Wednesday, June 3, 2020
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the High Chaparral, Spanish Fork Fairgrounds at 475 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 June 3, 2020.
You can view the meeting live online through SFCN 17 (http://www.sfcn.org/sfcn/sf17/watch.php) or through Spanish Fork 17 YouTube channel (https://www.youtube.com/user/spanishfork17).

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 at the High Chaparral, Spanish Fork Fairgrounds at 475 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

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

2. Zone Change and Preliminary Plat

Subject	**A. Del Monte Townhomes. The proposal involves changing the current Zone from I-2 and 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	Jun 3, 2020 - Planning Commission
Category	2. Zone Change and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.pc.delmontetownhomes.6-3-2020.pdf (17,700 KB)

3. Zone Change (Public Hearing)

Subject	**A. 430 North Duplex. The proposal involves changing the current R-1-6 zoning to R-3 with the Infill Overlay to allow for a duplex to be built at 460 North 600 East.**
Meeting	Jun 3, 2020 - Planning Commission
Category	3. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.430northduplex.6-3-2020.pdf (3,631 KB)

4. Preliminary Plat

Subject	**A. Legacy Estates. The proposal involves creating 18 lots for single-family homes in a Master Planned Development located at 970 North 1650 East.**
Meeting	Jun 3, 2020 - Planning Commission
Category	4. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.pc.legacyestates.6-3-2020.pdf (1,985 KB)

Subject	**B. Canyon Creek Amended. This proposal involves a commercial subdivision that is revising the Preliminary Plat to add an additional building lot located at approximately Canyon Creek Parkway and Market Place Drive.**
Meeting	Jun 3, 2020 - Planning Commission
Category	4. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.pc.canyoncreekshoppingcenter.6-3-2020.pdf (3,787 KB)

5. Annexation

Subject	**A. Quiet Valley. The proposal involves property located at approximately 1300 South 3400 East, which is proposed be annexed into the City.**
Meeting	Jun 3, 2020 - Planning Commission
Category	5. Annexation

Access	Public
Type	Action, Discussion

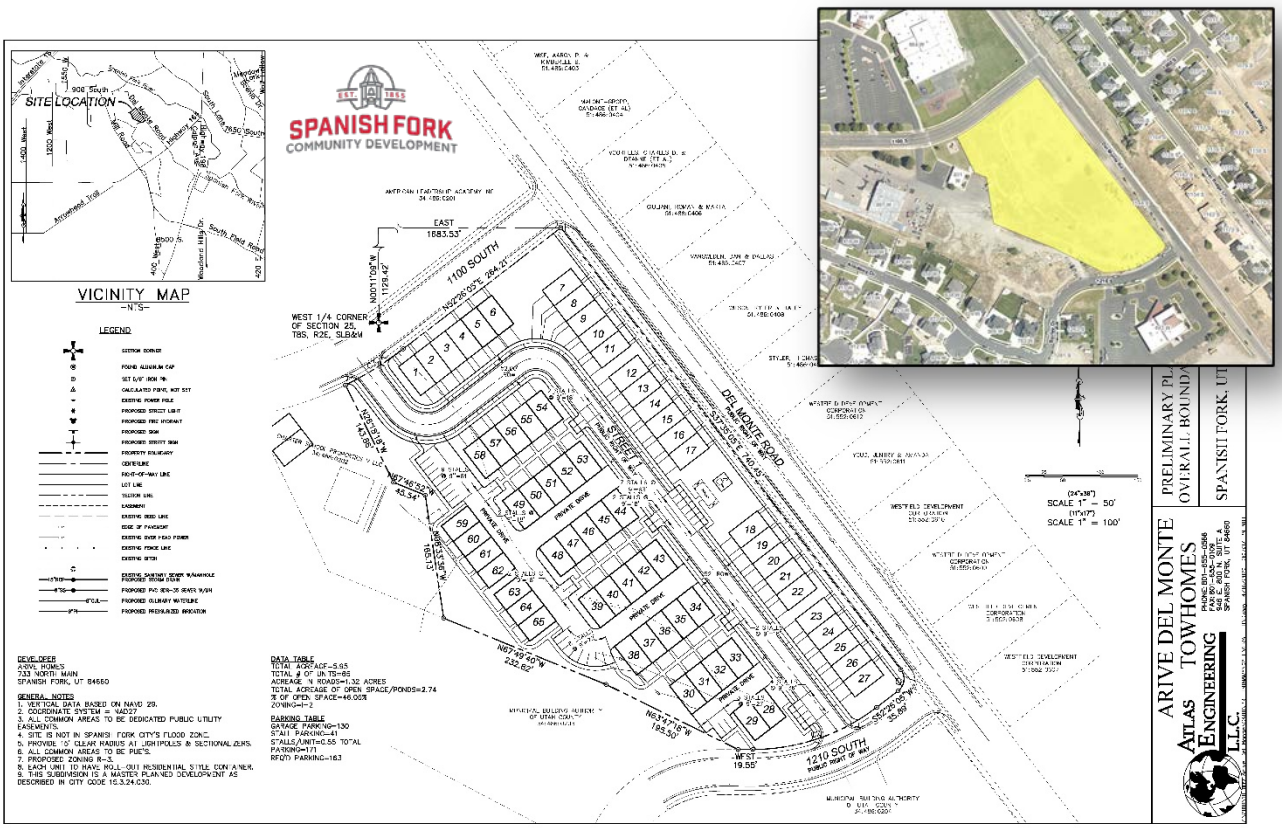
File Attachments
annexationreport.quietvalley.5-26-2020.pdf (1,018 KB)
report.pc.quietvalleyannex.6-3-2020.pdf (1,147 KB)

6. Title 15 Amendments

Subject	**A. Title 15 Amendments. The proposal involves various changes to the City Ordinance, Title 15 Land Use.**
Meeting	Jun 3, 2020 - Planning Commission
Category	6. Title 15 Amendments
Access	Public
Type	Action, Discussion

File Attachments
memo.planningcommission.6-3-2020.pdf (1,869 KB)

7. Adjourn



Del Monte Townhomes Zone Change and Preliminary Plat Approval Request

June 3, 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 townhome 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

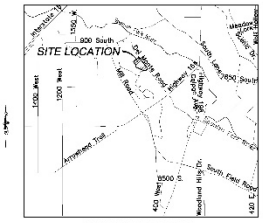
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-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)

SECTION CORNER
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING STREET LIGHT
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY CORNER MARKER
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DEED LINE
EDGE OF PAVEMENT
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER M/HANHOLE
EXISTING CULINARY WATERLINE
EXISTING PRESSURIZED IRRIGATION
PROPOSED PVC SDR-35 SEWER M/H
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
PROPOSED 4" SEWER LATERAL
PROPOSED 3/4" CULINARY WATER LATERAL



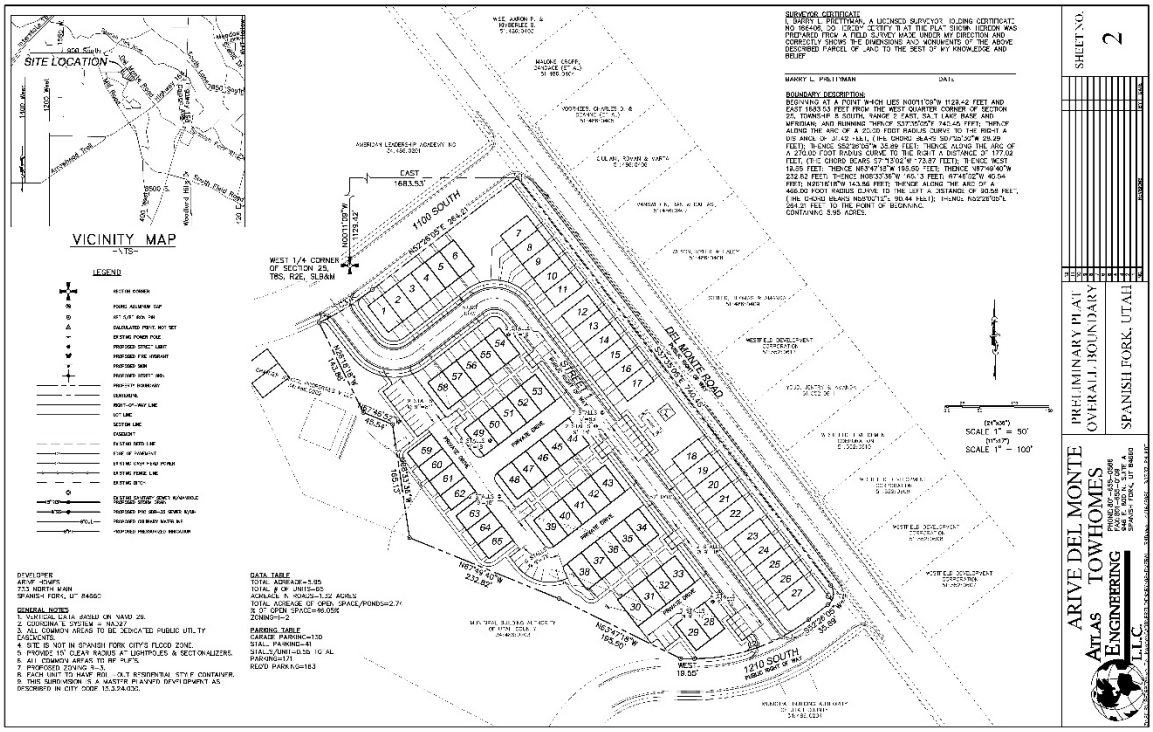
VICINITY MAP
-NTS-

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 SUBMITTED 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 T-E DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE NCLUDING 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.

ARIVE DEL MONTE TOWNHOMES

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
944 E. 800 N. SUITE A
SPANISH FORK, UT 84660



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 1123.42 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 745.45 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 37.42 FEET, (IN CHORD BEARS S00°30'25"W 34.09 FEET); THENCE S52°35'05"W 35.89 FEET; THENCE ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 177.02 FEET, (IT'S CHORD BEARS S71°13'02"W 173.87 FEET); THENCE WEST 18.55 FEET; THENCE N52°47'57"W 165.00 FEET; THENCE N37°46'40"W 232.82 FEET; THENCE N08°37'36"W 165.13 FEET; N71°46'02"W 40.54 FEET; N00°11'09"W 143.86 FEET; THENCE ALONG THE ARC OF A 468.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 90.58 FEET, (WHL CHORD BEARS N05°10'12"E, 90.44 FEET); THENCE N52°28'05"E 264.21 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.95 ACRES.

DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

DATA TABLE
TOTAL ACREAGE=5.95
TOTAL # OF UNITS=65
ACREAGE % HOA'S=1.32 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=2.7
% OF OPEN SPACE=46.05%
ZONING=R-2

PARKING TABLE
GARAGE PARKING=130
STALL PARKING=41
STALLS/UNIT=0.63 TOTAL PARKING=171
REQ'D PARKING=163

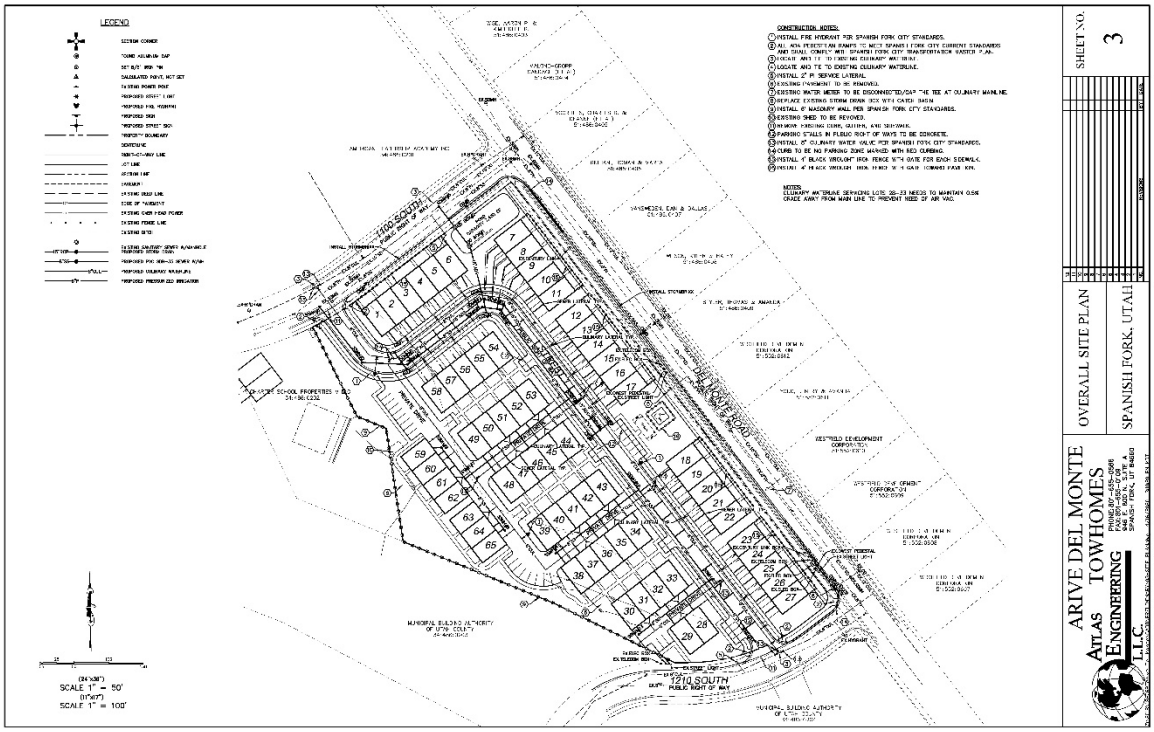
GENERAL NOTES
1. VERTICAL DATA SHOWN ON NAVD 29.
2. COORDINATE SYSTEM = NAD83.
3. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
5. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
6. ALL COMMON AREAS TO BE PUE'S.
7. PROPOSED ZONING 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.

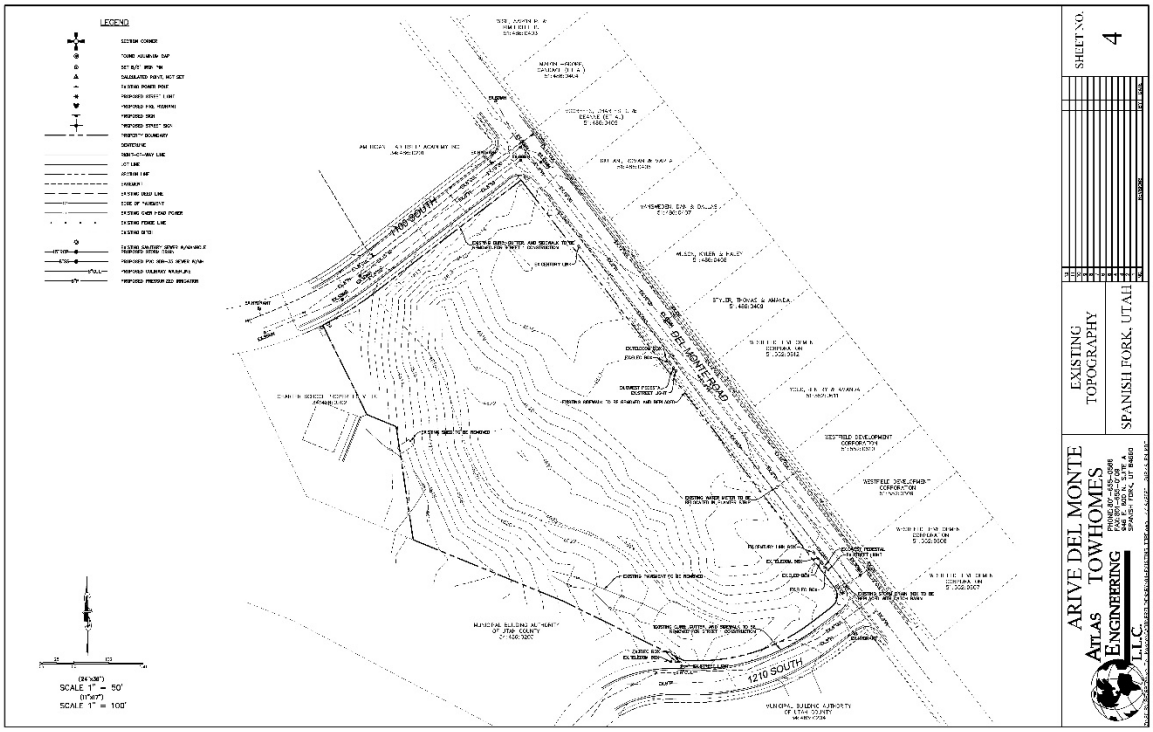
SHEET NO. 2

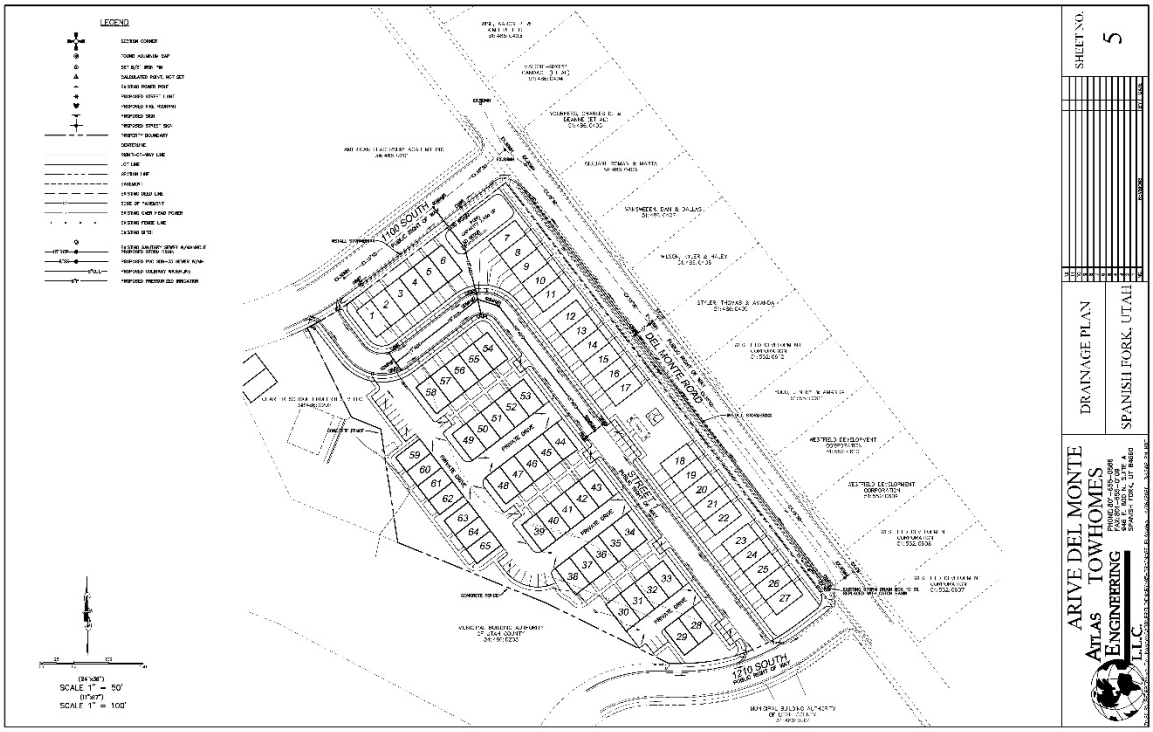
PRELIMINARY PLAT
OVERALL BOUNDARY

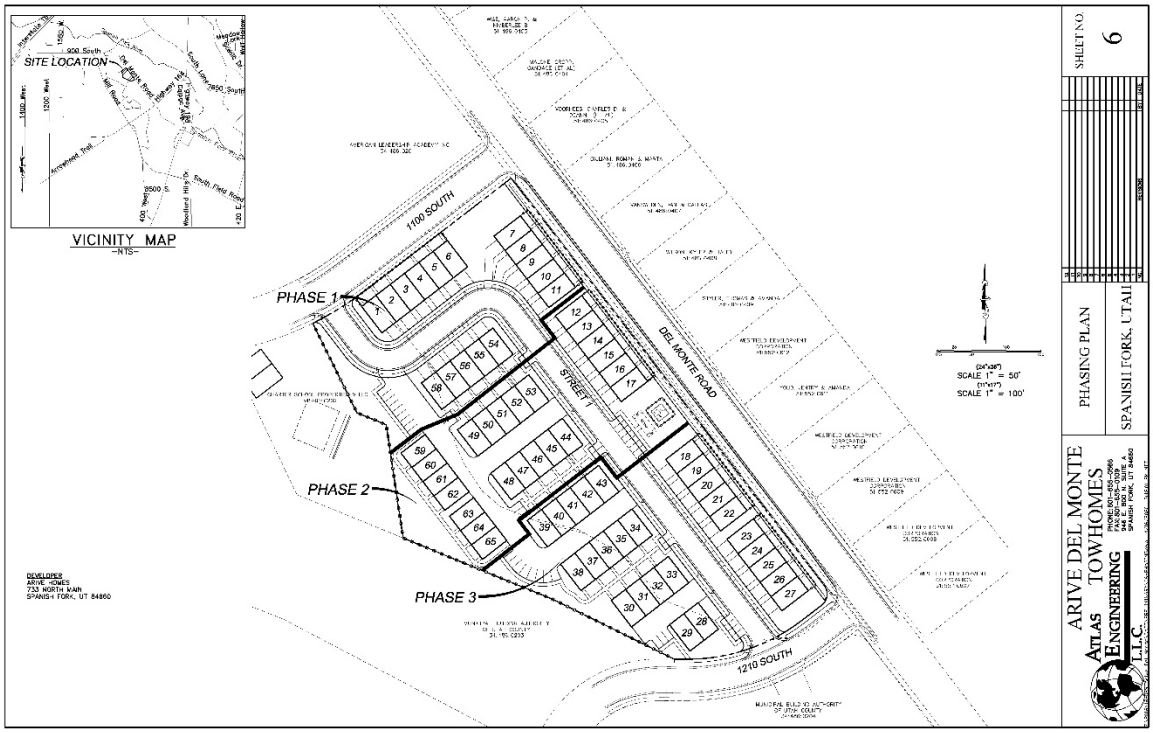
SPANISH FORK, UTAH

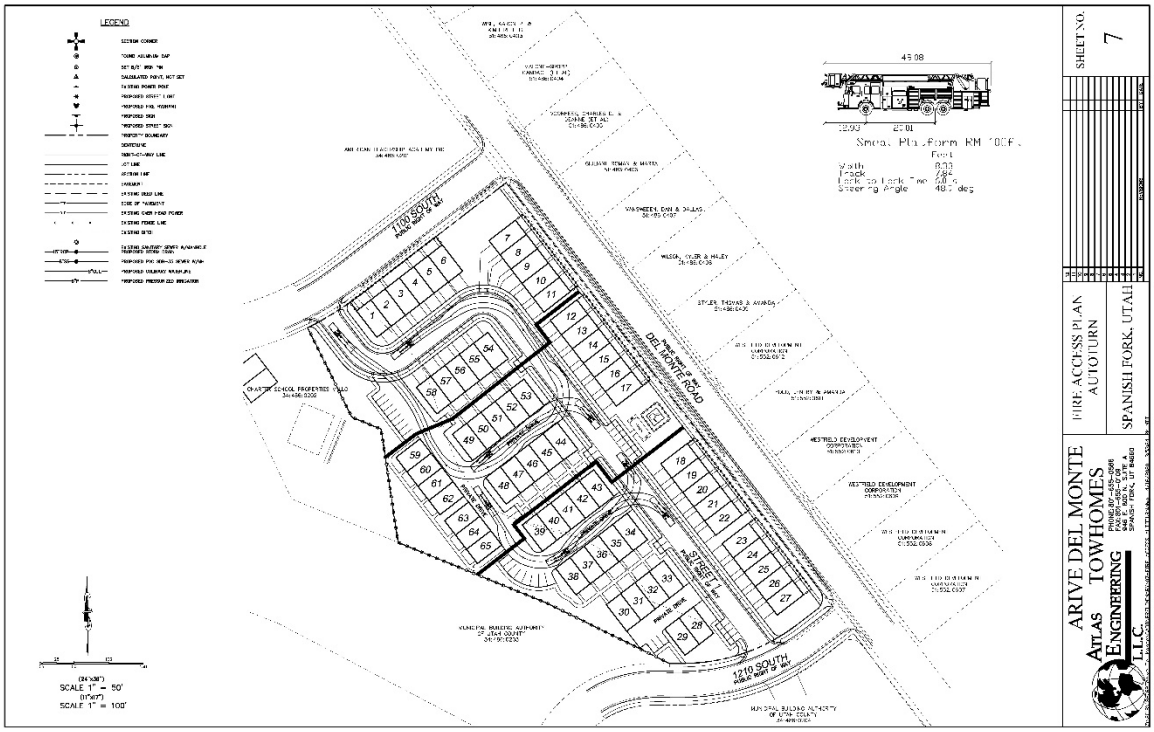
ARIVE DEL MONTE TOWNHOMES
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
944 E. 800 N. SUITE A
SPANISH FORK, UT 84660

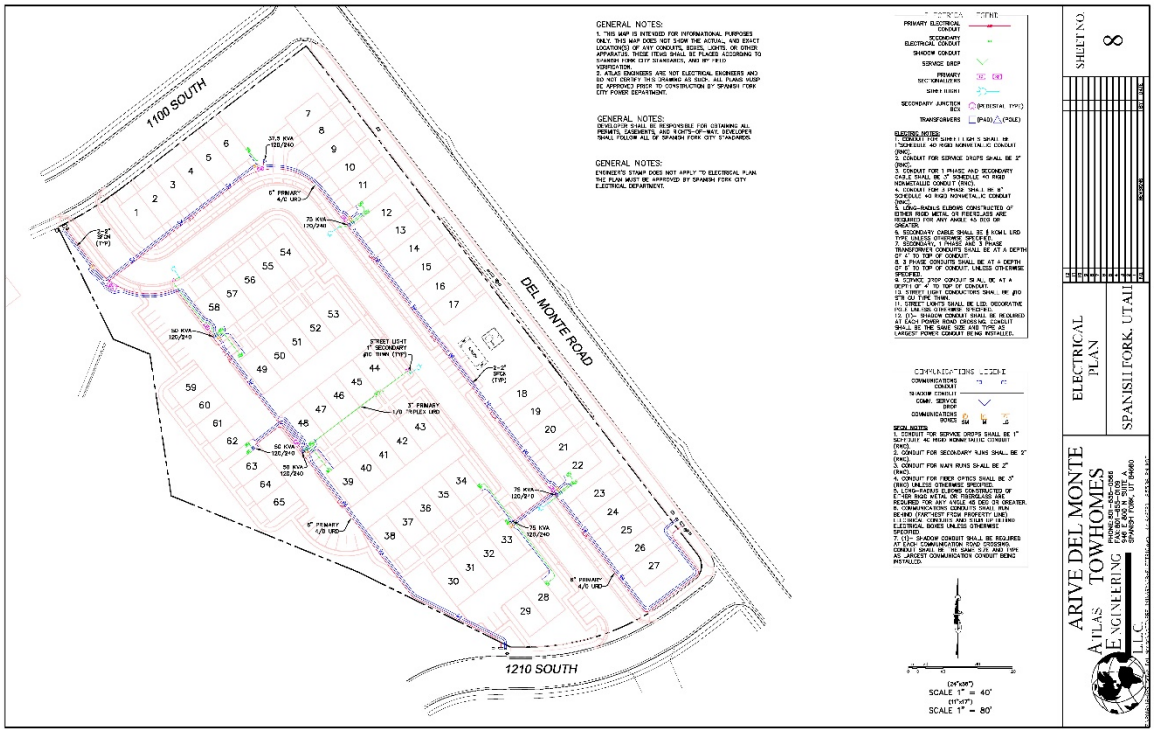

LEGEND
CONSTRUCTION NOTES:
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2 ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
3 REMOVE AND TIE TO EXISTING CULINARY WATERLINE.
4 LOCATE AND TIE TO EXISTING CULINARY 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 VINYLOY IRON FENCE 50'+/- GATE FOR EACH SIDEWALK.
16 INSTALL 4' IN BLACK WROUGH IRON FENCE 50'+/- GATE TOWARDS PARK STR.
NOTES:
CULINARY WATERLINE SERVICING LOTS 28-33 NEEDS TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT NEED OF AIR VAC.
1100 SOUTH
1210 SOUTH
(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.

