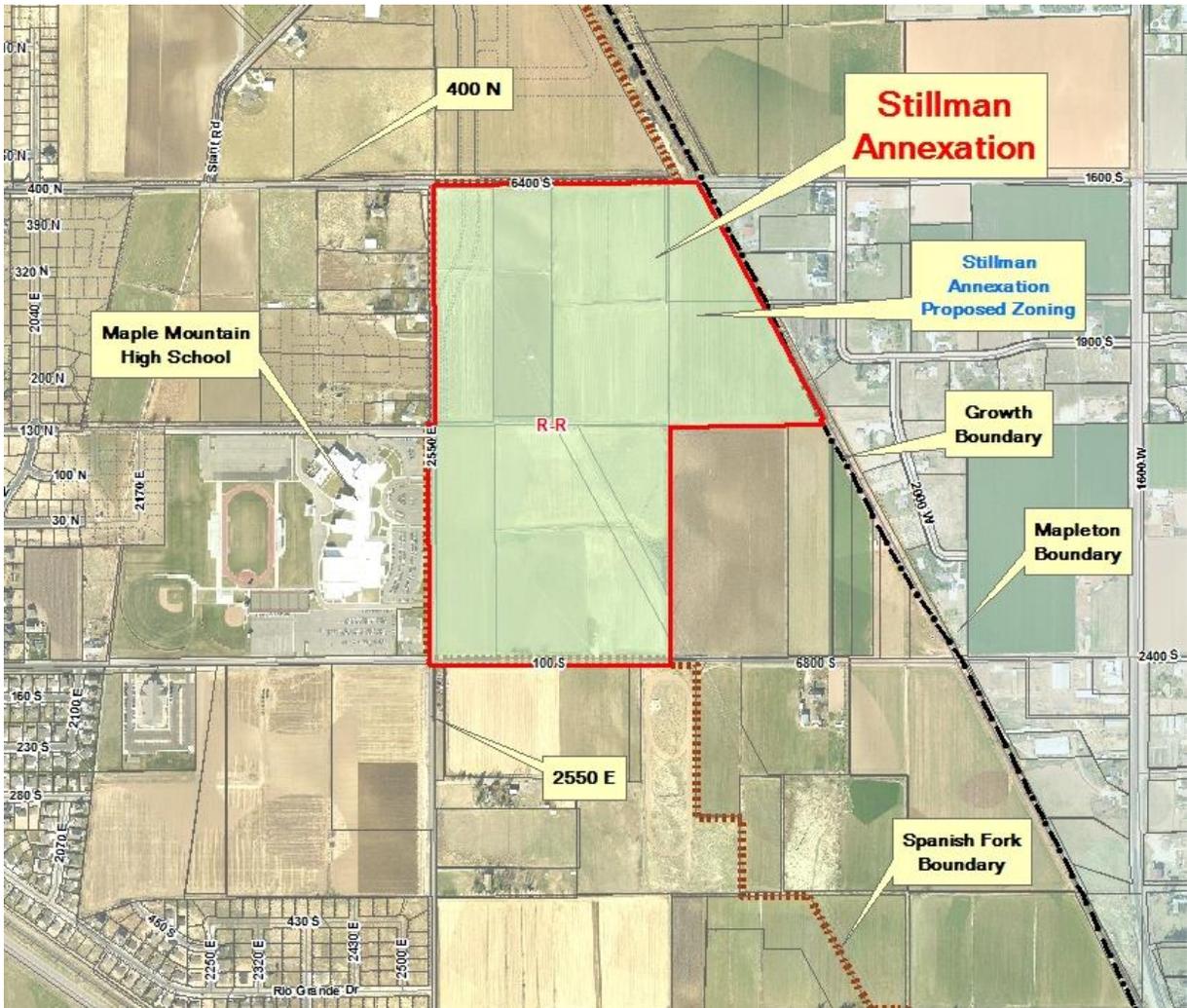
Staff is aware of no sensitive lands or watershed protection issues relative to the proposed annexation. The City does not delineate or track where sensitive lands exist on private property.

6. Concept Plan's conformity with proposed zoning.

An application for Preliminary Plat approval has been submitted by the application. This plat covers some 37.10 acres of the 100.20 acres involved in the annexation. It is anticipated that this Plat will be presented to the Planning Commission for a recommendation in December if the annexation is approved by the City Council in November.

7. Annexation Agreement.

It is anticipated that there will not be an annexation agreement with this annexation.





MAP AMENDMENT

REPORT TO THE PLANNING COMMISSION JOE HARRIS ZONING MAP AMENDMENT APPROVAL REQUEST

Agenda Date: November 5, 2014

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: The applicant would like to change the zoning of 1-acre located at 967 South 2000 West from Rural Residential to R-1-40.

Zoning: Rural Residential existing, R-1-40 proposed.

General Plan: Medium Density Residential.

Location: Approximately 967 South 2000 West.

Background Discussion

The applicant, Joe Harris, would like to have the zoning changed from Rural Residential to R-1-40 for a parcel of land that is approximately one-acre in size and is located on the corner of 900 South and 2000 West.

One home exists on the subject property. As the R-1-40 zone has a 40,000 square foot minimum lot size, no additional dwellings could be constructed on the property with this Zone Change. The applicant could, however, subdivide the home from the parcel it is currently tied to. In fact, staff understands the applicant would like to subdivide the home from the rest of the property which is currently being cultivated.

Staff has no concerns with the proposed zone change.

Development Review Committee

The Development Review Committee reviewed this proposal in their October 22, 2014 meeting and recommended that it be approved. Minutes from that meeting read as follows:

Joe Harris Zone Change

Applicant: Joe Harris
 General Plan: Medium Density Residential
 Zoning: R-R current, R-1-40 proposed
 Location: 967 South 2000 West

Joe Harris would like to rezone the home to R-1-40 and divide the home from the cement ditch on the south side of the home. Dave Anderson said there are no concerns with the home being divided off and the home staying on septic and a well. There was concern that was brought up by staff earlier in the week about should the smaller parcel be required to move to sewer. The DRC agreed that because the home is an existing structure it is not required to connect to sewer as it is not readily available.



Dave Anderson **moved** to recommend approval to City Council of the Joe Harris Zone Change for the part of the parcel from the cement ditch on the south side of the home to the north property line from R-R to R-1-40.

