Wednesday, May 6, 2020
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 Office Building, 40 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:00 p.m. and Planning Commission Meeting commencing at 6:00 p.m. on May 6, 2020.
Please join the meeting from your computer, tablet or smartphone, https://global.gotomeeting.com/join/421737149. Meeting ID: 421-737-149

Planning Commissioners

Brad Tanner
Kevin Oyler
John Mendenhall
Todd Mitchell
Greg Trainor
Shauna Warnick

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 40 South Main St. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:00pm WORK SESSION - No formal actions are taken in a work session.

2. Minutes

Subject	**A. March 4, 2020**
Meeting	May 6, 2020 - Planning Commission
Category	2. Minutes
Access	Public
Type	Action, Minutes

File Attachments
draftminutes.planningcommission.3-4-2020.pdf (1,157 KB)

Subject	**B. April 1, 2020**
Meeting	May 6, 2020 - Planning Commission
Category	2. Minutes

Access Public

Type Action, Minutes

File Attachments
draftminutes.planningcommission.4-1-2020.pdf (1,421 KB)

3. Zone Change (Public Hearing) and Preliminary Plat

Subject **A. Oakridge Cove Subdivision Phase 2. The proposal involves a Zone Change of approximately 22 acres from R-1-30 to R-1-15 and Preliminary Plat approval. The proposed Preliminary Plat is a completion of the Oakridge Cove Subdivision. The proposed Preliminary Plat would create 40 lots for single-family homes located at approximately 2825 South Spanish Oaks Drive.**

Meeting May 6, 2020 - Planning Commission

Category 3. Zone Change (Public Hearing) and Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
report.pc.oakridgecovephase2.5-6-2020.pdf (10,263 KB)

4. Preliminary Plat

Subject **A. Eagle Haven Subdivision. The proposal involves creating 19 single-family homes in a Master Planned Development located at 300 South Spanish Fork Parkway.**

Meeting May 6, 2020 - Planning Commission

Category 4. Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
report.pc.eaglehaven.5-6-2020.pdf (2,003 KB)

Subject **B. Park Meadows Estates. The proposal involves creating 36 single-family homes in a Master Planned Development located at 2800 East 100 South.**

Meeting May 6, 2020 - Planning Commission

Category 4. Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
report.pc.parksidemeadowsestates.5-6-2020.pdf (2,094 KB)

Subject	**C. Maple Park Estates. The proposal is a reapproval of a Maple Park Estates amending the Preliminary Plat from 95 single-family homes to 92 single-family homes as a Master Planned Subdivision located at approximately 3000 East 100 South.**
Meeting	May 6, 2020 - Planning Commission
Category	4. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.pc.mapleparkestates.5-6-2020.pdf (3,466 KB)

Subject	**D. Capitol Properties Warehouse. The proposal involves creating a two lot commercial subdivision located at 1950 North Canyon Creek Parkway.**
Meeting	May 6, 2020 - Planning Commission
Category	4. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.pc.capitolproperties.5-6-2020.pdf (1,228 KB)

5. Zone Change (Public Hearing) and Preliminary Plat

Subject	**A. Del Monte Townhomes. The proposal involves changing the current Zone from I-2 to B-P to R-3 in conjunction with the development of 65 homes in a multi-family Master Planned Development located at approximately 850 West Del Monte Road.**
Meeting	May 6, 2020 - Planning Commission
Category	5. Zone Change (Public Hearing) and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.pc.delmontetownhomes.5-6-2020.pdf (17,453 KB)

6. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
March 4, 2020

Commission Members Present: Chairman Pro Tem Kevin Oyler, Richard Davis, John Mendenhall, Todd Mitchell. Absent: Brad Tanner.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Michael Clark, Staff Engineering; Jason Sant, Assistant City Attorney; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Donald H. Baum, Jared Baum, Burdine Baum, Sheila Hansen, Ken Hansen, Jesse Brimhall, Julie Smith, Matt Loveland, Charles J, Stuart III, Mark H., Kris Kelly, Joe Kelly, Brooke Ford, Mason Huff, Matt Robin.

WORK SESSION

Chairman Pro Tem Oyler called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance
Commissioner Mitchell led the pledge.

MINUTES

February 4, 2020

Commissioner Mitchell moved to approve the minutes from February 4, 2020. Commissioner Mendenhall seconded and the motion passed.

PRELIMINARY PLAT

The Ridge Amended

Brandon Snyder addressed the Commission stating that the plat was originally approved in 2014. Since the approval there have been 5 homes removed, more parking added and some of the amenities have been located in different places then called out on the plat. The DRC did review the plat and recommended approval with no specific conditions.

Commissioner Mendenhall asked about the change in the product.

Jesse Brimhall stated that the changes to the homes on the south in phase 1 are different products that are a lower profile. The products in phase 2 have slightly larger footprints. The units are slab on grade with 4 bedrooms and the master bedroom on the main floor. Some of the changes to the units are driven by the market. Jesse Brimhall stated that he has acquired some property to the west and to the southeast. They anticipate adding some single-family homes to add more variety of products to the project. Jesse Brimhall stated that he currently has his engineer working on an updated Preliminary Plat to include the additional properties, and anticipates coming back to the Planning Commission once the Preliminary Plat is updated.

Commissioner Mendenhall moved to recommend approval to the City Council of The Ridge Amended Preliminary Plat.

Commissioner Mitchell seconded and the motion passed all in favor.

RRBC Commercial Subdivision

Brandon Snyder stated that the DRC did review the proposed Preliminary Plat and had some conditions with the approval.

1. That the application meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses the DRC recommendations regarding a dedicated right turn lane and associated entrance; and potential right-of-way for the UDOT "high-T" intersection.
3. Verifying any road dedications need to be met per the Engineering Department.

There was discussion of what use might locate on the south east corner of the development, in lot 4. The City is working with UDOT and MAG to hopefully have a design of what is needed for the right-of-way and the "high-T" intersection design. There was also discussion of where the two lanes will merge together as well as the right turn movement from 800 North to the development.

Commissioner Davis moved to approve the RRBC Commercial Subdivision Preliminary Plat with the following finding and conditions.

Finding

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses the DRC recommendations regarding a dedicated right turn lane and associated entrance; and potential right-of-way for the UDOT "high-T" intersection.

Commissioner Mendenhall seconded and the motion passed all in favor.

GENERAL PLAN AND ZONE CHANGE (Public Hearing)

Quiet Valley

Dave Anderson addressed the Commission stating that in 2007 property was purchased just north of Highway 6 near the mouth of the Spanish Fork Canyon, with the idea that the property would be a good fit for a park. The City no longer feels this is a good location for a community park. This property is commonly referred to as the gravel pit or disk golf course. At the time of annexation, the property zoned industrial with a particular end user in mind. The industrial project fell through: however, the annexation was still approved with the Industrial zoning. The property owned by the City has a couple very large power lines within the development as well as large impressions and discard piles from City projects.

Dave Anderson explained that a couple of years ago the City adopted some revisions to the General Plan, allowing for some Estate Density Residential zoning, particularly in this area. The current properties do not have any City infrastructure to serve the development of those properties. The Council has directed staff that at this time they are not wishing to keep the property and wish to have the property sold. The City's purchase of the gravel pit was prompted to allow the Costco site to be developed. The property was acquired with funds from the Parks and Recreation impact fees so any proceeds from the sale of the property would go back to that fund.

Dave Anderson stated in conversations with the developers in the area, anything less than 5 homes per acre does not make a residential project feasible. The gravel pit property is in bad shape; there are many power line easements, the City has used the site to dump excess material, there is a very large water line that runs through the property. Dave Anderson stated that properties with limitations like this do not typically develop with single-family homes.

City staff has met with the property owners to the north with regard to changing the General Plan and Zoning. The proposal before the Commission tonight would is to zone the property owned by the City from P-F to R-3 and the change General Plan designation from Medium Density Residential to High Density Residential. The zoning of the properties to the north would change from I-1 to R-1-15 with a 260-foot buffer along the south property and along the railway zoned R-1-9.

Commissioner Mendenhall asked where the City plans to have the utilities come from.

Michael Clark answered that it would come from the north along 3400 East and then possibly along the power line easements.

Chairman Pro Tem Oyler opened the Public Hearing at 6:45 p.m.

Burdine Baum asked how many acres are involved in the development.

Brandon Snyder stated there is approximately 120 acres.

Chairman Pro Tem stated that at this time the Commission is only considering the Zone Change and General Plan Amendment and not a particular development.

Jared Baum owns property across the street to the west. He would like to know why the City never utilized the property as a park.

Sheila Hansen and her Husband Ken Hansen are owners of the storage facility just south of the proposal. They are in full support of the Zone Change and the General Plan Amendment. They ask that a condition be placed on any development that there be a fence along the railway.

Charles Stuart a part owner of the northern property. The planning staff reached out to him and his partners a while ago and said they would keep in touch. He and his partners are in support of the rezone and general plan, but feel there has not been sufficient communication between him and his partners. He and his partners request the item be continued to allow for more communication between the city, himself, and his partners.

They would like to discuss further options of higher density zoning on the property, and feel that comparing this property to Vicent Ridge is not fair.

Matt Robin is a partner in the ownership and representing the property owners between Mr. Stewart's property and the City property. He feels there needs to be a more equitable discussion of the property. Matt Robin feels there should be a smoother transition of High Density to Medium Density to Low Density to Estate Density, instead of just jumping from High Density to a sliver of Medium Density to Estate Density.

Julie Smith with Fieldstone Homes addressed the Commission stating the typical land use pattern is a swath like pattern and they are asking that be some in this area.

Chairman Pro Tem Oyler closed the public hearing at 7:01 p.m.

Dave Anderson stated of the 54 acres owned by the City about 45 acres might be considered developable, would be about 360 homes if it was zoned R-1-6. That would be akin to the Parkway community project that was approved last month. 500 homes or less would be allowed if the zoning was R-3. Dave Anderson stated that community and neighborhood parks are generally planned for in advance of developments. Currently, the City has contracted with a firm to update the Parks Master Plan, with the updated plan being completed in about 6-7 months. Dave Anderson stated on behalf of the City's Parks Department that they do not want to locate a park on the site. The process that would need to be done to restore the property to allow for grass to grow would be very difficult.

Dave Anderson mentioned that he had reached out to Justin Irvine with regard to this concept. Justin Irvine is a partner in ownership of the land to the north and Justin had proposed the band of R-1-9 and R-1-15 that is before the Planning Commission tonight for recommendation.

Charles Stuart clarified that Justin Irvine is a partner in the property between his property and the City property.

Matt Robin represents Fieldstone Homes and feels that the R-1-9 that was displayed in Justin Irvine's illustration and what is proposed before the Commission today are not the same ratios.

Dave Anderson stated that with the General Plan and Zone Change proposal, the City is comfortable with what is being proposed. The City would be comfortable in changing the General Plan and Zoning on just the City property tonight with changing the properties to the north to R-R as a holding zone until development is ready.

Commissioner Davis asked if the City is in a rush and if this could be continued for a month.

Chairman Pro Tem Oyler stated he does not see an issue of changing the zoning to a holding zone. He sees it as a benefit to the property owners as it moves the property in a direction closer for development until the infrastructure is in the area. Chairman Pro Tem Oyler thinks the General Plan designation on the properties to the north would stay as is, and change the General Plan designation only on the City owned property. He recommends changing the City owned property to R-3 and the General Plan designation of High Density Residential. He also recommended changing the property from I-1 to R-R until it is ready for development.

Matt Robin would like to keep the zoning I-1 as they have entertained the use of storage units before on the site, but at this time there are no proposals.

Commissioner Mendenhall moved to recommend the approval to the City Council for the Quiet Valley General Plan Amendment and Zone Change, to change the General Plan Map of the City Owned property from Medium Density Residential to High Density Residential and the zoning of the City property owned property from P-F to R-3 and the remaining property from I-1 to R-R.

Commissioner Davis seconded and the motion passed all in favor.

OTHER BUSINESS

Dave Anderson summarized the growth of population and building permits that have been issued over the last decade.

Commissioner Mendenhall moved to adjourn the meeting at 7:49 p.m.

Adopted:

Kimberly Brenneman
Community Development
Department Secretary

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
April 1, 2020

Commission Members Present: Chairman Brad Tanner, Kevin Oyler, John Mendenhall, Todd Mitchell, Shauna Warnick, Greg Trainor.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Michael Clark, Staff Engineering; Jason Sant, Assistant City Attorney; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Steve Hurst, Kera Kilpatrick, Mark Stoddard, Mike Clayson, Angie Clayson, Bret Barney, Bret McInelly, Jen Swenson, Amy Lilly, Mark Stoddard, Jason Johnson, Makenna Johnson, JC Smoot, Bret Barney, JC Smoot, William Kjar.

WORK SESSION

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

PRELIMINARY ACTIVITIES

Pledge of Allegiance
Chairman Tanner led the pledge.

ZONE CHANGE (Public Hearing) AND PRELIMINARY PLAT

Oakridge Cove Subdivision Phase 2

Brandon Snyder addressed the Commission stating that the Oakridge Cove Subdivision was initially approved in 2006. The vesting of the Preliminary Plat has expired and before the developer can record more lots for development, the Preliminary Plat must be approved again. This is a Master Planned Development, which means that the Planning Commission will make a recommendation to the City Council. The applicant is also requesting to change the zone from R-1-30 to R-1-15. Brandon Snyder stated that the City Office has received emails with concerns from the neighbors. Those emails were shared with the Commission prior to the meeting. Some of the concerns in the emails, in no

particular order, are density, value of homes, CC&R's for the second phase, wildlife, and traffic.

Dave Anderson stated that some of the concerns expressed by the neighbors are not unique and are similar to what is expressed with other developments. City staff feels when a property is being developed, it should not have an adverse effect on the existing neighborhood. This neighborhood has been zoned for some type of residential development since the 1990's. The City's anticipation for quite some time has been that this property will be developed.

Commissioner Mitchell asked for more information regarding the utilities and the water pressure in the area.

Michael Clark stated that at this time the water pressure in the area is low but the second phase will complete the loop and will allow for more pressure. Michael Clark stated the area is not a great area to put LID in the ground. He explained when a property cannot sustain LID, the developer must pay a storm drain fee, based on a calculation of what will be contributed to the storm drain system.

Commissioner Warnick asked about how the density has changed from 47 lots to 40 lots but the applicant still needs to apply for a higher density zone.

Brandon Snyder explained that at the time of the original approval there was language in the City Code that allowed for Bonus Density. That language is no longer in the Code and for the developer to have a number of approved lots today similar to what was approved in 2006, they need to property to be rezoned.

Commissioner Warnick asked about the history of the sidewalks and stated that in some of the emails comments were made that sidewalks have been promised to be built, but have not been completed.

Dave Anderson stated that he is not sure what portion of the development that the residents are referring to. There is a portion of the development that does not have sidewalks, which is also the avenue for any school age children who would potentially walk from their home to reach the bus drop-off/pick-up on Powerhouse Road. The concepts that have been discussed to make a safer route are quite costly. This has been reviewed by City staff over the years and most recently, last month.

Michael Clark stated that an obstacle for adding sidewalks is the Bureau of Reclamation, as they will not allow for any widening of the road until the canal is piped.

Dave Anderson stated that both the R-1-15 zone and R-1-30 zones are consistent with the General Plan designation of the property.

Commissioner Mendenhall asked if the purpose of the zone changing would be for higher density.

Dave Anderson stated that he would word it more that the purpose of the Zone Change would be to bring the proposed development before the Commission closer to what was approved in 2006.

Commissioner Warnick asked about the lot sizes of the first and second phase.

Dave Anderson stated that back in 2006 when the project was approved the language was such that it considered home sites and did not factor in the lot size. The language used in 2006 was "Bonus Density" and that allowed for more density then what a developer might obtain with today's standard.

Greg Magleby with LEI addressed the Commission stating that he is the architect and turned the time to JC Smoot, the developer.

Chairman Tanner asked if there was a neighborhood meeting for the development.

JC Smoot stated that with the issue of the COVID-19 they held off on sending out notices until a couple of days before the neighborhood meeting. The notice to the neighbors included contact information for JC Smoot to discuss any concerns. JC Smoot stated that they did a development up in North Salt Lake that is similar in nature to the Oakridge Cove Subdivision with the golf course below and reservoir. In Phase One, land was donated to allow for parking to the reservoir and also money was given to construct the pavilion by the reservoir. He explained one of the main changes of the proposed development to 40 lots is the preservation of Spanish Oaks Drive and allow for connection to the trail system.

Chairman Tanner asked if any of the Commissioners have questions for the Developer or for City Staff.

JC Smoot stated that he anticipates having the CC&R's be the same for phase two as what was approved in phase one.

Scott Kjar stated that he anticipates the home values range will be in the $500,000-$600,000 and possibly up to million-dollar homes.

Chairman Tanner opened the Public Hearing at 7:14 p.m.

Steve Hurst had a question about a surface transportation plan from the original approval in 2006, if there was a study and if there has been an updated study for the proposal today. He feels that since the approval expired, why does the developer need to have the second phase approved to the standard that was approved over 10 years ago.

Mark Stoddard lives in the area. He stated he does developments and when developing an area that has an existing zone, the developer cannot come in with the desire, intention and assumption of changing the zone.

Mike and Angie Clayson, stated that they would like to see that the CC&R's are similar to phase one or are better, more restrictive. Also, will there be a specific builder for the lots or will it be any builder?

Brett Barney wanted to make a comment stating that in phase two there are 20 lots less than 15,000 square feet, which is less than half. In phase one there are only 12 lots that are less than 15,000 square feet.

Jen Swenson asked how big of a home can really be built on an 11,000 square foot lot.

Brett McInelly stated that phase two is what was approved when phase one was approved and he is in support of the development moving forward.

Jason Johnson stated he is concerned about the traffic, particularly in the warm weather. He also expressed concern of the addition of approximately 55% more homes to the neighborhood. In the winter, the roads are sometimes unpassable within phase one and completing development for phase two will compound the issue. There are 12 homes that use the bus pickup off Powerhouse Road. The concern would be the added homes and the need for more school age children using the bus pick-up/drop-off. The kids cannot walk up the roads as there are blind corners and a steep grade.

Rinda (no surname provided) has a concern about the wildlife on the mountain.

Chairman Tanner closed the public hearing at 7:37 p.m.

Dave Anderson thanked the community for their participation. Dave Anderson stated that he is not aware of a traffic study that has been completed. When evaluating developments, if the City sees the development adding enough traffic that any roads may

fail, they will ask for the traffic study to be completed prior to the project being approved. He believes that any existing issues would be compounded with the addition of the 40 homes, but the traffic concerns expressed are not generated mostly from the residential development, but the recreational traffic. Spanish Fork City has a robust road maintenance schedule.

Michael Clark stated that the width of the road of Osprey Way will be widened to about 30 feet. The next maintenance on Spanish Oaks Drive is scheduled for 2023. In 2010 there was a speed study on Spanish Oaks Drive during a peak week in July. The study revealed that the average peak was a car about every 25 seconds. The narrower the road, typically the slower drivers will drive. The average speed traveled on the road during that study was about 34 mph, which is about the average speed in a typical subdivision based on other traffic studies completed in Spanish Fork. Michael Clark stated that livable traffic is about 5,000-7,000 cars a day per a study that Provo completed for a residential road.

Chairman Tanner asked about if the CC&R's could be something to consider with the Zone Change.

Dave Anderson stated that it is customary to have design guidelines or CC&R's as the City approves developments. There are some loose guidelines that are part of a Master Planned Development per the City Ordinance.

Commissioner Mendenhall asked that the proposal be continued until the community is able to review the CC&R's for phase two.

Dave Anderson stated that having the applicant provide a document assuring the neighbors about the concerns of home value and what would be built, could be beneficial.

Scott Kjar stated that the CC&R's for phase two would be as strict if not stricter then what is in place for phase one. In addition to the CC&R's there needs to also be a rigorous review of each house's plans for each lot. He said he is willing to provide the CC&R's if they are needed for approval.

Commissioner Mendenhall has a couple of comments. He is concerned by Eagle Drive and the removal of the snow towards Powerhouse Road. Commissioner Mendenhall stated that the majority of people that have spoken are concerned about property values. Commissioner Mendenhall also expressed his displeasure of how the neighborhood meeting came together, and the lack of communication and notice provided to the neighbors.

Michael Clark stated that the developer is anticipating completing the improvements along Spanish Oaks Drive with the final phase of the proposal and recommended that it be added to the first or second phase of the proposal.

Commissioner Warnick is still concerned about traffic.

Commissioner Oyler feels that the zoning appears to look more like an R-1-12 zone.

Dave Anderson stated that developers can do a standard subdivision, which in an R-1-30 Zone means each lot has a minimum lot of 30,000 square feet with minimum width and depth requirements. The other option, which in Spanish Fork City is designated as a Master Planned Development, would allow variation in lot size, setbacks, lot depth, and lot width. The density would be based on an average lot size. This can allow for different house products within a neighborhood. Most of the developments that have been presented to the Commission are Master Planned Developments.

Scott Kjar stated that they feel they should be vested for the contributions made to the city with their first phase in 2006.

Commissioner Oyler asked Scott Kjar if they would be able to put together a set of CC&R's prior to the City Council meeting.

Scott Kjar stated that they could have some features in a draft of the CC&R's but they may not be the final CC&R's.

Commissioner Mitchell stated that he feels the Planning Commission and community members should have adequate time to review the CC&R's not just the City Council reviewing them.

Commissioner Trainor stated that there are too many loose ends that are not answered that before it moves to the City Council there needs to be some answers; examples are drainage and snow removal.

Commissioner Mitchell would like to see the developers have a community meeting with adequate notice. He would like to review the CC&R's prior to a decision being made. He would also like to have answers from staff on how to make the bus stop situation better.

Commissioner Trainor would like to follow up with Dave Anderson on the notes that have been made.

Dave Anderson listed the following items to be addressed prior to the next Planning Commission Meeting, in no particular order.

- That the developer makes arrangements to hold a neighborhood meeting with adequate notice.
- That the developer provides for the review CC&R's that are completed or near completion.

- That City staff provides the Commission information regarding the school age children walking route to the bus drop-off/pick-up off Powerhouse Road.
- That traffic concerns within this particular neighborhood be reviewed.
- That phase three with four lots and improvements to Spanish Oaks Drive be added to either phase one or phase two.

Dave Anderson clarified that staff reviews the roads to and the roads within the development and what constitutes a traffic issue is when the road fails, but that doesn't necessarily mean that roadways are as safe as they should be or the speed limit is regulated appropriately. Staff will review the traffic again.

Commissioner Oyler asked for the developer to provide a single point of contact within the neighborhood to make sure all the neighbors are notified appropriately.

Commissioner Warnick asked about information to be provided with regard to access should there be some accident or earthquake in the future.

Commissioner Mendenhall **moved** to continue the Oakridge Cove Subdivision Phase 2 Zone Change and Preliminary Plat with the following items being distributed to the Commission.

1. That the applicant makes arrangements to hold a neighborhood meeting with adequate notice to the neighbors.
2. That the applicant provides CC&R's completed or near completion to the neighborhood and Commission to review.
3. That staff collects bus route and bus stop information regarding safe travel for school age children.
4. That further study of the traffic be completed.
5. Phase three with four lots and improvements to Spanish Oaks Drive be added to either phase one or phase two.

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

Commissioner Oyler moved to adjourn the meeting at 8:54 p.m.

Adopted:

Kimberly Brenneman
Community Development
Department Secretary



Oakridge Cove Subdivision, Phase 2, Zone Change and Preliminary Plat Approval Request

May 6, 2020, Planning Commission.

Located at 2825 South Spanish Oaks Drive, including 21.82 acres.

The subject property is zoned R-1-30.

The applicant has requested that a Zone Change to R-1-15 and a Preliminary Plat of forty (40) residential lots be approved.

Key Issues

1. Zoning.
2. Development Ordinances.
3. Construction Standards.
4. Hillside Development.
5. Setbacks.
6. Access.
7. Infrastructure.
8. Geotechnical Report.
9. Utilities.

Recommendation

That the proposed Zone Change and Preliminary Plat be approved based on the following finding and subject to the following conditions:

Finding

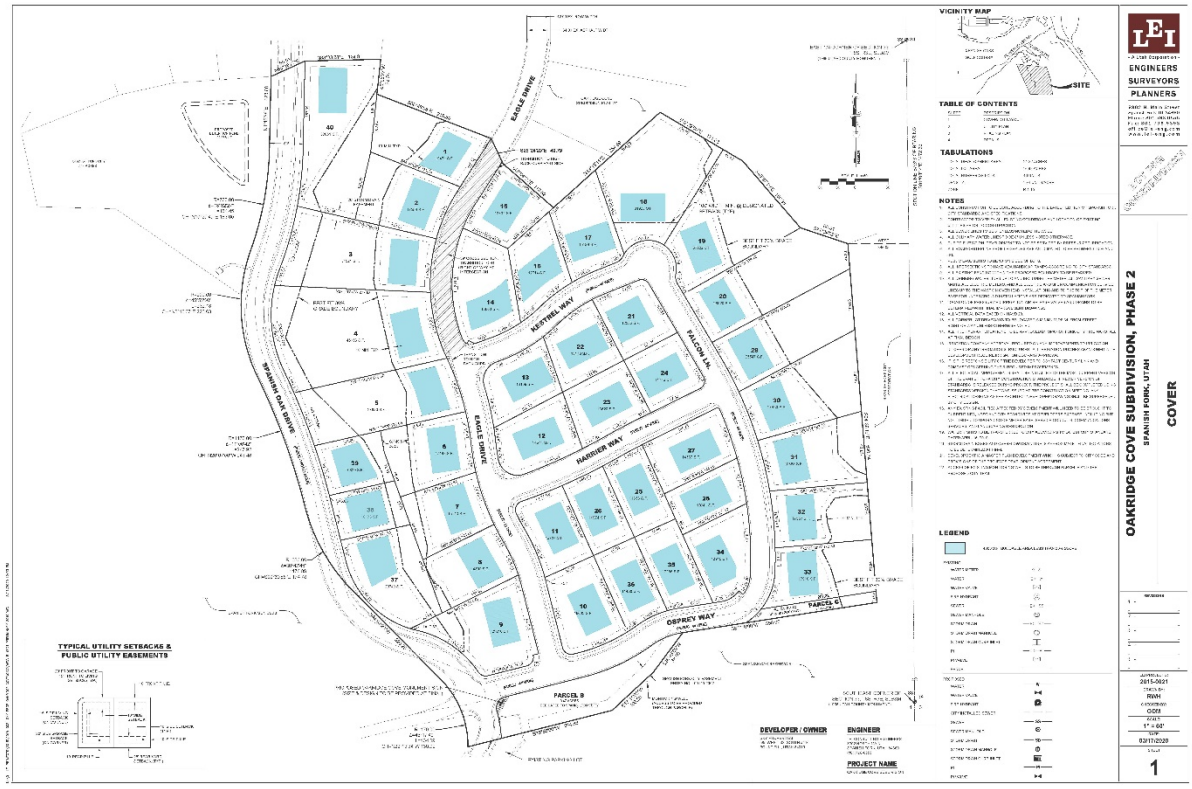
1. That the application conforms to the City's General Plan Designation.

Conditions

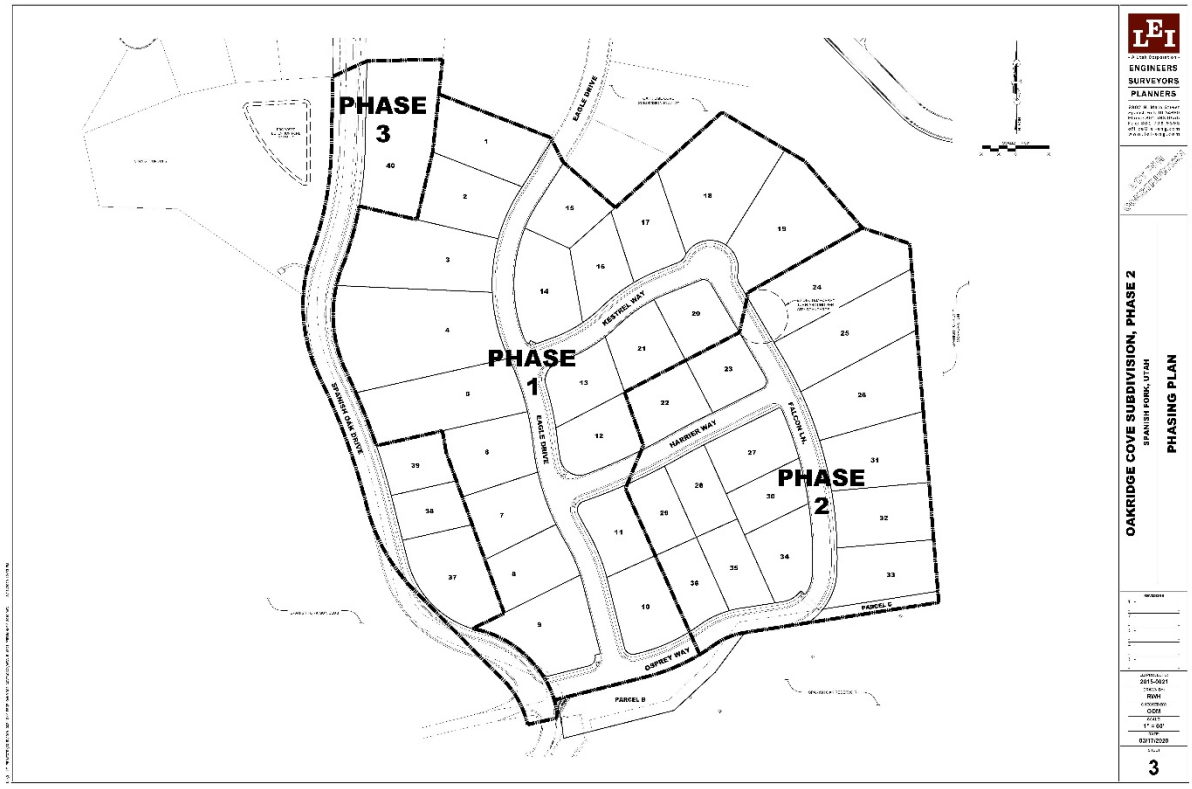
1. That the applicant enters into a Development Agreement with Spanish Fork City.
2. That the applicant meets the City's Zoning requirements and Construction Standards.
3. That the applicant addresses any red-lines.

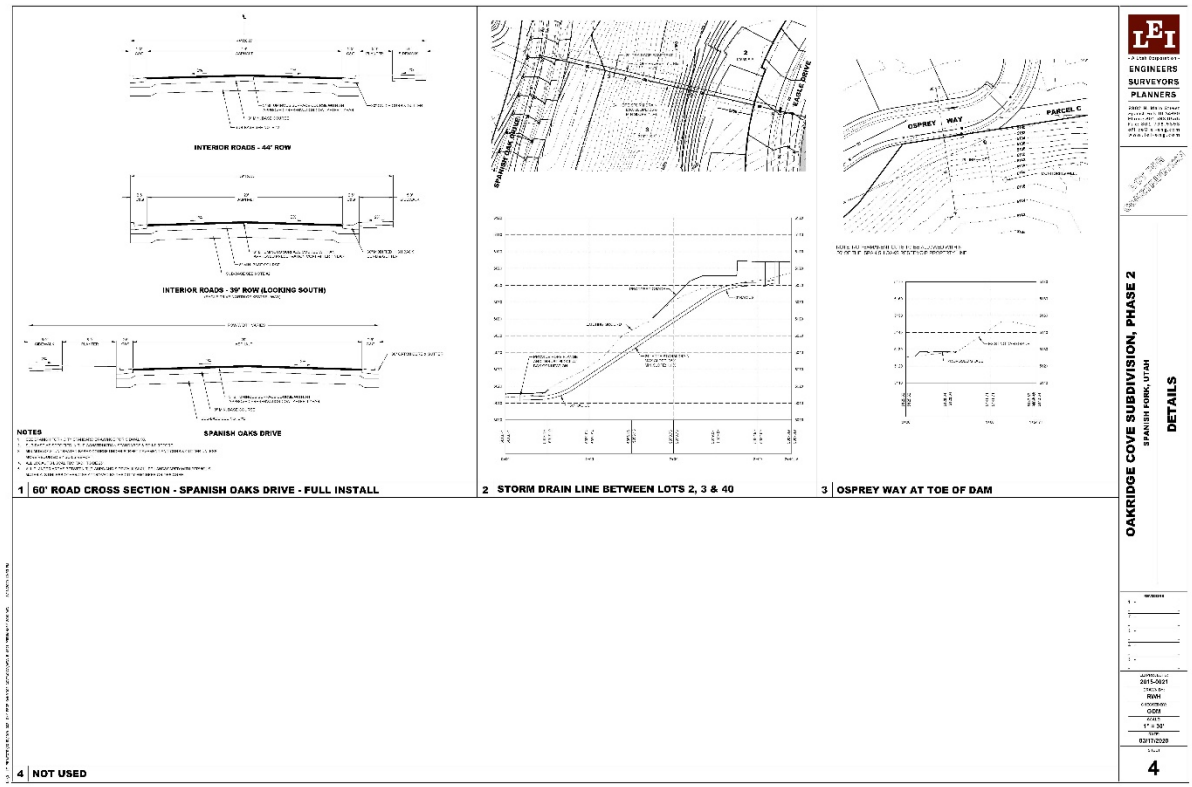
Exhibits

1. Preliminary Plat.
2. Proposed CC&R's.


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OSPREY WAY
PARCEL B
PARCEL C
DEVELOPER / OWNER
ENGINEER
PROJECT NAME
LEI
ENGINEERS
SURVEYORS
PLANNERS
OAKRIDGE COVE SUBDIVISION, PHASE 2
SPANISH FORK, UTAH
COVER
2015-0021
RWH
CDS
1" = 60'
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EAGLE DRIVE
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INTERIOR ROADS - 44' ROW
INTERIOR ROADS - 39' ROW (LOOKING SOUTH)
SPANISH OAKS DRIVE
NOTES
1 60' ROAD CROSS SECTION - SPANISH OAKS DRIVE - FULL INSTALL
2 STORM DRAIN LINE BETWEEN LOTS 2, 3 & 40
3 OSPREY WAY AT TOE OF DAM
4 NOT USED
LEI
ENGINEERS
SURVEYORS
PLANNERS
OAKRIDGE COVE SUBDIVISION, PHASE 2
SPANISH FORK, UTAH
DETAILS
2015-0021
RWH
CDR
1" = 30'
02/11/2020
4

When Recorded, Mail To:

Tax Serial No's:

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATION OR GRANT OF EASEMENTS FOR OAKRIDGE COVE PHASE ___

This **Declaration of Covenants, Conditions, Restrictions and Reservation or Grant of Easements** (this "Declaration"), is made and executed as of the ___ day of _____ 2020, by _____, a _____("Declarant"); in contemplation of the following facts and circumstances:

A. Declarant is the fee title owner of certain real property situated in the City of Spanish Fork, County of Utah, State of Utah known as all of **OAKRIDGE COVE PHASE ___** as such Phase is shown on the Official Records of the Utah County Recorder, (hereinafter collectively the "Property"). The legal description of the Property is attached hereto as Exhibit "A" and by this reference is made a part hereof.