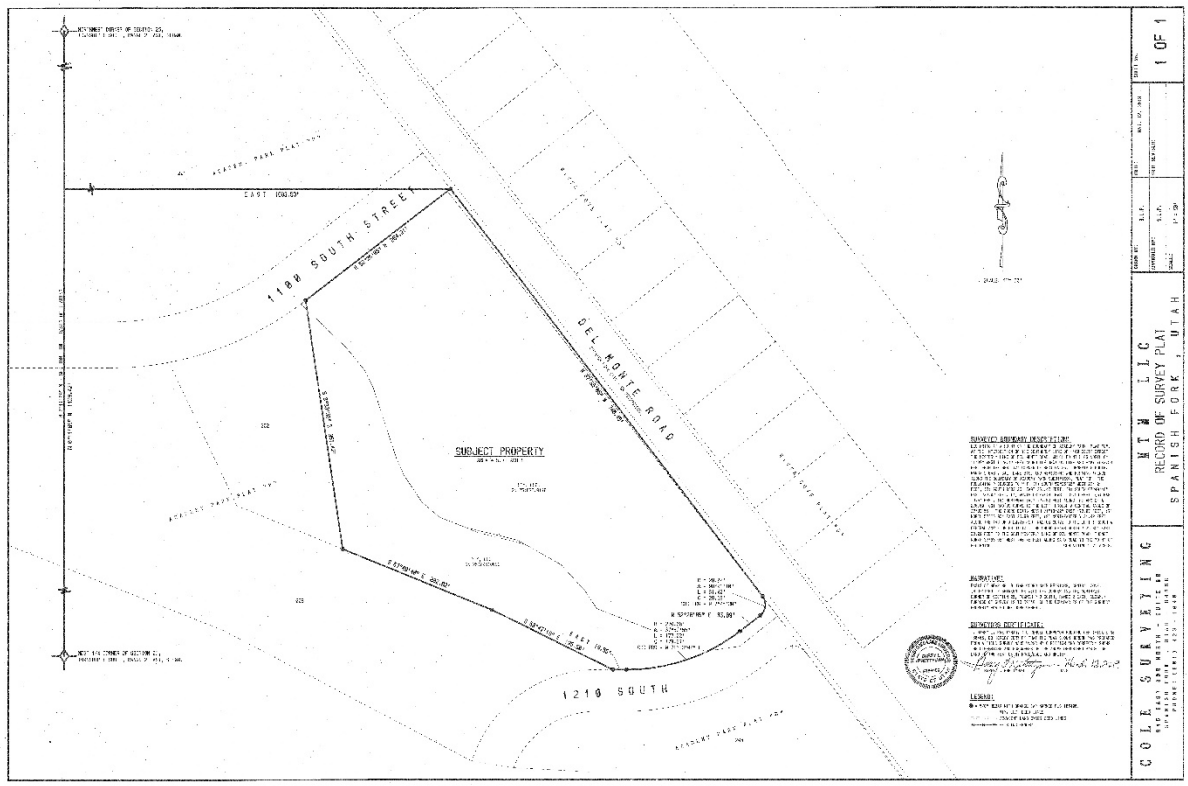

LEGEND
1100 SOUTH
ARIVE DEL MONTE ROAD
1210 SOUTH
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

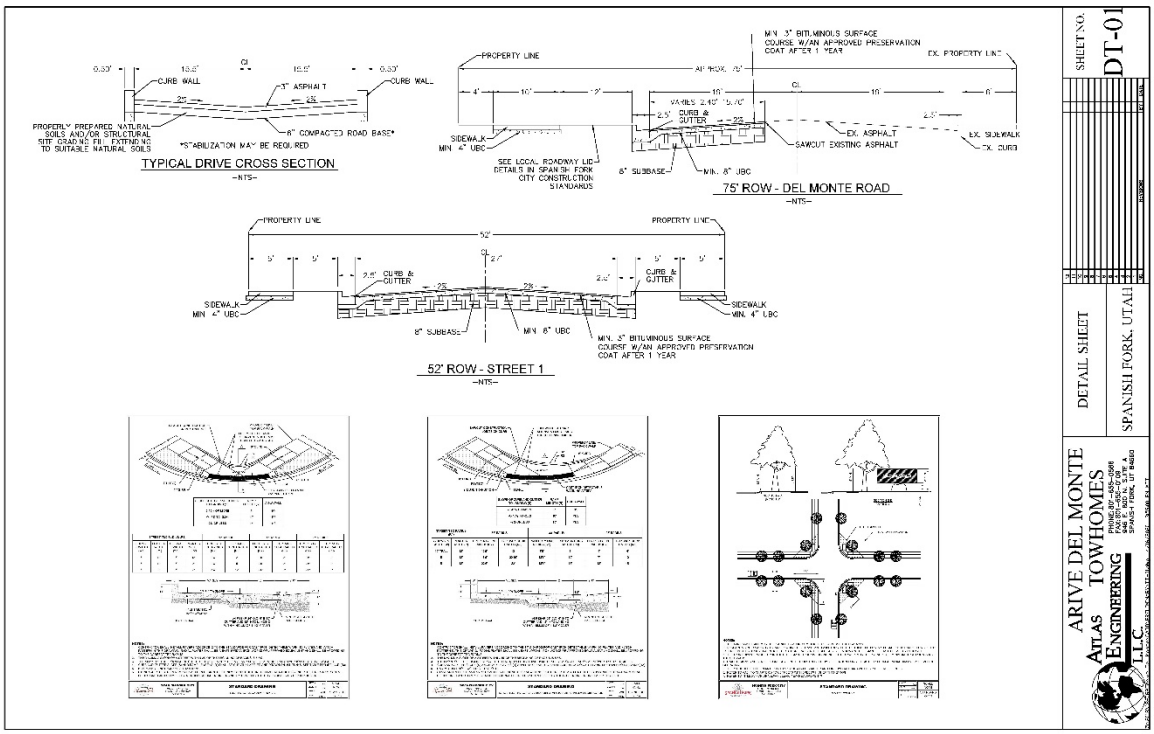

LEGEND
1100 SOUTH
DEL MONTE ROAD
1210 SOUTH
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 5
DRAINAGE PLAN
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWNHOMES
ATLAS ENGINEERING L.L.C.

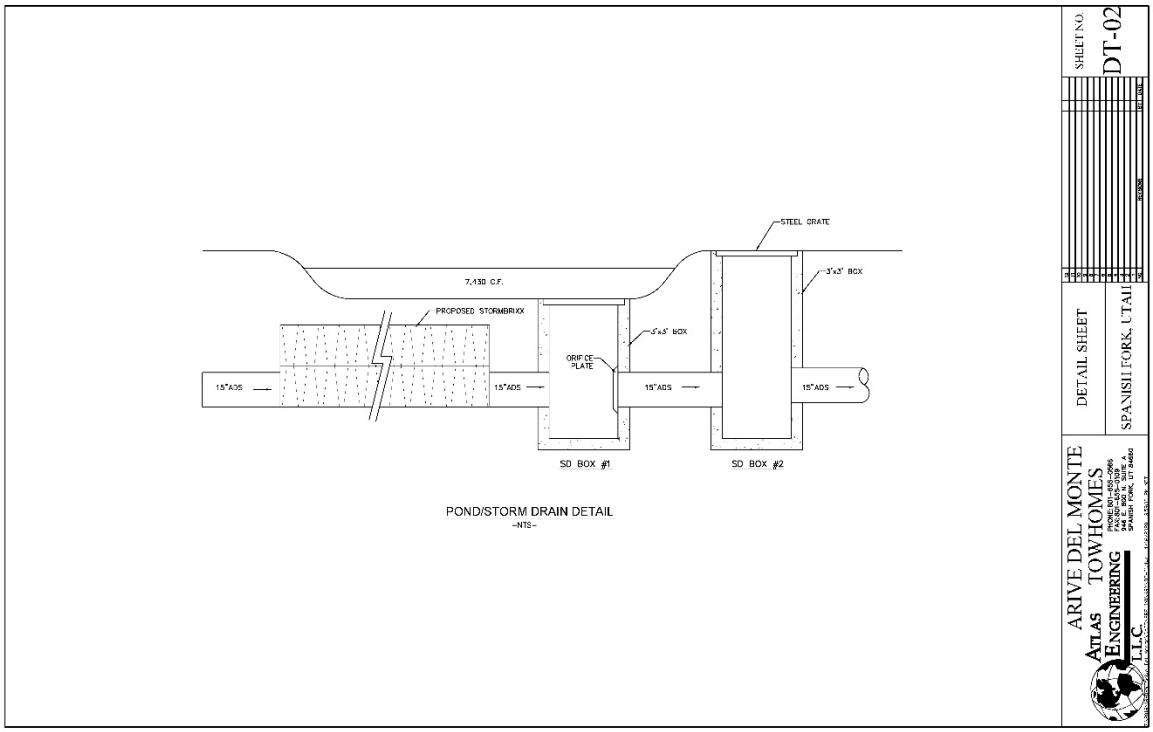

SITE LOCATION
VICINITY MAP
-NTS-
PHASE 1
PHASE 2
PHASE 3
1100 SOUTH
DEL MONTE ROAD
STREET A
1210 SOUTH
DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWNHOMES
ATLAS ENGINEERING L.L.C.


LEGEND
1100 SOUTH
DEL MONTE ROAD
1210 SOUTH
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 7
FIRE ACCESS PLAN
AUTOTURN
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWNHOMES
ATLAS ENGINEERING L.L.C.

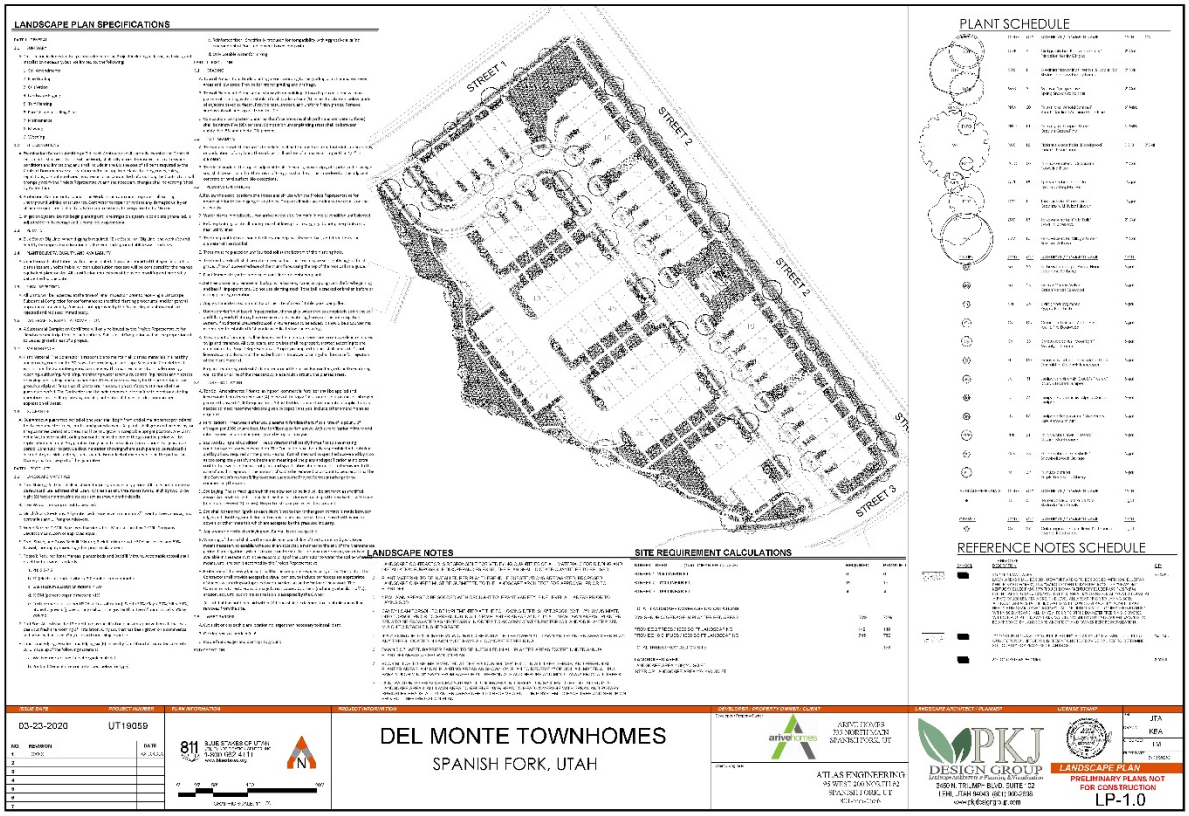

1100 SOUTH
DEL MONTE ROAD
1210 SOUTH
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 8
ELECTRICAL PLAN
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWNHOMES
ATLAS ENGINEERING L.L.C.

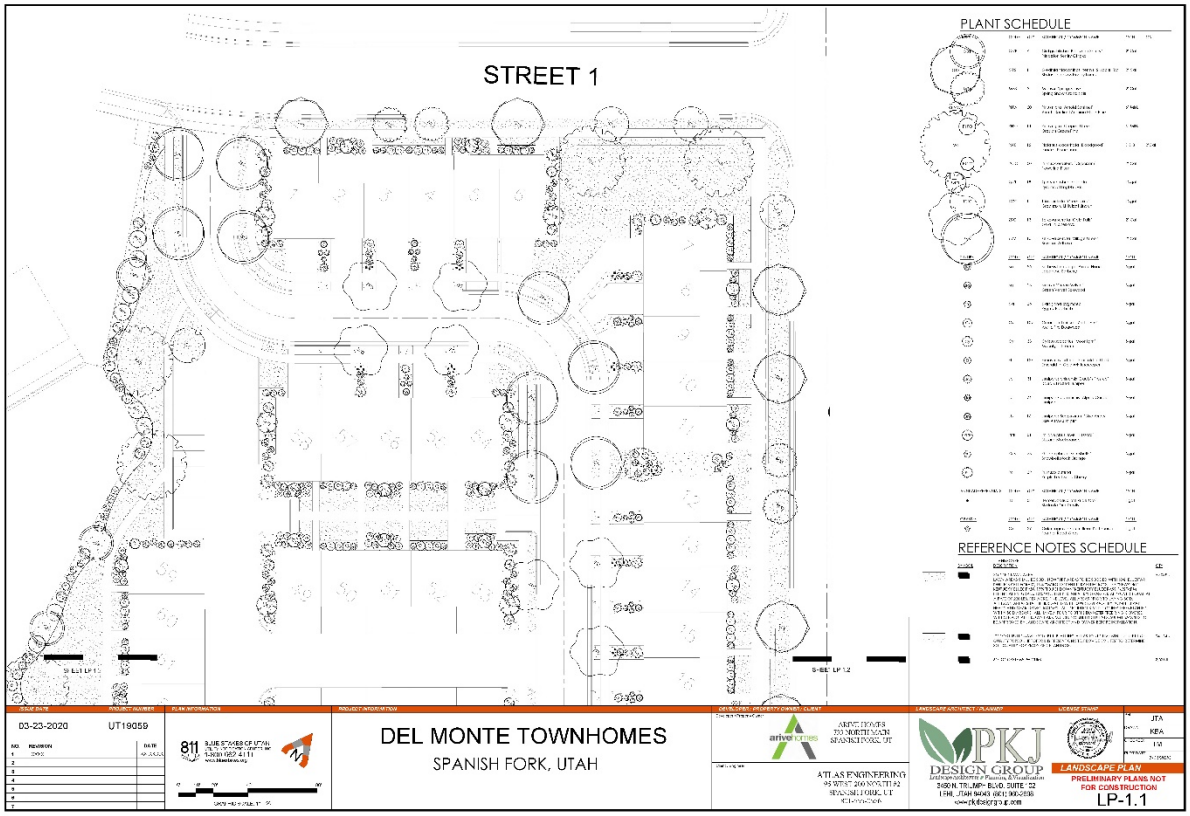

1100 SOUTH STREET
DEL MONTE ROAD
SUBJECT PROPERTY
1210 SOUTH
EAST 1030.59'
COLE SURVEYING
MTN LLC
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH
1 OF 1

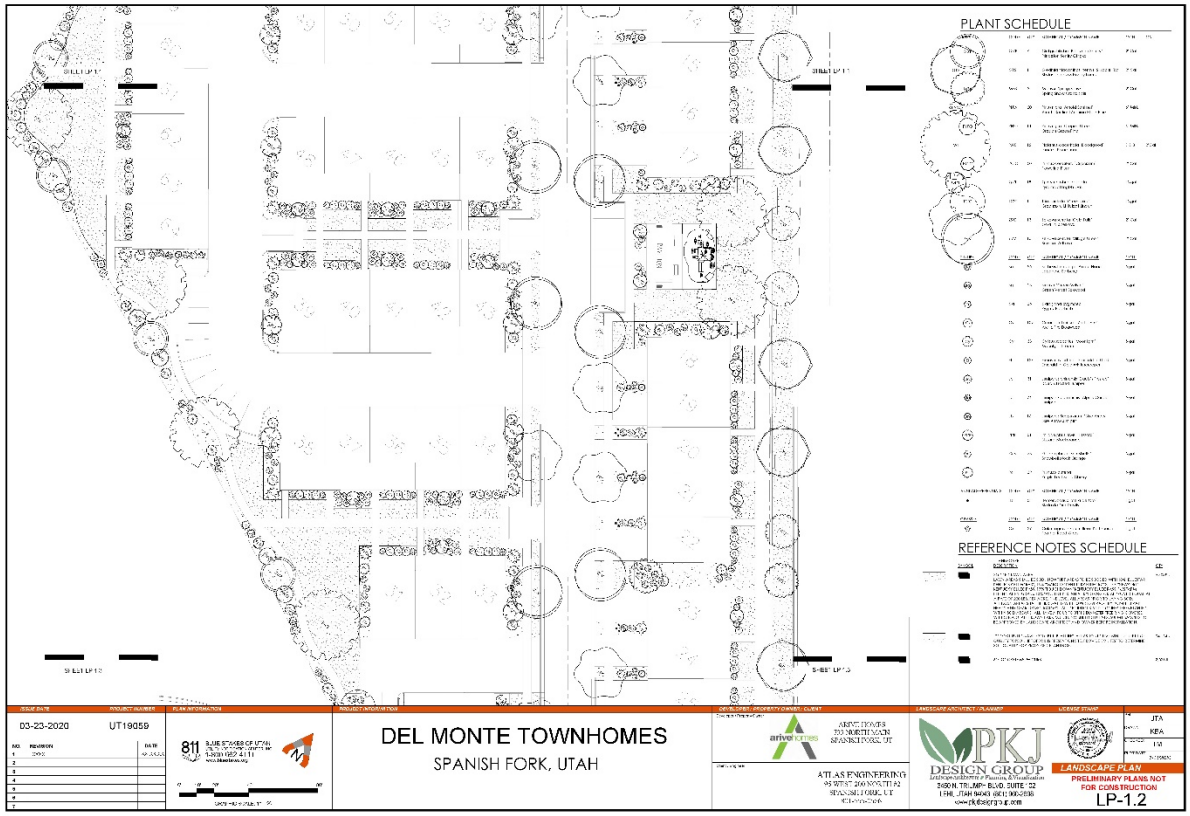

TYPICAL DRIVE CROSS SECTION
-NTS-
CURB WALL
3" ASPHALT
8" COMPACTED ROAD BASE*
*STABILIZATION MAY BE REQUIRED
PROPERLY PREPARED NATURAL SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS
75' ROW - DEL MONTE ROAD
-NTS-
PROPERTY LINE
SIDEWALK MIN 4" UBC
SEE LOCAL ROADWAY LID 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
SIDEWALK MIN. 4" UBC
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

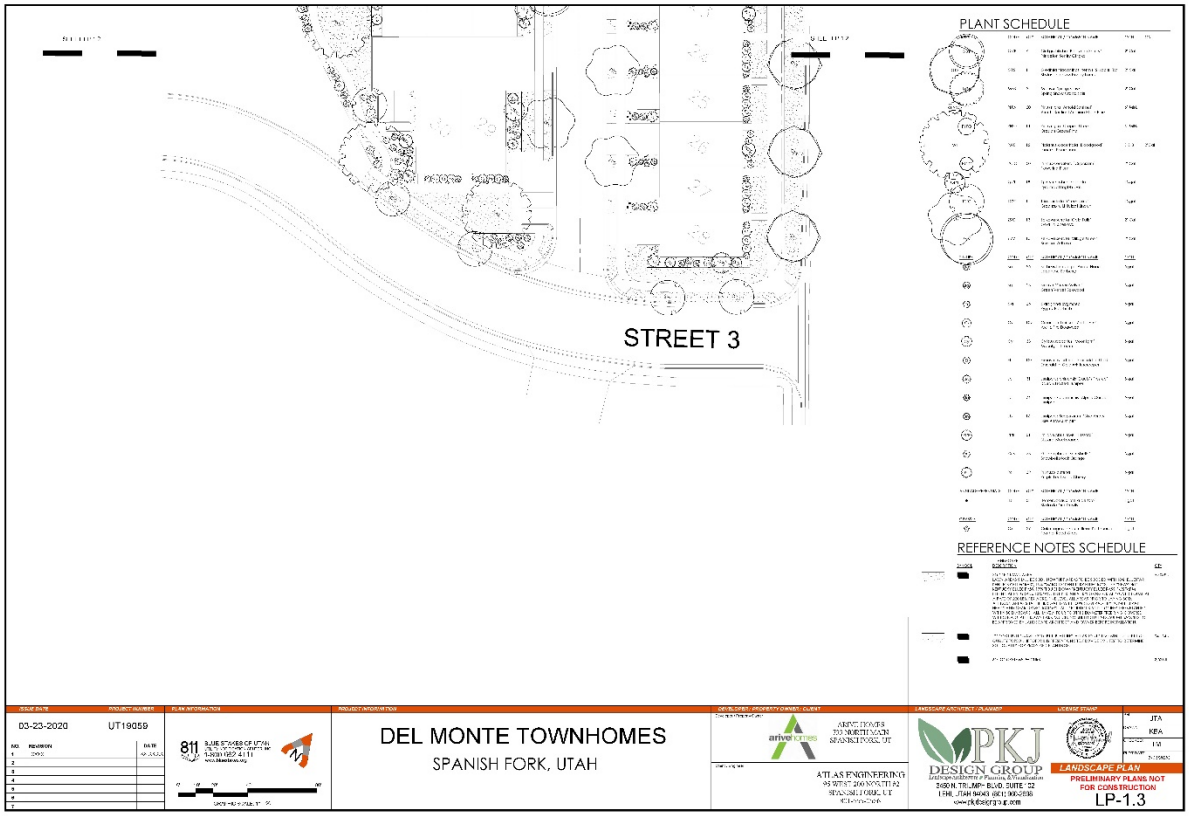

STEEL GRATE
7,130 C.F.
3'x3' BOX
PROPOSED STORMBRIXX
5'x5' BOX
ORIFICE PLATE
15"ADS
15"ADS
15"ADS
15"ADS
SD BOX #1
SD BOX #2
POND/STORM DRAIN DETAIL
-NTS-
SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

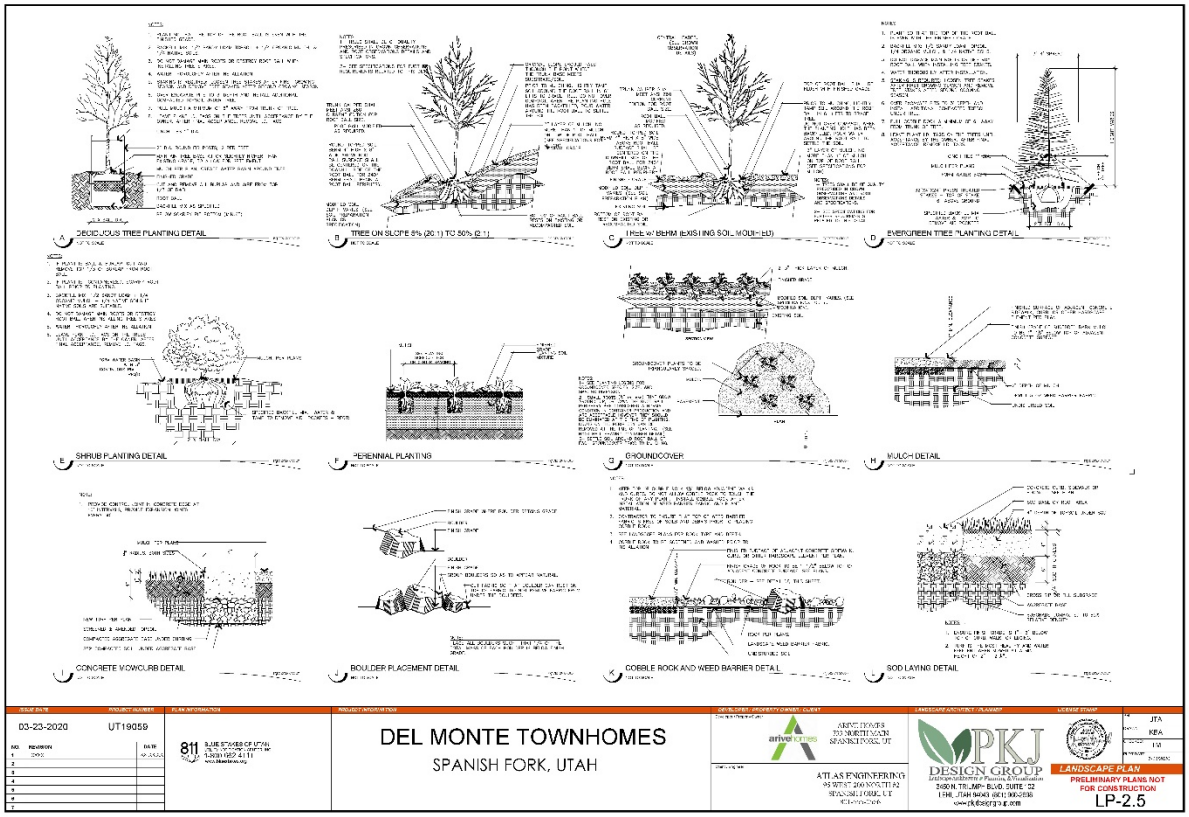

STREET 1
STREET 2
STREET 2
STREET 2
STREET 3
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COLOR

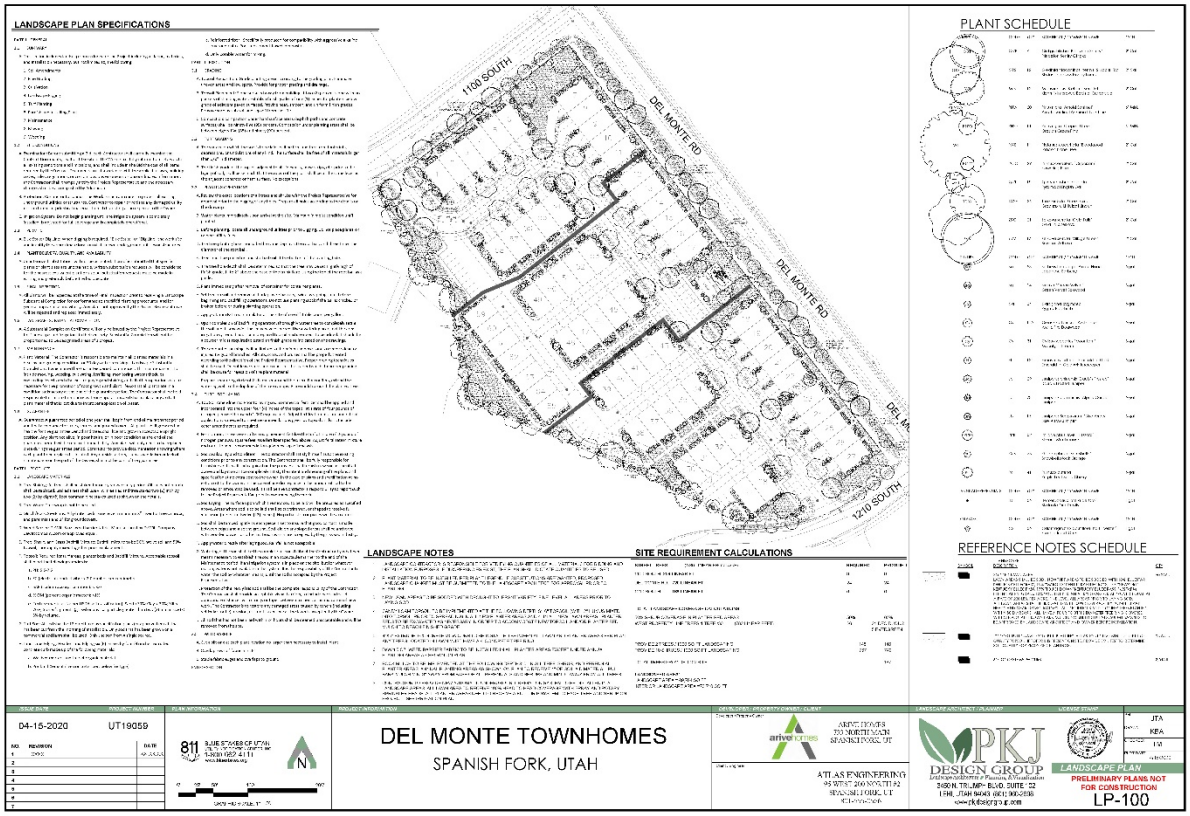

LANDSCAPE PLAN SPECIFICATIONS
STREET 1
STREET 2
STREET 2
STREET 3
PLANT SCHEDULE
LANDSCAPE NOTES
SITE REQUIREMENT CALCULATIONS
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.0