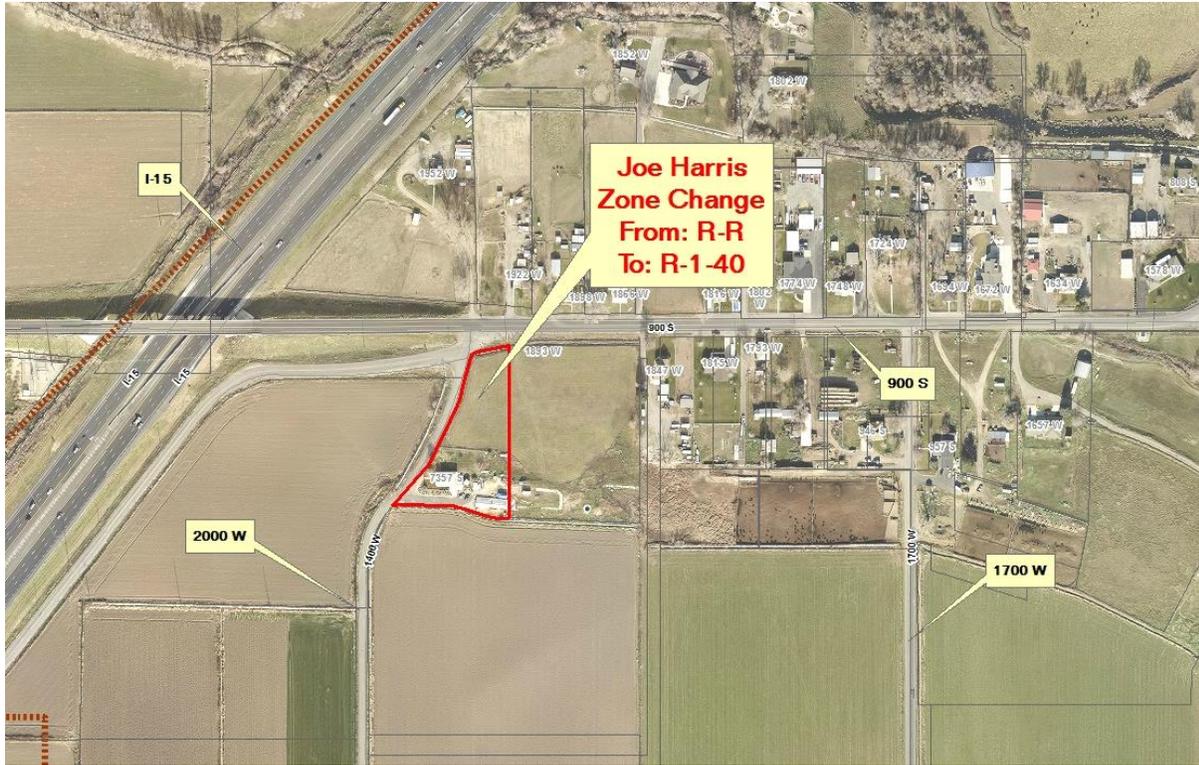
Junior Baker **seconded** and the motion **passed** all in favor.

Budgetary Impact

Staff does not anticipate any significant budgetary impact with either approving or not approving the proposed amendment.

Recommendation

Staff recommends that the proposed Zone Change be approved.





TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, Community and Economic Development Director

DATE: October 31, 2014

RE: Proposed Zoning Text Amendment – Rock Crushers

Accompanying this memorandum is a proposed ordinance that would, in certain instances, allow the use of rock crushers as part of the reclamation and redevelopment process. The concept for allowing this originated with discussions about the River Point subdivision and material that has been buried on that site.

Most jurisdictions have significant concerns with rock crushers. Crushers are large mechanical devices that physically break rock and concrete into smaller pieces. Crushers are loud and they typically generate some amount of dust.

Given the concerns that exist with crushing operations, the proposed ordinance has been written to limit their potential use to sites that have large volumes of material on-site that need to be removed or recycled. That is to say that this ordinance would not permit someone to use a crusher to process material that is brought to the site. This would not permit someone to use a crusher as part of a stand-alone commercial operation. This provision significantly limits the sites in the City that would be candidates for a crusher's use. In short, only sites that have a large quantity of existing material on site would be eligible. This is advantageous for the City and surrounding property owners as it would potentially reduce the heavy truck traffic on neighboring streets.

attachment: proposed ordinance



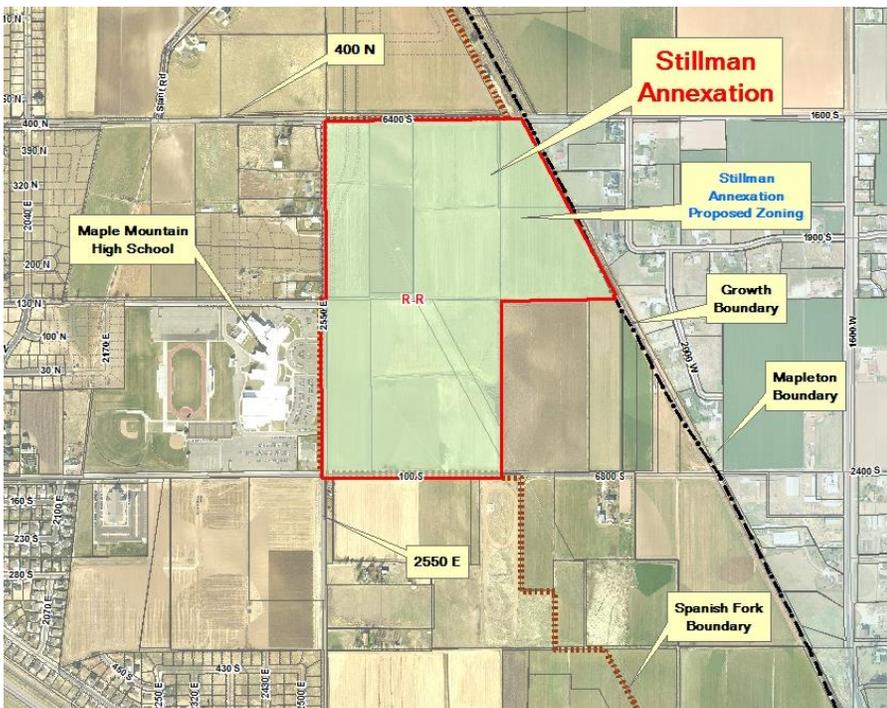
SPANISH FORK CITY Annexation Feasibility Report



Agenda Date:	November 5, 2014
Staff Contacts:	Dave Anderson, Community and Economic Development Director
Reviewed By:	Development Review Committee
Subject:	Stillman Annexation

SECTION 1

Annexation Map.



