



## Planning Commission Agenda June 6, 2012

- Planning Commissioners** 6:30 P.M.
1. Preliminary Activities
    - a. Pledge of Allegiance
    - b. Approval of Minutes: April 4 and May 2, 2012
  2. Preliminary Plat
    - a. **Maple Mountain**  
Applicant: Salisbury Homes  
General Plan: Low Density Residential  
Zoning: R-1-12  
Location: approximately 200 North 1900 East
  3. Conditional Uses
    - a. **AT&T - Center**  
Applicant: American Telephone and Telegraph  
General Plan: Mixed Use  
Zoning: R-1-8  
Location: approximately 1400 East Center
    - b. **AT&T - 300 South**  
Applicant: American Telephone and Telegraph  
General Plan: Public Facilities  
Zoning: Public Facilities  
Location: approximately 300 South 300 West
  4. General Plan
    - a. **Transportation and Traffic Circulation Element**  
Applicant: City Engineer  
General Plan: City-wide  
Zoning: City-wide  
Location: City wide
- Michael Christianson  
Chairman
- David Stroud
- Rick Evans
- George Gull
- Brad Gonzales
- Seth Sorenson

**Planning Commissioners, if you are unable to attend a meeting please let us know ASAP. Thanks.**

The public is invited to participate in all Planning Commission Meetings at 40 South Main Street, Room 140, Spanish Fork. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4530.

1 Draft Minutes  
2 Spanish Fork City Planning Commission Work Session  
3 May 2, 2012  
4  
5

6 **Commission Members Present:** Chairman Michael Christianson, Rick Evans,  
7 George Gull, Brad Gonzales.  
8

9 **Staff Present:** Dave Anderson, Community Development Director; Shelley  
10 Hendrickson, Planning Secretary; Trapper Burdick, Assistant City Engineer; Jason  
11 Sant, Assistant City Attorney; Tyler Aiken, Intern.  
12

13 **Citizens Present:** None  
14

15 Mr. Anderson introduced the guest speaker, Mr. Jody Burnett. Mr. Burnett is a  
16 shareholder with the firm of Williams & Hunt in Salt Lake City. His practice  
17 emphasizes the representation of governmental entities, primarily municipalities  
18 and counties, in the area of land use planning, zoning and related constitutional  
19 and civil rights claims.  
20

21 Mr. Burnett presented on a number of land use matters.  
22

23 **ADJOURNMENT**  
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25 The meeting **adjourned** at 8:45 p.m.  
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27 **Adopted:**  
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29 \_\_\_\_\_  
30 Shelley Hendrickson, Planning Secretary

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**Draft Minutes**  
**Spanish Fork City Planning Commission Meeting**  
**April 4, 2012**

**Commission Members Present:** Chairman Michael Christianson, Rick Evans, George Gull, Brad Gonzales.

**Staff Present:** Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Trapper Burdick, Assistant City Engineer; Jason Sant, Assistant City Attorney.

**Citizens Present:** Cary Hanks, Mike Mendenhall, Jesse Brimhall, Carissa Clay, Michael Clay, Kirk Fong, Alex Mon, Sarah Stocksdale, Brandon Stocksdale, Cameron Eaton, Cameron Berrett, Daniel Quick, Jacob Adams, Robert Christmas, Tessa Witt, Miya Kodama, Christian Kirkham, Shannyn Palmer, Sarah Bingham, Lauren Drew, Ruth Swenson, Shane Marshall.

Chairman Christianson welcomed everyone to the meeting at 6:42 p.m.

**PRELIMINARY ACTIVITIES**

**Pledge**

Commissioner Gull led in the pledge of allegiance.

**MINUTES**

**March 7, 2012**

Commissioner Evans **moved** to **approve** the minutes of March 7, 2012, with the noted correction. Commissioner Gull **seconded** and the motion **passed** all in favor.

**Downtown Inventory Presentation**

Mr. Anderson introduced Dr. Clay and his planning class from BYU. He explained that they were asked to conduct a study of Spanish Fork City's downtown.

Dr. Clay explained this was a student run project and that everything that was going to be discussed was done by the students. He said that 15 students played various roles in the report.

45 Four students from the class presented the report and discussion was held  
46 regarding the report.

47

48 **TEXT AMENDMENTS**

49

50 **Haven Home for Girls**

51 Applicant: Myrna Dalton

52 General Plan: City-wide

53 Zoning: City-wide

54 Location: City-wide

55

56 Mr. Anderson explained that the proposed change is necessary, in order for the  
57 applicant to use the old Reese school, because there is a provision in the Spanish  
58 Fork City Code that limits the size of Residential Treatment Facilities based on  
59 surrounding homes. The Reese school is substantially larger than the surrounding  
60 homes making it ineligible to be considered to be used as a residential treatment  
61 facility. The proposed change to the language in the code would be to allow for  
62 putting old, vacant buildings to a beneficial use and with appropriate conditions  
63 imposed to mitigate any adverse circumstances, and provided the building can be  
64 made safe.

65

66 Terry Hoaker

67 Mr. Hoaker explained who Haven Home for Girls is and what they are about.

68

69 Discussion was held regarding landscape and what the applicant's intent was for  
70 beautification. Myrna Dalton explained that they anticipated new flower beds; a  
71 fish pond with a gazebo, more grass and the brick would be cleaned. She further  
72 explained that as part of the curriculum that the girls would be maintaining and  
73 caring for the landscape.

74

75 Chairman Christianson said that landscape would be key to the neighborhood.

76

77 Commissioner Gull expressed his sadness to see the building in the condition that  
78 it is in.

79

80 Ms. Angela asked what measures the school would take to not have 'drama'  
81 outside of the facility. Ms. Dalton explained that their staff is trained to diffuse  
82 those types of situations.

83

84 Ms. Angela asked if the facility would have an affect on property values. Ms.  
85 Dalton said that there facility in Orem had not negatively impacted the  
86 neighborhood there.

87

88 Robert Christmas asked about fencing and if it was a requirement. Mr. Anderson  
89 said that it was required. Mr. Christmas asked if the facility was a lockdown

90 facility. Ms. Dalton said that it was not but that staff were there 24 hours and that  
91 they would have a surveillance system.

92  
93 Karalissa Bean said that she fully supports the facility.

94  
95 Stacy Snow asked why the zoning was being changed.

96  
97 Mr. Anderson explained that the City allows Residential Treatment Facilities in  
98 every residential zone in the City and that the zone was not being changed and  
99 explained the impetus for the change.

100  
101 Commissioner Evans explained what the ordinance addressed.

102  
103 Ms. Snow asked if the facility could be used as a school because she was  
104 interested in purchasing the property to use it as a school. Mr. Anderson said that  
105 schools were a permitted use and that it could be used as a school.

106  
107 Chairman Christianson asked about seismic upgrades.

108  
109 Randy Jeffs

110 Mr. Jeffs said that the City had been provided a report by a structural engineer  
111 and explained that the building would be brought up to code.

112  
113 Commissioner Gonzales asked about lighting. He is concerned that lighting will be  
114 an issue for neighboring properties. Mr. Anderson said that lighting can be  
115 measured. That lighting could be masked.

116  
117 Commissioner Evans expressed concerns with the design and separation section  
118 15.3.24.010. E of the code. He said that he felt the rules seemed arbitrary when  
119 the nature of the subject use is subjectivity. Discussion was held regarding veneer  
120 finishes to the exterior of the building, landscape percentages, parking, overhead  
121 power lines versus underground, double paned glass and whether or not the  
122 Commission wanted more latitude built into the code or hard and fast rules.

123  
124 Commissioner Evans **moved** to recommend to the City Council that the ordinance  
125 amending conditions for treatment centers in existing vacant buildings be **approved**  
126 and that elements b through j be softened to provide greater latitude to the  
127 Planning Commission in conjunction with the spirit of Conditional Use.

128 Commissioner Gull **seconded** and the motion **passed** all in favor.

129  
130  
131 **Animal Rights**

132 Applicant: Spanish Fork City

133 General Plan: City-wide

134 Zoning: City-wide

135 Location: City-wide

136

137 Mr. Anderson explained that the City was proposing that the buffer requirement  
138 be eliminated. He further explained that some staff members feel that point  
139 number 4 is necessary and some feel that it is not necessary. City staff is  
140 proposing that the proposal be approved with or without point number four. The  
141 idea is that when an animal is free to roam on an entire half of an acre that there is  
142 not a concern with how far the animal is from any dwelling but the impact of having  
143 an animal that is kept in a concentrated area such as a pen or corral, the area  
144 where that animal is kept needs to be at least as far from the neighboring dwelling  
145 as it is from the dwelling on the property that the animal is housed on.

146

147 Commissioner Gonzales asked who was initiating this proposal. Mr. Anderson said  
148 it was a staff initiated proposal.

149

150 Discussion was held regarding the impetus for the change.

151

152 Commissioner Evans expressed that he felt there were other sections of the  
153 ordinance that address nuisance issues and that he did not think that point number  
154 four was necessary.

155

156 Mr. Anderson said that should there be a problem with an animal being a detriment  
157 there are other sections of the ordinance that address nuisances and that, in his  
158 opinion, there is justification for removing the buffer requirement.

159

160 Commissioner Evans **moved** to recommend **approving** the animal rights text  
161 amendment without item number 4. Commissioner Gonzales **seconded** and the  
162 motion **passed** all in favor.

163

## 164 PRELIMINARY PLATS

165

### 166 **Stone Subdivision**

167 Applicant: Spanish Fork City

168 General Plan: City-wide

169 Zoning: City-wide

170 Location: City-wide

171

172 Mr. Burdick explained that, two years ago, UDOT conducted a traffic study at the  
173 intersection of 2550 East and Canyon Road. The intersection warranted a traffic  
174 signal. UDOT recommended that they would pay for the signal if the City would  
175 realign the road with 2600 East for safety reasons. The City has spent the last  
176 year preparing for the re-alignment.

177

178 Commissioner Gull **moved** to **approve** the Stone Subdivision Preliminary Plat.  
179 Commissioner Evans **seconded** and the motion **passed** all in favor by a roll call  
180 vote.

181

182 **OTHER BUSINESS**

183

184 **Discussion on multi-family projects.**

185

186 Mr. Anderson said that he enjoyed working in Spanish Fork City because he feels  
187 that the City has a fairly diverse and well balanced inventory of land uses. He said  
188 that there was one land use that was absent in Spanish Fork. He said the absence  
189 was quality market rate apartment complexes in our part of the county. It is his  
190 opinion that it is appropriate to have market rate apartments available that  
191 professionals might feel comfortable moving into and that with a few exceptions  
192 our stock of rental units is not attractive. Discussion was held regarding whether  
193 or not Spanish Fork City was ready for higher density market rate apartments.