B. Declarant desires that the Property be developed and the improvements thereon be constructed generally in accordance with a master plan and general scheme of development into a residential community known as Oakridge Cove.

THEREFORE, to further the general purposes herein expressed, Declarant for itself, its successors and assigns, hereby declares that all of the Property shall at all times, be owned, held, used, and occupied subject to the provisions of this Declaration and subject to: (i) the covenants, conditions, and restrictions herein contained; and (ii) the easements herein reserved or granted.

I. DEFINITIONS.

1 "Committee" shall mean that committee as described in Section 4, herein, that is charged with the responsibility of review and approval of all items set forth in said Section 4.

2 "Lot" shall mean any area of real property within the Property designated as a Lot on any subdivision plat recorded or approved by Declarant.

3 "Maintenance Charges" shall mean any and all costs assessed against an Owner's Lot and to be reimbursed to the Committee for work done pursuant to Section 3 and fines, penalties and collection costs incurred in connection therewith.

4 "Multi-Level" shall mean any dwelling structure that has more than two (2) levels of living space above the basement level.

5 "Owner" shall mean (when so capitalized) the record holder of legal title to the fee simple interest in any Lot. If there is more than one owner of record of legal title to a Lot then notice to any one of such owners of record shall be deemed notice to all owners of record.

6 "Park Strip" shall mean the area between either a front or back line of a Lot bordering the street beginning with the lot line and extending to the public asphalt roadway. The Park Strip shall include the sidewalk, the dirt planting area, and the curb and gutter.

7 "Single Story" shall mean any dwelling structure that has only one (1) level of living space above the basement level.

8 "Subdivision" shall mean, collectively, all of the lots situated within Oakridge Cove Phase ___ according to the Official Plats thereof on file and of record in the Official Records of the Utah County Recorder. The term Subdivision shall also mean any additional property made subject to this Declaration pursuant to Section 7.3.

9 "Two Story" shall mean any dwelling structure that has only two (2) levels of living space above the basement level.

II. OWNERS BOUND BY COVENANTS, RESTRICTIONS, AND EASEMENTS

1 Each Owner Bound By Terms of Declaration. Each Owner, by acceptance of a deed to a Lot, is deemed to have read and agreed to be bound by the terms and conditions of this Declaration.

III. MAINTENANCE

1 Purpose of Maintenance Charge. In order to create, maintain and improve the Subdivision as a pleasant and desirable environment, to establish and preserve a harmonious design for the community and to protect and promote the value of the Subdivision, each Owner covenants and agrees to maintain its Lot in accordance with the terms of this Declaration, or be subject to the assessment of Maintenance Charges to be levied by the Committee as hereinafter provided.

2 Maintenance of Park Strip. Each Owner shall be responsible to landscape and maintain the Park Strip, front or back, which borders on each Owner's Lot. This maintenance will include,

without limitation, the installation of landscaping, mowing and watering of the designated park strips, removal of weeds, clearing of debris, and other general care, removal of snow from the sidewalk, but not the removal of snow from the planted area of the Park Strip. In the event that any Owner shall fail to landscape or maintain the Park Strip, whether such failure is caused through the failure to act or the willful or negligent act of any Owner, his family, guests or invitees, or otherwise, then, subject to the provisions of Section 3.4, the Committee shall have the right to cause such landscaping and maintenance to be performed and the cost of such maintenance or repairs, shall constitute a Maintenance Charge to which such Owner's Lot shall be subject and the Maintenance Charge shall be secured by the Maintenance Charge Lien as set forth herein.

3 Improper Maintenance of Lot. Each Lot within the Subdivision shall be maintained by its Owner without regard to whether or not any improvements have been constructed thereon by said Owner. In the event that: (a) any portion of any Lot is so maintained as to present a public or private nuisance; or as to substantially detract from the appearance or quality of the surrounding Lots or other areas of the Subdivision which are substantially affected thereby or related thereto; or (b) any portion of a Lot is being used in a manner which violates this Declaration; or (c) any Owner fails to maintain acceptable vegetation on any slope greater than 30% on said Owner's Lot; or (d) any Owner fails to perform any of its obligations under this Declaration or the architectural guidelines and standards of the Committee; then, subject to the provisions of Section 3.4, the Committee shall have the right to cause such landscaping and maintenance to be performed and the cost of such maintenance or repairs, shall constitute a Maintenance Charge to which such Owner's Lot shall be subject and the Maintenance Charge shall be secured by the Maintenance Charge Lien as set forth herein.

4 Notice to Owner. In the event that any Park Strip or Lot is not maintained or repaired as set forth herein, then the Committee may, by resolution, make a finding to such effect. Said Resolution shall specify the particular condition or conditions which exist on said Lot. Upon adoption of such a Resolution, the Committee shall give written notice thereof to the Owner of the applicable Lot, that, unless the conditions stated in the Resolution are corrected within fourteen (14) days of the date of such notice, the Committee shall have the right, without further notice or demand, to cause the conditions set forth in the Resolution to be corrected said Owner's cost. If at the expiration of said fourteen (14) days the requisite corrective action has not been taken, the Committee shall be authorized and empowered to cause such action to be taken and the cost thereof shall be added to and become part of the Maintenance Charge levied against said Lot and shall be secured by the Maintenance Charge Lien. The Maintenance Charge shall be levied against only the Lot set forth in the Resolution adopted by the Committee. Written notice of the amount of Maintenance Charge levied shall be given to the Owner of the Lot. The Maintenance Charge shall be due and payable in full within five (5) days of the date of such notice.

5 Maintenance Charge Lien. The Maintenance Charges, together with interest, costs, and reasonable attorneys' fees, shall be secured by a lien (the "Maintenance Charge Lien"), on the Lot to which such charges relate in favor of the Committee, and such charges, costs, expenses shall be a continuing servitude and lien upon the Lot against which each such charge is made until paid in full. The Maintenance Charge Lien shall be a charge on the Lot, shall attach from the date when the unpaid charge shall become due and shall be a continuing lien upon the Lot against which each

such assessment is made until paid in full. Each such Maintenance Charge, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the Owner of such Lot at the time the Maintenance Charge becomes due. The Maintenance Charge Lien may be foreclosed by the Committee in the same manner as a mortgage on real property upon the recording of a Notice of Delinquent Maintenance Charge as set forth in Section 3.6 hereof, provided, however, there shall be no right to redeem the Lot from the purchaser of the Lot at any foreclosure sale conducted pursuant to such action. The Committee shall be entitled to purchase the Lot at any such foreclosure sale.

6 Effect of Nonpayment. Any Maintenance Charge not paid within five (5) days of the date of written notice of the amount thereof shall be deemed delinquent and shall bear interest at the rate of eighteen percent (18%) per annum from due date until paid. The Owner of the applicable Lot shall be liable for all costs, including attorneys' fees, which may be incurred by the Committee in collecting the same. The Committee may also record a Notice of Maintenance Charge Lien against any Lot as to which a Maintenance Charge is delinquent. The Notice shall be executed by a member of the Committee, set forth the amount of the unpaid assessment, the name of the delinquent Owner and a description of the Lot. The Committee may establish a fixed reasonable fee to reimburse the Committee for the Committee's cost in recording such Notice, processing the delinquency and recording a release of said lien, which fixed fee shall be treated as part of the Maintenance Charge of the Committee secured by the Maintenance Charge Lien. The Committee may bring an action at law against the Owner personally obligated to pay the delinquent assessment and/or foreclose the lien against said Owner's Lot. Commencement of an action against said Owner shall not be deemed to be a waiver of the right to foreclose the lien granted herein unless and until all amounts due are paid in full. No Owner may waive or otherwise avoid liability for the assessments provided for herein by non-use or abandonment of his Lot.

7 Priority of Lien. The Maintenance Charge Lien provided for herein shall be subordinate to any first mortgage lien held by, or first deed of trust of which the beneficiary is a lender (or its successors or assigns) who has previously loaned funds the security of which is the Lot against which the Maintenance Charge Lien is assessed, and shall also be subject to and subordinate to liens for taxes and other public charges. Except as provided above, the Maintenance Charge Lien shall be superior to any and all charges, liens or encumbrances which may in any manner may arise or be imposed upon the applicable Lot after the date and time of the recordation of the Notice of Maintenance Charge Lien. Sale or transfer of any Lot shall not affect the Maintenance Charge Lien.

IV. DESIGN REVIEW COMMITTEE

1 Purpose. In order to create, maintain and improve the Subdivision as a pleasant and desirable environment, to establish and preserve a harmonious design for the community, to establish procedures for the enforcement of the terms and conditions of this Declaration to protect and promote the value of the Subdivision, the exterior design of all improvements constructed within the Subdivision, landscaping and changes or alterations to existing use, landscaping and exterior design and development shall be subject to the prior review and approval of the Committee.

2 Creation of Design Review Committee. The initial Design Review Committee will be appointed by the Declarant. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor by majority vote.

3 Committee Duties. The Committee shall be responsible for the review and approval of all plans for the construction of any improvements upon any Lot, for the enforcement of the provisions of this Declaration, and for such other matters as shall be reasonably necessary to give effect to the purpose of this Declaration. In addition to the authority herein expressly given, the Committee shall have such rights, powers, and privileges as shall be reasonably necessary to give effect to this Declaration and the enforcement thereof.

4 Use of Consultants. The Committee is hereby authorized to retain the services of one or more consulting architects, landscape architects or urban designers, licensed to practice in the State of Utah, to advise and assist the Committee in performing; the design review functions prescribed in this Declaration and to carry out the provisions set forth herein.

5 Construction Cleaning and Design Review Deposit. Concurrent with submittal of the proposed home plans for each Lot, each Owner shall be required to pay a Construction Cleaning and Design Review Deposit (the "Deposit") in the amount of three hundred dollars ($300.00) to the Committee before any home plans shall be reviewed or approved by the Committee. The Deposit will be held and used by the Committee as set forth in this Section. Upon completion of the construction of improvements upon the Owner's lot, the Owner shall be entitled to a refund of One Hundred Dollars ($100.00), provided that the Lots and public improvements adjacent to the Owner's Lot are free of construction debris and damage resulting from construction on Owner's Lot. Said Owner shall be required to cause said adjacent Lots and public improvements to be free from construction debris and damage and no refund shall be made until the Owner has so complied. In the event such Owner shall not so comply, then the Committee shall be entitled to use said funds in payment of costs and expenses incurred to do so. In the event that the cost of removal of said construction debris and/or repair of damage is in excess of One Hundred Dollars ($100.00) then any such amount in excess of One Hundred Dollars ($100.00) shall constitute a Maintenance Charge that is subject to repayment pursuant to Section 3, by the Owner of the applicable Lot. The balance of the deposit shall be retained by the Committee to pay costs and expenses incurred in reviewing plans, including payment to consultants, architects, planners or members of the Committee.

V. COVENANTS, CONDITIONS, AND RESTRICTIONS

1 Use of Lots. All Lots within the Subdivision shall be used only for the construction and occupancy of one single family dwelling, not to exceed two stories in height, together with a private attached garage for not less than two vehicles and for not more than four vehicles. Off-street parking must be provided for an equivalent number of vehicles to the number of vehicles garaged and parking aprons as approved or required by the Committee. Lots may also be used for the construction of typical residential amenities such as a family swimming pool, tennis court, etc. All Lots shall be used, improved and devoted exclusively for such single family residential use.

No gainful occupation, profession, trade or other nonresidential use shall be conducted on any such property and no persons shall enter into any Lot for engaging in such uses or for the purpose of receiving products or services arising out of such usage without review and approval by the Committee and the appropriate officials of the City of Spanish Fork.

2 Architectural Control. No grading, excavation, building, fence, wall, residence or other structure, or alteration of any kind shall be commenced, erected, maintained, improved, altered, or made until the construction & grading-drainage plans and specifications thereof showing the location of all improvements has been approved in writing by the Committee. The Committee, at it sole option, may also require the Owner to submit a detailed landscaping plan for review and approval. All subsequent additions to or changes or alterations in any building, fence, wall or other structure, including exterior color scheme, and all changes in the grade of any Lot shall be subject to the prior written approval of the Committee. No changes or deviations in or from the plans and specifications once approved by the Committee shall be made without the prior written approval of the Committee. Subsequent to receiving approval of the Committee and prior to the commencement of construction, each Owner will be responsible for obtaining a building permit from the City of Spanish Fork.

3 Design Review Deadlines. Upon receipt by the Committee of a written request for approval provided for or required by this Agreement, the Committee shall, within ten (10) working days after receipt of such request for approval, either: (a) approve the plans and specifications as submitted; or (b) notify the party making such request of any objections thereto (such objections to be specifically stated) and such party may within fifteen (15) days thereafter resubmit its request for approval rectifying any such objections to the Committee. The Committee shall then have an additional five (5) working days after receipt of said revisions to approve or disapprove same. Failure to give any written notice of disapproval within the periods provided for above shall constitute approval thereof by the Committee.

4 Construction Quality, Size, and Height. The Committee will base its approval of construction plans, specifications, landscaping plans and other alterations on the acceptability and harmony of the external design of the proposed structures with respect to topography and grade, quality of materials, size, height, color, etc.

a Materials; Quality. All structures constructed within the Subdivision shall be of new materials and shall be of good quality workmanship and materials. Eighty percent (80%) of all exterior construction shall be of new brick, stone, or stucco, except that used brick may be used with prior written approval of the Committee. Only those exterior materials which will blend harmoniously with the natural environment, with special emphasis on earth toned colors, shall be permitted. The foregoing notwithstanding, cementious fiber board aka Hardi Plank may be used on up to 60% of all exterior construction provided that at least 20% of the exterior construction also includes new brick, stone, or stucco. Log structures and stained wood siding are prohibited. Each structure shall have a brick or stone wainscot with a minimum height of four feet (4') except for doorways, windows, pop-outs, or bay windows with no foundation support. The wainscot requirement may be waived by the Committee if all of the following conditions are met: 1) The exterior surface of the structure is finished with stone or brick covering an area at least equal to the area that would

have been covered by stone or brick if the structure complied with the wainscot requirement; 2) At least 30% of the exterior surface of the front of the structure, excluding windows and doorways, is finished with stone or brick; 3) At least 10% of the exterior surface of 2 additional sides, excluding windows and doorways, is finished with stone or brick; and 4) Each elevation contains at least two (2) types of architectural material creating a variation in texture in the exterior surface. All roof materials and colors must be approved by the Committee. The typical roof pitch shall be at least 5/12. **The Committee may grant a variance of the pitch only upon written request.** A minimum width of six (6) inches shall be required on the fascia. **The Committee may grant a variance on the width of the fascia only upon written request.** All stacks and chimneys from fireplaces in which combustible materials other than natural gas, are burned shall be fitted with spark arresters. All Owners shall strictly comply with all state laws and city ordinances pertaining to fire hazard control.

b Minimum Size and Length of Dwelling. No dwelling shall be permitted on any Lot wherein the stacking is more than two and one-half (2 1/2) stories in height, and the ground floor area of the main structure, exclusive of garages and open porches, is less than the following area measurements:

(i) For a Single Story dwelling, 1,800 square feet, not including basement area;

(ii) For a Two Story dwelling, 1,400 square feet on the main floor with the aggregate footage of the upper two (2) floors (including the main floor level) of the structure totaling a minimum of 2,700 square feet;

(iii)For a Multi-Level dwelling, 2,700 total square feet, in the aggregate, for the upper main living levels (not including the basement areas) and the length of which is (parallel to the public road upon which the dwelling faces) no less than sixty (60) feet (including the garage). Notwithstanding the foregoing, any Multi-Level dwelling which has an aggregate area of at least 2,800 square feet (counting only the main living levels above the basement level), shall not be subject to the sixty (60) foot minimum length restriction.

5 Construction Time. The Committee shall have final control for approval of all color and material plans. The construction time for the exterior portion of any structure, shall not exceed twelve (12) months from start to finish, including landscaping. "Start" shall be the instant any foliage is cut or removed in anticipation of the landscaping or construction to be built. All building debris, excavation, dirt, etc. associated with the building process shall be removed within the twelve (12) month period. Such debris and excavation dirt shall not be permitted on any of the streets or sidewalks.

6 Building Location. All setbacks, side yards, and rear yards shall be in conformance with the subdivision plat and Spanish Fork City Ordinance in effect at the time of construction of any building on any Lot.

7 Landscaping. Trees, lawns, shrubs and other plantings provided by the Owner either before or after construction of a residence upon said Lot shall be properly nurtured and maintained or

replaced at the Owner's expense upon request of the Committee. No fence, wall, or screen shall be erected without prior written approval of the Committee. No fence, wall, hedge or screen shall be erected that would obstruct sight lines or otherwise constitute a traffic hazard, particularly near driveways and street intersections. Only such natural foliage shall be removed from each Lot as is necessary for clearing the driveway, excavation for the foundation, and for lawns and patio areas. Topsoil is to be scraped and stockpiled before excavation for foundations or footings. The topsoil is to be replaced at the time of finish grading on each Lot. No planting or structures shall be placed or permitted which may damage or interfere with established slope ratios, create erosion or change the direction of drainage channels. All materials used to retain and contour the slope of any Lot or improvement must conform with the natural beauty and color of the Subdivision and must be approved by the Committee. Each dwelling unit shall have installed surrounding it an outdoor sprinkler system for fire protection and irrigation.

a Deadline for Completion of Landscaping. The front yard of each Lot (from the street to the front line of the residence on the Lot) shall be landscaped within one (1) year of the occupancy date of any structure built upon said Lot unless required earlier by Spanish Fork City Ordinances. The remainder of the Lot shall be landscaped within two (2) years of the occupancy date of any structure built upon said Lot.

b Revegetation of Slopes. Where any slope on any Lot has a slope of 30% or greater the Owner thereof shall be required to immediately revegetate said slope and present a revegetation plan to the Committee for review and approval.

8 Temporary Occupancy and Temporary Buildings. No trailer, basement of any incomplete building, tent, shack, garage or barn, and no temporary buildings or structures of any kind, shall be used at any time for a residence, either temporary or permanent. Temporary buildings or structures used during the construction of a dwelling on any property shall be removed immediately after the completion of construction.

9 Out Buildings. It is understood that out buildings such as swimming pool and tennis court dressing facilities may be constructed on any Lot as long as they are in conformity with the requirements of this Declaration and are approved by the Committee. All pools must be fenced in strict compliance with local ordinances.

10 Exterior Antennas, Lights and Power Lines. Exterior antennas are prohibited. Exposed metal flues, vents, ventilator or other metallic rooftop protrusions shall be coated or painted with a neutral color which will blend harmoniously with the surrounding landscaping and related improvements. T.V. dishes will be allowed provided they are placed or screened so they are not visible to neighboring properties and streets. The location of T.V. dishes must be approved by the Committee. Exterior lighting that is detached from a residence will not be allowed unless approved by the Committee. It is anticipated that variances for exterior lights, detached from a residence, that are positioned above a one-story level (i.e. tennis court lighting) will rarely be given. All power lines and similar type cables shall be buried underground.

11 Nuisances; Construction Activities. No rubbish or debris of any kind shall be placed or

permitted to accumulate upon or adjacent to any Lot, and no odors or loud noises shall be permitted to arise or emit therefrom, so as to render any such Lot or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other Lot in the vicinity thereof or to the occupants of such other Lot. No other nuisance shall be permitted to exist or operate upon any Lot so as to be offensive or detrimental to any other Lot in the vicinity thereof or to its occupants. Normal construction activities and parking in connection with the building of improvements on a Lot shall not be considered a nuisance or otherwise prohibited by this Declaration, but Lots shall be kept in a neat and tidy condition during construction periods, trash and debris shall not be permitted to accumulate, and supplies of brick block, lumber and other building materials will be piled only in such areas as may be approved by the Committee. In addition, any construction equipment and building materials stored or kept on any Lot during construction of improvements may be kept only in areas approved by the Committee, which may also require screening of the storage areas.

12 Parking or Storage of Vehicles. No articles, material, equipment or vehicles of any nature shall be parked or stored on any street located within the Subdivision. Licensed, regularly used passenger vehicles (i.e. visitor vehicles) may be parked in the streets of the Subdivision for brief periods of time (i.e. less than twenty-four hours). Overnight parking of such vehicles should generally be restricted to the driveway of the dwelling being visited. No automobiles, trailers, boats, racks, snowmobiles, motor homes, recreational vehicles or any other type of vehicles shall be stored on driveways, unless behind the front line of the house. Such vehicles that are properly licensed and in running condition may be stored on side Lots if properly screened from view. The acceptability of the screening structure must be approved by the Committee.

13 Garbage and Refuse Disposal. No Lot shall be used as or maintained as a dumping ground for rubbish, trash, garbage or other waste and such materials shall not be kept except in covered containers. All Trash containers shall be covered and kept screened from view from the street in suitable enclosed areas, except during collection. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. The burning of rubbish, leaves or trash within the Subdivision is prohibited. Each Lot and its abutting street is to be kept free of trash, weeds, and other refuse by the Lot Owner. No unsightly material or objects are to be stored on any Lot in view of the general public.

14 Signs. No signs, posters, displays or other advertising devices of any character shall be erected or maintained on, or shown or displayed to the public view on any Lot without the express written consent of the Committee and Spanish Fork City; provided however that the restrictions of this paragraph shall not apply to any sign or notice seven square feet or smaller in size which states that the premises are for rent or sale. During construction of the residence, builder or Owner of any lot may display a sign up to sixteen (16) square feet, provided that the design and construction of said sign complies with the sign design and construction criteria issued by the Design Committee. The Committee may cause all unauthorized signs to be removed. This section shall not apply to any signs used by Declarant or its agents in connection with the original construction and sale of the Lots.

15 Repair of Improvements. No improvements on any Lot shall be permitted to fall into disrepair

and such improvements shall at all times be kept in good condition and repair and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, then, subject to the approvals required by Section 5.2 above, such building or structure shall be immediately repaired or rebuilt or shall be demolished.

16 Restriction on Further Subdivision, Property Restrictions and Rezoning. No Lot shall be further subdivided or separated into smaller Lots by any Owner, and portion less than all of any such Lot, nor any easement or other interest therein, shall be conveyed or transferred by any Owner, without the prior written approval of the Committee, which approval must be evidenced on the plat or other instrument creating the subdivision, easement, or other interest. No further covenants, conditions, restrictions or easements shall be recorded by any Owner or other person against any Lot without the provisions thereof having been first approved in writing by the Committee and any covenants, conditions, restrictions or easements recorded without such approval being evidenced thereon shall be null and void. No application for rezoning of any Lot, and no applications for variances or use permits, shall be filed with any governmental authority unless the proposed use of the Lot has been approved by the Committee and the proposed use otherwise complies with this Declaration.

17 Declarant's Exemption. Nothing contained in this Declaration shall be construed to prevent the erection or maintenance by Declarant, or its duly authorized agents, of temporary structures, trailers, improvements or signs necessary or convenient to the development, marketing or sale of property within the Subdivision.

VI. GENERAL EASEMENTS

1 Drainage and Public Utility Easements. Easements for installation and maintenance of utilities and drainage facilities and other uses are reserved as shown on the recorded plat. Within these easements no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the area, or which may obstruct or retard the flow of water through drainage channels or easements. The easement area of each of the Lots and all improvements in it shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

6.2 Police, Fire and Ambulance Service. An easement is hereby granted to all police, fire protection, ambulance services and similar persons to enter upon the Lot in the reasonable performance of their duties.

VII. TERM AND AMENDMENTS

1 Term; Method of Termination. This Declaration shall be effective upon the date of recordation hereof and, as amended from time to time, shall continue in full force and effect for a term of twenty (20) years from the date of recordation. From and after said date, this Declaration, as amended, shall be automatically extended for successive periods of ten (10) years each, unless

there is an affirmative vote to terminate this Declaration by the then Owners (based upon one vote per Lot) casting seventy-five percent (75%) of the total votes cast at an election held for such purpose within six (6) months prior to the expiration of the initial effective period hereof or any ten (10) year extension. The Declaration may be terminated at any time if at least ninety percent (90%) of the votes cast by all Owners shall be cast in favor of termination at an election held for such purpose. No vote to terminate this Declaration shall be effective unless and until the written consent to such termination has been obtained, within a period from six (6) months prior to such vote to six (6) months after such vote, from the holders of recorded first mortgages or deeds of trust on seventy-five percent (75%) of the Lots upon which there are such recorded first mortgages and deeds of trust. If the necessary votes and consents are obtained, the Committee shall cause to be recorded in the Utah County records a "Certificate of Termination", duly signed by a member of the Committee and acknowledged before a Notary Public. Thereupon the covenants herein contained shall have no further force and effect, and the Committee shall be dissolved pursuant to the terms set forth in its articles.

2 Amendments. This Declaration may be amended by recording in the Utah County records a "Certificate of Amendment", duly signed and acknowledged as required for a Certificate of Termination. The Certificate of Amendment shall set forth in full the amendments adopted, and shall certify that at an election duly called and held pursuant to the provisions of the articles and bylaws of the Committee the Owners casting seventy-five percent (75%) of the votes at the election, voted affirmatively for the adoption of the amendment. In lieu of an election, an amendment may be approved by obtaining the written approval of at least seventy-five percent (75%) of the Owners (based upon one vote per Lot) .

3 Additional Property. Notwithstanding any other provision of this Declaration, Declarant shall have the right to unilaterally provide for the amendment of this Declaration for the purpose of causing additional property to become subject to the terms and conditions hereof. Such right shall be exercised in the sole and absolute discretion of Declarant and may be exercised on one or more occasions. The right herein reserved shall be exercised without the requirement of any vote or consent of any Owner by the recordation of an amendment to this Declaration, executed by Declarant (and the fee owner of the real property to be annexed hereto, if other than Declarant) which shall provide a legal description of the real property to be annexed, a statement that such additional property shall thereby be made subject to the terms and conditions hereof and such other matters as Declarant shall determine to be necessary, provided, however, that no such unilateral amendment shall materially impair the right of any existing Owner.

VIII. MISCELLANEOUS

1 Interpretation of the Covenants. Except for judicial construction, the Committee shall have the exclusive right to construe and interpret the provisions of this Declaration. In the absence of any adjudication to the contrary by a court of competent jurisdiction, the Committee's construction or interpretation of the provisions hereof shall be final, conclusive and binding as to all persons and property benefitted or bound by this Declaration and provisions hereof.

2 Severability. Any determination by any court of competent jurisdiction that any provision of

this Declaration is invalid or unenforceable shall not affect the validity or enforceability or any of the other provisions hereof.

3 Rule Against Perpetuities. Each provision contained in this Declaration which is subject to the laws or rules sometimes referred to as the rule against perpetuities or the rule prohibiting unreasonable restraints or alienation shall continue and remain in full force and effect for the period of 21 years following the death of the last survivor of the issue of President Barack Obama, and the now living children of said issue, or until this Declaration is terminated as hereinafter provided, whichever first occurs. All other provisions contained in this Declaration shall continue and remain in full force and effect in accordance with Section 7.1 hereof.

4 Rules and Regulations. The Committee shall have the right to adopt rules and regulations with respect to all aspects of the Committee's rights, activities and duties, provided said rules and regulations are not inconsistent with the provisions of this Declaration.

5 General Reservations. Declarant reserves the right to grant, convey, sell, establish, amend, release and otherwise deal with easements, reservations, exceptions and exclusions which do not materially interfere with the best interests of Owners and/or the Committee including, but not limited to, access and utility easements, road easements, pedestrian and equestrian easements, pedestrian and hiking trails and easements and drainage easements.

6 Run with the Land. Declarant for itself, its successors and assigns, hereby declares that all of the Subdivision shall be held, used and occupied subject to the provisions of this Declaration, and to the covenants and restrictions contained herein, and that the provisions hereof shall run with the land and be binding upon all persons who hereafter become the Owner of any interest in the Subdivision.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the day and year written above.

Declarant:

STATE OF UTAH)
: ss.
COUNTY OF _____)

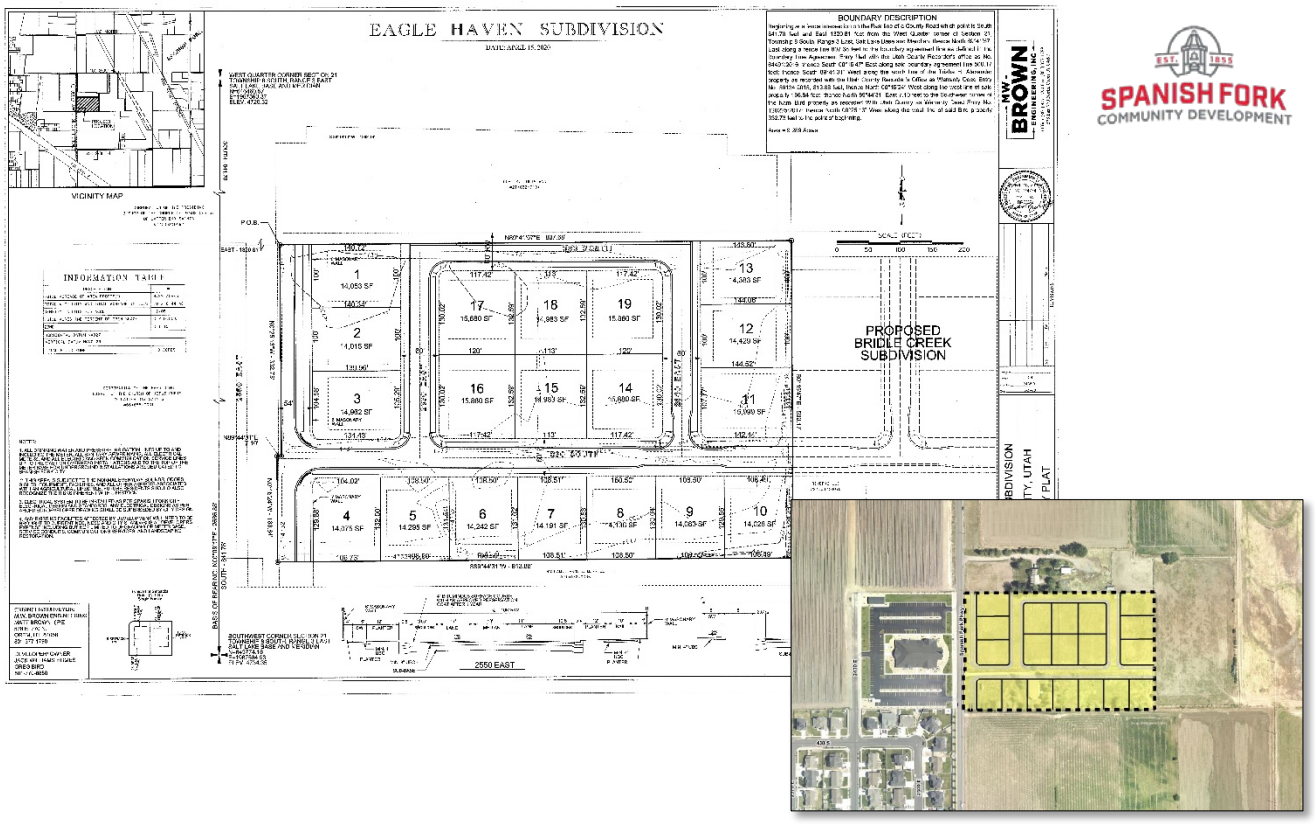
[Insert Notary Block]

Notary Public

Exhibit "A"
to
OAKRIDGE COVE PHASE ___ DECLARATION

Legal Description of the Property

Real property located in Utah County, State of Utah, more particularly described as follows:



Eagle Haven Preliminary Plat Approval Request

May 6, 2020, Planning Commission.

