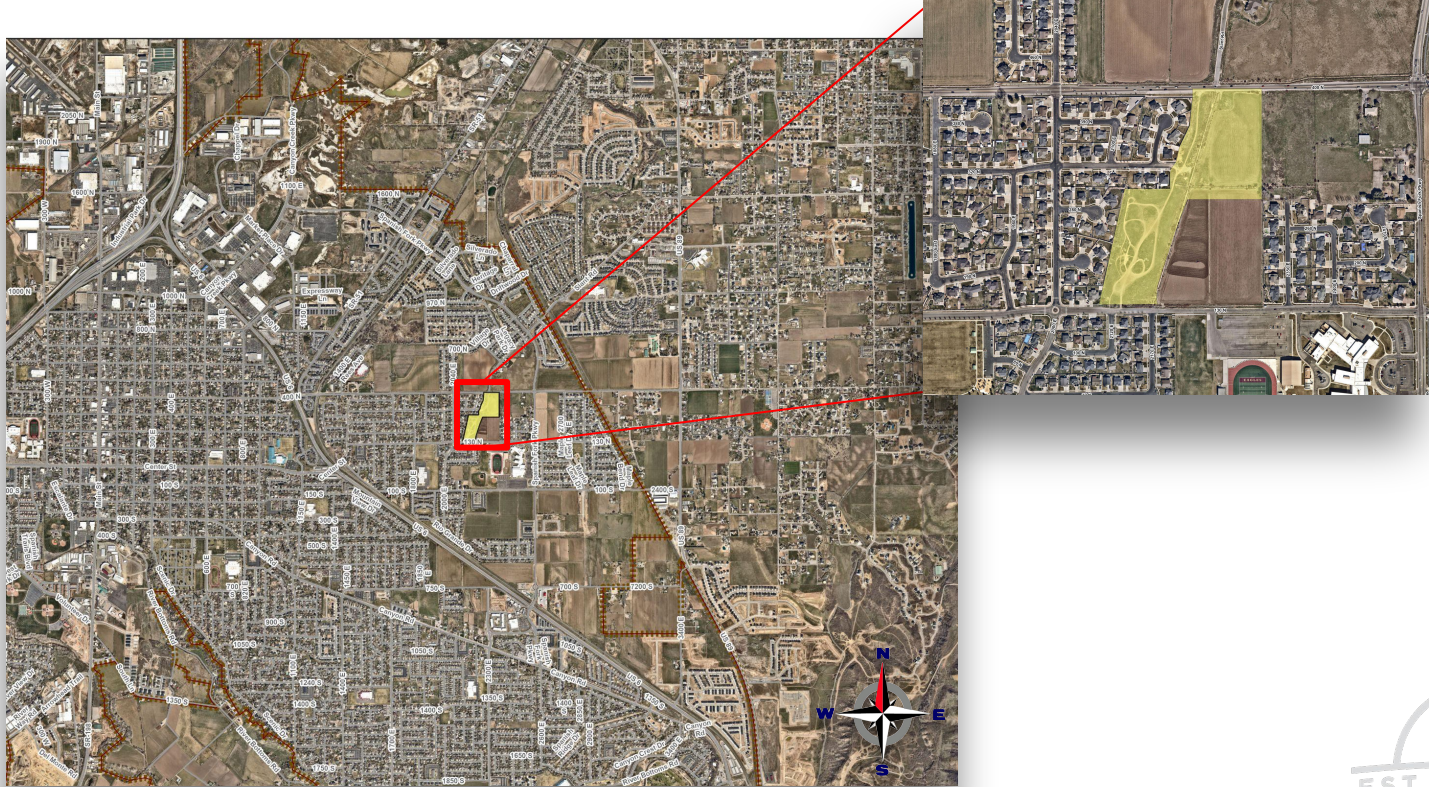


presentation.cc.7-15-2025















MapleRun Flat® Ph2

**Zoning**  
 A-E  
 R-R  
 R-1-12  
 P-F

**ZoningOverlays**  
 Master Plan Overlay



**SPANISH FORK**  
ENGINEERING

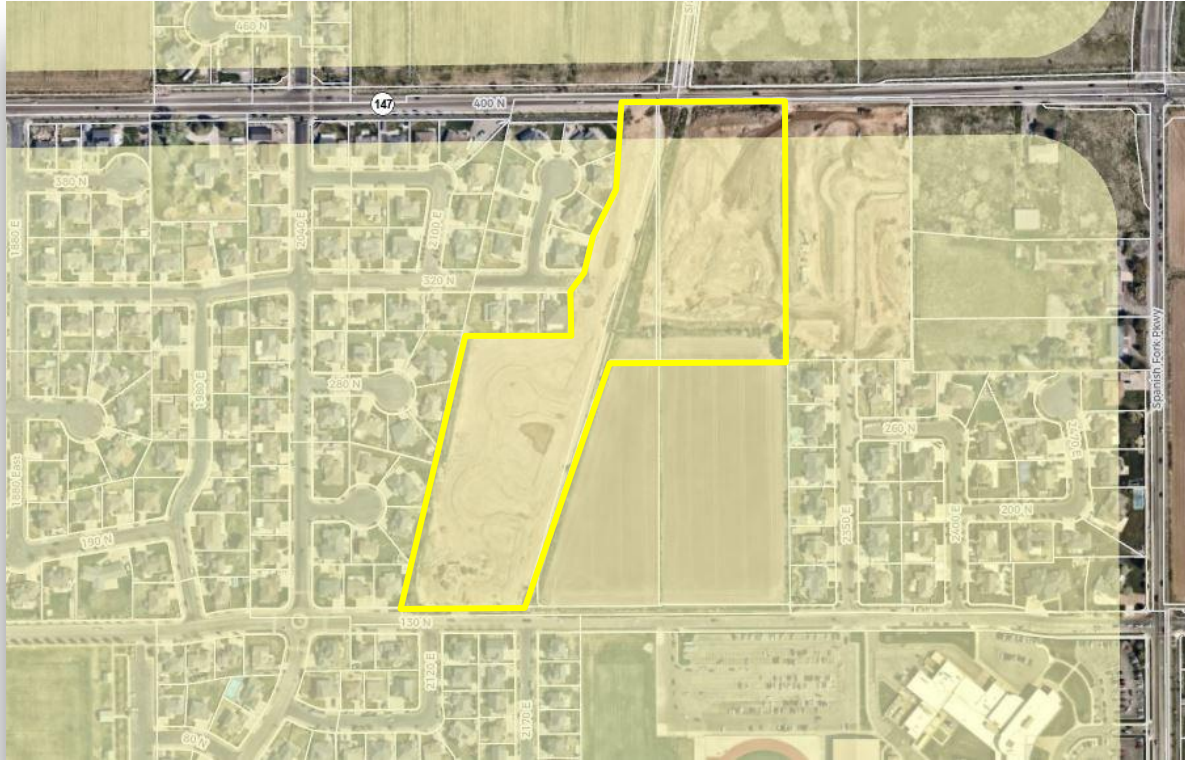
Print Date: 5/2/2025

Spanish Fork City GIS  
40 South Main St  
Spanish Fork, UT 84660  
GIS Phone Numbers:  
(801) 804-4571 (Administrator)  
(801) 804-4588 (Intern)  
(801) 804-4577 (Intern)

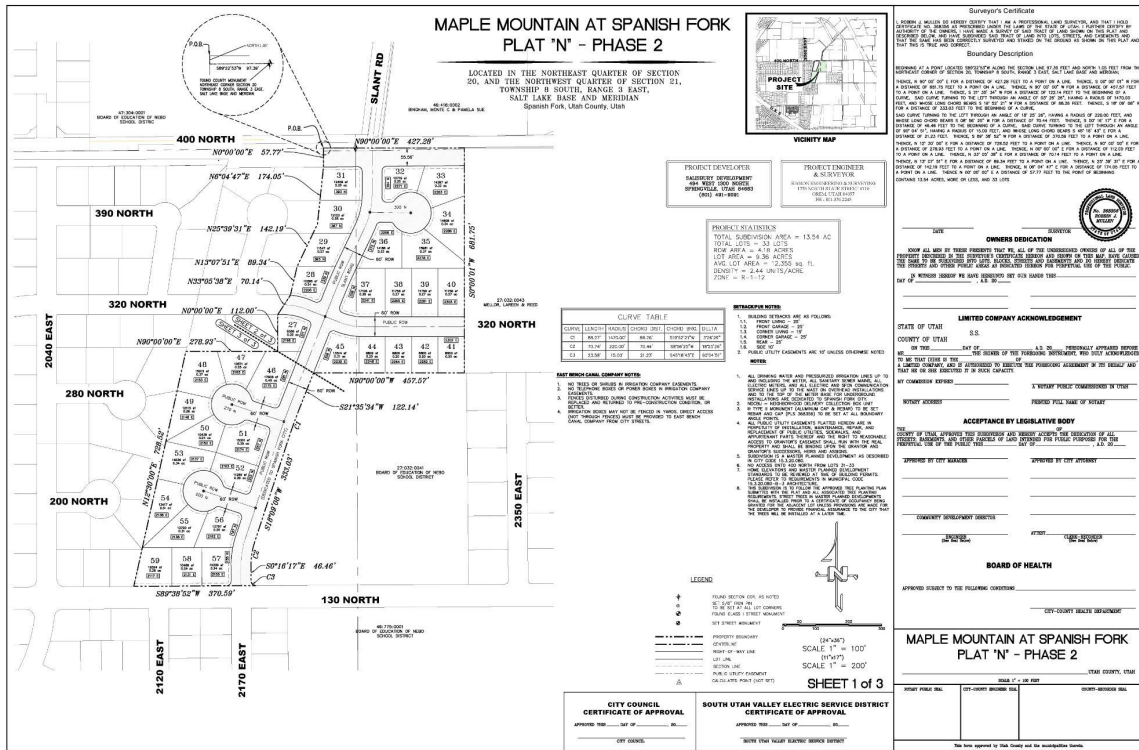
Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental use, but may not be resold.

From: R-1-12  
To: R-1-12 w/ Master Planned  
Development Overlay



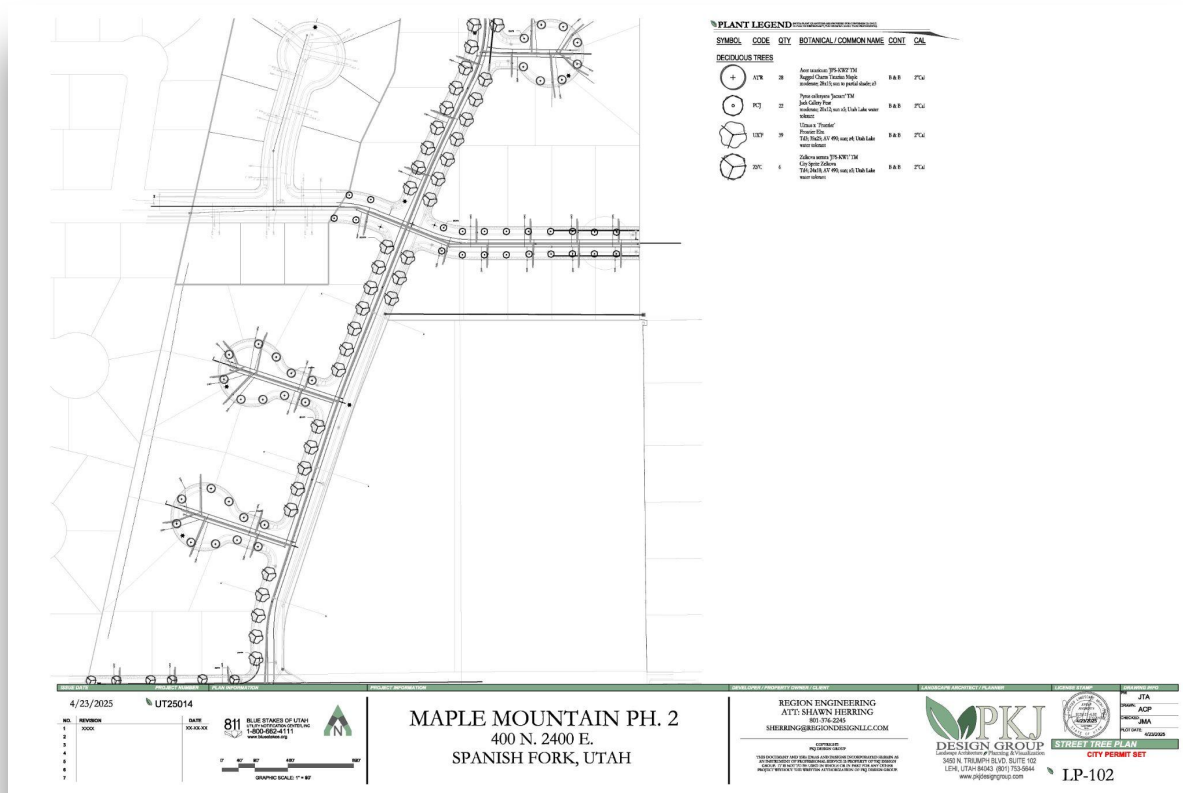












## **Maple Mountain Plat N Phase 2 Zoning Map Amendment**

The Applicant has requested that a Zone Change to apply the Master Planned Development (MPD) Overlay be approved.

**Proposed Motion:** I move 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.





## **Maple Mountain Plat N Phase 2 Preliminary Plat**

The Applicant has submitted a Preliminary Plat for a Master Planned Development for reapproval.

**Proposed Motion:** I move 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:

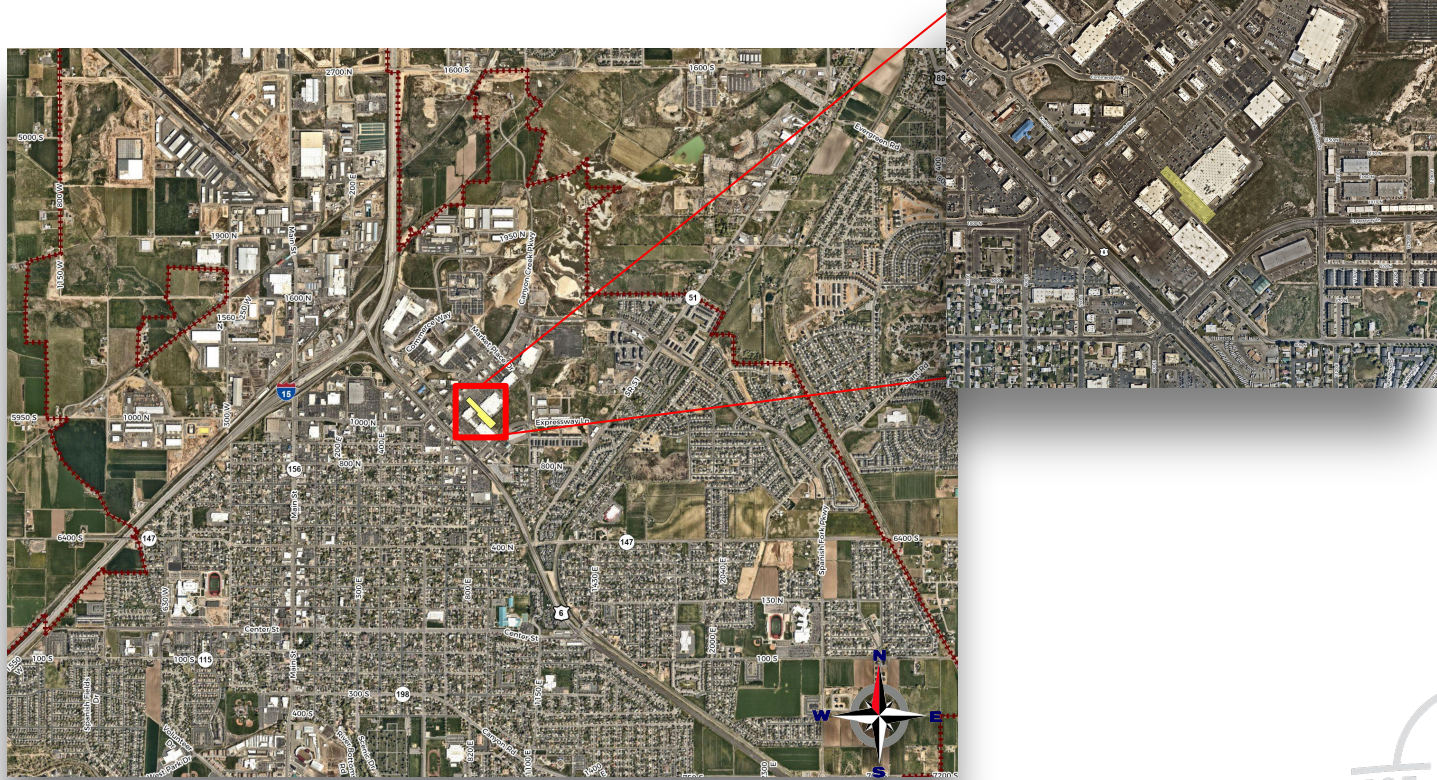
### **Findings**

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.

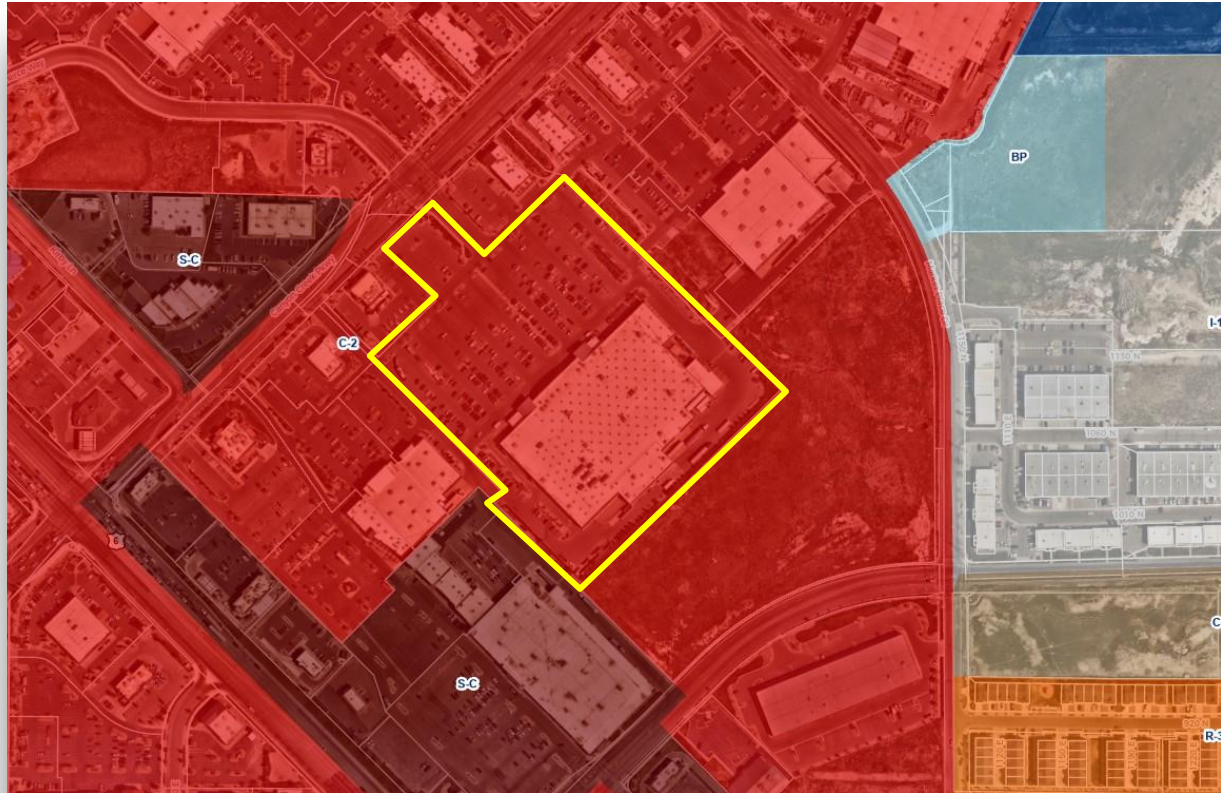
### **Conditions**

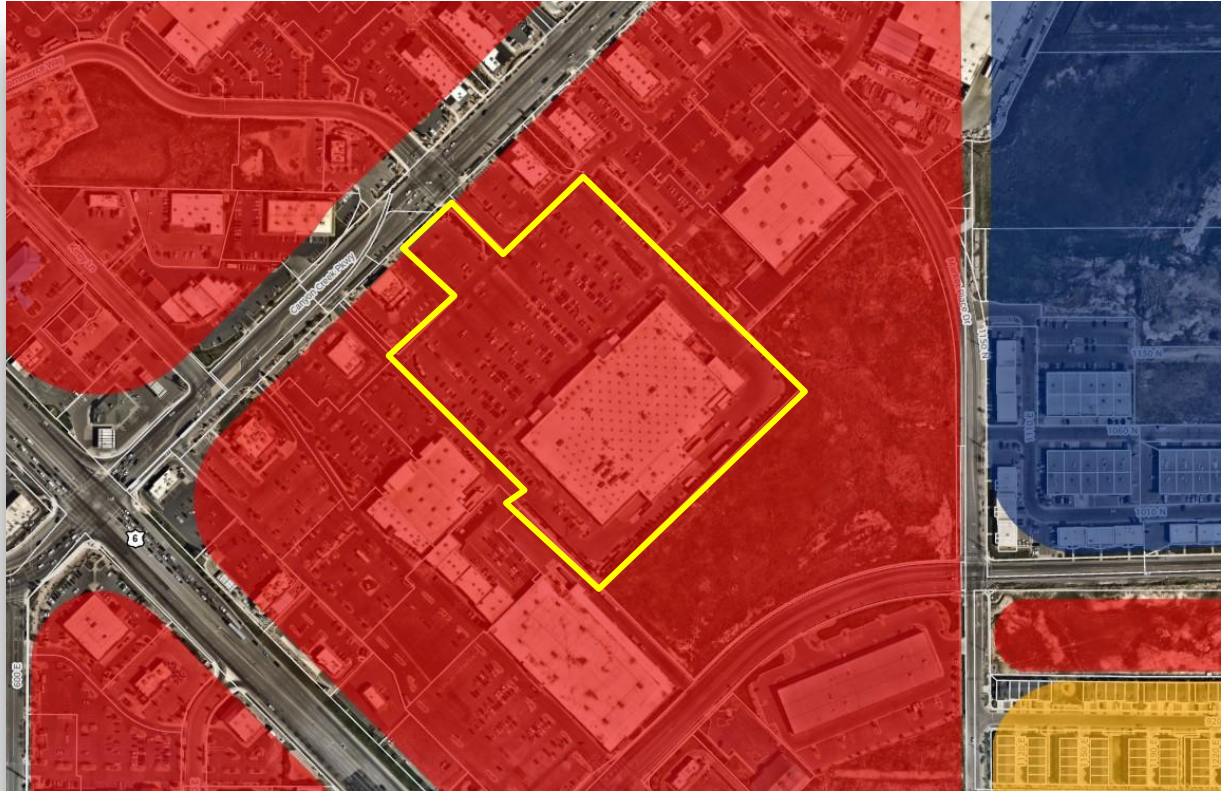
1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses all red-line review comments before a Final Plat application is submitted.





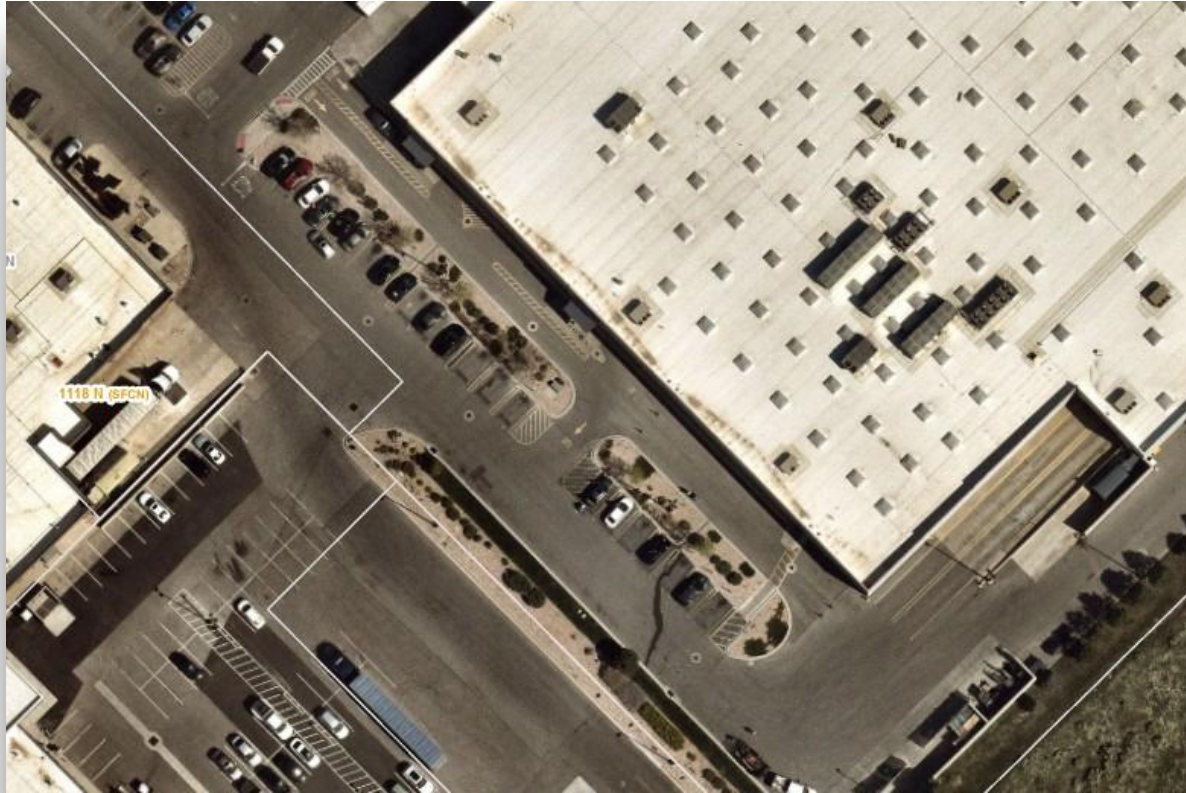




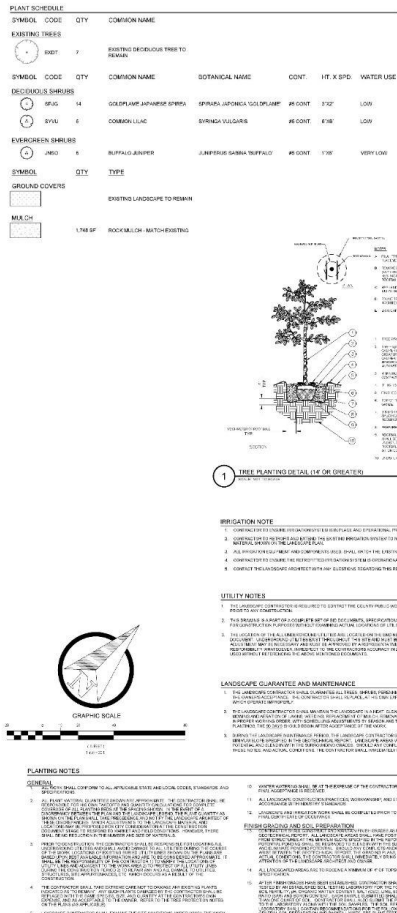
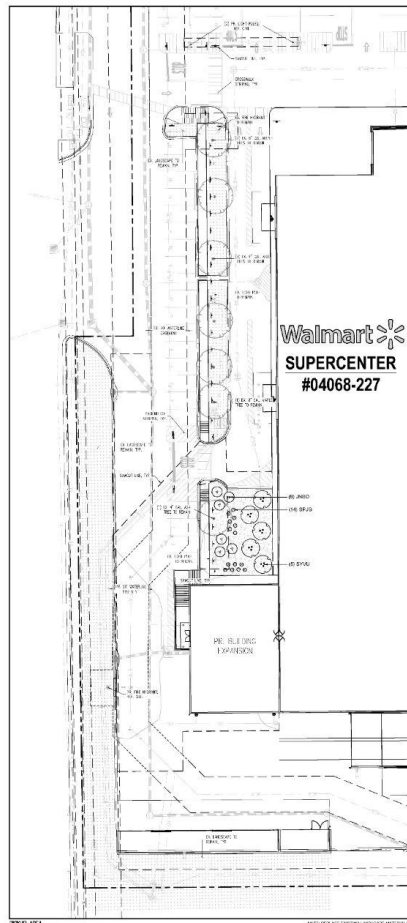








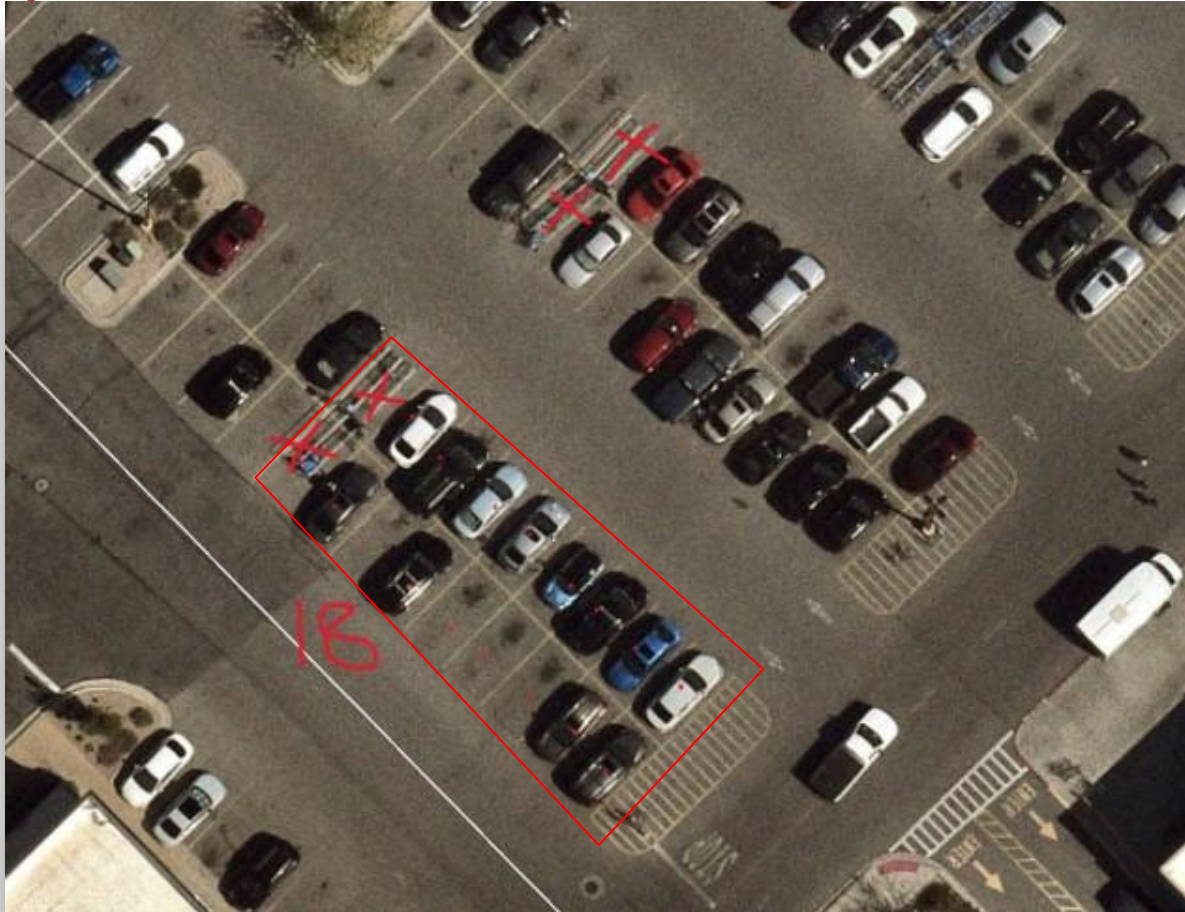












<b>SITE ANALYSIS TABLE (EXISTING STORE)</b>		
	EXISTING	PROPOSED (OPD EXPANSION)
TOTAL BUILDING AREA	155,937 S.F.	159,457 S.F.
REQUIRED PARKING (PER CITY OF SPANISH FORK) REQUIRED PARKING RATIO (PER CITY OF SPANISH FORK)	624 SPACES 4.00 SPACE/ 1,000 S.F.	638 SPACES 4.00 SPACE/ 1,000 S.F. *
CUSTOMER AND ASSOCIATE PARKING	593 SPACES	569 SPACES
ACCESSIBLE PARKING	18 SPACES	18 SPACES
EV PARKING	7 SPACES	7 SPACES
PICKUP PARKING	13 SPACES	39 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	14 CORRALS / 28 SPACES	10 CORRALS / 20 SPACES
TOTAL PARKING EXCLUDING PICKUP STALLS PARKING RATIO EXCLUDING PICKUP STALLS	618 SPACES 3.96/ 1,000 S.F.	594 SPACES 3.73/1,000 S.F.
TOTAL PARKING INCLUDING PICKUP STALLS PARKING RATIO INCLUDING PICKUP STALLS	631 SPACES 4.05/ 1,000 S.F.	633 SPACES 3.97/1,000 S.F.

\*PER DESIGN ENHANCEMENT OVERLAY, A 4.00 PARKING RATIO IS NOT REQUIRED BY THE JURISDICTION.

## **Walmart Online Order Pick Up Expansion Development Enhancement Overlay Zone Change**

The Applicant has applied for a Zone Change in order to add the Development Enhancement Overlay Zone to Walmart.

**Proposed motion:** I move to approve of the proposed Walmart Development Enhancement Overlay Zone Change based on the following findings:

### **Findings**

1. That the proposal conforms to the City's Commercial General Plan Designation.
2. That the Development Enhancement Overlay is required as the site currently fails to meet the City's landscape requirements.
3. That the Development Enhancement Overlay is required as the proposal would not provide the number of parking spaces that are required by the Municipal Code.
4. That the implementation of the Development Enhancement Overlay would allow for the Site Plan to be approved with the noted parking and landscape deficiencies.
5. That the proposal provides a service that is being utilized by residents and there is a need to expand said service.
6. That the necessary findings have been met for the Development Enhancement Overlay to be approved.

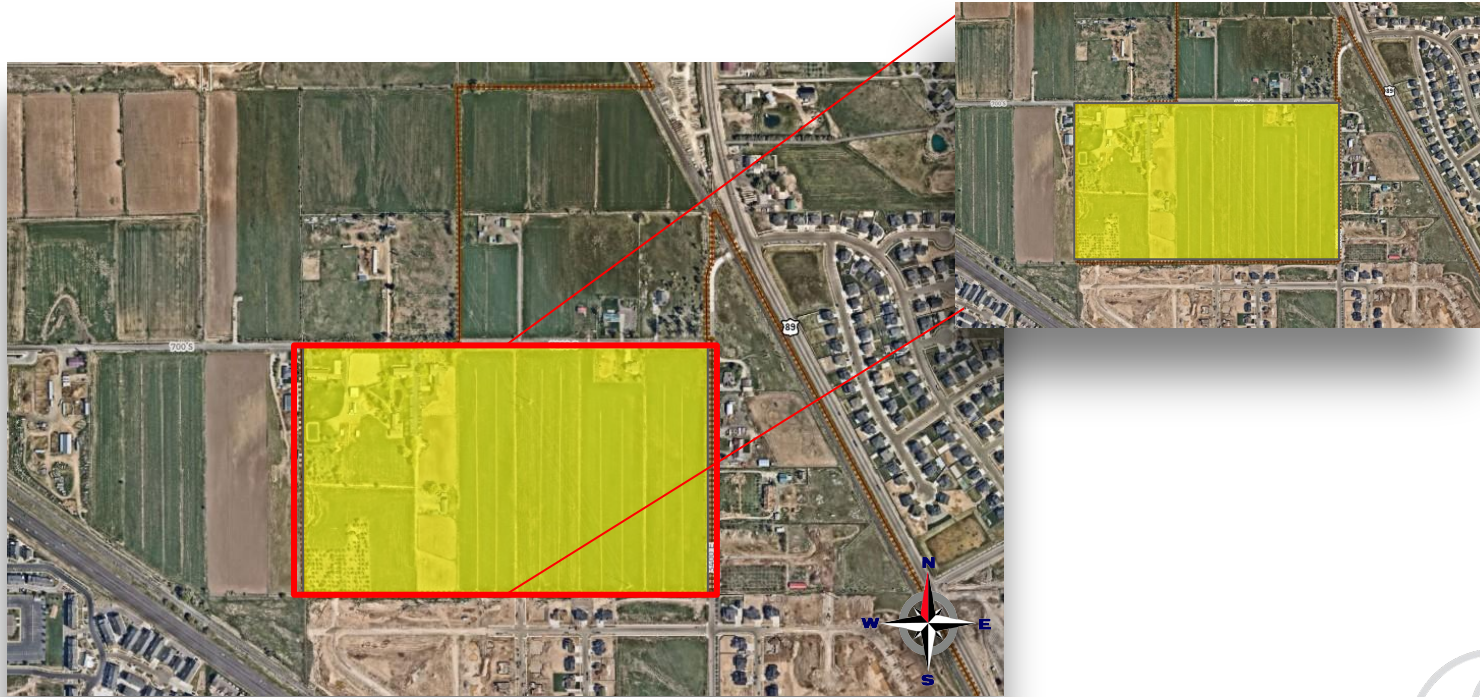


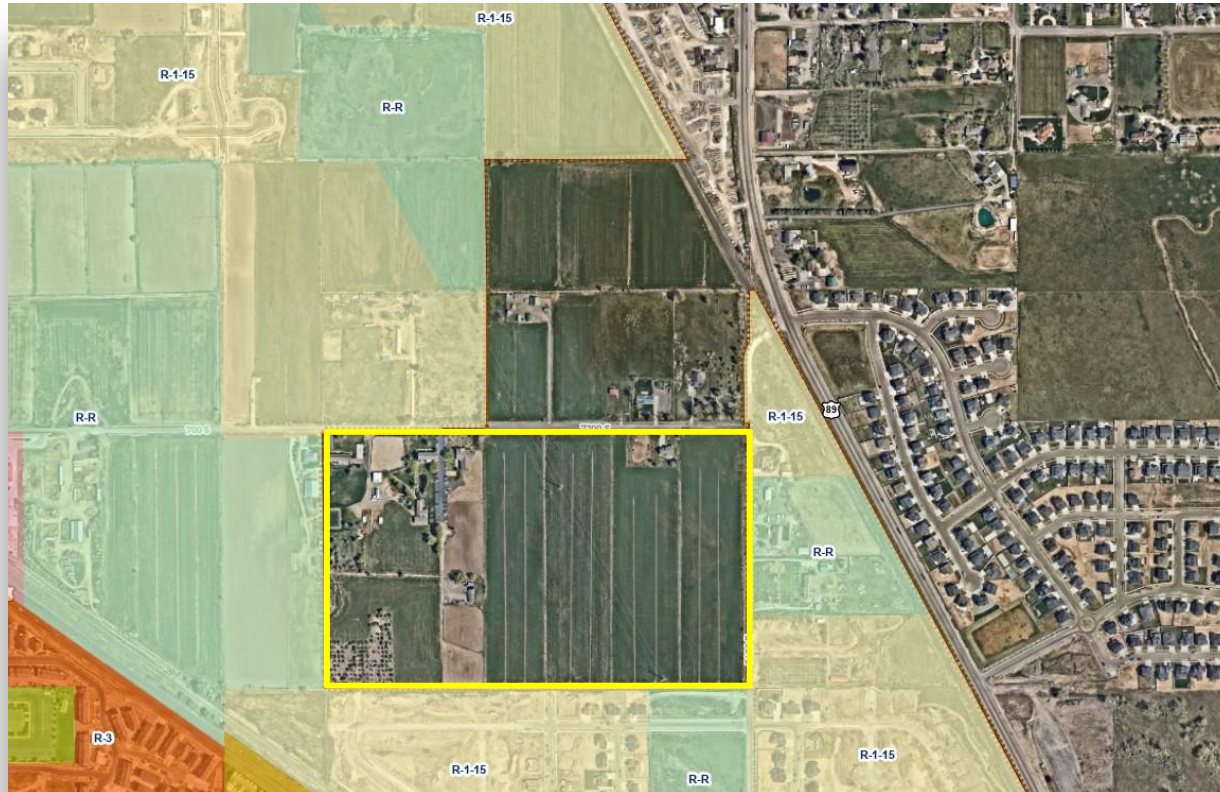


## **AMENDMENTS TO MODIFY LAND USE REGULATIONS**

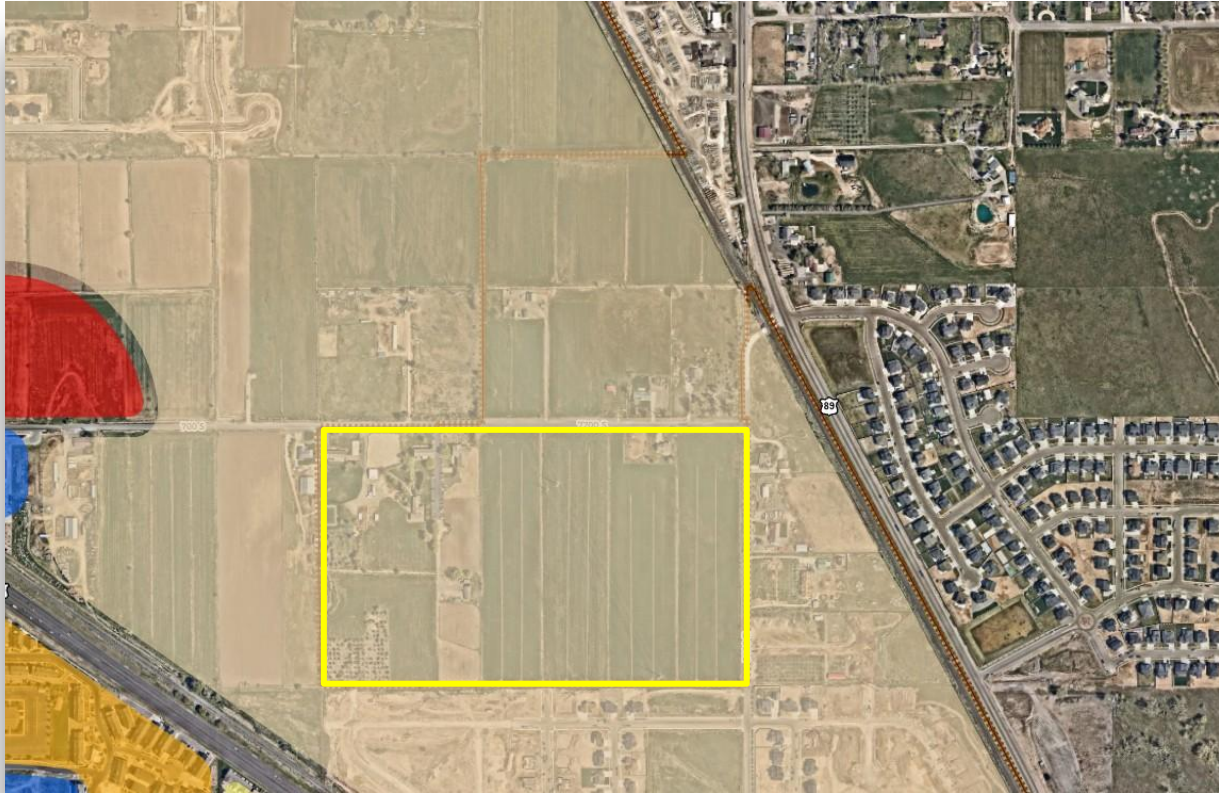
This proposal involves changes being made to the City's Title 15 Municipal Code

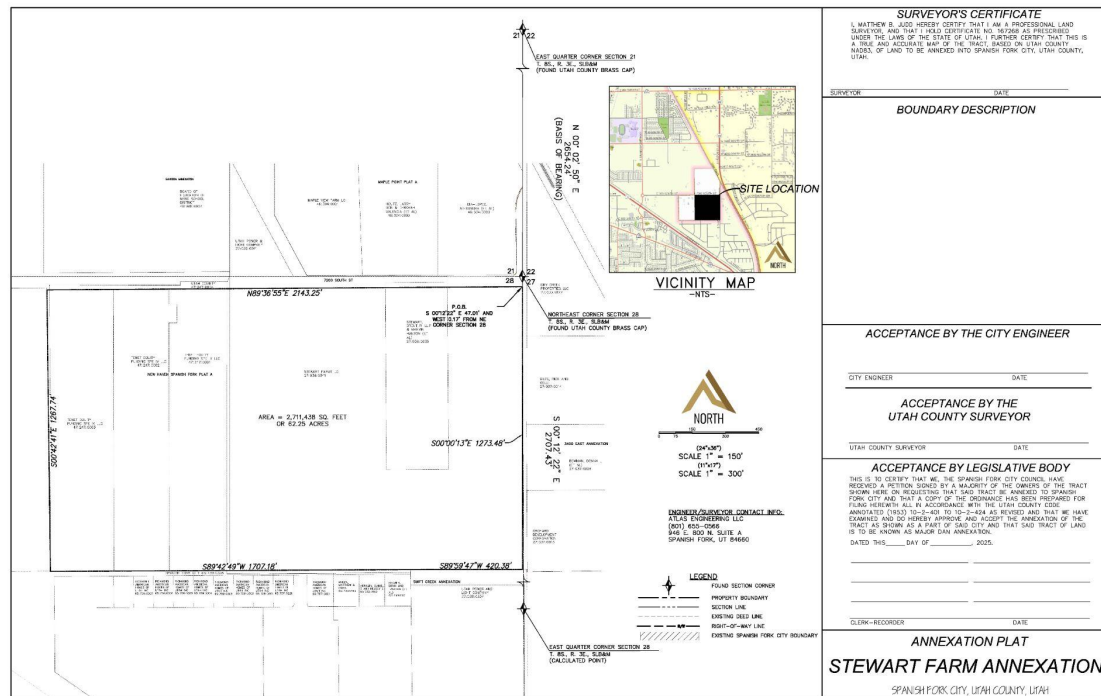












## **Stewart Farm Annexation Resolution**

The Applicant has requested an annexation that includes five parcels, totaling 62.25 acres and located at approximately 1000 South 3400 East, be initiated via resolution.

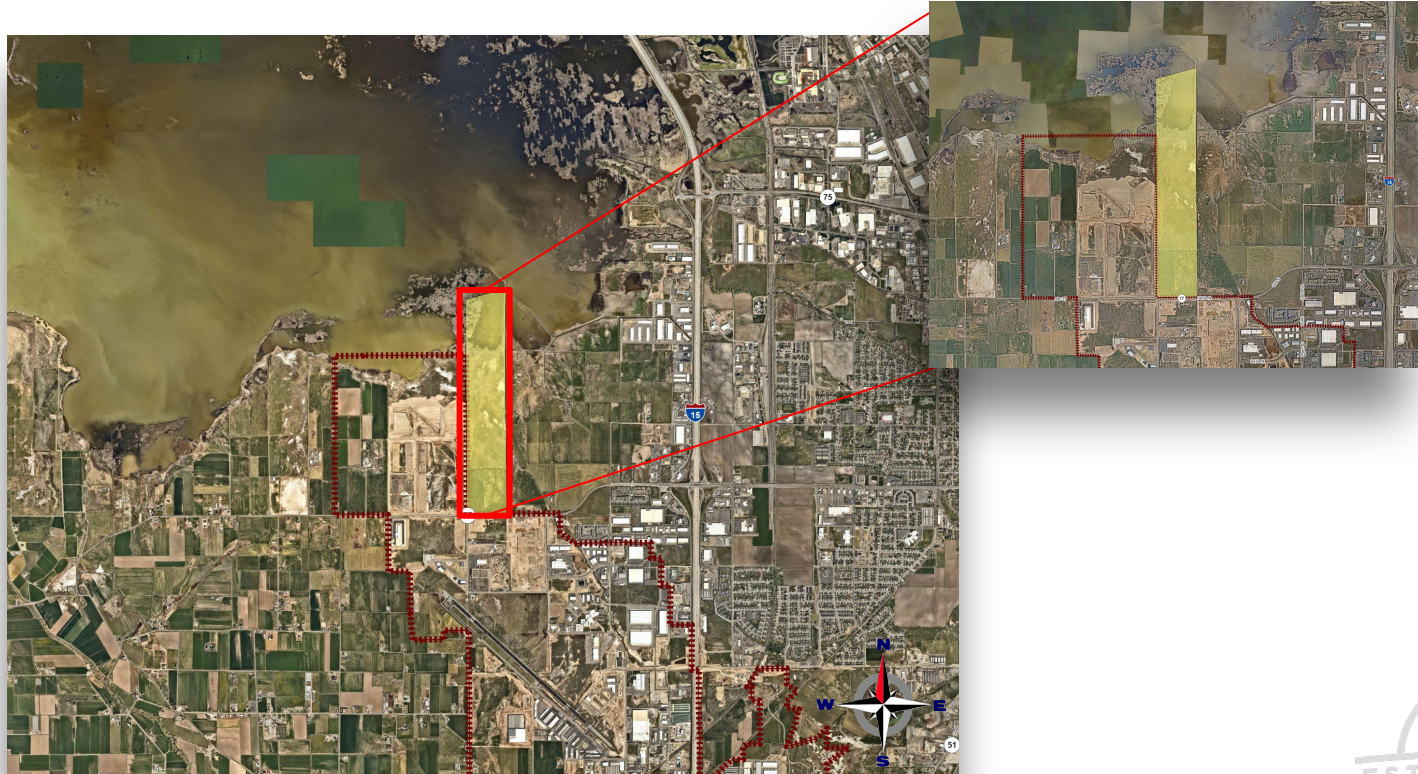
**Proposed Motion:** I move to adopt the resolution to initiate the proposed Stewart Farms Annexation based on the following findings:

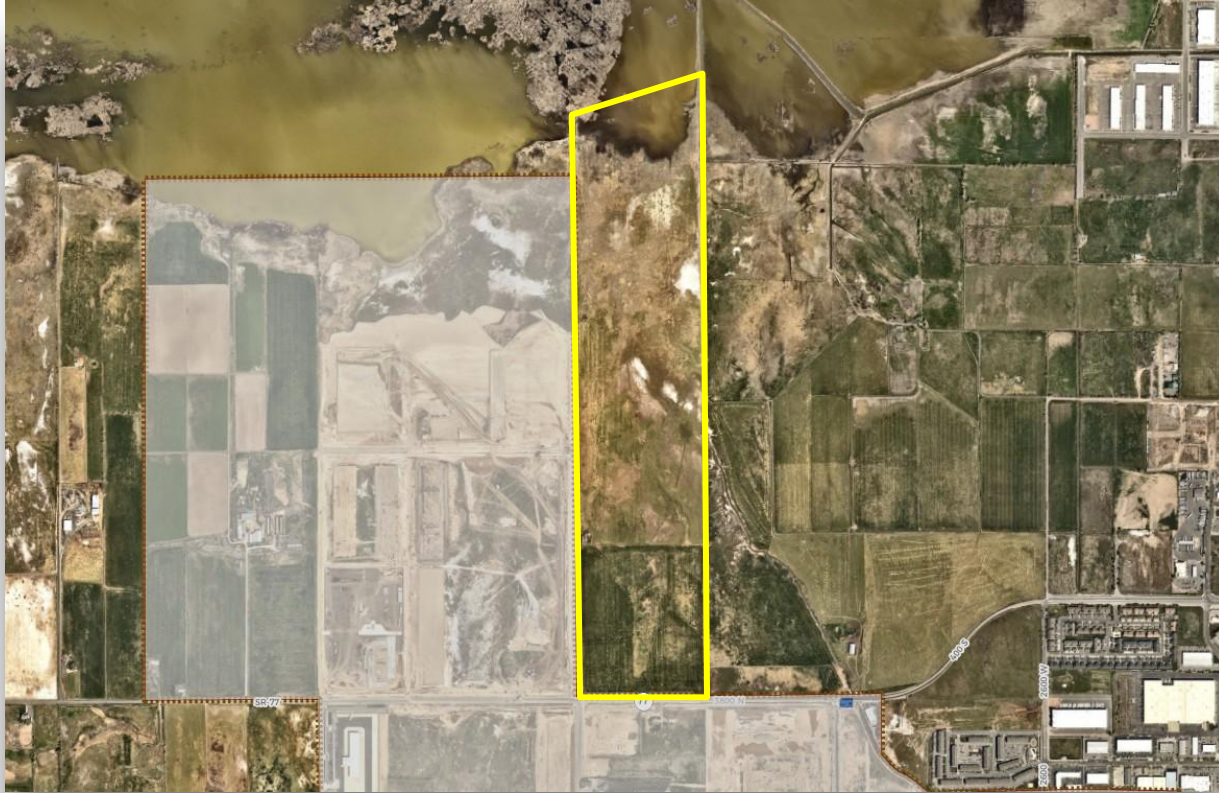
### **Findings**

1. That annexing this property would contribute towards the elimination of an island of unincorporated Utah County.
2. That the proposed annexation qualifies for annexation approval by resolution.
3. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.

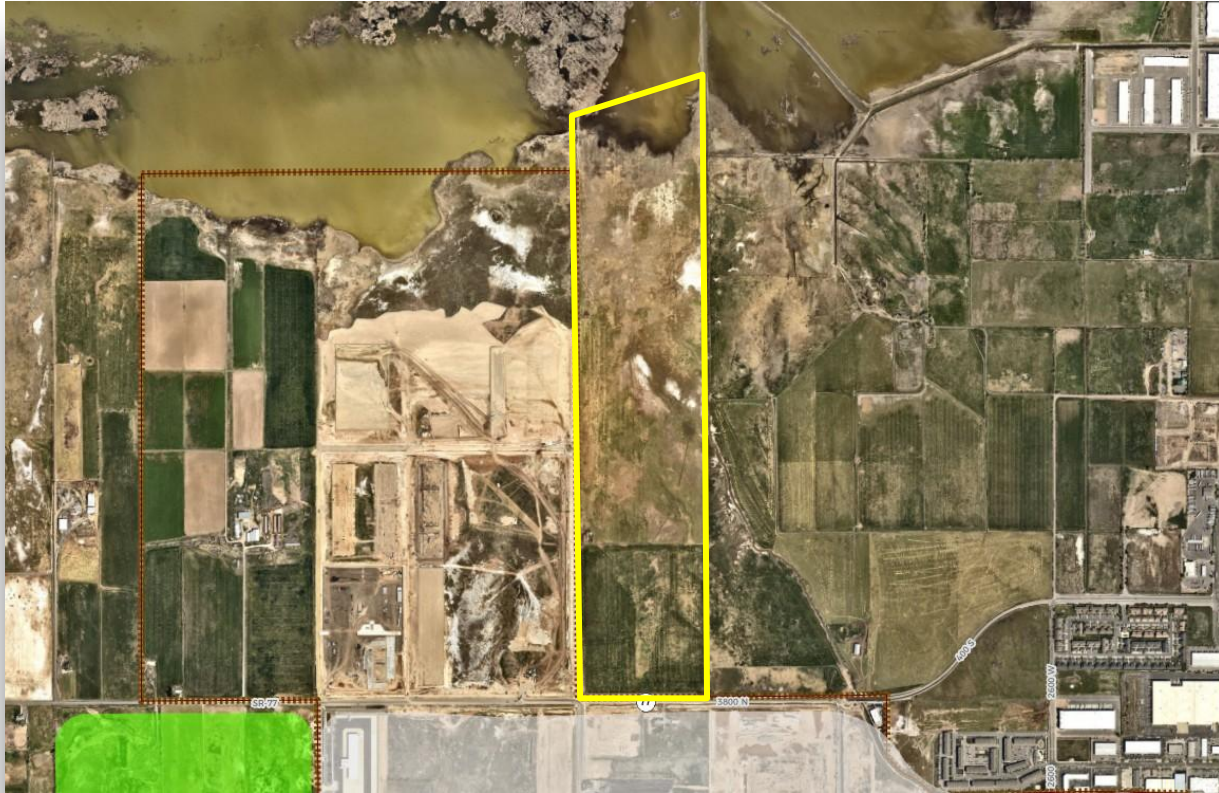


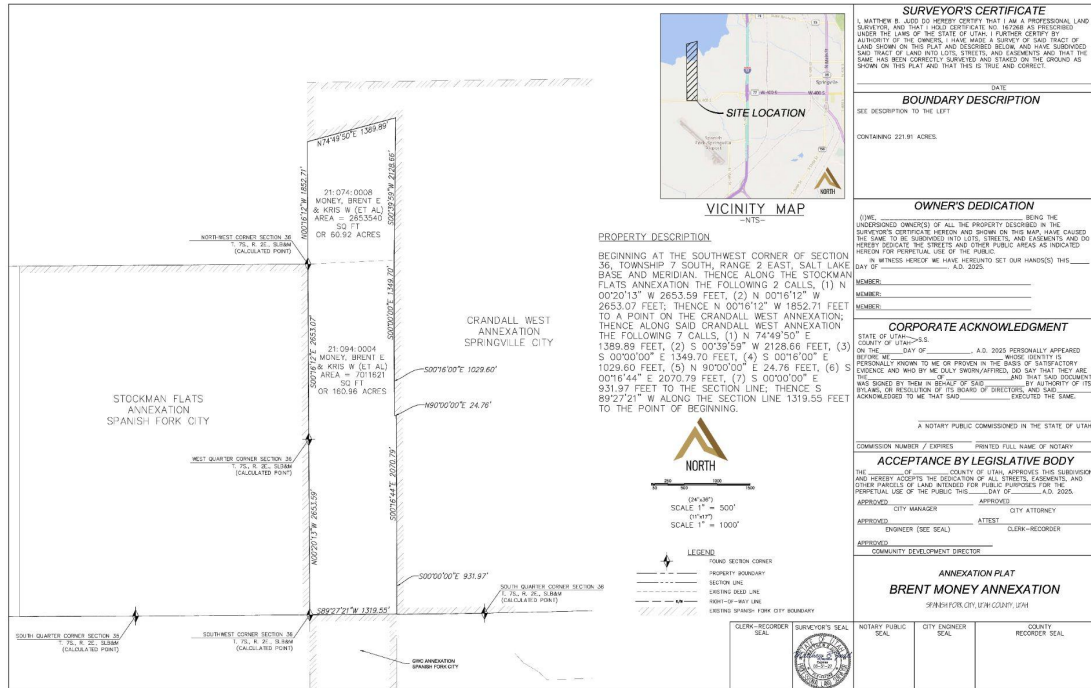














## **Brent Money Annexation**

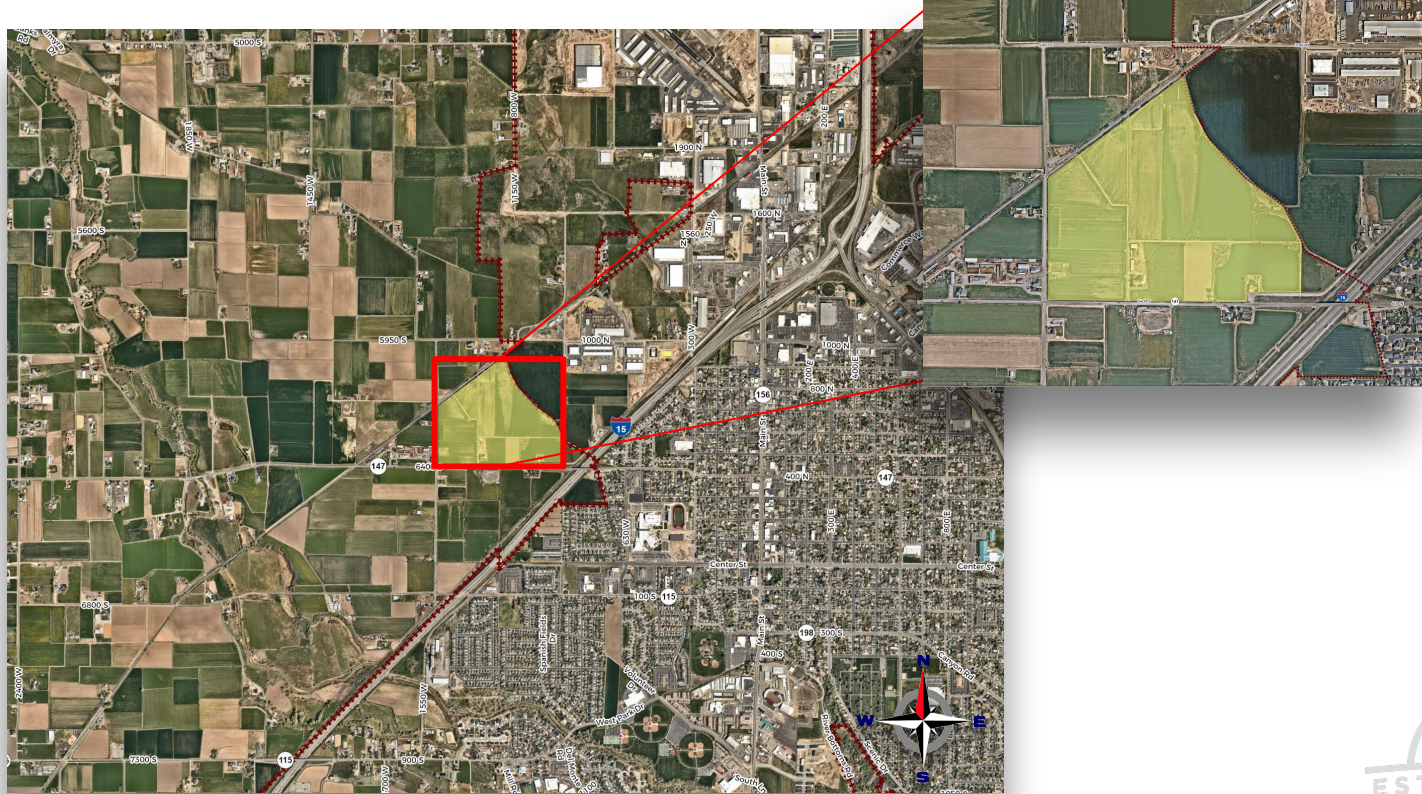
The Applicant has petitioned for Annexation of 221.91 acres.

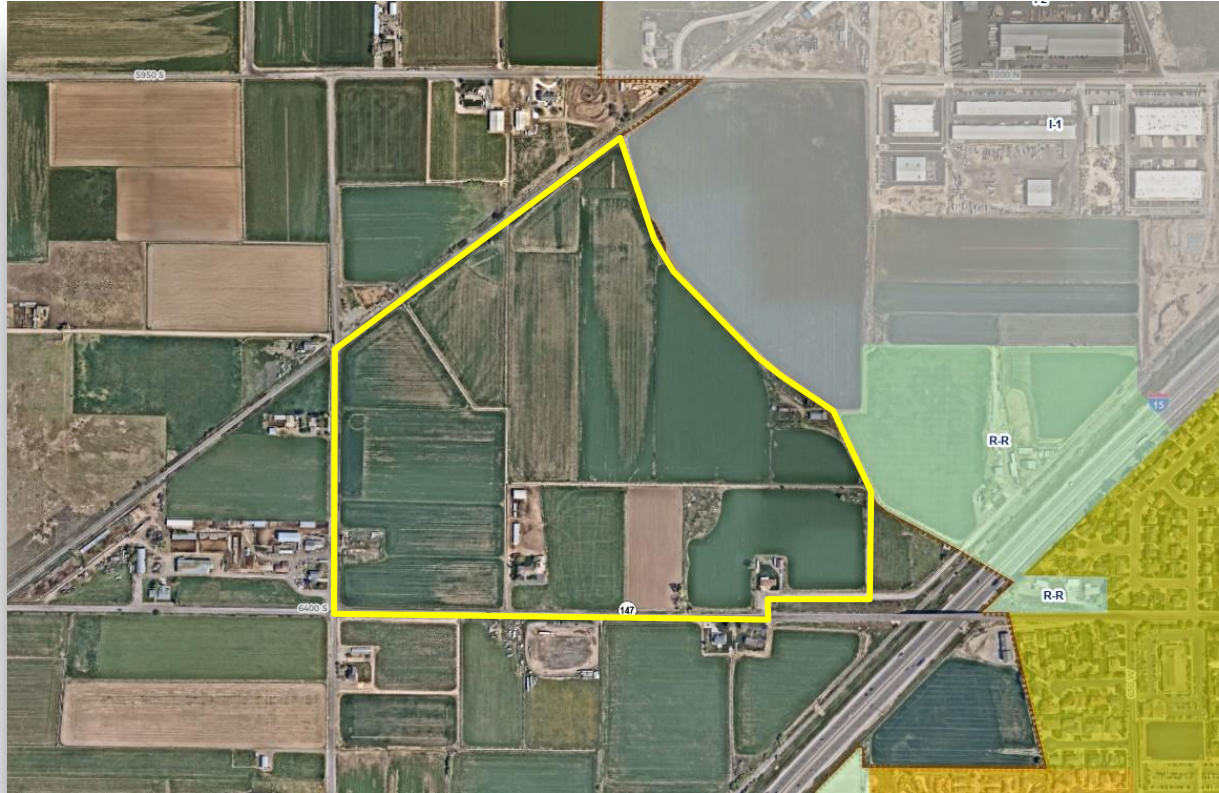
**Proposed motion:** I move to accept the proposed Brent Money Annexation Petition for further study based on the following findings:

### **Findings**

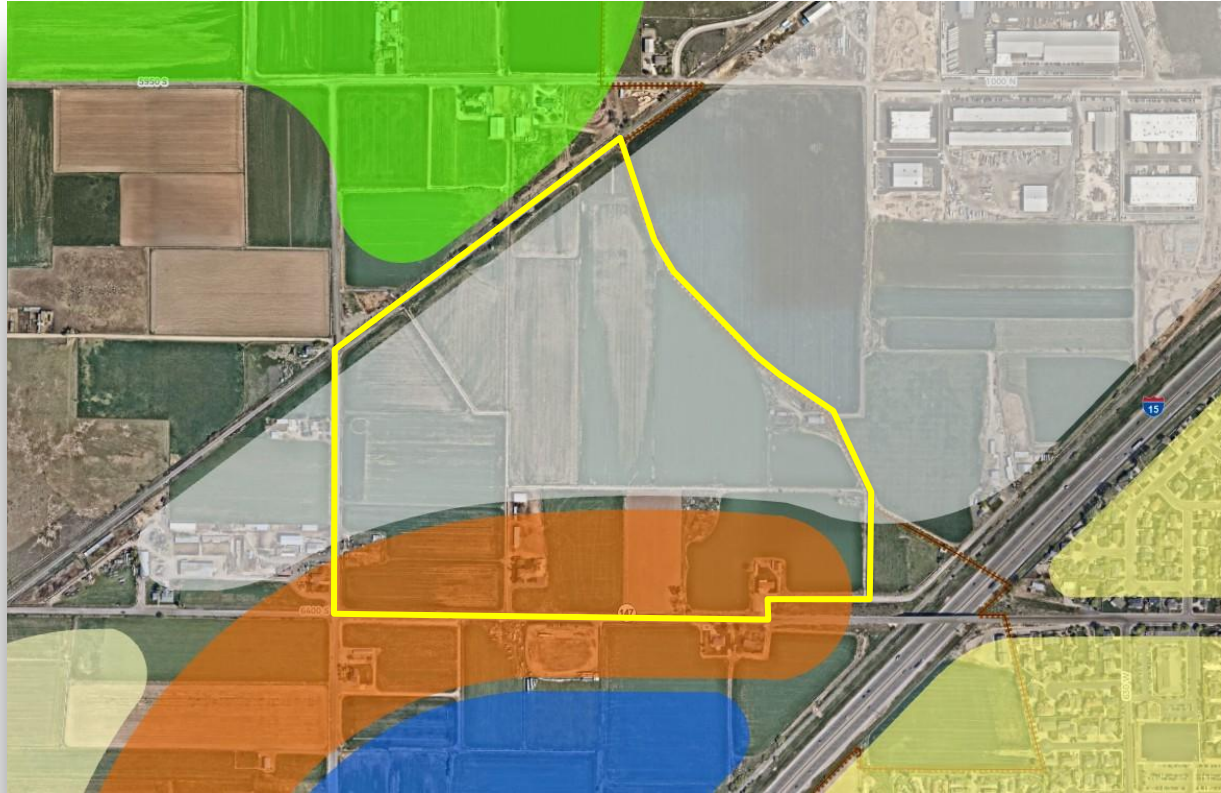
1. That annexing this property would eliminate a peninsula of unincorporated Utah County.
2. That staff believes that this area can be serviced by Spanish Fork City utilities.
3. That the subject property appears to be in the path of development.





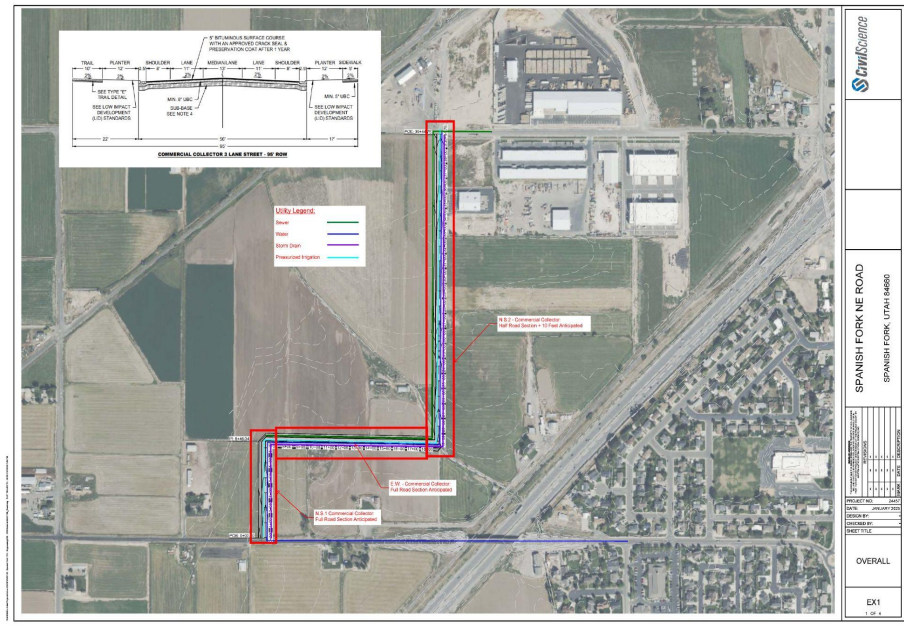












Category	Description	Qty	Unit	Unit	Total
General	Contingency	20	%	\$	928,547
General	Design and Construction Engineering	8	%	\$	371,419
General	Spanish Fork Permits	1	ts	\$	200,000
General	Mobilization	1	ts	\$	100,000
General	Survey	2	%	\$	92,855
General	Quality Control	3	%	\$	139,262
General	Traffic Control	1	ts	\$	75,000
General Subtotal					1,907,103
SWPPP	NOI Permit	1	ts	\$	2,500
SWPPP	Silt Fence	3,945	lf	\$	15,780
SWPPP	Soil Protection	24	ea	\$	4,800
SWPPP	Street Sweeping	1	ts	\$	20,000
SWPPP	Trackout Pad	2	ea	\$	2,500
SWPPP	Concrete Washout	3	ea	\$	4,500
SWPPP	Inspections	9	ea	\$	1,200
SWPPP Total					52,580
Earthwork	Clear and Grub	271,525	sf	\$	0.20
Earthwork	Excavate	30,056	cy	\$	80,462
Earthwork	Remove and Recompact	271,525	sf	\$	0.20
Earthwork	Finish Grade	271,525	sf	\$	0.08
Earthwork Total					215,784
N.S.1 Roadway	5" HMA Pavement	32946	SF	\$	3.5
N.S.1 Roadway	Subbase 12" Thick	39176	SF	\$	1.25
N.S.1 Roadway	Striping	1	LS	\$	25,000
N.S.1 Roadway	UTBC	1,663	cy	\$	65
N.S.1 Roadway	2.5" Curb and Gutter	1,252	LF	\$	51,680
N.S.1 Roadway	5" Concrete Sidewalk	3,230	SF	\$	38,760
N.S.1 Roadway	6" Topsoil	287	CY	\$	35
N.S.1 Roadway	APWA 31 15.19 Wire Barrier w/ 1' Overlaps	7752	SF	\$	3.876
N.S.1 Roadway	3" Bituminous Surface Course	60	CY	\$	2.30
N.S.1 Roadway Total					359,122
E.W. Roadway	5" HMA Pavement	62984	SF	\$	3.5
E.W. Roadway	Subbase 12" Thick	69104	SF	\$	1.25
E.W. Roadway	Striping	1	LS	\$	25,000
E.W. Roadway	UTBC	2,699	cy	\$	65
E.W. Roadway	2.5" Curb and Gutter	2,458	LF	\$	40
E.W. Roadway	5" Concrete Sidewalk	6,170	SF	\$	73,140
E.W. Roadway	6" Topsoil	548	CY	\$	12
E.W. Roadway	APWA 31 15.19 Wire Barrier w/ 1' Overlaps	14808	SF	\$	7.054
E.W. Roadway	3" Bituminous Surface Course	114	CY	\$	2.50
E.W. Roadway Total					663,245
N.S.2 Roadway	5" HMA Pavement	73508	SF	\$	3.5
N.S.2 Roadway	Subbase 12" Thick	78470	SF	\$	1.25
N.S.2 Roadway	Striping	1	LS	\$	50,000
N.S.2 Roadway	UTBC	2,087	cy	\$	65
N.S.2 Roadway	2.5" Curb and Gutter	2,865	LF	\$	126,206
N.S.2 Roadway	5" Concrete Sidewalk	30,525	SF	\$	123,000
N.S.2 Roadway	6" Topsoil	450	CY	\$	35
N.S.2 Roadway Total					763,821
Water - Main	12" Water Line (C-900 Pipe)	6,145	lf	\$	30
Water - Main	12" Valves	12	ea	\$	67,500
Water - Main	12" Tees, Bends	4	ea	\$	1,500
Water - Main	Fire Hydrant with 6" Valve and 6" Stub Pipe	11	ts	\$	11,000
Water - Main	Connect to Existing	2	ea	\$	2,500
Water - 1/3 Crossing	Design & Construction	1	ea	\$	250,000
Water - Main Total					1,003,700
PI	12" PI Valves	3,945	lf	\$	90
PI	12" Tees, Bends	8	ea	\$	5,500
PI	Connect to Existing	2	ea	\$	2,500
PI Total					487,566
Sewer	12" Sewer Line	9699	lf	\$	30
Sewer	4" Sewer Manhole	10	ts	\$	75,000
Sewer	Connect to Existing	2	ea	\$	4,000
Sewer	Sewer Services	0	ea	\$	1,500
Sewer Total					415,940
Storm Drain	24" Storm Drain Pipe (HDPE)	5,146	lf	\$	40
Storm Drain	36" Storm Drain Pipe (HDPE)	0	lf	\$	115
Storm Drain	48" Storm Drain Pipe (HDPE)	0	lf	\$	175
Storm Drain	Curb Inlet Box	24	ea	\$	4,800
Storm Drain	5" Storm Drain Manhole	12	ea	\$	6,000
Storm Drain	6" Storm Drain Manhole	0	ea	\$	6,000
Storm Drain	8" Rip Rap	450	sf	\$	20
Storm Drain	Basin End Section	0	ea	\$	50,000
Storm Drain	Detention (underground no landscape)	15000	CF	\$	6
Storm Drain - South Total					766,325
Off-Site					4,642,796
Dry Utilities					120,000
Dry Utilities Subtotal					120,000
Landscaping	Landscaping	19725	sf	\$	99,000
Landscaping	Irrigation-Permanent	19725	sf	\$	29,588
Landscaping Subtotal					96,626
Grand Total					6,768,464



## **1050 West Annexation Petition**

The Applicant has proposed that 11 parcels totaling 99.56 acres, located at approximately 1050 West 400 North, be annexed.

### **Key Issues**

1. Access limitations.
2. Annexation configuration, it may create at least one peninsula.
3. The availability of residential services on the west side of Interstate 15.
4. The Growth Management Boundary.
5. The timing of future transportation improvements, FrontRunner and a new Interstate 15 interchange.