194

195 **ADJOURNMENT**

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197 The meeting **adjourned** at 9:40 p.m.

198

199 **Adopted:**

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Shelley Hendrickson, Planning Secretary



# PRELIMINARY PLAT

## REPORT TO THE PLANNING COMMISSION MAPLE MOUNTAIN PRELIMINARY PLAT

**Agenda Date:** June 6, 2012.

**Staff Contacts:** Dave Anderson, Community Development Director.

**Reviewed By:** Development Review Committee.

**Request:** Salisbury Homes is requesting Preliminary Plat approval for an Amendment to the current Maple Mountain approval.

**Zoning:** R-1-12.

**General Plan:** Low Density Residential.

**Project Size:** 98.69 acres.

**Number of lots:** 307.

**Location:** approximately 200 North 1900 East.

### Background Discussion

Salisbury Homes is requesting Preliminary Plat approval for an Amendment to the current Maple Mountain approval.

Attached are copies of the proposed plat, the proposed Development Agreement and minutes from the Neighborhood Meeting.

### Development Review Committee

The Development Review Committee reviewed this request in their May 22, 2012 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

#### Maple Mountain

Applicant: Salisbury Homes

General Plan: R-1-12

Zoning: Low Density Residential

Location: approximately 200 North 1900 East

Mr. Thompson asked if Dave Anderson had any concerns with the plat.

Mr. Baker explained that he felt Mr. Anderson's only concern was with the phasing plan. He explained that with the first phase that the park and detention basin would be dedicated and 130 North would be built. He identified on the plat the point in which the improvements to 130 North would need to be done. Questions were raised regarding the Haycock piece and the amount of dedication. It will actually be a little less than the original approval. We are deviating from the current standard on the storm drain relative to the townhomes because they are partially built and the storm drain will not work. The storm drain will follow what was originally approved when construction began.

Mr. Oyler asked where the final agreement was. Mr. Baker said that it was in his office and that it would be ready to go for the Planning Commission to review in June.

Chris Salisbury explained that the only outstanding item on the agreement was with the Haycock property. Mr. Haycock would like verbiage in the agreement that spells out how much footage he would need to dedicate.

Mr. Oyler asked about the neighborhood meeting. Mr. Chris Salisbury explained how the meeting went. Mr. Oyler asked if they had concerns with the phasing. Mr. Salisbury said that he did not get into that with them since the agreement was still being drafted and that there was potential for change.

Mr. Cooper said that the SESD buyout still needs to be resolved. Mr. Salisbury said that he had talked to Ryan Bagley at SESD and that Mr. Bagley would be drafting a letter.

Mr. Baker **moved** to recommend that the Planning Commission **approve** the Maple Mountain Preliminary Plat subject to the following conditions:

#### **Conditions**

1. That the applicant meets the City's Construction standards.
2. That the applicant pay their share of the SESD buyout back to the City.
3. Existing Grotegut and Haycock homes power switched to underground.

Mr. Cooper **seconded** and the motion **passed** all in favor.

Mr. Oyler asked what the developer's responsibility was on the storm drain. Mr. Baker explained that the applicant would dedicate the land to the City upon the Preliminary Plat being approved. When they construct the first phase they will build the road with it (curb, gutter & sidewalk) and the City will be responsible for all of the interior construction of the basin. The City is doing all of the storm drain with impact fees.

#### **Budgetary Impact**

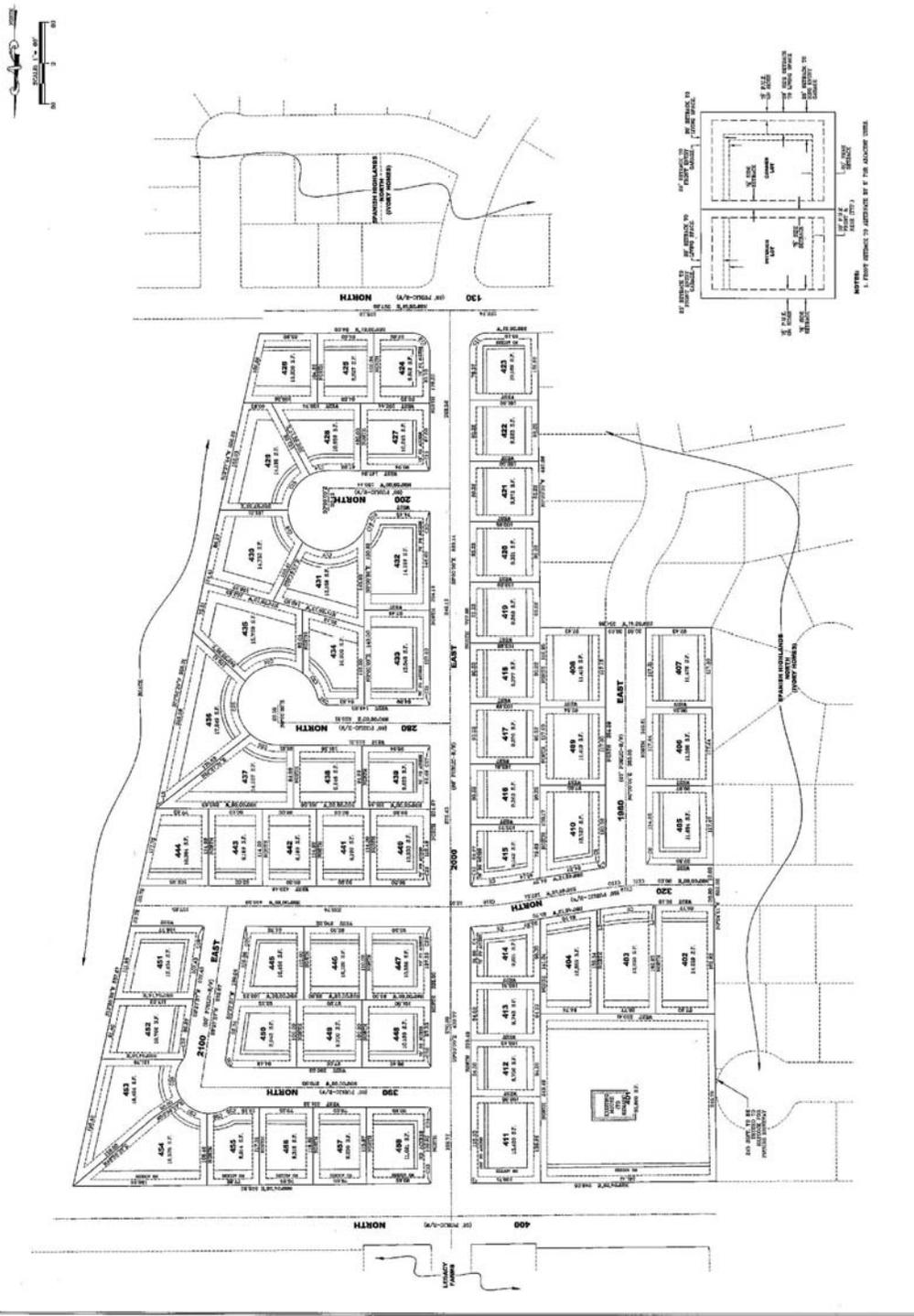
As proposed, Spanish Fork City will become responsible to construct Park 1. The current approval obligates the developer to construct that park with the next phase.

#### **Recommendation**

Staff recommends that the proposed Preliminary Plat be approved subject to the following conditions:

1. That the applicant meets the City's Construction standards.
2. That the applicant pay their share of the SESD buyout back to the City.
3. Existing Grotegut and Haycock homes power switched to underground.









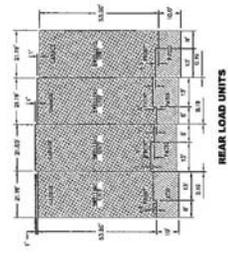
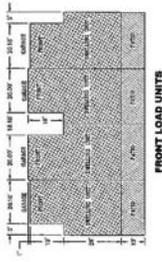
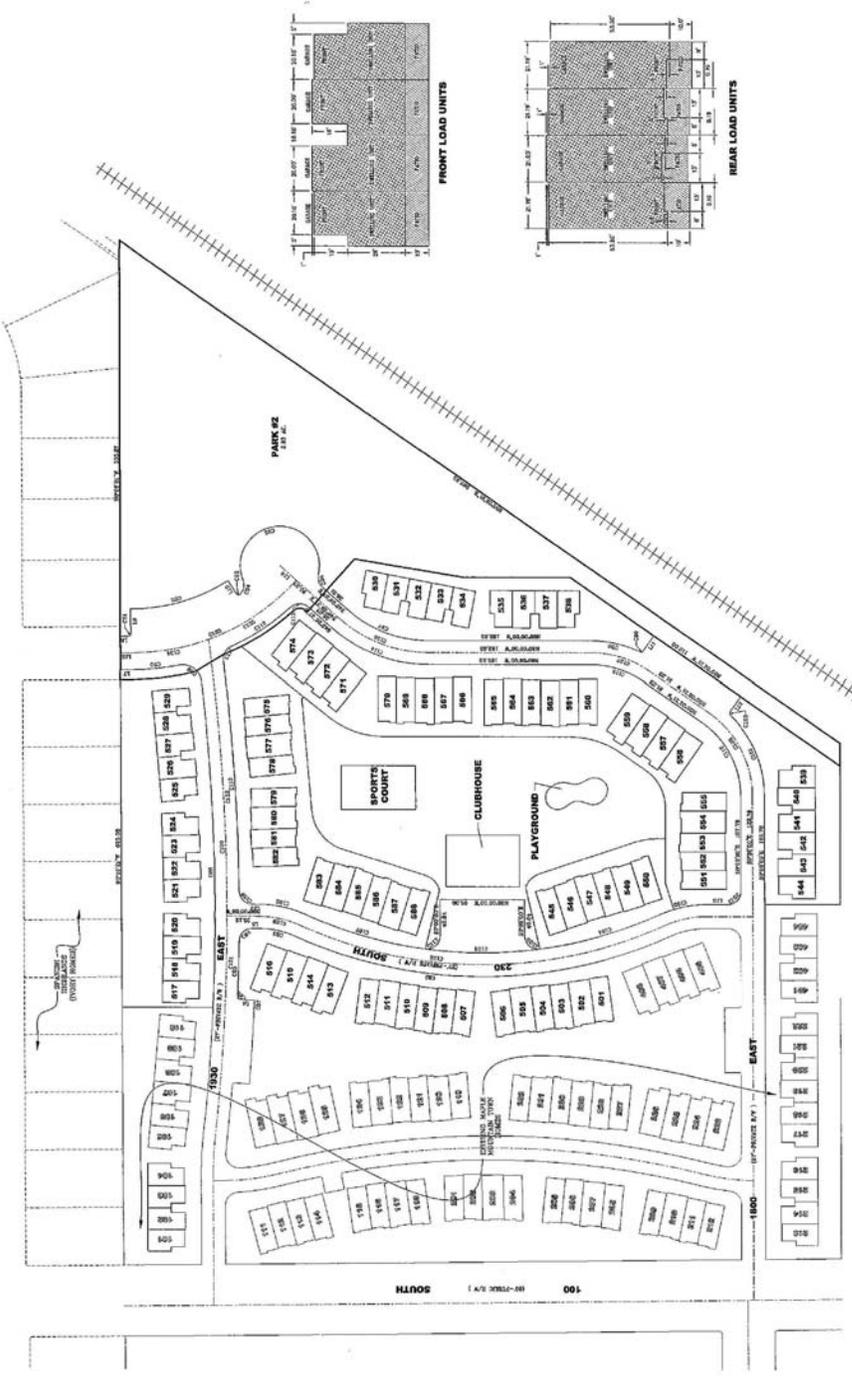