Located at 300 South Spanish Fork Parkway, including 9.289 acres.

The subject property is zoned R-1-15.

The applicant has requested that a Preliminary Plat of nineteen (19) lots be approved.

Recommendation

That the proposed Preliminary Plat be recommended for approval based on the following findings and subject to the following conditions:

Findings

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions

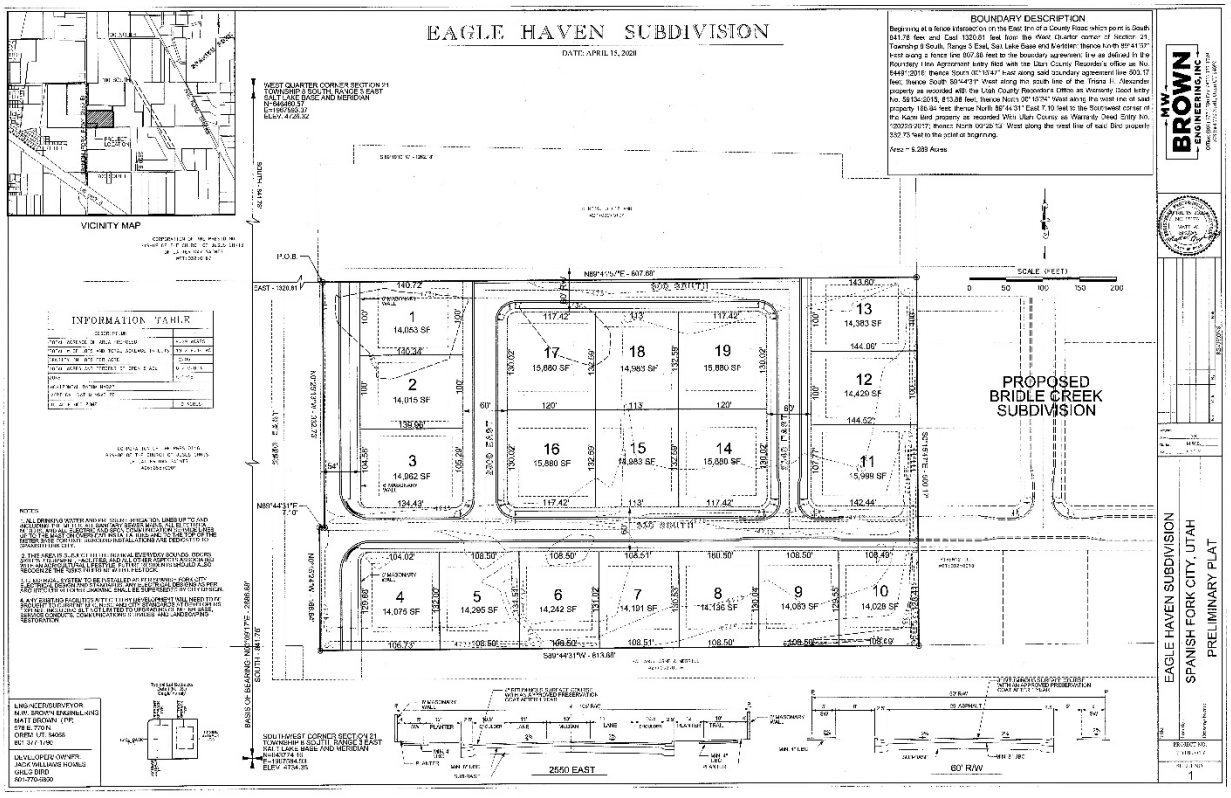
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant complies with the standard setback requirements of the R-1-15 Zone.

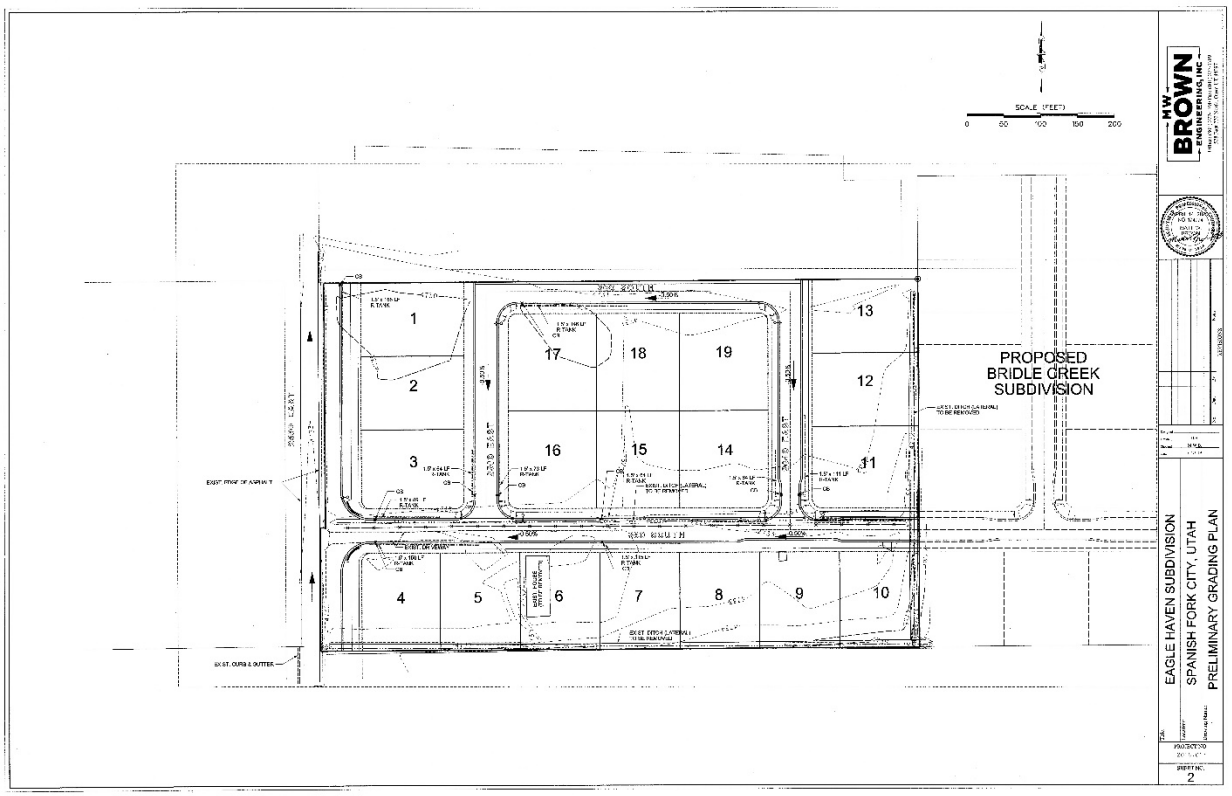
Key Issues

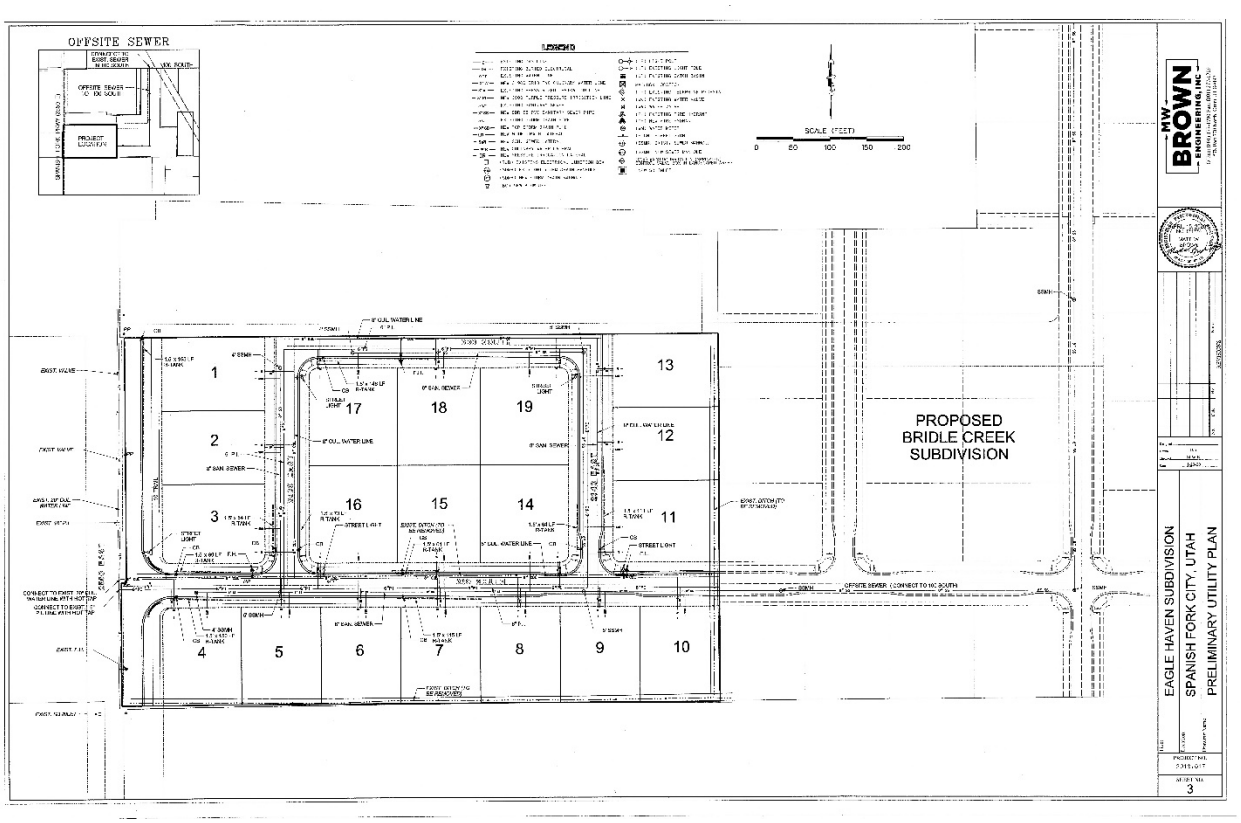
1. Setbacks.
2. Canals and Irrigation.
3. Infrastructure and Trails.
4. Utilities.
5. Power.
6. Title and Taxes.

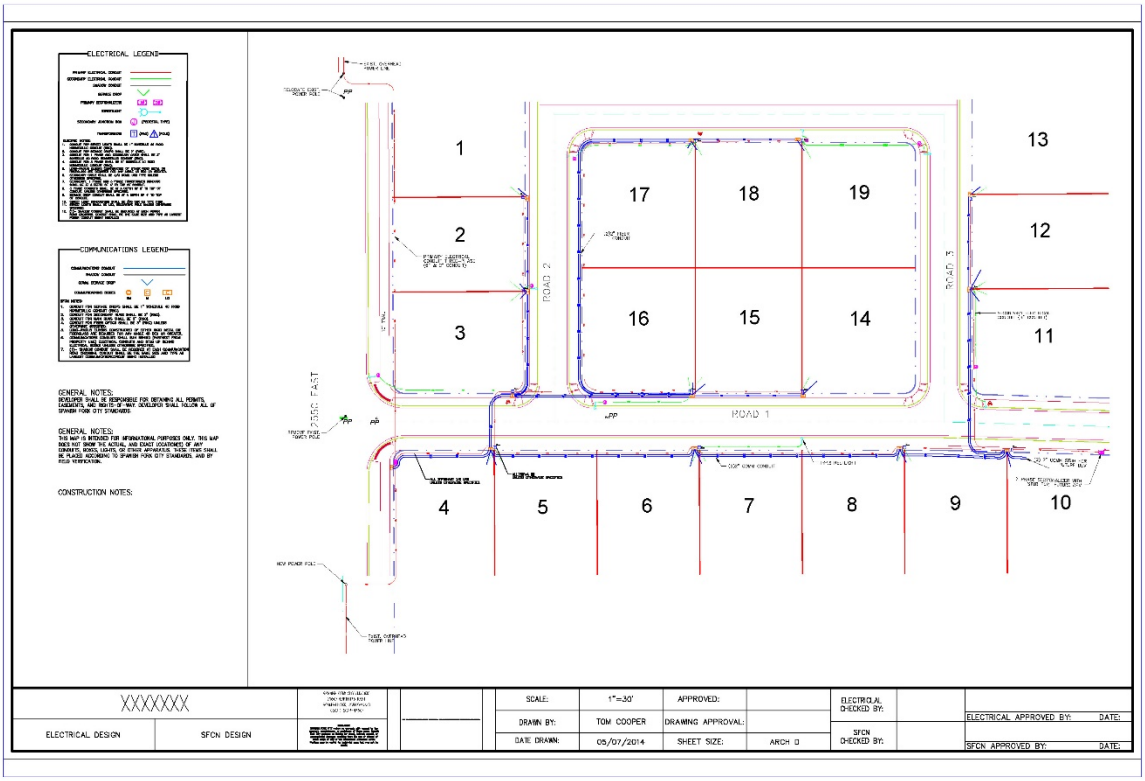
Exhibits

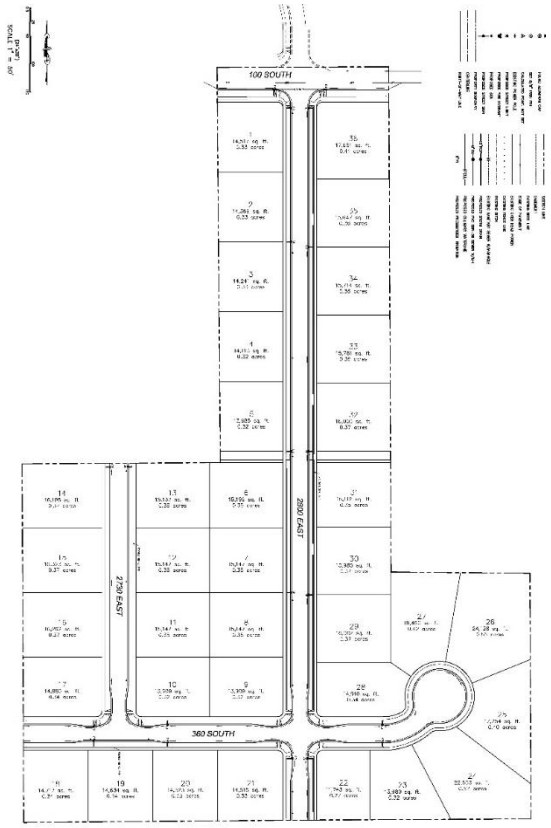
1. Preliminary Plat.


EAGLE HAVEN SUBDIVISION
DATE: APRIL 15, 2020
BOUNDARY DESCRIPTION
VICINITY MAP
INFORMATION TABLE
PROPOSED BRIDLE CREEK SUBDIVISION
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
PRELIMINARY PLAT
2550 EAST
60' R/W
SCALE (FEET)


PROPOSED BRIDLE CREEK SUBDIVISION
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
PRELIMINARY GRADING PLAN
SCALE (FEET)


OFFSITE SEWER
PROPOSED
BRIDLE CREEK
SUBDIVISION
OFFSITE SEWER (CONNECT TO MH SOUTH)
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
PRELIMINARY UTILITY PLAN


ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
GENERAL NOTES:
CONSTRUCTION NOTES:
ROAD 1
ROAD 2
ROAD 3
ELECTRICAL DESIGN
SFCN DESIGN
SCALE: 1"=30'
DRAWN BY: TOM COOPER
DATE DRAWN: 05/07/2014
APPROVED:
DRAWING APPROVAL:
SHEET SIZE: ARCH D
ELECTRICAL CHECKED BY:
SFCN CHECKED BY:
ELECTRICAL APPROVED BY: DATE:
SFCN APPROVED BY: DATE:





SPANISH FORK COMMUNITY DEVELOPMENT

Park Meadows Estates Preliminary Plat Approval Request

May 6, 2020, Planning Commission.

Located at 2800 East 100 South, including 17.03 acres.

The subject property is zoned R-1-15.

The applicant has requested that a Preliminary Plat of thirty-six (36) lots be approved.

Key Issues

1. Setbacks.
2. Street Connectivity.
3. Canals and Irrigation.
4. Fencing.
5. Infrastructure and Trails.
6. Utilities.
7. Power.

Recommendation

That the proposed Preliminary Plat be recommended for approval based on the following findings and subject to the following conditions:

Findings

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant complies with the standard setback requirements of the R-1-15 Zone.

Exhibits

1. Preliminary Plat.

PARKSIDE MEADOWS

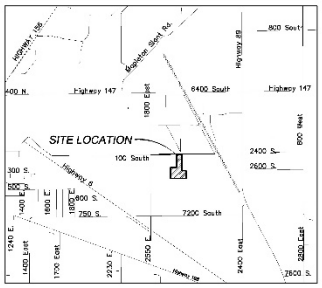
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
DT-01	DETAIL SHEET

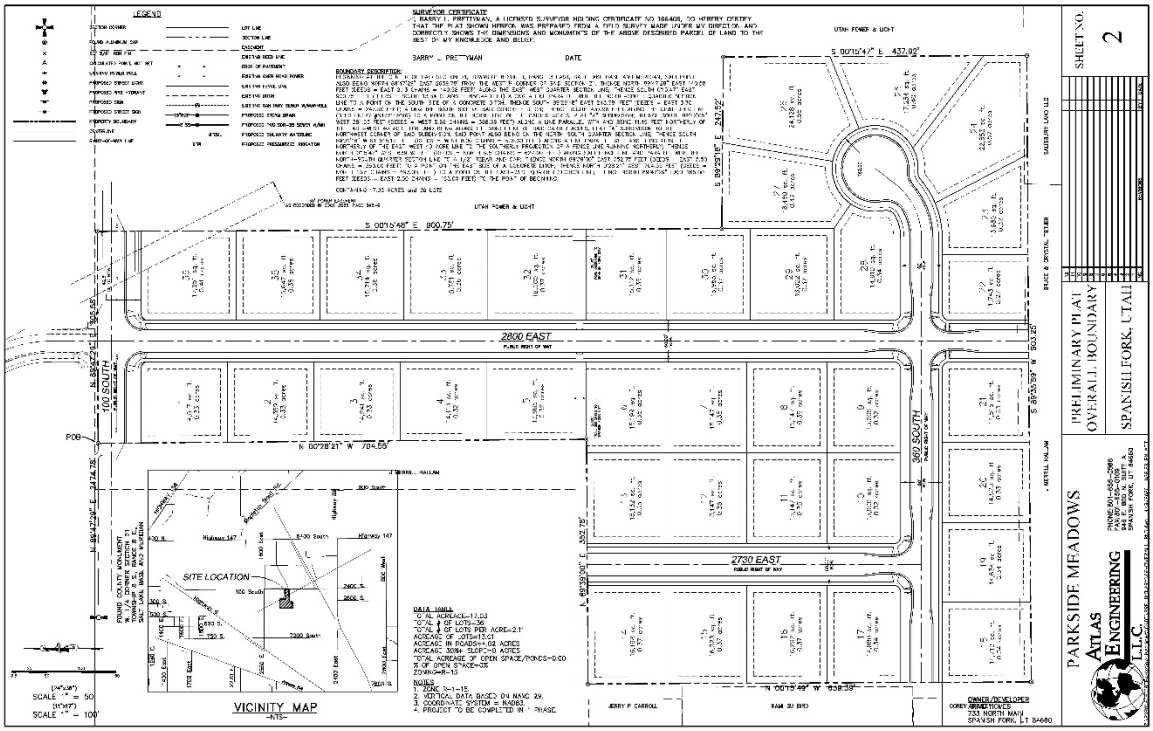
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF T-E SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY T-E DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.

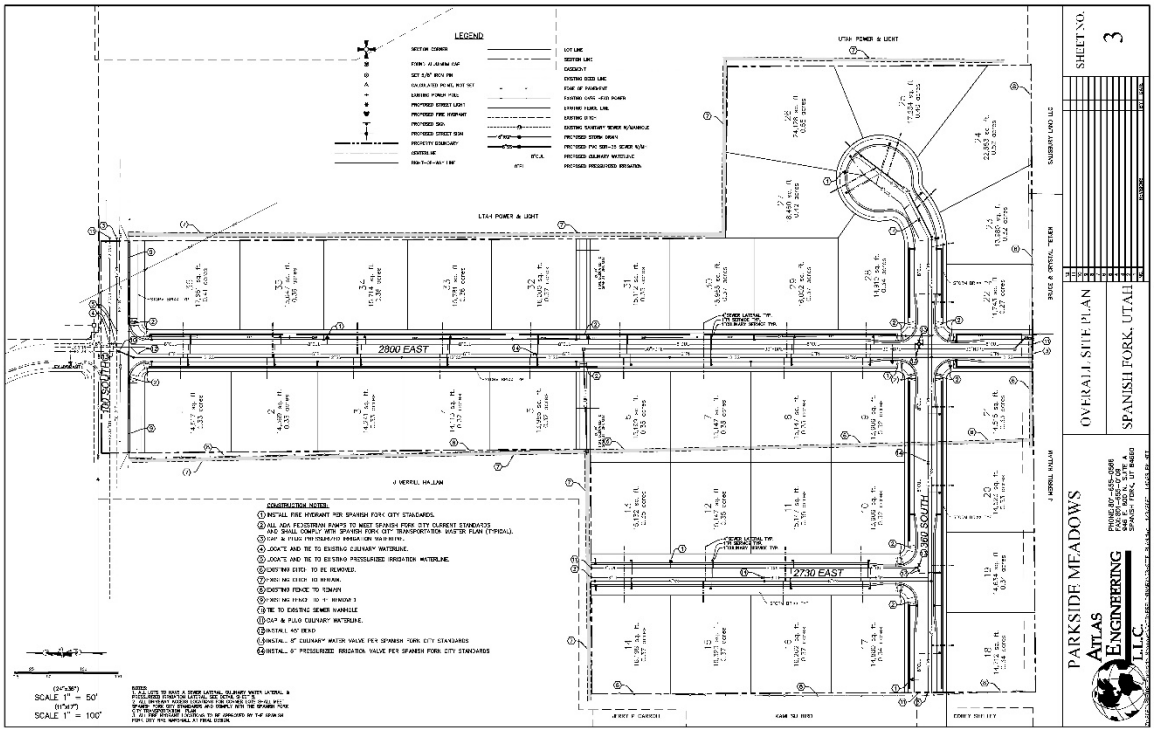
OWNER/DEVELOPER
ARNE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

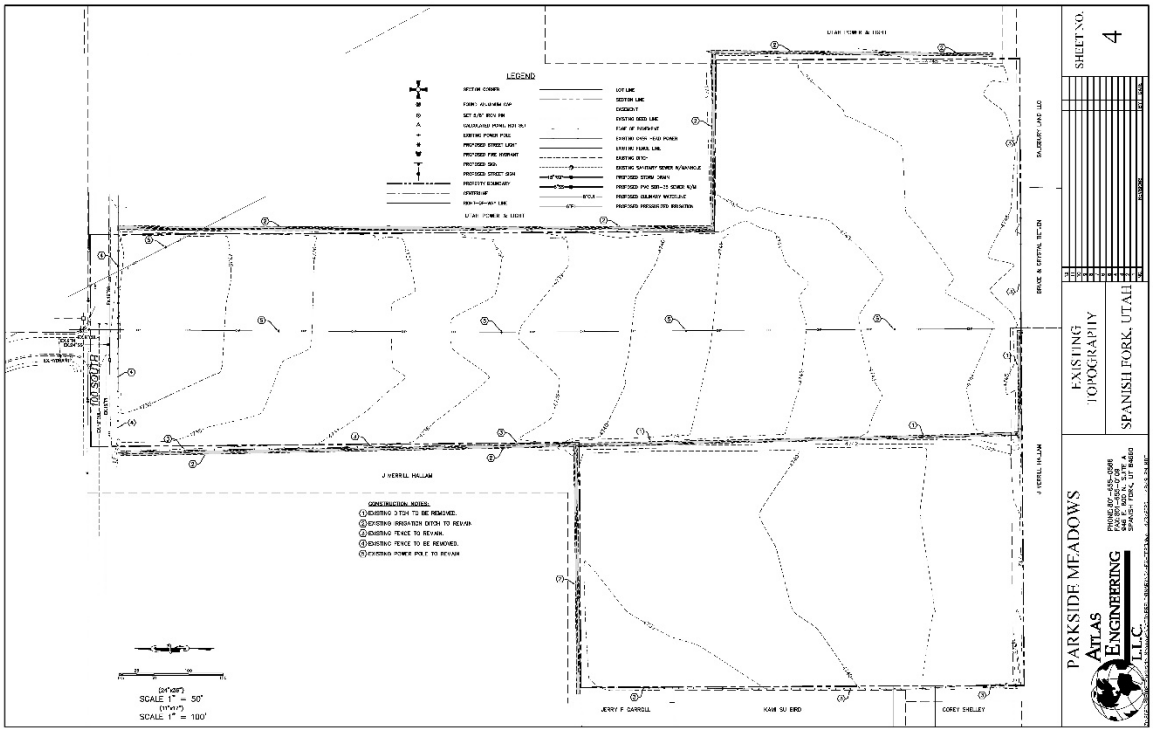


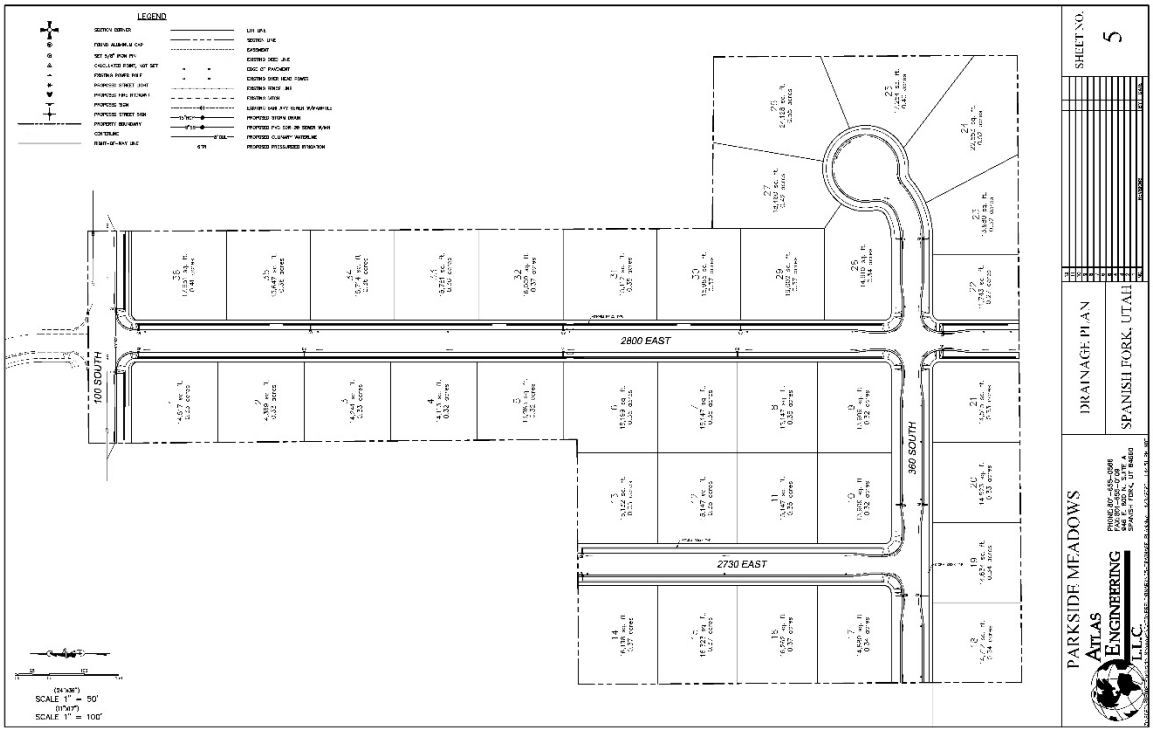
VICINITY MAP
-NTS-

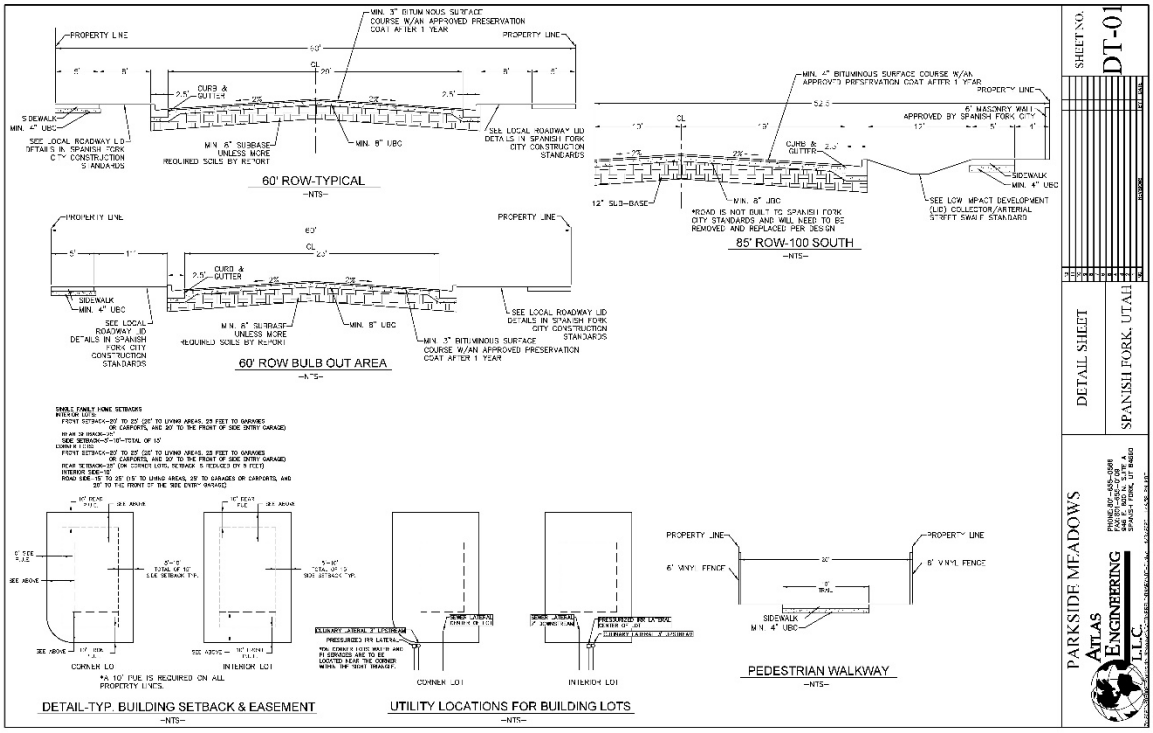
PARKSIDE MEADOWS
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0076
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

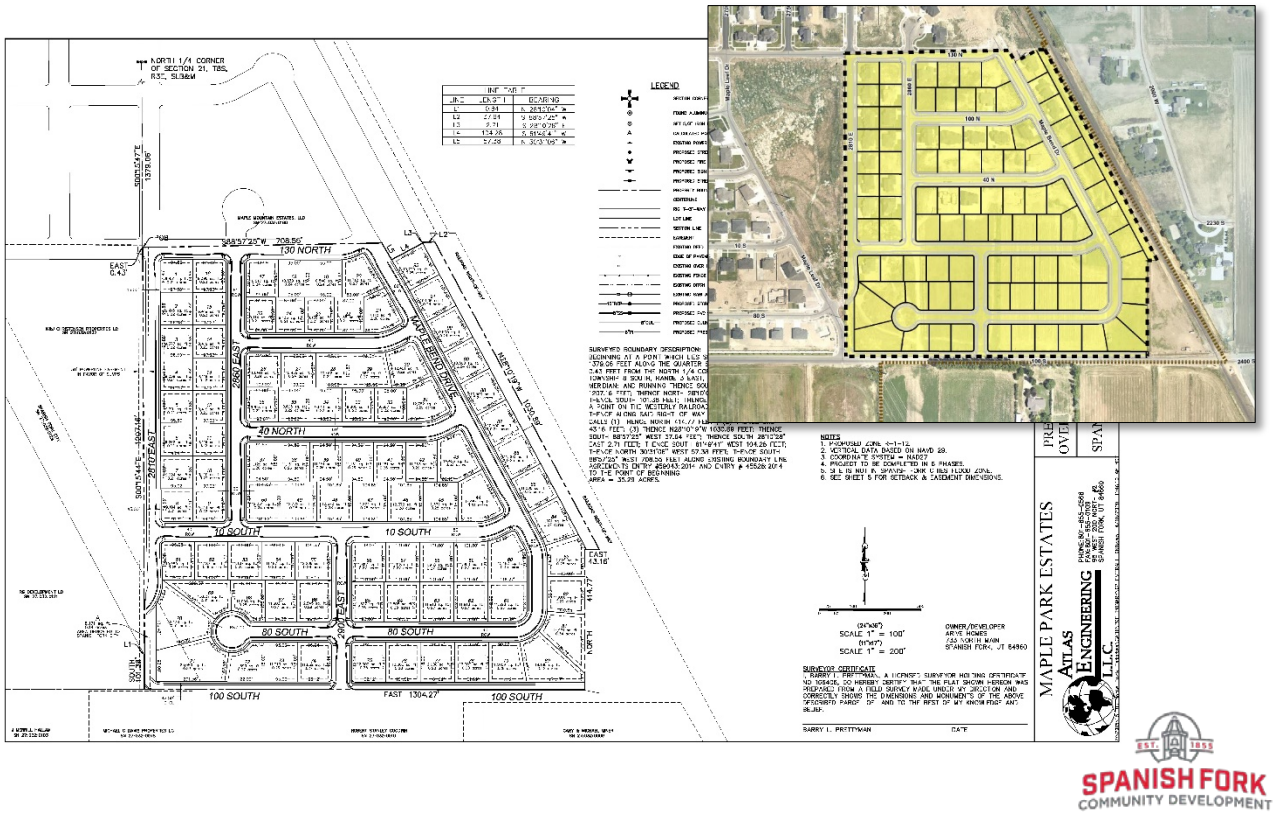



LEGEND
2800 EAST
2730 EAST
300 SOUTH
J VERRILL HALLAM
CONSTRUCTION NOTES:
SHEET NO. 3
OVERALL SITE PLAN
SPANISH FORK, UTAH
PARKSIDE MEADOWS
ATLAS ENGINEERING L.L.C.
SCALE 1" = 50'
SCALE 1" = 100'


LEGEND
J VERRILL HALLAM
CONSTRUCTION NOTES:
1 EXISTING STASH TO BE REMOVED.
2 EXISTING IRRIGATION DITCH TO REMAIN
3 EXISTING FENCE TO REMAIN.
4 EXISTING FENCE TO BE REMOVED.
5 EXISTING POWER POLE TO REMAIN
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
PARKSIDE MEADOWS
ATLAS ENGINEERING L.L.C.
SCALE 1" = 50'
SCALE 1" = 100'


LEGEND
2800 EAST
100 SOUTH
360 SOUTH
2730 EAST
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 5
DRAINAGE PLAN
SPANISH FORK, UTAH
PARKSIDE MEADOWS
ATLAS ENGINEERING L.L.C.


PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CURB & GUTTER
SIDEWALK MIN. 4" UBC
MIN. 6" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
SEE LOCAL ROADWAY I.D DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW-TYPICAL
-NTS-
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROV'D PRESERVATION COAT AFTER 1 YEAR
6' MASONRY WALL APPROVED BY SPANISH FORK CITY
12" SUB-BASE
MIN. 8" UBC
*ROAD IS NOT BUILT TO SPANISH FORK CITY STANDARDS AND WILL NEED TO BE REMOVED AND REPLACED PER DESIGN
SEE LOW IMPACT DEVELOPMENT (LID) COLLECTOR/ARTERIAL STREET SWALE STANDARD
85' ROW-100 SOUTH
-NTS-
60' ROW BULB OUT AREA
-NTS-
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ALL PROPERTY LINES.
UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-
6' VINYL FENCE
SIDEWALK MIN. 4" UBC
PEDESTRIAN WALKWAY
-NTS-
SHEET NO. DT-01
DETAIL SHEET
SPANISH FORK, UTAH
PARKSIDE MEADOWS
ATLAS ENGINEERING L.L.C.



Maple Park Estates Preliminary Plat Approval Request

May 6, 2020, Planning Commission.

Located at 3000 East 100 South, including 35.29 acres.

The subject property is zoned R-1-12.

The applicant has requested that a Preliminary Plat of ninety-two (92) lots be reapproved. The original Plat contained 95 lots on 36.76 acres.

Recommendation

That the proposed Preliminary Plat be recommended for approval based on the following findings and subject to the following conditions:

Findings

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Key Issues

1. Development History.
2. Railroad Property.
3. Fencing and Walls.
4. Infrastructure and Trails.
5. Utilities.
6. Power.

Exhibits

1. Preliminary Plat.
2. Preliminary Plat (2017).

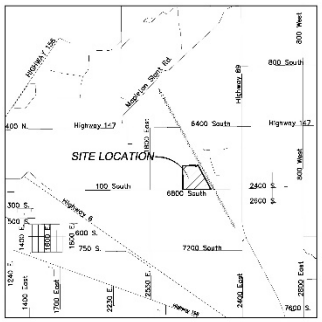
MAPLE PARK ESTATES

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

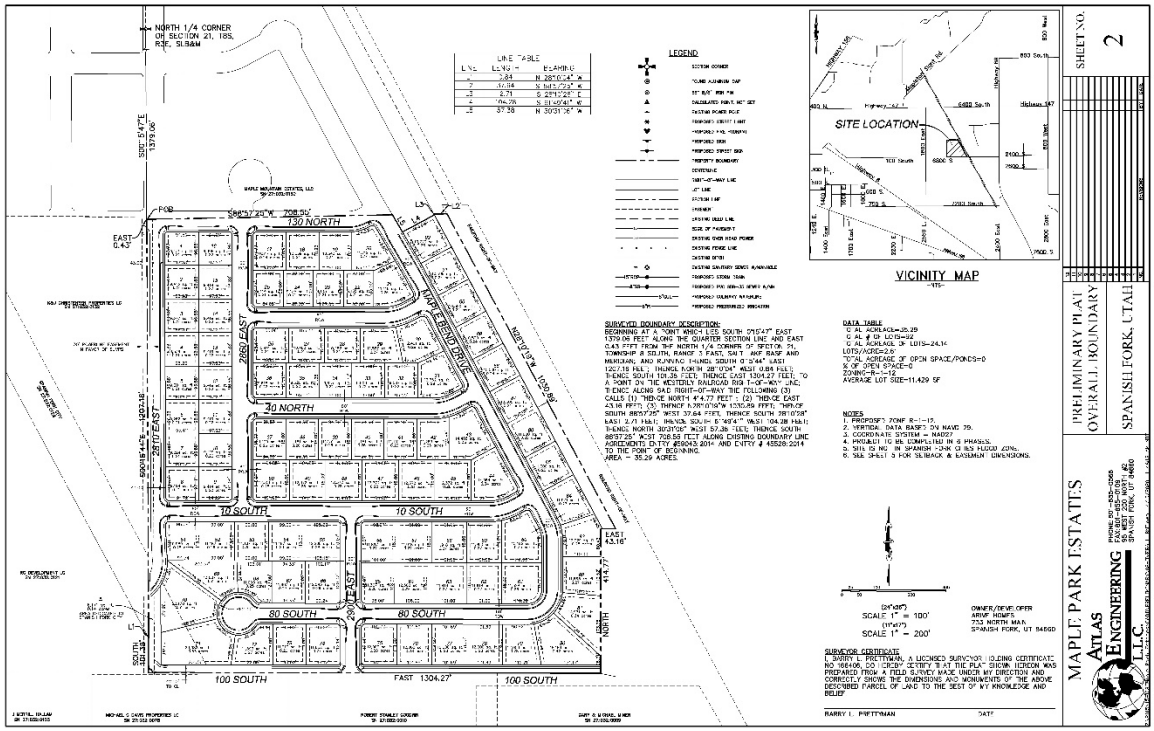
SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DETAIL SHEET
6	PHASING PLAN
7	DRAINAGE PLAN

GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.

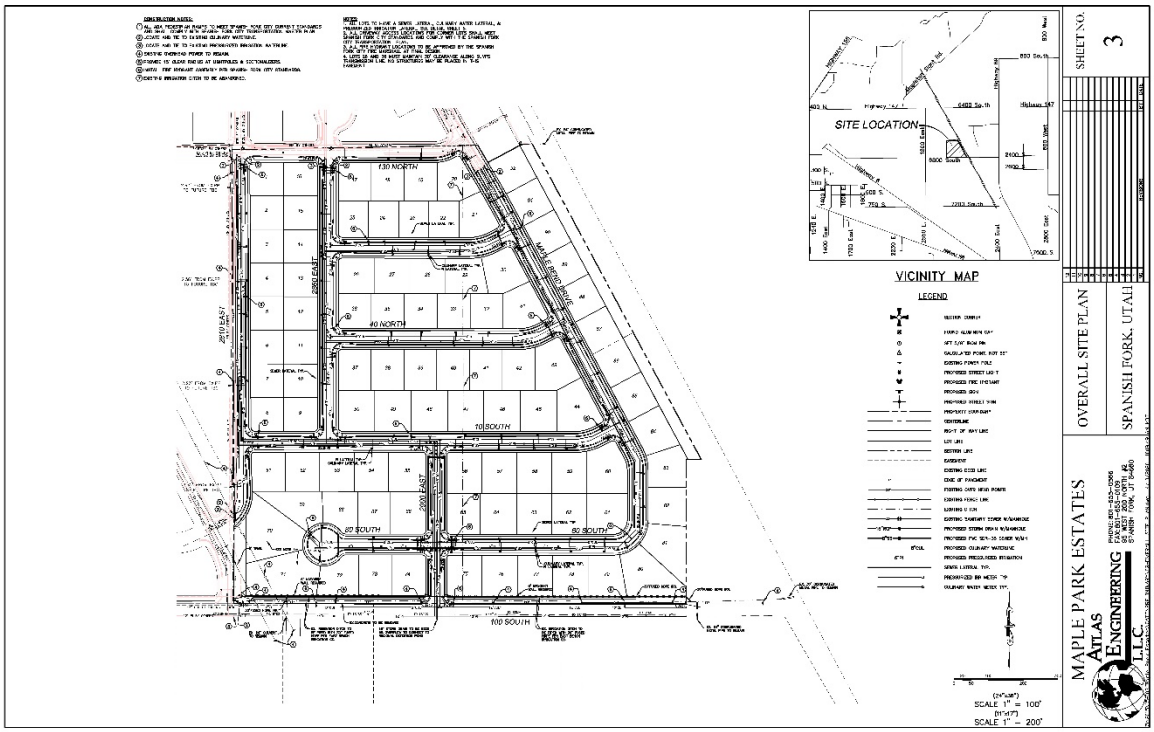


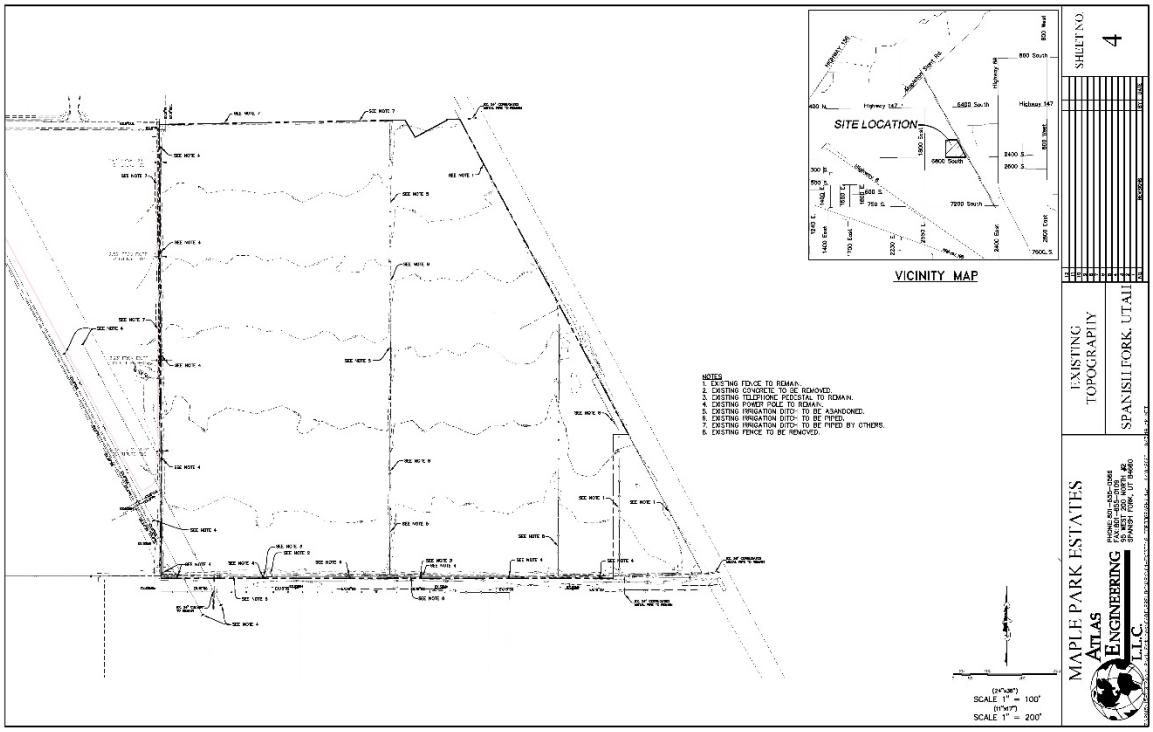
VICINITY MAP
-NTS-

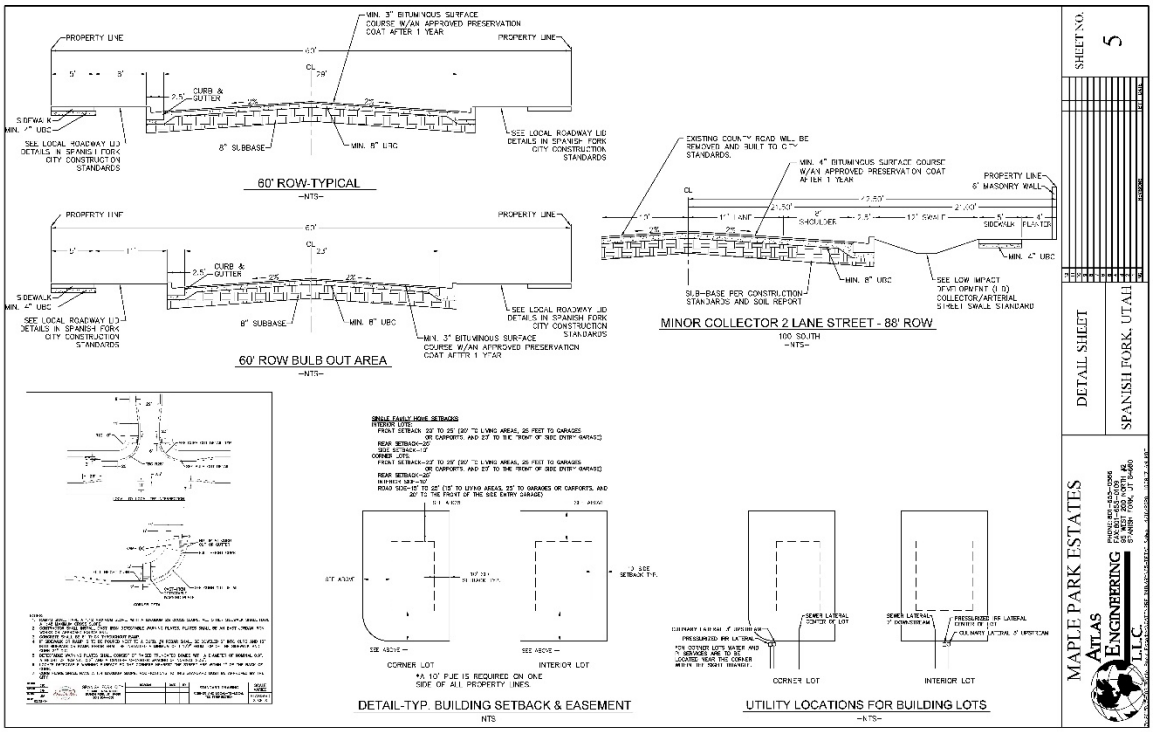
MAPLE PARK ESTATES
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

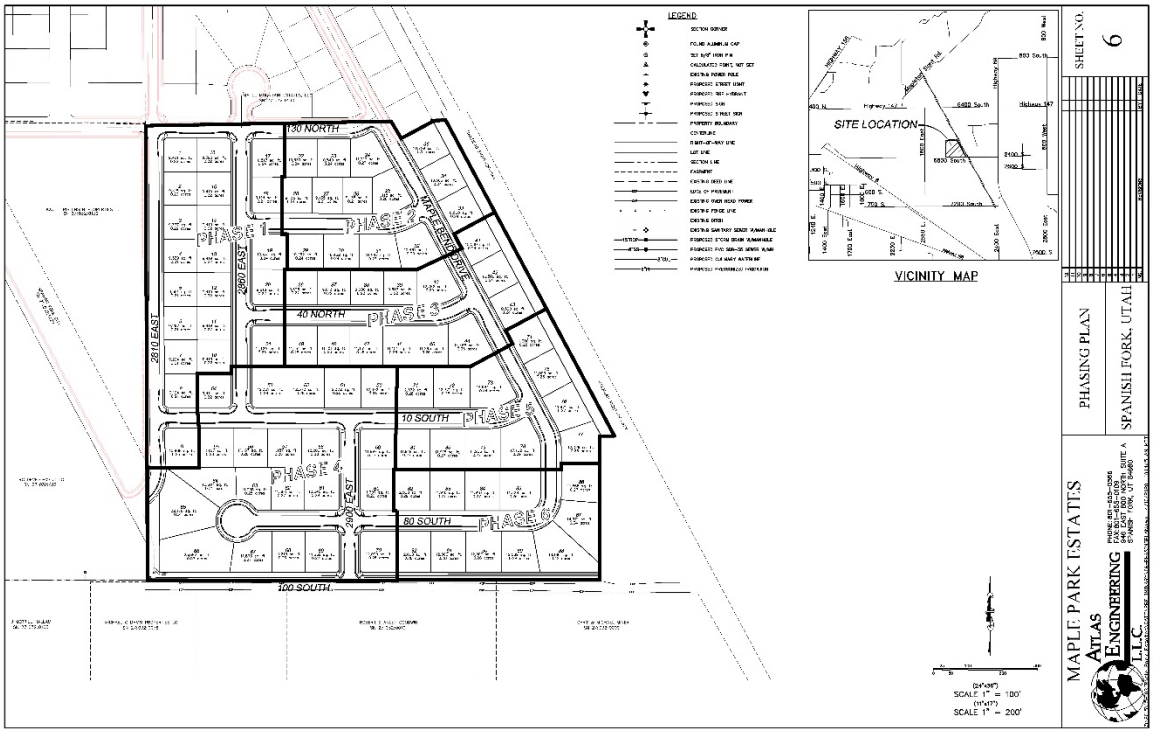


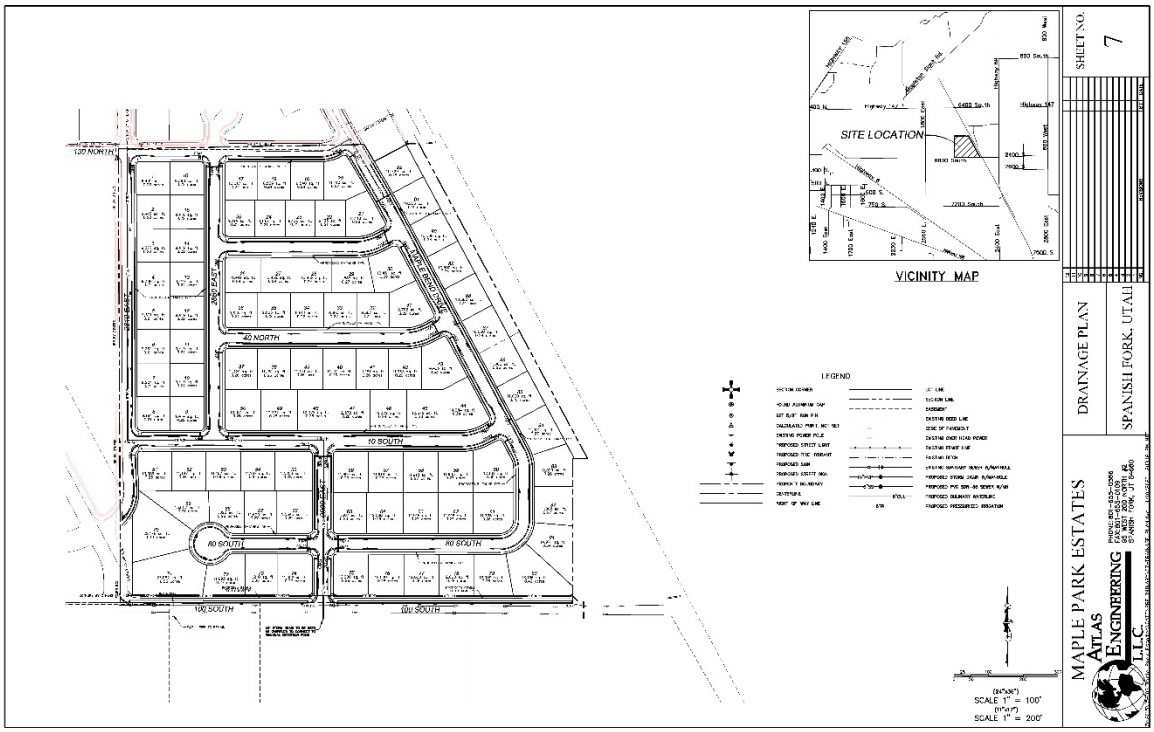
SHEET NO. 2
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
MAPLE PARK ESTATES
ATLAS ENGINEERING L.L.C.

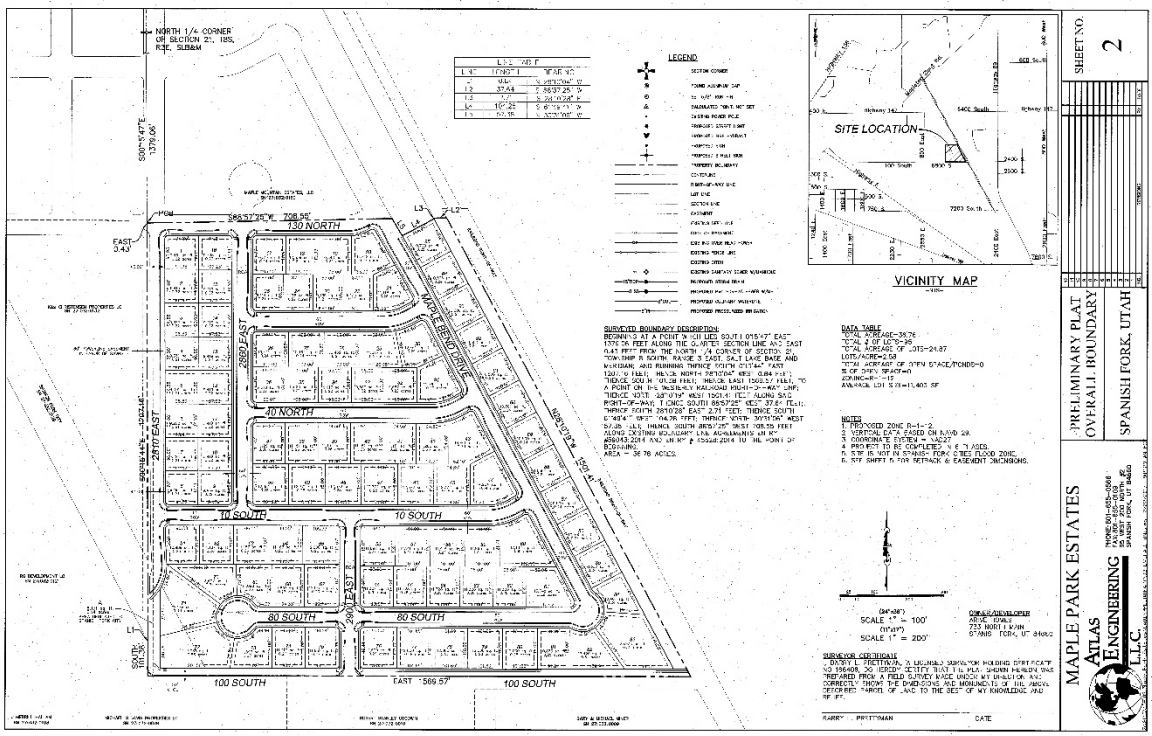

SITE LOCATION
VICINITY MAP
LEGEND
130 NORTH
40 NORTH
60 SOUTH
100 SOUTH
2200 EAST
2510 EAST
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 3
OVERALL SITE PLAN
SPANISH FORK, UTAH
MAPLE PARK ESTATES
ATLAS ENGINEERING L.L.C.

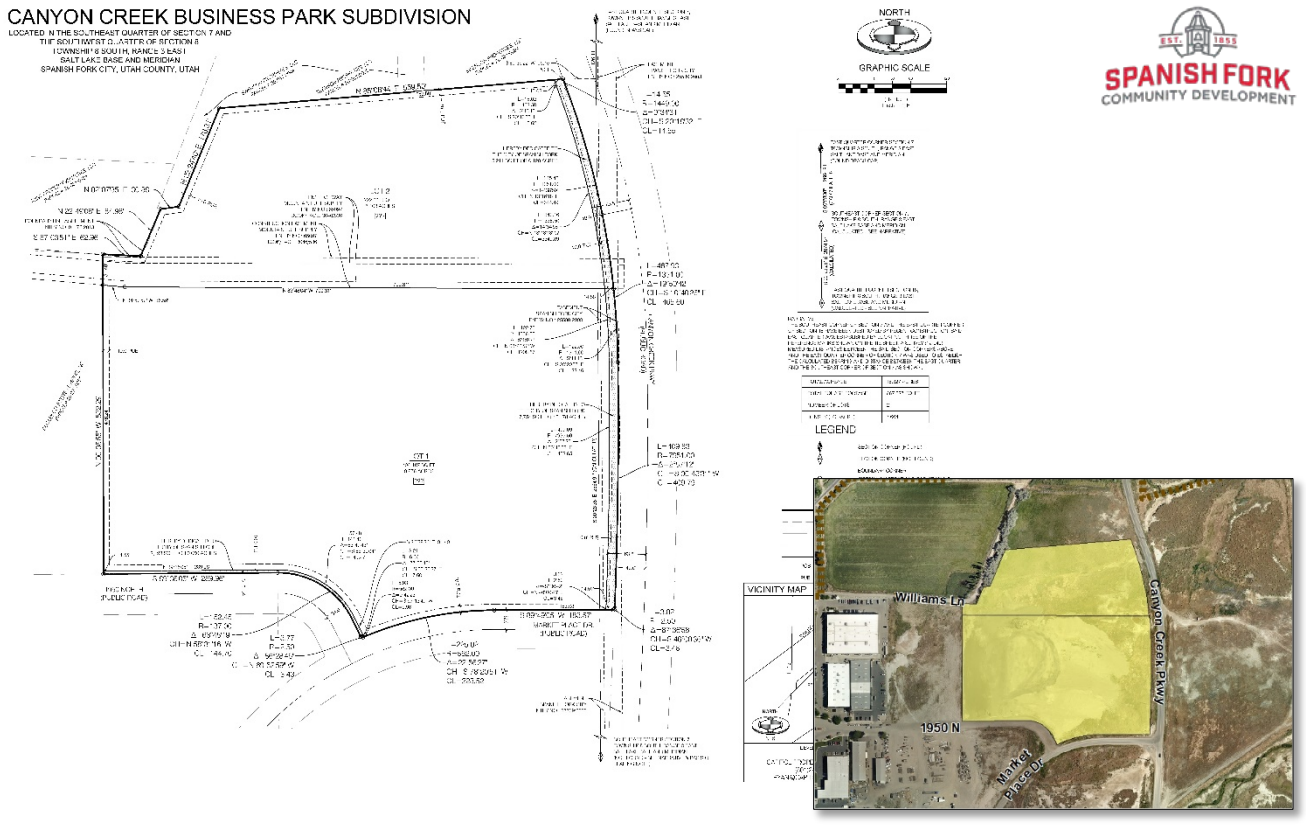

NOTES
1. EXISTING FENCE TO REMAIN.
2. EXISTING CONCRETE TO BE REMOVED.
3. EXISTING TELEPHONE PEDESTAL TO REMAIN.
4. EXISTING POWER POLE TO REMAIN.
5. EXISTING IRRIGATION DITCH TO BE ABANDONED.
6. EXISTING IRRIGATION DITCH TO BE PIPED.
7. EXISTING IRRIGATION DITCH TO BE PIPED BY OTHERS.
8. EXISTING FENCE TO BE REMOVED.
SITE LOCATION
VICINITY MAP
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MAPLE PARK ESTATES
ATLAS ENGINEERING L.L.C.


60' ROW-TYPICAL
60' ROW BULB OUT AREA
MINOR COLLECTOR 2 LANE STREET - 88' ROW
DETAIL-TYP. BUILDING SETBACK & EASEMENT
UTILITY LOCATIONS FOR BUILDING LOTS
SHEET NO. 5
DETAIL SHEET
SPANISH FORK, UTAH
MAPLE PARK ESTATES
ATLAS ENGINEERING L.L.C.


130 NORTH
280 EAST
40 NORTH
10 SOUTH
80 SOUTH
100 SOUTH
MAPLE GREEN DRIVE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
SITE LOCATION
VICINITY MAP
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
MAPLE PARK ESTATES
ATLAS ENGINEERING L.L.C.


SITE LOCATION
VICINITY MAP
LEGEND
MAPLE PARK ESTATES
DRAINAGE PLAN
SPANISH FORK, UTAH
SHEET NO.
7
ATLAS ENGINEERING L.L.C.
SCALE 1" = 100'
SCALE 1" = 200'


NORTH 1/4 CORNER OF SECTION 21, T8S, R3E, SLB&M
S89°37'38"E 708.95'
130 NORTH
40 NORTH
10 SOUTH
80 SOUTH
100 SOUTH
MAPLE RIDGE DRIVE
2680 EAST
2810 EAST
EAST 566.57'
SITE LOCATION
VICINITY MAP
LEGEND
SURVEYED BOUNDARY DESCRIPTION:
DATA TABLE
NOTES
SCALE 1" = 100'
SCALE 1" = 200'
SURVEYOR CERTIFICATE
MAPLE PARK ESTATES
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SHEET NO. 2



Capitol Properties (Canyon Creek Business Park Subdivision) Preliminary Plat Approval Request

May 6, 2020, Planning Commission.

Located at 1950 North Canyon Creek Parkway, including 15.3 acres.

The subject property is zoned I-1 (Light Industrial).

The applicant has requested that a Preliminary Plat of two (2) lots be approved.

