Wednesday, March 3, 2021
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the Council Chambers, City Hall, at 40 South Main Street, Spanish Fork, Utah, commencing at 6:00 p.m. on March 3, 2021.

Planning Commissioners

Kevin Oyler
John Mendenhall
Todd Mitchell
Shauna Warnick
Joseph Earnest
Jesse Cardon

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1. Minutes

Subject	**A. February 3, 2021**
Meeting	Mar 3, 2021 - Planning Commission
Category	1. Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.planningcommission.2-3-2021.pdf (1,401 KB)

2. Zone Change (Public Hearing)

Subject	**A. SCHRIEVER LAW OFFICE. The proposal is for the Development Enhancement Overlay to be applied to the property to allow for the conversion of a residential use to an office use located at 174 South Main Street.**
Meeting	Mar 3, 2021 - Planning Commission
Category	2. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.schrieverzone.3-3-2021.pdf (10,907 KB)
plan.schrieverlawoffice.2-2-2021.pdf (1,318 KB)

Subject	**B. SUNROC INDUSTRIAL. The proposal is for the Aggregate Transportation, Storage and Reclamation Overlay Zone to be applied to the property located at 3468 North 1150 West, to allow for the operation of a facility that may sell, transport, store, process, and reclaim aggregate materials for use and reuse in the construction industry.**
Meeting	Mar 3, 2021 - Planning Commission
Category	2. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.sunrocindustrialzone.3-3-2021.pdf (14,046 KB)
siteplan.sunroc.1-15-2021.pdf (1,227 KB)

Subject	**C. FIELDSTONE. The proposal involves changing the Zone from R-R to R-1-15 located at approximately 1000 South 3400 East.**
Meeting	Mar 3, 2021 - Planning Commission
Category	2. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.fieldstone.3-3-2021.pdf (741 KB)

Subject	**D. QUIET VALLEY. The proposal involves changing the Zone from R-R to R-1-15 located at approximately 1200 South 3200 East.**
Meeting	Mar 3, 2021 - Planning Commission
Category	2. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.quietvalley.3-3-2021.pdf (1,219 KB)

3. Preliminary Plat

Subject	**A. SUNROC INDUSTRIAL. The proposal involves creating an industrial subdivision of 2 lots located at 3468 North 1150 West.**
Meeting	Mar 3, 2021 - Planning Commission
Category	3. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.pc.sunrocindustrialpp.3-3-2021.pdf (3,294 KB)
plans.sunrocindustrial.1-19-2021.pdf (3,366 KB)

Subject	**B. QUIET VALLEY. The proposal involves creating a residential subdivision with 471 dwelling units located at 3400 East Highway 6.**
Meeting	Mar 3, 2021 - Planning Commission
Category	3. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.pc.quietvalleypp.3-3-2021.pdf (4,776 KB)
plans.quietvalley.1-23-2021.pdf (4,627 KB)

4. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
February 3, 2021

Commission Members Present: Chairman Kevin Oyler, John Mendenhall, Todd Mitchell, Greg Trainor, Joseph Earnest. **Absent**: Shauna Warnick.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Walter Bird, Assistant City Attorney; Dale Robinson, Park and Recreation Director; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Scott Peterson, Garrett Seely, Clint Garner, Pete Mittanck.

WORK SESSION

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

PRELIMINARY ACTIVITIES

Pledge of Allegiance
Chairman Oyler led the pledge.

MINUTES

January 6, 2021

Commissioner Mendenhall **moved** to approve the minutes from January 6, 2021.

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

PROJECT SIGNAGE PLAN
CANYON CREEK PROJECT SIGNAGE PLAN AMENDED

Dave Anderson addressed the Commission stating the City has a Project Signage Plan mechanism which would allow for more signs within a commercial development than what the code allows. There is allowance for deviation of the height of the signs, number of signs along frontage as well as the allowable copy area for each sign. The proposed amended Project Signage Plan provides clarifying detail of the location of some of the signs within the project as well as an updated design on some of the proposed signs.

The expectation of the proposed M9 signs would be that the signs would be wayfinding for the hospital only. An obstacle with the proposed locations of the wayfinding signs is that Woodbury would need to work with private property owners to lease land for the location of the signs. Dave Anderson stated it is typical for hospitals to have the universally recognized blue signs with a capital 'H' placed on the shoulder of a public right-of-way for wayfinding.

The Commission asked for clarification of what was changing from the 2014 approved project signage plan to the proposed signage plan before them tonight.

It was stated there is the addition of one sign, for the retailer Home Goods, and some housekeeping changes.

There was discussion with regard to the copy area of the signs being changed from a static sign to an LED sign in the future.

Andy Spencer stated the intent is not to change the proposal and agreement that has already been agreed upon by the City. The last approval of the signage plan was in 2014. There have been some adjustments of the sign locations to reflect where the signs were actually built as the development pads and roads have adjusted over the years.

Commissioner Warnick **moved** to recommend to approve the Canyon Creek Project Signage Plan Amended to the City Council as proposed.

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

ZONE CHANGE (Public Hearing)
338 EAST DUPLEX

Dave Anderson addressed the Commission stating the proposed building is similar to a duplex that the developer had constructed a few years ago just off of 100 West. As part of

the proposed zone change the applicant is requesting to have the setbacks reduced from what would be allowed with a single-family home. The rear setback is proposed to be just under 7 feet and the front setback is proposed to be about 23 feet.

Chairman Oyler asked about the construction of a fence around the project.

Brandon Snyder stated that the applicant was proposing to construct a vinyl sight-obscuring fence.

Dave Anderson stated he feels the parking situation for this property is probably better than other situations in the City.

Chairman Oyler opened the public hearing at 6:40 p.m.

There was no public comment.

Chairman Oyler closed the public hearing at 6:40 p.m.

Commissioner Oyler loves the concept of making it look like a single family with one garage facing the road and the other garage being a side load.

Commissioner Warnick asked about if there can be language in the lease agreement that the garage cannot be used as storage.

John Smiley stated he was not sure if language like that can be in a lease agreement but is open to looking at it.

Commissioner Mitchell **moved** to recommend approval of the 338 East 100 North Duplex to the City Council based on the following findings and conditions.

Findings:

1. That the project meets the intent of the Infill Overlay Zone.
2. That the proposed use would have a positive impact on the neighborhood.

Conditions:

1. That the applicant meets conditions recommended by the Planning Commission such as modifications to the proposed building elevations.
2. That the applicant maintains power clearances.
3. That the applicant addresses any red-lines.

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

GENERAL PLAN AMENDMENT (Public Hearing)
RECREATION MASTER PLAN

Dale Robinson addressed the Commission with the proposal stating the recreation master plan has not been updated since about 2008 and it is time to have it updated. He turned the time over to Lisa with Landmark Design. Lisa presented with regard to the following:

- The plan purpose and baseline demographic data;
- Planning process, public feedback and issues, plan vision;
- Programming, arts programs and community events;
- Existing trail summary and future trail vision; and
- Priorities and probable costs for implementing the plan

Chairman Oyler asked about large developments and if the master plan takes into account a park provided within the development.

Dale Robinson stated that in building a public park, they are not opposed to having little pockets of 1-acre parks, but those do not seem to serve the public, they seem to act more like private parks. As long as there is public access to the park, there is the need to serve the new residents of each development. The Mayor has signed a proclamation to have a public park within a 10-minute walk from any residential home. The City has done a pretty good job in the distribution, but with the development booming it is hard to stay ahead. Optimally the City would like to be paying 'farm' price for future parks opposed to paying 'door' price for the property.

Commissioner Mendenhall asked about participation in the youth programs, noting there are more youth in the community but there is not the increase in participation. Adult sports have dramatically declined as well over time.

Dale Robinson stated that with more accelerated and advanced leagues in the area than there used to be, programs have been affected. With regard to the adult programs, most of the adults that participate in the programs are non-residents and when Salem City broke off and started their own recreation programs that took away from those participating in Spanish Fork programs.

From the study conducted by Landmark Design, Dale Robinson stated that 57% of the people who took the survey, do not participate in any recreation programs. There is also a gravitation to lifetime sports. Golf is an example of a lifetime sport.

Commissioner Mendenhall asked how to address the concern of the fees for a recreation center.

Dale Robinson stated it is a challenge and the Council has some hard decisions to make. Initially, the Council was under the impression that the pool would be available for a few more years. There were some outside factors that changed when the pool was scheduled to be removed by the Nebo School District and the Council was caught off guard. In the survey results, 54% said they would support a recreation center, but when push comes to shove if they have to pay out of their pocket for the building of the facility, then they would possibly not want the recreation center. The City has an interlocal agreement with the Nebo School District so there is no need for a recreation center for gyms and events.

There was further discussion with regard to a recreation center. Dale Robinson is favorable to building a recreation center in conjunction with a senior center.

Chairman Oyler asked about joining with Salem City to build a recreation center.

Dale Robinson stated that in theory it makes sense. He stated his department and the City Council had discussions with Springville before they built their recreation center. They have also had conversations with Mapleton. There are many elected officials that have to be on the same page with regard to maintenance and shared responsibilities. It can be difficult to balance.

Dave Anderson stated that it is a great benefit to have regional services, but Utah County does not have a regional body to manage those regional facilities. Utah County does not have a Recreation Department. He compared it to what Salt Lake County has to offer for the Salt Lake Valley.

There was discussion of the Trails Master Plan and the width of the trails.

Dale Robinson stated that the recreation center needs to be more than just an aquatic center. Outdoor recreation is the new push that his department is working towards expanding. There are plans to make the river more accessible to kayaking, fishing and other recreational opportunities.

Chairman Oyler opened the public hearing at 7:39 p.m.

There was no public comment.

Chairman Oyler closed the public hearing at 7:39 p.m.

Commissioner Mendenhall **moved** to recommend approval of the Parks and Recreation Element of the General Plan to the City Council.

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

CONCEPT REVIEW
DOUBLE A PROPERTIES

Dave Anderson stated the idea of a concept review is to have dialog with a developer or potential applicant before a lot of money is invested in design. Now is the right time to have discussions with potential developers of properties that have recently annexed into the South west end of the City off Arrowhead Trail. The regional sewer lift station is in the near future, which will bring sewer, power and water closer to these properties. The proposal is to have a commercial portion front Arrowhead Trail with the back portion of the property being zoned R-4, allowing for the highest density allowed in the City to date. It is important to maintain consistency and not change standards unless a full review is given to reasons for changing the code allowing for a better project to be built. With this particular location in the community, the first development in the area is setting a bar for all future development. It is important to get things right the first time.

Clint Gardner stated he and his company is excited to propose this multi-family product. There is direct access to the freeway without the need to drive through existing neighborhoods. The proposal is for 8 buildings with two parks consisting of one acre each. There is a walking trail around the perimeter as well as a trail through the middle of the development to provide safe access to the parks.

The units will be a for sale product with an HOA to regulate the number of rentals. The proposal will be for 231 units. They have met the parking requirement per the R-4 Zone. In managing other rental units, they find it beneficial to not have a sea of asphalt and they have tried to break up the parking.

The Commission requested that some of the parking stalls be able to accommodate larger vehicles such as trucks, but not meant for storage of trailers, boats or other recreation toys.

Commissioner Warnick asked if thought was given with regard to what variety is being offered and what the neighbors up the road will think of the type of residential.

There was discussion of the height of the buildings.

Chairman Oyler stated in reviewing other proposals, the height restriction of three-stories was driven by the existing single-family homes surrounding the new developments. Where this development is not surrounded by single family home developments this may be an option to have taller buildings.

There was a brief discussion about, if an option for a TDR program was available, would be of interest to the developer.

Commissioner Mendenhall requested some variety of the building footprints.

Commissioner Mitchell likes to be able to have a clear corridor to view the open space.

There was discussion of potential drains in the area, Nebo and Timp. Those drains are quasi-government owned drains.

All parties are appreciative of the time spent collaborating.

TITLE 15 AMENDMENTS (Public Hearing)
TITLE 15 AMENDMENTS

Dave Anderson stated there are a few items to review in the proposed amendments to Title 15. The first is language clarifying uses within the Public Facilities Zone. The proposed additional language is targeted towards secondary education schools.

Dave Anderson stated that the next portion of proposed changes are to the Master Planned Development language. The proposed changes are in line with the discussions that the Planning Commission has had on many occasions with staff. The allowed density is reduced and the average lot size also must meet or exceed the minimum lot size. There is key language that developments with uniquely large lots are not calculated in the project density. Dave Anderson stated there is clarifying language proposed regarding what does not constitute a wall.

The last proposed change is the removal of the language relating to a neighborhood meeting being requirement.

The Planning Commission does not feel comfortable with removing the language from Title 15 regarding the neighborhood meeting requirement. If it is to be removed, it needs

to be added elsewhere so that neighbors are not hearing about developments only when they are being placed on public meeting agendas.

There was discussion of if there should be a different avenue to deliver the information.

There was discussion of restoration potential for the Spanish Fork River.

Chairman Oyler opened the public hearing at 9:19 p.m.

There was no public comment.

Chairman Oyler closed the public hearing at 9:19 p.m.

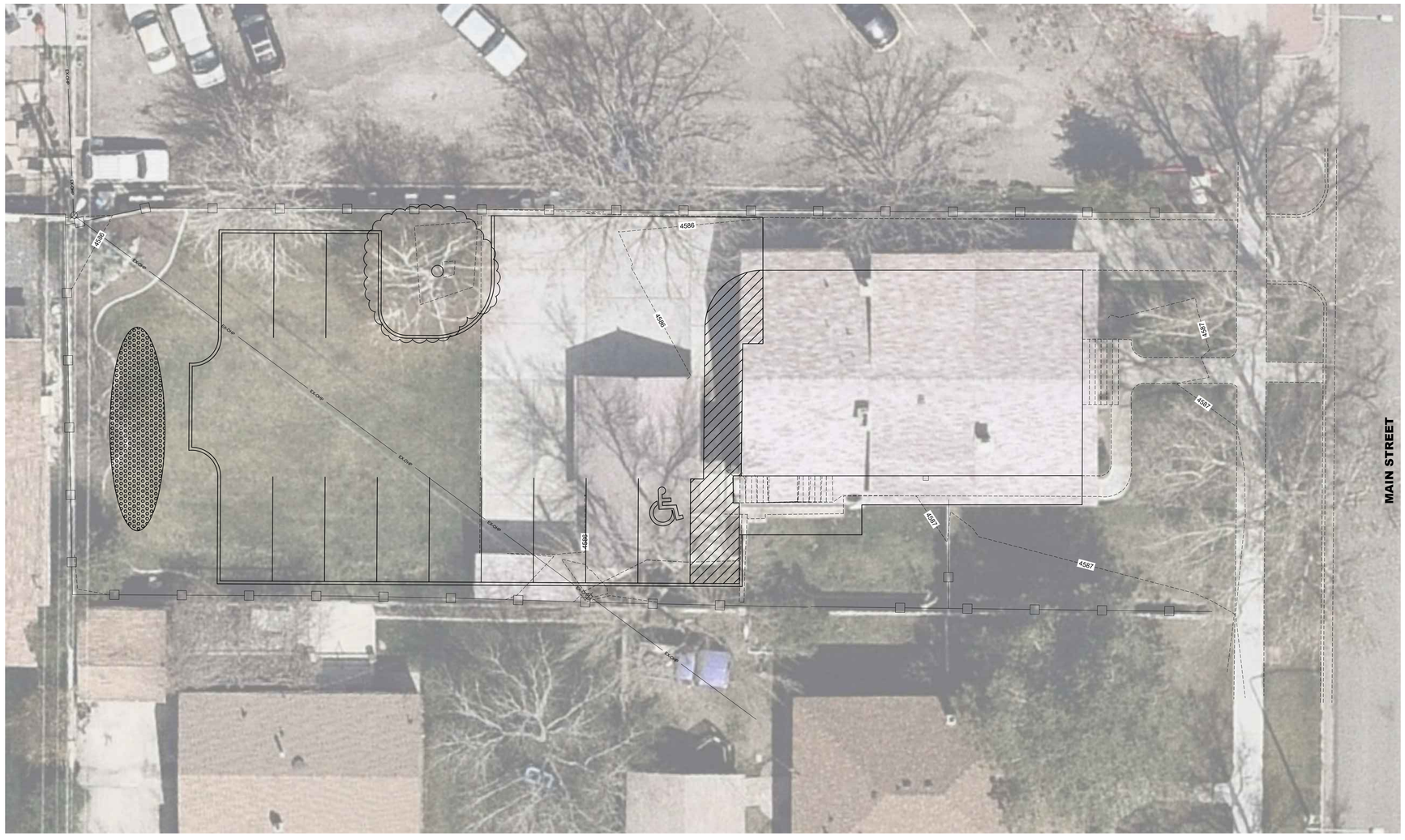
Commissioner Warnick **moved** to recommend approval of the proposed Title 15 Amendments to the City Council with the neighborhood meeting being stricken from 15.4.04.080 that there be language added in Title 15 or in the policies with regard to noticing neighbors of development.

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

Commissioner Mendenhall moved to adjourn meeting at 9:22 p.m.

Adopted:

Kimberly Brenneman
Community Development
Department Secretary



NORTH

SCALE: 1"=10'

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VICINITY MAP

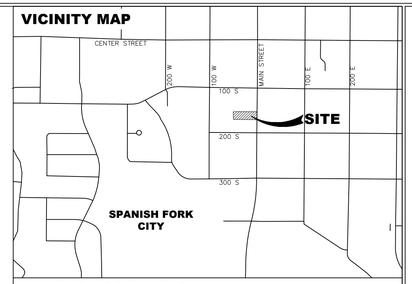


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SHEET 3	DETAILS

TABULATIONS

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NOTES

1. X

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX-PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX-FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

CHRIS CLYDE
CS CLYDE CONSTRUCTION
801-376-5283

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

CLYDE SITE PLAN

LEI
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Spanish Fork, UT 84660
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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SCHRIEVER LAW FIRM SITE PLAN

SPANISH FORK, UTAH

COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0071
DRAWN BY: KLM/TJP
DESIGNED BY: DAF
SCALE: 1"=10'
DATE: 01/06/2021
SHEET 1

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SCHRIEVER LAW FIRM SITE PLAN

SPANISH FORK, UTAH

EXISTING AND DEMOLITION PLAN

REVISIONS
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SHEET 1

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SCHRIEVER LAW FIRM SITE PLAN

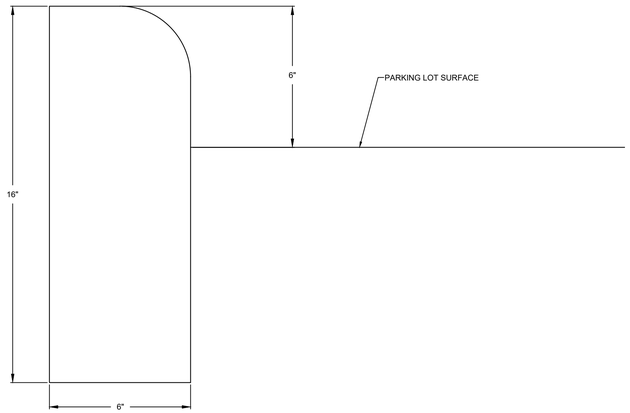
SPANISH FORK, UTAH

SITE PLAN AND GRADING PLAN

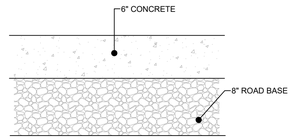
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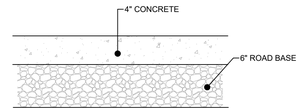


1 CURB WALL DETAIL



**REFER TO GEOTECHNICAL STUDY FOR MORE DETAILS ON PAVING SECTION AND COMPACTION/FILL REQUIREMENTS*

2 PARKING LOT PAVING SECTION



3 SIDEWALK PAVING SECTION

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SCHRIEVER LAW FIRM SITE PLAN

SPANISH FORK, UTAH

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LEI PROJECT #: 2020-0071
DRAWN BY: KLM/TJP
DESIGNED BY: DAF
SCALE: 1"=0'
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SHEET 3

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Site Plan Addendum

Please note that the site plan does not indicate where the masonry wall is to be built. Our plan is to build a six-foot masonry wall along the south property line, beginning at the electric pole and continuing to the southwest corner. The wall will also run the length of the west property line. The wall on the south side will abut the preexisting brick wall.

/s/ Ryan J. Schriever



SPANISH FORK
COMMUNITY DEVELOPMENT

Schriever Law Office Zone Change Approval Request

March 3, 2021, Planning Commission.

Located at 174 South Main Street, including 0.3 acres

The subject property is currently zoned R-0.

The applicant has requested that the Development Enhancement Overlay zone be applied to the property to allow for the conversion of a residential use to an office use, while not providing full site improvements.

Key Issues

1. Can the Findings described in the Development Enhancement Overlay be made?
2. Improvements.
3. Landscaping.
4. Parking.
5. Utilities.
6. Access.
7. Walls.

Exhibits

1. Site, Wall and Floor Plans.
2. Memo Request.
3. Easement Agreement.
4. City Code.
5. Minutes.

Recommendation

That the proposed Zone Change for the Schriever Law Office be recommended for approval based on the following findings and subject to the following conditions:

Findings

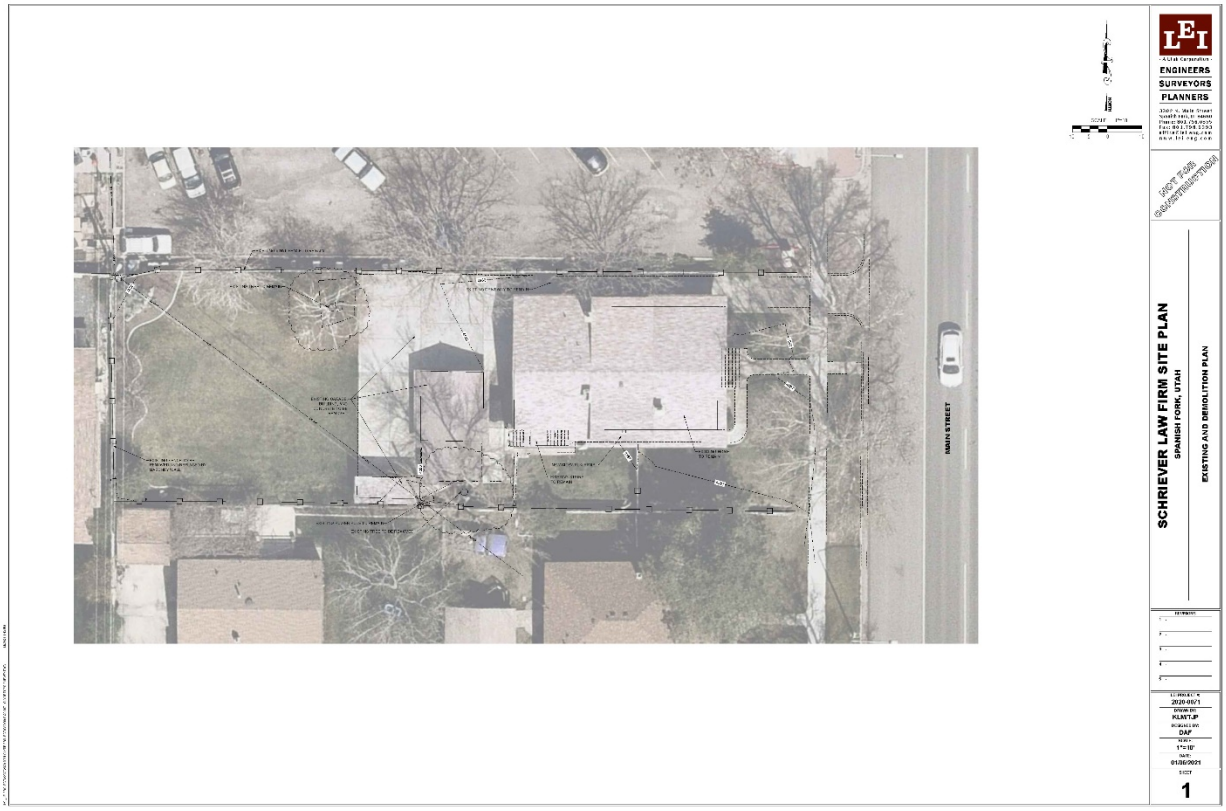
1. That the proposal conforms to Findings described in the Development Enhancement Overlay.

Conditions

1. That the Site Plan approval is contingent upon approval of the Development Enhancement Overlay.
2. That the existing landscaping in the front and side yards be maintained.
3. That the applicant provides landscaping plans for review and approval.
4. That the applicant provides cross-access easements with the neighboring properties.
5. That the applicant addresses any red-lines.
6. That the applicant addresses the Site Plan conditions of approval prior to the issuance of a Business License.
7. That if the land use changes, that the new use will be subject to reapproval of the Overlay Zone before a Business License will be issued.

Exhibit 1


MAIN STREET
VICINITY MAP
SITE
SPANISH FORK CITY
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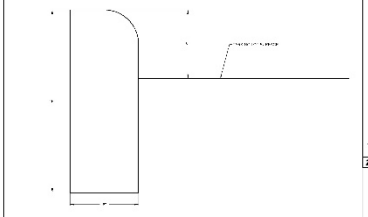


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PLANNERS

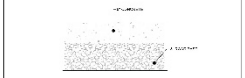
NOT FOR CONSTRUCTION

SCHRIEVER LAW FIRM SITE PLAN
SPANISH FORK, UTAH
SITE PLAN AND GRADING PLAN

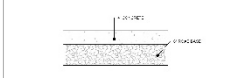
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SHEET: 2



1 CURB WALL DETAIL



2 PARKING LOT PAVING SECTION



3 SIDEWALK PAVING SECTION

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ENGINEERS
SURVEYORS
PLANNERS

NOT FOR CONSTRUCTION

SCHRIEVER LAW FIRM SITE PLAN
SPANISH FORK, UTAH
DETAILS

PROJECT #: 2020-0071
DRAWN BY: KLM/TJP
ENGINEER: DAF
SCALE: 1"=0"
DATE: 01/05/2021
SHEET: 3



Site Plan Addendum

Please note that the site plan does not indicate where the masonry wall is to be built. Our plan is to build a six-foot masonry wall along the south property line, beginning at the electric pole and continuing to the southwest corner. The wall will also run the length of the west property line. The wall on the south side will abut the preexisting brick wall.

/s/ Ryan J. Schriever

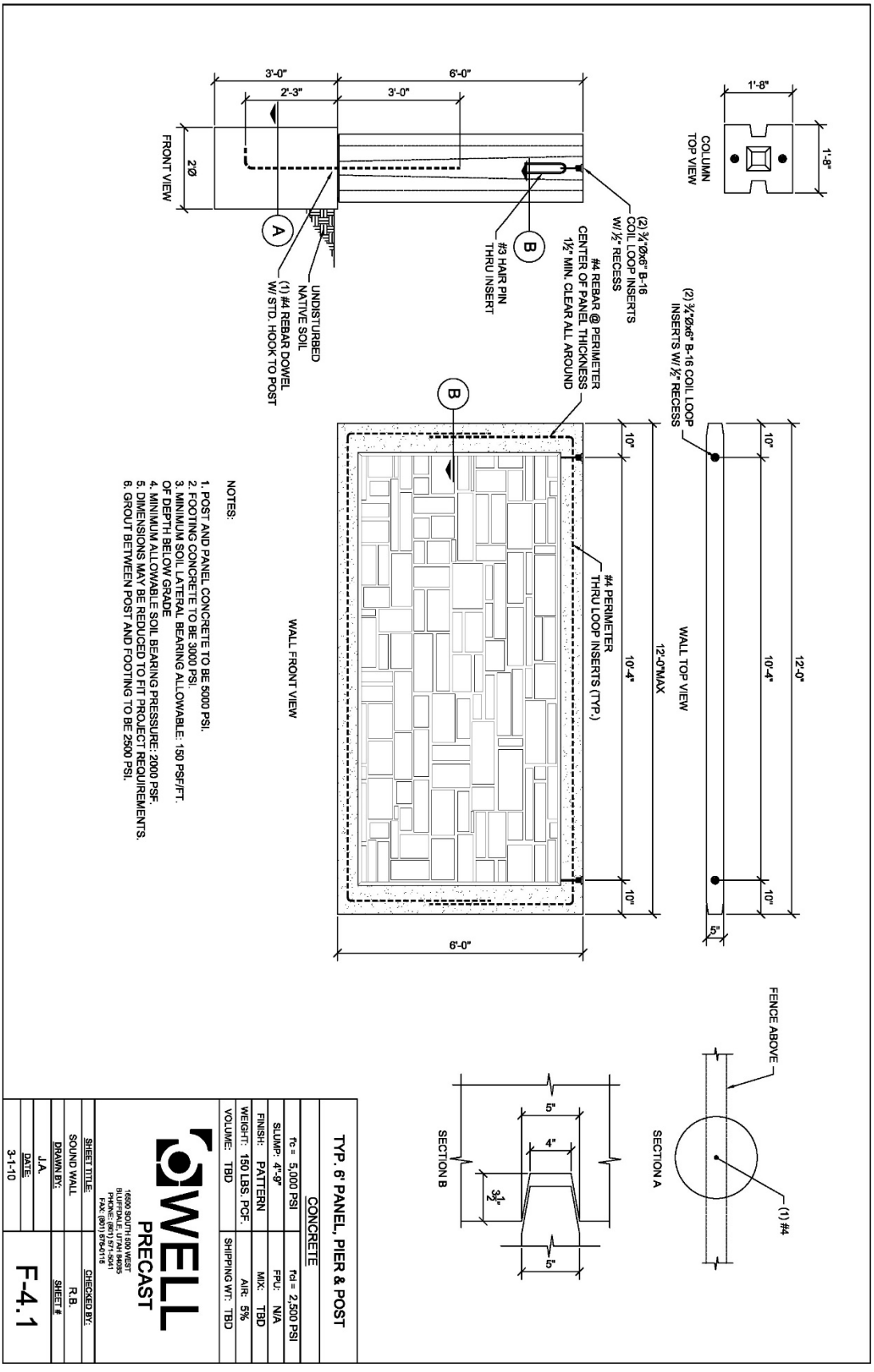
- Brick wall termination point and junction with existing vinyl fence. The landscaping in this area will remain. This area will not be adjacent to any parking area or driveway.

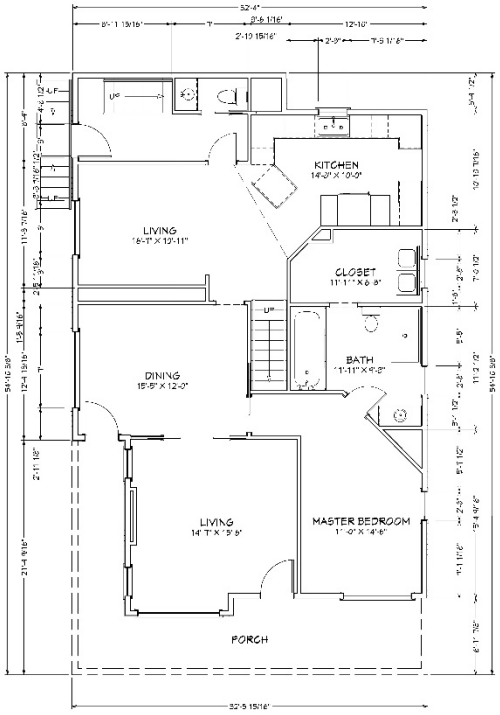
-Precast Fence Quote showing materials proposed for masonry wall.

- photograph of existing brick wall beginning at the electric pole toward the front of the building.

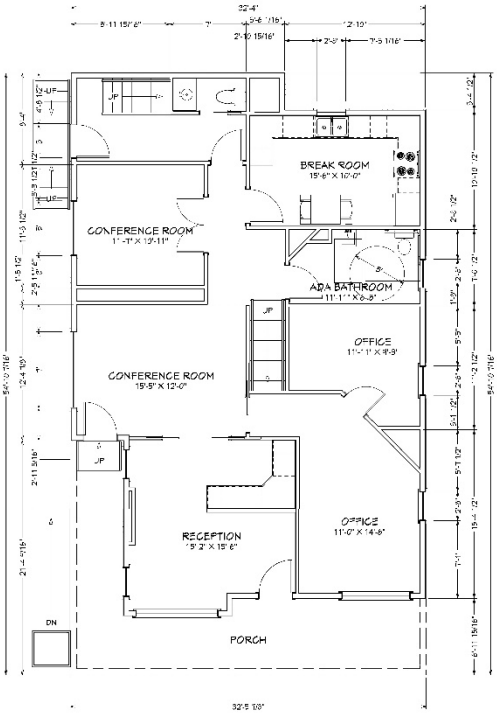




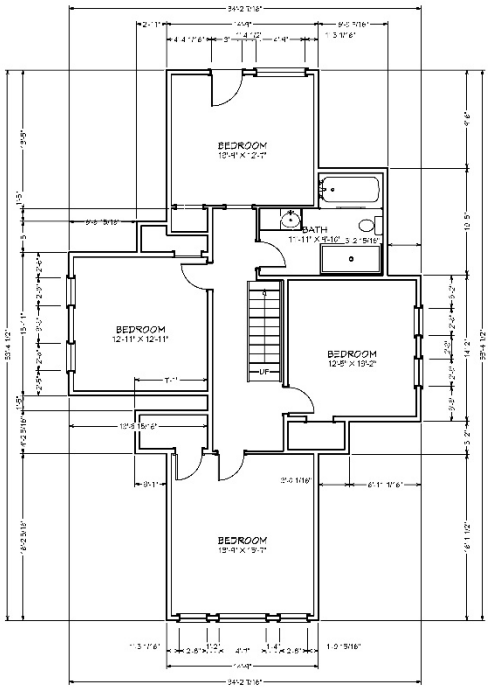

COLUMN TOP VIEW
1'-8"
1'-8"
FRONT VIEW
3'-0"
2'-3"
6'-0"
3'-0"
2Ø
(2) ¾"Ø x6" B-16 COIL LOOP INSERTS W/ ½" RECESS
#4 REBAR @ PERIMETER CENTER OF PANEL THICKNESS 1½" MIN. CLEAR ALL AROUND
#3 HAIR PIN THRU INSERT
UNDISTURBED NATIVE SOIL
(1) #4 REBAR DOWEL W/ STD. HOOK TO POST
A
B
WALL TOP VIEW
12'-0" MAX
12'-0"
10'-4"
10"
10"
5"
WALL FRONT VIEW
#4 PERIMETER THRU LOOP INSERTS (TYP.)
10'-4"
10"
10"
6'-0"
NOTES:
1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.
FENCE ABOVE
(1) #4
SECTION A
SECTION B
5"
4"
3½"
5"
TYP. 6' PANEL, PIER & POST
CONCRETE
f'c = 5,000 PSI
f'ci = 2,500 PSI
SLUMP: 4"-9"
FPU: N/A
FINISH: PATTERN
MIX: TBD
WEIGHT: 150 LBS. PCF.
AIR: 5%
VOLUME: TBD
SHIPPING WT: TBD
WELL PRECAST
16500 SOUTH 600 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-5041
FAX: (801) 676-4116
SHEET TITLE:
SOUND WALL
CHECKED BY:
R.B.
DRAWN BY:
J.A.
SHEET #
F-4.1
DATE
3-1-10



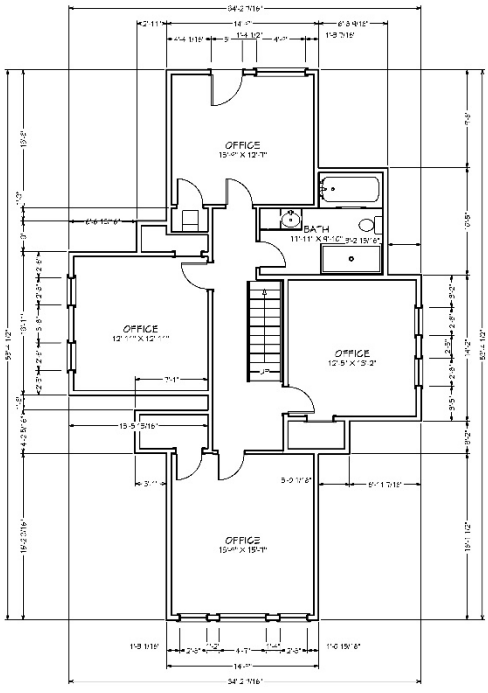
Existing Main Level Floor Plan



New Main Level Floor Plan



Existing Upper Level Floor Plan



New Upper Level Floor Plan

51 East 800 North
Spanish Fork, UT 84660
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ryan@schrieverlaw.com
www.schrieverlaw.com

The Schriever Law Firm

February 2, 2021

Re: 174 South Main Street
Design Enhancement Overlay

Dear DRC:

I am writing to request a Design Enhancement Overlay for the property located at 174 South Main Street regarding two issues that affect construction of a parking lot behind the building. They are: (1) access, and (2) landscaping requirements, specifically a ten-foot buffer between the proposed parking lot and the adjacent home to the south. We thank you in advance for your consideration of our proposals.

I. ACCESS TO THE PARKING LOT

The Challenge: The proposed site plan includes a parking lot to be built behind the existing home. The home has an existing driveway on the north side that is approximately ten feet wide. There is no room to expand the width of the driveway. The only other potential access point would be on the south side of the building, but that would require significant alteration to the property including removal of one the big, beautiful trees in the parking strip and it would require UDOT approval of a curb cut-out.

The Proposal: We propose granting the City cross-access easement so that when the property to the north is redeveloped, the City will have the ability to require a single combined access on the boundary between the properties that is wide enough to accommodate two-way traffic. We are submitting a proposed cross-access easement as part of our supporting documentation. We also propose a specific use restriction to limit the use to professional office space with similar traffic demands to ours.

How Does This Proposal Meet the City's Findings Requirements?

1. The proposed use is an appropriate use on the specific parcel as compared with other possible uses. The area is zoned R-O and is a transition area. The building will be owner-occupied by a law office. This is an excellent use of the specific parcel and it is better than other specific uses because we will not generate much traffic from Main Street compared to other types of businesses.

2. Granting the Design Enhancement Overlay Zone with modified restrictions will not cause a detriment to prospective patrons, to adjacent property owners, nor to traffic flows on the adjacent public streets.

    a. Prospective Patrons. The primary patrons will be employees. The employees who use the parking lot regularly will be trained regarding the one-way access and they will be able to navigate it without issue. In addition, we will have customers who require access to parking areas. On any given day, we may

have anywhere from one to ten customers who come to our office. The access to the parking lot behind the building will be sufficient for those who do not want to park on the street in front of the building and those who require ADA access.

b. Adjacent Property Owners. We do not anticipate any detriment to the property on the north side. The properties are currently divided by a vinyl fence. At some point in the future, the property to the north will be redeveloped and will actually be enhanced by the cross-access easement agreement because it is also a long-narrow property similar to ours.

c. Traffic Flows on Main Street. The amount of traffic that will use our driveway access will not have any impact on traffic flows on Main Street. Considering employee and patron use, we do not expect more than 50 to 60 total uses of the access in a single eight-hour day, which includes driving to the parking lot and leaving the parking lot. That means, on average, we would only see 6 or 7 vehicles per hour, considering the flow of traffic in both directions. The street access is far enough away from the building that there will be no visual impairments. Vehicles entering and exiting the property will have plenty of room to see oncoming traffic. Overall, this should not impact traffic flow on Main Street in any measurable way.

3. Adequate conditions have been incorporated into the Zone which will offset the easing of usual requirements. This accommodation will not cause a detriment to prospective patrons, to adjacent property owners, nor to traffic flows on the adjacent public streets. Allowing use of the driveway on the north side will allow us to maintain the landscaping in the front and on the south side of the building. From the road, there will no be visual changes to the landscaping which will mean that this proposal will ensure that the character of the existing home and landscaping will be preserved.

Due to the cross-access easement, the City will also have the ability to require additional changes be made when future development is proposed to meet any new needs of the property and the adjacent property.

4. There has not been a study.

II. LANDSCAPING REQUIREMENTS

The Challenge: The proposed site plan includes a parking lot containing 12 parking stalls. In order to accommodate this size of parking lot, the full width of the backyard is required. City Code, section 15.4.16.130(C)(4), requires a 10-foot-wide planter area on the south side of the property because the adjacent property is currently in residential use.

The planter on the south side is a challenge because we have proposed a slightly larger parking lot than would otherwise be required under the current conditions of the building. Pursuant to section 15.4.16.120, the City requires one parking stall for every 300 square feet in a professional office. The house consists of a total of 2,382.7 finished square feet. This means the City Code requires eight parking stalls.
We have proposed a larger parking lot for three reasons. First, the house has an unfinished basement that we anticipate converting to finished office space within the next 12 to 24 months. That will add an additional 700 to 1000 square feet depending on the building layout. That means we would be required to add an additional 3 or 4 parking stalls in the future. We propose approval of the submitted site plan that will provide 12 total parking spaces to satisfy the building's current and future needs.

Second, the parking lot design allows for plenty of room for vehicles to turn around in the parking lot. There is a space in the middle of the west side of the parking lot adjacent to the drainage swell that will allow room for vehicles to back up and then drive forward. There is also an area north of the current garage that will be left open to ease vehicular traffic concerns due to the one-way drive access. We want to make sure vehicles are able to turn around so they can exit the driveway without having to back out.

Finally, the parking lot has been designed with the intent of maintaining the mature trees in the landscape. There is a mature ash tree on the north side of the property that will be retained under the current proposal. In addition, there are three mature trees along the west side of the property in a planter strip that will be maintained. For these reasons, we believe the parking lot design we have submitted fits the property better than other alternative designs.

The Proposal: We propose a Design Enhancement Overlay on the south side of the parking lot to ease the buffer requirement.

How Does This Proposal Meet the City's Findings Requirements?

1. The proposed use is an appropriate use on the specific parcel as compared with other possible uses. The area is zoned R-O and is a transition area. The building will be owner-occupied by a law office. This an excellent use of the specific parcel and it is better than other specific uses because we will not generate much traffic from Main Street compared to other types of businesses.

   This proposed plan also meets or exceeds other city requirements. For example, City Code section 15.4.16.130(C) requires 20% of the property to be landscaped. Under the proposed site plan, the on-site landscaping will account for approximately 35% of the property. The total site area is 12,000 square feet. The building, driveway and parking lot will occupy 7,835 square feet. That means we will maintain the landscaping on 4,165 square feet.

   One of our primary goals is to maintain as much of the current landscaping as possible. With the exception of one tree near the power pole on the south side of the property, we anticipate retaining all of the existing trees and shrubs.

2. Granting the Development Enhancement Overlay Zone with modified restrictions will not cause a detriment to prospective patrons, to adjacent property owners, nor to traffic flows on the adjacent public streets.

   a. Prospective Patrons. This proposed design enhancement overlay will benefit patrons by providing sufficient parking spaces and turn around areas to make ingress and egress through the one-way access safer and more efficient. The parking area will also be more visually appealing because we will be maintaining existing mature trees.

   b. Adjacent Property Owners. The proposed design enhancement overlay will have minimal impact on adjacent property owners. There are two adjacent residences on the south side; only one of which will be affected. We will minimize the impact through the construction of a 6-foot masonry wall along the property line. In addition, there are not currently trees along that property line meaning that the lack of a planter strip will not change or alter the property owner's current views.

c. Traffic Flow on Main Street. This proposed design enhancement will benefit the city because it will mean there is sufficient off-street parking for the building. This will minimize the use of street parking and will mean the building will have a negligible effect on Main Street traffic flow.

3. Adequate conditions have been incorporated into the Zone which will offset the easing of usual requirements. We believe the intended purpose of this requirement is to lessen the impact of commercial spaces on adjacent residential use properties. The affected property to the south is 42 West 200 South. It is a single family in the R-O zone. It is reasonable to believe that this property will be developed in the near future as there is a substantial need for professional office space in the city and this a zone that can accommodate professional office space. Long-term, we believe this property will benefit from our project, and that once the property is developed the buffer space would no longer be required.

   We also believe this is an appropriate accommodation because it will not change the adjacent property owner's view or enjoyment of their property. Currently, the area is only grass. There are no trees or shrubs. With the addition of the masonry wall, the impact to the adjacent property owner will be negligible.

4. There has not been a study.

Again, we thank you for your consideration of theses. If we can provide additional information or analysis, we will be happy to do so.

Sincerely,

/s/ Ryan J. Schriever

Ryan Schriever
896 Holdings, LLC

AGREEMENT TO CREATE CROSS-ACCESS AGREEMENT

This Agreement is entered into this ____ day of _____, 2021 between the 896 Holdings, LLC, a Utah Limited Liability Company ("Property Owner") and Spanish Fork City.

RECITALS

1. Property Owner has applied for an access permit to its property located at 174 South Main Street in Spanish Fork, County of Utah, State of Utah, and legally described as follows:

> COMMENCING AT A POINT 4 RODS SOUTH OF THE NORTHEAST CORNER OF LOT 1, IN BLOCK 28, PLAT "A", OF SPANISH FORK CITY SURVEY OF BUILDING LOTS; THENCE 12 RODS; THENCE SOUTH 4 RODS; THENCE EAST 12 RODS; THENCE NORTH 4 RODS; TO THE POINT OF BEGINNING.

2. As a condition of access permit approval, Property Owner is required to enter into an agreement to create a cross-access easement on its property to allow for ingress and egress between its property and the adjacent property located 150 S. Main Street. The purpose of said easement is to allow traffic flow between the properties and onto Main Street to relieve congestion and to create fewer traffic hazards.

3. At this time, the adjacent property located 150 S. Main Street does not trigger access management and is not seeking access approval, and the owner of that property is unwilling to grant a mutual cross access easement at this time. It is anticipated that when the adjacent property is improved so as to require access approval, Spanish Fork City may require that a cross access easement be created to connect the two properties. If required by Spanish Fork City, Property Owner agrees to grant an easement as set forth in this Agreement.

AGREEMENT

NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

1. In fulfillment of the requirement imposed as a condition of access permit approval, Property Owner agrees, in the future and upon demand by Spanish Fork City, to grant a cross access easement provided that the adjacent property owner located 150 South Main Street likewise grants a similar cross access easement over its property.

2. At such time as the adjacent property owner is willing to grant a cross access agreement, Property Owner agrees to grant the cross-access easement and to execute all necessary documents to create said cross access easement.

3. The easements to be created shall burden and benefit the parcels. The easements shall run with the land and shall be binding on and shall inure to the benefit of the property owners, their respective heirs, successors or assigns.

4. The easements to be created shall continue until expressly terminated by written agreement between the parties, their successors, or their assigns. Any agreement to terminate or modify the easements to be created shall be approved in writing by Spanish Fork City.

5. Property Owner agrees to make the necessary improvements to its property to allow the ingress and egress as set forth herein within a reasonable time after the creation of the cross-access easements.

6. Property Owner agrees to maintain the easement area that will be located in its property in a reasonable manner and at their sole expense. Said maintenance shall also require snow removal which shall not block the easement.

7. Any violation or breach of this Agreement shall be considered a breach of the access permit, and Spanish Fork City shall have the authority to enforce this Agreement in any manner permitted by law.

8. This Agreement to create a cross-access agreement shall be recorded with the Recorder of Utah County, State of Utah.

WITNESSED:

_____
The 896 Holdings, LLC
Ryan J. Schriever, President

STATE OF UTAH)
:
COUNTY OF UTAH)

Before me, a Notary Public, in and for said County and State, personally appeared Ryan J. Schriever, who acknowledged the signing thereof to be their voluntary act and deed for the purpose therein mentioned. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

_____
Notary Public

15.3.20.060 Development Enhancement Overlay

This district is intended to provide an ability to develop properties within R-O Residential Office Zone, the C-O Commercial Office Zone, the C-2 General Commercial Zone, the C-UV Urban Village Commercial Zone, Industrial 1 Zone, and the B-P Business Park Zone which otherwise have a difficult time meeting the standards for those zones for any number of reasons, including, but not limited to, parking standards, landscaping standards, etc.

A. Permitted Uses: Uses permitted in the underlying zone are allowed with the Development Enhancement Overlay Zone.

B. Limitations: The Development Enhancement Overlay Zone is limited to the specific use approved. When the specific use ceases to operate at the approved location, the property reverts to the underlying zone.

C. Performance Standards: In those situations, when it has been found that a development cannot meet the requirements of development in the allowed zones, the Development Enhancement Overlay Zone may be requested and approved. The application will be analyzed on a case by case basis, paying particular attention to the provisions of the underlying zone which the Developer cannot meet.

   The City Council has the discretion to impose conditions with the Development Enhancement Overlay Zone to mitigate negative impacts incurred by not meeting the standard requirements, which may include architectural requirements, color requirements, more intense landscaping, shared parking with adjacent uses, height requirements, signage requirements, lighting requirements, or others deemed appropriate in the specific circumstances to compensate for any deficiencies in the standard requirements. If the City Community Development Director deems it helpful, an appropriate study may be required of the Developer addressing the deficiency in the standards, why a more lenient standard works for the specific intended use, and how to compensate for the deficiency.

D. Application: In order to have the Development Enhancement Overlay Zone approved, a developer must submit an application, on a form provided by the City, spelling out the requirements which cannot be met in the particular zone, why the requirements cannot be met, why the developer believes the requirements do not need to be met in this specific instance, how the deficiency will not adversely impact neighboring properties, and proposing conditions which will provide a solution.

E. City Findings: The City Council may approve an application for the Development Enhancement Overlay Zone, with conditions as outlined in subparagraph B, upon making the following findings:

   1. That the proposed use is an appropriate use on the specific parcel as compared with other possible uses;
   2. That granting the Development Enhancement Overlay Zone with modified restrictions will not cause a detriment to prospective patrons, to adjacent property owners, nor to traffic flows on the adjacent public streets;
   3. That adequate conditions have been incorporated into the Zone which will offset the easing of usual requirements;
   4. If a study has been submitted by the Developer, the Council accepts the study as accurate as far as addressing the more lenient standards and the impact it will have on adjacent property owners and the City.

(Ord. No. 08-17, Enacted 03/07/2017)
(Ord. No. 24-17, Amend 10/17/2017)

HISTORY
Amended by Ord. 01-20 on 2/4/2020

Adopted Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
September 2, 2020

Commission Members Present: Chairman Kevin Oyler, John Mendenhall, Todd Mitchell, Greg Trainor, Joseph Earnest. **Absent**: Shauna Warnick.

Staff Members Present: Dave Anderson, Community Development Director; Clark, Staff Engineering; Jason Sant, Assistant City Attorney; Chris Thompson, Public Works Director; John Little, Chief Building Official; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Aaron Jensen, Rowe Hakes, Joyce Reese, Scott Peterson, Ralph Brinkerhoff, Frank and Carole Judd, Troy Thomas, Larry and Koger Bates, Jesse Brimhall, Jami Branch, Amy Baker, Skyler Baker, Chris Hansen, Donna Hansen, Trina R., Gary and Barbara Shepherd, Michael Czarnecki, David Hill, Brad Morgan, Wayne Hurst, Bob McNeel, Sean Hansen.

WORK SESSION

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

PRELIMINARY ACTIVITIES

Pledge of Allegiance
Commissioner Mitchell led the pledge.

MINUTES

August 5, 2020

Commissioner Mendenhall **moved** to approve the minutes from August 5, 2020.

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

Findings:

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

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 950 South improvements transition over a greater distance.
4. That the rear setbacks be reduced to twenty (20') feet, except for those lots with greater rear easements.
5. That the interior side setbacks be reduced from ten (10') feet to five (5') feet on one interior side lot line of each residence, but that the reduced setbacks alternate on every lot so that both side setbacks combined between lots result in no less than fifteen (15') feet between residences.

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

ZONE CHANGE
174 South Overlay

Dave Anderson stated the request would allow the City Council the opportunity to allow a property to change uses and develop in such a way that does not comply with all of the City's development standards. This tool was created for Grifols, a blood donation center, to allow for redevelopment of a commercial site. Grifols had a site constraint where they were not able to provide the required parking. The language for the Design Enhancement Overlay was written such that if a developer had a site constraint that prohibited a developer from meeting the City's Development Standards, the developer could propose additional design enhancement features exceeding the City's Development Standards. An example is that Grifols offered more elaborate landscaping and upgraded the facade of the building in exchange for fewer parking stalls. The City Council weighs the pros and cons of the limitations and proposed enhancements to determine if the Development Enhancement Overlay should be approved.

Dave Anderson stated that the current property owner has completed some changes within the home to allow for a professional office use, but has not made any changes to the exterior or site to align with the transition from a residential use to a commercial use. Currently the driveway access is narrow, spanning about 10 feet from the home to the fence. There is adequate room in the backyard that would allow for about 8 parking stalls.

Parking is expensive, which has led the applicant to request for the Development Enhancement Overlay to allow for her to not build the parking at this time.

Dave Anderson stated the Development Enhancement Overlay was created for use when a site is constrained and there would be no ability to approve a development without some relief. The Overlay Zone was not intended to be used to alleviate a financial burden.

Commissioner Mendenhall stated that more and more everything is being shifted to online and the last time he was in an insurance firm, he was the only patron. There were three agents in the office but all three were on the phone. He feels that the proposed use of an insurance and payroll office at this site does not conform with the letter of the law, with or without the overlay. There are no clear plans of how much parking will fit on the site proposed or existing.

Dave Anderson asked if the Development Enhancement Overlay should be used, not used, or changed so that it could be applied to a circumstance like this.

Commissioner Earnest stated this would be for a Professional Office, not just an insurance agency. He feels that it would be detrimental to the neighbors if approved and it is too broad. Commissioner Earnest asked if the City owes this particular applicant anything different then another business along Main Street.

There was discussion of tying the Overlay approval to the Business License.

The question was raised about what is the value of maintaining the beauty and character of the property or having a more efficient site.

Commissioner Mendenhall stated at what point does the line get drawn?

Commissioner Earnest stated the Overlay Zone works better when the site size is a limitation.

Chairman Oyler opened the public hearing at 9:29 p.m.

There was no public comment.

Chairman Oyler closed the public hearing at 9:29 p.m.

Commissioner Oyler **moved** to continue the 174 South Overlay.

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

Blue Ox

Dave Anderson stated the staff's perspective is very straight forward. The property is in the River Bottoms area, just south of the Spanish Fork River and adjacent to the City's wetlands. The subject property is outside the City's Growth Boundary. The subject property is within the Floodplain, which is a very significant issue. The applicant may be able to with FEMA to remove the property from the Floodplain, but the City feels that is more detrimental over time to allow development within the Floodplain. Most of the River Bottoms area on the Spanish Fork General Plan is designated as Agriculture. The City is currently working on a mechanism to preserve the River Bottoms with a Transferable Rights Development program. The City has chosen to invest in this program and broader vision for the River Bottoms as a way to balance property owners' expectations and the community's values.

Dave Anderson stated the provided Preliminary Plat has not changed from when it was before the Planning Commission as a Concept Plan.

Chairman Oyler asked if the proposed development is a Master Planned Development or if it would be a standard subdivision.

Aaron Robertson stated that they have not invested much money into the design of the subdivision and he is not able to answer that question.

Chairman Oyler asked what Blue Ox plans to do with the rest of their property within the River Bottoms.

Aaron Robertson stated that any other property they own that is within the County currently, they will work directly with Utah County for any development.

Chairman Oyler asked how Blue Ox plans to develop in the Floodplain?

Aaron Robertson stated that he would work with his engineers to create a levy.

Michael Clark stated that the engineer would work through models of the river and the raising of areas of land and the river flow and how it would affect the water flow for properties downstream. He also stated that FEMA would study the engineering modeling to see how the changes would affect other properties.

Dave Anderson stated that changing the zone would mean that the Floodplain is not a large concern for the City, which was one of many reasons why staff recommends the request be denied.

Adopted Minutes
Spanish Fork City Development Review Committee
August 19, 2020

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; Jake Theurer, Electric Superintendent; Tom Cooper, Electric Utility Planner; Vaughn Pickell, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Wayne, Jesse Brimhall, Rob McNeel, Eric Hitzelberger, Scott Peterson, Nate Reiner, Sean, Jacob Woodward, KC, Scott Thorsen, David Peterson

Chris Thompson called the meeting to order at 10:00 a.m.

FINAL PLAT

Spanish Springs Subdivision Phase 1

Brandon Snyder and Mike Clark had no redlines to discuss. However, Mike feels the DRC should discuss the entire development today, rather than just one phase.

There was discussion regarding the installation of PI along Main Street, which will allow the Utah County Jail to receive PI. Chris Thompson wants both the drinking water and the PI loops done with Phase 1. Then in Phase 3 do a 20% escrow for the Main Street improvements at Phase 6. Jered Johnson agreed.

There was discussion regarding UDOT and the possible improvements they'll make from the future I-15 interchange. Mike does not want the applicant to collect escrow for 2700 North if UDOT is going to end up doing the improvements. Dave Anderson agreed and further explained that if UDOT does not expand the scope, these guys would be responsible for all the improvements from where their road intersects with 2700 North, all the way over to Main Street.

The motion passed all in favor.

ZONE CHANGE

174 South Overlay

Brandon Snyder noted that we've discussed this several times. The applicants want to utilize the Development Enhancement Overlay to allow them to apply for a permit to convert the existing home into a non-residential use, like an office. But they don't want to have to install or comply with parking or access standards. Also, there is a desire to maintain some of the existing landscaping of the property, but we need to discuss what trigger we should use to require improvements to the site if it does transition fully from residential to non-residential use.

Mike Clark noted the driveway width is an issue, and getting the easements in place. It's a good thing the applicant is trying to do, but safety and standards have to be met. It is a small business, with not a lot of cars. If she keeps it like that, it will work, but If they sell it to a larger business with higher employee or customer count, are we ready to say they can't do that?

Seth Perrins asked what is being enhanced. It's a beautiful home and property and we have raised a lot of concerns and talked them through. But here we are for this Development Enhancement Overlay and he's not sure what's being enhanced. What findings are there to tell us to do this? Is it just the use? Is the City getting anything out of it? Are there any true enhancements or is it just being used to get around a requirement?

Dave Anderson agreed and asked if this is an appropriate use of the Development Enhancement Overlay. It is for the Planning Commission and City Council to weigh in and determine if this is what they have in mind. Dave noted he is anxious to move this forward to get to those bodies so they can chew on it for better direction.

Dave Anderson **moved** to recommend the Planning Commission evaluate the 174 South Overlay proposal and determine if they feel it is an appropriate use of the Development Enhancement Overlay or not.

Seth Perrins recommends that the Planning Commission and City Council not approve this unless there are other findings or conditions that the applicant can provide. And if we're misunderstanding how the overlay should be applied, we need to be educated.

Seth Perrins **seconded** Dave Anderson's motion, with those thoughts. There was discussion on the motion.

Brandon Snyder said we can always in the future tell applicants that they need to clearly identify in their application how the criteria and findings are being met. And if the application is not complete, we won't bring it to DRC before that point.

There was discussion regarding the City's application process for the Development Enhancement Overlay.

Vaughn Pickell agrees with Brandon, applicants need to show us why the application is justified.

Seth Perrins feels this application is underwhelming right now. And he withdraws his second of Dave Anderson's motion.

Seth Perrins **made a substitution motion** to recommend the 174 South Overlay application be denied, with a negative recommendation from this body. It lacks clarity that the Development Enhancement Overlay contemplates it should have

Vaughn Pickell **seconded** and the motion **passed** all in favor.

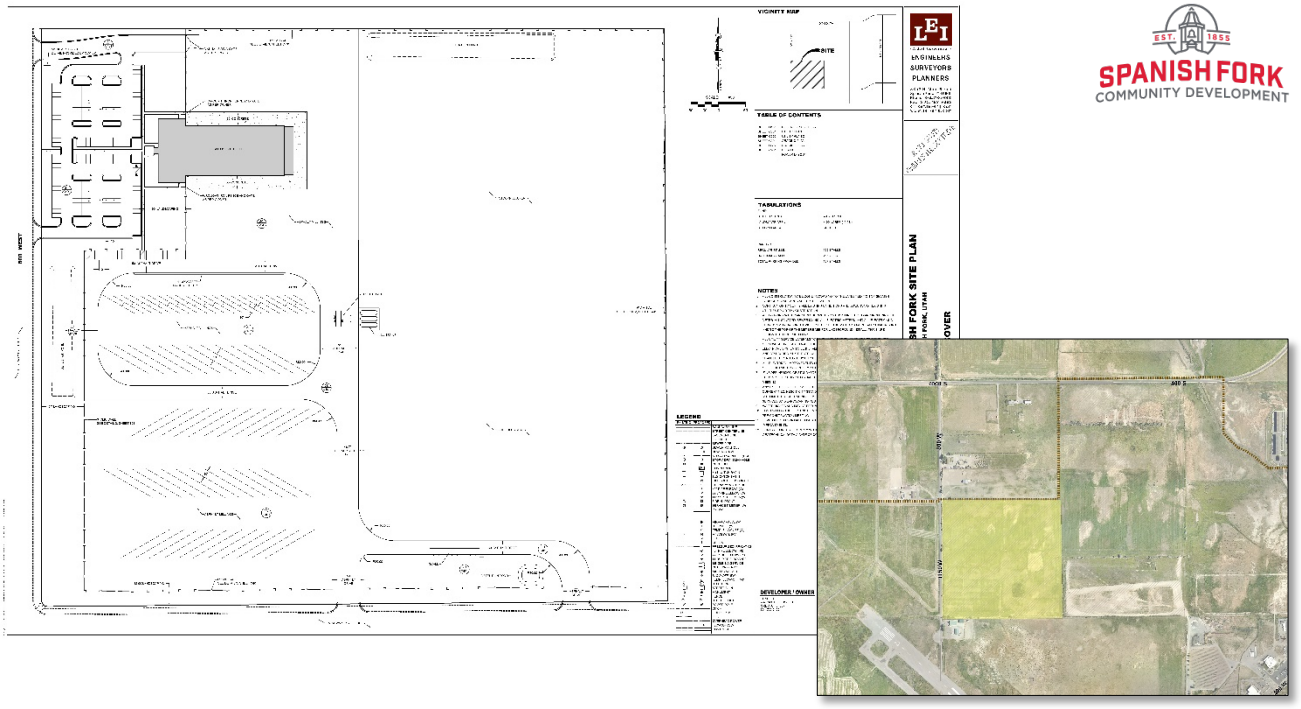
TITLE 15 AMENDMENTS

Title 15 Amendments

Vaughn Pickell noted this Title 15 Amendment comes from the Animal Control Officer. It cleans up the penalties section, making the violation an infraction. Also, under the Animal Section, it now clarifies that only the types of animals listed are allowed in the City. This applies to Residential areas.

Seth Perrins said last time the City Council talked about animal rights, it blew up in our face. He noted that with this, in the future, in order to add an animal to the list, Title 15 would have to be amended. Vaughn Pickell agreed.

There was discussion regarding Title 6, which includes chickens and potbellied pigs.



Sunroc Industrial Zone Change Approval Request

March 3, 2021, Planning Commission.

Located at 3468 North 1150 West, including 40 acres.

The subject property is zoned I-1.

The applicant has requested that the Aggregate Transportation, Storage and Reclamation Overlay zone be applied to the property to allow for the operation of a facility that may sell, transport, store, process, and reclaim aggregate materials for use and reuse in the construction industry.

Key Issues

1. Can the Findings described in the Aggregate Transportation, Storage and Reclamation Overlay be made?
2. Mitigation of Impacts.
3. Truck traffic.
4. Access.
5. Noise.
6. Dust.

Recommendation

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

Findings

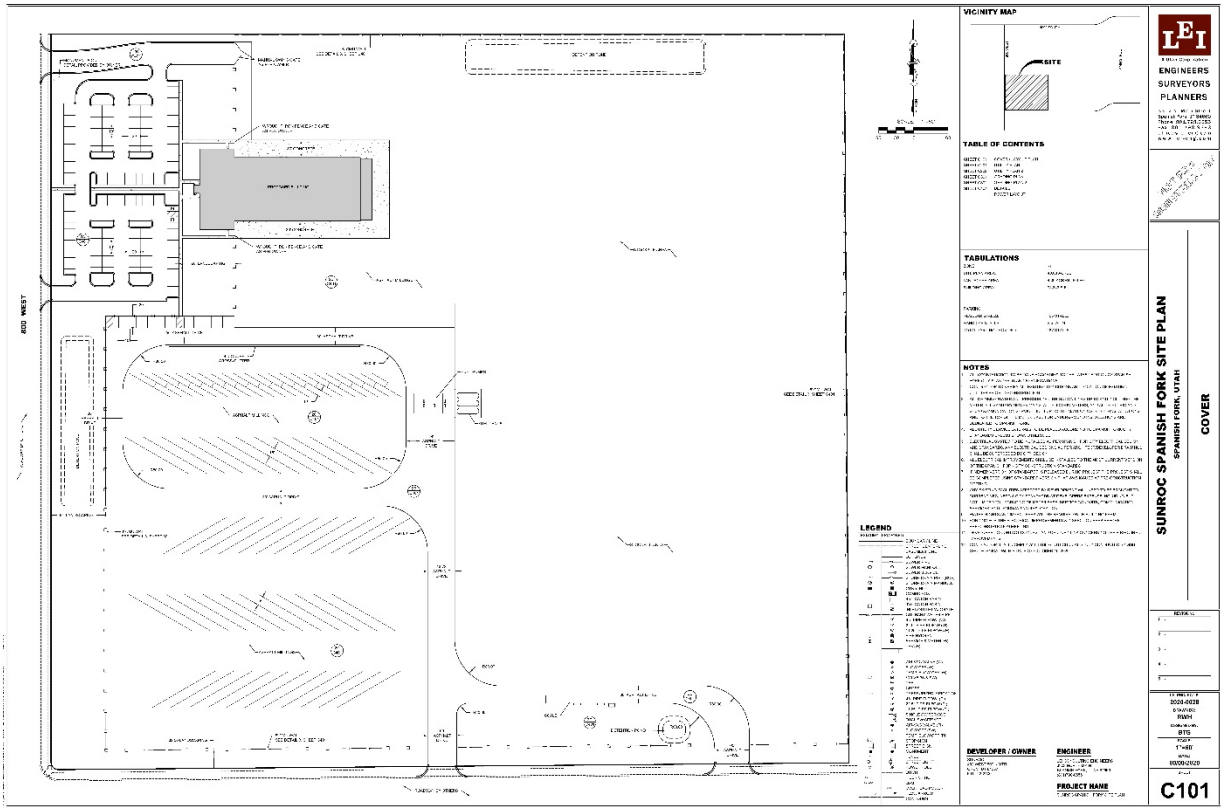
1. That the proposal conforms to Findings described in the Aggregate Transportation, Storage and Reclamation Overlay.

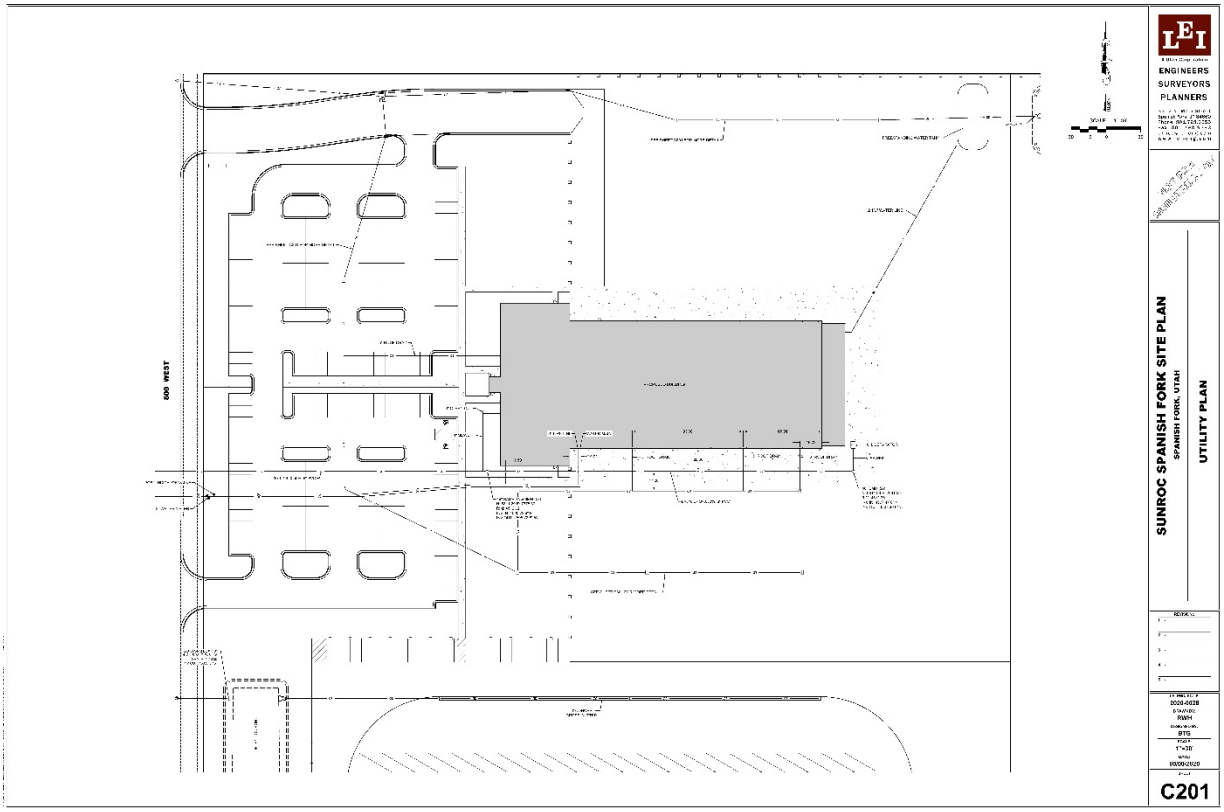
Conditions

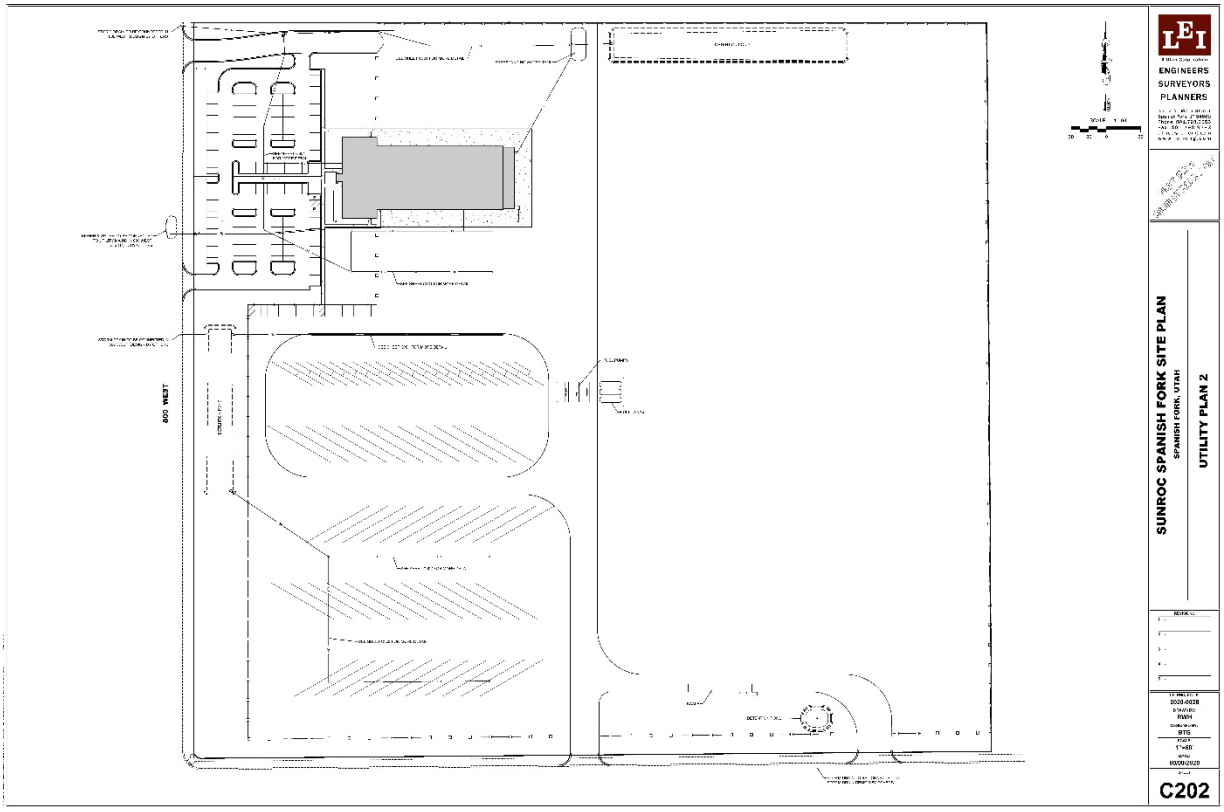
1. That the applicant addresses any red-lines.
2. That the applicant demonstrates that the required findings of City Code have been met, as found in City Code 15.3.20.070 Aggregate Transportation, Storage and Reclamation Overlay.

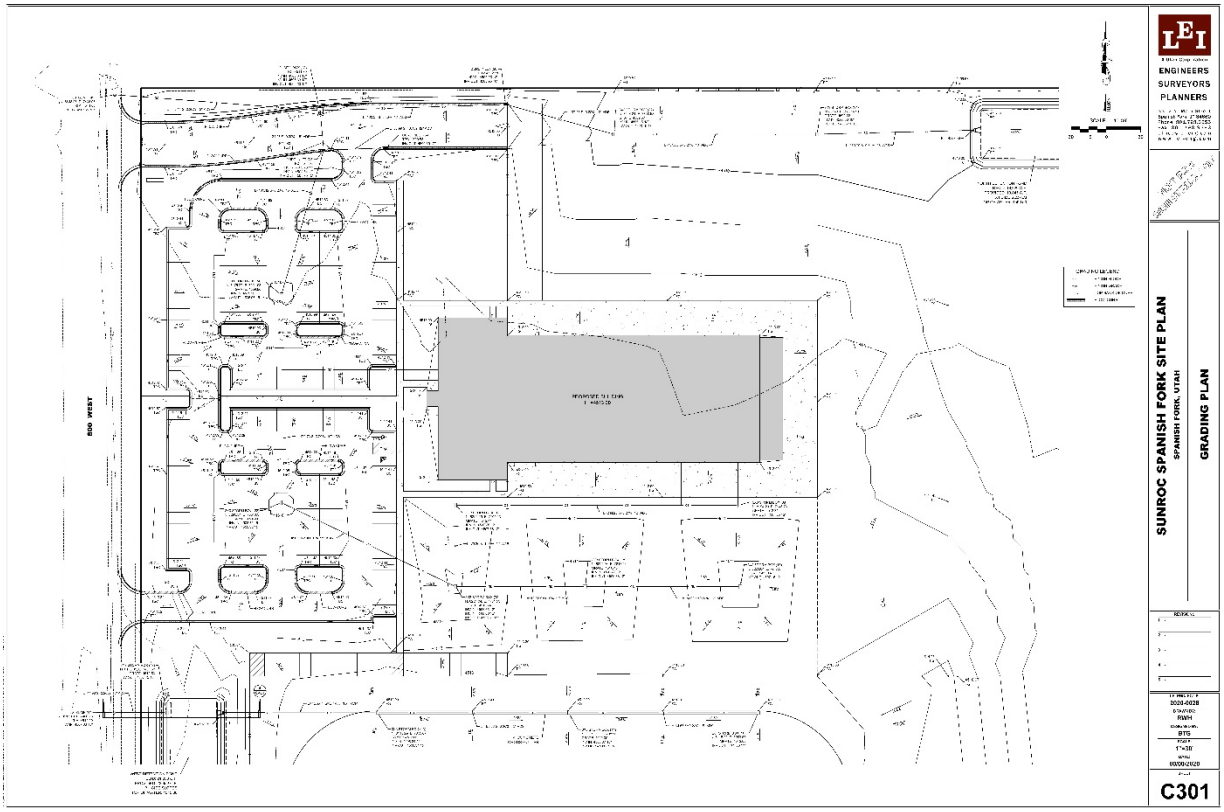
Exhibits

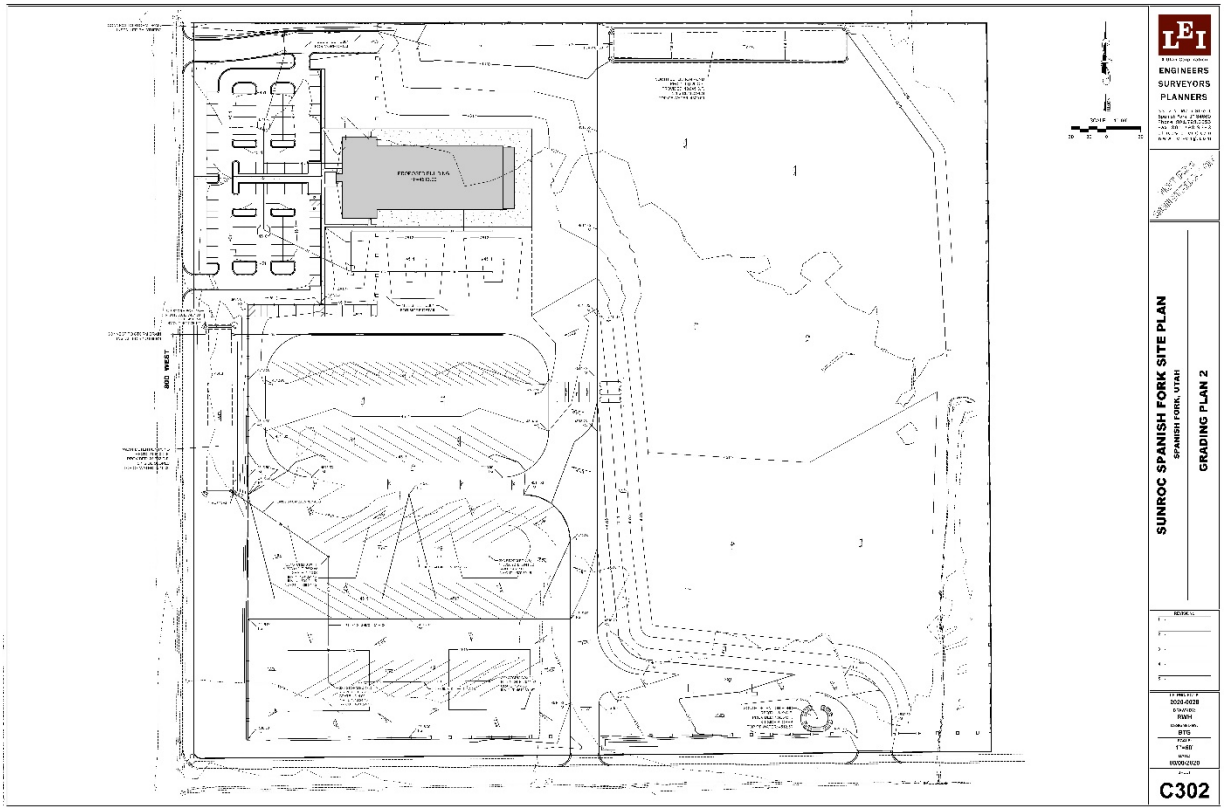
1. Site Plan.
2. Building Elevations.
3. Landscaping Plan.
4. Preliminary Plat.


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LEI
ENGINEERS
SURVEYORS
PLANNERS
SUNROC SPANISH FORK SITE PLAN
SPANISH FORK, UTAH
GRADING PLAN 2
C302

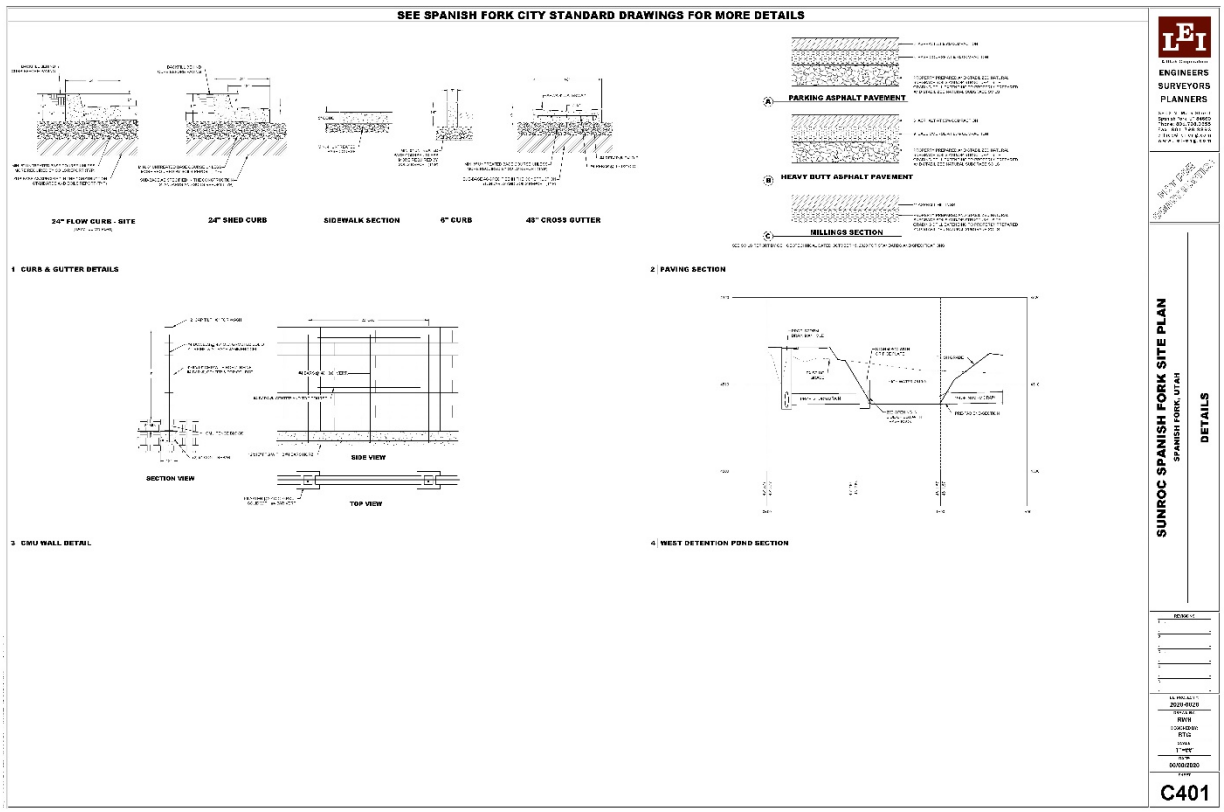
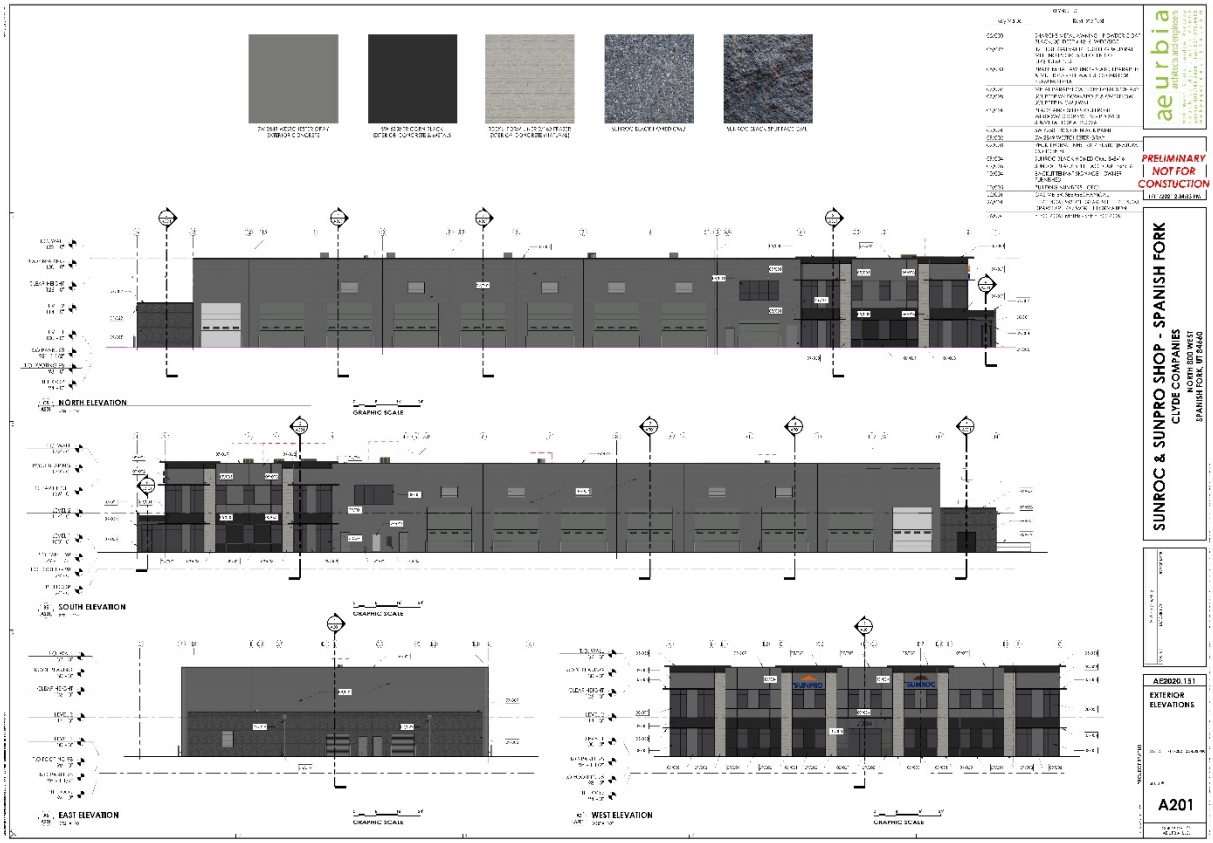
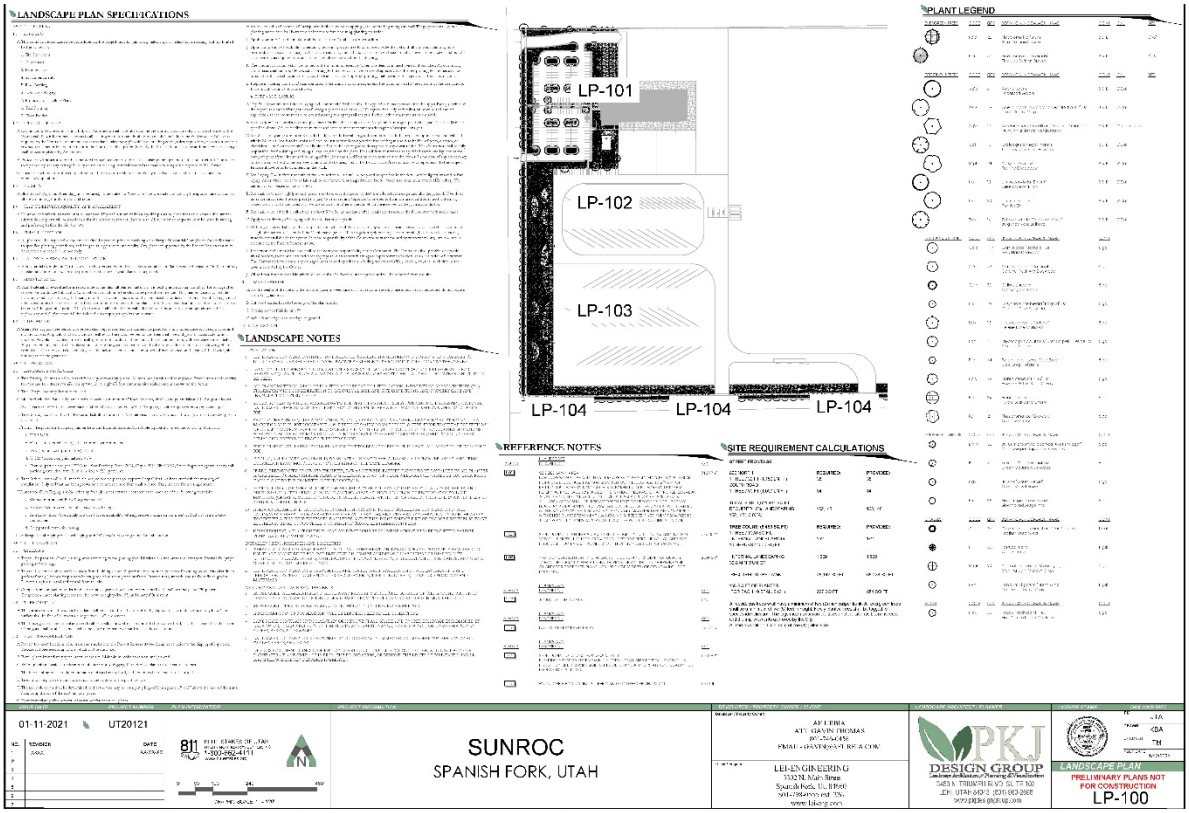
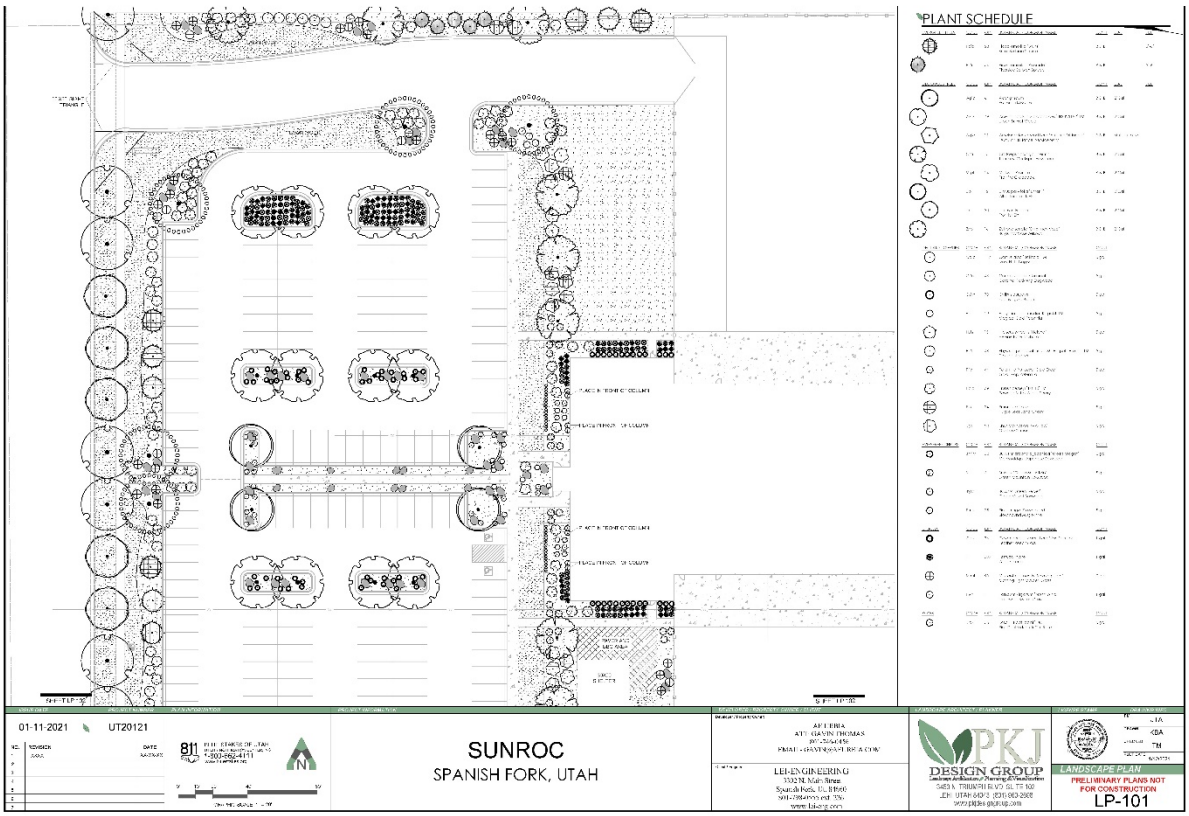
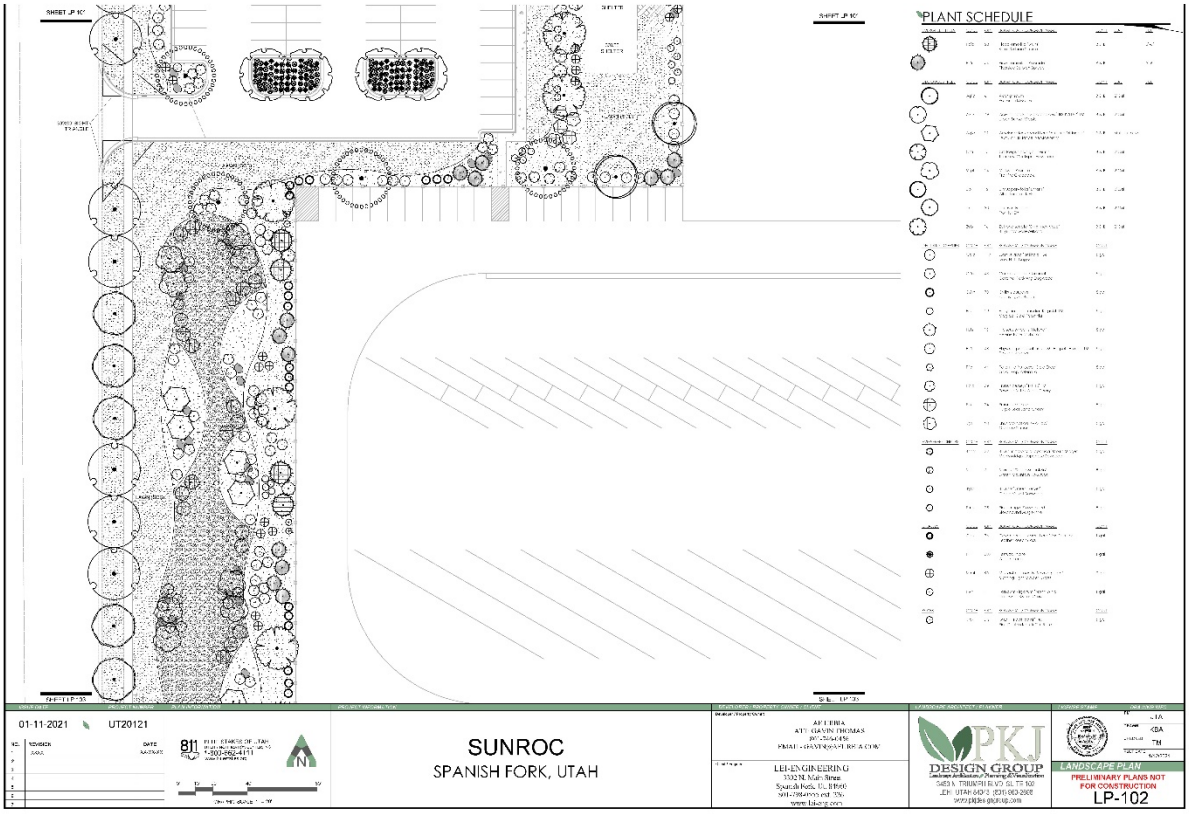

SEE SPANISH FORK CITY STANDARD DRAWINGS FOR MORE DETAILS
24" FLOW CURB - SITE
24" SHED CURB
SIDEWALK SECTION
6" CURB
48" CROSS GUTTER
1 CURB & GUTTER DETAILS
PARKING ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
MILLINGS SECTION
2 PAVING SECTION
SECTION VIEW
SIDE VIEW
TOP VIEW
3 CMU WALL DETAIL
4 WEST DETENTION POND SECTION
LEI
ENGINEERS
SURVEYORS
PLANNERS
SUNROC SPANISH FORK SITE PLAN
SPANISH FORK, UTAH
DETAILS
C401

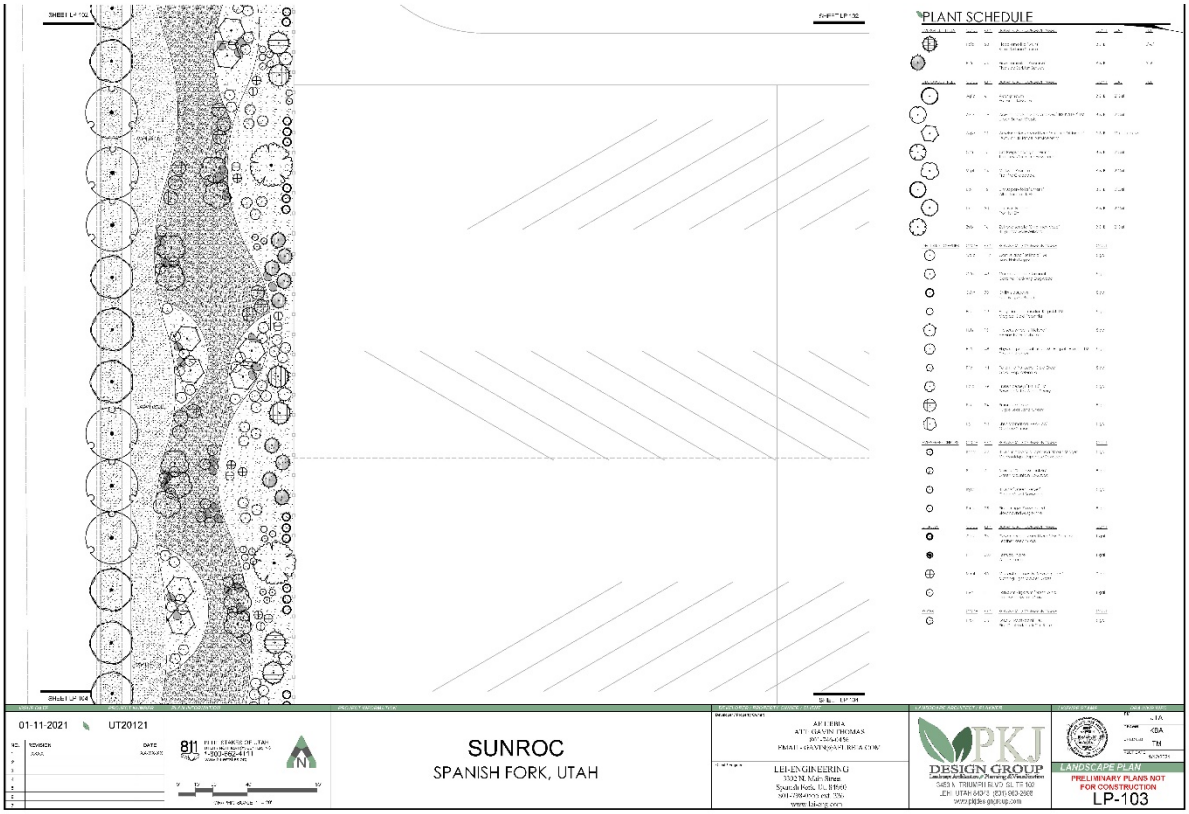
Exhibit 2

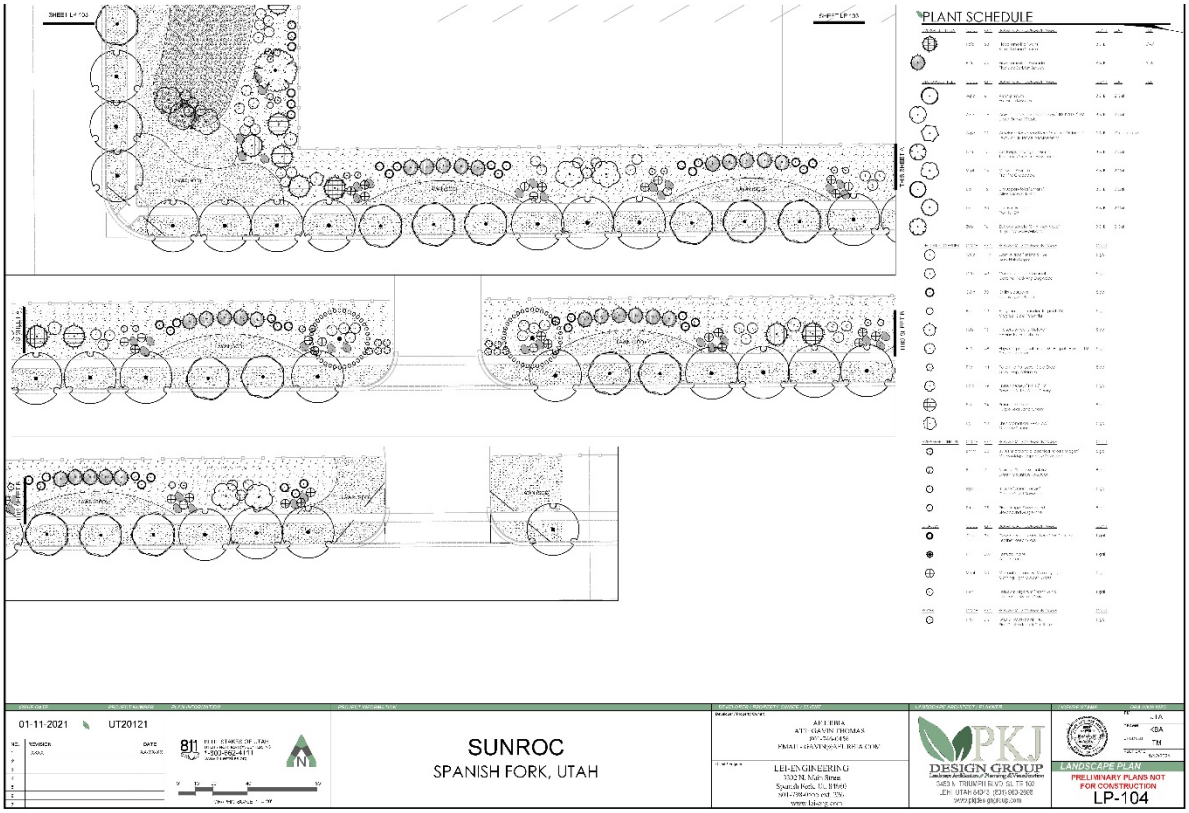

NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
GRAPHIC SCALE
aeurbia
PRELIMINARY
NOT FOR
CONSTUCTION
SUNROC & SUNPRO SHOP - SPANISH FORK
CLYDE COMPANIES
NORTH 800 WEST
SPANISH FORK, UT 84660
AE2020.151
EXTERIOR
ELEVATIONS
A201

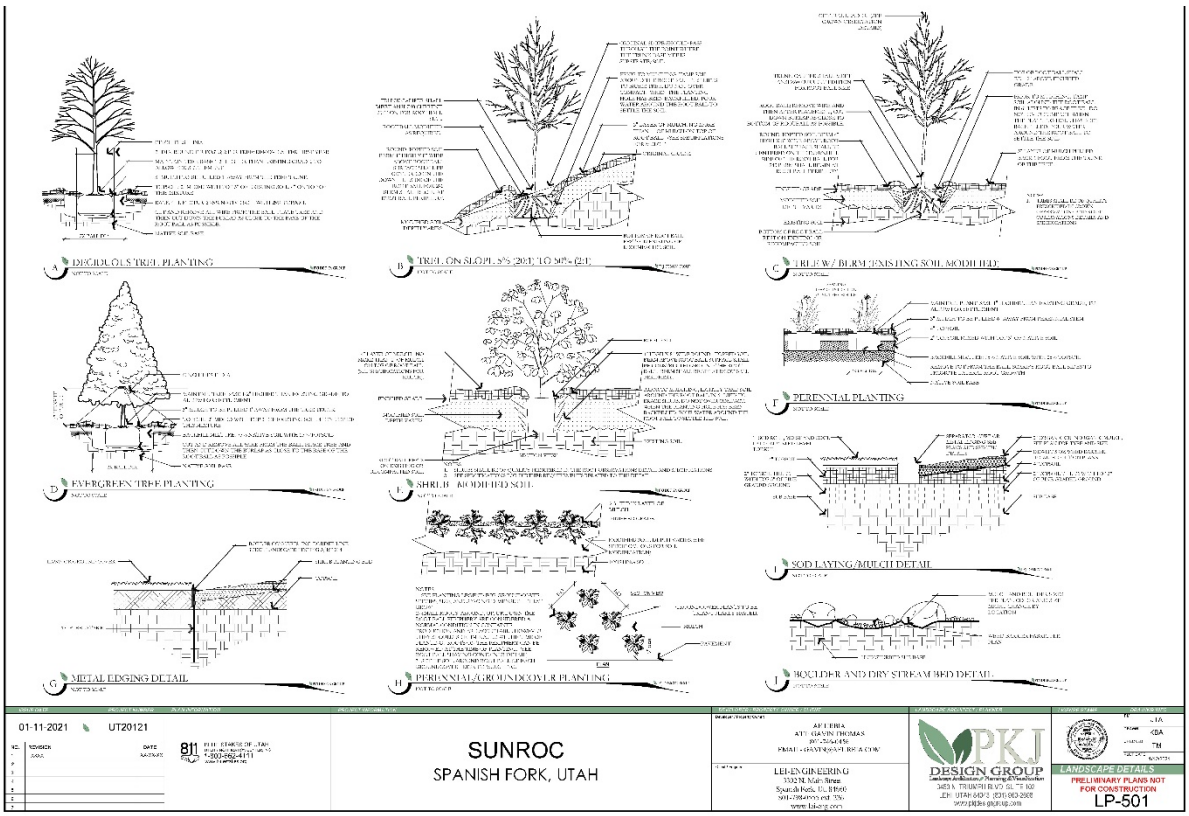

LANDSCAPE PLAN SPECIFICATIONS
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LP-104
LP-104
LP-104
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SUNROC
SPANISH FORK, UTAH
LEI ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100

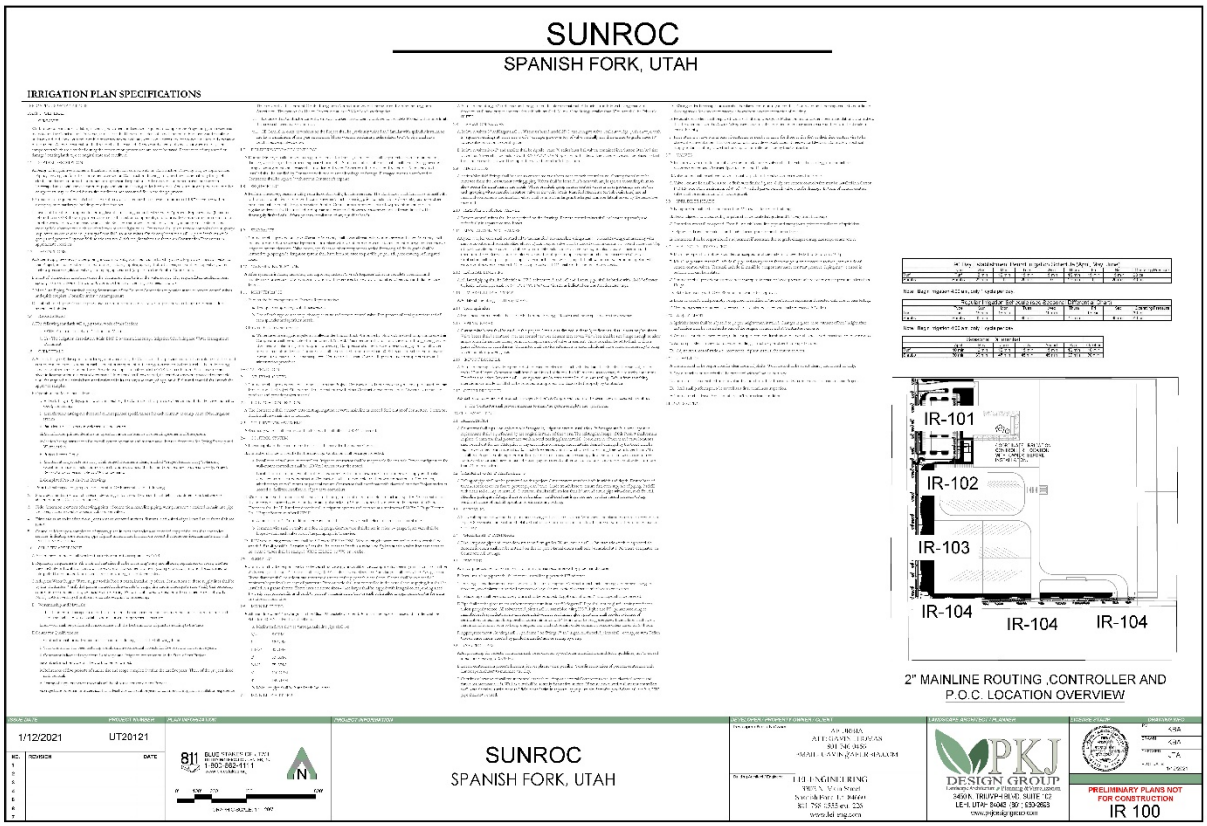

PLANT SCHEDULE
01-11-2021
UT20121
SUNROC
SPANISH FORK, UTAH
LEI ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101

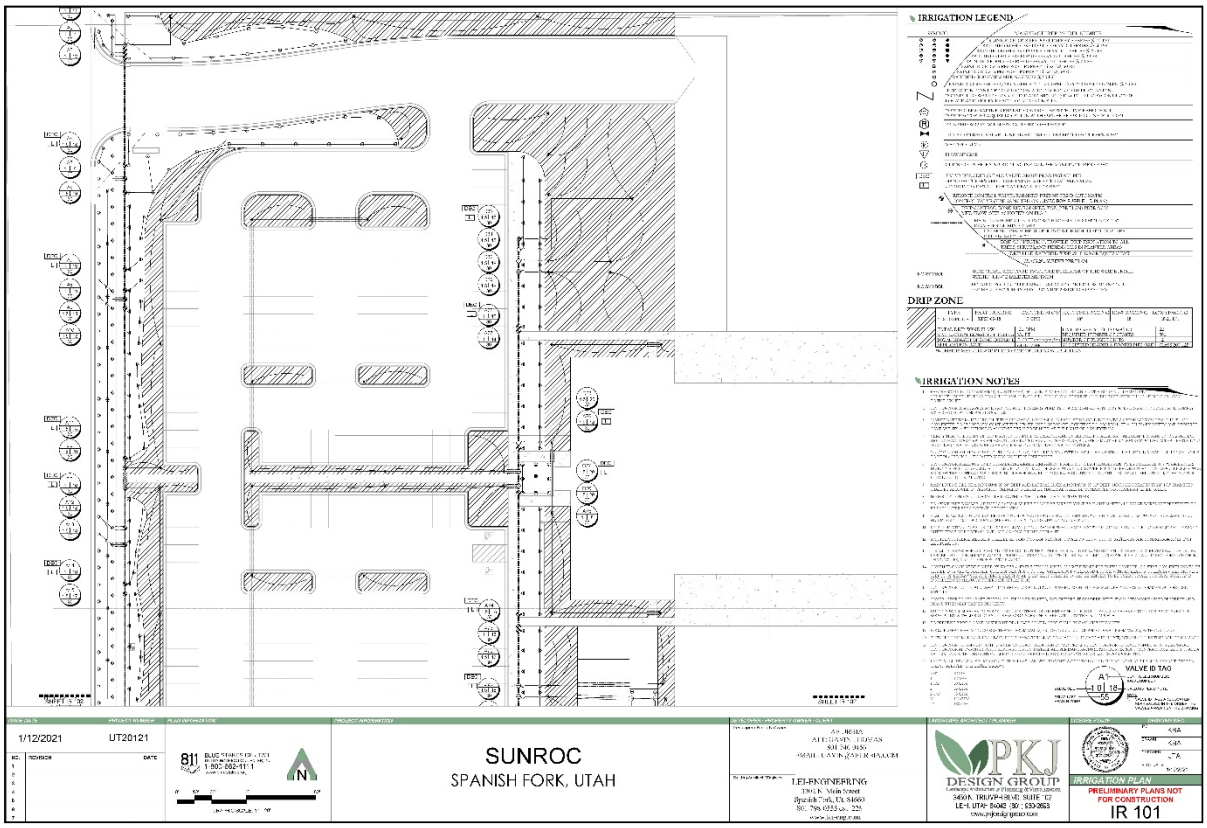

PLANT SCHEDULE
01-11-2021
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SUNROC
SPANISH FORK, UTAH
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-102

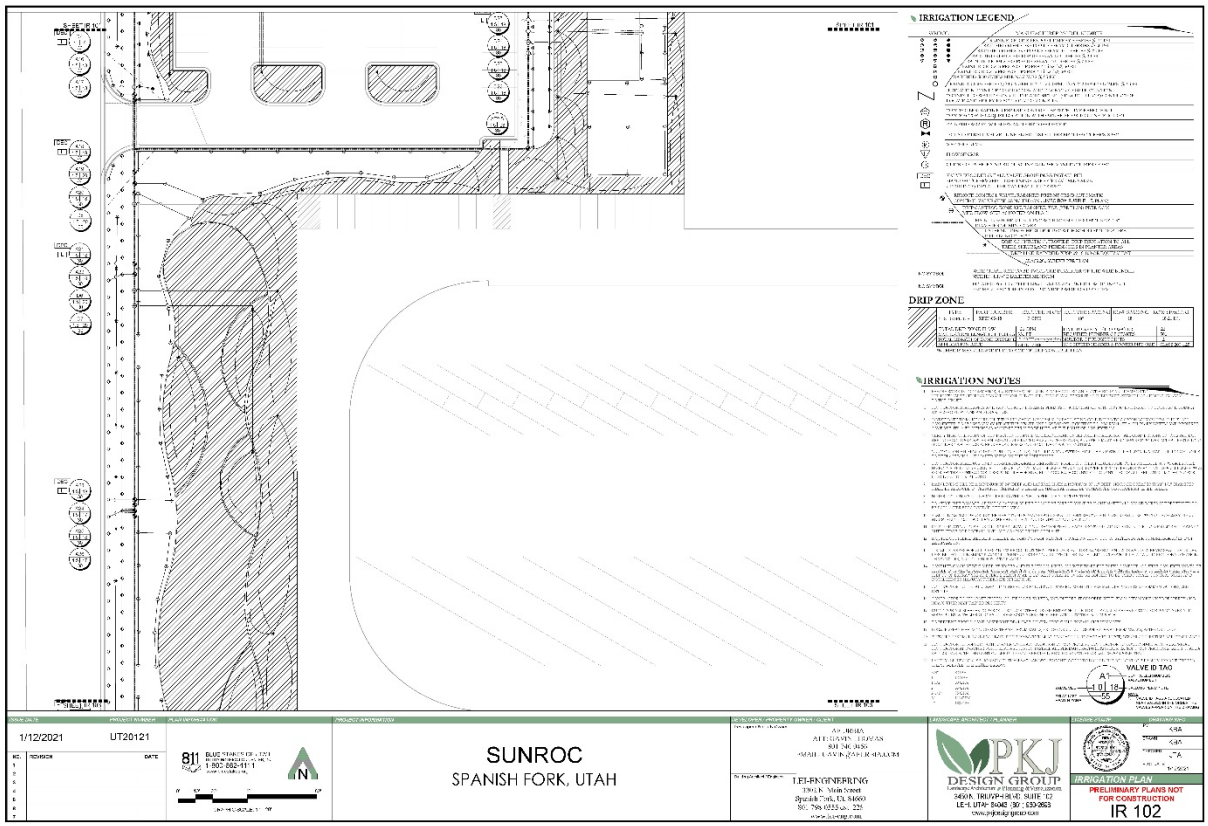

PLANT SCHEDULE
01-11-2021
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SUNROC
SPANISH FORK, UTAH
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-103

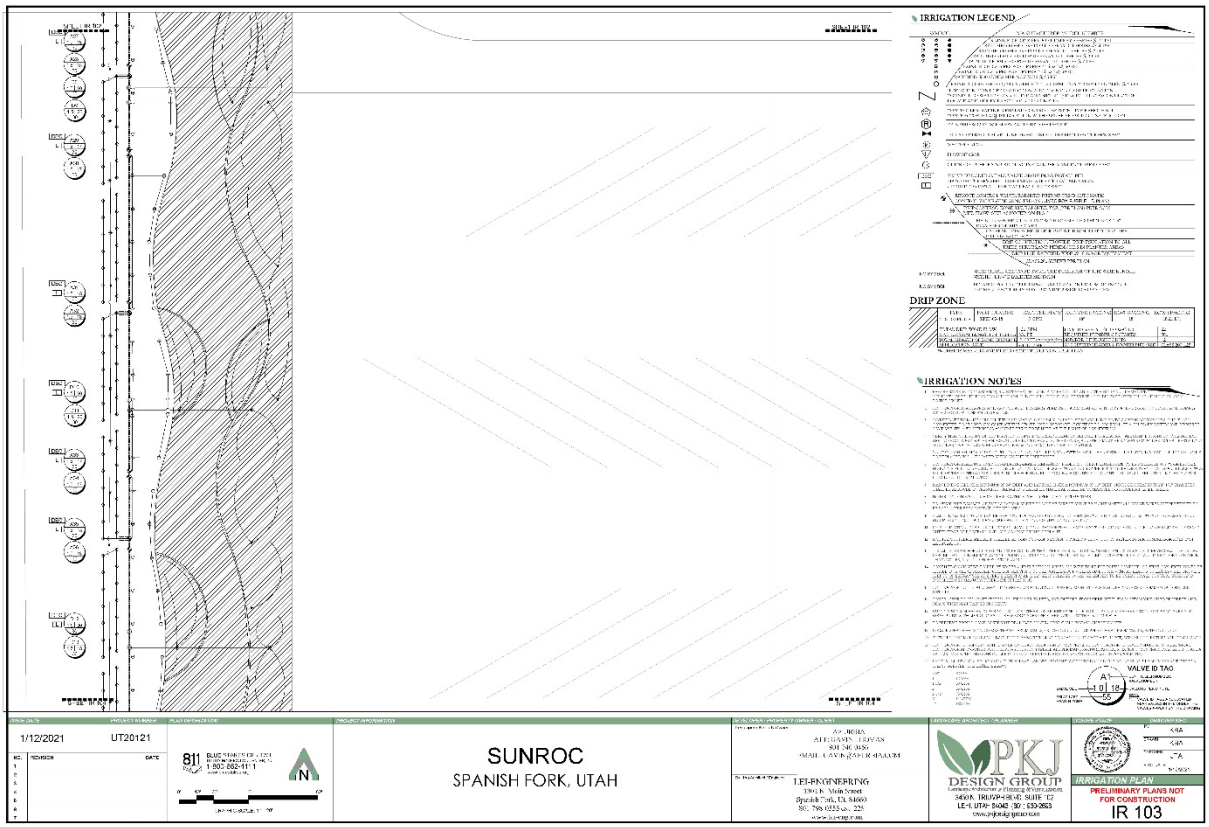

PLANT SCHEDULE
01-11-2021
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LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-104

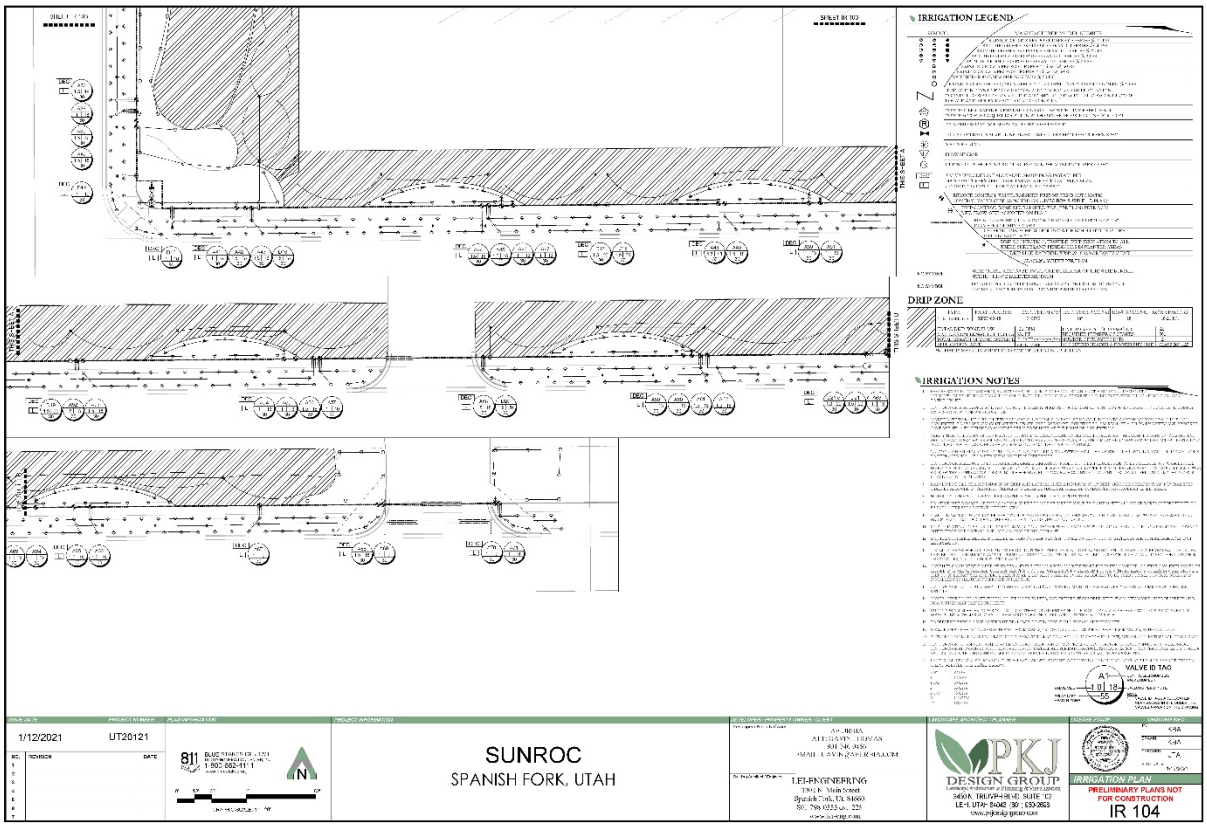

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
C TREE W/ BERM EXISTING SOIL MODIFIED
D EVERGREEN TREE PLANTING
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F PERENNIAL PLANTING
G METAL EDGING DETAIL
H PERENNIAL/GROUNDCOVER PLANTING
I SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAMBED DETAIL
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LP-501

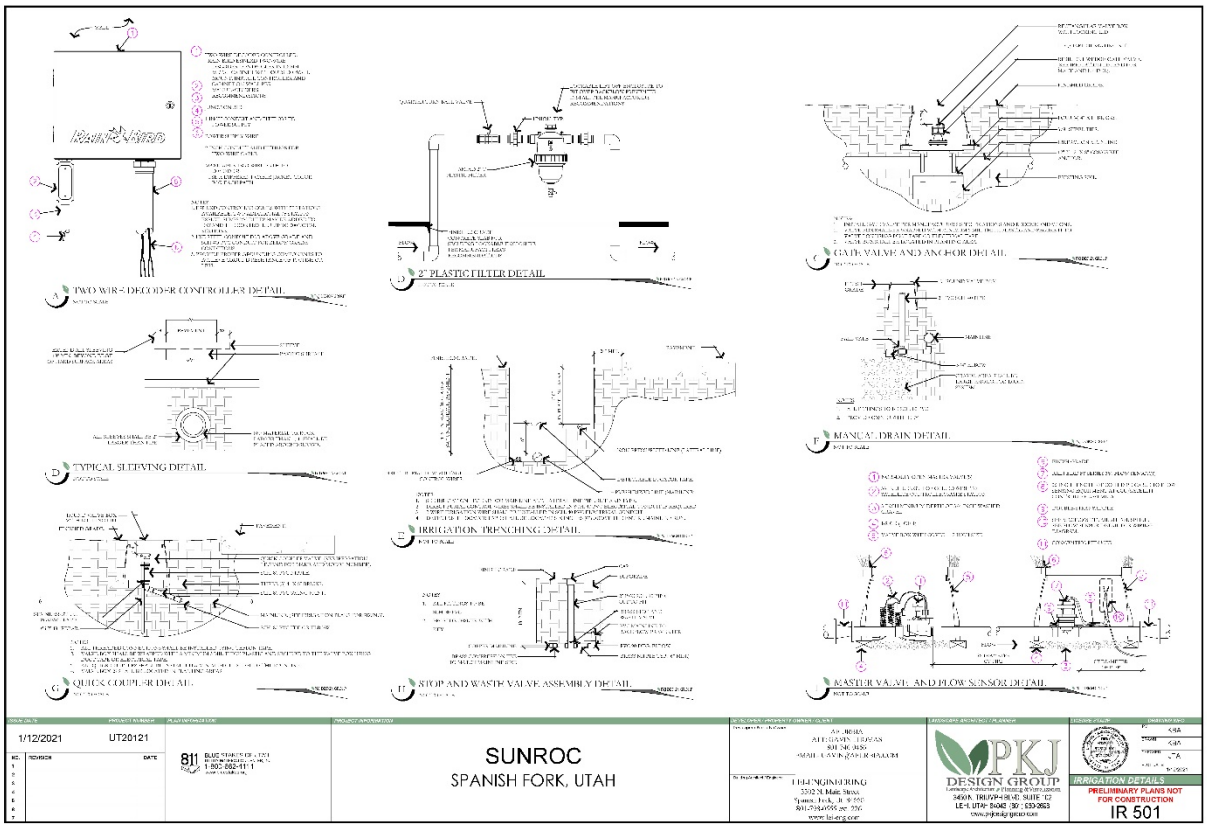

SUNROC
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
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IR-102
IR-103
IR-104
IR-104
IR-104
2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW
1/12/2021
UT20121
SUNROC
SPANISH FORK, UTAH
PKJ DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 100

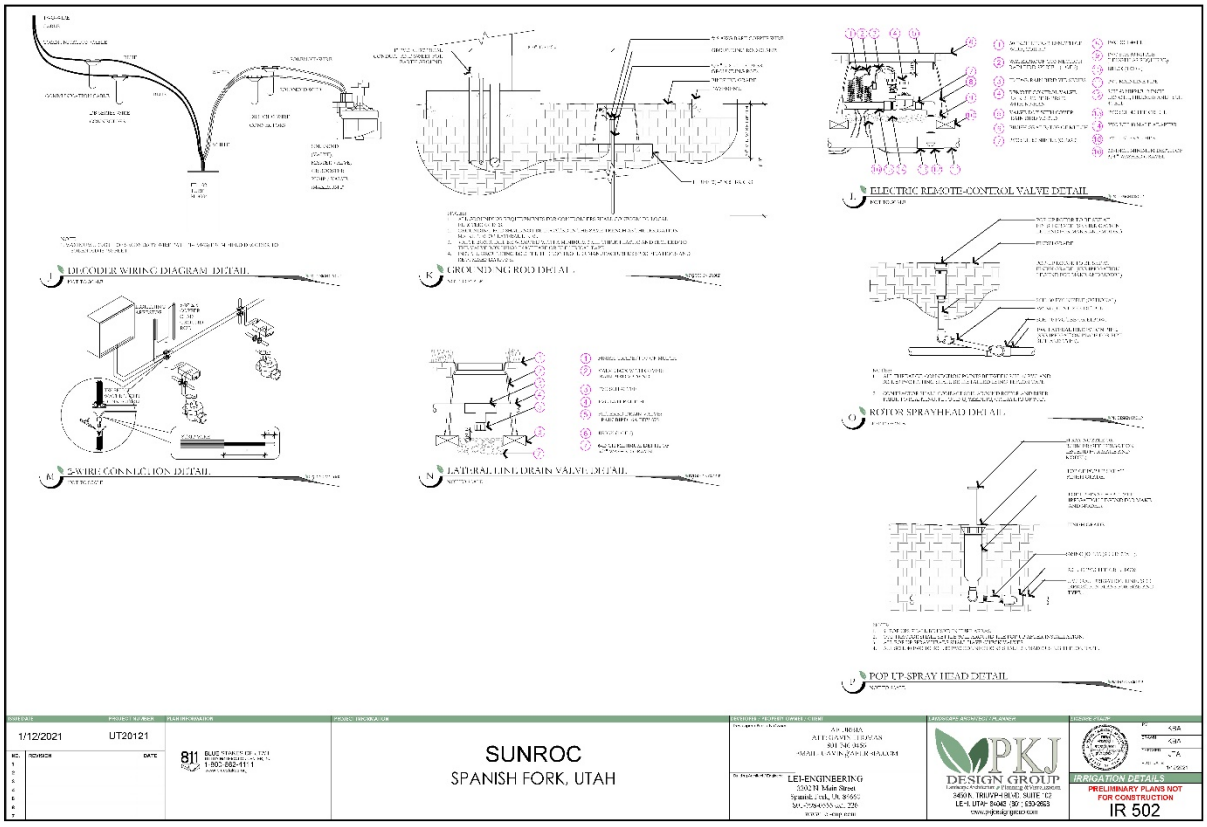

IRRIGATION LEGEND
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UT20121
SUNROC
SPANISH FORK, UTAH
PKJ DESIGN GROUP
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IR 101

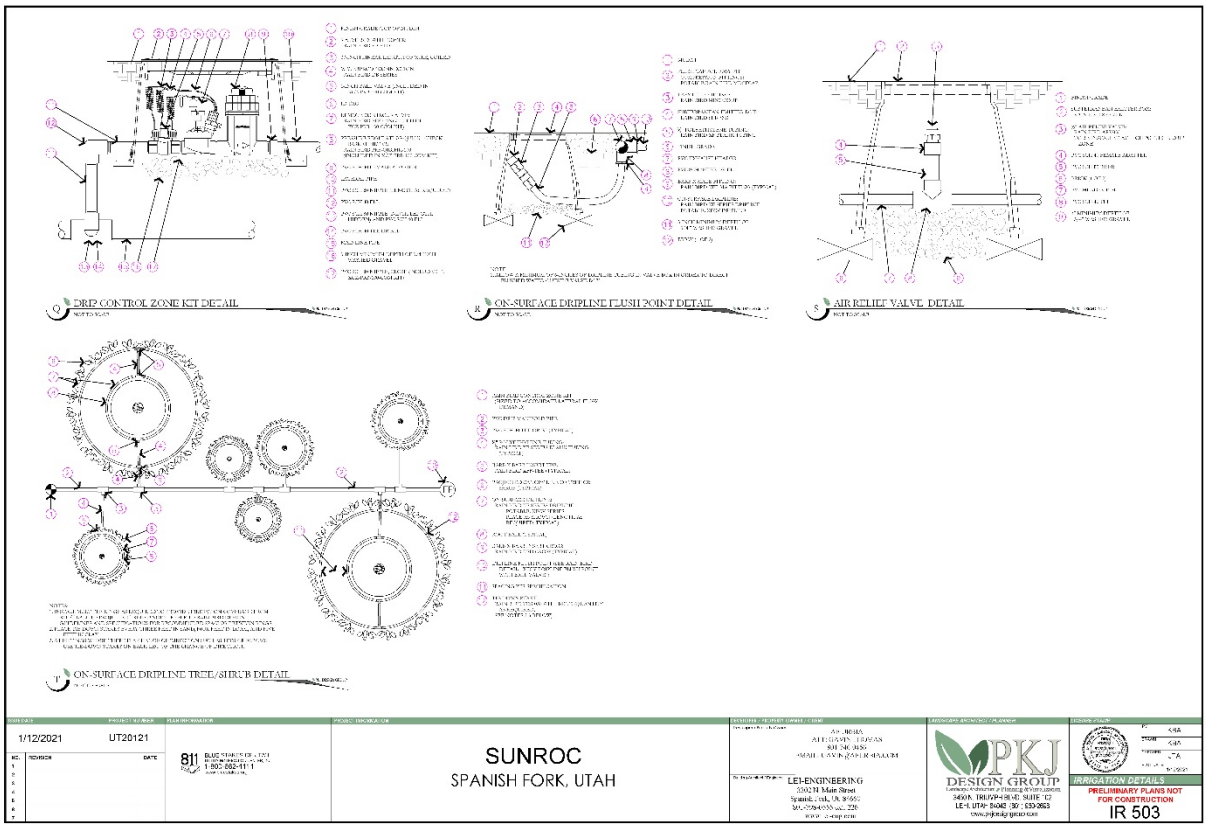

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IRRIGATION NOTES
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IRRIGATION LEGEND
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IRRIGATION LEGEND
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IR 104


TWO WIRE DECODER CONTROLLER DETAIL
2" PLASTIC FILTER DETAIL
GATE VALVE AND ANCHOR DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
1/12/2021
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IR 501


I DECODER WIRING DIAGRAM DETAIL
K GROUNDING ROD DETAIL
J ELECTRIC REMOTE-CONTROL VALVE DETAIL
M 2-WIRE CONNECTION DETAIL
N LATERAL LINE DRAIN VALVE DETAIL
O ROTOR SPRAYHEAD DETAIL
P POP UP SPRAY HEAD DETAIL
1/12/2021
UT20121
811 BLUE STAKES OF UTAH 1-800-662-4111
SUNROC
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LEI-ENGINEERING
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Q DRIP CONTROL ZONE KIT DETAIL
R ON-SURFACE DRIPLINE FLUSH POINT DETAIL
S AIR RELIEF VALVE DETAIL
T ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
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UT20121
811 BLUE STAKES OF UTAH 1-800-662-4111
SUNROC
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LEI-ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 503

PKJ Design Group
Landscape Architecture + Planning



1



2



EVERGREEN TREES Po'b

BRUNS SERBIAN SPRUCE

Picea omorika 'Bruns'

Deeper green needles and a narrowly upright, uniform habit distinguish this exceptional selection. Silvery-white bands on the underside of each needle create a stark contrast. Good as a screen or a stately accent for smaller spaces.

HARDINESS ZONE: 4-8
SIZE: 35' tall x 10' wide (6-8" growth per year)
WATER-USE: Moderate
EXPOSURE: full sun

MAINTENANCE: No regular maintenance required

3



EVERGREEN TREES Po'r

RIVERESIDE SERBIAN SPRUCE

Picea omorika 'Wells Rivrside'

Narrow, graceful form with greenish needles that have a silvery blue undercast. A fast-growing evergreen with semi-pendulous branches.

HARDINESS ZONE: 4-8
SIZE: 30' tall x 12' wide
WATER-USE: Moderate
EXPOSURE: full sun

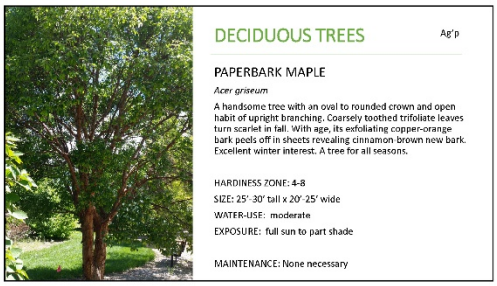
MAINTENANCE: None needed

4

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Landscape Architecture + Planning



5



DECIDUOUS TREES Ag'p

PAPERBARK MAPLE

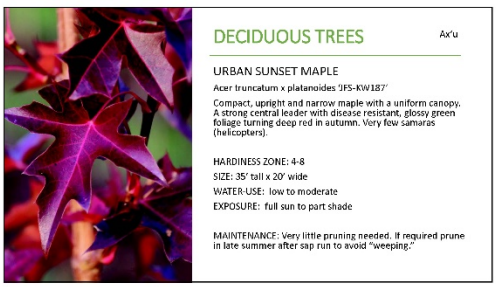
Acer griseum

A handsome tree with an oval to rounded crown and open habit of upright branching. Coarsely toothed trifoliate leaves turn scarlet in fall. With age, its exfoliating copper-orange bark peels off in sheets revealing cinnamon-brown new bark. Excellent winter interest. A tree for all seasons.

HARDINESS ZONE: 4-8
SIZE: 25'-30' tall x 20'-25' wide
WATER-USE: moderate
EXPOSURE: full sun to part shade

MAINTENANCE: None necessary

6



DECIDUOUS TREES Ax'u

URBAN SUNSET MAPLE

Acer truncatum x platanoides 'JFS-KW187'

Compact, upright and narrow maple with a uniform canopy. A strong central leader with disease resistant, glossy green foliage turning deep red in autumn. Very few samaras (helicopters).

HARDINESS ZONE: 4-8
SIZE: 35' tall x 20' wide
WATER-USE: low to moderate
EXPOSURE: full sun to part shade

MAINTENANCE: Very little pruning needed. If required prune in late summer after sap run to avoid "weeping."

7



DECIDUOUS TREES Ag'a

AUTUMN BRILLIANCE SERVICEBERRY

Amelanchier x grandiflora 'Autumn Brilliance'

Small single or multi-trunked tree with clusters of white flowers in spring followed by tasty edible dark blueberry-like fruit in summer. Brilliant orange-red fall color.

HARDINESS ZONE: 4-9
SIZE: 15-20' tall x 15'-20' wide
WATER-USE: moderate
EXPOSURE: Full sun to part shade

MAINTENANCE: Prune suckers as needed from crown of root to form a multi-trunked tree

8

PKJ Design Group
Landscape Architecture + Planning



DECIDUOUS TREES Cc'c

THORNLESS COCKSPUR HAWTHORN

Crotoegus crus-galli var. inermis

A broad and rounded thornless hawthorn with beautiful white flowers in spring and persistent fruit from fall through winter, attracting birds. A delightful tree in any season. Available in multi-trunk

HARDINESS ZONE: 3-7
SIZE: 20'- 30' tall x 20'-35' wide (multi-trunk smaller)
WATER-USE: low
EXPOSURE: full sun

MAINTENANCE: No regular maintenance required

9



DECIDUOUS TREES M'pf

PRAIRIFIRE CRABAPPLE

Malus x 'Prairifire'

An outstanding flowering tree with an upright form that becomes rounded with age. Reddish new foliage matures to dark green. Deep pink spring flowers produce persistent, small, dark red-purple fruit.

HARDINESS ZONE: 4-8
SIZE: 15-20' tall and wide
WATER-USE: Moderate
EXPOSURE: full sun

MAINTENANCE: Occasional pruning of suckers from base of tree by severing at the place of emergence.

10



DECIDUOUS TREES Up'l

'ALLEE' LACEBARK ELM

Ulmus parvifolia 'Emer II' (Allee)

An elegant tree known for its mottled bark in shades of grey, cream, orange brown and green. Shiny dark green leaves are toothed. It is resistant to a many diseases that plague other elms.

HARDINESS ZONE: 4-9
SIZE: 60' tall x 50' wide
WATER-USE: Moderate
EXPOSURE: full sun

MAINTENANCE: No regular maintenance necessary

11



DECIDUOUS TREES Ux'f

FRONTIER ELM

Ulmus (carpinifolia x parvifolia) 'Frontier'

An upright pyramidal fast-growing tree with proven superior resistance to Dutch elm disease. Smooth, grey-green bark and remarkable fall foliage colors of red-purple.

HARDINESS ZONE: 4-9
SIZE: 30-40' tall x 20-30' wide
WATER-USE: Low
EXPOSURE: full sun

MAINTENANCE: None needed. It prefers neglect.

12

PKJ Design Group
Landscape Architecture + Planning



DECIDUOUS TREES Zs'b

BURGUNDY VASE ZELKOVA

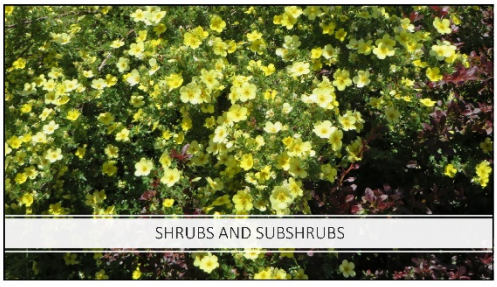
Zelkova serrata 'Burgundy Vase'

A great vase shaped tree selected for better branch angles. Medium green leaves in summer turn a deep burgundy in fall. Tolerant of tough city conditions.

HARDINESS ZONE: 5-9
SIZE: 60' tall x 40' wide
WATER USE: Low to Moderate
EXPOSURE: full sun

MAINTENANCE: Limb up while young to the desired height.

13



14



SHRUBS AND SUBSHRUBS Cs'b

IVORY HALO DOGWOOD

Cornus alba 'Bailhalo'

Variegated green and white leaves adorn red stems on this small shrub. Leaves turn pink in fall while stems maintain their red color adding winter interest.

HARDINESS ZONE: 4-8
SIZE: 3-5' tall and wide
WATER-USE: Moderate
EXPOSURE: full sun to partial shade

MAINTENANCE: Thin old branches every 2 years to the base of plant to stimulate new growth. New growth is red.

15



SHRUBS AND SUBSHRUBS Cs'c

CARDINAL RED TWIG DOGWOOD

Cornus sericea 'Cardinal'

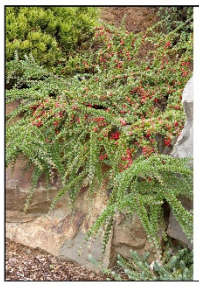
Fast growing, suckering dogwood with a loose, rounded, spreading habit. Outstanding bright red winter stems creating strong impact in the winter garden.

HARDINESS ZONE: 3-8
SIZE: 6-9' tall x 4-6' wide
WATER-USE: Moderate
EXPOSURE: full sun to shade

MAINTENANCE: Thin old branches to the base of plant

16

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SHRUBS AND SUBSHRUBS Ch'r

PERPUSILLUS ROCK SPRAY COTONEASTER

Cotoneaster horizontalis perpusillus

Tough, easy and adaptable spreading groundcover. Cool autumn temperatures bring a brilliant flush of fall color to the finely textures, glossy green foliage and highly ornamental berries.

HARDINESS ZONE: 4-7
SIZE: 1-2' tall x 5-7' wide
WATER-USE: Moderate
EXPOSURE: Full to partial sun

MAINTENANCE: None required

17



SHRUBS AND SUBSHRUBS Cp's

SPANISH GOLD BROOM

Cytisus purgans

This fast growing, naturally rounded shrub boasts bright green stems with vivid yellow, highly fragrant flowers in spring. Evergreen and drought tolerant.

HARDINESS ZONE: 4-9
SIZE: 3-4' tall x 4-6' wide
WATER-USE: Low
EXPOSURE: full sun to partial shade

MAINTENANCE: For a compact, dense plant, cut back immediately after flowering. Monthly winter watering will prevent tip die back.

18



SHRUBS AND SUBSHRUBS Fi'k

MAGICAL GOLD FORSYTHIA

Forsythia x intermedio 'Kolgold'

Extra large, rich golden yellow flowers completely shroud the bare stems in early spring. Becomes the focal point of the landscape when in full bloom and blends well with other plants when the rich green foliage emerges after the flowers.

HARDINESS ZONE: 5-8
SIZE: 5' tall x 4' wide
WATER-USE: moderate
EXPOSURE: Full sun

MAINTENANCE: Shearing is not necessary

19



SHRUBS AND SUBSHRUBS Po'f

FIRESIDE NINEBARK

Physocarpus opulifolius 'UMNHarpell'

Stunning dark red-purple foliage that holds its color in summer Pinkish-white flowers bloom in spring and foliage turns deep purple in fall. Maintains a tidy rounded upright shape. Resistant to powdery mildew.

HARDINESS ZONE: 3-7
SIZE: 5-7' tall x 4-6' wide
WATER-USE: Low
EXPOSURE: Full sun

MAINTENANCE: Rejuvenate by thinning out old stems at base in spring as needed every few years. Do not shape or top.

20

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SHRUBS AND SUBSHRUBS P'sm

SLOWMOUND MUGO PINE

Pinus mugo 'Slowmound'

A rugged and hardy evergreen with an evenly mounded habit of finely textured, rich green foliage. Slow growing, compact form. Deer resistant and drought tolerant.

HARDINESS ZONE: 2-8
SIZE: 1-2' tall and wide (3' at maturity)
WATER-USE: Low
EXPOSURE: Full to partial sun

MAINTENANCE: None required

25



26



ORNAMENTAL GRASSES C'kf

KARL FOERSTER FEATHER REED GRASS

Calamagrostis x acutiflora 'Karl Foerster'

A classic grass giving a stunning vertical effect with feathery stalks emerging reddish brown and turning a rich golden color in fall. Greens up quickly in spring.

HARDINESS ZONE: 4-9
SIZE: 2-6' tall x 2' wide
WATER-USE: Low
EXPOSURE: Full sun

MAINTENANCE: In late winter, wrap with a bungee cord and sheer off 6 inches above ground with hedge trimmer.

27



ORNAMENTAL GRASSES F

MT. ATLAS FESCUE

Festuca mairei

A long-lived, evergreen clumping grass excellent for making meadows in a Mediterranean climate. Arching fountain like foliage is a rich warm khaki green. Flowers are slender and not showy. Neat and drought tolerant.

HARDINESS ZONE: 5-9
SIZE: 36" tall x 36" wide
WATER-USE: low
EXPOSURE: Full sun

MAINTENANCE: Evergreen. Can rake out if desired in late winter.

28

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GRASSES M'ml

MORNING LIGHT MAIDEN GRASS

Miscanthus sinensis 'Morning Light'

Dense clumps of slender, green blades with creamy white margins and midveins that create a shimmering silvery appearance. Reddish plumes persist through winter. A superb grass adding visual excitement to the landscape.

HARDINESS ZONE: 5-9
SIZE: 5' tall x 3-4' wide
WATER-USE: low to moderate
EXPOSURE: Full sun

MAINTENANCE: Appreciate winter interest by cutting back grass to within 6" of ground in late winter by tying with bungie cord and sheer with hedge trimmers .

29



ORNAMENTAL GRASSES Pv'n

NORTHWIND SWITCH GRASS

Panicum virgatum 'Northwind'

A perennial grass of architectural distinction. It forms a dense, strongly upright, narrow clump of olive-green to blue-green foliage topped in late summer with finely textured, airy golden flower spikelets. All turning golden in fall and lasting through winter.

HARDINESS ZONE: 5-9
SIZE: 4-6' tall x 2-3' wide
WATER-USE: low
EXPOSURE: Full sun

MAINTENANCE: Appreciate winter interest by cutting back grass to within 6" of ground in late winter by tying with bungie cord and sheering with hedge trimmers.

30

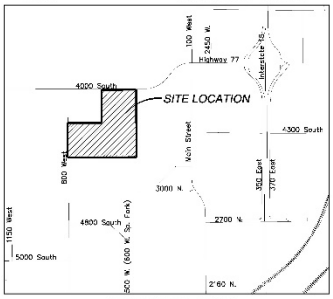
SUNROC INDUSTRIAL

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	OVERALL BOUNDARY
2B	OVERALL BOUNDARY
3A	OVERALL SITE PLAN
3B	OVERALL SITE PLAN
4A	EXISTING TOPOGRAPHY
4B	EXISTING TOPOGRAPHY
5A	DRAINAGE PLAN
5B	DRAINAGE PLAN
6A	ELECTRIC PLAN
6B	ELECTRIC PLAN
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

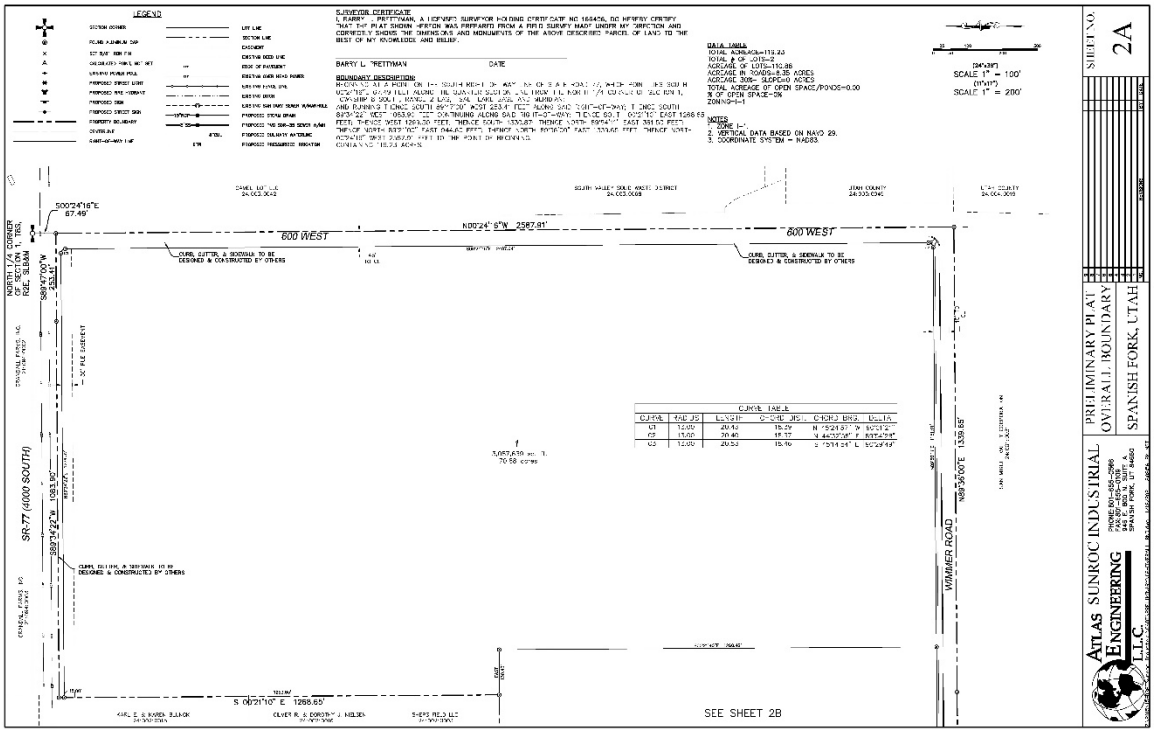
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL 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.

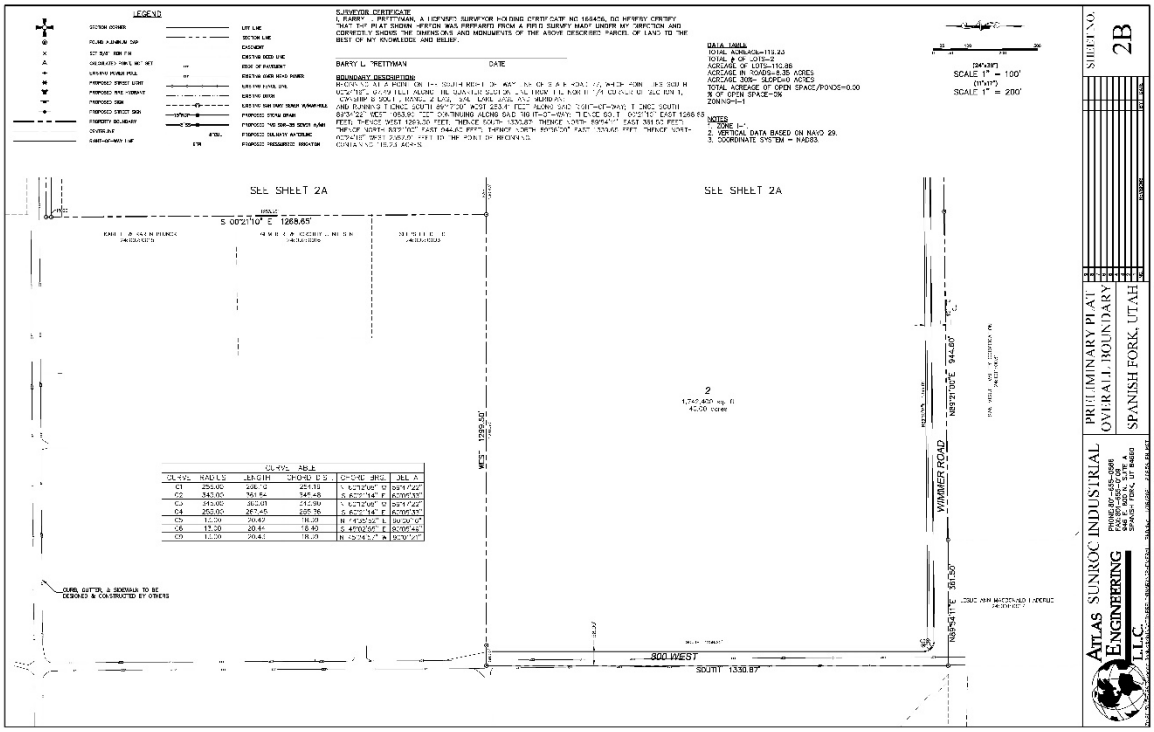


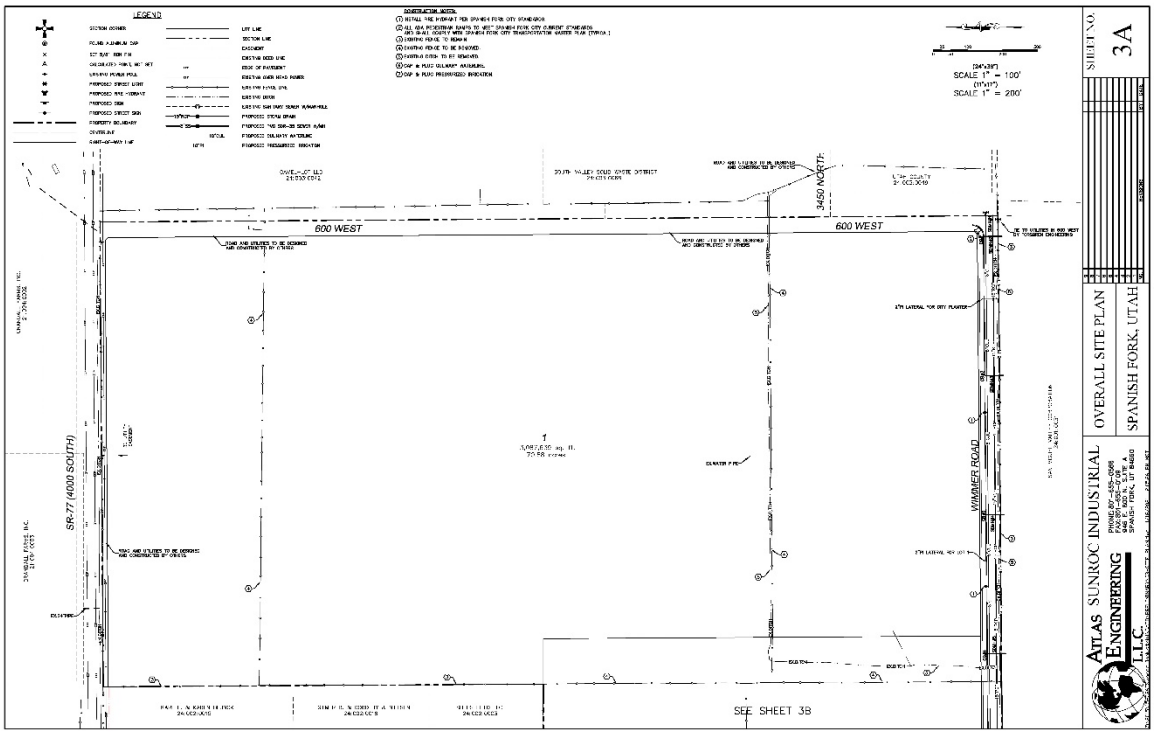
VICINITY MAP
-NTS-

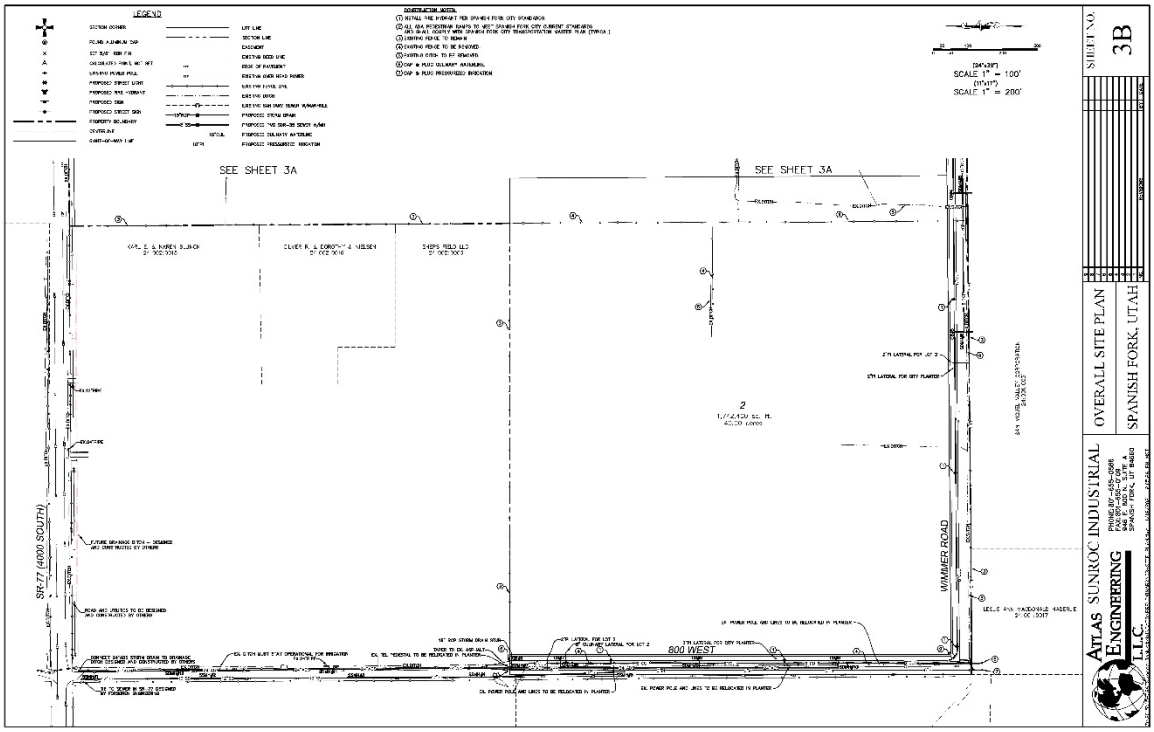
SUNROC INDUSTRIAL

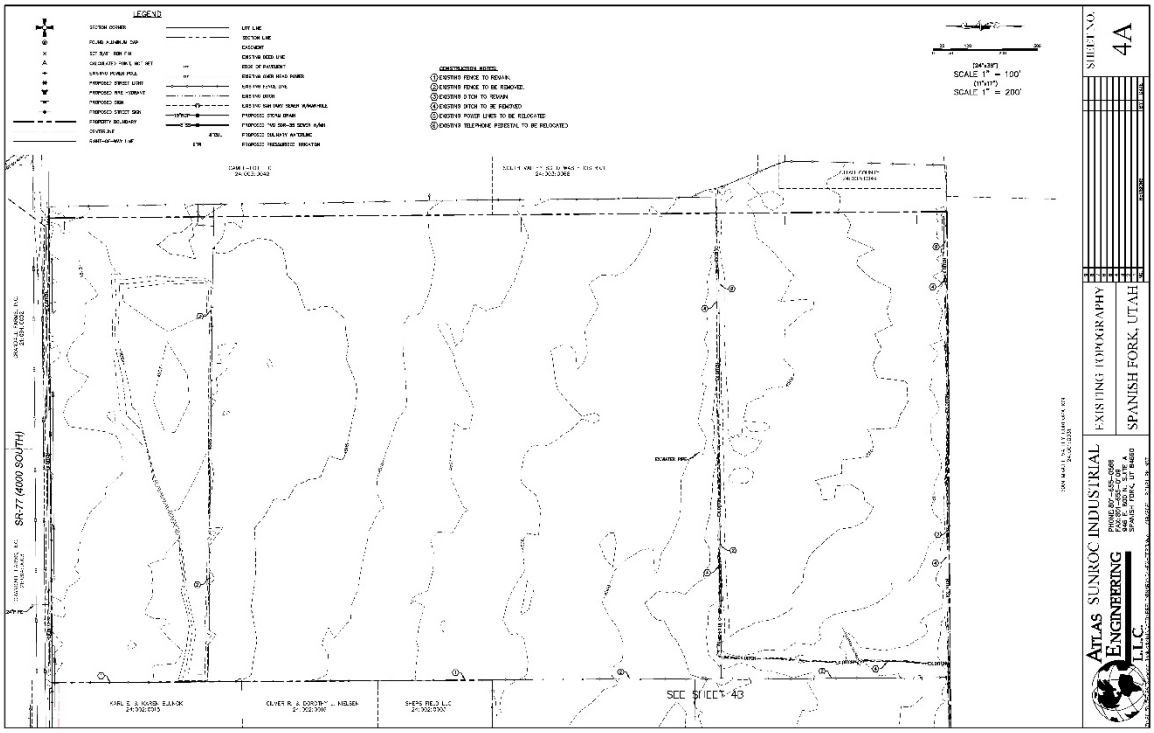
ATLAS ENGINEERING L.L.C.

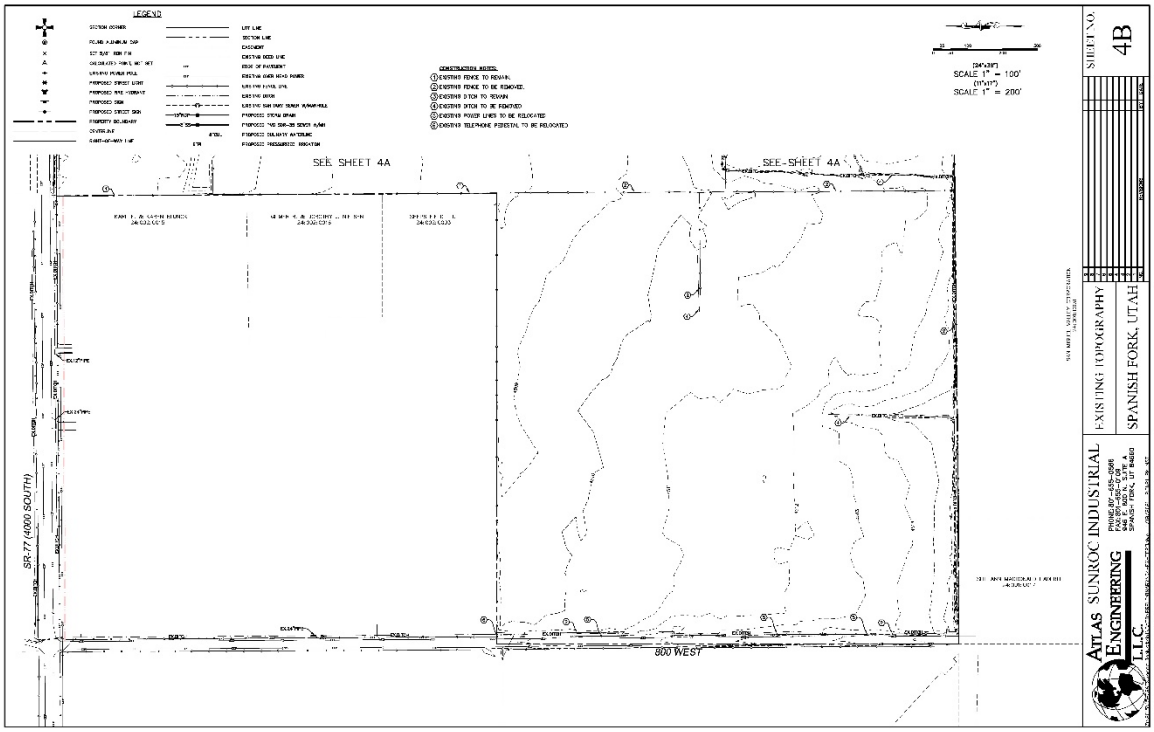


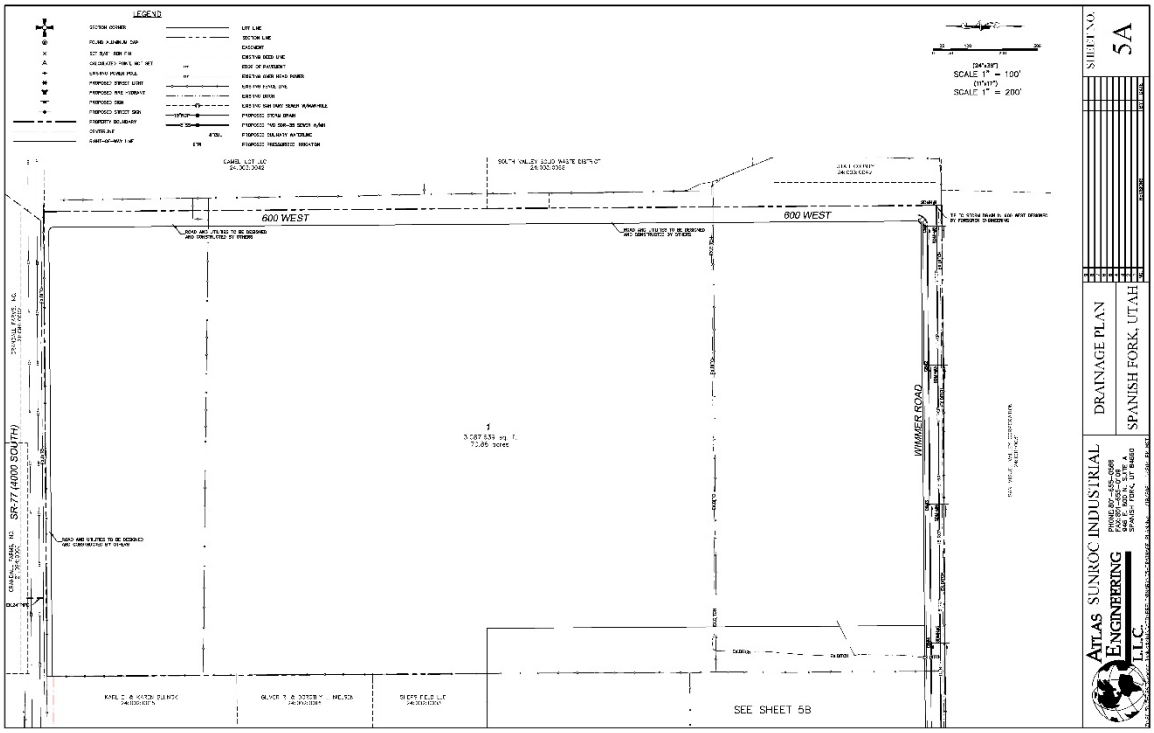

LEGEND
SURVEYOR CERTIFICATE
BOUNDARY DESCRIPTION
DATA TABLE
NOTES
SEE SHEET 2A
SEE SHEET 2A
S 00°21'10" E 1268.65'
CURVE & LINE TABLE
CURB, GUTTER, & SIDEWALK TO BE DESIGNED & CONSTRUCTED BY OTHERS
WIMMER ROAD
800 WEST
SOUTH 1338.87'
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO.
2B
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

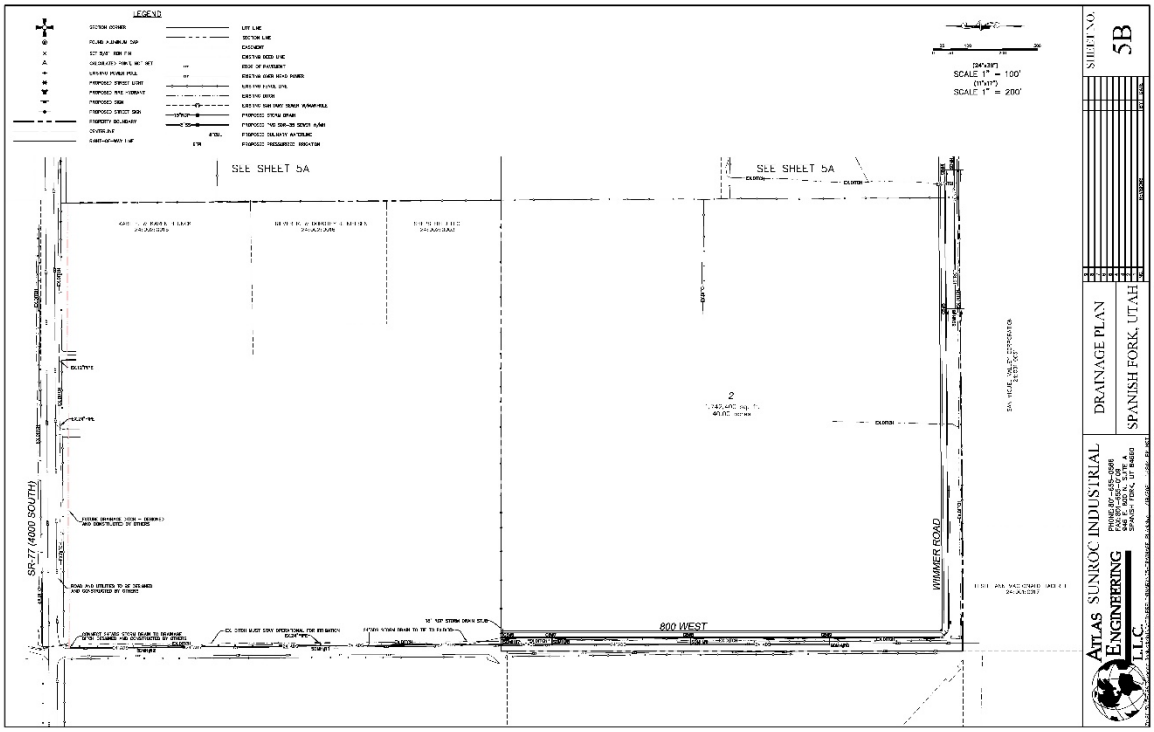

LEGEND
CONSTRUCTION NOTES
SCALE 1" = 100'
SCALE 1" = 200'
600 WEST
600 WEST
3450 NORTH
SR-77 (400 SOUTH)
WIMMER ROAD
SEE SHEET 3B
SHEET NO.
3A
OVERALL SITE PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

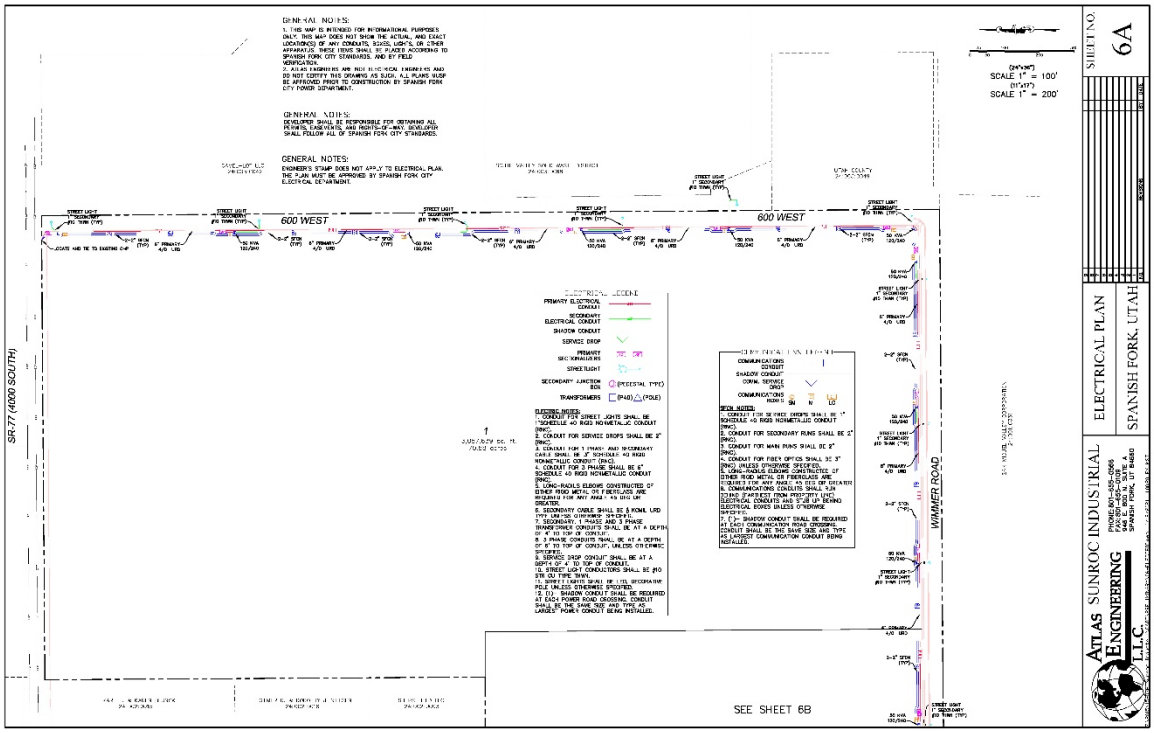

LEGEND
SEE SHEET 3A
SEE SHEET 3A
SR-77 (4000 SOUTH)
WIMMER ROAD
800 WEST
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 3B
OVERALL SITE PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

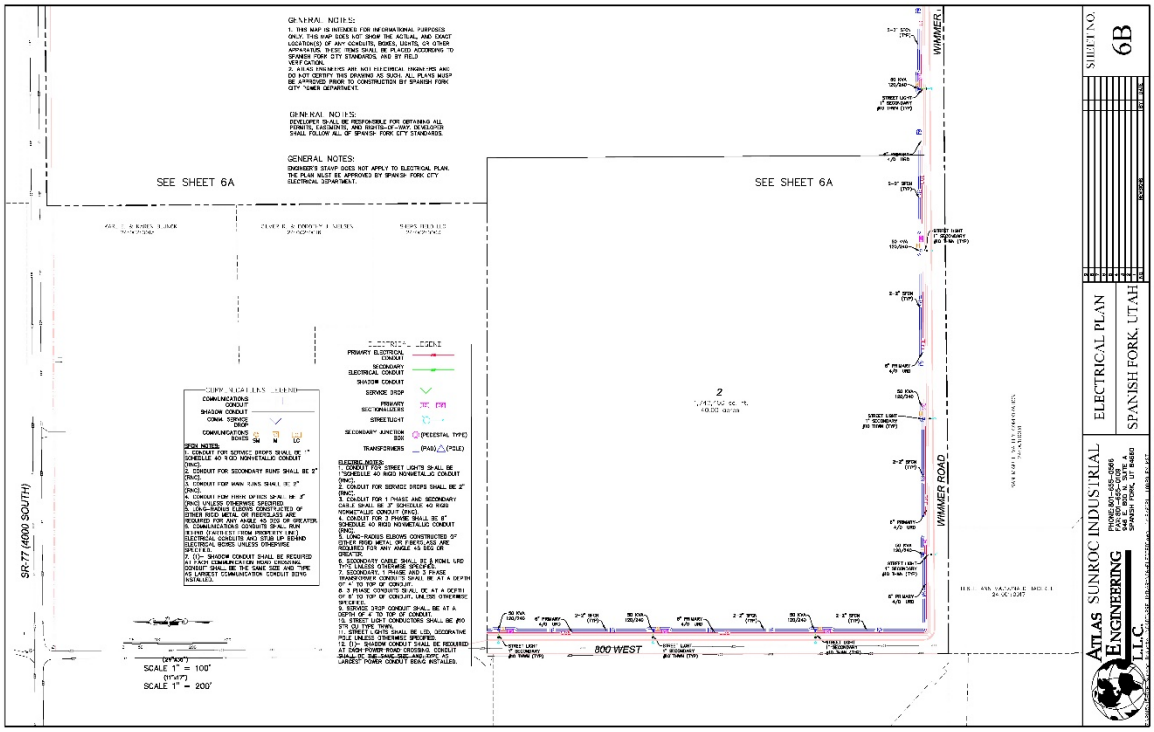

LEGEND
SR-77 (4000 SOUTH)
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 4A
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

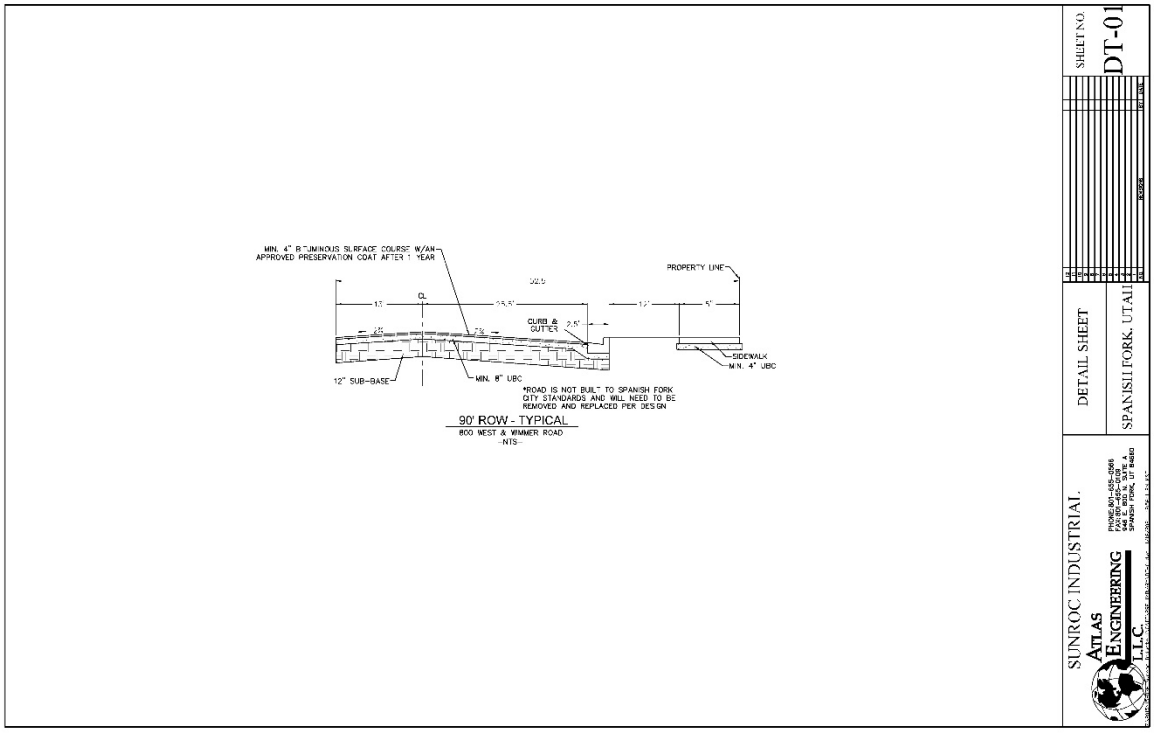

LEGEND
SEE SHEET 4A
SEE SHEET 4A
SR-77 (4000 SOUTH)
800 WEST
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO.
4B
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

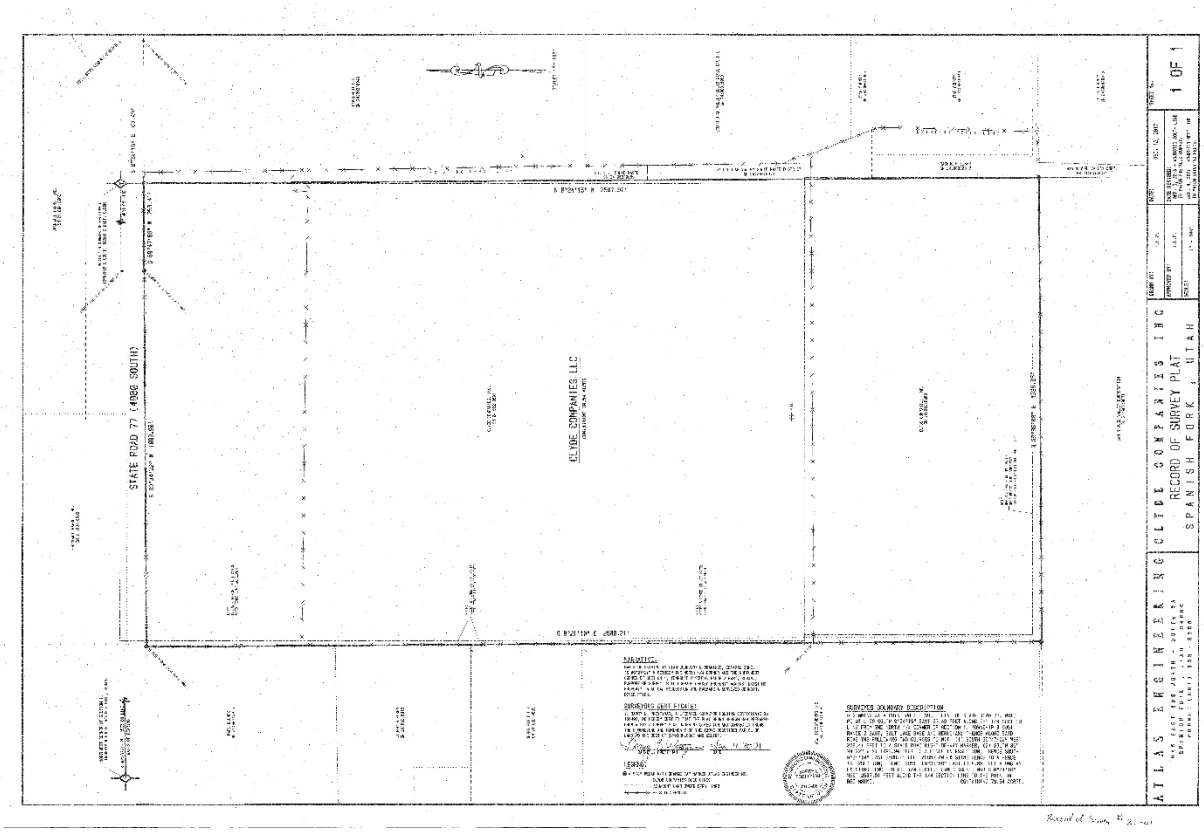

LEGEND
600 WEST
600 WEST
WIMMER ROAD
SR-77 (4000 SOUTH)
SEE SHEET 5B
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO.
5A
DRAINAGE PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.

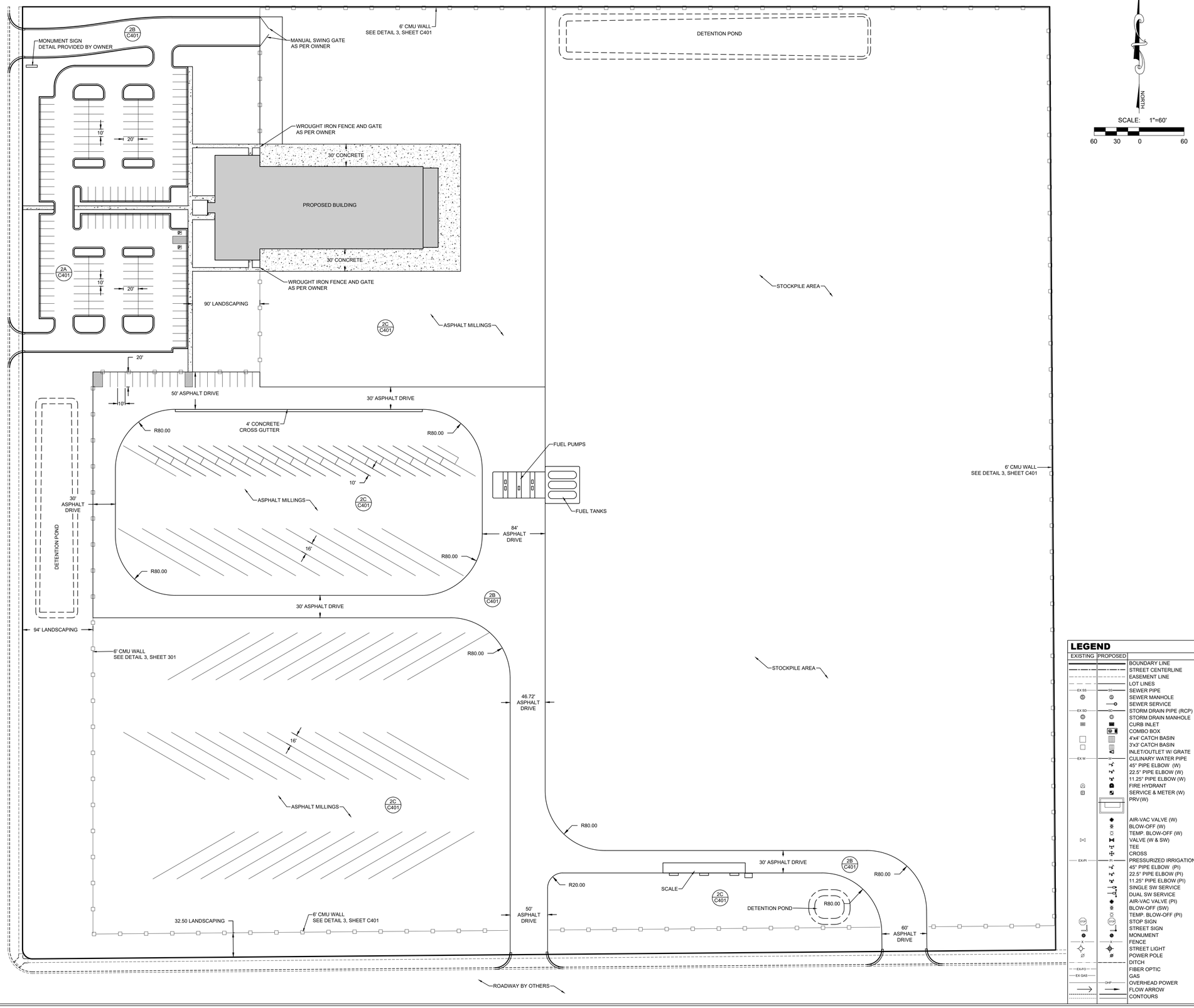

LEGEND
SEE SHEET 5A
SEE SHEET 5A
SR-77 (4000 SOUTH)
WIMMER ROAD
800 WEST
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO.
5B
DRAINAGE PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.


GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
600 WEST
600 WEST
SR-77 (4000 SOUTH)
WIMMER ROAD
SEE SHEET 6B
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO.
6A
ELECTRICAL PLAN
SPANISH FORK, UTAH
ATLAS SUNROC INDUSTRIAL ENGINEERING L.L.C.


GENERAL NOTES:
1. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS AND BY FIELD VERIFICATION.
2. THE ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.
GENERAL NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.
GENERAL NOTES:
ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.
SEE SHEET 6A
SEE SHEET 6A
WIMMER
WIMMER ROAD
800 WEST
SR-77 (4000 SOUTH)
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO.
6B
ELECTRICAL PLAN
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SUNROC INDUSTRIAL


MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
CL
CURB & GUTTER
SIDEWALK MIN. 4" UBC
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
90' ROW - TYPICAL
800 WEST & WIMMER ROAD
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SUNROC INDUSTRIAL


STATE ROAD 77 (4000 SOUTH)
CLYDE COMPANIES LLC
ATLAS ENGINEERING
CLYDE COMPANIES INC
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH
1 OF 1



VICINITY MAP

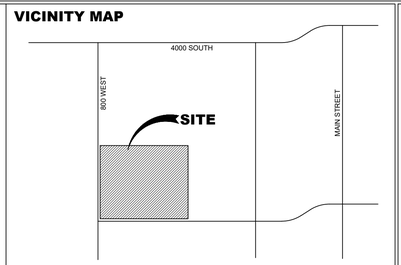


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SHEET C101	COVER / LAYOUT PLAN
SHEET C201	UTILITY PLAN
SHEET C202	UTILITY PLAN 2
SHEET C301	GRADING PLAN
SHEET C302	GRADING PLAN 2
SHEET C401	DETAILS
	POWER LAYOUT

TABULATIONS

ZONE:	I-1
SITE PLAN AREA:	40.00 ACRES
LANDSCAPE AREA:	4.00 ACRES (10.0%)
BUILDING AREA:	34,643 S.F.
PARKING	
REGULAR STALLS:	165 STALLS
HANDICAP STALLS:	2 STALLS
TOTAL PARKING PROVIDED:	167 STALLS

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN 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.
4. ALL UTILITY SERVICE LATERALS TO BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS UNLESS SHOWN OTHERWISE.
5. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FOR CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.
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7. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.
8. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC & CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES, AND LANDSCAPING RESTORATION.
9. WATER RIGHTS AND IMPACT FEES WILL BE REQUIRED WITH BUILDING PERMIT.
10. BONDING FOR THE ELECTRICAL IMPROVEMENTS & INSPECTION FEES BEFORE PRE-CONSTRUCTION MEETING.
11. DEVELOPER TO CONTACT COMCAST AND CENTURY LINK CONCERNING THEIR REQUIRED IMPROVEMENTS.
12. CONTRACTOR SHALL COMPLY WITH THE GEOTECHNICAL STUDY CONDUCTED BY GSH GEOTECHNICAL WITH A DATE OF OCTOBER 15, 2020.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX F/O		FIBER OPTIC
EX GAS		GAS
OHP	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

SUNROC
482 WEST 800 NORTH
OREM, UT 84057
801-722-2100

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

SUNROC SPANISH FORK SITE PLAN

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SUNROC SPANISH FORK SITE PLAN

SPANISH FORK, UTAH

COVER

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: 2020-0028
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: 1"=60'
DATE: 00/00/2020

SHEET
C101

800 WEST

SEE SHEET C301 FOR MORE DETAIL

SEE SHEET C301 FOR MORE DETAIL

FREESTANDING WATER TANK

FL= 4507.50

2 1/2" WATER LINE

5" ROOF DRAIN

PROPOSED BUILDING

4" CLEAN OUT

4" SEWER

6" FIRE LINE

WATER MAIN

96.00

68.01

18.78

OIL SEPARATOR

11.50

9.02

5" ROOF DRAIN

20.00

5" ROOF DRAIN

3" ROOF DRAIN

6" SEWER

17.00

POST INDICATOR VALVE

L=287.02 S=0.50% 8" PVC

3" WATER METER

48" SAMPLING SMH (57)
N: 8311.29 E: 7675.32
RIM: 4512.62
INV IN: 4505.72 8" E
INV OUT: 4505.72 8" W

L=316.27 S=0.50% 8" PVC

48" SMH (56)
N: 8311.29 E: 7991.59
RIM: 4512.66
INV IN: 4507.47 6" N
INV OUT: 4507.30 8" W

SEE SHEET C301 FOR MORE DETAIL

3X3 STORM BOX (43)
N: 8115.38, E: 7451.68
GRATE: 4510.50
INV OUT: 4507.75 15"

DETENTION POND

4" CONCRETE
CROSS GUTTER

NORTH

SCALE: 1"=30'

30 15 0 30

LEI
- A Utah Corporation -
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SURVEYORS
PLANNERS
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Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

SUNROC SPANISH FORK SITE PLAN

SPANISH FORK, UTAH

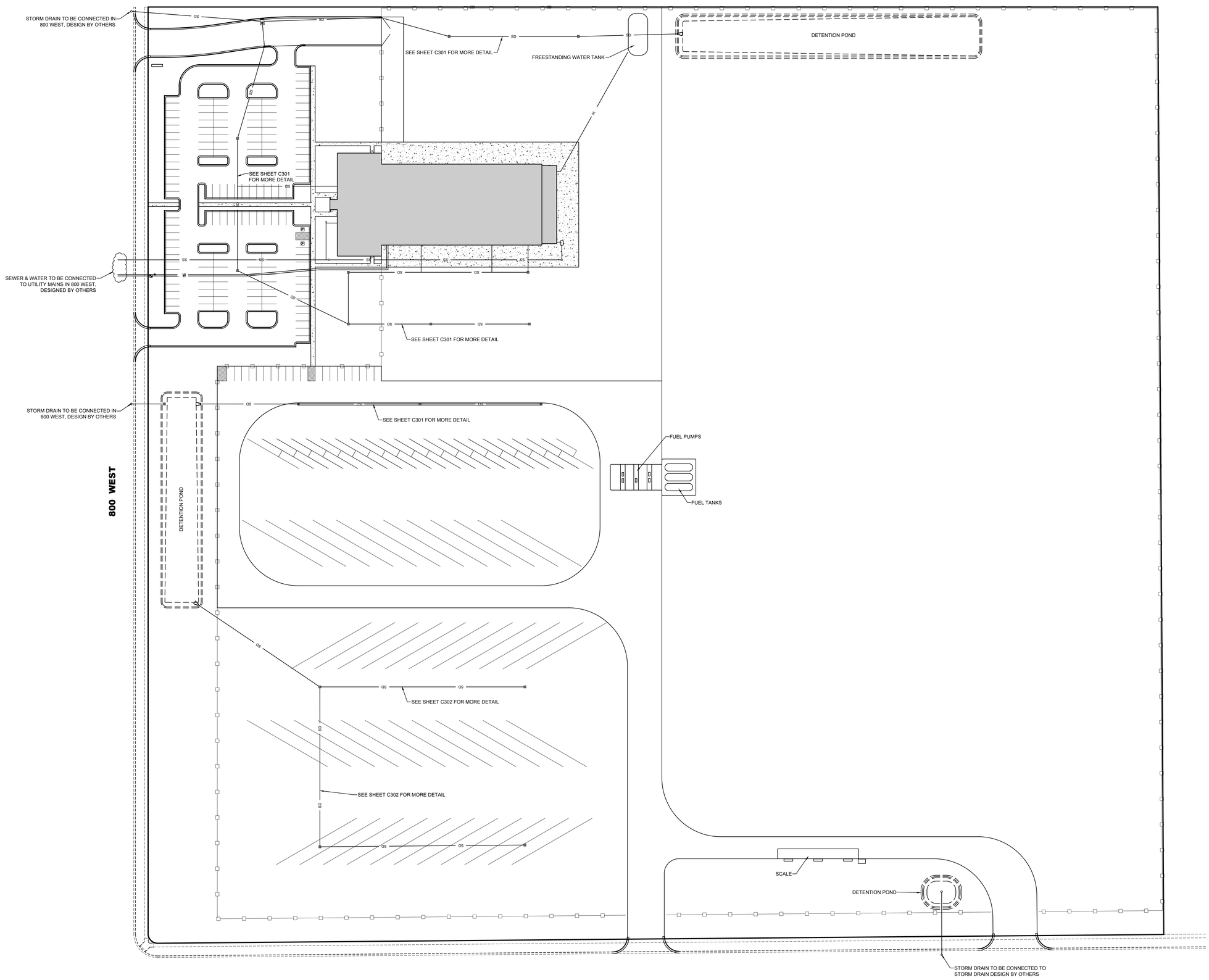
UTILITY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0028
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 00/00/2020

SHEET
C201

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NORTH

SCALE: 1"=60'

60 30 0 60

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SUNROC SPANISH FORK SITE PLAN

SPANISH FORK, UTAH

UTILITY PLAN 2

REVISIONS

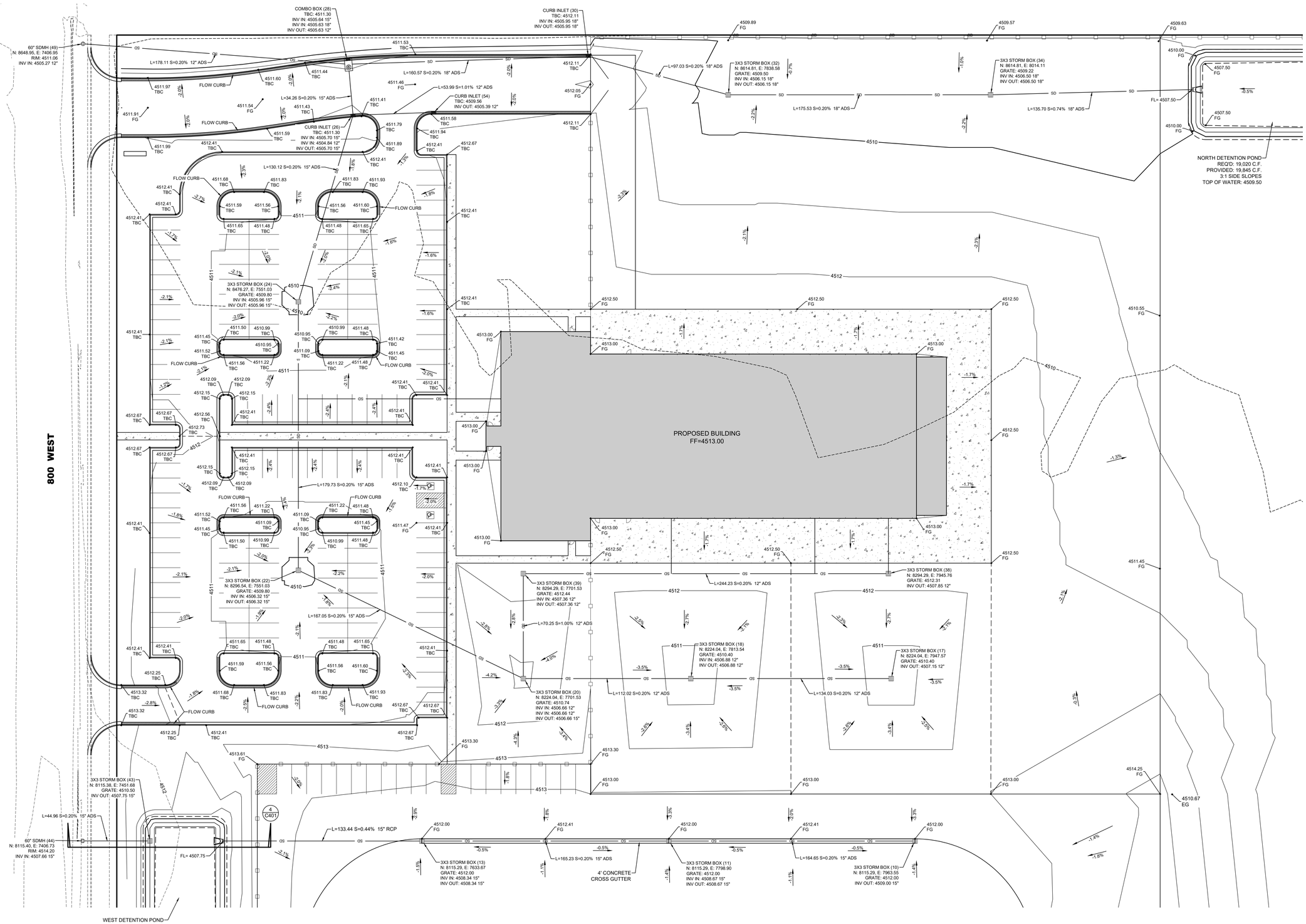
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LEI PROJECT #: 2020-0028
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: 1"=60'
DATE: 00/00/2020

SHEET

C202

C:\LEI\PROJECTS\2020\2020-0028\CAD\CIVIL\2020-0028 SITE PLAN.DWG, 8/7/2020 2:17:47 PM, Ryan Hall



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SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
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SUNROC SPANISH FORK SITE PLAN

SPANISH FORK, UTAH

GRADING PLAN

REVISIONS	
1	-
2	-
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LEI PROJECT #:	2020-0028
DRAWN BY:	RWH
DESIGNED BY:	BTG
SCALE:	1"=30'
DATE:	00/00/2020
SHEET	C301

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CONNECT TO STORM DRAIN INSTALLED BY OTHERS

SEE SHEET C301 FOR MORE DETAIL

PROPOSED BUILDING
FF=4513.00

NORTH DETENTION POND
REQ'D: 19,020 C.F.
PROVIDED: 19,845 C.F.
3:1 SIDE SLOPES
TOP OF WATER: 4509.50

FL= 4507.50

4510.55 FG

4511.45 FG

4510.67 EG

4514.25 FG

4513.61 FG

4513.30 FG

3X3 STORM BOX (43)
N: 8115.38, E: 7451.68
GRATE: 4510.50
INV OUT: 4507.75 15"

CONNECT TO STORM DRAIN INSTALLED BY OTHERS

800 WEST

WEST DETENTION POND
REQ'D: 21,850 C.F.
PROVIDED: 23,652 C.F.
3:1 SIDE SLOPES
TOP OF WATER: 4510.00

FL= 4508.84

L=199.88 S=0.20% 15" ADS

3X3 STORM BOX (4)
N: 7730.92, E: 7662.88
GRATE: 4513.00
INV IN: 4509.24 15"
INV IN: 4509.24 15"
INV OUT: 4509.24 15"

L=278.64 S=0.20% 15" ADS

3X3 STORM BOX (8)
N: 7730.92, E: 7941.52
GRATE: 4513.00
INV OUT: 4509.80 15"

L=217.31 S=0.46% 15" ADS

3X3 STORM BOX (2)
N: 7513.61, E: 7662.88
GRATE: 4514.00
INV IN: 4510.24 15"
INV OUT: 4510.24 15"

L=278.65 S=0.20% 15" ADS

3X3 STORM BOX (1)
N: 7516.04, E: 7941.52
GRATE: 4514.00
INV OUT: 4510.80 15"

SOUTH DETENTION POND
REQ'D: 1,510 C.F.
PROVIDED: 1,925 C.F.
3:1 SIDE SLOPES
TOP OF WATER: 4512.50

NORTH

SCALE: 1"=60'

60 30 0 60

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SPANISH FORK, UTAH

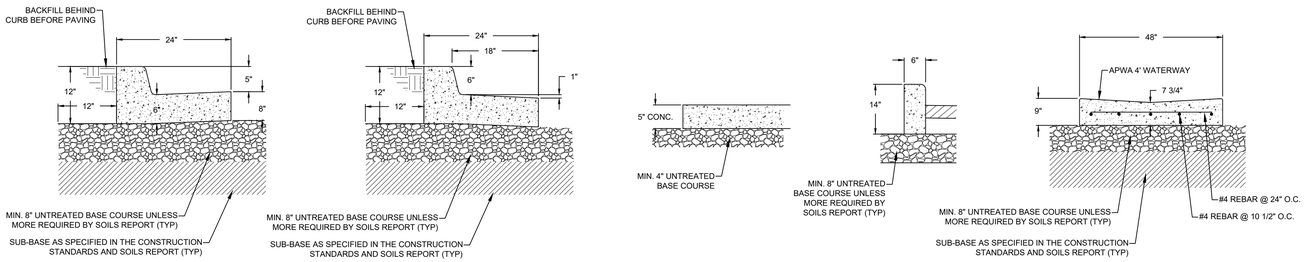
GRADING PLAN 2

REVISIONS
1 -
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2 -
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4 -
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DATE: 00/00/2020

SHEET
C302

SEE SPANISH FORK CITY STANDARD DRAWINGS FOR MORE DETAILS



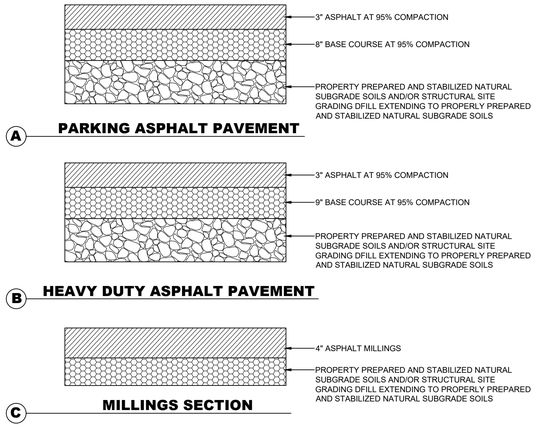
24" FLOW CURB - SITE
(HATCHED ON PLAN)

24" SHED CURB

SIDEWALK SECTION

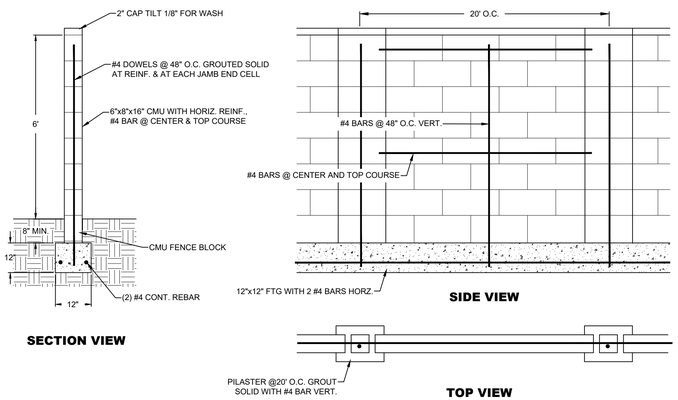
6" CURB

48" CROSS GUTTER

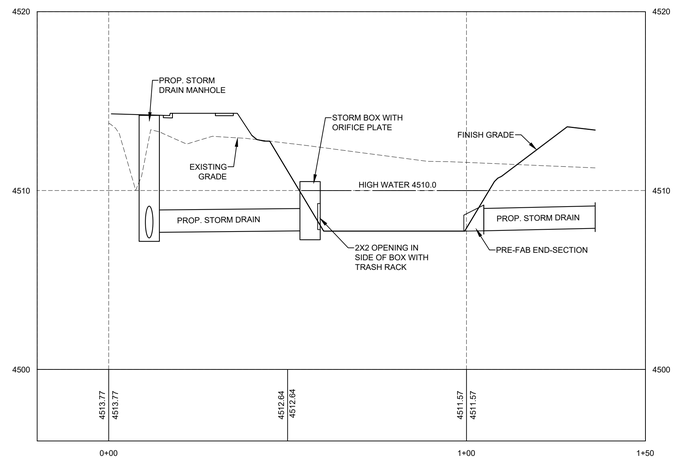


SEE SOILS REPORT BY GSH GEOTECHNICAL DATED OCTOBER 15, 2020 FOR STANDARDS AND SPECIFICATIONS

1 CURB & GUTTER DETAILS



2 PAVING SECTION



3 CMU WALL DETAIL

4 WEST DETENTION POND SECTION

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SUNROC SPANISH FORK SITE PLAN

SPANISH FORK, UTAH

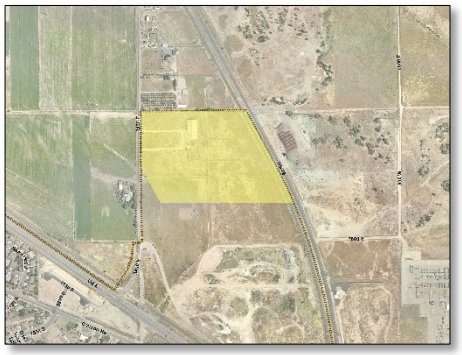
DETAILS

REVISIONS
1 -
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LEI PROJECT #: 2020-0028
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: 1"=##'
DATE: 00/00/2020

SHEET
C401





SPANISH FORK COMMUNITY DEVELOPMENT

Fieldstone Zone Change Approval Request

March 3, 2021, Planning Commission.

Located at 1000 South 3400 East, including 27 acres.

The subject property is currently zoned R-R.

The applicant has requested that a Zone Change to the R-1-15 be approved.

Key Issues

1. Cell Tower.
2. Utilities.

Recommendation

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

Findings

1. That the proposal conforms to the City's General Plan Designation of Estate Density Residential.

Conditions

1. That the applicant addresses any red-lines.

Exhibits

1. Memo.
2. Map.

February 10, 2021

Spanish Fork City
Attn: Planning Department
40 S Main Street
Spanish Fork, UT 84660

Re: Rezone of Parcel 27:037:0087

To whom it may concern,

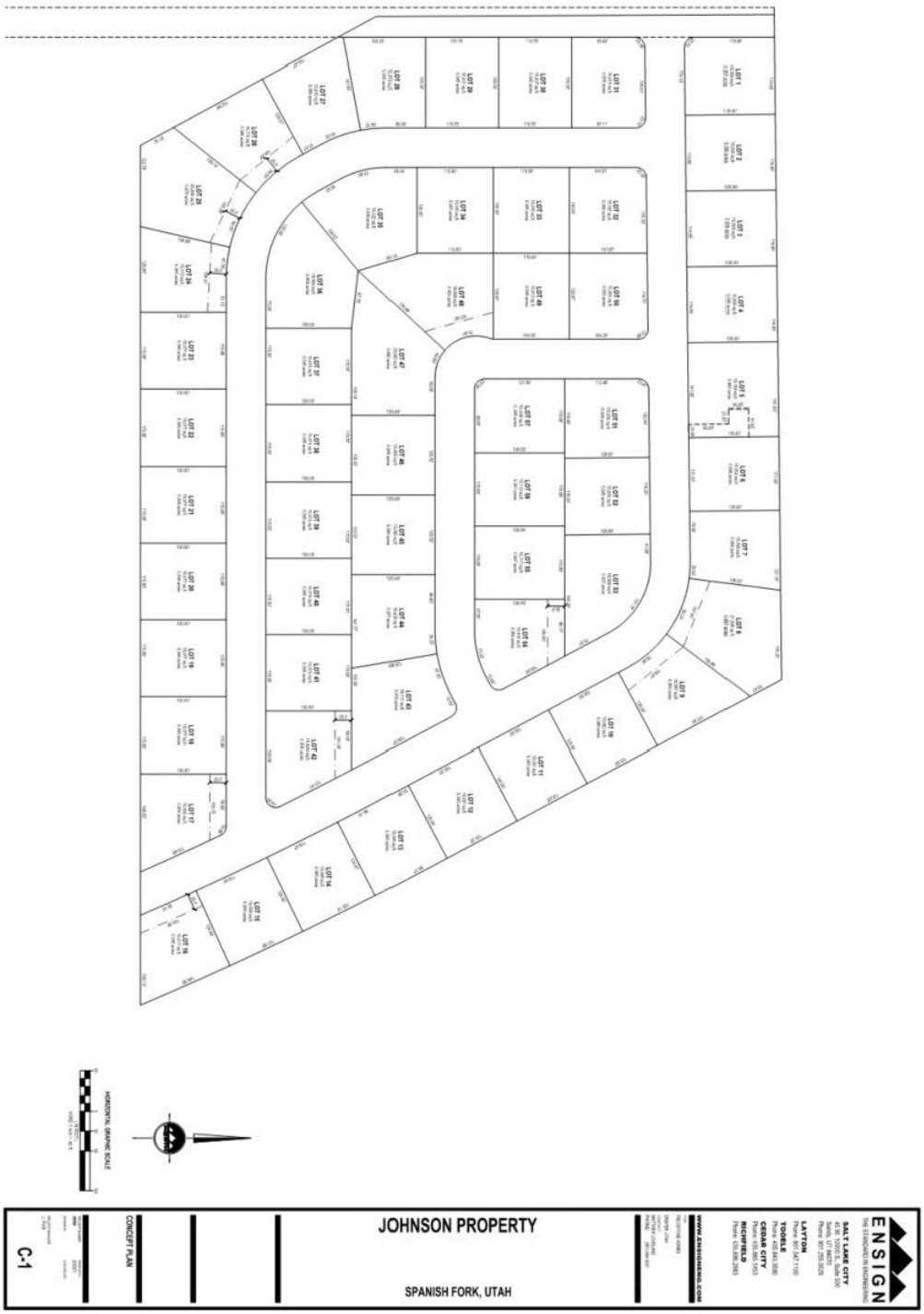
Fieldstone homes is requesting the rezone of parcel 27:037:0087 from R-R to R-1-15. The proposed zone complies with Spanish Fork City's General Plan and will be compatible with the surrounding land uses. Attached for your review is a conceptual site plan of how the property could possibly be platted.

Please don't hesitate to reach out should you have any questions or need additional information.

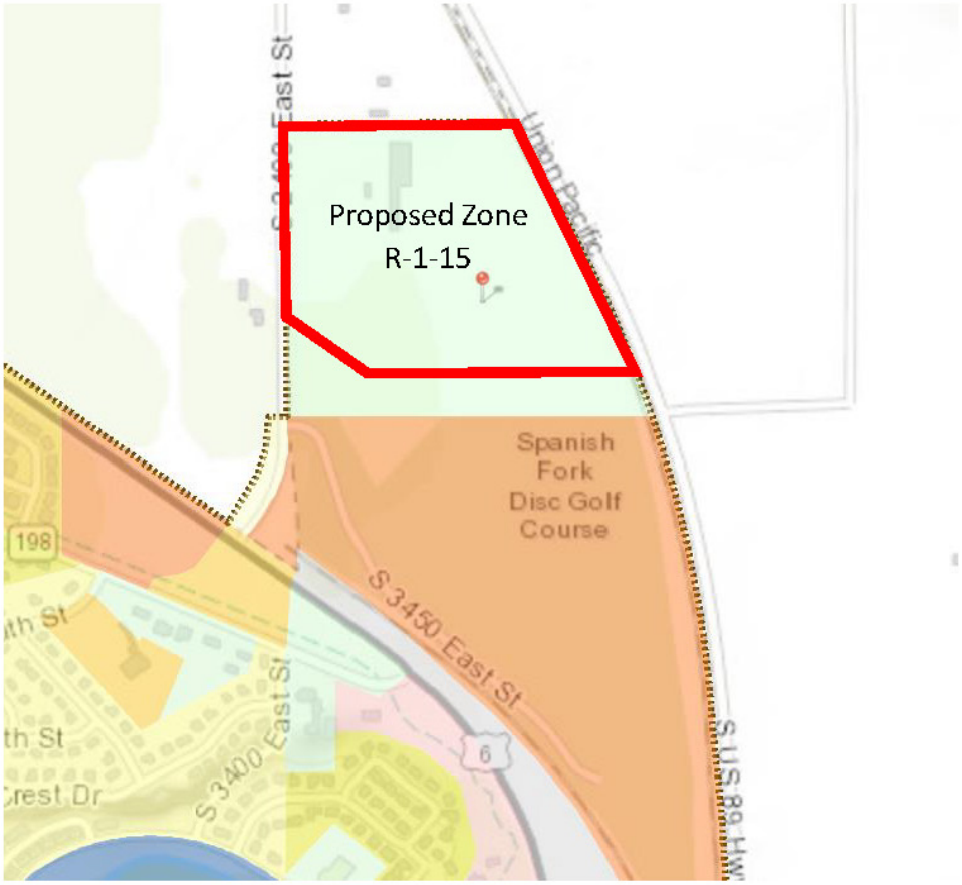
Best Regards,

Matt Loveland
Acquisiton and Entitlements Manager
801-884-3597
MatthewL@fieldstonehomes.com

Exhibit A



Parcel 27:037:0087



Legal Description

COM N 1376.2 FT & E 10.69 FT FR W1/4 COR. SEC. 27 T8S, R3E, SLB&M.; S 0 DEG 17' 25" E 600.39 FT; S 28 DEG 26' 9" E 406.23 FT; E 1298.23 FT; ALONG A CURVE TO L (CHORD BEARS: N 25 DEG 28' 12" W 480.53 FT, RADIUS = 5698.65 FT); N 28 DEG 0' 28" W 606.12 FT; S 89 DEG 21' 5" W 1003.49 FT TO BEG. AREA 27.000 AC.

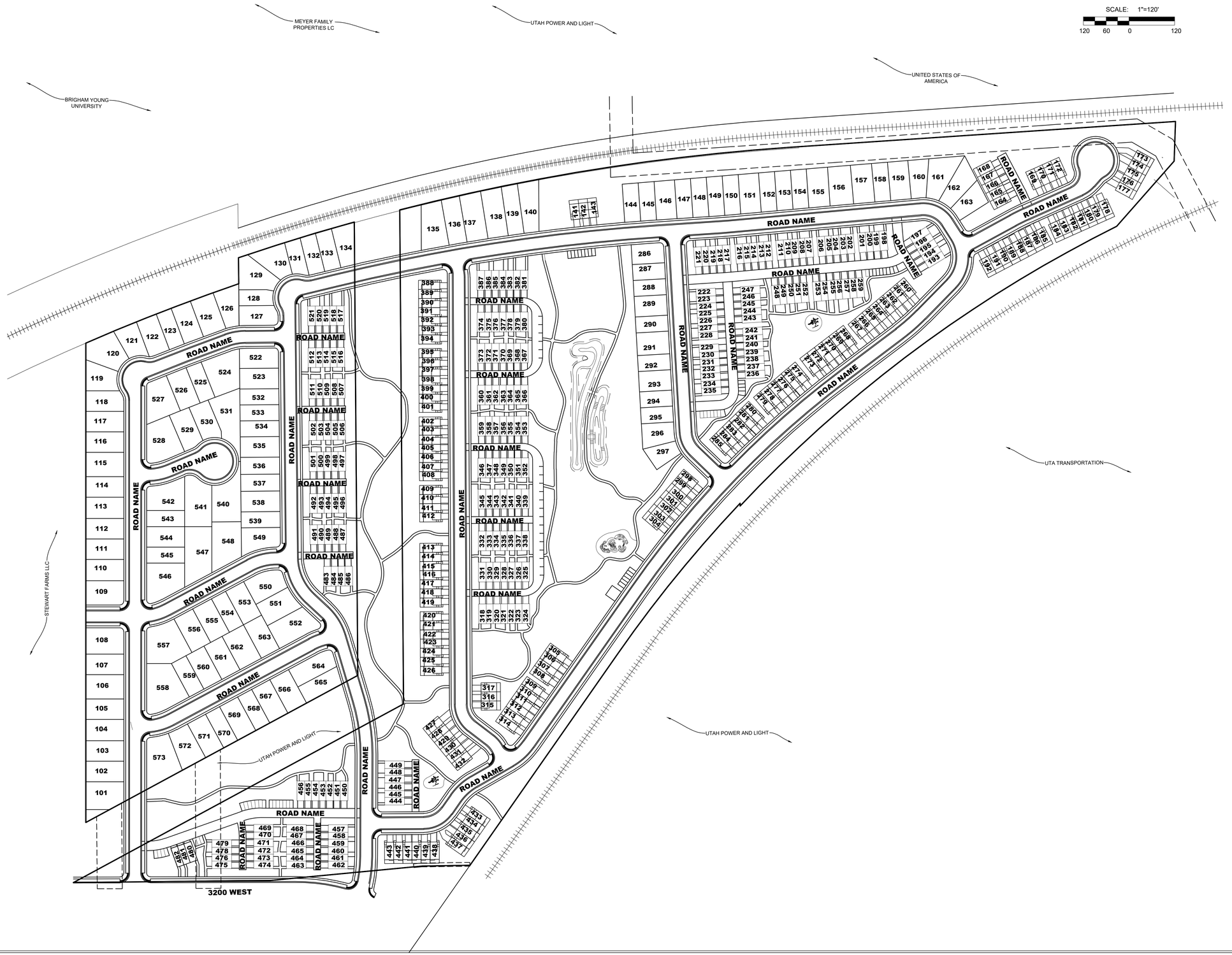
QUIET VALLEY-PRELIMINARY PLAN

SPANISH FORK, UTAH

NORTH

SCALE: 1"=120'

120 60 0 120



VICINITY MAP

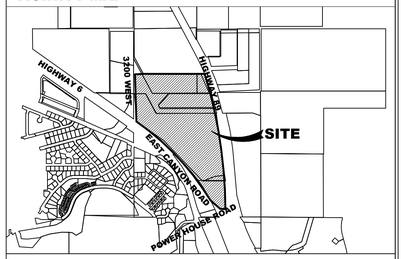


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	COVER
C-100	OVERALL LOT LAYOUT
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C-102	LOT LAYOUT 2
C-200	EXISTING CONDITIONS
C-400	OVERALL UTILITIES
C-401	UTILITIES 1
C-402	UTILITIES 2
C-500	DETAILS

TABULATIONS

TOTAL ACREAGE	66.83 ACRES
R-3 AREA	54.03 ACRES
R-1-15	12.80 ACRES
ALLOWABLE DENSITY	675 UNITS
COTTAGE LOTS	123
TOWNHOME	348
TOTAL	471
GUEST PARKING STALLS	69
DENSITY	7.05 UNITS/ACRE
ROW AREA	17.20 AC
OPEN SPACE	20.35 AC

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN 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.
4. ALL UTILITY SERVICE LATERALS TO BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS UNLESS SHOWN OTHERWISE.
5. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.
6. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC & CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES, AND LANDSCAPING RESTORATION.
7. DEVELOPER TO CONTACT COMCAST AND CENTURY LINK CONCERNING THEIR REQUIRED IMPROVEMENTS.
8. ALL SAWCUTS IN EXISTING ROADWAYS SHALL BE REPAIRED PER SPANISH FORK CITY STANDARDS.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
OHP		OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

DR. HORTON
12351 S. GATEWAY PARK PL #D-100
DRAPER, UT 84020
(801) 571-7101

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

QUIET VALLEY

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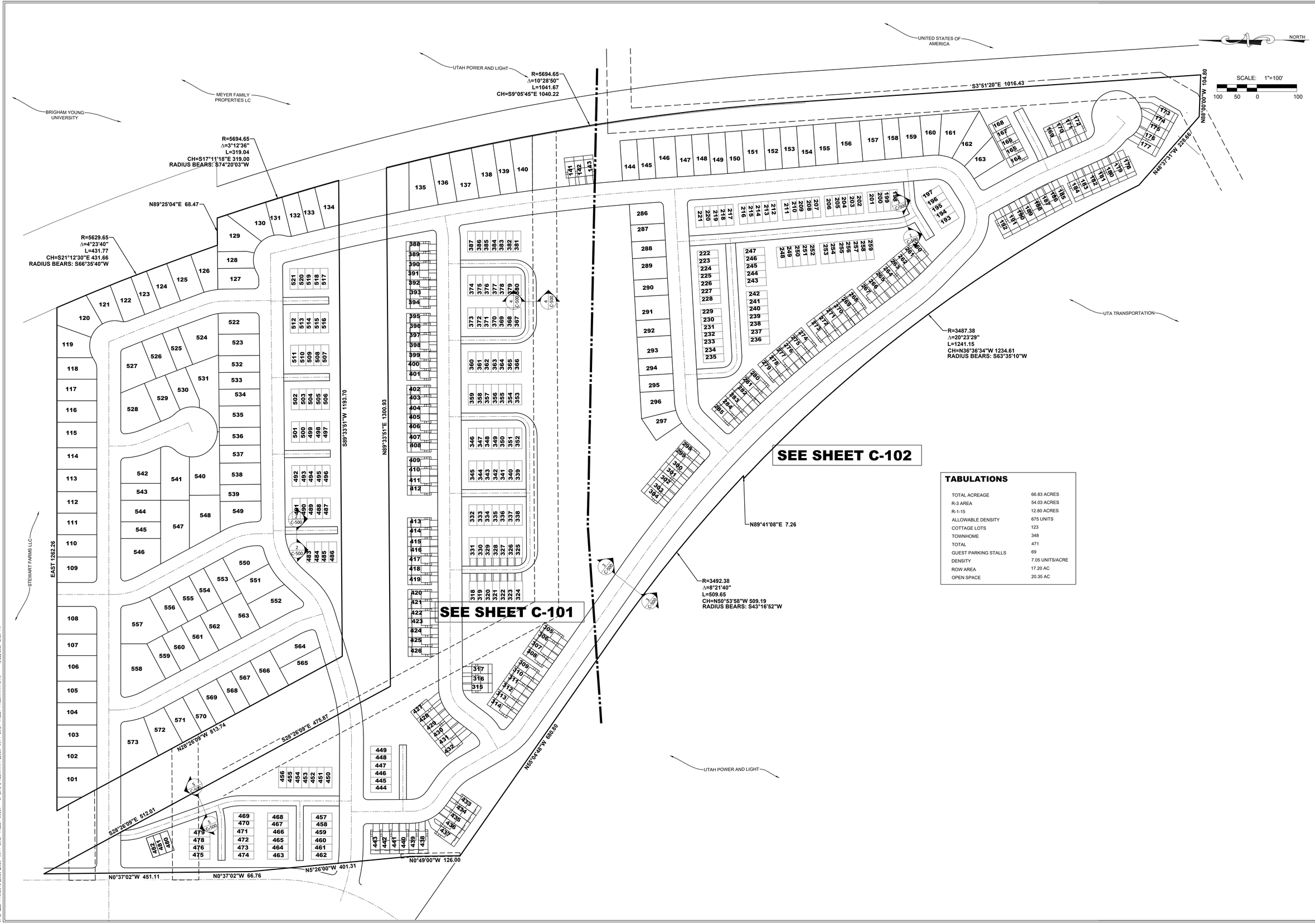
QUIET VALLEY-PRELIMINARY PLAN
SPANISH FORK, UTAH
COVER

REVISIONS
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LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=120'
DATE: 1/22/2021

SHEET
COVER

V:\20-PROJECTS\2020-0074 QUIET VALLEY PUD - SF\CAD\PRELIMINARY\2020-0074 QUIET VALLEY PRELIMINARY.DWG 1/22/2021 4:49 PM



TABULATIONS

TOTAL ACREAGE	66.83 ACRES
R-3 AREA	54.03 ACRES
R-1-15	12.80 ACRES
ALLOWABLE DENSITY	675 UNITS
COTTAGE LOTS	123
TOWNHOME	348
TOTAL	471
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QUIET VALLEY-PRELIMINARY PLAN

SPANISH FORK, UTAH

OVERALL LOT LAYOUT

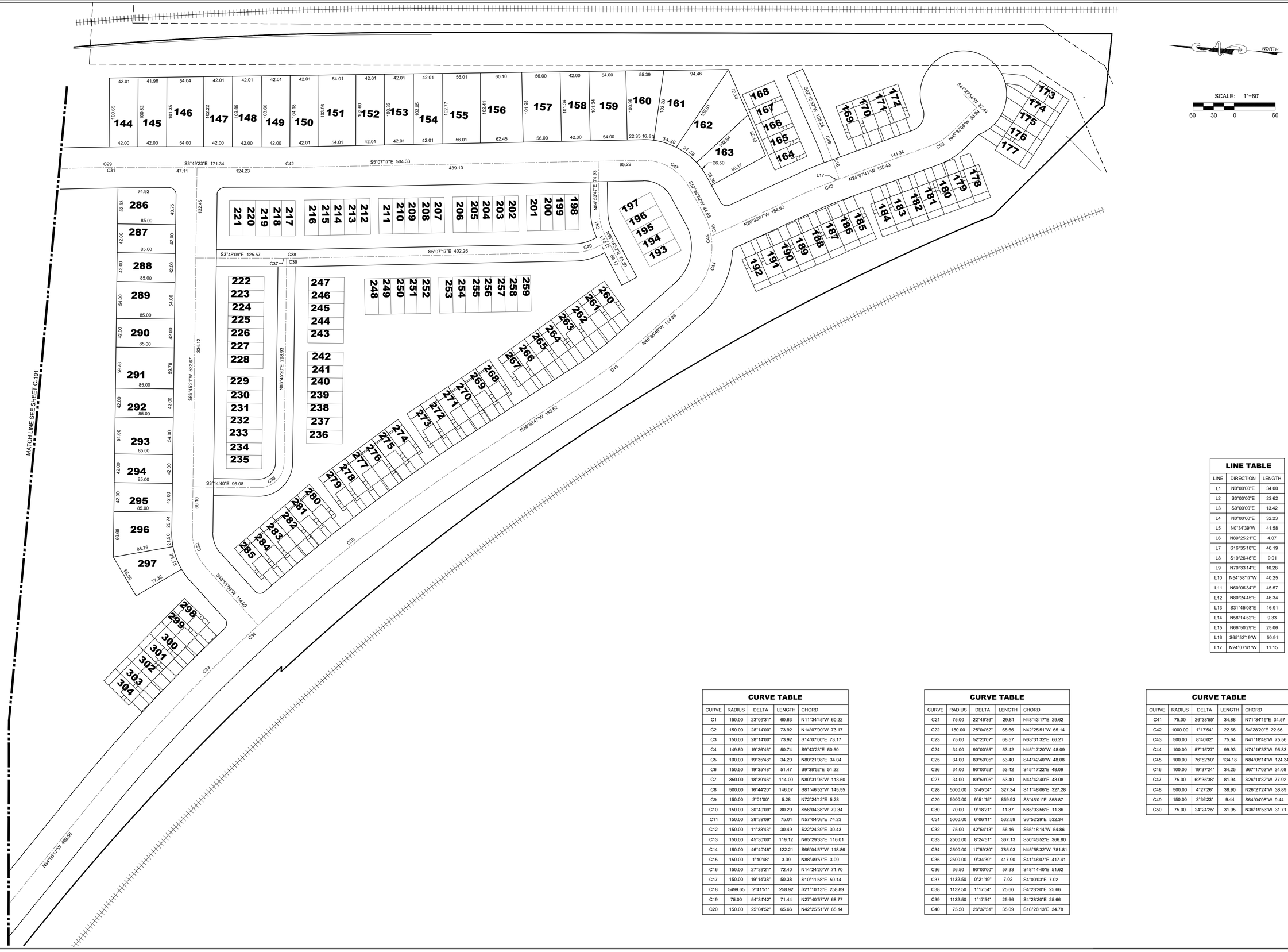
REVISIONS
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LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=100'
DATE: 1/22/2021

SHEET
C-100

S:\LEI PROJECTS\2020\2020-0074 QUIET VALLEY - SF\DWG\PRELIMINARY\2020-0074 QUIET VALLEY PRELIMINARY.DWG 1/22/2021 4:49 PM


N90°00'00"E 1472.61
N0°00'00"E 130.00
N90°00'00"E 1472.61
94.44
314.84
289.64
372.51
261.12
S89°50'58"E 94.67
S89°50'58"E 149.62
S0°09'02"W 275.45
S89°50'58"E 419.97
N89°50'58"W 181.88
113.75
154.88
N0°23'35"W 151.53
129.44
22.09
N90°00'00"W 166.91
S73°24'42"W 172.86
S42°44'33"W 48.86
N28°14'00"W 248.34
N22°59'51"W 117.69
N89°25'21"E 584.56
192.00
117.40
N89°43'06"E 1123.56
292.31
63.25
S89°42'12"W 316.00
157.99
158.00
N89°42'12"E 124.00
N54°58'17"W 498.56
MATCH LINE SEE SHEET C-102
SCALE: 1"=60'
60 30 0 60
NORTH
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QUIET VALLEY-PRELIMINARY PLAN
SPANISH FORK, UTAH
LOT LAYOUT
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DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=60'
DATE: 1/22/2021
SHEET
C-101



LINE TABLE

LINE	DIRECTION	LENGTH
L1	N0°00'00"E	34.00
L2	S0°00'00"E	23.62
L3	S0°00'00"E	13.42
L4	N0°00'00"E	32.23
L5	N0°34'39"W	41.58
L6	N89°25'21"E	4.07
L7	S16°35'18"E	46.19
L8	S19°26'46"E	9.01
L9	N70°33'14"E	10.28
L10	N54°58'17"W	40.25
L11	N60°06'34"E	45.57
L12	N80°24'45"E	46.34
L13	S31°45'08"E	16.91
L14	N58°14'52"E	9.33
L15	N66°50'29"E	25.06
L16	S65°52'19"W	50.91
L17	N24°07'41"W	11.15

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	150.00	23°09'31"	60.63	N11°34'45"W 60.22
C2	150.00	28°14'00"	73.92	N14°07'00"W 73.17
C3	150.00	28°14'00"	73.92	S14°07'00"E 73.17
C4	149.50	19°26'46"	50.74	S9°43'23"E 50.50
C5	100.00	19°35'48"	34.20	N80°21'08"E 34.04
C6	150.50	19°35'48"	51.47	S9°38'52"E 51.22
C7	350.00	18°39'46"	114.00	N80°31'05"W 113.50
C8	500.00	16°44'20"	146.07	S81°46'52"W 145.55
C9	150.00	2°01'00"	5.28	N72°24'12"E 5.28
C10	150.00	30°40'09"	80.29	S58°04'38"W 79.34
C11	150.00	28°39'09"	75.01	N57°04'08"E 74.23
C12	150.00	11°38'43"	30.49	S22°24'39"E 30.43
C13	150.00	45°30'00"	119.12	N65°29'33"E 116.01
C14	150.00	46°40'48"	122.21	S66°04'57"W 118.86
C15	150.00	1°10'48"	3.09	N88°49'57"E 3.09
C16	150.00	27°39'21"	72.40	N14°24'20"W 71.70
C17	150.00	19°14'38"	50.38	S10°11'58"E 50.14
C18	5499.65	2°41'51"	258.92	S21°10'13"E 258.89
C19	75.00	54°34'42"	71.44	N27°40'57"W 68.77
C20	150.00	25°04'52"	65.66	N42°25'51"W 65.14

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	75.00	22°46'36"	29.81	N48°43'17"E 29.62
C22	150.00	25°04'52"	65.66	N42°25'51"W 65.14
C23	75.00	52°23'07"	68.57	N63°31'32"E 66.21
C24	34.00	90°00'55"	53.42	N45°17'20"W 48.09
C25	34.00	89°59'05"	53.40	S44°42'40"W 48.08
C26	34.00	90°00'52"	53.42	S45°17'22"E 48.09
C27	34.00	89°59'05"	53.40	N44°42'40"E 48.08
C28	5000.00	3°45'04"	327.34	S11°48'06"E 327.28
C29	5000.00	9°51'15"	859.93	S8°45'01"E 858.87
C30	70.00	9°18'21"	11.37	N85°03'56"E 11.36
C31	5000.00	6°06'11"	532.59	S6°52'29"E 532.34
C32	75.00	42°54'13"	56.16	S65°18'14"W 54.86
C33	2500.00	8°24'51"	367.13	S50°45'52"E 366.80
C34	2500.00	17°59'30"	785.03	N45°58'32"W 781.81
C35	2500.00	9°34'39"	417.90	S41°46'07"E 417.41
C36	36.50	90°00'00"	57.33	S48°14'40"E 51.62
C37	1132.50	0°21'19"	7.02	S4°00'03"E 7.02
C38	1132.50	1°17'54"	25.66	S4°28'20"E 25.66
C39	1132.50	1°17'54"	25.66	S4°28'20"E 25.66
C40	75.50	26°37'51"	35.09	S18°26'13"E 34.78

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	75.00	26°38'55"	34.88	N71°34'19"E 34.57
C42	1000.00	1°17'54"	22.66	S4°28'20"E 22.66
C43	500.00	8°40'02"	75.64	N41°18'48"W 75.56
C44	100.00	57°15'27"	99.93	N74°16'33"W 95.83
C45	100.00	76°52'50"	134.18	N84°05'14"W 124.34
C46	100.00	19°37'24"	34.25	S67°17'02"W 34.08
C47	75.00	62°35'38"	81.94	S26°10'32"W 77.92
C48	500.00	4°27'26"	38.90	N26°21'24"W 38.89
C49	150.00	3°36'23"	9.44	S64°04'08"W 9.44
C50	75.00	24°24'25"	31.95	N36°19'53"W 31.71

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QUIET VALLEY-PRELIMINARY PLAN

SPANISH FORK, UTAH

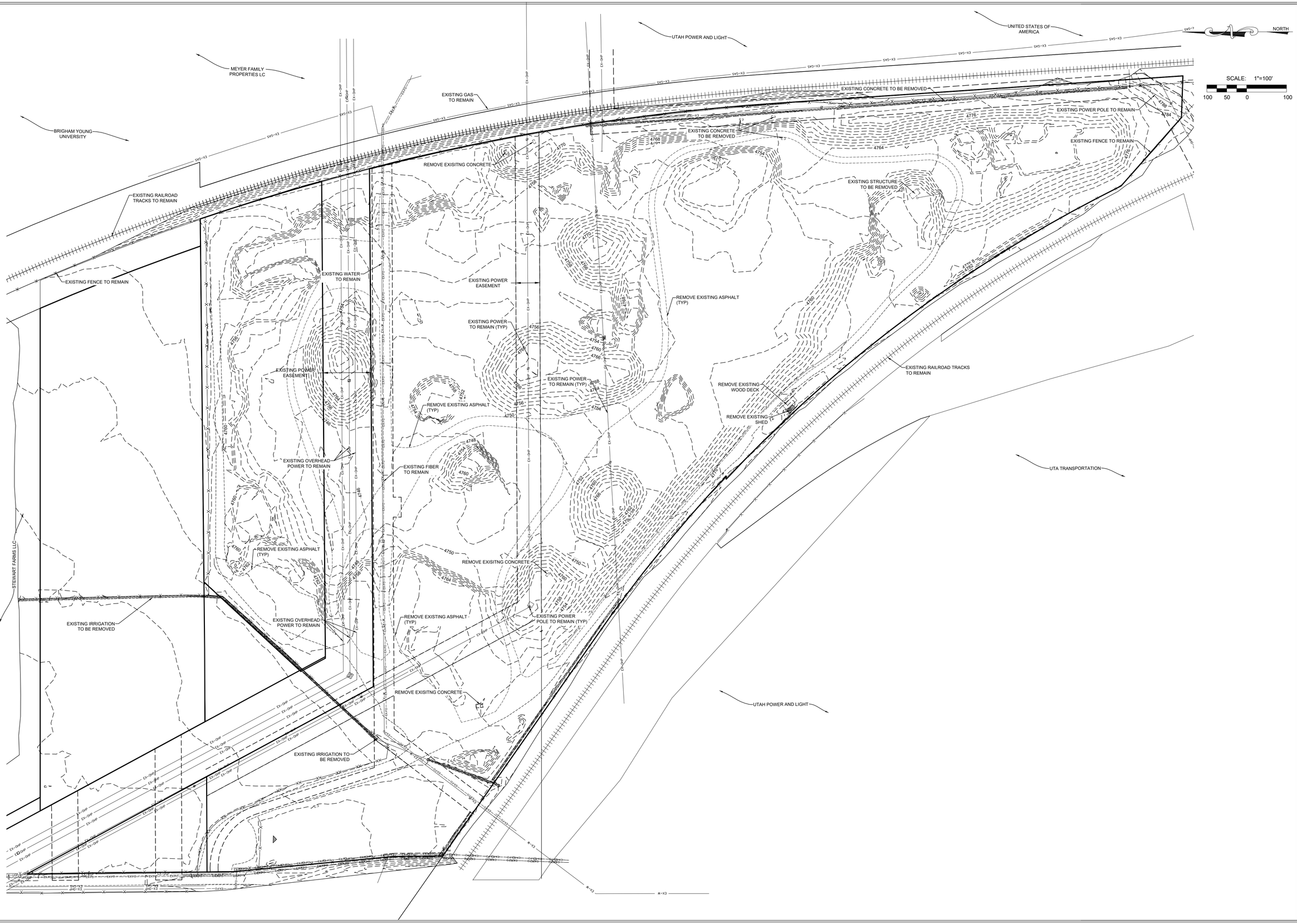
LOT LATOUT

REVISIONS
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2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=60'
DATE: 1/22/2021

SHEET
C-102

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QUIET VALLEY-PRELIMINARY PLAN

SPANISH FORK, UTAH

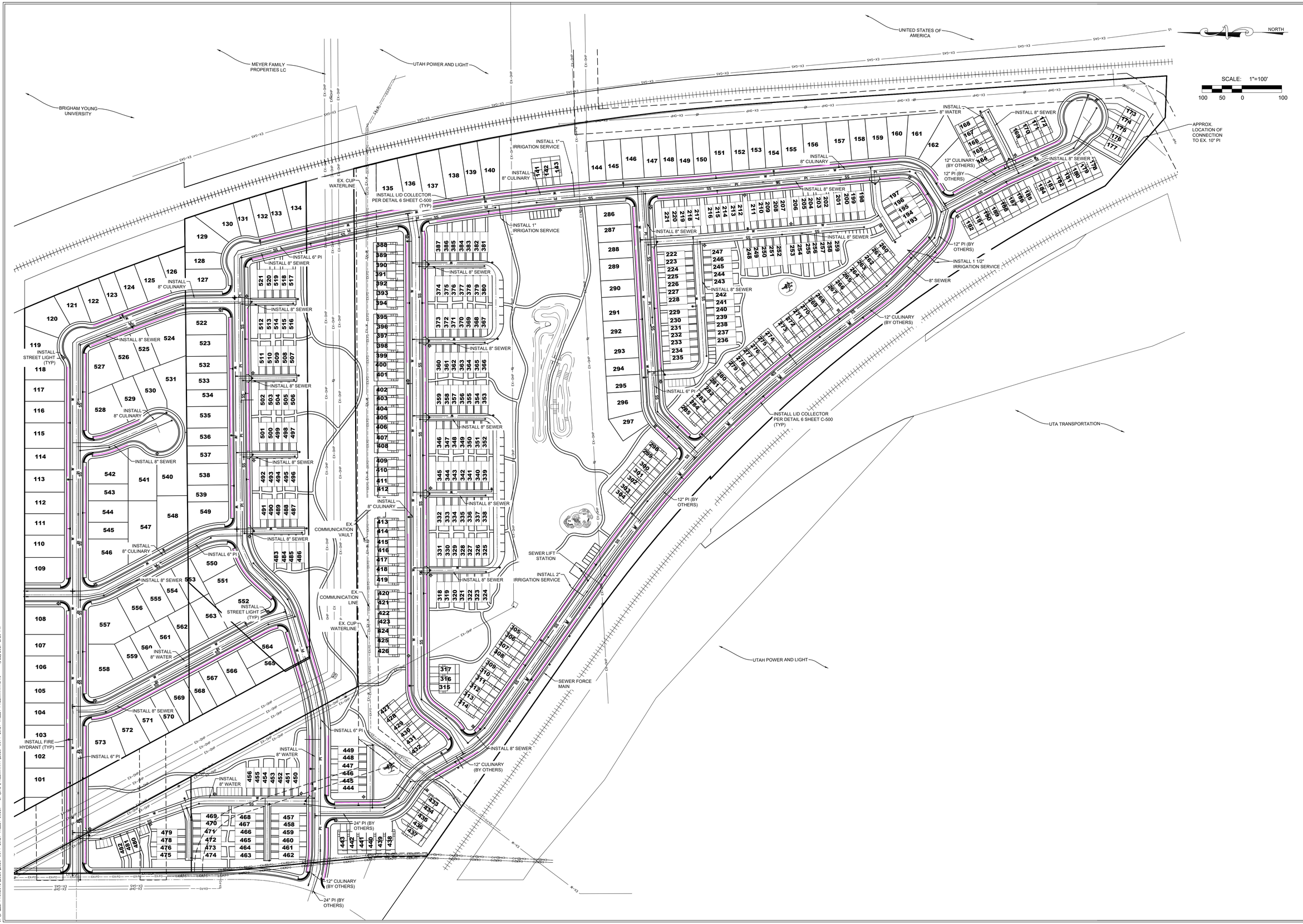
EXISTING CONDITIONS

REVISIONS
1 -
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DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=100'
DATE: 1/22/2021

SHEET
C-200

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QUIET VALLEY-PRELIMINARY PLAN

SPANISH FORK, UTAH

OVERALL UTILITIES

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LEI PROJECT #:	2020-0074
DRAWN BY:	DSE/BJA
DESIGNED BY:	BTG
SCALE:	1"=100'
DATE:	1/22/2021
SHEET	C-400

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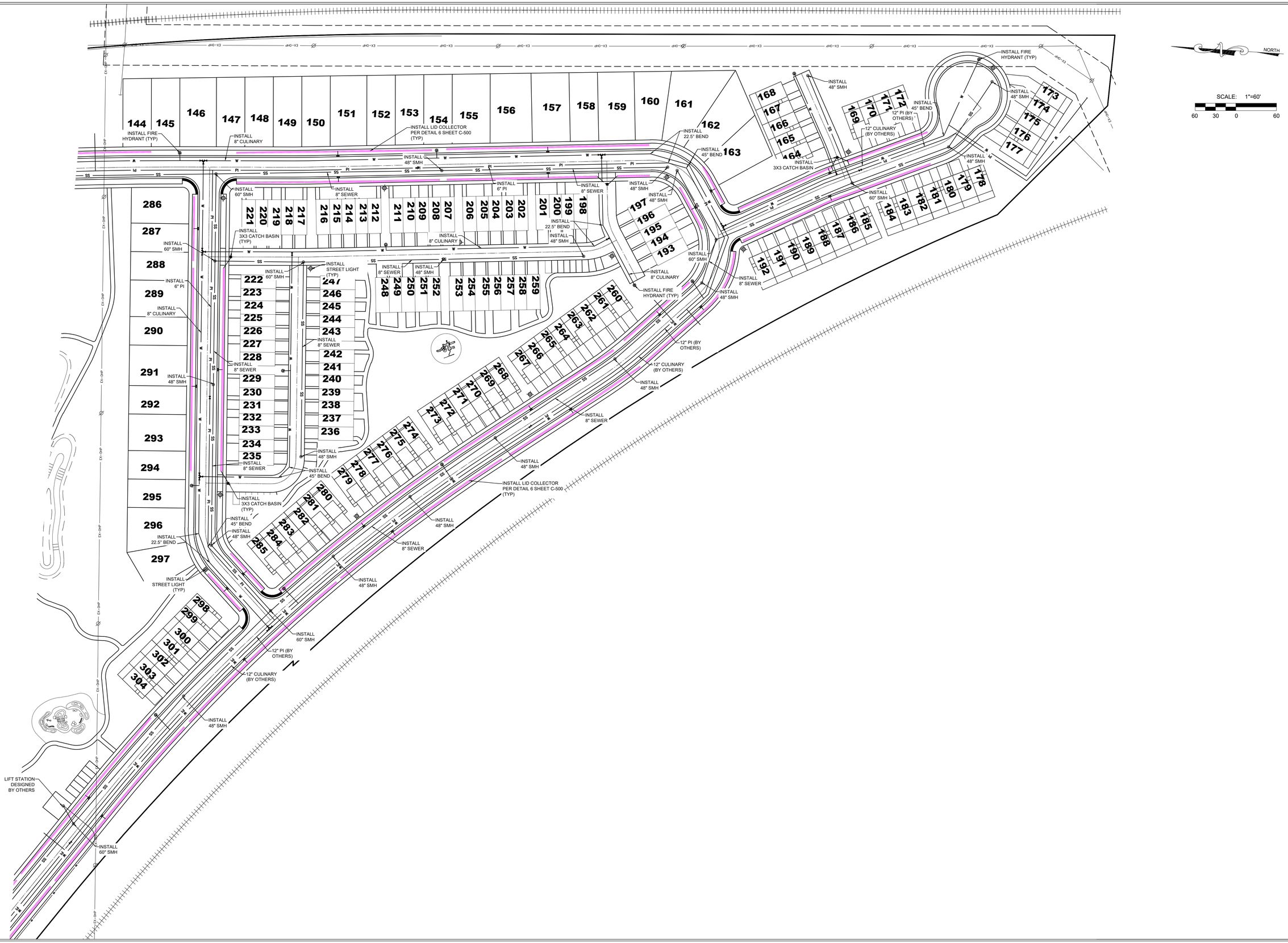
QUIET VALLEY-PRELIMINARY PLAN

SPANISH FORK, UTAH

UTILITY SHEET 1

REVISIONS
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4 -
5 -

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DESIGNED BY:	BTG
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SHEET	C-401



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QUIET VALLEY-PRELIMINARY PLAN

SPANISH FORK, UTAH

UTILITY SHEET 2

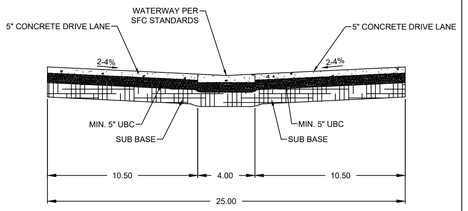
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DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: 1"=60'
DATE: 1/22/2021

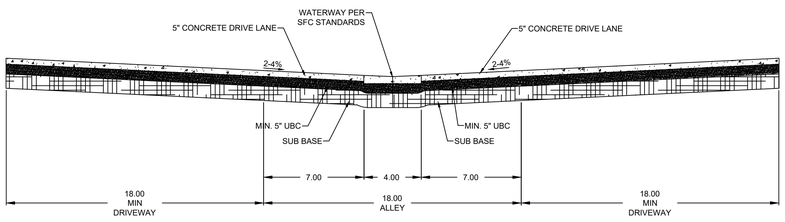
SHEET

C-402

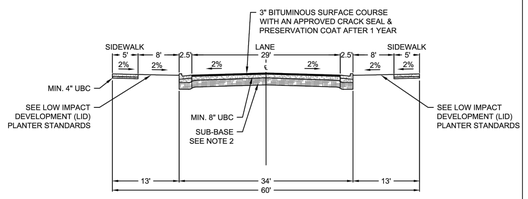
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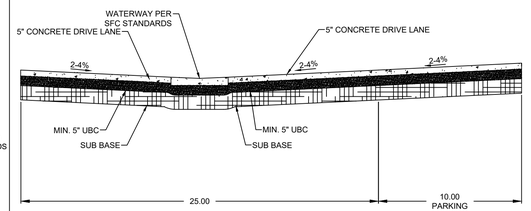
1 ALLEYWAY: 26' PRIVATE DRIVE



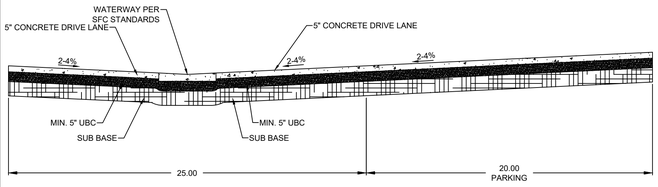
2 ALLEYWAY CROSS SECTION: 18' PRIVATE DRIVE



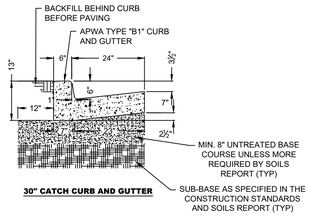
3 RESIDENTIAL LOCAL STREET: 60' ROW



4 25' ALLEYWAY W/ 10' PARALLEL PARKING

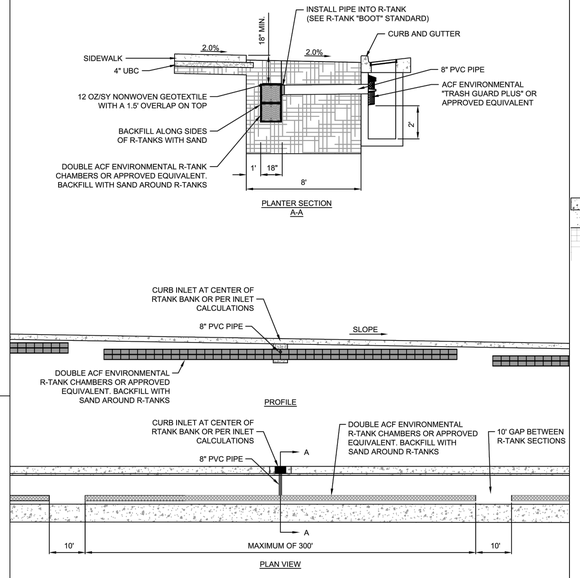


5 25' ALLEYWAY WITH 20' PERPINDICULAR PARKING



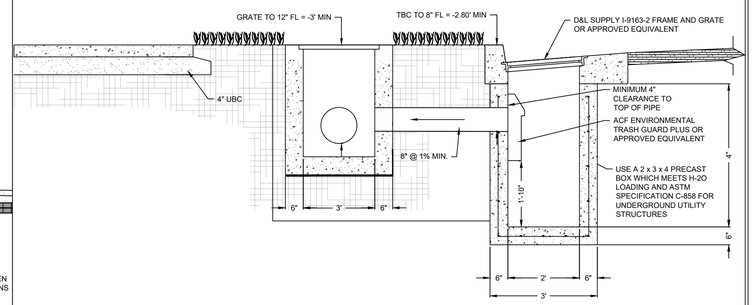
30" CATCH CURB AND GUTTER

6 30" CURB AND GUTTER



NOTES:
1. THE TOP OF ALL R-TANK CHAMBERS ALONG A CONTINUOUS SECTION OF CHAMBERS SHALL BE DESIGNED TO BE A MINIMUM OF 3" BELOW THE GUTTER FLOWLINE AT THE INLET.
2. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

7 RESIDENTIAL LID COLLECTOR



NOTES:
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
2. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

8 ARTERIAL/STREET GRASS SWALE INLET DETAIL

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QUIET VALLEY-PRELIMINARY PLAN

SPANISH FORK, UTAH

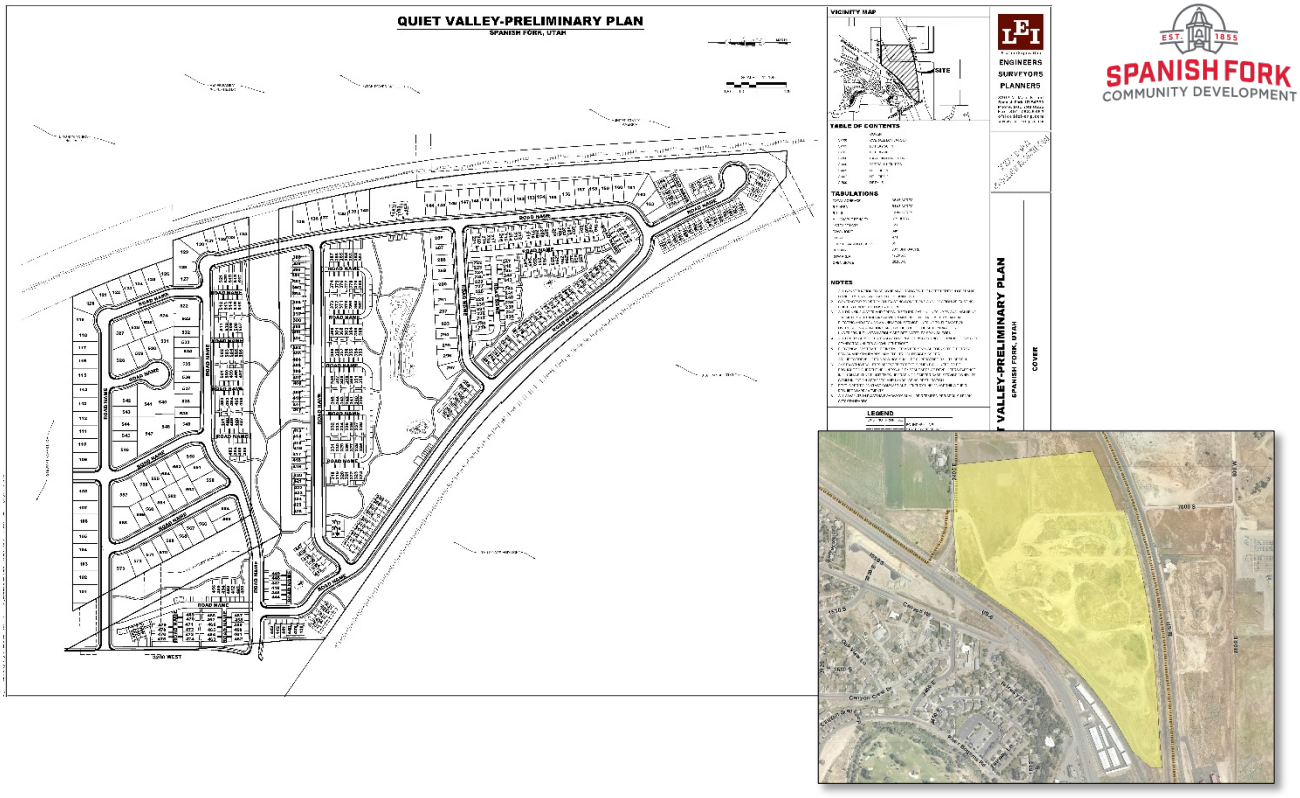
DETAILS

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LEI PROJECT #: 2020-0074
DRAWN BY: DSE/BJA
DESIGNED BY: BTG
SCALE: NONE
DATE: 1/22/2021

SHEET
C-500

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Quiet Valley Preliminary Plat Approval Request

March 3, 2021, Planning Commission.

Located at 3400 East Highway 6, including 66.8 acres.

The subject property is zoned R-3 and R-R.

The applicant has requested Preliminary Plat approval for a four hundred seventy-one (471) home Master Planned Development.

Key Issues

1. Master Planned Development requirements and deviations from zoning standards.
2. Proposed amenities.
3. Architecture.
4. Utilities.
5. Access.
6. Zoning.

Exhibits

1. Preliminary Plat.

Recommendation

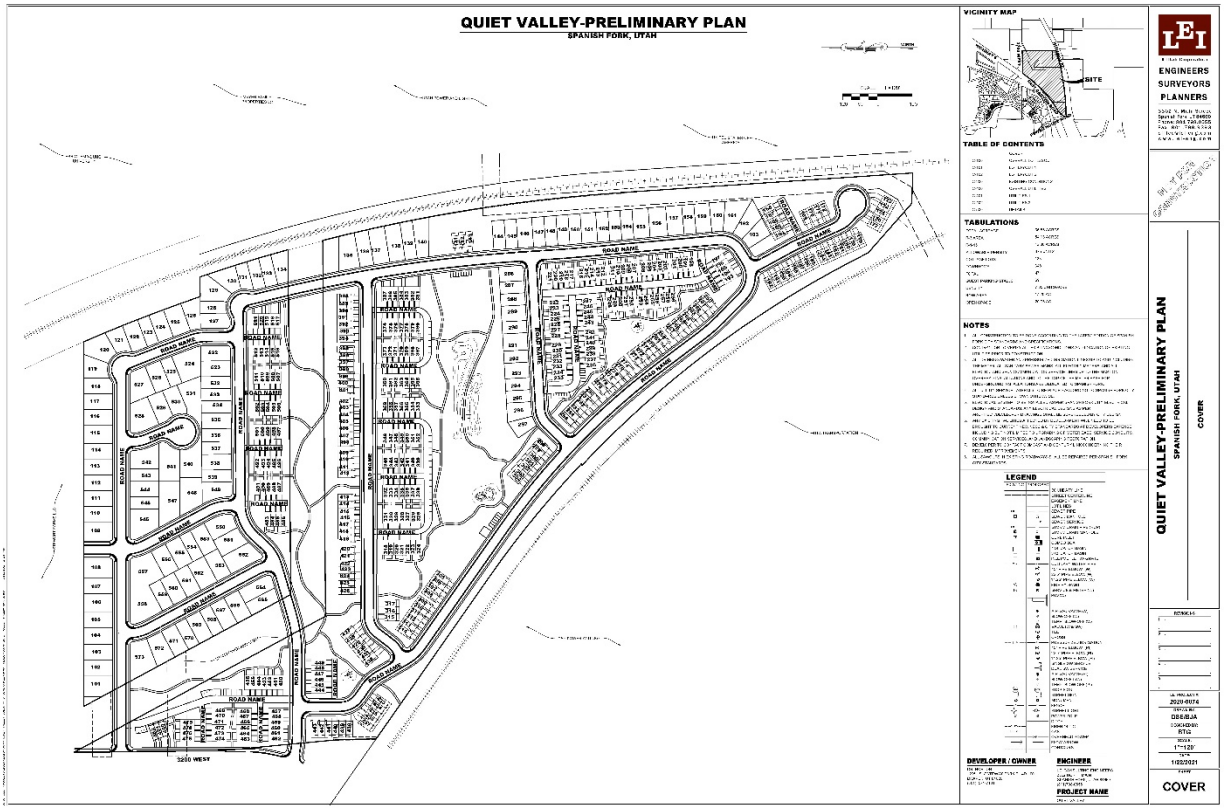
That the proposed Preliminary Plat be recommended for approval based on the following findings and subject to the following conditions:

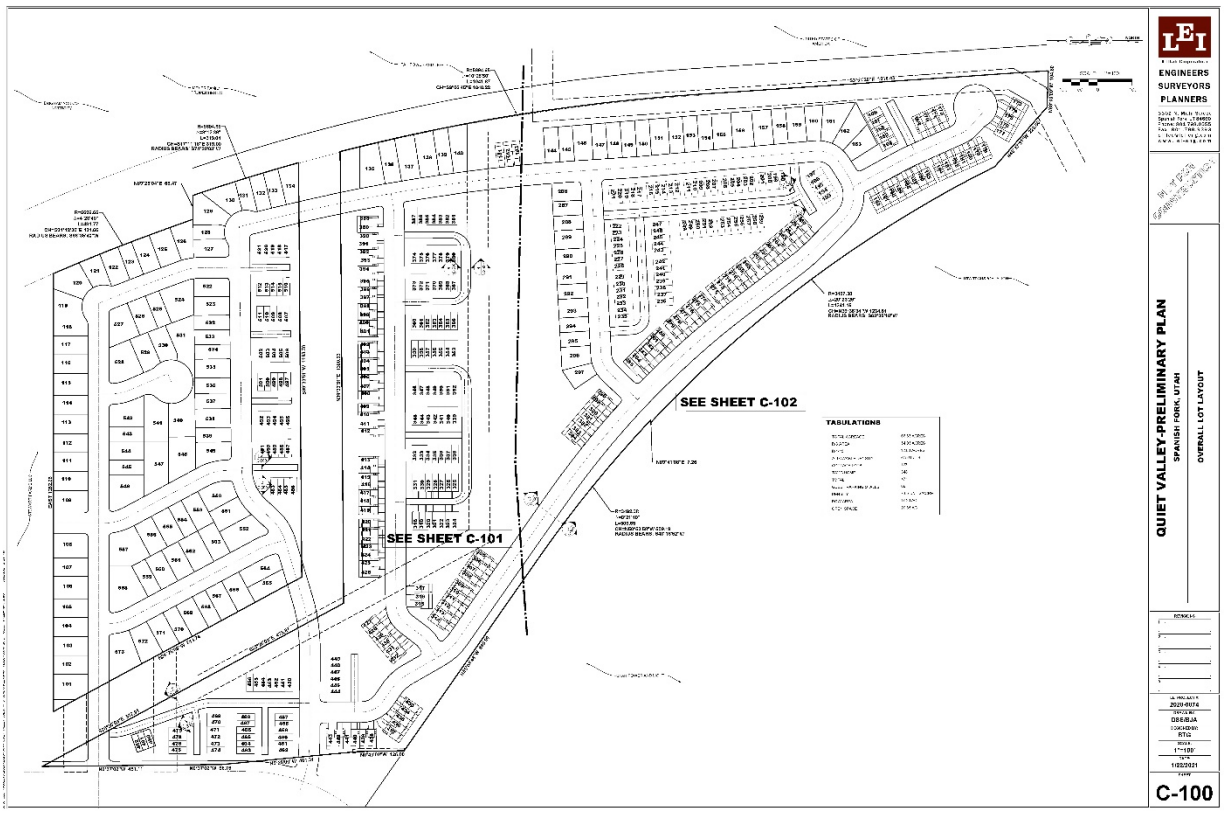
Finding

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

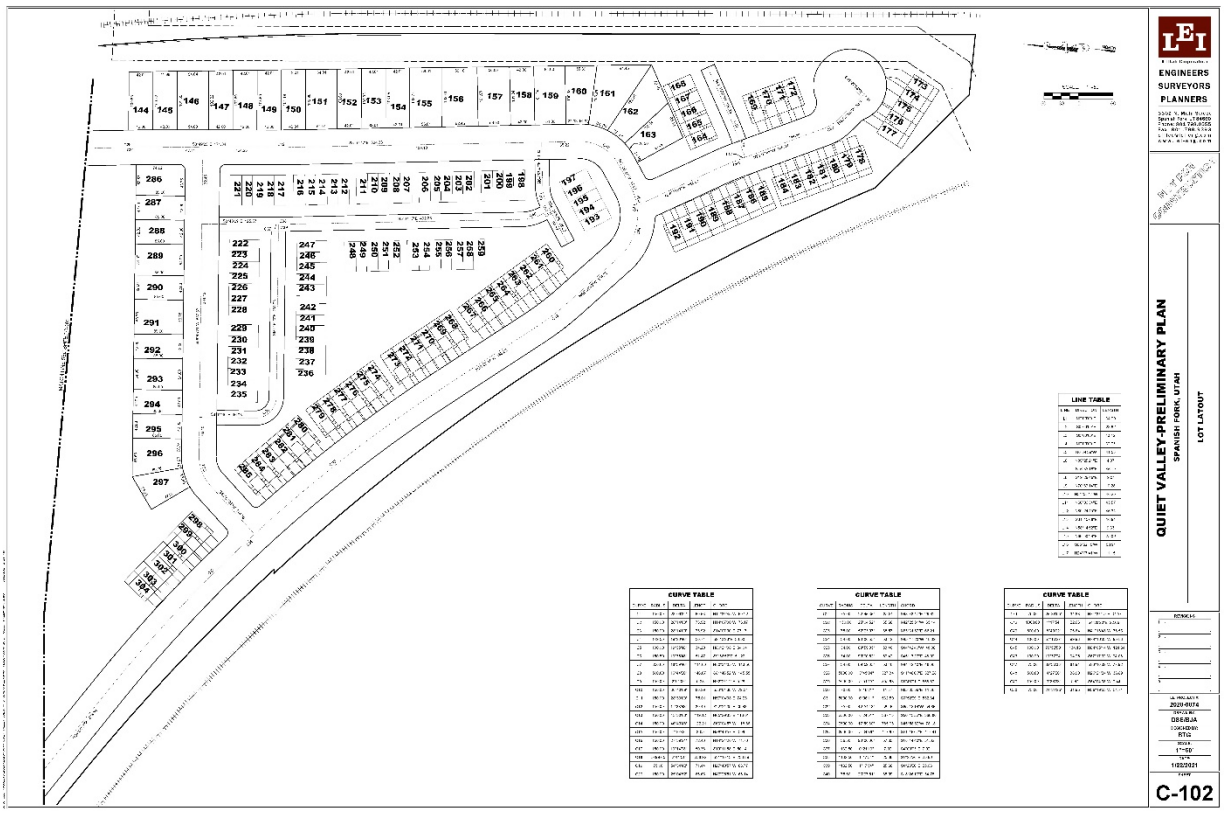
Conditions

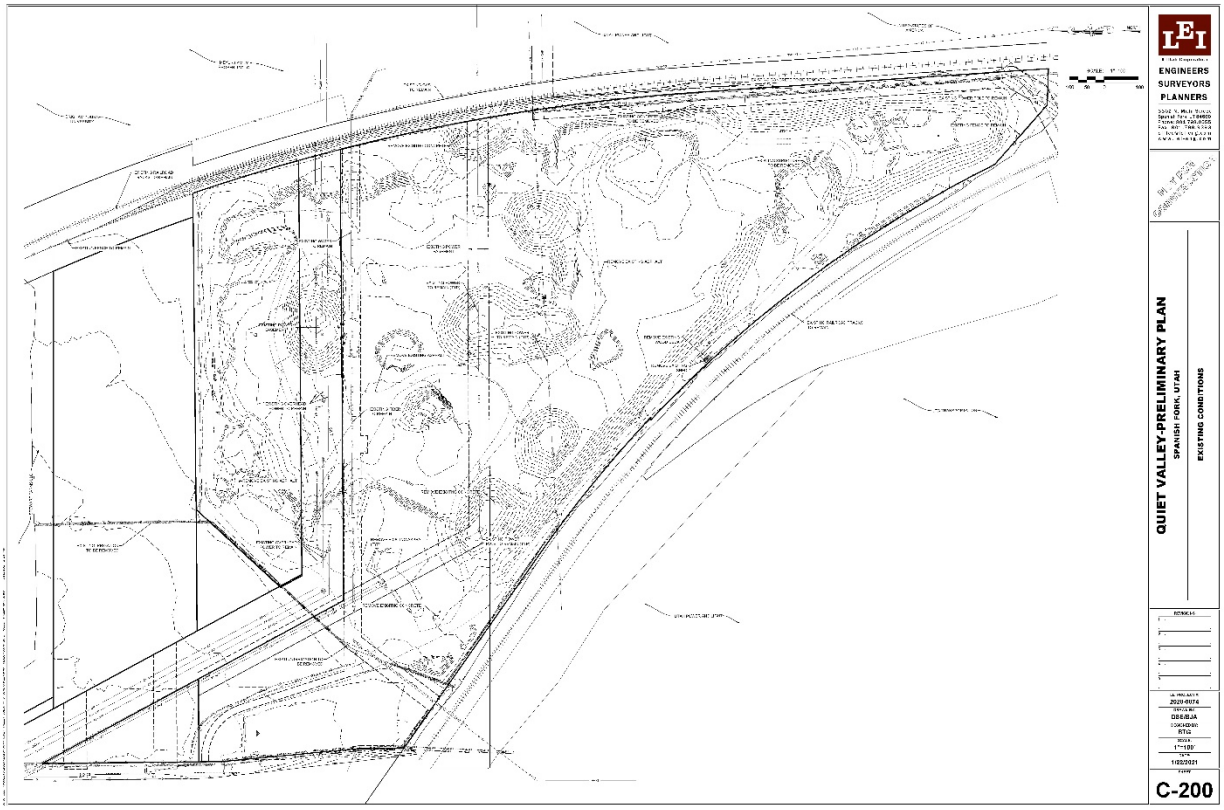
1. That the applicant meets the City's Zoning requirements and Construction Standards, understanding that some Standards may be modified to address aspects of the proposal.
2. That the City Council approve a Zone Change for the north portion of the development to R-1-15.
3. That the applicant addresses any red-lines.
4. That the applicant acquires lands that are currently owned by Rocky Mountain Power or amend the Plat as needed.
5. That the approval is subject to the applicant entering into a development agreement that expressly defines home designs, amenities, improvements to common areas, requirements for private landscaping, fencing and the phasing of on and off-site improvements.

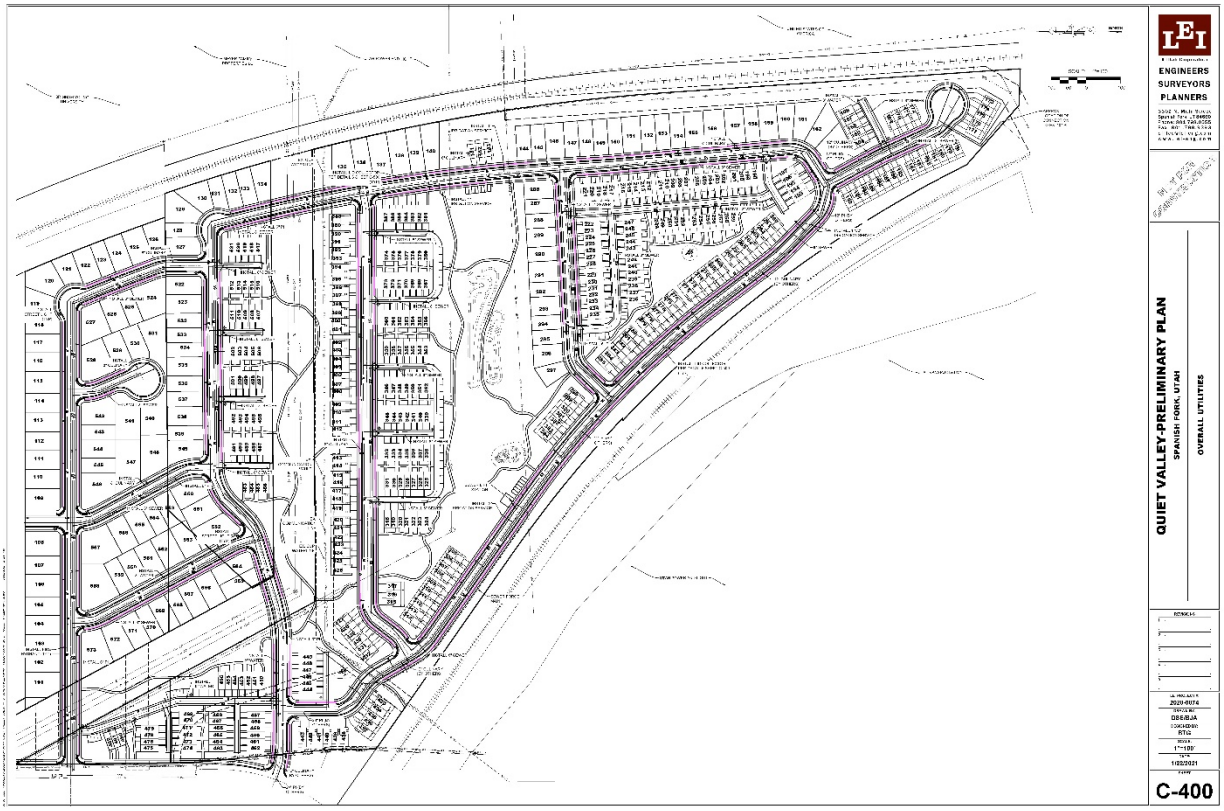

QUIET VALLEY-PRELIMINARY PLAN
SPANISH FORK, UTAH
VICINITY MAP
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COVER
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DBE/BJA
CSK/HDW/
RTG
1"=100'
1/22/2021
COVER
3200 WEST


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SEE SHEET C-102
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DBE/BJA
CSK/HDW/
RTG
1"=100'
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C-100

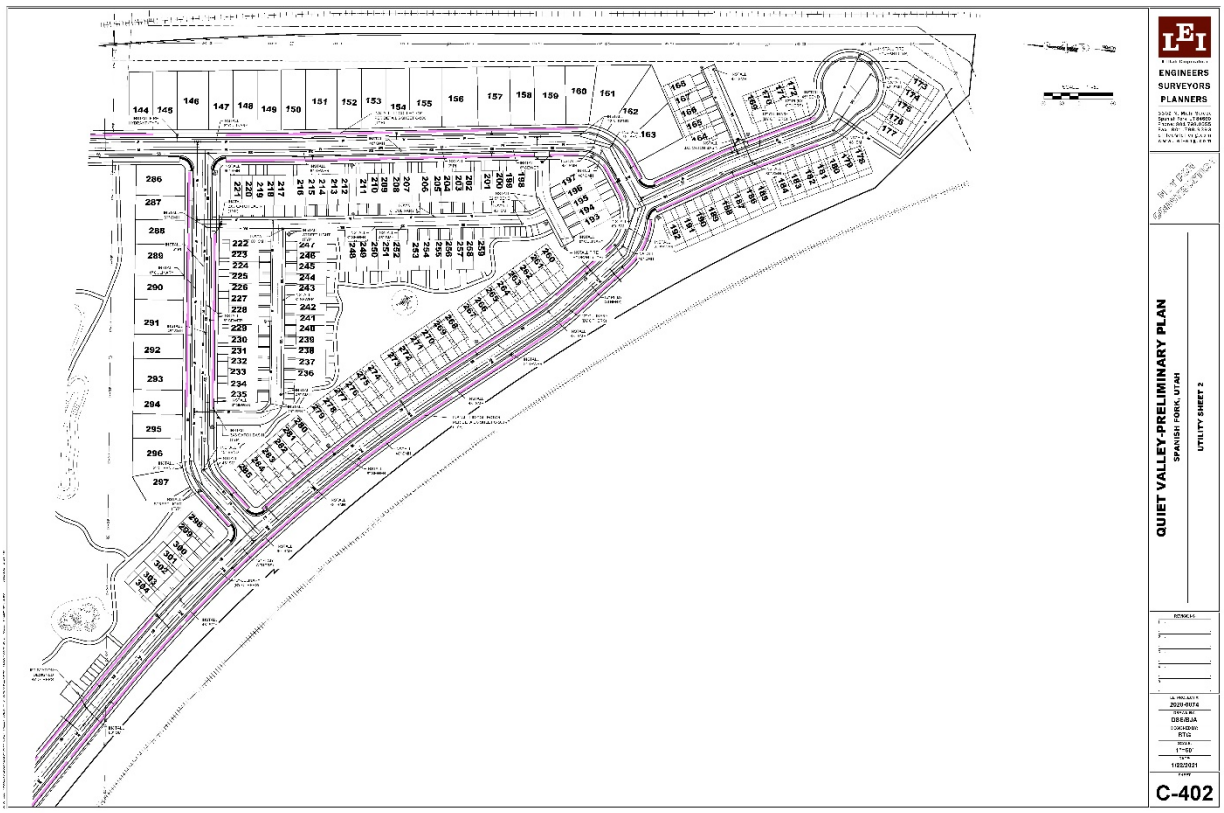

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SURVEYORS
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QUIET VALLEY-PRELIMINARY PLAN
SPANISH FORK, UTAH
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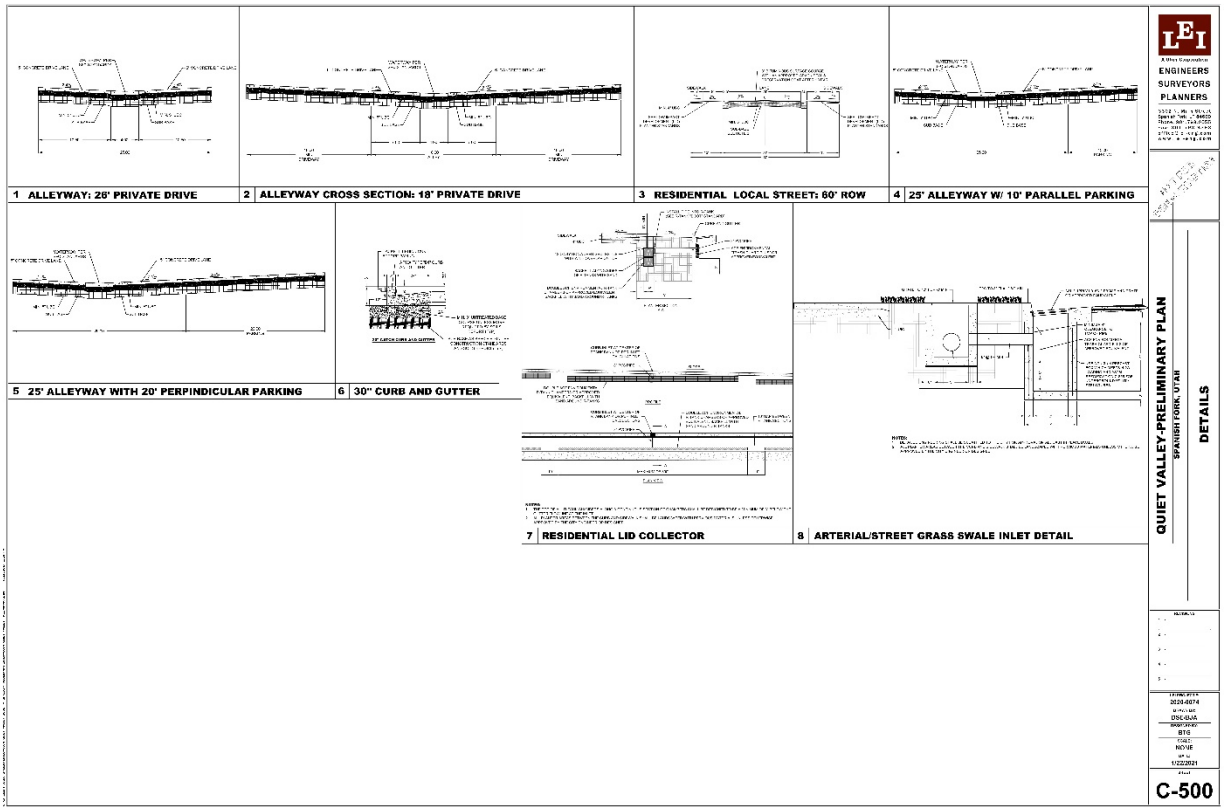

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SPANISH FORK, UTAH
LOT LAYOUT
LINE TABLE
CURVE TABLE
CURVE TABLE
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SPANISH FORK, UTAH
UTILITY SHEET 2
C-402


1 ALLEYWAY: 28' PRIVATE DRIVE
2 ALLEYWAY CROSS SECTION: 18' PRIVATE DRIVE
3 RESIDENTIAL LOCAL STREET: 60' ROW
4 25' ALLEYWAY W/ 10' PARALLEL PARKING
5 25' ALLEYWAY WITH 20' PERPINDICULAR PARKING
6 30" CURB AND GUTTER
7 RESIDENTIAL LID COLLECTOR
8 ARTERIAL/STREET GRASS SWALE INLET DETAIL
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