**ENGINEERS  
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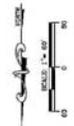
**MAPLE MOUNTAIN  
SPANISH FORK, UTAH  
NEIGHBORHOOD #5 LOT LAYOUT**

DATE	11/11/11
PROJECT	NEIGHBORHOOD #5 LOT LAYOUT
SCALE	1" = 40'
BY	JULYAN
CHECKED	COM
DATE	11/11/11
APP'D	COM
DATE	11/11/11
REVISION	



**MAPLE MOUNTAIN**  
 SPANISH FORK, UTAH  
**NEIGHBORHOOD #2 UTILITY LAYOUT**

DATE	11/11/2011
PROJECT	MAPLE MOUNTAIN NEIGHBORHOOD #2 UTILITY LAYOUT
CLIENT	UTAH STATE HIGHWAY DEPARTMENT
SCALE	1" = 40'
DRAWN BY	J. W. HARRIS
CHECKED BY	J. W. HARRIS
APPROVED BY	J. W. HARRIS

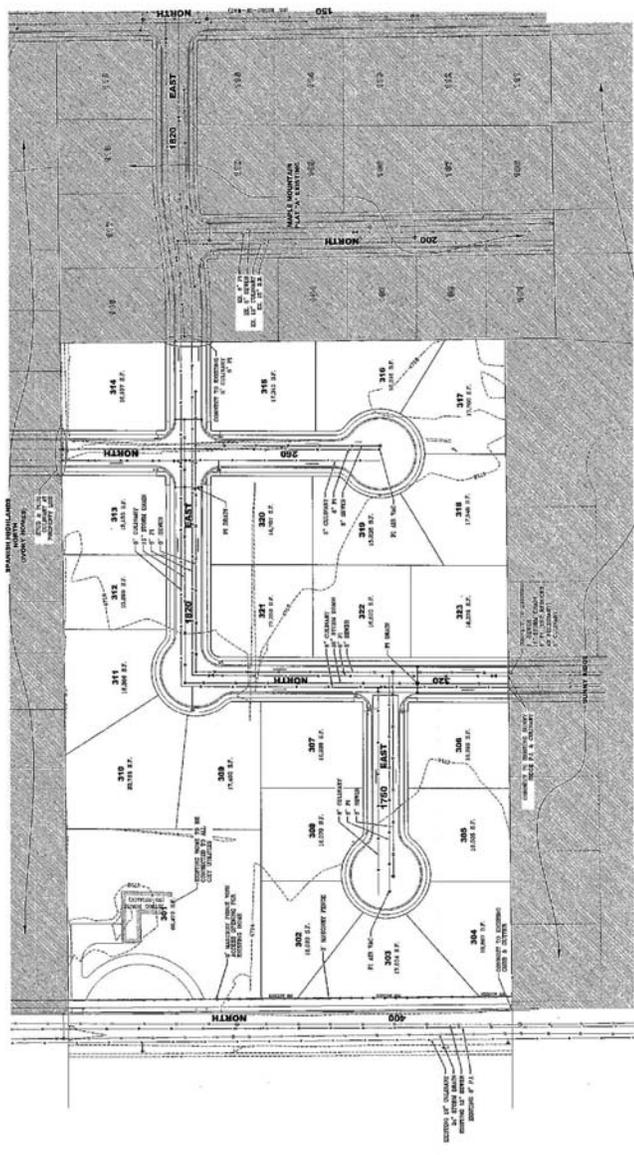


UTAH STATE HIGHWAY DEPARTMENT HAS BEEN ADVISED THAT THIS PLAN IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

UTAH STATE HIGHWAY DEPARTMENT HAS BEEN ADVISED THAT THIS PLAN IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**MAPLE MOUNTAIN**  
 SPANISH FORK, UTAH  
**NEIGHBORHOOD #3 UTILITY LAYOUT**

DATE: 11/11/11	BY: J. W. HARRIS
DATE: 11/11/11	BY: J. W. HARRIS
DATE: 11/11/11	BY: J. W. HARRIS
DATE: 11/11/11	BY: J. W. HARRIS
DATE: 11/11/11	BY: J. W. HARRIS
DATE: 11/11/11	BY: J. W. HARRIS
DATE: 11/11/11	BY: J. W. HARRIS
DATE: 11/11/11	BY: J. W. HARRIS
DATE: 11/11/11	BY: J. W. HARRIS
DATE: 11/11/11	BY: J. W. HARRIS



NOTES:  
 1. ALL UTILITIES TO BE INSTALLED AS SHOWN ON THIS PLAN.  
 2. EXISTING UTILITY LINES SHOWN FOR REFERENCE ONLY.





**ENGINEERS  
SURVEYORS  
PLANNERS**

2002 S. MAIN STREET  
SALT LAKE CITY, UT 84143  
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**MAPLE MOUNTAIN  
SPANISH FORK, UTAH  
NEIGHBORHOOD #5 UTILITY LAYOUT**

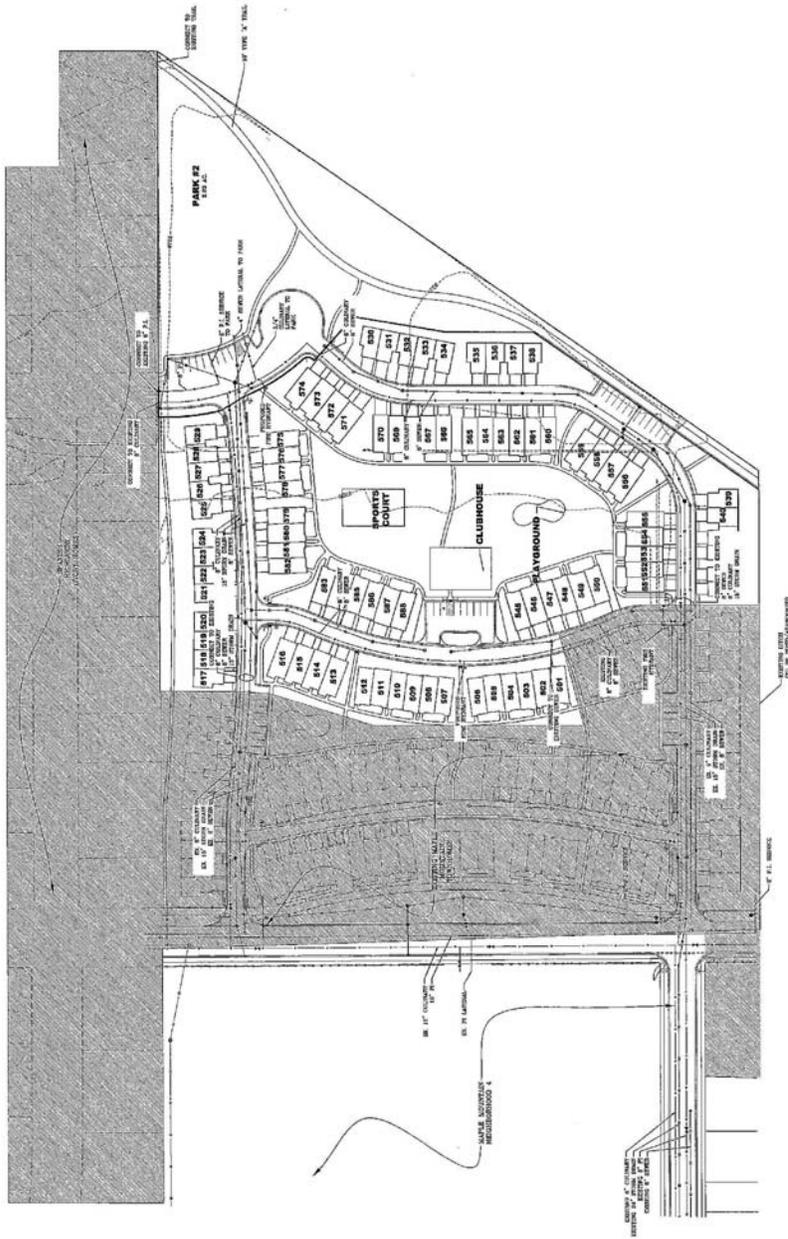
DATE	11/11/11
PROJECT	NEIGHBORHOOD #5 UTILITY LAYOUT
SCALE	AS SHOWN
DRAWN BY	JL/STP
CHECKED BY	CM
DATE	11/11/11
PROJECT	NEIGHBORHOOD #5 UTILITY LAYOUT

**8**

DATE: 11/11/11  
PROJECT: NEIGHBORHOOD #5 UTILITY LAYOUT  
SCALE: AS SHOWN  
DRAWN BY: JL/STP  
CHECKED BY: CM  
DATE: 11/11/11  
PROJECT: NEIGHBORHOOD #5 UTILITY LAYOUT

**NOTES:**

1. ALL NOTES SHALL BE INTERPRETED AS TO BE CORRECT AND  
2. ALL NOTES SHALL BE INTERPRETED AS TO BE CORRECT AND  
3. ALL NOTES SHALL BE INTERPRETED AS TO BE CORRECT AND  
4. ALL NOTES SHALL BE INTERPRETED AS TO BE CORRECT AND







**DEVELOPMENT AGREEMENT  
MAPLE MOUNTAIN SUBDIVISION  
SPANISH FORK CITY, UTAH**

This Development Agreement is entered into as of this \_\_\_\_ day of May, 2012, by and among Salisbury Development, L.C. (Salisbury), Central Bank and Trust (Bank), as the successor in interest to David Simpson, and Lyle B. Haycock, as developers (collectively referred to herein as “Developers”) of certain real property located in Spanish Fork City, Utah County, Utah, on which it proposes the development of a residential project known as Maple Mountain Subdivision, and Spanish Fork City, a municipality and political subdivision of the State of Utah, by and through its City Council (City).