SECTION 2

Development Review Committee recommendation date: October 15, 2014

Planning Commission recommendation date: November 5, 2014

City Council meeting date: November 18, 2014

SECTION 3

In accordance with 15.3.08.030 (B) of the Municipal Code, the following items are addressed in Section 3 of the Annexation report:

1. Whether the proposed property is within the Growth Management Boundary of the General Plan.

The subject properties are all located within the City's Growth Management Boundary.

2. Present and proposed land use and zoning.

The subject property is vacant. At present, the properties are all zoned RA-5, an agricultural zone that permits residential construction on lots of 5-acres or more. A Preliminary Plat application has been submitted with the Annexation Petition. Staff is currently reviewing the Preliminary Plat and recommends that R-1-12 zoning be assigned to the properties included in the plat at the time of annexation. Staff recommends that the other properties in the annexation area be zoned Rural Residential at the time of annexation.

3. Present and potential demand for various municipal services.

Presently, there is very little demand for municipal services in the annexation area but staff believes that may change quickly. The General Plan envisions the lands in the annexation area being developed residentially at 1 to 4 units per acre. In order to facilitate this type of development, utilities and other services will have to be extended to the annexation area as is described in this report.

4. Distances from existing utility lines, public schools, parks, and shopping areas.

Detailed information is provided in Section 4 of this report relative to the proximity of the proposed Annexation to utility lines. Schools are located west of the annexation area with Maple Mountain High School being the closest and Sierra Bonita Elementary School being .5 miles farther away. Staff understands the Nebo School District has purchased land for a junior high school approximately .25 miles west of the subject property. The closest park site to the annexation area is located adjacent to the Sierra Bonita Elementary School. It is anticipated that a park will be constructed within the next one or two years. The closest shopping areas to the subject properties are a considerable distance away, being located along US Highway 6 in the vicinity of 800 East.

5. Specific time tables for extension of services to the area and how these services would be financed.

It is anticipated that utility services will be extended to the area before or as development occurs. As such, it is expected that the utilities shall be funded by property owners or the development community.

6. Potential impact on existing and proposed streets.

It is anticipated that the development of property in the annexation area will increase traffic on adjacent streets and other streets in the vicinity of the annexation. Spanish Fork City has worked to obtain grants to make upgrades to facilities like Cut Bridge and the intersection of 2550 East and 400 North. It is anticipated that Cut Bridge will be expanded in 2015 with the improvements largely funded by a grant. Spanish Fork City will continue to apply for grants for funding to improve the 2550 East 400 North intersection but there is no guarantee that funds will be awarded. Staff understands that the next application process for transportation improvement funding will occur in 2017.

It is anticipated that roadways will be expanded elsewhere in and around the annexation area. It is planned that these other expansions will occur as properties develop and that the expansions will be funded by the development community.

As roadways are developed, plans for the improvements will be approved by the Spanish Fork City Engineering Department and shall meet the standards provided in the current Transportation Master Plan.

7. The effect that the annexation will have upon City boundaries and whether the annexation will create potential for islands or difficult service areas.

The proposed annexation does not create an island or peninsula that would make the provision of services difficult. Furthermore, the proposed annexation creates a boundary that is manageable and otherwise functional for the City.

8. Estimate of potential revenue verses potential service costs.

Simply put, it is anticipated that very little revenue will be generated for the City in the foreseeable future with the annexation of these lands. Also, it is anticipated that the annexation of these lands will result in very little increased need for the provision of City services and therefore should result in little, if any, expense for the City.

9. Requirements imposed by state law.

Staff is aware of no requirements imposed by State Law, aside from following the requisite procedure for annexation, that would impact the annexation area.

SECTION 4

In order to evaluate the City's ability to provide municipal services to the proposed annexation, this section of the report outlines major utility issues but does not represent all of the utility issues that may arise as part of the development process.

1. Conformity to Master Plans for public utilities and facilities.

As the area develops all changes or improvements to the utilities shall be reviewed by the Spanish Fork City Engineering Department. The improvement designs for development will need to meet the requirements of the City Master Plans and Construction Standards and will include offsite improvements. All costs associated with utility and roadway improvements will be funded by property owners or the development community. Offsite improvements or improvements that directly benefit areas outside of the development may be reimbursable by a connector agreement and/or impact fee reimbursement.

Capacity in utility systems, including that found in trunklines, tanks, plants, substations, reservoirs, etc. is reserved once a development is bonded or when a final residential plat is recorded. Often areas do not develop until a long time after they are annexed. We cannot guarantee what the capacity will be in our utility systems once development actually occurs. We have, however, made an effort to indicate whether there are existing capacity issues at the time of annexation.

Drinking Water

The minimum size for drinking water mains in new or improved roads proposed in the annexation area is 8" in diameter unless authorized by the City Engineer. At present, the following drinking water mains exist in the area:

- 2550 East – A 16" water line from 100 South to 130 North.
- 100 South – A 12" drinking water line has been stubbed to the east from 2550 East.

Based on the Spanish Fork City Drinking Water Master Plan, the following master plan line sizes are required:

- 2550 East – A 12" line will be extended to the north.
- 100 South – The 12" line will be extended to the east.
- 400 North – An 8" line will be required east of 2550 East with a 12" to the west of 2550 East.

A future pressure reducing valve (PRV) is shown in the Drinking Water Master Plan near the intersection of 2550 East and 130 North. This PRV will be installed within the next 5 to 15 years as a new pressure zone is created. All other drinking water lines within the development will be required to meet the 8" minimum. Currently there is adequate storage capacity in the drinking water system for typical new development in this annexed area. As the area develops all drinking water lines are to be approved by the Spanish Fork City Engineering Department and will meet the current Drinking Water Master Plan.

Sanitary Sewer

The Waste Water Master Plan shows the annexation area connecting to the existing sewer trunk line approximately 2,400 feet north of 400 North. Based on the Master Plan, an 18" line will be required in 2550 East along the annexation as well as to the north where it will connect with the existing sewer trunk line. This sewer trunk line will be installed by the developer. Reimbursement for the cost of the trunk line will be available through connector agreements and/or impact fee reimbursement.

The minimum size for sanitary sewer mains in new or improved roads proposed within the annexation area is 8" in diameter. As the annexation area develops, a detailed study and plans will be required for proposed sanitary sewer improvements in accordance to the Waste Water Master Plan and shall be approved by the City Engineer. The treatment plant currently has capacity for typical new development in the proposed annexation area.

