



**Wednesday, June 4, 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 5:30 p.m., and the Planning Commission Meeting commencing at 6:30 p.m. on June 4, 2025.

Planning Commissioners

**Todd Mitchell
Shauna Warnick
Michelle Carroll
Michael Clayson
Paul Dayton
Dave Woodhouse**

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. 5:30pm WORK SESSION - No formal actions are taken in a work session.

A. Tour of Spanish Fork FitCity Recreation Center located at approximately 1100 South Main Street.

2. 6:30 Agenda Items

3. Minutes

A. May 7, 2025

4. Zone Change & Preliminary Plat (Public Hearing)

A. LARSON RANCH. This proposal involves a request to change the zoning from R-1-30 to R-R for property located at 1273 South 2000 West.

B. MAPLE MOUNTAIN PLAT N ZONE CHANGE. This proposal involves changing the zoning of a property from R-1-12 to R-1-12 with the Master Planned Development Overlay to allow for a single-family residential development located at 2120 East 130 North.

C. MAPLE MOUNTAIN PLAT N PHASE 2. This proposal involves reapproving a Preliminary Plat for a Master Planned Development for 33 single-family residential lots located at 2120 East 130 North.

5. Conditional Use Permit (Public Hearing)

A. ACE RENTS LANDSCAPE YARDS. This proposal involves the approval of a Conditional Use Permit to allow for the outdoor storage of materials and merchandise at a commercial lot located at 96 West Arrowhead Trail.

6. Annexation

A. CREEKSIDE ANNEXATION. This proposal involves annexing 0.32 acres of land by resolution into the city located at 1527 South Main Street.

B. JOHNSON - YOUD ANNEXATION. This proposal involves annexing 18.61 acres of land by resolution into the city located at approximately 300 West 1600 North.

C. PETERSON - RIVER BOTTOMS ROAD ANNEXATION. This proposal involves annexing approximately 3.95 acres of River Bottoms Road and adjoining parcels into the City by resolution for the completion of the River Run subdivision.

7. Construction Standards

A. CONSTRUCTION STANDARDS REVISIONS (25.01)

8. Discussion

A. CONCEPT REVIEWS.

9. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
May 7, 2025

Commission Members Present: Chairman **Todd Mitchell**, Commissioners **John Mendenhall, Shauna Warnick, Mike Clayson, Paul Dayton, Dave Woodhouse.**
Absent: **Michelle Carroll.**

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

Citizens Present: Elizabeth Patino, Maria Espinoza, Shay Larson, Mark Hampton, Riley Jerrett, Chris *illegible*, *illegible* Sabrina Clark, Ken Shaw, Nate Reiner, Jennalee Long, Bruce Long, Brent McKell, Freddy *illegible* Lynn Rindlisbacher, Devin Clark.

WORK SESSION

Chairman Mitchell called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Mitchell led the pledge.

MINUTES

April 9, 2025

Commissioner Clayson **moved** to approve the minutes from April 9, 2025.

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

CONSTRUCTION STANDARDS (Public Hearing)

ST-503 UPDATE

Byron Haslam approached the podium to present a proposed amendment to the city's construction standards. He explained that the new provision would grant the city Engineer the discretion to waive or modify certain street requirements for rear-loading multi-family developments. As part of the proposed criteria, each unit would be required to have a 20-foot driveway. This length is intended to provide adequate space for residents to safely pull into and back out of their driveways without obstructing the roadway.

Commissioner Woodhouse inquired whether sidewalks would still be included at the front of the units. Staff confirmed that sidewalks and landscaping would remain along the front of the properties.

Commissioner Warnick asked whether the rear access areas would resemble alleyways. Staff affirmed that the design is similar to an alley and would serve as the primary access route to the units from the rear.

Commissioner Woodhouse sought clarification regarding sidewalks at the rear of the units, and staff confirmed that sidewalks would not be included in the rear access areas.

Commissioner Dayton asked if the proposed update would apply exclusively to rear-loading developments. Staff confirmed that the modification is specific to rear-loaded multi-family units and would not be applicable to front-loaded configurations.

Dave Anderson provided additional context, explaining the differences between front- and rear-loaded unit designs. He noted that the proposed amendment aligns specifically with the functional layout of rear-loaded multi-family developments and gave examples to illustrate typical drive approach designs.

Commissioner Woodhouse asked who would be responsible for maintaining the park strips along Main Street. Staff clarified that these areas would be maintained by a

Homeowners Association (HOA). Commissioner Woodhouse expressed concern with the prevalence of this maintenance model throughout the city.

Staff elaborated on the distinction between resident-maintained and HOA-managed park strips, noting that the success of the model can vary depending on the HOA. The discussion also touched on a common issue where residents use garages for storage, leading to vehicles being parked in driveways or on the street. Concern was expressed about larger vehicles extending into sidewalk areas and obstructing pedestrian access.

Byron Haslam stated that if the Commissioners desired to modify the language of the proposed amendment, they could include such revisions as part of the conditions for approval.

Staff discussed procedural options and noted that if the Commissioners wished to revise the driveway length or other criteria, the item could be continued to a future meeting, allowing time for staff to make the necessary adjustments.

However, Dave Anderson suggested that requiring the item to return for a single revision may not be the best use of the Commissioner's time. Instead, he recommended that the Commissioners consider moving the item forward to the City Council with a recommendation for approval, incorporating the requested modifications.

Chairman Mitchell opened the public hearing at 6:25 p.m.

Brent McKell approached the podium and asked if this shows the easements to his property to the East.

Staff stated that this item is not necessarily to discuss any specific development, this is for a staff proposed amendment to the Municipal Code and this question can be addressed with a later agenda item.

Chairman Mitchell closed the public hearing at 6:26 p.m.

Commissioner Warnick **moved** to recommend the approval of the proposed ST-503 Update as discussed with the suggested change to include a 25-foot drive way.

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

TITLE 15 (Public Hearing)

Title 15 Amendments I-2 Impound Yards

Dave Anderson addressed the Commissioners regarding the proposed amendment, noting that the item has recently been the subject of discussion and is related to two zone change requests scheduled later on the evening's agenda. He provided background, stating that historically, tow yards and Impound Yards were permitted uses within the I-1 (Light Industrial) zoning district. However, approximately 12 years ago, the city revised its code to remove these uses from the list of permitted activities within the I-1 Zone.

Mr. Anderson explained that most of the city's industrial zoning is designated I-1, which has significantly limited the areas in which tow and Impound Yards can legally operate. Recently, the Community Development Department has seen an increase in inquiries from businesses seeking locations within the city for this type of use. He noted that a prior proposal to reinstate Impound Yards as a permitted use in the I-1 zone was presented within the last two years but was ultimately not approved by the City Council.

In response, City staff has developed a new proposal aimed at both better accommodating these types of businesses and safeguarding the city's planning objectives. The proposed amendment would modify the current zoning regulations by changing the status of Impound Yards in the I-2 (Medium Industrial) Zone from a Permitted Use to a "Use Subject to Conditions."

Mr. Anderson explained that under the proposed changes, a business could operate an Impound Yard in the I-2 Zone only if specific conditions outlined in the city's Supplementary Regulations are met. One key condition is a limitation on the maximum area that can be used for the Impound Yard. While a property may exceed 30,000 square feet in total size, the portion of the property used for impound operations cannot exceed 30,000 square feet. This restriction is intended to prevent the development of large-scale impound operations within the city.

Commissioner Mitchell asked whether the Impound Yards under consideration in the current meeting are existing operations. Mr. Anderson clarified that they are not; the applications represent new Business License requests for properties that do not currently host Impound Yards.

Commissioner Dayton requested clarification on the size restriction. Mr. Anderson reiterated that while the overall property size may be larger, the specific area used as an Impound Yard must not exceed 30,000 square feet.

Chairman Mitchell opened the public hearing at 6:38 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:38 p.m.

Commissioner Clayson expressed his support for the proposed conditions associated with the use, noting that he appreciates the efforts made in the design and planning of the site under consideration. He commended the thoughtful approach taken in preparing the site for this type of operation.

The consensus among the Commissioners was that the proposed location is well-suited for an Impound Yard, and that the outlined requirements are appropriate and practical for the nature of the use and future development of the property.

Dave Anderson added that, in addition to the city's proposed conditions, there are also state regulations governing Impound Yards. He noted that some of the city's requirements are aligned with or mirror those established at the state level.

Commissioner Dayton moved to recommend to approve the I-2 Impound Yards Amendments to the City Council.

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

ZONE CHANGE (Public Hearing)

FREDDY'S IMPOUND YARD

Ian Bunker addressed the Commissioners to present the proposal. He provided details regarding the property's location and lot size, noting that the site is currently zoned I-1 (Light Industrial). The applicants are requesting a Zone Change for the rear portion of the property to I-2 (Medium Industrial) to accommodate the operation of an Impound Yard. Mr. Bunker confirmed that the applicants have submitted a legal description defining the portion of the property subject to the proposed zoning change. He concluded by stating that staff recommends approval of the request based on the findings and conditions outlined in the staff report.

Commissioner Warnick inquired about the current use of the property located behind the subject site. Staff responded that the rear lot is currently vacant.

Commissioner Woodhouse raised a question regarding access to the site. Mr. Bunker noted that the applicant was present and could address specifics related to access and roadway improvements.

A general discussion followed regarding access to the rear portion of the property and whether a roadway would be required. Staff clarified that the State only mandates an all-weather roadbase for access to Impound Yards, which may consist of either asphalt or compacted gravel.

Commissioner Woodhouse expressed concern about the adequacy of access improvements, noting his understanding that development typically requires certain improvements, including formal roadway construction. He questioned whether this proposal represents an exception to those standards.

Dave Anderson acknowledged that the property in question presents unique circumstances and noted that he has encountered few similar cases during his tenure with the city. He invited City Attorney Vaughn Pickell to clarify the applicable standards and to help guide the Commissioner's deliberation. Mr. Anderson also reminded the Commissioners that they may propose revisions to the findings and conditions if they feel additional requirements are appropriate.

Commissioner Woodhouse responded that while he is generally in favor of the proposal and supports the proposed guidelines, he remains empathetic to previous business owners who were required to meet more stringent improvement standards. He emphasized the importance of consistency.

City Attorney Vaughn Pickell advised that if the Commissioners had concerns, they could move to reconsider the previous motion on the Title 15 text amendment and propose additional language to address the requirement for a continuous, all-weather access route from the public street to the Impound Yard.

The Commissioners agreed this was an appropriate course of action and indicated their intent to amend the prior motion to include the recommended provision. They then invited the applicant to speak.

A representative from Freddy's Towing approached the podium and explained that the company has operated from the same site for the past six years and is simply relocating to a different portion of the property. He stated that the site already includes roadbase and affirmed that the surface is well-maintained, with no potholes present.

Chairman Mitchell opened the public hearing at 6:53 p.m.

Bruce Long approached the podium and introduced himself as the property owner. He provided an overview of the current condition of the property, noting where existing paved roadway is located. He explained that there are 15-foot easements along both the front and rear of the property. Additionally, he mentioned that an existing fence along the property line will need to be relocated in order to accommodate the required 25-foot drive aisle.

Mr. Long also shared that the adjacent property owner is planning to construct a new building that will feature an asphalt surface and a large turnaround area, which will significantly improve access to Freddy's Towing. He noted that while the towing business has previously operated from the front portion of the lot, relocating it to the rear will provide a more appropriate and less visible placement for the Impound Yard, effectively screening it from street view.

Chairman Mitchell closed the public hearing at 6:56 p.m.

Commissioner Woodhouse **moved** to recommend the approval of the Freddy's Impound Yard to the City Council based on the following findings and conditions.

Findings:

1. That, due to the subject property's size, lack of visibility and lack of direct access to a public street, the subject property would likely not support a more beneficial use.
2. That the needed public improvements to the larger parcel's frontage on 300 West have already been made.
3. That Impound Yards have historically been located in this part of the community.
4. That there is some need for Impound Yards in the community.
5. That Impound Yards are only permitted in the I-2 and I-3 zones.

Conditions:

1. That the Applicant meets the city's development and construction standards and other applicable City ordinances.
2. That the pending additional requirements included with a proposed Zoning Text Amendment for Impound Yards in the I-2 Zone be satisfied prior to the issuance of a Business License.

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

Commissioner Warnick moved to revisit the I-2 Impound Yards to make a modification to section M-1 Supplementary Regulations that there be an all-weather surface roadbase drive approach from the public access to the Impound Yard area.

Commissioner Dayton seconded and the motion passed all in favor.

Dave Anderson posed a question to the Commissioners regarding the drive apron; he feels that there is a potential conflict with the proposed amendment. He stated that he may tweak the proposed language and the Commissioners were fine with this correction.

OKELBERRY TRUCKING ZONE CHANGE

David Mann stepped forward to present the item. He explained that the applicant is requesting to rezone the rear portion of the property to I-2 (Medium Industrial). The property owner initially intended to use this area for storing motorhomes and RVs. However, staff discussed the limitations of the proposed use with the applicant and clarified that storage of larger vehicles, such as RVs, would not be permitted on this site. In response, the property owner indicated that any large vehicle storage could instead be accommodated at their Orem location.

Mr. Mann also noted that this rezoning request, if approved, would be subject to the same conditions previously discussed for Impound Yards, as outlined in the city's supplementary regulations.

Commissioner Warnick inquired whether the business intended to store large RVs on the property. Mr. Mann confirmed that while the original plan included storing both cars and RVs, staff has communicated the city's preference that larger vehicles be stored off-site. As a result, the applicant has agreed that this location will be used solely for the storage of standard vehicles.

Chairman Mitchell opened the public hearing at 7:04 p.m.

Sabrina Clark approached the podium to request clarification from the Commissioners regarding the nature of the proposal under consideration.

Commissioner Mitchell clarified that the item pertains solely to the rezoning of the property and is not an approval of towing companies in general.

City Attorney Vaughn Pickell added that the rezoning request applies specifically to the rear portion of the property. He noted that the area in question is relatively small, limiting the extent of what can be stored on the site.

Ms. Clark expressed concern about the addition of another towing company in the area, stating that she does not believe there is a need for more towing services in Spanish Fork. She inquired about the appropriate avenues for formally protesting the proposal.

Commissioner Mitchell responded that, as this is a public hearing, Ms. Clark is welcome to express her concerns and opposition during the meeting and will have another opportunity to do so when the item is presented to the City Council.

Ms. Clark continued by emphasizing that she and other nearby businesses are locally owned and operated, while the applicant represents a larger corporation. She expressed concern that introducing another towing business, particularly one headquartered outside of Spanish Fork, could disadvantage local providers. She stated her belief that locally based companies are better positioned to serve the community quickly and effectively.

Chairman Mitchell closed the public hearing at 7:07 p.m.

Commissioner Mitchell asked City Attorney Vaughn Pickell if he had any additional insight regarding the concerns raised by the public.

Mr. Pickell responded that, under Spanish Fork's tow rotation policy, participating businesses are required to maintain a location within City limits. He noted that this requirement is likely the primary reason the applicant is seeking to establish a business location in Spanish Fork.

Commissioner Mitchell then inquired whether the proposed 6,300 square foot site meets any minimum size requirement for Impound Yards. Mr. Pickell clarified that, to his knowledge, there is no minimum size requirement—only a maximum limit, which restricts Impound Yards to no more than 30,000 square feet.

Commissioner Clayson **moved** to recommend the approval of the Okelberry Trucking Zone Change to the City Council based on the following findings and conditions.

Findings:

1. That, due to the size of the proposed site, lack of visibility, and lack of direct access to a public street, the proposed use would likely not impact any surrounding businesses.

2. That public improvements to the subject property's frontage on 200 East are already constructed.
3. That Impound Yards have historically been located in this part of the community.
4. That the Impound Yard use is needed in the community.
5. That Impound Yards are only permitted in the I-2 and I-3 zones.

Conditions:

1. That the Applicant meets the city's development and construction standards and other applicable City ordinances.
2. That the City Council approve the proposed Text Amendment for the Impound Yards use.
3. That the Applicant submit a legal description for the proposed Impound Yard.
4. That the Applicant will not store recreational vehicles at this location.

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

CREEKSIDE VILLAGE ZONE CHANGE

David Mann presented the proposed development to the Commissioners. He explained that the item includes a Zone Change and a Preliminary Plat, which are being presented concurrently but will require two separate motions.

Commissioner Mitchell asked for clarification on whether the preliminary plat required a public hearing. Staff confirmed that because this is a Master Planned Development, the preliminary plat is subject to a public hearing.

Mr. Mann then gave a detailed overview of the proposal, including the property's location, current zoning, and the proposed zoning. The site includes both privately owned and City-owned land. As part of the proposal, a land exchange is planned: 3.12 acres of developable land (outside the floodplain) would be conveyed to the developer, while the developer would transfer 6.3 acres of floodplain-impacted land at the southern end of the property to the city. The City-owned portion could potentially be used in the future for recreational purposes, such as a trailhead or other public amenities. Mr. Mann noted that staff had coordinated with the property owner to obtain a land appraisal to ensure an equitable exchange, and any difference in value would be addressed through a monetary adjustment.

Mr. Mann explained that the development includes 172 residential units, resulting in a density of approximately 13.15 units per acre. The site plan provides 516 parking stalls, meeting the city's parking requirements. He highlighted the benefits of the proposed street design and asked Commissioners to consider its alignment with recent discussions regarding construction standards.

Commissioner Mitchell expressed concern with aspects of the layout, particularly the driveway length. Mr. Mann responded that, because the project is a Master Planned Development, there is some flexibility in the design. Commissioner Mitchell clarified that the concern was not with the sidewalk placement, but specifically with the driveway length.

Staff noted that the majority of potential traffic congestion would occur internally within the development, rather than along Main Street.

Commissioner Dayton asked whether there was potential for future on-street parking along Main Street. Mr. Mann explained that UDOT is requiring deceleration lanes for access into the development, which precludes the possibility of on-street parking. All parking will be contained within the site.

Mr. Mann continued by presenting architectural elevations, proposed landscaping, and community amenities for the subdivision.

Mark Hampton then addressed the Commissioners on behalf of the applicant. He thanked City staff and the Commissioners for their collaboration throughout the land exchange process. He acknowledged concerns about access and clarified that there is currently no access to the adjacent McKell property, expressing apologies to that property owner. He noted that the development will be managed by a homeowners' association (HOA) and that the units will be for sale, not rentals.

Commissioner Warnick inquired about rental allowances; specifically what percentage of the units would be permitted to be rented out by owners. Mr. Hampton indicated that the issue had not yet been formally addressed, but the intent is to limit rentals and encourage owner occupancy. He emphasized a preference for homeownership, noting that his other developments have been 100% owner-occupied. Commissioner Warnick mentioned that similar developments often allow up to 50% of units to be rented, but Mr. Hampton expressed opposition to that level of rental occupancy.

The discussion shifted to the proposed land exchange and future trail connections. Staff also reviewed the proposed building materials. Commissioner Warnick noted

that historically, Spanish Fork City has not approved elevations that rely heavily on siding materials or stucco, stating that hardy board has been the preferred standard. Staff confirmed that the current design has been revised to include primarily thin brick and hardy board, with only a minimal use of stucco.

Commissioner Warnick asked whether a prior developer had shown interest in this property, specifically with a concept that included a park in the floodplain. Staff confirmed that a different developer had proposed a higher-density project that was ultimately denied for not meeting R-4 zoning standards.

Commissioner Warnick also raised concerns about the adequacy of visitor parking, particularly given the development's density. While the applicant indicated that driveways could accommodate visitor parking, staff clarified that driveways count toward the total parking requirement but do not qualify as designated visitor parking. The Commissioners expressed concern that the visitor parking area, as currently proposed, is centrally located and may be too distant for convenient access, and emphasized the need for additional dedicated visitor parking throughout the site.

A broader discussion followed on how the city defines and applies parking requirements, particularly regarding the role of driveways in meeting those standards. The Commissioners concluded that more clearly designated visitor parking is necessary to adequately serve the proposed development.

Chairman Mitchell opened the public hearing at 8:13 p.m.

Brent McKell returned to the podium to address concerns regarding his property, specifically an easement and development agreement he stated was executed with the city on July 6, 2010. He expressed frustration that this was the second Planning Commission meeting he had attended where the developer appeared unaware of the existence of this agreement. Mr. McKell explained that, had he known the trail would bisect his property and restrict access to a valuable section, he would not have allowed it.

He apologized for not bringing a copy of the agreement to the meeting but expressed concern that City staff and the developer also seemed unaware of it. To his understanding, the agreement guarantees certain easements to facilitate development of his land. He voiced strong frustration, feeling as though developers have disregarded his rights and assumed the ability to construct a trail across his land without proper consideration.

While he supports the idea of the trail and initially agreed to allow it to cross his property in good faith, he emphasized that he requested a formal agreement with the city to protect his interests. Mr. McKell stated that he would bring a copy of the agreement to the upcoming City Council meeting for further review.

City Attorney Vaughn Pickell requested that Mr. McKell provide a copy of the agreement to the city's Legal Department, as the city has been unable to locate the referenced document.

Dave Anderson asked Byron Haslam if the Engineering Department had a copy of the agreement on file; Mr. Haslam confirmed that they, too, had been unable to locate it.

Commissioner Woodhouse asked Mr. McKell how he currently accesses the area in question. Mr. McKell responded that access is only available via a bridge that is not located on his property. He noted that he keeps livestock on this portion of land and had plans to build a home there, as he considers it a uniquely beautiful site.

Julianne Curtis also approached the podium to express her opposition to the proposed development. She stated that she hopes the Commissioners do not recommend approval of the project, believing that there are better ways to develop such a scenic and culturally significant property. She voiced concern that the proposal moves the area away from its historical character and heritage.

Chairman Mitchell closed the public hearing at 8:20 p.m.

Commissioner Mitchell recommended that City staff and the Legal Department work directly with Mr. McKell to review and resolve any concerns related to the referenced easement agreement.

Mark Hampton, representing the applicant, apologized for the oversight and stated that the development team was unaware of the easement when designing the trail alignment. He believed Mr. McKell's property was located farther to the southeast. Mr. Hampton affirmed that they are willing to revise the trail design to avoid crossing Mr. McKell's property and will fully comply with any existing easements.

Staff acknowledged the comments made earlier by Ms. Curtis regarding the character of the development and stated that, while such concerns are understood and shared by some, the city must respect private property owners' rights to develop their land within the boundaries of applicable regulations.

Dave Anderson and City Attorney Vaughn Pickell reassured Mr. McKell that the city would make every effort to locate the agreement and would honor the obligations contained therein.

Commissioner Woodhouse asked his fellow Commissioners whether it would be appropriate to table the item until the agreement could be formally reviewed.

Mr. Anderson responded that he does not believe the resolution of the access issue would require any significant redesign of the development. Therefore, he recommended proceeding with a recommendation. He clarified that if he anticipated a major impact to the plan, he would have advised postponing the item.

Byron Haslam reported that he had possibly located a copy of the agreement and would forward it to the Legal Department for review. He mentioned that, upon an initial review, the agreement specifically addresses access rights for the McKell property.

Commissioner Dayton expressed confidence in City staff's efforts to resolve the matter and stated that he believes the city is taking the appropriate steps to uphold any obligations. He supported moving the item forward to avoid unnecessary delay.

Mr. Hampton agreed, reiterating that the development team is fully committed to honoring any existing agreements with Mr. McKell. He stated they are willing to revise the site plan or provide additional easements to ensure access to Mr. McKell's property.

Commissioner Mitchell, however, expressed some reservations. He voiced concern over the change in design from a six-plex to an eight-plex configuration and remains uneasy about access and street frontage. He also emphasized the need for more public or visitor parking within the project.

Staff acknowledged the ongoing concerns regarding visitor parking and noted that the overall design could benefit from revisiting the original six-plex configuration. Mr. Hampton responded that reverting to six-plexes would not significantly affect the total unit count and could be accommodated with minimal changes to the site plan.

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

Findings:

1. That the proposal conforms to the city's General Plan Designation and Zoning Map.
2. That the Applicant has listed proposed variations to the development standards.

Conditions:

1. That the Applicant meets the city's development and construction standards and other applicable City ordinances.
2. That the City Council approve the Preliminary Plat and associated conditions of the Master Planned Development Overlay District.
3. That the Applicant enters into a development agreement prior to Final Plat application.
4. That the Annexation of the portion of property outside the city Boundary be approved prior to Final Plat application.

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

PRELIMINARY PLAT (Public Hearing)

CREEKSIDE TOWNHOMES SUBDIVISION

The Commissioners engaged in general discussion regarding the additional conditions to be incorporated into the plat. These include the addition of designated visitor parking areas and a revision to the site layout that reduces the building size from eight to six per building. The Commissioners also confirmed that the city will uphold any previously established agreements with Mr. McKell, ensuring that any existing easements or contractual obligations are honored as part of the development process.

Commissioner Dayton **moved** to recommend approval of the Creekside Townhomes Subdivision Preliminary Plat based on the following findings and conditions.

Findings:

1. That the proposal conforms to the city's General Plan Designation and Zoning Map.
2. That Staff is proposing a new street standard that would apply to one of the streets in the proposed development.

Conditions:

1. That the Applicant meets the city's development and construction standards and other applicable City ordinances.
2. That the Applicant addressed all red-line review comments prior to Final Plat application.
3. That the City Council approve the Rezone and associated conditions of the Master Planned Development Overlay District.
4. That the City Council approve the new street standard.
5. That the Applicant enters into a development agreement prior to Final Plat application.
6. That the Applicant provides a hydraulic study for Staff review prior to Final Plat application.
7. That the design be switched from an 8-plex to a six-plex.
8. That the applicant provides additional visitor parking.
9. That the applicant honor any agreement that was made between the city and Mr. McKell for access, and that it be reviewed by the city.

Commissioner Warnick seconded and the motion passed all in favor.

MEADOW CREEK RIDGE REAPPROVAL 2025

Ian Bunker approached the podium to present the item. He explained that the applicant is requesting reapproval of a preliminary plat that has recently has its approval expire. The property is zoned R-1-6 and is designated as Medium Density Residential in the city's General Plan. Mr. Bunker noted that the proposal is for a standard subdivision and that the proposed density is consistent with the General Plan. As such, this is considered an administrative matter and does not require legislative action by the City Council. He further clarified that the Planning Commission serves as the final approving authority for standard subdivisions. He also noted that the majority of the lots will be restricted from including basements due to site-specific conditions.

Commissioner Warnick inquired about how wetland concerns are addressed. Byron Haslam responded that wetland mitigation falls under the jurisdiction of the U.S. Army Corps of Engineers.

Commissioner Woodhouse requested clarification regarding the expiration timeline for the plat. Staff explained that the original approval was granted in 2023 and that preliminary plat approvals remain valid for two years from the approval date.

Lynn Rindlisbacher then approached the podium to speak about the wetlands on the property. He stated that if a wetland area is 0.10 acres or smaller, it can typically be disturbed without formal approval from the Army Corps. The wetlands in question are approximately 0.12 acres and are considered to be low-quality upland wetland. He noted that a representative recently inspected the site and, while the area is marginally over the threshold, it is largely seen as a nuisance and the project remains in compliance with applicable wetland regulations.

Commissioner Mitchell commented that moving forward with development under these conditions would be at the applicant's own risk.

The Commissioners had no additional questions as the reapproval is very straightforward.

Commissioner Clayson **moved** to approve the Meadow Creek Ridge Reapproval 2025 Preliminary Plat based on the following findings and conditions.

Findings:

1. That the proposal conforms to the city's General Plan Land Use 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.
3. That the Applicant meets any conditions of previous approvals and agreements.

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

SPANISH SPRINGS PHASE 3 (Amended Preliminary Plat)

Ian Bunker addressed the Commissioners, reaffirming that the Planning Commission serves as the final approving authority for this item. He provided an overview of the project's location, which is currently zoned I-1 (Light Industrial) and designated in the General Plan as Business Park and Commercial.

Mr. Bunker presented the proposed amendments to the previously approved plat. The revision includes the addition of three new industrial lots. He noted that "Parcel

A” will remain as a separate parcel and is not considered buildable at this time. Any future development of that parcel will require a separate subdivision plat and subsequent approvals.

He explained that the proposed improvements are designed to coordinate with a future UDOT interchange project in the vicinity. Key issues identified for consideration in this development include power line relocation, utility connections, public infrastructure improvements, access management, and storm drain requirements. He encouraged the Commissioners to direct any technical questions related to these issues to the city’s Engineering Department. Staff is recommending approval of the plat amendment based on the findings and conditions outlined in the staff report.

Nate Reiner, the civil engineer representing the applicant, then approached the podium to provide additional context. He explained that the original Spanish Springs Subdivision was approved in 2019. Since that time, the three northernmost lots have been developed. Due to evolving marketing conditions, the development team has opted to construct a smaller warehouse facility than originally planned. This decision led to the proposal to divide the remaining land into two additional parcels, enabling the construction of three smaller industrial buildings on Lots 5, 6, and 7.

Mr. Reiner added that the remaining parcel, currently labeled as Parcel A, will likely be developed for a commercial use in the future. However, the specific layout and number of buildings for that site are still undetermined. Once a definitive plan is in place, the applicant intends to return with a revised plat for further review and approval.

There were no further questions.

Commissioner Warnick **moved** to approve the Spanish Springs Phase 3 (Amended Preliminary Plat) based on the following findings and conditions.

Findings:

1. That the proposal conforms to the city’s Zoning Map.

Conditions:

1. That the Applicant meets the city’s development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any red-lines.

3. That the Applicant meets any conditions of previous approvals and agreements.
4. That the terms of the Spanish Springs Phasing agreement be met.

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

Chairman Mitchell moved to adjourn the meeting at 9:00 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary



Larson Ranch
Zoning Map Amendment
1273 South 2000 West
9.32 acres
R-1-30 Zone
Medium Density Residential General Plan
Land Use Designation



PROPOSAL

The Applicant applied for Zoning Map Amendment approval to change the zoning of a parcel from R-1-30 Single-Family Residential to R-R Rural Residential. The Development Review Committee reviewed this proposal on May 21, 2025 and recommended that it be approved.

Some of the key issues to consider are: current land use, surrounding zoning and the Larson Agricultural Protection Area.

STAFF RECOMMENDATION

That the proposed Larson Ranch Zoning Map Amendment be approved based on the following findings:

Findings

1. That the subject property is located in the Larson Agricultural Protection Area.
2. That the existing home is currently fails to meet the front setback for the R-1-30 Zone which would also be the case in the Rural Residential Zone, making the subject property no less conforming.
3. That the subject property contains more than 5 acres, the minimum size required for one home in the Rural Residential Zone.
4. That much of the subject property has recently been used for agricultural purposes.
5. That most of the surrounding properties are currently zoned Rural Residential.

EXHIBITS

1. Area Maps
2. Applicant's Submittal

EXHIBIT 1

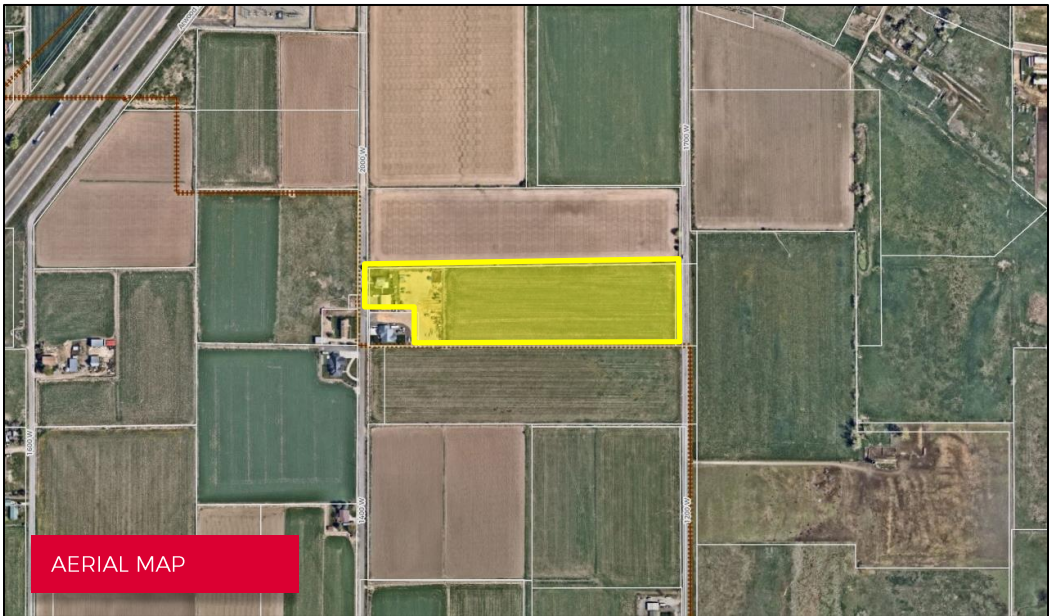


EXHIBIT 2

Spanish Fork City Council
40 S Main St
Spanish Fork, UT 84660

April 1, 2025

Re: Larson Ranch located at 1273 S 2000 W
[Parcel ID 35:743:0001]
[Taxing Description: Lot 1, Plat A, Bowdy Smith Sub Area 9.320 AC]

Dear Spanish Fork City Council Members,

I am writing to respectfully request your support in approving a zone change for my family's property from a R-1-30 designation to RR-Rural Residential, with an Agricultural General Plan designation. This adjustment more accurately reflects the historical and ongoing use of the property operating as a farm and aligns with our commitment to preserving our agricultural heritage.

Background/Context:

The property was annexed to Spanish Fork City in 1992 as part of the Leland Annexation, an annexation which largely consisted of the Larson family's larger farm operation.

This parcel contains a home that has existed in our family since the late 1800's, along with outbuildings, and farmyard with livestock pens and storage of crops, farm equipment, and implements. The larger part of the parcel is an irrigated agriculture field with existing irrigation ditches and drain infrastructure. The field is currently planted and producing alfalfa and rotates to a different crop about every 5-7 years. The property is irrigated with our water shares with South Field Irrigation Company. The property also has Spanish Fork City power, a private well, septic tank, and stormwater with the Benjamin Drainage District.

The zoning designation of this specific parcel, which was originally 10.77 acres, was changed in 2018 from RR to R-1-30 in order to subdivide a 30,000 square foot lot for the Larson's daughter to build a home that now exists to the South of the Larson home.

The Larson's and the Eaton's together installed the 1,646 feet of the 8-inch water line in 2019 which extended offsite, and that which delivers culinary water to the Larson home and services other properties.

In 2021, the Larsons participated in the dedication of a right-of-way of 6,542 square feet located on the East side of the parcel along 1700 West to serve as the right-of way for a future road as part of the City's Transportation Master Plan. The dedication referenced is shown on the map attached as Exhibit A of the *Gary and Suzan Larson Impact Fee Reimbursement Agreement*, made with Spanish Fork City in September 2021, and which stated that incorporated by the agreement 'merged' and 'superseded' 'all prior negotiations, understandings, or representations'.

This parcel is also included within the larger 41.7-acre Larson Agriculture Protection Area which City Council approved and created in February 2025.

Requested change in land use designation

The current R-1-30 residential zoning is inconsistent with our long-term goals and the nature of our operation. A rural residential zoning designation would:

1. **Preserve a Century-Old Legacy:** Our property's Century Farm and Ranch designation honors over 100 years of continuous family farming. This heritage deserves recognition and protection through accurate zoning.
2. **Protect Property Rights and Agricultural Viability:** The zone change would recognize our commitment to agriculture and safeguard our ability to continue farming without the threat of incompatible development. This classification aligns with the property's historical use and our plans to keep it agriculturally productive.
3. **Promote Responsible Land Use:** Utah's distribution of irrigated land is constrained by topography, climate, soils, water availability, and infrastructure. Our soil quality in this specific area of Utah is some of the best producing yield per acre farmland in the state. We can produce specific products based on different factors such as climate and moisture, and our specific soil type. As Utah County continues to grow, it will be ever more difficult to provide sources of local food that are sufficient to feed even a fraction of Utah County's rapidly growing population. The rural residential designation supports the continued dedication to maintaining our limited agricultural land resources. It ensures that development is compatible and directed to appropriate areas, protecting the character of our rural community and our infrastructure.
4. **Enhance Economic Sustainability:** Agriculture is an economic multiplier and continues to play a vital part for our state. The agricultural processing and production sectors provide over 79,000 jobs, yielding over \$3.5 billion in labor income. Utah County is one of the primary agricultural production regions in the state known for its cattle and crop production, with the state's largest number of cattle and most productive yield per acre ground in the state. Nearly 80% of Utah's farm cash receipts come from livestock and livestock products, and hay is the leading crop in terms of acreage. By commodity type, while we are 2nd in the state for market value of agricultural products sold, hay ranks the leading crop in the state and by a large margin in total acres of production (*USDA Census of Agriculture*). Much of the hay goes toward supporting the livestock and dairy operations within the state, sold to horse owners, with a lesser portion sold out of state or sent to the export market.

The rural residential zone would allow us to continue contributing to the local economy while maintaining our family's livelihood. Preserving agricultural land is critical for long-term food security and environmental sustainability.

For generations, our family has dedicated this land to farming and ranching, contributing to the local economy, supporting food security, and maintaining the open spaces that define our community's rural character. Farming is not just a tradition but an economic necessity for our family.

We are not seeking to develop residentially; instead, we are committed to preserving our land for agricultural use. This zoning adjustment would reflect the true nature of our operations and protect our rights as property owners.

Thank you for considering this request. We respectfully ask for your support in approving the zone change to Rural Residential with an Agricultural General Plan designation, ensuring our property remains a valuable asset to the community for generations to come.

Thank you.



Jackie Larson



Gary Larson



Suzan Larson

**GARY & SUZAN LARSON REIMBURSEMENT AGREEMENT
FOR BOWDY SMITH WATERLINE**

COME NOW the parties hereto, Gary & Suzan Larson (Larsons) and Spanish Fork City (City), and enter into this reimbursement agreement to assure the orderly development of real property within City limits, while maintaining and enhancing property values.

Larsons own real property within Spanish Fork City at approximately 1273 South 2000 West. Bowdy Smith desired to develop a portion of the Larsons' property into a residential development, but to do so, was required to participate in the installation of drinking water improvements, which are the subject of a separate pioneering agreement. As part of the development, the Larsons were required to dedicate a right-of-way for a public street, which serves a regional area and which benefits properties in addition to the property owned by Larsons. Larsons are entitled to reimbursement from impact fees for these improvements.

NOW THEREFORE, the parties hereto contract, covenant, and agree as follows:

1. Larsons have participated in the dedication of right-of-way a total distance of approximately 6,542 square feet, as shown on the map attached hereto as Exhibit A and incorporated herein by this reference. Larsons' total cost is \$39,227.07. This right-of-way serves a regional area and is part of the City's Transportation Master Plan and is included in the impact fee facilities plan.
2. City has accepted the right-of-way and has incorporated it into its transportation system.
3. Larsons will be reimbursed from transportation impact fees the sum of \$39,227.07. City will disburse 100% of collected impact fees on an annual basis in September, pro-rated among all recipients of transportation impact fees outstanding at any given time. The pro-rata amount will be calculated on the total amount originally owing, not the current balance. Thus, the amount reimbursed in any given year will vary, upward or downward, over the payback period.
4. Larsons acknowledge that their only source of reimbursement is impact fees, to be paid as they are collected by the City. It waives claim against the City for reimbursement from any other source.
5. This agreement represents the entire agreement related to this reimbursement between the parties hereto. All prior negotiations, understandings, or representations are merged herein and superseded hereby.
6. Any amendment to this agreement must be in writing and be signed by

each of the parties hereto.

7. In the event of breach in any of the obligations of this agreement, the non-breaching party shall be entitled to recover their attorney's fees, whether or not litigation is pursued.

DATED this ____ day of _____, 2021

SPANISH FORK CITY by:

Steve Lelfson, Mayor

Attest:

Tara Silver, Recorder

Gary & Suzan Larson by:

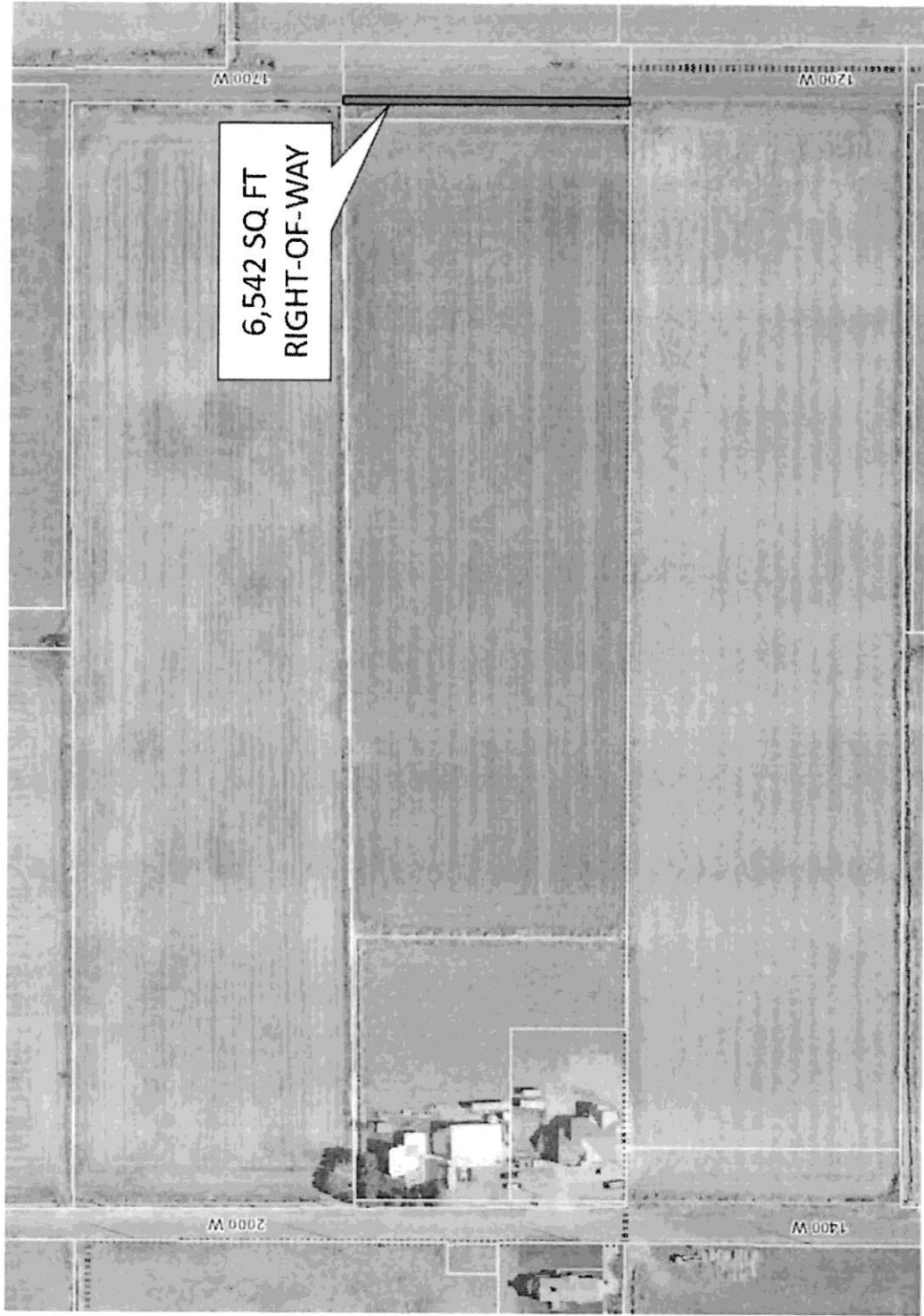
Gary Larson
Suzan Larson

1700 WEST
ROW EASEMENT

EXHIBIT A

LEGEND

ROW



6,542 SQ FT
RIGHT-OF-WAY



Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804 4571 (Administration)
(801) 804 4570 (Intero)
(801) 804-4572 (Intero)

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Maple Mountain Plat N
 Zone Change
 2120 East 130 North
 13.54 acres
 R-1-12 with MPD Overlay
 Low Density Residential
 General Plan Designation



PROPOSAL

The Applicant has requested that a Zone Change to apply the Master Planned Development (MPD) Overlay be approved. This will allow for the completion of the residential subdivision. The current base zoning of R-1-12 Residential was approved by the City Council in November 2018, as part of the original approval of the Maple Mountain at Spanish Fork Subdivision. Since that time, applying for a Master Planned Development now requires the approval of an overlay zone. The MPD Overlay allows for efficient design and to permit uniquely configured or situated properties to be developed in a functional manner that enhances the City.

The Applicant has also submitted for Preliminary Plat subdivision reapproval as the approvals for this phase have expired. This proposed subdivision phase includes a total of 33 single-family residential lots with an average development density of 2.44 units per acre. The R-1-12 Zone allows for a maximum base density of 2.67 units per acre. The R-1-12 is a residential zoning district that is consistent with the General Plan Land Use designation of Low Density Residential. The zone change is needed for the proposed subdivision to move forward.

The MPD Overlay is necessary due to some of the proposed lot sizes and widths being below the minimum requirements for a standard subdivision in the R-1-12 Zone (Municipal Code(s) 15.3.16.170 Development Standards, Table 1 Residential; and 15.3.20.080 Master Planned Development Overlay District). Sixteen of the 33 proposed lots fall below the standard of 12,000 square feet and 100 feet of lot width. Using the provisions and allowances of the MPD Overlay, the resulting average lot size is 12,355 square feet. With a range of lot sizes from 8,800-17,608 square feet. The 16 lots below the standard 100 feet in lot width, range from 80 feet to 100 feet in lot width (the larger lots are over 100 feet in width). Some of the key issues to consider are: landscaping, utilities and access.

STAFF RECOMMENDATION

That the proposed Maple Mountain Plat N Zone Change be approved based on the following findings:

Findings

1. That the proposal conforms to the City’s General Plan Designation of Low Density Residential.
2. That the proposal provides additional housing at a lower density range.
3. That the proposal provides for local street and utility connections.
4. That the proposal meets the required findings of the Master Planned Development Overlay zone.

EXHIBITS

1. Area Maps
2. Applicant’s Letter of Request
3. Zoning Exhibit
4. Master Planned Development Findings Memo
5. Development Review Committee Minutes

EXHIBIT 1

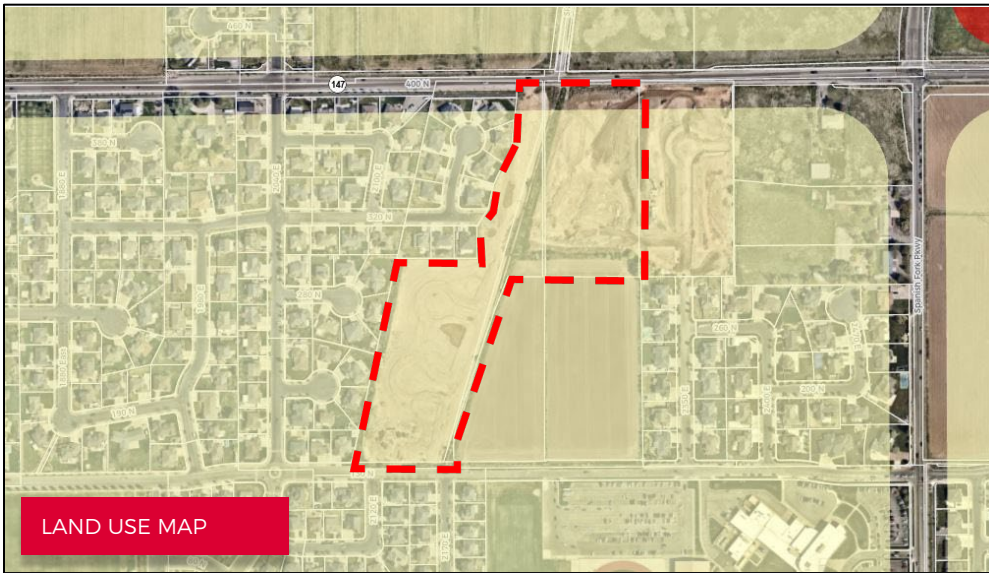
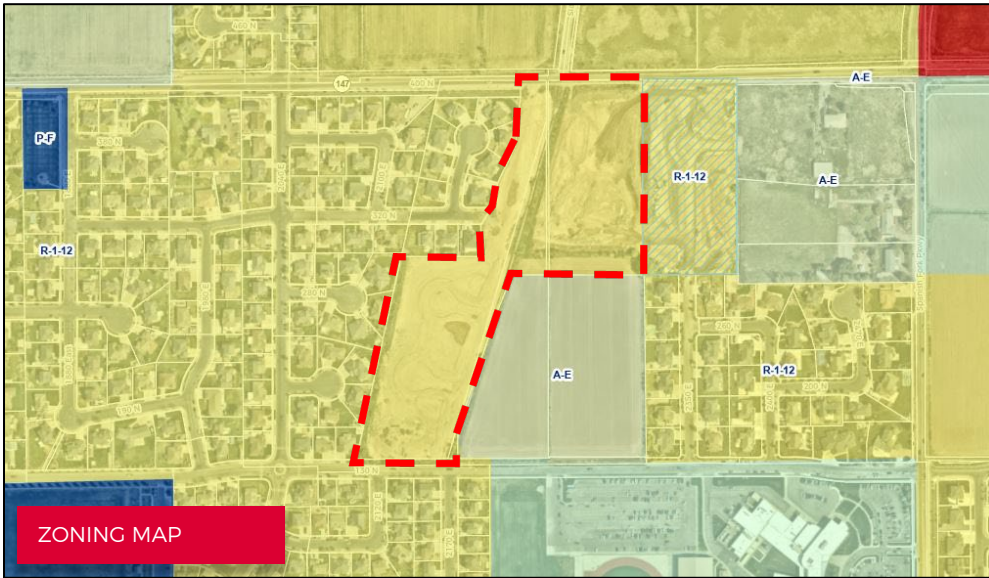


EXHIBIT 2

We are requesting the MPD zone overlay within this project due to frontage and square footage constraints. This project was previously approved under different zone regulations. The overall density for the project is only 2.44 units/acre and the lots have an average square footage of 12355 sq ft. The previous phase approvals and existing road configurations, along with the swap of property with Nebo school district for their future plans, has put constraints on this property to which this layout is the only available option for development.

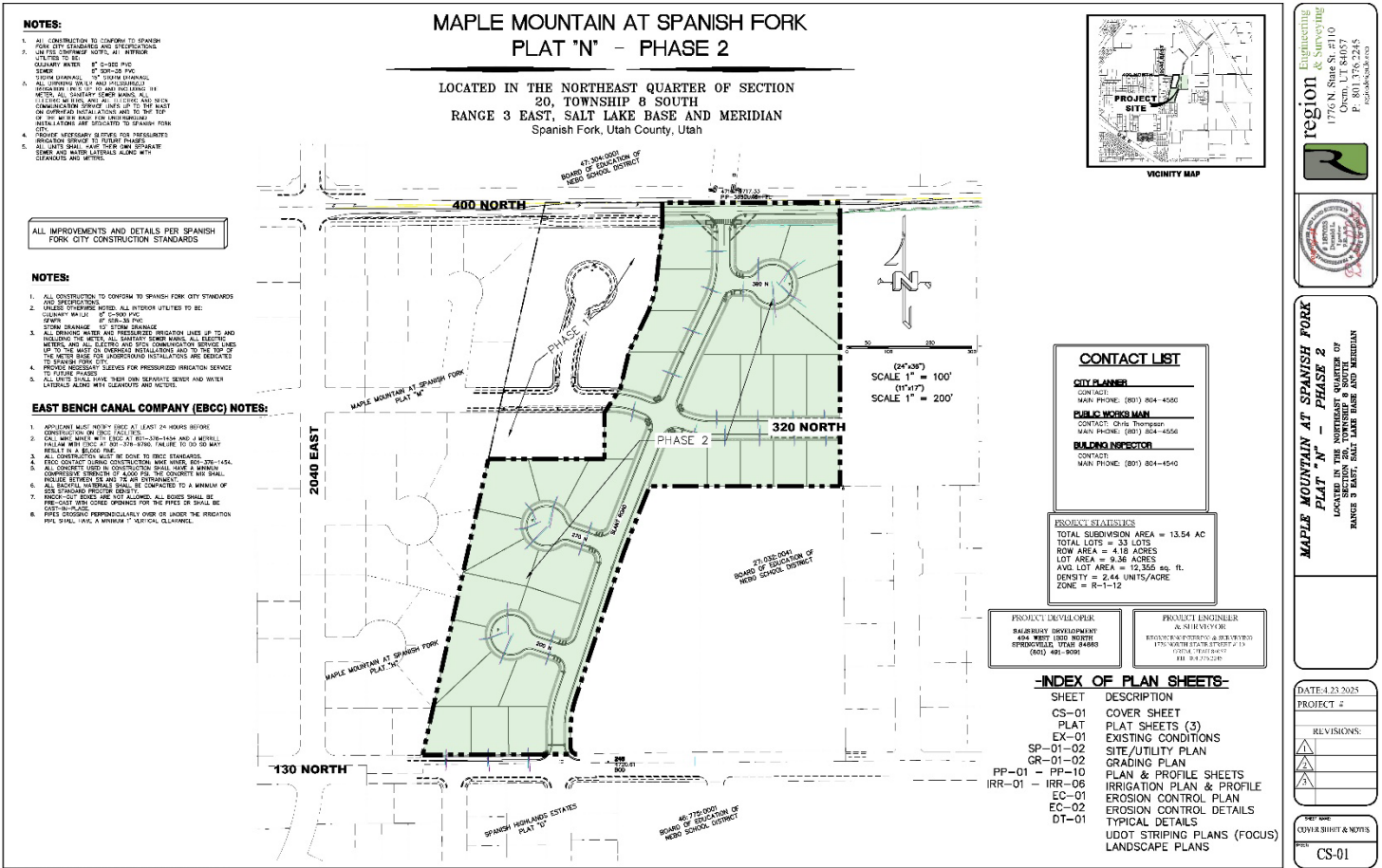


EXHIBIT 3

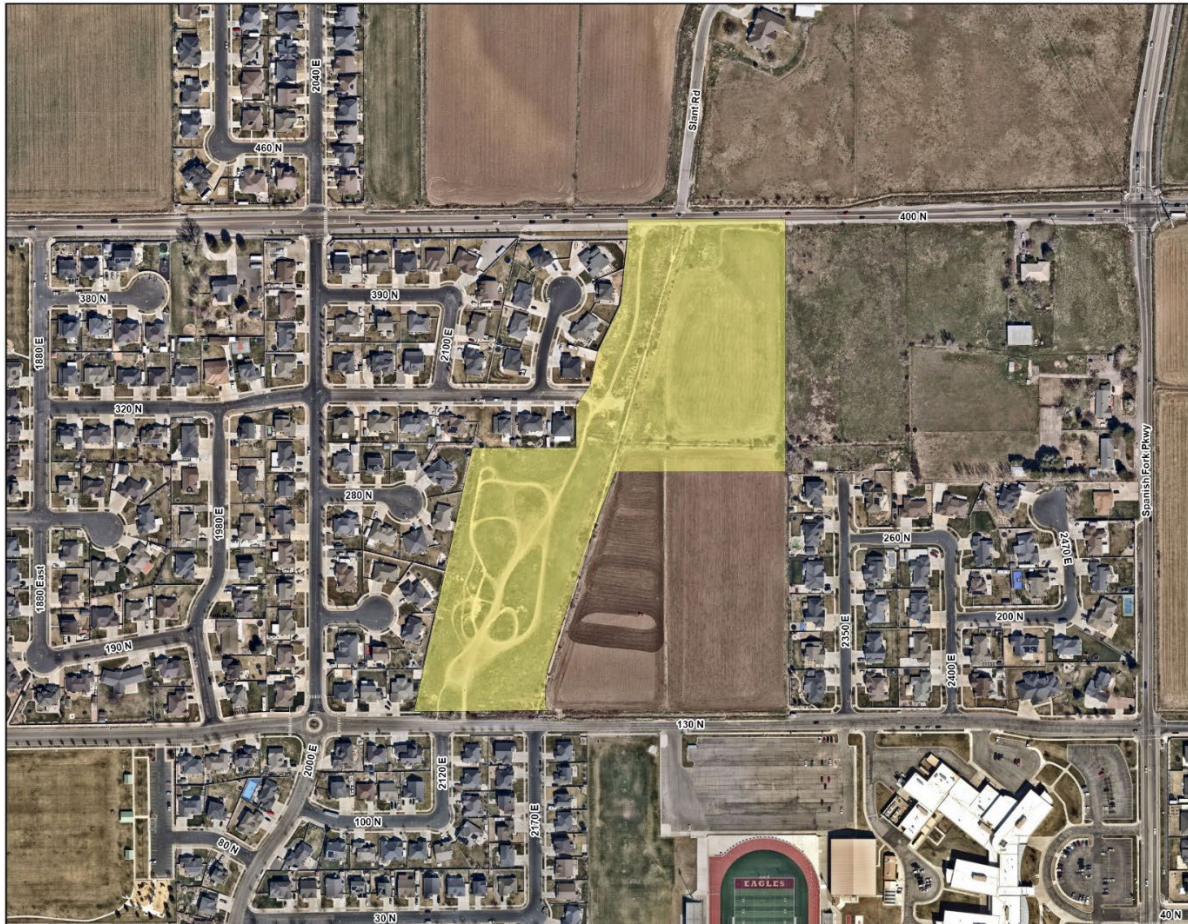
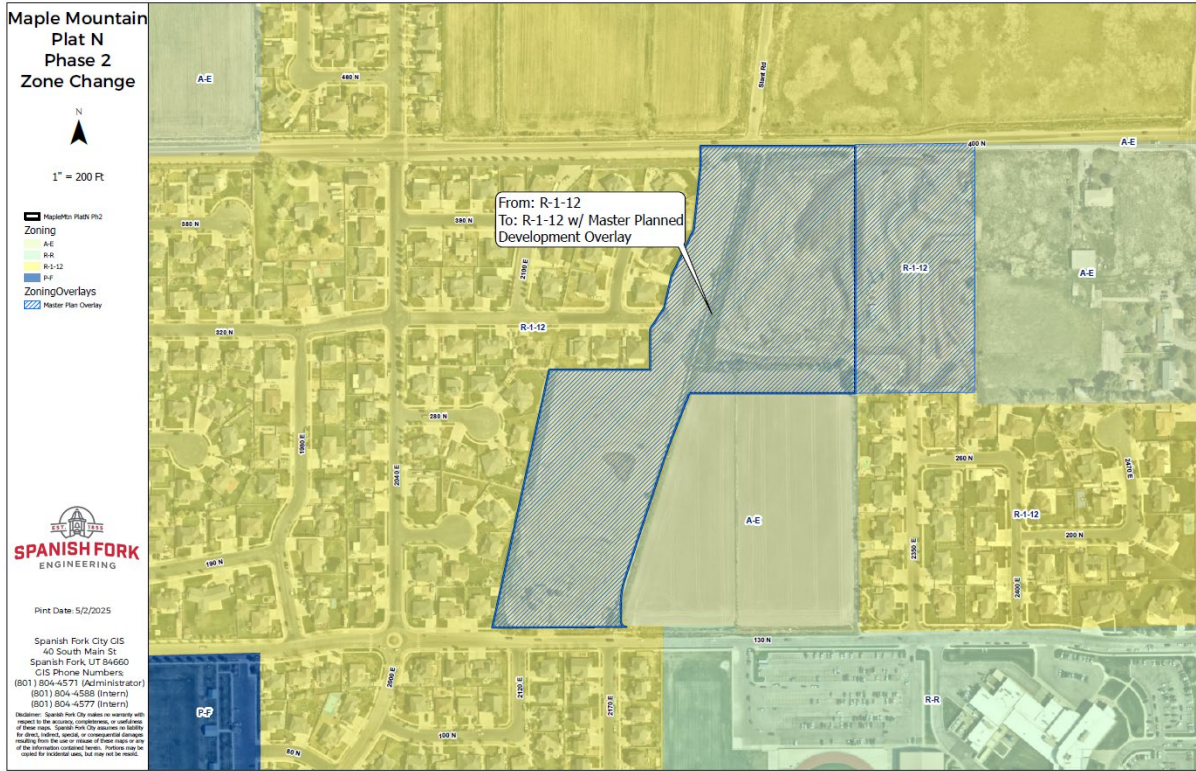


EXHIBIT 4



TO: Spanish Fork City Council
FROM: Community Development Department
DATE: June 17, 2025
RE: Maple Mountain Plat N Phase 2 Master Planned Development Overlay

Pursuant to Municipal Code 15.3.20.080-C, the City Council must make the following findings before applying the Master Planned Development Overlay District:

1. That the proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the application of the provisions of the underlying zone.
 - a. The underlying zone for this proposed development is R-1-12. The application of the Overlay zone will allow for the completion of the established residential neighborhood by allowing deviations from typical zoning standards. This will permit the uniquely configured property to be developed in a functional manner that enhances the City through street connections, lot placement resulting in various lot sizes and participation in the installation of uniform street trees. The development by way of participating in the architectural standards of the Overlay zone will also have attractive housing products with a wide array of materials, colors, and architectural elements.
2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.
 - a. The proposed development will not have detrimental impacts to the health, safety or general welfare of the residents or those working within the neighborhood. The development will provide important road connections and establish new access opportunities for the residents and surrounding developments. Those improvements will increase navigation and transportation safety and provide good access to area services and regional thoroughfares. The development will add to an existing pedestrian trail and connect the residents to the established trail network.

3. That any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.
 - a. Variations from the development standards of the underlying district will not create increased hazards to health, safety, or the general welfare of the residents in the proposed development and of adjacent areas. The variations proposed for some of the lots regarding reduced lot sizes and widths will not impact the residents of the development or adjacent areas. The resulting subdivision lot configuration will provide a variety of lots that will blend into the existing neighborhoods.
4. That the development will improve infrastructure connectivity.
 - a. The proposed development shows a well-connected network of streets with four connections or access points to the adjacent neighborhoods and street network. The development will provide further connections and looping of underground utilities.

EXHIBIT 5

Draft Minutes

Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
May 7, 2025

Staff Members Present: **Cory Pierce**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Ian Bunker**, Associate Planner; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Assistant City Engineer; **Josh Wagstaff**, Assistant City Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall.

Citizens Present: Shawn Herring, Spencer Jarvis.

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

MINUTES

April 23, 2025

April 30, 2025

Dave Anderson **moved** to continue the minutes of April 23, 2025.

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

Dave Anderson **moved** to continue the minutes of April 30, 2025.

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

ZONE CHANGE

MAPLE MOUNTAIN PLAT N ZONE CHANGE

Brandon Snyder presented the proposed Zone Change associated with Phase II of the Maple Mountain development. He shared aerial images of the site and acknowledged the adjacent Mellor Subdivision to the east. He noted that although the City Council approved a Preliminary Plat for this area in 2018, that approval has since expired. He explained that the city has since transitioned to implementing the Master Planned Development as an Overlay, which developers may now use in conjunction with standard zoning classifications.

Mr. Snyder indicated that the MPD Overlay is proposed in combination with the R-1-12 Zone. He stated the proposed layout includes 33 lots, of which 16 are narrower than the typical minimum width. Lot widths range from 80 to 100 feet, and lot sizes range from 8,800 to 17,000 square feet, with an average of approximately 12,355 square feet. He also referenced planned utility and landscaping improvements to be installed as part of the development. Based on the findings and conditions outlined in the staff reports, he stated that staff recommends approval of the Zone Change and reapproval of the Preliminary Plat.

Byron Haslam noted that a UDOT permit has been issued for access onto 400 North. He emphasized that the access must be completed within the year, as the permit will expire.

Cory Pierce asked about a new roadway located behind the development and raised concerns regarding its maintenance. Mr. Snyder clarified that the area in question is owned by the Nebo School District.

Seth Perrins expressed concern regarding the proposed lot sizes, suggesting they may be too small for the intended zoning designation.

A general discussion followed about the lot widths and configurations.

Dave Anderson commented that the size variation may not be noticeable, while Mr. Perrins expressed concern that the narrow lots may be more apparent in cul-de-sac layouts.

Seth Perrins specifically referenced lots 57, 58, and 59, stating that these appear consistent with the surrounding neighborhood character. However, he raised concerns about the smaller lots along 320 North and inquired about enhancements the applicant is proposing to satisfy the provisions of the MPD Overlay.

Brandon Snyder directed attention to Exhibit #2 in the staff report, which outlines the proposed lot configurations and associated improvements. He mentioned that the current layout is similar to the Preliminary Plat approved in 2018.

Seth Perrins reiterated his concerns with lots 41–45 along 320 North, noting a preference for larger lots like 57–59 that more closely match existing neighborhood patterns. He asked if the applicant is seeking any modifications to required setbacks. It was confirmed that no changes to setbacks are being requested, which Mr. Perrins stated made him more comfortable, though he remains concerned about the narrower lot configurations.

Jake Theurer asked whether the development shares similar sewer infrastructure challenges as the neighboring Mellor Subdivision and whether road alignments have been coordinated.

Staff then engaged in general discussion regarding landscaping plans, grading, and utility design. Mr. Snyder suggested that the project engineer be invited to address technical questions.

Shawn Herring, the project engineer, came forward and stated that a neighborhood meeting had been held several years ago where concerns were raised regarding the two southern cul-de-sacs. He explained that some of the irregular or smaller lot shapes resulted from a land exchange with the School District. He acknowledged staff's grading concerns and indicated they have been working closely with the homebuilder to address them. He explained that the elevation changes in the western portion of the development are due to an existing above-ground irrigation ditch, which was covered and integrated into the roadway design.

Bart Morrill asked for confirmation that landscaping in the new development would match that of the Mellor Subdivision. He noted discrepancies between the current plans and those previously submitted for the Mellor Subdivision.

Mr. Herring responded that revised plans addressing those concerns have since been submitted and will reflect the requested landscaping consistency.

Vaughn Pickell moved to recommend the approval of the proposed Maple Mountain Plat N Zone Change based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation of Low Density Residential.
2. That the proposal provides additional housing at a lower density range.
3. That the proposal provides for local street and utility connections.

4. That the proposal appears to meet the required findings of the Master Planned Development Overlay zone.

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

PRELIMINARY PLAT

MAPLE MOUNTAIN PLAT N PHASE 2

There was no additional discussion.

Dave Anderson **moved** to recommend the approval of the proposed Maple Mountain Plat N Phase 2 Preliminary Plat 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 proposal is consistent with the purpose, intent and findings of the MPD 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 all red-line review comments.
3. That the City Council approves of the corresponding Zone Change request.

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

DISCUSSION

OTHER BUSINESS

Dillon Muirbrook approached the podium to present a series of proposed road improvement projects aimed at enhancing traffic flow and public safety. He began by addressing safety concerns along 1000 North, in front of Walmart. Specifically, he highlighted issues related to pedestrian crossings and the existing left-turn lane. To address these concerns, he proposed modifications to the left-turn lane and closing off the current left-turn access into the Walmart parking lot. Additionally, the plan includes



Maple Mountain Plat N Phase 2
 Preliminary Plat
 2120 East 130 North
 13.54 acres
 R-1-12 with MPD Overlay
 Low Density Residential
 General Plan Designation



PROPOSAL

The Applicant has submitted a Preliminary Plat for a Master Planned Development for reapproval. The current proposal includes 33 single-family residential lots. The previous phase, Plat N Phase 1, was recorded in September of 2019. This proposed subdivision phase has an average development density of 2.44 units per acre. The R-1-12 Zone allows for a maximum base density of 2.67 units per acre.

The Applicant has also requested that a Zone Change from R-1-12 to R-1-12 with the Master Planned Development (MPD) Overlay be approved in order to facilitate this proposal. This will allow for the completion of the residential subdivision. The MPD Overlay allows for efficient design and permits uniquely configured or situated properties to be developed in a functional manner that enhances the City.

The MPD Overlay is necessary due to some of the proposed lot sizes and widths being below the minimum requirements for a standard subdivision in the R-1-12 Zone. (Municipal Code(s) 15.3.16.170 Development Standards, Table 1 Residential; and 15.3.20.080 Master Planned Development Overlay District.) Sixteen of the proposed lots fall below the standard of 12,000 square feet and 100 feet of lot width. Using the provisions and allowances of the MPD Overlay, the resulting average lot size is 12,355 square feet. With a range of lot sizes from 8,800-17,608 square feet. The sixteen lots below the standard 100 feet in lot width, range from 80 feet to 100 feet in lot width. (The larger lots are over 100 feet in width.) Some of the key issues to consider are: irrigation improvements, landscaping, utilities and access.

STAFF RECOMMENDATION

That the proposed Maple Mountain at Spanish Fork Subdivision Plat N Phase 2 Preliminary Plat 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.
2. That the proposal is consistent with the purpose, intent and findings of the MPD 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 all red-line review comments.
3. That the City Council approves of the corresponding zone change request.

EXHIBITS

1. Area Maps
2. Civil Plans
3. Landscaping Plans
4. Development Review Committee Minutes

EXHIBIT 1

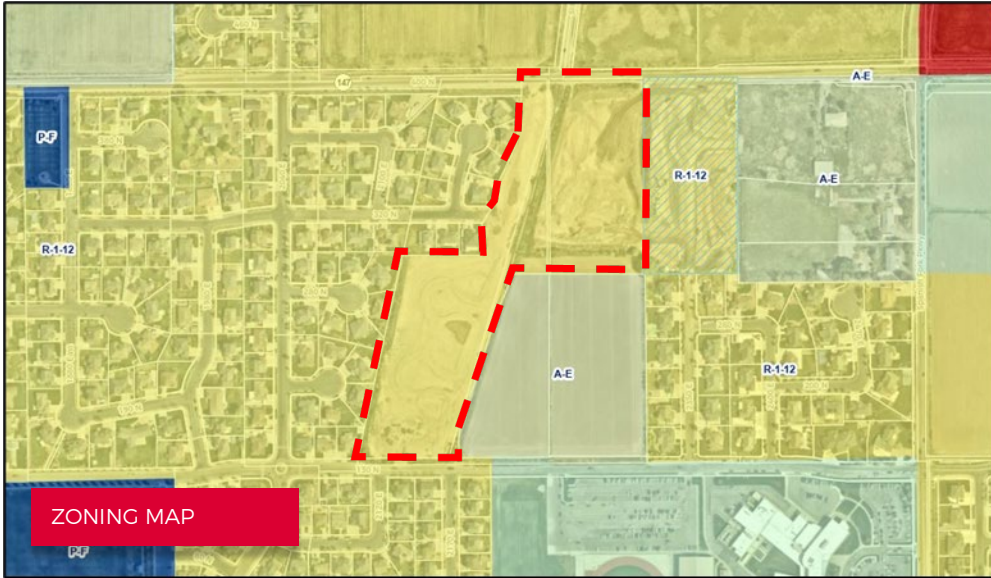
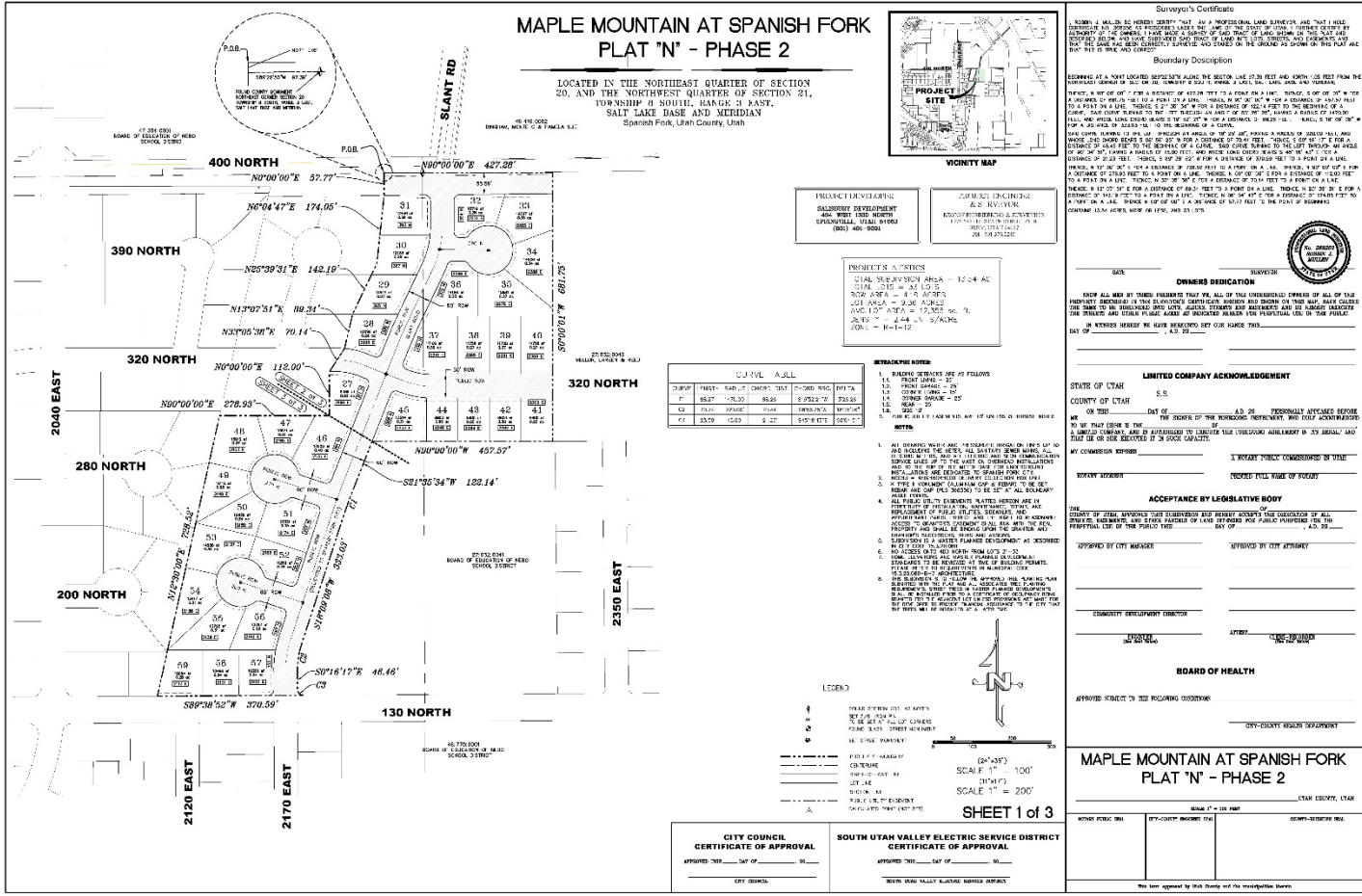
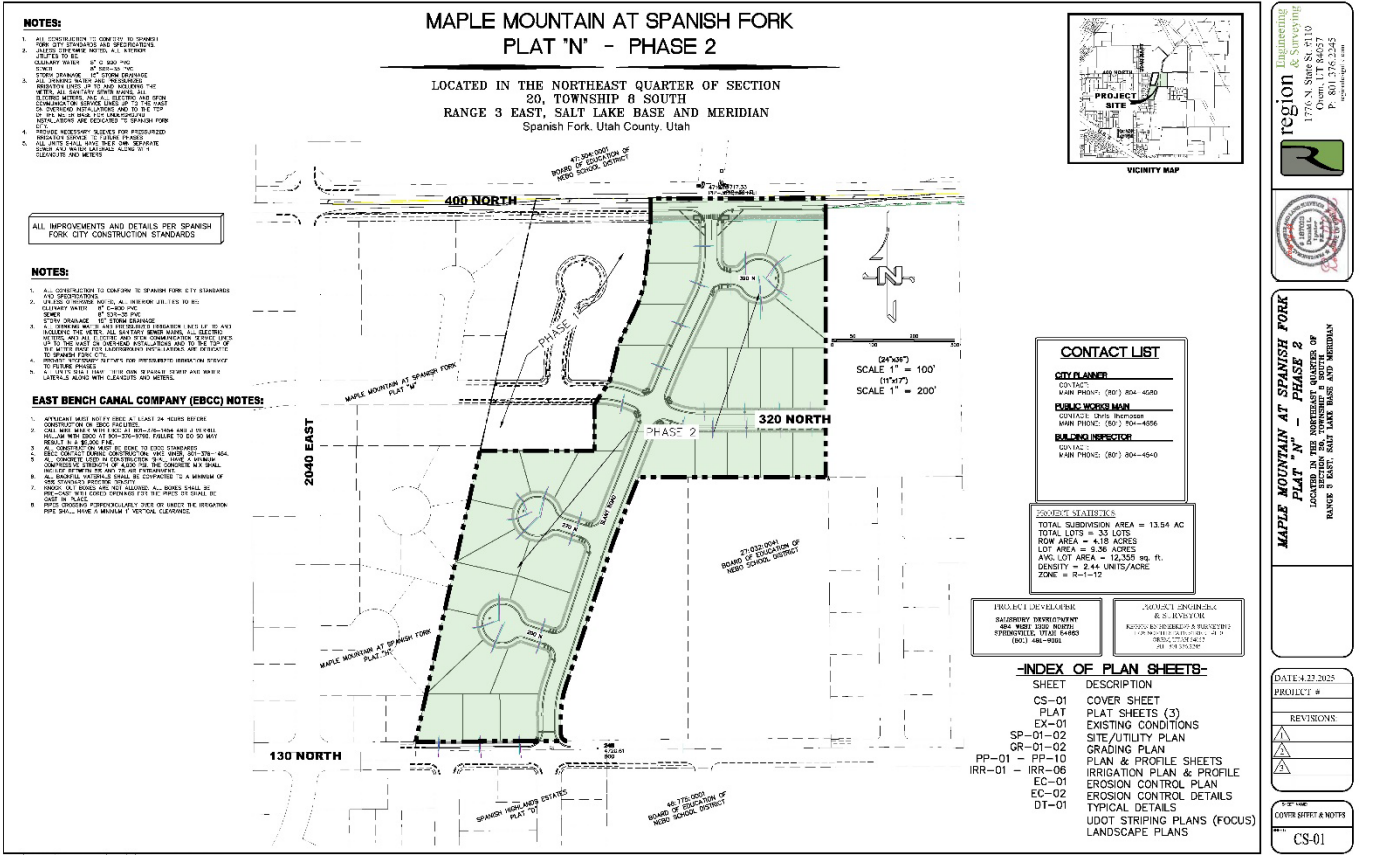
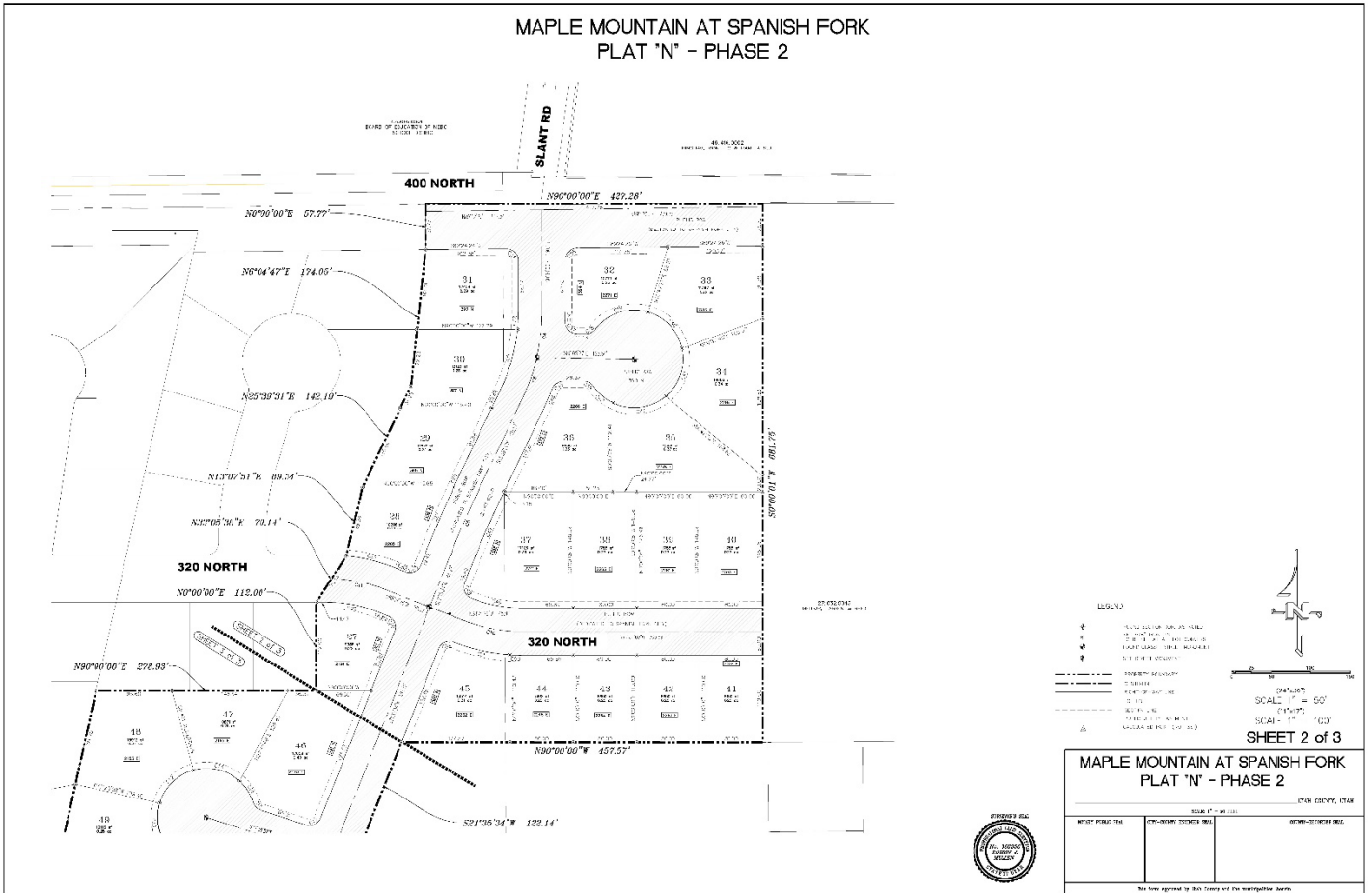


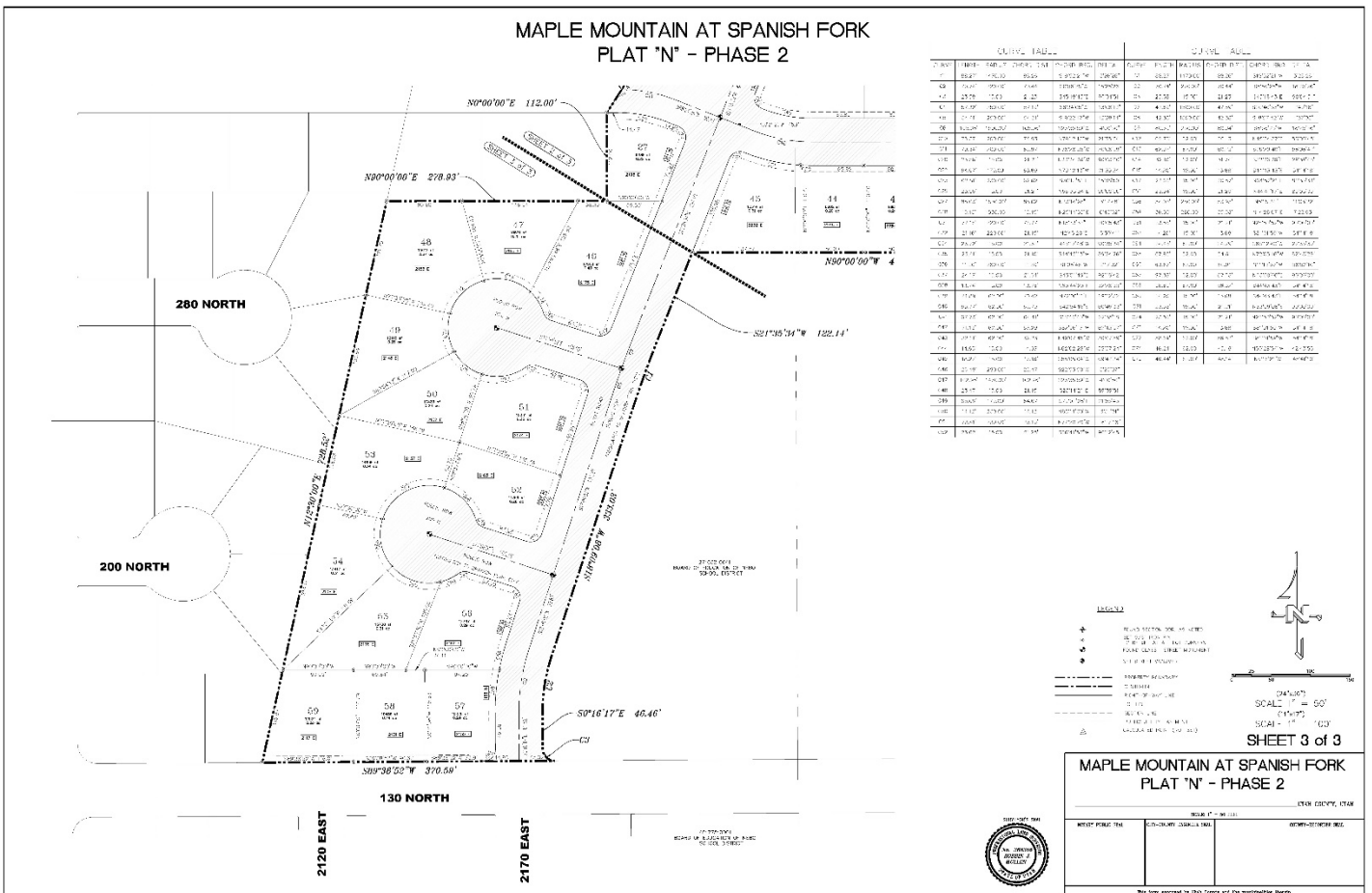
EXHIBIT 2

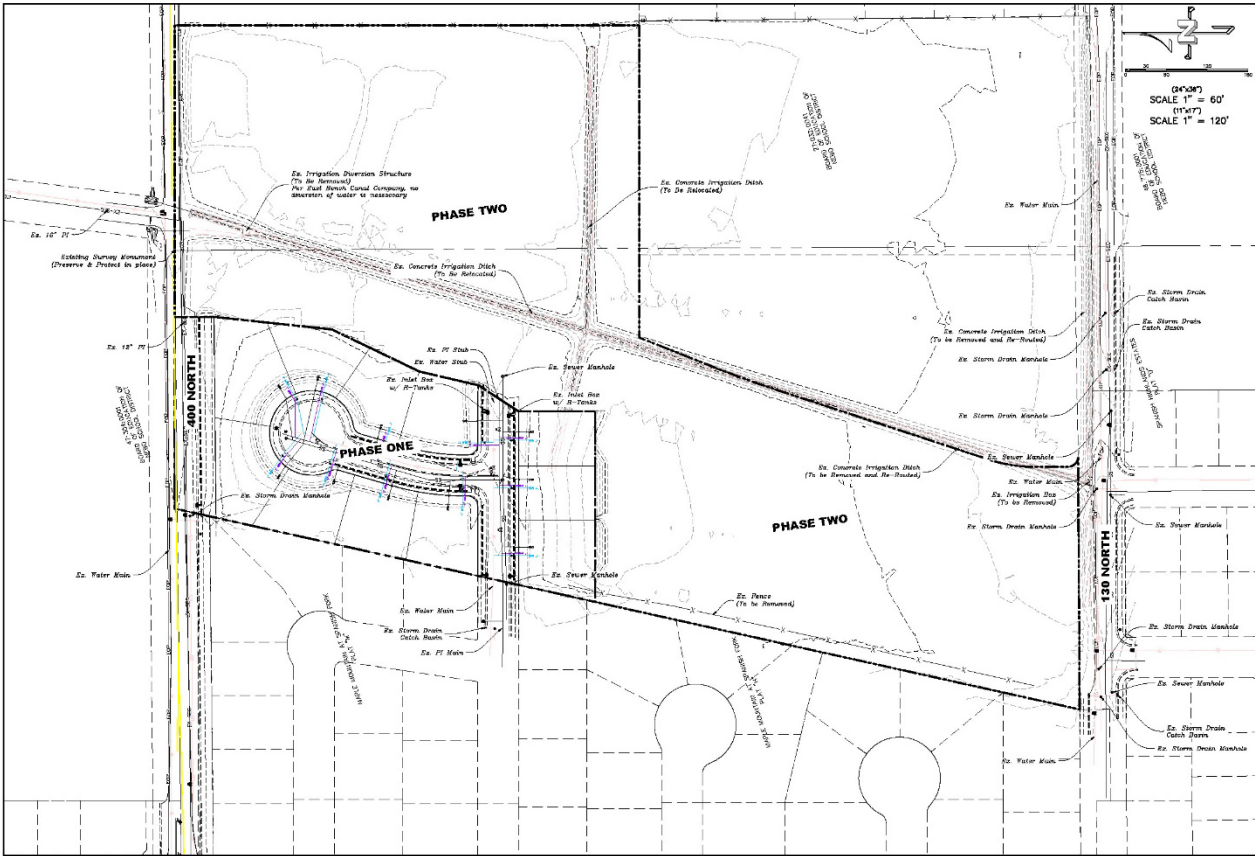


MAPLE MOUNTAIN AT SPANISH FORK PLAT 'N' - PHASE 2



MAPLE MOUNTAIN AT SPANISH FORK PLAT 'N' - PHASE 2





Engineering & Surveying
 REGION
 1776 N. State St. #110
 Spanish Fork, UT 84660
 P: 801.726.2242
 F: 801.726.2241
 www.region.com

MAPLE MOUNTAIN AT SPANISH FORK
 PLAT "N" - PHASE 2
 LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 16, T10N, R10E, S20E, SALT LAKE MERIDIAN

DATE: 4.23.2025
 PROJECT: #
 REVISIONS:
 1. [Symbol] [Description]
 2. [Symbol] [Description]
 3. [Symbol] [Description]

BY: [Signature]
 CHECKED: [Signature]
 DATE: 4.23.2025

EX-01

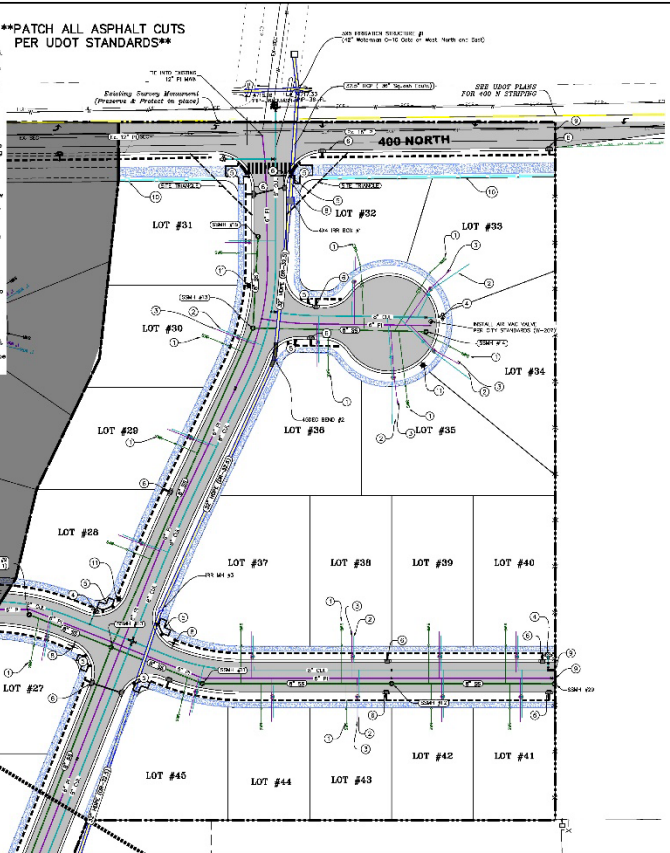
UDOT NOTES

- UDOT reserves the right, at its option, to install or raised median barrier or restrict the access to a right-of-way at any time.
- Work on the UDOT right-of-way is inherently restricted from October 15 to April 15.
- ROW Work Mark is not allowed on the right-of-way during the MATM peak traffic hours (6:00 AM to 3:00 PM) and on 4:30 AM to 7:00 AM. Additional work restrictions or modifications may be imposed at the time of the construction period.
- Display all pavement markings in line (close with tape and paint with patch), install 3" solid lines to delineate the UDOT right-of-way and UDOT construction zones. Work must have at least 1 month lead-in determined by UDOT's Pavement Office.
- All lane pavement work, access and egress marking within the right-of-way must be pre-arranged through UDOT. All letters, arrows, and symbols shall conform with the UDOT's Standard for Safety Signs and Equipment Markings created by the District.
- Utility Administration.
- All lines marked on the UDOT right-of-way must be high intensity grade (Type XI) reflecting with an 800 series reflector on UDOT 100 series 3" diameter cylinders.
- Before commencing work on the State Highway, the general contractor is required to sign an acknowledgment permit from the appropriate Region's Permit Office before working within the State right-of-way.
- We and shall advise on the job.
- For all utility signs (road signs), use flexible tie per UDOT's current mix design (2019) and UDOT spec. 03075.
- For all utility signs on the roadway, use 800 series reflector on UDOT 100 series 3" diameter cylinders.
- Clear, maintain, and/or the contractor is required to hire an independent company to do testing within the UDOT right-of-way.
- Clear, maintain, and/or the contractor is responsible for any signage to the UDOT right-of-way that may be directly or indirectly related by the construction activity.
- Traffic signal installation or modification requires a separate warranty bond upon the work has been completed and accepted. The contractor is responsible for using an independent inspection company. All pavement inspection services for all signs must be completed. For a list of the UDOT approved contractors and consultants contact the appropriate Region's Traffic Signal Engineer.
- Perforate concrete panel reinforcement is not allowed when panels are removed. The entire panel is required to be replaced per UDOT standards, specifications, and practices.

17. Provide one out of the concrete to prevent the spalling of other concrete panels and to avoid low yield. One inch and eight inches shall require full replacement. REFERENCES: 1. Utah Administrative Code 8300-6 (Access Management) For a complete version of the Department's standards and guidelines regarding access points please refer to Utah Administrative Code 8300-6, www.udot.utah.gov/AccessManagement. 2. AASHTO, A Policy on Strategic Design of Interchange and Divided (Cover Book). 3. AASHTO, Roadside Design Guide, Guidelines for Interchange Design. 4. Utah Manual on Uniform Traffic Control Devices (MUTCD), www.udot.utah.gov.

18. All above ground features including utility poles, fire hydrants, bases, etc. shall be replaced out of the AASHTO clear zone or a minimum of 10' behind curb.

19. KIRCHING (KALP, Table 3.5, (E.C. 802.05) NOTES, 3.5, 3.5.1, 3.5.1.1)



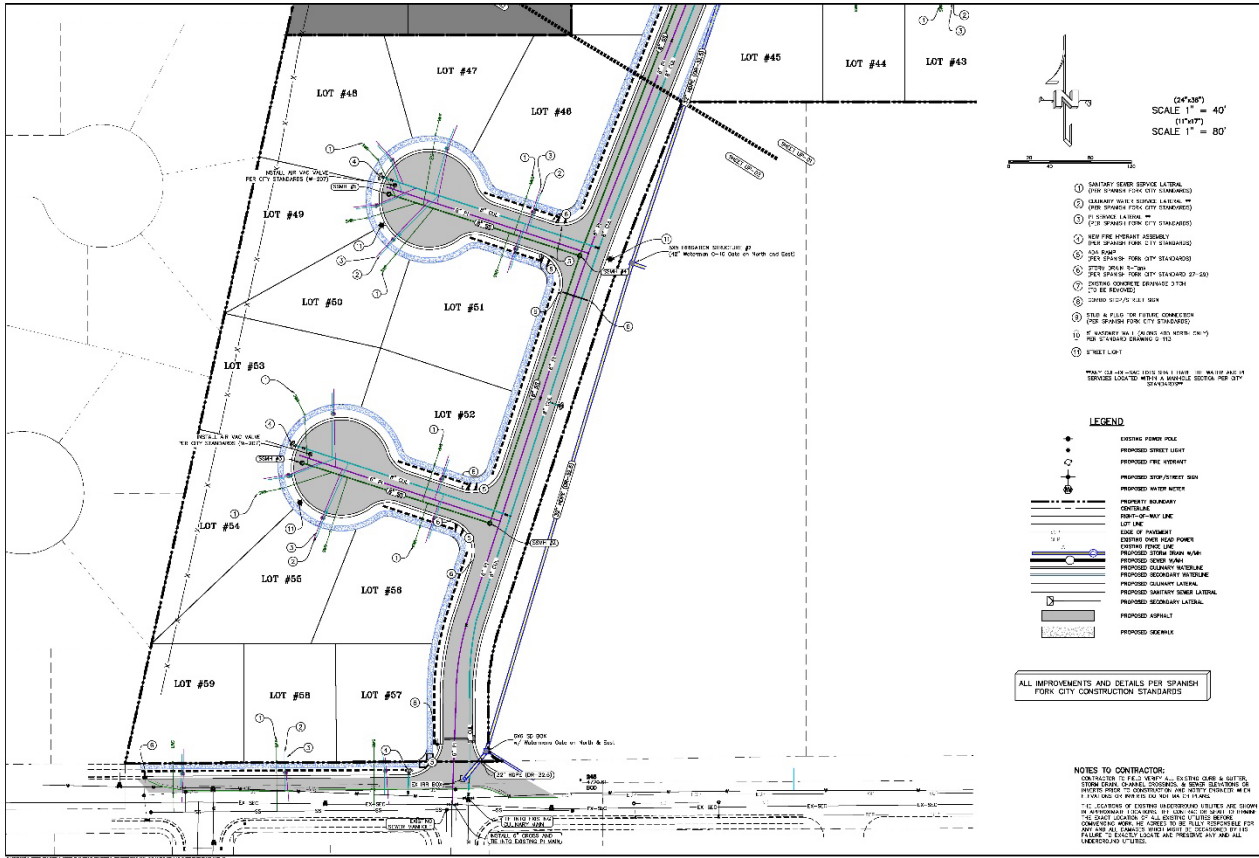
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 F: 801.726.2241
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MAPLE MOUNTAIN AT SPANISH FORK
 PLAT "N" - PHASE 2
 LOCATED IN THE NORTHEAST QUARTER OF
 SECTION 16, T10N, R10E, S20E, SALT LAKE MERIDIAN

DATE: 4.23.2025
 PROJECT: #
 REVISIONS:
 1. [Symbol] [Description]
 2. [Symbol] [Description]
 3. [Symbol] [Description]

BY: [Signature]
 CHECKED: [Signature]
 DATE: 4.23.2025

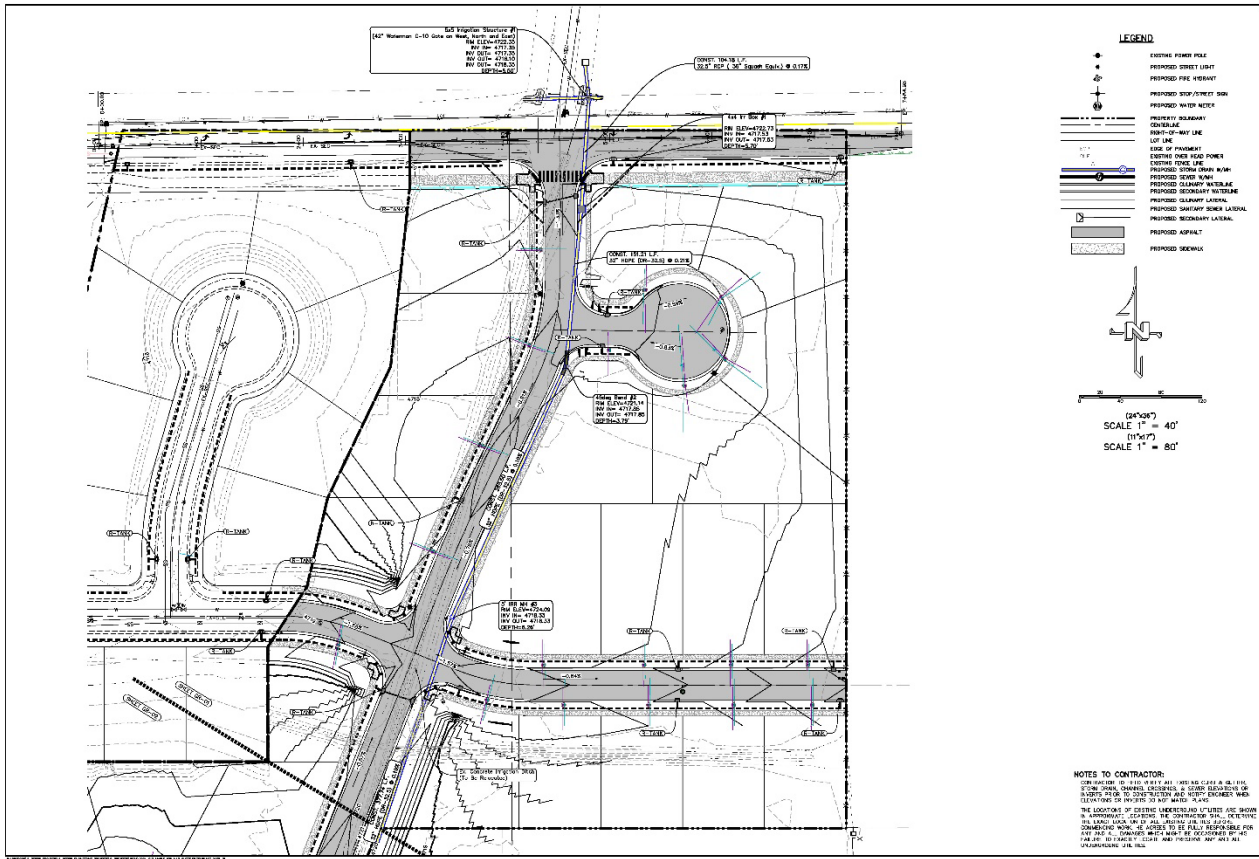
SP-01



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**MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2**
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 36, T42N, R12E, S24E
RANGE 12 SOUTH, 36 EAST, MERIDIAN

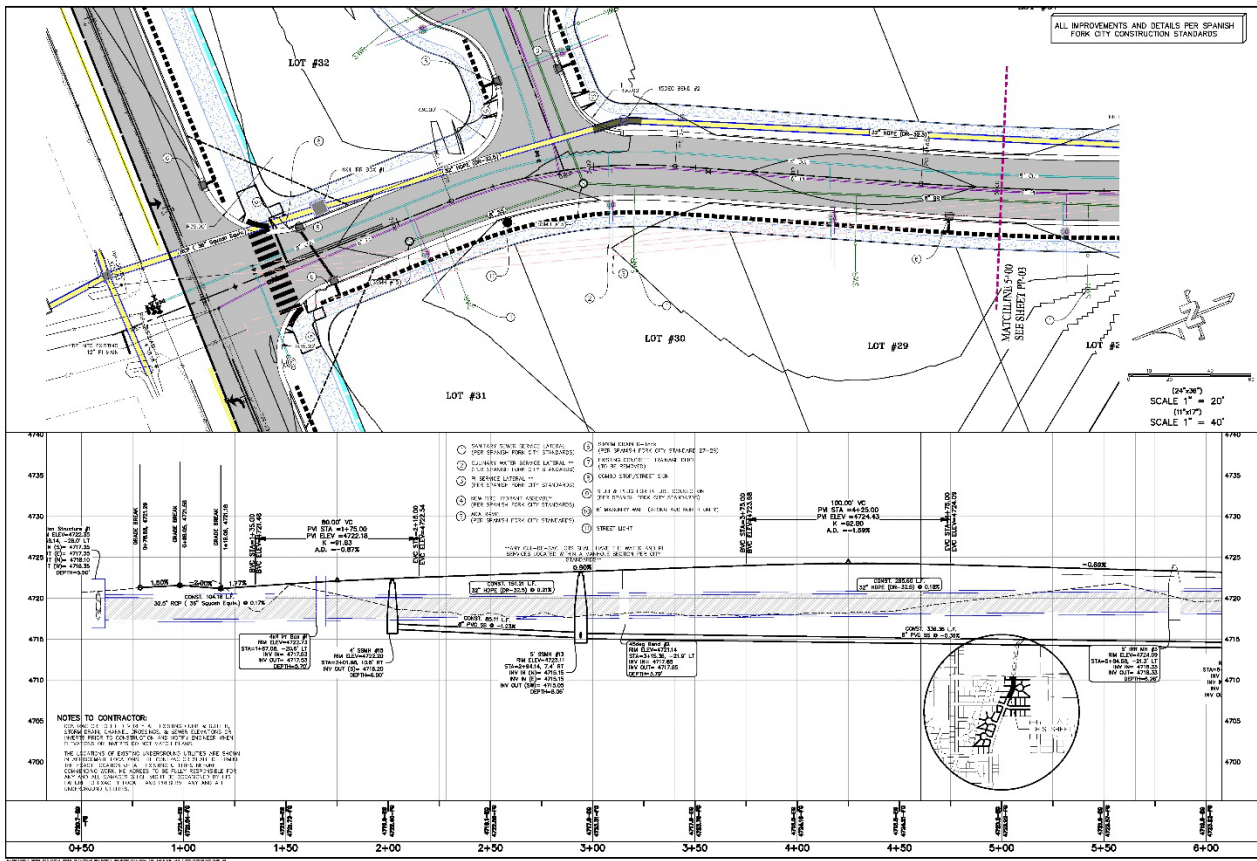
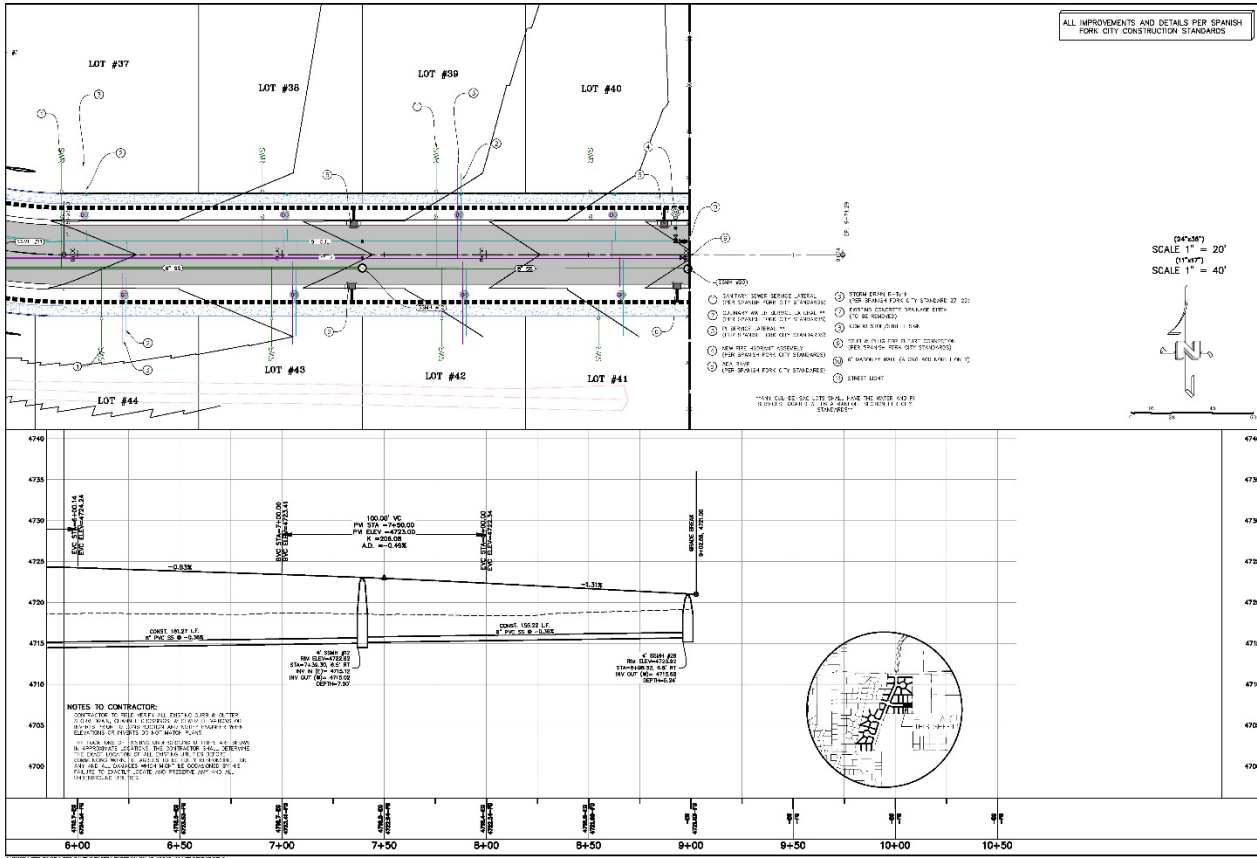
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PROJECT: 2
REVISIONS
BY THE: SUBMITTAL PLAN
SP-02

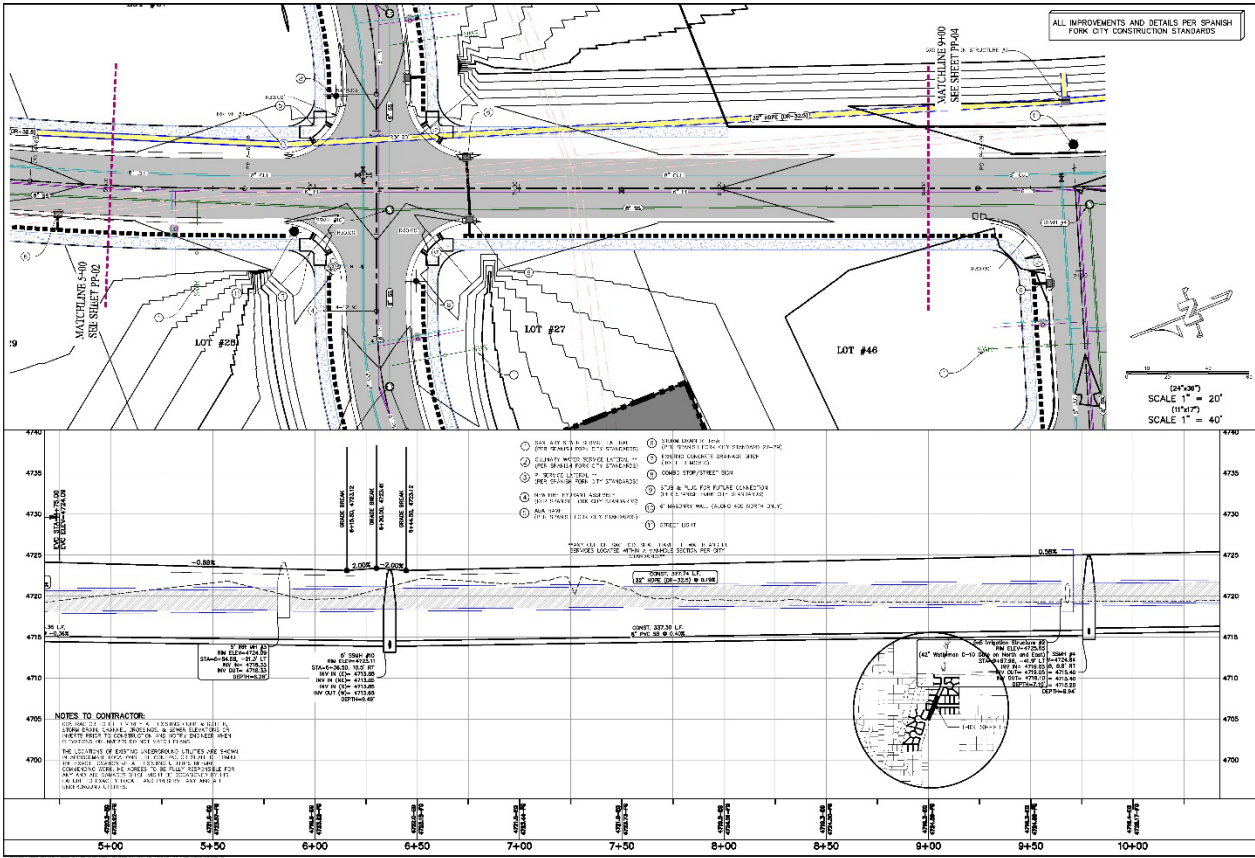


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**MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2**
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 36, T42N, R12E, S24E
RANGE 12 SOUTH, 36 EAST, MERIDIAN

DATE: 4.23.2025
PROJECT: 2
REVISIONS
BY THE: GRADING PLAN
GR-01

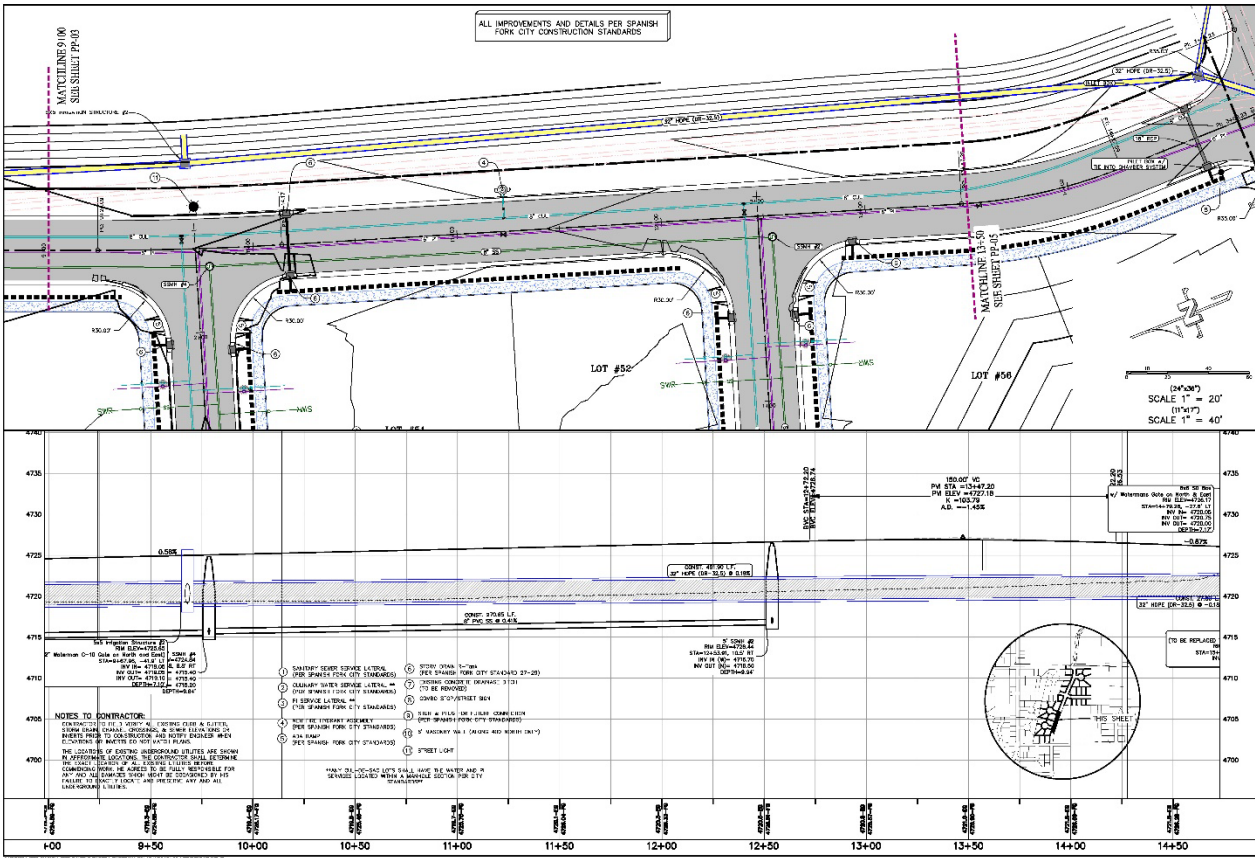




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**MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2**
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 26, T42N, R12E, S20E, 4TH
RANGE 2 EAST, 3RD MAIN BLK, 2ND MERIDIAN

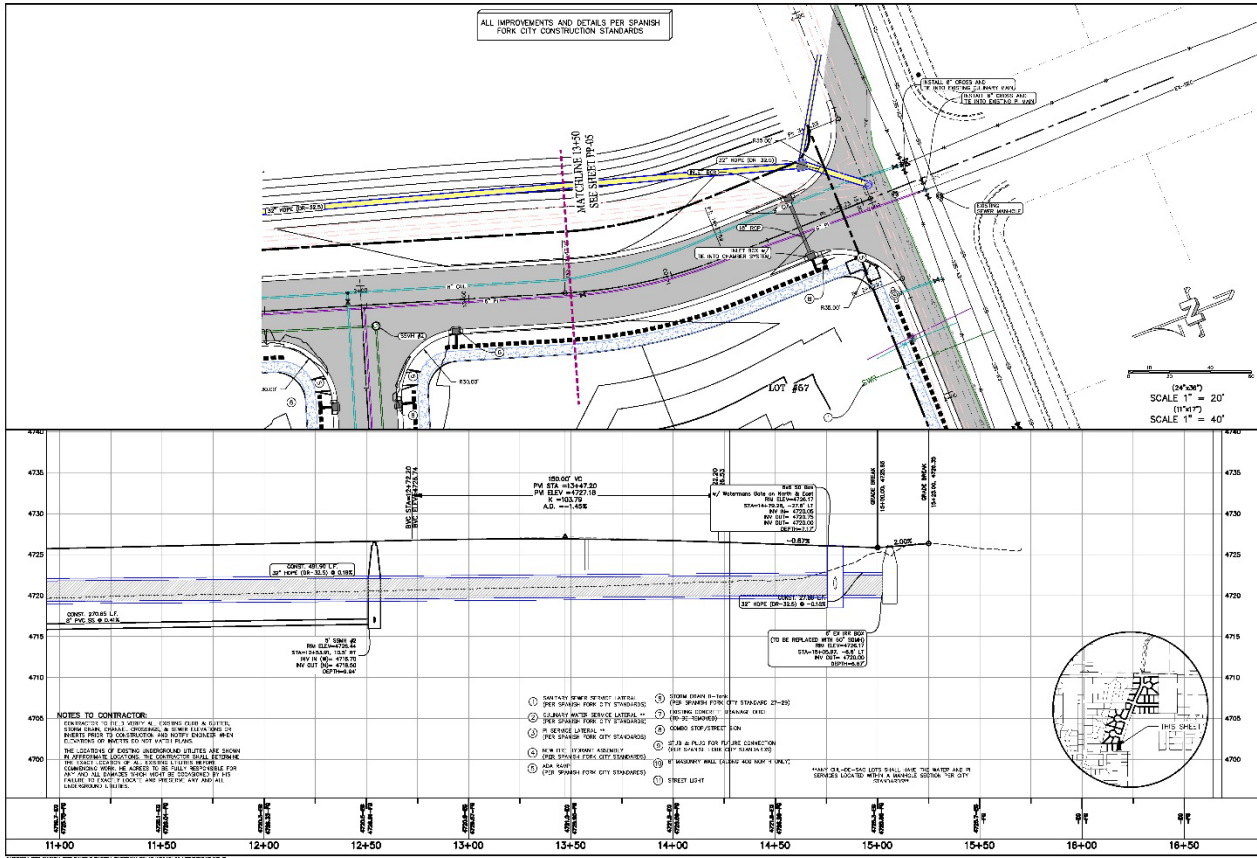
DATE: 4.23.2025
PROJECT:
REVISIONS:
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**MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2**
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 26, T42N, R12E, S20E, 4TH
RANGE 2 EAST, 3RD MAIN BLK, 2ND MERIDIAN

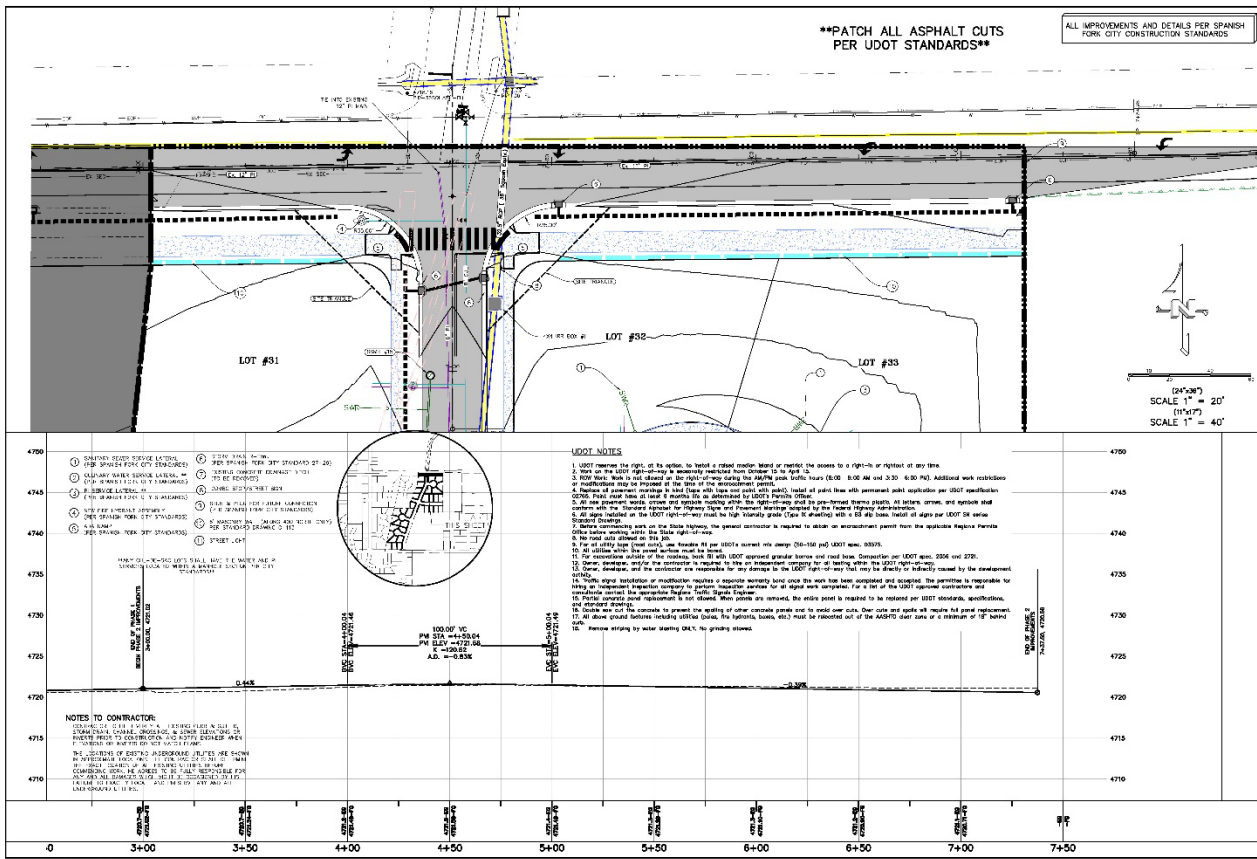
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PROJECT:
REVISIONS:
PP-04



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MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, T4N, R12E, S24E
RANGER 5 EAST, BLM, BLAKE BLAIR AND MERRIDIAN

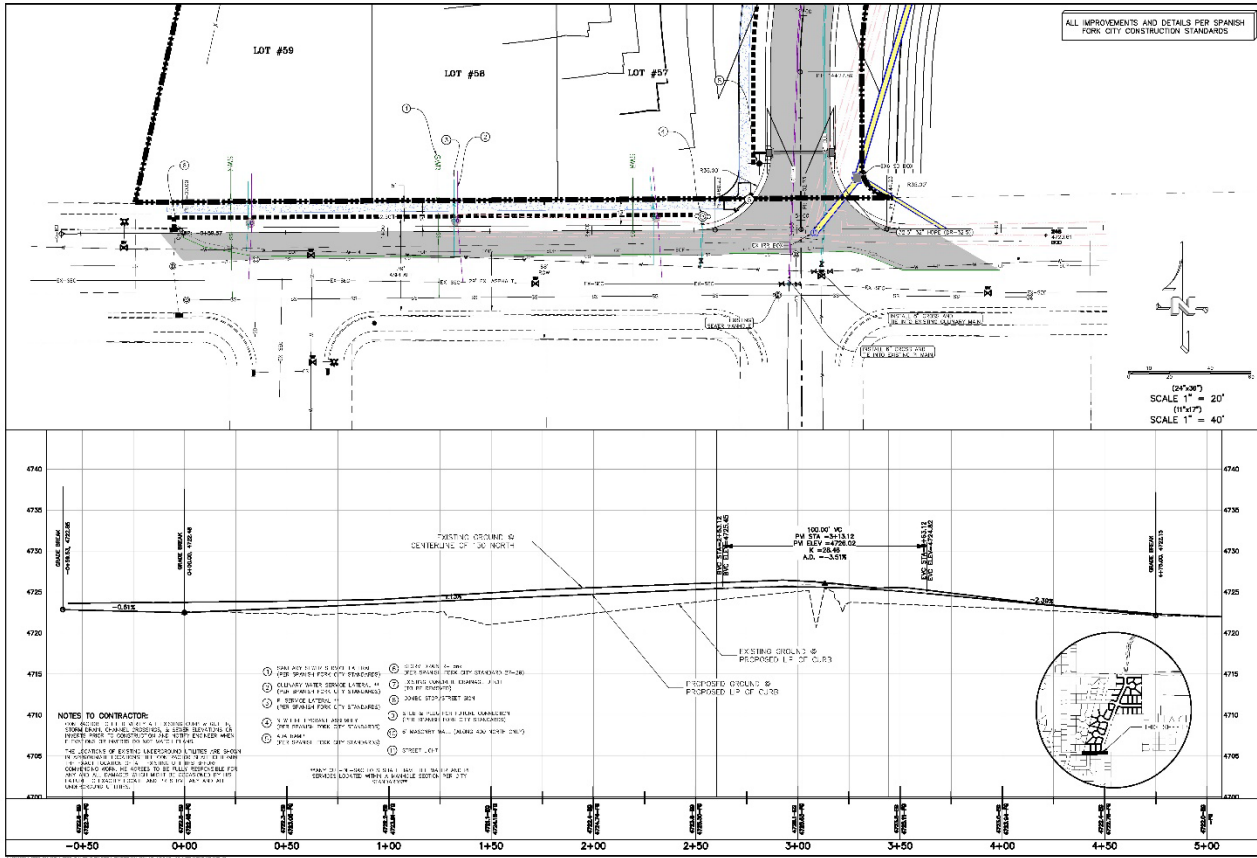
DATE: 4.23.2025
PROJECT #
REVISIONS
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MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, T4N, R12E, S24E
RANGER 5 EAST, BLM, BLAKE BLAIR AND MERRIDIAN

DATE: 4.23.2025
PROJECT #
REVISIONS
PP-06



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MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, T4N, R10E, S22E
 RANGE 10 EAST, MAIN MOUNTAIN AND MERRIDIAN

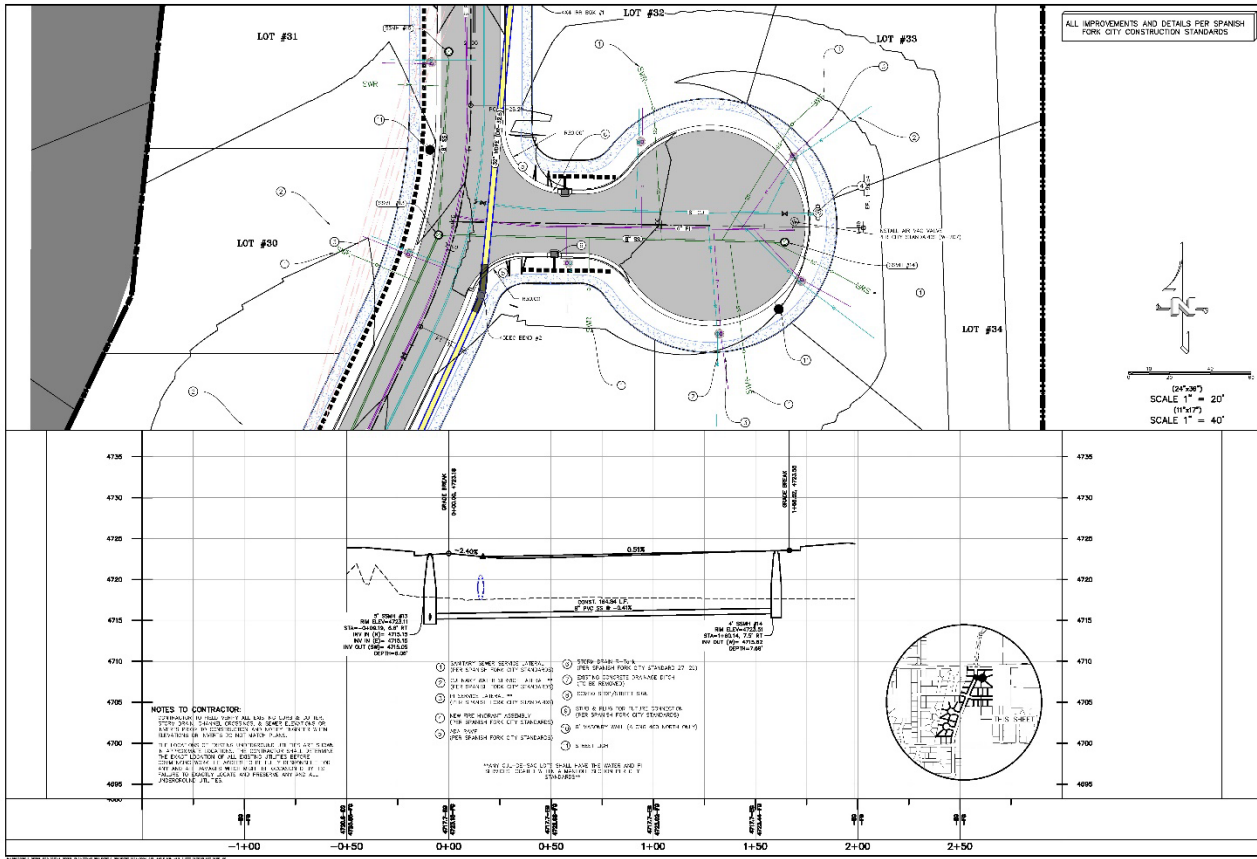
DATE: 4.23.2025

PROJECT #

REVISIONS

PLAN & PROFILE

PP-07



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MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, T4N, R10E, S22E
 RANGE 10 EAST, MAIN MOUNTAIN AND MERRIDIAN

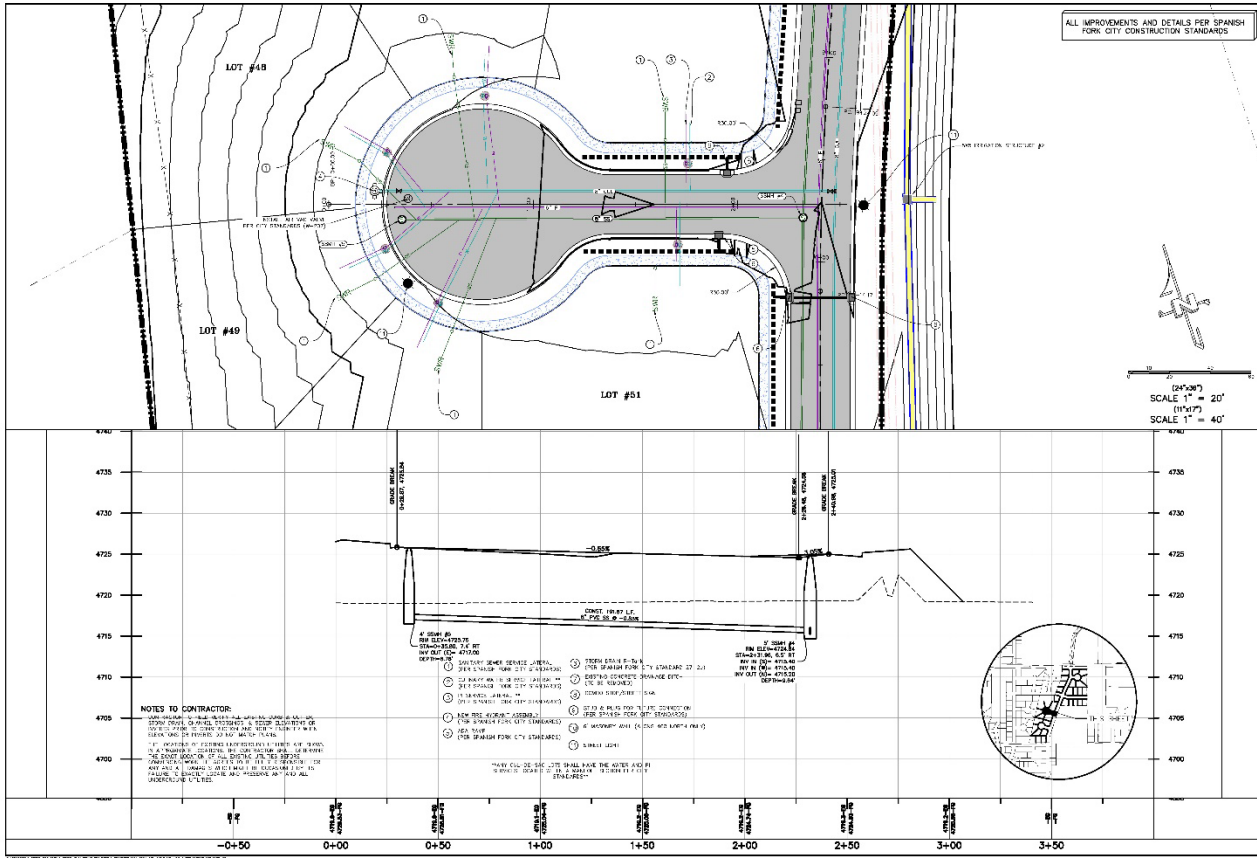
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PROJECT #

REVISIONS

PLAN & PROFILE

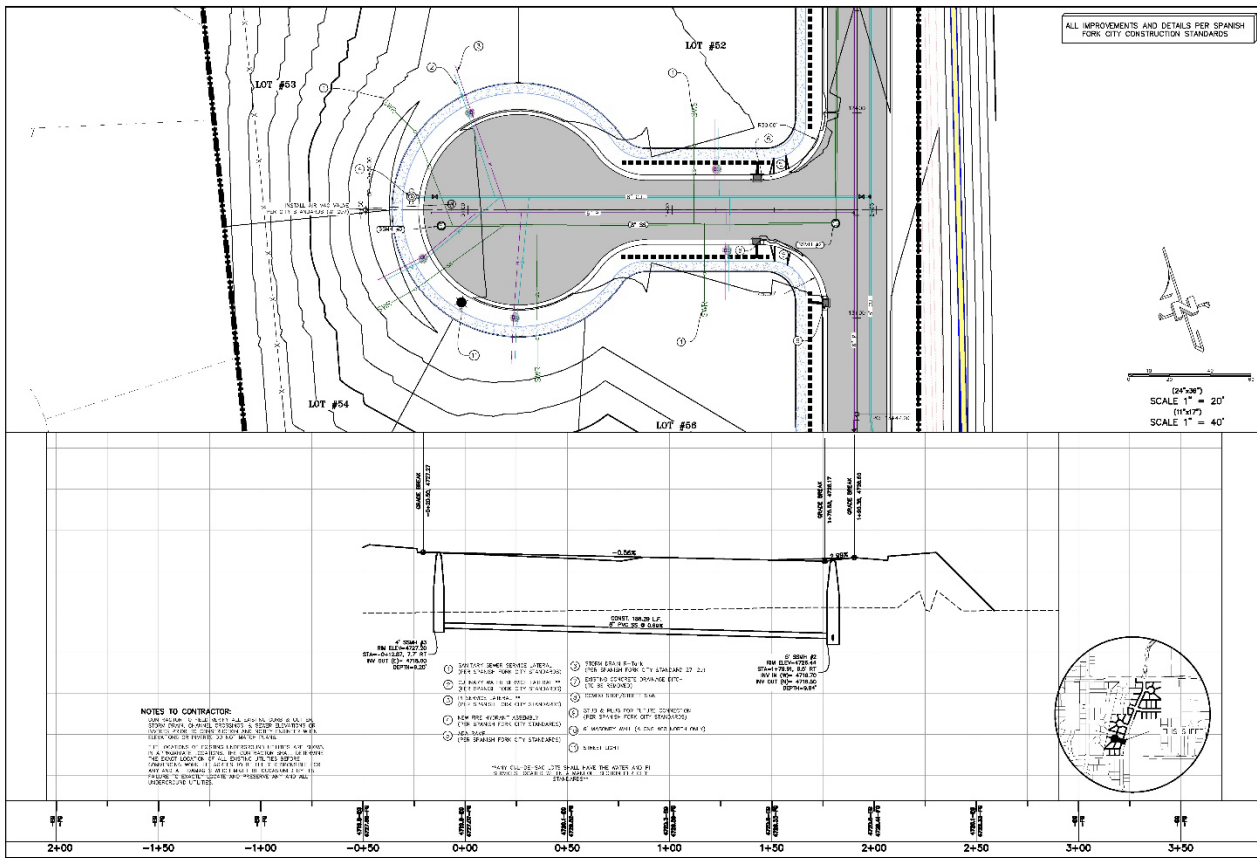
PP-08



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**MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2**
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 16, T12N, R10E, S20E, 4TH
RANGE 8 E, SALT LAKE MERIDIAN

DATE: 4.23.2025
PRODUCT: *
REVISIONS:
PLAN & PROFILES
PP-09

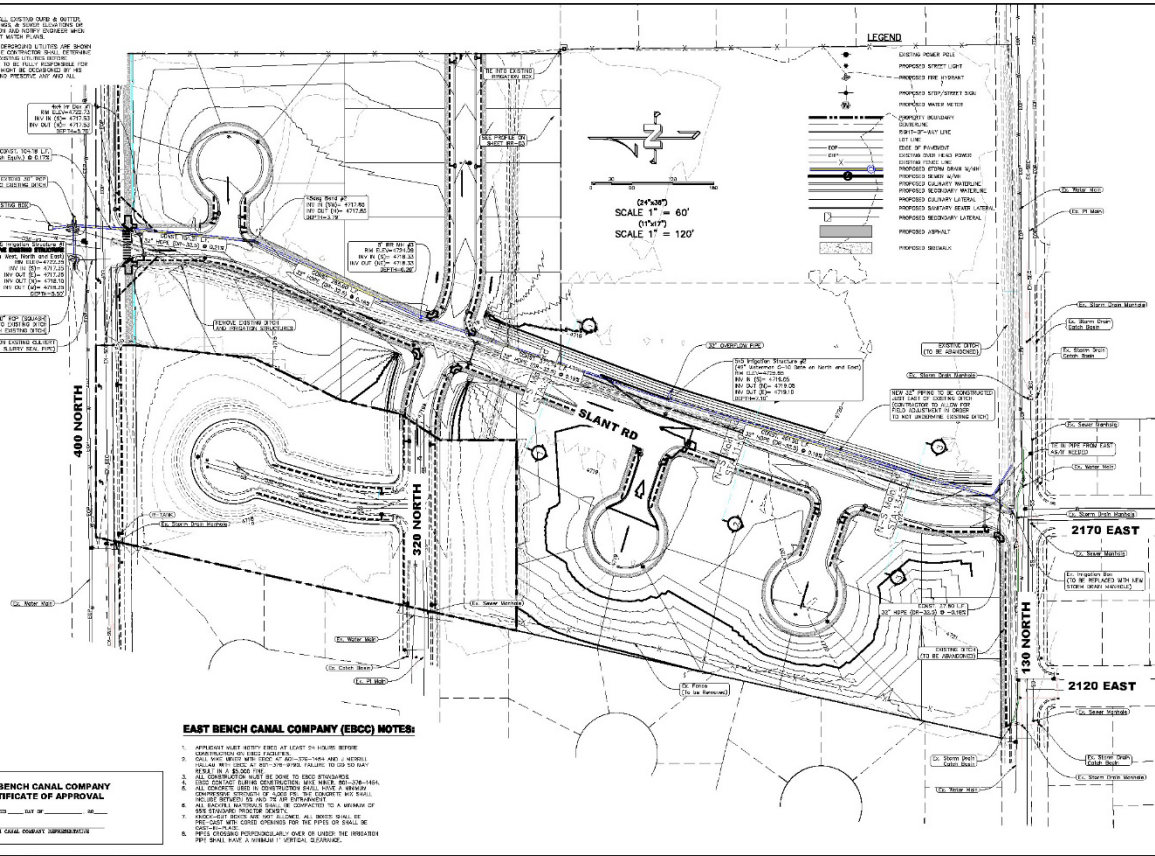


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**MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2**
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 16, T12N, R10E, S20E, 4TH
RANGE 8 E, SALT LAKE MERIDIAN

DATE: 4.23.2025
PRODUCT: *
REVISIONS:
PLAN & PROFILES
PP-10

NOTES TO CONTRACTOR:
 1. CONTRACTOR TO VERIFY ALL EXISTING CURBS & OUTLET
 2. VERIFY ALL EXISTING UTILITY LOCATIONS & DEPT. RECORDS
 3. VERIFY ALL EXISTING CONDUIT & CABLE LOCATIONS & DEPT. RECORDS
 4. VERIFY ALL EXISTING MANHOLE & PUMP STATION LOCATIONS & DEPT. RECORDS
 5. VERIFY ALL EXISTING ELEVATIONS & DEPT. RECORDS
 6. VERIFY ALL EXISTING SLOPES & DEPT. RECORDS
 7. VERIFY ALL EXISTING DRAINAGE PATTERNS & DEPT. RECORDS
 8. VERIFY ALL EXISTING EROSION CONTROL MEASURES & DEPT. RECORDS
 9. VERIFY ALL EXISTING FLOOD CONTROL MEASURES & DEPT. RECORDS
 10. VERIFY ALL EXISTING LANDSCAPE & PLANTING MEASURES & DEPT. RECORDS
 11. VERIFY ALL EXISTING UTILITIES & DEPT. RECORDS
 12. VERIFY ALL EXISTING STRUCTURES & DEPT. RECORDS
 13. VERIFY ALL EXISTING ELEVATIONS & DEPT. RECORDS
 14. VERIFY ALL EXISTING SLOPES & DEPT. RECORDS
 15. VERIFY ALL EXISTING DRAINAGE PATTERNS & DEPT. RECORDS
 16. VERIFY ALL EXISTING EROSION CONTROL MEASURES & DEPT. RECORDS
 17. VERIFY ALL EXISTING FLOOD CONTROL MEASURES & DEPT. RECORDS
 18. VERIFY ALL EXISTING LANDSCAPE & PLANTING MEASURES & DEPT. RECORDS
 19. VERIFY ALL EXISTING UTILITIES & DEPT. RECORDS
 20. VERIFY ALL EXISTING STRUCTURES & DEPT. RECORDS

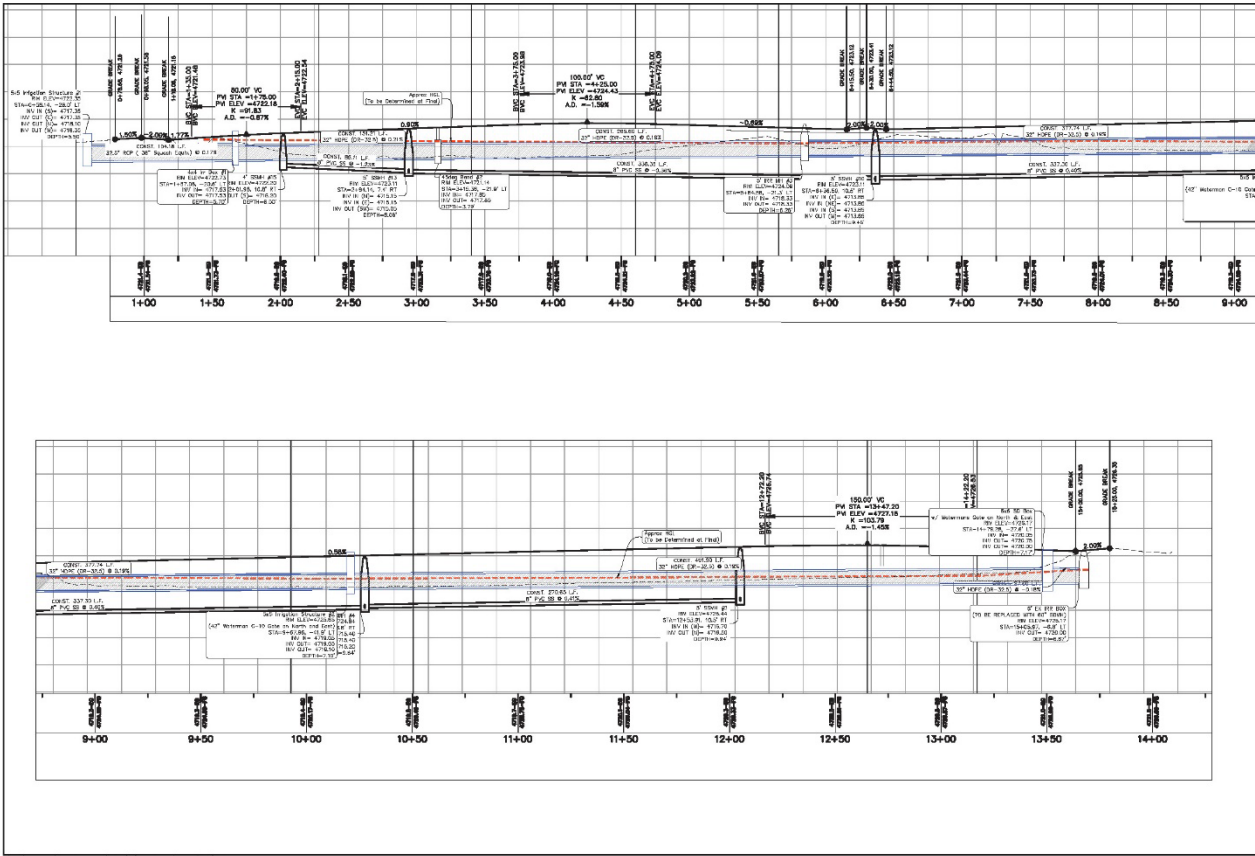


EAST BENCH CANAL COMPANY (EBCO) NOTES:

1. APPLICANT MUST VERIFY EROSION CONTROL MEASURES AT LEAST 24 HOURS BEFORE CONSTRUCTION OF ANY STRUCTURE.
2. VERIFY ALL EXISTING UTILITY LOCATIONS & DEPT. RECORDS.
3. VERIFY ALL EXISTING CONDUIT & CABLE LOCATIONS & DEPT. RECORDS.
4. VERIFY ALL EXISTING MANHOLE & PUMP STATION LOCATIONS & DEPT. RECORDS.
5. VERIFY ALL EXISTING ELEVATIONS & DEPT. RECORDS.
6. VERIFY ALL EXISTING SLOPES & DEPT. RECORDS.
7. VERIFY ALL EXISTING DRAINAGE PATTERNS & DEPT. RECORDS.
8. VERIFY ALL EXISTING EROSION CONTROL MEASURES & DEPT. RECORDS.
9. VERIFY ALL EXISTING FLOOD CONTROL MEASURES & DEPT. RECORDS.
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17. VERIFY ALL EXISTING FLOOD CONTROL MEASURES & DEPT. RECORDS.
18. VERIFY ALL EXISTING LANDSCAPE & PLANTING MEASURES & DEPT. RECORDS.
19. VERIFY ALL EXISTING UTILITIES & DEPT. RECORDS.
20. VERIFY ALL EXISTING STRUCTURES & DEPT. RECORDS.

**EAST BENCH CANAL COMPANY
 CERTIFICATE OF APPROVAL**

APPROVED THIS _____ DAY OF _____
 EAST BENCH CANAL COMPANY REPRESENTATIVE



TCGION & Surveying
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 SPANISH FORK, UT 84660
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**MAPLE MOUNTAIN AT SPANISH FORK
 PLAT "N" - PHASE 2**
 LOCATED IN THE SOUTHWEST QUARTER OF
 SECTION 16, T12N, R10E, S12E, 4TH MERIDIAN
 RANGE 12 EAST, SALT LAKE BASIN AND TERRAIN

DATE: 4-23-2022
 PROJECT #
 REVISIONS
 SHEET NO.
 SHEET TOTAL

SCALE: 1" = 60'
 SCALE: 1" = 120'

DATE: 4-23-2022
 PROJECT #
 REVISIONS
 SHEET NO.
 SHEET TOTAL

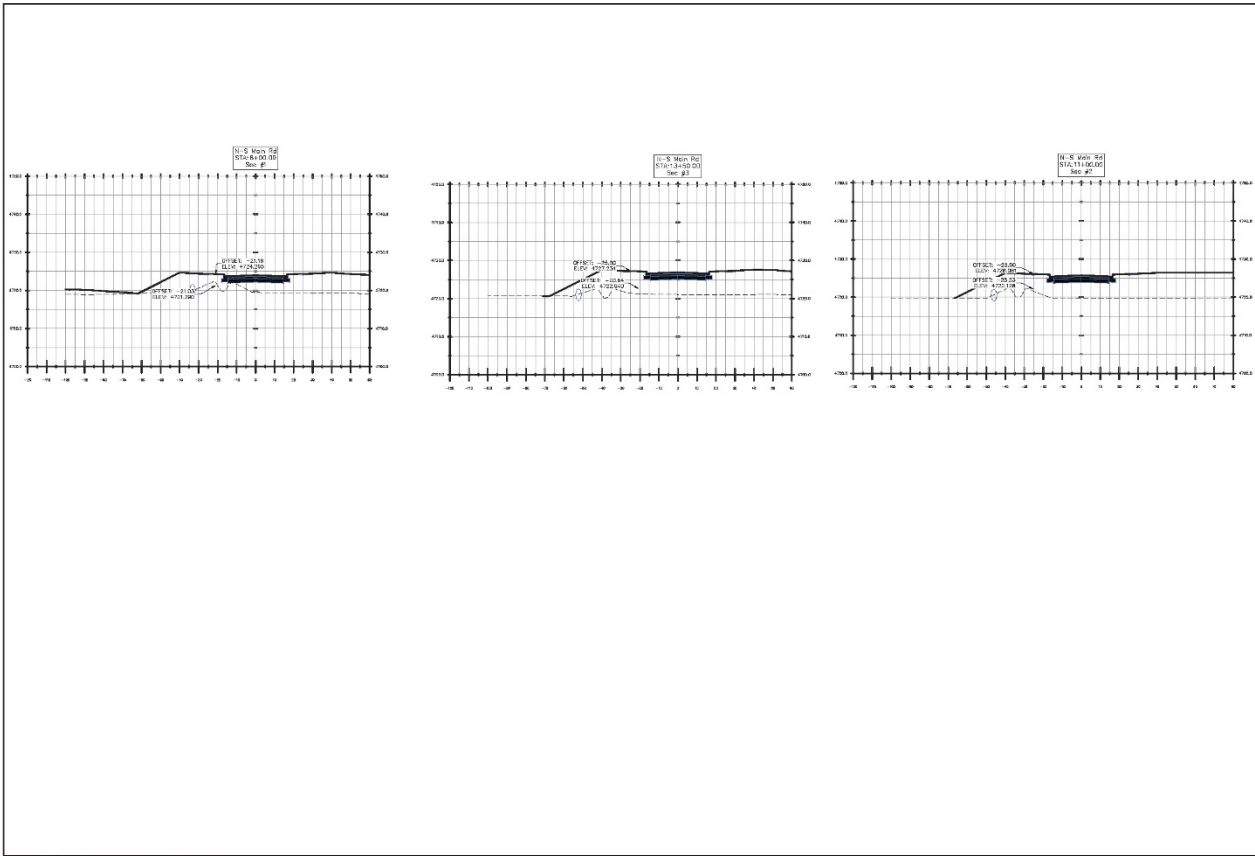
SCALE: 1" = 60'
 SCALE: 1" = 120'

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**MAPLE MOUNTAIN AT SPANISH FORK
 PLAT "N" - PHASE 2**
 LOCATED IN THE SOUTHWEST QUARTER OF
 SECTION 16, T12N, R10E, S12E, 4TH MERIDIAN
 RANGE 12 EAST, SALT LAKE BASIN AND TERRAIN

DATE: 4-23-2022
 PROJECT #
 REVISIONS
 SHEET NO.
 SHEET TOTAL

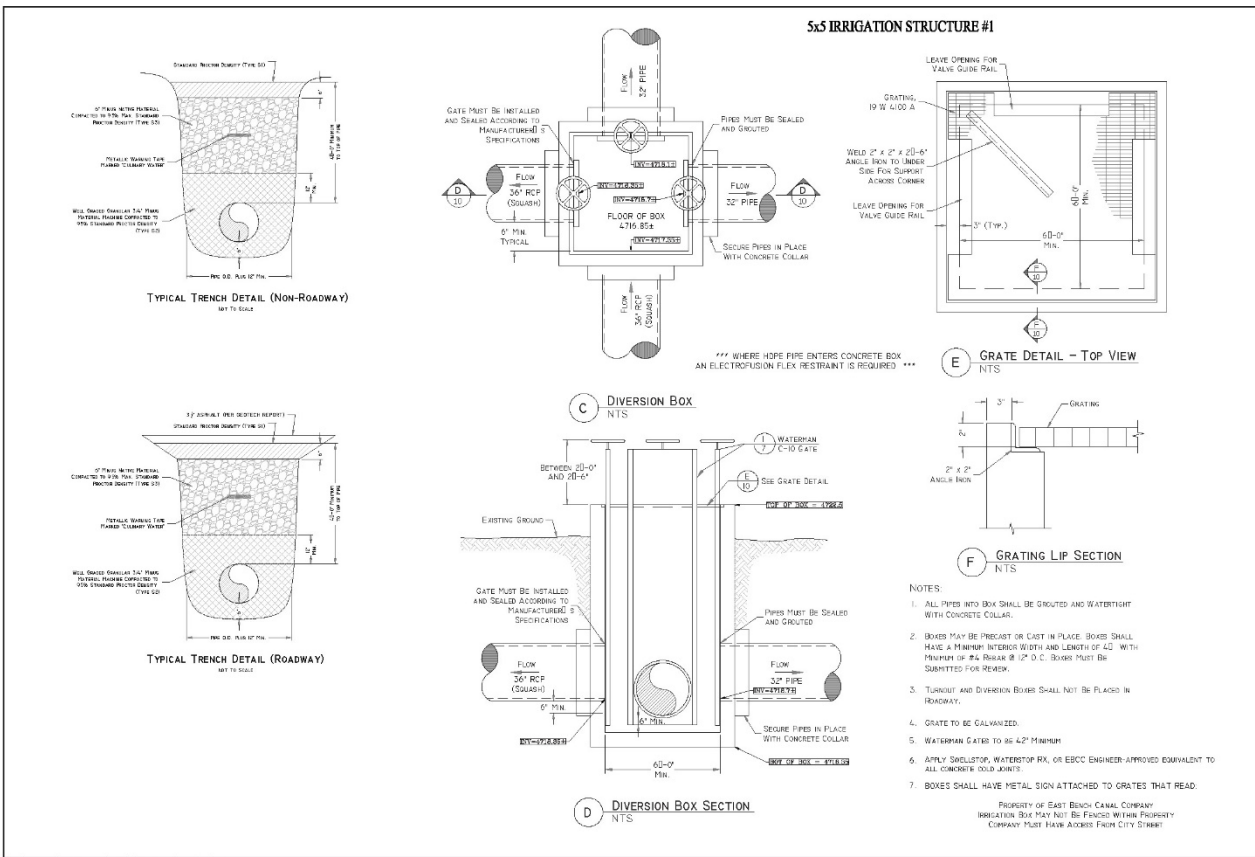
SCALE: 1" = 60'
 SCALE: 1" = 120'



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MAPLE MOUNTAIN AT SPANISH FORK PLAT "N" - PHASE 2
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, T12N, R10E, S12E, 4TH MERIDIAN
 RANGEL 3 EAST, SALT LAKE BASIN AND MERRIDIAN

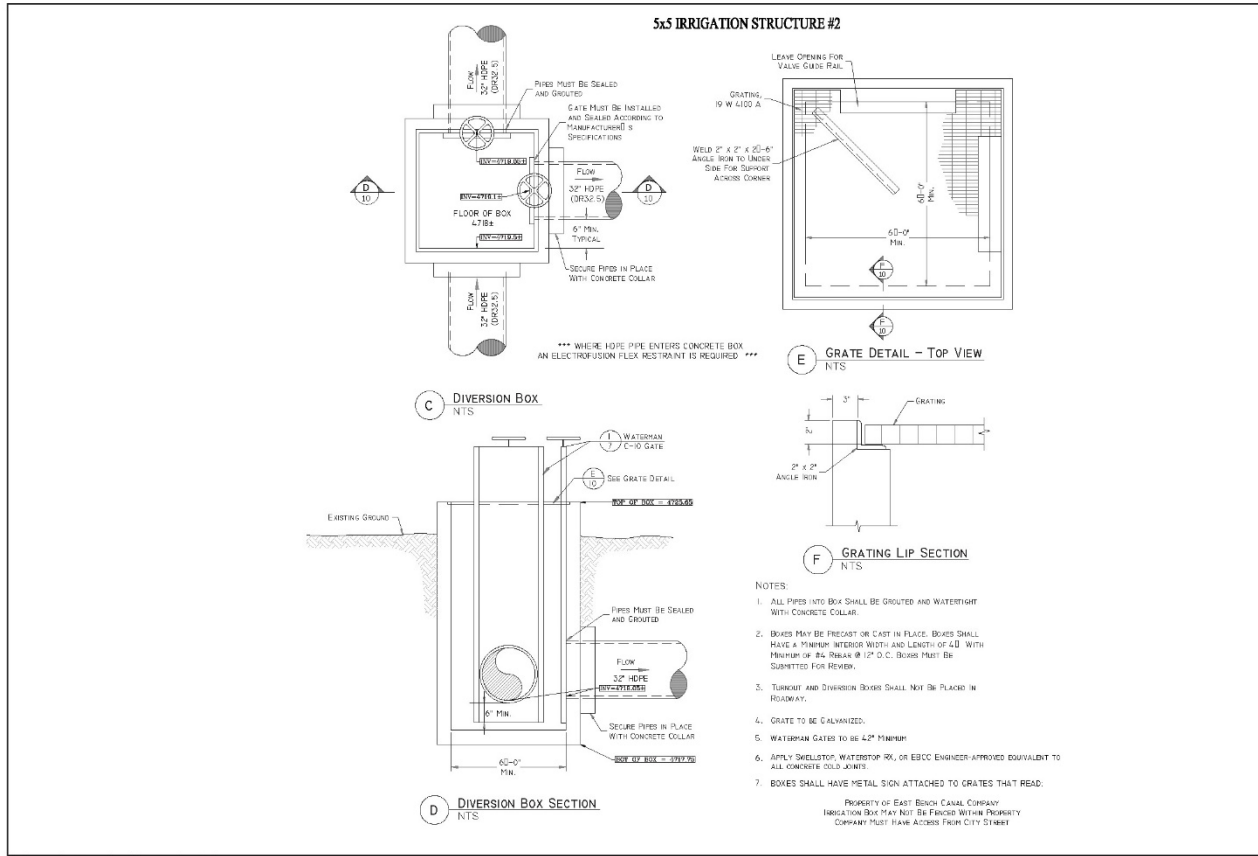
DATE: 4-23-2023
 PROJECT: #
 REVISIONS:
 SHEET NO:
 SECTIONS:
 IRR-03



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 LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, T12N, R10E, S12E, 4TH MERIDIAN
 RANGEL 3 EAST, SALT LAKE BASIN AND MERRIDIAN

DATE: 4-23-2023
 PROJECT: #
 REVISIONS:
 SHEET NO:
 DETAILS:
 IRR-04



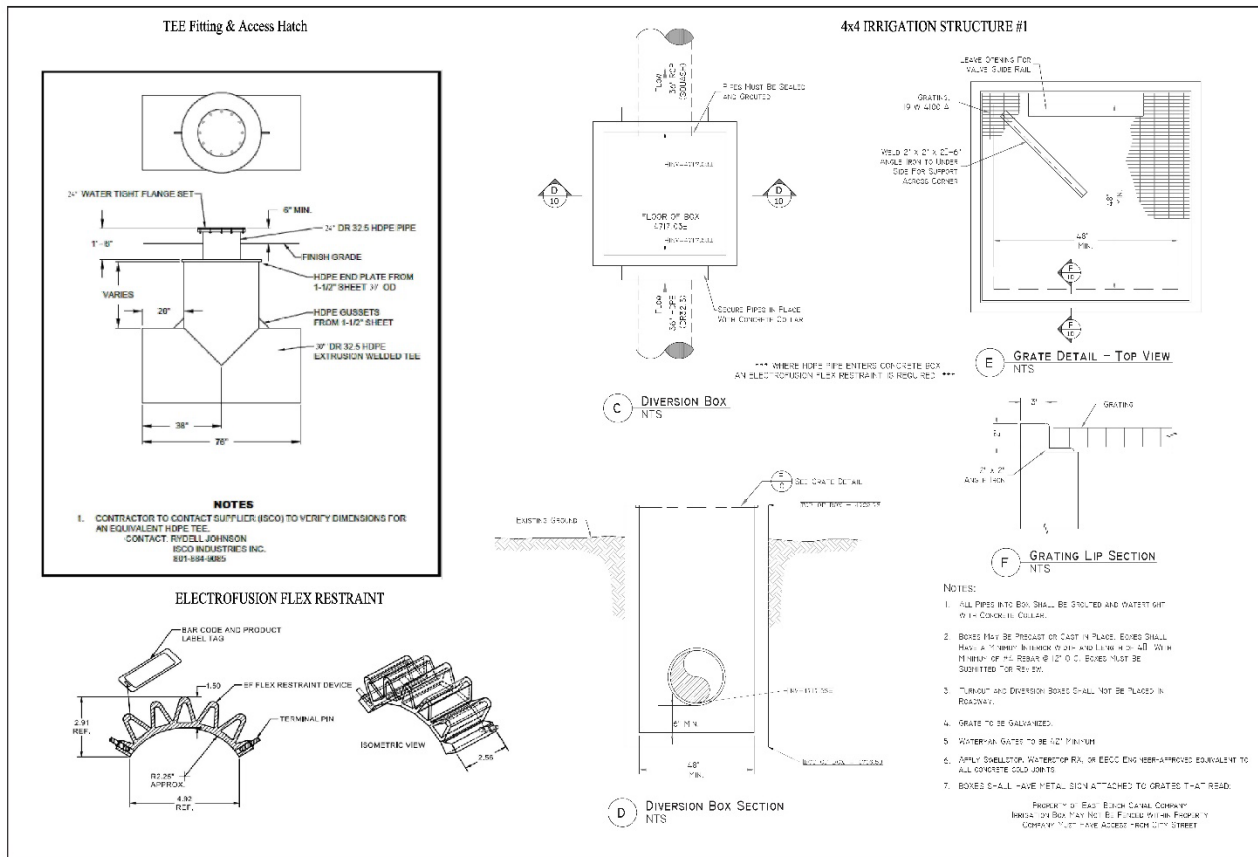
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**MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2**
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 12, T12N, R11E, S20E, UT
RANGE 18 EAST, 34th TWP, 20th RANGE AND 20th MERIDIAN

DATE: 4/23/2022
PROJECT: #
REVISIONS:
BY: [initials]
CHECKED: [initials]
DATE: []
BY: [initials]
CHECKED: [initials]
DATE: []

SHEET NO.
SHEET TOTAL
PROJECT NO.
DATE: 4/23/2022
PROJECT: #
REVISIONS:
BY: [initials]
CHECKED: [initials]
DATE: []

IRR-05



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**MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2**
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 12, T12N, R11E, S20E, UT
RANGE 18 EAST, 34th TWP, 20th RANGE AND 20th MERIDIAN

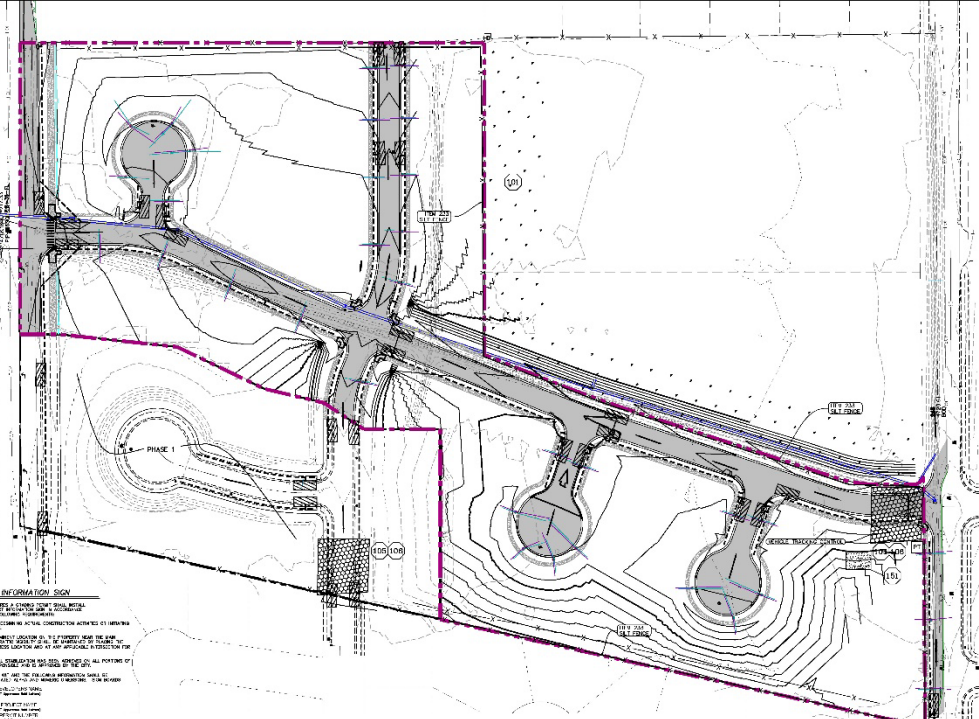
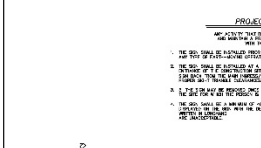
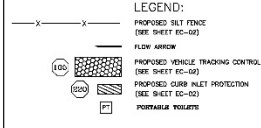
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SHEET NO.
SHEET TOTAL
PROJECT NO.
DATE: 4/23/2022
PROJECT: #
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DATE: []

IRR-06

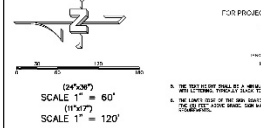
- NOTES:**
1. IN THE EVENT THAT ANY UNRESOLVED CONDITIONS NOT COVERED IN THESE NOTES ARE DISCOVERED DURING CONSTRUCTION, THE OWNER/OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY NOTIFIED FOR DECISION.
 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE AND TO MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION.
 3. THE CONTRACTOR IS TO MAINTAIN THE EXISTING SHOWINGS AND ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE. ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE. ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE.
 4. THE CONTRACTOR IS TO MAINTAIN THE EXISTING SHOWINGS AND ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE. ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE.
 5. THE CONTRACTOR IS TO MAINTAIN THE EXISTING SHOWINGS AND ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE. ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE.

1. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. THE USE OF PORTABLE TOILETS WITHOUT A SPECIAL PERMIT FOR INSTALLATION IS PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION.
3. THE CONTRACTOR IS TO MAINTAIN THE EXISTING SHOWINGS AND ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE. ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE.
4. THE CONTRACTOR IS TO MAINTAIN THE EXISTING SHOWINGS AND ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE. ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE.



CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

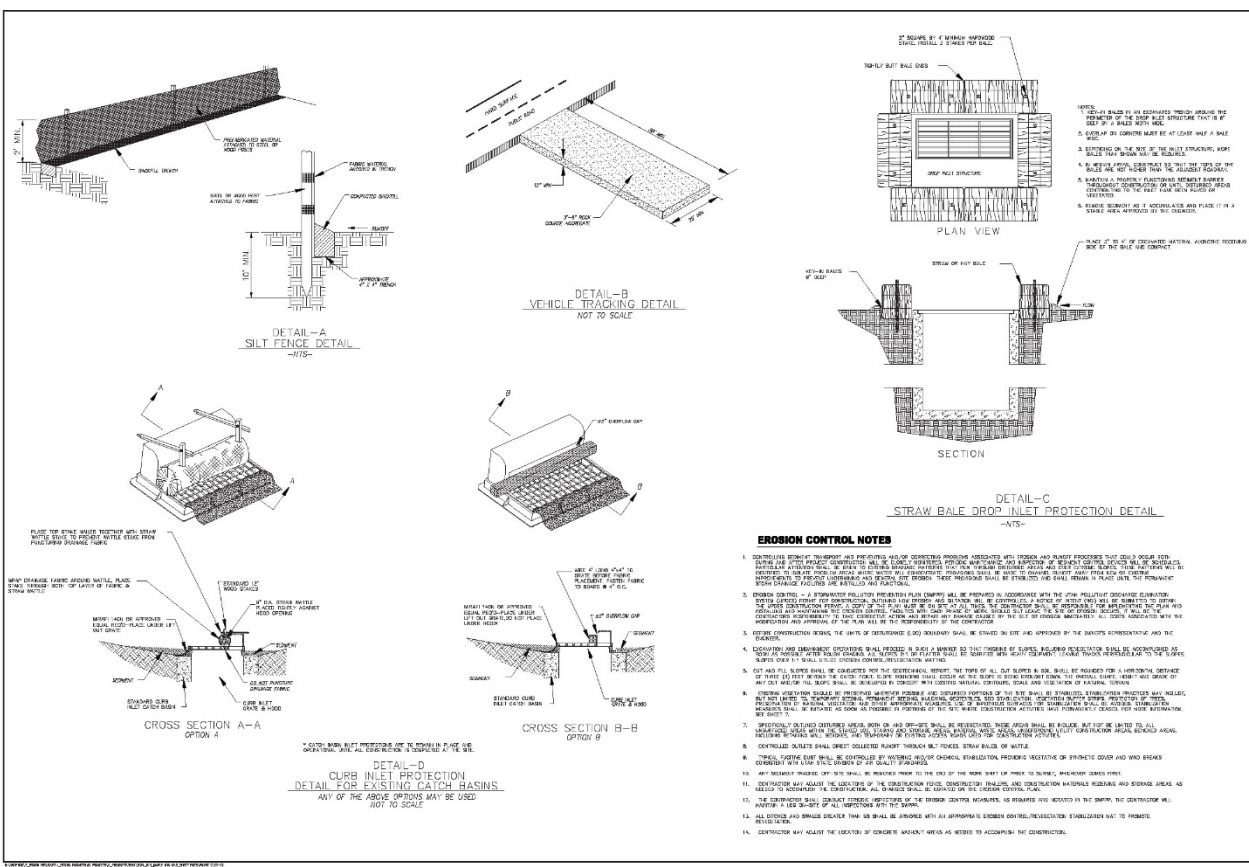
BMP ID	BMP TYPE	STYLE	LOCATION	DESCRIPTION
001	EROSION CONTROL	PERVIOUS PAVEMENT	PHASE 1 CONSTRUCTION	REDUCTION OF CONSTRUCTION TURBIDITY CONCENTRATION OF SITE IMPROVEMENTS
002	EROSION CONTROL	STABILIZED CONSTRUCTION MATERIALS	PHASE 1 CONSTRUCTION	REDUCTION OF CONSTRUCTION TURBIDITY CONCENTRATION OF SITE IMPROVEMENTS
003	EROSION CONTROL	VEHICLE TRACKING CONTROL	PHASE 1 CONSTRUCTION	AS SUBSTRATE
004	EROSION CONTROL	VEHICLE TRACKING CONTROL	PHASE 1 CONSTRUCTION	AS SUBSTRATE
005	EROSION CONTROL	VEHICLE TRACKING CONTROL	PHASE 1 CONSTRUCTION	AS SUBSTRATE
006	EROSION CONTROL	VEHICLE TRACKING CONTROL	PHASE 1 CONSTRUCTION	AS SUBSTRATE
007	EROSION CONTROL	VEHICLE TRACKING CONTROL	PHASE 1 CONSTRUCTION	AS SUBSTRATE
008	EROSION CONTROL	VEHICLE TRACKING CONTROL	PHASE 1 CONSTRUCTION	AS SUBSTRATE
009	EROSION CONTROL	VEHICLE TRACKING CONTROL	PHASE 1 CONSTRUCTION	AS SUBSTRATE
010	EROSION CONTROL	VEHICLE TRACKING CONTROL	PHASE 1 CONSTRUCTION	AS SUBSTRATE



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MAPLE MOUNTAIN AT SPANISH FORK PLAT "N" - PHASE 2
LOCATED IN THE NORTHEAST QUARTER OF RANGE 5 EAST, MAIN LANE BLVD AND MERRILL BLVD

DATE: 4.23.2023
PROJECT: #
REVISIONS:
EC-01

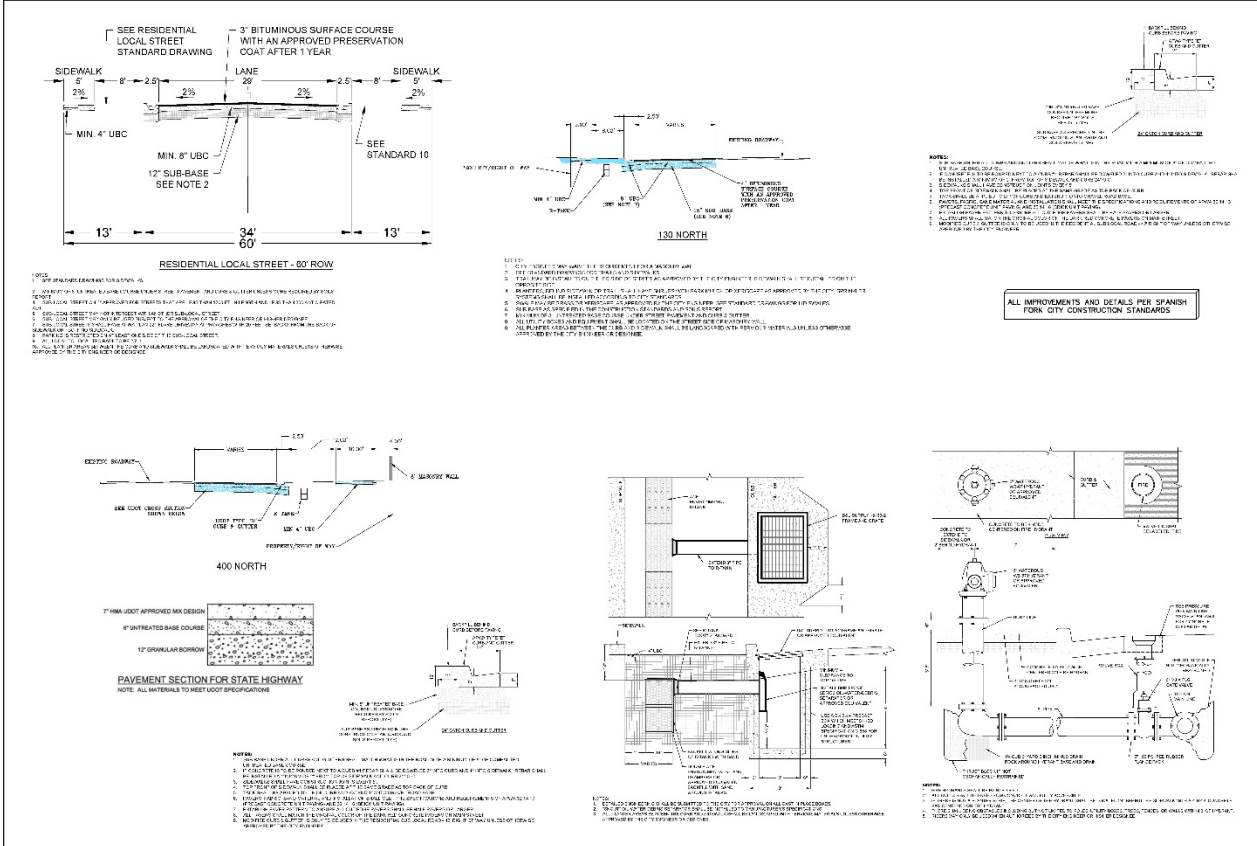


- EROSION CONTROL NOTES**
1. CONTROLLED EROSION OF EXISTING AND PROPOSED CONSTRUCTION AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION.
 2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SHOWINGS AND ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE. ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE.
 3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SHOWINGS AND ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE. ALL OTHER SURVEY POINTS AND TO PROTECT THEM FROM DAMAGE.
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REGION & Surveying
1776 N. State St. #110
Salt Lake City, UT 84119
P: 801.376.1245
R: 801.376.1245

MAPLE MOUNTAIN AT SPANISH FORK PLAT "N" - PHASE 2
LOCATED IN THE NORTHEAST QUARTER OF RANGE 5 EAST, MAIN LANE BLVD AND MERRILL BLVD

DATE: 4.23.2023
PROJECT: #
REVISIONS:
EC-02



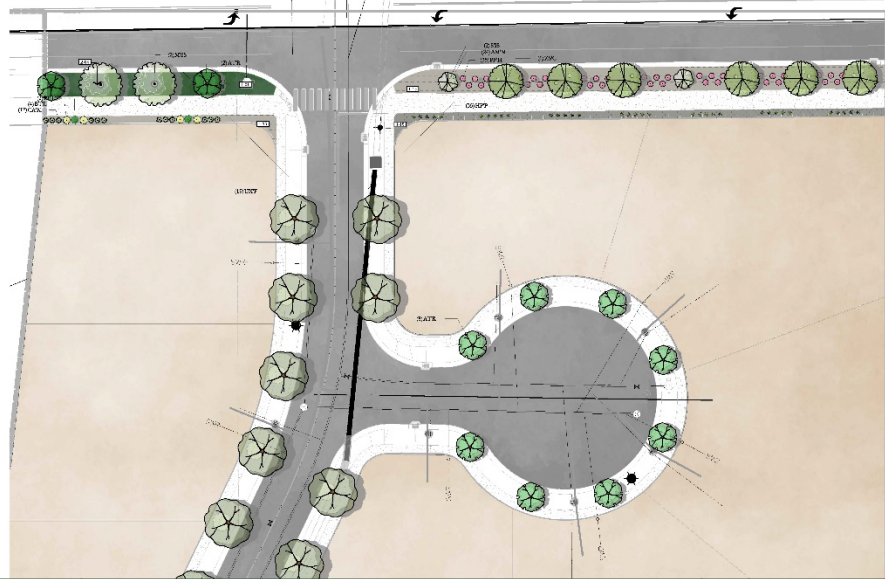
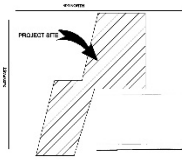
Region & Surveying
 1776N Sims St #110
 Spanish Fork, UT 84660
 P: 801.726.5245
 F: 801.726.5246
 www.regionandsurveying.com

MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2
 LOCATED IN THE NORTHEAST QUARTER OF
 RANGE 2 EAST, MAIN MOUNTAIN AND MERRIAM

DATE 4.23.2025
 PROJECT #
 REVISIONS
 TYPICAL DETAILS
 DT-01

EXHIBIT 3

VICINITY MAP



PLANT LEGEND

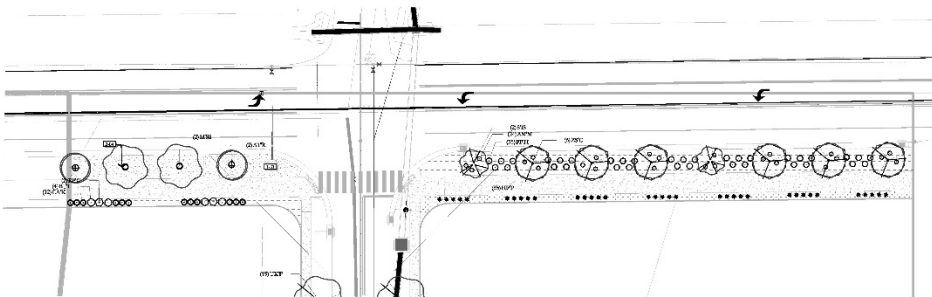
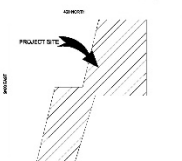
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
DECIDUOUS TREES					
	A73	2	American White Elm Ridge: Open Prairie Ridge botanical: Ulmus americana	0.8.8	270L
	A78	2	Red Oak Ridge: Open Prairie Ridge botanical: Quercus rubra	0.8.8	270L
	A75	2	Spring Summer Tree Ridge: Open Prairie Ridge botanical: Prunella pennsylvanica	0.8.8	270L
	A76	1	Red Oak Ridge: Open Prairie Ridge botanical: Quercus rubra	0.8.8	270L
DECIDUOUS SHRUBS					
	A71	24	Amelanchier Tree Low Spine Shrub botanical: Amelanchier canadensis	1.0	50L
	A72	4	Low Spine Shrub botanical: Prunella pennsylvanica	1.0	50L
	A73	35	Low Spine Shrub botanical: Prunella pennsylvanica	1.0	50L
	A74	2	Low Spine Shrub botanical: Prunella pennsylvanica	1.0	50L
EVERGREEN SHRUBS					
	A75	35	Low Spine Shrub botanical: Prunella pennsylvanica	1.0	50L
GRASSES					
	A76	12	Grass botanical: Festuca ovina	1.0	50L

SITE MATERIALS LEGEND

SYMBOL	DESCRIPTION	SCALE
	LANDSCAPE	1.00L
	LANDSCAPE	1.00L
	LANDSCAPE	1.00L
	LANDSCAPE	1.00L
	HARDSCAPE	1.00L

REVISION 1 XXXX 2 3 4 5 6 7	DATE 04/23/2025	PROJECT NUMBER UT25014	PLAN INFORMATION 811 BLUE STAGES OF UTAH 1-800-482-4111 www.811.utah.gov	PROJECT INFORMATION MAPLE MOUNTAIN PH. 2 400 N. 2400 E. SPANISH FORK, UTAH	DEVELOPER / PROPERTY OWNER / CLIENT REGION ENGINEERING ATTY: SHAWN HERRING 801.576.2245 SHERRING@REGIONENGINEERING.COM	LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP 3400 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 755-5644 www.pkjdesigngroup.com	LICENSED PROFESSIONAL JTA ACP JVA FOR UTAH 4230205
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VICINITY MAP



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
DECIDUOUS TREES					
	A73	2	American White Elm Ridge: Open Prairie Ridge botanical: Ulmus americana	0.8.8	270L
	A78	3	Red Oak Ridge: Open Prairie Ridge botanical: Quercus rubra	0.8.8	270L
	A75	2	Spring Summer Tree Ridge: Open Prairie Ridge botanical: Prunella pennsylvanica	0.8.8	270L
	A76	4	Red Oak Ridge: Open Prairie Ridge botanical: Quercus rubra	0.8.8	270L
DECIDUOUS SHRUBS					
	A71	24	Amelanchier Tree Low Spine Shrub botanical: Amelanchier canadensis	1.0	50L
	A72	4	Low Spine Shrub botanical: Prunella pennsylvanica	1.0	50L
	A73	35	Low Spine Shrub botanical: Prunella pennsylvanica	1.0	50L
	A74	2	Low Spine Shrub botanical: Prunella pennsylvanica	1.0	50L
EVERGREEN SHRUBS					
	A75	35	Low Spine Shrub botanical: Prunella pennsylvanica	1.0	50L
GRASSES					
	A76	12	Grass botanical: Festuca ovina	1.0	50L

SITE MATERIALS LEGEND

SYMBOL	DESCRIPTION	SCALE
	LANDSCAPE	1.00L
	LANDSCAPE	1.00L
	LANDSCAPE	1.00L
	LANDSCAPE	1.00L
	HARDSCAPE	1.00L

REVISION 1 XXXX 2 3 4 5 6 7	DATE 04/23/2025	PROJECT NUMBER UT25014	PLAN INFORMATION 811 BLUE STAGES OF UTAH 1-800-482-4111 www.811.utah.gov	PROJECT INFORMATION MAPLE MOUNTAIN PH. 2 400 N. 2400 E. SPANISH FORK, UTAH	DEVELOPER / PROPERTY OWNER / CLIENT REGION ENGINEERING ATTY: SHAWN HERRING 801.576.2245 SHERRING@REGIONENGINEERING.COM	LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP 3400 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 755-5644 www.pkjdesigngroup.com	LICENSED PROFESSIONAL JTA ACP JVA FOR UTAH 4230205
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LANDSCAPE PLAN SPECIFICATIONS

1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN SPECIFICATIONS AND THE CITY OF SPANISH FORK LANDSCAPE PLAN SPECIFICATIONS.
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PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
(Symbol)	ATX	1	Amelanchier 'Royal Queen' TM	3.00	2 1/2"
(Symbol)	MS	1	Malus 'Spring Snow' TM	3.00	2 1/2"
(Symbol)	TR	1	Salix caprea 'Dutch Elm' TM	3.00	2 1/2"
(Symbol)	ZSC	6	Salix caprea 'Dutch Elm' TM	3.00	2 1/2"
(Symbol)	AKM	1	Amelanchier 'Royal Queen' TM	3.00	2 1/2"
(Symbol)	BT	1	Betula 'Pendula' TM	3.00	2 1/2"
(Symbol)	PP	1	Prunella 'Blackberry' TM	3.00	2 1/2"
(Symbol)	BT	1	Betula 'Pendula' TM	3.00	2 1/2"
(Symbol)	GR	1	Grass	3.00	2 1/2"

GENERAL LANDSCAPE NOTES

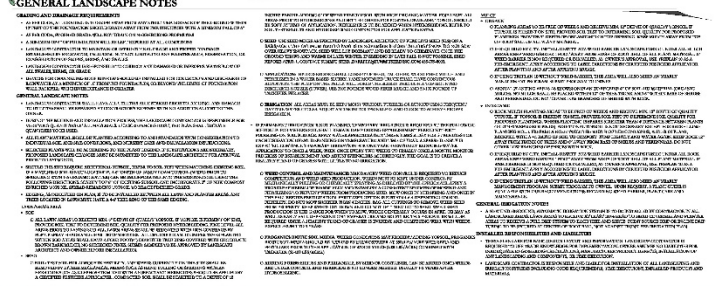
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SITE MATERIALS LEGEND

LANDSCAPE	ITEM	DESCRIPTION	UNIT PRICE
1. LANDSCAPE	1	SPRINKLER LAWN AREA	1.250
	2	SPRINKLER LAWN AREA WITH PERMANENT SOAKING PITS	3.400
	3	SPRINKLER LAWN AREA WITH PERMANENT SOAKING PITS AND PERFORATED LATERAL PIPING	5.000
2. HARDSCAPE	4	CONCRETE WALKWAY	1.100
	5	CONCRETE DRIVEWAY	1.100

SITE REQUIREMENT CALCULATIONS

ITEM	REQUIRED	PROVIDED
PERMANENT SOAKING PITS	1	1
PERFORATED LATERAL PIPING	1	1
CONCRETE WALKWAY	1	1
CONCRETE DRIVEWAY	1	1



4/23/2025 UT25014

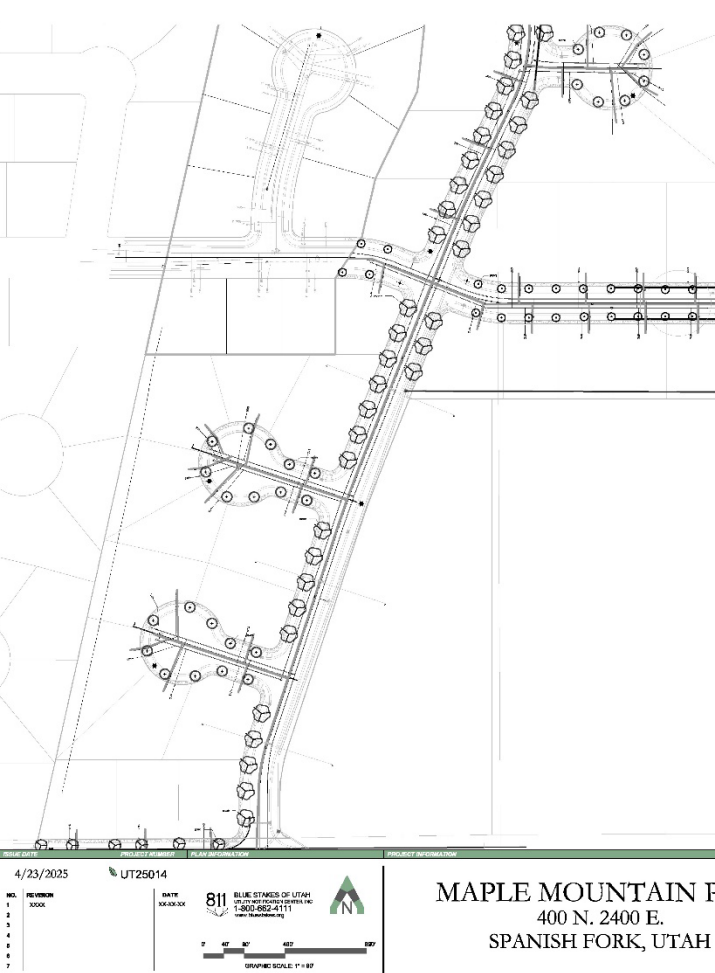
811 BLUE STAKES OF UTAH
1380 882-4111
www.bluestakes.com

MAPLE MOUNTAIN PH. 2
400 N. 2400 E.
SPANISH FORK, UTAH

REGION ENGINEERING
ATTN: SHAWN HERRING
801-376-2245
SHERRING@REGIONDESIGNLLC.COM

PKJ DESIGN GROUP
3420 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 753-8644
www.pkjdesigngroup.com

LANDSCAPE ARCHITECT / PLANNER
LICENSED ENGINEER
CITY PERMIT SET



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
(Symbol)	ATX	3	Amelanchier 'Royal Queen' TM	3.00	2 1/2"
(Symbol)	TR	2	Salix caprea 'Dutch Elm' TM	3.00	2 1/2"
(Symbol)	AKM	3	Amelanchier 'Royal Queen' TM	3.00	2 1/2"
(Symbol)	ZSC	6	Salix caprea 'Dutch Elm' TM	3.00	2 1/2"

STREET TREE REQUIREMENTS

1. No tree may be planted within thirty (30) feet of intersecting sidewalk corners.
2. No tree may be planted within ten feet of any water meter, electric meter, junction box, transformer, other electrical facility, or utility pole.
3. Street trees in Master Planned Developments shall be spaced 30 feet apart (15.3.20.080 Master Planned Development Overlay District).
4. Trees need to be minimum two-inch caliper. (15.4.16.130 Landscaping, Buffering Walls, and Fences.)
5. Street trees in Master Planned Developments shall be installed prior to a Certificate of Occupancy being granted for the adjacent lot unless provisions are made for the developer to provide financial assurance to the City that the trees will be installed at a later time.
6. Automated irrigation systems are required for landscape plantings and street trees in the park strips. (Newly planted trees need additional water during the first years of planting in order to become established. In addition to properly designed irrigation systems, other methods such as drip hoses and "gator bags" should be used to provide more water for new trees.)

4/23/2025 UT25014

811 BLUE STAKES OF UTAH
1380 882-4111
www.bluestakes.com

MAPLE MOUNTAIN PH. 2
400 N. 2400 E.
SPANISH FORK, UTAH

REGION ENGINEERING
ATTN: SHAWN HERRING
801-376-2245
SHERRING@REGIONDESIGNLLC.COM

PKJ DESIGN GROUP
3420 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 753-8644
www.pkjdesigngroup.com

LANDSCAPE ARCHITECT / PLANNER
LICENSED ENGINEER
CITY PERMIT SET

IP-102

IRRIGATION PLAN SPECIFICATIONS

1.0 GENERAL
1.1 SUMMARY
1.2 MATERIALS
1.3 INSTALLATION
1.4 MAINTENANCE
1.5 TESTING
1.6 PROTECTION
1.7 CLEANUP
1.8 SAFETY

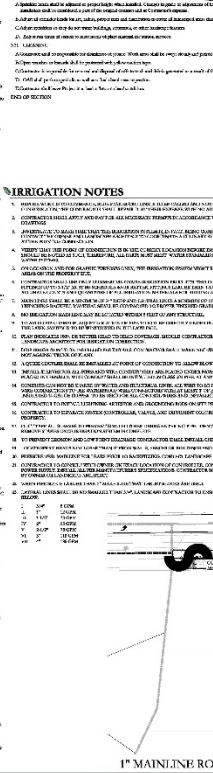
IRRIGATION SCHEDULE

Table with columns: Zone, Day, Time, Duration, Frequency. Includes notes on seasonal adjustments and weather-based scheduling.

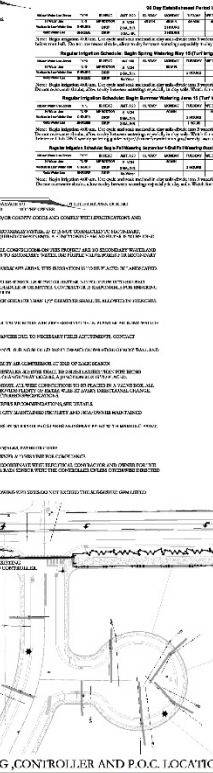
IRRIGATION NOTES

- 1. GENERAL NOTES
2. MATERIALS
3. INSTALLATION
4. MAINTENANCE
5. TESTING
6. PROTECTION
7. CLEANUP
8. SAFETY

1" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW



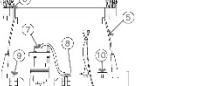
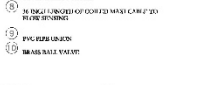
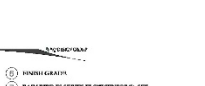
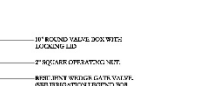
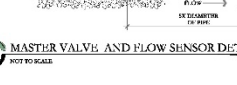
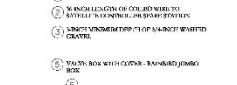
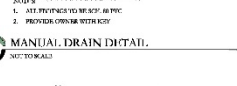
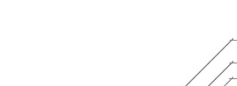
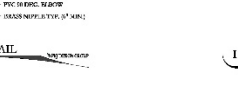
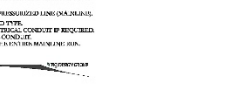
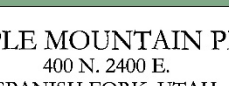
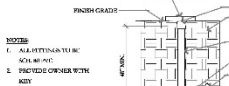
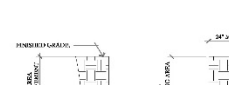
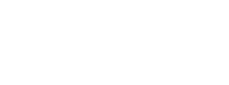
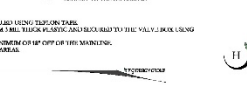
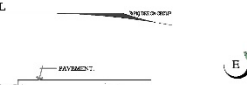
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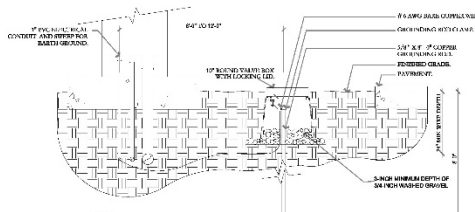
IR-501



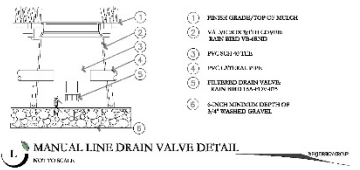
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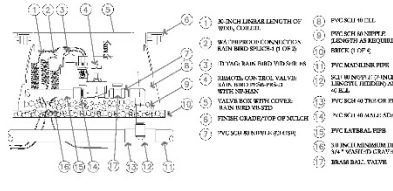
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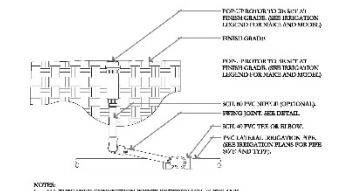
J GROUNDING ROD DETAIL



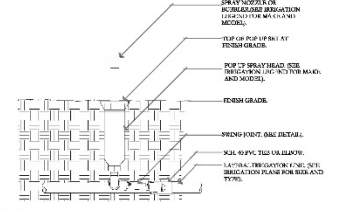
L MANUAL LINE DRAIN VALVE DETAIL



M ELECTRIC REMOTE-CONTROL VALVE DETAIL

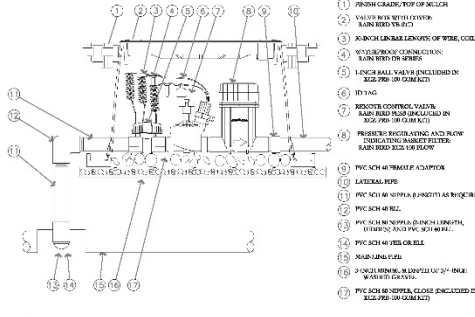


N ROTOR HEAD DETAIL

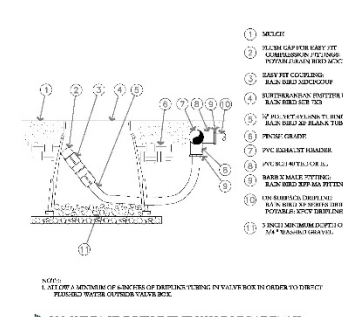


O POP UP SPRAY HEAD DETAIL

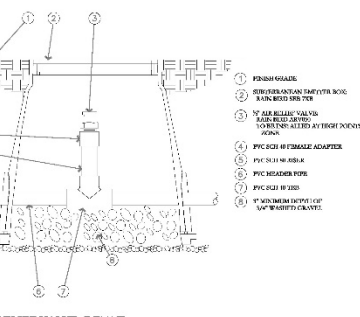
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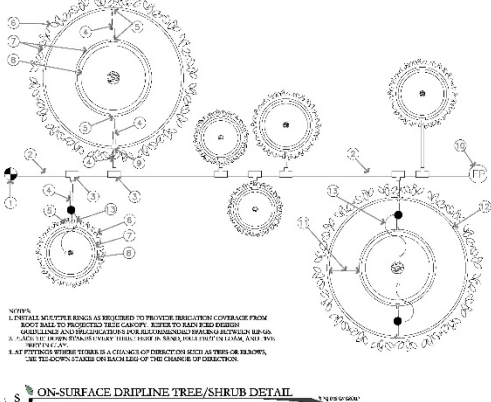
P DRIP CONTROL ZONE KIT DETAIL



Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL



R AIR RELIEF VALVE DETAIL



S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

<p>4/23/2025</p> <p>REVISION: 1, 2, 3, 4, 5, 6, 7</p>	<p>PROJECT NUMBER: UT25014</p> <p>DATE: 8/11</p> <p>BLUE STAKES OF UTAH</p>	<p>PROJECT INFORMATION</p> <h2>MAPLE MOUNTAIN PH. 2</h2> <p>400 N. 2400 E. SPANISH FORK, UTAH</p>	<p>DEVELOPER / PROPERTY OWNER / CLIENT</p> <p>REGION ENGINEERING ATTN: SHAWN HERRING 801.775.2245 SHERRING@REGIONDESIGNLLC.COM</p>	<p>LANDSCAPE ARCHITECT / PLANNER</p> <p>PKJ DESIGN GROUP</p> <p>3400 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 733-5644 www.pkjdesigngroup.com</p>	<p>LICENSED PROFESSIONAL ENGINEER</p> <p>IR-503</p>
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EXHIBIT 4

Draft Minutes

Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
May 7, 2025

Staff Members Present: **Cory Pierce**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Ian Bunker**, Associate Planner; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Assistant City Engineer; **Josh Wagstaff**, Assistant City Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall.

Citizens Present: Shawn Herring, Spencer Jarvis.

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

MINUTES

April 23, 2025

April 30, 2025

Dave Anderson **moved** to continue the minutes of April 23, 2025.

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

Dave Anderson **moved** to continue the minutes of April 30, 2025.

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

ZONE CHANGE

MAPLE MOUNTAIN PLAT N ZONE CHANGE

Brandon Snyder presented the proposed Zone Change associated with Phase II of the Maple Mountain development. He shared aerial images of the site and acknowledged the adjacent Mellor Subdivision to the east. He noted that although the City Council approved a Preliminary Plat for this area in 2018, that approval has since expired. He explained that the city has since transitioned to implementing the Master Planned Development as an Overlay, which developers may now use in conjunction with standard zoning classifications.

Mr. Snyder indicated that the MPD Overlay is proposed in combination with the R-1-12 Zone. He stated the proposed layout includes 33 lots, of which 16 are narrower than the typical minimum width. Lot widths range from 80 to 100 feet, and lot sizes range from 8,800 to 17,000 square feet, with an average of approximately 12,355 square feet. He also referenced planned utility and landscaping improvements to be installed as part of the development. Based on the findings and conditions outlined in the staff reports, he stated that staff recommends approval of the Zone Change and reapproval of the Preliminary Plat.

Byron Haslam noted that a UDOT permit has been issued for access onto 400 North. He emphasized that the access must be completed within the year, as the permit will expire.

Cory Pierce asked about a new roadway located behind the development and raised concerns regarding its maintenance. Mr. Snyder clarified that the area in question is owned by the Nebo School District.

Seth Perrins expressed concern regarding the proposed lot sizes, suggesting they may be too small for the intended zoning designation.

A general discussion followed about the lot widths and configurations.

Dave Anderson commented that the size variation may not be noticeable, while Mr. Perrins expressed concern that the narrow lots may be more apparent in cul-de-sac layouts.

Seth Perrins specifically referenced lots 57, 58, and 59, stating that these appear consistent with the surrounding neighborhood character. However, he raised concerns about the smaller lots along 320 North and inquired about enhancements the applicant is proposing to satisfy the provisions of the MPD Overlay.

Brandon Snyder directed attention to Exhibit #2 in the staff report, which outlines the proposed lot configurations and associated improvements. He mentioned that the current layout is similar to the Preliminary Plat approved in 2018.

Seth Perrins reiterated his concerns with lots 41-45 along 320 North, noting a preference for larger lots like 57-59 that more closely match existing neighborhood patterns. He asked if the applicant is seeking any modifications to required setbacks. It was confirmed that no changes to setbacks are being requested, which Mr. Perrins stated made him more comfortable, though he remains concerned about the narrower lot configurations.

Jake Theurer asked whether the development shares similar sewer infrastructure challenges as the neighboring Mellor Subdivision and whether road alignments have been coordinated.

Staff then engaged in general discussion regarding landscaping plans, grading, and utility design. Mr. Snyder suggested that the project engineer be invited to address technical questions.

Shawn Herring, the project engineer, came forward and stated that a neighborhood meeting had been held several years ago where concerns were raised regarding the two southern cul-de-sacs. He explained that some of the irregular or smaller lot shapes resulted from a land exchange with the School District. He acknowledged staff's grading concerns and indicated they have been working closely with the homebuilder to address them. He explained that the elevation changes in the western portion of the development are due to an existing above-ground irrigation ditch, which was covered and integrated into the roadway design.

Bart Morrill asked for confirmation that landscaping in the new development would match that of the Mellor Subdivision. He noted discrepancies between the current plans and those previously submitted for the Mellor Subdivision.

Mr. Herring responded that revised plans addressing those concerns have since been submitted and will reflect the requested landscaping consistency.

Vaughn Pickell **moved** to recommend the approval of the proposed Maple Mountain Plat N Zone Change based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation of Low Density Residential.
2. That the proposal provides additional housing at a lower density range.
3. That the proposal provides for local street and utility connections.

4. That the proposal appears to meet the required findings of the Master Planned Development Overlay zone.

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

PRELIMINARY PLAT

MAPLE MOUNTAIN PLAT N PHASE 2

There was no additional discussion.

Dave Anderson **moved** to recommend the approval of the proposed Maple Mountain Plat N Phase 2 Preliminary Plat 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 proposal is consistent with the purpose, intent and findings of the MPD 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 all red-line review comments.
3. That the City Council approves of the corresponding Zone Change request.

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

DISCUSSION

OTHER BUSINESS

Dillon Muirbrook approached the podium to present a series of proposed road improvement projects aimed at enhancing traffic flow and public safety. He began by addressing safety concerns along 1000 North, in front of Walmart. Specifically, he highlighted issues related to pedestrian crossings and the existing left-turn lane. To address these concerns, he proposed modifications to the left-turn lane and closing off the current left-turn access into the Walmart parking lot. Additionally, the plan includes



Ace Rents Landscape Yard
Conditional Use Approval
98 West Arrowhead Trail
11.44 acres
C-2 Zone
Mixed Use General Plan
Designation



PROPOSAL

The Applicant applied for Conditional Use approval for a proposed landscape material yard associated with the Ace Rents. Staff has determined this use would fall under “outdoor display or storage of materials or merchandise in conjunction with any permitted use,” §15.3.16.080.C. The current business offers tool and construction equipment rentals and would add the landscape yard as an accessory use.

The Applicant submitted a landscape plan that shows several improvements to the site associated with the proposed conditional use. Approximately 150,000 square feet of chipped asphalt would be added on the north and east sides of the property where the landscape bins for the different materials would be accessed and stored.

The plans show an approximately 930 foot long and ten-foot-wide landscape buffer along the west property line, adjacent to the existing neighborhood. A six-foot-tall concrete panel wall and 31 trees would also be installed to help physically and visually buffer the subject property from the neighboring homes.

The existing 20-foot-wide landscape area and security fence adjacent to Arrowhead Trail would be extended toward the Spanish Fork River. The Applicant is proposing to add 11 trees to the existing seven trees in order to meet the frontage improvement requirements, UDOT owns approximately 0.5 acres of land between the subject property and where Arrowhead Trail curves to intersect with Main Street that is part of the right-of-way. Future right-of-way improvements adjacent to Arrowhead Trail may be required with redevelopment of the site or a change of use.

No site lighting is being proposed with this application. The current hours of operation for Ace Rents are between 7:30 am and 5:00 pm.

The Development Review Committee reviewed the application on May 21 and voted to recommend approval of the Conditional Use with the listed conditions in the staff report.

Some of the key issues to consider are: anticipated longevity of the proposed use, noise, dust, existing sewer easement.

RECOMMENDATION

That the proposed Conditional Use 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 and Zoning Map.
2. That adequate improvements have been proposed to address any detrimental impacts on

neighboring properties.

Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the Applicant adheres to the site improvements proposed on the submitted plans.

EXHIBITS

1. Area Maps
2. Site Plan

EXHIBIT 1

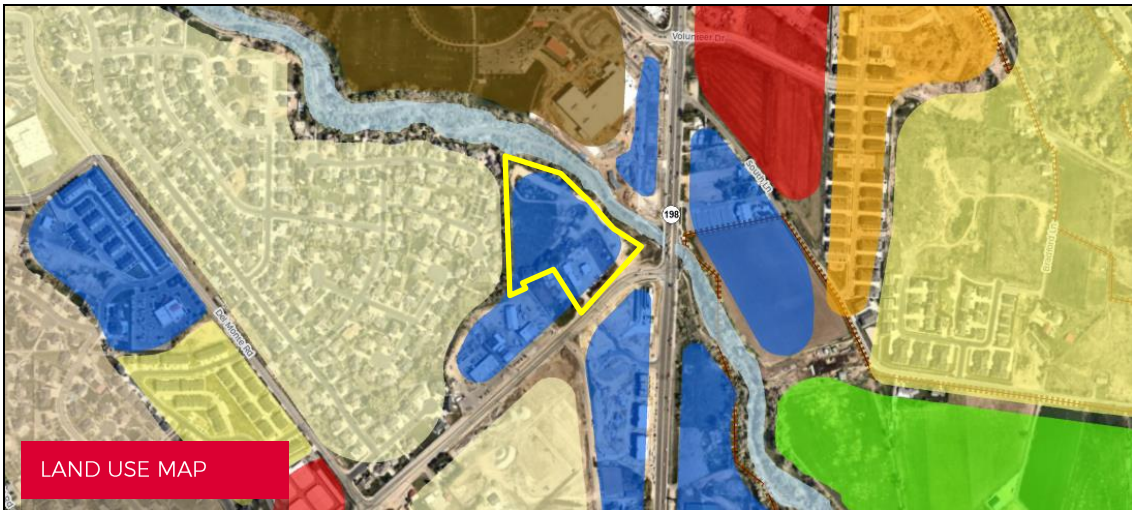
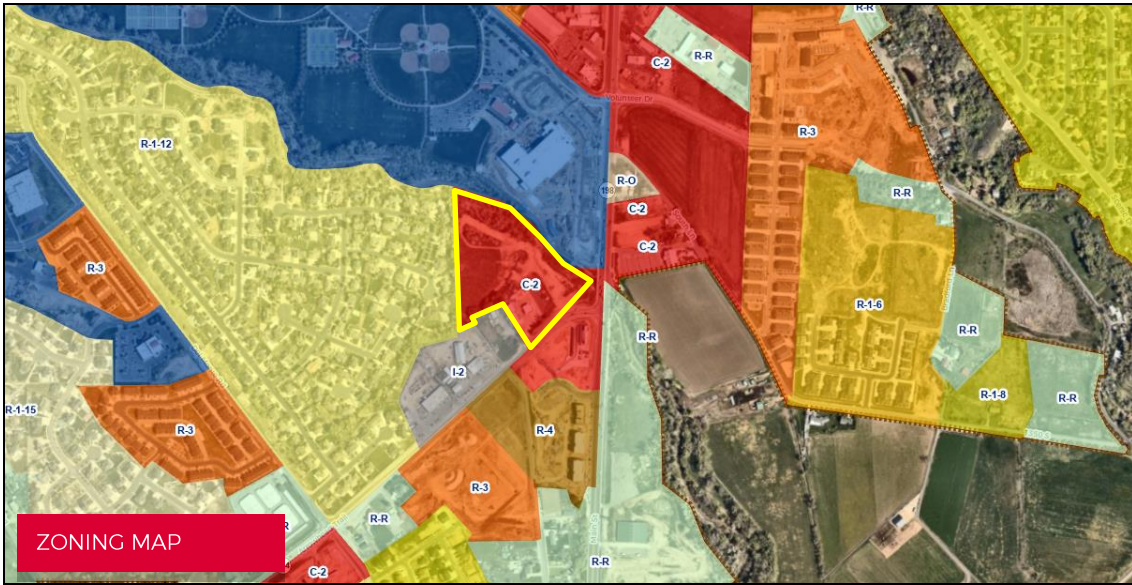


EXHIBIT 2



4505 F STREET
 SUITE 100, SALT LAKE CITY, UT 84119
 (801) 487-1111
 WWW.DSARCHITECTS.COM

OWNER:
 SUNDANCE LANDS (P&G)

ACE REENTS
 EXPANSION
 SITE PLAN

935 W. ARROWHEAD TRAIL
 SPANISH FORK, UT

SERIAL NO. 20.027.0005
 11.14.2017 AC.

LEGEND	PROPOSED	EXISTING
PROPERTY LINE	[Symbol]	[Symbol]
STORMDRAIN CONNECTION BOX	[Symbol]	[Symbol]
STORMDRAIN MANHOLE	[Symbol]	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]	[Symbol]
ELECTRICAL/TRANSFORMER BOX	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
WATER METER & DIAMETER IF KNOWN	[Symbol]	[Symbol]
WATER, IRRIGATION, POST INDICATOR VALVES	[Symbol]	[Symbol]
SITE LIGHT	[Symbol]	[Symbol]
POWER POLE & GUY WIRE	[Symbol]	[Symbol]

- KEY TAGS:**
- 1 TREE PLANTING TYPICAL
 - 2 SHRUB PLANTING TYPICAL
 - 3 PLANTER BED: 18" DEPTH OF 2"-4" CORNER ROCK MULCH (COLOR PER OWNER'S DIRECTION) OVER 1" DEPTH OF 1/2" SAND. MULCH TO BE SCHEDULED TOP-SOIL BELOW MULCH AND WED BARRIER SET LANDSCAPE NOTES.
 - 4 MULCH (COLOR PER OWNER'S DIRECTION) OVER DEWALT PRO-3 WED BARRIER BENEATH.
 - 5 CONCRETE MORTAR: LAYING BETWEEN ALL TURF GRASS AND PLANTER BEDS. DOING TO BE 6"x6" DIRECTION.
 - 6 METAL LANDSCAPE EDGING: 1/2" THICK, 1/2" HIGH. TO BE BLACK PROFESSIONAL LANDSCAPE METAL.
 - 7 6" HIGH PANEL SCREEN WALL

LANDSCAPE NOTES:

1. PLAN AND PLANT SPECIES INDICATED HERE ON DRAWING TO BE INSTALLED PER OWNER APPROVAL. ALL CHANGES TO THIS DRAWING MUST BE MADE TO THE ORIGINAL DRAWING AND PROVIDED AS-BUILT DRAWING OF THE SYSTEM.
2. PREVIOUS AREAS TO BE MAINTAINED AS-BUILT.

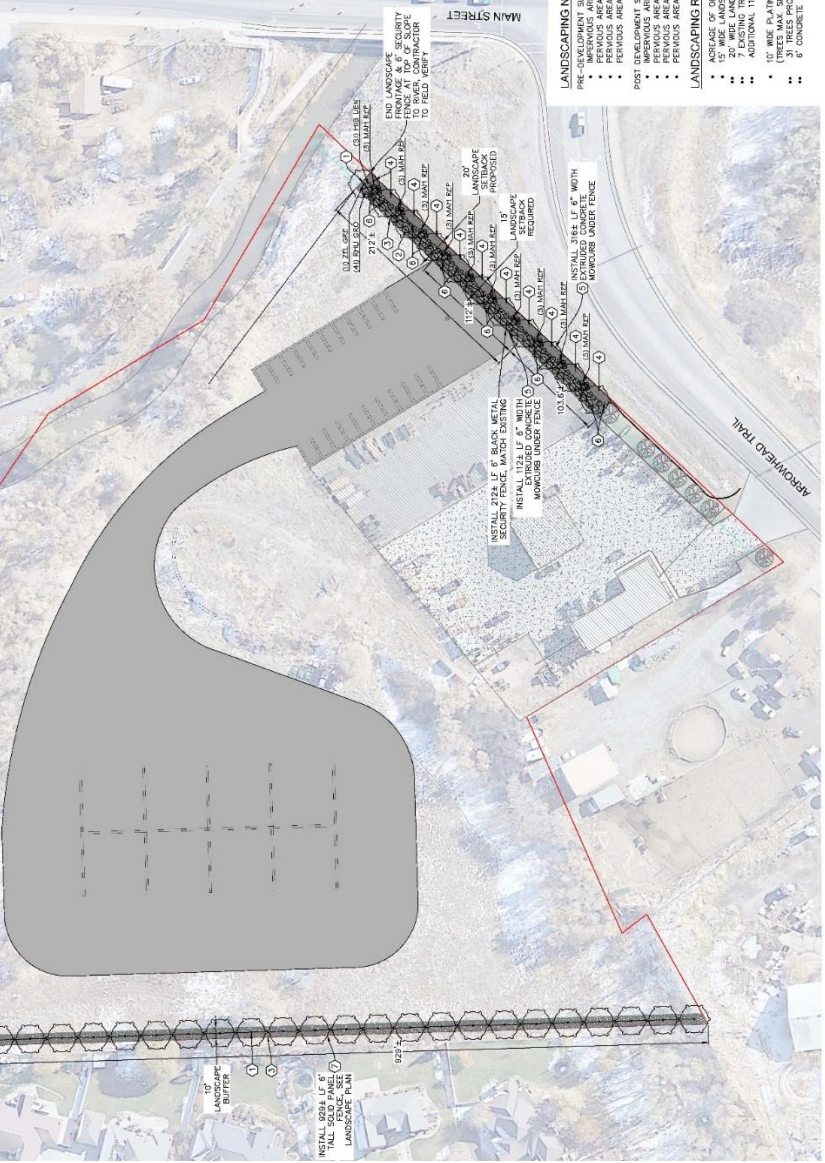


DESIGNER: LIMS
 DESIGN DATE: 08/22/2017
 CANCEL ISSUE LEVEL: 01/20/2018

DATE: 08/22/2017 PM
 PLAN
 L100

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL COMMON NAME	SIZE	CONTAINER	QTY
[Symbol]	TRC	Zelkova serotina Green 'Nero' / Green 'Nero' Japanese Zelkova	2 Cal.	6.00	42
[Symbol]	TRC	Hibiscus syriacus 'Autumn Red' / U.S. Dept. Hort. Bureau of Shropshire	5 gal.	Por	81
[Symbol]	TRC	Rosa 'Santitas' / U.S. Dept. Hort. Bureau of Shropshire	5 gal.	Por	41
[Symbol]	TRC	Manisotia repens 'Crimson Queen'	2 gal.	Por	30
[Symbol]	TRC	Coralia Rock - Color by Owner / 2" Depth, 3" x 4" Cobble Rock Match	---	---	13,874 LF
[Symbol]	TRC	Decorative Rock Match - Color by Owner / 2" Depth, 1" x 2" Decorative Rock Match	---	---	1,981 LF



- LANDSCAPING NOTES:**
- 1. PRE-DEVELOPMENT SURFACE AREAS (9,286 SF)
 - 2. PREVIOUS AREA (ORPED ASPHALT): 23,768 SF
 - 3. PREVIOUS AREA (TOTAL): 40,000 SF (90,744)
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SIDNEY JAMES PASETTI
ACE RENIS
EXPANSION
SITE PLAN
88 W. ARROWHEAD DRIVE,
SPANISH FORK, UT
SERIAL NO: 250270005
11.4.22 A.C.

LEGEND

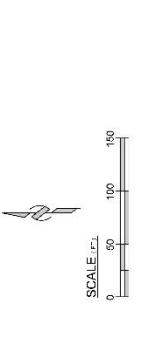
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- POUNCEBURY WILLOW
STORMDRUM CYPRESS/IRON SID
STORMDRUM MANHOLE
SANITARY SEWER MANHOLE
LEO/NOVA/IRANS UTMCH BOX
- R/ R HYDRANT
WATER METER & DIAMETER IF KNOWN
WATER, IRRIGATION, POST INDICATOR VALVE
3/4" LIGHT
- POWER POLE & GUY WIRE

- KEY NOTES:
1) TREE PLANTING TYPICAL
2) 3/4" CONCRETE BOARD
3) 1/2" CONCRETE BOARD
4) 1/4" CONCRETE BOARD
5) 1/4" CONCRETE BOARD

- CONCRETE NUMBER TYPING BETWEEN ALL TYPING
GRASS AND PLANTER BEDS. EDGING TO BE 8" x 4"
DIRECTION
6) CONCRETE NUMBER TYPING BETWEEN ALL TYPING
DIRECTION
7) 6" HIGH PANEL SCREEN WALL

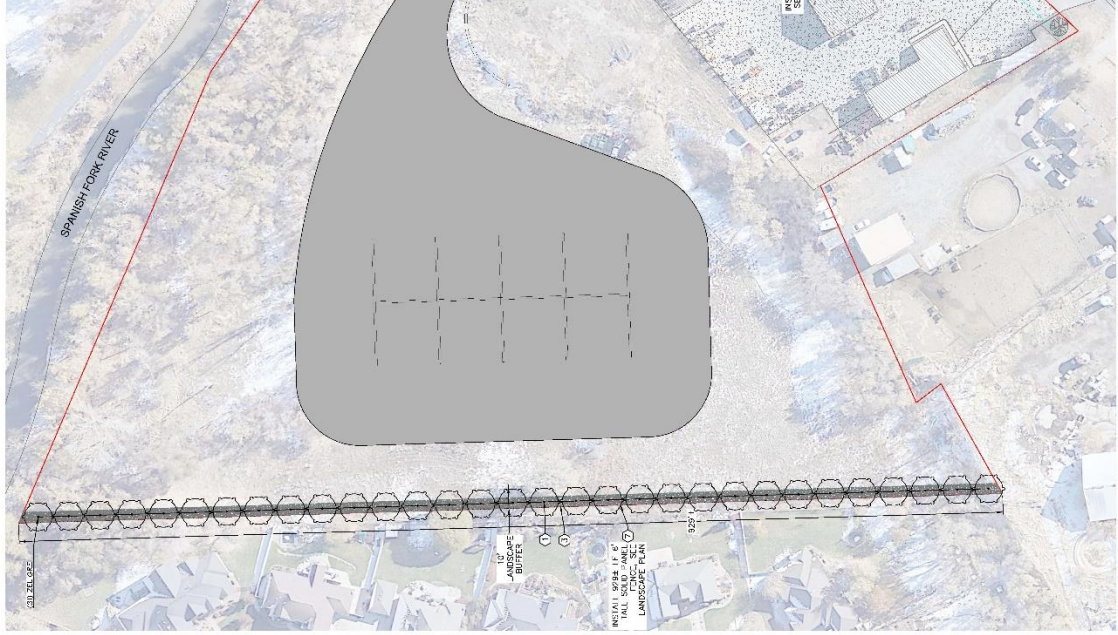
- LANDSCAPE NOTES:
1. PRE-DEVELOPMENT SURFACE AREAS TO BE MAINTAINED
2. PERVIOUS AREA (LANDSCAPING) - 22,788 SF
3. PERVIOUS AREA (LANDSCAPING) - 4,599.25 SF
4. PERVIOUS AREA (LANDSCAPING) - 10,486.48 SF
5. PERVIOUS AREA (LANDSCAPING) - 45,117.87 SF
6. PERVIOUS AREA (LANDSCAPING) - 7,219.54 SF
7. PERVIOUS AREA (TOTAL) - 85,201.12 SF
8. ACREAGE OF OPEN SPACE/LANDSCAPING: 1.44 ACRES (644,123 SF)
9. WIDE LANDSCAPE AREA ADJACENT TO STREETS (TREES MAX. SPACING 30' APART):
10. ADDITIONAL 11 TREES PROPOSED (3.5 E.L.F. OF FRONTAGE/71 TREES REQ'D)
11. 10' WIDE PLANTING BUFFER WITH 4' CONCRETE F PANEL WALL ALONG THRMTR ADJACENT TO PERVIOUS
12. 31' TREES PROPOSED IN LANDSCAPE BUFFER AREA (295 LF OF BUFFER/71 TREES REQ'D)
13. 6" CONCRETE PANEL SCREENING FENCE - 929 LF OF SCREENING FENCE PROPOSED



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PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS/COMMENTS	SIZE	QUANTITY	DATE
(Symbol: Solid black circle)	ZELCOVA ZELCOVA	2' x 2' x 2'	RND	40	
(Symbol: Solid black circle with dot)	LEO/NOVA LEO/NOVA	10" x 10" x 10"	5 gal	31	
(Symbol: Solid black circle with dot)	LEO/NOVA LEO/NOVA	10" x 10" x 10"	5 gal	41	
(Symbol: Solid black circle with dot)	LEO/NOVA LEO/NOVA	10" x 10" x 10"	5 gal	36	





Proposal for Landscape Center

Spanish Fork, Utah

Nick Last

Prime Location

Central location; Easy access
from two freeway entrances.
(Main Street & 8000)

Help Residents & Businesses
maintain existing landscape.

Provide landscape materials
for new development while
supporting local economy.



Bay Examples

Clean, Tidy, Easily Accessible



Proposed Bay Layout

Multiple Bays

Opportunity and flexibility to store a variety of materials

Future Expansion

The layout of the project will have the ability to grow with product demand increases for all materials within the property



Endless Possibilities

With more variation of rock and materials to choose from the ability to make the yard of your dreams has never been easier.



— Landscape center will have common & exotic rock.



Xeriscape Benefits

A SIGNIFICANT AMOUNT OF WATER CAN BE SAVED!

UPWARDS of 50% or more water can be saved compared to traditional landscaping.

Dryscape provides the opportunity for a drought friendly landscape while beautifying the community.



Source:
[theguardianhttps://www.energy.gov/energysaver/landscaping-water-conservationcom](https://www.energy.gov/energysaver/landscaping-water-conservationcom)



One convenient stop for all of your ground cover needs!

The landscape center will be managed by people with years of experience in yard improvement.



Commercial projects, alongside residential customers, benefit with up to date landscaping materials.

Web Site

**Detailed
description of all
materials**

**Ability to browse
all available
products**

**Contact
information for
questions and
pricing**

Projected Timeline

November 2024
Approval from City Council

January 2025
Prepare foundation with
road base and crushed
asphalt

March 2025
Grand opening of landscape
center

2024

2025

December 2024
Begin clearing and clean up
of property

February 2025
Setup of bays and haul in of
materials.

April 2025
Maintain Drive and DON'T
GO BROKE!



Creekside Annexation
 1527 South Main Street
 0.32 acres
 R-4 Residential
 Proposed Zone
 Mixed Use General Plan
 Designation



PROPOSAL

Spanish Fork City has proposed that a portion of one parcel totaling 0.32 acres, located at approximately 1527 South Main Street, be annexed in order to solve a boundary issue for the Creekside Village development.

The subject property is currently located within the City’s Annexation Policy Boundary and Growth Management Boundary. According to Utah State Code §10-2-418, if the proposed annexation is part of an unincorporated island of Utah County that is 50 acres or less or contains fewer than 800 residents and the City has provided one or more municipal-type services to the area for at least one year, the annexation process may be initiated by resolution. This proposed annexation does indeed meet those criteria.

Due to this annexation serving a relatively small and unpopulated area, there is no requirement to complete a feasibility study to further analyze the proposal.

Staff recommends assigning this annexation R-4 zoning to match the zoning assigned to the Creekside Village development.

STAFF RECOMMENDATION

That the proposed Annexation be approved with R-4 zoning based on the following findings:

Findings

1. That the subject property is located within the City’s Annexation Policy Boundary and Growth Management Boundary.
2. That the City’s General Plan Land Use Designation for the annexation area is Mixed Use.
3. That a majority of parcel 25:028:0111 is already within the City.
4. That this parcel is a part of the Creekside Village development.

EXHIBITS

1. Area Maps
2. Annexation Plat

EXHIBIT 1

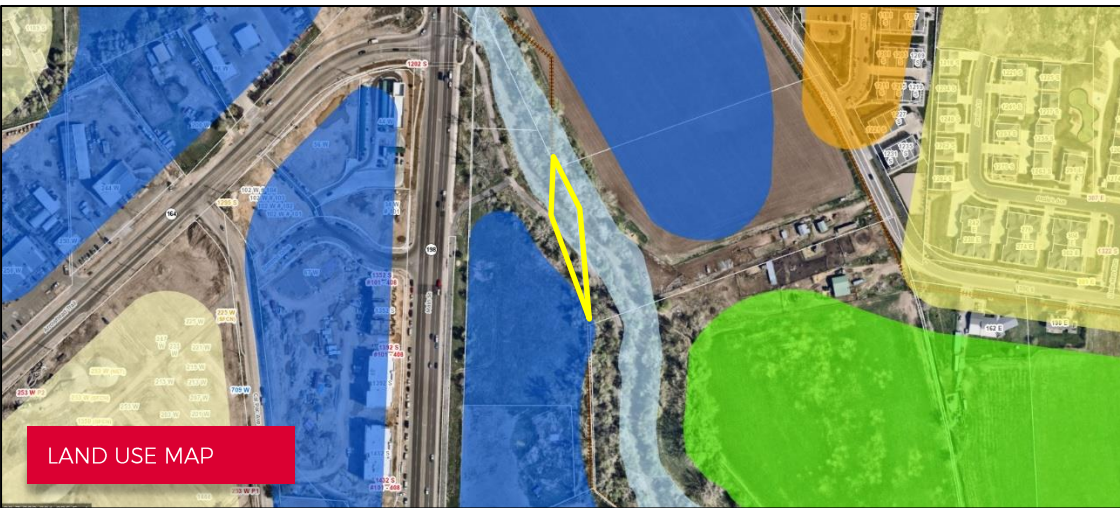


EXHIBIT 2

<p>SURVEYORS CERTIFICATE</p> <p>THESE SURVEYORS WERE PRESENT AT THE SURVEY OF THIS LAND AND WERE FULLY AWARE OF THE CONTENTS OF THIS SURVEY AND OF THE INTENTIONS OF THE SURVEYORS IN PREPARING THIS SURVEY. THE SURVEYORS HAVE READ AND APPROVE THE CONTENTS OF THIS SURVEY. THIS SURVEY WAS MADE BY THE SURVEYORS IN ACCORDANCE WITH THE SURVEYING ACT, 1988 (R.S.A. 123), AND THE SURVEYORS HAVE NO OBJECTION TO THE SURVEYORS' CERTIFICATE BEING PRODUCED IN EVIDENCE OF THE SURVEY.</p> <p>DATE: _____</p> <p>SURVEYORS: _____</p>	<div style="margin-top: 10px;"> <p>SURVEY DESCRIPTION</p> <p>A SURVEY OF THE LANDS LIES IN THE WEST QUARTERS OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALLACE RANGE 3, MERIDIAN. BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 36, THENCE S85°34'01"E ALONG THE SURVEYED BOUNDARY OF SAID SECTION 36 TO THE POINT OF BEGINNING, THE FOLLOWING COURSE: (1) S85°34'01"E 282.30' TO THE POINT OF BEGINNING (2) S85°34'01"E 282.30' TO THE POINT OF BEGINNING (3) S85°34'01"E 282.30' TO THE POINT OF BEGINNING (4) N16°43'50"W 284.17' TO THE POINT OF BEGINNING</p> <p>TOTAL AREA: 41,532 AC.</p> </div>
<p>UTAH COUNTY SURVEYOR</p> <p>THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, 1988 (R.S.A. 123), AND THE SURVEYORS HAVE NO OBJECTION TO THE SURVEYORS' CERTIFICATE BEING PRODUCED IN EVIDENCE OF THE SURVEY.</p> <p>DATE: _____</p> <p>SURVEYOR: _____</p>	<p>ACCEPTANCE BY LEGISLATIVE BODY</p> <p>THIS IS TO CERTIFY THAT THE SURVEYING ACT, 1988 (R.S.A. 123), AND THE SURVEYORS' CERTIFICATE HAVE BEEN REVIEWED AND APPROVED BY THE LEGISLATIVE BODY OF THE COUNTY OF SPANISH FORK, UTAH. THE SURVEYORS' CERTIFICATE IS HEREBY ACCEPTED AS VALID AND CORRECT.</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p> <p>CLERK: _____</p> <p>UTAH COUNTY CLERK</p>
<p>ANNEXATION PLAT</p> <h2 style="margin: 0;">CREEKSIDE ANNEXATION</h2> <p style="text-align: center;">SPANISH FORK, UTAH</p>	
<p style="text-align: center;">NEIGHBORHOOD MAP</p>	



Johnson-Youd
Annexation
300 West 1600 North
18.61 acres
R-R Rural Residential
Proposed Zone
Industrial General Plan
Designation



PROPOSAL

The Applicant has requested approval of an annexation including three parcels, totaling 18.61 acres, located at approximately 300 West 1600 North.

The subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary. According to Utah State Code §10-2-418, if the proposed annexation is part of an unincorporated island of Utah County that is 50 acres or less or contains fewer than 800 residents and the City has provided one or more municipal-type services to the area for at least one year, the annexation process may be initiated by resolution. The Legal Department has confirmed that this proposed annexation does indeed meet the aforementioned criteria.

Due to this annexation serving a relatively small and unpopulated area, there is no requirement to complete a feasibility study to further analyze the proposal.

Staff recommends that this proposal be assigned R-R Rural Residential zoning upon annexation.

The City has not received any development plans for the property.

STAFF RECOMMENDATION

That the proposed Annexation be approved based on the following findings:

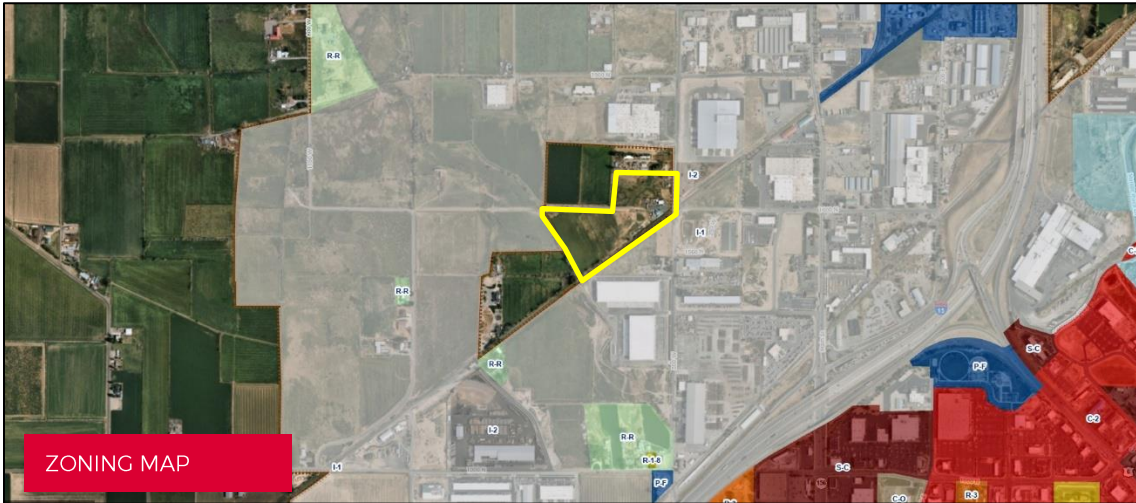
Findings

1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designation for the annexation area is Industrial.

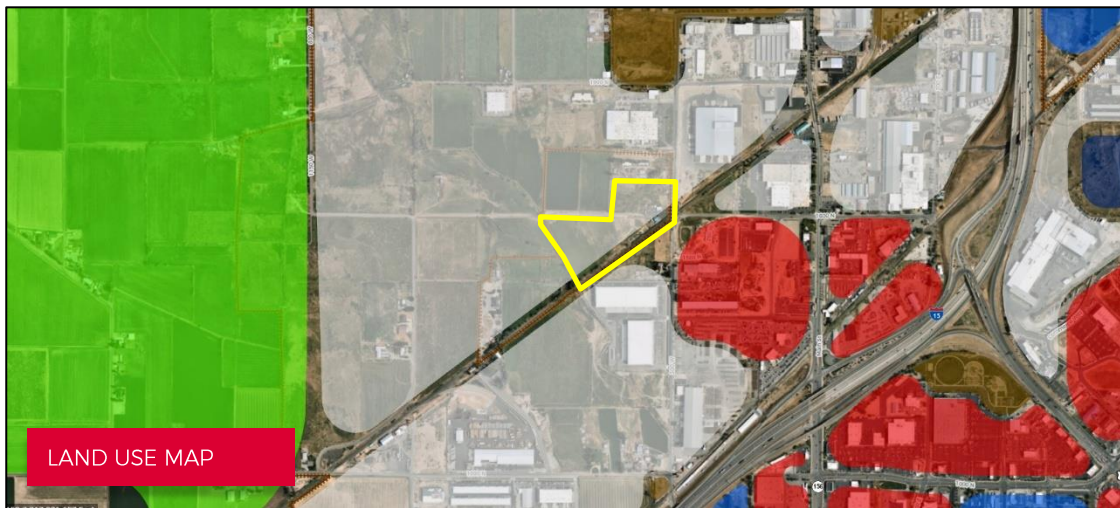
EXHIBITS

1. Area Maps
2. Annexation Plat

EXHIBIT 1



ZONING MAP



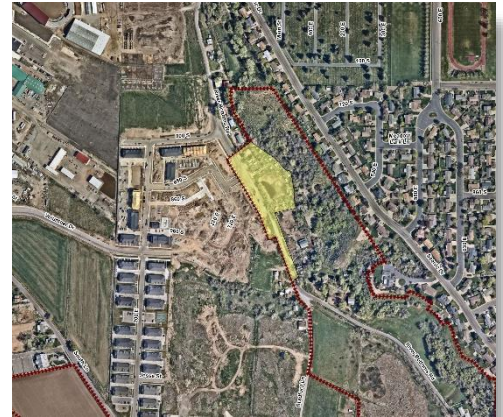
LAND USE MAP



AERIAL MAP



Peterson River Bottoms
 Road Annexation
 860 South River Bottoms Road
 4.07 acres
 R-3 and R-R Rural Residential
 Proposed Zone
 High and Medium Density
 Residential
 General Plan Designation



PROPOSAL

Spanish Fork City has proposed that a combination of parcels and road right-of-way totaling 4.07 acres, located at approximately 860 South River Bottoms Road, be annexed. One motivation for the proposed annexation is to address issues with public improvements and the Spanish Fork City Boundary.

The subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary. According to Utah State Code §10-2-418, if the proposed annexation is part of an unincorporated island of Utah County that is 50 acres or less or contains fewer than 800 residents and the City has provided one or more municipal-type services to the area for at least one year, the annexation process may be initiated by resolution. According to the Legal Department, this proposed annexation does indeed meet those criteria.

Due to this annexation serving a relatively small and unpopulated area, there is no requirement to complete a feasibility study to further analyze the proposal.

Staff recommends assigning this annexation R-3 zoning to the River Bottoms Road right-of-way, in order to match the zoning that has been approved for the River Run subdivision, and that R-R Rural Residential zoning be applied to the remaining parcels.

STAFF RECOMMENDATION

That the proposed Annexation be approved with R-3 zoning based on the following findings:

Findings

1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designation for the annexation area is Medium Density Residential with a small portion in the High Density Residential Designation.
3. That this annexation is needed to solve a boundary issue for the River Run residential development.

EXHIBITS

1. Area Maps
2. Annexation Plat

EXHIBIT 1

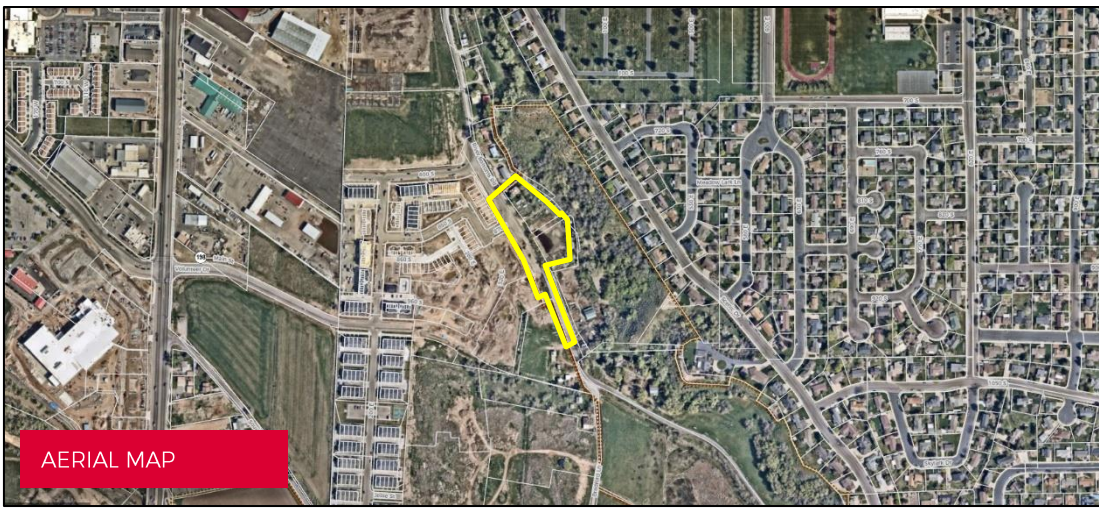
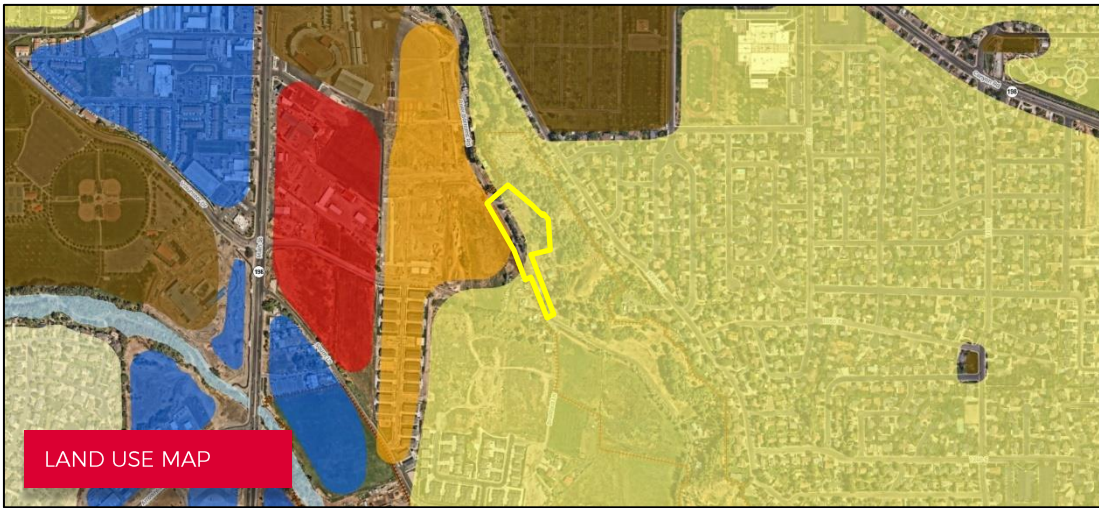
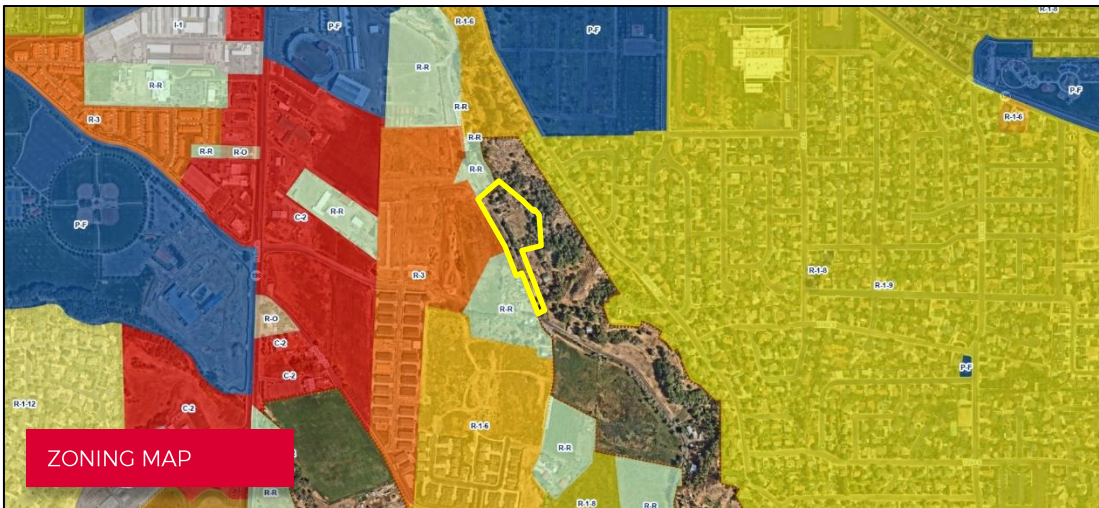
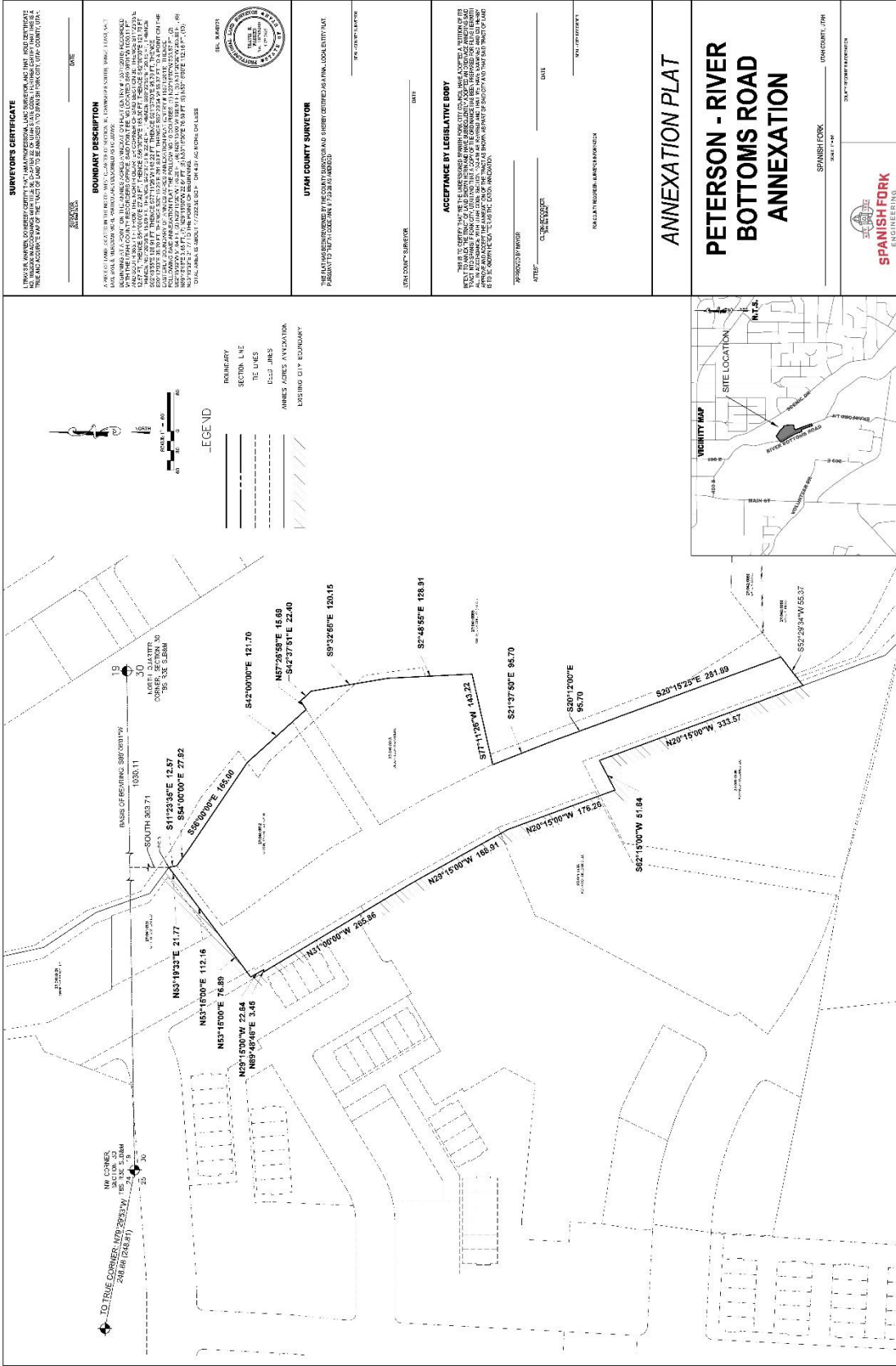


EXHIBIT 2





Memo

To: Mayor and City Council
From: Cory Pierce P.E., Public Works Director/City Engineer
Date: July 1, 2025
Re: Ordinance Construction Standards Revision (25.01)

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

- Clarification of storm drain and LID improvements.
- Modifies the storm drain video inspection section.
- Modifies bedding material to add waterlines.
- Modifies Rainfall-runoff rational method to add 100-year storm.
- Adding a section for Temporary All Weather Roadways.
- Modifies commercial meters.
- Adding a section in the water standards for backflow protection requirements
- Modifications to Water standard drawings..



40 South Main Street
Spanish Fork City, Utah 84660
(801) 804-4550

CONSTRUCTION STANDARDS

4.39.20.040. Utility Improvements

- F. Storm Drain. The Developer shall provide on-site storm drainage facilities according to the storm water Drainage Design manual and in accordance with the ordinances of the City. Storm drainage systems shall incorporate **Underground** Low Impact Development (LID) systems. The maximum allowable storm water discharge from any **multi-family**, commercial and industrial development will be limited to 0.15 cfs/acre of development.

4.39.25.090. Storm, Land and Groundwater Drains

- C. Video Inspection. Contractor shall clean all storm, land and groundwater drains lines prior to video inspection. The **Contractor City** shall video inspect all sanitary storm, land and groundwater drains lines prior to paving. ~~Cost to video inspect shall be deducted from inspection fee.~~

4.39.35.040. Fill Material

- B. Bedding Material. Use APWA No. 4 sewer rock for gravity pipe bedding material. Use sand as a bedding material for pressure pipe, **waterlines**, **and** electrical and communication conduit. Bedding sand must compact sufficiently to support the pipe and shall meet the following gradation:

4.39.55.015 Design Standards and Regulations.

- A. Low Impact Development. The MS4 permit for Spanish Fork City requires that new development or redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale to manage rainfall on-site, and prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the **890th** percentile rainfall event. Spanish Fork City has elected to change the **890th** percentile rainfall event to the 25-year storm event with a ~~24-hr~~ duration and intensity that produces the largest storage requirement. A redevelopment project that would require **Underground** LID is further defined as any project that increases the existing impervious area by 10% or more. ~~The requirement includes the evaluation of a Low Impact Development (LID) approach which encourages the implementation of BMPs that infiltrate, evapotranspire or harvest and use storm water from the site to protect water quality (Small MS4 General Permit No. UTR090000).~~ As Spanish Fork City continues to develop and redevelop,

~~underground~~ LID practices will need to be implemented to comply with State and Federal regulations.

~~Underground~~ LID is a comprehensive approach to micromanaging storm water where it is generated. The goal of ~~Underground~~ LID is to develop a storm water management strategy where post-development hydrologic conditions mimic pre-development conditions through utilizing storm water features that infiltrate and evapotranspire in a cost-effective, flexible manner. It also involves protecting water quality by treating and filtering storm water near the source, before it infiltrates into the ground.

~~Underground~~ LID practices focus on preventing flooding, erosion, and pollution by utilizing natural processes to filter, treat, and allow storm water to infiltrate into the ground. It typically preserves, restores, and creates green infrastructure using soils and vegetation. By implementing ~~Underground~~ LID principles and practices, water can be managed in a way that reduces negative environmental impacts often associated with developed areas and promotes the natural movement of water within the area.

~~LID strategies include several techniques to generate less runoff from developed land. LID practices are flexible, offering a wide variety of techniques to reduce runoff timing and volume. LID practices control storm water runoff at the lot level, using a series of integrated strategies that rely on natural processes.~~

~~LID principles:~~

- ~~1. preserve and recreate natural landscape features~~
- ~~2. minimize directly-connected impervious area~~
- ~~3. comprehensive, landscape-based approach to sustainable development~~
- ~~4. utilize natural hydrologic functions and processes~~
- ~~5. focus on prevention, rather than mitigation~~
- ~~6. emphasize simple, low-tech, low-cost methods~~
- ~~7. manage storm water runoff as close to the source as possible~~
- ~~8. minimize disturbance~~
- ~~9. increase drainage flow paths~~

~~10. utilize onsite filtering and treatment methods~~

- B. Potential LID Features and Practices. There are many practices that can be utilized when implementing LID principles. Some are listed below.
1. Xeriscape Swale/Grassy Swale - A swale landscaped with xeriscape plants or grass can be used to infiltrate storm water in place. Curb cuts along roads can be used to discharge storm water runoff generated in paved streets and parking lots into the swale. **An underground storage tank system is required to help the infiltration into the ground.**
 6. Bioretention – Bioretention includes the use of vegetation and soils to clean storm water runoff in an earthen basin lined with plants and mulch. **An underground storage tank system is required to help the infiltration into the ground.**
 9. Preserve Vegetation – The natural vegetation of an area to be developed should be preserved by reducing the total impervious area for a site. ~~by clustering buildings close together, reducing building footprints, reducing road widths, and other methods to preserve as much of the native vegetation as is feasible for a given site.~~
- C. Drainage Plan Report. As part of the Drainage Plan Report, the following criteria will need to be addressed.
1. LID Feasibly - All plans for LID facilities **and Underground LID facilities** will need to be approved by the City prior to design. During the planning process, groundwater levels, percolation/**infiltration** rates, source protection zones, and other concerns with subsurface conditions need to be considered. Site conditions such as collapsible soils, low percolation rates, wetlands, and high groundwater levels will limit the types of **underground** LID facilities that can be used. We encourage the developer and his engineer to be creative in developing innovative means to implement LID. If the developer believes that **underground** LID facilities cannot be utilized on their particular site, documentation will need to be submitted and approved by the City explaining the reasons why **underground** LID cannot be utilized. The documentation must illustrate that infiltration, evapotranspiration and rainwater harvesting has been used to the maximum extent technically feasible and that full employment of **underground** LID facilities **is are** not feasible due to site constraints.

3. Source Protection Zones - Some **underground** LID practices may not be appropriate in Zone 1 water source protection areas (Zone 1 Areas) because they require infiltration. Zone 1 Areas are defined as the “area within a 100-foot radius from the wellhead or margin of the collection area.” (Utah State Code (R309-600-9)(2)(a)(i)). **underground** LID practices may be implemented in Zones 2, 3, and 4 water source protection areas (Zones 2, 3 and 4). However, **underground** LID facilities in Zones 2, 3, and 4 may require additional treatment at the discretion of the City. The drinking water source protection areas in Spanish Fork City can be found in the Drinking Water Master Plan.
- D. Design Storm. **Underground** LID facilities in the City shall be designed to accommodate, at a minimum, the peak runoff rate and volume generated from a 25-year storm of a **24 hr any** duration. Calculations will need to be completed and submitted to the City documenting the design parameters of the **underground** LID facilities. All detention shall detain a 25 year 24 hr. storm with a maximum 0.15 cfs per acre release rate. Release rates shall be determined by the City Engineer.
- E. **Retention Basins are only allowed where the Master Plan shows.** All **underground LID** retention shall retain and infiltrate a 100 year 24 hr. All **underground LID** retention shall have an emergency overflow to a storm drain, collector street, or permanent ditch. **All Retention shall include underground LID sized to retain at least the 25 year 24 hr. storm, unless demonstrated to the City Engineer that LID will not work.**
- G. Underground LID/Storage. LID facilities that are designed to infiltrate storm water into the ground may be underground storage facilities. The underground facilities should be designed according to the following criteria:
1. All onsite **Underground** LID facilities will be owned and maintained by the property owner, unless the City agrees otherwise. Any **Underground** LID facilities in the right-of-way will be owned and maintained by Spanish Fork City after construction has been completed and approved by the City. The facilities will need to be designed in a way that allows the City to access and maintain them.

4.39.55.020 Rainfall-Runoff Computation Methods Reference

B. Rational Method.

10-Year Storm
Duration Intensity

<i>min</i>	<i>in/hr</i>
5	3.31
10	2.51
15	2.08
30	1.4
60	0.87
120	0.5
180	0.36
360	0.22
720	0.13
1440	0.08

25-Year Storm
Duration Intensity

<i>min</i>	<i>in/hr</i>
5	4.34
10	3.31
15	2.74
30	1.84
60	1.14
120	0.65
180	0.46
360	0.26
720	0.16
1440	0.10

100-Year Storm
Duration Intensity

<i>min</i>	<i>in/hr</i>
5	6.22
10	4.73
15	3.91
30	2.63
60	1.63
120	0.89
180	0.61
360	0.33
720	0.19
1440	0.11

4.39.55.025 Pipe and Fittings

D. Polypropylene Pipe (PP). PP pipe shall meet the requirements and specifications of APWA 33 05 11. Material can be HP Storm or Sanitite (or equivalent) depending on bury depth, groundwater, and other factors. Diameters up to ~~48 30~~ inches shall meet the requirements and specifications of ~~ASTM F2764 and be dual gasketed ASTM F2736.~~ ~~Diameters over 30 inches shall meet the requirements and specifications of ASTM F2764.~~ Typically 3 feet or less bury depths require triple wall PE pipe approved by the City Engineer.

4.39.55.030 Submittal Requirements

A. Drainage Plan and Report.

A final Drainage Plan and Report is required for all proposed developments and shall be prepared **and stamped** by a professional civil engineer registered in the State of Utah. The report portion of the Drainage Plan and Report shall contain the following:

4.39.55.040 Retention/Detention Basins

B. Retention Basins. All retention basins shall have a freeboard of 12 inches. Design of retention basins shall be according to **Section 4.39.55.015 Design Standards and Regulations. E. Design Storm. the Storm Water Drainage Design Manual.** All retention basins shall include underground LID sized to retain at least the 25 year 24 hr. storm , unless demonstrated to the City Engineer that LID will not work. ~~have a series of interconnected sumps connected to curb inlet boxes or storm drain~~

~~main lines.~~ All retention basins shall be landscaped in accordance with City Standards.

- C. Detention Basins. All detention basins shall have 12 inches of freeboard. Design of detention basins shall be according to the Storm Water Drainage Design Manual. ~~Detention basins may be constructed in landscape or parking areas.~~ Each detention basin shall incorporate Underground LID storm drain principles and have an overflow to the City storm drain system. ~~Follow standard drawing SD-411.~~ Pipes shall not be used as storage in storm water calculations.

D. ~~Waterman gates are required. Orifices are not allowed.~~

4.39.55.050 Low Impact Development

- A. General. All new development and roadways shall incorporate ~~Underground~~ LID storm drain in the form of ~~bioretention swales~~, underground retention cells, or other methods as approved by the City Engineer. ~~Underground~~ LID systems ~~used as retention~~ shall be designed to handle the 100-year, 24 hour storm.

~~C. Landscaping. A landscape plan for the bioretention swales shall be submitted and approved by the City. All landscaping shall be designed and installed per City standard drawings and specifications. The developer shall provide financial assurance in the form of a bond to assure that all landscaping is installed per the approved plan. Landscaping of the bioretention swale shall be completed in approved sections for uniformity. All bioretention swale landscaping shall be complete by the second summer following completion of the development.~~

- D. Underground Storm Water Chamber Installation. The excavated area shall be level and free of unwanted debris. The depth shall be deep enough to add a minimum of 4 inches of ~~rock~~base material underneath the chambers. If the excavated area is a hard, rocky or clay soil, a minimum of 6 inches shall be used. The excavated area shall be a minimum of 2 feet wider than the chambers.

4.39.60.020. Street Section

- F. Temporary All Weather Roadway

~~This standard applies to temporary roads used for construction, emergency access, industrial operations, and temporary turn-arounds.~~

~~Temporary roadways shall be constructed using one or more of the following materials:~~

- Rock Surface: Crushed stone or gravel with a 1 inch minus rock, compacted to a thickness 3 inches on top of 6 inches of roadbase.
- Rotomilling (Recycled Asphalt Pavement - RAP): A compacted layer of milled asphalt material with a minimum depth of 4 inches, treated with a binding agent if necessary.
- Asphalt: A hot mix asphalt layer with a minimum compacted thickness of 2 inches over a properly prepared subgrade.

The subgrade shall be graded and compacted to a minimum of 95% standard proctor density. Material shall be placed in uniform lifts and compacted with suitable equipment. Roads shall be inspected regularly for rutting, washboarding, or potholes. Repairs shall be made by regrading, adding additional material, and compacting as needed. Drainage features such as ditches and culverts shall be kept clear of debris.

4.39.70.070. Metering

- D. Commercial Meters. Single-phase and three-phase self-contained meter bases shall be installed by the Developer, and shall have **test block** bypass capability in the meter base. For details and specific information regarding this requirement, please contact the Electric Metering Office. For **single meter 3 phase** services rated ~~200~~ 400 amps up to 800 amps **with a 13-jaw meter**, the Electric Division will supply the meter base & **ten pole** test switch for contractor to install. ~~No smaller than a 200 amp 3-phase service entrance will be accepted unless otherwise approved by the Electrical Superintendent.~~ For services rated over 800 amps, contact Electric Division.

Chapter 4.39.40. Drinking Water

4.39.40.010. General

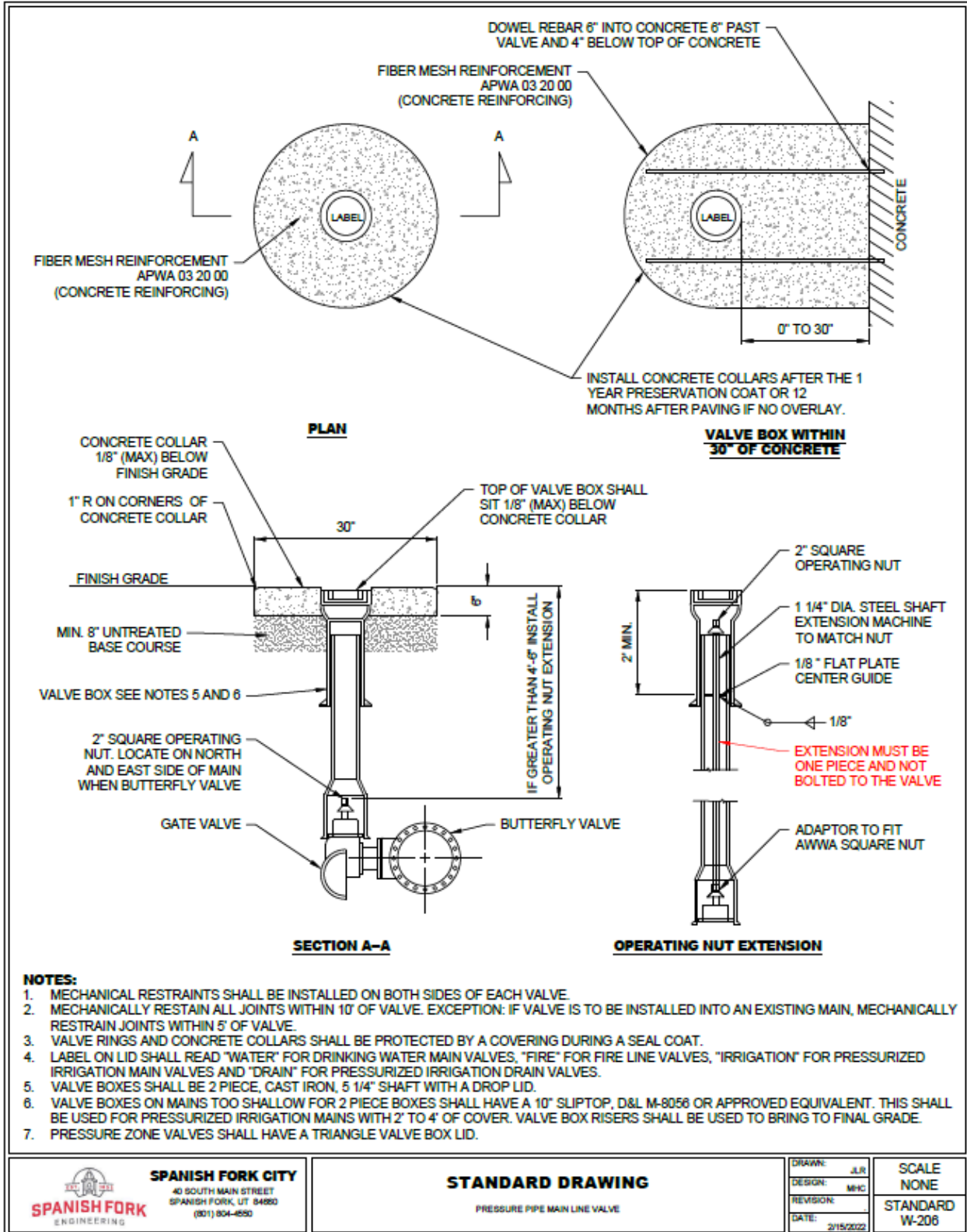
- F. Backflow Protection Requirement. A Reduced Pressure Principle (RP) Assembly, or an equivalent backflow protection assembly, must be installed on all non-residential properties using drinking water. This includes the main drinking water line entering the structure for containment, as well as a separate assembly for isolation of any hazardous taps, as per Spanish Fork City Standards. Backflow protection requirements do not include grandfather clauses.
- G. Fire systems. Fire systems without hazardous chemicals may use a Double Check assembly for back flow protection.

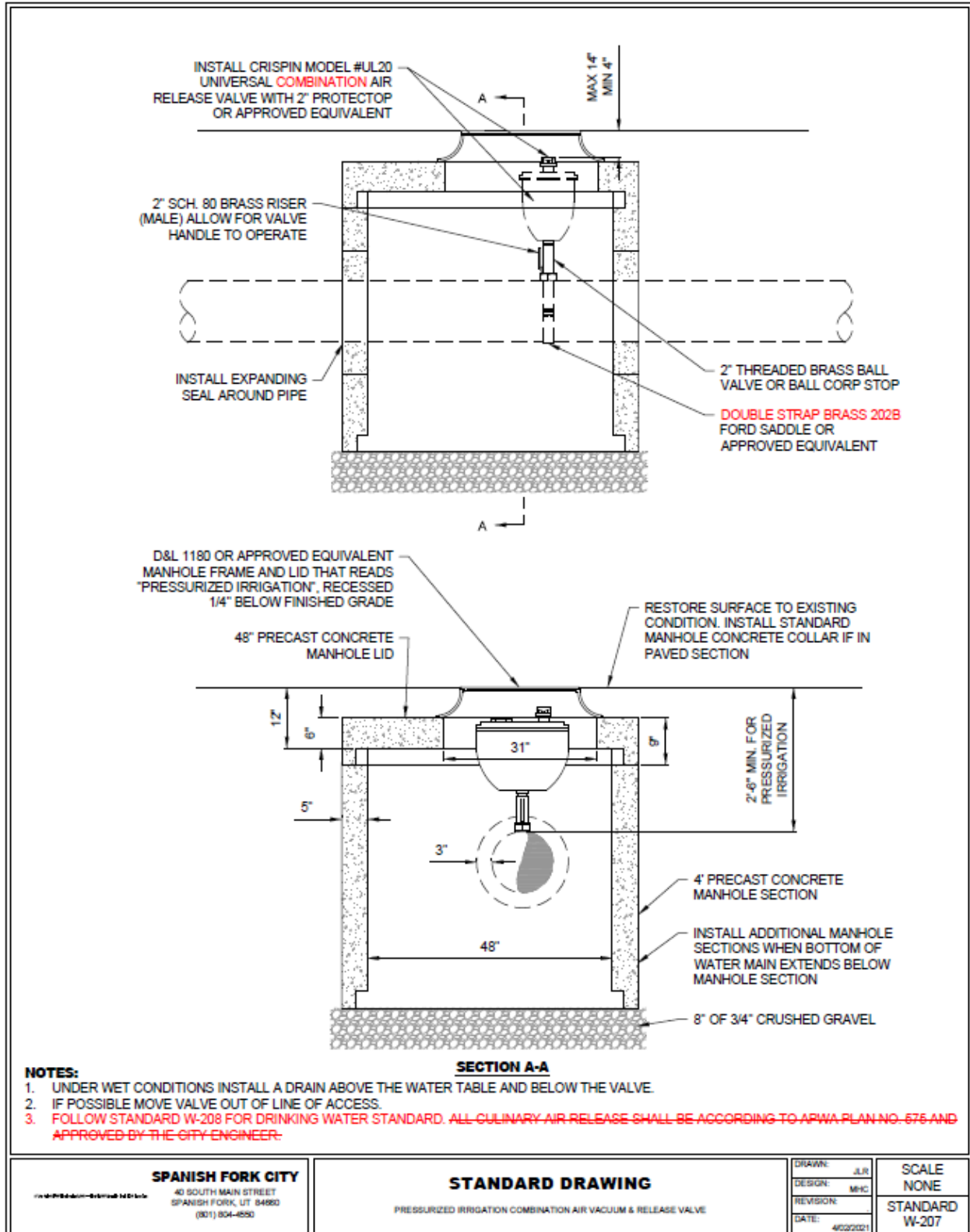
- H. Water Features and Pools. Water features, pools, hot tubs, and similar installations that use drinking water must be protected by a Reduced Pressure Principle Assembly or an equivalent backflow prevention assembly.
- I. Thermal Expansion Notification. Before installing any backflow prevention assembly, the Property Owner must be informed that such installation may create a closed system, which could lead to a thermal expansion hazard. As a result, a thermal expansion device must be installed.
- J. Unapproved Backflow Assemblies. If an unapproved backflow prevention assembly is found connected to the drinking water system, the Property Owner is responsible for removing and replacing it with a City-approved assembly.
- K. Inspection Access. The Property Owner must grant access to the City's Cross Connection Control Administrator or representative of the city for the purpose of inspecting any potential cross-connection hazards.
- L. Initial Testing. All backflow assemblies must be tested within 10 days of initial use.
- M. Annual Testing. All backflow assemblies must be tested at least once annually.
- N. Testing After Relocation or Repair. All backflow assemblies must be tested following any relocation or repair.
- O. High Hazard Air Gap Inspection. High hazard air gaps must be inspected and approved at least annually.
- P. Test Report Submission. The certified tester, or an approved employee of the certified tester, must submit a copy of the backflow test report. To submit test reports, please reach out to the Cross Connection Control Administrator for details on the current submission process.
- Q. Certified Testers. Only testers who hold a current backflow assembly tester certificate and are registered with and approved by the City's Cross Connection Control Administrator are authorized to test backflow assemblies within Spanish Fork City.
- R. Irrigation System Requirements. Reduced Pressure Principle Assemblies (RP) or equivalent backflow protection must be installed on any irrigation system that uses drinking water in any capacity. Irrigation systems that exclusively use a dedicated pressurized irrigation water line are exempt from this requirement. Note that landscape irrigation using drinking water is prohibited unless approved by the city.

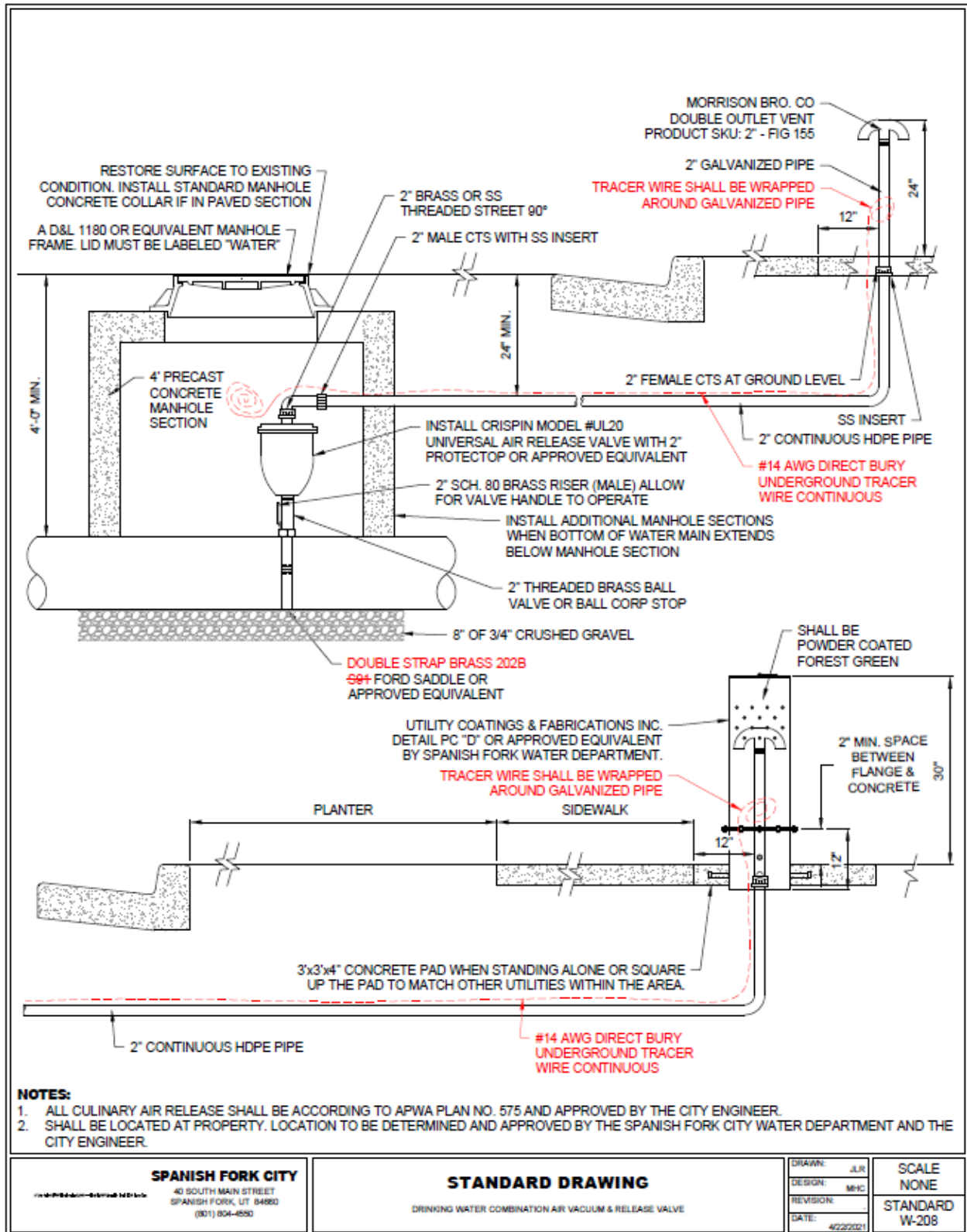


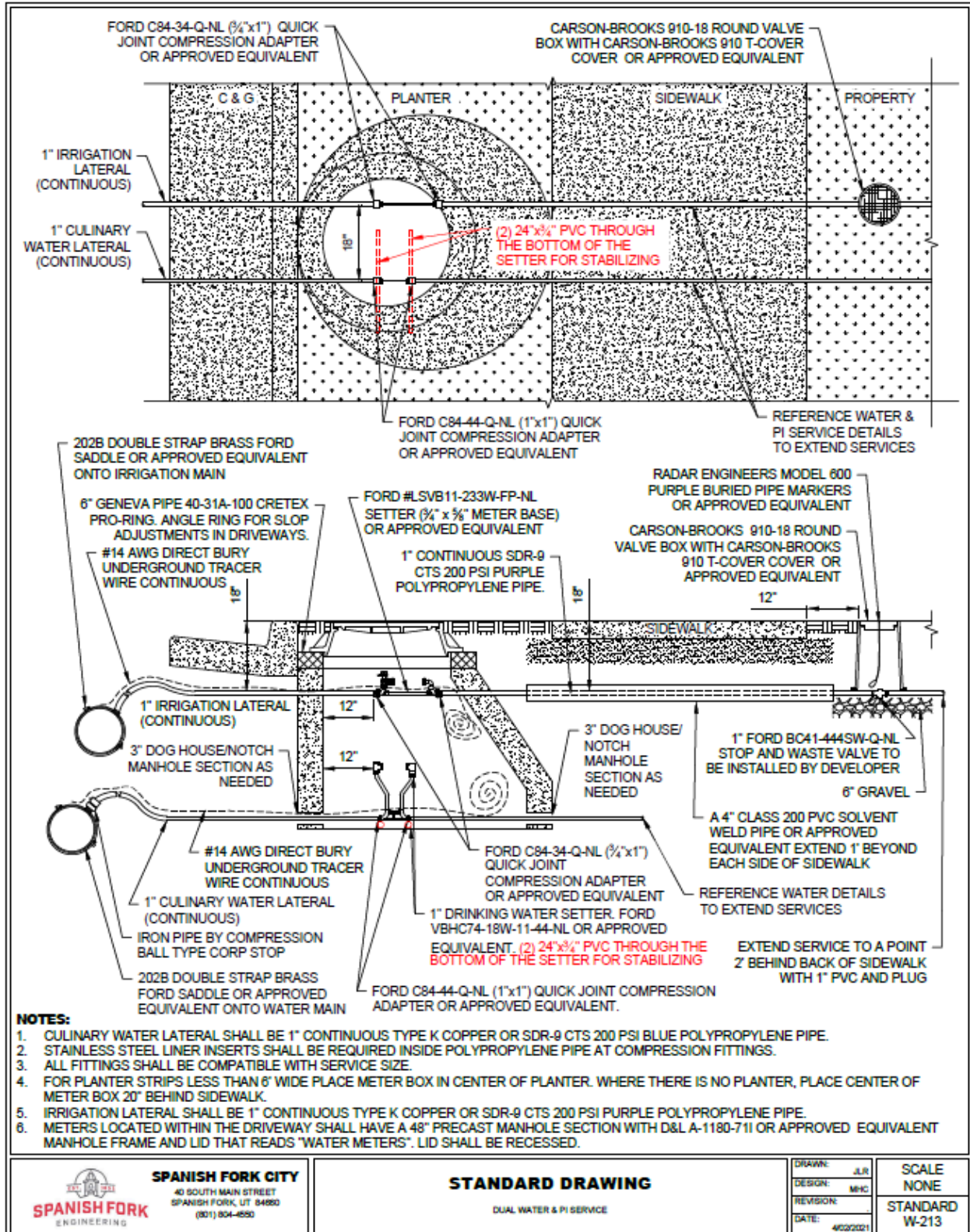
CONSTRUCTION STANDARD DRAWINGS

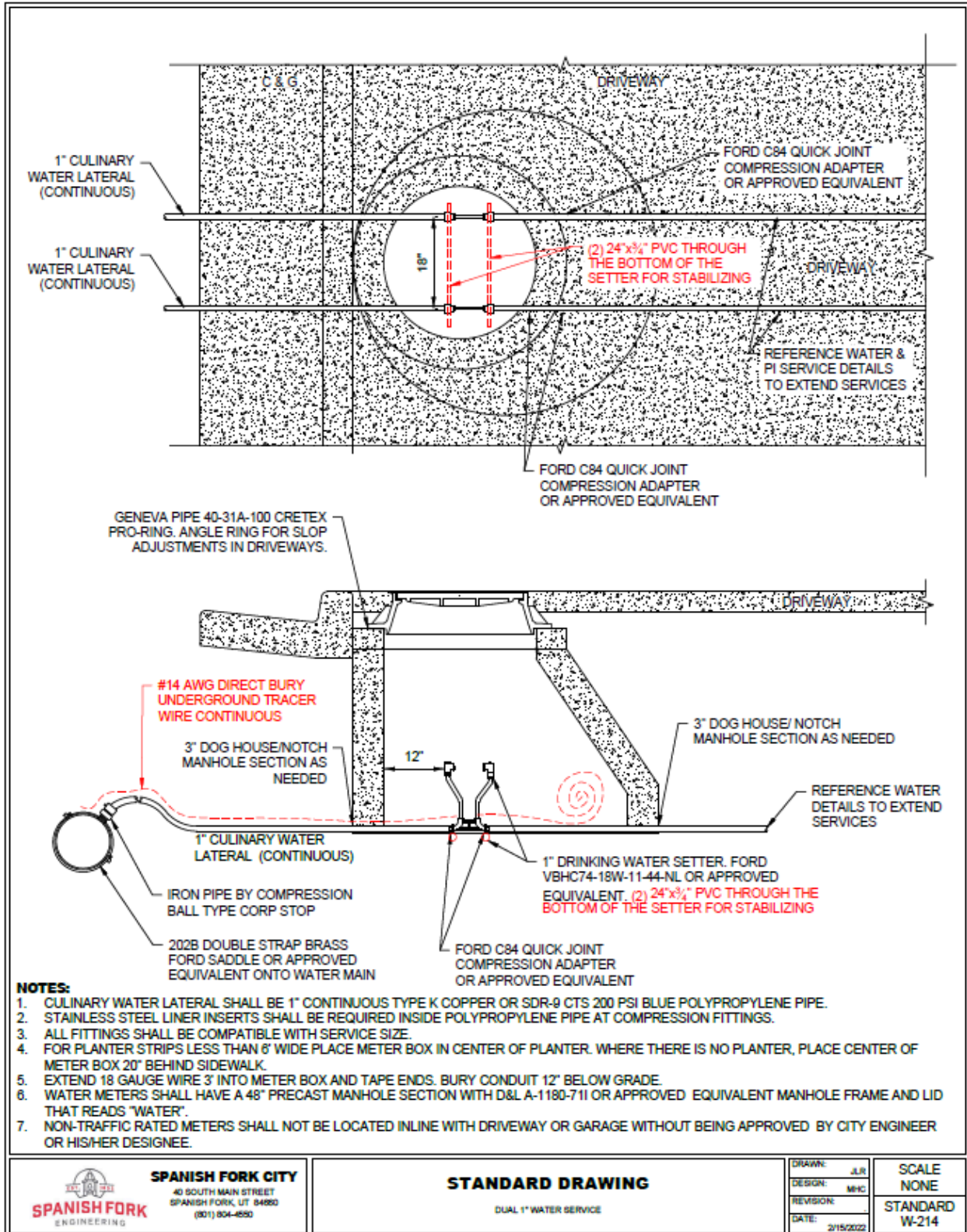
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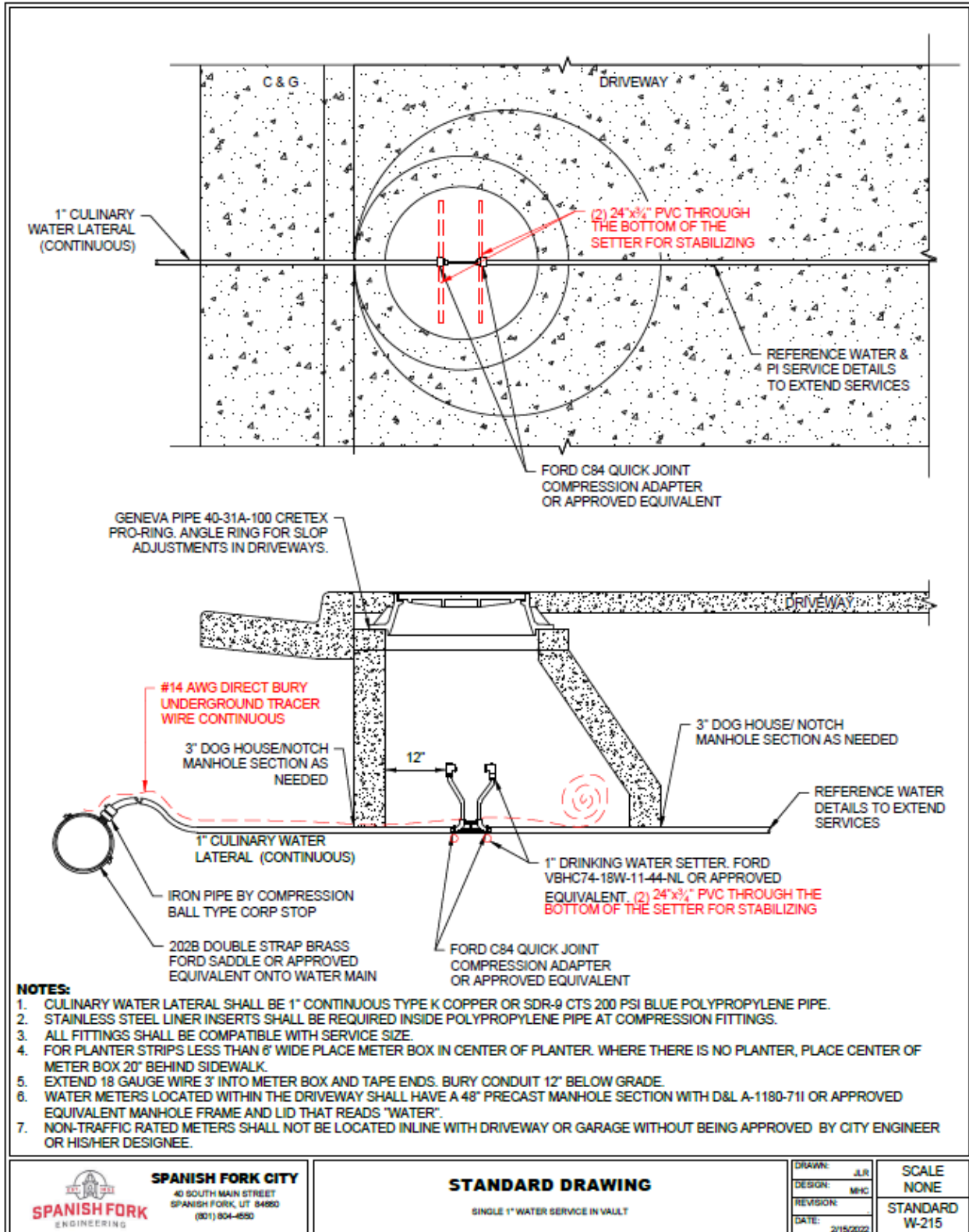


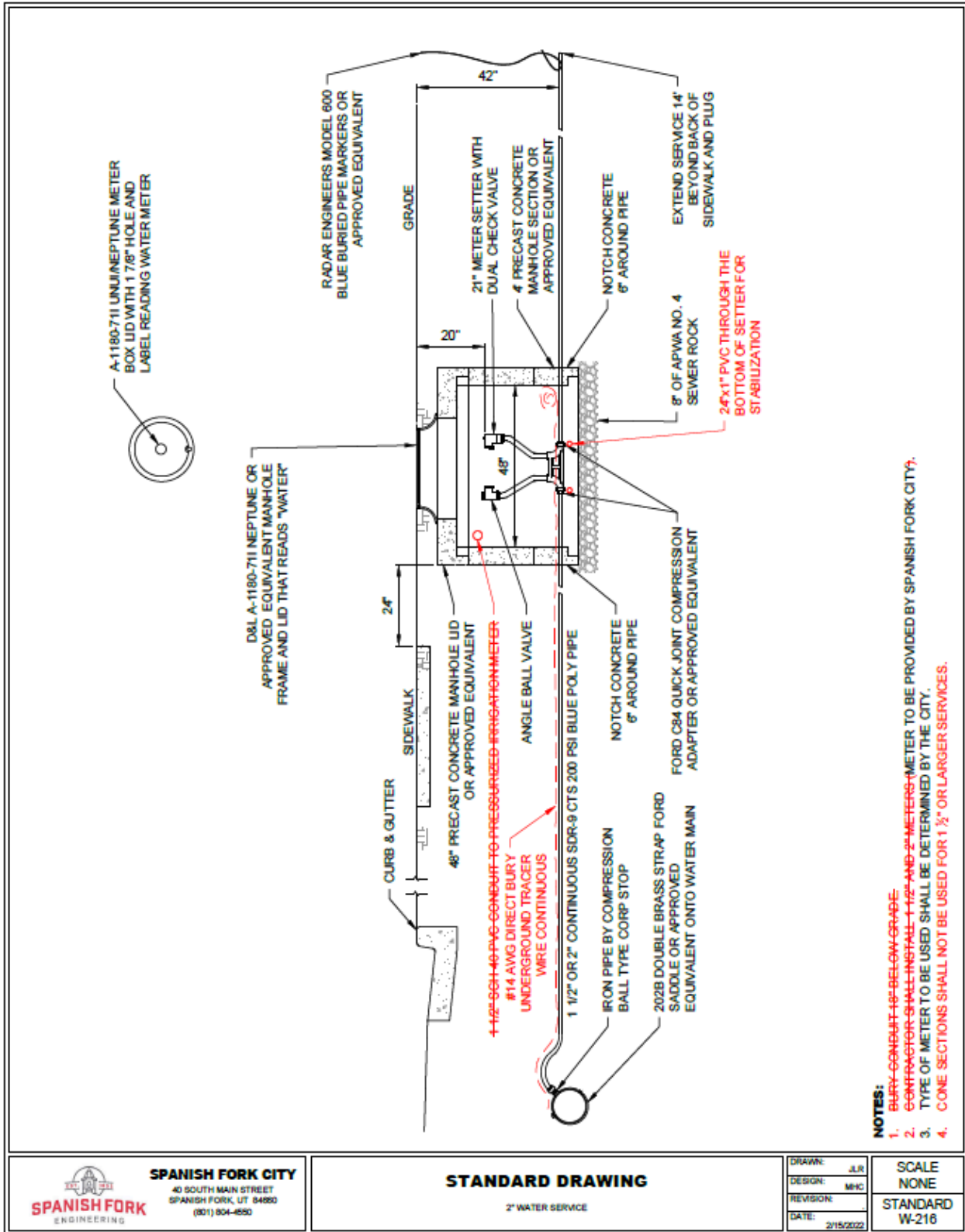












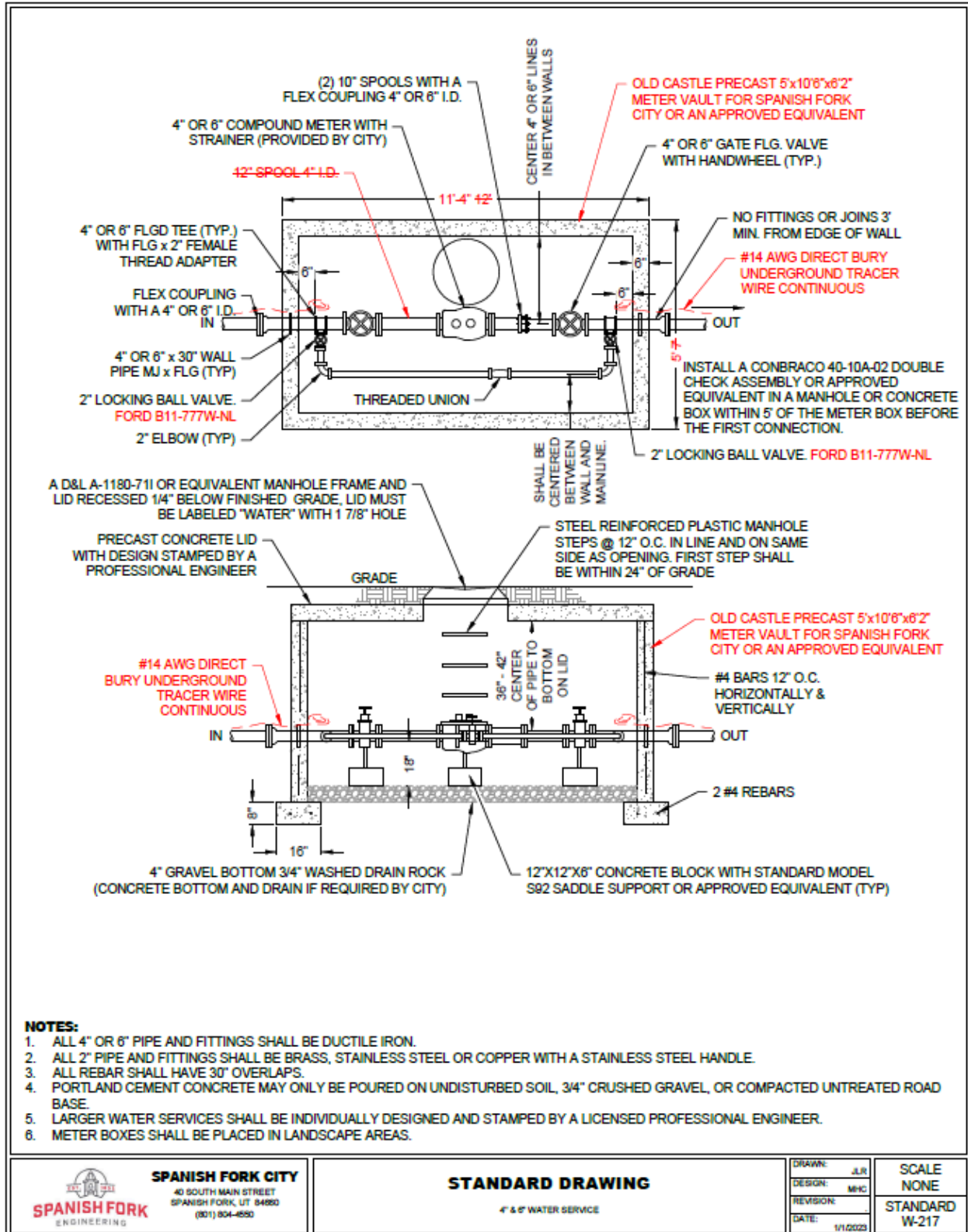
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84903
(801) 804-6550

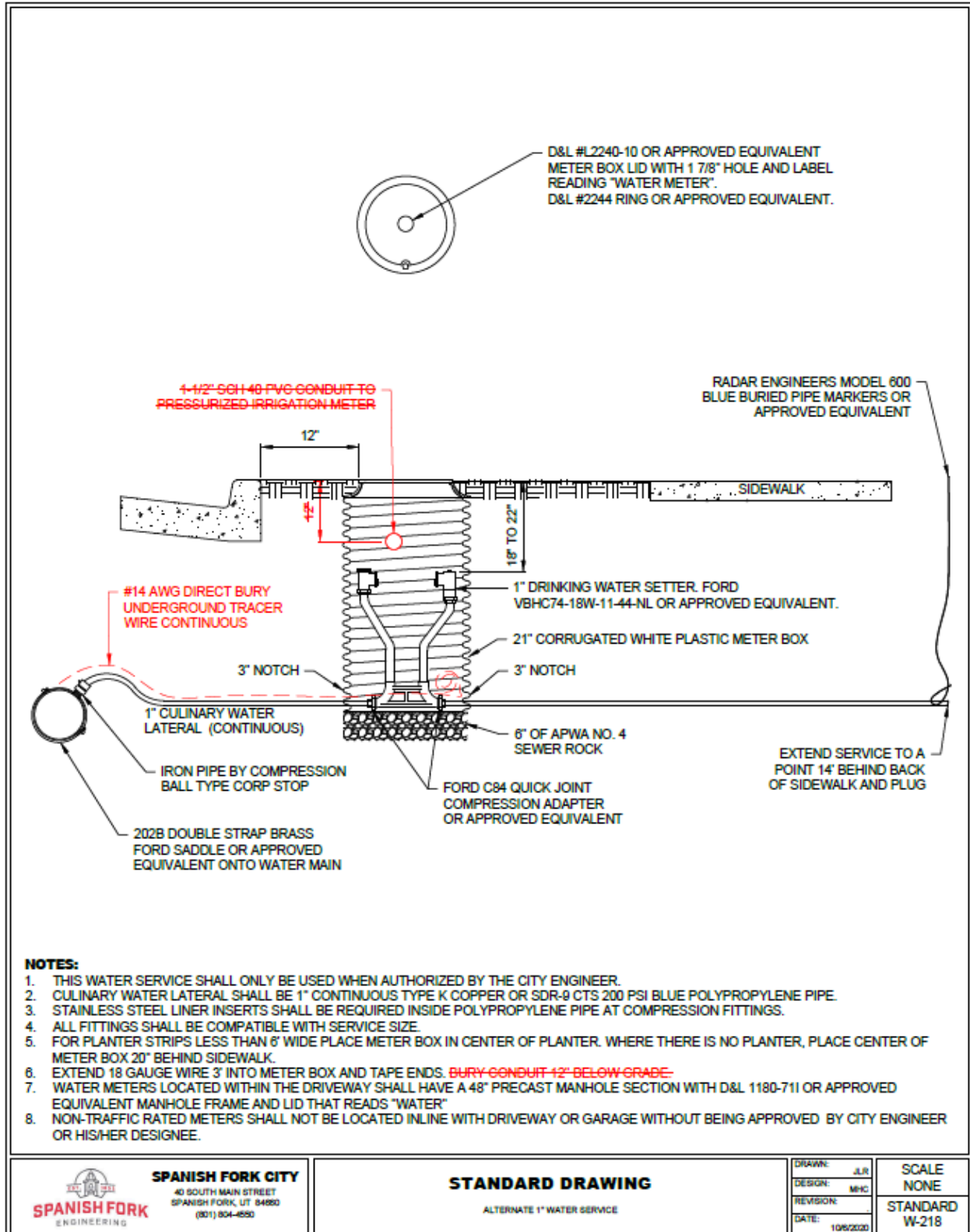
STANDARD DRAWING

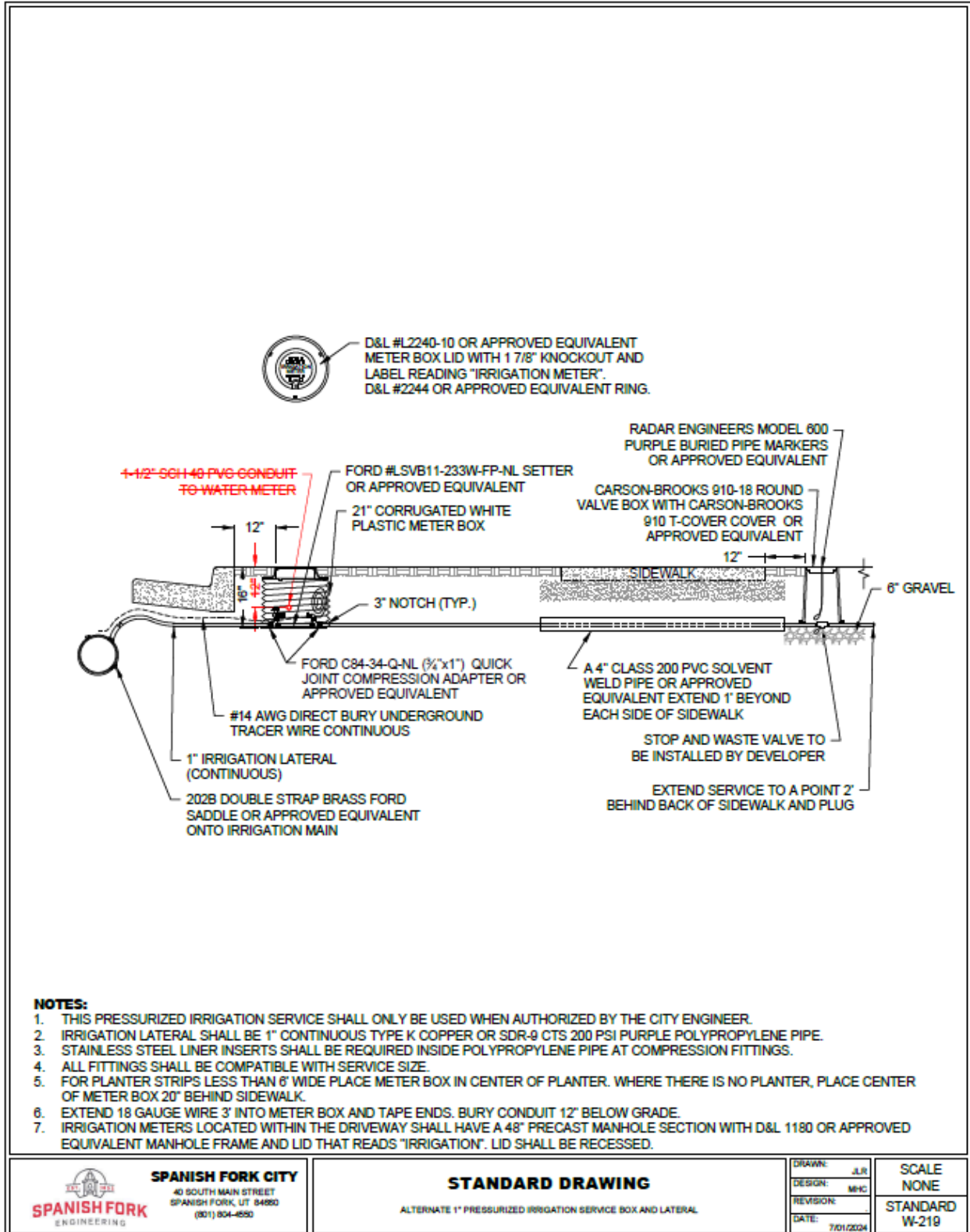
2" WATER SERVICE

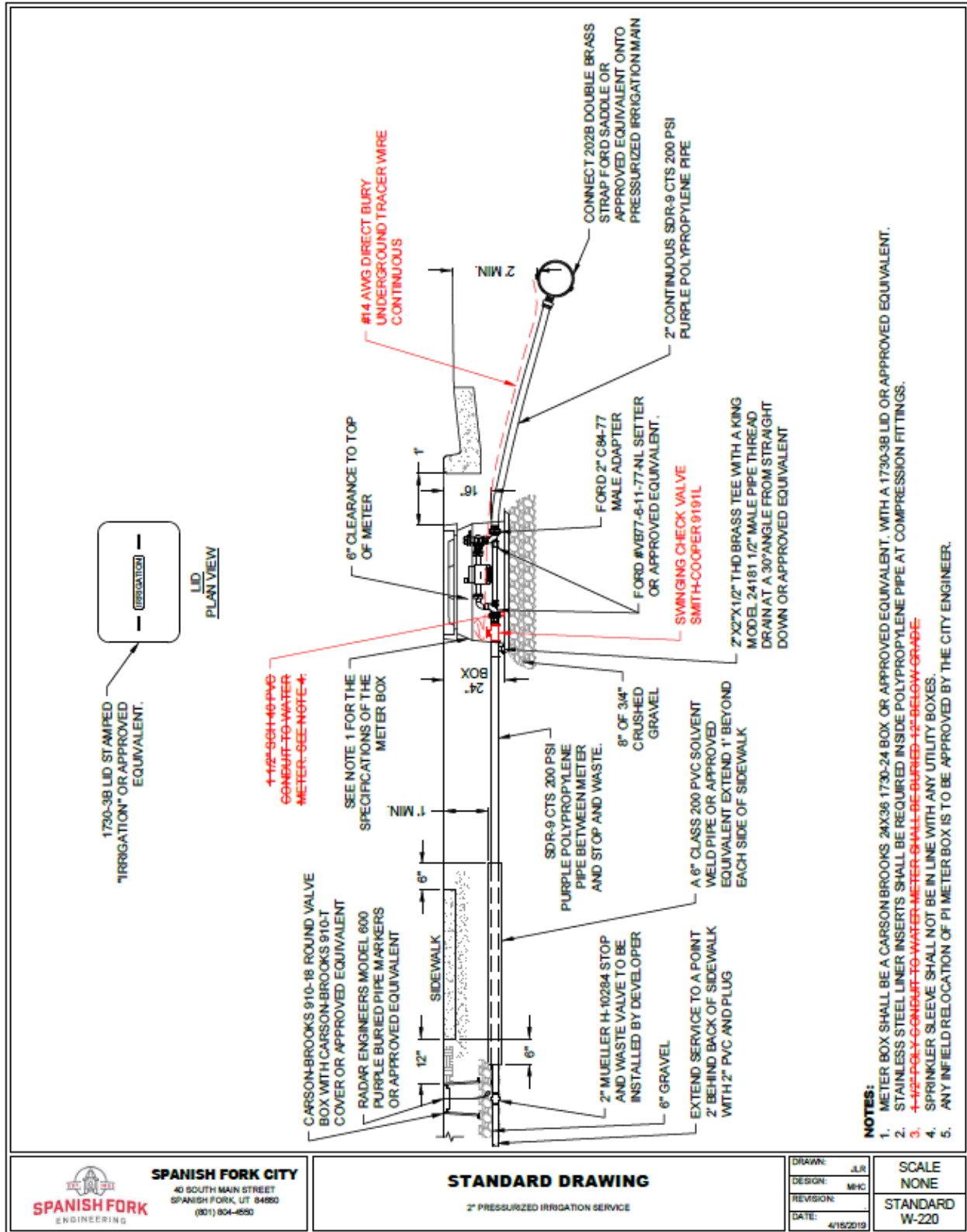
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REVISION:
DATE: 2/15/2022

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W-216









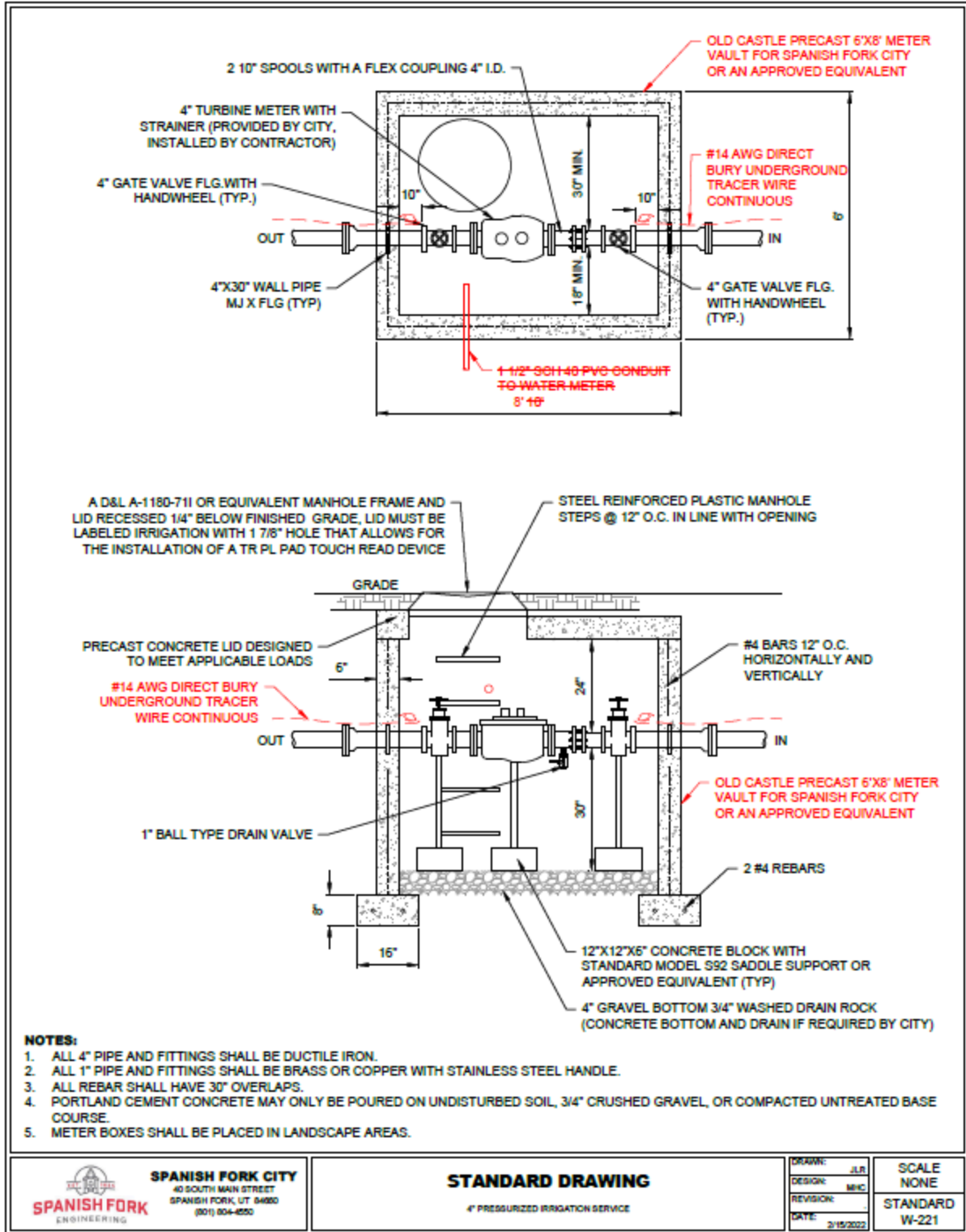
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84880
(801) 804-6550

STANDARD DRAWING

2" PRESSURIZED IRRIGATION SERVICE

DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 4/16/2019

SCALE
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STANDARD
W-220



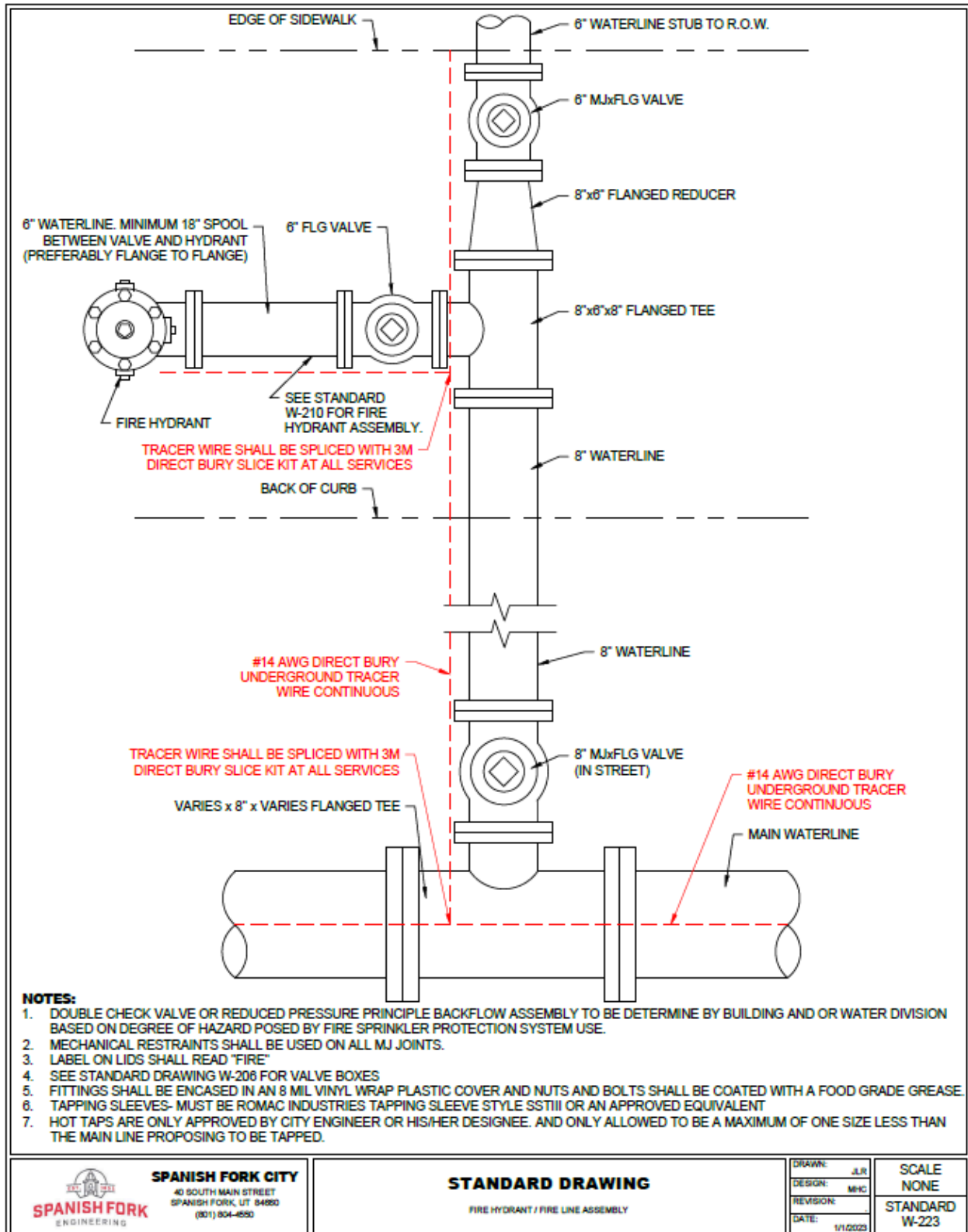
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84600
(801) 804-4550

SPANISH FORK ENGINEERING

STANDARD DRAWING

4" PRESSURIZED IRRIGATION SERVICE

DESIGN: JLR	SCALE: NONE
REVISION: MHC	STANDARD W-221
DATE: 2/15/2022	



BACKFLOW PREVENTION ASSEMBLIES

1. GENERAL

- A. PRIOR TO THE INSTALLATION OF ANY BACKFLOW PREVENTION ASSEMBLY, THE PROPERTY OWNER MUST BE NOTIFIED THAT THE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY MAY CREATE A CLOSED SYSTEM, THEREBY CREATING A THERMAL EXPANSION HAZARD. A THERMAL EXPANSION DEVICE MUST BE INSTALLED.
- B. IF ANY UNAPPROVED BACKFLOW PREVENTION ASSEMBLY IS FOUND WITHIN ANY WATER SYSTEM, THAT ASSEMBLY SHALL BE REMOVED AND REPLACED WITH A STATE APPROVED ASSEMBLY.
- C. ALL BACKFLOW ASSEMBLIES SHALL BE TESTED WITHIN 10 DAYS OF INITIAL USE.
- D. ALL BACKFLOW ASSEMBLIES SHALL BE TESTED AT LEAST ONCE A YEAR.
- E. ALL BACKFLOW ASSEMBLIES SHALL BE TESTED WHENEVER RELOCATED OR REPAIRED.
- F. A COPY OF THE TEST REPORT MUST BE SENT TO THE SPANISH FORK CITY.
- G. TESTERS MUST HAVE A CURRENT BACKFLOW ASSEMBLY TESTER CERTIFICATE.

2. PRODUCTS

- A. PROVIDE OUTDOOR OR INDOOR REDUCED PRESSURE PRINCIPLE ASSEMBLY (RP), PRESSURE VACUUM BREAKER (PVB), SPILL RESISTANT PRESSURE VACUUM BREAKER (SVB), OR ATMOSPHERIC VACUUM BREAKER (AVB) PER PROVO CITY STANDARDS.
- B. DOUBLECHECK ASSEMBLIES ARE NOT ALLOWED ON LANDSCAPE IRRIGATION IN UTAH.
- C. ABOVE GROUND OUTDOOR SYSTEMS NEED TO BE GALVANIZED STEEL, DUCTILE IRON OR COPPER. NO PVC ALLOWED.

3. EXECUTION

- A. BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE APPROVED BY SPANISH FORK CITY PRIOR TO INSTALLATION.
- B. FOLLOW INSTALLATION INSTRUCTIONS ON THE BACKFLOW PREVENTION ASSEMBLY DRAWING.
- C. AIR GAP -
 - C.1. THE AIR GAP SHALL BE A MINIMUM OF ONE INCH, OR TWICE THE DIAMETER OF THE INCOMING PIPE (WITHIN 10 PIPE DIAMETERS OF TERMINATION OF THE LINE).
 - C.2. WHERE THE AIR GAP IS WITHIN TWO PIPE DIAMETERS (HORIZONTAL MEASUREMENT) OF A WALL, THE AIR GAP SHALL BE INCREASED TO THREE TIMES THE INCOMING PIPE DIAMETER. HIGH HAZARD AIR GAPS SHALL BE INSPECTED ON AN ANNUAL BASIS.

 <p>SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84603 (801) 804-4550</p>	<p>STANDARD DRAWING</p> <p>BACKFLOW PREVENTION ASSEMBLY NOTES</p>	<table border="1" style="border-collapse: collapse; font-size: small;"> <tr><td>DRAWN:</td><td>JLR</td></tr> <tr><td>DESIGN:</td><td>PT</td></tr> <tr><td>REVISION:</td><td></td></tr> <tr><td>DATE:</td><td>7/1/2025</td></tr> </table>	DRAWN:	JLR	DESIGN:	PT	REVISION:		DATE:	7/1/2025	<p>SCALE NONE</p> <p>STANDARD W-225</p>
DRAWN:	JLR										
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