**RECITALS:**

A. City has authorized the negotiation and adoption of development agreements under appropriate circumstances where the proposed development contains outstanding features which advance the policies, goals and objectives of the Spanish Fork City Comprehensive General Plan, preserves and maintains the atmosphere desired by the citizens of the City, and contributes to capital improvements which substantially benefit the City.

B. City, acting pursuant to its authority under Utah Code Ann. §10-9a-101, et seq., and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed Maple Mountain Subdivision, and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.

Now, therefore, in consideration of the mutual covenants, conditions, and considerations as more fully set forth below, Developers and City hereby agree as follows:

**1. Construction Obligations for Maple Mountain Subdivision**

In order to provide a high quality subdivision to protect the quality of life of its residents and to protect property values, the following construction standards shall be applicable to the construction of all residences within Maple Mountain Subdivision:

A. The sizes and locations of lots, open spaces, parks, trails, common areas, and schools shall be as shown on the amended plat attached hereto as Exhibit A and incorporated herein by this reference;

B. Bank shall dedicate, to City, Park 1, as indicated on Exhibit A, incorporated herein and made a part hereof by this reference, upon the approval of this agreement;

C. Bank will construct all streets adjacent to Park 1, including curb, gutter, sidewalk, asphalt, and park strip with landscaping therein with Phase C outlined in Exhibit B, incorporated herein and made a part hereof by this reference. City will be obligated to install all of the park improvements.

D. Salisbury shall dedicate, to City, the trail and Park 2, as indicated on Exhibit A, upon the approval of this agreement;

E. Salisbury will construct Park 2 and trail with Phase G-2 outlined in Exhibit B;

F. Salisbury will commence improvements, consisting of grubbing and grading, for the construction of the clubhouse and Park 3, as an amenity to the townhomes, with Phase E-2 outlined in Exhibit B, will complete the street frontage of Park 3 and parking lot with phase E-3, and complete the clubhouse and park with Phase E-4;

G. Park 2 will be provided in the location shown on the plat with the following amenities:

1. A shade structure with a minimum of two picnic tables;
2. Full landscaping and sprinkler irrigation system;

3. Fully paved trail.

H. Curb, gutter, sidewalk, and street widening improvements, including a park strip and landscaping, will be provided on 400 North Street with the first to proceed of Phases J, K, L, M, N, O, P, or Q. If phases P or Q proceed first, the identified improvements will be provided along the frontage of those plats, plus west from the applicable plat to the west end of the preliminary plat shown as Exhibit A. Haycock will dedicate the property fronting Phase Q for these public improvements prior to the recording of the final plat for the phase which requires these improvements to be installed. Salisbury and/or Bank are entitled to a connector's agreement for the improvements, as identified in this paragraph they may install in front of the Haycock parcel, plus any utilities installed along that frontage. If Haycock proceeds with development first, he shall be entitled to a connector's agreement for the improvements he may install, as identified in this paragraph, in front of the Grotegut parcel, plus any utilities installed along that frontage.

I. As consideration for the immediate dedication of Park 1 and Park 2, Developers shall be vested with the right to develop Maple Mountain Subdivision based upon this agreement and the amended preliminary plat approved simultaneously with this agreement. Abandonment shall be deemed to occur if the following event takes place:

1. A final plat is not recorded within twelve (12) months of the most recently recorded plat.

J. Nothing herein shall preclude Salisbury from installing improvements prior to the time required herein.

K. Full cross section streets which abut the fronts or sides of any phase which is approved as a final plat will be constructed as part of the plat improvements. Bonding and installation of the full streets includes curb, gutter, sidewalk, and asphalt.

**2. Reserved Legislative Powers**

Nothing in this Agreement shall limit the future exercise of the police power by City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after the date of this Agreement.

**3. Subdivision Plat Approval and Compliance with Spanish Fork City Design and Construction Standards.**

Developers expressly acknowledge and agree that nothing in this agreement shall be deemed to relieve Developers from the obligation to comply with all applicable requirements of City necessary for approval and recordation of subdivision plats, site plans, and building permits, including the payment of impact and other fees and to act in compliance with all other applicable ordinances, resolutions, regulations, policies, and procedures of City, including but not limited to, the Subdivision Ordinance and Design and Construction Standards, in effect at the time of any construction, unless modified by the Spanish Fork Engineering Department, with the exception of the storm drain in the townhome portion, which will need to coordinate with that portion already installed in order to work properly. Developers further acknowledge and agree that the dedications and improvements required hereby are adequate and appropriate exactions for the increased density granted to the project.

**4. Assignability**

This agreement is assignable with the consent of the City and with the City's approval of the assignees, which consent shall not be unreasonably withheld.

**5. No Joint Venture, Partnership or Third Party Rights.**

This Development Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, nor any rights or benefits to third parties.

**6. Integration**

This Development Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

**7. Attorney's Fees**

If this agreement or any of the exhibits hereto are breached, the party at fault agrees to pay the attorney's fees and all costs of enforcement of the non-breaching party.

SALISBURY DEVELOPMENT, L.C. by:

Dated: \_\_\_\_\_

\_\_\_\_\_  
RICK M. SALISBURY, Manager

CENTRAL BANK AND TRUST by:

Dated: \_\_\_\_\_

\_\_\_\_\_  
MATT C. PACKARD, President

Dated: \_\_\_\_\_

\_\_\_\_\_  
LYLE B. HAYCOCK

SPANISH FORK CITY by:

Dated: \_\_\_\_\_

\_\_\_\_\_  
G. WAYNE ANDERSEN, Mayor

Attest:

\_\_\_\_\_  
KENT R. CLARK City Recorder

## Maple Mountain - Neighborhood Meeting Minutes

5/3/12

CHRIS: Welcome I'm Chis Salisbury with Salisbury Homes. The letter you received was sent as per city code. The paper you have with the color shows what is currently passed off with the city. The colored areas are the areas we'd like to modify. The biggest change of course is the removal of the road by the park because it's expensive and a potential hazard. The bank and Salisbury are working close together to see this project completed. At one point this job was not going to survive.

Defined PUD and stated the current plan has 308 lots. The proposed 307.

There isn't a set agenda for the neighborhood meetings. Open it up for questions:

CHAD HILL: Wondering what the plan is with the lots behind detention basin on the current plan.

CHRIS: Will be more park with parking lot. The plan is for the city to take over the park.

BENJAMIN PALMER: What is the green line on the north side of the development?

CHRIS: It is park strip and a trail.

LARUE CHILD: What does this do with the town home development?

CHRIS: This development will keep the town homes alive. Entitlements were about to be lost it would have went back to 12,000 sf lots and the park goes away everything just reverts back there would be no club house no park we were able to work with the city and the banks and keep the deal alive. We have been able to extend the entitlements 3 times.

LARUE CHILD: Is there a dead line for the rest of the development?

CHRIS: We would like to start pushing dirt this month as soon as possible. We turned everything into the city to have a DRC. The city said we need to conduct this neighborhood meeting. Then it goes to DRC, Planning Commission, City Council. It could take 30 to 45 days before the city says go if everything goes according to plan. We have only been working with staff up to this point.

LARUE CHILD: When is the club house going to go in we were told that they would get it?

CHRIS: There is not enough roof tops to finish the club house.

MEGAN CHILD: How do we get to this point? How do we sell town homes for the same price of a single family home? My complaint is the clubhouse was going to be built and that was the selling point and we still have nothing.

CHRIS: A lot of builders have packed up and went home and we understand that there is anger about the club house  
Salisbury should finish what we started. We are working to finish it.

?: Maple Mountain town homes was not listed on the [Salisbury] website and I could not see where they were available to buy.

CHRIS: Because there isn't a town home unit available to purchase. No market exists for town homes rich now.

?: Can the single family homes be built in the area instead of the town homes?

CHRIS: We took this idea to the city and we had plans for cottage homes and the city did not like it. They wanted to stay with what was going on in the community.

?: Whats the difference between a cottage home and what is being built?

CHRIS: Small pads with a common yard to keep the price down.

?: So can you not submit a single family or a cottage home and have the city pass on it?

CHRIS: The single family cottage unit is a detached house and the city did not like the idea of these next to Highway 6.

?: What s a time frame?

CHRIS: We wish we knew. This is the first quarter where we have seen an increase in sales.

JEFF SITES: So if your not able to sell the town homes your not building?

CHRIS: Right.

?: In order for you to build single family homes do you have to get approval from us?

CHRIS: No. Prior developer made promises and we had to go in and clean it up. The previous developer promised city that if one home was built, that the park would be completed. He spoke for the whole project - we didn't know about this.

?: According to the channel 17 the developers was suppose to be in charge of the park. Right now the preliminary plat the developer was suppose to finish the park. What you saying is the city is going to be in charge and fish the park?

CHRIS: Correct. This is something we're still working through with the city. The price of the lot would be 120,000 for a lot if the park was developed buy the developer.

?: Was the original developer that tanked Salisbury Homes? Has salisbury Homes bought the ground?

CHRIS: No. The bank still owns it. We have a great relationship with the bank and we want to get in here and clean it up.

DUANE: The town homes that you thinking of developing... have they been turned into the city? Have they been positioned at a lower price point?

CHRIS: Right now we don't have the okay from the city to build a town home and we don't have a town home priced out. There is not a market for the town homes. We need to get to that price point that allows a town home to be sold.

LARUE CHILD: Living in the town homes it is beginning to feel like a project place because there are renters, there are side walks that need to be repairs, driveways crumbling and we are wondering when we are going to get the clubhouse I maybe dead before we get the clubhouse.

?: We feel like you have walked away two years ago.

ELLEN HUGH: Are you going to file for another 6 months extension?

CHRIS: No. It will not get to that point. Once we get one phase through final approval it will extend for another 12 months.

?: Why don't you clean up your own mess and keep your promises? Why don't we go to the city and shut Salisbury Homes down?

CHRIS: This is a self funding job. If they [town homes] don't sell they don't get built.

?: Flip flop the town homes and put the park where it is.

CHRIS: It is a detention basin and we can't do that.

MEGAN CHILD: Cut your looses make it a parking lot or dog park.