Recommendation

That the proposed Preliminary Plat be approved based on the following finding and subject to the following conditions:

Finding

1. That the application conforms to the City's Zoning Map designation.

Conditions

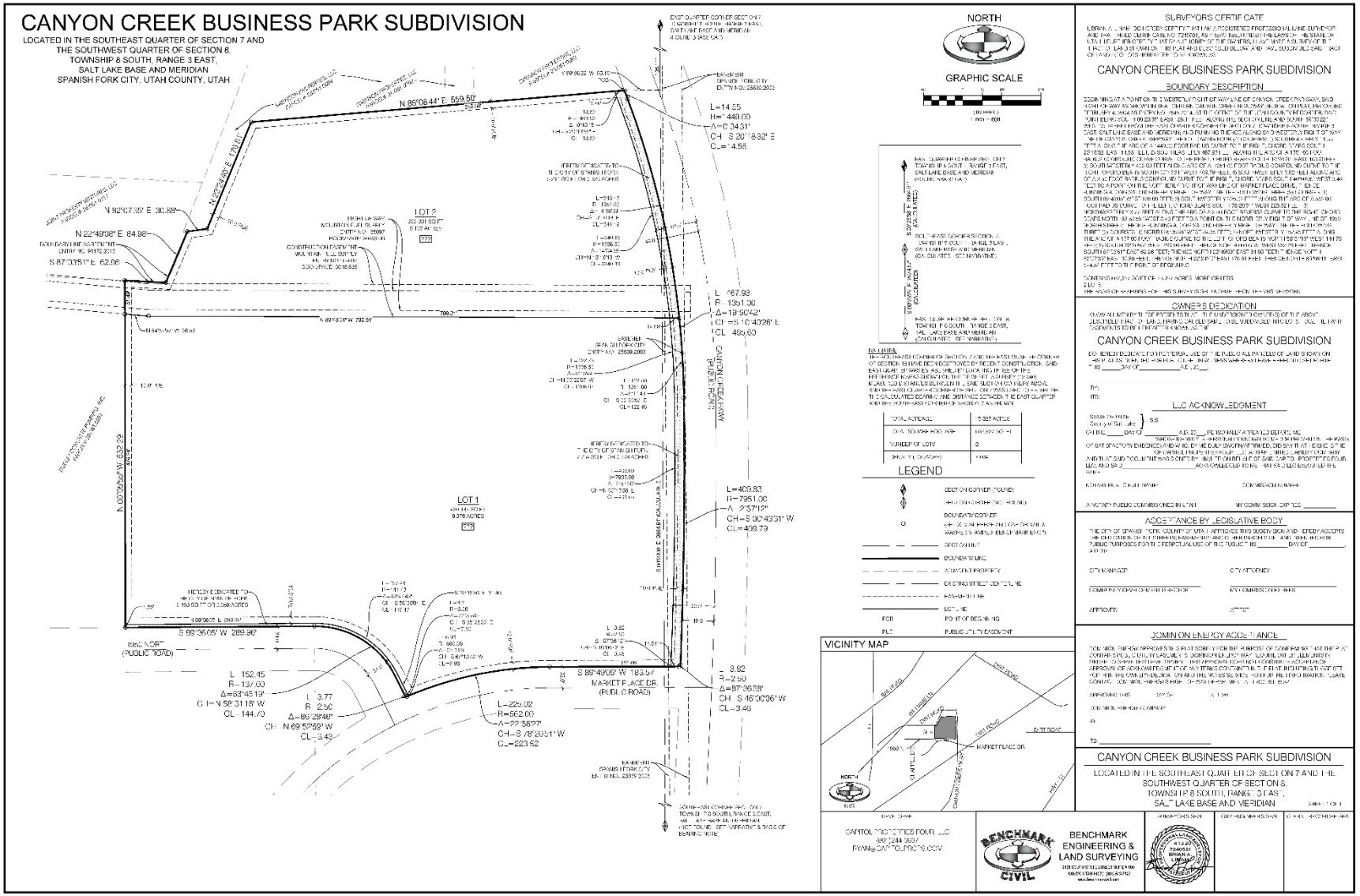
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

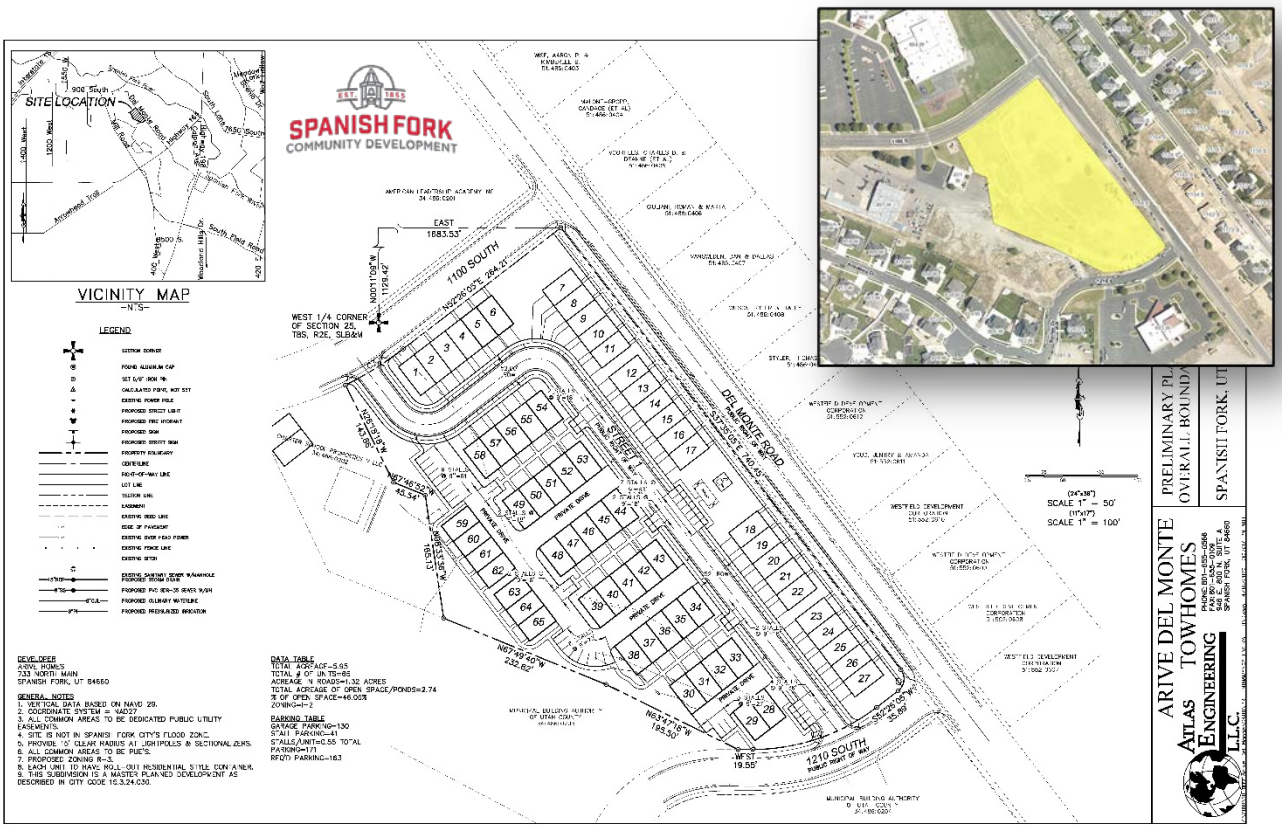
Key Issues

1. Future Development
2. Infrastructure.
3. Utilities.

Exhibits

1. Preliminary Plat.


CANYON CREEK BUSINESS PARK SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN SPANISH FORK CITY, UTAH COUNTY, UTAH
EAST QUARTER CORNER SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (FOUND 2 INCH CAP)
N 85°08'44" E 559.50'
N 92°07'55" E 30.88'
N 22°49'08" E 84.98'
S 87°00'51" E 62.06'
N 22°49'08" E 218.61'
LOT 2
202,201 SQ FT
4.643 ACRES
222
LOT 1
409,161 SQ FT
9.376 ACRES
221
L=14.55
R=440.00
Δ=0°34'31"
CH: S 20°18'32" E
CL=14.55
L 67.93
R 1951.00
Δ=1°59'42"
CH=S 19°43'26" E
CL 467.60
L=409.83
R=7951.00
Δ=2°57'12"
CH=S 20°43'31" W
CL=409.79
L=3.92
R=2.50
Δ=87°36'58"
CH: S 46°00'36" W
CL=3.46
L=229.02
R=562.00
Δ=23°21'27"
CH=S 78°20'51" W
CL=227.52
L 152.45
R=137.00
Δ=63°45'19"
CH=N 58°31'18" W
CL=144.70
L 3.77
R 2.50
Δ=86°28'48"
CH: N 69°57'59" W
CL=3.43
N 0°09'05" W 632.29
S 89°06'05" W 289.96'
S 89°49'05" W 183.57'
MARKET PLACE DR.
(PUBL. C ROAD)
1860 N. OFF
(PUBLIC ROAD)
CANYON CREEK PKWY
(PUBLIC ROAD)
DEAD COUNTRY BUILDING INC
(PARCEL NO. 46:0081)
JOINT PROPERTY VENTURES, LLC
(PARCEL NO. 46:0077)
MARSHON PROPERTIES, LLC
(PARCEL NO. 46:0076)
CHRISTENSEN FAMILY LIMITED PARTNERSHIP
(PARCEL NO. 46:0078)
BASIS OF BEARING: N 89°06'22" W 63.16' FROM THE EAST QUARTER CORNER SECTION 7 TO THE SOUTHEAST CORNER SECTION 7
BASIS OF BEARING: SPANISH FORK CITY ENTRY NO. 25539:2003
NORTH
GRAPHIC SCALE
1 INCH = 60 FT
BASIS OF BEARING: THE EAST LINE OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (CALCULATED - SEE NARRATIVE)
SOUTHEAST CORNER SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (FOUND 2 INCH CAP)
S 0°09'05" W 2639.07' (CALCULATED)
NORTHEAST CORNER SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (FOUND 2 INCH CAP)
NARRATIVE
THE COORDINATES FOR THE EAST QUARTER CORNER OF SECTION 7 AND THE SOUTHEAST CORNER OF SECTION 7 HAVE BEEN HELD AS SHOWN BY RECENT CONSTRUCTION. SAID EAST LINE OF SECTION 7 WAS ESTABLISHED USING THE BEARING OF THE REFERENCE BASIS SHOWN ON THIS PLAT BETWEEN THE SAID EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 7 AS SHOWN ON THIS PLAT. THE DISTANCE BETWEEN THESE TWO POINTS WAS THEN SCALED USING A COMBINED FACTOR OF 0.999677 TO OBTAIN THE CALCULATED BEARING AND DISTANCE BETWEEN THE EAST QUARTER AND THE SOUTHEAST CORNER OF SECTION 7 AS SHOWN.
TOTAL ACREAGE: 15.027 ACRES
TOTAL SQUARE FOOTAGE: 654,594 SQ. FT.
NUMBER OF LOTS: 2
DENSITY (LOTS/ACRE): 7.985
LEGEND
SECTION CORNER (FOUND)
REBAR AND CAP (SET, STAMPED "BENCHMARK CIVIL")
BOUNDARY CORNER (SET 24" REBAR AND CAP WITH CHISELED X, WASHER IS MARKED BENCHMARK ENGR.)
SECTION LINE
BOUNDARY LINE
ADJACENT PROPERTY
EXISTING STREET CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
POB POINT OF BEGINNING
PUE PUBLIC UTILITY EASEMENT
VICINITY MAP
1860 N OFF
MARKET PLACE DR.
CANYON CREEK PKWY
NORTH
NTS
SURVEYOR'S CERTIFICATE
I, BRIAN A. JAMES, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS
CANYON CREEK BUSINESS PARK SUBDIVISION
BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CANYON CREEK PARKWAY, SAID POINT BEING N 89°06'22" W 63.16 FEET ALONG THE SECTION LINE AND SOUTH 2639.07 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF CANYON CREEK PARKWAY THE FOLLOWING SIX (6) COURSES: SOUTHERLY 14.55 FEET ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 20°18'32" EAST 14.55 FEET; SOUTH 19°43'26" EAST 467.93 FEET ALONG THE ARC OF A 1951.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 20°43'31" WEST 409.83 FEET; SOUTH 2°57'12" WEST 67.98 FEET ALONG THE ARC OF A 1951.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 1°48'41" WEST 67.98 FEET; SOUTH 0°09'05" EAST 632.29 FEET; SOUTH 89°49'05" WEST 183.57 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MARKET PLACE DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: NORTHWESTERLY 3.92 FEET ALONG THE ARC OF A 2.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 46°36'59" WEST 3.49 FEET TO A POINT ON THE NORTH LINE OF 1860 NORTH OFF (PUBLIC ROAD); THENCE NORTHWESTERLY 229.02 FEET ALONG THE ARC OF A 562.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 78°20'51" WEST 227.52 FEET; NORTH 69°57'59" WEST 3.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 1860 NORTH OFF (PUBLIC ROAD); THENCE NORTH 58°31'18" WEST 144.70 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CANYON CREEK PARKWAY; THENCE NORTHERLY 152.45 FEET ALONG THE ARC OF A 137.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 31°48'41" EAST 144.70 FEET; NORTH 63°45'19" EAST 30.88 FEET; NORTH 22°49'08" EAST 84.98 FEET; NORTH 87°00'51" WEST 62.06 FEET; NORTH 22°49'08" EAST 218.61 FEET TO THE POINT OF BEGINNING.
CONTAINS 654,594 SQUARE FEET OR 15.027 ACRES, MORE OR LESS.
BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 0°09'05" WEST BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SURVEYED, HEREBY DIVIDE SAID TRACT INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT
CANYON CREEK BUSINESS PARK SUBDIVISION
AND DO HEREBY DEDICATE TO PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS STREETS, THE SAME TO BE USED FOR PUBLIC THOROUGHFARES AND UTILITY PURPOSES AS MAY BE AUTHORIZED BY THE CITY COUNCIL OF SPANISH FORK CITY. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.
BY: _____
ITS: _____
L.L.C. ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }
ON THE ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO, BY DULY SWORN OR AFFIRMED, DID SAY THAT (S)HE IS THE _____ OF CAPITOL PROPERTIES FOUR, L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.
NOTARY PUBLIC (SIGNATURE) COMMISSION NUMBER
A NOTARY PUBLIC COMMISSIONED IN UTAH MY COMMISSION EXPIRES _____
ACCEPTANCE BY LEGISLATIVE BODY
THE CITY OF SPANISH FORK, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND OTHER PROPERTY DEDICATED TO SAID PUBLIC FOR PUBLIC PURPOSES FOR THE BENEFICIAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 20__.
CITY MANAGER CITY ATTORNEY
COMMUNITY DEVELOPMENT DIRECTOR MY COMMISSION EXPIRES
ATTEST:
APPROVAL
JOINT USE ENERGY ACCEPTANCE
THE UNDERSIGNED ENERGY APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. HOWEVER, ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND CERTIFICATE, AND DOES NOT OBLIGATE ENERGY TO INSTALL UTILITIES FOR ANY LOT SHOWN ON THE PLAT UNLESS AND UNTIL THE TERMS AND CONDITIONS FOR UTILITY INSTALLATION ARE AGREED TO BY ENERGY AND A CONTRACT IS SIGNED.
APPROVED THIS ____ DAY OF _____, A.D. 20__.
ENERGY COMPANY
BY: _____
ITS: _____
CANYON CREEK BUSINESS PARK SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SHEET 1 OF 1
DRAWN BY:
CAPITOL PROPERTIES FOUR, LLC
801.744.0697
RYAN@CAPITOLPROPERTIES.COM
BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
CHECKED BY:
BRIAN A. JAMES
7240531
UTAH
SURVEYOR
DATE:
CITY ENGINEER'S SIGNATURE
CHECKED BY:



Del Monte Townhomes Zone Change and Preliminary Plat Approval Request

May 6, 2020, Planning Commission.

Located at 800 West Del Monte Road, including 5.95 acres.

The subject property is currently zoned I-2, Medium Industrial and B-P, Business Park.

The applicant has requested a Zone Change to R-3 Residential and Preliminary Plat approval for a sixty-five-home Master Planned Development.

Key Issues

1. Zoning.
2. Density.
3. Traffic.
4. Infrastructure.
5. Utilities.
6. Building Elevations.

Recommendation

That the proposed Zone Change and Preliminary Plat be recommended for approval based on the following findings and subject to the following conditions:

Findings

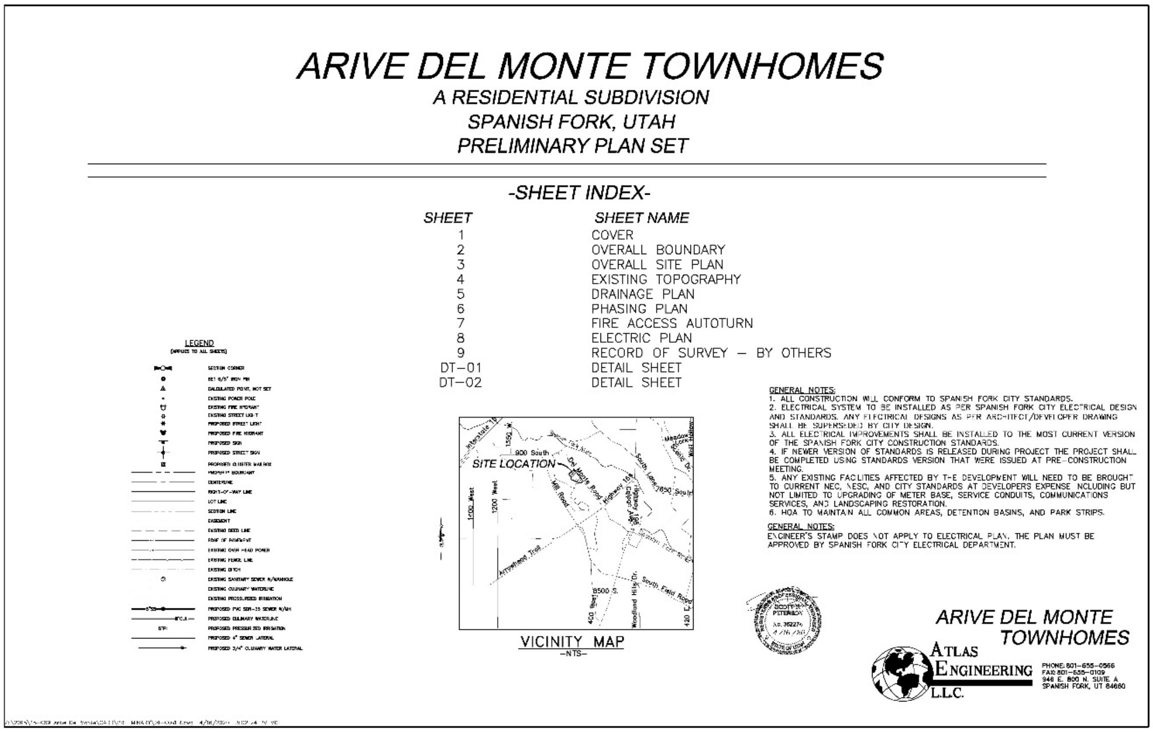
1. That the project conforms to the City's General Plan and Construction Standards.

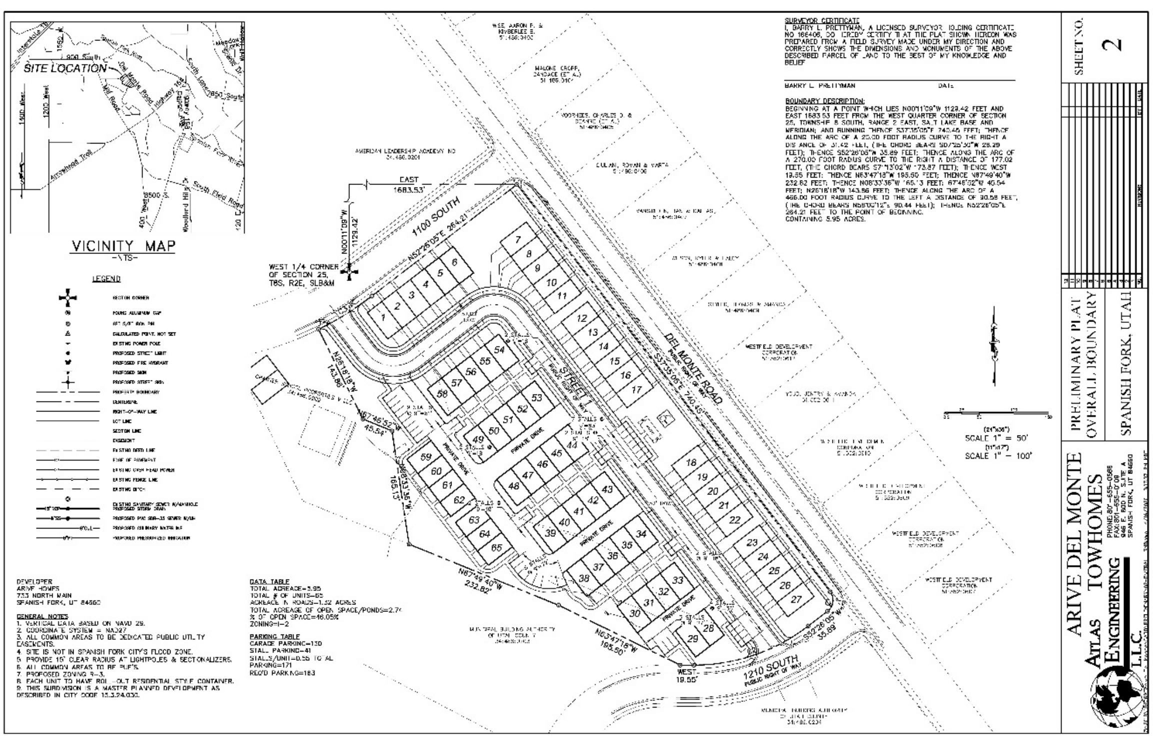
Conditions

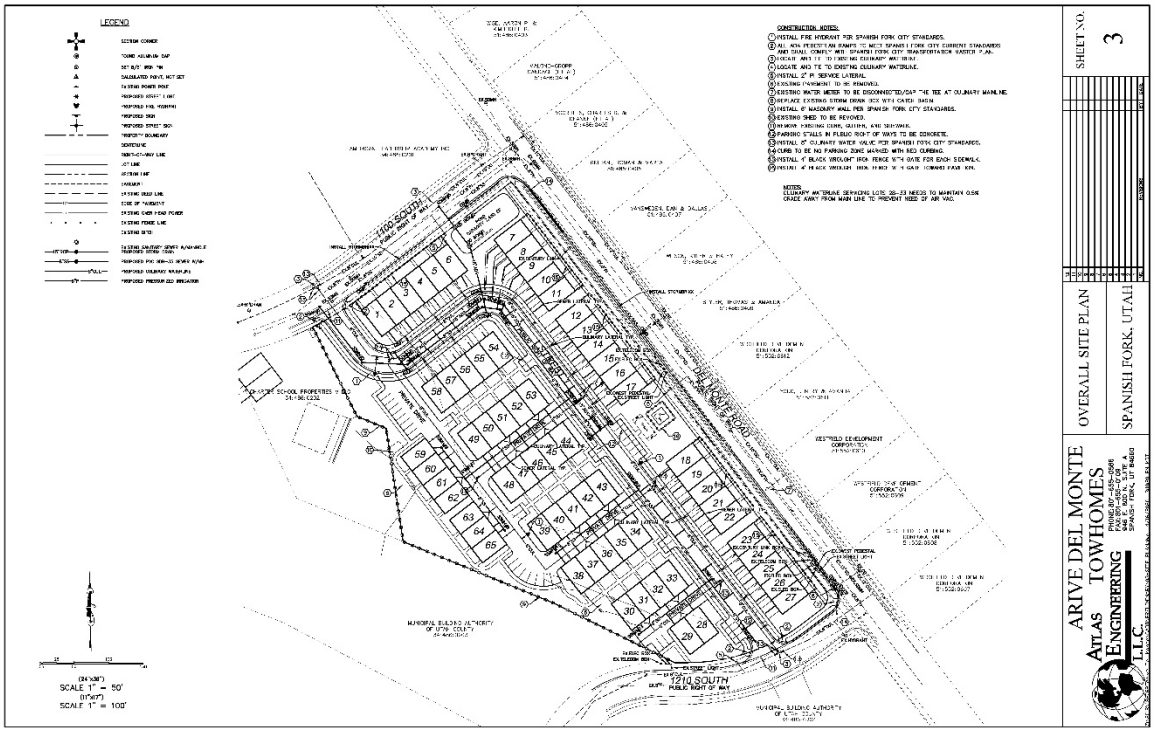
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines and issues raised by the DRC.
3. That the applicant participates in area street improvements as described in the attached memo.

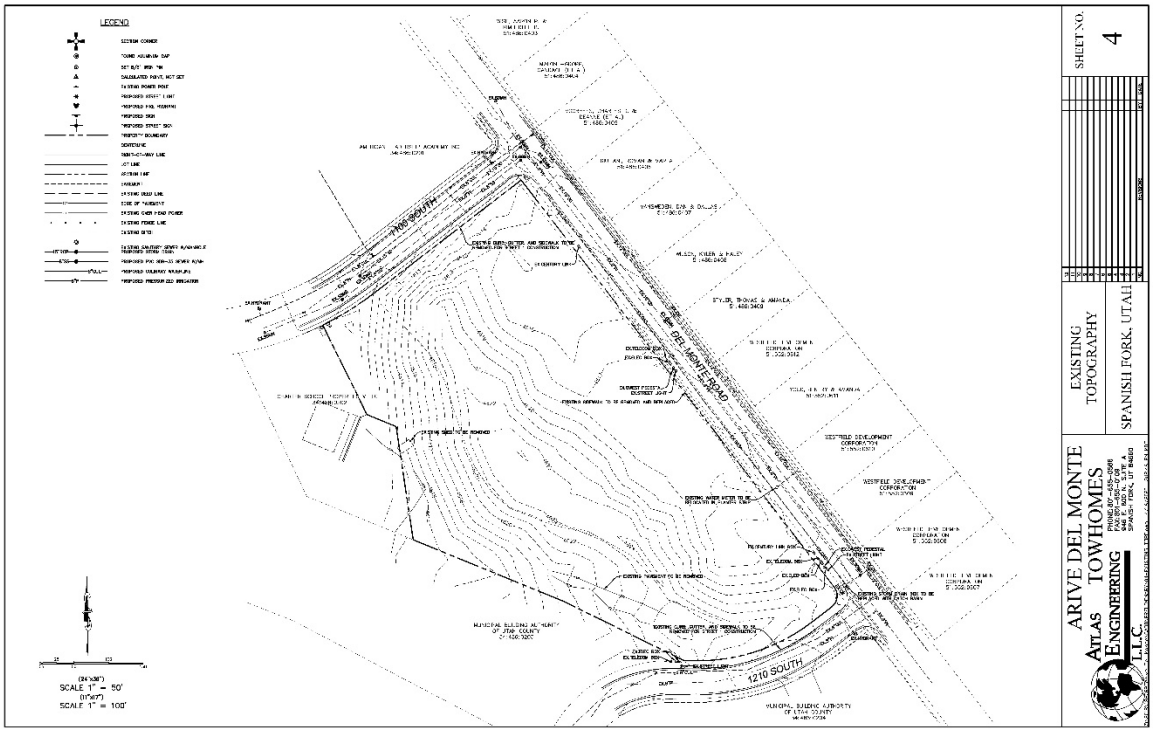
Exhibits

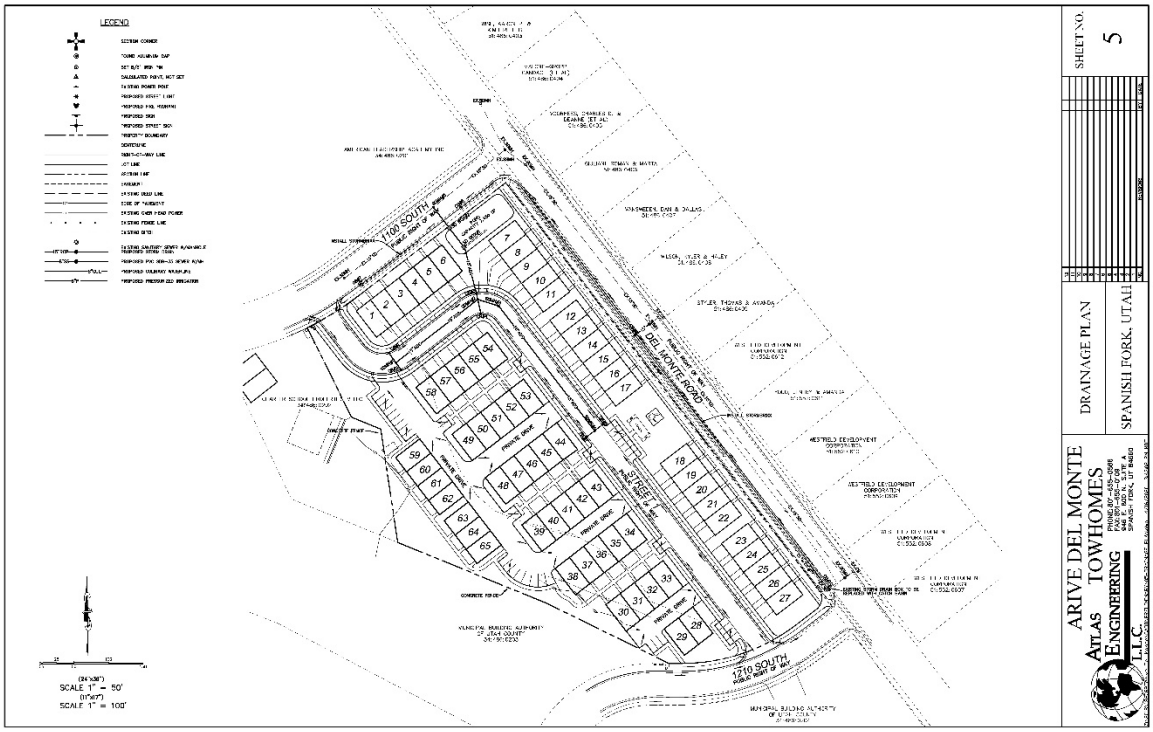
1. Proposed Preliminary Plat.
2. Proposed Landscaping Plan and Playground.
3. Proposed Elevations and Floorplans.
4. Conceptual Elevation.
5. Site Photos.
6. Engineering Memo.