Storm Water

At present, there are no storm water facilities available in the immediate area. As the area develops, all storm drain lines, detention & retention basins and any other storm water facilities in the proposed annexation shall meet the current Storm Water Master Plan subject to approval by the Spanish Fork City Engineering Department. Based on the Storm Water Master Plan, the following will be required:

- A regional detention basin at the northeast corner of the property.
- A storm drain line running south, parallel to the railroad tracks.
- A storm drain line south through the middle of the annexation area.

The sizes of these facilities will be reviewed at the time of development. All development in the area will be required to incorporate Low Impact Development (LID) techniques to handle the storm water onsite with an overflow into the piped storm drain system. All public storm drain main lines shall have a minimum pipe size diameter of 15".

Pressurized Irrigation

The minimum size for pressurized irrigation mains in new or improved roads proposed in the annexation area is 6" in diameter. At present, the following pressurized irrigation mains exist in the area:

- 2550 East north of 100 South – Existing 14" pressurized irrigation line from 100 South to 130 North.
- 2550 East south of 100 South – Existing 16" pressurized irrigation line.

Based on the Spanish Fork City Pressurized Irrigation Master Plan, the following master plan line sizes are required:

- 2550 East – A 16" line will be extended to the north.
- 100 South – A 12" line will be extended to the east.
- 400 North – A 6" line will be required east of 2550 East with a 12" to the west of 2550 East.

All other pressurized irrigation lines within the development will be required to meet the 6" minimum. Currently there is adequate storage capacity in the pressurized irrigation system for typical new development in this annexed

area. As the area develops all pressurized irrigation lines are to be approved by the Spanish Fork City Engineering Department and will meet the current Pressurized Irrigation Master Plan.

Streets

Any proposed streets to be built in the area will need to meet the Spanish Fork City construction standards and Transportation Element of the General Plan. The following is a summary of the Transportation Plan requirements in the area:

- 400 North is owned and maintained by UDOT and asphalt width will be regulated by UDOT. The area behind the curb will be 24 feet wide (12-foot LID planter, 8-foot trail, 4-foot planter). A 6-foot tall masonry wall will be required along 400 North.
- 2550 East is proposed to be classified as a major collector with a ROW width of 97 feet per Spanish Fork City Standards. The 8-foot asphalt trail will be located on the east side of 2550 East. A 6-foot masonry wall will be required along 2550 East. The Transportation Master Plan also shows a relocation the 2550 East 400 North intersection which is anticipated to be constructed as the property develops.
- 100 South is proposed to be classified as a minor collector with a ROW width of 88 feet. An 8-foot asphalt trail will be located along the south side of 100 South. A 6-foot tall masonry wall will be required along 100 South.

All other local roadways with the annexation area will need to be designed as residential local streets. As the area develops all roadways are to be approved by the Spanish Fork City Engineering Department and shall meet the current standards and the Transportation Element of the General Plan.

Parks and Trails

Several trails have been identified in the Transportation Element of the General Plan. within the annexation area. A summary of these trails is as follows:

- 400 North – An 8-foot asphalt trail will be required along the south side of 400 North as part of the roadway cross section.
- 2550 East – An 8-foot asphalt trail will be required along the east side of 2550 East as part of the roadway cross section.
- 100 South – An 8-foot asphalt trail will be required along the south side of 100 South as part of the roadway cross section.
- Power line Trail – A type E trail will be required along the power line corridor running through the property.

As the annexation property develops, the trails locations and design are to be approved by the Spanish Fork City Engineering Department and shall conform to the Transportation Element of the General Plan.

Power

Electrical service for the area in and around the annexation is currently provided by South Utah Valley Electric Service District (SESD). As part of the annexation, the applicant will need to buyout the SESD electric facilities at a cost of \$183,993.13 as determined by SESD.

In order for Spanish Fork City to provide electrical service to the annexation area, an offsite 600 Amp line will need to be built along the east side of 2550 East to the Maple Mountain Substation. It is anticipated that this line can be built overhead along the existing SESD alignment once a buyout agreement is reached. If the offsite line is built as an overhead line, no connector agreement will be allowed as the line will be relocated underground when the adjacent properties develop. The electric line sizing adjacent to the annexation area is as follows:

- 2550 East – A 600 Amp line will be required from 100 South to 400 North will be required. There is existing conduit from 130 North to 400 North to accommodate a portion this line.
- 100 North – A 200 Amp line will be required from 2550 East to the railroad. Portions of this line are anticipated to remain overhead on the existing SESD power poles.
- 400 North – A 200 Amp line will be required to service development within the annexation area.

As property develops within the annexation, all overhead power will need to be relocated underground at the cost of the developer.

Communications

It is expected that all communications facilities will be installed at the time of development.

Gas

Questar Gas provides natural gas in the area.

2. Presence of unique utility/facility needs or requirements.

There are existing Rocky Mountain Power high voltage transmission lines running through the annexation area. Any development adjacent to this power corridor will need to maintain proper clearance as dictated by Rocky Mountain Power.

3. Presence of irrigation or other ditches and related facilities.

The Spanish Fork East Bench Canal Company has existing ditches that run through the proposed annexation. Existing ditches in the area will need to be piped or abandoned as the area develops. This work will need to be coordinated and approved by the East Bench Canal Company and the Spanish Fork City Engineering Department.

4. Public Safety evaluation.

The City anticipates that the development of this annexation will not generate any significant need for additional police officers.