LYNN ROWLY: Just because one cow dies doesn't mean the herd dies. Give us somebody that we can trust that we can talk to about are problems. We need somebody to talk to when we have problems.

CHRIS: We can do this. We can get an liaison set up.

?: Where is the fence that was promised between the town homes and Ivory Homes?  
Where is the HOA money going?

?: There is thousands and thousands of dollars in the HOA and we don't see anything going on with in the subdivision. We want a green lawn and bees gone we would feel a little bit satisfied we feel like we were not abandoned.

? Where is the money?

CHRIS: We hired an property management company. The money is an account. We hire a property management company to take care of these issues and I guess they are not doing their job. Sounds like I need to look into this.

?: You mention that over her at the park these lots they would be \$120k per lot without some of the changes you're making. Now with the changes what are you hoping to sale the lots for?

CHRIS: We would don't know at this time. We are working with the city and the bank, we have been able to negotiate to get these lots prices down to make it an affordable community.

?: Does salisbury homes own any of this bank own land?

CHRIS: No not yet.

?: So your talking if we don't sign off then the project dies so what?

CHRIS: We want to see this project through and we want to finish it out.

?: What's the bad thing about 12,000 sq ft lots? We'll never a house in here.

CHRIS: It will affect everybody. No clubhouse, park.

?: What I want to know is why the city won't let you build the single family homes in the area where the rest of the town homes go.

CHRIS: The city didn't like the different zonings going on in the area. It didn't make since to have single family buffering the town homes.

?: Earlier you said you wanted to be pushing dirt this month. Does that mean you will starting building a town homes?

CHRIS: It could. We will need to get a gap of \$20,000 to \$30,000 between single family homes and town homes.

JANICE PEARCE: What is the density that has been approved?

CHRIS: 3 1/2 units per acre.

JANICE PEARCE: Is there anything we can do to make the lots bigger lots?

CHRIS: The less lots you have, the higher the price per lot. Bigger lots are desirable, but the price goes up.

?: Are you finishing 130 north is that going through?

CHRIS: Yes. Ivory has been working on this and we are working together on it.

?: Earlier you said that you're not a charity. Is this change pushing your expenses over to the city?

CHRIS: No. We need to make the change so the lots will be affordable. More homes in this area means a bigger tax base.

?: Why finish the job if your not making any money?

CHRIS: We want to finish the job because it is the right thing to do.

JANICE PEARCE: Make the lots bigger if you can now hold off in till the economy is better. Wait till the people can afford it.

CHRIS: Who will provide the higher salaries so people can afford bigger lots? You?

?: When can the people in the town homes be in charge of the HOA?

CHRIS: We will need to research the CCR's.

?: Doesn't help us when Salisbury's wife is on the HOA board.

CHRIS: That is how the HOA is set up. Most CCR's have the Declarant or builder in charge of the HOA until a certain percentage is sold out.

?: I own the first lot west of the town homes I have watched all this happen and you my as well pack up because you are not finishing what you are promising.

CHRIS: This [the town homes] is a self funding project and we can't finish them if they are not selling.

?: This is false advertising.

CHRIS: It's false advertising when we build these homes and the market declines?

?: The lots to the west of the Spanish Fork high school... What size are they and they share a driveway?

CHRIS: They were 4k to 5k and yes they have shared driveway.

?: When is the DRC meeting? They are the first wednesday of the month and that's where we need to go.

CHRIS: Rick Salisbury wants to see this job get finished and if he were here at this meeting tonight he would say the hell with it and walk away.

?: If this job does not get finished then I will be stuck, and I don't want to be stuck I want this to finish.

?: Long term it makes sense.

?: We can't even get a hold of the HOA when we call and that is why we have stopped.

?: If this were to be rezoned would the percentage of the HOA change?

CHRIS: This is something that the attorneys would need to look at.

?: Is TPM related to Salisbury Homes?

CHRIS: No. Salisbury is not related to anybody that works for TPM

?: Can the CCRs be amended to be 50% so the town home owners can take over the HOA? Would Mr. Salisbury be oaky with this change if not maybe we would have a voice in the HOA? Itemize breakdowns with the funds and so forth.

CHRIS: I'm not sure. It's something we'd need to research. I don't know if he'd be open to that but I can check.

CHRIS: Best contact number for me is 801 491 9091 and info@alwaysaffordablehomes.com.

?: What is the plat name for the single family?

CHRIS: It is all called Maple Mountain.

?: Are the CCR's going to be similar to sunny ridge?

CHRIS: We would need to get this passed through the city before we decide this.

?: The other lots, those to the north, what size will they be?

CHRIS: 17 to 18 still waiting to decide what we are going to build here. It's up in the air.

?: Are you going to be building any type of a wall?

CHRIS: No. I don't know.

?: How big are the lots at Legacy Farms?

CHRIS: They are 7s and the lots in maple mountain they will be 8 to 12 and 17 to 18s.

?: What size are the Grodegut lots?

CHRIS: 17s and 18s

?: How many buildings are there left to build in multi family?

CHRIS: About 90 doors

?: What is the white spot?

CHRIS: It is a park with additional parking?

JANICE PEARCE: Is there anything we can do to have the bigger set backs on the buildings so home owners can park in the in their driveway?

CHRIS: I'm not sure if the set backs are going to change. I wasn't involved with the design of the current buildings.

CHRIS: Thank you for coming out and we will address your concerns.



# CONDITIONAL USE

## REPORT TO THE PLANNING COMMISSION AT&T CENTER STREET CONDITIONAL USE APPROVAL REQUEST

**Agenda Date:** June 6, 2012.

**Staff Contacts:** Dave Anderson, Community Development Director.

**Reviewed By:** Development Review Committee.

**Request:** AT&T is requesting Conditional Use approval place antennae on an existing communication tower.

**Zoning:** Public Facilities.

**General Plan:** Public Facilities.

**Project Size:** Not applicable.

**Number of lots:** Not applicable.

**Location:** Approximately 1400 East Center Street.

### Background Discussion

AT&T has applied for Conditional Use approval so as to expand an existing Conditional Use by adding additional antennae to an existing Telecommunications Tower.

The City's response to applications of this nature in the past has been positive. The City's appreciation for colocation of antennae and other equipment at existing telecommunications sites is based on the goal of working to consolidate the equipment at existing sites rather than to have additional towers constructed.

As proposed, staff believes the proposed expansion would have a negligible impact on the surrounding area. The Development Review Committee has recommended that the proposed Conditional Use be approved.

### Development Review Committee

The Development Review Committee reviewed this request in their May 16, 2012 meeting and recommended that it be approved. Minutes from that meeting read as follows:

#### AT&T – Center

Applicant: American Telephone and Telegraph  
 Zoning: R-1-8  
 General Plan: Mixed Use  
 Location: 1400 East Center

#### AT&T – 300 South

Applicant: American Telephone and Telegraph  
 Zoning: Public Facilities  
 General Plan: Public Facilities  
 Location: 300 South 300 West

Mr. Baker **moved** to recommend that the Planning Commission **approve** the AT&T 1400 East Center and AT&T 300 South 300 West



Conditional Use Permits subject to the following conditions and finding:

### **Conditions**

1. That the applicant comply with the City's requirements for Telecommunication Towers.
2. The addition cannot exceed the height of the existing tower.
3. That the applicant submit load sheets to the City's Power Department.

### **Finding**

1. The City promotes co-location.

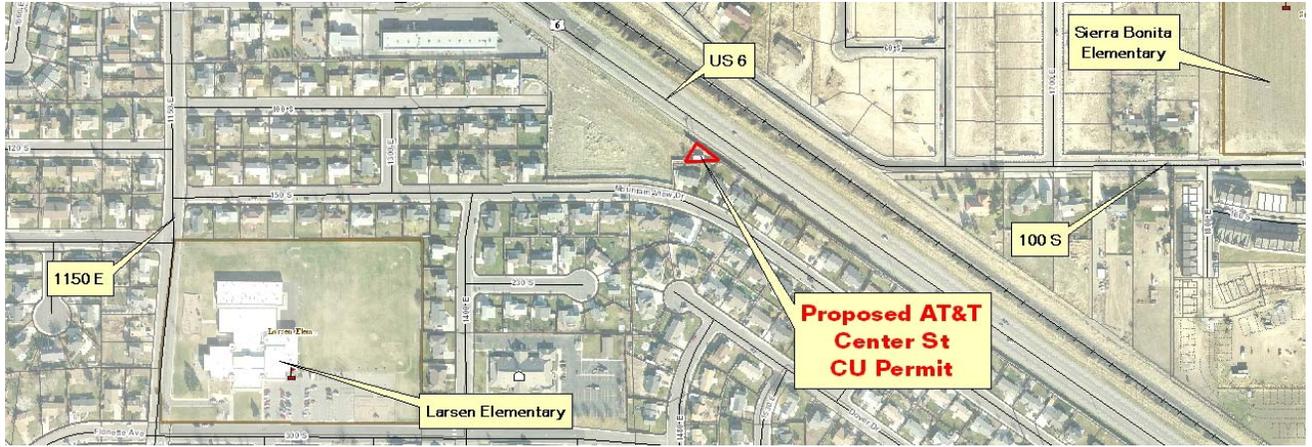
Mr. Cooper **seconded** and the motion **passed** all in favor.

### **Budgetary Impact**

There is no immediate budgetary impact anticipated with the amendment of this approval.

### **Recommendation**

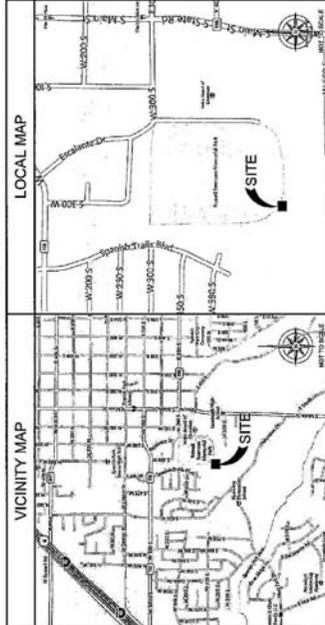
Staff recommends that the proposed Conditional Use Permit be approved.



