Wednesday, January 9, 2019
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting in the Council Chambers in the City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m.

1. General Plan Amendment

Subject	**A. Anela Townhomes**
Meeting	Jan 9, 2019 - Development Review Committee
Category	1. General Plan Amendment
Access	Public
Type	Action, Discussion

File Attachments
report.drc.anela.1-9-2019.pdf (2,758 KB)

2. Title 15 Amendments

Subject	**A. Title 15 Amendments**
Meeting	Jan 9, 2019 - Development Review Committee
Category	2. Title 15 Amendments
Access	Public
Type	

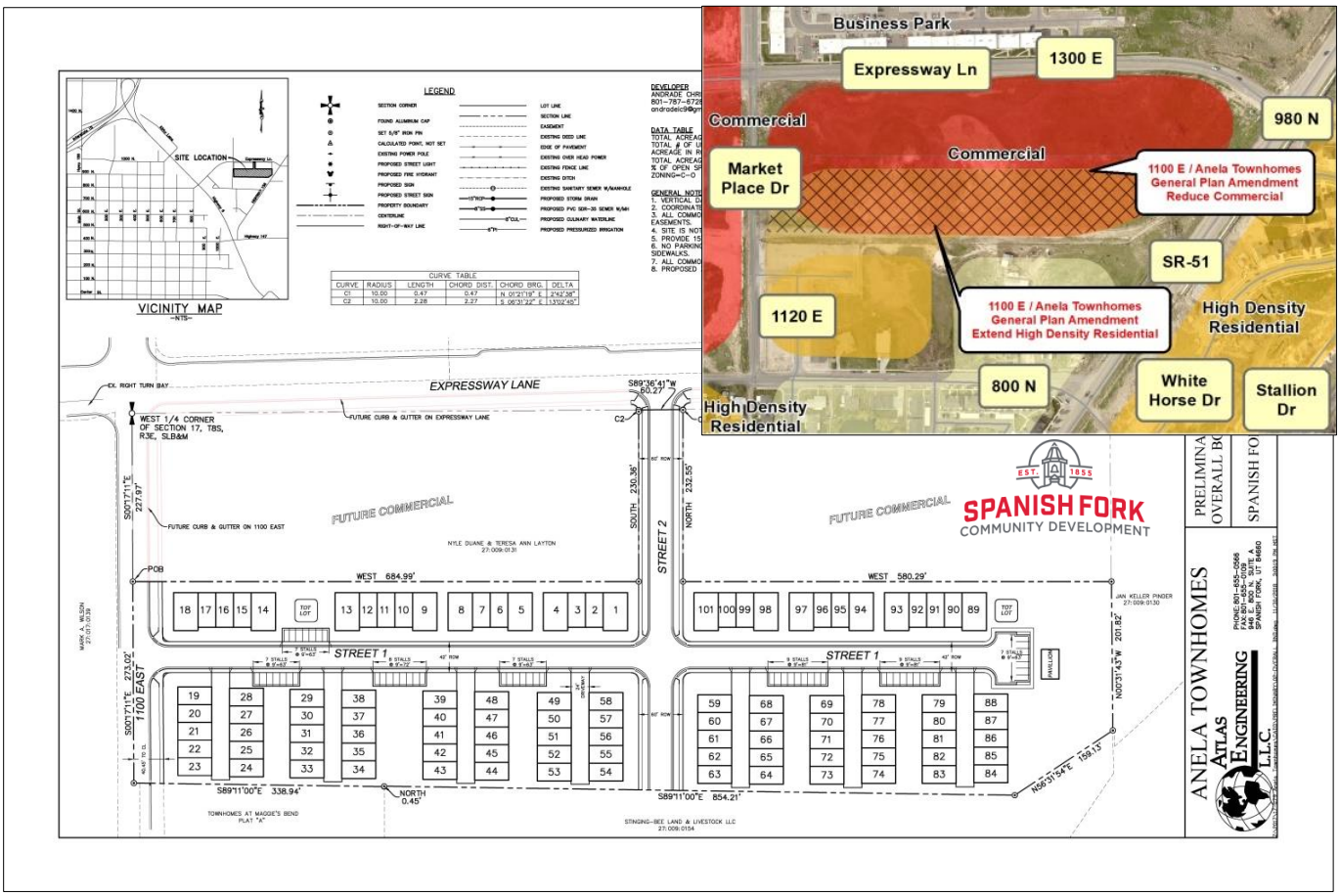
3. Conditional Use Permit

Subject	**A. Verizon 200 E Cell Tower Modification**
Meeting	Jan 9, 2019 - Development Review Committee
Category	3. Conditional Use Permit
Access	Public
Type	Action, Discussion

File Attachments
report.verizon200eastcelltower.1-9-2019 PC.pdf (1,080 KB)

4. Other Business

5. Adjourn



Anela General Plan Amendment Approval Request

Meeting: January 9, 2019, DRC.
900 North 1200 East, including 8.77 acres.