5. Presence of Sensitive Lands or Watershed Protection issues.

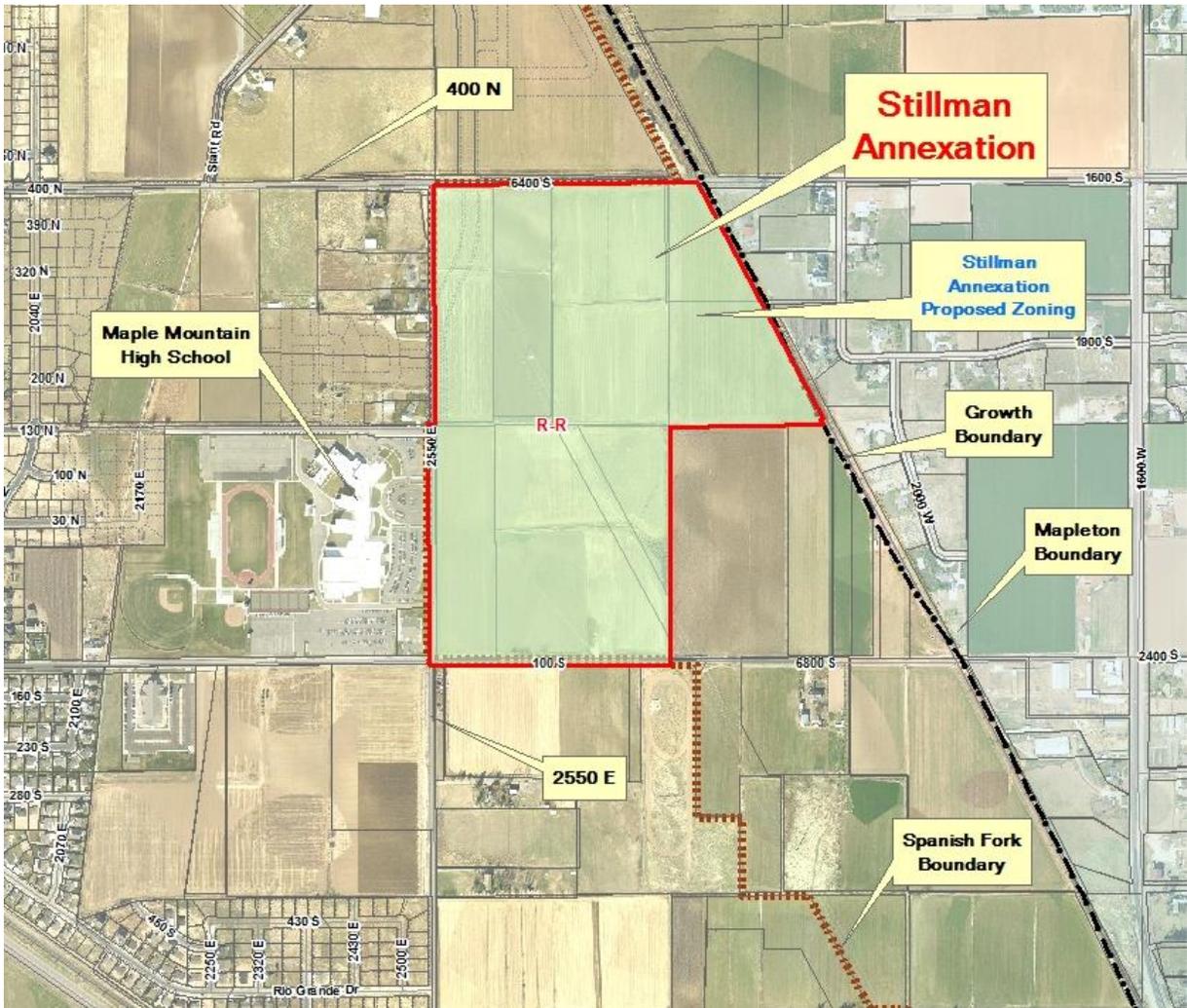
Staff is aware of no sensitive lands or watershed protection issues relative to the proposed annexation. The City does not delineate or track where sensitive lands exist on private property.

6. Concept Plan's conformity with proposed zoning.

An application for Preliminary Plat approval has been submitted by the application. This plat covers some 37.10 acres of the 100.20 acres involved in the annexation. It is anticipated that this Plat will be presented to the Planning Commission for a recommendation in December if the annexation is approved by the City Council in November.

7. Annexation Agreement.

It is anticipated that there will not be an annexation agreement with this annexation.





MAP AMENDMENT

REPORT TO THE PLANNING COMMISSION JOE HARRIS ZONING MAP AMENDMENT APPROVAL REQUEST

Agenda Date: November 5, 2014

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: The applicant would like to change the zoning of 1-acre located at 967 South 2000 West from Rural Residential to R-1-40.

Zoning: Rural Residential existing, R-1-40 proposed.

General Plan: Medium Density Residential.

Location: Approximately 967 South 2000 West.

Background Discussion

The applicant, Joe Harris, would like to have the zoning changed from Rural Residential to R-1-40 for a parcel of land that is approximately one-acre in size and is located on the corner of 900 South and 2000 West.

One home exists on the subject property. As the R-1-40 zone has a 40,000 square foot minimum lot size, no additional dwellings could be constructed on the property with this Zone Change. The applicant could, however, subdivide the home from the parcel it is currently tied to. In fact, staff understands the applicant would like to subdivide the home from the rest of the property which is currently being cultivated.

Staff has no concerns with the proposed zone change.

Development Review Committee

The Development Review Committee reviewed this proposal in their October 22, 2014 meeting and recommended that it be approved. Minutes from that meeting read as follows:

Joe Harris Zone Change

Applicant: Joe Harris
 General Plan: Medium Density Residential
 Zoning: R-R current, R-1-40 proposed
 Location: 967 South 2000 West

Joe Harris would like to rezone the home to R-1-40 and divide the home from the cement ditch on the south side of the home. Dave Anderson said there are no concerns with the home being divided off and the home staying on septic and a well. There was concern that was brought up by staff earlier in the week about should the smaller parcel be required to move to sewer. The DRC agreed that because the home is an existing structure it is not required to connect to sewer as it is not readily available.



Dave Anderson **moved** to recommend approval to City Council of the Joe Harris Zone Change for the part of the parcel from the cement ditch on the south side of the home to the north property line from R-R to R-1-40.