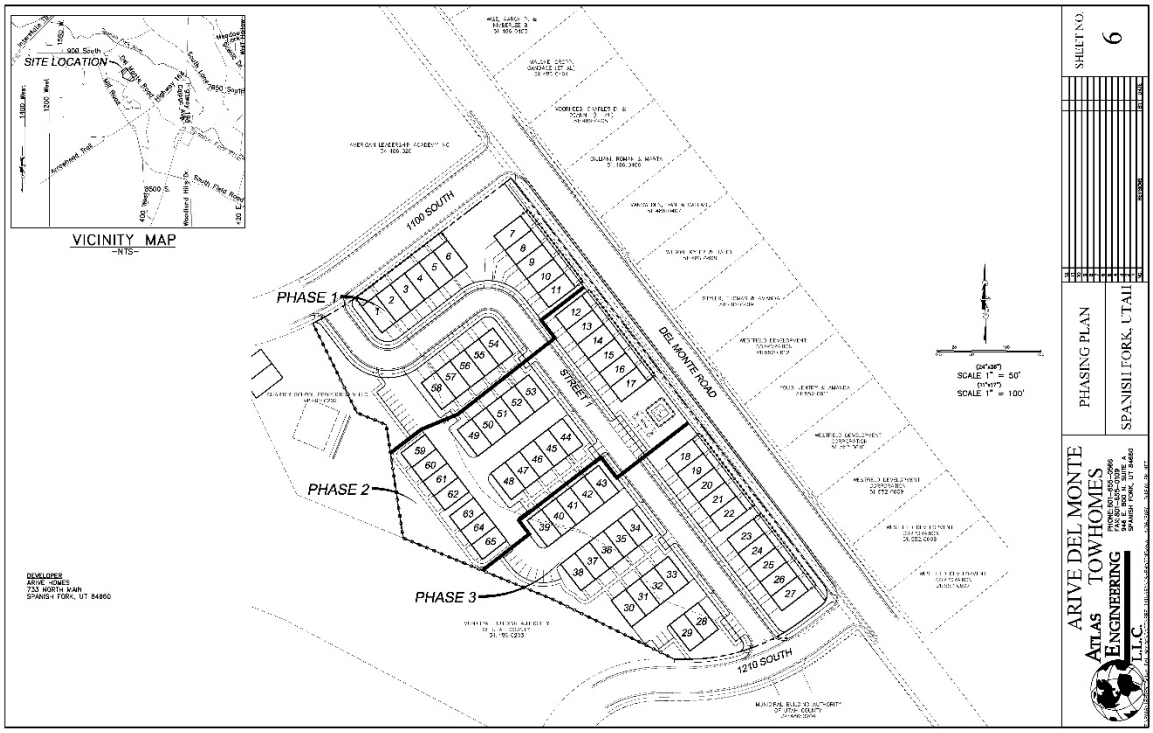

ARIVE DEL MONTE TOWNHOMES
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET
-SHEET INDEX-
SHEET SHEET NAME
1 COVER
2 OVERALL BOUNDARY
3 OVERALL SITE PLAN
4 EXISTING TOPOGRAPHY
5 DRAINAGE PLAN
6 PHASING PLAN
7 FIRE ACCESS AUTOTURN
8 ELECTRIC PLAN
9 RECORD OF SURVEY – BY OTHERS
DT–01 DETAIL SHEET
DT–02 DETAIL SHEET
LEGEND
(APPLIES TO ALL SHEETS)
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE–CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. HOA TO MAINTAIN ALL COMMON AREAS, DETENTION BASINS, AND PARK STRIPS.
GENERAL NOTES:
ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.
SITE LOCATION
VICINITY MAP
–NTS–
ARIVE DEL MONTE TOWNHOMES
ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
FAX: 801–655–0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

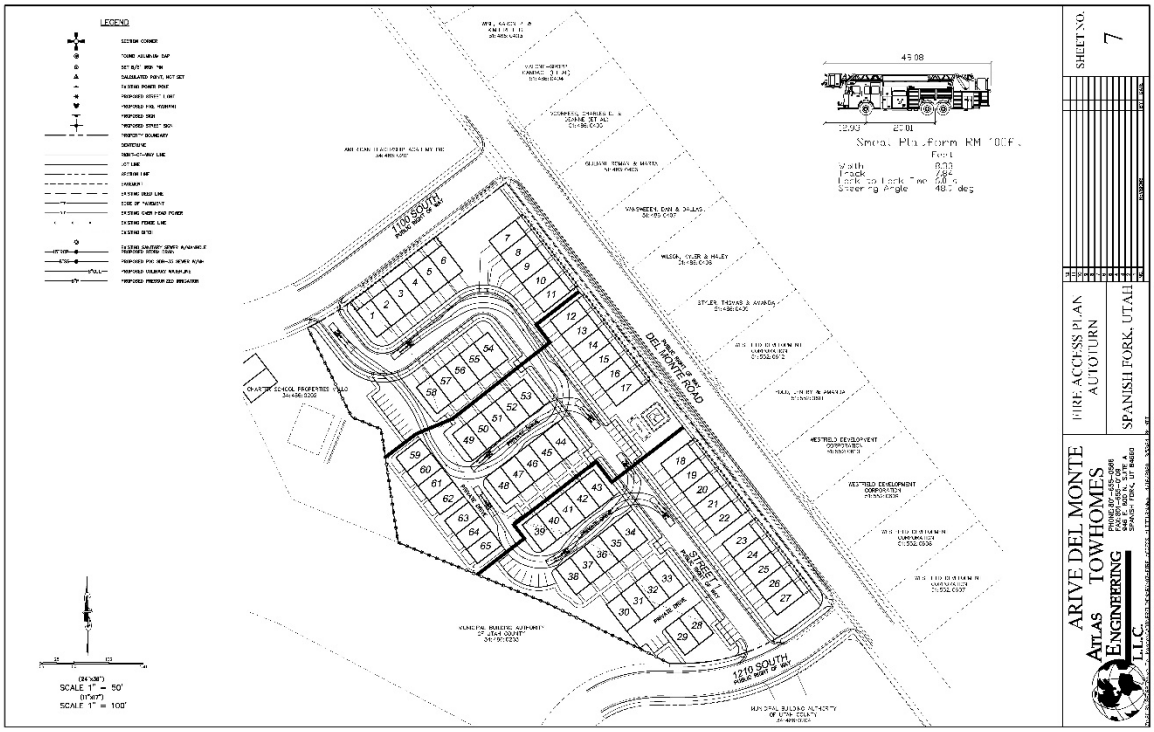

SITE LOCATION
VICINITY MAP
–NTS–
LEGEND
SURVEYOR CERTIFICATE
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF
BARRY L. PRETTYMAN DATE
BOUNDARY DESCRIPTION:
BEGINNING AT A POINT WHICH LIES N00°11'09"W 1129.42 FEET AND EAST 1683.53 FEET FROM THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S37°35'05"E 740.45 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.42 FEET, (THE CHORD BEARS S07°25'30"W 28.29 FEET); THENCE S52°26'05"W 35.89 FEET; THENCE ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 177.02 FEET, (THE CHORD BEARS S71°13'02"W 173.87 FEET); THENCE WEST 19.55 FEET; THENCE N63°47'18"W 195.50 FEET; THENCE N67°49'40"W 232.82 FEET; THENCE N08°33'36"W 165.13 FEET; 67°46'52"W 45.54 FEET; N26°18'18"W 143.86 FEET; THENCE ALONG THE ARC OF A 466.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 90.58 FEET, (THE CHORD BEARS N59°00'12"E 90.44 FEET); THENCE N52°26'05"E 264.21 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.95 ACRES.
AMERICAN LEADERSHIP ACADEMY INC
EAST 1683.53'
N00°11'09"W 1129.42'
1100 SOUTH
N52°26'05"E 264.21'
WEST 1/4 CORNER OF SECTION 25, T8S, R2E, SLB&M
DEL MONTE ROAD
PUBLIC RIGHT OF WAY
S37°35'05"E 740.45'
STREET 1
PRIVATE DRIVE
N26°18'18"W 143.86'
N67°46'52"W 45.54'
N08°33'36"W 165.13'
N67°49'40"W 232.82'
N63°47'18"W 195.50'
WEST 19.55'
1210 SOUTH
PUBLIC RIGHT OF WAY
S52°26'05"W 35.89'
WESTFIELD DEVELOPMENT CORPORATION
MUNICIPAL BUILDING AUTHORITY OF UTAH COUNTY
DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660
GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD27
3. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
5. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
6. ALL COMMON AREAS TO BE PUE'S.
7. PROPOSED ZONING R–3.
8. EACH UNIT TO HAVE ROLL–OUT RESIDENTIAL STYLE CONTAINER.
9. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.
DATA TABLE
TOTAL ACREAGE=5.95
TOTAL # OF UNITS=65
ACREAGE IN ROADS=1.32 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=2.74
% OF OPEN SPACE=46.05%
ZONING=I–2
PARKING TABLE
GARAGE PARKING=130
STALL PARKING=41
STALLS/UNIT=0.55 TOTAL
PARKING=171
REQ'D PARKING=183
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'
SHEET NO. 2
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
FAX: 801–655–0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660


LEGEND
CONSTRUCTION NOTES:
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2 ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
3 REMOVE AND TIE TO EXISTING CULINARY WATERLINE.
4 LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
5 INSTALL 2" P. SERVICE LATERAL.
6 EXISTING PAVEMENT TO BE REMOVED.
7 EXISTING WATER METER TO BE DISCONNECTED/CAP "IE TEE AT CULINARY MAINLINE.
8 REPLACE EXISTING STORM DRAIN BOX WITH CATCH BASIN.
9 INSTALL 6' MASONRY WALL PER SPANISH FORK CITY STANDARDS.
10 EXISTING SHED TO BE REMOVED.
11 REMOVE EXISTING CURB, GUTTER, AND SIDEWALK.
12 PARKING STALLS IN PUBLIC RIGHT OF WAYS TO BE CONCRETE.
13 INSTALL 6" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
14 CURB TO BE NO PARKING ZONE MARKED WITH RED CURBING.
15 INSTALL 6' BLACK VINYLON/ IRON FENCE W/ 4' GATE FOR EACH SIDEWALK.
16 INSTALL 4' IN PLACE WROUGH IRON FENCE W/ 4' GATE TOWARDS PARK R/W.
NOTES:
CULINARY WATERLINE SERVICING LOTS 28-33 NEEDS TO MAINTAIN CLOSE GRADE AWAY FROM MAIN LINE TO PREVENT NEED OF AIR VAC.
1100 SOUTH
1210 SOUTH
PUBLIC RIGHT OF WAY
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'
SHEET NO. 3
OVERALL SITE PLAN
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.


LEGEND
1100 SOUTH
ARIVE DEL MONTE ROAD
1210 SOUTH
PUBLIC RIGHT OF WAY
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.


LEGEND
1100 SOUTH
DEL MONTE ROAD
STREET 1
1210 SOUTH
SCALE 1" = 50'
SCALE 1" = 100'
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.
DRAINAGE PLAN
SPANISH FORK, UTAH
SHEET NO. 5


SITE LOCATION
VICINITY MAP
-NTS-
PHASE 1
PHASE 2
PHASE 3
1100 SOUTH
DEL MONTE ROAD
STREET 1
1210 SOUTH
DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660
SCALE 1" = 50'
SCALE 1" = 100'
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.
PHASING PLAN
SPANISH FORK, UTAH
SHEET NO. 6


LEGEND
1100 SOUTH
DEL MONTE ROAD
1210 SOUTH
SHEET NO. 7
FIRE ACCESS PLAN
AUTOTURN
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

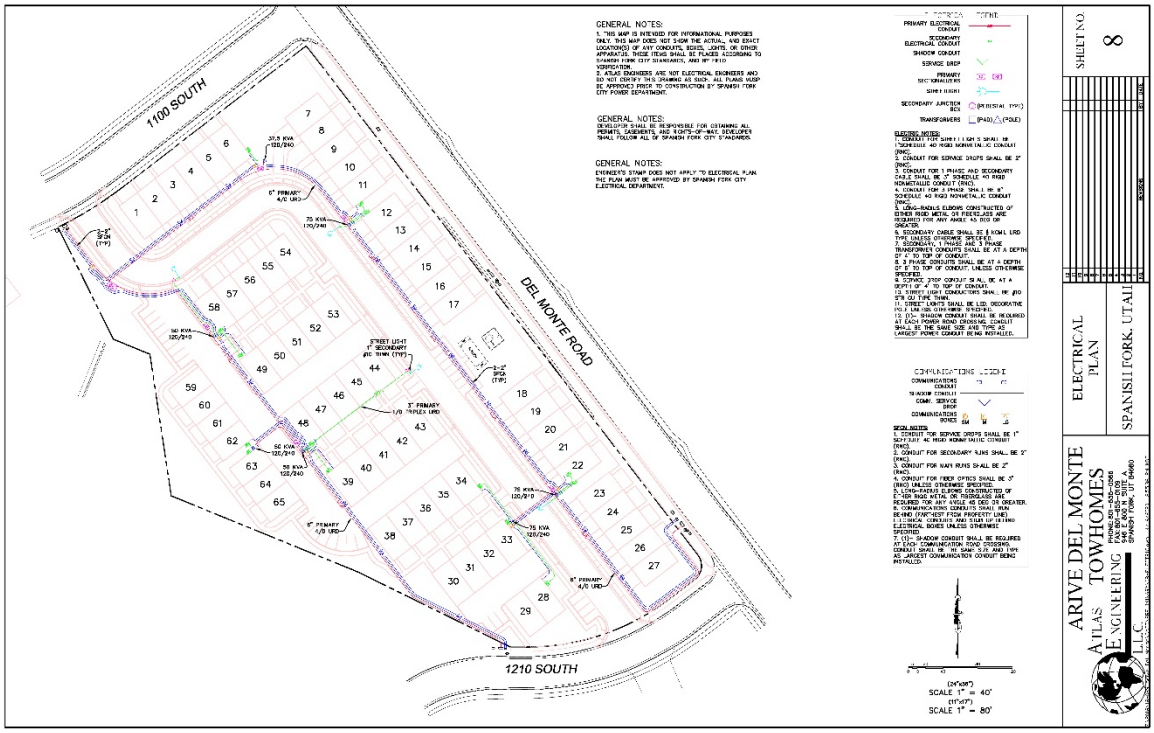
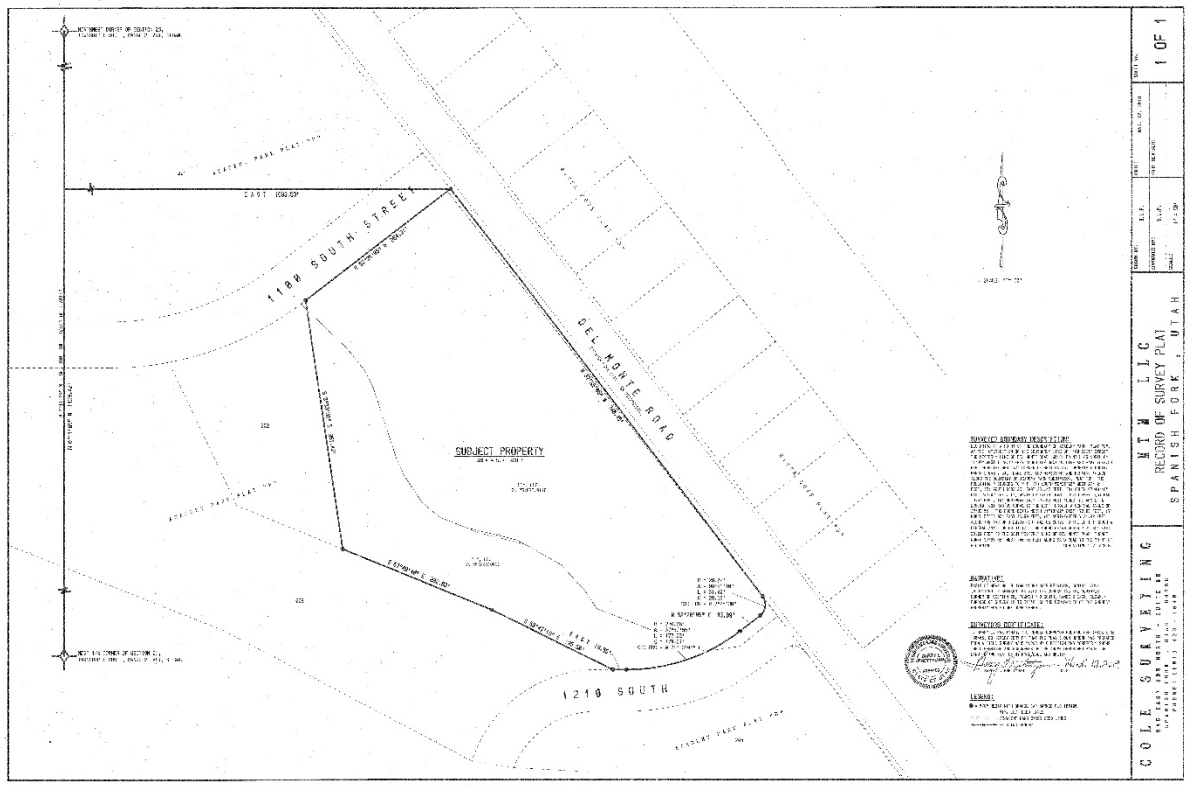
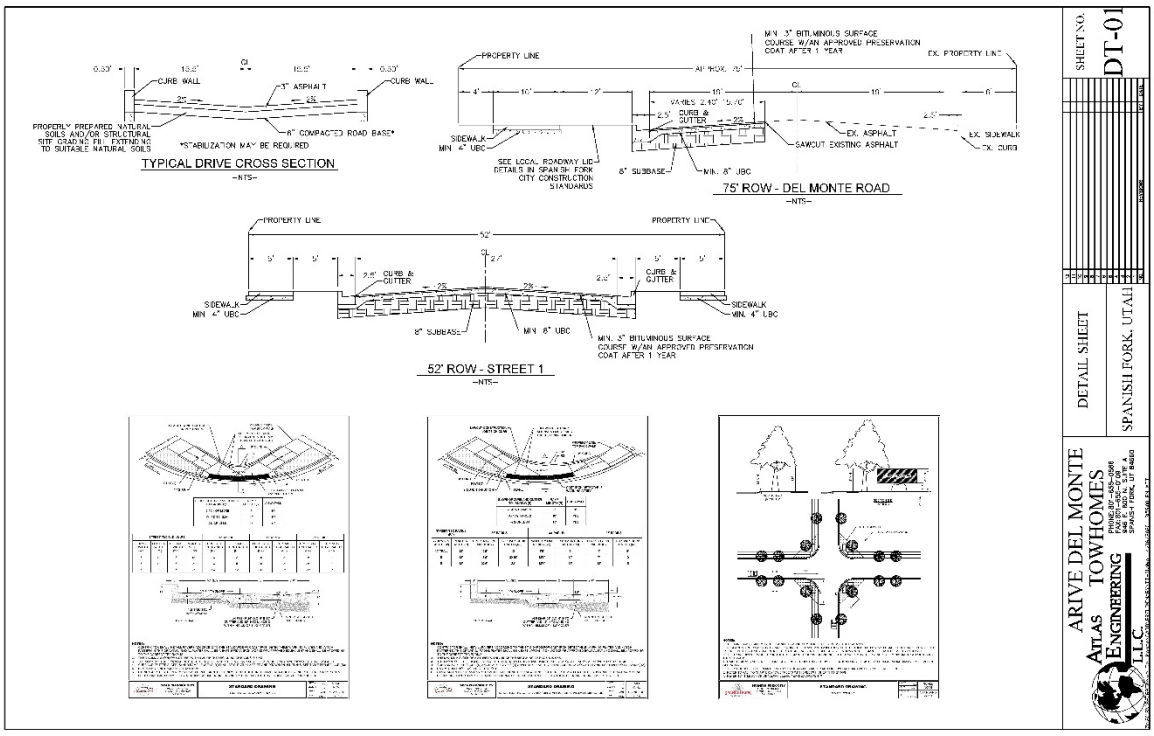

GENERAL NOTES:
1100 SOUTH
DEL MONTE ROAD
1210 SOUTH
SHEET NO. 8
ELECTRICAL PLAN
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

Exhibit 1


1100 SOUTH STREET
DEL MONTE ROAD
SUBJECT PROPERTY
1210 SOUTH
EAST 1030.59'
COLE SURVEYING
MTN LLC
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH
1 OF 1


TYPICAL DRIVE CROSS SECTION
-NTS-
CURB WALL
3" ASPHALT
8" COMPACTED ROAD BASE*
*STABILIZATION MAY BE REQUIRED
75' ROW - DEL MONTE ROAD
-NTS-
PROPERTY LINE
SIDEWALK MIN 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
8" SUBBASE
MIN. 8" UBC
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
EX. PROPERTY LINE
EX. ASPHALT
SAWCUT EXISTING ASPHALT
EX. SIDEWALK
EX. CURB
52' ROW - STREET 1
-NTS-
CURB & GUTTER
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

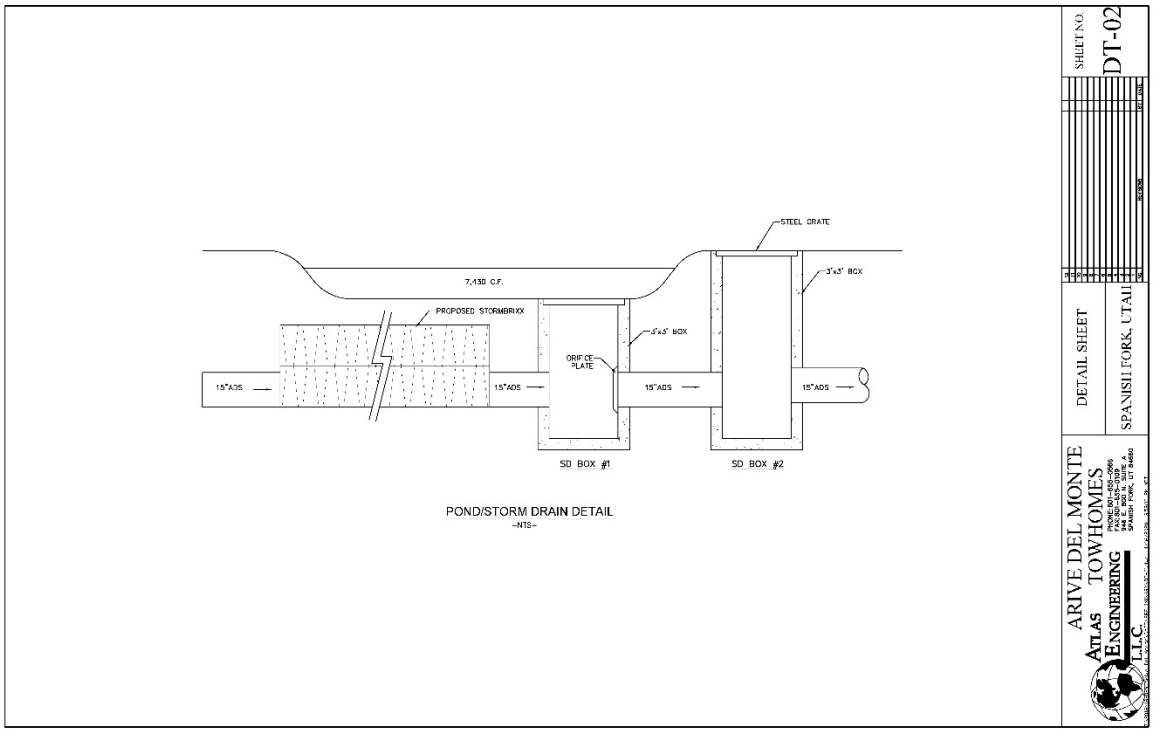
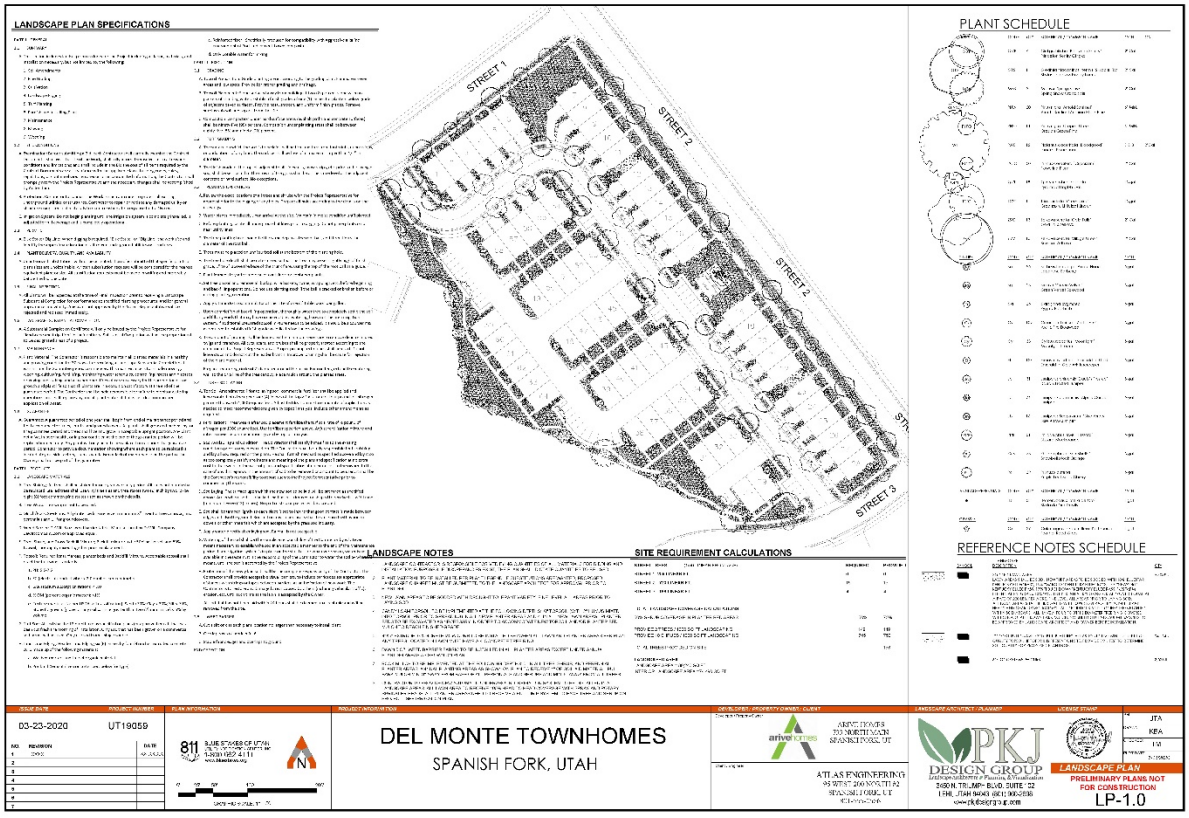
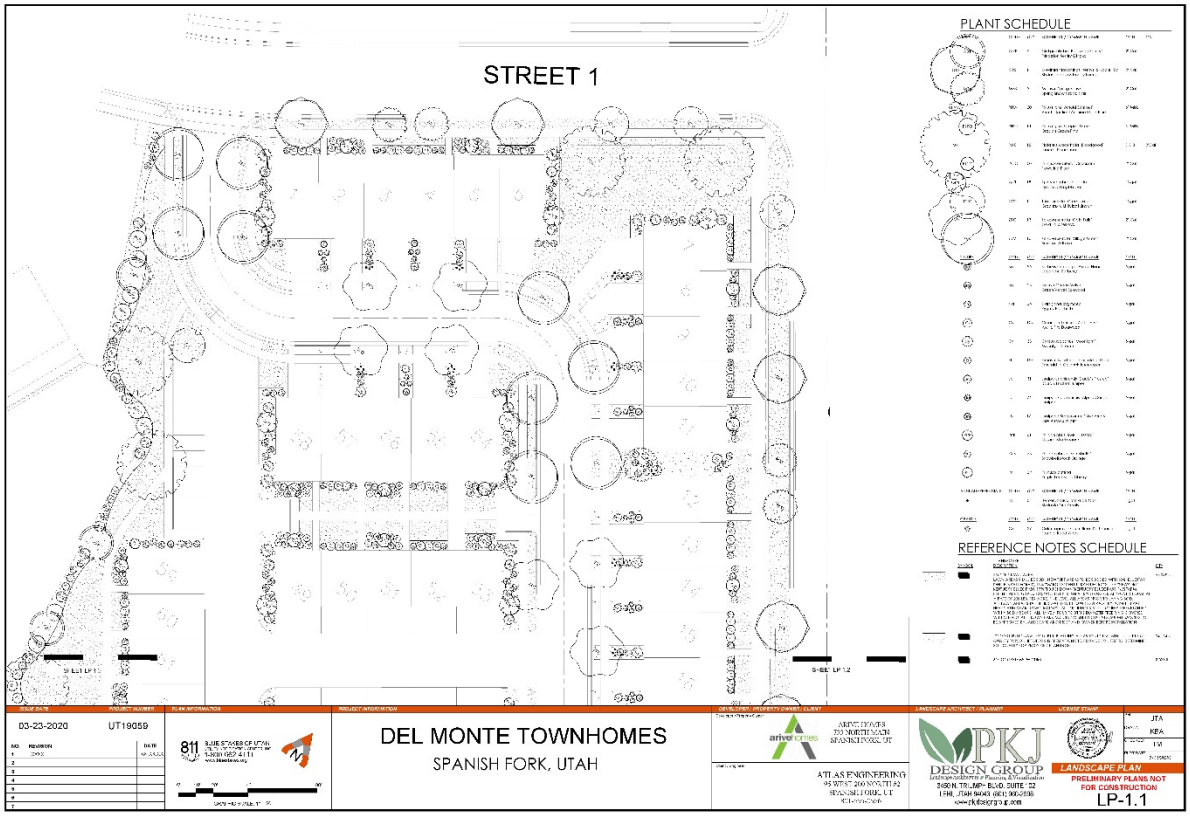
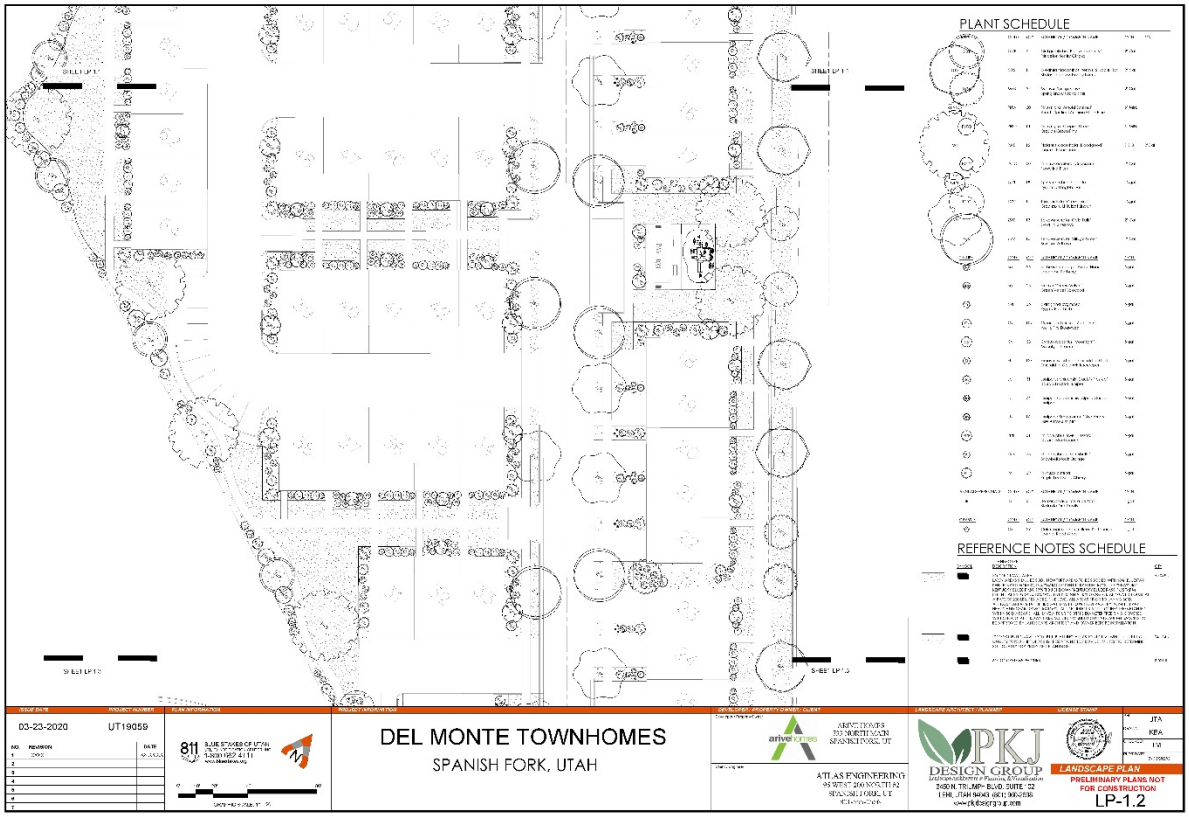

STEEL GRATE
7,130 C.F.
3'x3' BOX
PROPOSED STORMBRIXX
5'x5' BOX
ORIFICE PLATE
15"ADS
15"ADS
15"ADS
15"ADS
SD BOX #1
SD BOX #2
POND/STORM DRAIN DETAIL
-NTS-
SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

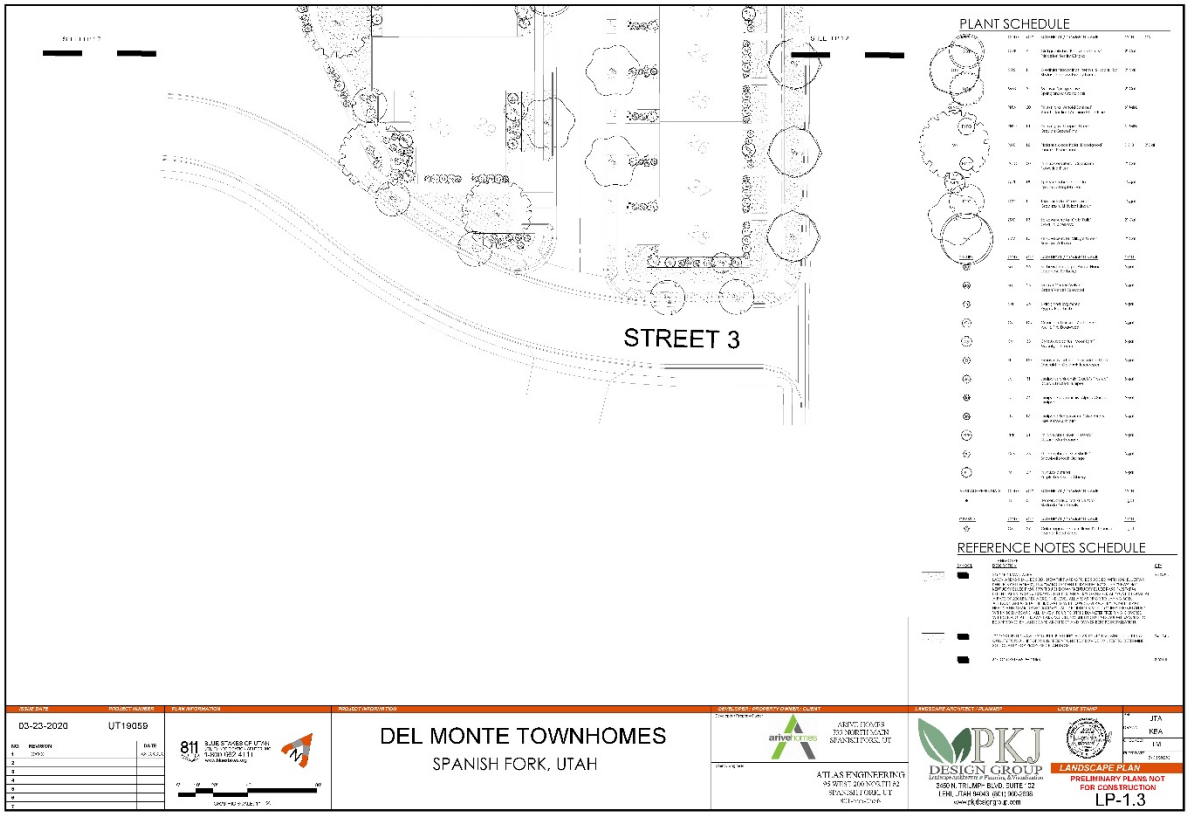
Exhibit 2

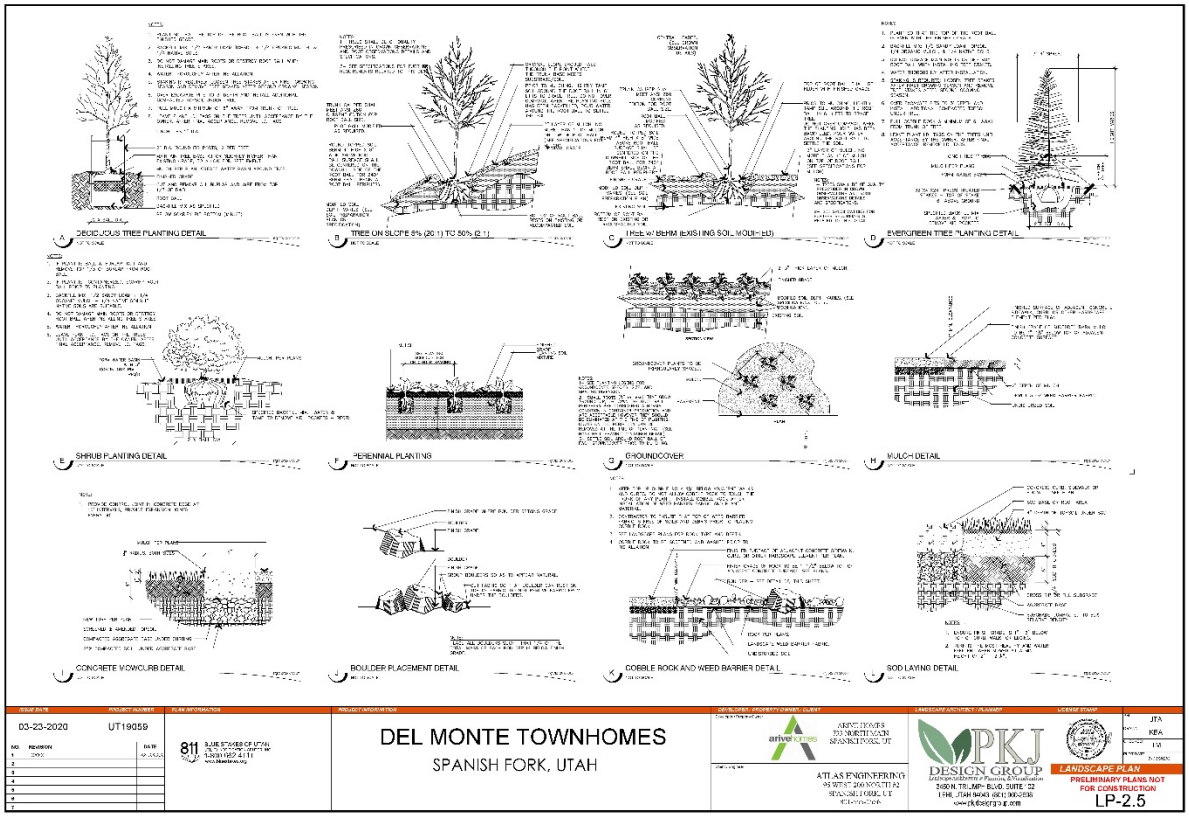

STREET 1
STREET 2
STREET 2
STREET 2
STREET 3
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COLOR