The current General Plan designation is Commercial.
The applicant requests a designation of Urban Density.

Staff recommends that the General Plan designation be High Density Residential.

Key Issues

1. Preservation of commercial frontage
2. Proposed project density (progressing under R-3 zone)
    a. R-3 Zone max density 8 units per acre
3. Appropriate General Plan designation
    a. Medium Density Residential (3.5-8 units/acre)
        i. Zones: R-1-6, R-1-8, R-1-9, Infill Overlay
    b. High Density Residential (9-12 units/acre)
        i. Zones: R-3, R-4, R-5, Infill Overlay
    c. Urban Density Residential (12-18 units/acre)
        i. Zones: R-4, R-5

Recommendation

Staff recommends approval of amending the General Plan designation from Commercial to High Density Residential based on the following findings:

Findings

1. That the proposal helps to provide a range of housing types and price levels within the City.
2. That the proposed designation provides a gradual transition between the remaining commercial designation and the existing medium density residential designation to the southeast.

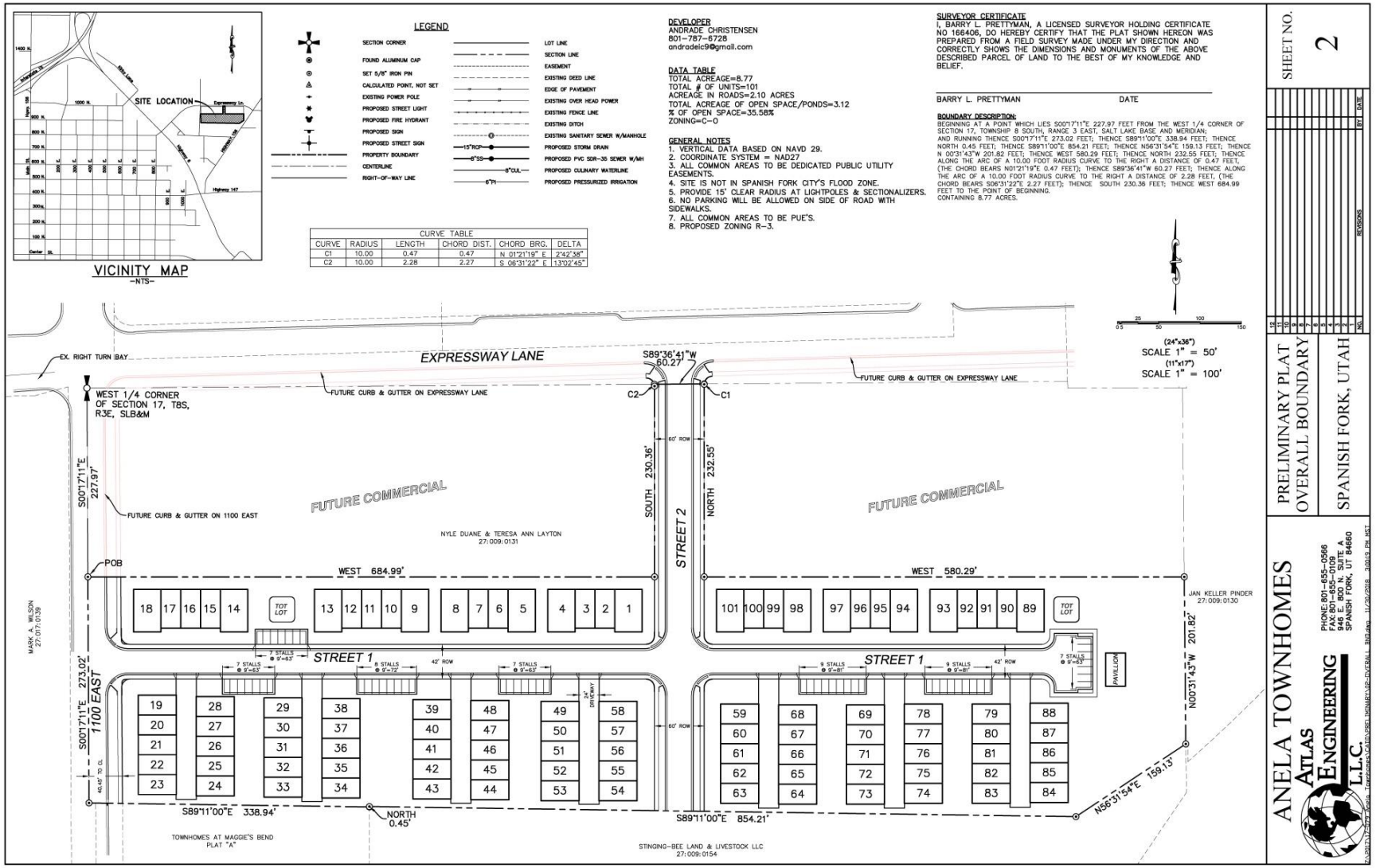
DRC Review

1. The DRC previously reviewed the corresponding preliminary plan and zoning map amendment on 12/19/2018. The items were continued.