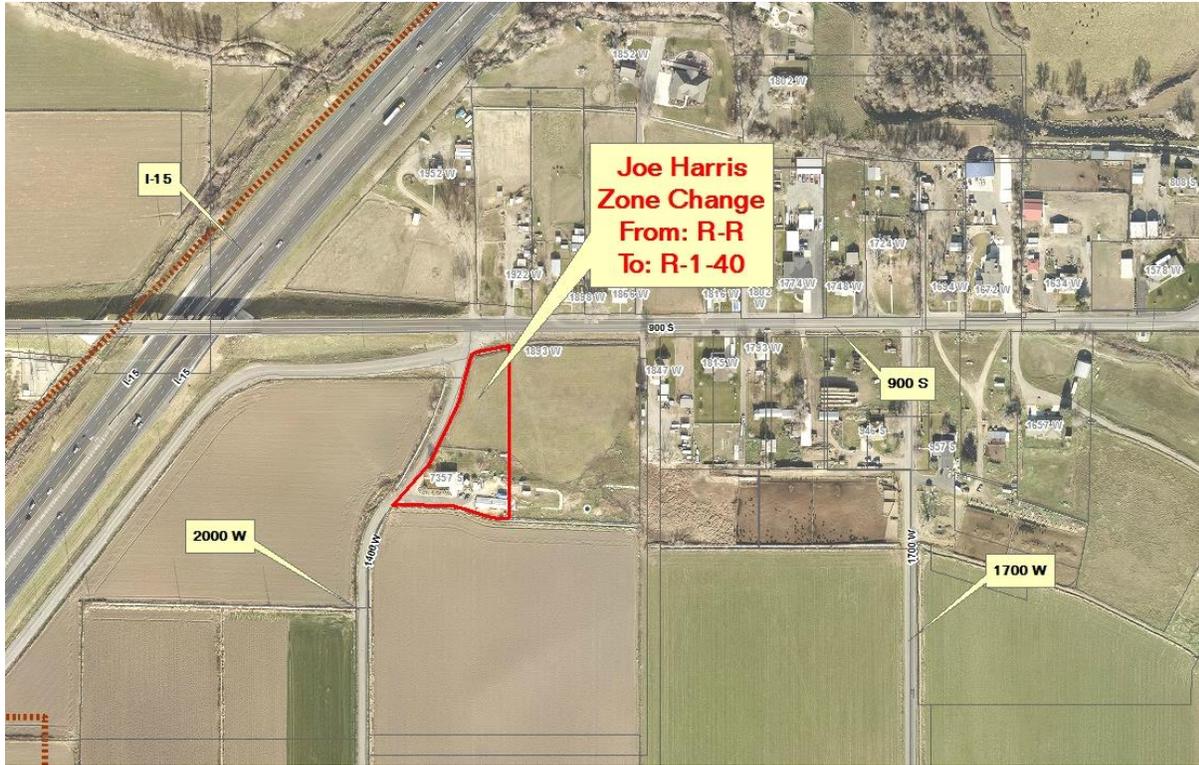
Junior Baker **seconded** and the motion **passed** all in favor.

Budgetary Impact

Staff does not anticipate any significant budgetary impact with either approving or not approving the proposed amendment.

Recommendation

Staff recommends that the proposed Zone Change be approved.





TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, Community and Economic Development Director

DATE: October 31, 2014

RE: Proposed Zoning Text Amendment – Rock Crushers

Accompanying this memorandum is a proposed ordinance that would, in certain instances, allow the use of rock crushers as part of the reclamation and redevelopment process. The concept for allowing this originated with discussions about the River Point subdivision and material that has been buried on that site.

Most jurisdictions have significant concerns with rock crushers. Crushers are large mechanical devices that physically break rock and concrete into smaller pieces. Crushers are loud and they typically generate some amount of dust.

Given the concerns that exist with crushing operations, the proposed ordinance has been written to limit their potential use to sites that have large volumes of material on-site that need to be removed or recycled. That is to say that this ordinance would not permit someone to use a crusher to process material that is brought to the site. This would not permit someone to use a crusher as part of a stand-alone commercial operation. This provision significantly limits the sites in the City that would be candidates for a crusher's use. In short, only sites that have a large quantity of existing material on site would be eligible. This is advantageous for the City and surrounding property owners as it would potentially reduce the heavy truck traffic on neighboring streets.

attachment: proposed ordinance



ORDINANCE No. _____

ROLL CALL

VOTING	YES	NO
STEVE LEIFSON <i>Mayor (votes only in case of tie)</i>		
ROD DART <i>Council member</i>		
RICHARD M. DAVIS <i>Council member</i>		
BRANDON B. GORDON <i>Council member</i>		
MIKE MENDENHALL <i>Council member</i>		
KEIR A. SCUBES <i>Council member</i>		

I MOVE this ordinance be adopted:
 I SECOND the foregoing motion

ORDINANCE No.

**AN ORDINANCE MAKING AMENDMENTS TO
 SITE RECLAMATION STANDARDS IN
 THE LAND USE ORDINANCE OF SPANISH FORK CITY**

WHEREAS, Spanish Fork City has enacted a land use ordinance to regulate the development of land within the City, establish development standards, and establish administrative rules concerning land use; and

WHEREAS, amendments to the land use ordinance need to be made from time to time in order to remain compliant with state and federal law, become more efficient, and to keep standards in line with best construction and safety practices; and

WHEREAS, there have been various requests by residents and recommendations by staff to amend portions of the land use ordinance, which have been reviewed by the DRC and the Planning Commission; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 5th day of November, 2014, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 18th day of November, 2014, whereat additional public comment was received;

NOW THEREFORE, be it enacted and ordained by the Spanish Fork City Council as follows:

I.

Spanish Fork Municipal Code §15.4.16.160, Site Reclamation, is hereby created as follows:

15.4.16.160 Site Reclamation

Upon redevelopment of sites which have concrete products from prior uses available on site, limited to old gravel pits or construction dump sites, and they are of use in constructing new improvements in the new development, portable rock crushers may be allowed to help prepare the material that is on-site for reuse in the new development. Crushed material shall neither be exported from the site, nor shall material be brought to the site from another location to be crushed. The crushing operation shall only be permitted for a limited and specified duration of time. The crushing operation shall only operate during the hours of 8:00 a.m. to 6:00 p.m., Monday through Saturday. Appropriate measures for that site shall be imposed by the Community Development Director to limit the impact of noise and dust on surrounding land uses.

II.

This ordinance shall be effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 18th day of November, 2014.

STEVE LEIFSON, Mayor

Attest:

Kent R. Clark, City Recorder



ZONE CHANGE AND PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION

RIVER POINT ZONE CHANGE AND PRELIMINARY PLAT APPROVAL REQUEST

Agenda Date: November 5, 2014.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: The applicant is requesting that the zoning be changed from Rural Residential to R-1-12 for a 17-acre site. The applicant is also requesting that Preliminary Plat approval be granted for a 42-lot Master Planned Development on the site.

Zoning: Rural Residential existing, R-1-12 proposed.

General Plan: Low Density Residential.

Project Size: 17.27 acres.

Number of lots: 42.

Location: 800 South 1100 West.

Background Discussion

The applicant is requesting a Zoning Map Amendment and Preliminary Plat approval for a Master Planned Development known as River Point.

The subject property is currently zoned Rural Residential. The General Plan designation for the subject property is Low Density Residential. The River Cove subdivision abuts this property to the east, River Cove is zoned R-1-12.

Given that the proposed R-1-12 Zone is consistent with the General Plan, it matches the zoning of the development to the east, staff has no concerns recommending that the proposed Zone Change be approved.

The proposed Preliminary Plat contains 42 lots and has an overall density of 2.43 units per acre. All of the lots in the proposed plat are at least 9,000 square feet and the lots generally match the lot sizes found in the neighboring River Cove development. As proposed, the applicant would dedicate land adjacent to the Spanish Fork River to provide the City access to the River.