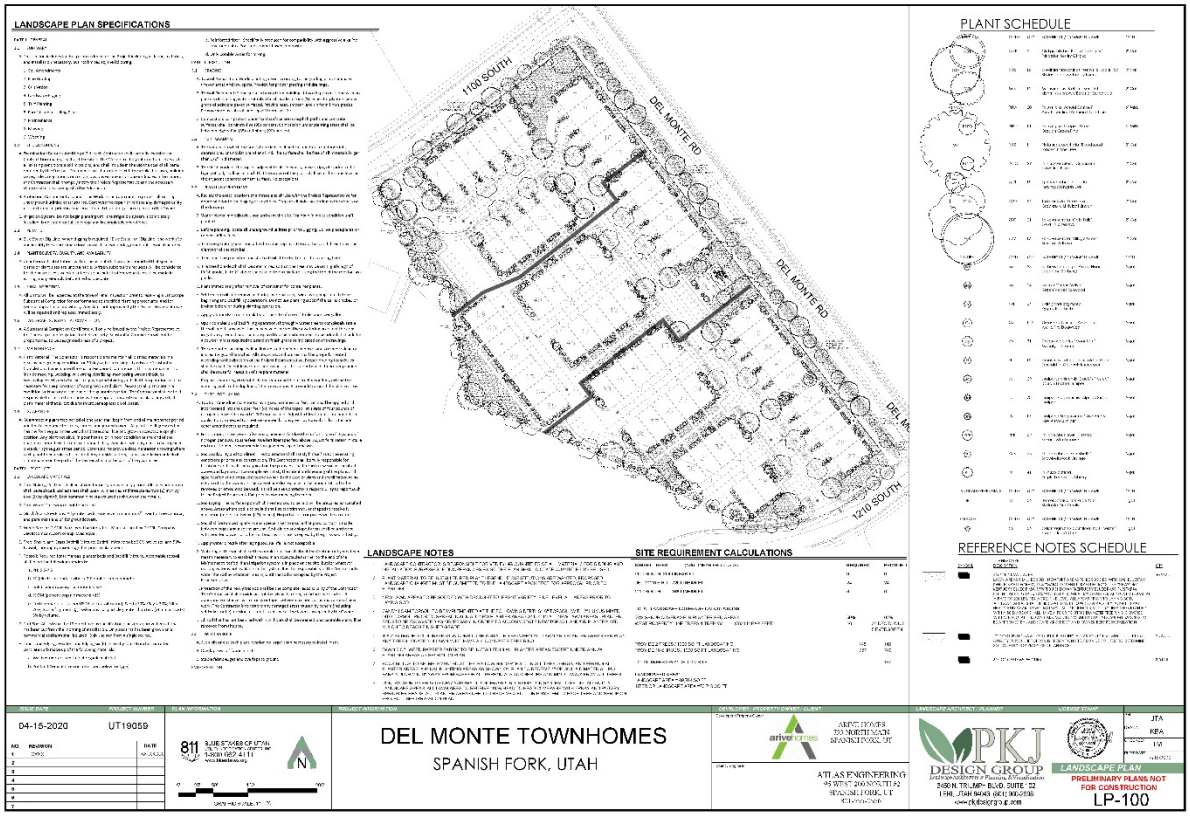

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
SITE REQUIREMENT CALCULATIONS
STREET 1
STREET 2
STREET 2
STREET 3
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.0

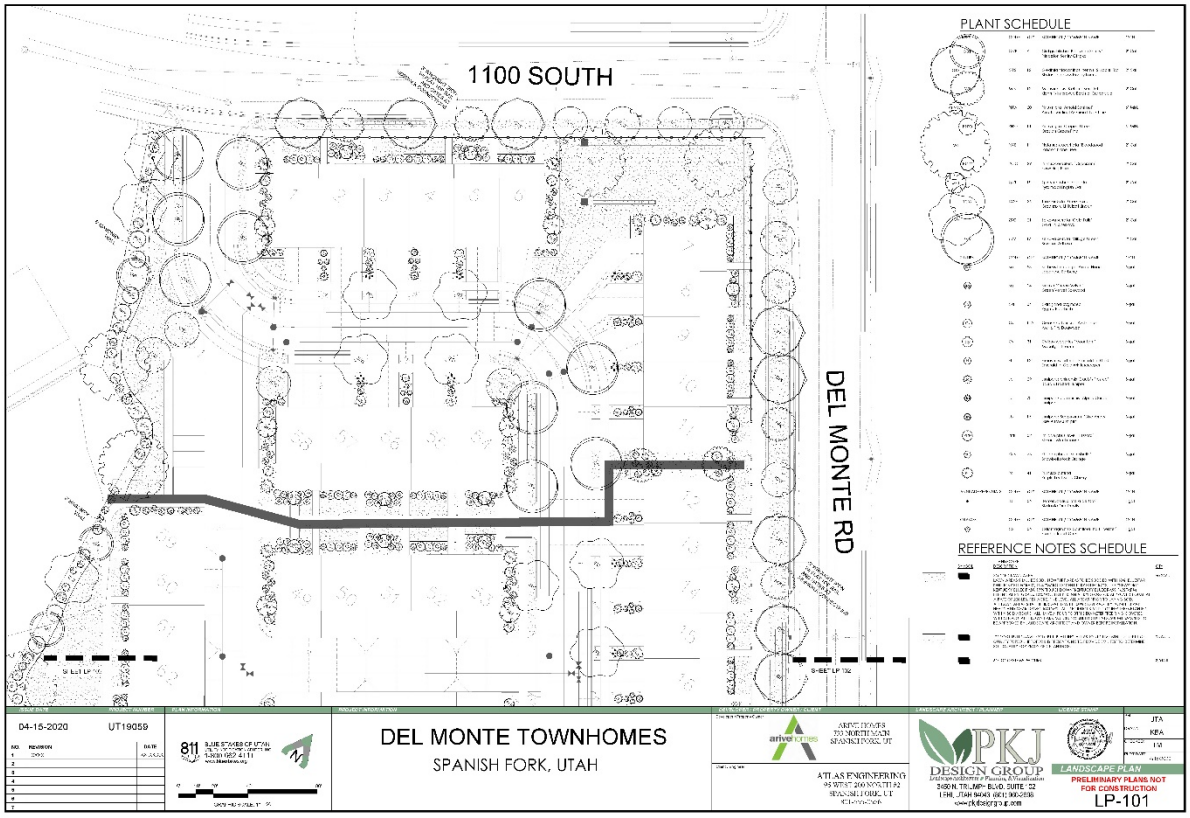

STREET 1
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.1

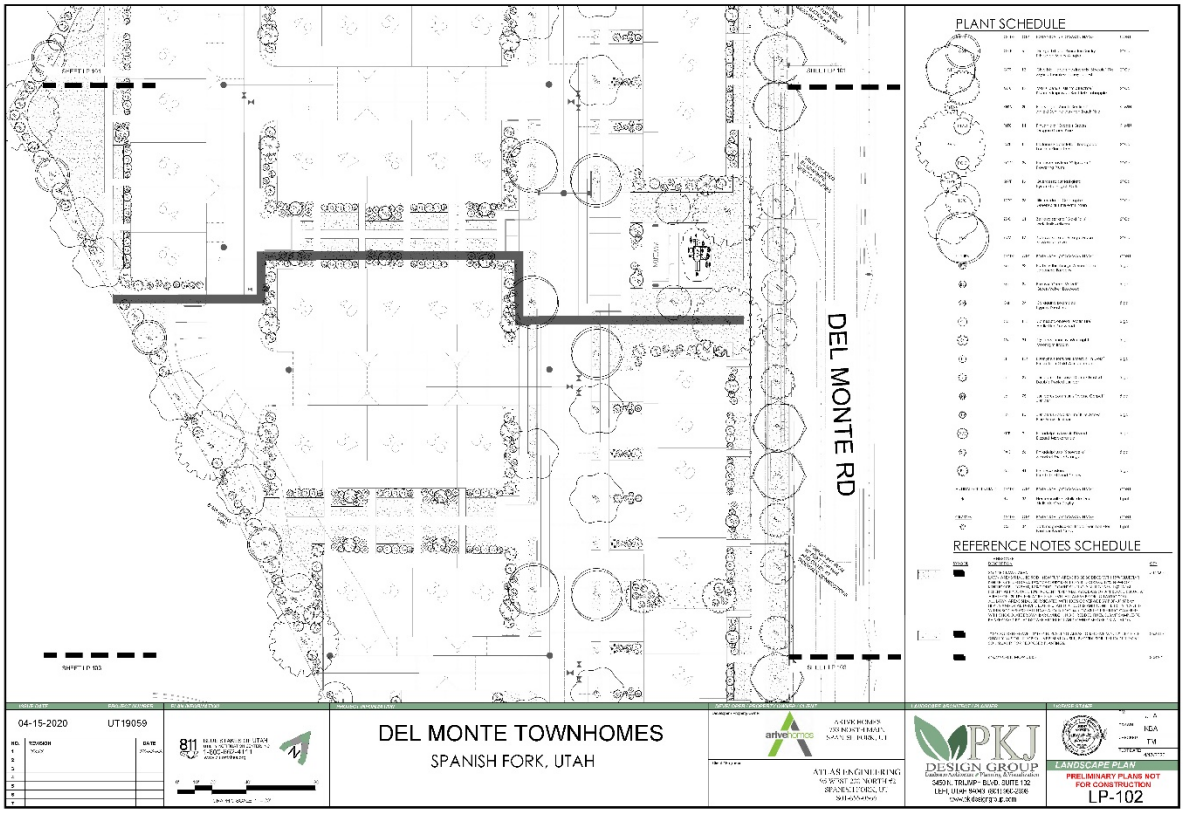

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.2

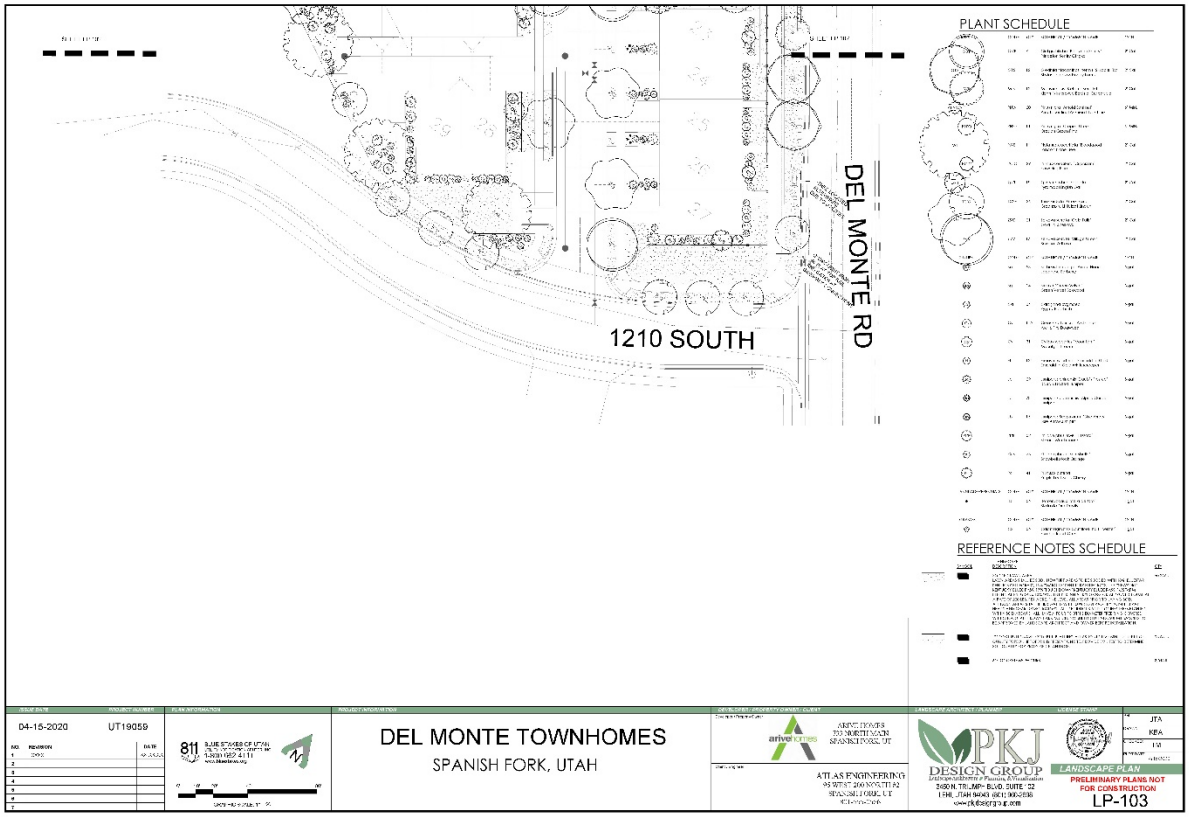

STREET 3
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.3

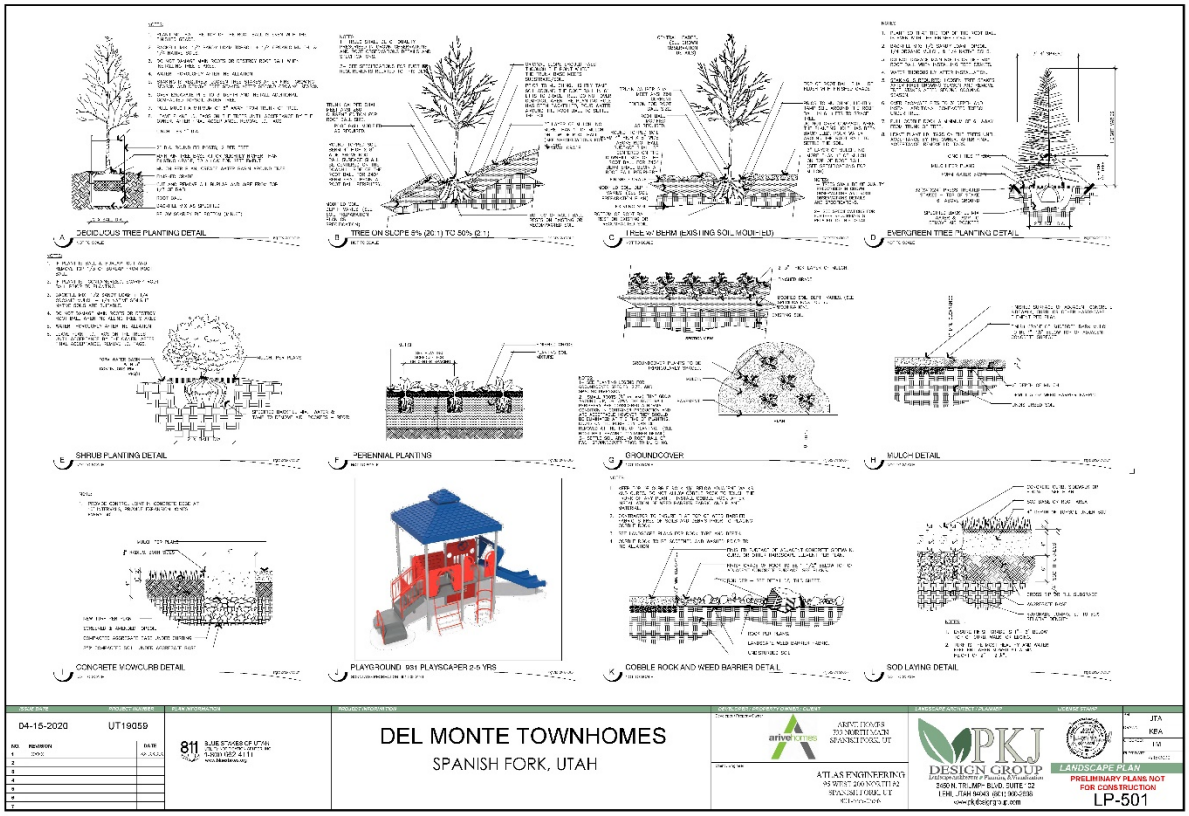

DECIDUOUS TREE PLANTING DETAIL
TREE ON SLOPE 5% (20:1) TO 50% (2:1)
TREE W/ BERM (EXISTING SOIL MOUNDED)
EVERGREEN TREE PLANTING DETAIL
SHRUB PLANTING DETAIL
PERENNIAL PLANTING
GROUNDCOVER
MULCH DETAIL
CONCRETE W/CW/CURB DETAIL
BOULDER PLACEMENT DETAIL
COBBLE ROCK AND WEED BARRIER DETAIL
SOD LAYING DETAIL
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-2.5

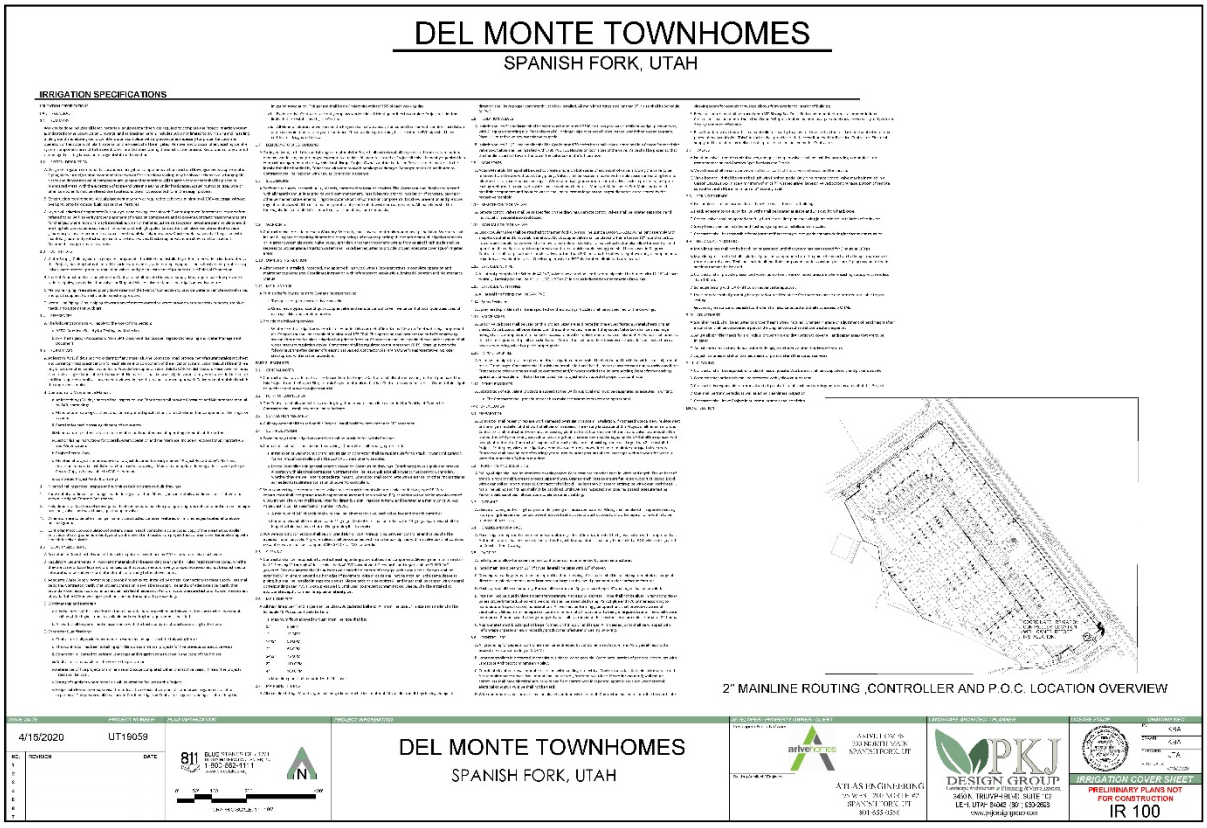

LANDSCAPE PLAN SPECIFICATIONS
1100 SOUTH
DEL MONTE RD
1210 SOUTH
PLANT SCHEDULE
LANDSCAPE NOTES
SITE REQUIREMENT CALCULATIONS
REFERENCE NOTES SCHEDULE
04-15-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100

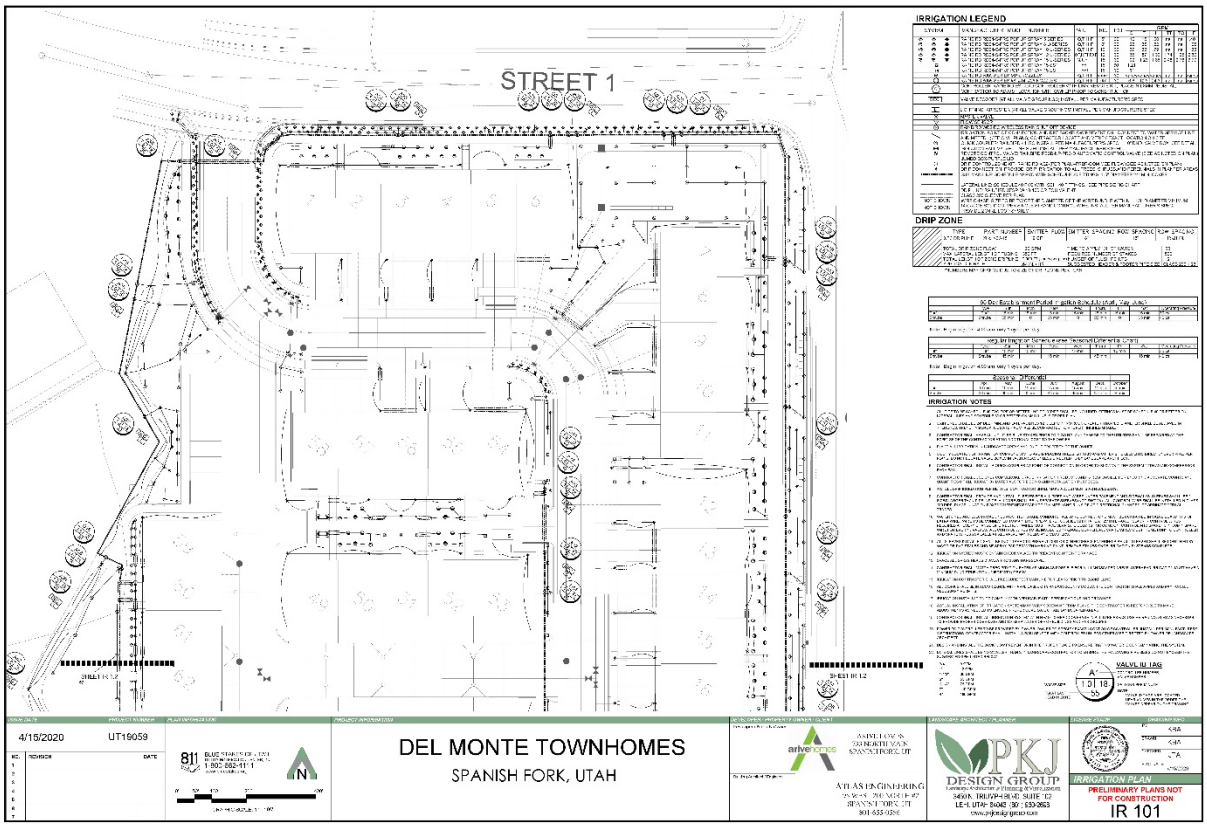

1100 SOUTH
DEL MONTE RD
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
04-15-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101

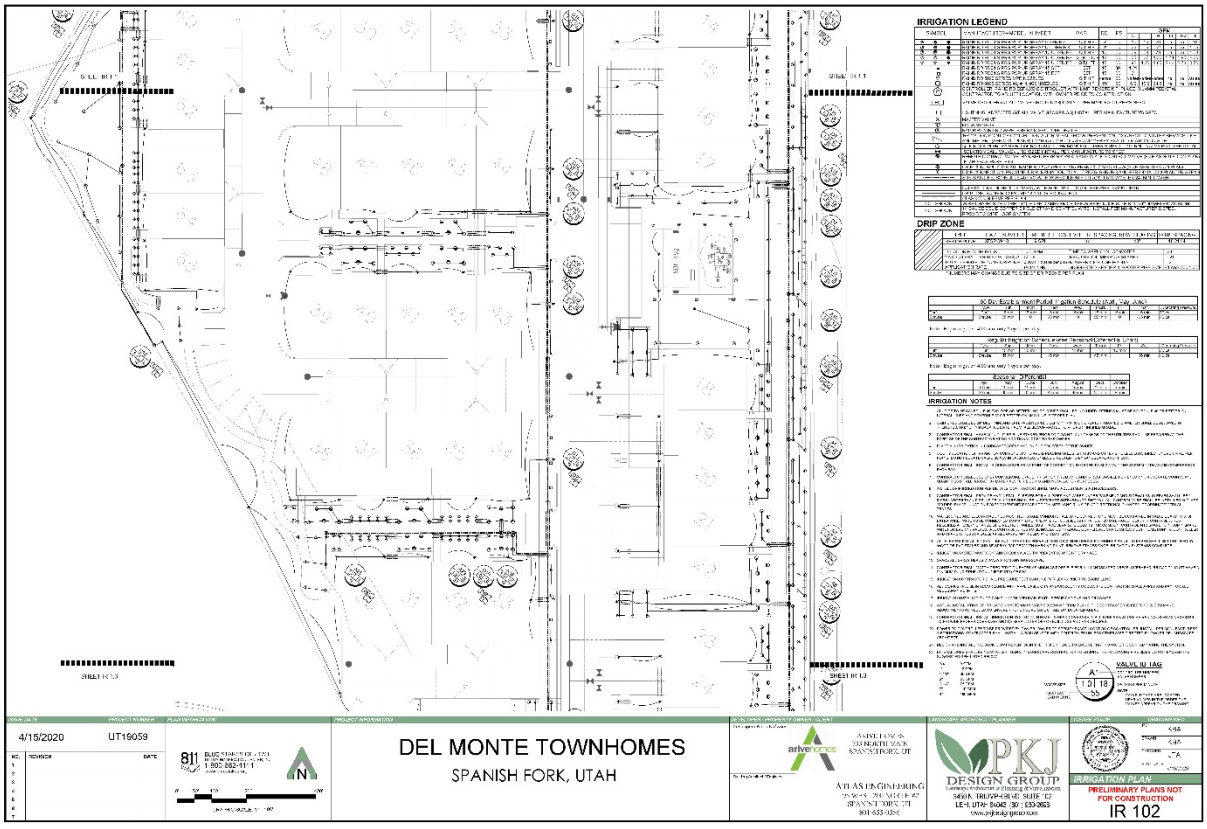

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
DEL MONTE RD
04-15-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-102

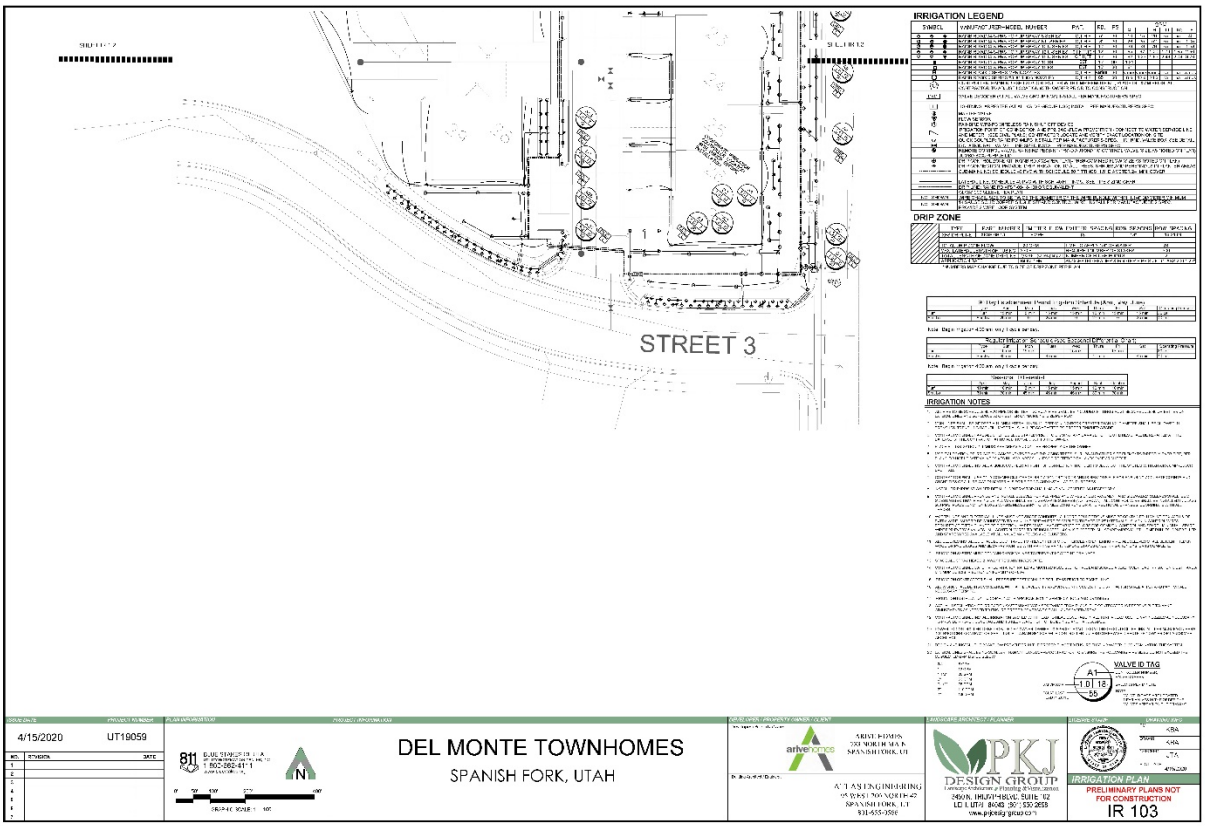

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
DEL MONTE RD
1210 SOUTH
04-15-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-103

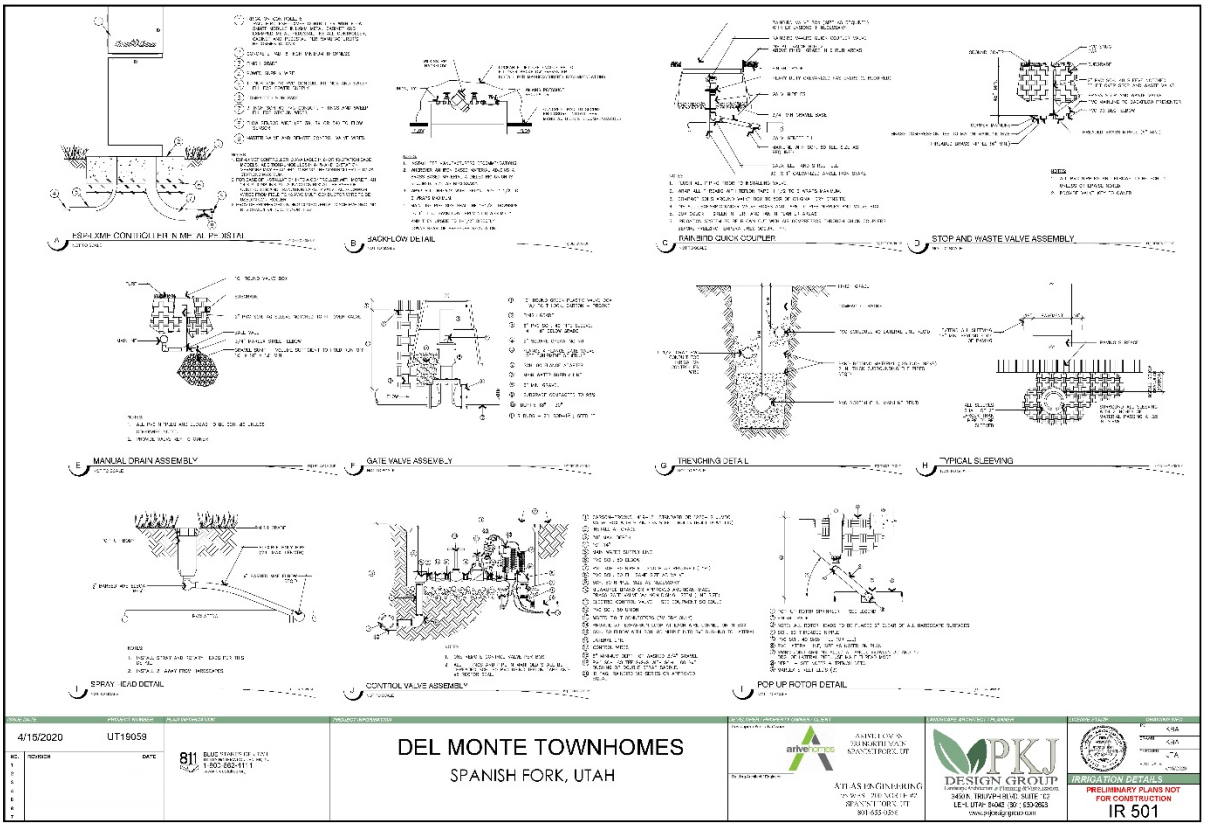

DECIDUOUS TREE PLANTING DETAIL
TREE ON SLOPE 5% (20:1) TO 50% (2:1)
TREE W/ BERM (EXISTING SOIL MOUND)
EVERGREEN TREE PLANTING DETAIL
SHRUB PLANTING DETAIL
PERENNIAL PLANTING
GROUNDCOVER
MULCH DETAIL
CONCRETE MOWCURB DETAIL
PLAYGROUND: 931 PLAYSCAPER 2-5 YRS
COBBLE ROCK AND WEED BARRIER DETAIL
SOD LAYING DETAIL
04-15-2020
UT19059
811
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

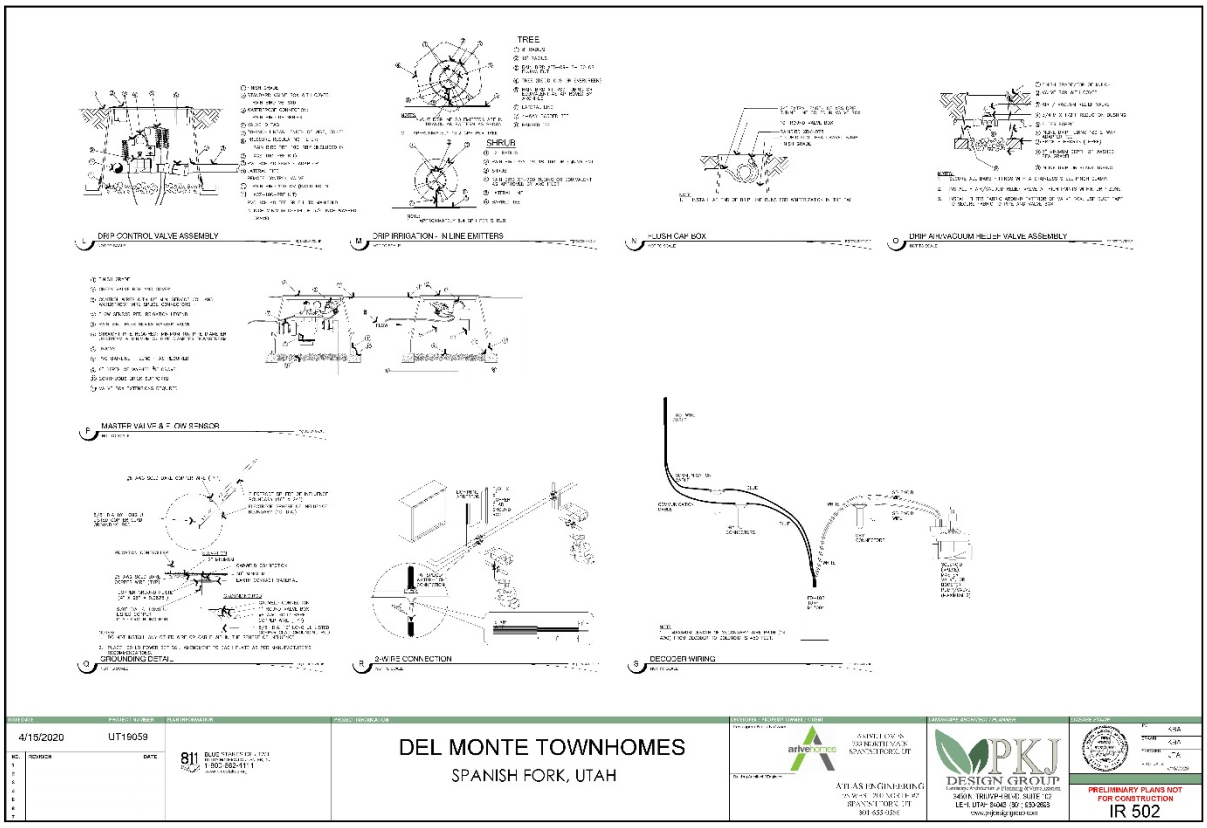

DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
IRRIGATION SPECIFICATIONS
2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW
4/15/2020
UT19059
811
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION COVER SHEET
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 100

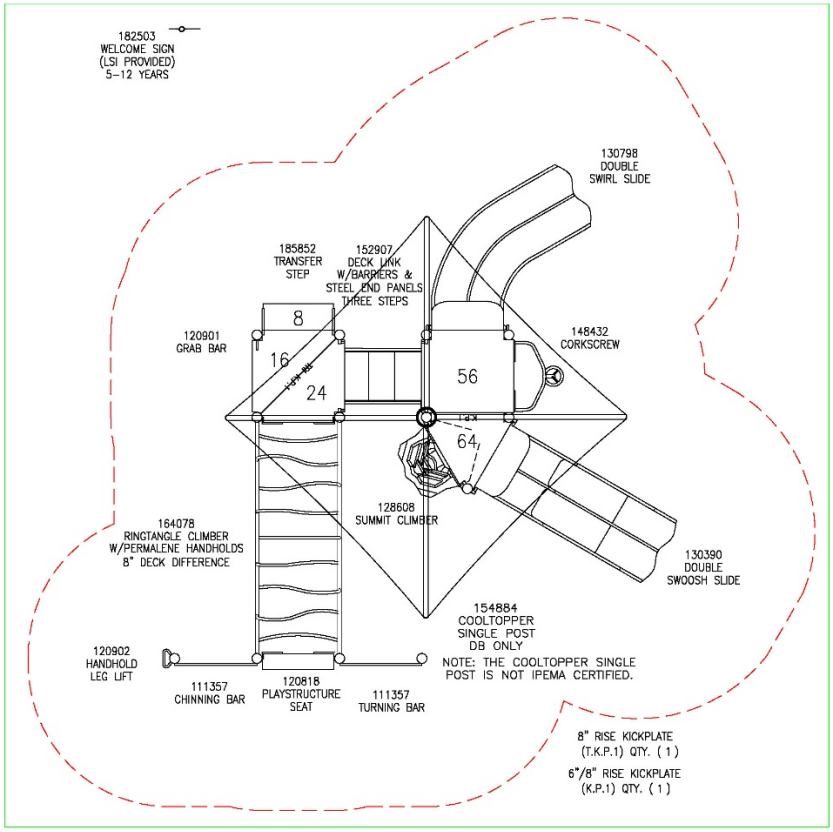

STREET 1
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 101

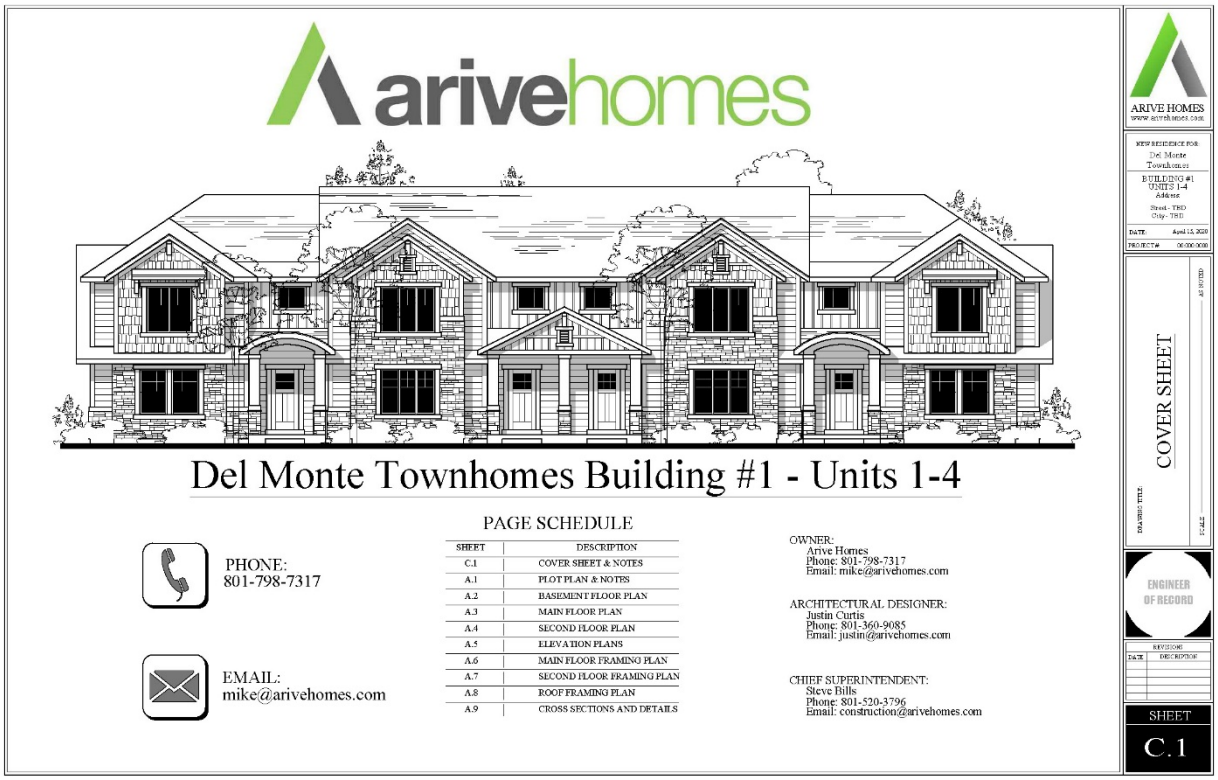

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 102

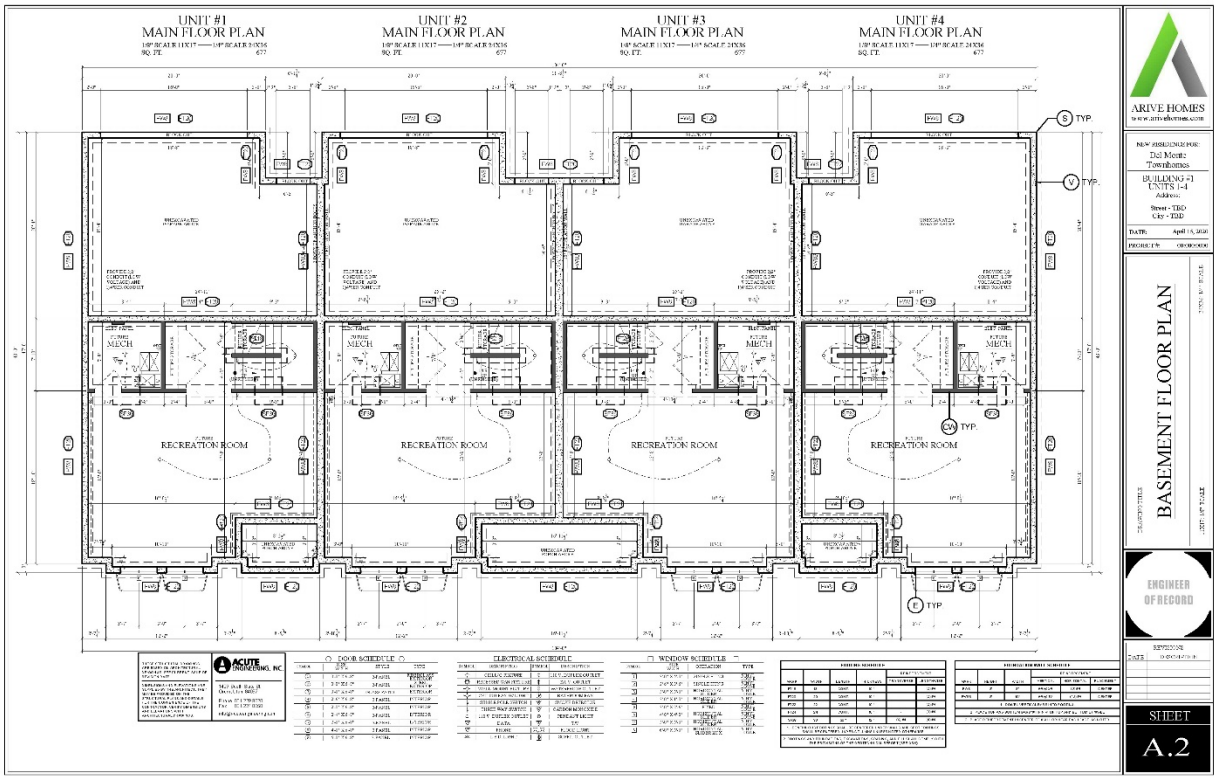

IRRIGATION LEGEND
DRIP ZONE
STREET 3
IRRIGATION NOTES
VALVE ID TAG
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 103

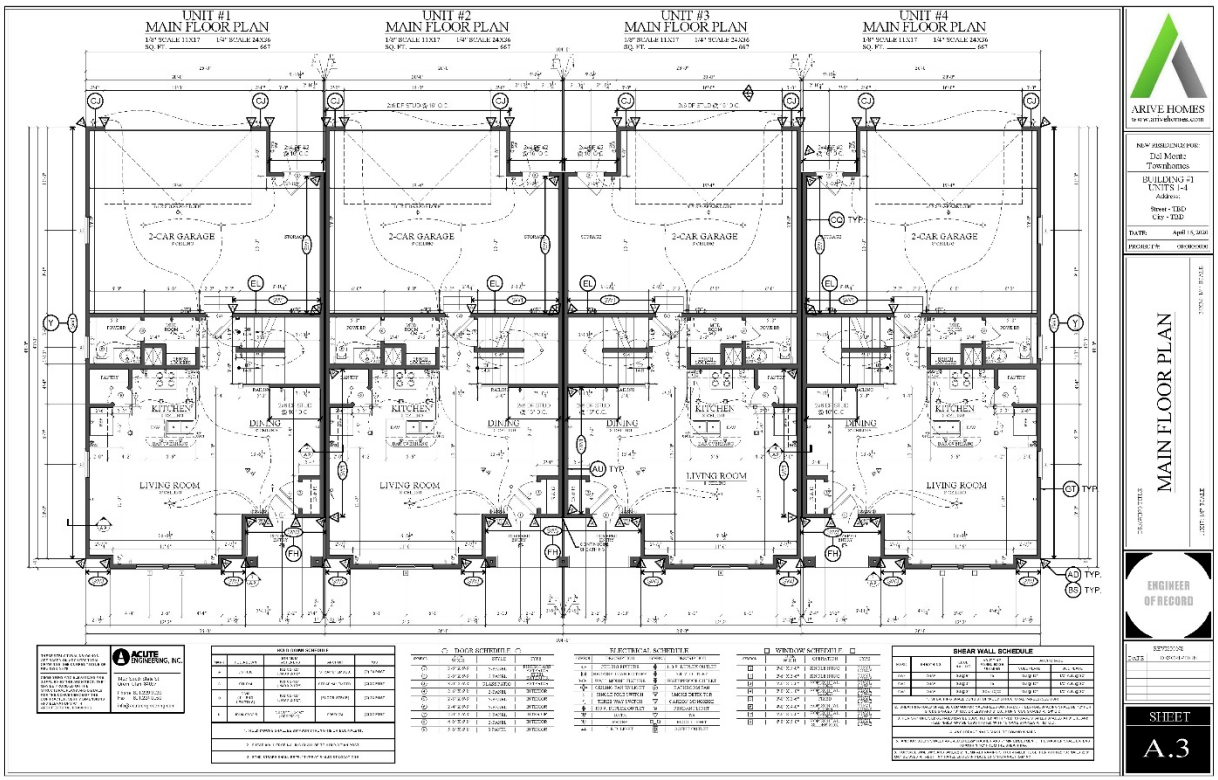

1" RAIN BIRD QUICK COUPLER
SACKFLOW DETAIL
RAIN BIRD QUICK COUPLER
STOP AND WASTE VALVE ASSEMBLY
MANUAL DRAIN ASSEMBLY
GATE VALVE ASSEMBLY
TRENCHING DETAIL
TYPICAL SLEEVING
SPRAY HEAD DETAIL
CONTROL VALVE ASSEMBLY
POP UP ROTOR DETAIL
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 501

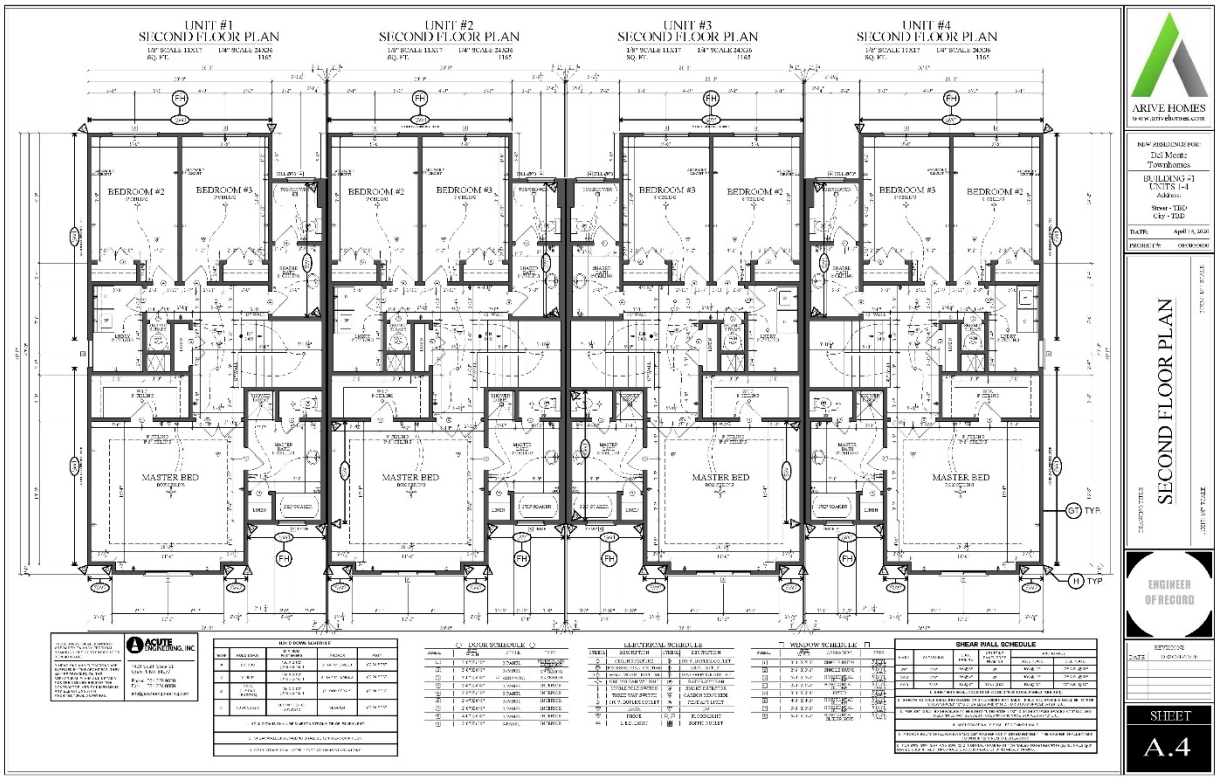

TREE
SHRUB
DRIP CONTROL VALVE ASSEMBLY
DRIP IRRIGATION - IN LINE EMITTERS
FLUSH CAP BOX
DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY
MASTER VALVE & FLOW SENSOR
GROUNDING DETAIL
24VAC CONNECTION
DECODER WIRING
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 502


182503
WELCOME SIGN
(LSI PROVIDED)
5-12 YEARS
130798
DOUBLE
SWIRL SLIDE
185852
TRANSFER
STEP
152907
DECK LINK
W/BARRIERS &
STEEL END PANELS
THREE STEPS
120901
GRAB BAR
148432
CORKSCREW
8
16
24
56
64
128608
SUMMIT CLIMBER
164078
RINGTANGLE CLIMBER
W/PERMALENE HANDHOLDS
8" DECK DIFFERENCE
130390
DOUBLE
SWOOSH SLIDE
154884
COOLTOPPER
SINGLE POST
DB ONLY
NOTE: THE COOLTOPPER SINGLE
POST IS NOT IPEMA CERTIFIED.
120902
HANDHOLD
LEG LIFT
111357
CHINNING BAR
120818
PLAYSTRUCTURE
SEAT
111357
TURNING BAR
8" RISE KICKPLATE
(T.K.P.1) QTY. (1)
6"/8" RISE KICKPLATE
(K.P.1) QTY. (1)

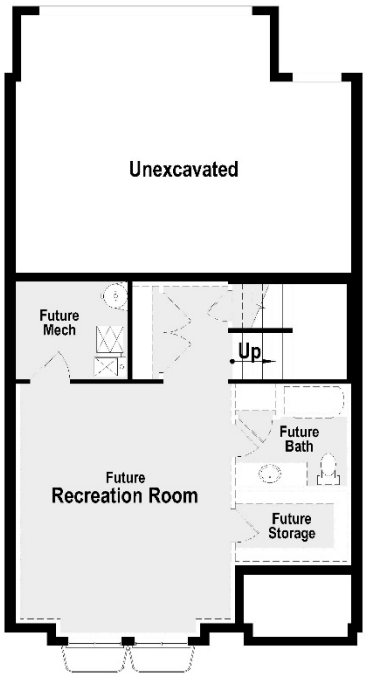

arivehomes
Del Monte Townhomes Building #1 - Units 1-4
PAGE SCHEDULE
SHEET | DESCRIPTION
C.1 | COVER SHEET & NOTES
A.1 | PLOT PLAN & NOTES
A.2 | BASEMENT FLOOR PLAN
A.3 | MAIN FLOOR PLAN
A.4 | SECOND FLOOR PLAN
A.5 | ELEVATION PLANS
A.6 | MAIN FLOOR FRAMING PLAN
A.7 | SECOND FLOOR FRAMING PLAN
A.8 | ROOF FRAMING PLAN
A.9 | CROSS SECTIONS AND DETAILS
PHONE: 801-798-7317
EMAIL: mike@arivehomes.com
OWNER: Arive Homes Phone: 801-798-7317 Email: mike@arivehomes.com
ARCHITECTURAL DESIGNER: Justin Curtis Phone: 801-360-9085 Email: justin@arivehomes.com
CHIEF SUPERINTENDENT: Steve Bills Phone: 801-520-3796 Email: construction@arivehomes.com
ARIVE HOMES
COVER SHEET
ENGINEER OF RECORD
SHEET C.1


UNIT #1 MAIN FLOOR PLAN
UNIT #2 MAIN FLOOR PLAN
UNIT #3 MAIN FLOOR PLAN
UNIT #4 MAIN FLOOR PLAN
RECREATION ROOM
MECH
ARIVE HOMES
BASEMENT FLOOR PLAN
ENGINEER OF RECORD
SHEET A.2

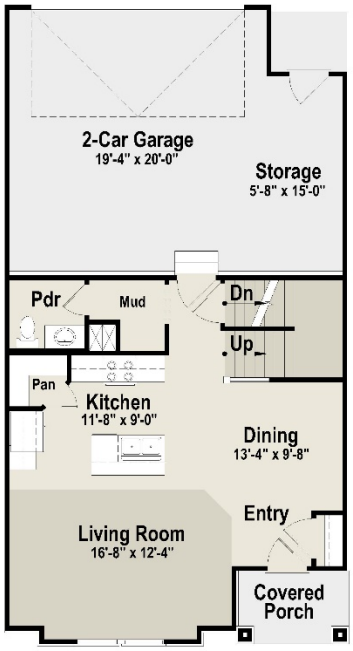

UNIT #1
MAIN FLOOR PLAN
UNIT #2
MAIN FLOOR PLAN
UNIT #3
MAIN FLOOR PLAN
UNIT #4
MAIN FLOOR PLAN
2-CAR GARAGE
KITCHEN
DINING
LIVING ROOM
ARIVE HOMES
MAIN FLOOR PLAN
ENGINEER OF RECORD
SHEET
A.3


UNIT #1
SECOND FLOOR PLAN
UNIT #2
SECOND FLOOR PLAN
UNIT #3
SECOND FLOOR PLAN
UNIT #4
SECOND FLOOR PLAN
BEDROOM #2
BEDROOM #3
MASTER BED
ARIVE HOMES
SECOND FLOOR PLAN
ENGINEER OF RECORD
SHEET
A.4

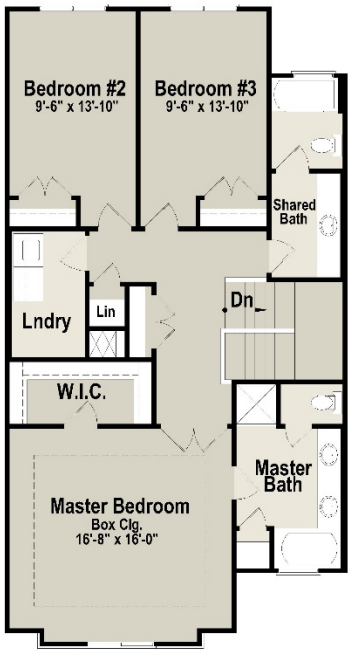




Harmony Rear-Load
Basement Floor Plan



Harmony Rear-Load
Main Floor Plan



Harmony Rear-Load
Second Floor Plan

Exhibit 4











Memo

To: Muhlstein Meadows & Old Mill Estates Residents
From: Chris Thompson P.E., Public Works Director/City Engineer
Date: April 29, 2020
Re: Traffic and Pedestrian Improvements

Hales Engineering completed a traffic study in May 2018 to analyze the traffic congestion and flow around the ALA charter school. The proposed traffic and pedestrian improvements add additional queue storage within the site as well as a new pick up location in the high school parking lot. The intersection of 1100 South and Mill Road will require a roundabout with a westbound right-turn by-pass lane to operate without excessive delay. A new signal will also be installed by UDOT at the Mill Road / Arrowhead Trail intersection to accommodate the increase in traffic. Key points of the study are summarized below:

- A new signal is needed at the Mill Road / Arrowhead Trail intersection
  - This signal is being installed currently.
- Roundabouts are typically safer than traditional stop-controlled intersections, thus a roundabout is the proposed alternative.
- Queueing is not anticipated to spill out onto Del Monte Road or Mill Road during the afternoon pick-up time.
- Improvements for school pick-up / drop-off will be as shown in Figure 1
  - Access 1 will be a right-out only – decreases conflict points.
  - Access 2 will become the high school entrance.
  - Access 3 will become the elementary school entrance.
  - Access 4 will be closed.
  - 1100 South will remain a two-directional roadway.
- The Safe Route for Riverview Elementary will be revised once the trail along Del Monte is completed (Figure 2).

The proposed improvements will allow traffic to flow more smoothly and improve safety. The parties contributing to the cost of the improvements include Spanish Fork City, Arive Homes, involved property owners, and ALA charter school. The anticipated project schedule is to begin design in late 2020 and complete construction in summer 2022.

40 SOUTH MAIN STREET | SPANISH FORK, UT 84660 WWW.SPANISHFORK.ORG



Figure 1- Proposed 1100 South Improvements

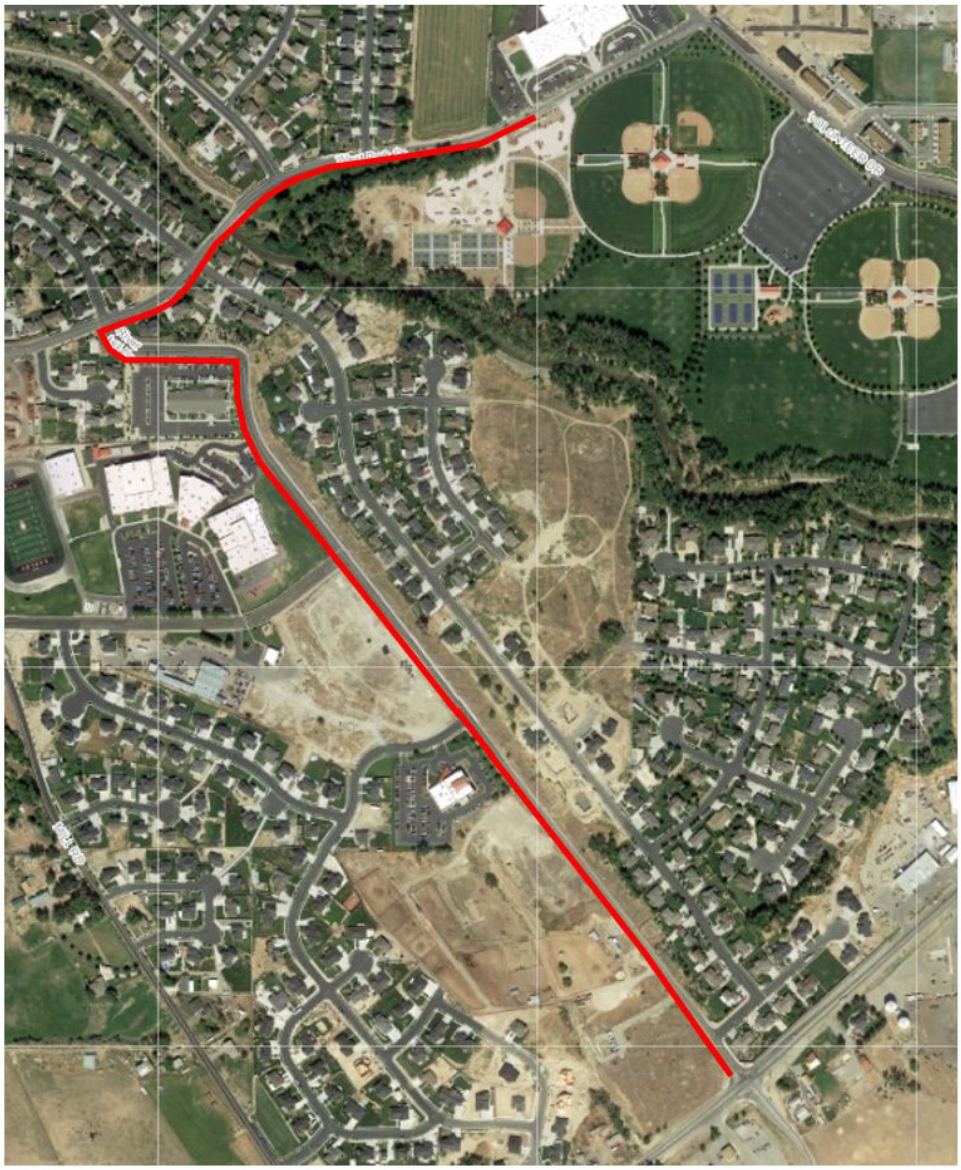


Figure 2 - Proposed Riverview Elementary Safe Walking Route