Exhibits

1. Preliminary Plat
2. Landscape Plan
3. Pictures

Plat



January 9, 2019

Landscaping



TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	4	2" CAL	LOW	
ATP	ACER TRUNCATUM X PLATANOIDES 'WARRENRED'	PACIFIC SUNSET MAPLE	22	2" CAL.	LOW	
APE	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	20	2" CAL.	MODERATE	
PC'C	PYRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM')	CHANTICLEER FLOWERING PEAR	39	2" CAL.	LOW	
AG	ACER GINNALA	AMUR MAPLE	20	2" CAL.	MODERATE	
PA	PLATANUS ACERFOLIA	LONDON PLANETREE	2	2" CAL.	MODERATE	
CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	3	2" CAL	LOW	
ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	3	2" CAL.	LOW	
PN'A	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	58	6'-8' TALL	LOW	
PS'F	PINUS STROBUS 'FASTIGIATA'	COLUMNAR EASTERN WHITE PINE	15	6'-8' TALL	LOW	
CN'P	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	22	6'-8' TALL	MODERATE	
QR'F	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	10	2" CAL.	LOW	
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO COLUMNAR	40	2" CAL	LOW	
ARR	ACER RUBRUM 'REDPOINT'	REDPOINT MAPLE	15	2" CAL.	MODERATE	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	21	5 GAL	MODERATE	
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	85	5 GAL	MODERATE	
RF'R	RHAMNUS FRANGULA 'RON WILLIAMS	FINE LINE BUCKTHORN	42	5 GAL	HIGH	
JH'B	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	40	1 GAL	LOW	
SB'L	SPIREA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	134	1 GAL	MODERATE	
BT'C	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	142	1 GAL	LOW	
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	61	2 GAL	HIGH	

PERENNIALS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
HTLB	HEMEROCALLIS X 'LITTLE BUSINESS'	LITTLE BUSINESS DAYLILY	38	1 GAL	HIGH	
CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	246	1 GAL	LOW	

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	30	1 GAL	HIGH	
PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN	305	1 GAL	HIGH	
PV'S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH	28	1 GAL.	MODERATE	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	3/4" OQUIRRH GRAVEL (DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	32,912 SQ.FT. (305 CU.YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	77,302 SQ.FT.	DROUGHT TOLERANT VARIETY *SEE NOTE BELOW
	NATIVE AREA	6,845 SQ.FT. (1.5 CU.YD)	LOCATED WHERE SPECIFIED
	2'-3' BOULDER	18	
	5' BOULDER	33	

ISSUE DATE	PROJECT NUMBER
12-18-2018	UT18082

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org

0' 30' 60' 120' 240'

GRAPHIC SCALE: 1" = 60'

PROJECT INFORMATION

ANELA TOWNHOMES

ALONG 1100 EAST & EXPRESSWAY LANE
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:
ANDRADE CHRISTENSEN
(801) 787-6728
ANDRADEIC@GMAIL.COM

Client / Engineer:
ATLAS ENGINEERING
95 WEST 200 NORTH #2
SPANISH FORK, UT
801-655-0566