Two points of access would be constructed for the River Point development. One access would come with the extension of River Ridge Lane, the other would be a new road that would tie into 900 South.

Concerns have been raised in the past relative to the property's past use as something of a landfill for construction debris. The City is very concerned about the history of the property and ensuring that proper steps will be taken to protect property and health into the future.

While several approaches could be taken to mitigate this concern, staff understands the applicant plans to take one of the more conservative approaches in developing this property. Staff understands the applicant plans to remove buried material where streets and homes will be constructed, sort the buried material, recycle what can be reused and take any other material to a land fill.



Staff believes this approach will ensure that there are no hazards associated with the development of this property that are any different than what exists with any site.

By way of unresolved issues, there has been considerable discussion about a public access that is currently shown between lots 20 and 21. In short, City staff seems to feel that this access should instead be located along the eastern boundary of lot 20.

The other issue that is not completely resolved is the impact of the current floodplain designation on lot 29. In short, staff understands that a home cannot be constructed on lot 29 unless the floodplain designation can somehow be modified. Staff also understands that the applicant can likely have the designation modified and therefore has no concerns moving forward with the current design.

Development Review Committee

The Development Review Committee reviewed this request in their October 15, 2014 meeting and recommended that it be approved. Minutes from that meeting read as follows:

River Point Zone Change

Applicant: Dave Adams
General Plan: Low Density Residential
Zoning: R-R current, R-1-12 proposed
Location: 800 South 1100 West

The City received a revised Preliminary Plat. The development would meet the new Master Plan Development requirements for density in the R-1-12 Zone. If the land along the river, that the City has asked the applicant to dedicate to the City is addressed, and if the development meets the provisions of a Master Plan Development, then Dave Anderson does not see any issues with approving the proposed Preliminary Plat.

Junior Baker asked if the most northwest lot of the development, lot 29, is buildable. Dave Adams is working with Bowen and Collins regarding the flood plain line and potentially adjusting the line to accommodate a buildable lot.

Regarding the City property exchange; the property on the south bank of the river would be dedicated to the City along with an access point to the river with a small triangle of lot 20, 21 and 22 dedicated from the City to the applicant. There will be

approximately 40 feet dedicated to the City to accommodate the width of a trail and the river setback.

There was discussion about a secondary access point on the northwest corner of the development. There was discussion determining the grade of the slope from the proposed development to the neighboring property to the west and the likelihood of accessing the river in an emergency. Dave Adams suggested moving the east access point farther west. Cory Pierce stated that he would prefer that the east access not move any farther west as there is a storm drain, sewer, and other utilities on the east side of lot 20, and the City would have better access to those utilities if the access point moved from the east side of lot 21 to the west side of lot 21. Dave Adams would not like to do that as the property owner on the east side of lot 20 would like to purchase lot 20 to create a larger yard. Jered Johnson indicated that the access point will be asphalted. Dave Oyler stated that if the owner to the east of lot 20 would like to purchase lot 20 that it must be combined into one lot and the former lot 20 should not be a buildable lot. The owner could landscape the full lot and when the sewer line needs to be replaced then the City will tear up the landscaping and replace the sewer line and then replace the landscaping. If the owner to the east does not wish to buy lot 20 then the access point will be relocated to the east side of lot 20 opposed to the east side of lot 21.

Dave Adams would like a variance on the rear set back on lots 24, 25, and 26 to 20 feet from the flood plain line. Dave Anderson indicated that a variance is not needed as the rear set back must be 60 feet from the top of bank per City requirements.

Dave Adams would like to ask the City to build the trail and the access. It was indicated that the City will pay to complete the access and trail system. SESD asked that their power lines be placed underground. Kelly Peterson asked that SESD work with the Developer as to accommodate their main feeder line as the City will never take over that line. Dave Adams has meet with SESD and are respecting their access easement widths.

Dave Anderson exited the meeting 10:55 a.m.

Dave Anderson returned to the meeting at 10:56 a.m.

Dave Anderson would like to speak to the access coming from 900 South. The applicant has been trying to work with the property owner to the west.

Dave Adams has been very careful in evaluating the property lines. Dave Adams indicated that they will run along the Barney property line along the west side of the proposed development.

There is an issue for water rights to be transferred to the City. Dave Adams has asked if the City will work with Springville Water and accept the Springville Irrigation Co. water. Junior Baker stated that it does have value to the City. Chris Thompson will need to determine if Springville Irrigation Co. water would be accepted to the City and potentially add that to the approved water rights list.

Junior Baker **moved** to recommend approval to Planning Commission of the River Point Zone Change to R-1-12.

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

Dave Oyler asked if there should be any conditions to the motion. Dave Anderson and Junior Baker stated that the access to the River and the easement along the river is required per the ordinances and not per the Zone Change. From a land use perspective it does not matter if this developer does not follow though and if the project is sold to another developer the requirements for R-1-12 will still need to be met.

River Point Preliminary Plat

Applicant: Dave Adams

General Plan: Low Density Residential

Zoning: R-1-12

Location: 800 South 1100 West

Junior Baker **moved** to recommend approval to City Council of the River Point Preliminary Plat located at 800 South 1100 West based on the following conditions:

1. That the applicant meets the City Development Standards.
2. That the applicant dedicates 40 feet of land along the south river bank.
3. That the applicant has the option of the access point for River maintenance to either being on the east side of lot 21 or the east side of lot 20.
4. That the applicant grants a 20-foot wide electrical easement on the west side of the development for SESD.
5. That the applicant meets the Engineering and Planning Department's redlines.
6. That the applicant and the City exchange of property on part of lot 20, 21, and 22 in

exchange for access to the 40-foot maintenance dedication along the river bank.

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

Budgetary Impact

Staff anticipates no budgetary impact with either the approval or denial of this proposal.