# SITE - SPANISH FORK UTLO4049 FA#10088464



LTE  
MONOPOLE



DRIVING DIRECTIONS

1. DRIVE EAST ON I-15 TO EXIT 124 (SPANISH FORK, UTAH/CORNER 151)
2. DRIVE EAST ON I-15 TO EXIT 124 (SPANISH FORK, UTAH/CORNER 151)
3. TURN RIGHT ON I-15 TO EXIT 124 (SPANISH FORK, UTAH/CORNER 151)
4. TAKE RIGHT TURN ON I-15 TO EXIT 124 (SPANISH FORK, UTAH/CORNER 151)
5. TURN RIGHT ON I-15 TO EXIT 124 (SPANISH FORK, UTAH/CORNER 151)
6. TURN LEFT ON I-15 TO EXIT 124 (SPANISH FORK, UTAH/CORNER 151)
7. TURN LEFT ON I-15 TO EXIT 124 (SPANISH FORK, UTAH/CORNER 151)
8. TURN LEFT ON I-15 TO EXIT 124 (SPANISH FORK, UTAH/CORNER 151)

**ENGINEERING**  
1000 INTERNATIONAL BLVD SUITE 200  
SPRINGFIELD, MA 01104

**GENERAL NOTES**  
THE FACILITY IS DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND ALL APPLICABLE REGULATIONS. THE FACILITY IS DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND ALL APPLICABLE REGULATIONS. THE FACILITY IS DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND ALL APPLICABLE REGULATIONS.

**PROJECT DESCRIPTION**  
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**SITE INFORMATION**  
PROPERTY OWNER: [REDACTED]  
ADDRESS: [REDACTED]  
TOWNSHIP: [REDACTED]  
COUNTY: [REDACTED]  
LAND USE: [REDACTED]  
ZONING: [REDACTED]  
POWER COMPANY: [REDACTED]  
TELEPHONE COMPANY: [REDACTED]  
WIRE ACQUISITION CONTRACT: [REDACTED]  
WIRE ACQUISITION CONTRACT: [REDACTED]  
CONSTRUCTION MANAGER: [REDACTED]

**CONTACT INFORMATION**  
OWNER: [REDACTED]  
CONTACT: [REDACTED]  
PHONE: [REDACTED]

4000 INTERNATIONAL BLVD SUITE 200  
SPRINGFIELD, MA 01104

**GENERAL DYNAMICS**  
Information Technology

100 N. LEXY DRIVE, SUITE 200  
SPRINGFIELD, MA 01104

**Technology Associates**  
UTAH MARKET OFFICE  
1847 SOUTH 500 WEST  
SANDY, UT 84070  
(801) 463-1020

NO.	REVISION	DATE	DESCRIPTION

**UTLO4049**  
SPANISH FORK  
SPANISH FORK, UT 84660  
MONOPOLE

**TITLE SHEET**  
SHEET NUMBER  
**T-1**

**APPROVALS**

THE DESIGNER HAS REVIEWED THE DRAWINGS AND CONFIRMS THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED. THE DESIGNER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE DESIGNER'S REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED.

AT&T WIRELESS COMPLIANCE REPRESENTATIVE: \_\_\_\_\_ DATE: \_\_\_\_\_

AT&T WIRELESS REPRESENTATIVE: \_\_\_\_\_ DATE: \_\_\_\_\_

GENERAL DYNAMICS SITE ACQUISITION: \_\_\_\_\_ DATE: \_\_\_\_\_

TAC SITE ACQUISITION: \_\_\_\_\_ DATE: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

GENERAL DYNAMICS CONSTRUCTION MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

**DRAWING INDEX**

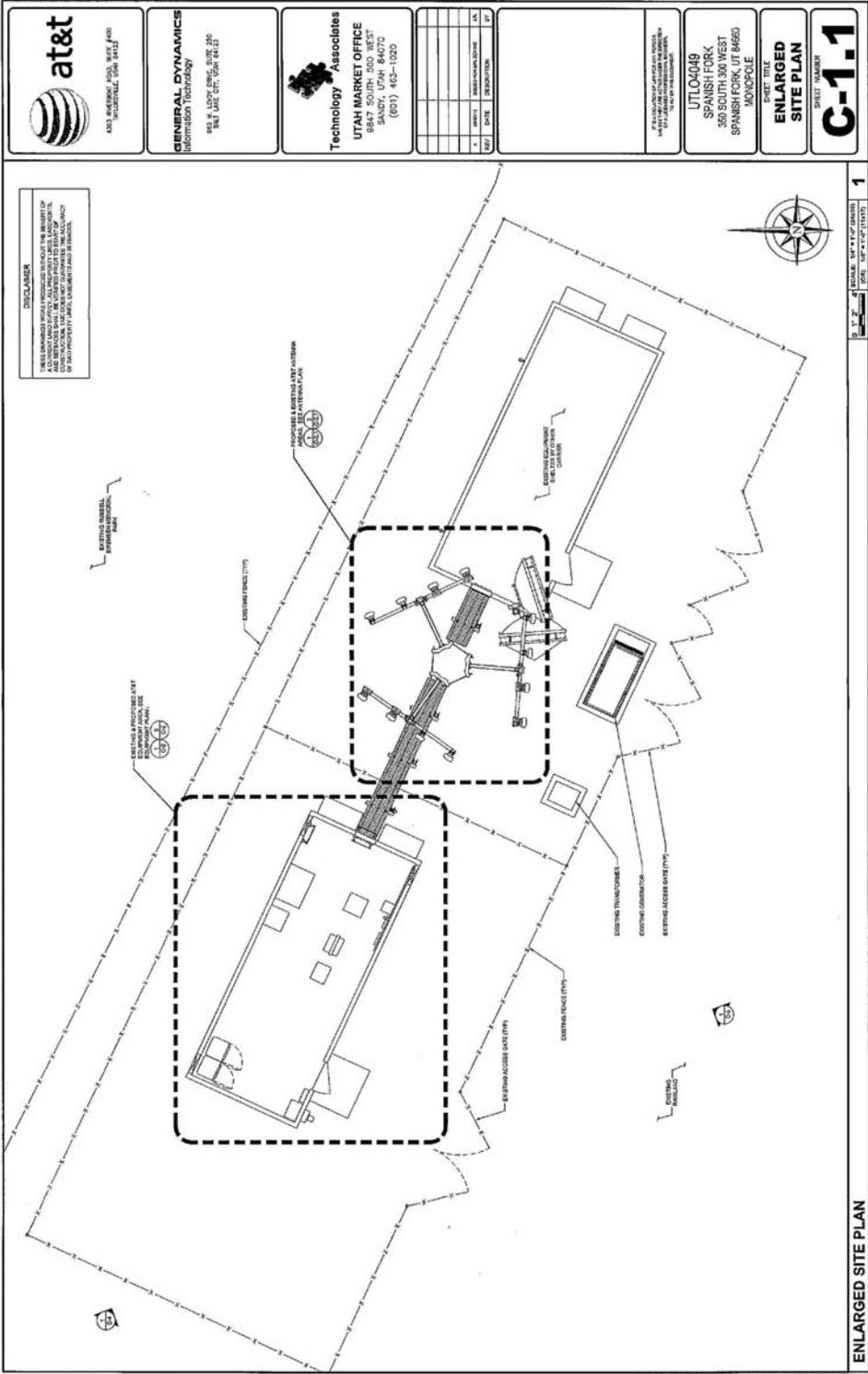
SHEET NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	EQUIPMENT PLANS
C-4	ANTENNA PLANS
C-5	SOUTHWEST ELEVATIONS
C-6	NORTHWEST ELEVATIONS

**DO NOT SCALE DRAWINGS**

ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG







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 HOUSTON, TEXAS 77061

**GENERAL DYNAMICS**  
 Information Technology

REG. U.S. PAT. & TM. OFF. 2780  
 3525 LACE DRIVE, SUITE 100  
 FORT WORTH, TEXAS 76102



**Technology Associates**

**UTAH MARKET OFFICE**  
 9847 SOUTH 500 WEST  
 SANDY, UTAH 84070  
 (801) 482-1020

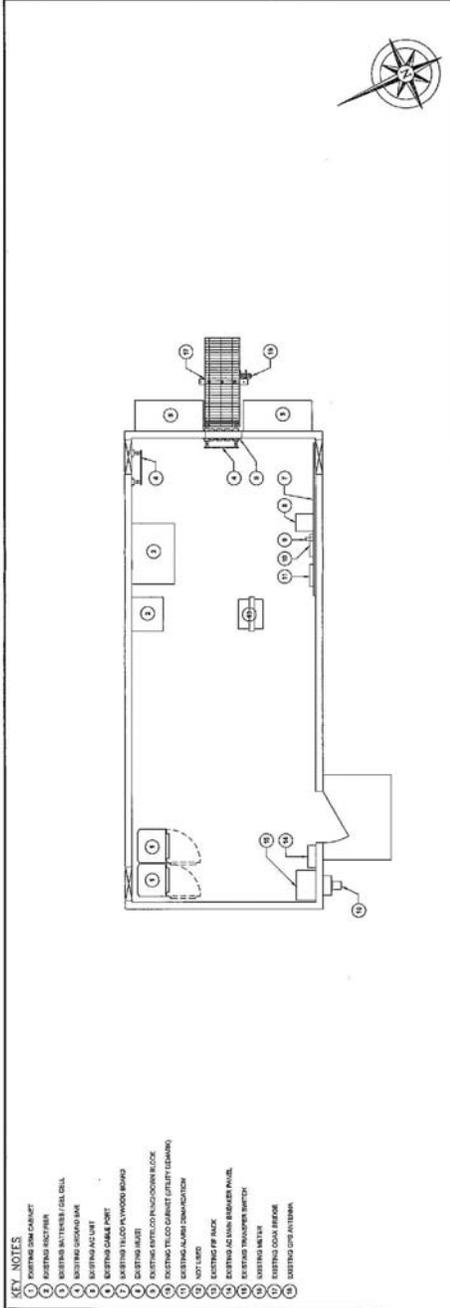
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UTAH MARKET OFFICE  
 9847 SOUTH 500 WEST  
 SANDY, UTAH 84070  
 (801) 482-1020

**UTLO-049**  
**SPANISH FORK**  
 350 SOUTH 300 WEST  
 SPANISH FORK, UT 84660  
 MONSIEUR

SHEET TITLE  
**EQUIPMENT PLANS**

SHEET NUMBER  
**C-2**



**KEY NOTES**

- 1 EXISTING CABINET
- 2 EXISTING RECEPTOR
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**EQUIPMENT ROOM PLAN (EXISTING)**

**KEY NOTES**

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**EQUIPMENT ROOM PLAN (FINAL)**



4355 BURNING WOOD DRIVE, SUITE 400  
MILLSBORO, DELAWARE 19966



GENERAL DYNAMICS  
Information Technology  
890 W. LOOP, SUITE 200  
SAC LAKE CITY, UTAH 84143