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
PLOT DATE:	12/18/2018

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-COLOR

January 9, 2019

Pictures





January 9, 2019

Pictures



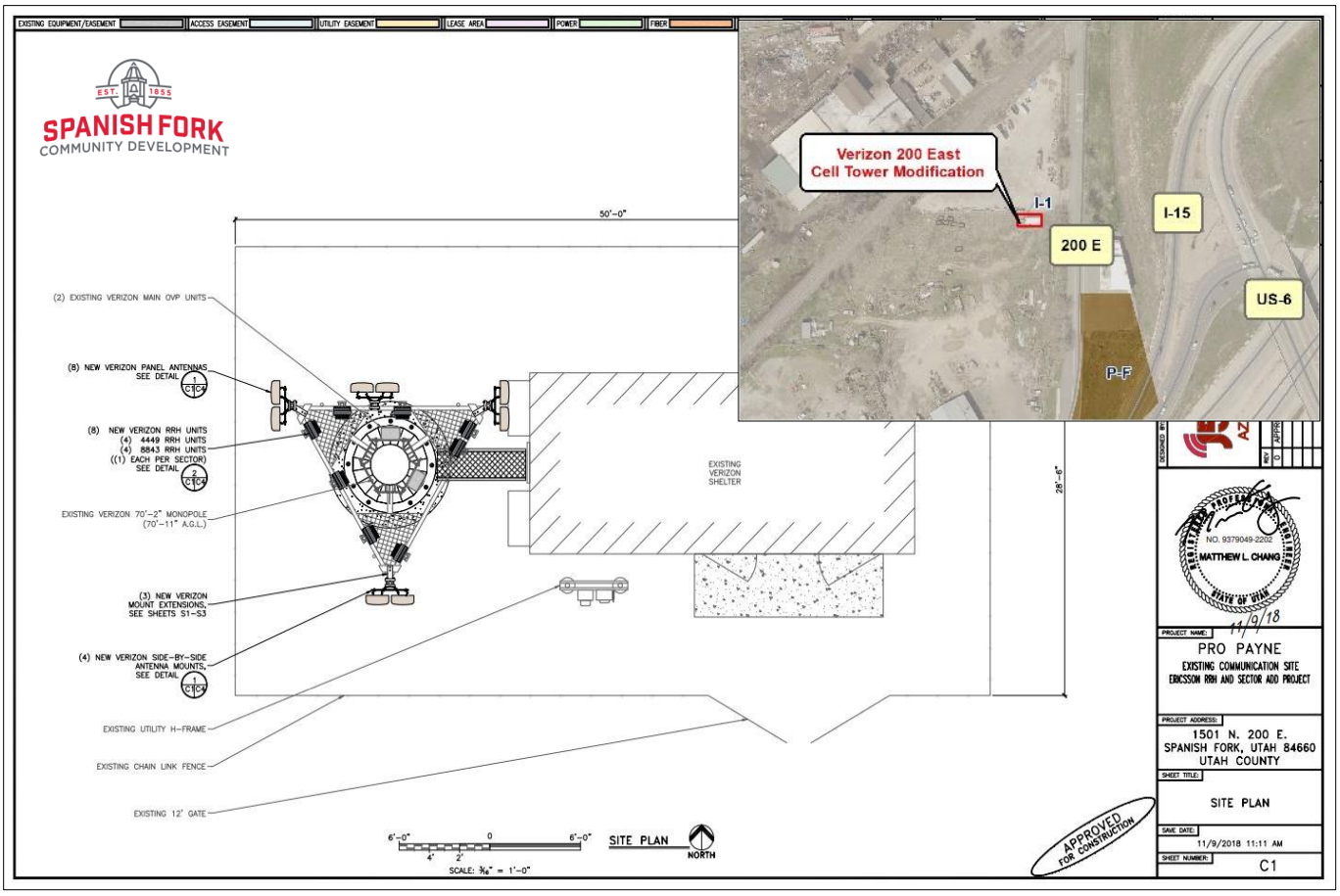


January 9, 2019

Pictures



January 9, 2019



Verizon 200 East Cell Tower Modification
Request: Conditional Use Permit Approval

Meeting: January 9, 2019, Planning Commission.
1501 North 200 East. (I-1) Light Industrial Zone.

The applicant requests approval for the removal and replacement of equipment (remote radio units (RRUs) and antennas with minor modifications to ground equipment). The height of the existing monopole will remain unchanged.

DRC Review 12/12/2019

The DRC recommended approval subject to Verizon following the original conditions set for this location.

(The existing equipment and cell tower were approved by way of Building Permit BC14-000039, 01/26/2015.)

Key Issues

1. The proposal's conformity with the City's Zoning Code.
2. Access and utility issues.

Recommendation

Staff recommends that the proposed Conditional Use be approved based on the following finding and subject to the following condition:

Finding

1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

Condition

1. That the applicant meet any conditions imposed by the Development Review Committee.

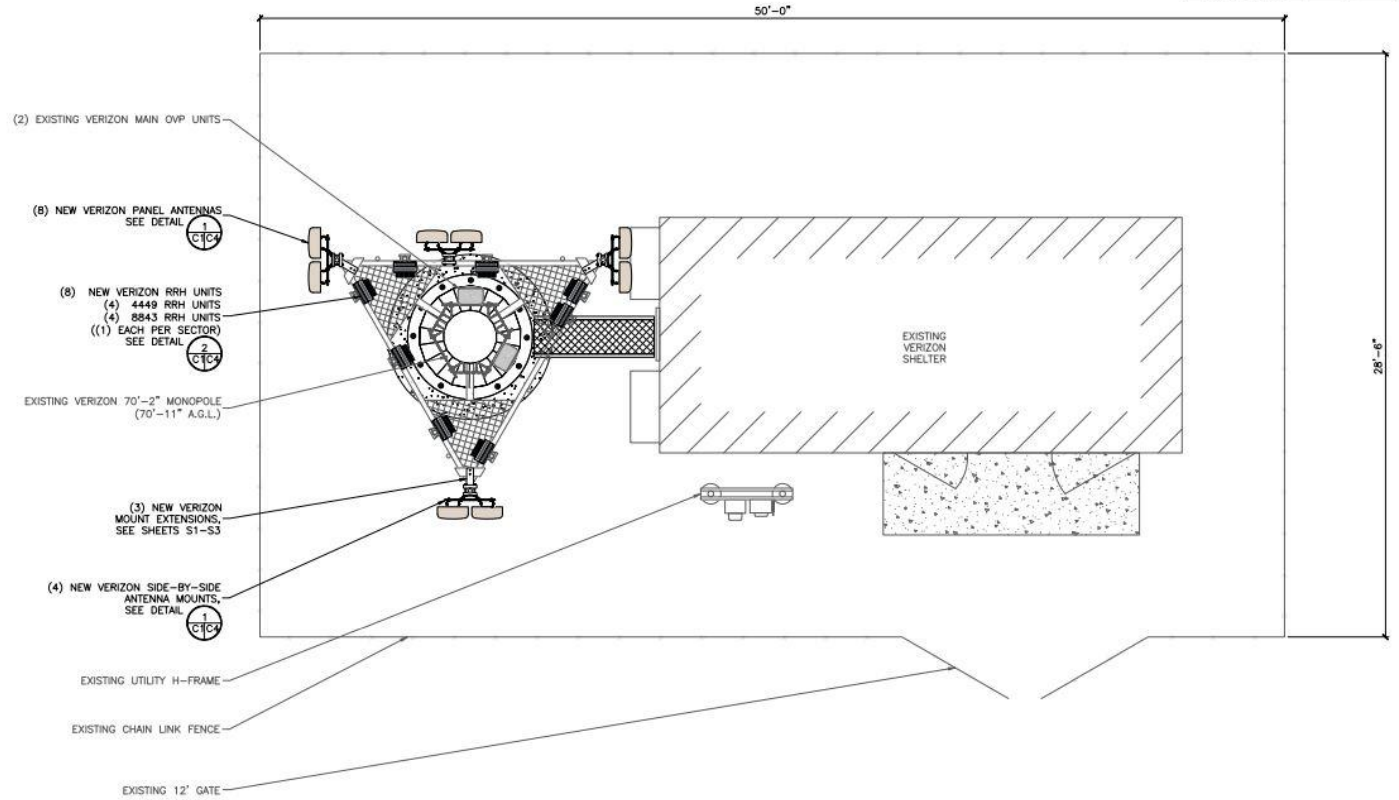
Exhibits

1. Proposed Site Plan.
2. Elevation Design.

EXISTING EQUIPMENT/EASEMENT | ACCESS EASEMENT | UTILITY EASEMENT | LEASE AREA | POWER | FIBER | HYBRID/COAX | RRHS | ANTENNAS | PENETRATIONS

EQUIPMENT:

TYPE	CURRENT QUANTITY	TOTAL (EXISTING + NEW) QUANTITY
PANEL ANTENNAS	6	8
AWS RRH UNITS	3	0
PCS RRH UNITS	3	0
700 RRH UNITS	3	0
850 RRH UNITS	0	0
4449 RRH UNITS	0	4
8843 RRH UNITS	0	4
MAIN OVP UNITS	2	2
HYBRID CABLE	2	2



DESIGNED FOR:

verizon

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR CONSTRUCTION	11/9/18	JGP	AW

REGISTERED PROFESSIONAL ENGINEER
NO. 9379049-2202
MATTHEW L. CHANG
STATE OF UTAH
11/9/18

PROJECT NAME:
PRO PAYNE
EXISTING COMMUNICATION SITE
ERICSSON RRH AND SECTOR ADD PROJECT

PROJECT ADDRESS:
1501 N. 200 E.
SPANISH FORK, UTAH 84660
UTAH COUNTY

SHEET TITLE:
SITE PLAN

SAVE DATE:
11/9/2018 11:11 AM

SHEET NUMBER:
C1

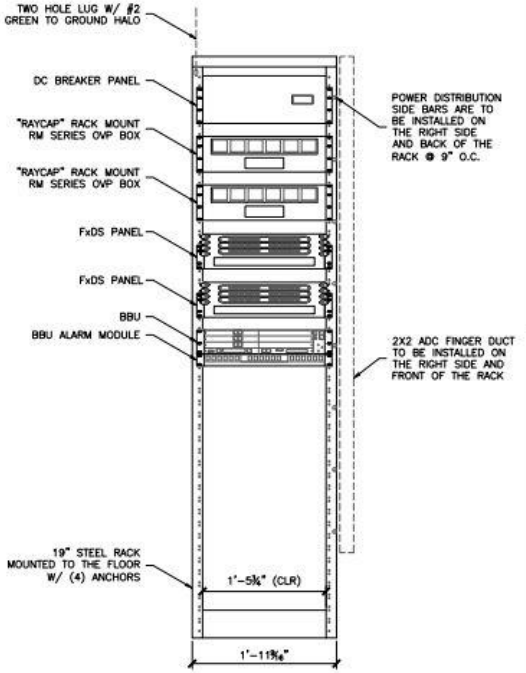
EXISTING EQUIPMENT/EASEMENT | ACCESS EASEMENT | UTILITY EASEMENT | LEASE AREA | POWER | FIBER | HYBRID/COAX | RRHS | ANTENNAS | PENETRATIONS

NOTES:

1. TIE WRAPS ARE NOT TO BE USED FOR SUPPORT OF ANY CABLING, VERIZON REQUIRES WAXED LACING.
2. ALL NEW EQUIPMENT AND RACKS TO BE GROUNDED PER VERIZON STANDARDS.
3. ALL NEW EQUIPMENT TO BE LABELED PER VERIZON STANDARDS.