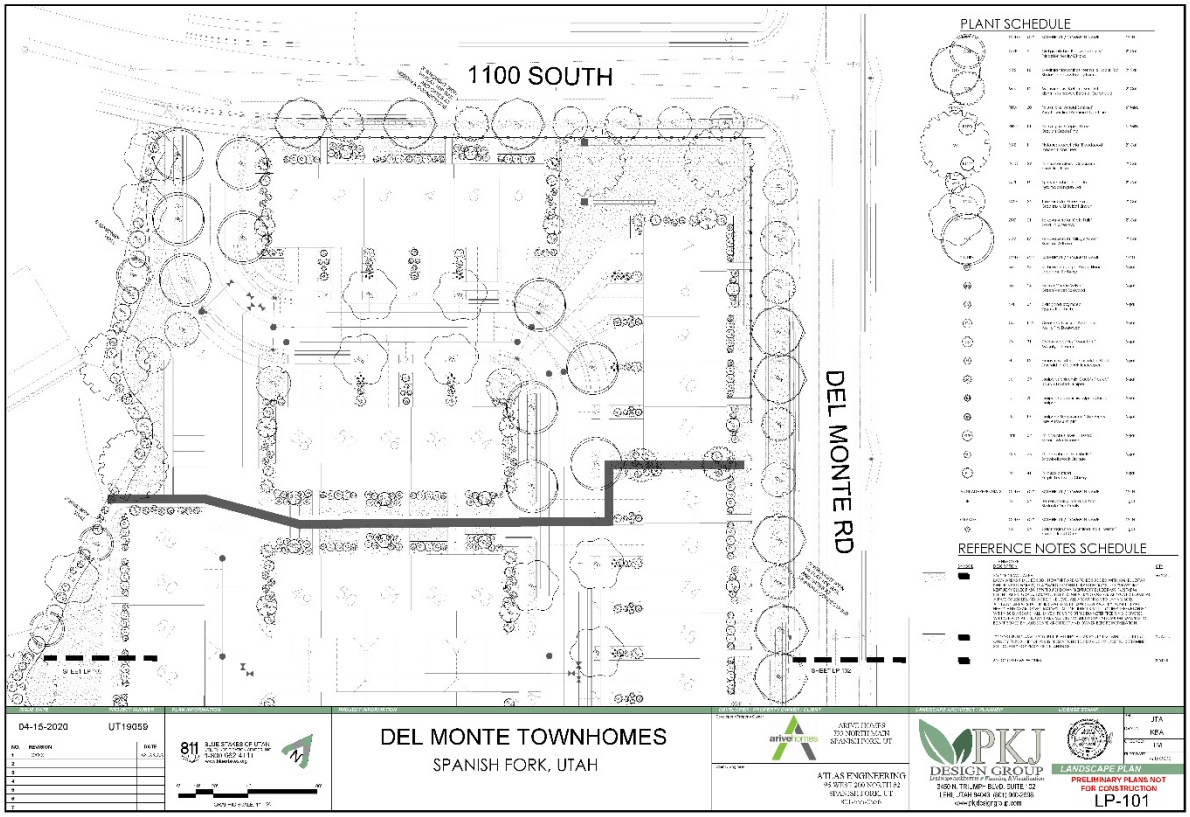

STREET 1
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.1

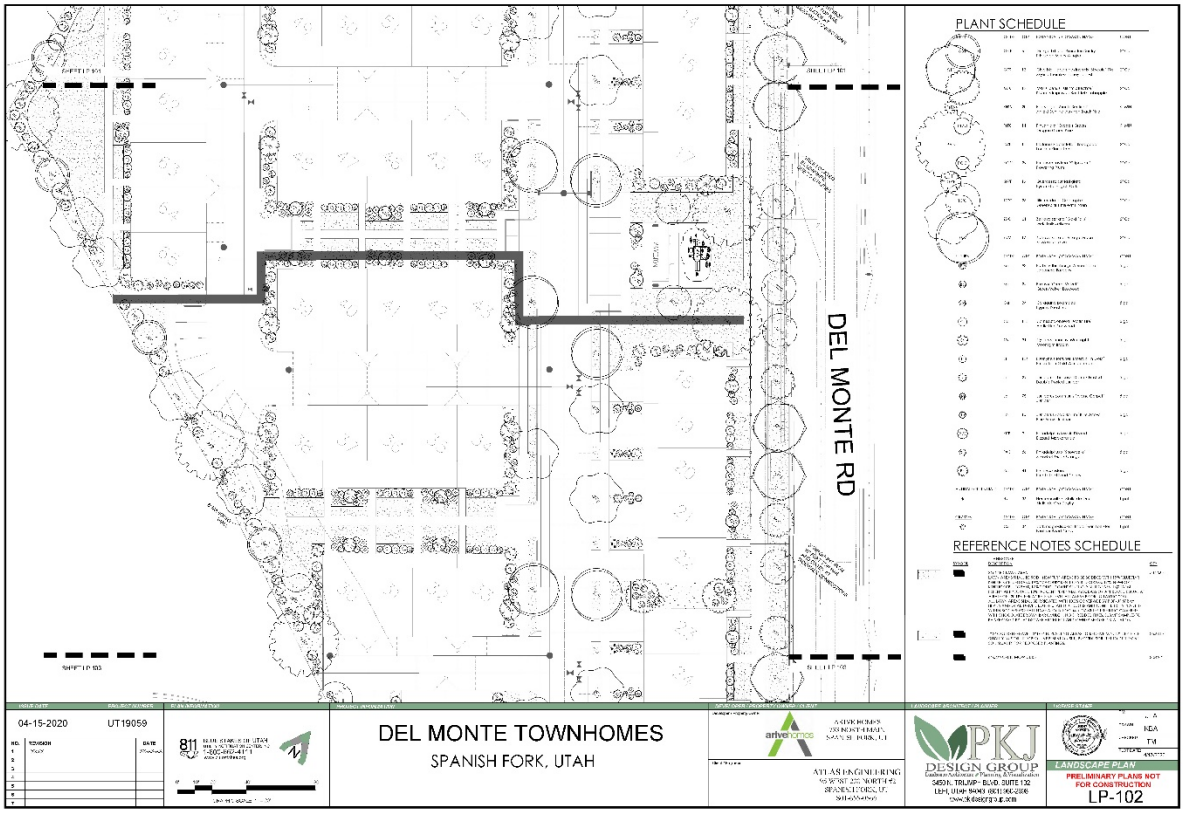

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.2

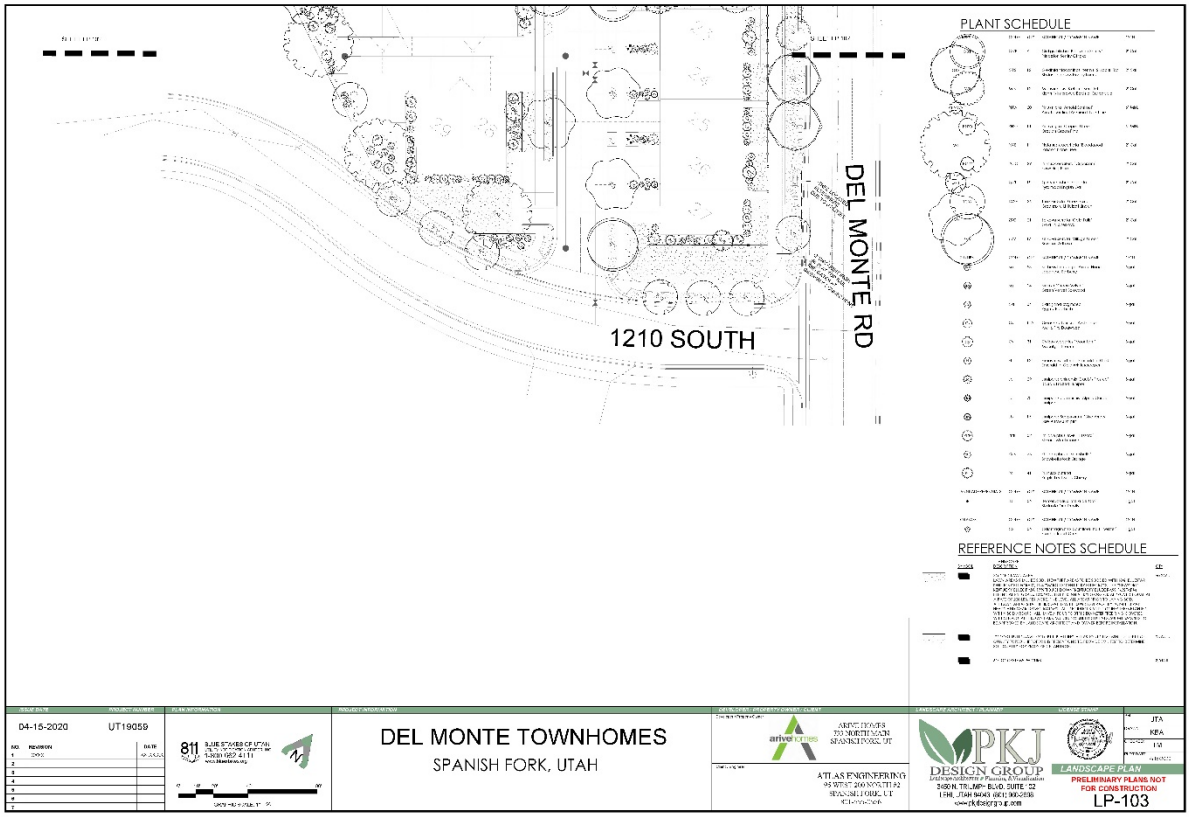

STREET 3
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.3

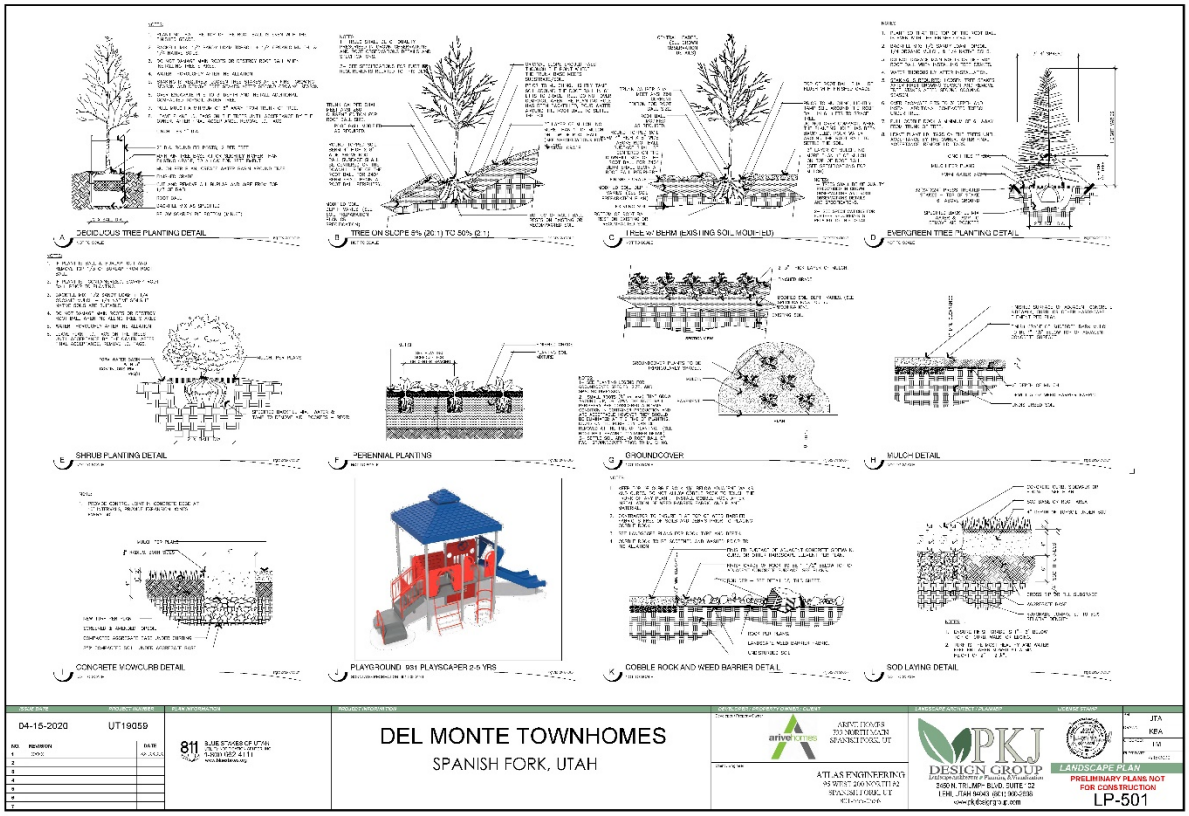

DECIDUOUS TREE PLANTING DETAIL
TREE ON SLOPE 5% (20:1) TO 50% (2:1)
EVERGREEN TREE PLANTING DETAIL
SHRUB PLANTING DETAIL
PERENNIAL PLANTING
GROUNDCOVER
MULCH DETAIL
CONCRETE MOWCURB DETAIL
BOULDER PLACEMENT DETAIL
COBBLE ROCK AND WEED BARRIER DETAIL
SOD LAYING DETAIL
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-2.5

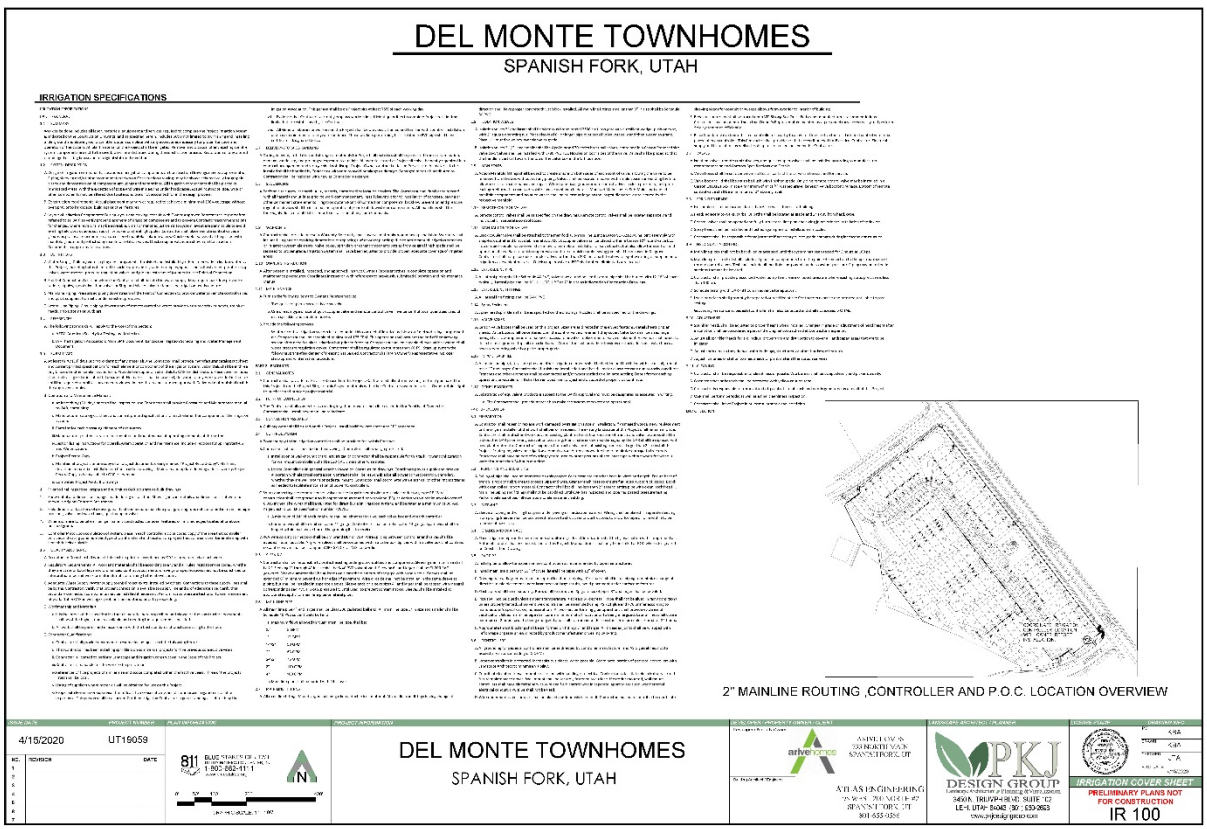

LANDSCAPE PLAN SPECIFICATIONS
1100 SOUTH
DEL MONTE RD
1210 SOUTH
PLANT SCHEDULE
LANDSCAPE NOTES
SITE REQUIREMENT CALCULATIONS
REFERENCE NOTES SCHEDULE
04-15-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT
ATLAS ENGINEERING
95 WEST 200 SOUTH #2
SPANISH FORK, UT
PKJ
DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100

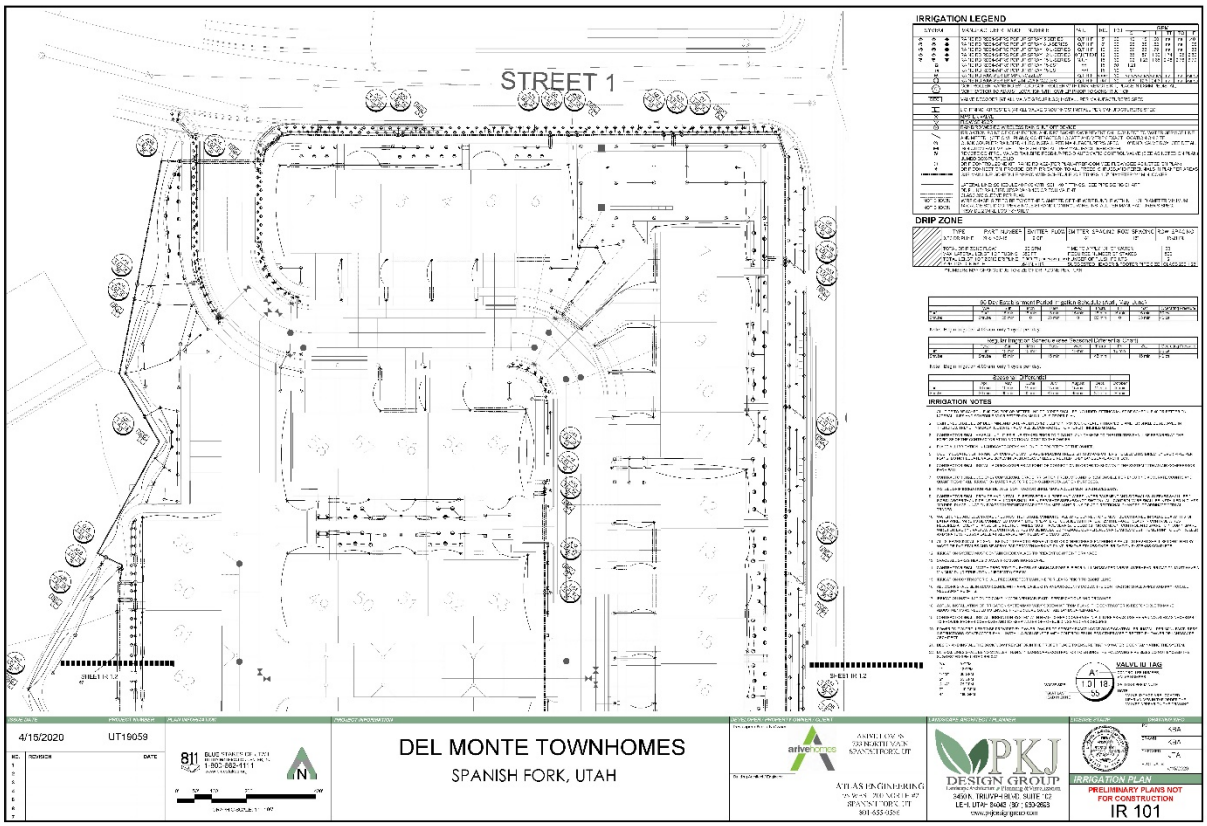

1100 SOUTH
DEL MONTE RD
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
04-15-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT
ATLAS ENGINEERING
95 WEST 200 SOUTH #2
SPANISH FORK, UT
PKJ
DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101

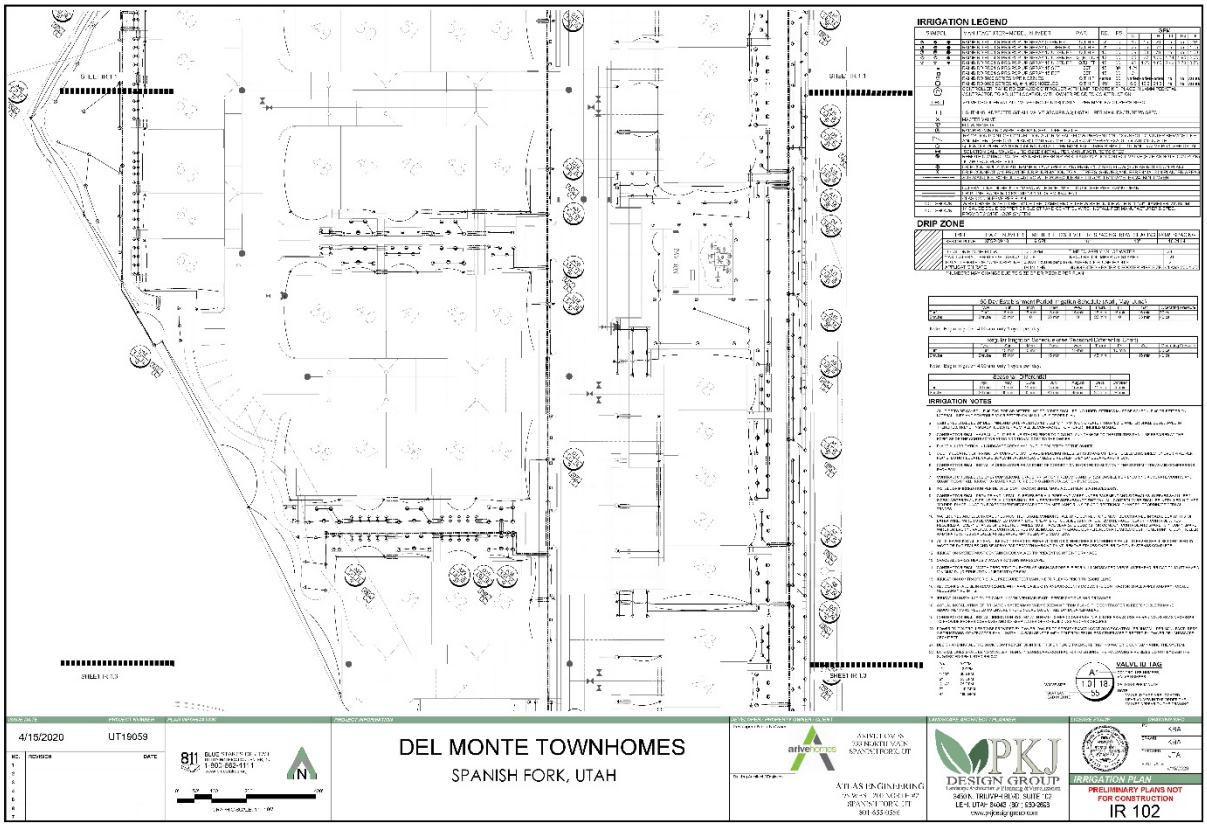

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
DEL MONTE RD
04-15-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-102

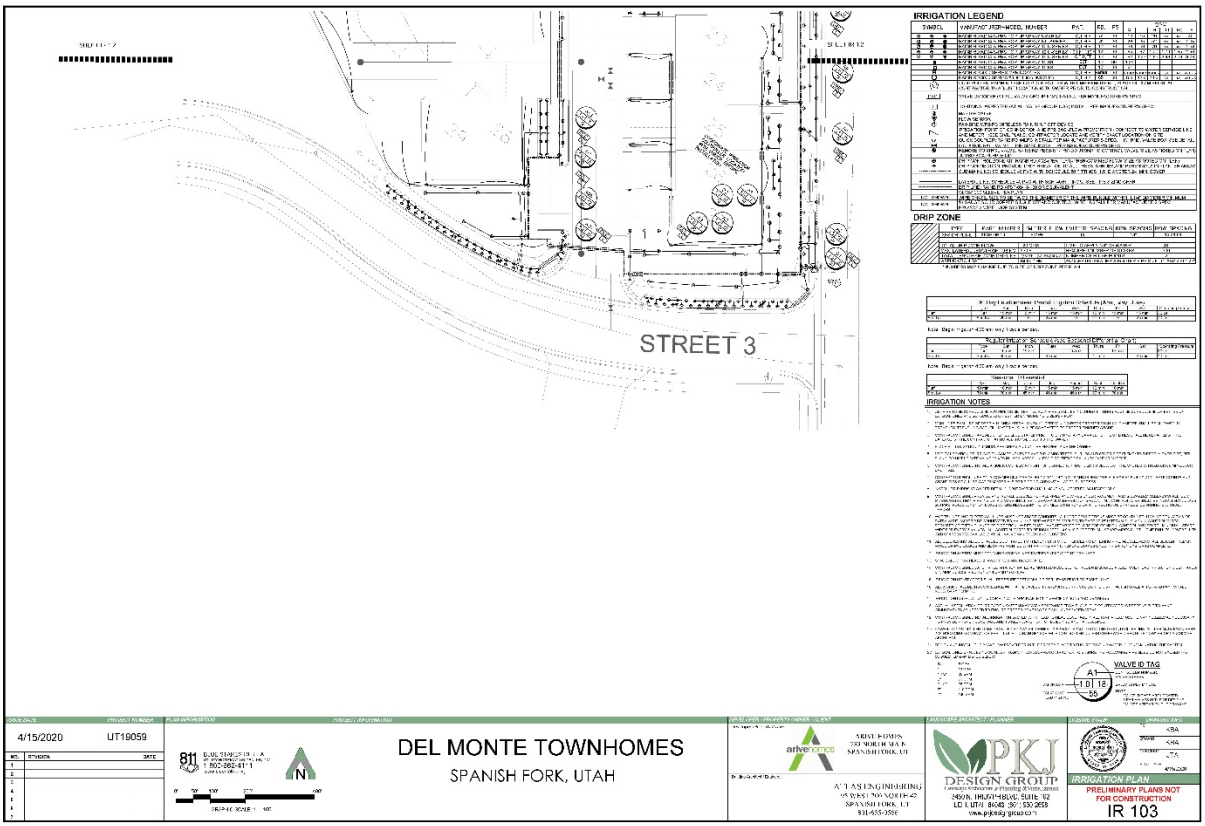

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
DEL MONTE RD
1210 SOUTH
04-15-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-103