Technology Associates  
UTAH MARKET OFFICE  
5847 SOUTH 540 WEST  
SANDY, UTAH 84070  
(801) 463-1020

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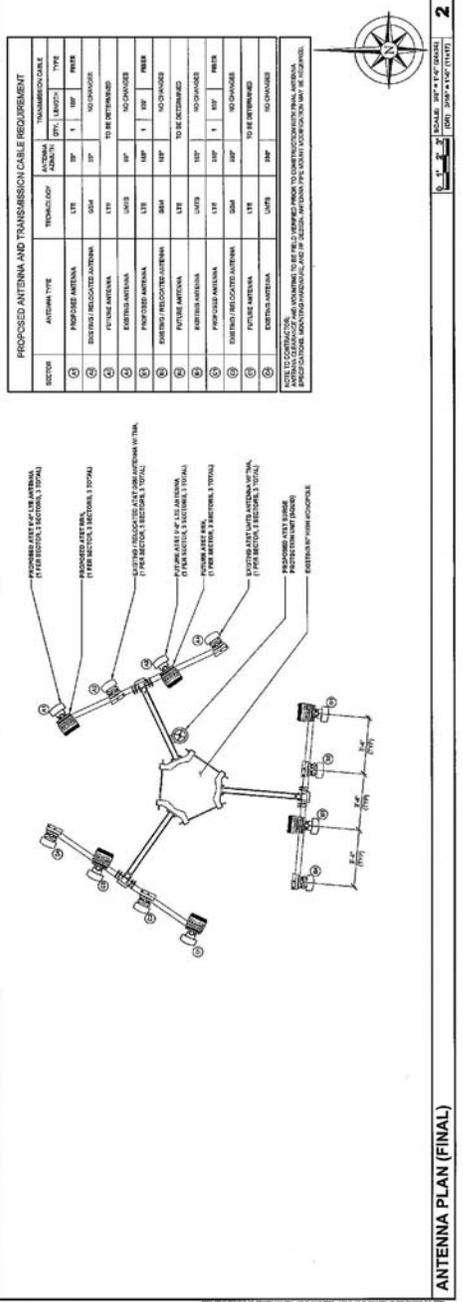
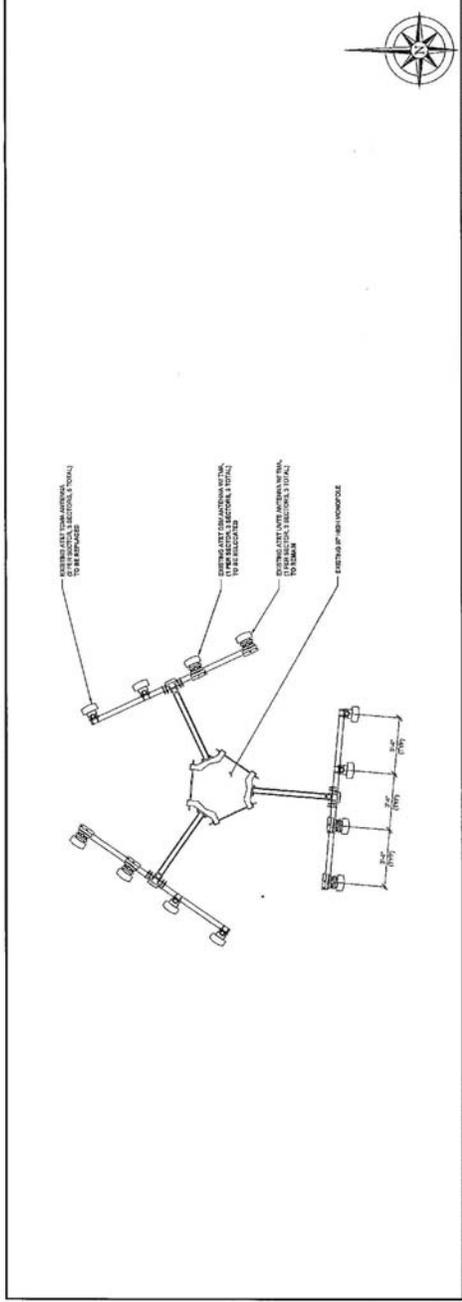
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PREPARED BY: GENERAL DYNAMICS  
CHECKED BY: GENERAL DYNAMICS  
DATE: 08/11/03

UTL04049  
SPANISH FORK  
350 SOUTH 300 WEST  
SPANISH FORK, UT 84660  
MONOPOLE

ANTENNA PLANS  
SHEET CLASS

**C-2.1**



**PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENT**

SECTOR	ANTENNA TYPE	TECHNOLOGY	ANTENNA HEIGHT (FT)	LEAD-IN	TYPE
1	PROPOSED ANTENNA	LTE	107'	1"	PPWR
2	EXISTING/RELOCATED ANTENNA	SDM	107'	1"	NO-CHANGE
3	FUTURE ANTENNA	SDM	107'	1"	TO BE DETERMINED
4	EXISTING ANTENNA	SDM	107'	1"	NO-CHANGE
5	PROPOSED ANTENNA	SDM	107'	1"	PPWR
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11	FUTURE ANTENNA	SDM	107'	1"	TO BE DETERMINED
12	EXISTING ANTENNA	SDM	107'	1"	NO-CHANGE

**NOTES:**  
1. ALL ANTENNAS TO BE INSTALLED ON EXISTING TOWERS UNLESS OTHERWISE NOTED.  
2. ALL ANTENNAS TO BE INSTALLED ON EXISTING TOWERS UNLESS OTHERWISE NOTED.  
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4345 BIRCHWOOD PARK DRIVE, SUITE 400  
MURKINVILLE, UTAH 84143

**GENERAL DYNAMICS**  
Information Technology  
FIG. W. U.S. 89th, SUITE 200  
SALT LAKE CITY, UTAH 84143

**Technology Associates**  
UTAH MARKET OFFICE  
8847 SOUTH 300 WEST  
SANDY, UTAH 84070  
(801) 483-1020

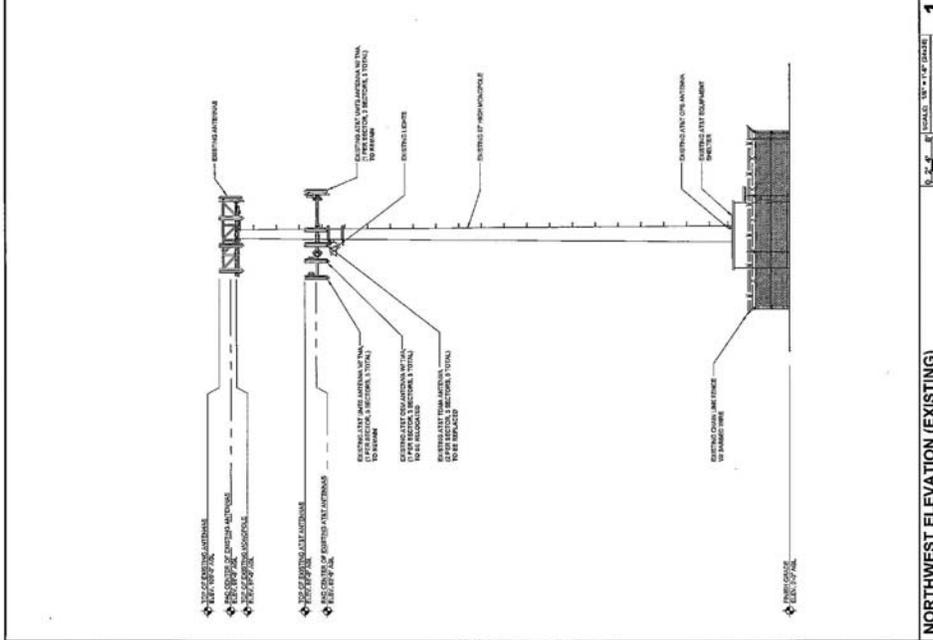
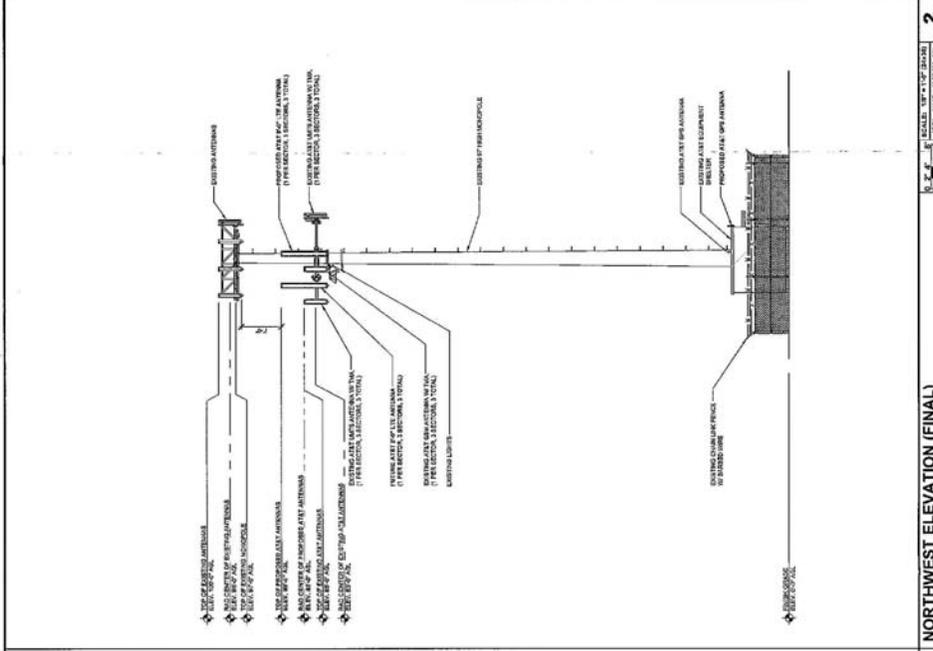
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FOR INFORMATION ONLY: THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT WITHOUT THE APPROVAL OF THE PROJECT MANAGER.

**UTL04048**  
SPANISH FORK  
300 SOUTH 300 WEST  
SPANISH FORK, UT 84600  
MONOPOLE

**NORTHWEST ELEVATIONS**

**C-4**  
SHEET NUMBER





# CONDITIONAL USE

## REPORT TO THE PLANNING COMMISSION AT&T 300 SOUTH CONDITIONAL USE APPROVAL REQUEST

**Agenda Date:** June 6, 2012.

**Staff Contacts:** Dave Anderson, Community Development Director.

**Reviewed By:** Development Review Committee.

**Request:** AT&T is requesting Conditional Use approval place antennae on an existing communication tower.

**Zoning:** Public Facilities.

**General Plan:** Public Facilities.

**Project Size:** Not applicable.

**Number of lots:** Not applicable.

**Location:** Approximately 300 South and 300 West.

### Background Discussion

AT&T has applied for Conditional Use approval so as to expand an existing Conditional Use by adding additional antennae to an existing Telecommunications Tower.