PHOTO OF EXISTING RACK CONFIGURATION

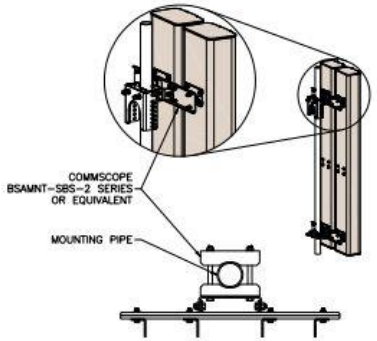


UPDATED RACK CONFIGURATION

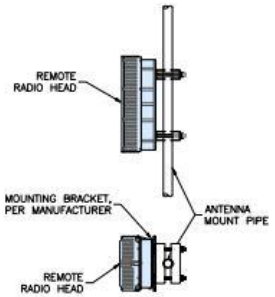
BBU RACK DETAIL
SCALE: N.T.S.

ANTENNA MOUNT SCHEDULE:

FOR ANTENNA:	USE MOUNT:
NHH/JAHH-65A NHH/JAHH-65B NHH/JAHH-65C NHH/JAHH-45A	BSAMNT-SBS-2-2
NHH/JAHH-45B NHH/JAHH-45C	BSAMNT-SBS-2-3



1 C1C4 COMMSCOPE SIDE-BY-SIDE ANTENNA MOUNT
SCALE: N.T.S.



2 C1C4 RRH MOUNTING DETAIL
SCALE: 1/2" = 1'-0"

APPROVED FOR CONSTRUCTION

DESIGNED FOR:
verizon
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WEST JORDAN, UTAH 84081

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DESIGNED BY:

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR CONSTRUCTION	11/9/18	JGP	AW

NO. 9379049-2202
MATTHEW L. CHANG
STATE OF UTAH
11/9/18

PROJECT NAME:
PRO PAYNE
EXISTING COMMUNICATION SITE
ERICSSON RBH AND SECTOR ADD PROJECT

PROJECT ADDRESS:
1501 N. 200 E.
SPANISH FORK, UTAH 84660
UTAH COUNTY

SHEET TITLE:
SECTIONS & DETAILS

SAVE DATE:
11/9/2018 11:11 AM

SHEET NUMBER:
C4

EXISTING EQUIPMENT/EASEMENT | ACCESS EASEMENT | UTILITY EASEMENT | LEASE AREA | POWER | FIBER | HYBRID/COAX | RRHS | ANTENNAS | PENETRATIONS

EXISTING VERIZON ANTENNA SCHEDULE:

ATTACH LEVEL (CL)	AZIMUTHS (DEG., TN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	NOTES
69'-6"	0° 120° 240°	ANDREW SBNHH-1D45B-7 6' PANEL ANTENNA	6	PLATFORM	(2) HYBRID CABLES (EXISTING)	TO BE REMOVED

NOTES:
1. ALL EXISTING AZIMUTHS REFERENCE TRUE NORTH.
2. ALL EXISTING AZIMUTHS REFERENCE DATA COLLETED FROM A RECENT SITE VISIT.

NOTICE:

1. CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.

GROUNDING NOTE:

1. ALL NEW EQUIPMENT & COAX TO BE GROUNDED PER VERIZON GROUNDING SPECS

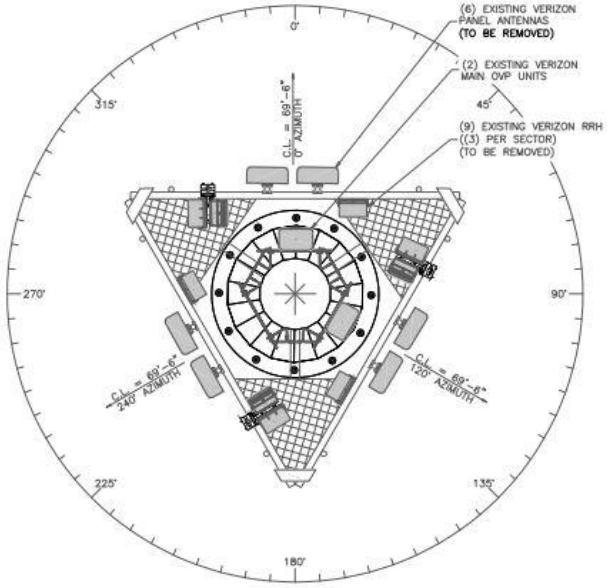
NEW VERIZON ANTENNA SCHEDULE:

ATTACH LEVEL (CL)	AZIMUTHS (DEG., TN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	COAX CABLE LENGTH	MECHANICAL DOWN TILT
68'-0"	0° 90° 180° 270°	ANDREW NHH-45A-R3B 4' PANEL ANTENNA	8 (NEW)	PLATFORM	(2) HYBRID CABLES (EXISTING)	SEE SHEET C4 FOR COAX DESIGN	REFER TO RFDS

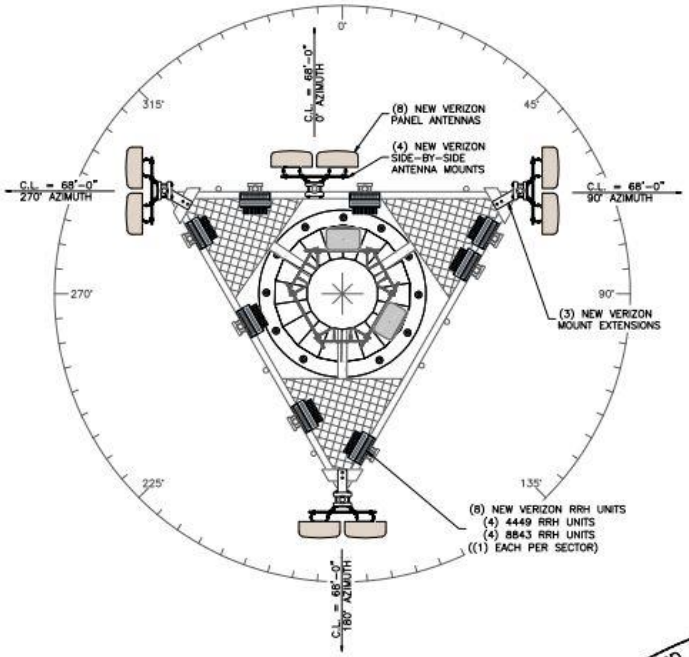
NOTES:
1. FOR EXACT ANTENNA INFORMATION REFER TO THE RF DESIGN.
2. ALL NEW COAX SHALL BE INSTALLED ON EXISTING FEEDLINE LADDER, ADJACENT TO EXISTING LESSEE COAX. INSIDE OF MONOPOLE (IF POSSIBLE).
3. ALL UNUSED COAX SHALL BE REMOVED AS NEEDED.
4. CONTRACTOR TO INSTALL DIPLEXERS IN SHELTER AND ON TOWER AS REQUIRED BY RF DESIGN, (IF APPLICABLE)

GENERAL ANTENNA NOTES:

1	CONTRACTOR TO VERIFY MECHANICAL DOWNTILT WITH FINAL SMR/RF ENGINEER.
2	DUAL POLAR ANTENNAS REQUIRE TWO RUNS OF COAX PER ANTENNA.
3	CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
4	CONTRACTOR TO PROVIDE AS BUILT FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
5	CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
6	ALL AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MAGNETIC DECLINATION.



EXISTING ANTENNA SECTION AT 69'-6"
SCALE: 1/4"=1'-0"
NORTH



NEW ANTENNA SECTION AT 68'-0"
SCALE: 1/4"=1'-0"
NORTH

APPROVED FOR CONSTRUCTION

DESIGNED FOR:
verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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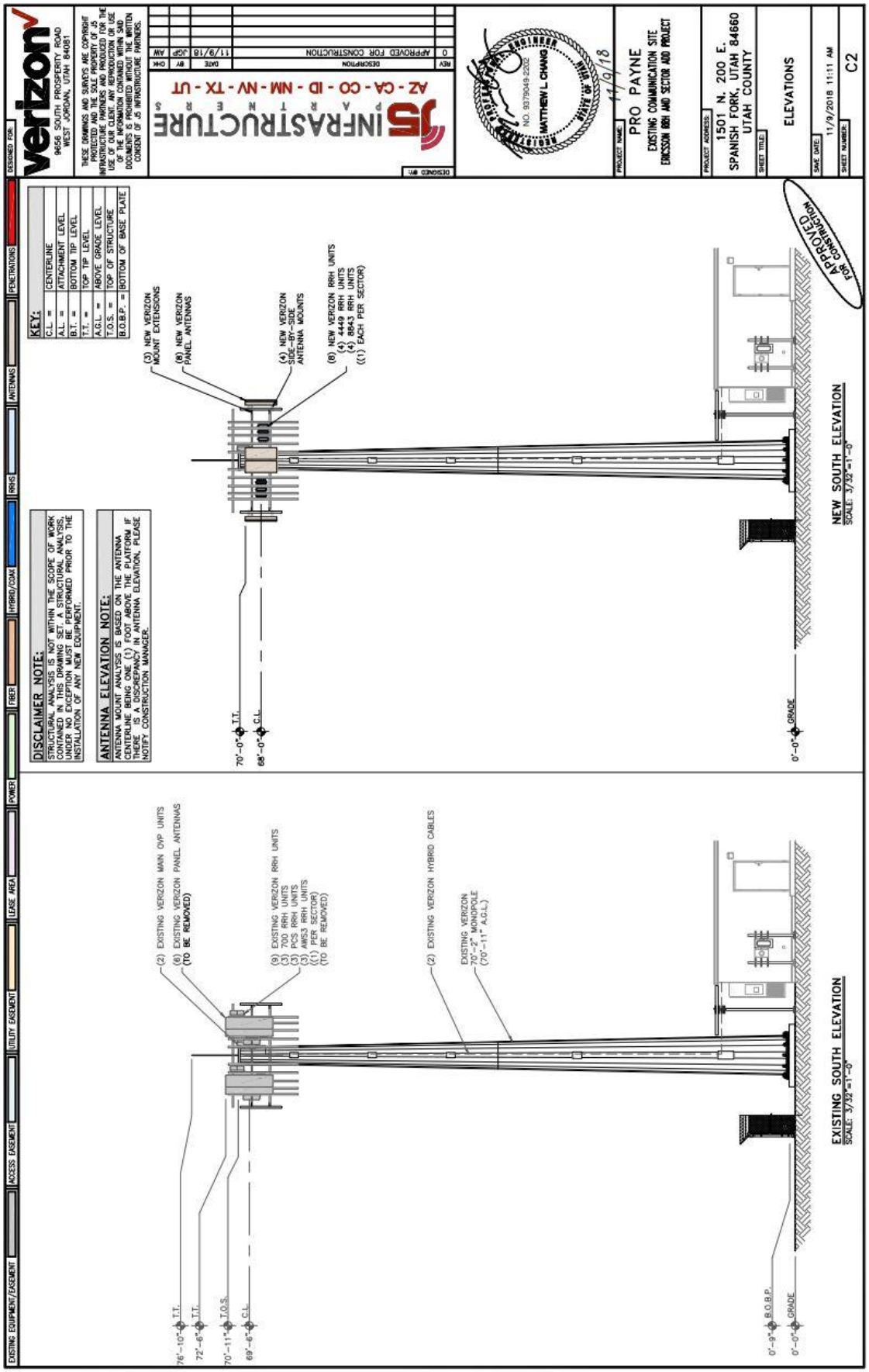
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SHEET TITLE:
ANTENNA INFORMATION

SAVE DATE:
11/9/2018 11:11 AM

SHEET NUMBER:
RF1


verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081
JS INFRASTRUCTURE
AZ - CA - CO - ID - NM - NV - TX - UT
APPROVED FOR CONSTRUCTION
11/9/18
PRO PAYNE
EXISTING COMMUNICATION SITE
ERICSSON RRH AND SECTOR ADD PROJECT
1501 N. 200 E.
SPANISH FORK, UTAH 84660
UTAH COUNTY
ELEVATIONS
11/9/2018 11:11 AM
C2
KEY:
C.L. = CENTERLINE
A.L. = ATTACHMENT LEVEL
B.T. = BOTTOM TIP LEVEL
T.T. = TOP TIP LEVEL
A.G.L. = ABOVE GRADE LEVEL
T.O.S. = TOP OF STRUCTURE
B.O.B.P. = BOTTOM OF BASE PLATE
DISCLAIMER NOTE:
STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. A STRUCTURAL ANALYSIS, UNDER NO EXCEPTION MUST BE PERFORMED PRIOR TO THE INSTALLATION OF ANY NEW EQUIPMENT.
ANTENNA ELEVATION NOTE:
ANTENNA MOUNT ANALYSIS IS BASED ON THE ANTENNA CENTERLINE BEING ONE (1) FOOT ABOVE THE PLATFORM IF THERE IS A DISCREPANCY IN ANTENNA ELEVATION, PLEASE NOTIFY CONSTRUCTION MANAGER.
(3) NEW VERIZON MOUNT EXTENSIONS
(6) NEW VERIZON PANEL ANTENNAS
(4) NEW VERIZON SIDE-BY-SIDE ANTENNA MOUNTS
(8) NEW VERIZON RRH UNITS
(4) 4449 RRH UNITS
(4) 8843 RRH UNITS
((1) EACH PER SECTOR)
70'-0" T.T.
68'-0" C.L.
0'-0" GRADE
NEW SOUTH ELEVATION
SCALE: 3/32"=1'-0"
(2) EXISTING VERIZON MAW OVP UNITS
(6) EXISTING VERIZON PANEL ANTENNAS
(TO BE REMOVED)
(9) EXISTING VERIZON RRH UNITS
(3) 700 RRH UNITS
(3) PCS RRH UNITS
(3) AWS RRH UNITS
((1) PER SECTOR)
(TO BE REMOVED)
(2) EXISTING VERIZON HYBRID CABLES
EXISTING VERIZON
70'-2" MONOPOLE
(70'-11" A.G.L.)
76'-10" T.T.
72'-6" T.T.
70'-11" T.O.S.
69'-6" C.L.
0'-9" B.O.B.P.
0'-0" GRADE
EXISTING SOUTH ELEVATION
SCALE: 3/32"=1'-0"