Recommendation

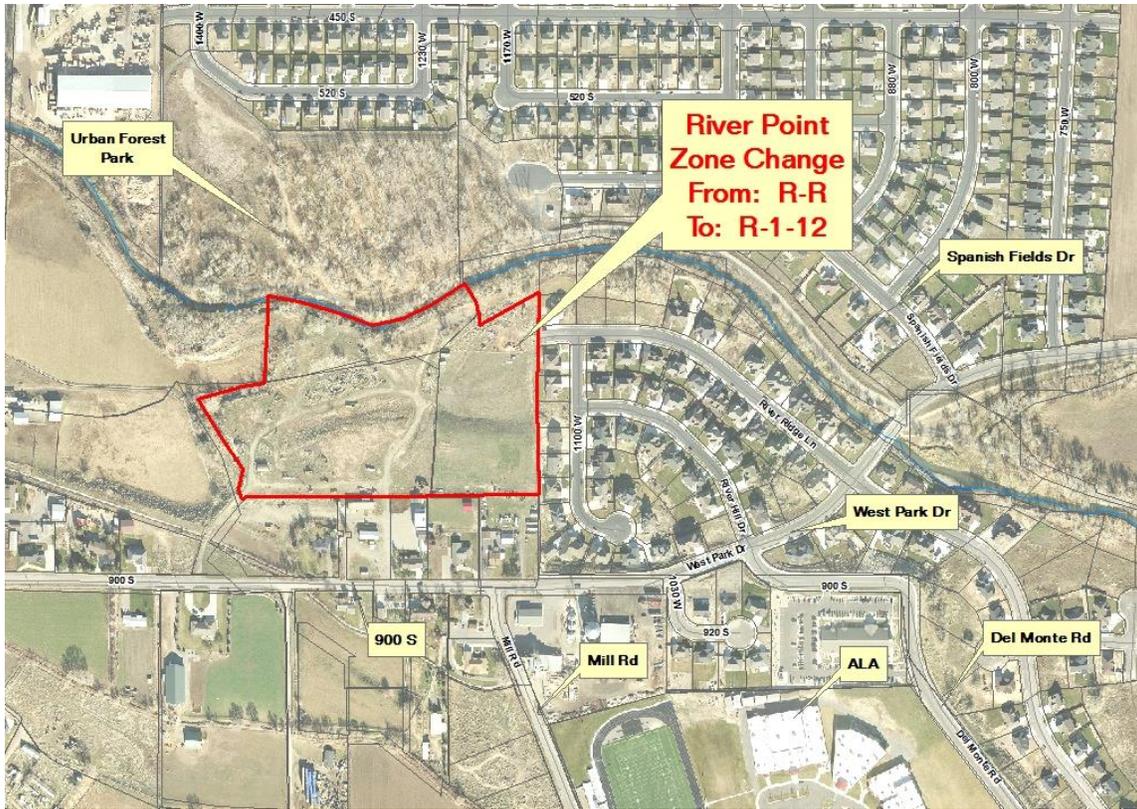
Staff recommends that the proposed Zone Change and Preliminary Plat be approved based on the following findings and subject to the following conditions:

Findings

1. That the proposed R-1-12 Zone is consistent with the General Plan.
2. That the proposed Plat conforms to the City's standards for Master Planned Developments in the R-1-12 zone.
3. That the applicant's proposal to remove the construction debris that exists on-site will allow the property to be safely redeveloped.

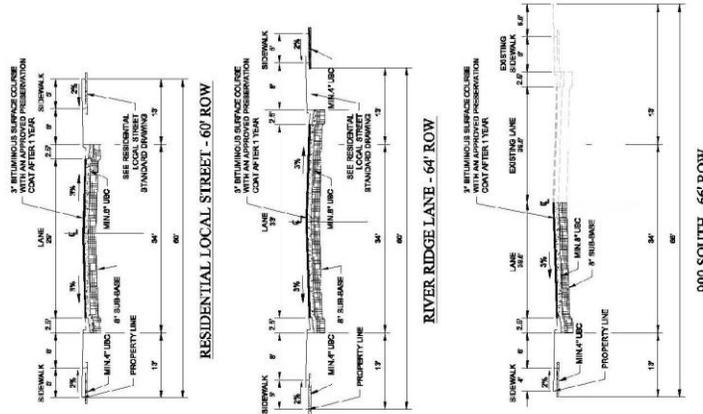
Conditions

1. That the applicant meet the City's Development Standards.
2. That the applicant dedicates 40 feet of land along the south river bank.
3. That the applicant has the option of the access point for River maintenance to either being on the east side of lot 21 or the east side of lot 20.
4. That the applicant grants a 20-foot wide electrical easement on the west side of the development for SESD.
5. That the applicant and the City exchange property on parts of lots 20, 21, and 22 the 40-foot access corridor along the Spanish Fork River.

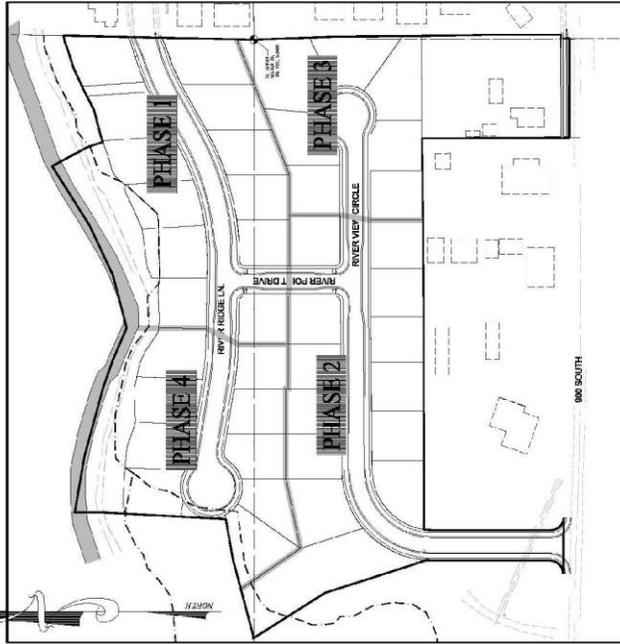


PRELIMINARY RIVER POINT SUBDIVISION

LOCATION
NE 1/4 SECTION 28 & SE 1/4 SECTION 23,
TOWNSHIP 8 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, STATE OF UTAH
SEPTEMBER, 2014



SPANISH FORK CITY
VICINITY MAP
NOT TO SCALE



AREA DATA TABLE

TOTAL ACRES	17.27 AC.
TOTAL NUMBER OF LOTS	42
TOTAL ACRES IN LOTS	15.29 AC.
TOTAL ACRES IN COMMON AREAS	1.98 AC.
TOTAL OPEN SPACE	1.04 AC.
% OPEN SPACE	6.3%

INDEX OF PLAN SHEETS

SHEET	DESCRIPTION
1	COVER
2	PLAT - RIVER POINT SUBDIVISION
3	UTILITY GRADING

OWNER:
DEVELOPER:
DATE & BY THE BARRE:

OWNER:
DEVELOPER:
DATE & BY THE BARRE:

