



**Tuesday, July 8, 2025
Planning Commission**

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on July 8, 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. 5:15pm WORK SESSION - No formal actions are taken in a work session.

A. REVIEW OF DRAFT STATION AREA PLAN.

2. 6:00 Agenda Items

3. Minutes

A. June 4, 2025.

4. Zone Change & Preliminary Plat

A. 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. (Item continued from June 4, 2025.)

B. 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. (Item continued from June 4, 2025.)

5. Zone Change (Public Hearing)

A. WALMART DEVELOPMENT ENHANCEMENT OVERLAY. This proposal involves changing the zoning from C-2 to C-2 with the Development Enhancement Overlay to expand the Walmart online pickup area located at 1206 North Canyon Creek Parkway.

6. Title 15 Amendments (Public Hearing)

A. TITLE 15 REIMBURSABLE PROJECTS. This proposal involves updating eligible design costs to the City's Reimbursable costs under 15.4.12.070 Reimbursable Projects.

B. AMENDMENTS TO MODIFY LAND USE REGULATIONS. This proposal involves changes to Title 15 of the City's Municipal Code.

7. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
June 4, 2025

Commission Members Present: Shauna Warnick, Michelle Carroll, Paul Dayton.
Absent: Todd Mitchell, Mike Clayson, Dave Woodhouse.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Ian Bunker, Associate Planner; Josh Wagstaff, Assistant City Engineer; Vaughn Pickell, City Attorney.

Citizens Present: Sidney Paskett, Nick Last, Kris Papworth, Janice Harris, Jackie Larson.

WORK SESSION

Commissioner Warnick called the meeting to order at 6:30 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Carroll led the pledge.

MINUTES

May 7, 2025

Commissioner Dayton moved to approve the minutes from May 7, 2025.

Commissioner Carroll seconded and the motion passed all in favor.

Commissioner Warnick took a moment to acknowledge the absence of several Commissioners and noted that the three members present constituted a quorum. She further explained that, in the absence of the Chair, the Commission had not yet designated a Vice Chair to preside over meetings. Following a brief discussion among the present members, it was agreed—based on seniority—that Commissioner Warnick would assume the role of Vice Chair of the Planning Commission.

ZONE CHANGE (Public Hearing)

Larson Ranch

Ian Bunker approached the podium and began by clarifying that the request under consideration is for a Zone Change only, with no platting associated with the proposal. He proceeded to identify the location of the subject property, noting that it is currently zoned R-1-30, encompasses approximately 9.32 acres, and is proposed to be changed to Rural Residential. He referenced a letter of support submitted by the applicant, expressing their intent to return the property to a zoning designation that aligns with its historical agricultural use. He noted that the property was recently included in the Agriculture Protection Area at the applicant's request, reflecting its longstanding use for agricultural purposes.

Mr. Bunker clarified that the Bowdy Smith property is not part of this rezoning request and will retain its R-1-30 zoning. He further pointed out that the subject property does not meet the minimum 40-foot front setback currently required, as it has less than 30 feet of frontage, making it a non-conforming lot. He added that the R-R zone requires a minimum 50-foot front setback, meaning the property would continue to be non-conforming under the proposed zoning. He concluded his presentation by stating that staff recommends approval of the proposed Zone Change, consistent with the findings outlined in the staff report.

Discussion followed regarding the boundaries of the Agriculture Protection Area and which parcels are currently included.

Commissioner Dayton inquired whether the Bowdy Smith property is within the Agriculture Protection Area. It was confirmed that it is included.

Commissioner Warnick asked why the Smith property was not included in the Zone Change request. Staff explained that the parcels in question have different ownership, which is why only one is being considered.

Dave Anderson added that if the Bowdy Smith property were included in the Zone Change, its existing non-conforming status could present challenges, particularly if the owners wished to expand the home in the future, given that it does not meet minimum lot size in the R-R zone.

Commissioner Warnick then invited the applicant to speak.

Jackie Larson came forward and introduced herself as the daughter-in-law of Gary and Susan Larson, the property owners. She explained that the intent of the Zone Change is not to increase density or allow for new development, but rather to restore the previous Rural Residential zoning to continue agricultural operations. She emphasized that **R-1-30 zoning is not compatible with the property's agricultural use** and that the R-R designation more accurately reflects its function as a multi-generational family farm.

Ms. Larson noted that the rezone would help protect agricultural rights and minimize future land use conflicts. She shared that the existing home was built by the family in 1905 and was recognized by the State of Utah in 2019 for over a century of continuous family ownership and operation. She provided historical context, stating that the zoning was changed from R-R to R-1-30 in 2018 to facilitate the construction of a home for a family member. During that process, the family complied with road dedication requirements along 1700 West, and that documentation was included in the current application to clarify their compliance and good-faith efforts.

She stressed that the purpose of the rezone is to maintain agricultural use, not to create future development opportunities or impose new obligations. She expressed a desire to avoid unexpected conditions or misunderstandings by proactively addressing potential concerns in the application materials.

The discussion concluded with general comments regarding the existing culinary water line along 2000 West and the availability of other utility services to the property.

Commissioner Warnick opened the public hearing at 6:40 pm

Janice Harris approached the podium and introduced herself as a neighbor to the Larson property. She expressed her support for the Larson family and stated that her purpose in attending was to show that support. She then asked staff whether approval of the proposed Zone Change would affect her ability to develop or expand her property to the north. She noted that this was her only concern, emphasizing that she wishes to preserve her rights and flexibility for any future development opportunities.

Commissioner Warnick closed the public hearing at 6:42 pm

Dave Anderson responded by noting that properties with the proposed zoning designation are frequently developed, and he is not aware of any factors that would hinder or complicate future development of the adjacent property. He added that the recent inclusion of the Larson property in the Agriculture Protection Area may present more of a consideration, given the criteria associated with that designation. However, he emphasized that even in that context, he does not anticipate any significant obstacles to development.

Commissioner Warnick commended the Larson family for their foresight in pursuing the Agriculture Protection Area designation, stating that it serves as an effective safeguard to ensure their continued agricultural use of the property, even if surrounding parcels undergo zoning changes or development. She added that it is common for rezoned properties and rural land uses to coexist successfully.

Commissioner Dayton remarked that the request is straightforward and appears to be fully consistent with the applicant's intentions.

Commissioner Carroll **moved** to recommend the approval of the Larson Ranch Zoning Map Amendment based on the following findings:

Findings:

1. That the subject property is located in the Larson Agriculture Protection Area.
2. That the existing home currently fails to meet the front setback for the R-1-30 Zone, which would also be the case in the Rural Residential, 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 agriculture purposes.
5. That most of the surrounding properties are currently zoned Rural Residential.

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

Maple Mountain Plat N Zone Change

Brandon Snyder approached the podium and explained that the item under consideration consists of two components: a Zone Change and a Preliminary Plat. While the overall discussion will address both applications collectively, he noted that two separate motions would be required—each with distinct findings corresponding to the respective application. He apologized for the applicants' absence, acknowledging that staff strongly encourages applicants to attend meetings to respond to questions from Commissioners or staff.

He began the presentation by summarizing each application. The Zone Change involves the application of the Master Planned Development (MPD) Overlay while retaining the existing R-1-12 zoning designation. The Preliminary Plat, he noted, is a re-approval of a previously approved plat from 2018. Mr. Snyder presented slides showing the existing condition of the property and noted that the criteria for applying the MPD Overlay have changed from the time of the original approval. He highlighted the benefits of the proposed layout, including strong connectivity with the adjacent Mellor Subdivision and planned landscaping improvements along 400 North. He concluded by stating that both applications have received staff recommendations for approval.

Commissioner Warnick addressed the Commission and the public, disclosing that she serves on the Nebo School District Board of Education and that the parcel adjacent to the subject property is owned by the School District. While she does not believe this presents a conflict of interest, as the School District is not involved in the application, she felt it was important to make the disclosure. She then expressed concern regarding the lot sizing along 320 North, noting the significant disparity between those lots—approximately 8,000 square feet—and the cul-de-sac lots, which are around 12,000 square feet. She questioned the design rationale behind this discrepancy.

Brandon Snyder responded that he did not wish to speculate on the applicant's design intent but recalled that, during the original 2018 approval process, the phase was delayed due to costly utility improvements along the frontage. He remarked that the average observer would likely not notice the size variation when driving past the cul-de-sac. However, without the applicant present, he refrained from drawing any further conclusions.

Commissioner Warnick asked for an update regarding stormwater runoff and drainage concerns raised by the neighboring development.

Josh Wagstaff confirmed that those concerns are being addressed as part of the current application.

Further discussion focused on lots 57 through 59, with clarification that all of these lots exceed 10,000 square feet, and that lot 59 measures approximately 12,000 square feet. Additional conversation addressed planned improvements along 400 North. It was noted that, while this is a UDOT-owned road, the improvements will be completed by the applicant as part of the subdivision development.

Dave Anderson commended Mr. Snyder for avoiding speculation about the applicant's lot sizing decisions but offered additional context. He explained that most developments are designed to maximize the number of lots permitted under the applicable zoning and overlays. It is typical, he said, for design consultants to prepare layouts that utilize the maximum allowable density, and he does not believe the variation in lot sizes was unintentional.

Commissioner Warnick expressed her disappointment that the applicant was not in attendance, stating that she would not be supporting the proposal at this meeting. She asked whether it would be more appropriate to recommend denial or to continue the item to a future meeting, allowing the applicant to be present and provide clarification.

Dave Anderson advised that if Commissioner Warnick wished to have further discussion with the applicant, a continuation would be appropriate. However, if she felt strongly opposed to the proposal as presented, then a recommendation of denial would be more fitting.

Commissioner Warnick asked for input from the other Commissioners.

Commissioner Carroll asked for clarification on what aspect of the proposal Commissioner Warnick found to be unacceptable.

Commissioner Warnick responded that while she understands the use of average lot sizes, she is concerned that nearly half of the lots do not meet the 12,000 square foot minimum typically expected in this zone. If only a few lots fell short, she said, her view might differ. However, the significant number of lots measuring closer to 9,000 square feet gives her pause, despite the flexibility offered by the MPD Overlay.

Dave Anderson acknowledged Commissioner Warnick's concerns and invited City Attorney Vaughn Pickell to weigh in. Mr. Pickell advised that if the Commissioner does not support the proposal, she may do so based on the findings provided in the staff report.

Commissioner Carroll concluded by expressing interest in whether there were any public comments regarding the proposed development.

Commissioner Warnick opened the public hearing at 7:05 pm

Janice Harris approached the podium and clarified that she has no direct connection to the proposed development but wished to share her perspective as a fellow property owner interested in future development. She stated that she understands **the developer's position, particularly the desire to maximize the number of lots to offset the financial burden of significant infrastructure improvements—such as road construction—which are the developer's responsibility rather than UDOT's.** She suggested that this financial pressure likely influenced the inclusion of smaller lot sizes within the design, to balance the costs associated with those required improvements.

Commissioner Warnick closed the public hearing at 7:07 pm

Commissioner Warnick expressed her preference to continue the item to a future meeting to allow the applicant to be present and provide additional context regarding the design decisions.

Commissioner Dayton responded that while he may not share the same concerns as Commissioner Warnick, he agreed that it would be beneficial to have the applicant available for discussion and clarification.

Commissioner Carroll echoed Commissioner Dayton's comments, stating that she does not personally share Commissioner Warnick's concerns about the design.

However, she questioned whether the applicant's presence would meaningfully address or resolve those concerns.

Commissioner Warnick replied that, even with the applicant present, she is uncertain whether her concerns—particularly regarding the variation in lot sizes—could be fully resolved. She added that continuing the item would at least give the full Commission an opportunity to deliberate and vote, allowing the project to proceed if there is sufficient support, while still giving her the opportunity to vote in opposition based on her reservations.

Vaughn Pickell, City Attorney, clarified that the Planning Commission's role is to make a recommendation—positive or negative—to the City Council. He also noted that continuing the item is a valid option, which would delay the matter from moving forward and provide time for additional dialogue between the applicant and City staff before any recommendation is made.

Commissioner Dayton **moved** to recommend the approval of the Maple Mountain Plat N Zone Change 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.

Commissioner Carroll **seconded the** motion. Commissioner Warnick opposed the motion and the motion died.

Vaughn Pickell provided additional clarification, explaining that with the current number of Commissioners present, a unanimous vote is required to move the item forward. If a vote is not unanimous—regardless of whether it is in favor or against—the item will remain with the Planning Commission. He further noted that if the Commission wishes to formally advance the application to the City Council, whether with a positive or negative recommendation, a unanimous vote is necessary.

Staff then engaged in discussion about how best to proceed with making a motion under the circumstances, given the limited number of Commissioners in attendance.

Commissioner Dayton stated that it was his and Commissioner Carroll's intention to move the item forward for a final decision.

Commissioner Warnick commented that she believed a recommendation for denial would still allow the item to progress in the process. However, Mr. Pickell clarified that, given the current quorum, any non-unanimous vote would effectively result in a continuance. To avoid ambiguity, he recommended that the Commission consider making a separate motion to continue the item formally.

Commissioner Dayton **moved** to Continue the item to a later date so that the Applicant may be present to discuss the proposal.

Commissioner Carroll **seconded the** motion and asked that staff invite the applicant to be part of the discussion and the motion passed all in favor.

PRELIMINARY PLAT (Public Hearing)

Maple Mountain Plat N Phase 2

No additional discussion took place regarding this item.

Commissioner Carroll **moved** to Continue the proposal for Maple Mountain Plat N Phase 2 so that the applicants may be present for the discussion.

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

CONDITIONAL USE PERMIT (Public Hearing)

Ace Rents Landscape Yards

Dave Anderson opened the discussion by thanking the applicants for their patience and confirming their presence to speak on the item. He explained that conversations regarding this proposal began in the fall of the previous year, and the intent is to expand and develop an outdoor storage yard and display area for the existing business, Ace Rents.

Mr. Anderson elaborated on the various approaches staff explored to accommodate the proposed use within the framework of the city's ordinances. Rather than pursuing a Zone Change to a designation that would more clearly permit the use, or amending the text of the City Code, staff determined that pursuing a Conditional Use Permit (CUP) was the most appropriate and efficient route. He clarified the distinction between permitted and conditional uses, explaining that permitted uses are allowed by right within a zoning district if basic standards are met, whereas Conditional Uses also require compliance with specific standards but may include additional conditions imposed by the Land Use Authority to mitigate potential impacts.

He reminded the Planning Commission that they serve as the Land Use Authority for conditional use approvals, and therefore have the authority to approve, deny, or continue the application, as well as impose any reasonable conditions they find necessary. Mr. Anderson then presented the site location and described the area to be developed. He noted that a masonry wall would be required to buffer the adjacent residential properties. He also pointed out that the frontage parcel is not owned by the Applicant but by UDOT. Despite this, the applicants have expressed their intent to comply with the city's landscaping and improvement requirements.

Mr. Anderson emphasized that the proposed use is not intended to be permanent; the applicants have indicated plans to relocate within the next ten years. He stated that the site is currently underutilized and that the proposed use would bring value in the interim. Based on this context and staff's review, he concluded with a recommendation of approval.

Commissioner Carroll remarked that she recalled the item being previously discussed, though she was unclear whether it had been a formal review or a conceptual presentation. Mr. Anderson confirmed it had been reviewed previously as a concept.

Commissioner Warnick inquired about the elevation differences between the site and the nearby residential homes to the west. Staff confirmed that the residential lots are at a higher elevation than the commercial site.

Nick Last, representing the applicant, approached the podium and provided additional details. He clarified that the homes to the east are at approximately the same elevation as the Ace Rents property, while the land slopes down approximately 20 feet along the southern boundary adjacent to homes to the south. He confirmed that a six-foot pre-cast masonry wall will be constructed along the west property line

to buffer the residential subdivision. He emphasized that the elevation drops significantly at the southern end of the parcel.

Mr. Last shared that his grandfather, Sid Paskett, founded Ace Rents nearly 70 years ago, and that the business has operated at this location since 1998. He explained that after receiving multiple customer requests to offer additional landscaping materials—such as decorative rock and pavers—they began exploring ways to utilize the undeveloped portion of the property more effectively. He noted that they plan to improve the frontage along Arrowhead Trail and have spoken with neighboring property owners, all of whom expressed support for the project. He mentioned that many neighbors initially feared the land might be developed for multi-family housing and were relieved to learn about the proposed outdoor storage use.

The storage area, Mr. Last explained, will be constructed with removable bays, allowing for easy removal when the business eventually relocates. He believes the improvements will better serve their customers and fill a growing demand. To address dust concerns, he stated that they will use treated crushed asphalt, which significantly reduces dust. Additionally, all adjacent neighbors have been given his direct contact information, and he emphasized his commitment to being a good neighbor and addressing any concerns promptly.

Mr. Last concluded by reiterating their dedication to being responsive, respectful, and responsible members of the community.

Commissioner Warnick opened the public hearing at 7:35 pm

Chris Papworth approached the podium and introduced himself as a contractor who frequently works in the area and supplies materials to similar yard operations. He shared that he has known Nick and his family for many years and wished to express his support for the proposed development, noting his confidence in their professionalism and commitment to the community.

Commissioner Warnick closed the public hearing at 7:38 pm

Commissioner Dayton expressed his support for the proposal, stating that he believes it represents a thoughtful and effective use of the property and will provide meaningful benefits to the community.

Commissioner Carroll concurred, indicating that she shares Commissioner Dayton's perspective.

Commissioner Dayton **moved** to approve the Ace Rents Landscape Yards based on the following findings and conditions.

Findings:

1. That the proposal conforms to the 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.

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

ANNEXATION

Creekside Annexation

Commissioner Warnick inquired why a public hearing was not being held for the annexation item, noting that annexations are typically approved by the City Council.

Staff clarified that a public hearing is not required at this stage of the process.

Ian Bunker then approached the podium to present the item. He explained that the proposed annexation is associated with the previously approved Creekside development. The subject property, he stated, encompasses approximately 0.32 acres and will be annexed into the city through a resolution process. He noted that all three annexation items on the current agenda follow the same process.

Mr. Bunker explained that, unlike typical annexations initiated by a land owner petition, Utah Code §10-2-418 allows the City Council to annex properties by resolution if certain criteria are met. These criteria include: the property must be an unincorporated island or peninsula within Utah County, must be under 50 acres in size, must have fewer than 800 residents, and must have received some form of

municipal service for at least one year. He confirmed that each of the three annexation areas under consideration meets these qualifications.

He further clarified that the annexation process must be formally initiated by the city Council, which occurred on May 6, 2025. Following the initial resolution, the process requires a return for a public hearing and final decision regarding the proposed zoning designation, scheduled to occur 30 days after the initial action.

Regarding the subject property, Mr. Bunker stated that during the review of the Creekside development, staff discovered a discrepancy in the property boundaries—specifically, that a portion of the development extended beyond Spanish Fork City limits. This annexation is intended to correct that issue and ensure the entire development is located within city boundaries. Staff is recommending the R-4 zoning designation to maintain consistency with the previously approved Creekside project.

Commissioner Warnick asked whether the Creekside developers currently own the property. Staff responded that the property is presently owned by Spanish Fork City and will be traded to the developers in exchange for another area within their project. She then inquired about the portion of land crossing the river.

Mr. Bunker confirmed that a small portion of the annexation does extend across the river but clarified that there are no plans to develop any units in that section. The purpose of including this area is simply to reconcile the City Boundary with the parcel's configuration.

Commissioner Warnick noted her confusion about the area extending across the river. Staff explained that since it is part of the legal parcel, it must be included within the City Boundary as part of the annexation.

Dave Anderson acknowledged that it is unusual for a portion of a parcel to extend beyond City limits and agreed that this detail initially went unnoticed during earlier reviews of the Plat and Zone Change. Fortunately, the parcel meets the necessary criteria for annexation by resolution, allowing staff to address and correct the oversight promptly.

The Commissioners acknowledged the unique circumstances and expressed their appreciation to staff for their diligence in identifying the issue and taking swift action to resolve it.

Commissioner Carroll **moved** to recommend the approval of the Creekside Annexation with the R-4 zoning designation 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.

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

Ian Bunker asked whether the Commission would like to formally clarify the zoning designation they support.

The Commission confirmed that they agree that the R-4 zoning designation, consistent with the existing Creekside development, would be the most appropriate and compatible zoning for the annexed property.

Johnson - Youd Annexation

Ian Bunker presented the location of the proposed annexation area, noting that it encompasses approximately 18.5 acres and is being brought into the city by resolution. He explained that this property constitutes a larger unincorporated island currently within Utah County. According to the General Plan, the area is designated for industrial use.

Mr. Bunker explained that during the Development Review Committee (DRC) meeting held on March 5, 2025, the initial recommendation was to assign an I-1 (Light Industrial) zoning designation to align with surrounding uses. He also noted that the property owners had previously expressed interest in pursuing industrial development. However, during a subsequent DRC discussion on April 30, 2025, it was determined that the area should be zoned R-R (Rural Residential) upon annexation. This recommendation was made due to the absence of any formal development plans at that time. He emphasized that assigning an R-R designation would ensure that any future subdivision or zoning requests would come before the Planning Commission for review and approval. Staff is therefore recommending approval of the annexation with the R-R zoning designation.

Commissioner Warnick asked about the current land use. Mr. Bunker responded that the property is currently vacant and may be being used for agricultural purposes.

Commissioner Carroll inquired whether there are many unincorporated islands like this one within the City Boundary. Staff confirmed that there are not many, and this is somewhat of a unique case.

Further discussion clarified the rationale for proposing the R-R designation. Staff explained that zoning the property R-R provides an additional layer of oversight, ensuring that future development proposals—such as platting or Zone Changes—must come back before the Planning Commission. If the property were zoned I-1 at the time of annexation, future proposals would not necessarily require Commission review, as the zoning would already allow the intended use by right.

Commissioner Warnick asked for insight into the property owners' perspective regarding annexation and the proposed zoning. Staff explained that the annexation was initiated at the request of the property owners, who have expressed interest in industrial development at a future date. However, without a formal development proposal, the R-R zoning designation is considered the most appropriate interim step.

Mr. Bunker added a clarification that the annexation does not encompass the entire island—only a portion. Using a map, he highlighted the section of the island included in the annexation and the area that will remain outside city boundaries.

Commissioner Warnick expressed concern about annexing only part of the island, noting that this effectively creates two smaller islands rather than resolving the larger one. Staff confirmed that the remaining property is owned by individuals who have declined to be annexed. While the landowners participating in the current annexation initiated the request, the property qualified under Utah Code for annexation by resolution rather than by petition.

Dave Anderson addressed the zoning discussion, stating that assigning an industrial designation now would not pose a concern for the city and could eliminate a future step. However, he acknowledged that the site poses some unique development challenges, including the need to construct a roadway to serve the property. Due to those infrastructure requirements, he recommended maintaining the current approach—requiring a future Zone Change—so that any proposed development can be carefully evaluated and coordinated between the city and the property owners.

The Commission acknowledged the complexity of the annexation and expressed appreciation to staff for their efforts to ensure the process remains thorough and transparent.

Commissioner Dayton **moved** to recommend approval of the Johnson - Youd Annexation with the proposed R-R Zone Designation 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.

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

River Bottoms Road Annexation

Ian Bunker presented the proposed annexation, providing the location and noting that the area in question comprises just over four acres. He explained that the property is part of a larger peninsula of unincorporated land within Utah County. According to the General Plan, the area is designated for Medium and High Density Residential use.

Mr. Bunker stated that this annexation is similar in nature to the recently discussed Creekside annexation, in that it includes a portion of the River Run subdivision—specifically, road improvements. The primary purpose of this annexation is to clean up the City boundary. He noted that the annexation initially included only the public road right-of-way; however, since the previous discussion, the adjacent property owners—the Olsens—have opted to join the annexation, expanding its scope.

With this updated proposal, Mr. Bunker explained that staff is recommending two zoning designations for the Commission to consider. First, the public right-of-way is proposed to be zoned R-3 to match the zoning of the adjacent River Run subdivision. Second, the remaining parcels—those not currently planned for development—are proposed to be zoned R-R (Rural Residential), as a placeholder until future development plans are brought forward.

Commissioner Warnick inquired about the city services available to nearby property owners, specifically asking whether the Johnsons currently receive services or will begin to do so upon annexation.

Dave Anderson responded that city services are only available to properties within city limits. Therefore, annexation is a prerequisite to receiving municipal utilities and services. He added that the city would gladly welcome additional property owners along the corridor to annex, should they choose to do so. He also noted that the Engineering Department had reached out to several of the remaining property owners in the area to gauge interest in annexation, but those individuals declined at this time.

Commissioner Carroll **moved** to recommend the approval of the River Bottoms Road Annexation with the R-3 and R-R zoning designation based on the following findings:

Findings:

1. That the subject property is located within the Annexation Policy Boundary and Growth Management Boundary.
2. That the 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.

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

CONSTRUCTION STANDARDS

Construction Standards Revisions (25.01)

Josh Wagstaff approached the podium to present the proposed updates to the city's engineering and construction standards.

Commissioner Warnick began by expressing appreciation for the summary that had been provided in advance of the meeting, noting its helpfulness in understanding the proposed revisions.

Mr. Wagstaff continued by explaining that recent inquiries from developers prompted a need to clarify when to apply the 25-year storm drain calculation and Low Impact Development (LID) requirements. In response, the city has included additional guidance within its standards to specify when these criteria are applicable. He also noted the removal of outdated background information related to certain LID methods that are no longer in use by the city.

Further revisions include adjustments to the storm drain video inspection process. Rather than the city conducting the inspection and seeking reimbursement, the responsibility will now fall on the contractor during construction. Additionally, Mr. Wagstaff highlighted the inclusion of a new section addressing standards for all-weather roadways, as well as updates to the city's **water infrastructure standards**.

Commissioner Warnick asked Mr. Wagstaff to provide additional context regarding the term "LID."

In response, Mr. Wagstaff explained that LID, or Low Impact Development, is an approach to managing stormwater runoff. Traditionally, rainwater is collected from road surfaces and conveyed through pipes to discharge points such as Utah Lake or the Spanish Fork River. LID strategies aim to infiltrate stormwater on-site—recharging local aquifers and reducing the volume of runoff conveyed offsite. He described how this is typically achieved using underground chambers surrounded by gravel, allowing water to percolate back into the ground.

Mr. Wagstaff concluded by summarizing the language updates made to improve clarity and consistency throughout the city standards.

Commissioner Warnick thanked Mr. Wagstaff for his efforts and for the detailed presentation of the proposed updates.

Commissioner Warnick opened the public hearing at 7:45 pm

There was no public comment.

Commissioner Warnick closed the public hearing at 7:45 pm

Commissioner Dayton moved to recommend to approve the updated Construction Standards Revisions (25.01) to the city Council.

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

DISCUSSION

Concept Reviews

Commissioner Warnick inquired whether any Concept Reviews were scheduled for the evening's meeting. Mr. Anderson responded that the item would be continued, as there were no applicants present to participate in the discussion.

Commissioner Carroll moved to adjourn the meeting at 7:46 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary



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

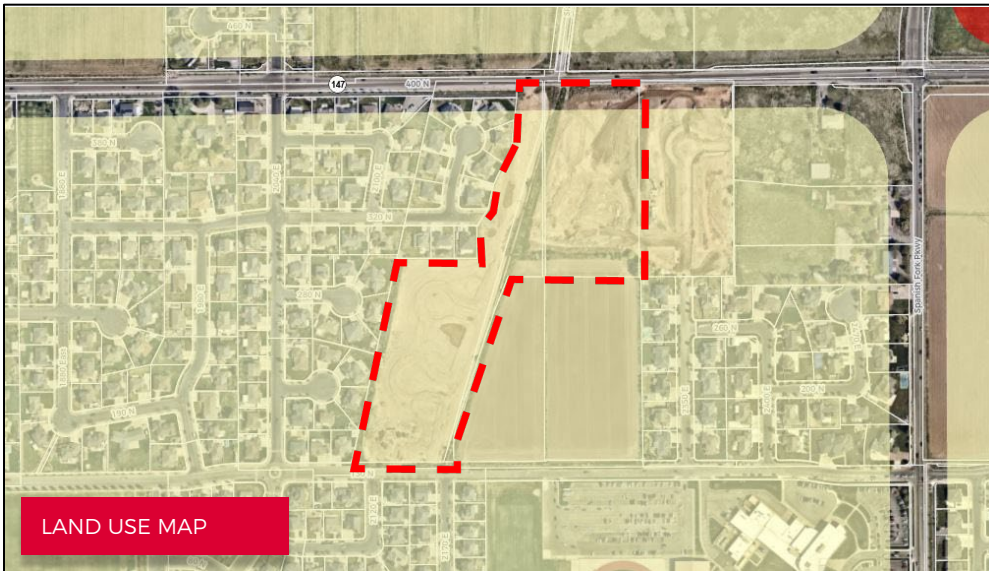
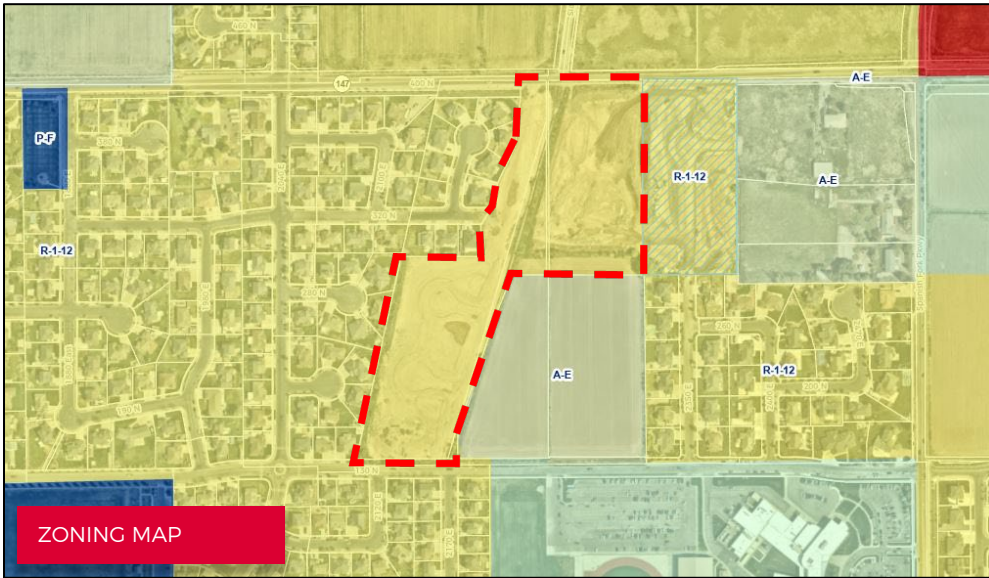


EXHIBIT 2

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.

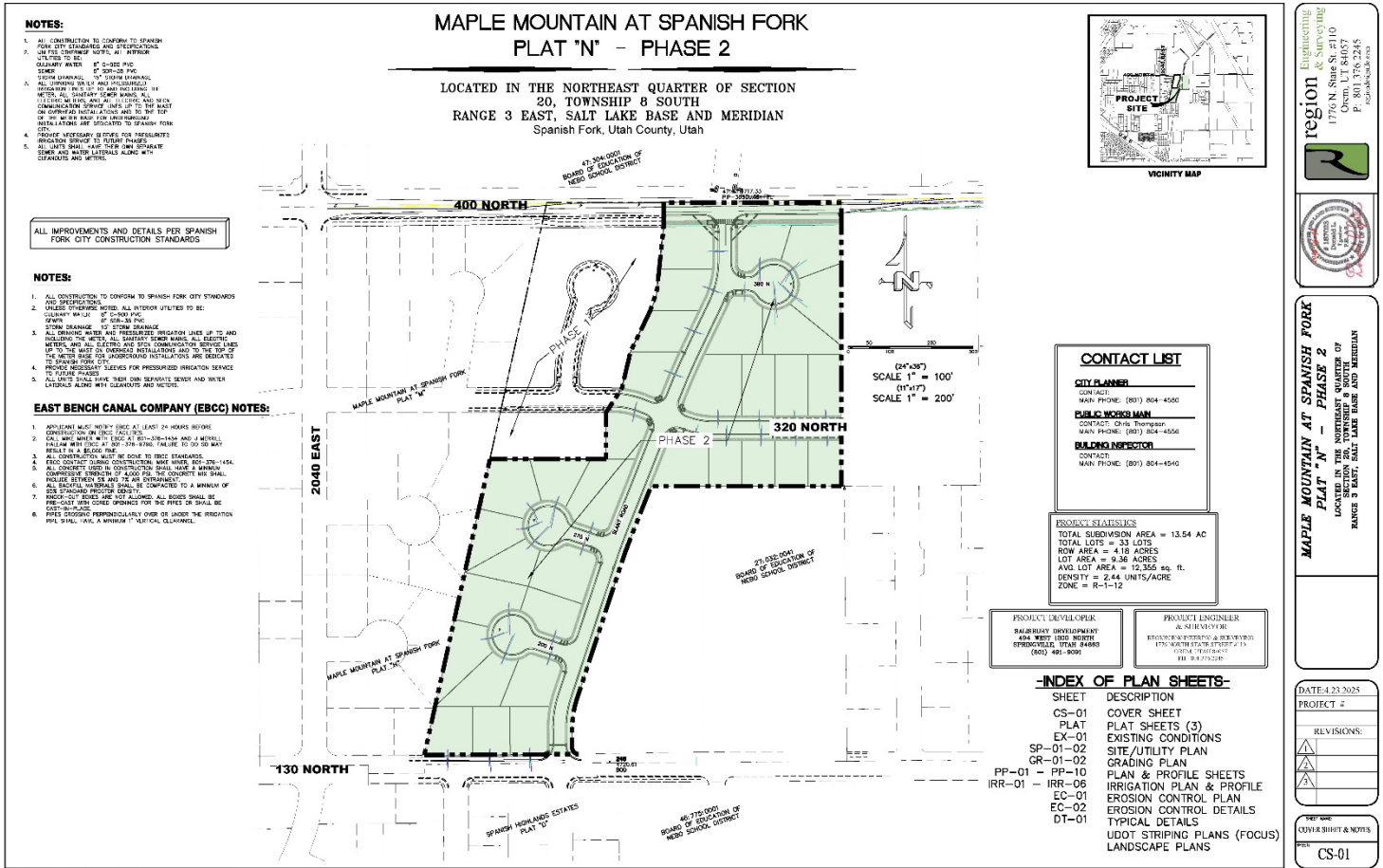


EXHIBIT 3

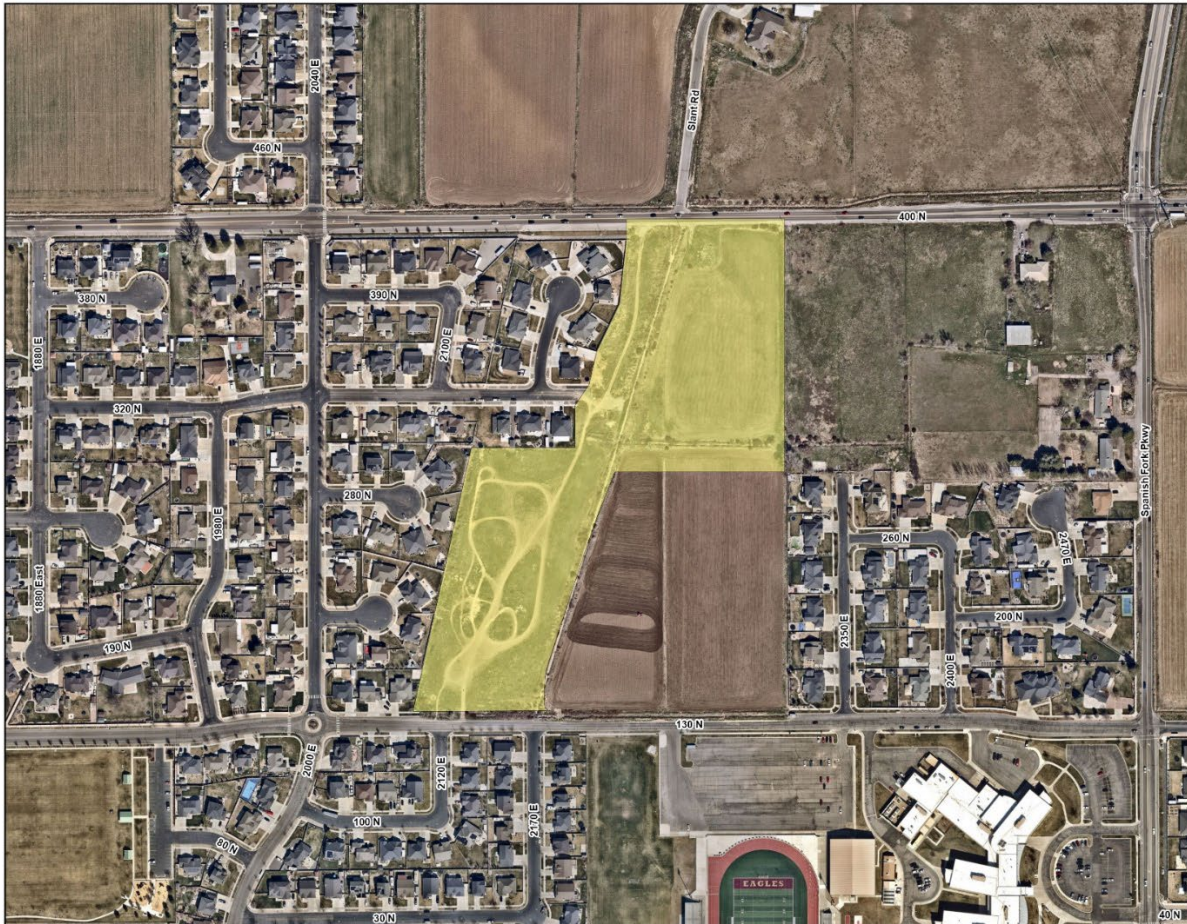
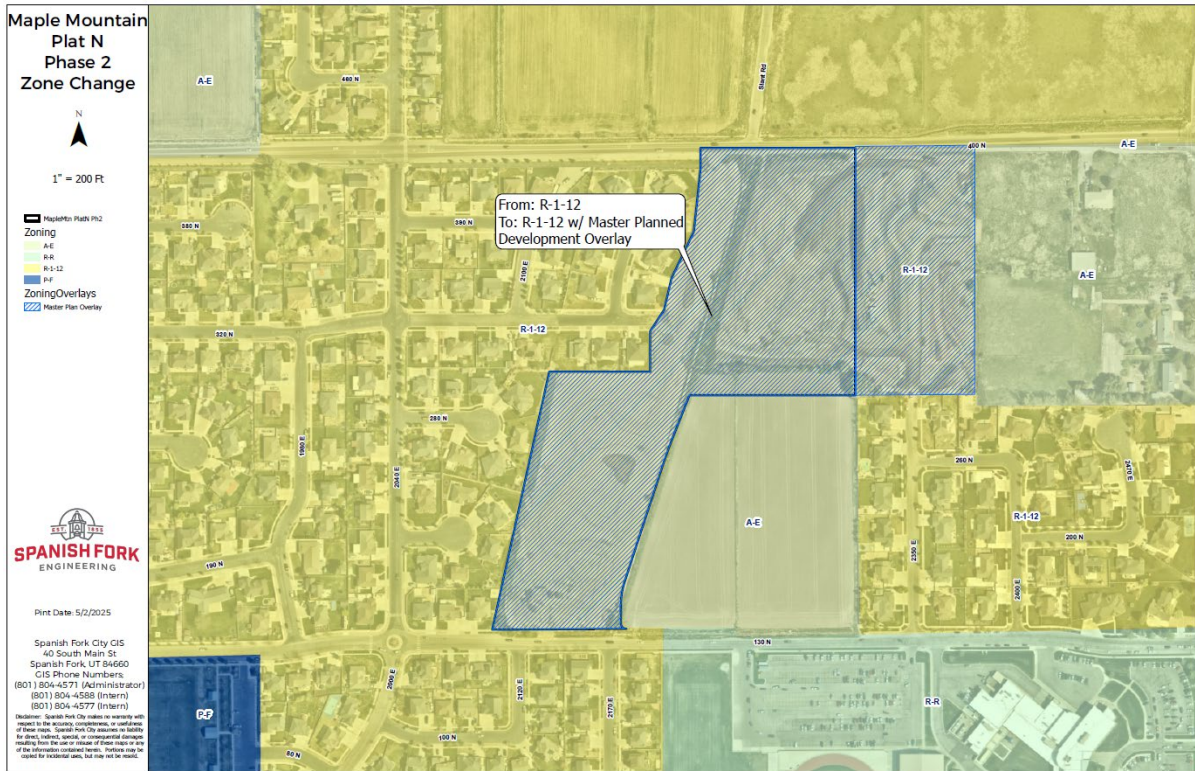


EXHIBIT 4



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.

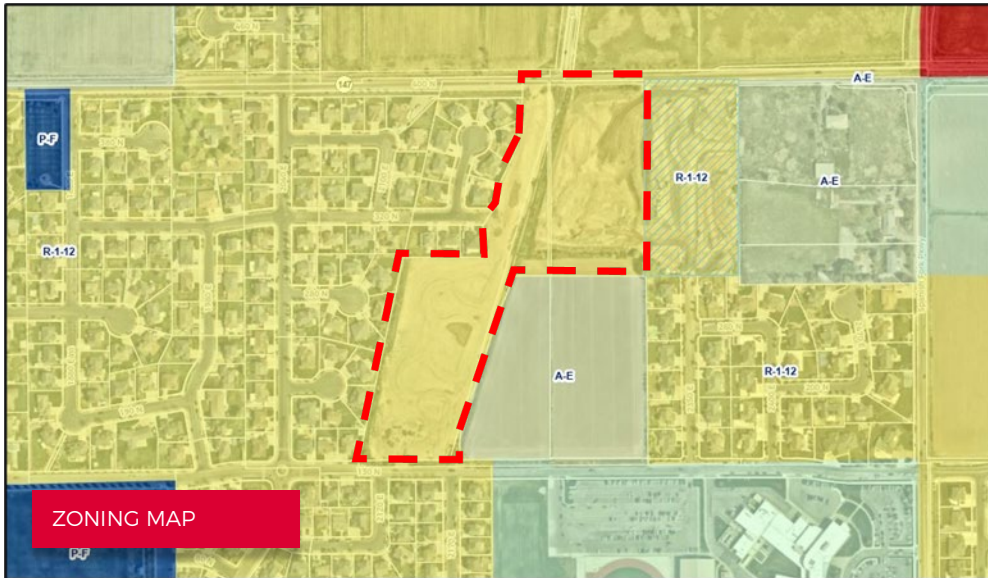
Conditions

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.

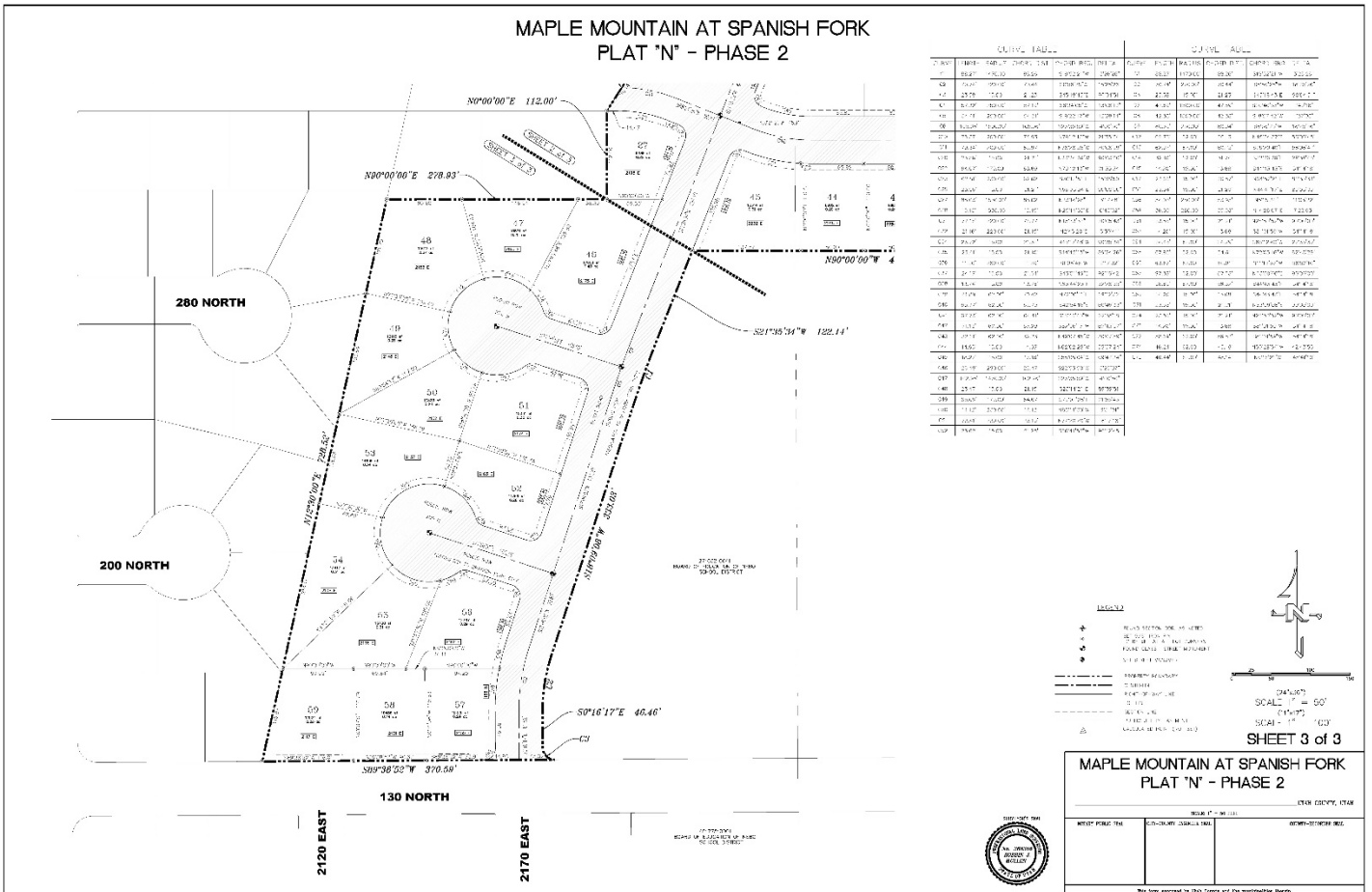
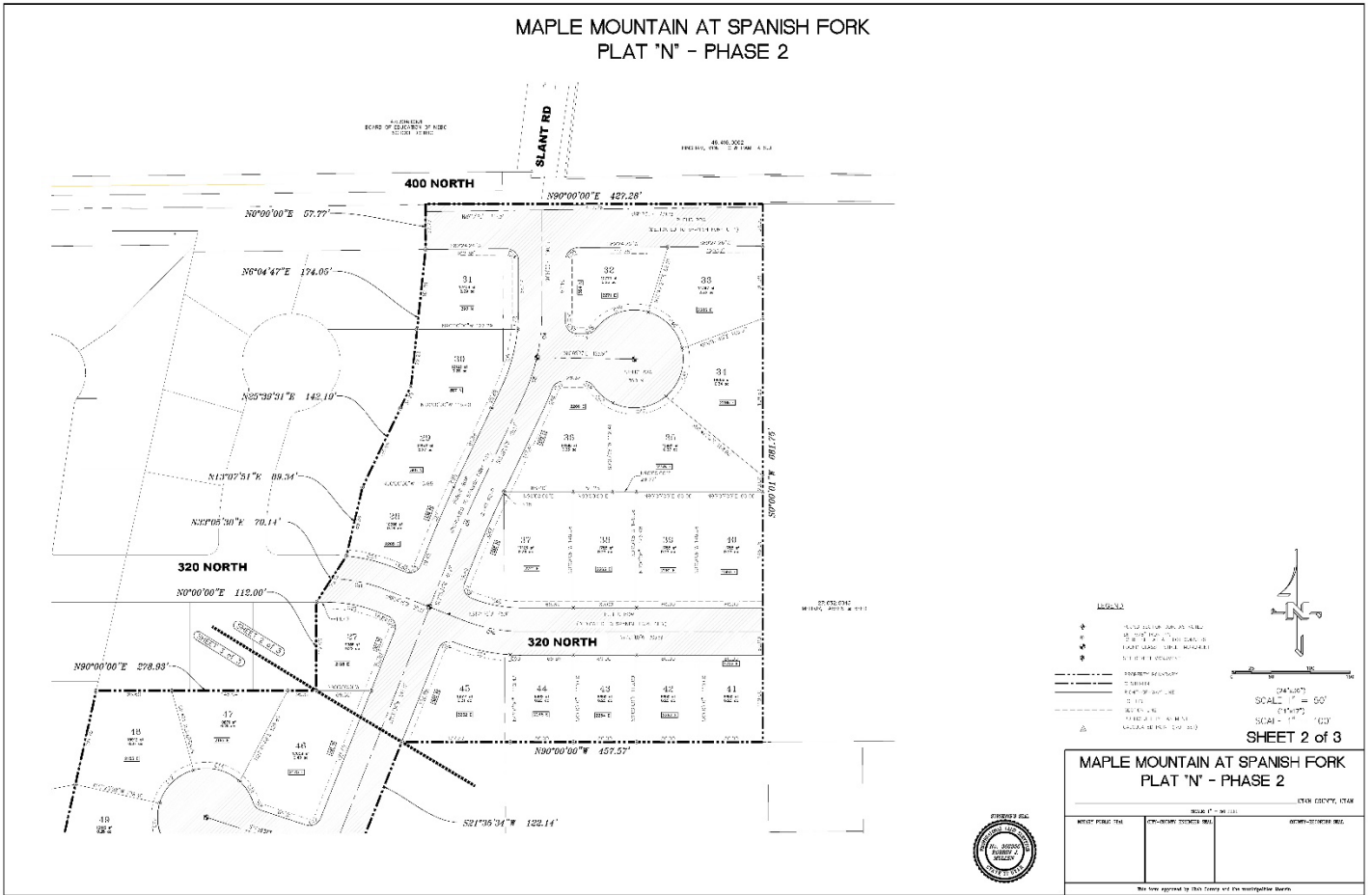
EXHIBITS

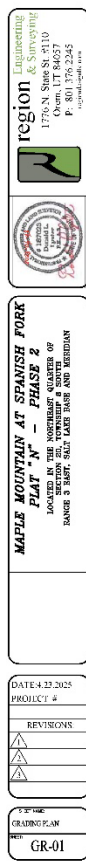
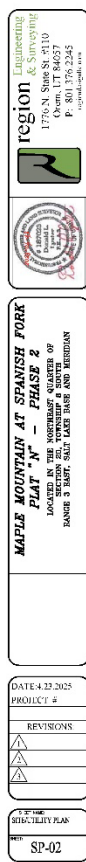
1. Area Maps
2. Civil Plans
3. Landscaping Plans
4. Development Review Committee Minutes

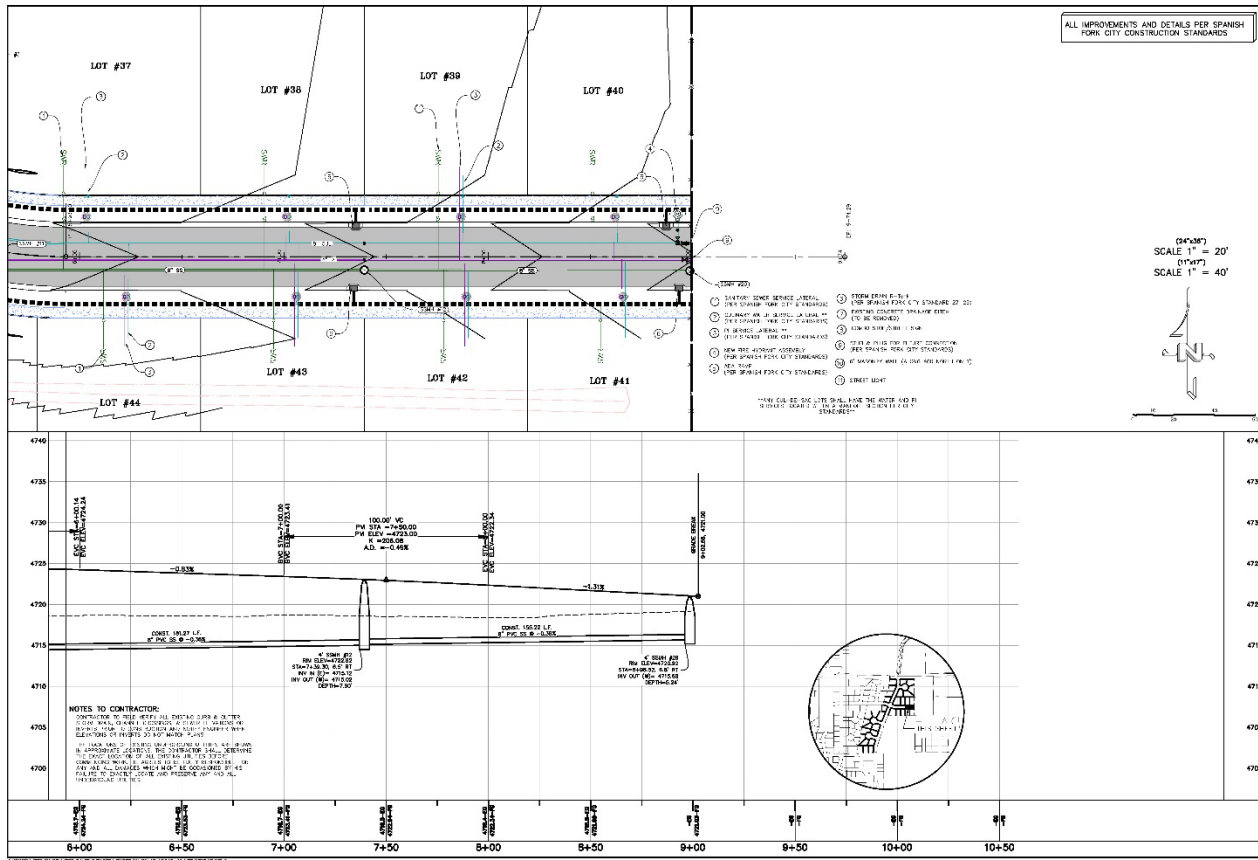
EXHIBIT 1



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







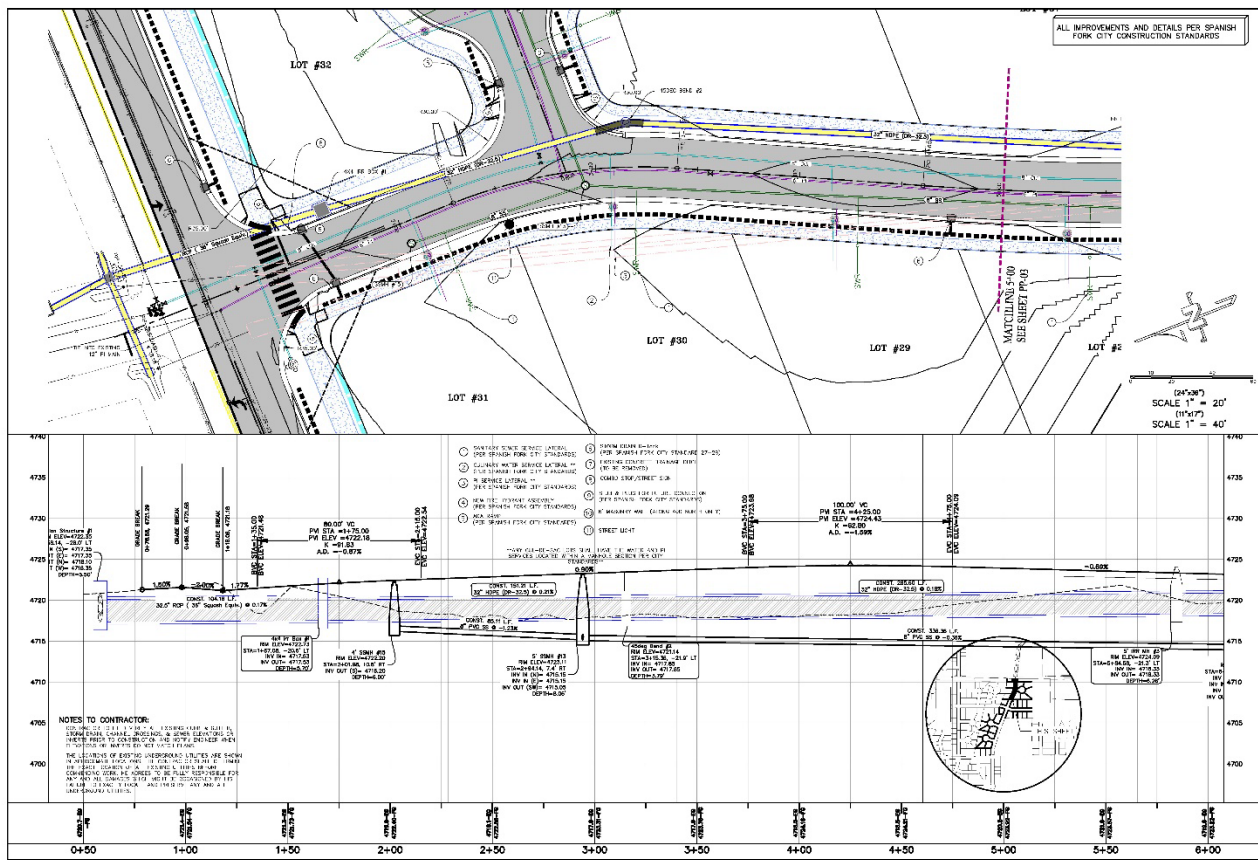
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Engineering & Surveying
1776 N. SHAW ST. #110
SPANISH FORK, UT 84660
P: 801.375.2245
F: 801.375.2246
info@region-engineering.com

**MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2**
LOCATED IN THE SOUTHWEST QUARTER OF
RANGE 3 EAST, TOWN 36 NORTH AND MERIDIAN

DATE: 4.23.2025
PROJECT: #

REVISIONS

PLAN & PROFILE
PP-01A



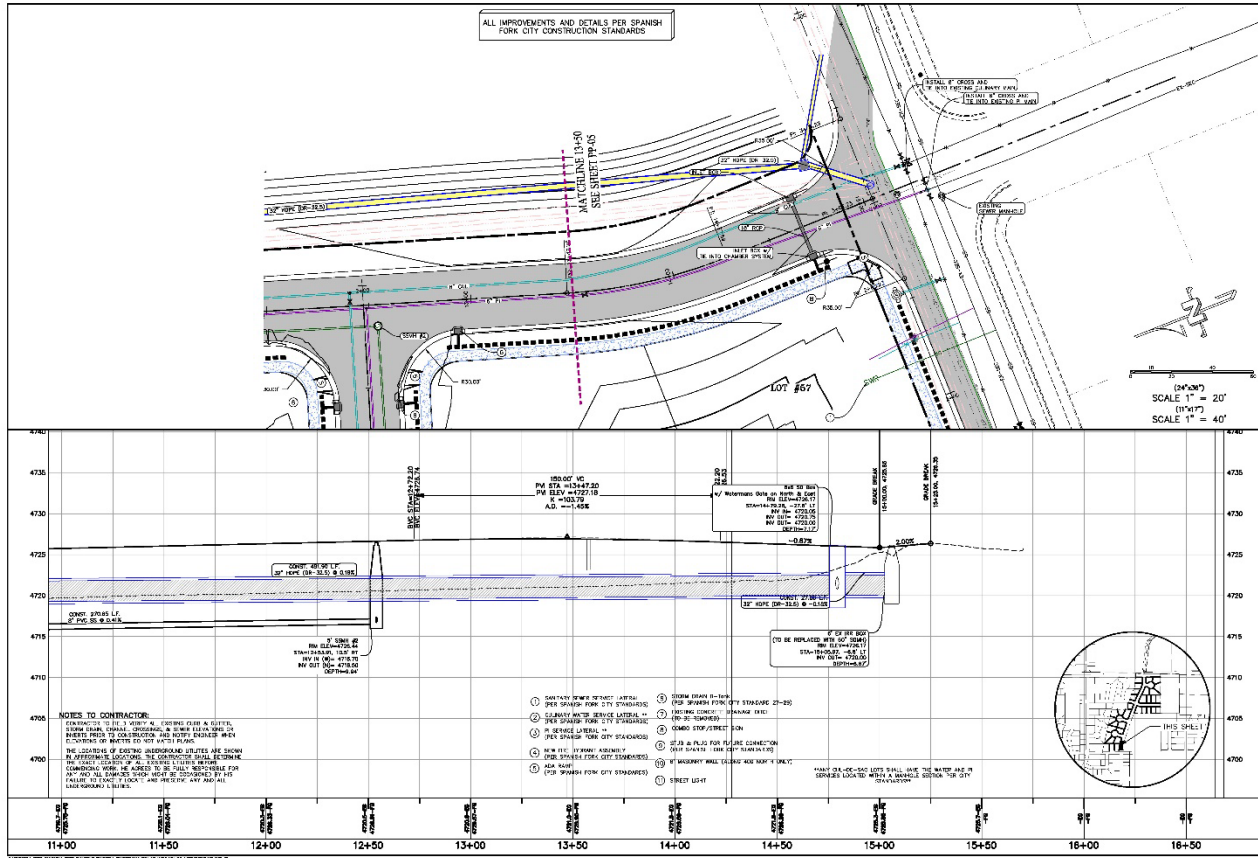
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**MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2**
LOCATED IN THE SOUTHWEST QUARTER OF
RANGE 3 EAST, TOWN 36 NORTH AND MERIDIAN

DATE: 4.23.2025
PROJECT: #

REVISIONS

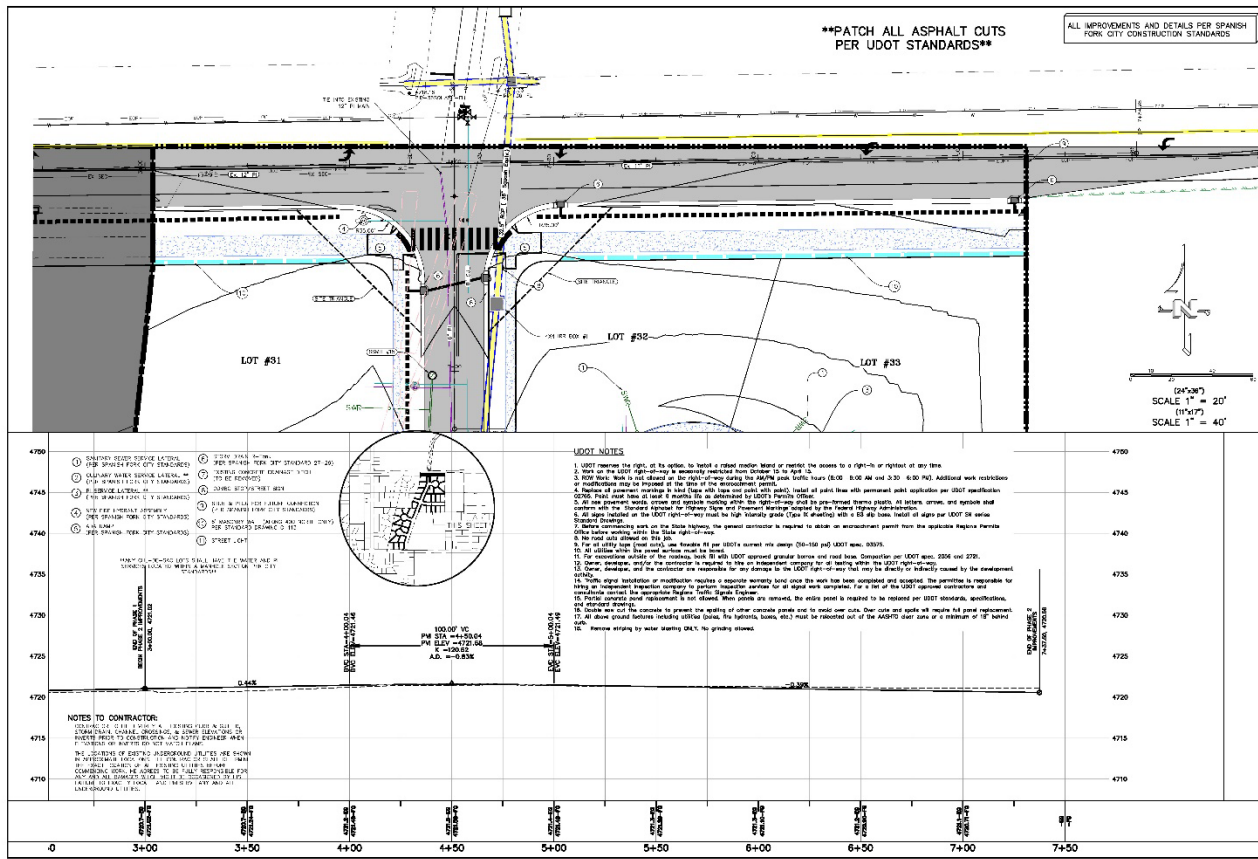
PLAN & PROFILE
PP-02



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MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 16, T4N, R12E, S20E
RANGE 12 EAST, BLK 12, SEC 16 AND 17

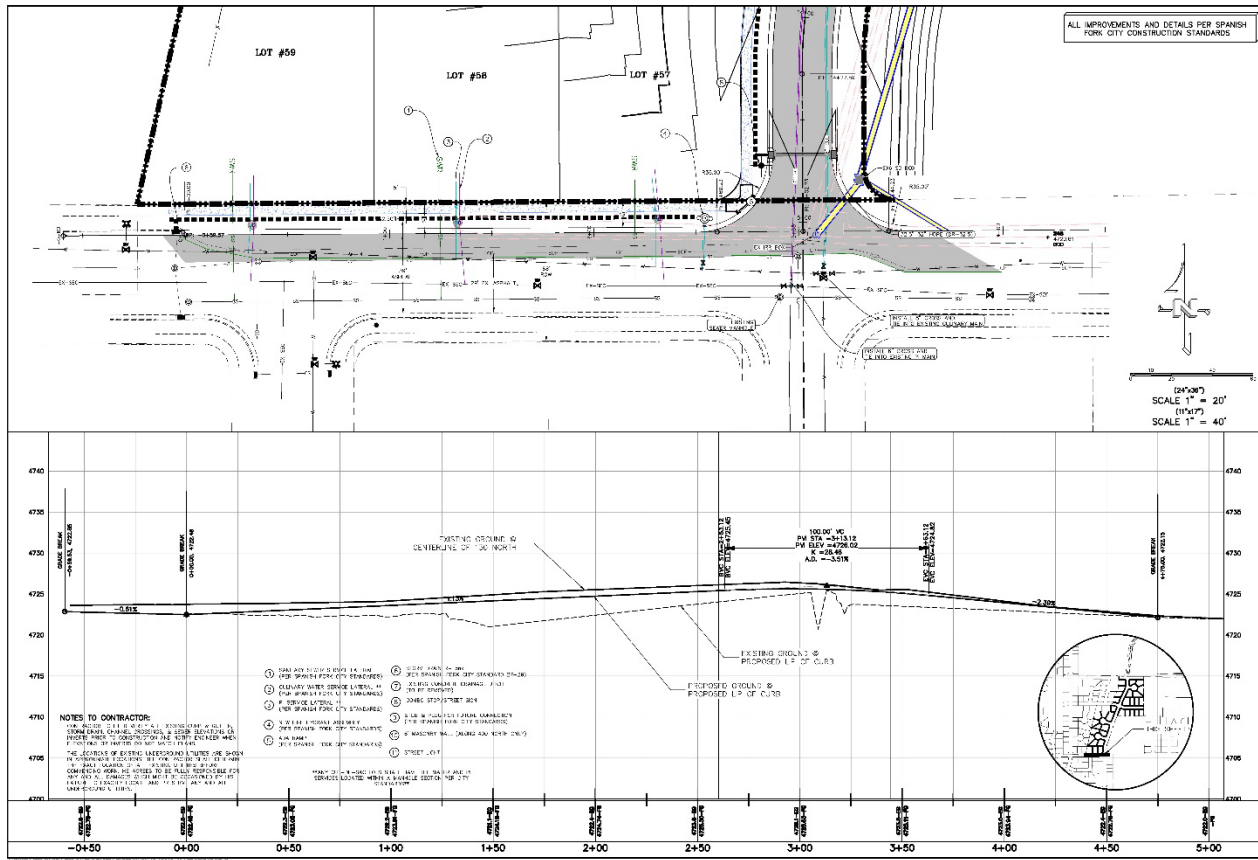
DATE 4.23.2025
PROJECT #
REVISIONS
PP-05



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MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 16, T4N, R12E, S20E
RANGE 12 EAST, BLK 12, SEC 16 AND 17

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 16, T4S, R10E, S44
RANGE 10 EAST, MAIN T14S AND MERIDIAN

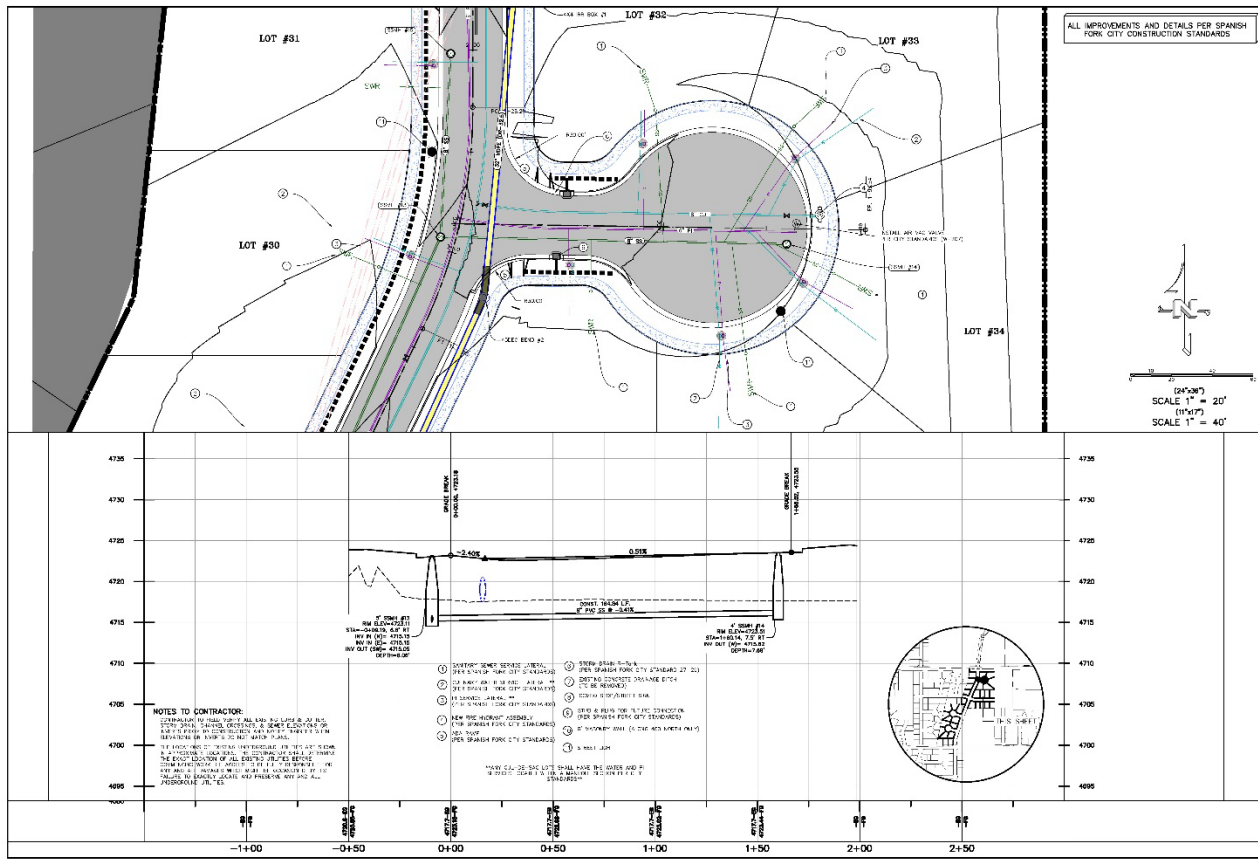
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PRODUCT #

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 16, T4S, R10E, S44
RANGE 10 EAST, MAIN T14S AND MERIDIAN

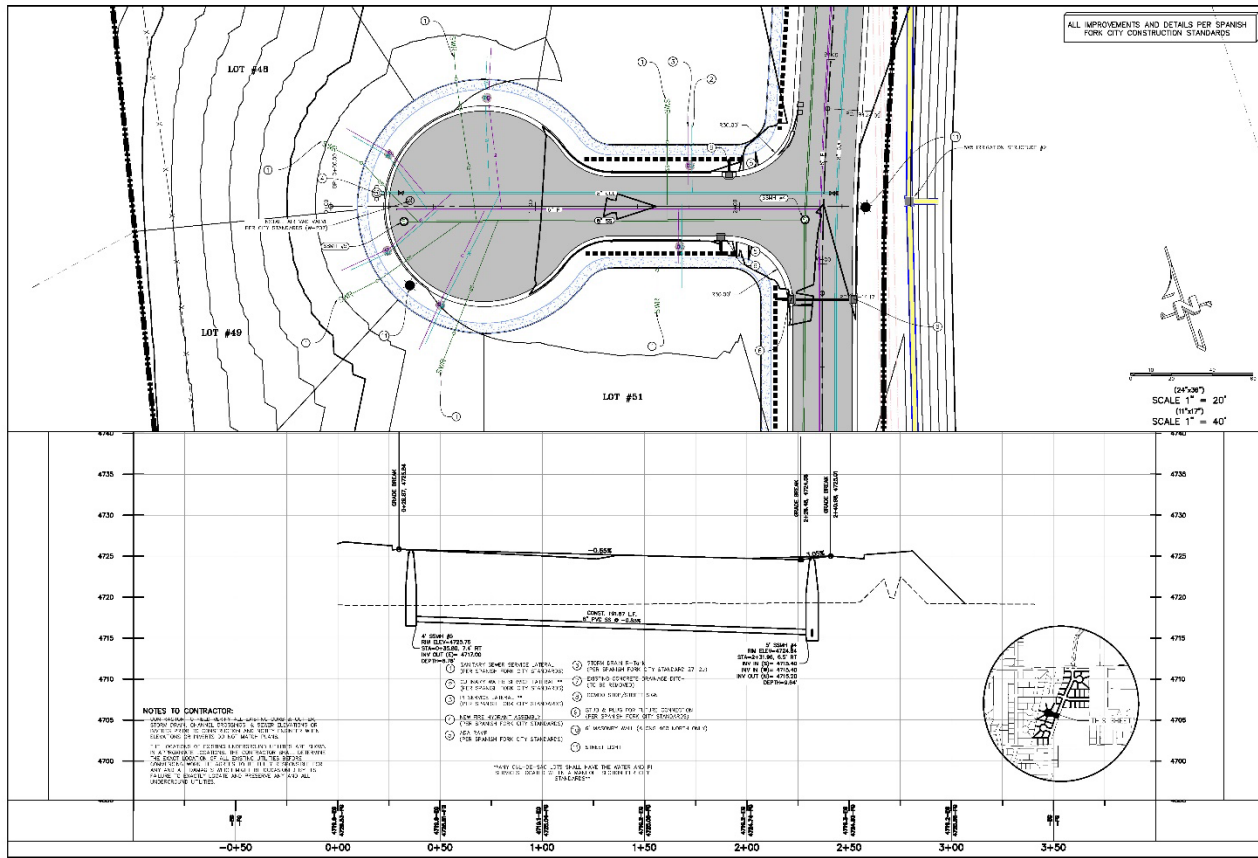
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PRODUCT #

REVISIONS

PLAN & PROFILE

PP-08



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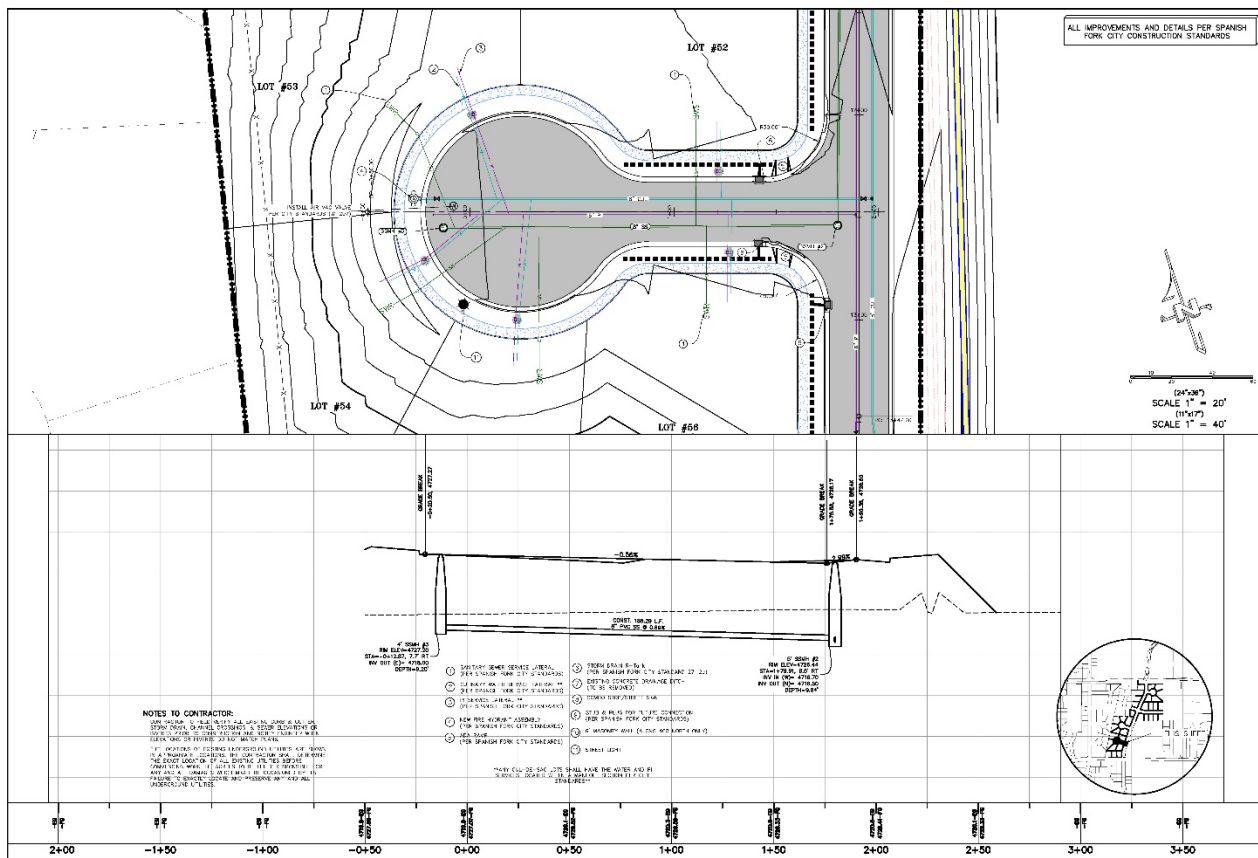
MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2
LOCATED IN THE SOUTHWEST QUARTER OF
RANGE 3 EAST, T12N, R12E, AND MERIDIAN

DATE: 4.23.2025
PROJECT: #

REVISIONS

PLAN & PROFILE

PP-09



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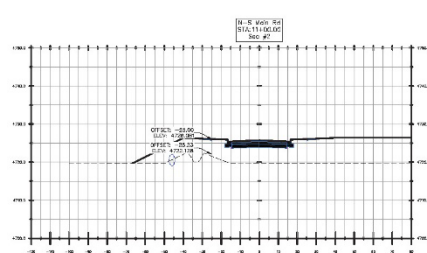
MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2
LOCATED IN THE SOUTHWEST QUARTER OF
RANGE 3 EAST, T12N, R12E, AND MERIDIAN

DATE: 4.23.2025
PROJECT: #

REVISIONS

PLAN & PROFILE

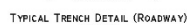
PP-10



**LE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2**
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 26, TOWNSHIP 8 SOUTH
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 4/23/2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

DCLT NAME:
SECTIONS
 DRAWN BY:
IRR-03



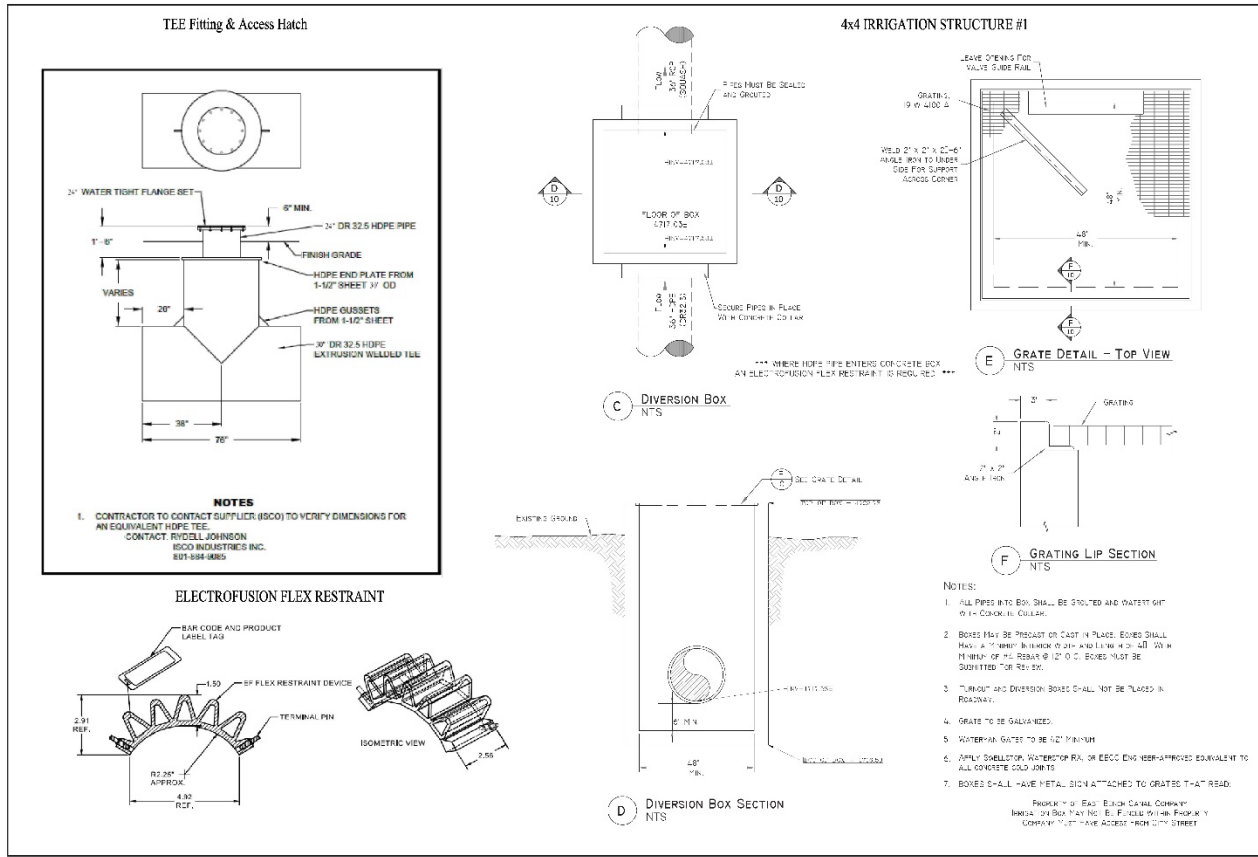
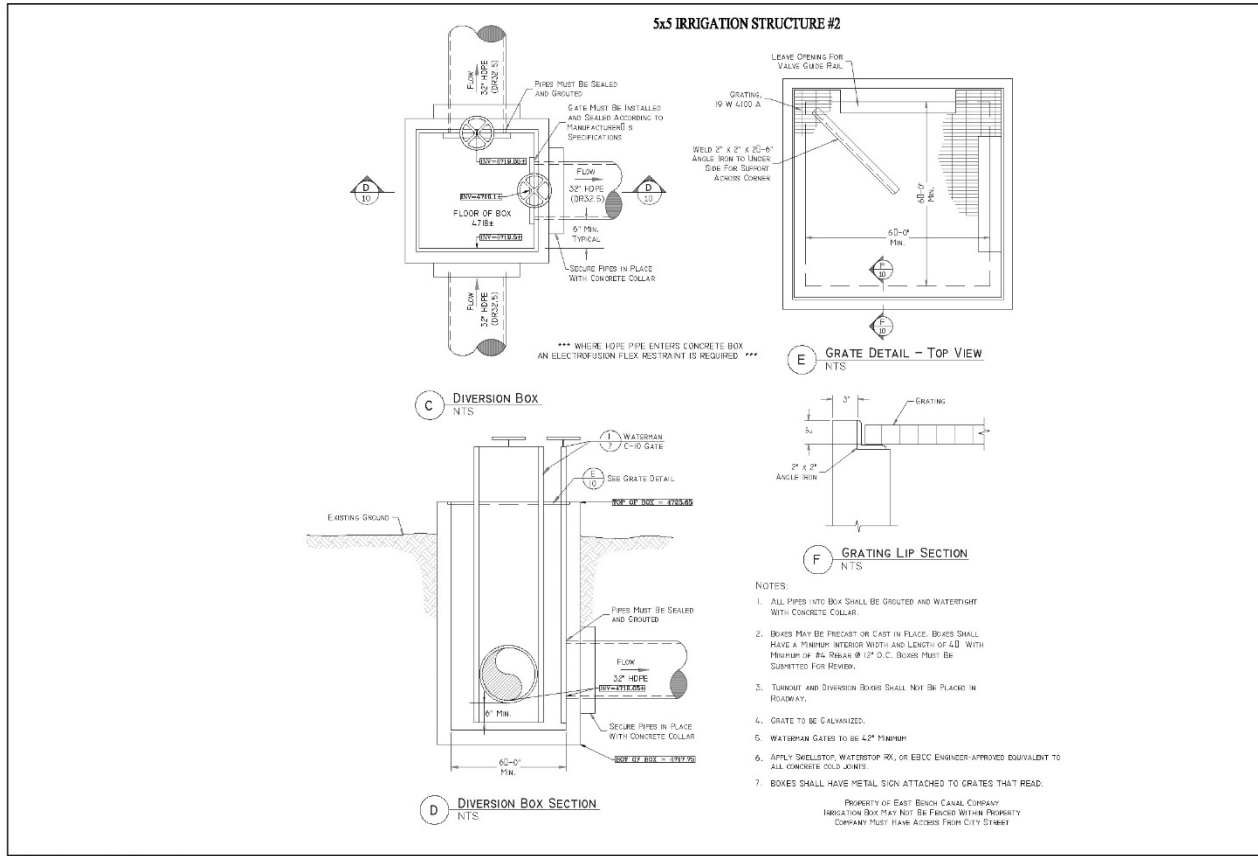
- NOTES:
1. ALL PILES INTO BOX SHALL BE GRADED AND WATERPROOF WITH CONCRETE COLLAR.
 2. BOXES MAY BE PRECAST OR CAST IN PLACE. BOXES SHALL HAVE A MINIMUM INTERIOR WIDTH AND LENGTH OF 42" WITH MINIMUM OF #4 REBAR @ 2' O.C. BOXES MUST BE SUBMITTED FOR REVIEW.
 3. TURNOUT AND DIVERGENCE BOXES SHALL NOT BE PLACED IN ROADWAY.
 4. GRATE TO BE GALVANIZED.
 5. WATERPANEL GATED TO 86.42" MINIMUM.
 6. ALL PYL SCREEDING, WATERPROOF RX, OR EBCC ENGINEER-APPROVED EQUIVALENT TO ALL CONCRETE JOINTS JOINTS.
 7. BOXES SHALL HAVE METAL SIGN ATTACHED TO GRATES THAT READ:

PROPERTY OF EAST BENCH CANAL COMPANY
IRRIGATION BOX MAY NOT BE FENCED WITHIN PROPERTY
COMPANY MUST HAVE ACCESS FROM CITY STREET

**MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2**
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 8 SOUTH
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 4/23/2025	
PROJECT: #	
REVISIONS:	
1	
2	
3	

DCL: MRB
 IRR DETAILS
 DATE:
 IRR-04



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MAPLE MOUNTAIN AT SPANISH FORK
PLAT "N" - PHASE 2
LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 16, T12N, R10E, S12E, 4TH RANGE AND 10TH MERIDIAN

DATE: 4.23.2025
PROJECT: #
REVISIONS:
BY: [Signature]
CHK: [Signature]
APP: [Signature]

PROJECT: IRR-05

EXHIBIT 3

VICINITY MAP



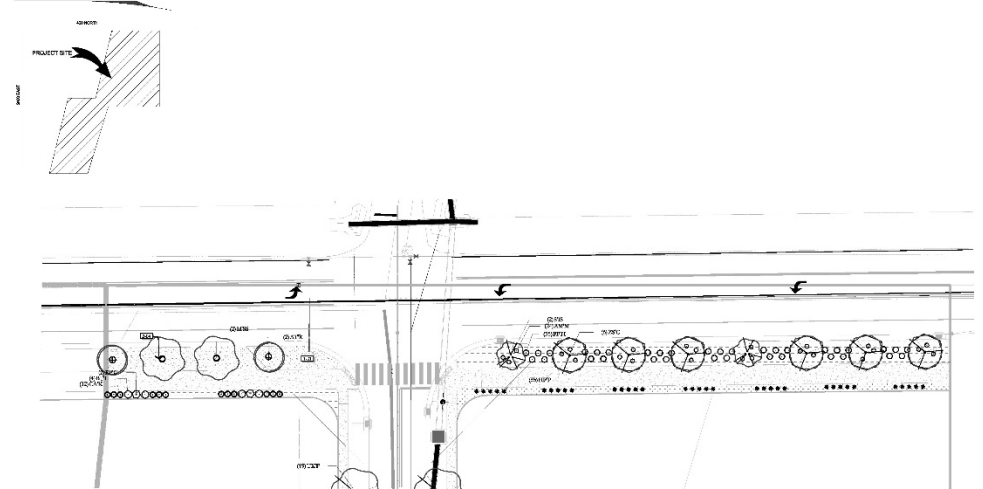
PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	ATX	2	Acer saccharum 'NIGRA' TM Rugel's Elm (Native Plant)	3.00	27.00
	QUS	2	Quercus 'Spartea' TM Spartea Oak (Native Plant)	3.00	27.00
	PRU	2	Prunella 'Spartea' TM Spartea Plum (Native Plant)	3.00	27.00
	ZAU	2	Zizia aurea 'Spartea' TM Spartea Zizia (Native Plant)	3.00	27.00
DECIDUOUS SHRUBS					
	AMH	24	Amelanchier 'Spartea' TM Spartea Amelanchier (Native Plant)	1.00	24.00
	PRU	4	Prunella 'Spartea' TM Spartea Plum (Native Plant)	1.00	4.00
	PRU	16	Prunella 'Spartea' TM Spartea Plum (Native Plant)	1.00	16.00
	PRU	2	Prunella 'Spartea' TM Spartea Plum (Native Plant)	1.00	2.00
EVERGREEN SHRUBS					
	IEX	16	Ilex 'Spartea' TM Spartea Ilex (Native Plant)	1.00	16.00
GRASSES					
	CAR	12	Carex 'Spartea' TM Spartea Carex (Native Plant)	1.00	12.00

SITE MATERIALS LEGEND

1 LANDSCAPE		
	LANDSCAPE	1.00
	LANDSCAPE	1.00
	LANDSCAPE	1.00
	LANDSCAPE	1.00
2 HARDSCAPE		
	HARDSCAPE	1.00

VICINITY MAP



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	ATX	2	Acer saccharum 'NIGRA' TM Rugel's Elm (Native Plant)	3.00	27.00
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DECIDUOUS SHRUBS					
	AMH	24	Amelanchier 'Spartea' TM Spartea Amelanchier (Native Plant)	1.00	24.00
	PRU	4	Prunella 'Spartea' TM Spartea Plum (Native Plant)	1.00	4.00
	PRU	16	Prunella 'Spartea' TM Spartea Plum (Native Plant)	1.00	16.00
	PRU	2	Prunella 'Spartea' TM Spartea Plum (Native Plant)	1.00	2.00
EVERGREEN SHRUBS					
	IEX	16	Ilex 'Spartea' TM Spartea Ilex (Native Plant)	1.00	16.00
GRASSES					
	CAR	12	Carex 'Spartea' TM Spartea Carex (Native Plant)	1.00	12.00

SITE MATERIALS LEGEND

1 LANDSCAPE		
	LANDSCAPE	1.00
	LANDSCAPE	1.00
	LANDSCAPE	1.00
	LANDSCAPE	1.00
2 HARDSCAPE		
	HARDSCAPE	1.00

VICINITY MAP



GENERAL LANDSCAPE NOTES

1. **GENERAL**

a. **DESIGN** - The design of a landscape is the process of creating a plan for the layout of a landscape. It involves the selection of plants, trees, and other elements that will be used in the landscape. The design should be based on the client's needs and the site's characteristics.

b. **PLANTING** - The planting of a landscape is the process of installing the plants and trees that have been selected in the design. It involves the preparation of the soil, the placement of the plants, and the watering of the plants.

c. **MAINTENANCE** - The maintenance of a landscape is the process of keeping the landscape in good condition. It involves the regular watering of the plants, the pruning of the trees, and the removal of weeds and other unwanted plants.

2. **DESIGN PRINCIPLES**

a. **Balance** - Balance is the principle of creating a landscape that is visually appealing. It involves the use of different elements in the landscape to create a sense of equilibrium.

b. **Unity** - Unity is the principle of creating a landscape that is cohesive. It involves the use of different elements in the landscape to create a sense of harmony.

c. **Contrast** - Contrast is the principle of creating a landscape that is interesting. It involves the use of different elements in the landscape to create a sense of contrast.

d. **Scale** - Scale is the principle of creating a landscape that is proportionate. It involves the use of different elements in the landscape to create a sense of scale.

e. **Color** - Color is the principle of creating a landscape that is visually appealing. It involves the use of different colors in the landscape to create a sense of color.

3. **PLANTING PRINCIPLES**

a. **Site Analysis** - The site analysis is the process of evaluating the site's characteristics. It involves the assessment of the site's soil, climate, and other factors.

b. **Plant Selection** - The plant selection is the process of choosing the plants and trees that will be used in the landscape. It involves the selection of plants that are suitable for the site's characteristics.

c. **Planting Technique** - The planting technique is the process of installing the plants and trees in the landscape. It involves the preparation of the soil, the placement of the plants, and the watering of the plants.

d. **Plant Maintenance** - The plant maintenance is the process of keeping the plants and trees in good condition. It involves the regular watering of the plants, the pruning of the trees, and the removal of weeds and other unwanted plants.

4. **MAINTENANCE PRINCIPLES**

a. **Watering** - The watering of a landscape is the process of providing the plants and trees with the water they need to grow. It involves the regular watering of the plants.

b. **Pruning** - The pruning of a landscape is the process of removing the dead or damaged parts of the plants and trees. It involves the regular pruning of the trees.

c. **Weed Control** - The weed control of a landscape is the process of removing the weeds and other unwanted plants. It involves the regular removal of weeds and other unwanted plants.

d. **Fertilization** - The fertilization of a landscape is the process of providing the plants and trees with the nutrients they need to grow. It involves the regular fertilization of the plants.

5. **CONCLUSION**

The design and maintenance of a landscape are essential for creating a beautiful and functional outdoor space. By following the principles of design and maintenance, you can create a landscape that is both visually appealing and easy to maintain.

1 SITE MATERIALS LEGEND

1 LANDSCAPE	
1.1	WOODEN TREES INDICATES REALS OF EXIST. NEW TREES ARE INDICATED BY SHADING SHOULD BE TOILETANT KANTON (1) IN GRASS OR APPROVED GRASS AND LANDSCAPE NOTES FOR FURTHER INFORMATION. SEE THE
1.2	2" 4" 6" 8" 10" 12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100" TWO INCHES FOR LANDING ARCHITECT AND DESIGNER PROVIDE 1" COPY OF BOOKS KEYS TO DETERMINE RECORDING AND NOTES FOR ADDITIONAL INFORMATION. SEE
1.3	2" 4" 6" 8" 10" 12" 14" 16" 18" 20" 22" 24" 26" 28" 30" 32" 34" 36" 38" 40" 42" 44" 46" 48" 50" 52" 54" 56" 58" 60" 62" 64" 66" 68" 70" 72" 74" 76" 78" 80" 82" 84" 86" 88" 90" 92" 94" 96" 98" 100" EIGHT INCHES FOR LANDING ARCHITECT AND DESIGNER PROVIDE 1" COPY OF BOOKS KEYS TO DETERMINE RECORDING AND NOTES FOR ADDITIONAL INFORMATION. SEE
2 HARDSCAPE	
2.1	CONCRETE RECORDING AND NOTES FOR ADDITIONAL INFORMATION. SEE

LANDSCAPE

1 **WOODS-LAPPA AREA**
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2 **WILSONVILLE RIVER**
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2 WARDSCAPE

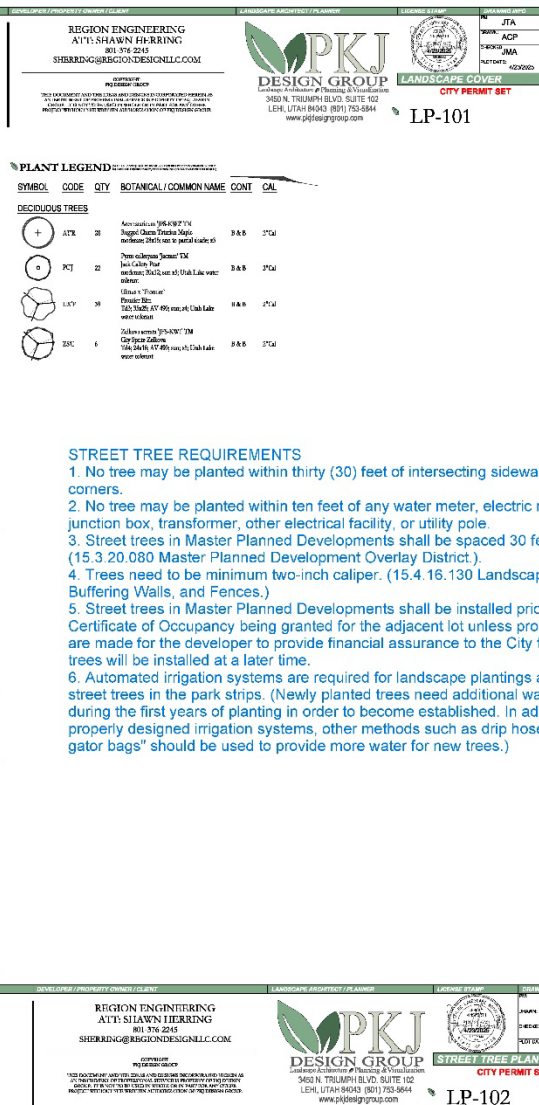
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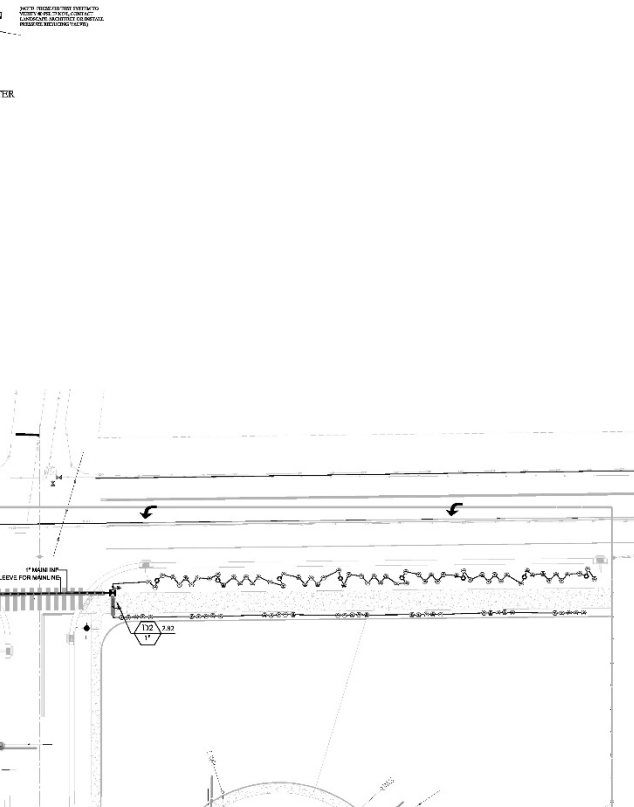
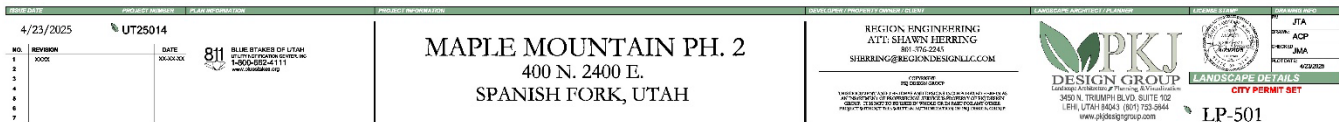
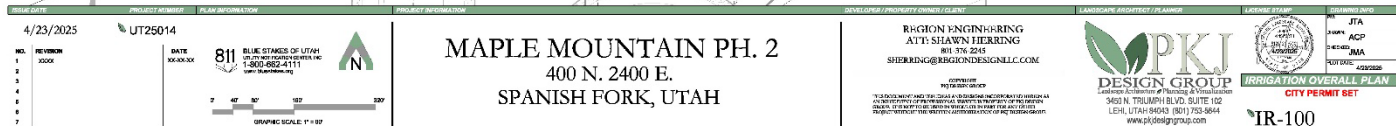
VEGETATION TAG	REQUIRE D	PROVIDED
1 100' / 40' / 104' / 10' P2	1	4
PERMITS PLANTING OF EXTERIOR LOT LINE	REQUIRED	PROVIDED
1 100' / 40' / 104' / 10' P2	1	1
1 100' / 40' / 104' / 10' P2	1	1

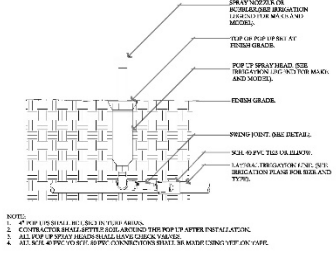
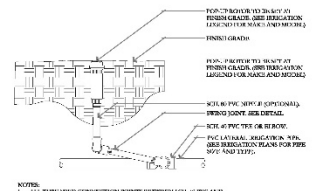
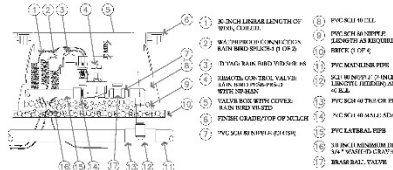
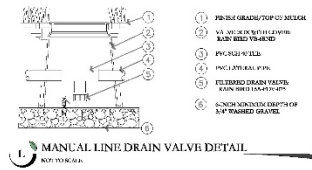
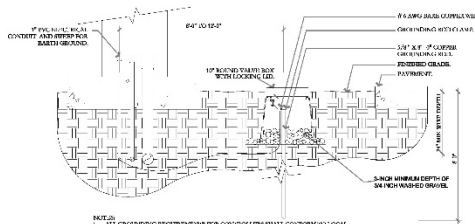
STREET TREE REQUIREMENTS

1. No tree may be planted within corners.
2. No tree may be planted within junction box, transformer, other utility.
3. Street trees in Master Planned (15.3.20.080 Master Planned) shall be minimum 10'.
4. Trees need to be minimum 10' Buffering Walls, and Fences.)
5. Street trees in Master Planned Certificate of Occupancy being made for the developer to trees will be installed at a later date.
6. Automated irrigation system for street trees in the park strips. (during the first years of planting properly designed irrigation system "gator bags" should be used to

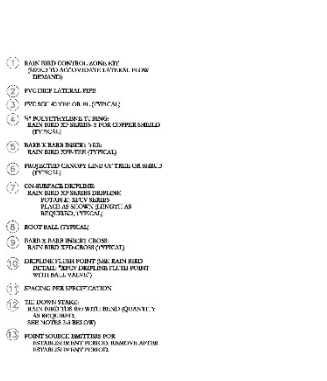
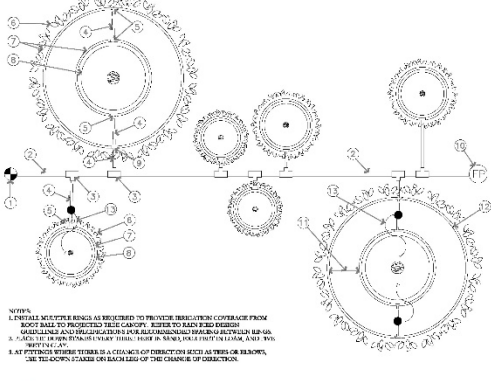
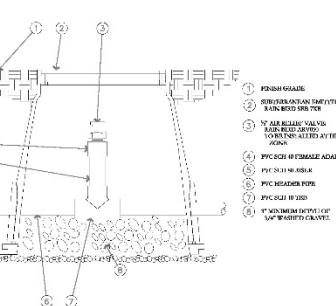
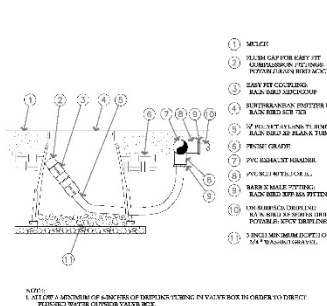
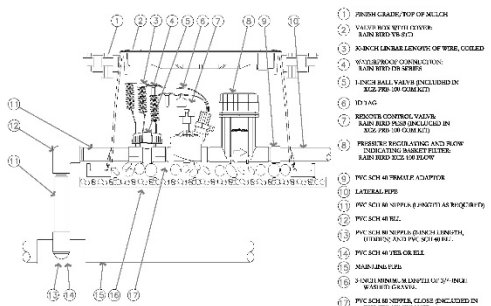
1. No tree may be planted within thirty (30) feet of intersecting sidewalk corners.
2. No tree may be planted within ten feet of any water meter, electric meter, junction box, transformer, other electrical facility, or utility pole.
3. Street trees in Master Planned Developments shall be spaced 30 feet 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.)



[illegible]



ISSUE DATE: 4/23/2025 PROJECT NUMBER: UT25014 PLAN INFORMATION: 811 BLUE STAKES OF UTAH DATE: 4/23/2025 1-800-482-4111 www.811utah.com	MAPLE MOUNTAIN PH. 2 400 N. 2400 E. SPANISH FORK, UTAH	REGION ENGINEERING ATT: SHAWN HERRING 801.776.2545 SHERRING@REGIONDESIGNLLC.COM	LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP LANDSCAPE ARCHITECTS OF UTAH 3405 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 733-8644 www.pkjdesigngroup.com	LICENSED PROFESSIONAL CITY PERMIT SET IR-502
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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.

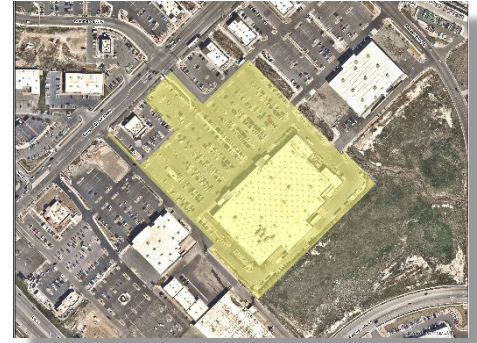
DISCUSSION

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



Walmart Online Pickup Expansion
Zone Change
1206 North Canyon Creek Parkway
13.54 acres
C-2 Zone
Commercial General Plan
Designation



PROPOSAL

The Applicant has requested that a Zone Change to apply the Development Enhancement Overlay be approved to allow for the expansion of the online pickup area on the southwest side of the building.

This expansion involves the development of a 3,520 square foot addition. The construction of the proposed addition would result in a loss of parking. The loss of parking would be partially mitigated as the applicant has proposed to replace 4 cart corrals with 8 parking spaces.

Speaking generally, the Walmart site does not have enough landscape area to meet the City's requirements and, with the addition, would not meet the City's parking requirements. For those reasons, the approval of the Development Enhancement Overlay is a necessary step in accomplishing Walmart's objective.

In a few respects, Walmart's proposal is similar to what was approved to allow Target to occupy the building that had previously housed K-mart. There are some distinctions between the two sites but staff is supportive of Walmart's proposal. Simply put, staff does not believe the additional building space dedicated to online pickup will create any additional parking or traffic concerns. Also, the site's landscape deficiencies would not be exacerbated with the addition but would rather stay status quo.

Some of the key issues to consider are: landscaping, parking, future improvements and customer amenities.

STAFF RECOMMENDATION

That the proposed Walmart Development Enhancement Overlay Zone Change be approved based on the following findings:

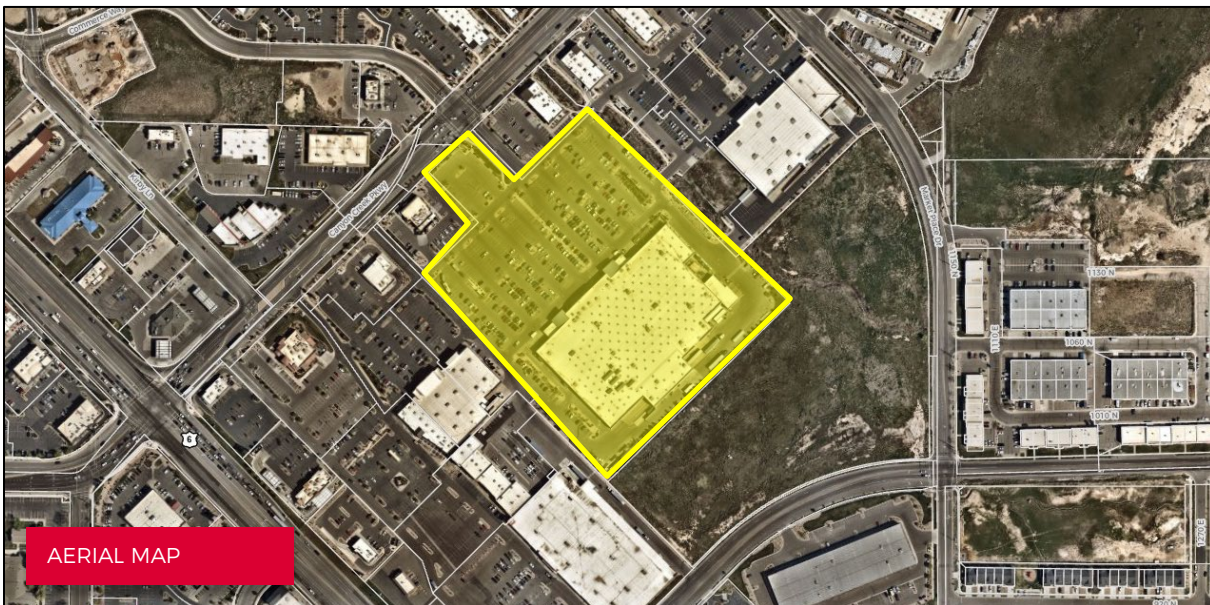
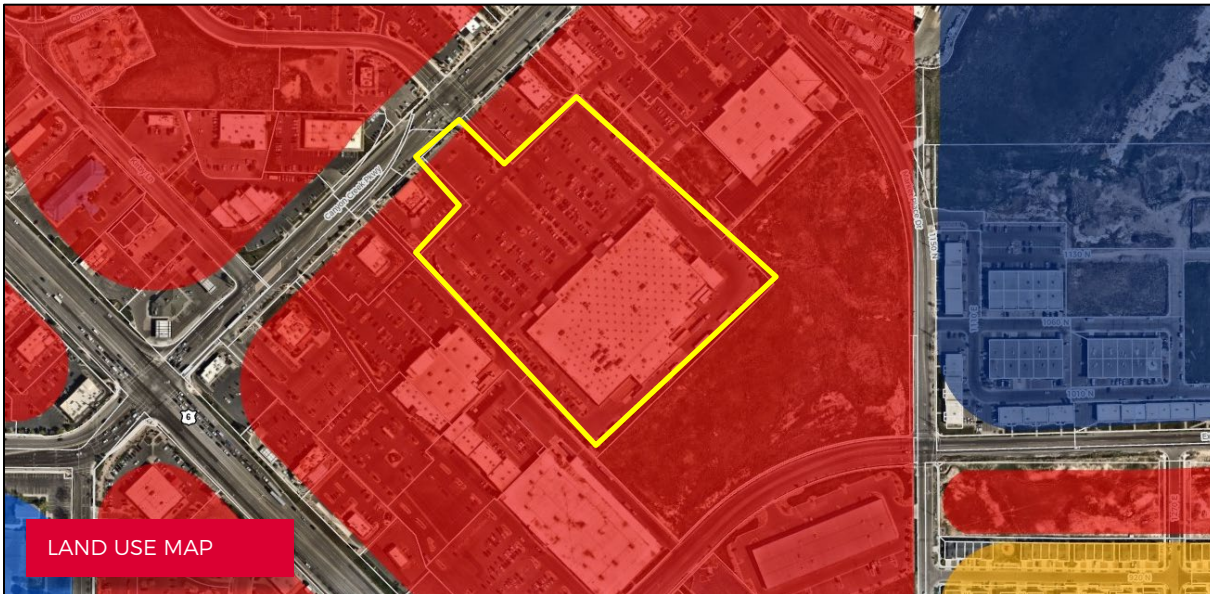
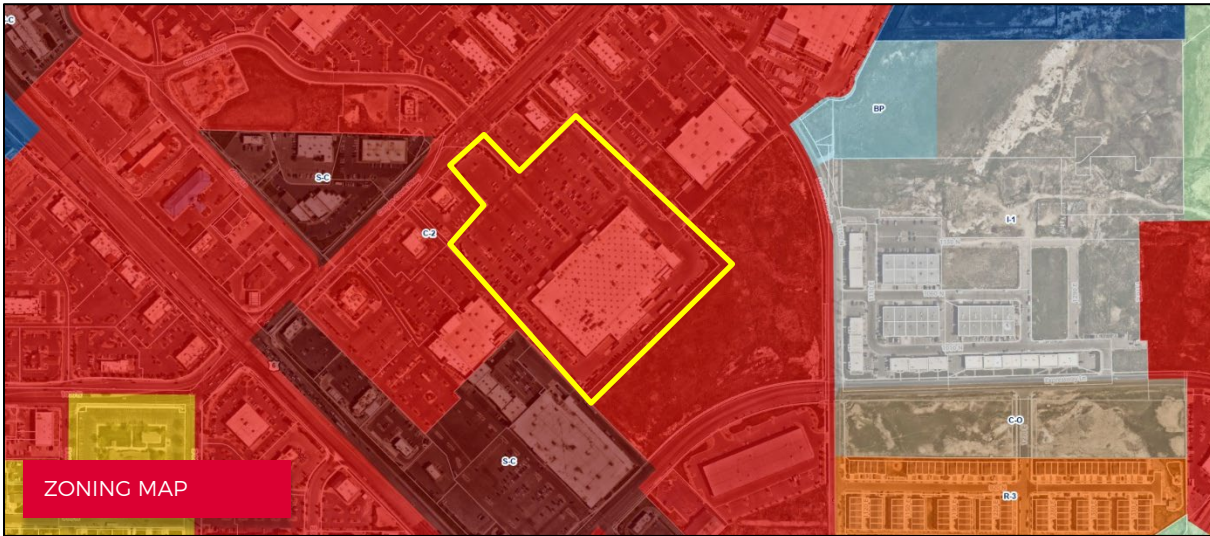
Findings

1. That the proposal conforms to the City's General Plan Designation of Commercial.
2. That the proposal provides a service that is being utilized by residents and there is need to expand said service.
3. That the necessary findings have been met for the Development Enhancement Overlay to be approved.

EXHIBITS

1. Area Maps
2. Applicant's Request

EXHIBIT 1





5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

Galloway & Company, LLC
5500 Greenwood Village Suite 200
Greenwood Village, CO 80111

Date: 5/01/2025

Community Development Department

Spanish Fork City
40 South Main Street
Spanish Fork, UT 84660

Re: Request for approval of Design Enhancement Overlay Zone

Dear Planning Staff and City Council Members,

We are formally requesting for the designation of a Design Enhancement Overlay Zone for the property located at 1206 N Canyon Creek Parkway, Spanish Fork, Utah (Parcel ID 65:400:0001), which is currently zoned (C-2) General Commercial.

This request is being made in relation to a proposed expansion of the existing Walmart at this site. The expansion, as currently planned, does not meet certain minimum landscaping development criteria required within the C-2 zone. To address this, we seek the flexibility afforded by the Design Enhancement Overlay Zone as outlined in Section 15.3.20.060 of the Spanish Fork Municipal Code. This section allows properties with development challenges in zones including R-O, C-O, C-2, S-C, C-UV, I-1, and B-P to pursue enhanced design solutions that may otherwise not meet conventional standards.

Use and Eligibility:

Parcel 65:400:0001 is designated as (C-2) General Commercial and qualifies for inclusion in the Design Enhancement Overlay Zone under the current code.

Limitation:

We acknowledge that if the approved commercial use ceases to operate, the site will revert to its underlying C-2 zoning and its associated requirements.

Request for Performance Standard Modification:

The current code (Section 15.4.16.130.D) mandates a minimum of 15% landscaped area. Due to the site's physical constraints and the goals of the proposed development, we request a reduction of this requirement to 6.5%.

Justification for Modification:

- **Why the Standard Cannot Be Met:**
The existing site has limited available surface area due to site layout constraints. Meeting the full 15% landscape requirement while complying with other code requirements is not feasible at this time.
- **Why the Standard May Be Modified:**
We believe the proposed reduction will not compromise the intent of the code. The design will continue to reflect the community's aesthetic values while promoting commercial growth and maintaining functionality.
- **Impact on Adjacent Properties:**
The site is surrounded by other commercial properties. The proposed landscape reduction will not negatively impact neighboring developments or diminish the area's visual appeal.

Acknowledgement of City Discretion:

We recognize that the City Council has full discretion to impose conditions with the approval of a Design Enhancement Overlay Zone to mitigate any impacts. These conditions may include enhanced architectural standards, intensified landscaping, lighting design, signage controls, or other site-specific mitigations as deemed necessary. Should the Community Development Director require a supporting study, we are fully prepared to provide documentation addressing why the reduced standards are appropriate and how potential deficiencies will be offset.

Findings:

We believe that the proposed use and design meet the required findings for approval, including:

1. The proposed use is appropriate for this parcel when compared with other possible uses.
2. The modification will not cause detriment to the public, adjacent property owners, or traffic flows.
3. Adequate conditions can and will be incorporated to offset any reduced development standards.
4. Any required supporting studies will be prepared to the City's satisfaction.

We appreciate your consideration of this application and are confident that the proposed Design Enhancement Overlay Zone will enable a practical and high-quality development that aligns with the City's economic and planning objectives. We remain committed to working with City staff to ensure the project meets all necessary standards



5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

and expectations. Thank you for your time and please don't hesitate to reach out with any questions.

Sincerely,

Anna Betkowski

Senior Due Diligence Coordinator

Galloway & Company, LLC

annabetkowski@gallowayus.com

(704) 351-9952

15.4.12.070 Reimbursable Projects

Growth related infrastructure that does not have local connections shall be eligible for 100% reimbursement through impact fees. All roads along non-residential and multi-family development shall be considered to have local connection to the development. Parks shall not be considered to have local connection. If there are local connections, the difference between the regional and local infrastructure cost shall be eligible for reimbursement from impact fees. ~~600 amp electric lines are 28% reimbursable from impact fees.~~ Roadway impact fee reimbursement shall only apply to improvements and land from back of curb to back of curb unless offsite along previously developed land. Intersection impact fee reimbursement shall be calculated by averaging the percent impact fee eligible of the two intersecting streets.

Eligible projects become reimbursable once they are added to the Impact Fee Facilities Plan (IFFP). The City Public Works Director will determine when projects will be added to the IFFP.

Design costs for development projects may be reimbursed through impact fees only under the following conditions:

- a. The design costs are incurred exclusively for system improvements that are not local development project improvements.
- b. The design contract for system improvements is separate and independent from the original development design contract for on-site work.

<u>Pressure Pipe</u>		
<u>Description</u>	<u>Percent Increase</u>	
	<u>PI</u>	<u>Drinking Water</u>
<u>6" C-900 Waterline w/ Trench Patch</u>	<u>0.00%</u>	<u>N/A</u>
<u>8" C-900 Waterline w/ Trench Patch</u>	<u>7.14%</u>	<u>0.00%</u>
<u>10" C-900 Waterline w/ Trench Patch</u>	<u>13.33%</u>	<u>6.67%</u>
<u>12" C-900 Waterline w/ Trench Patch</u>	<u>23.53%</u>	<u>17.65%</u>
<u>14" C-905 Waterline w/ Trench Patch</u>	<u>27.78%</u>	<u>22.22%</u>
<u>24" HDPE Waterline w/Trench Patch</u>	<u>48.00%</u>	<u>44.00%</u>

<u>Storm Drain Pipe</u>	
<u>Description</u>	<u>Percent Increase</u>

<u>15" RCP Storm Drain</u>	<u>0.00%</u>
<u>18" RCP Storm Drain</u>	<u>7.14%</u>
<u>24" RCP Storm Drain</u>	<u>13.33%</u>
<u>30" RCP Storm Drain</u>	<u>35.00%</u>
<u>36" RCP Storm Drain</u>	<u>50.00%</u>
<u>42" RCP Storm Drain</u>	<u>66.23%</u>
<u>48" RCP Storm Drain</u>	<u>69.77%</u>
<u>54" RCP Storm Drain</u>	<u>78.86%</u>
<u>60" RCP Storm Drain</u>	<u>82.67%</u>

<u>Sanitary Sewer Pipe</u>	
<u>Description</u>	<u>Percent Increase</u>
<u>8" PVC Sewer</u>	<u>0.00%</u>
<u>10" PVC Sewer</u>	<u>16.00%</u>
<u>12" PVC Sewer</u>	<u>30.00%</u>
<u>15" PVC Sewer</u>	<u>44.00%</u>
<u>18" Sanitite Sewer</u>	<u>51.16%</u>
<u>21" Sanitite Sewer</u>	<u>56.70%</u>
<u>24" Sanitite Sewer</u>	<u>60.38%</u>
<u>30" Sanitite Sewer</u>	<u>68.42%</u>
<u>36" Sanitite Sewer</u>	<u>73.58%</u>

<u>Electric Lines</u>	
<u>Description</u>	<u>Percent Increase</u>
<u>600 amp Underground Line</u>	<u>28.00%</u>
<u>600 amp Overhead Line</u>	<u>20.78%</u>

<u>Roadway Cost - Residential Area</u>			
<u>Roadway Classification</u>	<u>Roadway Width*</u>	<u>Asphalt Depth*</u>	<u>% IF</u>
<u>Major Arterial 7 Lane</u>	<u>91</u>	<u>5</u>	<u>72.5%</u>
<u>Minor Arterial 5 Lane</u>	<u>80</u>	<u>5</u>	<u>70.4%</u>
<u>Major Collector 3 Lane</u>	<u>61</u>	<u>4</u>	<u>45.8%</u>
<u>Collector 3 Lane</u>	<u>56</u>	<u>4</u>	<u>39.0%</u>
<u>Minor Collector 2 Lane</u>	<u>43</u>	<u>4</u>	<u>25.3%</u>
<u>Residential Local</u>	<u>34</u>	<u>3</u>	<u>N/A</u>
<u>*Top Back of Curb to Top Back of Curb</u>			

<u>Roadway Cost - Commercial & Multi Family Area</u>			
<u>Roadway Classification</u>	<u>Roadway Width*</u>	<u>Asphalt Depth*</u>	<u>% IF</u>
<u>Major Arterial 7 Lane</u>	<u>91</u>	<u>5</u>	<u>64.4%</u>
<u>Minor Arterial 5 Lane</u>	<u>80</u>	<u>5</u>	<u>61.7%</u>
<u>Major Collector 3 Lane</u>	<u>61</u>	<u>4</u>	<u>30.0%</u>
<u>Collector 3 Lane</u>	<u>56</u>	<u>4</u>	<u>21.2%</u>
<u>Minor Collector 2 Lane</u>	<u>43</u>	<u>4</u>	<u>3.6%</u>
<u>Commercial Collector 3 Lane</u>	<u>56</u>	<u>5</u>	<u>28.0%</u>
<u>Commercial Local 2 Lane</u>	<u>43</u>	<u>4</u>	<u>N/A</u>
<u>Commercial Local 2 Lane</u>			

TO: Spanish Fork City Planning Commission
FROM: Dave Anderson, AICP
DATE: July 2, 2025
RE: Large Utility Facility Overlay Zone

This proposal would remove the Large Utility Facility Overlay District from Title 15.

~~**15.3.20.110 Large Utility Facility Overlay District**~~

~~This district provides an opportunity for Spanish Fork City to approve large scale utility facility projects that would not primarily provide local service. This Overlay may be approved in any Zoning District.~~

~~**A. Application**~~

- ~~1. Applications to establish a Large Utility Facility Overlay District shall be processed in the same manner as that for other zoning map amendments. The application shall be accompanied by a complete application which includes the following information:
 - ~~a. a complete description of the intended nature and character of the project;~~
 - ~~b. a description of the project's necessity and the importance of it's proposed location;~~
 - ~~c. a map of the location of the proposed project including parcel numbers of all impacted properties;~~
 - ~~d. a proposed project phasing plan;~~
 - ~~e. plans representing proposed changes to any existing improvements;~~
 - ~~f. plans that identify the nature of any improvements that would be constructed with the project;~~
 - ~~g. plans that identify disturbed areas and the proposed means to restore those areas.~~~~

~~**B. Performance Standards**~~

~~1. Permitted Use~~

- ~~a. Large Utility Facilities.~~

~~2. Project Impact~~

- ~~a. A review will be performed to ensure that appropriate measures are taken to mitigate impacts on surrounding properties and the community as a whole when Large Utility Facilities are constructed. Mitigation measures may include but are not limited to:
 - ~~i. providing easements and right of way for roads, trails and other utilities;~~
 - ~~ii. revegetating disturbed areas;~~
 - ~~iii. using materials that limit the visual impact of the utility.~~~~

~~**C. Findings: the following findings must be made by the Council before approving any Large Utility Facility Overlay District:**~~

- ~~1. That the proposed project is needed to provide utility service to areas that are not located or are planned to be located within Spanish Fork City;~~
- ~~2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the area or community as a whole;~~

~~3.—That sufficient assurance has been provided that any impacts generated by the project and its construction will be remediated.~~