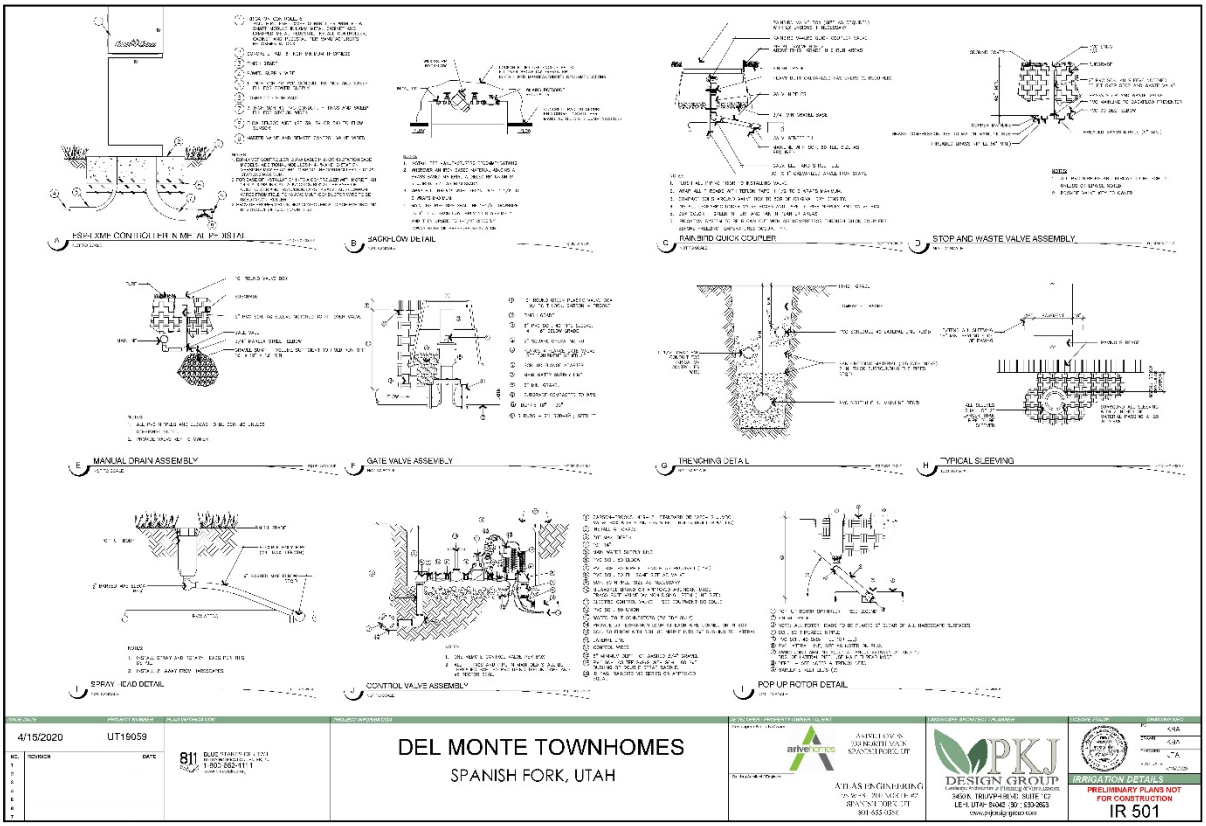

DECIDUOUS TREE PLANTING DETAIL
TREE ON SLOPE 5% (20:1) TO 50% (2:1)
TREE W/ BERM (EXISTING SOIL MOUNDED)
EVERGREEN TREE PLANTING DETAIL
SHRUB PLANTING DETAIL
PERENNIAL PLANTING
GROUNDCOVER
MULCH DETAIL
CONCRETE MOWCURB DETAIL
PLAYGROUND 931 PLAYSCAPER 2-5 YRS
COBBLE ROCK AND WEED BARRIER DETAIL
SOD LAYING 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

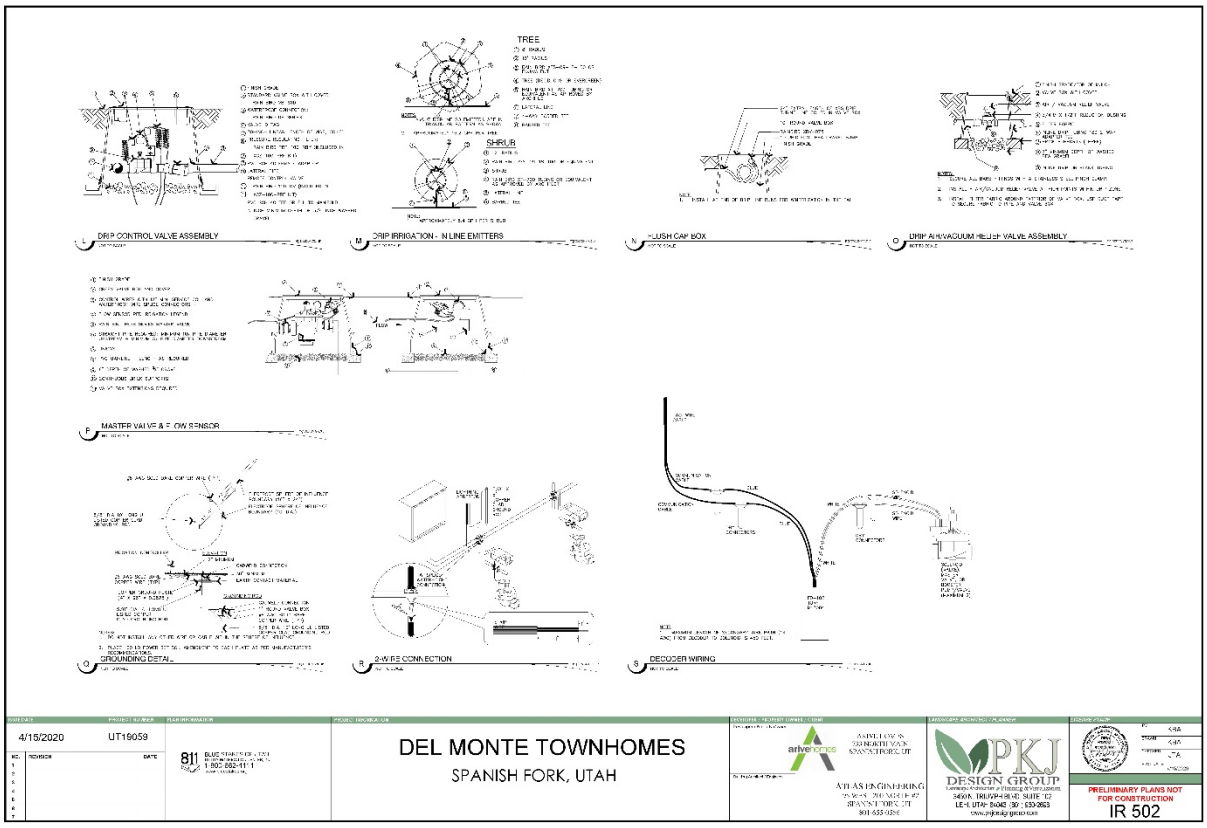

DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
IRRIGATION SPECIFICATIONS
2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW
4/15/2020
UT19059
811
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION COVER SHEET
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 100

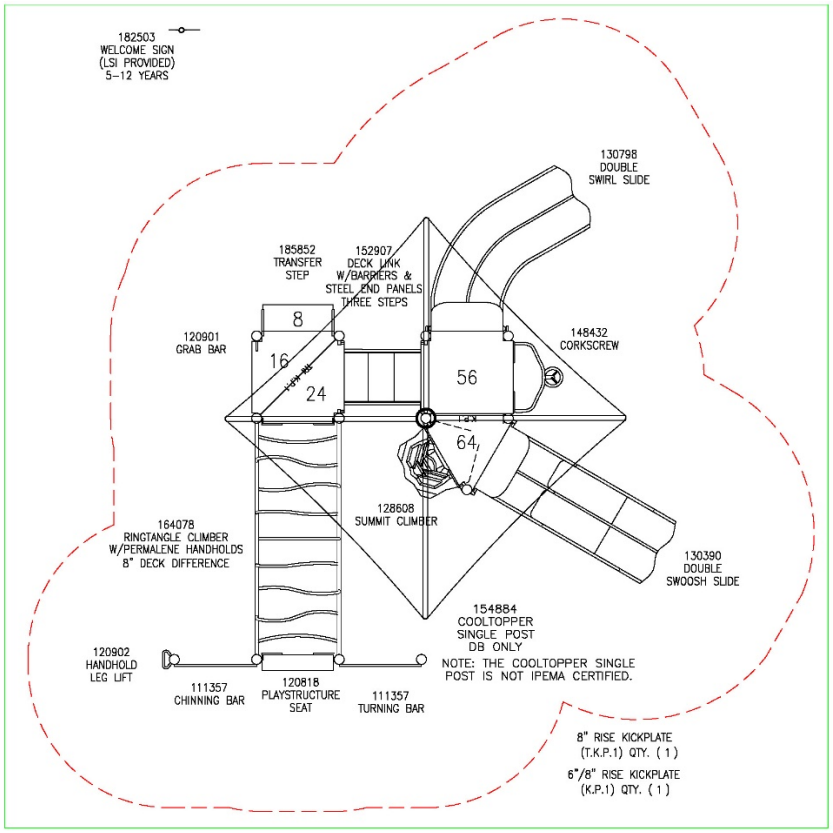

STREET 1
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 101

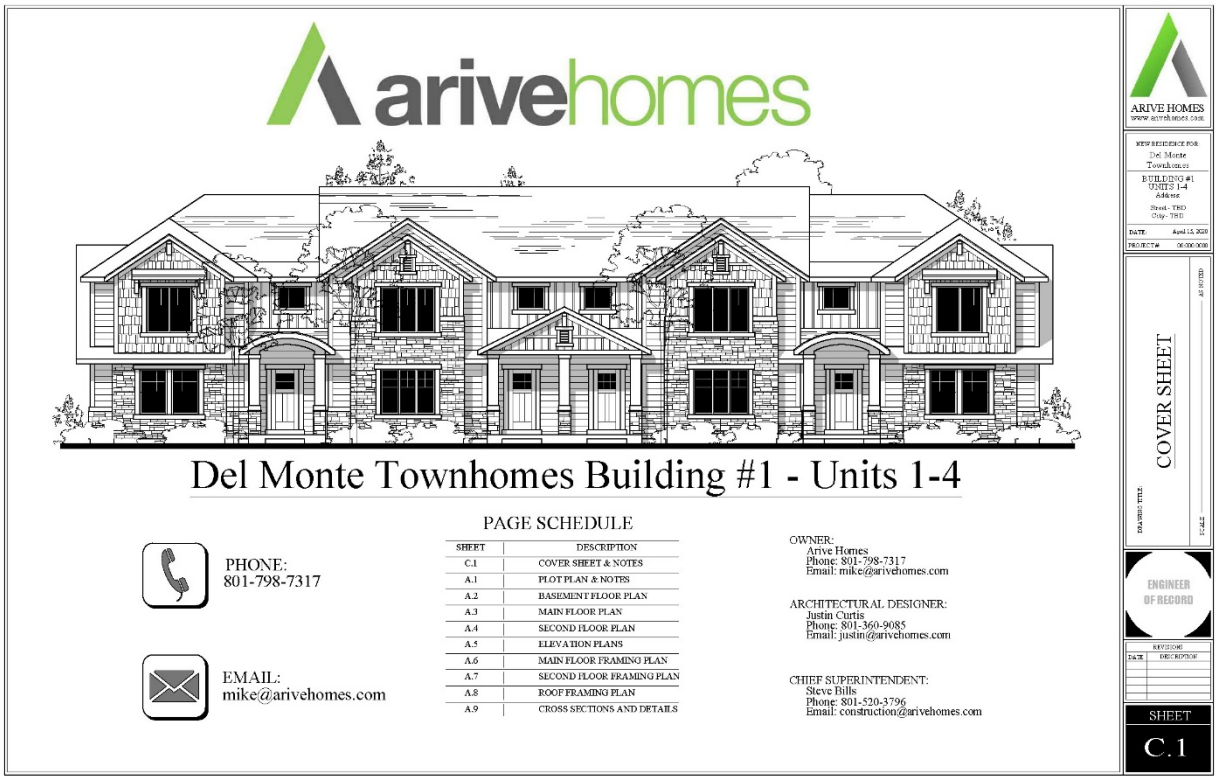

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 102

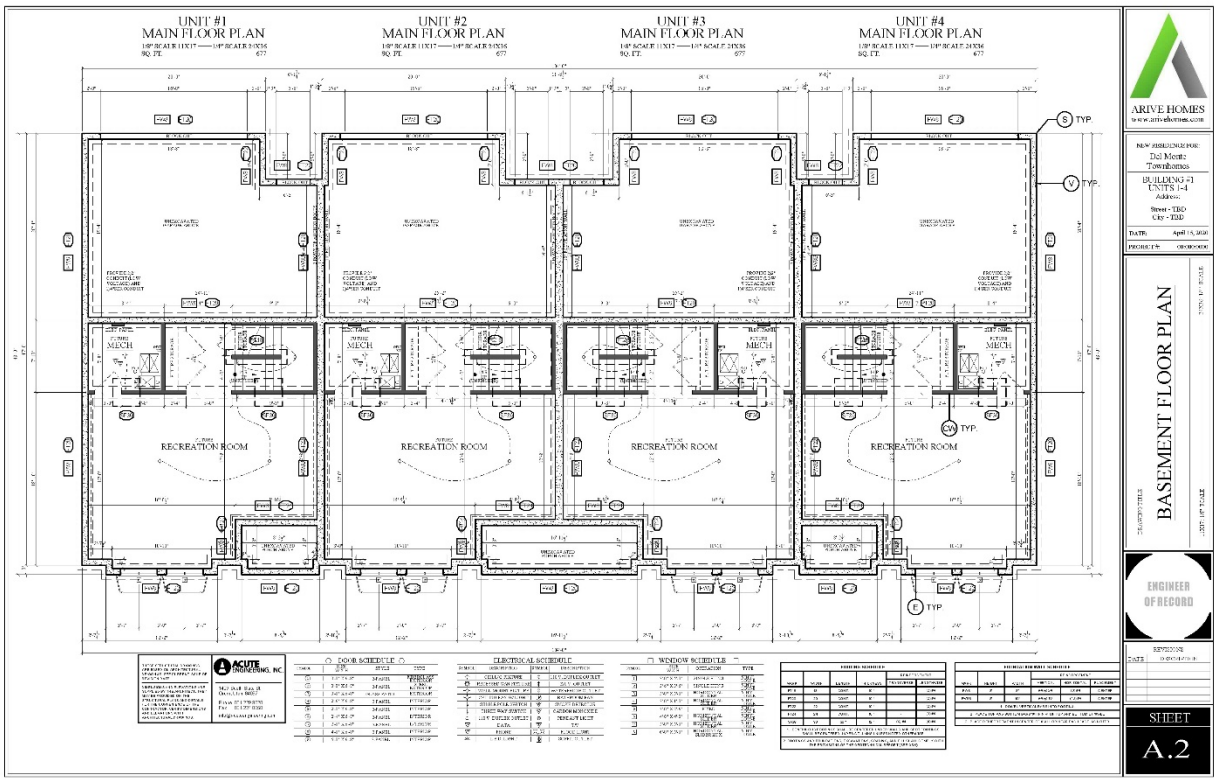

IRRIGATION LEGEND
DRIP ZONE
STREET 3
IRRIGATION NOTES
VALVE ID TAG
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 103

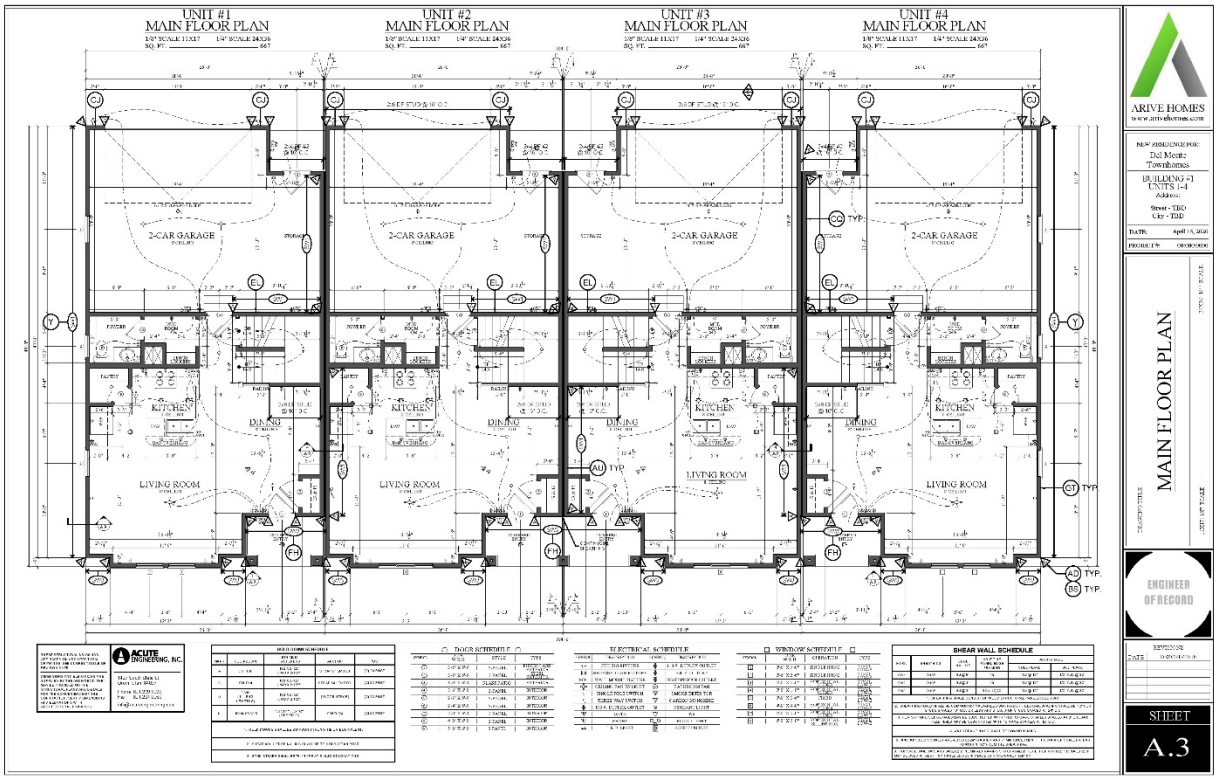

HUNTER CONTROLLER IN METAL PEDESTAL
BACKFLOW DETAIL
RAIN BIRD QUICK COUPLER
STOP AND WASTE VALVE ASSEMBLY
MANUAL DRAIN ASSEMBLY
GATE VALVE ASSEMBLY
TRENCHING DETAIL
TYPICAL SLEEVING
SPRAY HEAD DETAIL
CONTROL VALVE ASSEMBLY
POP UP ROTOR DETAIL
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ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

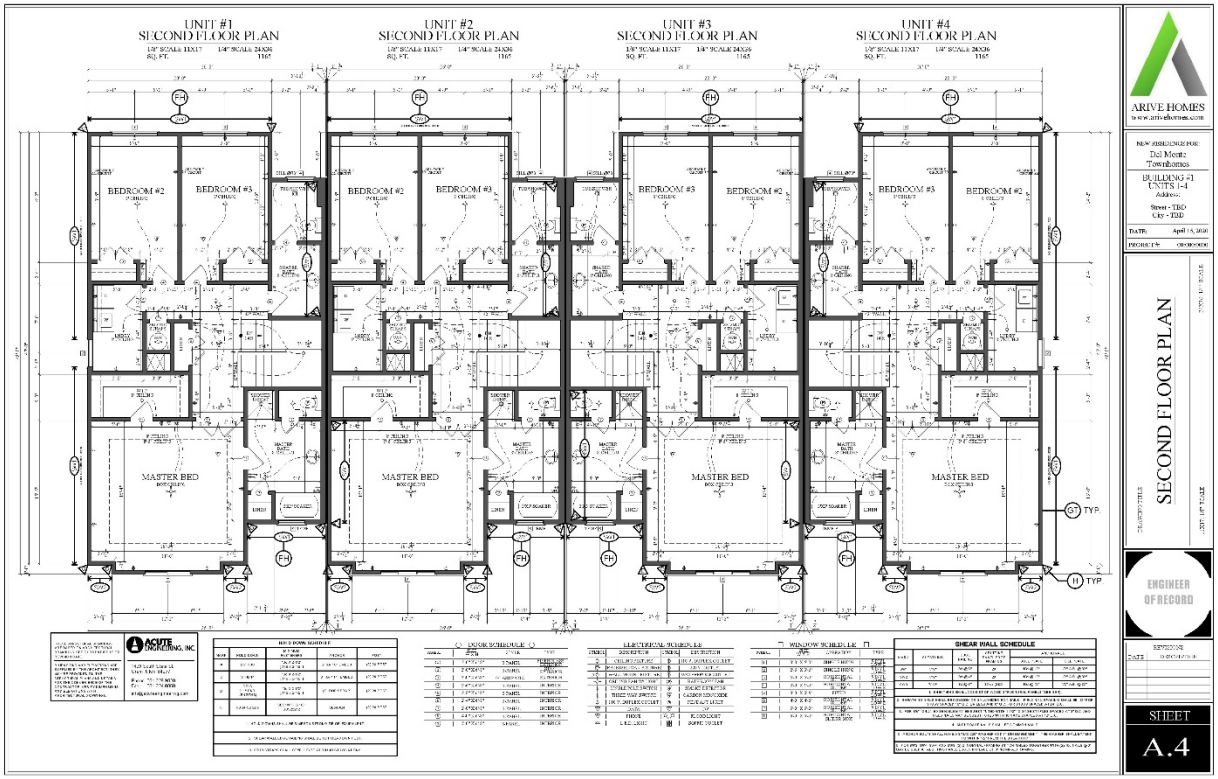

TREE
SHRUB
DRIP CONTROL VALVE ASSEMBLY
DRIP IRRIGATION - IN LINE EMITTERS
FLUSH CAP BOX
DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY
MASTER VALVE & FLOW SENSOR
GROUNDING DETAIL
24VAC WIRE CONNECTION
DECODER WIRING
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ DESIGN GROUP
PRELIMINARY PLANS NOT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

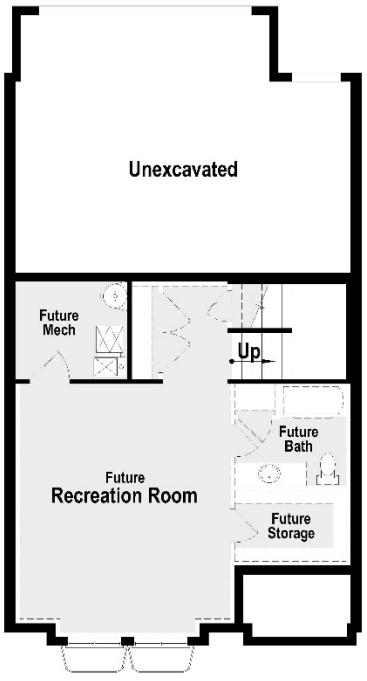

arivehomes
Del Monte Townhomes Building #1 - Units 1-4
PAGE SCHEDULE
SHEET | DESCRIPTION
C.1 | COVER SHEET & NOTES
A.1 | PLOT PLAN & NOTES
A.2 | BASEMENT FLOOR PLAN
A.3 | MAIN FLOOR PLAN
A.4 | SECOND FLOOR PLAN
A.5 | ELEVATION PLANS
A.6 | MAIN FLOOR FRAMING PLAN
A.7 | SECOND FLOOR FRAMING PLAN
A.8 | 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

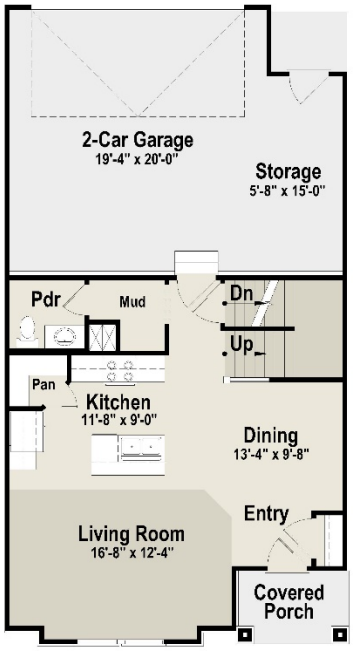

UNIT #1
MAIN FLOOR PLAN
UNIT #2
MAIN FLOOR PLAN
UNIT #3
MAIN FLOOR PLAN
UNIT #4
MAIN FLOOR PLAN
2-CAR GARAGE
KITCHEN
DINING
LIVING ROOM
ARIVE HOMES
MAIN FLOOR PLAN
ENGINEER OF RECORD
SHEET
A.3


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

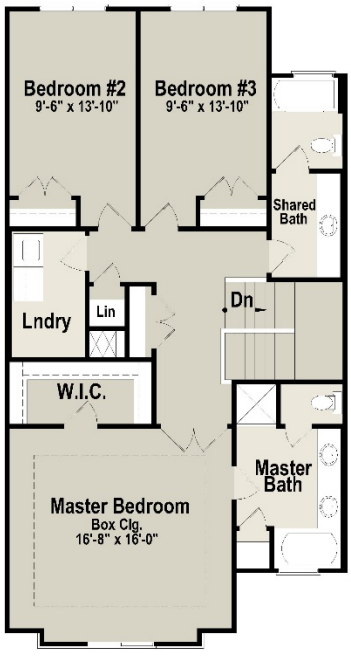




Harmony Rear-Load
Basement Floor Plan



Harmony Rear-Load
Main Floor Plan



Harmony Rear-Load
Second Floor Plan











SPANISH FORK
PRIDE & PROGRESS

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

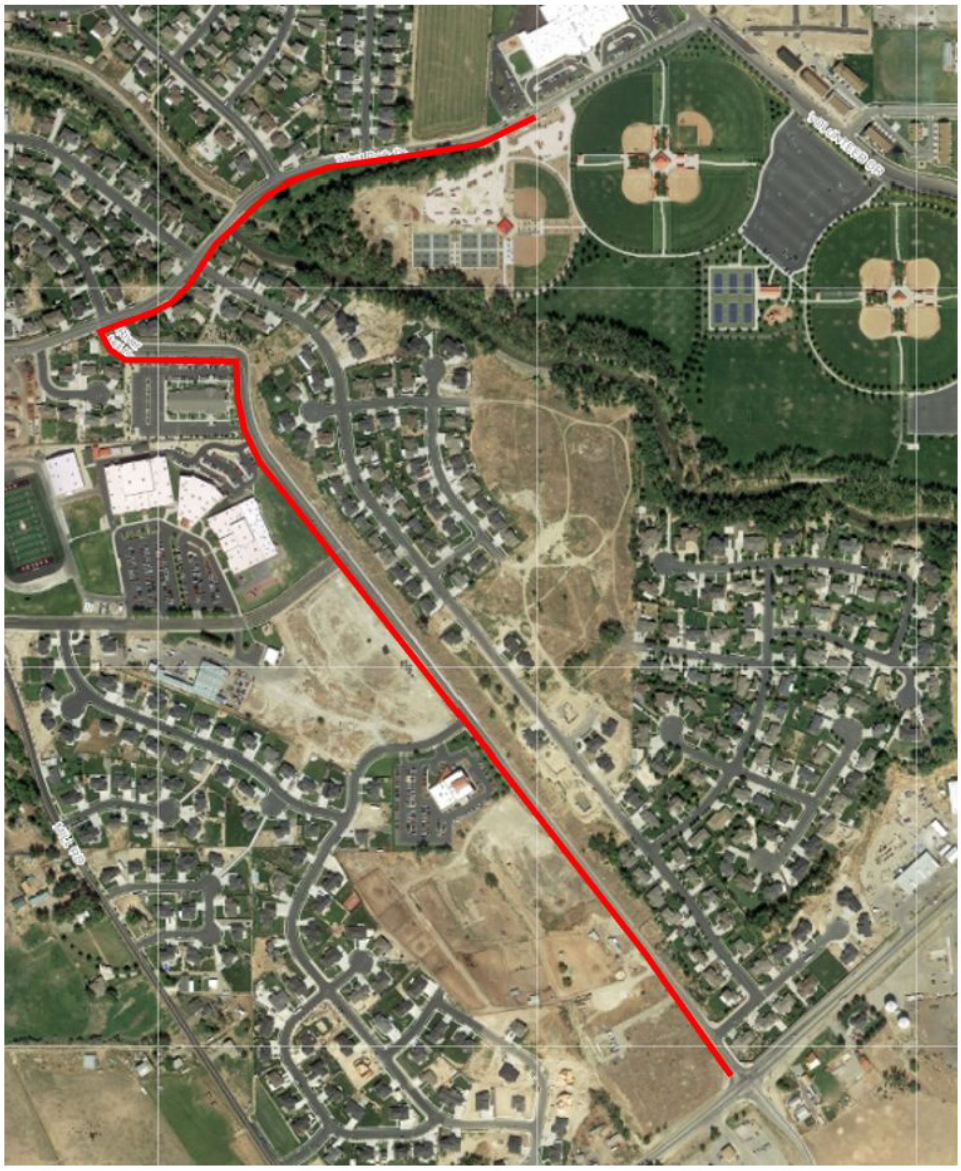
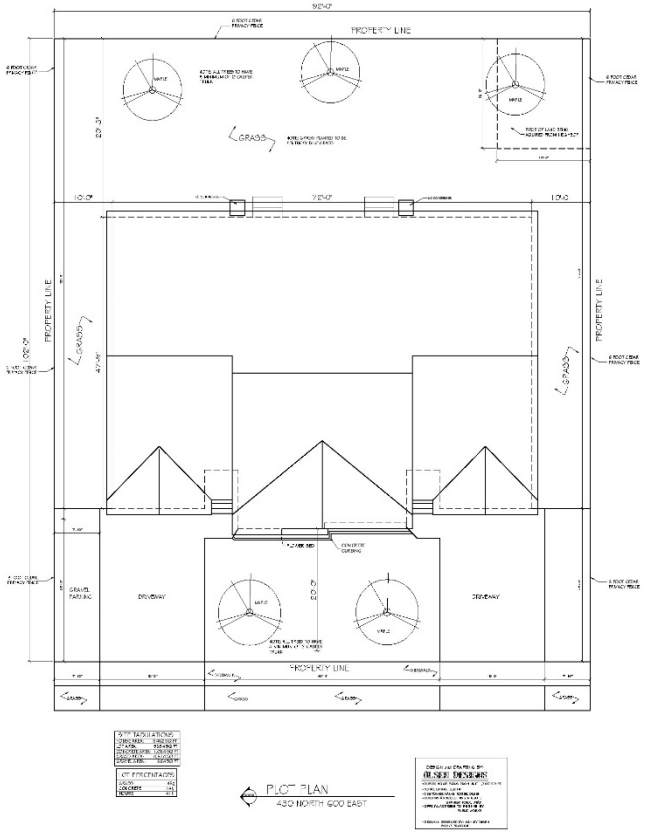


Figure 2 - Proposed Riverview Elementary Safe Walking Route





SPANISH FORK
COMMUNITY DEVELOPMENT

Olsen (430 North Duplex) Zone Change Approval Request

June 3, 2020, Planning Commission.

Located at 430 North 600 East, including 0.21 acres.

The subject property is currently zoned R-1-6.

The applicant has requested that a Zone Change to the R-3 with the Infill Overlay be approved.

Key Issues

1. Have the provisions of the Infill Overlay Zone been met?
2. The compatibility of the proposed architecture with the surrounding area.
3. The proposal's conformity to the Zoning Code.
4. Property line adjustment.
5. Building materials.
6. Density.
7. Site improvements.

Recommendation

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

Findings

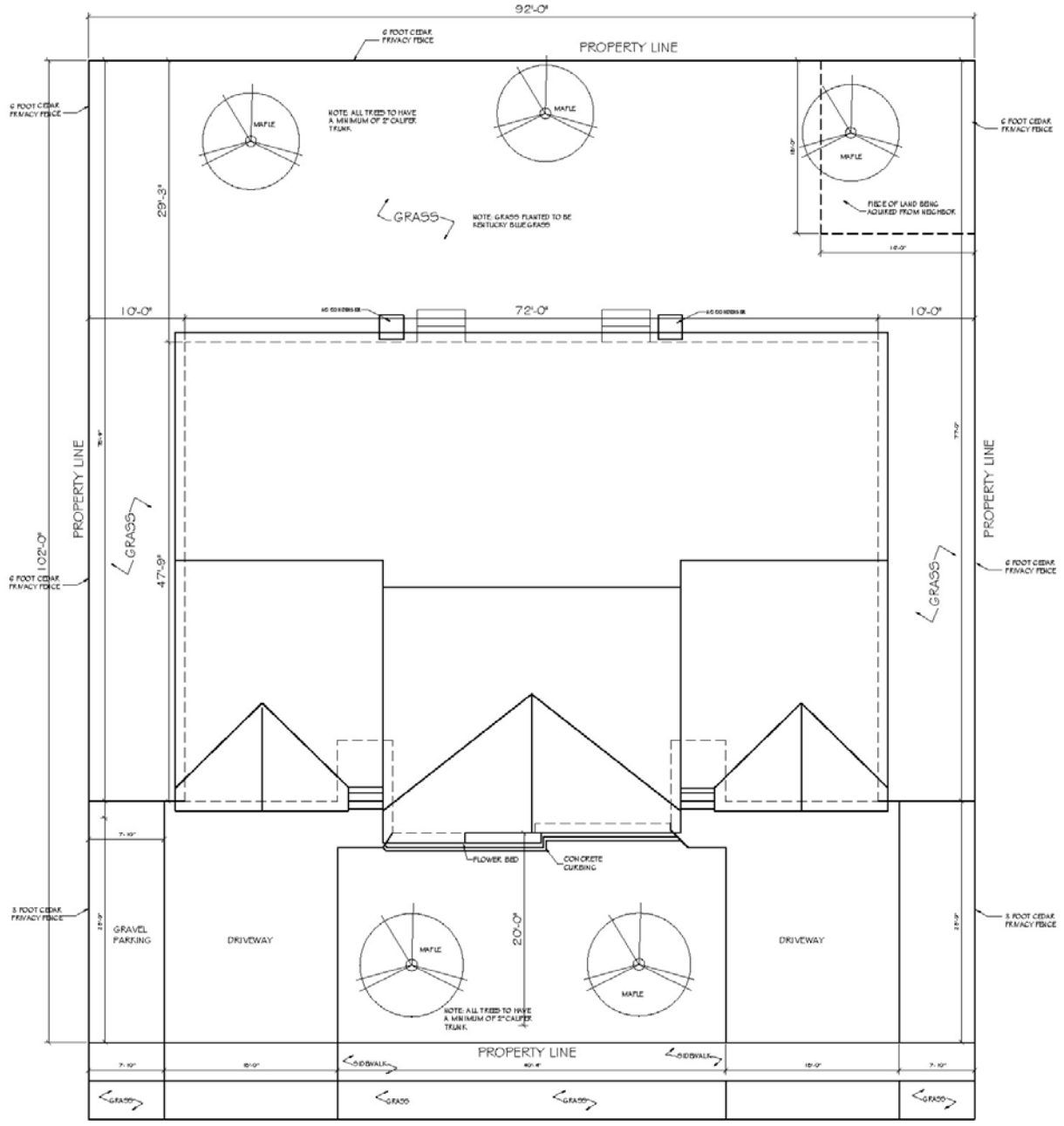
1. That the project meets the intent of the Infill Overlay Zone.
2. That the proposed density is consistent with the General Plan.
3. That the proposed use would have a positive impact on the neighborhood.

Condition

1. That the applicant addresses any red-lines.
2. That the applicant revise the Landscape Plan and resubmit for staff approval.

Exhibits

1. Site and Landscaping Plans.
2. Building Plans.
3. Pictures.

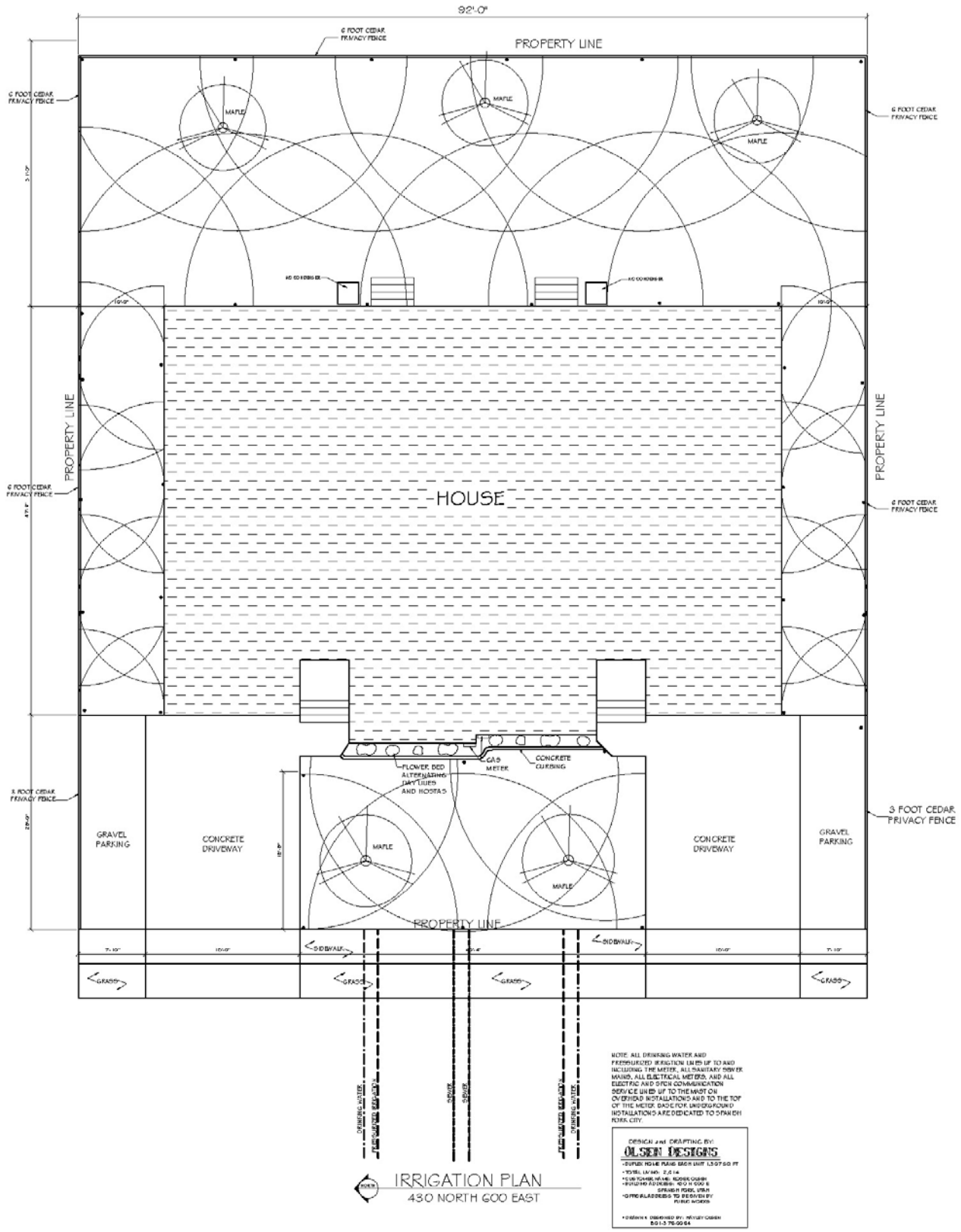


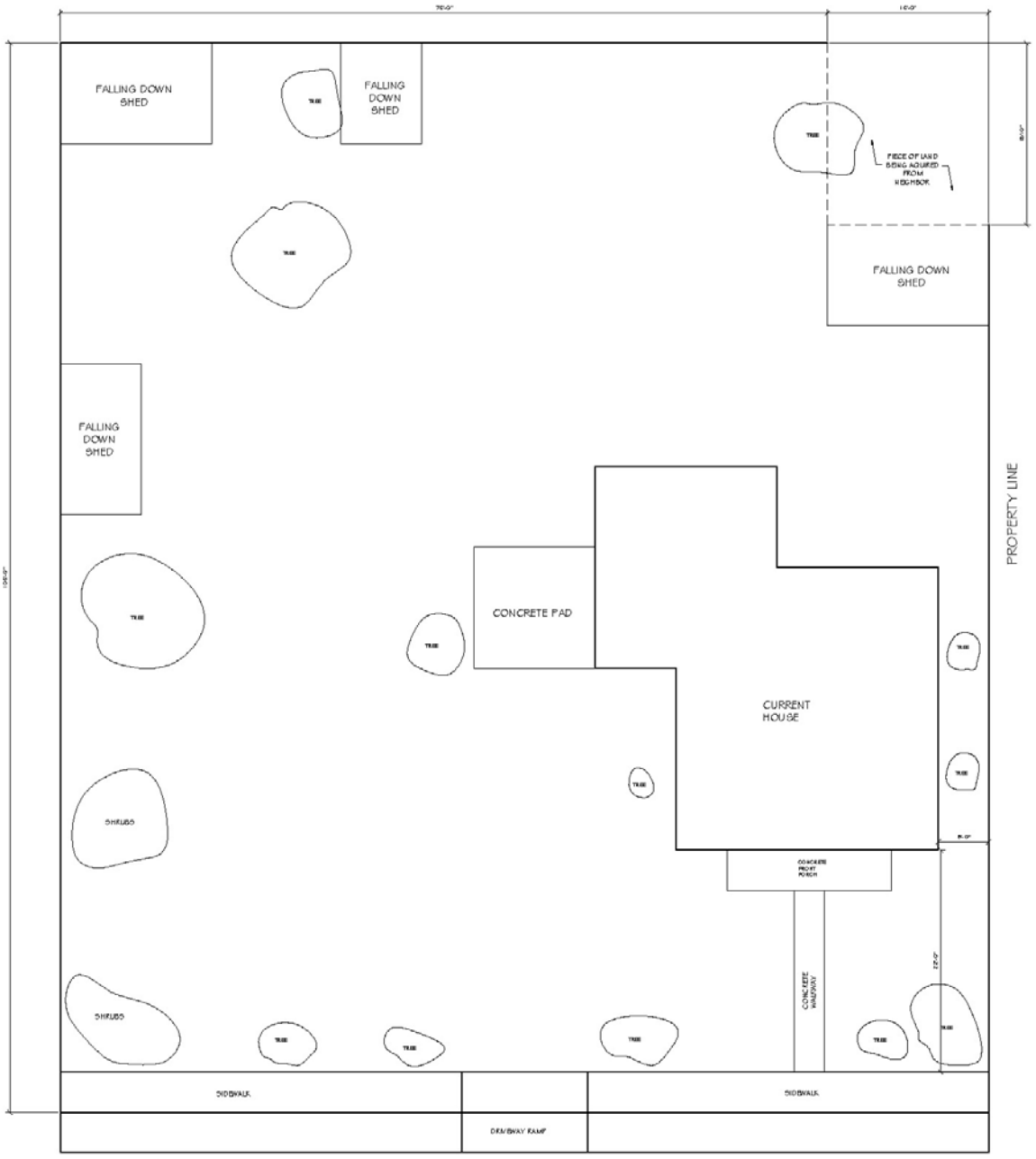
SITE TABULATIONS	
HOUSE AREA:	3,482.50 FT
LOT AREA:	9,844.50 FT
CONCRETE AREA:	1,284.50 FT
GRASS AREA:	4,814.50 FT
GRAVEL AREA:	369.50 FT

LOT PERCENTAGES	
GRASS	46%
CONCRETE	13%
HOUSE	41%

PLOT PLAN
430 NORTH 600 EAST

DESIGN and DRAFTING BY:
OLSEN DESIGNS

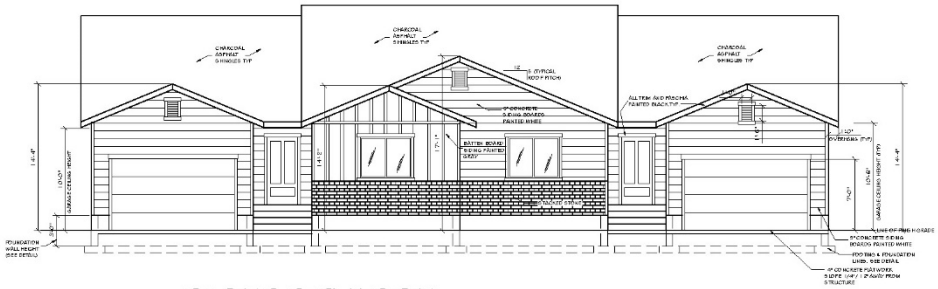

92'-0"
6 FOOT CEDAR PRIVACY FENCE
PROPERTY LINE
MAPLE
HOUSE
GAS METER
CONCRETE CURBING
FLOWER BED ALTERNATING DAYLILIES AND HOSTAS
GRAVEL PARKING
CONCRETE DRIVEWAY
3 FOOT CEDAR PRIVACY FENCE
SIDEWALK
GRASS
NOTE: ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND FIBER COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
DESIGN and DRAFTING BY:
OLSEN DESIGNS
IRRIGATION PLAN
430 NORTH 600 EAST



DEMO PLAN:
REMOVE - EXISTING HOUSE, TREES, SHRUBS, SHEDS, CONCRETE, OVERGROWTH AND DRIVEWAY RAMP

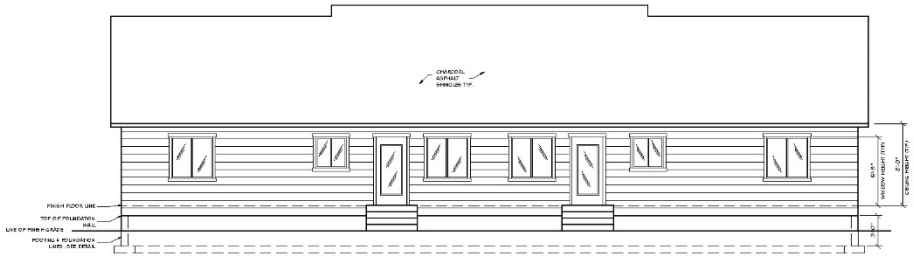
DEMO PLAN
430 NORTH 600 EAST

DESIGN and DRAFTING BY:
OLSEN DESIGNS
- CURRENT HOME AT 430 N 600 E
- TOTAL LIVING - ROUGHLY 960 SQ FT
- CUSTOMER NAME: ROGER OLSEN
- DRAWN & DESIGNED BY: HAILEY OLSEN 801-372-0004



FRONT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

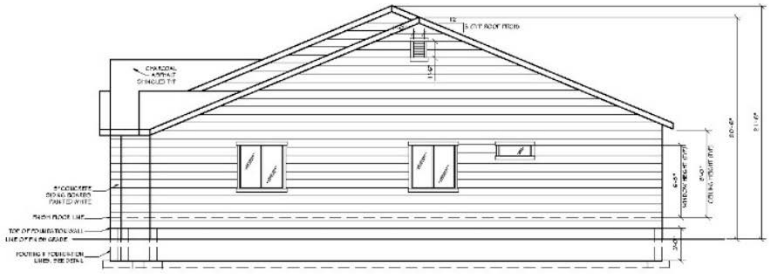
DESIGN and DRAFTING BY:
OLSEN DESIGNS
-DUPLEX HOME PLANS EACH UNIT 1,307 SQ FT
-TOTAL LIVING SQ FT
-CUSTOMER NAME: ROGER OLSEN
-BUILDING ADDRESS: 480 & 500 E
SPANISH FORK, UTAH
-OFFICIAL ADDRESS TO BE GIVEN BY
PUBLIC WORKS
-DESIGN & DRAWN BY: HAYLEY OLSEN
801-376-0064





LEFT SIDE ELEVATION

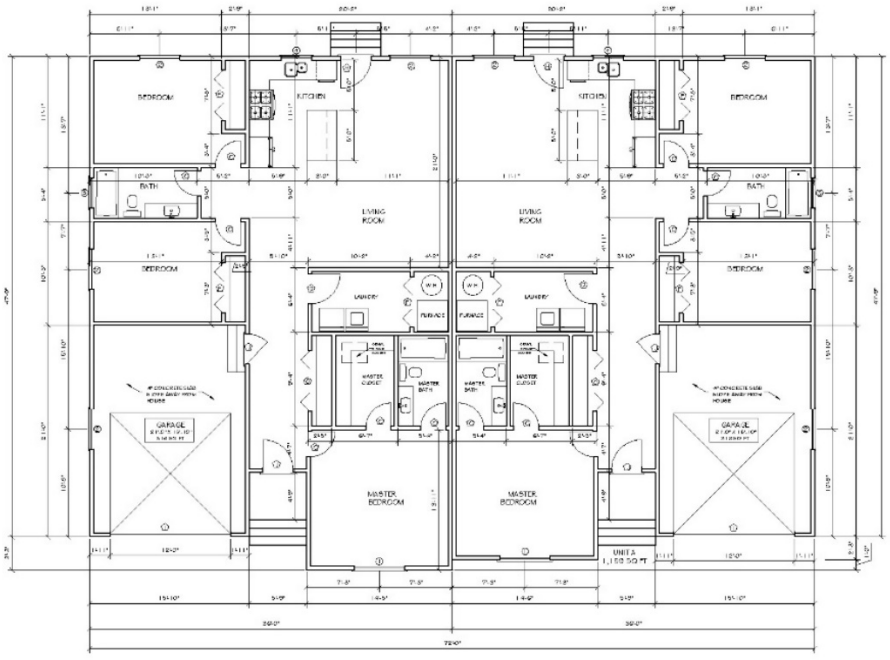
SCALE: 1/4"= 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4"= 1'-0"

DESIGN and DRAFTING BY:
OLSEN DESIGNS



DOOR SCHEDULE

SYMBOL	SIZE IN INCHES	QUANTITY
	INTERIOR	
	2068	12
	2668	0
	2868	4
	3068	6
	5'0" BI-FOLD GLASS SLIDER DOOR	0
	6068 PREHUNG DOOR	6
	6068 BI-FOLD DOORS	2
	EXTERIOR	
	3068	2
		2
		4

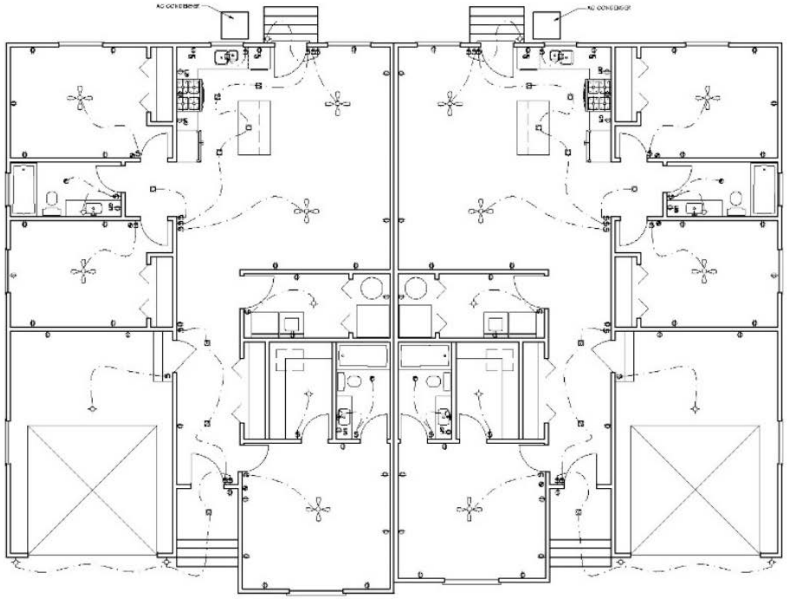
WINDOW SCHEDULE

SYMBOL	SIZE IN INCHES	QUANTITY
	3240	2
	4040	6
	5010 - TEMPERED GLASS	2
	5040	2

MAIN FLOOR PLAN
SCALE: 1/4"= 1'-0"

TOTAL LIVING: 2,614 SQ FT
GARAGE: 632 SQ FT
EACH UNIT ROUGHLY 1,307 SQ FT

DESIGN and DRAFTING BY:
OLSEN DESIGNS



ELECTRICAL NOTES:

SMOKE DETECTORS AND CARBON MONOXIDE
DETECTORS ARE REQUIRED TO BE INTERCONNECTED. IF
ONE SOUND, ALL SOUND

ALL DETECTORS ARE TO BE SUPPLIED WITH PRIMARY
POWER, AND BATTERY BACKUP.

CARBON MONOXIDE DETECTORS REQUIRED ON ALL
HABITABLE LEVELS HOLDING AIR TIGHTER ROOMS

ALL ELECTRICAL RECEPTACLES AND SWITCHES ARE AT A
MIN. OF 18" ABOVE THE FLOOR, IN THE GARAGE OR
AIR ROOM WITH ACCESS FROM GARAGE.

INSTALL OUTLETS SO NO POINT ALONG ANY WALL IS
MORE THAN 6' FROM OUTLET

INSTALL RECEPTACLES ALONG KITCHEN COUNTERTOPS SO
NO POINT ALONG ANY WALL IS MORE THAN 2' FROM
OUTLET

ALL RECEPTACLES OTHER KITCHEN COUNTERTOPS, IN
GARAGES, UNFINISHED BASEMENT AND OUTDOOR
OUTLETS TO BE GFCI PROTECTED

NOTES:

PROVIDE APPROVED BOXED OF OUTLETS FOR WALLS IN COMMON

PROVIDE ALL BEDROOM OUTLETS, LIGHTS, SWITCHES AND SMOKE
DETECTORS WITH ARC-FAULT PROTECTION

ALL EXTERIOR OUTLETS SHALL HAVE BUBBLE COVERS AND OUTLET
WITHIN 6'-0" OF AC UNIT

ELECTRIAL SYMBOLS

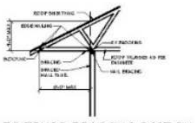
- SINGLE POLE WALL SWITCH
- CEILING LIGHTING FIXTURE
- DUPLEX CONVENIENCE OUTLET 110 VOLTS
- GFI DUPLEX OUTLET 110 VOLTS
- CEILING LIGHTING FIXTURE AND FAN
- WALL MOUNT LIGHT FIXTURE
- RANGE OUTLET 220 VOLTS
- BATH FAN
- RECESSED CAN
- CARBON MONOXIDE/ SMOKE DETECTOR

ELECTRICAL PLAN

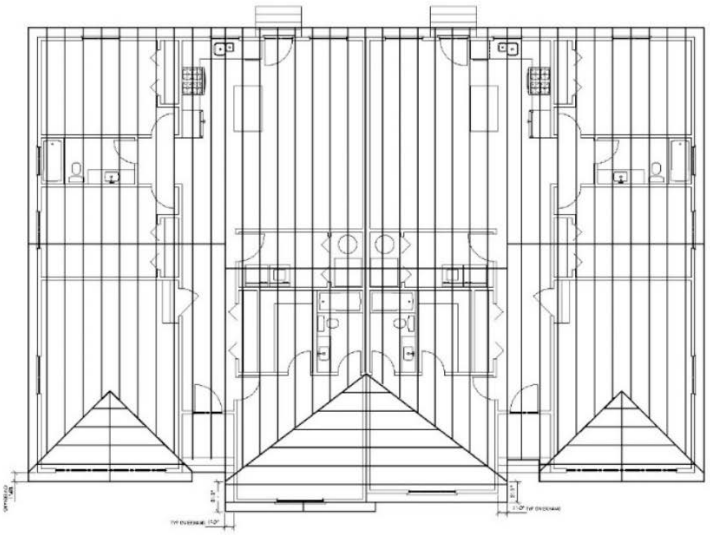
SCALE: 1/4" = 1'-0"

DESIGN and DRAFTING BY:
OLSEN DESIGNS
- OUTLET HOME PLANS EACH UNIT 1,307 SQ FT
- TOTAL LIVING 2,614
- CUSTOMER NAME: ROGER OLSEN
- BUILDING ADDRESS 480 N 600 E
SPANISH FORK, UTAH
- OFFICIAL ADDRESS TO BE GIVEN BY PUBLIC WORKS

- DRAWN & DESIGNED BY: HAYLEY OLSEN
801-376-0364



WALL TO TRUSS BRACEING SECTION

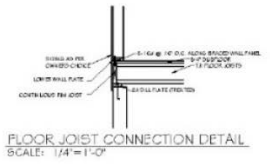


ROOF FRAMING PLAN

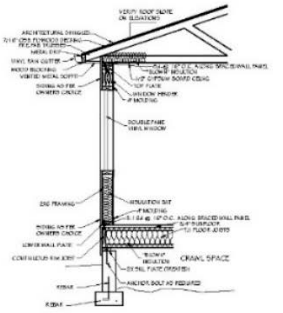
SCALE: 1/4" = 1'-0"

DESIGN and DRAFTING BY:
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- BUILDING ADDRESS 480 N 600 E
SPANISH FORK, UTAH
- OFFICIAL ADDRESS TO BE GIVEN BY PUBLIC WORKS

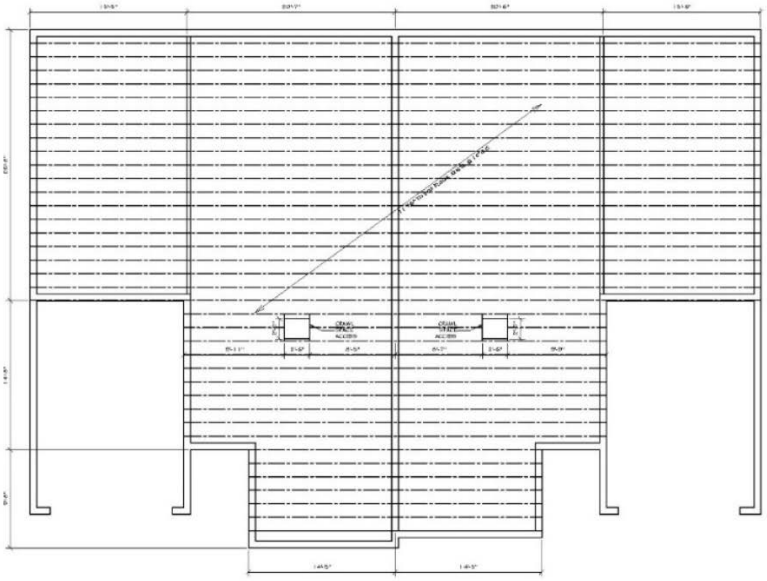
- DRAWN & DESIGNED BY: HAYLEY OLSEN
801-376-0364



FLOOR JOIST CONNECTION DETAIL
SCALE: 1/4" = 1'-0"

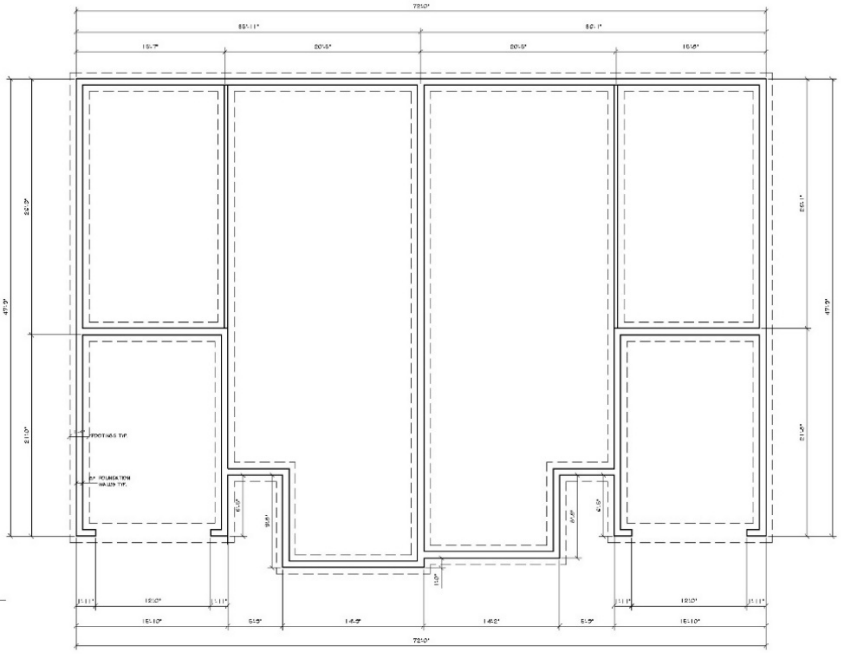


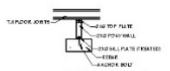
TYPICAL WALL SECTION



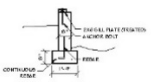
FLOOR JOIST PLAN
SCALE: 1/4" = 1'-0"

DESIGN and DRAFTING BY:
OLSEN DESIGNS





PONY WALL DETAIL
SCALE: 1/4" = 1'-0"



FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"

FOOTING AND FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

DESIGN and DRAFTING BY:
OLSEN DESIGNS

430 North 600 East (applicant)





609 East 400 North



595 East 400 North



475 North 600 East



471 North 600 East



466 North 600 East



465 North 600 East



450 North 600 East



447 North 600 East

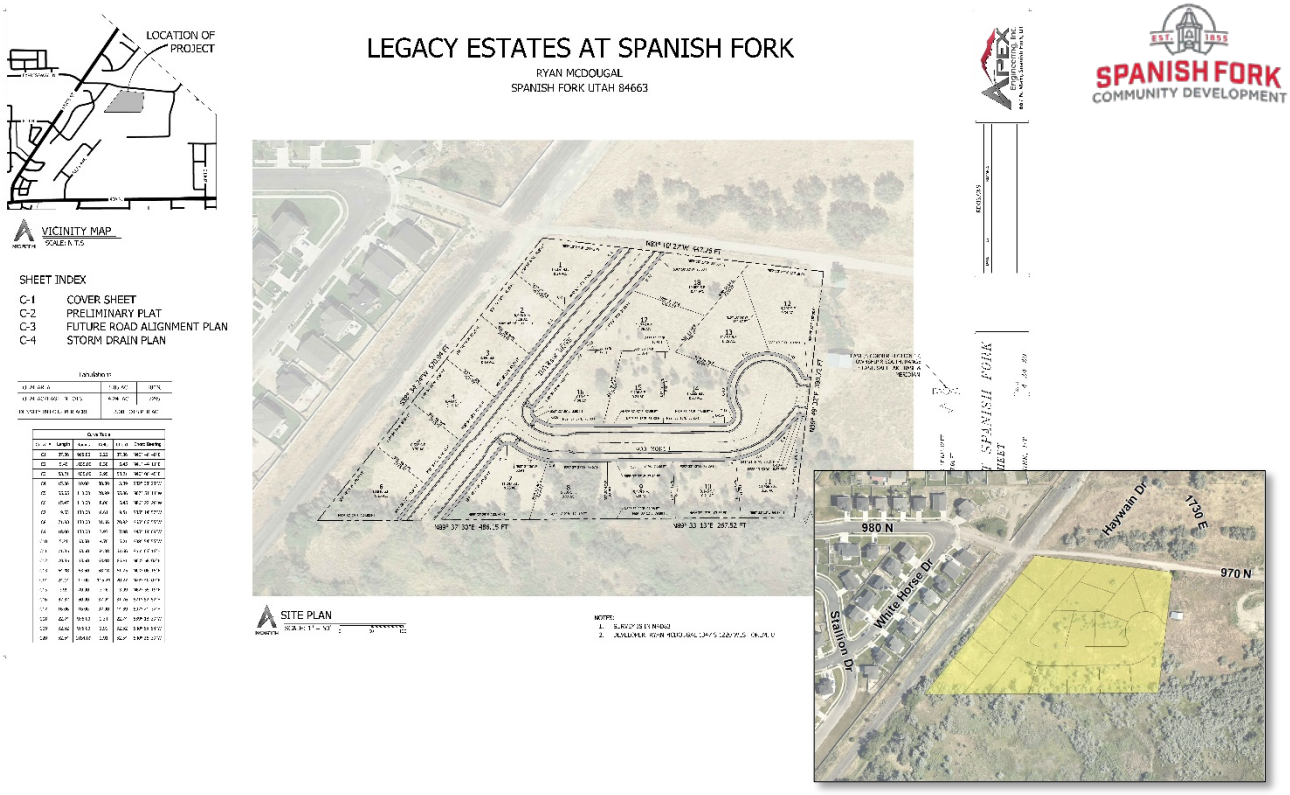


430 North 600 East (applicant)



430 North 600 East (applicant)





Legacy Estates Preliminary Plat Approval Request

June 3, 2020, Planning Commission.

Located at 970 North 1650 East, including 5.85 acres.

The subject property is zoned R-1-9.

The applicant has requested that a Preliminary Plat of eighteen (18) 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

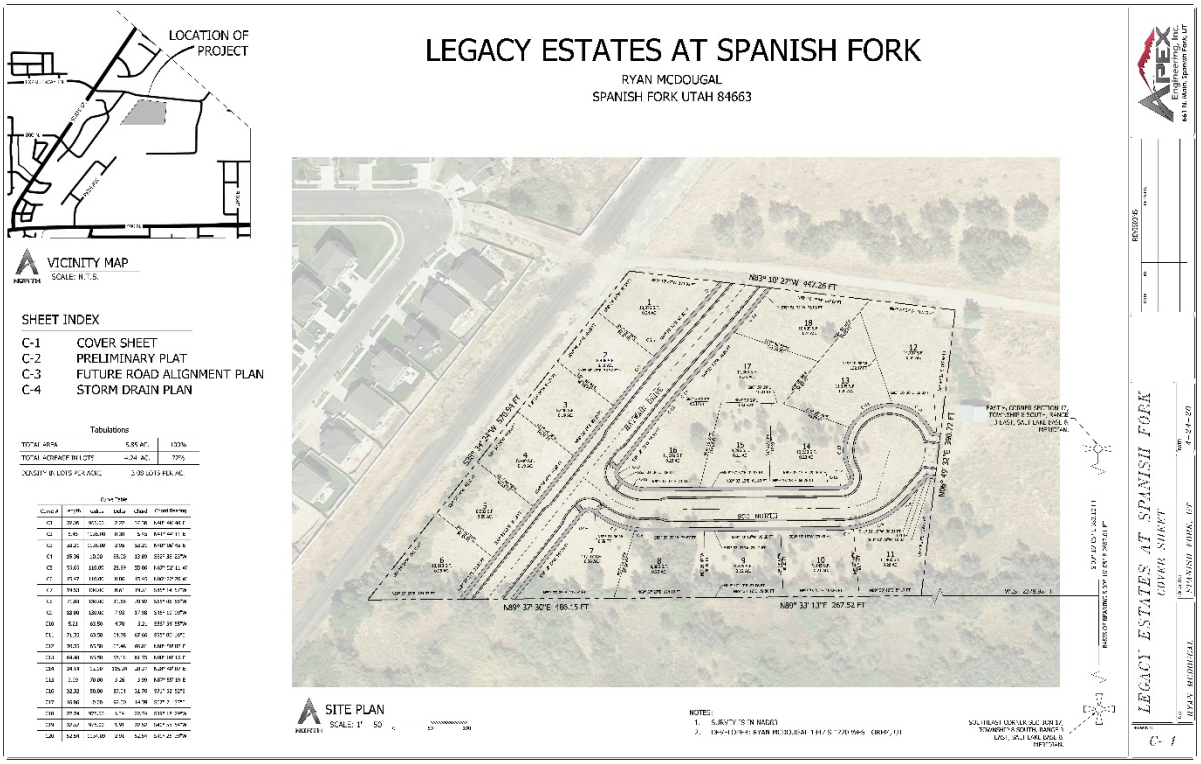
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

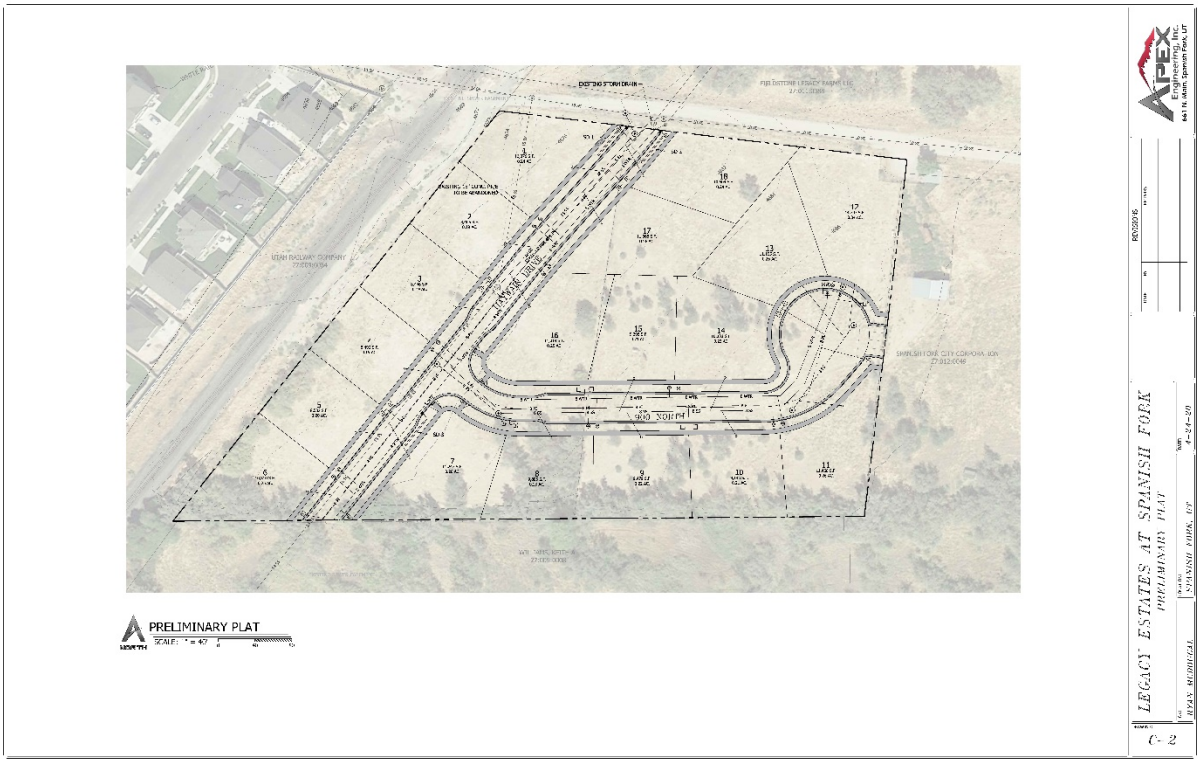
Key Issues

1. Master Planned Development.
2. Infrastructure.
3. Traffic Calming.
4. Cul-de-sac Parking.
5. Utilities.
6. Power.
7. Taxes.

Exhibits

1. Preliminary Plat.

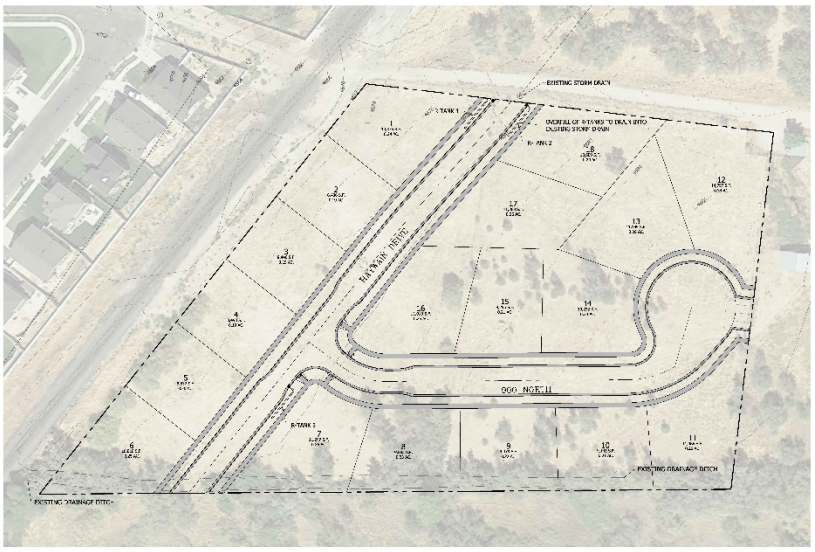

LOCATION OF PROJECT
VICINITY MAP
SCALE: N.T.S.
LEGACY ESTATES AT SPANISH FORK
RYAN MCDOUGAL
SPANISH FORK UTAH 84663
SHEET INDEX
C-1 COVER SHEET
C-2 PRELIMINARY PLAT
C-3 FUTURE ROAD ALIGNMENT PLAN
C-4 STORM DRAIN PLAN
Tabulations
SITE PLAN
SCALE: 1" = 50'
N89° 10' 27"W 947.26 FT
S0° 34' 24"W 395.97 FT
N0° 49' 32"E 390.70 FT
N89° 37' 30"E 186.15 FT
N89° 37' 13"E 267.52 FT
BEGIN NORTH
NOTES:
1. SURVEY IS IN NAD83
2. OWNER: RYAN MCDOUGAL
APEX Engineering, Inc.
LEGACY ESTATES AT SPANISH FORK
COVER SHEET
SPANISH FORK, UT
RYAN MCDOUGAL
C-1


PRELIMINARY PLAT
SCALE: 1" = 40'
APEX Engineering, Inc.
LEGACY ESTATES AT SPANISH FORK
PRELIMINARY PLAT
SPANISH FORK, UT
RYAN MCDOUGAL
C-2



FUTURE ROAD ALIGNMENT
SCALE: 1" = 80'

LEGACY ESTATES AT SPANISH FORK
FUTURE ROAD ALIGNMENT
SPANISH FORK, UT
UTAH REGIONAL
4-24-20
C-3



STORM WATER PLAN
SCALE: 1" = 10'

NOTES:
1. ESTIMATED GROUNDWATER DEPTH: 10' FEET

LEGACY ESTATES AT SPANISH FORK
STORM WATER PLAN
SPANISH FORK, UT
UTAH REGIONAL
4-24-20
C-4



Canyon Creek Shopping Center Phase 8C Amended Preliminary Plat Approval Request

June 3, 2020, Planning Commission.

Located at 1277 North Canyon Creek Parkway, including 7.82 acres.

The subject property is currently zoned C-2.

The applicant has requested amended Preliminary Plat approval.

Recommendation

That the proposed amended Preliminary Plat be approved based on the following findings and subject to the following condition:

Findings

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

Condition

1. That the applicant addresses staff red-lines.

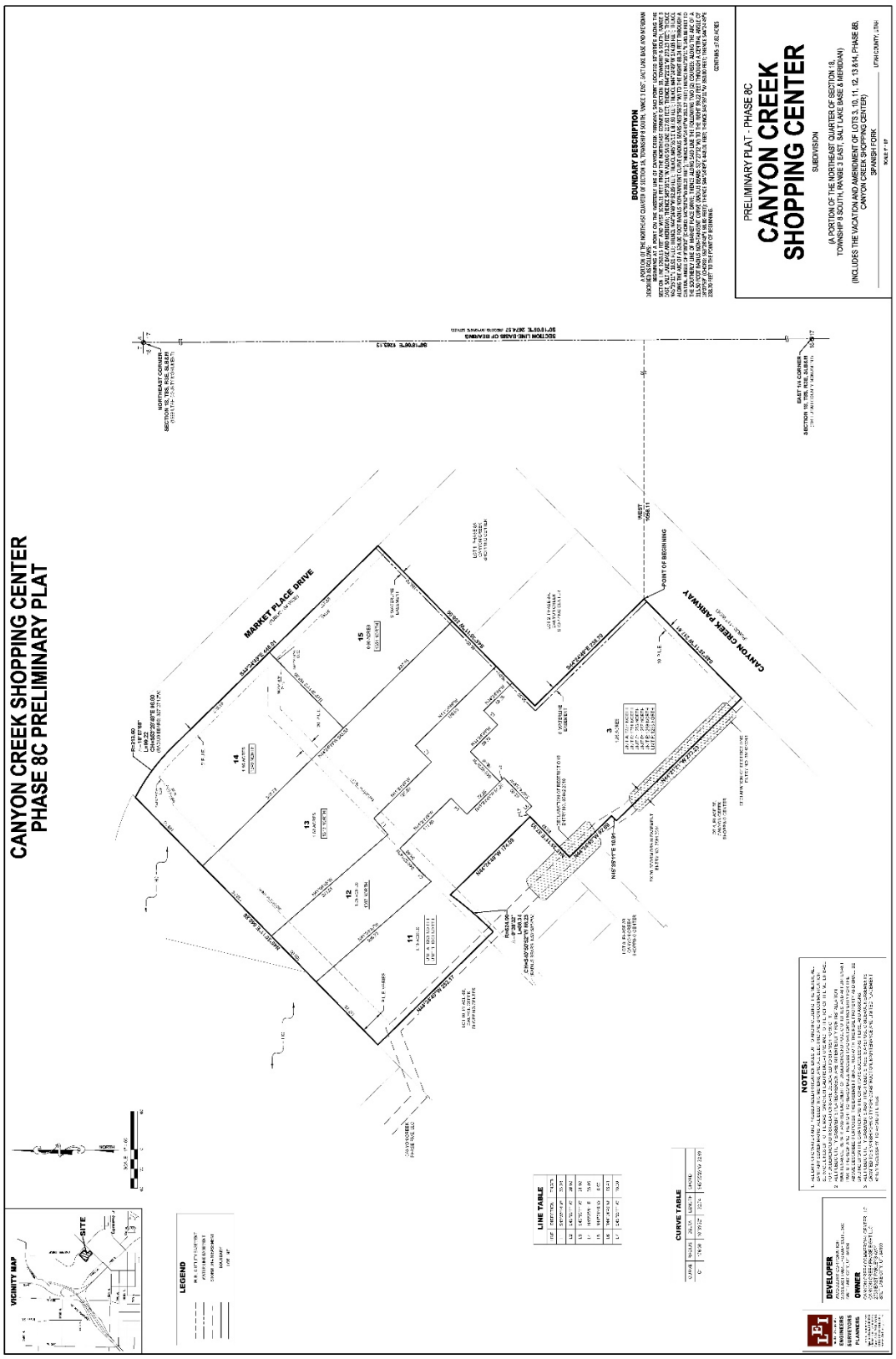
Key Issues

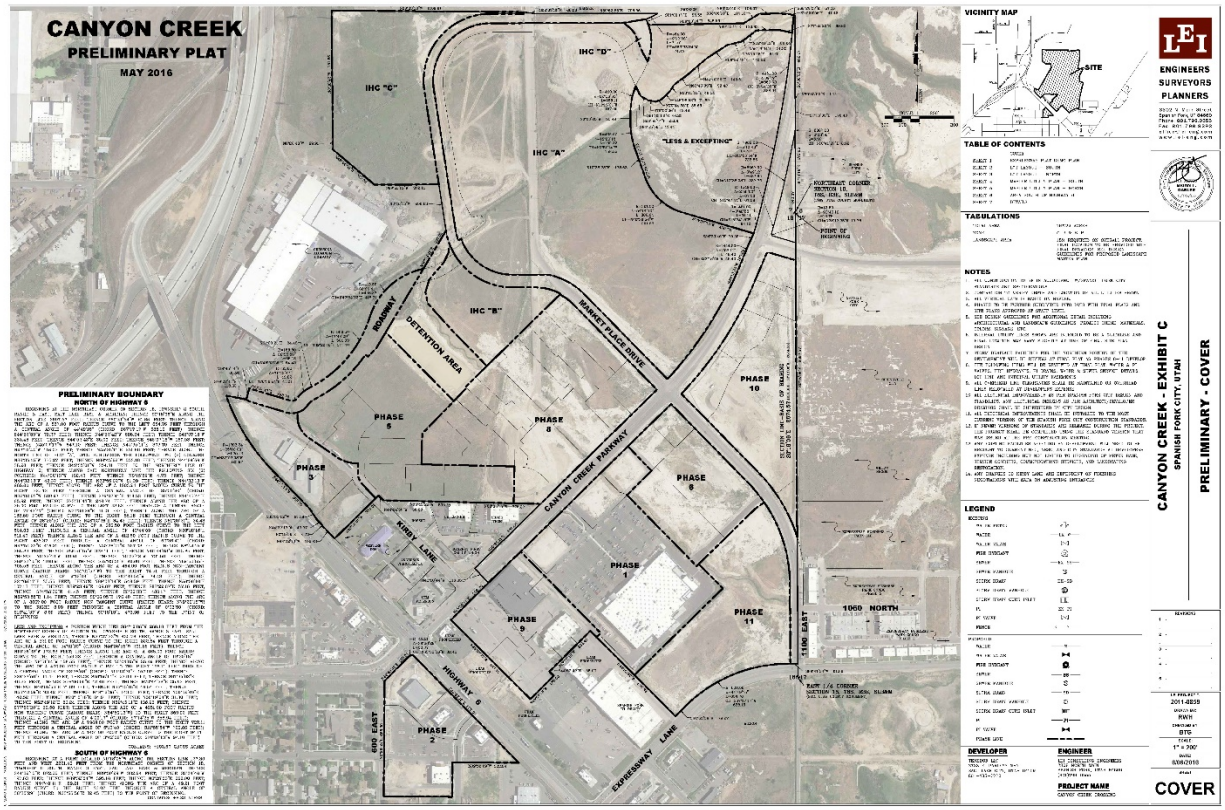
1. How has the proposed amended Preliminary Plat changed from the approved Preliminary Plat?
2. Utility and Power services.

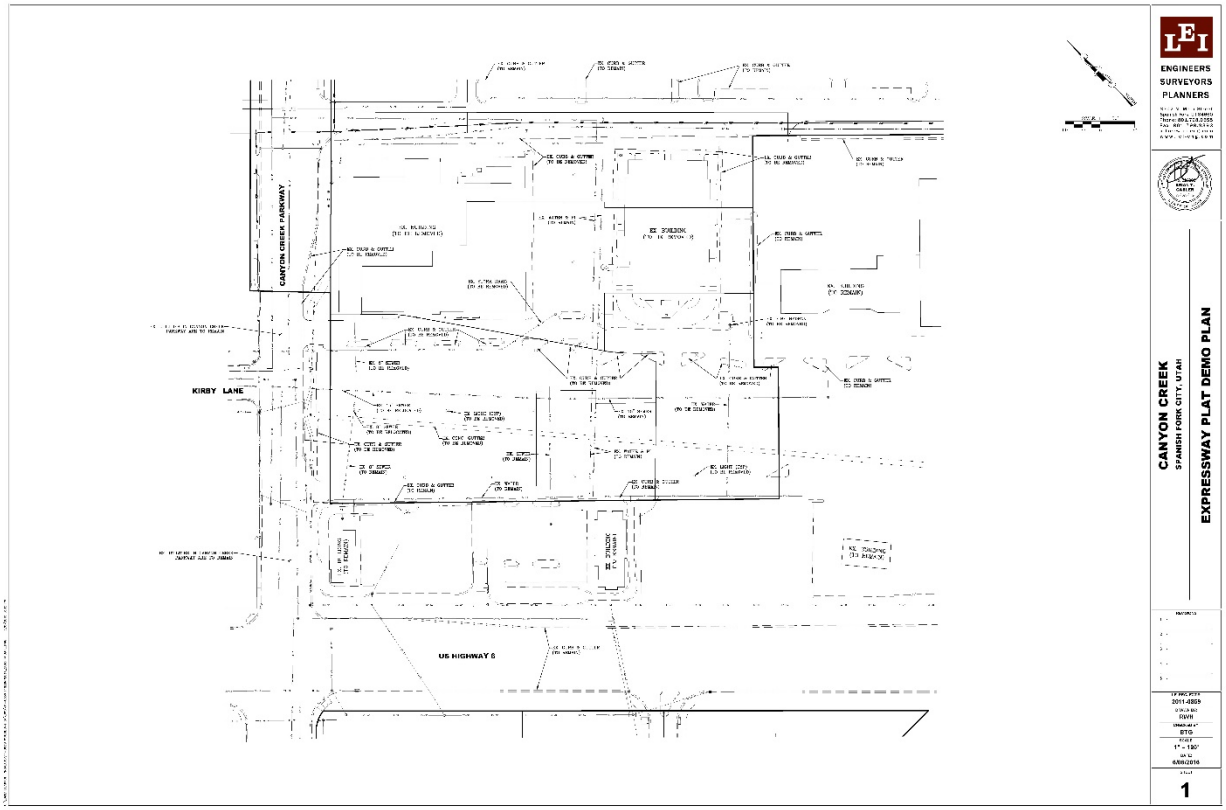
Exhibits

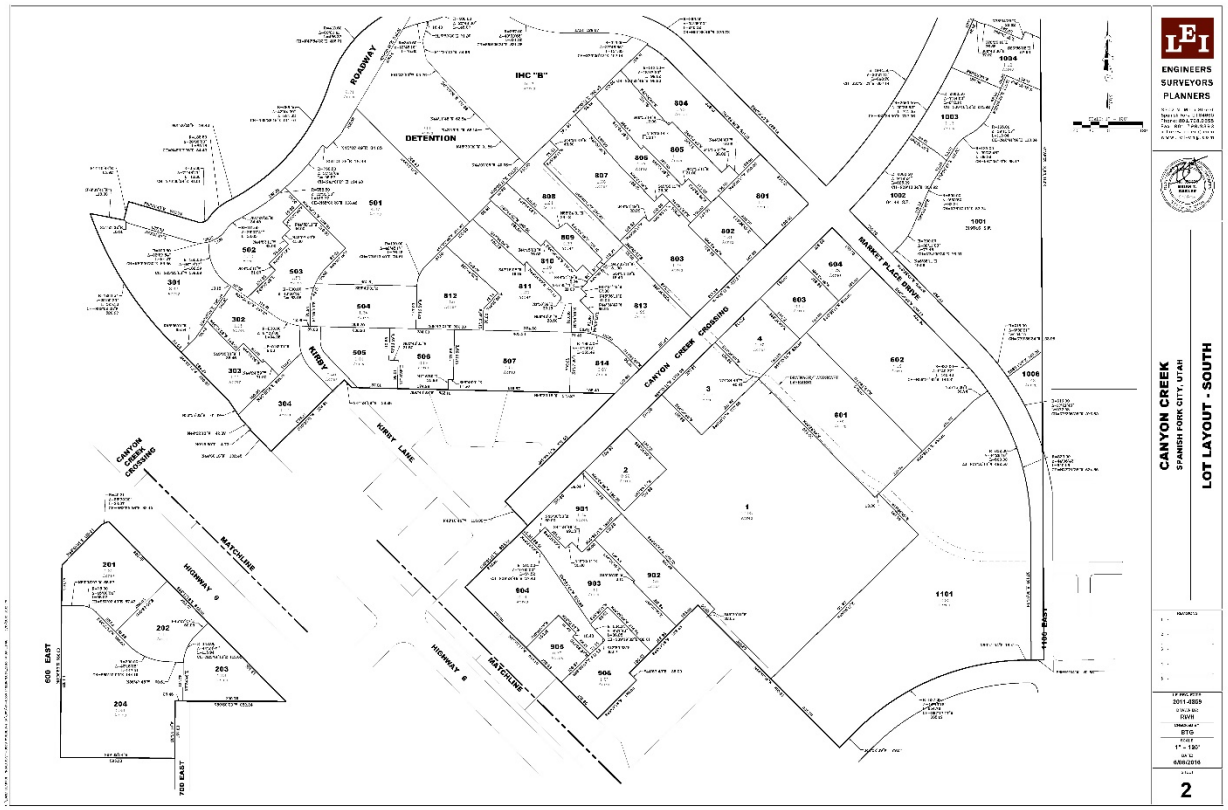
1. Amended Preliminary Plat.
2. Previous Preliminary Plat.

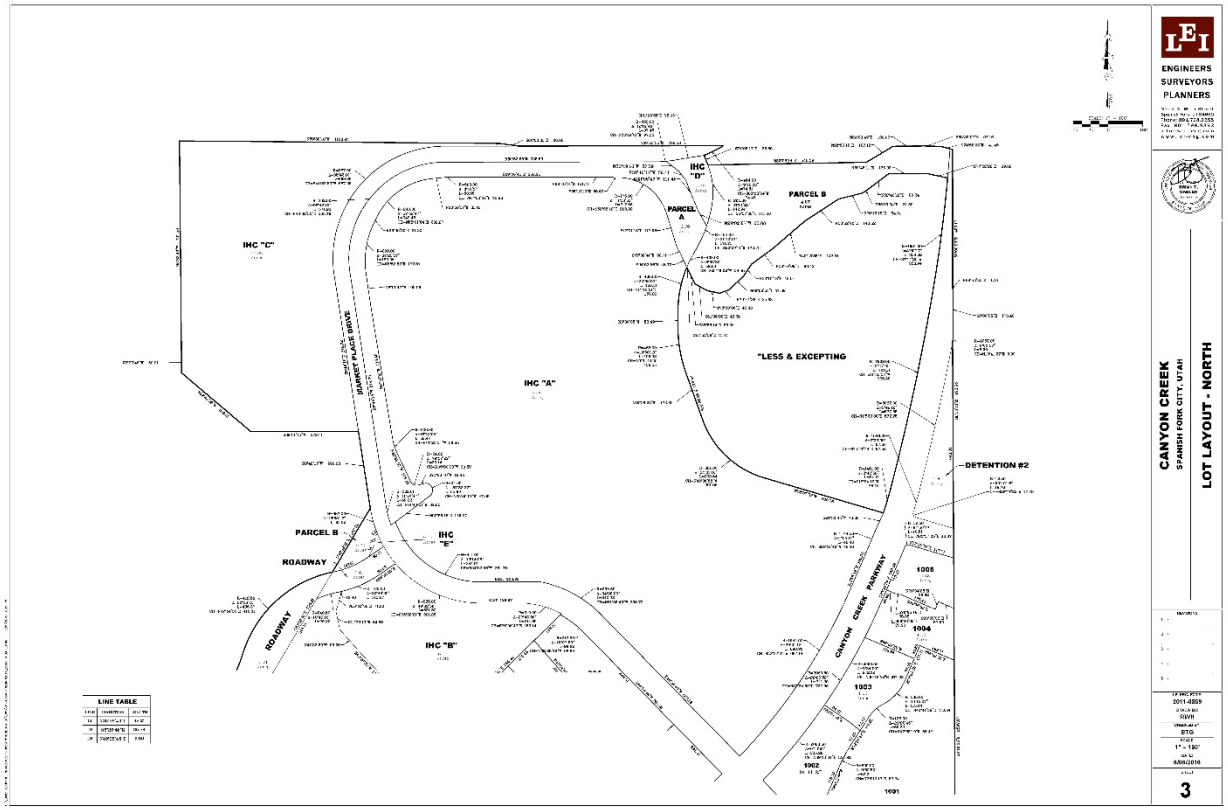
Exhibit 1

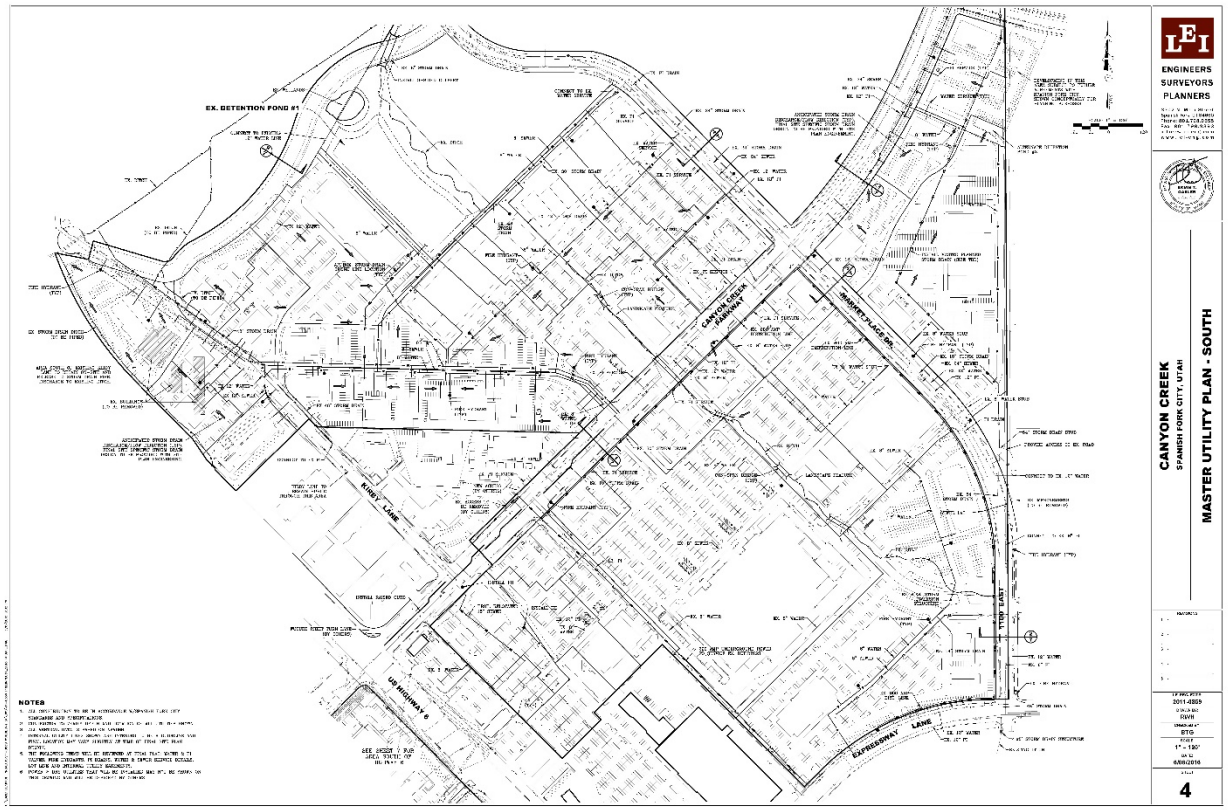

CANYON CREEK SHOPPING CENTER
PHASE 8C PRELIMINARY PLAT
PRELIMINARY PLAT - PHASE 8C
CANYON CREEK
SHOPPING CENTER
SUBDIVISION
(A PORTION OF THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN)
(INCLUDES THE VACATION AND AMENDMENT OF LOTS 3, 10, 11, 12, 13 & 14, PHASE 8B,
CANYON CREEK SHOPPING CENTER)
SPANISH FORK
UTAH COUNTY, UTAH
BOUNDARY DESCRIPTION
VICINITY MAP
SITE
LEGEND
NOTES:
DEVELOPER
OWNER
MARKET PLACE DRIVE
CANYON CREEK PARKWAY
NORTHEAST CORNER
SECTION 18, T8S, R3E, SLB&M
EAST QUARTER CORNER
SECTION 18, T8S, R3E, SLB&M
POINT OF BEGINNING
LINE TABLE
CURVE TABLE

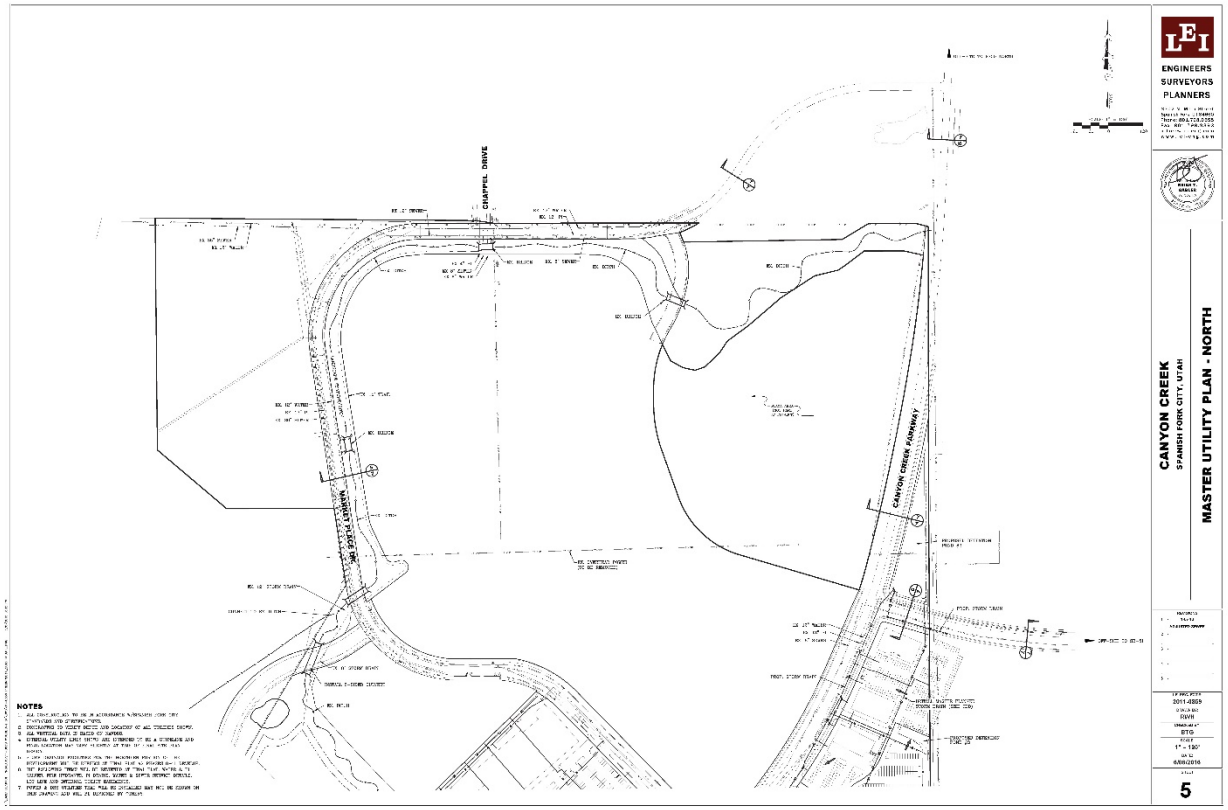

CANYON CREEK
PRELIMINARY PLAT
MAY 2016
IHC "C"
IHC "D"
IHC "A"
IHC "B"
"LESS & EXCEPTING"
ROADWAY
DETENTION AREA
MARKET PLACE DRIVE
CANYON CREEK PARKWAY
KIRBY LANE
HIGHWAY 6
1600 EAST
EXPRESSWAY LANE
PHASE 1
PHASE 2
PHASE 5
PHASE 6
PHASE 8
PHASE 9
PHASE 10
PHASE 11
1060 NORTH
PRELIMINARY BOUNDARY
NORTH OF HIGHWAY 6
SOUTH OF HIGHWAY 6
VICINITY MAP
SITE
TABLE OF CONTENTS
TABULATIONS
NOTES
LEGEND
DEVELOPER
ENGINEER
PROJECT NAME
ENGINEERS
SURVEYORS
PLANNERS
CANYON CREEK - EXHIBIT C
SPANISH FORK CITY, UTAH
PRELIMINARY - COVER
COVER

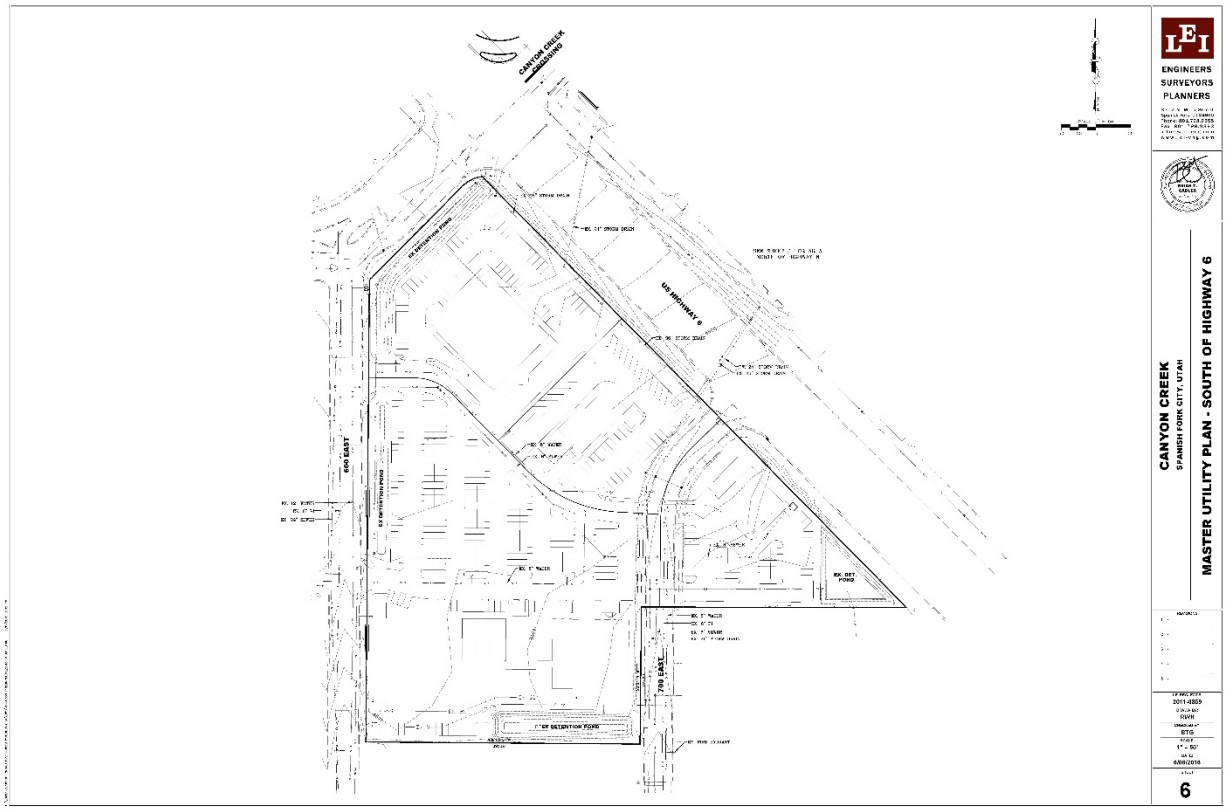

CANYON CREEK PARKWAY
KIRBY LANE
US HIGHWAY 6
ENGINEERS
SURVEYORS
PLANNERS
CANYON CREEK
SPANISH FORK CITY, UTAH
EXPRESSWAY PLAT DEMO PLAN
1

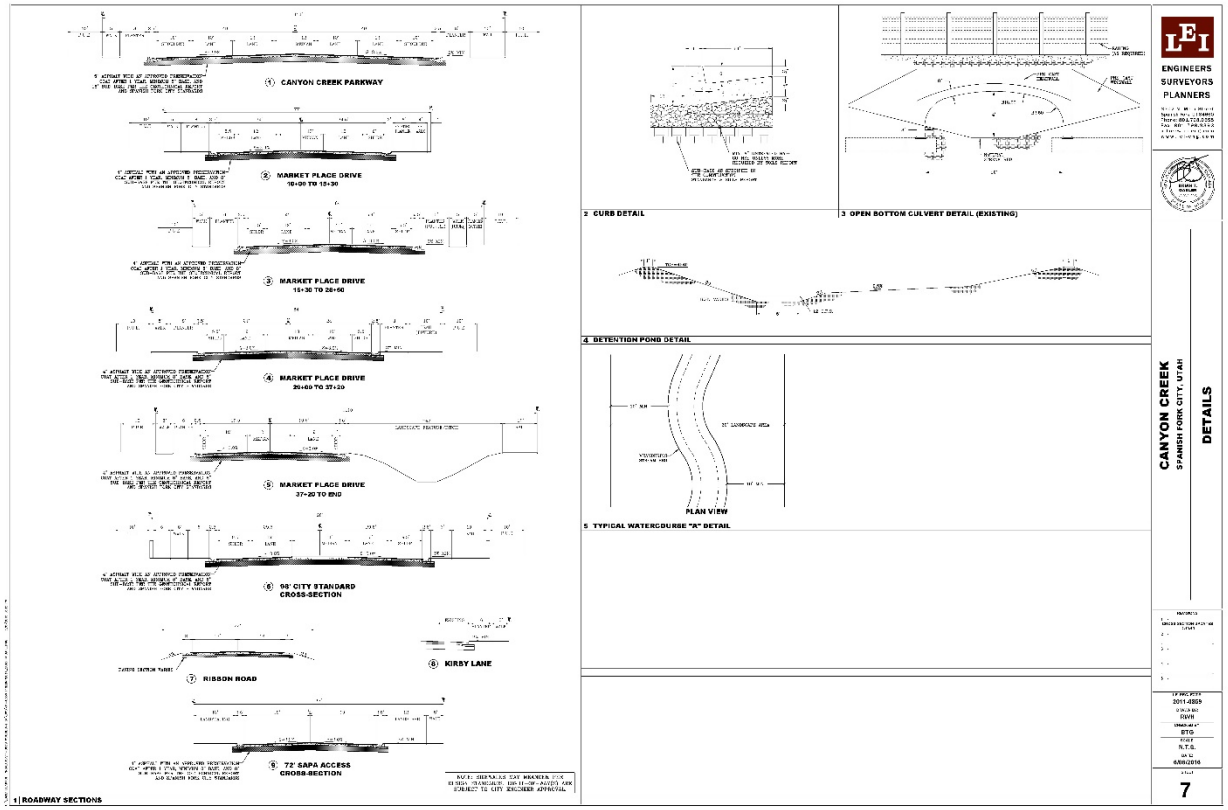

ROADWAY
IHC "B"
DETENTION
CANYON CREEK CROSSING
MARKET PLACE DRIVE
KIRBY LANE
KIRBY
HIGHWAY 6
MATCHLINE
600 EAST
700 EAST
1100 EAST
ENGINEERS
SURVEYORS
PLANNERS
CANYON CREEK
SPANISH FORK CITY, UTAH
LOT LAYOUT - SOUTH
2011-4859
RWR
BTG
1" = 100'
6/03/2016
2


IHC "C"
IHC "D"
PARCEL A
PARCEL B
"LESS & EXCEPTING"
IHC "A"
MARKET PLACE DRIVE
DETENTION #2
PARCEL B
IHC "E"
ROADWAY
ROADWAY
IHC "B"
CANYON CREEK PARKWAY
LINE TABLE
ENGINEERS
SURVEYORS
PLANNERS
CANYON CREEK
SPANISH FORK CITY, UTAH
LOT LAYOUT - NORTH
2011-4859
RWR
BTG
1" = 100'
6/03/2016
3


EX. DETENTION POND #1
CANYON CREEK PARKWAY
MARKET PLACE DR.
RIDGE LANE
US HIGHWAY 6
EXPRESSWAY LANE
NOTES
LEI
ENGINEERS
SURVEYORS
PLANNERS
CANYON CREEK
SPANISH FORK CITY, UTAH
MASTER UTILITY PLAN - SOUTH
4


CHAPPEL DRIVE
CANYON CREEK PARKWAY
NOTES
LEI
ENGINEERS
SURVEYORS
PLANNERS
CANYON CREEK
SPANISH FORK CITY, UTAH
MASTER UTILITY PLAN - NORTH
5


CANYON CREEK CROSSING
US HIGHWAY 6
600 EAST
700 EAST
DETENTION POND
DETENTION POND
DETENTION POND
ENGINEERS
SURVEYORS
PLANNERS
CANYON CREEK
SPANISH FORK CITY, UTAH
MASTER UTILITY PLAN - SOUTH OF HIGHWAY 6
6

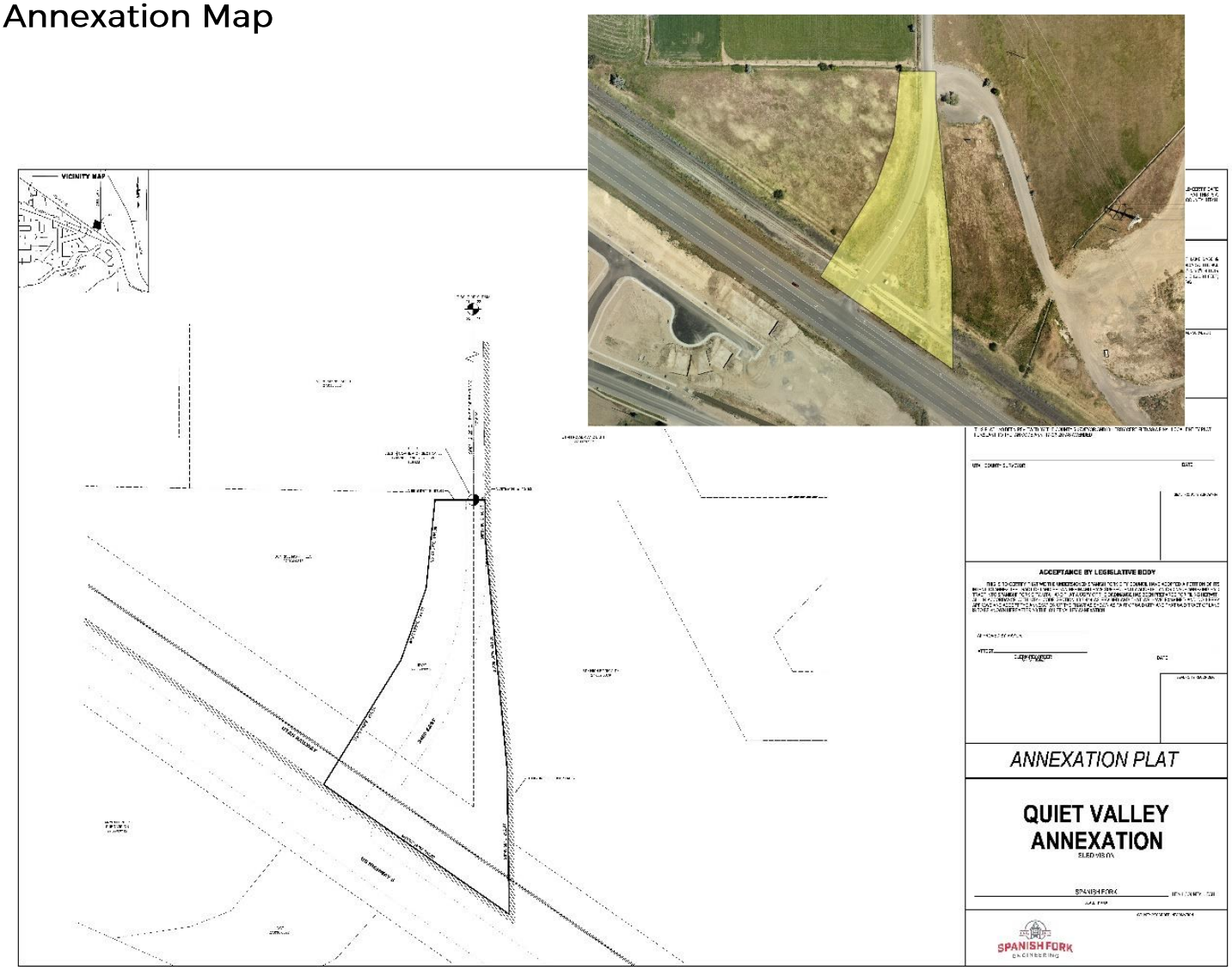

1 CANYON CREEK PARKWAY
2 MARKET PLACE DRIVE 10+00 TO 15+30
3 MARKET PLACE DRIVE 15+30 TO 20+00
4 MARKET PLACE DRIVE 20+00 TO 37+20
5 MARKET PLACE DRIVE 37+20 TO END
6 66' CITY STANDARD CROSS-SECTION
7 RISSON ROAD
8 KIRBY LANE
9 72' SAPA ACCESS CROSS-SECTION
1 ROADWAY SECTIONS
2 CURB DETAIL
3 OPEN BOTTOM CULVERT DETAIL (EXISTING)
4 DETENTION POND DETAIL
PLAN VIEW
5 TYPICAL WATERCOURSE "A" DETAIL
ENGINEERS
SURVEYORS
PLANNERS
CANYON CREEK
SPANISH FORK CITY, UTAH
DETAILS
7

Spanish Fork City

Annexation Feasibility Report

Agenda Date:	June 16, 2020 City Council Meeting
Staff Contacts:	Dave Anderson, Community and Economic Development Director
Reviewed By:	Development Review Committee
Subject:	Proposed Quiet Valley Annexation

Annexation Map



Development Review Committee recommendation date: May 27, 2020.

Planning Commission recommendation date: June 3, 2020.

City Council meeting date: June 16, 2020.

Section 1

In accordance with 15.3.08.030 (B) of the Municipal Code, the following items are addressed in Section 1 of the Annexation Report:

1. **Whether the proposed annexation is within the Growth Management Boundary of the General Plan.**

   The proposed annexation is currently outside the City's Growth Boundary.

2. **Present and proposed land use and zoning.**

   The property is currently zoned Residential Agriculture (RA-5) in Utah County. It is proposed that the property be zoned R-1-15 upon annexation. The majority of the property was most recently used as right-of-way for a Utah County road. There are no buildings on the property.

3. **Present and potential demand for various municipal services.**

   The area in question is outside the reach of Spanish Fork's current sewage, water and power infrastructure. However, capacity is available in the City's systems to serve the annexation property and there are no substantial obstacles that would prevent the delivery of those services to the area. Section 2 below provides additional details on sewer facilities.

4. **Distances from existing utility lines, public schools, parks, and shopping areas.**

   Culinary and irrigation water are currently located southeast of the annexation property, but a railroad bore is required for access. Electric services are currently located southwest of US Highway 6 along Canyon Road and must be brought under the railroad as well. Section 2 below provides additional information regarding proximity to existing utilities. The annexation area is located approximately one mile northeast of Spanish Oaks Elementary. The closest park to the annexation property is the Canyon View Park, located approximately one mile to the southwest of the property. The nearest shopping area within the City is the Walmart Neighborhood Market, approximately one mile to the northwest.

5. **Specific time tables for extension of service to the area and how these services would be financed.**

The delivery of utility services to the annexation property is almost entirely dependent on the pace of development in the area. Spanish Fork City is in the process of selling the City's gravel pit property which is adjacent to the annexation property. It is anticipated that this property will develop in the next few years which will result in the provision of utility services to the subject property. Additionally, the construction of any new utility services will be the responsibility of the property owners or the developer to fund.

6. Potential Impact on existing and proposed streets.

   It is anticipated that traffic generated from the development of the annexation area will not have a substantial impact on the surrounding streets.

7. The effect that the annexation will have upon the City boundaries and whether the annexation will create potential for islands or difficult service areas.

   The proposed annexation is located just outside the City's Growth Boundary but it does not create an island or peninsula that would make the provision of services difficult for the City. This is particularly true given the expectation that the City's gravel pit property to the east of the annexation property will be developing soon.

8. Estimate of potential revenue verses potential service costs.

   In most cases, annexations do not bring revenue to cities. However, given the size of this annexation it most likely would not have a significant impact on the City's finances in either a positive or negative way.

9. Requirements imposed by State Law.

   Staff is aware of no requirements imposed by State Law, aside from following the requisite procedure for the annexation, which would impact the annexation area.

Section 2

In order to evaluate the City's ability to provide municipal services to the proposed annexation, this section of the report outlines known utility issues but may not represent all of the utility issues that may arise during the development process.

Conformity to Master Plans for public utilities and facilities:

The City's various plans to provide utility services to the subject property all contemplate the property being served and plans are in place to define what facilities would be required to serve the property.

Drinking Water:

Drinking water is currently not available in close proximity to the annexation area but likely would be with the development of the City's gravel pit property. Also, there is a chance that a City-led project

would bring both culinary and pressurized irrigation water to the subject property in the next few years.

Sanitary Sewer:

Currently, sanitary service is located several thousand feet to the north of the subject property. Certainly, the lack of access to sanitary sewer and the cost involved in getting to the immediate area is one of the most significant impediments to the property's development. As has been mentioned above, there is some reason to believe other properties in the area may be developing soon. It is therefore anticipated that sewer service will be made available at the subject property with the development of the surrounding parcels.

Storm Water:

It is expected that the subject property will follow the City's requirements for LID. As such, a need remains for a connection to the City's storm drain system. It is anticipated that this connection will be made available as neighboring properties develop.

Pressurized Irrigation:

Pressurized irrigation is currently not available in close proximity to the annexation area but likely would be with the development of the City's gravel pit property. Also, there is a chance that a City-led project would bring both culinary and pressurized irrigation water to the subject property in the next few years.

Streets:

Street frontage will need to be improved as the property develops, it is not anticipated that any other off-site improvements will be required.

Parks and Trail:

The Spanish Fork Trails Master Plan shows Canyon View Park as the closest park to the annexation property and it is not anticipated that any recreation facilities will be required with the property's development.

Power:

The developer would be responsible for all costs associated with bringing City power facilities to the site. A more likely scenario would have future development install power infrastructure that will be delivered with the development of the City's gravel pit property.

Communications:

There are currently no communication services available at the subject property. Spanish Fork Community Network facilities are available along US Highway 6 but would have to be taken under the railroad to reach the annexation property.

Gas:

Natural gas is available in a four-inch gas line along 3400 East and in a six-inch gas line along US Highway 6. It is anticipated that Dominion Energy would serve any development in the area.

Presence of utility/facility needs or requirements:

Nothing other than what has otherwise been noted in this report.

Presence of irrigation or other ditches and related facilities:

To our knowledge, there are no ditches or related facilities that need to be addressed with the annexation.

Public Safety evaluation:

Spanish Fork is constructing a new fire station on the corner of Spanish Fork Parkway and Canyon Road which will substantially enhance the City's response time to the annexation property.

Presence of Sensitive Lands or Watershed Protected issues:

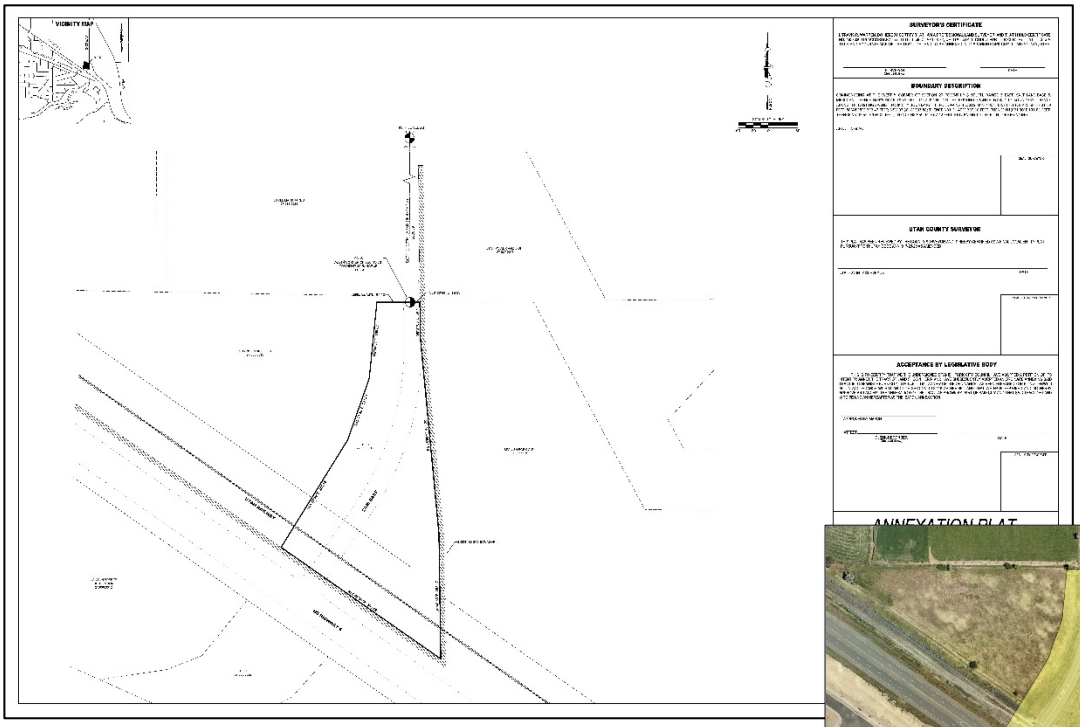
To our knowledge, there are no sensitive lands or watershed issues with the annexation area.

Concept Plan's conformity with proposed zoning:

No concept plan has been submitted.

Annexation Agreement:

It is anticipated that there will not be an annexation agreement with this annexation.





Quiet Valley Annexation Approval Request

June 3, 2020, Planning Commission.

Located at 3400 East Highway 6, including 2.78 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary.

Key Issues

1. Spanish Fork City Code 15.3.08.030 Annexations.
2. Zoning.
3. Utilities.
4. Power.

Recommendation

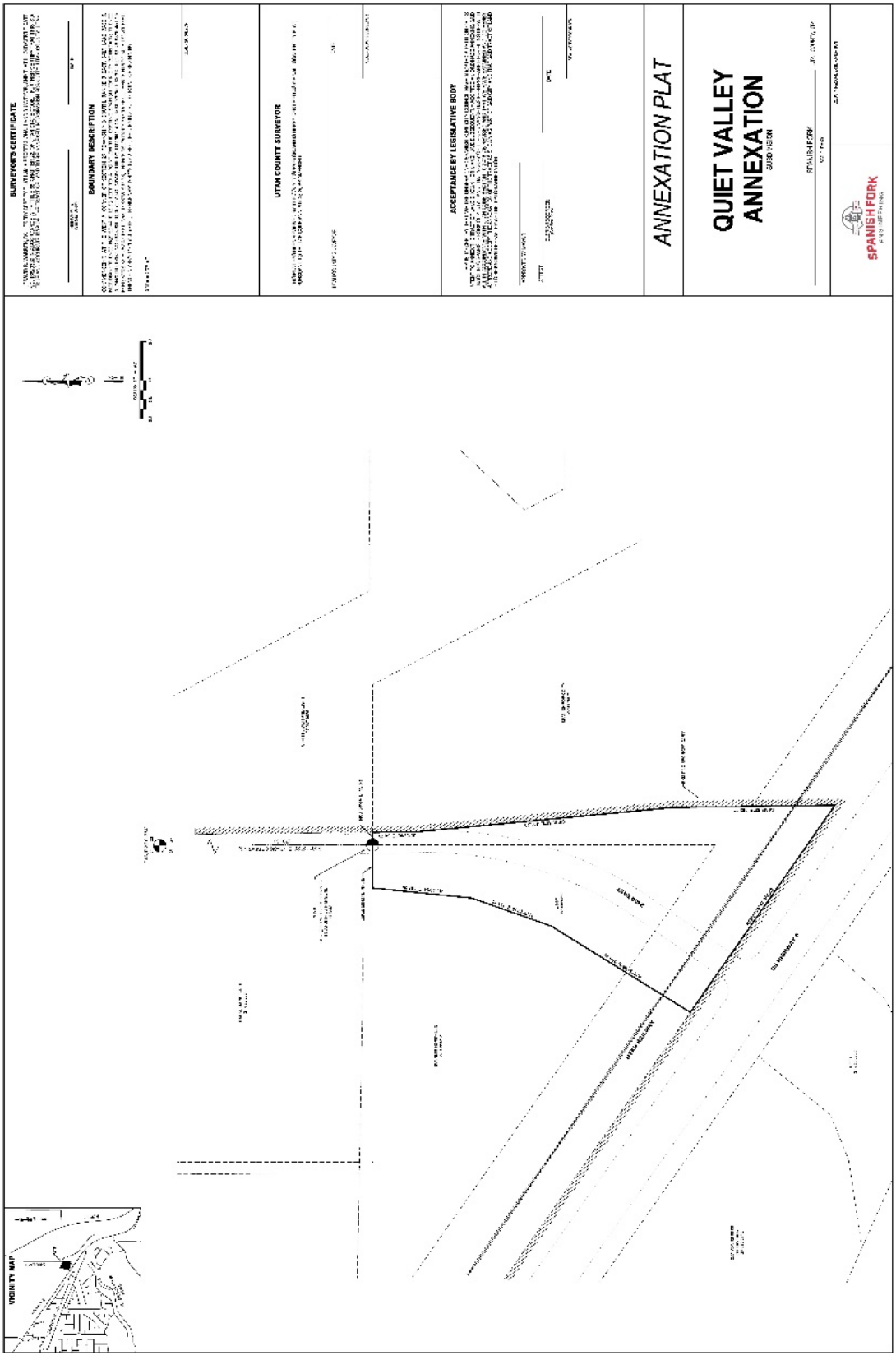
That the proposed Annexation be recommended for approval with R-1-15 Residential zoning (west of the street centerline) and R-3 Residential zoning (east of the street centerline) based on the following findings:

Findings

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the General Plan Land Use Designation is Estate Density Residential and High Density Residential.
3. That, with pending development and construction activities on an adjoining property, the necessary utilities for the development of the annexation area will be in close proximity to the subject property.

Exhibits

1. Annexation Plat.
2. Pictures.
3. Annexation Feasibility Study.


SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
UTAH COUNTY SURVEYOR
ACCEPTANCE BY LEGISLATIVE BODY
ANNEXATION PLAT
QUIET VALLEY
ANNEXATION
SUBDIVISION
SPANISH FORK
SPANISHFORK
VICINITY MAP





SPANISH FORK
PRIDE & PROGRESS

TO: Spanish Fork Planning Commission

FROM: Dave Anderson, Community Development Director

DATE: June 3, 2020

RE: Proposed Changes to Title 15

15.2.04.030 Amendments to the General Plan - Text and Maps

1. General: Amendments to the General Plan which change property from one land use designation to another or which amend text within the document or maps within the document shall be adopted in accordance with this section.
2. Application: Application is made by following the instructions on the electronic form provided by the Community Development Department and submitting all required materials. The application form will require the applicant to provide certain documentation and information about the text change or the site, surrounding area, and proposed use that will help the DRC, Commission, and Council to properly evaluate the request. Applicants may also submit an application for Concept Review to accompany applications for General Plan Amendments. The specific information to be included with the application is described on the application form. The General Plan Text or Map Amendment application expires if it is not approved by the City within 24 months from the time its application is submitted and accepted. Any interested party may request a change in the text of the General Plan. Only the following may request an amendment to change property from one land use designation to another:
    a. The owner or any of the joint owners of the property.
    b. The owners of 75% or more of the area covered by the application when the application covers more than one property.
    c. The Commission or Council on its own motion at a public meeting.

15.3.08.050 Amendments to the Zoning Ordinance - Text and Maps

1. General: Amendments to this Zoning Ordinance which change property from one zoning district to another, which modify ordinance text, or which amend or modify stipulations or conditions of approval shall be adopted in accordance with this section. The City may require applicants to submit Site Plan or Preliminary Plat applications to accompany applications for Zoning Map or Text Amendments.

2. Application: Application is made by following the instructions on the electronic form provided by the Community Development Department and submitting all required materials. The application form will require the applicant to provide certain documentation and information about the site, surrounding area, and proposed use that will help the City properly evaluate the request. The specific information to be included with the application is described on the application form. A Zoning Text or Map Amendment application expires if it is not approved by the City within 24 months from the time its application is submitted and accepted.

15.4.04.060 Filing of Preliminary Plats

1. Prior to filing a Preliminary Plat, the developer may submit an application for Concept Review ~~should review conceptual plans~~ with the Community Development Department. To apply for a Preliminary Plat approval, applicants must follow instructions on the electronic form provided by the Community Development Department and submit all required materials. Plans submitted for Preliminary Plat approval shall be provided in this format:
    a. A pdf and computer aided design (CAD) file of the plat in a dwg or dxf format. The CAD file of the subdivision must be in the 1927 North American Datum (NAD27) or 1983 North American Datum (NAD83) State Plane.
    b. All fees for the Preliminary Plat are due upon filing the application.
2. The City will review the submission and notify the developer of any changes that must be made. The developer shall have a written response to all redlines corrected. Once these changes are made, a Portable Document Format (PDF) file of the plat must be submitted to the Community Development Department. Ten bound subdivision packets must also be submitted for master planned developments.
3. All drawings, CAD files, and packets must be updated and re-submitted to the City with any changes made that were required by the DRC, Planning Commission, or City Council after each meeting.
4. In the event a pending ordinance, which has been formally initiated, would prohibit the Plat approval, the application need not be accepted, unless the pending ordinance has not been adopted within 180 days of its formal initiation. A subdivision application shall meet the requirements in place at the time of submittal, or the requirements of any ordinance which has been formally initiated at the time of submittal.

15.4.08.030 Application and Review Process

~~A. A Site Plan shall go through the following process. Pre-application conference with the Community Development Director and City Engineer, staff review, and then to the DRC.~~

~~1. Pre-application conference for Site Plan Review. Persons intending to undertake development need to arrange with the City Planner for a pre-application meeting. The purpose of this meeting is to acquaint the applicant with the requirements of~~

~~the code, to provide for an exchange of information regarding to applicable elements of the General Plan and development requirements, to arrange such technical and design assistance as will aid the applicant, and to otherwise identify policies and regulations that create opportunities or pose significant constraints for the proposed development.~~

~~2. Staff Review.~~

~~a.~~ Application for Site Plan Approval is made by following instructions provided by the Community Development Department. Prior to submitting an application for Site Plan Review an applicant may submit an application for Concept Review. The following materials are required for a complete Site Plan application: A Computer Aided Design (CAD) file in a dwg or dxf format and a Portable Document Format (PDF) file of the plat. The CAD file of the subdivision must be in the 1927 North American Datum (NAD27) or 1983 North American Datum (NAD83) State Plane Coordinate System, Utah Central Zone, US Foot, with a tie to a section corner. All fees for the Site Plan application are due upon filing the application.

~~If anything is submitted by e-mail, the Community Development Department must be contacted for the proper e-mail address and for confirmation the e-mail was received.~~

15.4.16.130 Landscaping, Buffering Walls, And Fences

A. Purpose: The purpose of these requirements is to enhance, conserve, and stabilize property values by encouraging pleasant and attractive surroundings and to provide proper separations between uses. Landscaping should also contribute to the reduction of heat and glare through the proper placement of plants and trees.

B. Residential Uses:

1. Multi-family Uses:
    a. Minimum of 25% on-site landscaping as a percentage of total site area, except in the R-5 Zone where 20% on-site landscaping is required.
    b. Parking lots shall include planter areas within the parking lot, with a minimum of 108 square feet of planter area for every 10 parking spaces. Required planter areas shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include Shade Trees, as identified on the City's approved list of Shade Trees, with a maximum spacing of 30 feet.
    c. Minimum of 15-foot-wide planter area adjacent to all public streets, which shall include trees with a maximum spacing of 30 feet. The planter area may be partially or completely within the street right-of-way area. The specific trees

used shall be selected from the City's approved Shade Tree list. On streets included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Shade trees must be planted within 30 feet of the public street curb; wherever possible, 50% of the required Shade Trees must be planted in the park strip.

d. Minimum of 10-foot-wide planter area and six (6) foot Wall ~~high decorative block wall~~, where any multi-family use abuts another property. An exception to the requirement to construct the six (6) foot Wall may be granted if the Development Review Committee finds that the multi-family and adjacent use are designed to create an integrated campus like environment. The planter area shall include Shade Trees with a maximum spacing of 30 feet.

e. The total number of required trees and shrubs for every 1,000 square feet of required landscaping shall equal two (2) trees and 10 shrubs.

f. In cases where it is determined that utilizing tree species found in the approved Shade Tree List would adversely impact utility lines, the use of substitute tree species can be approved by the Community Development Director.

g. No less than 30% of the required landscaping shall be irrigated turf grass.

2. Single-Family and Twin Home Uses:

a. All single-family residential lots shall have the front yard, side-street yards for corner lots and park strips landscaped within one (1) year of receiving a certificate of occupancy. Interior side and back yards must be landscaped within two (2) years of receiving a certificate of occupancy.

b. Required landscaping shall be comprised of live turf grass with a sprinkler (irrigation) system, xeriscape improvements, other manicured vegetative groundcover or a combination of them all.

c. All portions of a lot that are not improved with impervious materials must be landscaped within the above described timelines. Weeds do not qualify as required landscaping.

d. No more than 70% of a lot shall be surfaces with impervious materials. No more than 60% of the front and side-street setback areas can be improved with impervious surfaces.

e. In order to ensure landscaping requirements are met, Spanish Fork City shall require applicants to provide a deposit with the construction of new homes. The deposit amount shall be determined in the City budget and will be returned to the property owner when the required front and side-street yard landscaping has been installed. In the event that the required landscaping has not been installed within four (4) years after the certificate of occupancy has been issued, the deposit will be forfeited to the City.

C. Professional Office and Non-residential or Non-commercial Uses:

1. Minimum of 20% on-site landscaping as a percentage of total site area.
2. Parking lots shall include planter areas within the parking lot, with a minimum of 108 square feet of planter area for every 10 parking spaces. Required planter areas shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include Shade Trees, as identified on the City's approved list of Shade Trees, with a maximum spacing of 30 feet.
3. Minimum of 15-foot-wide planter area adjacent to all public streets, which shall include trees with a maximum spacing of 30 feet. The planter area may be partially or completely within the street right-of-way area. The specific trees used shall be selected from the City's approved Shade Tree list. On streets included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Shade Trees must be planted within 30 feet of the public street curb; wherever possible, 50% of the required Shade Trees must be planted in the park strip.
4. Minimum of 10-foot-wide planter area where the site abuts a residential use or district. The planter area shall include trees with a maximum spacing of 30 feet. A six (6) foot Wall shall be constructed where the site abuts a residential district. Where the use of the adjacent property is residential but zoned Commercial Office, Commercial 1, Commercial 2, Commercial Downtown, Urban Village Commercial, Business Park or Shopping Center, a solid Fence (not chain link with slats or similar) may be constructed in place of the wall. Also, in situations where adjacent sites are designed to function as an integrated campus, the Development Review Committee may consider alternatives to the six (6) foot wall.
5. The total number of required trees and shrubs for every 1,000 square feet of required landscaping shall equal two (2) trees and 10 shrubs.
6. In cases where it is determined that utilizing tree species found in the approved Shade Tree List would adversely impact utility lines, the use of substitute tree species can be approved by the Community Development Director.
7. In order to ensure landscaping requirements are met and City utilities are not damaged, Spanish Fork City shall require applicants to provide a deposit with the construction of each non-residential project valued at $50,000 or more. The deposit amount shall be determined in the City budget and will be refunded to whomever paid the application fees containing that line item. If the required landscaping cannot be installed prior to the issuance of the Certificate of Occupancy, a landscaping bond will be required for the estimated cost of installing the required landscaping. Once the landscaping is complete and approved, the landscaping bond will be refunded to whomever paid it.
8. No less than 30% of the required landscaping shall be irrigated turf grass.

D. Commercial Uses:

1. Minimum of 15% on-site landscaping as a percentage of total site area.
2. Parking lots shall include planter areas within the parking lot, with a minimum of 108 square feet of planter area for every 10 parking spaces. Required planter areas shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include Shade Trees, as identified on the City's approved list of Shade Trees, with a maximum spacing of 30 feet.
3. Minimum of 15-foot-wide planter area adjacent to all public streets, which shall include one Shade Tree for each 30 feet of frontage along all public streets. The specific trees used shall be selected from the City's approved Shade Tree list. On streets included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Shade Trees must be planted within 30 feet of the public street curb; wherever possible, 50% of the required Shade Trees must be planted in the park strip.
4. Minimum of 10-foot-wide planter area where the site abuts a residential use or district. The planter area shall include trees with a maximum spacing of 30 feet. A six (6) foot high Wall shall be constructed where the site abuts a residential district. Where the use of the adjacent property is residential but zoned Commercial Office, Commercial 1, Commercial 2, Commercial Downtown, Urban Village Commercial, Business Park or Shopping Center, a solid Fence (not chain link with slats or similar) may be constructed in place of the Wall. Also, in situations where adjacent sites are designed to function as an integrated campus, the Development Review Committee may consider alternatives to the six (6) foot wall.
5. The total number of required trees and shrubs for every 1,000 square feet of required landscaping shall equal three (3) trees and 20 shrubs.
6. In cases where it is determined that utilizing tree species found in the approved Shade Tree List would adversely impact utility lines, the use of substitute tree species can be approved by the Community Development Director.
7. In order to ensure landscaping requirements are met and City utilities are not damaged, Spanish Fork City shall require applicants to provide a deposit with the construction of each non-residential project valued at $50,000 or more. The deposit amount shall be determined in the City budget and will be refunded to whomever paid the application fees containing that line item. If the required landscaping cannot be installed prior to the issuance of the Certificate of Occupancy, a landscaping bond will be required for the estimated cost of installing the required landscaping. Once the landscaping is complete and approved, the landscaping bond will be refunded to whomever paid it.
8. No less than 30% of the required landscaping shall be irrigated turf grass.

15.3.24.090 Supplementary Regulations

1. Accessory Structures:
    1. All accessory structures must meet the following requirements:
        a. All accessory structures are required to obtain a building permit. Permits for structures that are less than 200 square feet or are otherwise exempt from the adopted Building Code, as set forth in §14.04.010, are free of charge.
        b. All detached accessory structures must be located behind the front wall plane of the principal structure.
        c. Where property abuts against Interstate 15 or U.S. Highway 6, accessory structures have no required set back from the Interstate 15 or Highway 6 right-of-ways.
        d. The combined square footage of all detached accessory structures shall not exceed 15% of the total lot area if the structure is entirely within the setbacks for the principal structure, or 10% of the total lot area if the structure is located elsewhere on the lot.
        e. If any accessory structure must be removed, relocated, or otherwise modified in any manner in order to access public utilities, the property owner shall bear the full expense of such removal, relocation or modification, together with all costs of restoration.
        f. Accessory structures located on a corner lot shall meet the same front, rear, and side setbacks as required for accessory structures on an interior lot. Accessory structures located behind the front plane of the house and within 20 feet a public right-of-way shall be architecturally compatible with the primary structure on the lot. The second clear vision area as addressed in §15.4.16.150 needs to be maintained at all times.
        g. The minimum front setback for detached accessory structures shall conform to the minimum front setback for the existing principal structure and shall be set at least five (5) feet, measured from eave to eave, from all structures on the property.
        h. Accessory structures that meet the setback requirement for the principal building may be allowed to meet the maximum height allowed in that zone.
        i. The maximum height for detached accessory structures shall be 20 feet to the peak of the roof measured from the finish grade (measured 5-feet from the proposed structure). Any structures taller than 15 feet shall have a roof pitch of no less than 2/12.
        j. Properties over one-half acre in size can increase the maximum height to 24 feet by having the rear and side setbacks the same as the building height.

k. The structure must be constructed so all water runoff from the accessory structure does not flow onto adjoining properties.

l. Accessory Structures that house Accessory Apartments shall be architecturally compatible with the Primary Structure on the lot and shall maintain setbacks of no less than five (5) feet from all property lines and other structures.

2. Structures that are 200 square feet and less in area and are less than five (5) feet from the property line must meet the following additional requirements:
    a. Structures with a wall height of eight (8) feet or less and a maximum peak height of 12 feet may be constructed with no side or rear setback from property lines. In no case may any portion of a structure extend beyond the property line.
3. Structures larger than 200 square feet in area must meet the following additional requirements:
    a. Meet all adopted Building Code regulations as set forth in §14.04.010.
    b. Must maintain a minimum setback of five (5) feet to the side or rear property line.
    c. Be anchored to concrete footings as outlined in the adopted Building Code as set forth in §14.04.010.
    d. Accessory structures over 200 square feet in size that are located between the front and back planes of the house must be architecturally compatible with the principal structure.

e. Accessory Apartments:
1. This sub-section is established to provide regulations for Accessory Apartments within single-family dwellings.
2. Requirements for Approval. A building permit may only be issued for Accessory Apartments provided that the following requirements are met:
    a. The property must be located in the R-3, R-1-6, R-1-8, R-1-9, R-1-12, ~~or~~ R-1-15, R-1-20, R-1-30, R-1-40, R-1-60 or R-1-80 or RR zones.
    b. The owner of the property must reside on the property. Exceptions shall be permitted if the property owner applies to have the occupancy requirement suspended, if the owner has resided on the property for at least one (1) year and if any of the following situations exist:
        1. The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this suspension).
        2. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.

c. Only one apartment shall be created on a parcel. The Accessory Apartment may only be located within a single-family dwelling or in an Accessory Structure. Accessory Structures that house Accessory Apartments shall be constructed as permanent structures.

d. Accessory Apartments are only permitted in dwellings on lots 8,000 square feet or larger.

e. In the R-3 and R-1-6 zones, the property must have a total of four (4) parking spaces which meet the criteria provided in section 15.4.16.120. In the R-1-8, R-1-9, R-1-12, ~~or~~ R-1-15, R-1-20, R-1-30, R-1-40, R-1-60 or R-1-80 or RR zones properties must have a total of four (4) parking spaces which meet the criteria provided in section 15.4.16.120 unless those spaces are provided in tandem. If spaces are provided in a tandem arrangement in the R-1-8, R-1-9, R-1-12, ~~or~~ R-1-15, R-1-20, R-1-30, R-1-40, R-1-60 or R-1-80 or RR zones, then an additional parking space that meets the criteria provided in section 15.4.16.120 must be provided for a total of five (5) spaces.

f. The Accessory Apartment must be registered with the City Community Development Department. Any fees required for registration shall be defined in the City's Annual Budget.

g. The Accessory Apartment shall meet all applicable building and fire codes.

15.4.04.080 Approval or Disapproval - Procedure

1. Each plat submitted to the City shall be referred to the DRC for review to insure conformity to the present ordinances and standards and for adequacy and availability of public facilities. ~~Prior to an application being placed on a DRC agenda, the applicant must hold a neighborhood meeting. Property owners within 500 feet of the project shall be invited to attend the meeting. The meeting must be held at a location in Spanish Fork. The notice, names of those invited, those who attended, conceptual drawings, presentations, and minutes from the meeting must be submitted to the Community Development Department prior to the DRC meeting.~~