The City's response to applications of this nature in the past has been positive. The City's appreciation for colocation of antennae and other equipment at existing telecommunications sites is based on the goal of working to consolidate the equipment at existing sites rather than to have additional towers constructed.

As proposed, staff believes the proposed expansion would have a negligible impact on the surrounding area. The Development Review Committee has recommended that the proposed Conditional Use be approved.

### Development Review Committee

The Development Review Committee reviewed this request in their May 16, 2012 meeting and recommended that it be approved. Minutes from that meeting read as follows:

#### AT&T – Center

Applicant: American Telephone and Telegraph  
Zoning: R-1-8  
General Plan: Mixed Use  
Location: 1400 East Center

#### AT&T – 300 South

Applicant: American Telephone and Telegraph  
Zoning: Public Facilities  
General Plan: Public Facilities  
Location: 300 South 300 West

Mr. Baker **moved** to recommend that the Planning Commission **approve** the AT&T 1400 East Center and AT&T 300 South 300 West



Conditional Use Permits subject to the following conditions and finding:

### **Conditions**

1. That the applicant comply with the City's requirements for Telecommunication Towers.
2. The addition cannot exceed the height of the existing tower.
3. That the applicant submit load sheets to the City's Power Department.

### **Finding**

1. The City promotes co-location.

Mr. Cooper **seconded** and the motion **passed** all in favor.

### **Budgetary Impact**

There is no immediate budgetary impact anticipated with the amendment of this approval.

### **Recommendation**

1. Staff recommends that the proposed Conditional Use Permit be approved.













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INDIANAPOLIS, INDIANA 46219

**GENERAL DYNAMICS**  
COMMUNICATIONS TECHNOLOGY

5545 JAYCROFT BLVD, SUITE 100  
SANDY, UTAH 84070

**Technology Associates**

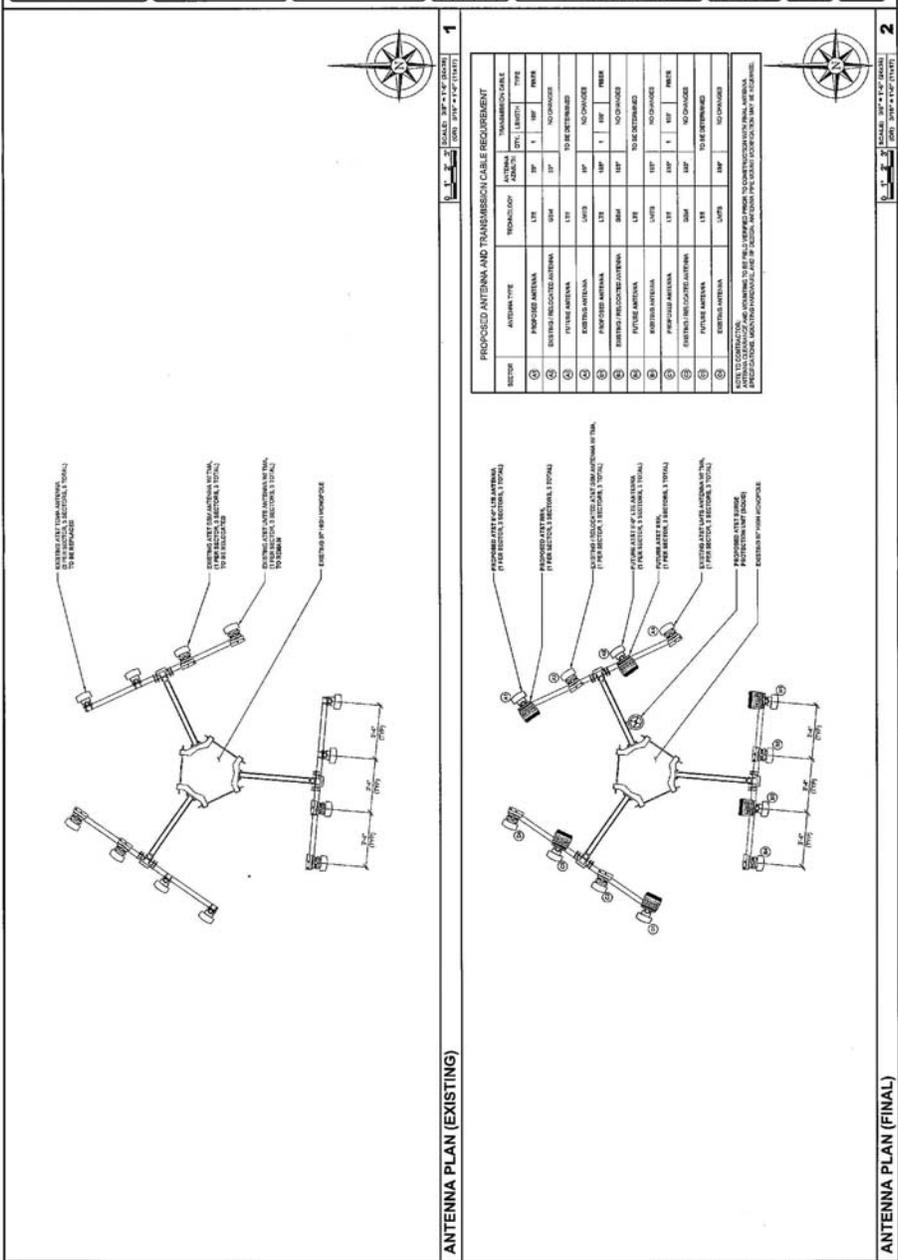
UTAH MARKET OFFICE  
5847 SOUTH 500 WEST  
SANDY, UTAH 84070  
(801) 483-1020

DATE	DESCRIPTION	BY

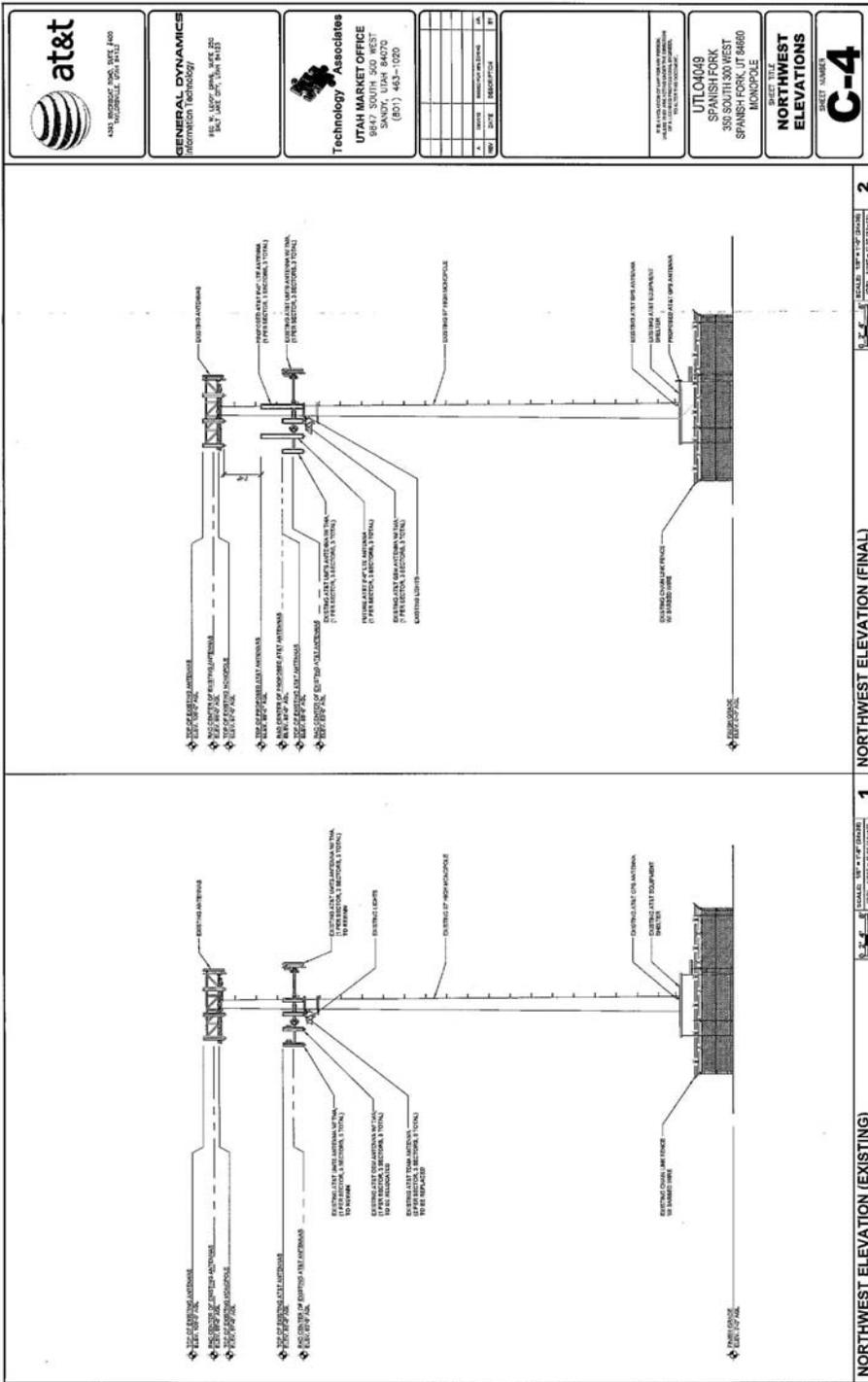
UTLO049  
SPANISH FORK  
350 SOUTH 300 WEST  
SPANISH FORK, UT 84650  
MOUNTAIN VIEW COMMUNITY DEVELOPMENT  
TELECOMMUNICATIONS PROJECT

**ANTENNA PLANS**  
SHEET TITLE

SHEET NUMBER  
**C-2.1**







4400 WEST 1000 SOUTH, SUITE 400  
MIDWINTERVILLE, UTAH 84044

**GENERAL DYNAMICS**  
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UTAH  
MIDWINTERVILLE  
380 SOUTH 1000 WEST  
SPANISH FORK, UT 84600

**NORTHWEST ELEVATIONS**

SHEET NO. **C-4**

**NORTHWEST ELEVATION (FINAL)** 2

**NORTHWEST ELEVATION (EXISTING)** 1