Wednesday, August 4, 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, with a Planning Commission work session commencing at 5:00 p.m. and a Planning Commission meeting commencing at 6:00 p.m. on August 4, 2021.

Planning Commissioners

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

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the Council Chambers, City Hall, at 40 South Main Street, Spanish Fork, Utah. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. Work Session (5:00 p.m.) No formal actions are taken in a work session.

2. Minutes

Subject	**A. July 7, 2021**
Meeting	Aug 4, 2021 - Planning Commission
Category	2. Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.planningcommission.7-7-2021.pdf (105 KB)

3. Conditional Use Permit (Public Hearing)

Subject	**A. 200 EAST 2021 CELL TOWER MODIFICATION. The proposal involves adding equipment on an existing tower located at approximately 1501 North 200 East.**
Meeting	Aug 4, 2021 - Planning Commission
Category	3. Conditional Use Permit (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
report.pc.200eastcelltowermodify.8-4-2021.pdf (8,137 KB)

4. Zone Change (Public Hearing)

Subject **A. WASATCH PALLET. The proposal involves changing the current Zone from I-1 to I-2 for a parcel located at approximately 800 West 1000 North.**

Meeting Aug 4, 2021 - Planning Commission

Category 4. Zone Change (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
report.pc.wasatchpallet.8-4-2021.pdf (1,640 KB)

Subject **B. SLIM CHICKENS. The proposal involves changing the current Zone from R-1-6 to C-2 with the Development Enhancement Overlay for property located at 990 North 400 East.**

Meeting Aug 4, 2021 - Planning Commission

Category 4. Zone Change (Public Hearing)

Access Public

Type Action, Discussion

File Attachments
report.pc.slimchickens.8-4-2021.pdf (10,140 KB)

5. Preliminary Plat

Subject **A. JOHNSON SUBDIVISION. The proposal involves the Preliminary Plat of a Master Planned Development including fifty-three (53) residential lots located at approximately 1000 South 3400 East.**

Meeting Aug 4, 2021 - Planning Commission

Category 5. Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
report.pc.johnsonsubdivision.8-4-2021.pdf (2,958 KB)

6. Annexation

Subject	**A. UTAH WEST. The proposal requests that 119 acres located at approximately 1600 North 900 West be annexed into the City.**
Meeting	Aug 4, 2021 - Planning Commission
Category	6. Annexation
Access	Public
Type	Action, Discussion

File Attachments
report.pc.utahwest.8-4-2021.pdf (2,422 KB)

7. Title 15 Amendments (Public Hearing)

Subject	**A. TITLE 15 AMENDMENTS.**
Meeting	Aug 4, 2021 - Planning Commission
Category	7. Title 15 Amendments (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
memo.mdp.trees.5-28-2021.pdf (92 KB)

8. Transportation Master Plan (Public Hearing)

Subject	**A. TRANSPORTATION MASTER PLAN.**
Meeting	Aug 4, 2021 - Planning Commission
Category	8. Transportation Master Plan (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
TMP CC Memo - Jun 30, 2021.pdf (390 KB)

9. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
July 7, 2021

Commission Members Present: Chairman Kevin Oyler, John Mendenhall, Shauna Warnick, Joseph Earnest, Jesse Cardon. Absent: Todd Mitchell.

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

Citizens Present: Peter Matson, Craig Jacobsen, John Tyrrell, Rob McNeel, Millie Ahplanhap.

WORK SESSION

Chairman Oyler called the meeting to order at 6:01 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance
Commissioner Cardon led the pledge.

MINUTES

June 2, 2021

Commissioner Cardon moved to approve the minutes from June 2, 2021.

Commissioner Mendenhall seconded and the motion passed all in favor.

CONDITIONAL USE PERMIT (Public Hearing)
1150 EAST 2021 CELL TOWER MODIFICATION

Brandon Snyder used the screen to explain the locations and proposed upgrades of both the 1150 East cell tower and the 500 South cell tower. Staff has no concerns about either proposal.

Commissioner Mendenhall asked Brandon Snyder if maintenance on these cell towers could happen at inconvenient times and be a nuisance to neighbors.

Brandon Snyder stated that he believes work on the towers will not be a nuisance to anyone.

Chairman Oyler asked Brandon if the cell towers in the City are owned by one entity or shared.

Brandon Snyder stated that most are shared. One company leases the land while another is in charge of construction and maintenance of the tower.

Commissioner Cardon asked what would lead to a masonry wall being put around the 1150 East cell tower but not the 500 South cell tower.

Brandon Snyder responded that it is due to location. The 1150 East cell tower is on City public property whereas the 500 South cell tower is on a business's property.

Dave Anderson said that the City installed the wall, not the company affiliated with the cell tower.

Chairman Oyler opened the public hearing at 6:08 p.m.

There was no public comment.

Chairman Oyler closed the public hearing at 6:08 p.m.

Commissioner Earnest moved to recommend to approve the 1150 East 2021 Cell Tower Modification to the City Council based on the following finding and conditions.

Finding:

1. That the proposal conforms to the City's Zoning Map.

Conditions:

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

Commissioner Cardon seconded and the motion passed all in favor.

500 SOUTH 2021 CELL TOWER MODIFICATION

Chairman Oyler opened the public hearing at 6:08 p.m.

There was no public comment.

Chairman Oyler closed the public hearing at 6:08 p.m.

Commissioner Warnick moved to recommend the 251 West 500 South 2021 Cell Tower Modification to the City Council based on the following findings and conditions.

Finding:

1. That the proposal conforms to the City's Zoning Map.

Conditions:

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

Commissioner Earnest seconded and the motion passed all in favor.

Preliminary Plat
SWIFT CREEK

Dave Anderson explained the location of the property at hand. It is near US Hwy 6 and 3400 East. Multiple residential developments are occurring in the area.

The Baum family's property is not included in the current site but the design would accommodate future growth in that area.

A potential conflict is that the development includes long straight streets which are conducive to fast driving. Staff proposes narrowing the street in two areas as a traffic calming measure.

Dave Anderson emphasized that the applicant has stayed within the criteria for lot size.

Chairman Oyler asked what the average lot size is.

Brandon Snyder replied that it is 15,793 square feet.

Dave Anderson mentioned that developments of this character and density are becoming more rare in the City. He thinks projects like these are helpful for maintaining balance with the newer high density developments in the area.

A trail will be included in this development. It will run along Highway 6 to connect with other trail networks in the City to the north and south. One day the trail might extend all the way to the River Bottoms.

Chairman Oyler asked if the proposed trail will connect to the cul-de-sac.

Dave Anderson replied that they do not.

Commissioner Warnick asked where the trail will run in the southeast corner of the property. The southeast corner of the property will not have any houses built on it in this stage of development.

Michael Clark explained that that corner of the property has some major elevation changes within it. So rather than traverse it, the trail will run north along the street that will connect this development to 3400 East.

Commissioner Mendenhall asked if the lots would be developed individually or by one developer.

Craig Jacobsen answered that it will be mostly one developer.

Commissioner Earnest asked if there are floor plan standards in the City.

Commissioner Mendenhall asked what roads will be included in phase 1 of construction.

Dave Anderson clarified that the road on the north end of the property will be built with phase 1 and the roads on the south end of the property will be built in phase 2.

Commissioner Cardon mentioned that Mrs. Baum has expressed concern over fencing along her property and asked what fencing requirements the City can require.

Dave Anderson stated that in the City there are no fencing requirements for single family developments that contain individual lots.

Commissioner Cardon asked if the ditch in that area runs through their property.

Rob McNeel stated that the ditch does not run along their property. (6:23)

Commissioner Warnick mentioned that there has been discussion about including street trees. She asked if the developer is interested in including street trees in the development.

Craig Jacobsen said the City has no street tree requirements, so they have no plans to include street trees in the development.

Commissioner Warnick mentioned that requirements are coming down the pipe, so this development could be a pioneer of street trees.

Peter Matson asked if the City has a street tree ordinance.

Dave Anderson clarified the existing rules of the City.

Craig Jacobsen stated that trees are always provided in their developments. He believes the City should not make street trees a requirement.

Commissioner Earnest stated that the development is a Master Planned Development and so the City is within its rights and abilities to impose for extra conditions.

Chairman Oyler stated that he is not comfortable requiring street trees of the development until the City makes it an official requirement through an ordinance.

Commissioner Warnick clarified that she meant to just suggest that the developer could include street trees and did not mean for a new requirement to be imposed.

Chairman Oyler asked if the City has landscape timing requirements.

Dave Anderson explained the City's rules regarding landscaping requirements.

Commissioner Earnest asked Dave Anderson to speak to if the site mets zoning by right.

Dave Anderson stated that the City has latitude to require certain things due to the site. He mentioned that the history of the site is important. Up until the inclusion of the trail, the site met standard subdivision requirements.

Commissioner Earnest asked if there will be a masonry wall between the houses in the development and the trail.

Dave Anderson stated that there will be a masonry wall as well as a chainlink fence.

Chairman Oyler asked if the irrigation ditch on lot 21 included an access to the trail.

Dave Anderson stated that there is only room for the irrigation ditch so there will not be an access point there.

Chairman Oyler would like the development to include more points of access from the houses to the trail.

Dave Anderson stated that that was discussed in the Development Review Committee but not required in the end.

Chairman Oyler asked what the developer thinks about cutting some land from lot 28 so another access can be included.

Rob McNeel stated that there have been previous discussions about including more access. They widened access points to the trail.

Dave Anderson mentioned that that was discussed in the Development Review Committee and determined to be unnecessary. Normally they will decrease 10 lots by 2 feet rather than one lot by 20.

Michael Clark stated that other developments have had a similar amount of access points. There are two access points to the trail in the subdivision.

Commissioner Cardon asked what the rest of the Planning Commission thinks about extra access points. It is a long distance from one side of the development to the other.

Chairman Oyler mentioned that if he lived there he would like additional access

Craig Jacobsen asked if the City has access standards.

Dave Anderson answered that the City does not.

Michael Clark mentioned that the City has walkways in subdivisions in different developments.

Michael Clark showed the example of a similar walkway in his neighborhood.

Michael Clark answered it is 12 feet wide.

Commissioner Earnest would like a corridor, as well as street trees.

Chairman Oyler asked if anyone on the Commission had any additional comments to share.

Commissioner Earnest moved to recommend to approve the Swift Creek Preliminary Plat to the City Council based on the following finding and conditions.

Finding:

1. That the boundary line agreement and grantor issue with Utah County be resolved.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards,
2. That the applicant addresses any red-lines.
3. That the applicant widens both trail access drive aisles on the south side of the project from 10 feet to 25 feet per the criteria of the Parks Department.
4. That the applicant addresses any concerns raised by the City's Power and Engineering Departments.
5. That the applicant realigns the irrigation ditches as discussed.
6. That the applicant designs a low maintenance landscaping plan for the park strips on the north and south access roads.
7. That the applicant includes sidewalks on the access roads.
8. That the applicant includes trees in parkstrips as approved by staff.

No other Commissioners seconded the motion and the motion failed.

Commissioner Warnick mentioned it would be nice to have a note encouraging street trees, but they should not be required.

Chairman Oyler asked if there are plans to include any trees in the development.

Craig Jacobsen said no. Their developments that have included street trees in the past have been master planned communities with a park and other amenities.

Craig Jacobsen stated that they thought there would be other zoning possibilities given the higher density of nearby developments. Higher density developments allow for more amenities. They are not sure if they will build the project or if another builder will do the project. That is why they are hesitant to agree to specific requirements that may apply to someone else. Margins for housing construction are being squeezed, they don't want extra requirements imposed beyond what is standard.

Commissioner Warnick stated that the site is designated as Estate Density. It is not a requirement to include street trees but would be nice for the neighborhood if they did.

Craig Jacobsen believes that because the homes are nice, homeowners may take the initiative to plant street trees.

Commissioner Cardon believes that the City should move forward with making street tree requirements an official part of City's code.

Chairman Oyler stated he does not know enough about street trees to require them. What is the timeline with planting the trees and installing irrigation?

Commissioner Mendenhall mentioned that this is only a Preliminary Plat. He asked Dave Anderson if these specifications can be decided with a Final Plat.

Commissioner Earnest wants to make it clear that he recommends that there be street trees in the development.

Commissioner Mendenhall mentioned that he was required to put trees in when he built homes. He understands developer constraints with profit margins, but that is a part of construction and that cost can be passed onto the home buyer. The most important thing is not cost, it is what we want to see in the development. The City Council can remove the tree requirements if they do not agree with the requirement.

Commissioner Warnick asked if they can recommend street trees without requiring them.

Dave Anderson clarified that the Commission can recommend anything, but cannot require anything. He mentioned that there is no Zone Change required by this development, unlike many other developments the City has recently had. When a development involves a Zone Change, it is easier to tack on extra requirements. The appropriate zoning for this site is already in place so the developer has certain rights as long as the proposal is consistent with underlying zoning. This case is a little different because it is master planned so the City Council has more leeway to require extra conditions. This project would not be a Master Planned Development were it not for the trail. The Planning Commission can make any recommendations they like.

Michael Clark stated an estimated cost of street trees. The developer could squeeze in two more lots to offset the cost of putting in trees.

Commissioner Earnest stated that he does not like trees enough to increase density.

Chairman Oyler asked if this development will come with a landscaping plan.

Dave Anderson stated that single family individual lots never have landscape plans.

Chairman Oyler asked when they can continue the discussion on making street trees an official requirement.

Dave Anderson stated that the Development Review Committee can consider street tree requirements and by the next Planning Commission meeting there will be drafted code to consider.

Commissioner Mendenhall mentioned that the topic of street tree requirements has been discussed multiple times. This could be the catalyst to finalize requirements.

Commissioner Earnest stated that street tree requirements would be needed to impose street trees on developments that can be built by right, but because this is a Master Planned Development they are able to require them without an official ordinance.

Craig Jacobsen mentioned he has worked as an attorney. He believes that there will be a problem with code enforcement if the City imposes a vague street tree requirement as opposed to having local HOAs enforce something uniform.

Commissioner Warnick thanks Craig Jacobsen for his thoughts and perspective. She believes that if the Commission recommends street trees, that can show that the City is serious about street tree requirements which in turn could be a catalyst for creating an official street tree requirement.

Commissioner Cardon stated that he believes this is an important discussion to have.

Dave Anderson mentioned that part of a Master Planned Development is that there is give and take. He believes no one would notice one or two extra homes in the development. If that is what is needed to have street trees that could be worthwhile.

Chairman Oyler stated that he likes that idea.

Commissioner Warnick stated that she also likes that compromise.

Discussion ensued regarding what the lot size would be due to this change. The lots would still be sufficiently large.

Craig Jacobsen stated that they would support a condition of 2 street trees per lot if they could add a few lots.

Chairman Oyler asked what is necessary to codify this change now.

Dave Anderson said staff should make a recommendation that the project can add more density in whatever way they deem best prior to the meeting with the City Council.

Craig Jacobsen asked the Commission to move the proposal forward so they do not have weather constraints to delay construction.

Chairman Oyler asked if they can have a new Preliminary Plat in before next week's City Council meeting.

Dave Anderson stated the City Council will want to see a design showing how many lots they would be approving.

Craig Jacobsen stated they think they can have something ready for the City Council next week.

Commissioner Earnest moved to recommend to approve the Swift Creek Preliminary Plat to the City Council based on the following finding and conditions.

Finding:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal conforms with the Master Planned Development requirements of the R-1-15 zone.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards,
2. That the applicant addresses any red-lines.
3. That the applicant widens both trail access drive aisles on the south side of the project from 10 feet to 25 feet per the criteria of the Parks Department.
4. That the applicant addresses any concerns raised by the City's Power and Engineering Departments.
5. That the applicant realigns the irrigation ditches as discussed.
6. That the applicant designs a low maintenance landscaping plan for the park strips on the north and south access roads.
7. That the applicant includes sidewalks on the access roads.
8. That the applicant includes trees in parkstrips as approved by staff. The intent is to have 2 trees per lot, but the final distance needs to be approved by staff.
9. That the applicant can add 2 more lots to the development, but still needs to comply with master planned zoning requirements.

Commissioner Mendenhall seconded and the motion passed all in favor.

Craig Jacobsen thanked the Commission for being able to have a cordial discussion on the matter.

Discussion ensued regarding potential distance requirements for street trees.

Michael Clark pulled up an image of a development called Ivory Homes to give an example of what a community with street trees looks like.

Commissioner Mendenhall stated that trees can block a view. The City should be careful with arbitrary requirements because some people may not like trees.

Commissioner Earnest mentioned if we keep trees as a condition tied to Master Planned Developments the requirements can be more flexible.

Chairman Oyler stated they need to consider if trees should be one species or multiple. His wife did not want trees in their planter because she wanted the house to be visible.

Everyone has a different perspective on it so it should be part of Master Planned Development requirements rather than zoning requirements.

Dave Anderson stated that uniformity of species, spacing, and height are very beneficial. The City can follow other models from other municipalities on what works best and what is most important to a street tree ordinance.

Commissioner Mendenhall mentioned that trees can die easily here. We should be careful about what species we include to ensure that they can survive here.

Chairman Oyler stated that this compromise worked tonight because the developer had some wiggle room. Other developers may not have extra room to be able to compromise.

Commissioner Cardon stated that there can be give and take in the approval process and now developers can see that.

Commissioner Warnick stated that the Commission has a commitment to the beauty of the City.

Commissioner Mendenhall stated he appreciates Commissioner Earnest's tenacity in debating the topic of street trees with the developer.

TITLE 15 (Public Hearing)
Title 15 Amendments

Dave Anderson stated there have been some changes in the text amendments since the last meeting. Agritainment is a defined use, as are feedlots. There are some legacy land uses in the City that we can regulate better by defining grain mills as a land use. Financial Institutions are now a defined use. It should be made clear that agricultural uses are allowed in industrial zones but that feedlots are not. The definition of meat processing facilities has not changed since last time. He believes the feedlot is the most obnoxious part of other meat processing facilities, so it should be clear the City does not allow feedlots. A maximum size of 20 acres and a maximum animal processing capacity are important criteria to include to ensure these developments are not more off-putting than other industrial uses in the area. The Shopping Center zone is now being proposed as a zone that can accommodate the development enhancement zone.

The City needs to up its game with enforcement, what is being proposed is a multi-disciplinary approach that encourages quick compliance with the code.

Chairman Oyler asked how much time there is to comply between the first and second code violations.

Commissioner Earnest stated the document says 10 days are given to comply.

Dave Anderson confirmed that it is 10 days.

Commissioner Earnest asked where the language about noncompliance procedures was pulled from.

Dave Anderson said the language is constitutional.

Commissioner Earnest is concerned that there is not an administrative way to discuss a violation before supposed violators are sent to court.

Discussion ensued regarding what an administrative resolution can and should look like.

Commissioner Mendenhall said that too many loopholes can be bad, spelling it out clearly could be beneficial and simplify things.

Commissioner Warnick stated that she is concerned that we are going from too much leeway in the code to not enough leeway.

Commissioner Mendenhall would like to strike horses from the Meat Processing text. Right now, horse-owners in Utah don't have somewhere to take dying horses, but the issue brings up emotions. He does not know of anywhere in Utah that processes horses.

Dave Anderson asked if Commissioner Mendenhall's comment only applies to places that process horses for human consumption.

Commissioner Mendenhall stated that his fear is that if horse processing is left in the ordinance, someone will take advantage of that. He would like that language removed.

Dave Anderson stated that he is ok with taking horse processing out of the code.

Commissioner Earnest stated that there is no federal code for horse processing and he believes it is generally discouraged.

Chairman Oyler opened the public hearing at 7:37 p.m.

Millie Ahplanhap stated that the slaughterhouse will be in her backyard. They met with the Smiths last week and are confident they will be good neighbors. Her complaint is that Title 15 Amendments have insufficient public notice. She was disappointed that when a new public notice was sent out, it was very vague and did not mention what specifically was being changed. She would like the public to be more informed on what is going on in the Planning Commission.

She also stated that she would like for agricultural spaces in the City to be preserved. Prices of hay are increasing and people cannot afford to feed their horses. She stated that when large developments occur, spaces for growing hay are further limited. She asked the Commission to be considerate of the agricultural roots of the area. She appreciates the time of the Commission.

Chairman Oyler asked Millie Ahplanhap to confirm that her requests are increased public notice, preservation of the agricultural roots of the area, and striking the language in the code allowing for horse processing.

She confirmed those are her requests. She stated that there is an emotional element to putting down a horse. She has her horses on 3400 East, crossing the railroad is a concern. She is concerned about how increased development in that area will impact the streets there.

Discussion ensued regarding the status of roads in the area.

Dave Anderson stated that the road situation will get worse before it gets better. Once houses are being built that should spur improvements. Powerhouse Road and US Hwy 6 will be improved this year.

Chairman Oyler asked if there are any other comments.

Michael Clark stated that UDOT rarely builds in advance, the problem has to be bad before there is movement.

Commissioner Earnest asked if staff can present the situation to UDOT.

Commissioner Mendenhall asked Millie Ahplanhap if she owns the whole lot her house is on.

She stated that she does.

Commissioner Mendenhall asked if the property is in the City.

She stated that the property is in the county, the previous owner was approached by developers but did not want to sell to them. The Ahplanhaps aren't interested in selling to developers either at the time but might consider in the future. This property is their dream home

Chairman Oyler closed the public hearing at 7:47 p.m.

Chairman Oyler asked if the Commission has any other comments.

Commissioner Cardon moved to recommend to approve the The Title 15 Amendments as recommended by staff in striking horses from the proposed language.

Commissioner Warnick seconded and the motion passed all in favor.

Commissioner Warnick stated that she likes the idea of putting out more specific public notices.

Dave Anderson stated that staff can do more and so far has just been meeting the minimum requirements.

Commissioner Earnest asked if the public notice that is sent has a link to the accompanying staff report.

Chairman Oyler asked what the notice looks like.

Dave Anderson stated that they are required to put notices on a State website.

Millie Ahplanhap stated that she uses the website but all it says is that Title 15 amendments will be discussed.

Commissioner Cardon asked if there is a notice requirement for posting the agenda.

Dave Anderson said 24 hours.

Chairman Oyler stated that there are public notice signs and the City could include a QR code on those.

Dave Anderson stated that staff has explored that option. Those signs are normally for specific properties, but with a QR code they would be able to access a staff report.

Chairman Oyler stated that it would be nice to provide more detailed public notices.

Commissioner Warnick stated that notice on website could inform someone.

Commissioner Mendenhall stated that humans don't always follow through on things. There used to be a requirement to put changes in the newspaper. Now we overlook things, even people who are interested cannot find the notices. It can be difficult for some people to find where to get information from.

Chairman Oyler stated that a website for new developments could inform people. It would be nice to have a convenient spot to learn more about developments.

Commissioner Cardon mentioned that these changes would increase transparency.

Dave Anderson stated that the City is not staffed to maintain that level of consistently high detail in public notices. The City receives multiple applications a week and multiple iterations of each application. He is just as concerned about sending out outdated information as he is about having no information at all. However the City should stay up to date on its method of communication with the public.

Commissioner Mendenhall mentioned that up to date communication always requires a lot of work.

Michael Clark mentioned that there are 53 developments currently in the development process.

Commissioner Warnick appreciates that the City does have an online presence.

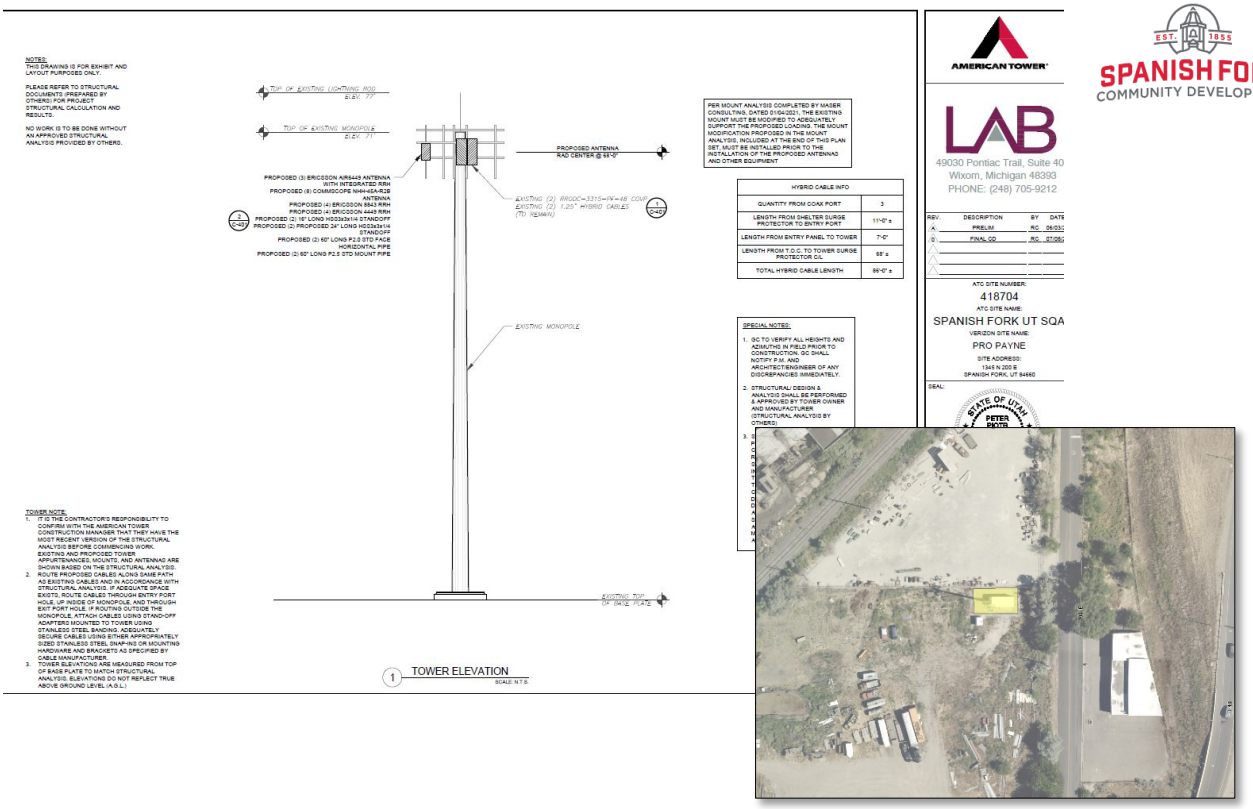
OTHER BUSINESS

Chairman Oyler moved to adjourn the meeting at 8:00 p.m.

Commissioner Mendenhall seconded the motion.

Adopted:

Jackson Dille
Community Development
Planning Intern



200 East 2021 Cell Tower Modification Conditional Use Permit Request

August 4, 2021, Planning Commission Meeting.

Located at 1501 North 200 East.

The subject property is zoned I-1.

The applicant has requested that a conditional use permit be approved to allow for additional equipment on an existing tower.

Key Issues

1. None.

Recommendation

That the proposed Conditional Use Permit be approved based on the following finding and subject to the following conditions:

Findings

1. That the project conforms to the City's Zoning Map.

Conditions

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

Exhibits

1. Plans.
2. Site Photo.



VICINITY MAP

AMERICAN TOWER®

ATC SITE NAME: SPANISH FORK UT SQA
ATC SITE NUMBER: 418704
CARRIER SITE NAME: PRO PAYNE
CARRIER SITE NUMBER:212627
SITE ADDRESS: 1345 N 200 E
SPANISH FORK, UT 84660



LOCATION MAP

VERIZON
ANTENNA AMENDMENT DRAWINGS

COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES

1. 2018 INTERNATIONAL BUILDING CODE (IBC)
2. 2017 NATIONAL ELECTRIC CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES

UTILITY COMPANIES

POWER COMPANY: UTILITY COMPANY DIRECT
PHONE: TBD

TELEPHONE COMPANY: TBD
PHONE: TBD

811 Know what's below. Call before you dig.

PROJECT SUMMARY

SITE ADDRESS:
1345 N 200 E
SPANISH FORK, UT 84660
COUNTY: UTAH

GEOGRAPHIC COORDINATES:
LATITUDE: 40.126089
LONGITUDE: -111.650656
GROUND ELEVATION: 4661' AMSL

PROJECT TEAM

TOWER OWNER:
AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBURN, MA 01801

APPLICANT:
VERIZON WIRELESS

ARCHITECT:
PETER LICHOMSKI, ARCHITECT
49030 PONTIAC TRAIL, SUITE 400,
WIXOM, MI 48393
PH: (248) 705-9212

PROPERTY OWNER:
BD

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES MODIFYING GROUND BASED AND TOWER MOUNTED EQUIPMENT AS INDICATED PER BELOW.

TOWER WORK
REMOVE: (6) RRU(s), (6) ANTENNA(s)

INSTALL: (11) ANTENNA(s), (8) RRU(s), (1) 15" LONG PIPE(s), (2) 15" LONG PIPE(s), (2) 24" LONG PIPE(s), (2) 60" LONG P2.0 STD FACE HORIZONTAL PIPE(s), (2) 60" LONG P2.5 STD MOUNT PIPE(s)

EXISTING (2) OVP(s), (3) 1.25" HYBRID CABLES TO REMAIN

GROUND WORK

NEW ANTENNAS MUST BE PAINTED TO MATCH EXISTING CONDITION.

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.
4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
5. HANDICAP ACCESS IS NOT REQUIRED.

PROJECT LOCATION DIRECTIONS

FROM PROVO AIRPORT
DEPART AND HEAD (NORTH), TURN RIGHT, THEN IMMEDIATELY TURN LEFT ONTO MIKE JENSE PKWY. TURN RIGHT ONTO LAKEVIEW PKWY. ROAD NAME CHANGES TO PROVO WESTSIDE CON, TAKE THE RAMP ON THE RIGHT FOR I-15 S. AT EXIT 257B-A, HEAD RIGHT ON THE RAMP FOR UT-156 / US-6 WEST TOWARD PRICE. TURN RIGHT ONTO N MAIN ST. TURN RIGHT ONTO INDUSTRIAL PARK, ROAD NAME CHANGES TO N 200 E. ARRIVE AT, 1345 N 200 E, SPANISH FORK, UT 84660

SHEET INDEX

SHEET NO:	DESCRIPTION:	REV	DATE:	BY:
G-001	TITLE SHEET	0	07/06/2021	RC
G-002	GENERAL NOTES	0	07/06/2021	RC
C-001	OVERALL SITE PLAN	0	07/06/2021	RC
C-101	DETAILED SITE PLAN	0	07/06/2021	RC
C-201	TOWER ELEVATION	0	07/06/2021	RC
C-401	RF SCHEDULE AND ANTENNA INSTALLATION	0	07/06/2021	RC
C-501	MOUNT DETAILS	0	07/06/2021	RC
C-502	EQUIPMENT DETAILS	0	07/06/2021	RC
E-503	GROUND DETAILS	0	07/06/2021	RC

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LAB
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Wixom, Michigan 48393
PHONE: (248) 705-9212

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REV	DESCRIPTION	BY	DATE
A	PRELIM	RC	06/03/21
0	FINAL CD	RC	07/08/21

ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK UT SQA
VERIZON SITE NAME:
PRO PAYNE
SITE ADDRESS:
1345 N 200 E
SPANISH FORK, UT 84660

SEAL:
STATE OF UTAH
PETER PIOTR LICHOMSKI
No. 11741069-0301
LICENSED ARCHITECT

CONSISTENT WITH APPLICABLE LICENSING LAWS THIS SEAL CERTIFIES THAT THE ARCHITECTURAL DESIGN WORK WAS PREPARED EITHER PERSONALLY BY ME OR UNDER MY IMMEDIATE AND DIRECT SUPERVISION AND CONTROL.

verizon

DATE DRAWN:	07/08/2021
ATC JOB NO:	13662064
CUSTOMER ID:	212627
CUSTOMER NAME:	PRO PAYNE

TITLE SHEET

SHEET NUMBER: G-001
REVISION: 0

GENERAL CONSTRUCTION NOTES:

SPECIAL CONSTRUCTION ANTENNA INSTALLATION NOTES:

ALL DISCREPANCIES FROM WHAT IS SHOWN ON THESE CONSTRUCTION DRAWINGS SHALL BE COMMUNICATED TO ATC ENGINEERING IMMEDIATELY FOR CORRECTION OR RE-DESIGN. FAILURE TO COMMUNICATE DIRECTLY WITH ATC ENGINEERING OR ANY CHANGES FROM THE DESIGN CONDUCTED WITHOUT PRIOR APPROVAL FROM ATC ENGINEERING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

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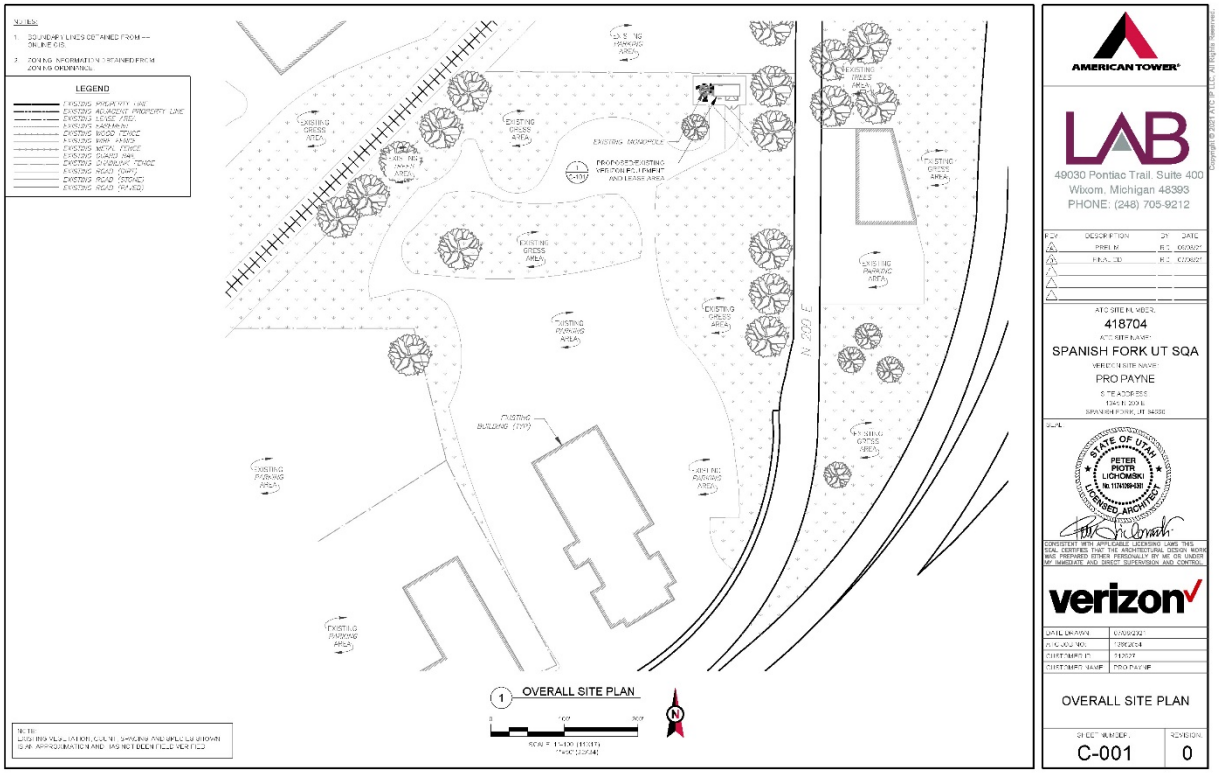
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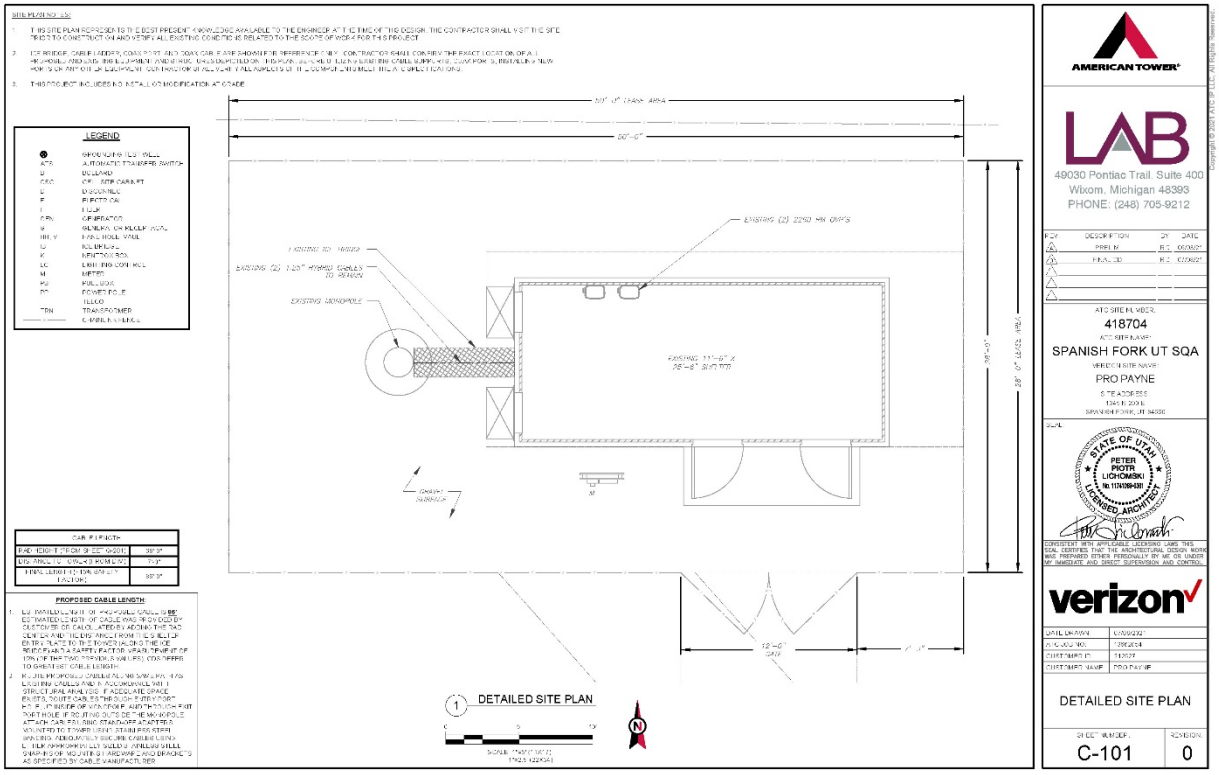
verizon

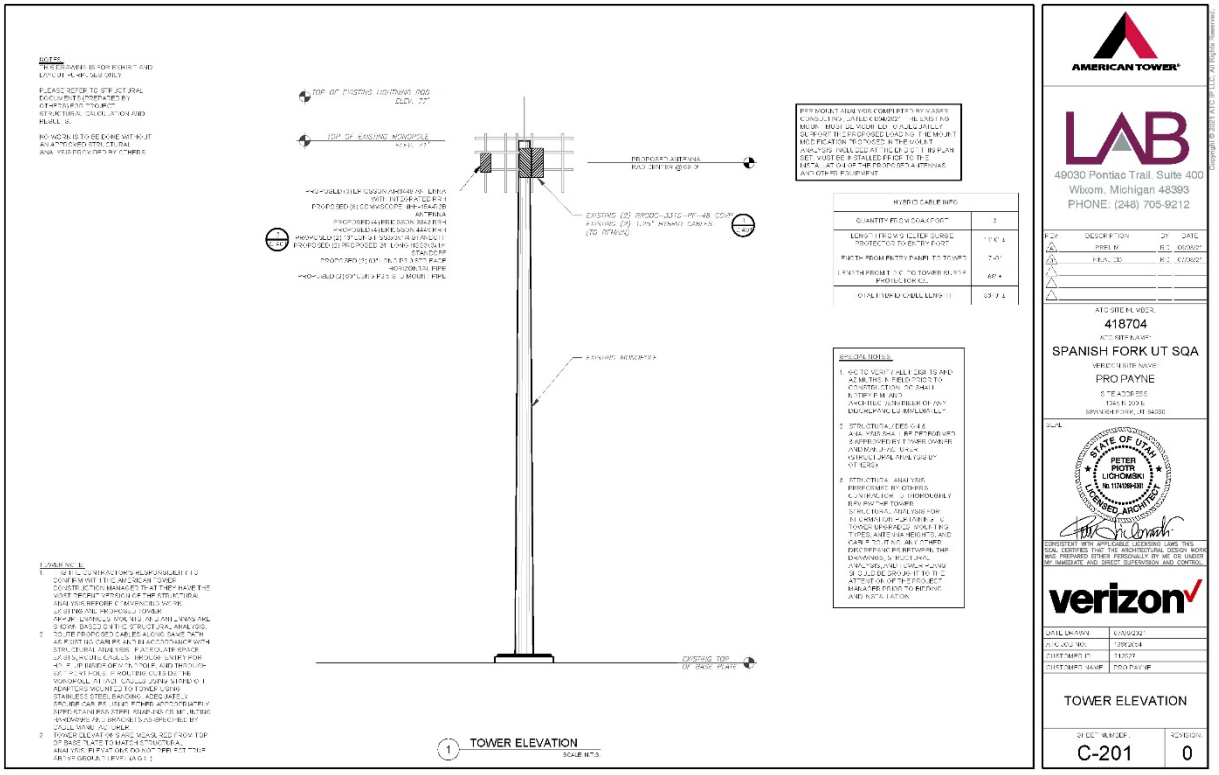
DATE DRAWN:	07/08/2021
ATC JOB NO:	13662064
CUSTOMER ID:	212627
CUSTOMER NAME:	PRO PAYNE

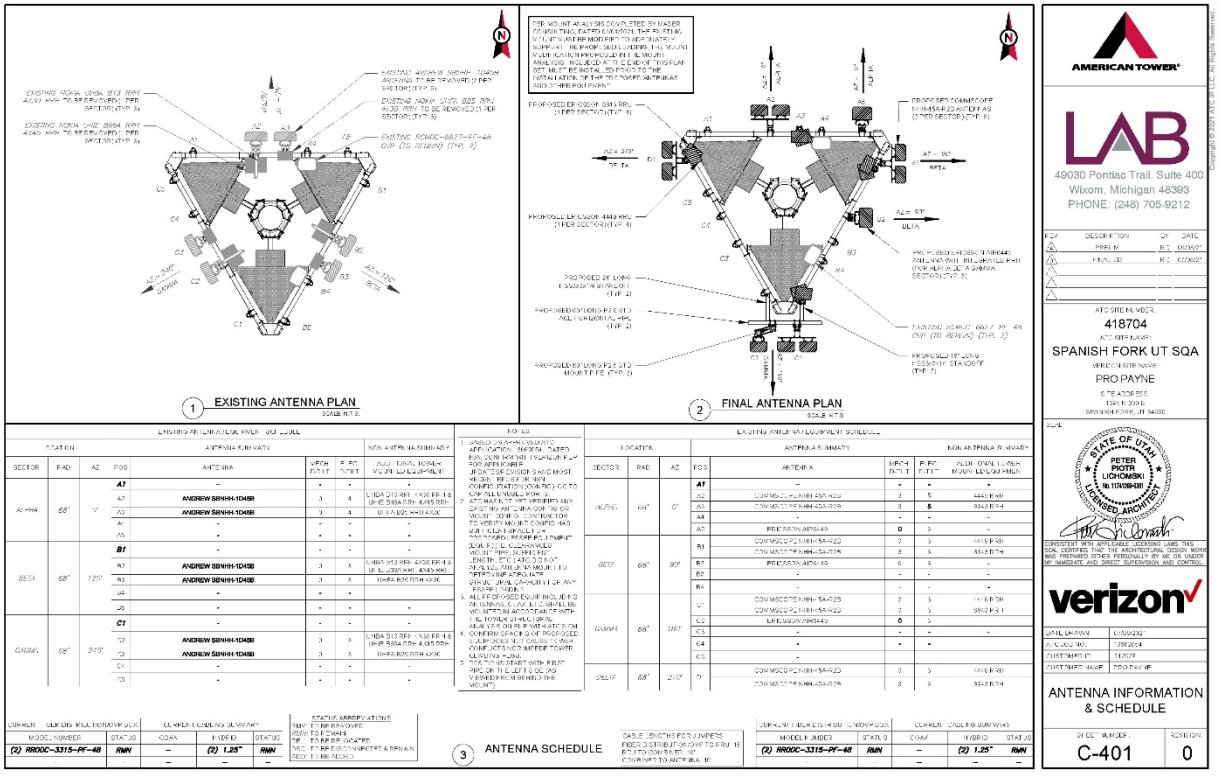
GENERAL NOTES

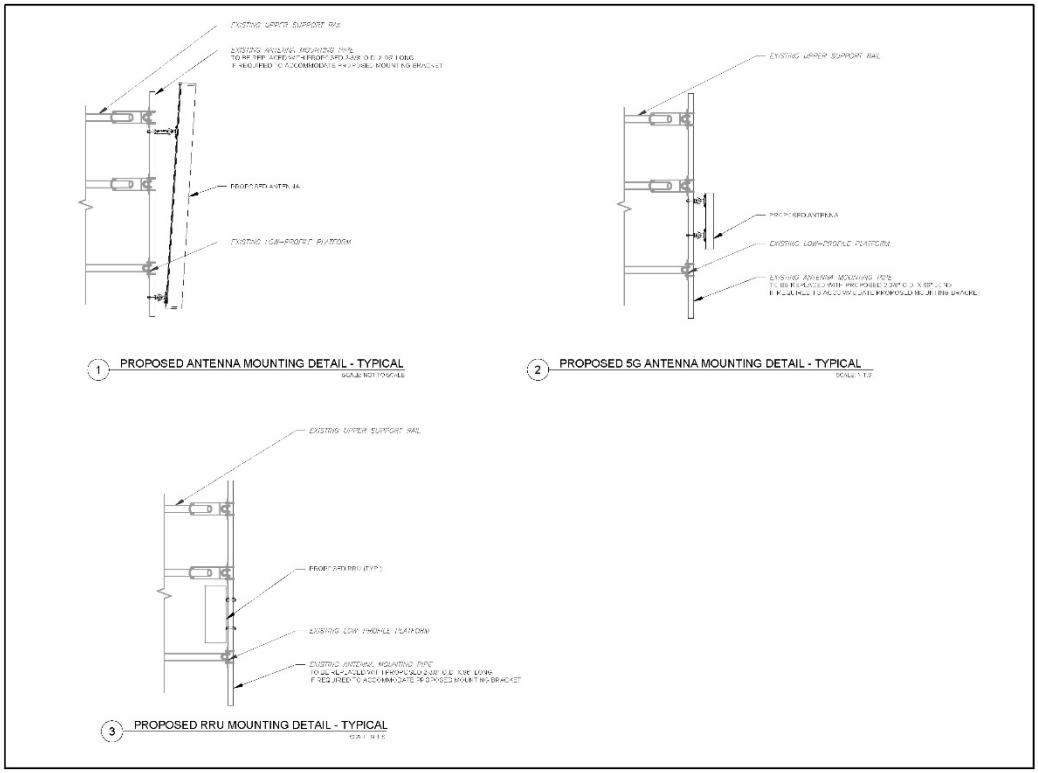
SHEET NUMBER: G-002
REVISION: 0


NOTES:
1. BOUNDARY LINES OBTAINED FROM — ONLINE GIS.
2. ZONING INFORMATION OBTAINED FROM ZONING ORDINANCE.
LEGEND
EXISTING PROPERTY LINE
EXISTING ADJACENT PROPERTY LINE
EXISTING LEASE AREA
EXISTING BARBWIRE
EXISTING WOOD FENCE
EXISTING CHAIN LINK
EXISTING METAL FENCE
EXISTING GUARD RAIL
EXISTING OVERHEAD UTILITY
EXISTING ROAD (GRAVEL)
EXISTING ROAD (PAVED)
EXISTING GRASS AREA
EXISTING PARKING AREA
EXISTING MONOPOLE
PROPOSED/EXISTING VERIZON EQUIPMENT AND LEASE AREA
EXISTING BUILDING (TYP)
N 600 E
NOTE:
LOCATING VEGETATION, COUNT, SHAPING AND SPECIES SHOWN IS AN APPROXIMATION AND MAY NOT IDENTIFY ALL VERTICES
1 OVERALL SITE PLAN
SCALE: 1" = 50'-0"
AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
REV DESCRIPTION BY DATE
A PRELIM. RJ 05/09/21
B FINAL CD RJ 07/09/21
ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK UT SQA
VERIZON SITE NAME:
PRO PAYNE
SITE ADDRESS
1345 N 200 E
SPANISH FORK, UT 84660
SEAL
STATE OF UTAH
PETER PIOTR LICHOMSKI
No. 11743094-0301
LICENSED ARCHITECT
verizon
DATE DRAWN 07/09/2021
ATC JOB NO. 12952404
CUSTOMER ID 74207
CUSTOMER NAME PRO PAYNE
OVERALL SITE PLAN
SHEET NUMBER: C-001
REVISION: 0


SITE PLAN NO. 1 OF
1. THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE TRIED TO CONSTRUCT AND VERIFY ALL EXISTING CONDITIONS AS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
2. ICE BRIDGE, CABLE LADDER, COAX PORT AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL MOUNTING, AND ALL EQUIPMENT AND ITEMS, UNLESS NOTED ON THIS PLAN, AS WELL AS ANY AND ALL ASPECTS OF THE CONSTRUCTION AS A WHOLE PRIOR TO, DURING AND FOR THE DURATION OF ANY AND ALL CONSTRUCTION ACTIVITIES.
3. THIS PROJECT INCLUDES NO INSTALLATION OR MODIFICATION AT GRADE.
LEGEND
GROUNDING ELECTRODE
AUTOMATIC TRANSFER SWITCH
DISCONNECT
DIESEL GENERATOR
GENERATOR
GENERATOR OR MOTOR
HYDROCARBON
ICE BRIDGE
INVENTORY CONTROL
METER
MULLION
POWER POLE
TELCO
TRANSFORMER
UTILITY
EXISTING (2) 2250 RR DRFS
EXISTING (2) 1.25" HYBRID CABLES TO REMAIN
EXISTING MONOPOLE
EXISTING 11'-6" X 26'-8" SHELTER
CHAIN BARRIER
50'-0" GRASS AREA
50'-0"
98'-0"
88'-0" LEASE AREA
12'-6"
CABLE LENGTH
RAD HEIGHT (FROM SHELTER ROOF) 39' 9"
DISTANCE TO ANTENNA FROM RAD 7'-0"
TYPICAL LENGTH (ON ANTENNA LOCATION) 39' 9"
PROPOSED CABLE LENGTH:
1. (E) INSTALLED LENGTH OF PROPOSED CABLE IS 85' ESTIMATED LENGTH OF CABLE WAS TO BE DETERMINED BY BE CALCULATED BY ADDING THE RAD CENTER AND THE DISTANCE FROM THE ICE BRIDGE ENTRY PLATE TO THE POINT BELOW THE ANTENNA MOUNT PLUS A SAFETY FACTOR (APPROXIMATELY 10% OF THE TOTAL TO PROVIDE SLACK LOOPS) CONTRACTOR TO CHECK THE EXACT CABLE LENGTH.
2. ROUTE PROPOSED CABLE ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. IF ADEQUATE SPACE EXISTS, ROUTE CABLES THROUGH EXISTING PORT HOLE IF NO EXISTING SLOTS SEE THE MANUFACTURER ATTACH CABLES USING STANDOFF ADAPTERS MOUNTED TO TOWER USING STAINLESS STEEL BANDING. INSTALL ONLY SILICONE CABLE GRIP. FILL APPROPRIATELY SIZED SLEEVE AND SEAL GAPS IN OPENINGS AROUND CABLES AND GROUND AS SPECIFIED BY CABLE MANUFACTURER.
1 DETAILED SITE PLAN
SCALE: 1/4" = 1'-0"
AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
REV DESCRIPTION BY DATE
A PRELIM. RJ 05/09/21
B FINAL CD RJ 07/09/21
ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK UT SQA
VERIZON SITE NAME:
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SITE ADDRESS
1345 N 200 E
SPANISH FORK, UT 84660
SEAL
STATE OF UTAH
PETER PIOTR LICHOMSKI
No. 11743094-0301
LICENSED ARCHITECT
verizon
DATE DRAWN 07/09/2021
ATC JOB NO. 12952404
CUSTOMER ID 74207
CUSTOMER NAME PRO PAYNE
DETAILED SITE PLAN
SHEET NUMBER: C-101
REVISION: 0


NOTES:
TOP OF EXISTING LIGHTNING ROD
TOP OF EXISTING MONOPOLE
PROPOSED ANTENNA
EXISTING (3) RR0DC-3315-PF-48 COAX
EXISTING MONOPOLE
EXISTING TOP OF BASE PLATE
TOWER ELEVATION
SCALE: N.T.S.
HYBRID CABLE INFO
QUANTITY FROM COAX PORT
LENGTH FROM ENTRY PORT TO TOWER
LENGTH FROM ENTRY PORT TO TOWER GROUND BUS BAR PROTECTION
OVERLENGTH COILED
SPECIAL NOTES:
1. GC TO VERIFY ALL RAD CENTERS AND AZIMUTHS PRIOR TO CONSTRUCTION. DO NOT INTERPRET ANY DISCREPANCIES IN DRAWINGS WITHOUT CONSULTING ENGINEER.
2. STRUCTURAL ANALYSIS BY ATC IS PERFORMED AND APPROVED BY TOWER OWNER AND MAY BE AT VARIOUS LOADING CONDITIONS OF RFDS.
3. STRUCTURAL ANALYSIS PERFORMED BY OTHERS CONTRACTOR IS THOROUGHLY REVIEW THE TOWER STRUCTURAL ANALYSIS FOR INFORMATION APPLICABLE TO THIS UPGRADE. MOUNTING TYPES, ANTENNA HEIGHTS, AND CABLE ROUTING. ANY DISCREPANCIES BETWEEN THE DRAWINGS, RFDS, AND ANALYSIS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO ORDERING AND INSTALLATION.
LOWER NOTES:
1. SITE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH TOWER CONTRACTOR TO INSTALL ANTENNAS AND CABLES AS SHOWN ON THESE DRAWINGS.
2. TO BE REMOVED
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AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK UT SQA
VERIZON SITE NAME:
PRO PAYNE
STATE OF UTAH
PETER PIOTR LICHOMSKI
LICENSED ARCHITECT
verizon
TOWER ELEVATION
SHEET NUMBER:
C-201
REVISION:
0


EXISTING ANTENNA PLAN
SCALE: N.T.S.
FINAL ANTENNA PLAN
SCALE: N.T.S.
ANTENNA SCHEDULE
AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK UT SQA
VERIZON SITE NAME:
PRO PAYNE
STATE OF UTAH
PETER PIOTR LICHOMSKI
LICENSED ARCHITECT
verizon
ANTENNA INFORMATION & SCHEDULE
SHEET NUMBER:
C-401
REVISION:
0



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Wixom, Michigan 48393
PHONE: (248) 705-9212

REV	DESCRIPTION	BY	DATE
2	PRELIM.	R.T.	05/06/21
1	FINAL - 3D	R.T.	07/09/21

ATC SITE NUMBER:
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SPANISH FORK UT SQA
VERIZON SITE NAME:
PRO PAYNE
SITE ADDRESS:
1245 N 200 E
SPANISH FORK, UT 84660

SEAL



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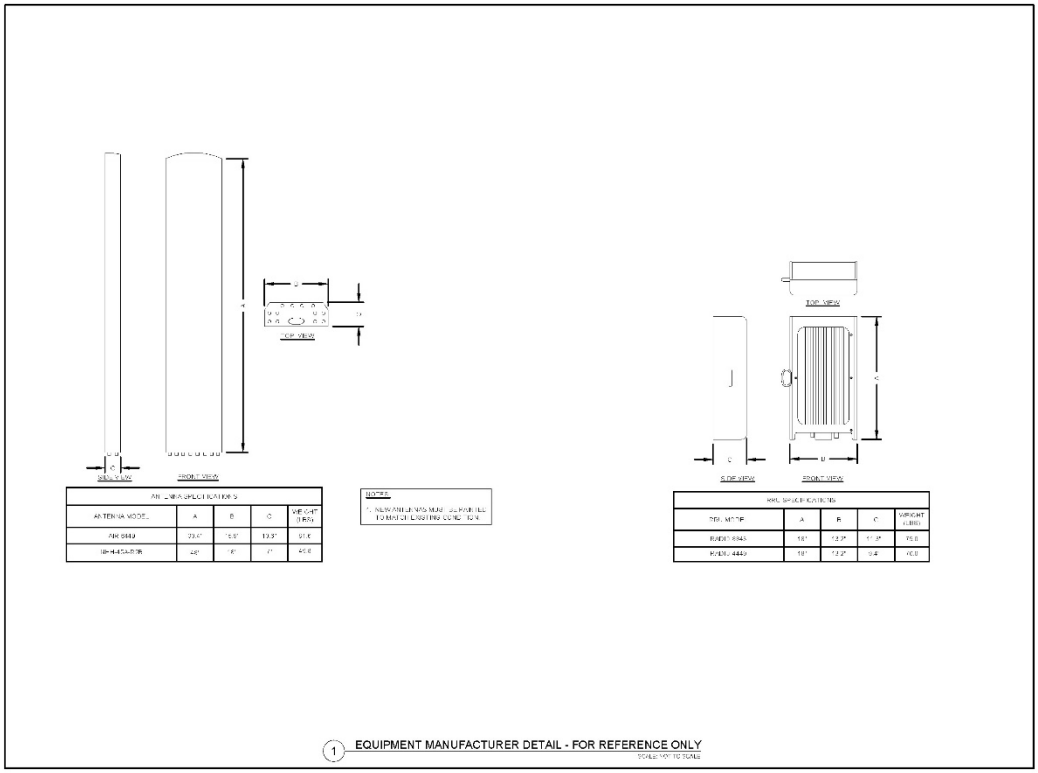
verizon

DATE DRAWN:	07/09/21
A&E JOB NO.:	12952104
CUSTOMER ID:	418704
CUSTOMER NAME:	PRO PAYNE

MOUNT DETAILS

SHEET NUMBER: C-501 REVISION: 0

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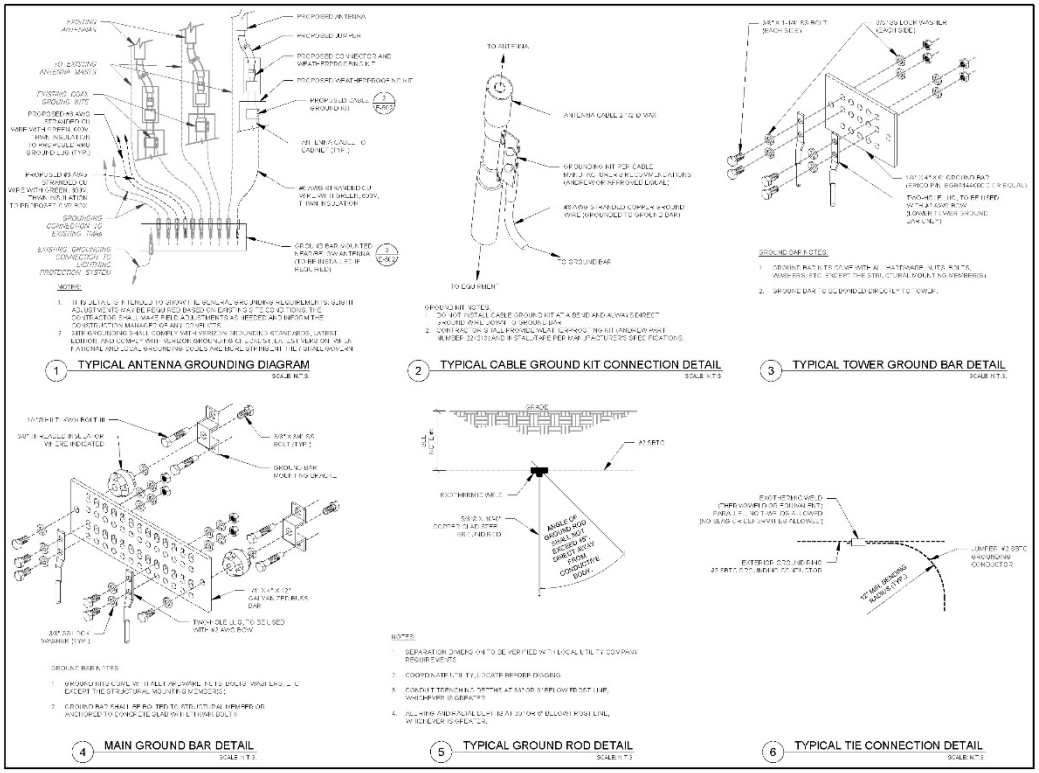
verizon

DATE DRAWN:	07/09/21
A&E JOB NO.:	12952104
CUSTOMER ID:	418704
CUSTOMER NAME:	PRO PAYNE

EQUIPMENT DETAILS

SHEET NUMBER: C-502 REVISION: 0

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1 TYPICAL ANTENNA GROUNDING DIAGRAM
2 TYPICAL CABLE GROUND KIT CONNECTION DETAIL
3 TYPICAL TOWER GROUND BAR DETAIL
4 MAIN GROUND BAR DETAIL
5 TYPICAL GROUND ROD DETAIL
6 TYPICAL TIE CONNECTION DETAIL
AMERICAN TOWER
LAB
49030 Pontiac Trail, Suite 400
Wixom, Michigan 48393
PHONE: (248) 705-9212
SPANISH FORK UT SQA
PRO PAYNE
verizon
GROUNDING DETAILS
E-503
0

Maser Consulting
2000 Midlantic Dr, Suite 100
Mt. Laurel, NJ 08054
856.797.0412
kross@maserconsulting.com

Post-Mod Antenna Mount Analysis Report and PMI Requirements

Mount Fix

SMART Tool Project #: 10031800
Maser Consulting Project #: 20779237A

January 4, 2021

Site Information	*Site ID:*	*212627-VZW / PAYNE*
	Site Name:	*PAYNE*
	Carrier Name:	*Verizon Wireless*
	Address:	*1345 N 200 E*
		Spanish Fork, Utah 84660
		Utah County
	Latitude:	*40.129089°*
	Longitude:	*-111.650658°*
Structure Information	*Tower Type:*	*70-Ft Monopole*
	Mount Type:	*11.50-Ft Platform*

FUZE ID # 16242714

Analysis Results

Platform: **88.4% Pass**

******Contractor PMI Requirements*:**
Included at the end of this MA report
Available & Submitted via portal at https://pmi.vzwsmart.com
Contractor - Please Review Specific Site PMI Requirements Upon Award
Requirements also Noted on Mount Modification Drawings
Requirements may also be Noted on A & E drawings

Report Prepared By: Prasanna Dhakal

REGISTERED PROFESSIONAL ENGINEER
No. 11182129
DEJIAN XU
STATE OF UTAH
01/04/2021

Final Loading Configuration:

The following equipment has been considered for the analysis of the mount:

Mount Elevation (ft)	Equipment Elevation (ft)	Quantity	Manufacturer	Model	Status
65.75	68.00	8	Commscope	NHH-45A-R2B	Added
		3	-	VZE01	
		4	Ericsson	4449	
		4	Ericsson	8843	
		2	Raycap	RRODC-3315-PF-48*	Retained

* Equipment to be flush mounted directly to the Monopole. They are not mounted on the platform mount and are not included in this mount analysis.

Standard Conditions:

1. All engineering services are performed on the basis that the information provided to Maser Consulting and used in this analysis is current and correct. The existing equipment loading has been applied at locations determined from the supplied documentation. Any deviation from the loading locations specified in this report shall be communicated to Maser Consulting to verify deviation will not adversely impact the analysis.

2. Mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

   Obvious safety and structural issues/deficiencies noticed at the time of the mount mapping and reported in the Mount Mapping Report are assumed to be corrected and documented as part of the PMI process and are not considered in the mount analysis.

   The mount analysis and the mount mapping are not a condition assessment of the mount. Proper maintenance and condition assessments are still required post analysis.

3. For mount analyses completed from other data sources (including new replacement mounts) and not specifically mapped by Maser Consulting, the mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

4. All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.

5. The mount was checked up to, and including, the bolts that fasten it to the mount collar/attachment and threaded rod connections in collar members if applicable. Local deformation and interaction between the mount collar/attachment and the supporting tower structure are outside the scope of this analysis.

6. All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. Maser Consulting is not responsible for the conclusion, opinions, and recommendations made by others based on the information supplied.

7. Structural Steel Grades have been assumed as follows, if applicable, unless otherwise noted in this analysis:
   - Channel, Solid Round, Angle, Plate — ASTM A36 (Gr. 36)
   - HSS (Rectangular) — ASTM 500 (Gr. B-46)
   - Pipe — ASTM A53 (Gr. B-35)
   - Threaded Rod — F1554 (Gr. 36)
   - Bolts — ASTM A325
8. Any mount modifications listed under Sources of Information are assumed to have been installed per the design specifications.

Discrepancies between in-field conditions and the assumptions listed above may render this analysis invalid unless explicitly approved by Maser Consulting.

Analysis Results:

Component	Utilization %	Pass/Fail
Standoff Horizontal	*46.5%*	*Pass*
Platform Crossmember	*15.5%*	*Pass*
Corner Plate	*18.4%*	*Pass*
Grating Support	*8.0%*	*Pass*
Cross Arm Plate	*40.7%*	*Pass*
Face Horizontal	*25.8%*	*Pass*
Standoff Support	*16.8%*	*Pass*
Support Rail	*32.2%*	*Pass*
Support Rail Corner Plate	*6.6%*	*Pass*
Mount Pipe	*38.6%*	*Pass*
Pipe Standoff	*6.5%*	*Pass*
MOD Face Horizontal	*23.2%*	*Pass*
Mount Connection (Bolt)	*32.4%*	*Pass*
Mount Connection (Weld)	*88.4%*	*Pass*

Structure Rating – *(Controlling Utilization of all Components)*	**88.4%**

Recommendation:

The existing mount will be **SUFFICIENT** for the final loading after the proposed modifications are successfully completed.

ANSI/ASSP rigging plan review services compliant with the requirements of ANSI/TIA 322 are available for a Construction Class IV site or other, if required. Separate review fees will apply.

Attachments:

1. Mount Photos
2. Mount Mapping Report (for reference only)
3. Analysis Calculations
4. **Contractor Required PMI Report Deliverables**
5. Antenna Placement Diagrams

PROJECT NOTES

1. SEE MODIFICATION NOTES.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC GOVERNING AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE AS A RESULT OF CONSTRUCTION OF THIS FACILITY AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING THE BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND CONSTRUCTION DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THESE DRAWINGS MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
9. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY POTENTIALLY DANGEROUS EXPOSURE LEVELS.
10. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY AS TO CAUSE A NUISANCE.
11. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS IS REQUIRED).

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verizon

MOUNT MODIFICATION DRAWINGS
EXISTING 11.50-FT PLATFORM MOUNT

SITE NAME: PAYNE
SITE NUMBER: 212627

1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY

PROJECT INFORMATION

SITE INFORMATION	
LATITUDE:	40.126139 N
LONGITUDE:	111.652167 W
JURISDICTION	UTAH COUNTY
APPLICANT/LESSEE	
COMPANY	VERIZON WIRELESS
CLIENT REPRESENTATIVE	
COMPANY	CAVE MILLER ASSOCIATES
ADDRESS	3 69 WEST DAY STREET
CITY, STATE, ZIP	TAMPA, FL 33629
CONTACT	KAREN BILLIOT
E-MAIL	KAREN.BILLIOT@CAVEMILLER.COM
PROJECT MANAGER	
COMPANY	MASER CONSULTING
CONTACT	KRISTIN ROSS
PHONE	(614) 486-1375
E-MAIL	KROSS@MASERCONSULTING.COM

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
S-1	BILL OF MATERIALS
S-2	MODIFICATION NOTES
S-3	MODIFICATION DETAILS
S-4	MODIFICATION DETAILS
S-5	MODIFICATION DETAILS
S-6	MODIFICATION DETAILS
S-7	MOUNT PHOTOS
	SPECIFICATION SHEETS

CONTRACTOR PMI REQUIREMENTS

PMI LOCATION	HTTPS://PMI.VZWSMART.COM
SMART TOOL PROJECT #	1008 880
VTW LOCATION CODE (PSLC)	212627
FUZE ID	1826214

PMI REQUIREMENTS EMBEDDED WITHIN MOUNT MODIFICATION REPORT

REFERENCED DOCUMENTS

FAILING MOUNT ANALYSIS REPORT

SMART TOOL PROJECT #	1022328
MASER CONSULTING PROJECT #	20719.01A
ANALYSIS DATE	12.12.20

MASER CONSULTING
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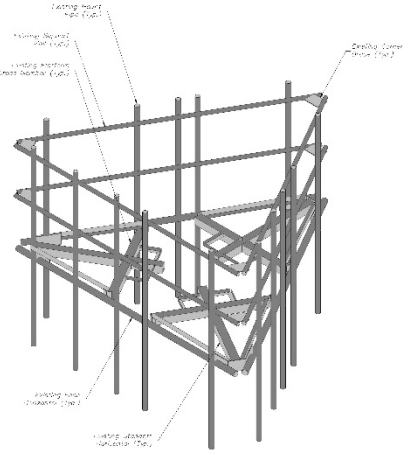
REGISTERED PROFESSIONAL ENGINEER
No. 11182129
STATE OF UTAH
01/04/2021

SITE NAME:
PAYNE
212627
1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY

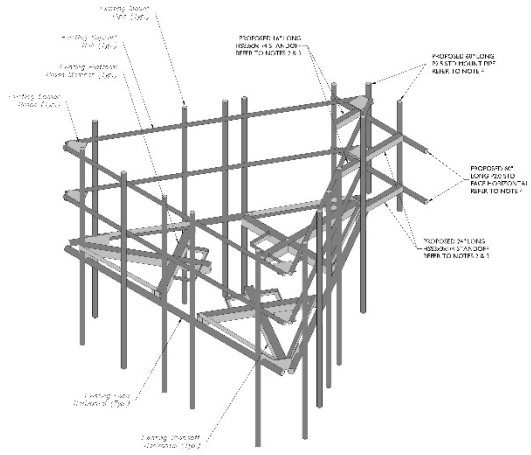
TITLE SHEET

T-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



1 EXISTING PLATFORM ISOMETRIC VIEW
SCALE: N.T.S.



2 PROPOSED PLATFORM ISOMETRIC VIEW
SCALE: N.T.S.

STRUCTURAL NOTES:

1. PER THE MOUNT MAPPING COMPLETED BY RKS DESIGN & ENGINEERING LLC ON 12/02/20, THE SAFETY CLIMB AND CLIMBING FACILITIES UP TO THE VERIZON MOUNT ELEVATION (65'-9") ARE IN GOOD CONDITION. MASER DOES NOT WARRANT THIS INFORMATION.
2. INSTALL SHALL NOT CAUSE HARM TO THE STRUCTURE, CLIMBING FACILITY, SAFETY CLIMB, OR ANY SYSTEM INSTALLED ON THE STRUCTURE. TIMELY NOTICE AND DOCUMENTATION SHALL BE PROVIDED BY CONTRACTORS TO THE EOR (OF STRUCTURAL DESIGN) IF AN OBSTRUCTION WAS REQUIRED TO MEET THE RF SYSTEM DESIGN REQUIREMENTS AND PERFORMANCES.

MODIFICATION NOTES:

1. MOUNT MEMBERS NOT SHOWN FOR CLARITY U.N.O.
2. CONNECT NEW STANDOFFS TO EXISTING VERTICAL MOUNT PIPES WITH CONNECTION DETAILS REFER TO SHEET S-6.
3. CONNECT NEW STANDOFFS TO NEW FACE HORIZONTAL PIPES WITH CONNECTION DETAILS REFER TO SHEET S-6.
4. CONNECT NEW MOUNT PIPES TO NEW FACE HORIZONTALS WITH CROSSOVER PLATES. (PART #: VZWSMART-MSK1).

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verizon

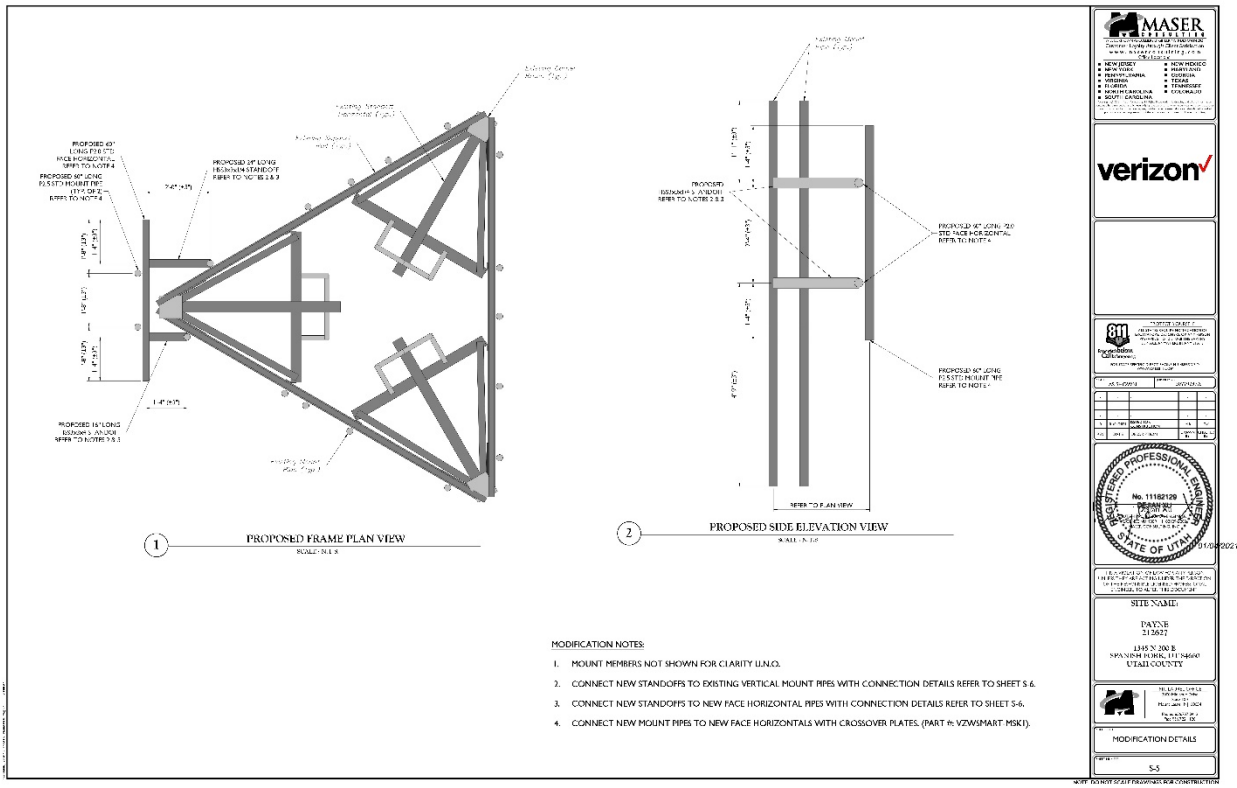
REGISTERED PROFESSIONAL ENGINEER
No. 11182129
STATE OF UTAH
01/04/2021

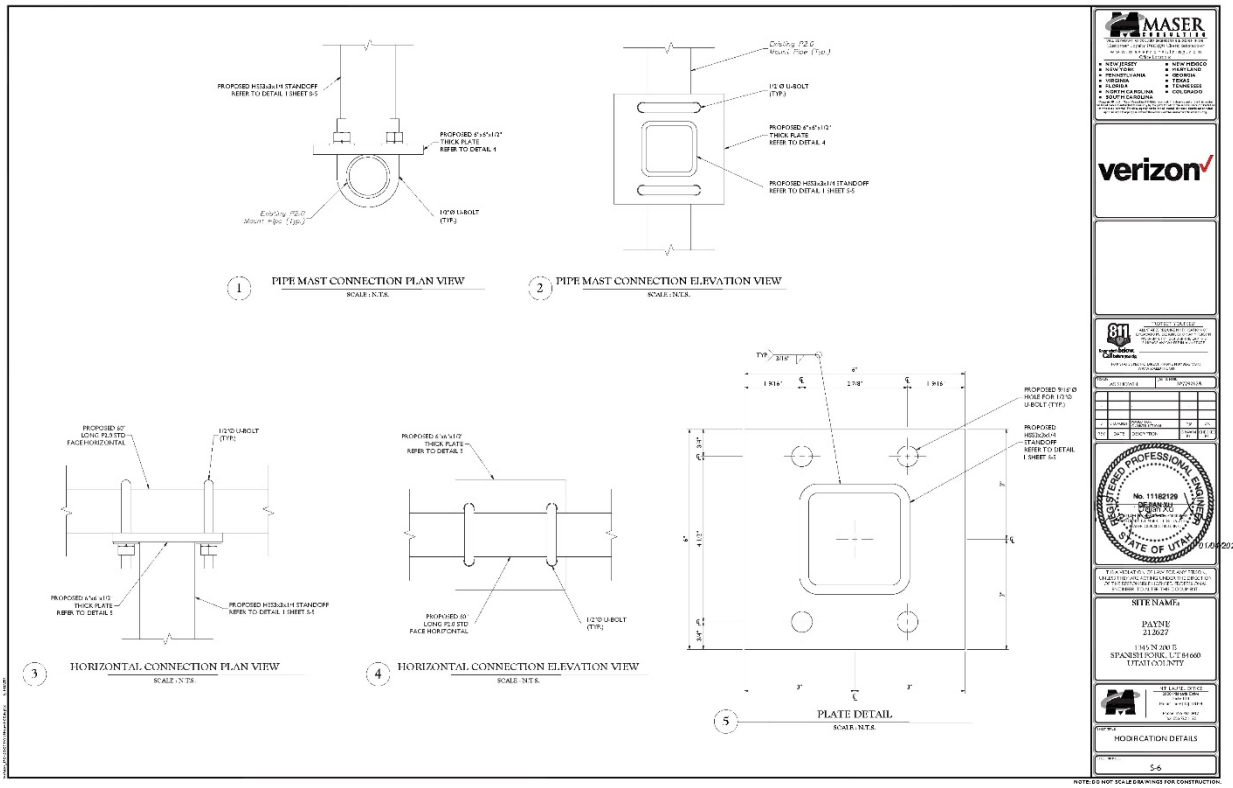
SITE NAME:
PAYNE
212627
1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY

MODIFICATION DETAILS

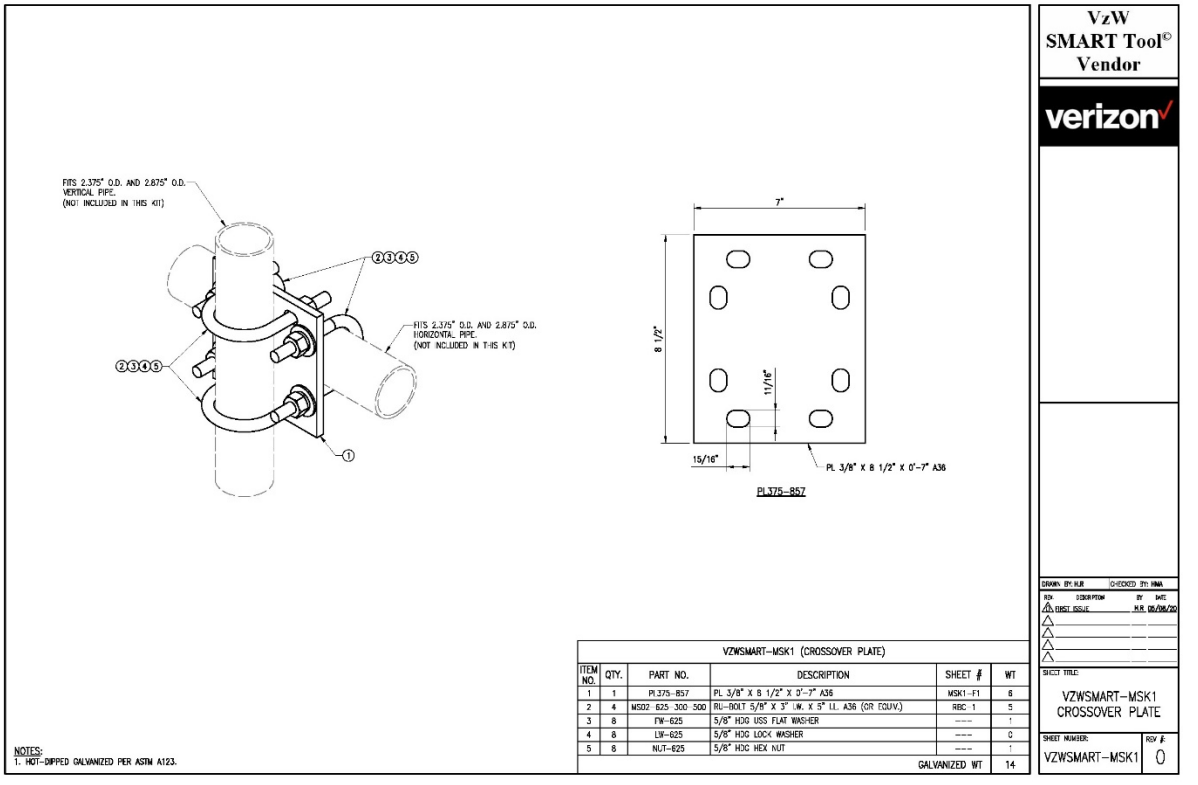
S-4

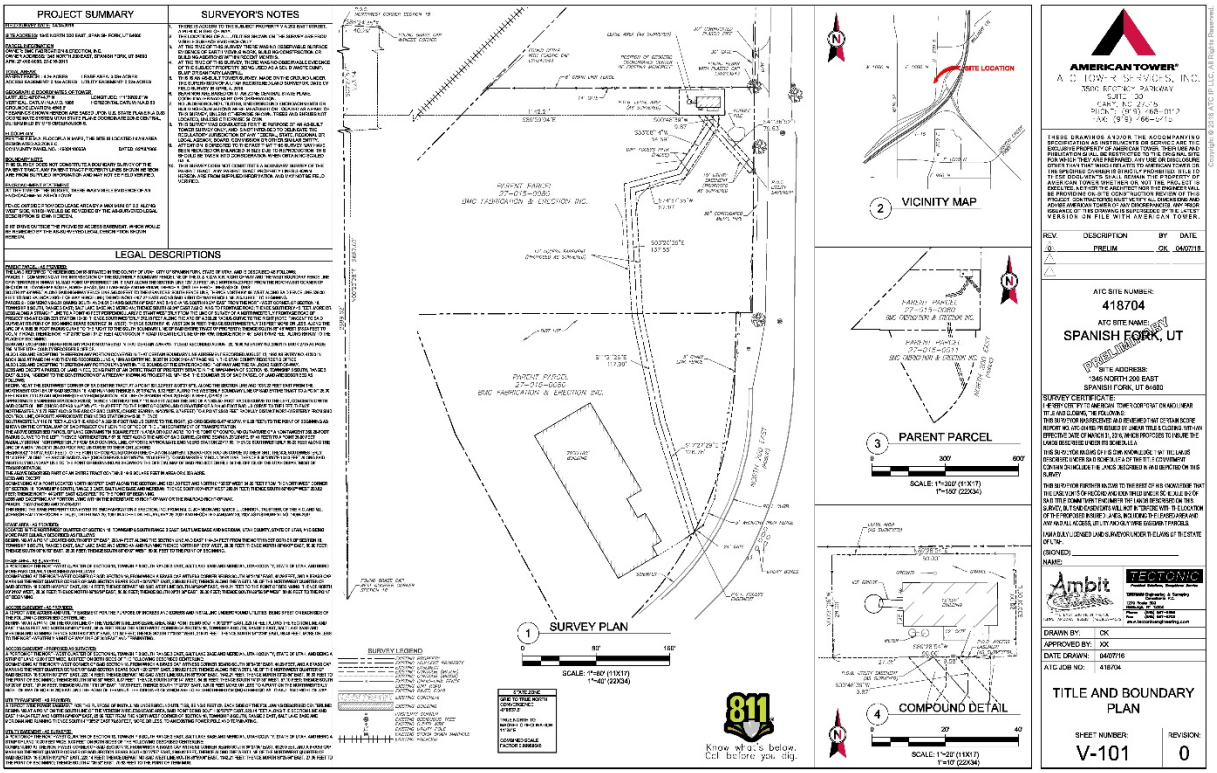
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

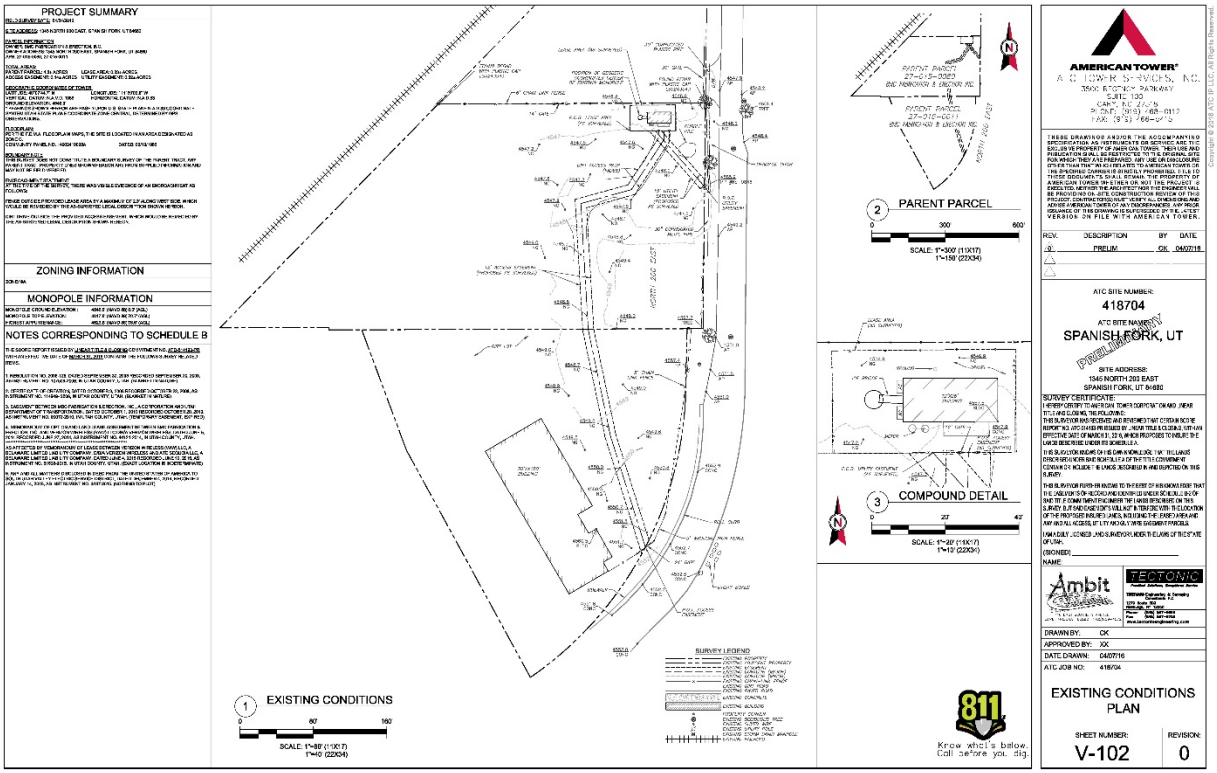

PROPOSED 60" LONG PIPE STD MOUNT PIPE REFER TO NOTE 4
PROPOSED 24" LONG HSS4x4x1/4 STANDOFF REFER TO NOTES 2 & 3
PROPOSED 96" LONG PIPE STD MOUNT PIPE REFER TO NOTE 4
PROPOSED 16" LONG HSS4x4x1/4 AT ROOF REFER TO NOTES 2 & 3
PROPOSED 60" LONG PIPE STD FACE HORIZONTAL REFER TO NOTE 4
PROPOSED 96" LONG PIPE STD MOUNT PIPE REFER TO NOTE 4
REFER TO PLAN VIEW
1 PROPOSED FRAME PLAN VIEW
SCALE: N.T.S.
2 PROPOSED SIDE ELEVATION VIEW
SCALE: N.T.S.
MODIFICATION NOTES:
1. MOUNT MEMBERS NOT SHOWN FOR CLARITY U.N.O.
2. CONNECT NEW STANDOFFS TO EXISTING VERTICAL MOUNT PIPES WITH CONNECTION DETAILS REFER TO SHEET S 6.
3. CONNECT NEW STANDOFFS TO NEW FACE HORIZONTAL PIPES WITH CONNECTION DETAILS REFER TO SHEET S-6.
4. CONNECT NEW MOUNT PIPES TO NEW FACE HORIZONTALS WITH CROSSOVER PLATES. (PART #: VZWSMART MSK1).
MASER CONSULTING
verizon
REGISTERED PROFESSIONAL ENGINEER No. 11182129 STATE OF UTAH
01/04/2021
SITE NAME:
PAYNE
211622
1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY
MODIFICATION DETAILS
S-5
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.


PROPOSED HSS3x3x1/4 STANDOFF REFER TO DETAIL 1 SHEET S-5
PROPOSED 6"x6"x1/2" THICK PLATE REFER TO DETAIL 4
1/2"Ø U-BOLT (TYP.)
Existing 12.0 Mount Pipe (Typ.)
Drilling 12.0 Mount Pipe (Typ.)
PROPOSED HSS3x3x1/4 STANDOFF REFER TO DETAIL 1 SHEET S-5
1 PIPE MAST CONNECTION PLAN VIEW
SCALE: N.T.S.
2 PIPE MAST CONNECTION ELEVATION VIEW
SCALE: N.T.S.
PROPOSED 60" LONG PIPE STD FACE HORIZONTAL
PROPOSED 6"x6"x1/2" THICK PLATE REFER TO DETAIL 5
PROPOSED HSS3x3x1/4 STANDOFF REFER TO DETAIL 1 SHEET S-5
3 HORIZONTAL CONNECTION PLAN VIEW
SCALE: N.T.S.
4 HORIZONTAL CONNECTION ELEVATION VIEW
SCALE: N.T.S.
PROPOSED 9/16" Ø HOLE FOR 1/2"Ø U-BOLT (TYP.)
PROPOSED HSS3x3x1/4 STANDOFF REFER TO DETAIL 1 SHEET S-5
5 PLATE DETAIL
SCALE: N.T.S.
MASER CONSULTING
verizon
REGISTERED PROFESSIONAL ENGINEER No. 11182129 STATE OF UTAH
01/04/2021
SITE NAME:
PAYNE
211622
1345 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY
MODIFICATION DETAILS
S-6
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.


MOUNT PHOTO 1
MOUNT PHOTO 2
MOUNT PHOTO 3
MOUNT PHOTO 4
MASER CONSULTING
verizon
811 Know what's below. Call before you dig.
REGISTERED PROFESSIONAL ENGINEER
No. 11162129
STATE OF UTAH
SITE NAME:
PAYNE
212627
434 N 200 E
SPANISH FORK, UT 84660
UTAH COUNTY
MOUNT PHOTOS
S-7


FITS 2.375" O.D. AND 2.875" O.D. VERTICAL PIPE. (NOT INCLUDED IN THIS KIT)
FITS 2.375" O.D. AND 2.875" O.D. HORIZONTAL PIPE. (NOT INCLUDED IN THIS KIT)
7"
8 1/2"
11/16"
15/16"
PL 3/8" X 8 1/2" X 0'-7" A36
PL375-857
VzW SMART Tool© Vendor
verizon
VZWSMART-MSK1 (CROSSOVER PLATE)
ITEM NO. | QTY. | PART NO. | DESCRIPTION | SHEET # | WT
1 | 1 | PL375-857 | PL 3/8" X 8 1/2" X 0'-7" A36 | MSK1-F1 | 6
2 | 4 | MS02 625 300 500 | RU-BOLT 5/8" X 3" I.W. X 5" I.L. A36 (OR EQUV.) | REC 1 | 5
3 | 8 | FW-625 | 5/8" HDG USS FLAT WASHER | ---- | ↑
4 | 8 | LW-625 | 5/8" HDG LOCK WASHER | ---- | 0
5 | 8 | NUT-625 | 5/8" HDG HEX NUT | ---- | ↑
GALVANIZED WT 14
NOTES:
1. HOT-DIPPED GALVANIZED PER ASTM A123.
DRAWN BY: MJR CHECKED BY: MMA
REV DESCRIPTION BY DATE
FIRST ISSUE M.R. 08/06/20
SHEET TITLE:
VZWSMART-MSK1 CROSSOVER PLATE
SHEET NUMBER: VZWSMART-MSK1
REV #: 0


PROJECT SUMMARY
SURVEYOR'S NOTES
LEGAL DESCRIPTIONS
SURVEY PLAN
SURVEY LEGEND
VICINITY MAP
PARENT PARCEL
COMPOUND DETAIL
AMERICAN TOWER
ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK, UT
PRELIMINARY
SITE ADDRESS:
1345 NORTH 200 EAST
SPANISH FORK, UT 84660
TITLE AND BOUNDARY PLAN
SHEET NUMBER:
V-101
REVISION:
0


PROJECT SUMMARY
ZONING INFORMATION
MONOPOLE INFORMATION
NOTES CORRESPONDING TO SCHEDULE B
EXISTING CONDITIONS
SURVEY LEGEND
PARENT PARCEL
COMPOUND DETAIL
AMERICAN TOWER
ATC SITE NUMBER:
418704
ATC SITE NAME:
SPANISH FORK, UT
PRELIMINARY
SITE ADDRESS:
1345 NORTH 200 EAST
SPANISH FORK, UT 84660
EXISTING CONDITIONS PLAN
SHEET NUMBER:
V-102
REVISION:
0





SPANISH FORK
COMMUNITY DEVELOPMENT

Wasatch Pallet Zone Change Approval Request

August 4, 2021, Planning Commission Meeting.

Located at 800 West 1000 North, including approximately 23.42 acres.

The subject parcel is currently zoned I-1.

The General Plan designation is Industrial.

It is proposed that a Zone Change to the I-2 be approved.

Key Issues

1. General Plan Designation.
2. Planned Wasatch Pallet relocation.

Recommendation

That the proposed Zone Change be recommended for approval based on the following findings:

Findings

1. That the proposal is consistent with the City's General Plan Land Use Designation.
2. That the proposal is needed to accomplish the relocation of Wasatch Pallet.

Exhibits

1. Proposed Zone Change.
2. Proposed Site Plan.

Exhibit A - Wasatch Pallet Zone Change

1 " = 180 Ft



Legend

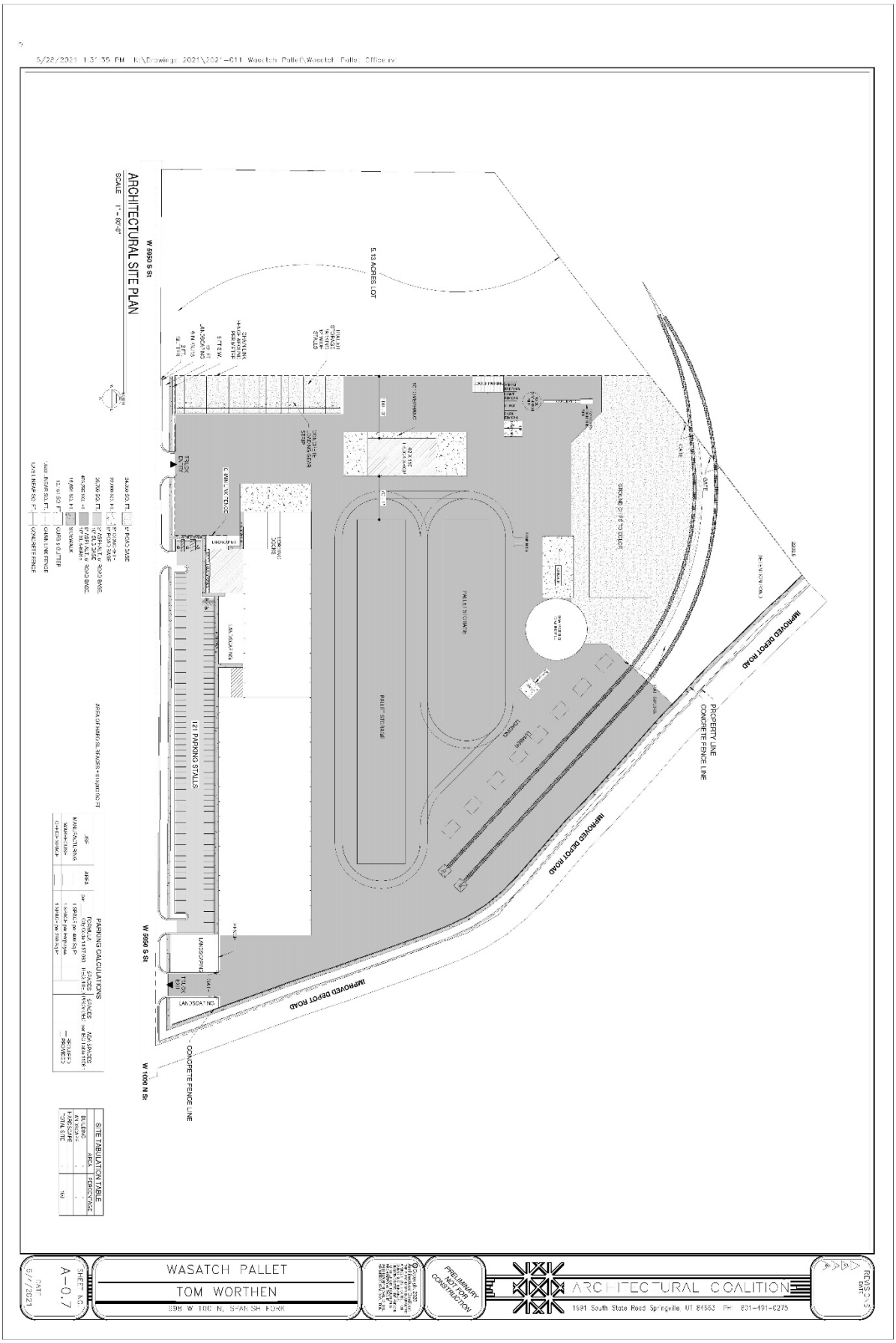
- Wasatch_Pallet_V5_Bndry
- R-R
- I-1
- Road Names
  - Yes
- Spanish Fork Boundary

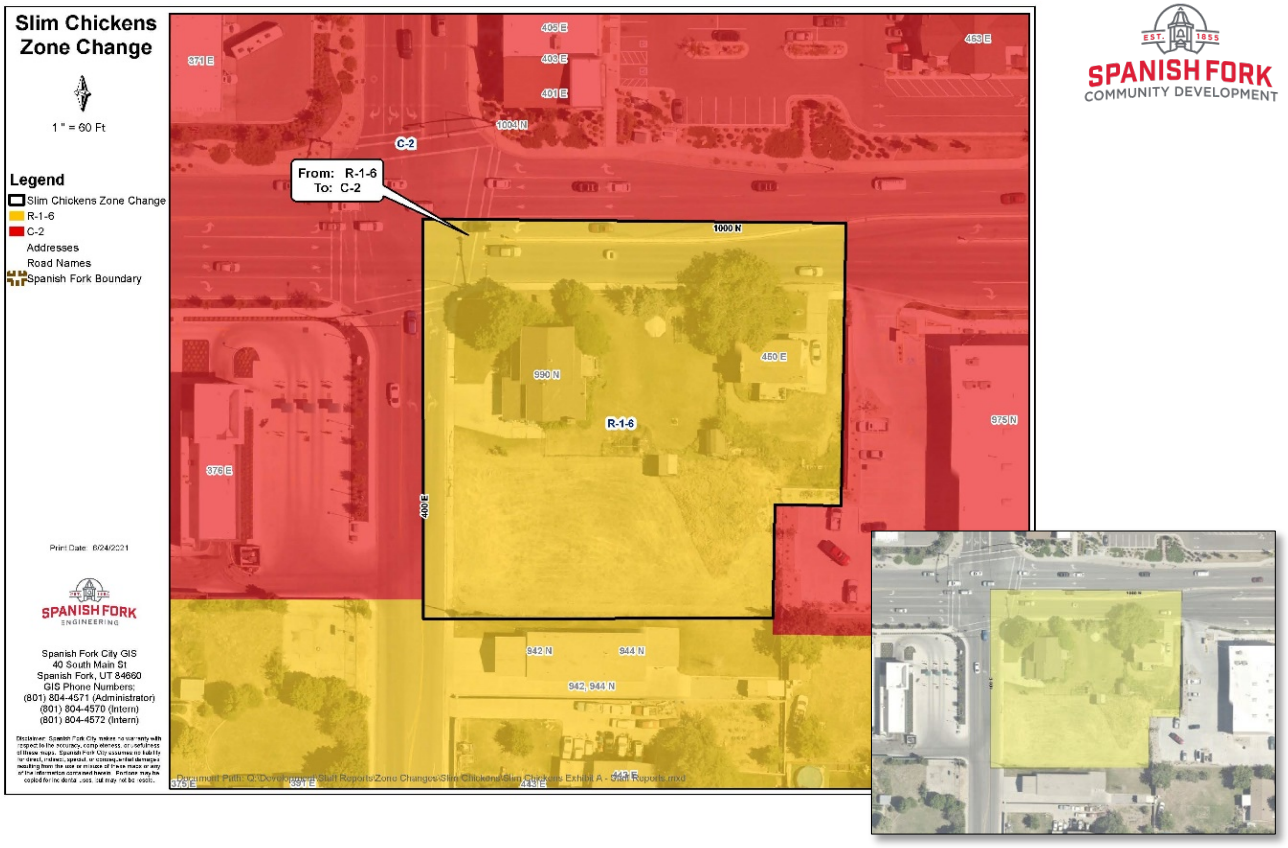
Print Date: 7/19/2021

SPANISH FORK ENGINEERING

Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers;
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)

Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.


ARCHITECTURAL SITE PLAN
SCALE 1" = 80'-0"
W 9550 S St
W 9590 S St
W 1000 N St
IMPROVED DEPOT ROAD
PROPERTY LINE
CONCRETE FENCE LINE
5.19 ACRES LOT
121 PARKING STALLS
PALLET STORAGE
TRUCK ENTRY
TRUCK EXIT
LANDSCAPING
GATE
SITE TABULATION TABLE
PARKING CALCULATIONS
WASATCH PALLET
TOM WORTHEN
398 W 100 N, SPANISH FORK
SHEET NO.
A-0.7
DATE
6/7/2021
PRELIMINARY NOT FOR CONSTRUCTION
ARCHITECTURAL COALITION
1581 South State Road Springville, UT 84663 PH: 801-491-0275



Slim Chickens Zone Change Approval Request

August 4, 2021, Planning Commission Meeting.

Located at 990 North 400 East, including 1.02 acres.

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

The General Plan designation is Mixed Use.

The applicant has requested that a Zone Change to the C-2 with the Development Enhancement Overlay be approved.

Key Issues

1. Can the Findings described in the Development Enhancement Overlay be made?
2. Landscaping.

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 is consistent with the City's General Plan Land Use Designation.
2. That the proposal conforms to the 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 applicant addresses any red-lines.
3. That the applicant addresses the Site Plan conditions of approval.

Exhibits

1. Request.
2. City Code.
3. Site Plan.
4. Landscaping and Elevations.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

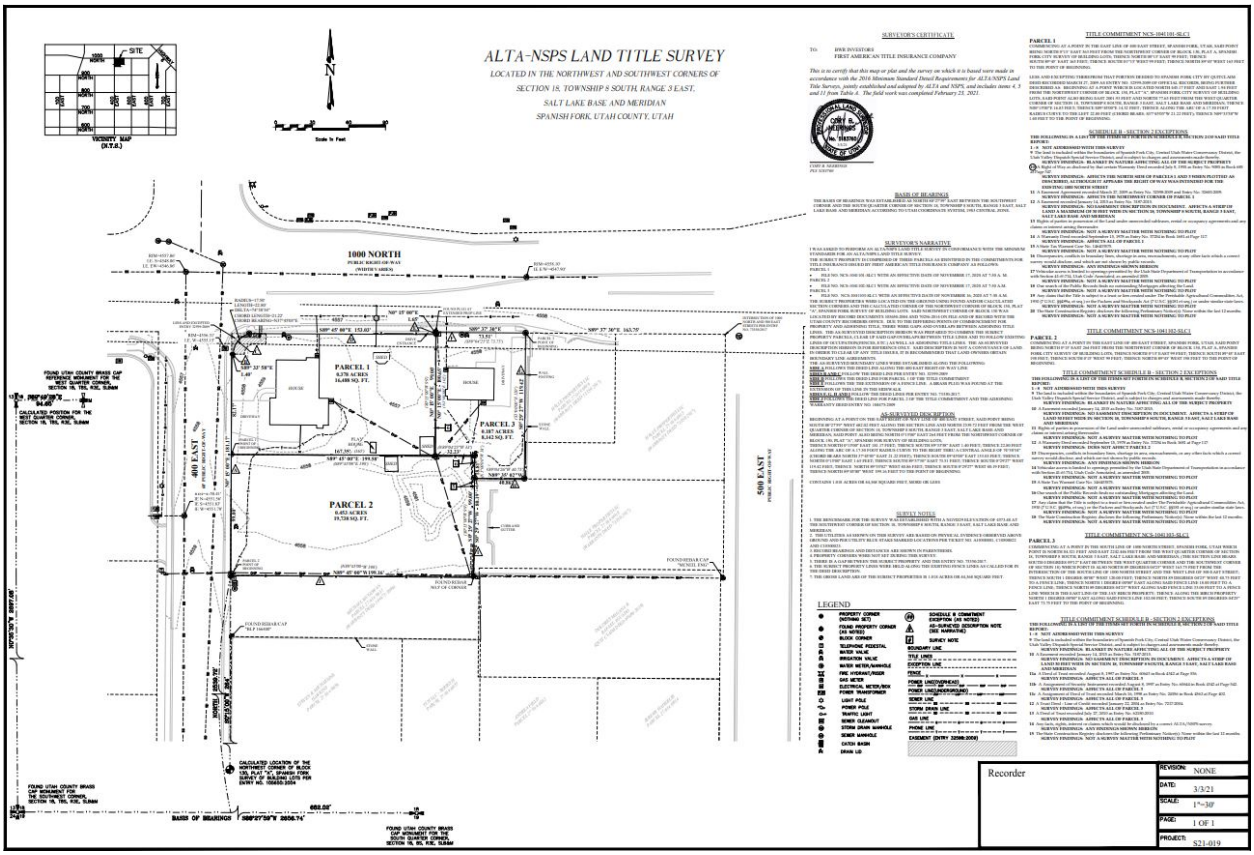
Project: Slim Chickens
990 North 400 East
Spanish Fork, Utah

Zone Amendment Application – 06/17/2021

The proposed Slim Chickens restaurant requests a rezone of (3) existing R-1-6 residentially zoned lots to the C-2 Zone. This request complies with Spanish Fork City General Plan.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 400 EAST STREET, SAID POINT BEING SOUTH 88°27'59" WEST 682.02 FEET ALONG THE SECTION LINE AND NORTH 2539.72 FEET FROM THE WEST QUARTER CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 0°15'00" EAST 264 FEET FROM THE NORTHWEST CORNER OF BLOCK 130, PLAT "A", SPANISH FOR SURVEY OF BUILDING LOTS; THENCE NORTH 0°15'00" EAST 181.17 FEET; THENCE SOUTH 89°33'58" EAST 1.40 FEET; THENCE 22.80 FEET ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 74°38'34" (CHORD BEARS NORTH 37°45'05" EAST 21.22 FEET); THENCE SOUTH 89°45'00" EAST 153.03 FEET; THENCE NORTH 0°15'00" EAST 1.65 FEET; THENCE SOUTH 89°37'30" EAST 73.51 FEET; THENCE SOUTH 0°29'27" WEST 119.42 FEET; THENCE NORTH 89°35'02" WEST 40.86 FEET; THENCE SOUTH 0°29'27" WEST 80.19 FEET; THENCE NORTH 89°45'00" WEST 199.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.018 ACRES OR 44,368 SQUARE FEET, MORE OR LESS


ALTA-NSPS LAND TITLE SURVEY
LOCATED IN THE NORTHWEST AND SOUTHWEST CORNERS OF
SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
SURVEYOR'S CERTIFICATE
TITLE COMMITMENT NCS-1041191-SLC1
1000 NORTH
400 EAST
500 EAST
PARCEL 1
0.376 ACRES
16,408 SQ. FT.
PARCEL 2
0.852 ACRES
37,130 SQ. FT.
PARCEL 3
0.187 ACRES
8,162 SQ. FT.
LEGEND
Recorder
REVISION: NONE
DATE: 3/3/21
SCALE: 1"=30'
PAGE: 1 OF 1
PROJECT: S21-019

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.

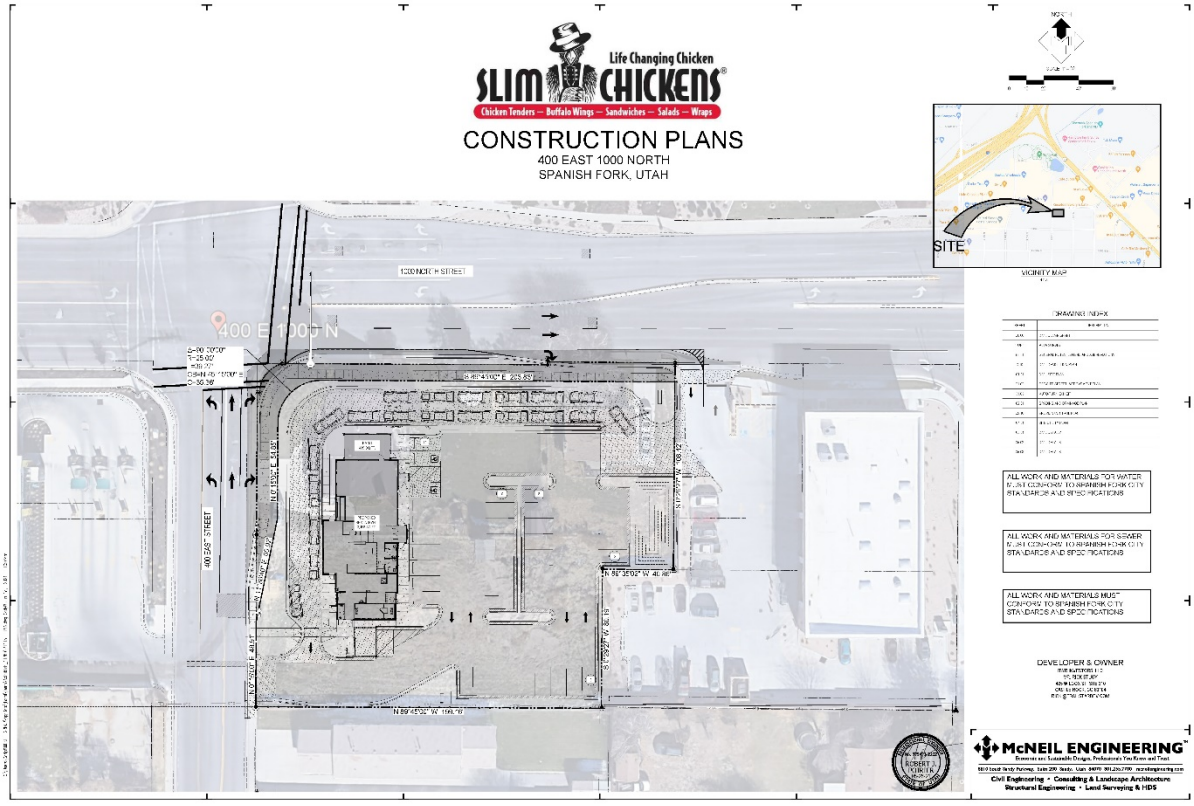
D. Application: In order to have the Development Enhancement Overlay Zone approved, a developer must submit an application, on a form provided by the City, spelling out the requirements which cannot be met in the particular zone, why the requirements cannot be met, why the developer believes the requirements 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.

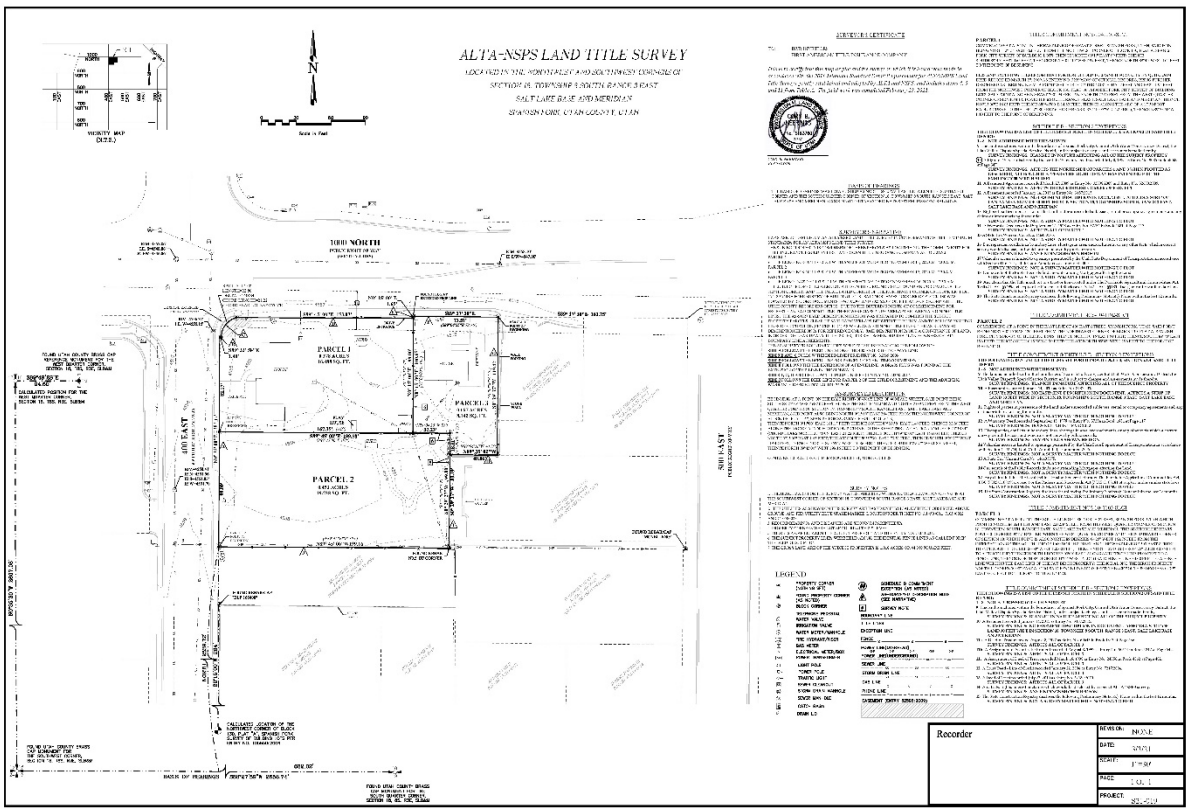
E. City Findings: The City Council may approve an application for the Development Enhancement Overlay Zone, with conditions as outlined in subparagraph B, upon making the following findings:

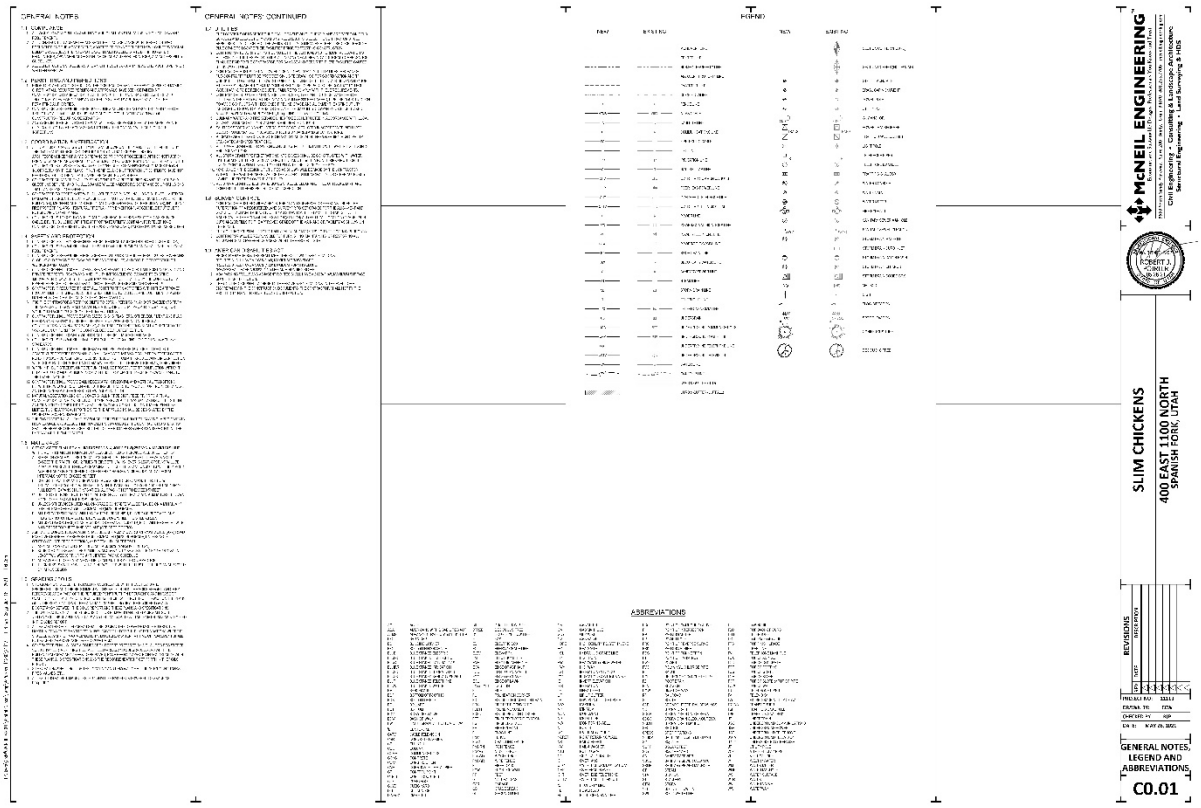
   1. That the proposed use is an appropriate use on the specific parcel as compared with other possible uses;
   2. That granting the Development Enhancement Overlay Zone with modified restrictions will not cause a detriment to prospective patrons, to adjacent property owners, nor to traffic flows on the 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.

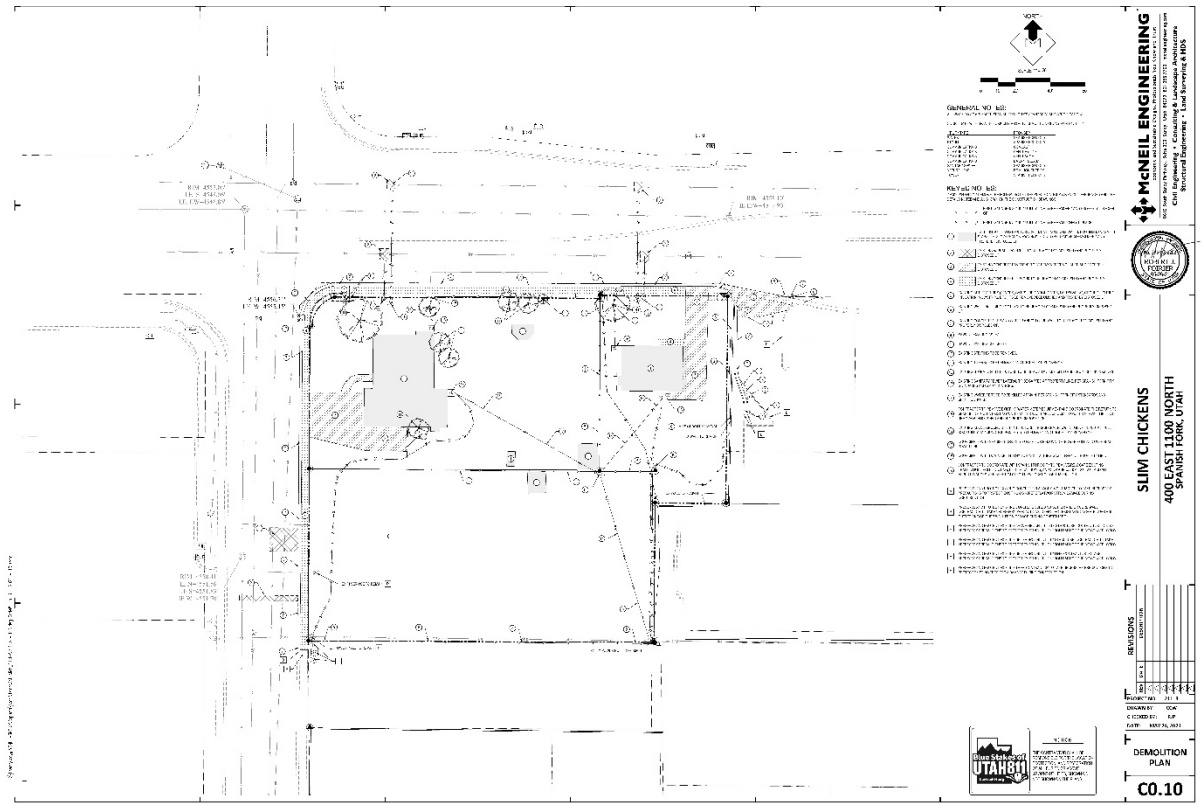
(Ord. No. 08-17, Enacted 03/07/2017)
(Ord. No. 24-17, Amend 10/17/2017)

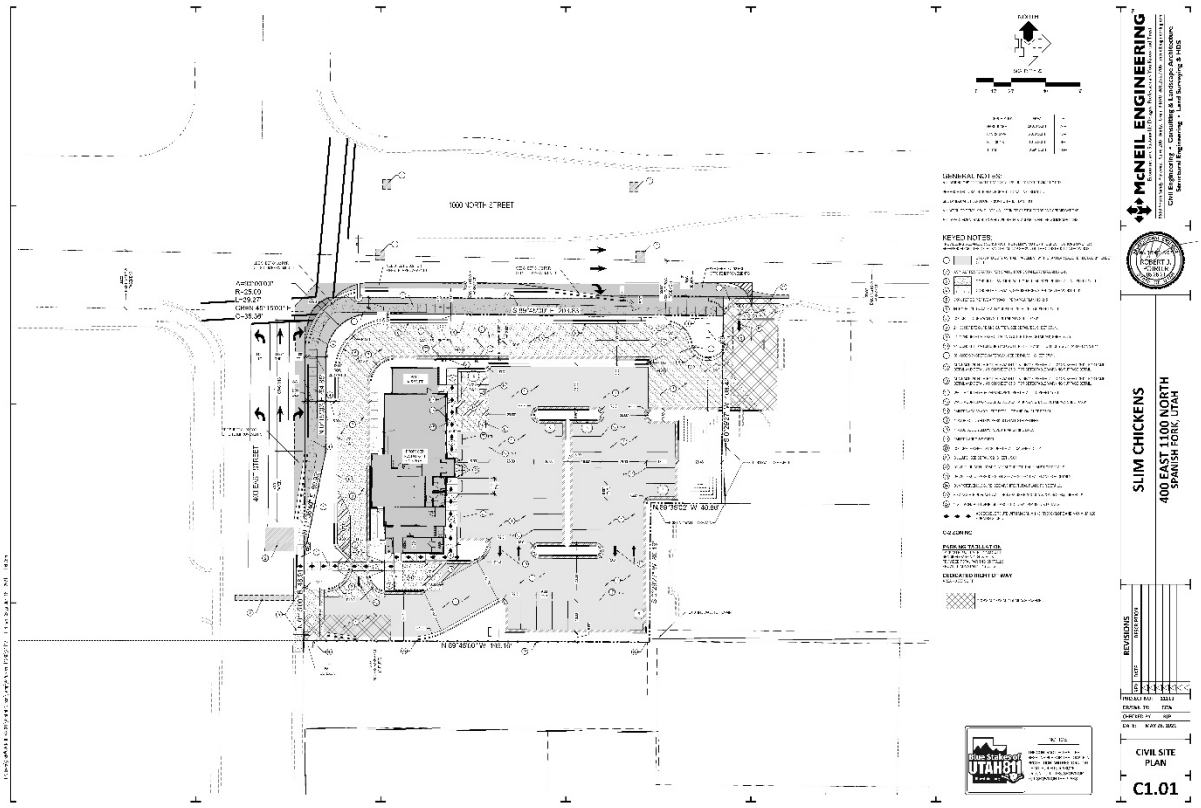
HISTORY
Amended by Ord. 01-20 on 2/4/2020

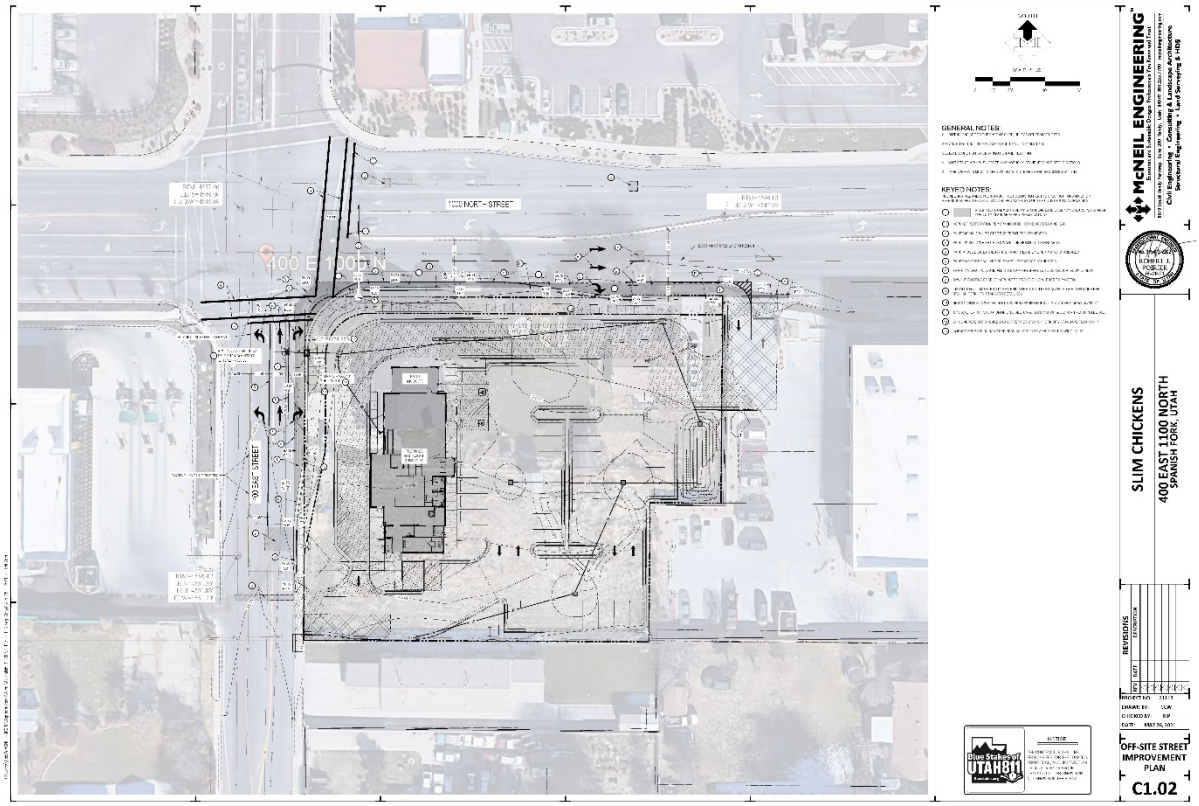

Life Changing Chicken
SLIM CHICKENS
Chicken Tenders – Buffalo Wings – Sandwiches – Salads – Wraps
CONSTRUCTION PLANS
400 EAST 1000 NORTH
SPANISH FORK, UTAH
SITE
VICINITY MAP
DRAWING INDEX
ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS
ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS
ALL WORK AND MATERIALS MUST CONFORM TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS
DEVELOPER & OWNER
McNEIL ENGINEERING
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

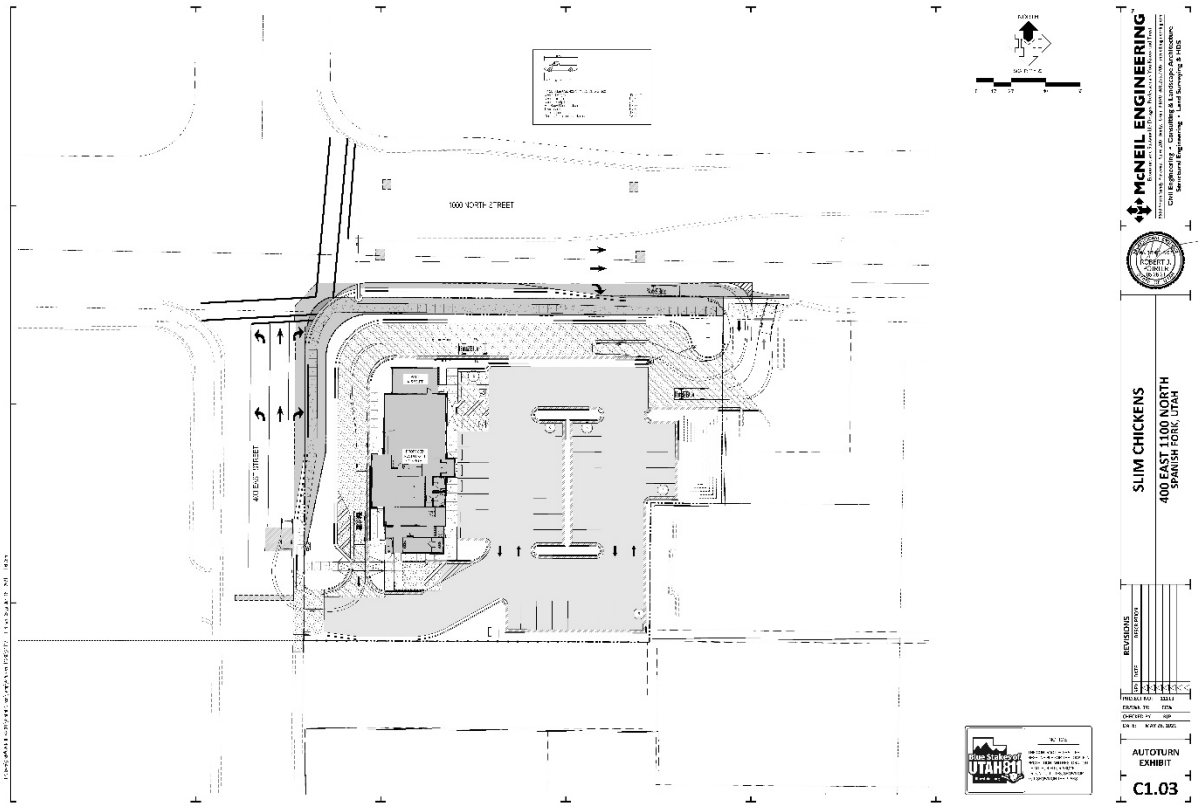

ALTA-NSPS LAND TITLE SURVEY
1000 NORTH
400 EAST
500 EAST
PARCEL 1
PARCEL 2
LEGEND
Recorder

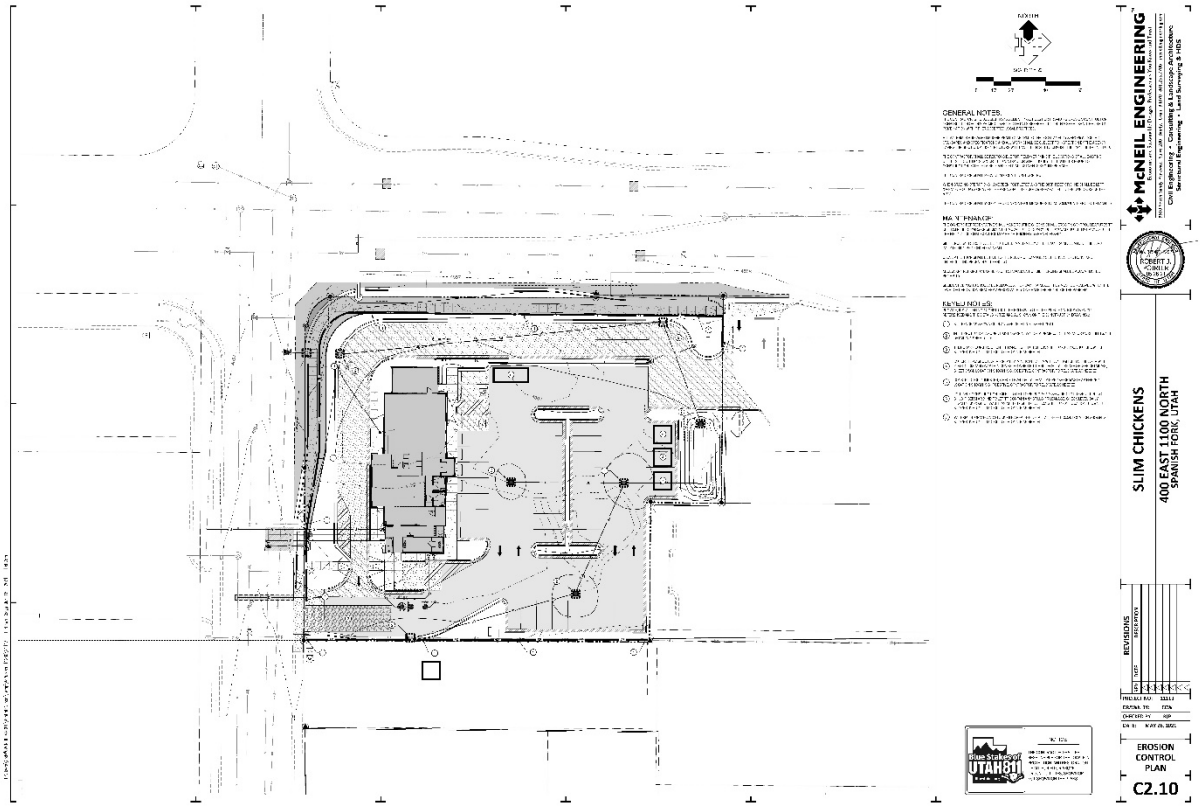

GENERAL NOTES
GENERAL NOTES CONTINUED
LEGEND
ABBREVIATIONS
McNEIL ENGINEERING
SLIM CHICKENS
400 EAST 1100 NORTH
SPANISH FORK, UTAH
REVISIONS
GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.01

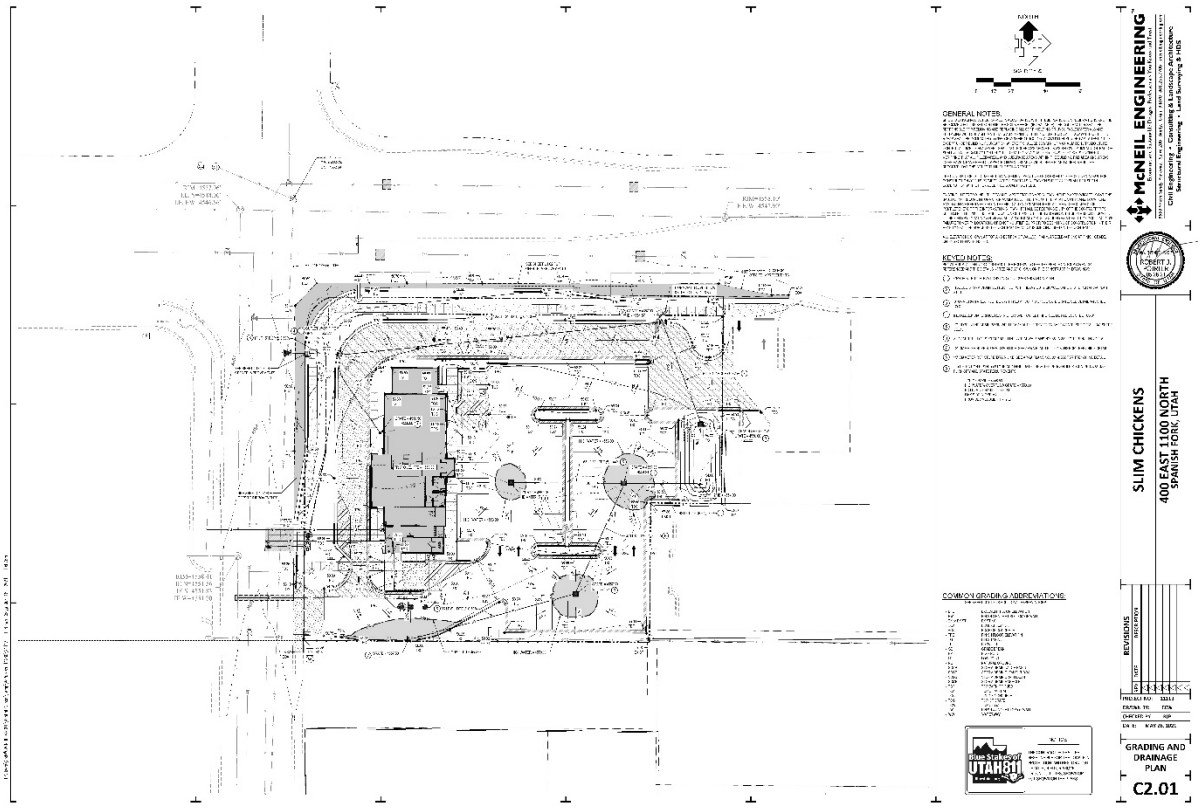

McNEIL ENGINEERING
SLIM CHICKENS
400 EAST 1100 NORTH
SPANISH FORK, UTAH
REVISIONS
DEMOLITION PLAN
C0.10

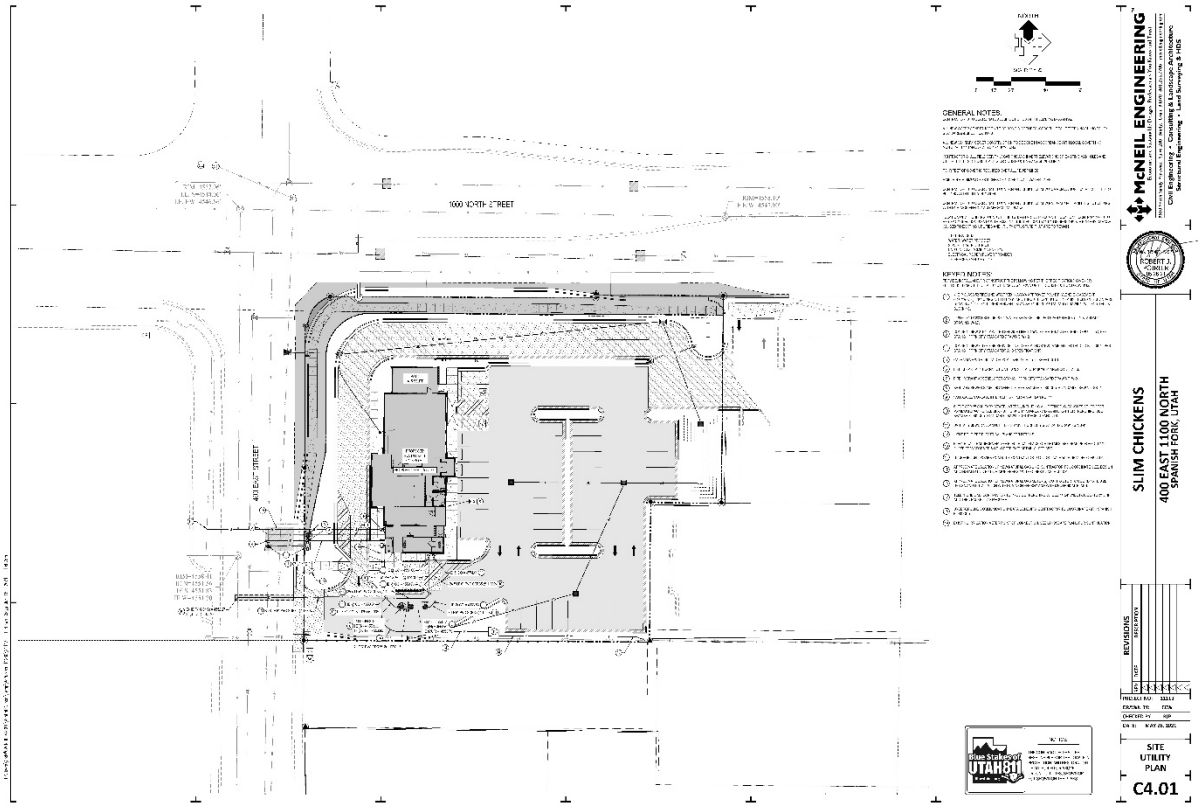

1000 NORTH STREET
400 EAST STREET
GENERAL NOTES:
KEYED NOTES:
McNEIL ENGINEERING
SLIM CHICKENS
400 EAST 1100 NORTH
SPANISH FORK, UTAH
REVISIONS
CIVIL SITE PLAN
C1.01

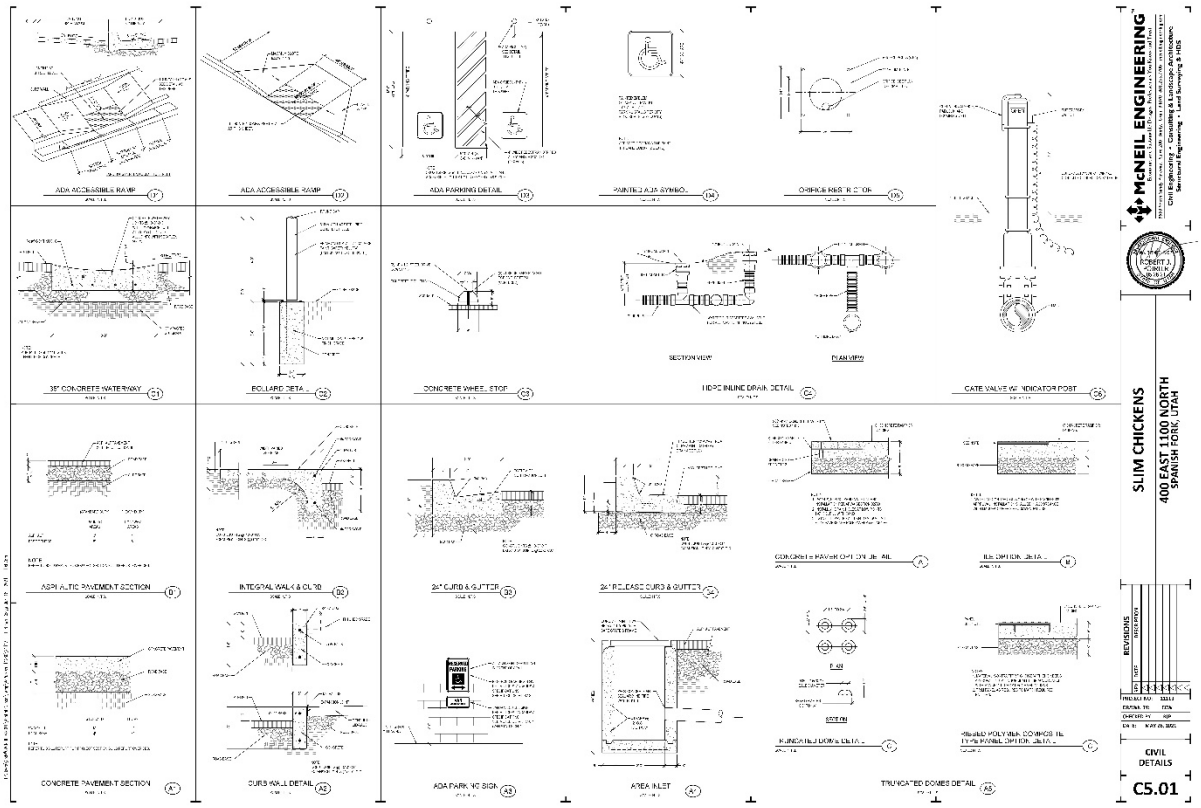

1100 NORTH STREET
400 EAST STREET
GENERAL NOTES:
KEYED NOTES:
McNEIL ENGINEERING
SLIM CHICKENS
400 EAST 1100 NORTH
SPANISH FORK, UTAH
REVISIONS
OFF-SITE STREET IMPROVEMENT PLAN
C1.02

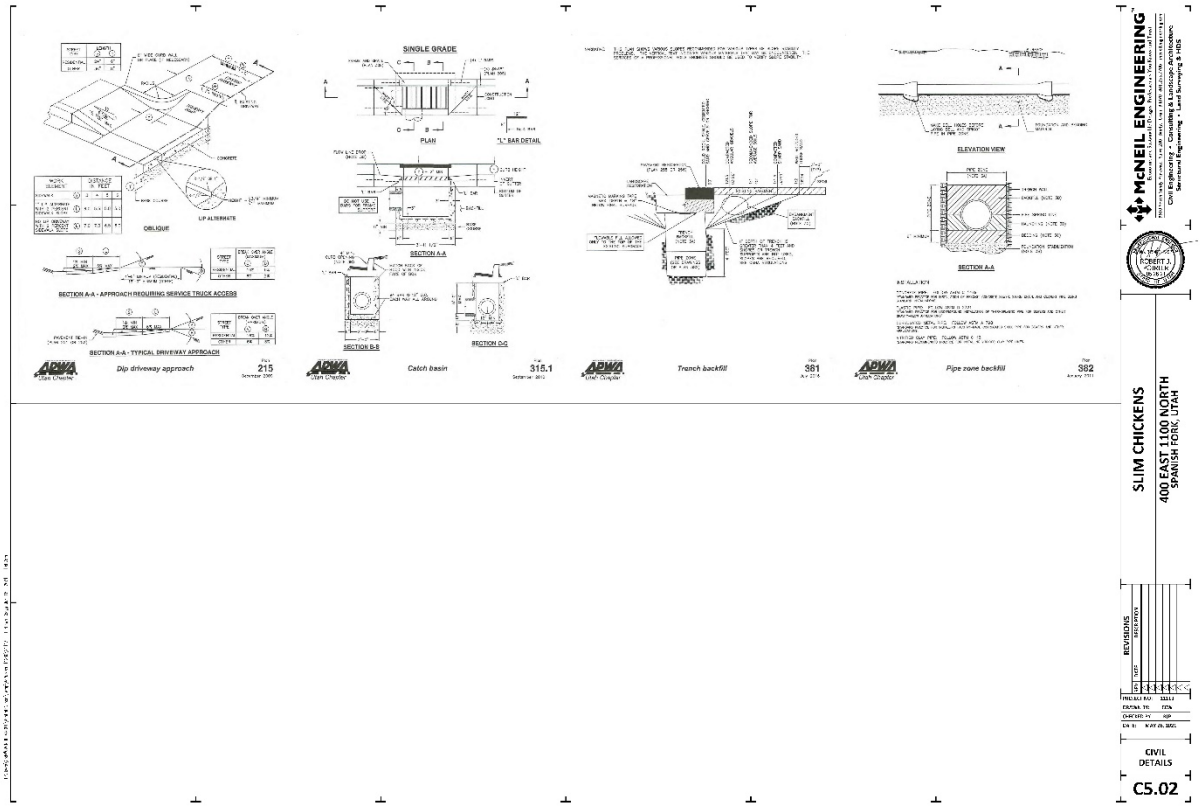

1000 NORTH 2ND STREET
400 EAST STREET
McNEIL ENGINEERING
SLIM CHICKENS
400 EAST 1100 NORTH
SPANISH FORK, UTAH
REVISIONS
AUTOTURN EXHIBIT
C1.03

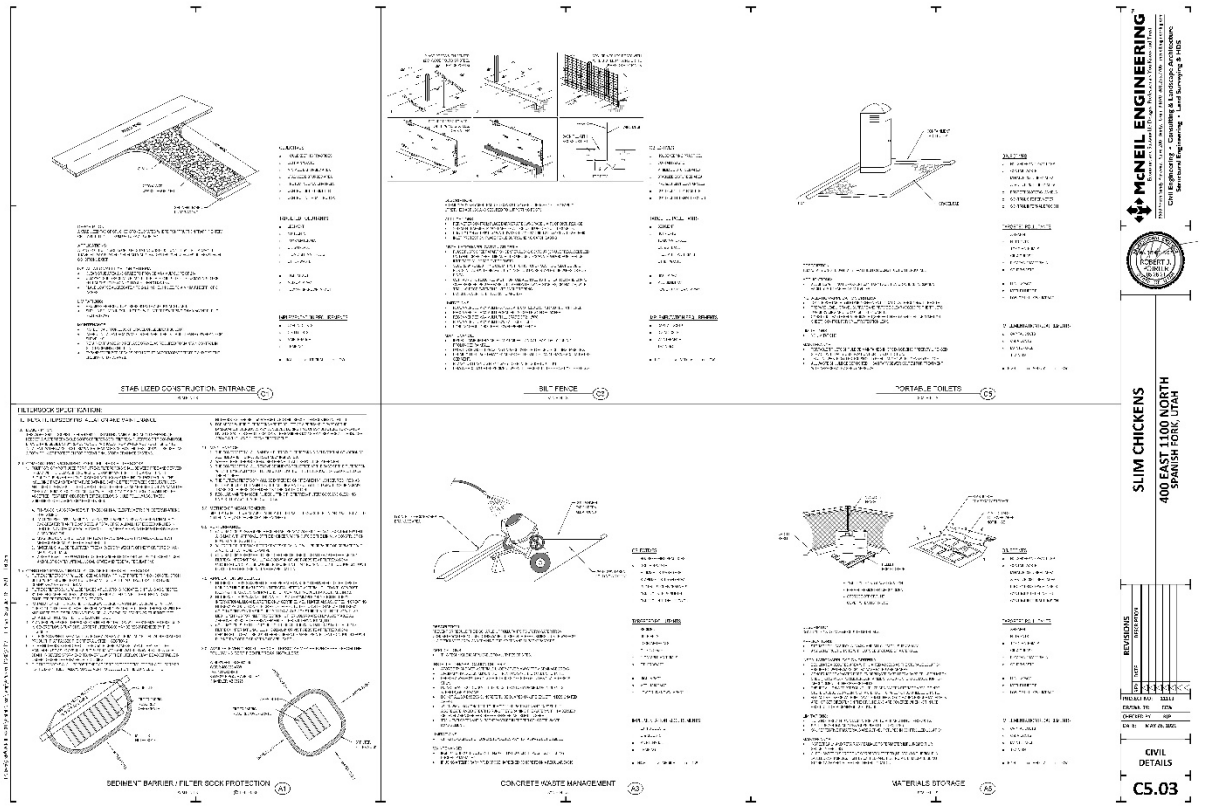

GENERAL NOTES
McNEIL ENGINEERING
SLIM CHICKENS
400 EAST 1100 NORTH
SPANISH FORK, UTAH
REVISIONS
EROSION CONTROL PLAN
C2.10

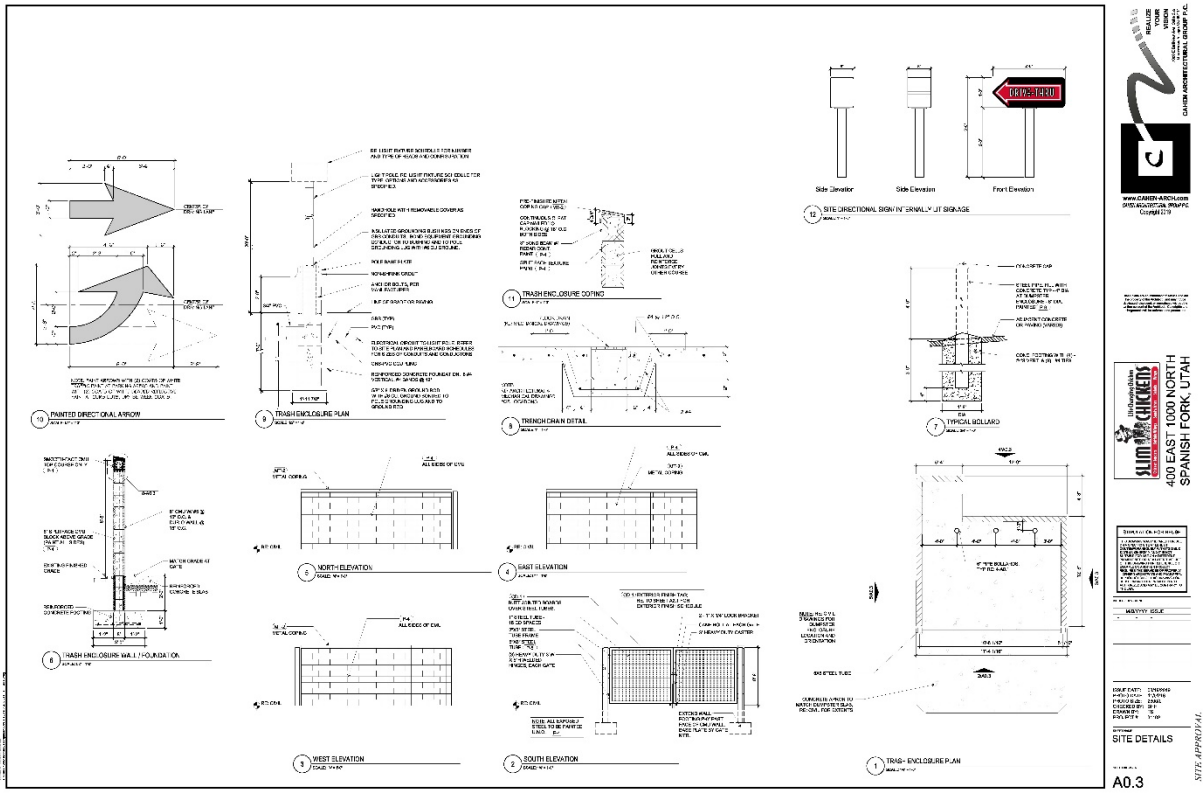

GENERAL NOTES
KEYED NOTES
COMMON GRADING ABBREVIATIONS
McNEIL ENGINEERING
SLIM CHICKENS
400 EAST 1100 NORTH
SPANISH FORK, UTAH
REVISIONS
GRADING AND DRAINAGE PLAN
C2.01

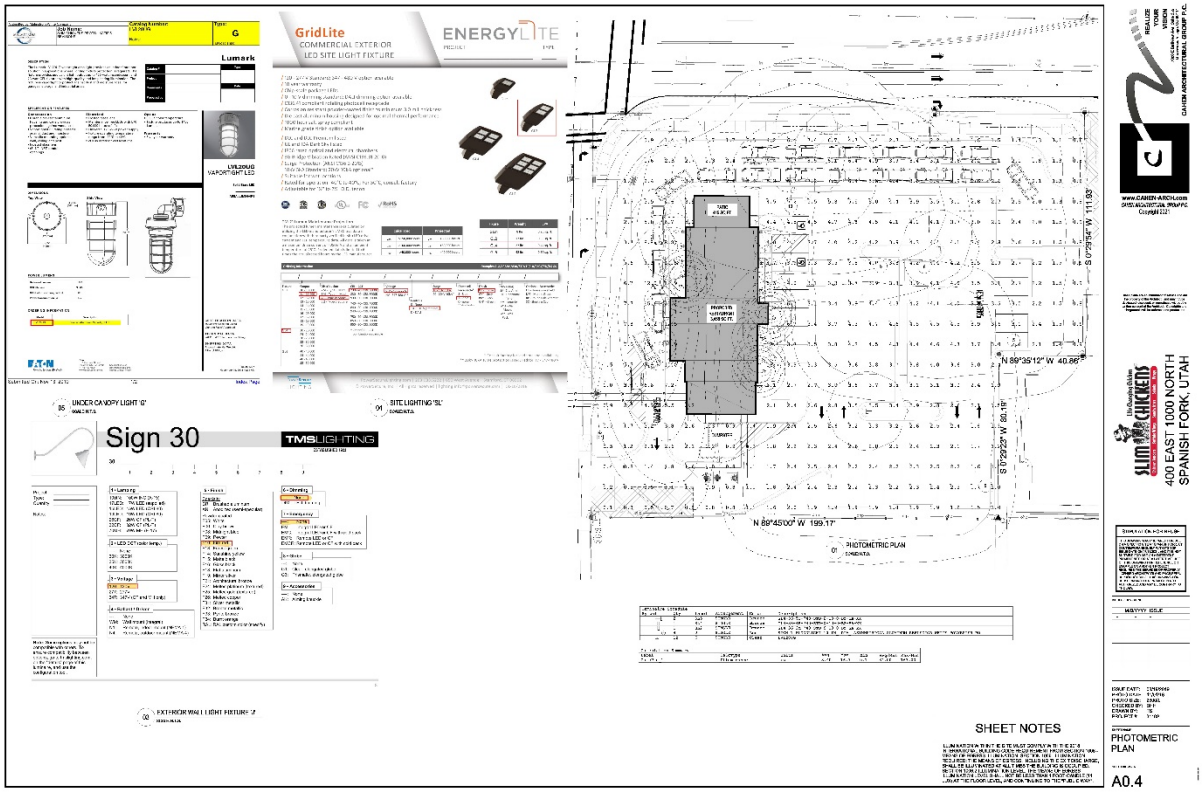

1000 NORTH STREET
400 EAST STREET
GENERAL NOTES
KEYED NOTES
McNEIL ENGINEERING
SLIM CHICKENS
400 EAST 1100 NORTH
SPANISH FORK, UTAH
REVISIONS
SITE UTILITY PLAN
C4.01

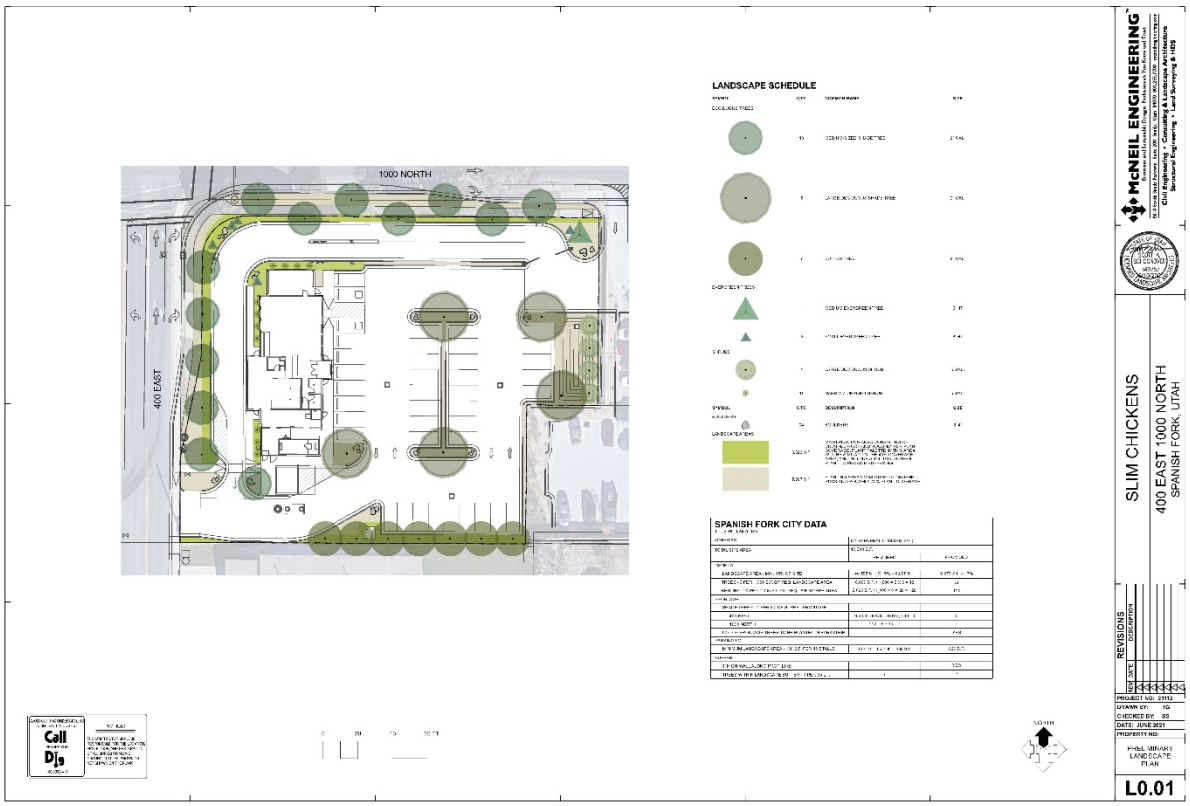

McNEIL ENGINEERING
SLIM CHICKENS
400 EAST 1100 NORTH
SPANISH FORK, UTAH
CIVIL DETAILS
C5.01
ADA ACCESSIBLE RAMP
ADA ACCESSIBLE RAMP
ADA PARKING DETAIL
PAINTED ADA SYMBOL
CHRISTIE RESTRICTOR
GATE VALVE W/ INDICATOR POST
35' CONCRETE WATERWAY
BOLLARD DETAIL
CONCRETE WHEEL STOP
HDPE INLINE DRAIN DETAIL
SECTION VIEW
PLAN VIEW
ASPHALTIC PAVEMENT SECTION
INTEGRAL WALK & CURB
24" CURB & GUTTER
24" RELEASE CURB & GUTTER
CONCRETE PAVEMENT SECTION
CURB WALL DETAIL
ADA PARKING SIGN
AREA INLET
TRUNCATED DOMES DETAIL

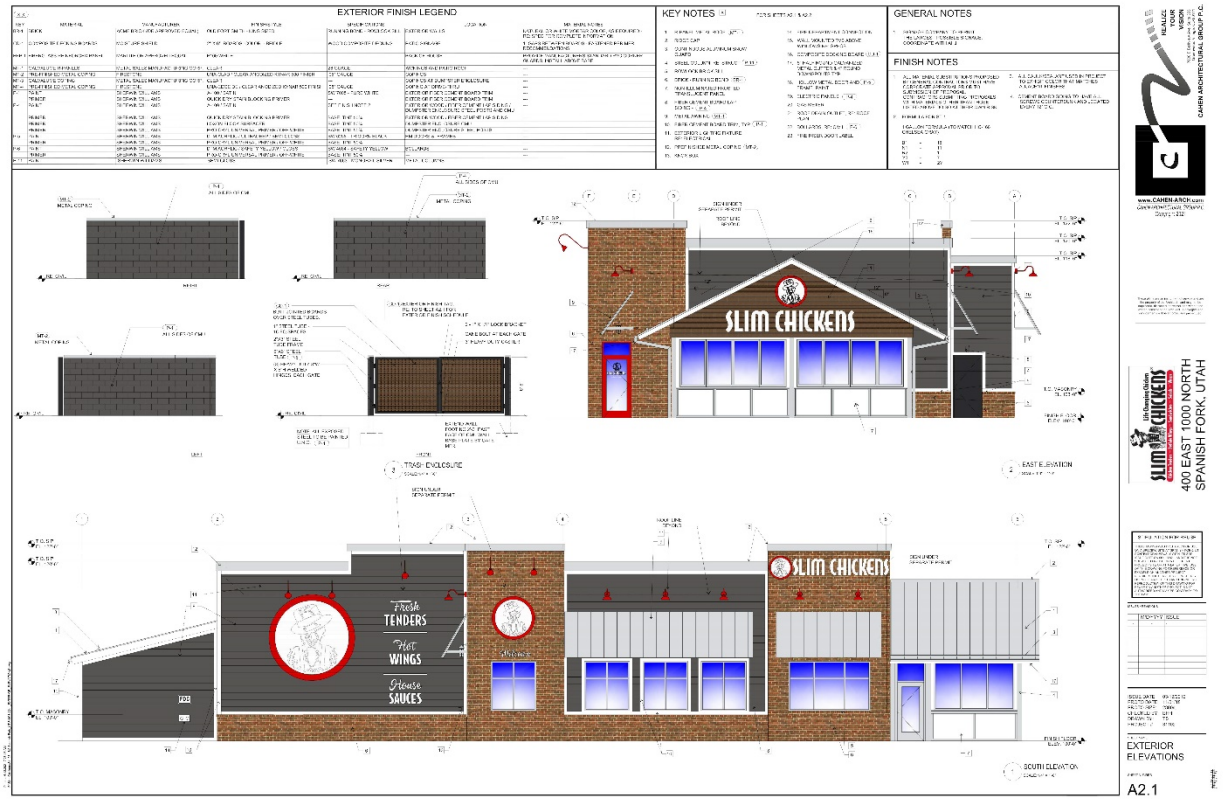

McNEIL ENGINEERING
SLIM CHICKENS
400 EAST 1100 NORTH
SPANISH FORK, UTAH
CIVIL DETAILS
C5.02
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SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS
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SINGLE GRADE
PLAN
"L" BAR DETAIL
SECTION A-A
SECTION B-B
SECTION D-D
Catch basin
315.1
Trench backfill
381
ELEVATION VIEW
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McNEIL ENGINEERING
SLIM CHICKENS
400 EAST 1100 NORTH
SPANISH FORK, UTAH
CIVIL DETAILS
C5.03
STABILIZED CONSTRUCTION ENTRANCE
SILT FENCE
PORTABLE TOILETS
SEDIMENT BARRIER / FILTER SOCK PROTECTION
CONCRETE WASTE MANAGEMENT
MATERIALS STORAGE

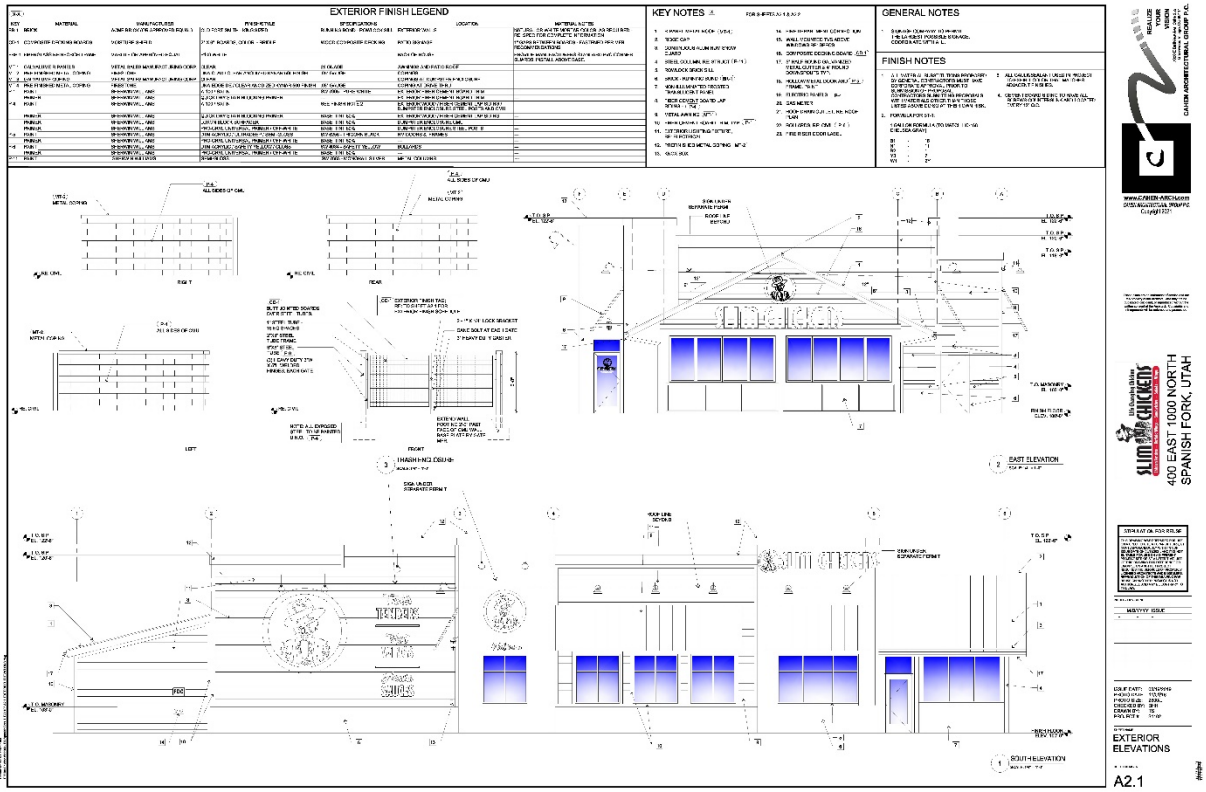

PAINTED DIRECTIONAL ARROW
TRASH ENCLOSURE PLAN
TRENCH DRAIN DETAIL
TRASH ENCLOSURE CODING
SITE DIRECTIONAL SIGN W/ INTERNALLY LIT SIGNAGE
Side Elevation
Side Elevation
Front Elevation
TYPICAL BOLLARD
TRASH ENCLOSURE WALL FOUNDATION
NORTH ELEVATION
EAST ELEVATION
WEST ELEVATION
SOUTH ELEVATION
TRASH ENCLOSURE PLAN
SLIM CHICKENS
400 EAST 1000 NORTH
SPANISH FORK, UTAH
SITE DETAILS
A0.3
SITE APPROVAL

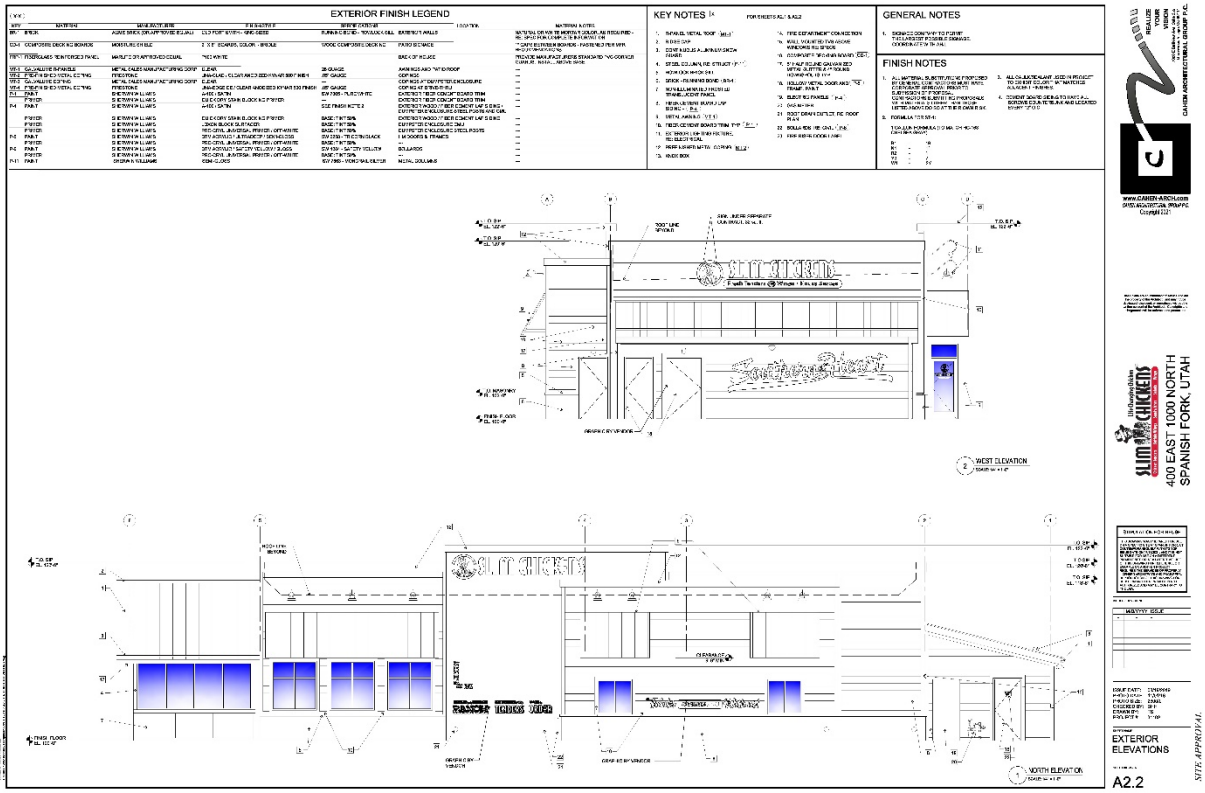

GridLite
COMMERCIAL EXTERIOR
LED SITE LIGHT FIXTURE
ENERGYLITE
Lumark
Sign 30
TMSLIGHTING
UNDER CANOPY LIGHT 'G'
SITE LIGHTING 'SL'
EXTERIOR WALL LIGHT FIXTURE 'Z'
PHOTOMETRIC PLAN
N 89°45'00" W 199.17'
N 89°35'12" W 40.86'
S 0°29'54" W 111.82'
S 0°29'22" W 69.15'
SHEET NOTES
SLUMBERCHICKENS
400 EAST 1000 NORTH
SPANISH FORK, UTAH
PHOTOMETRIC PLAN
A0.4

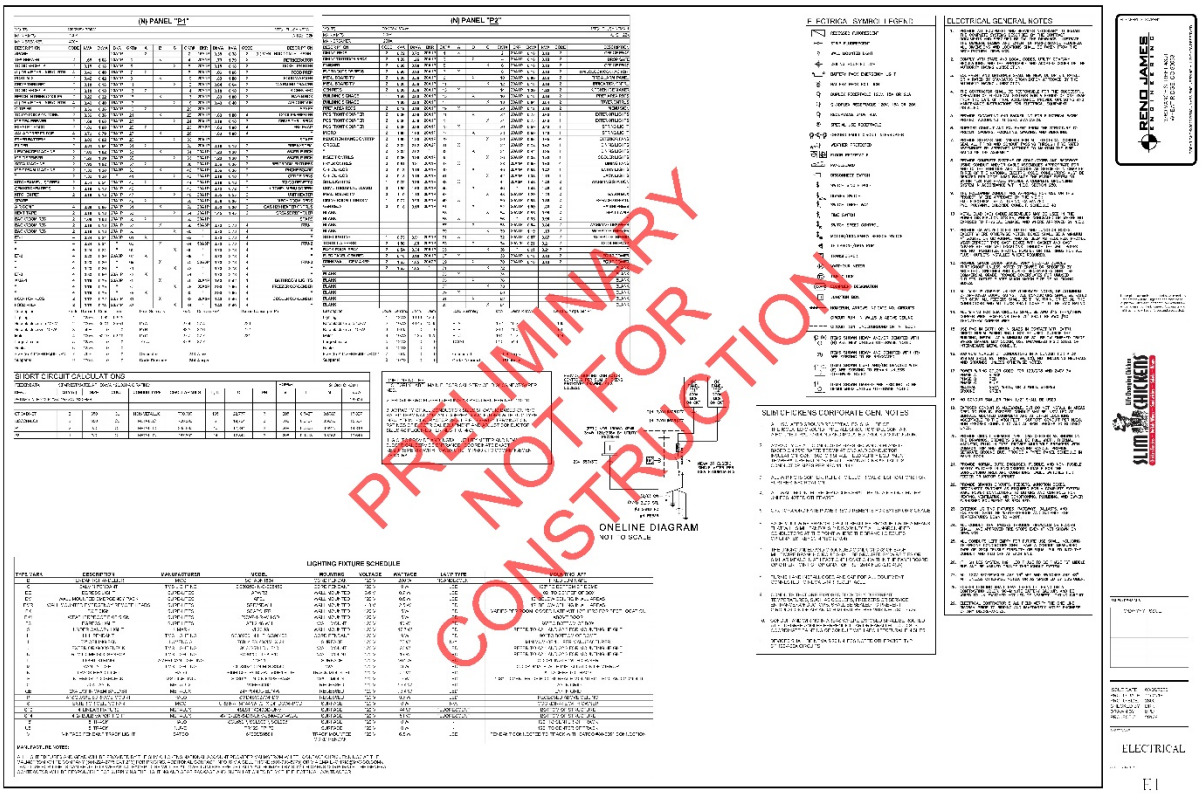

1000 NORTH
400 EAST
LANDSCAPE SCHEDULE
SPANISH FORK CITY DATA
McNEIL ENGINEERING
SLIM CHICKENS
400 EAST 1000 NORTH
SPANISH FORK, UTAH
REVISIONS
PROJECT NO: 21112
DRAWN BY: YG
CHECKED BY: BS
DATE: JUNE 2021
PROPERTY NO:
PRELIMINARY LANDSCAPE PLAN
L0.01

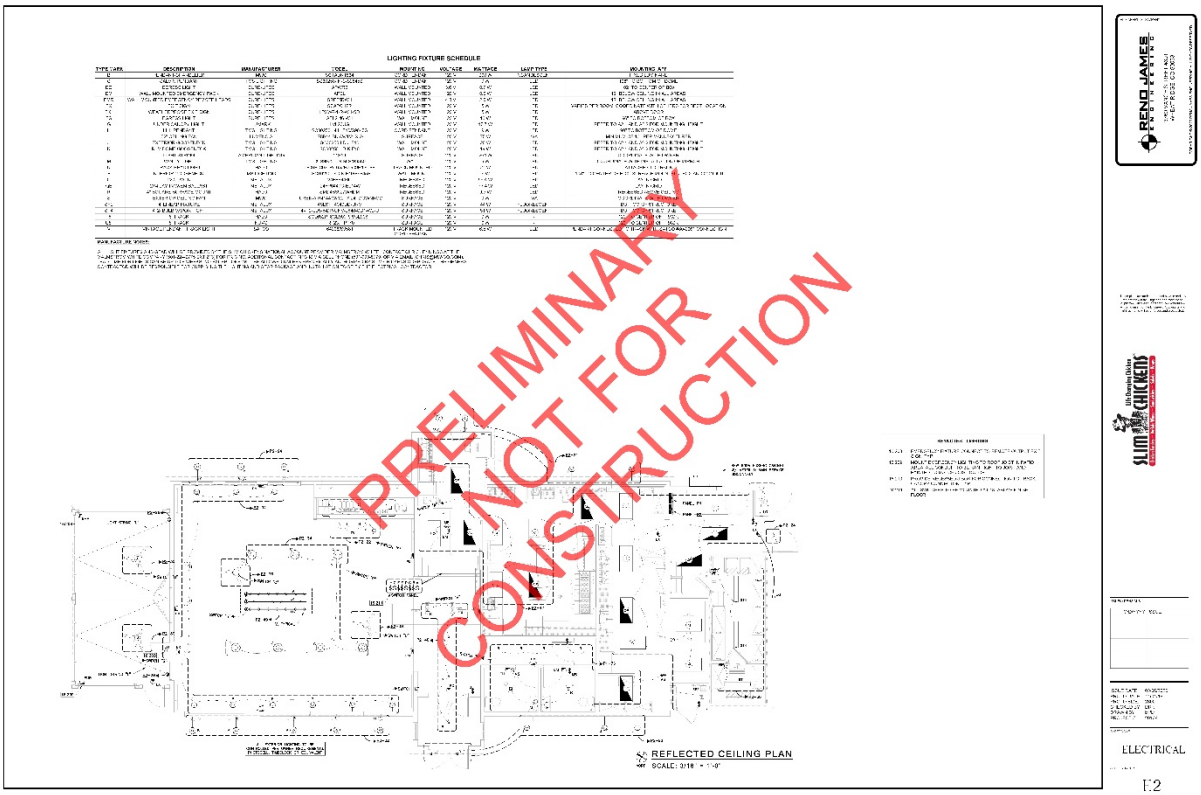

EXTERIOR FINISH LEGEND
KEY NOTES
GENERAL NOTES
FINISH NOTES
SLIM CHICKENS
Fresh TENDERS
Hot WINGS
House SAUCES
TRASH ENCLOSURE
EAST ELEVATION
SOUTH ELEVATION
400 EAST 1000 NORTH
SPANISH FORK, UTAH
EXTERIOR ELEVATIONS
A2.1

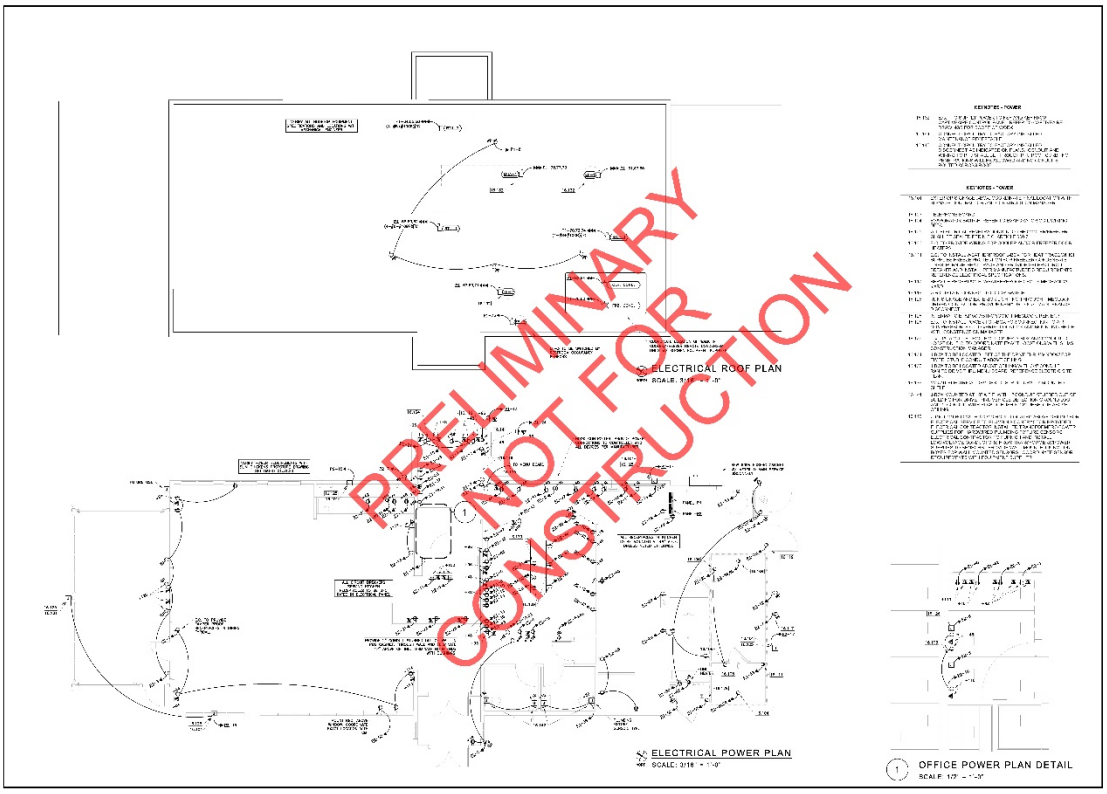

EXTERIOR FINISH LEGEND
KEY NOTES
GENERAL NOTES
FINISH NOTES
SLIM CHICKENS
Southern Heart
WEST ELEVATION
NORTH ELEVATION
400 EAST 1000 NORTH
SPANISH FORK, UTAH
EXTERIOR ELEVATIONS
A2.2

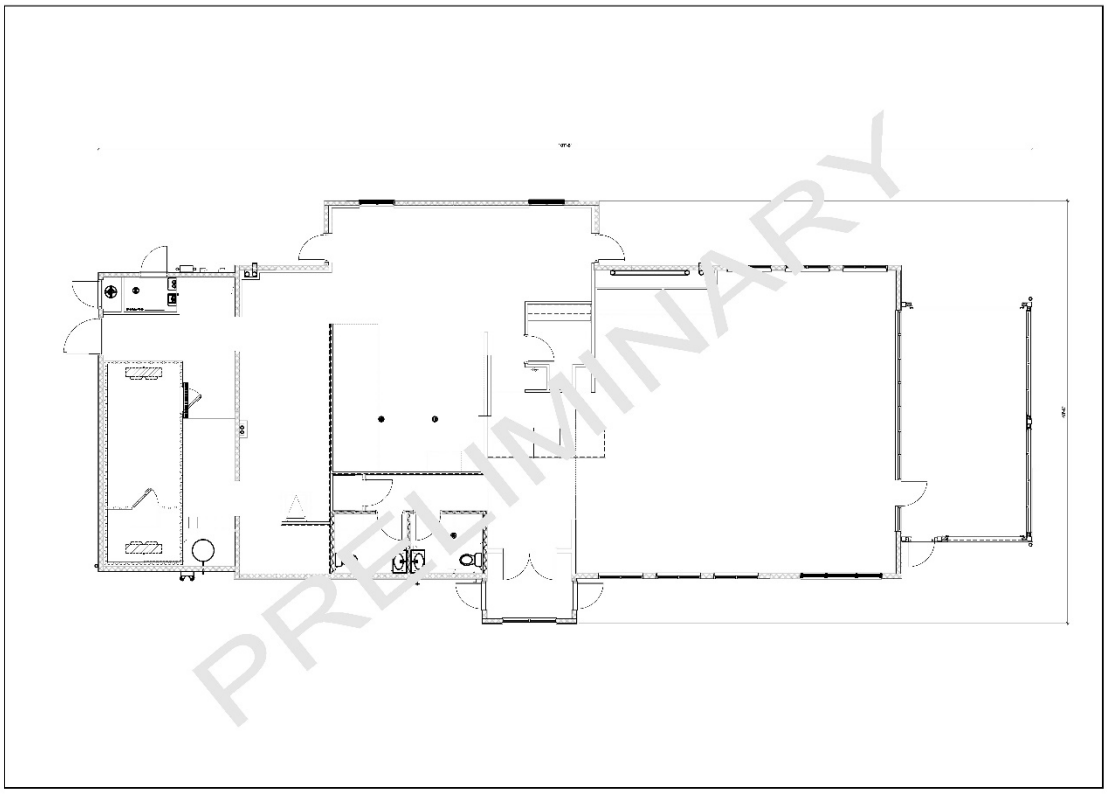

EXTERIOR FINISH LEGEND
KEY NOTES
GENERAL NOTES
FINISH NOTES
SOUTH ELEVATION
EAST ELEVATION
EXTERIOR ELEVATIONS
A2.1
400 EAST 1000 NORTH
SPANISH FORK, UTAH

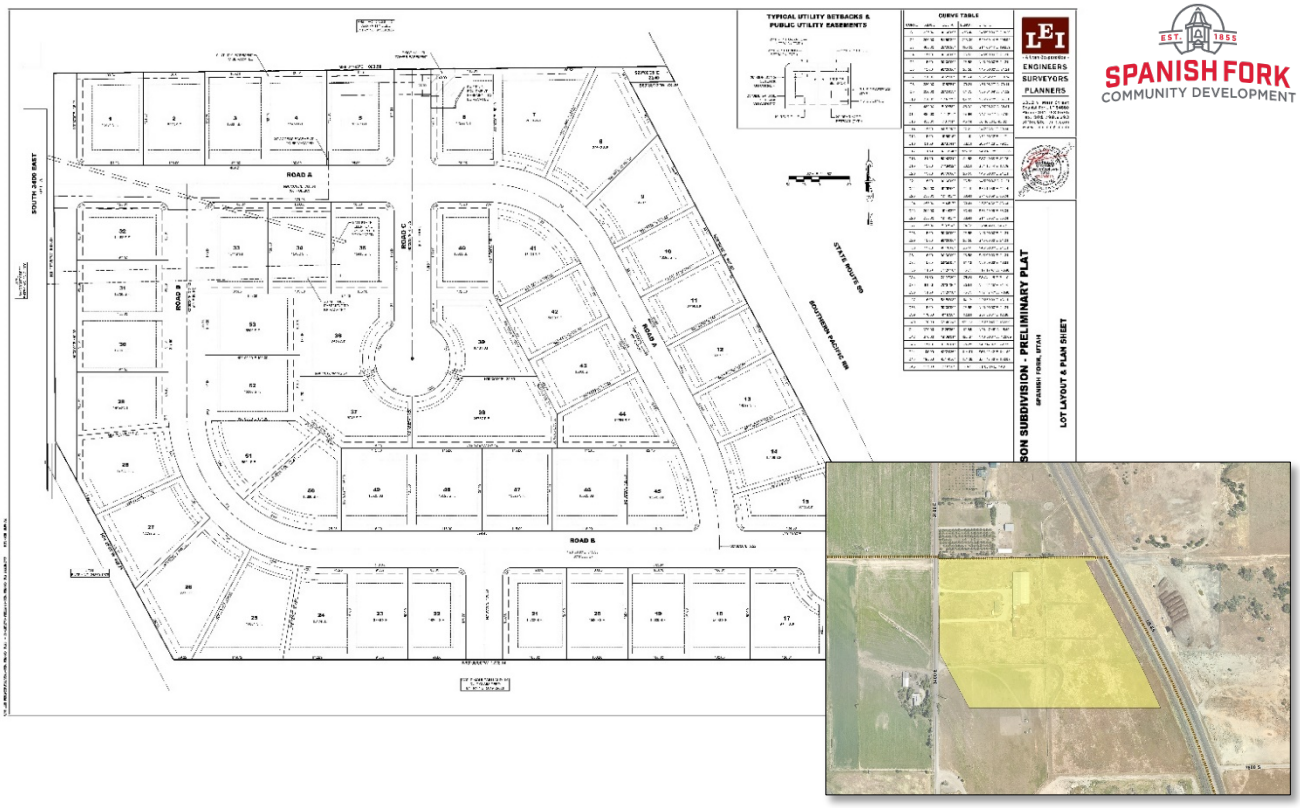

EXTERIOR FINISH LEGEND
KEY NOTES
GENERAL NOTES
FINISH NOTES
WEST ELEVATION
NORTH ELEVATION
EXTERIOR ELEVATIONS
A2.2
400 EAST 1000 NORTH
SPANISH FORK, UTAH


(N) PANEL "P1"
(N) PANEL "P2"
ELECTRICAL SYMBOL LEGEND
ELECTRICAL GENERAL NOTES
SLIM CHICKEN'S CORPORATE GEN. NOTES
LIGHTING FIXTURE SCHEDULE
ONELINE DIAGRAM
PRELIMINARY NOT FOR CONSTRUCTION
RENO JAMES
ELECTRICAL
E1


LIGHTING FIXTURE SCHEDULE
REFLECTED CEILING PLAN
PRELIMINARY NOT FOR CONSTRUCTION
RENO JAMES
ELECTRICAL
E2


PRELIMINARY
NOT FOR
CONSTRUCTION
ELECTRICAL ROOF PLAN
ELECTRICAL POWER PLAN
OFFICE POWER PLAN DETAIL
RENO JAMES
SLIM CHICKENS
ELECTRICAL
E3


PRELIMINARY
CANON ARCHITECTURAL GROUP P.C.
SLIM CHICKENS
400 EAST 1000 NORTH
SPANISH FORK, UTAH
FLOOR PLAN
A1.1



Johnson Subdivision Preliminary Plat Approval Request

August 4, 2021, Planning Commission Meeting.

Located at 1000 South 3400 East, including 25.42 acres.

The subject property is zoned R-1-15.

The applicant has requested Preliminary Plat approval for a Master Planned Development that includes fifty-three (53) residential lots.

Key Issues

1. Master Planned Development.
2. Improvements.
3. Cell Tower.
4. Phasing.
5. Power.
6. Access.
7. Walls.
8. Trails.

Recommendation

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

Findings

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

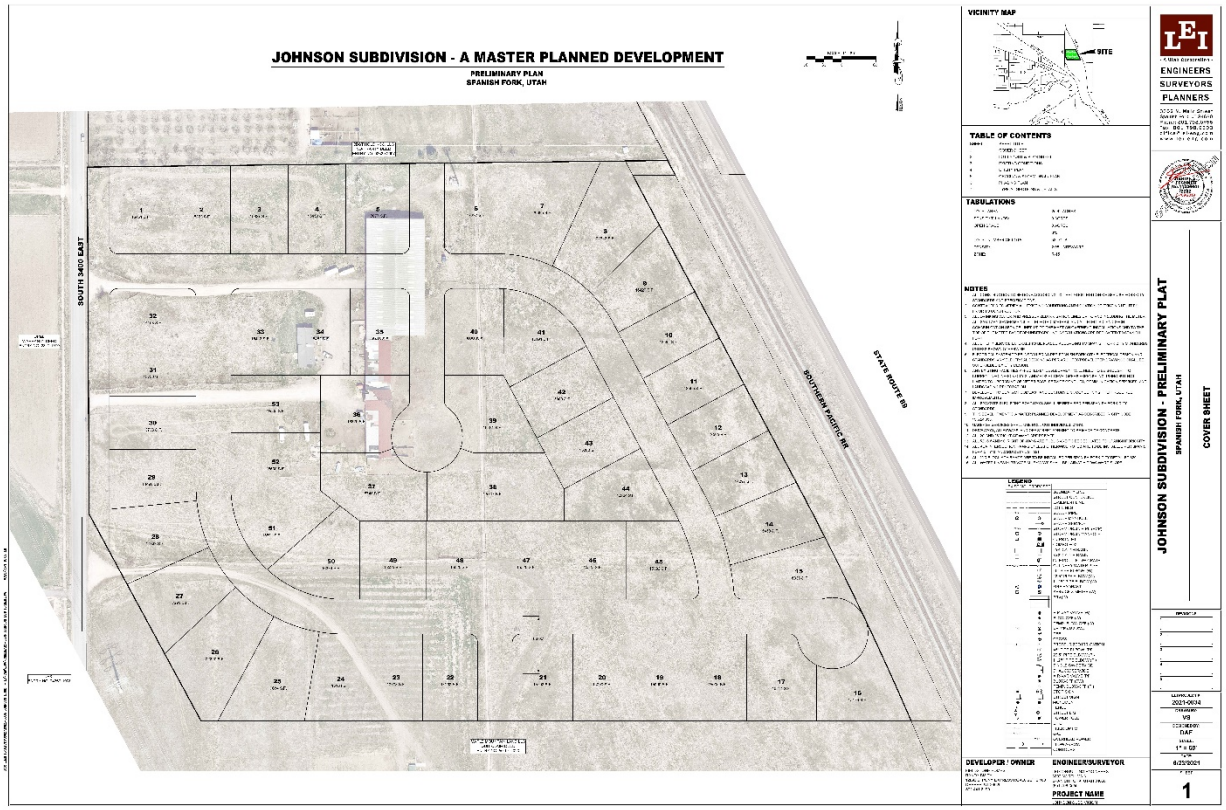
Conditions

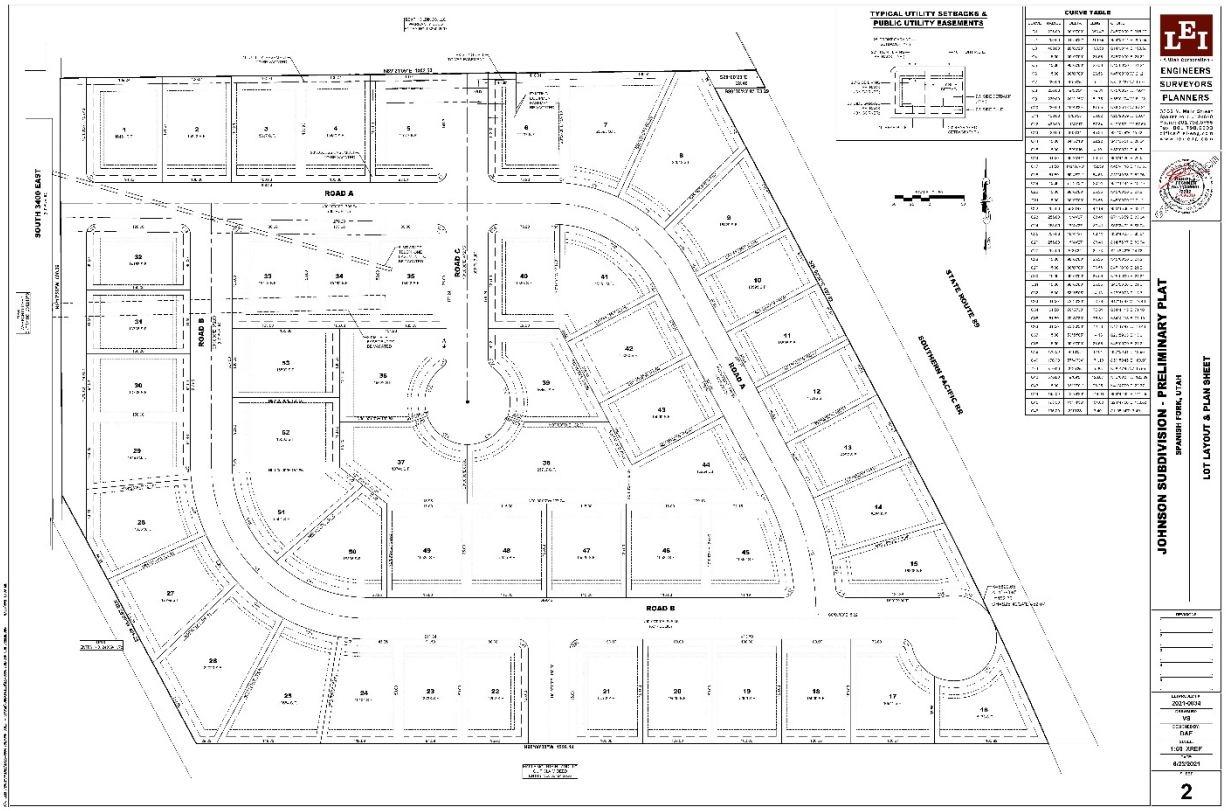
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant encloses the cell tower site with a six-foot masonry wall with a solid steel sight obscuring gate.
4. That the applicant dedicates the land for the future railroad expansion to Spanish Fork City.

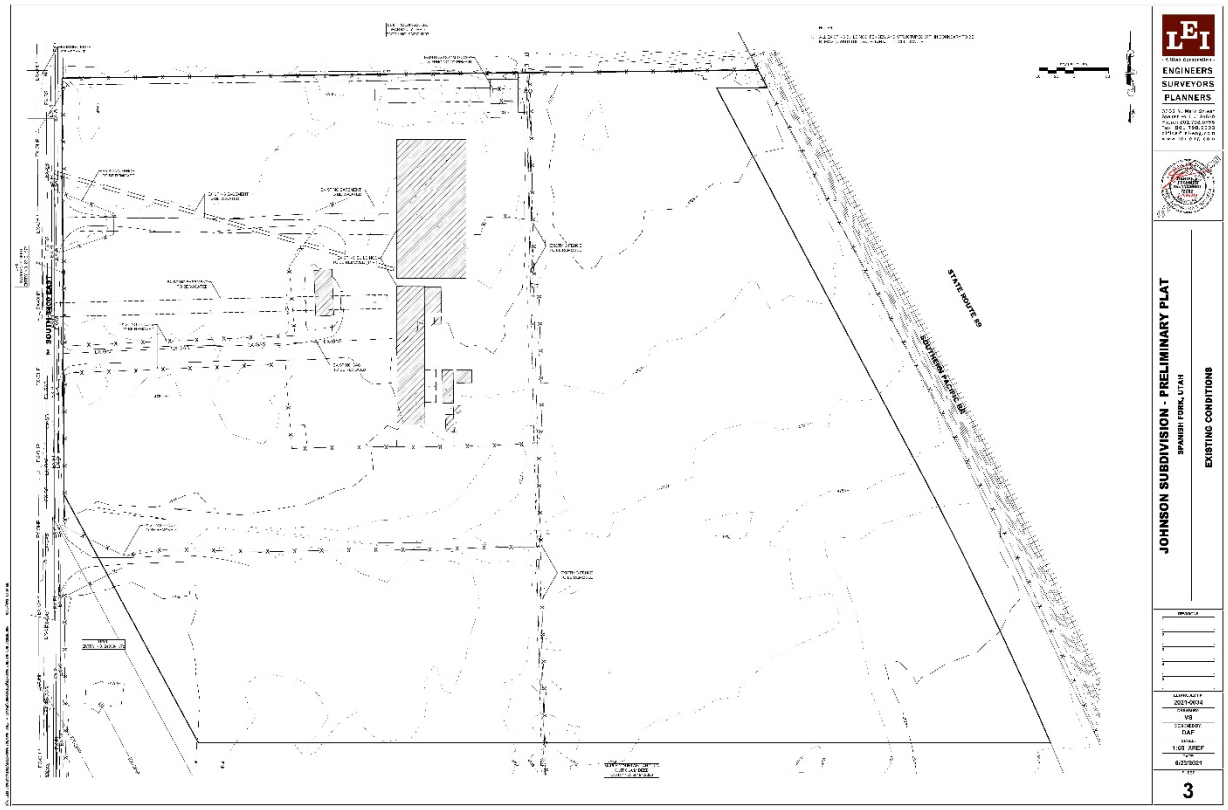
Exhibits

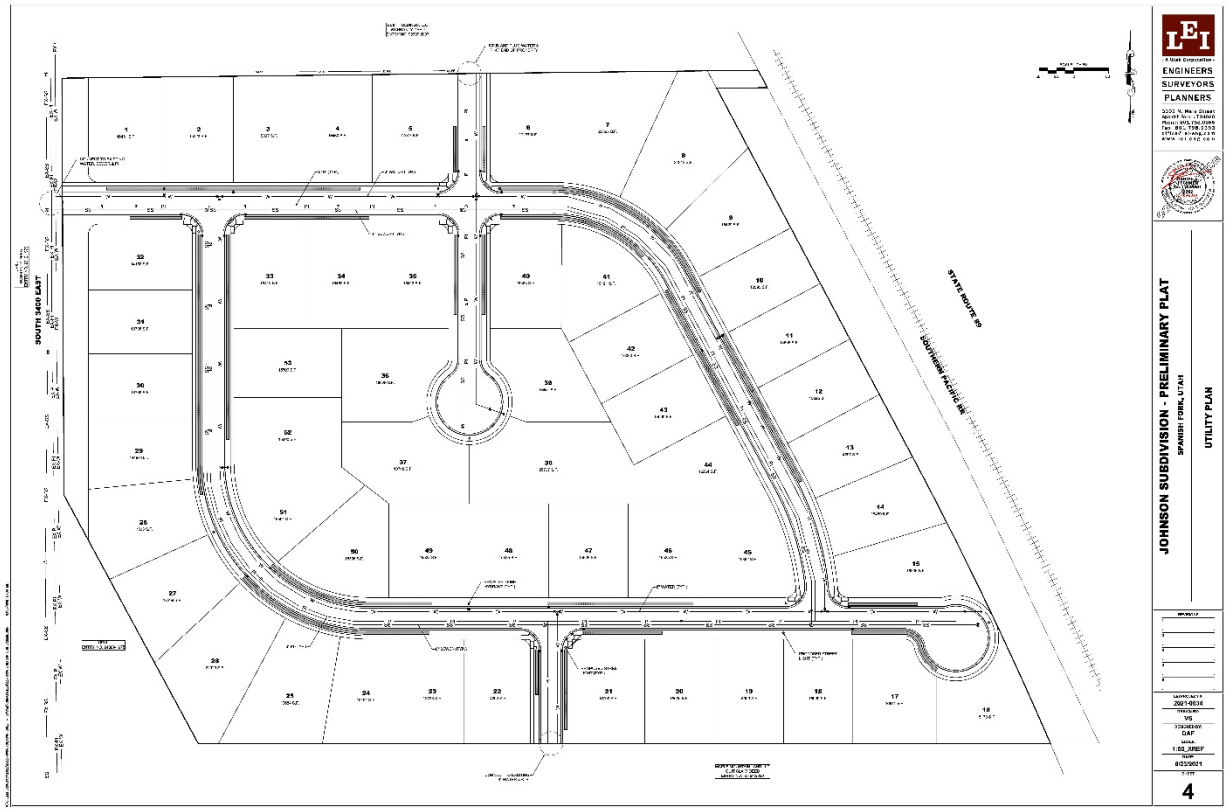
1. Preliminary Plat.

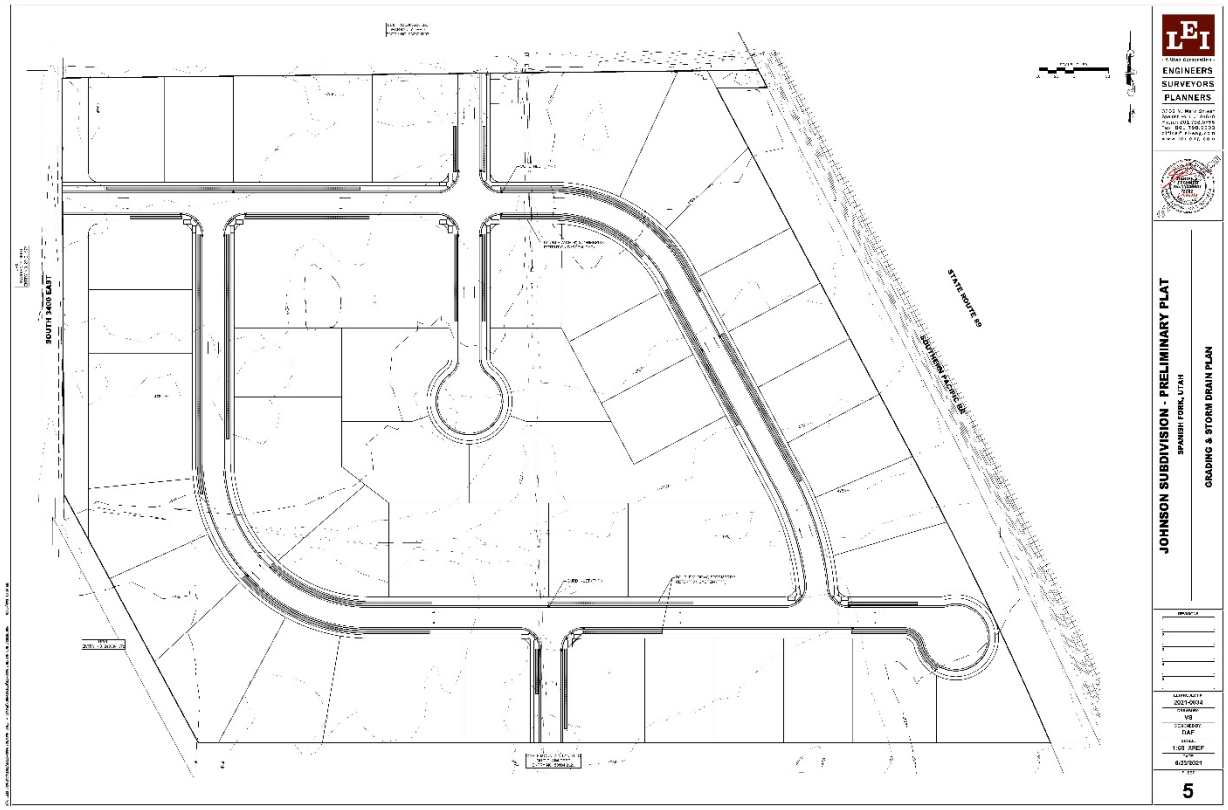
Exhibit 1

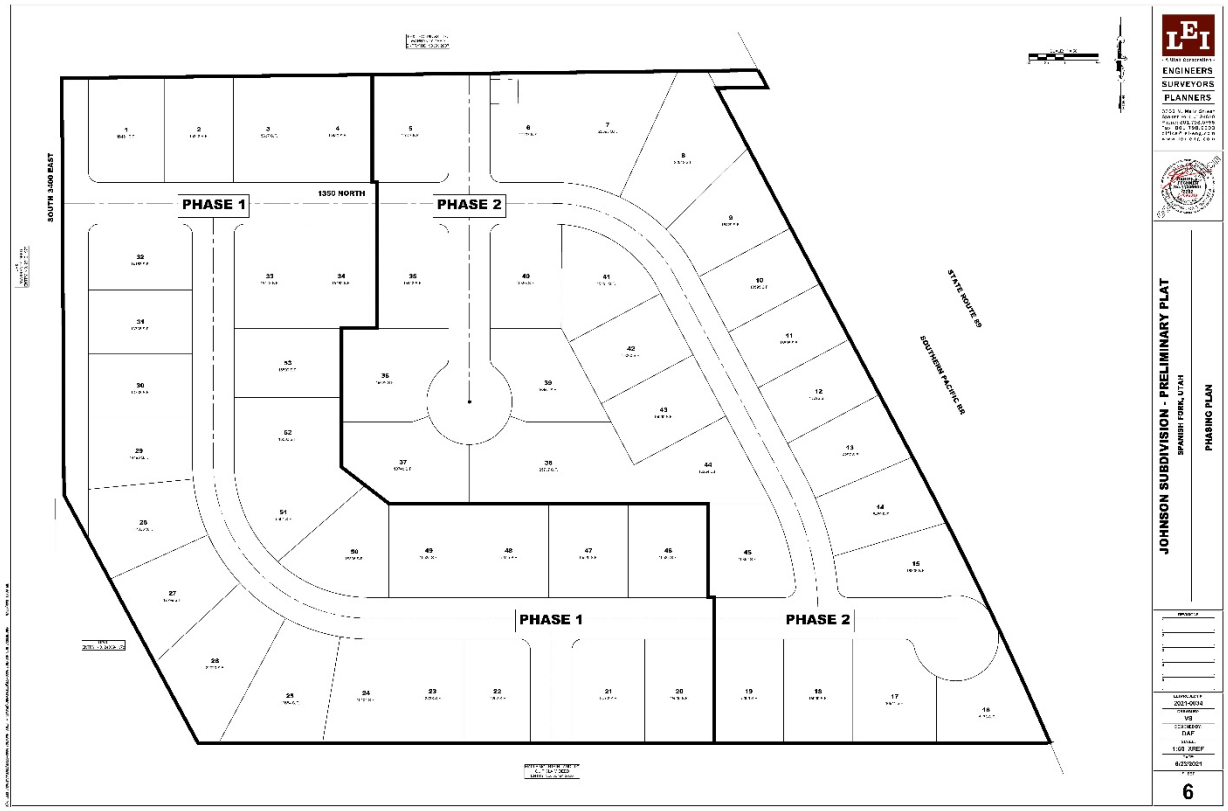

JOHNSON SUBDIVISION - A MASTER PLANNED DEVELOPMENT
PRELIMINARY PLAN
SPANISH FORK, UTAH
SOUTH 3400 EAST
STATE ROUTE 89
SOUTHERN PACIFIC RR
VICINITY MAP
SITE
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DEVELOPER / OWNER
ENGINEER/SURVEYOR
PROJECT NAME
LEI
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PRELIMINARY PLAT
SPANISH FORK, UTAH
COVER SHEET
6/25/2021
1

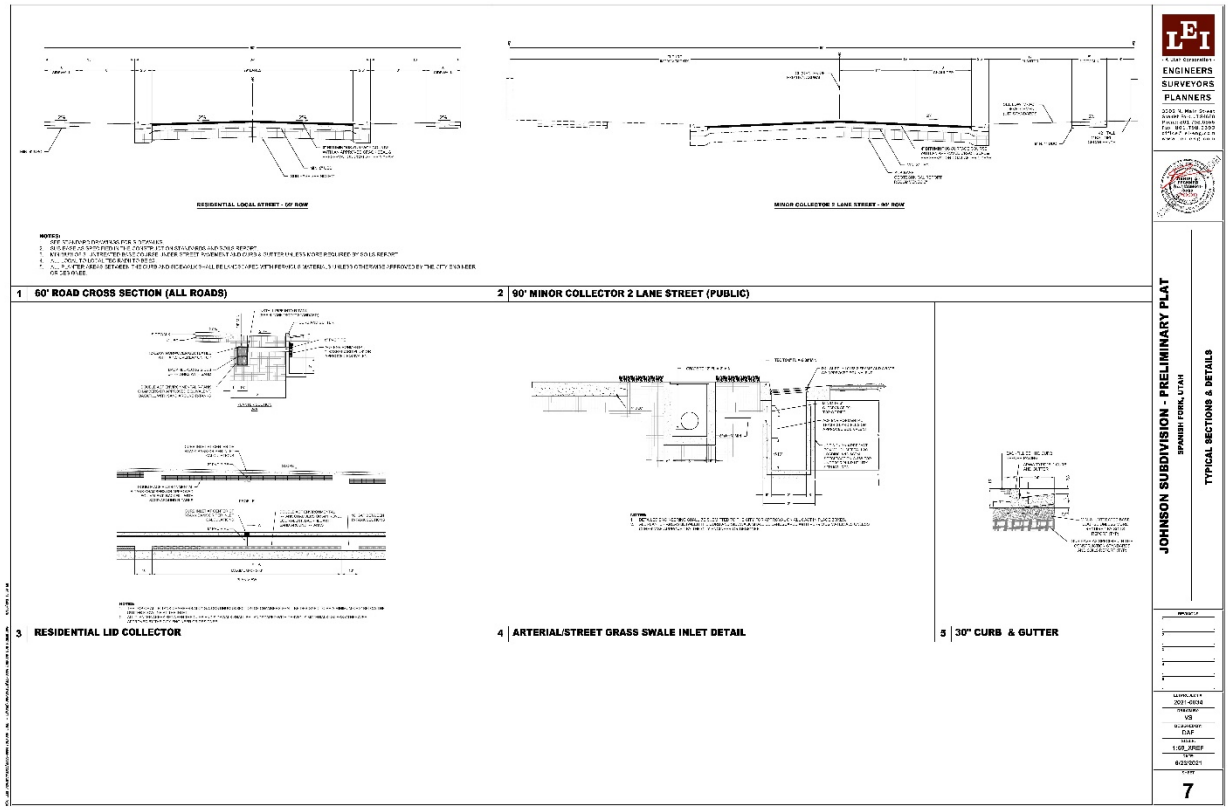

TYPICAL UTILITY SETBACKS & PUBLIC UTILITY EASEMENTS
CURVE TABLES
SOUTH 3400 EAST
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
STATE ROUTE 89
SOUTHERN PACIFIC RR
LEI
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PRELIMINARY PLAT
SPANISH FORK, UTAH
LOT LAYOUT & PLAN SHEET
6/25/2021
2

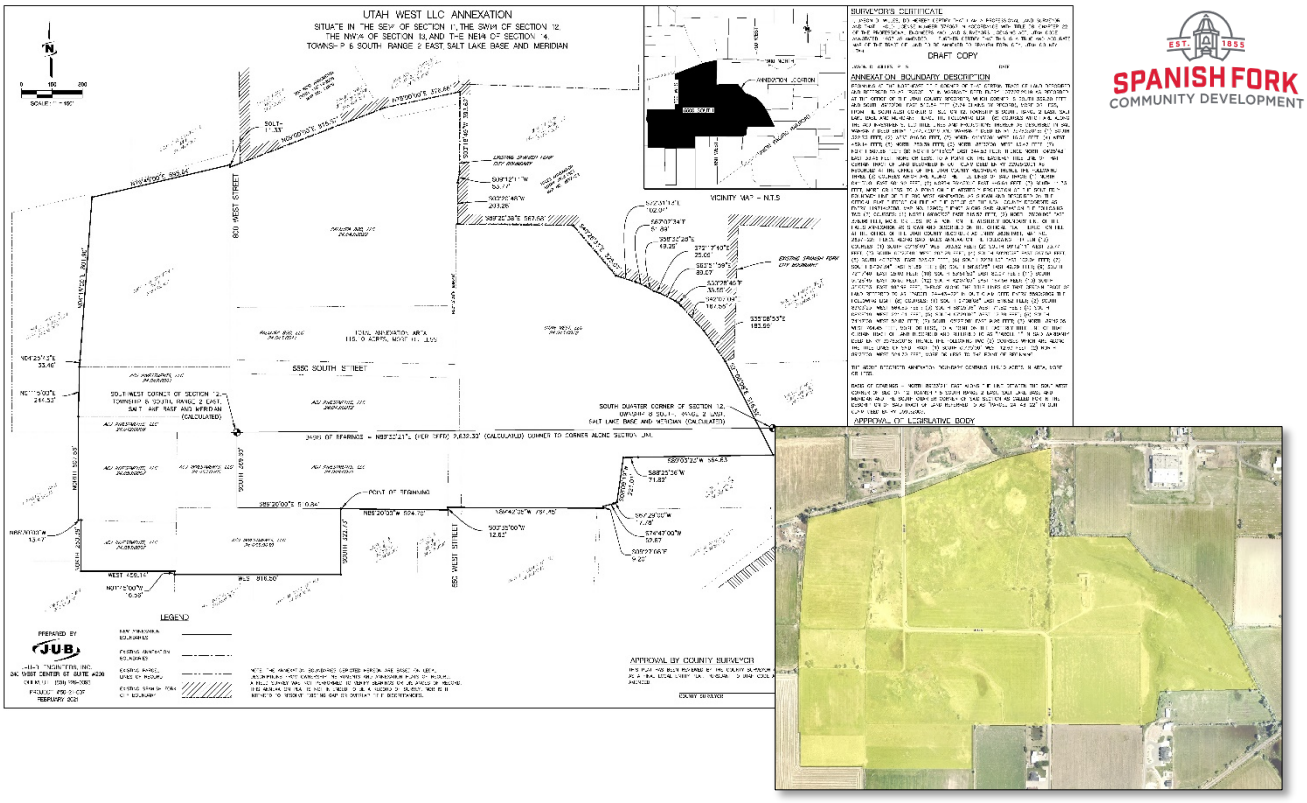

LEI
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PRELIMINARY PLAT
SPANISH FORK, UTAH
EXISTING CONDITIONS
3
STATE ROUTE 89
SOUTH 3450 EAST


LEI
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PRELIMINARY PLAT
SPANISH FORK, UTAH
UTILITY PLAN
4
STATE ROUTE 89
SOUTH 3450 EAST


SOUTH 3400 EAST
STATE ROUTE 89
Southern Pacific RR
LEI
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PRELIMINARY PLAT
SPANISH FORK, UTAH
GRADING & STORM DRAIN PLAN
5


SOUTH 3400 EAST
PHASE 1
1350 NORTH
PHASE 2
STATE ROUTE 89
Southern Pacific RR
PHASE 1
PHASE 2
LEI
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PRELIMINARY PLAT
SPANISH FORK, UTAH
PHASING PLAN
6


RESIDENTIAL LOCAL STREET - 60' ROW
MINOR COLLECTOR 2 LANE STREET - 90' ROW
NOTES:
1 60' ROAD CROSS SECTION (ALL ROADS)
2 90' MINOR COLLECTOR 2 LANE STREET (PUBLIC)
3 RESIDENTIAL LID COLLECTOR
4 ARTERIAL/STREET GRASS SWALE INLET DETAIL
5 30" CURB & GUTTER
LEI
ENGINEERS
SURVEYORS
PLANNERS
JOHNSON SUBDIVISION - PRELIMINARY PLAT
SPANISH FORK, UTAH
TYPICAL SECTIONS & DETAILS
7



SPANISH FORK
COMMUNITY DEVELOPMENT

Utah West Annexation
Approval Request

August 4, 2021, Planning Commission Meeting.

Located at 1550 North 900 West, including 119.10 acres.

The subject property is currently outside City boundaries.

Key Issues

1. Growth Management Boundary.
2. Proposed Land Use and Zoning.
3. Utilities and Services.
4. Improvements.
5. Access.

Recommendation

That the proposed Annexation be recommended for approval with I-1 zoning based on the following findings and subject to the following conditions:

Findings

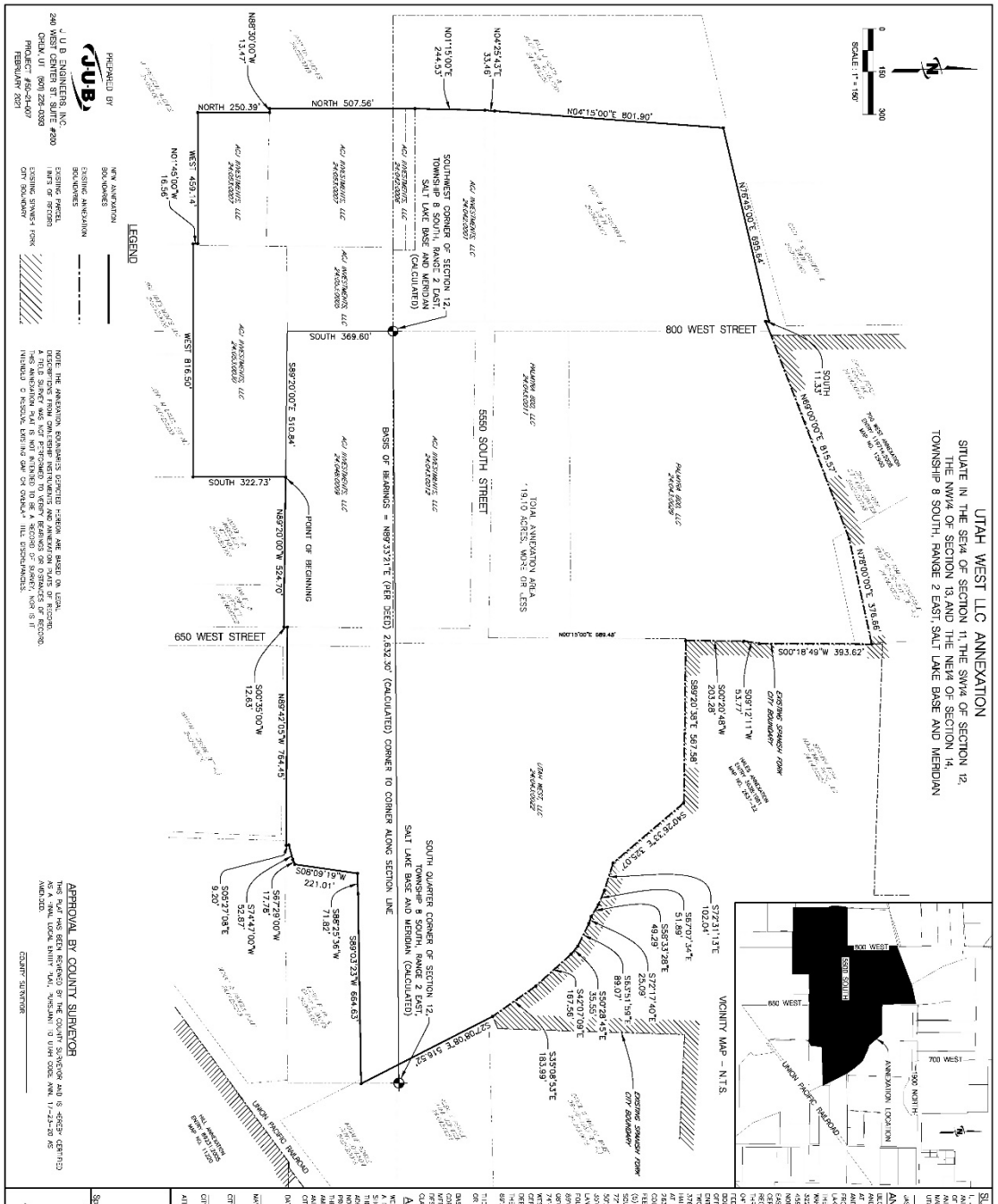
1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the General Plan Land Use Designation is Industrial and Agricultural.
3. That a large portion of the property is within the City's Growth Boundary.

Conditions

1. That the applicants follow through on the peninsula issue with Utah County, and get the approval needed.
2. That the property be zoned I-1.
3. That the applicants enter into an annexation agreement with Spanish Fork City to specify infrastructure requirements to address, and any SESD related buyouts from the annexation.

Exhibits

1. Annexation Plat.
2. Annexation Feasibility Report.



SURVEYOR'S CERTIFICATE

I, JASON D. WILLESS, A LICENSED PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 5369846 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HOLD A VALID LICENSE AS PROVIDED BY TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, AND THAT I HAVE COMPLETED THIS PLAT AND SURVEY OF THE PROPERTY DESCRIBED HEREON AND SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SURVEY, AND THAT THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE COUNTY SURVEYOR'S MAP OF THE TRACT OF LAND TO BE ANNEXED TO SPANISH FORK CITY, UTAH COUNTY, UTAH.

JASON D. WILLESS, PLS — DATE

DRAFT COPY

ANNEXATION BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF UTAH CURTAIN INC. OF LAND DESCRIBED AS ENTRY 11203:2015 IN THE UTAH COUNTY RECORDER'S OFFICE, WHICH CORNER IS SOUTH 1320.07 FEET AND WEST 1320.13 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID UTAH CURTAIN INC. PROPERTY AND ITS EXTENSION THEREOF NORTH 0°15'00" EAST 989.48 FEET; THENCE NORTH 89°20'00" WEST 516.52 FEET; THENCE NORTH 0°15'00" EAST 244.53 FEET; THENCE NORTH 89°25'43" EAST 33.46 FEET; THENCE NORTH 0°15'00" EAST 1320.07 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID NORTHERLY BOUNDARY LINE NORTH 89°20'00" EAST 2632.30 FEET TO THE NORTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID SECTION 12 NORTH 89°00'00" EAST 815.57 FEET; (2) NORTH 78°00'00" EAST 376.66 FEET; (3) NORTH 75°45'00" EAST 695.64 FEET; (4) NORTH 4°15'00" EAST 801.90 FEET; (5) NORTH 4°25'43" EAST 33.46 FEET; (6) NORTH 1°15'00" EAST 244.53 FEET; THENCE NORTH 1°45'00" WEST 16.56 FEET; (8) NORTH 0°15'00" EAST 244.53 FEET; THENCE NORTH 89°25'43" EAST 33.46 FEET; THENCE NORTH 0°15'00" EAST 1320.07 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID SECTION 12; THENCE ALONG SAID NORTHERLY BOUNDARY LINE NORTH 89°20'00" EAST 2632.30 FEET TO THE NORTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 SOUTH 0°15'00" WEST 989.48 FEET; THENCE NORTH 89°20'00" WEST 516.52 FEET; (2) NORTH 0°15'00" EAST 244.53 FEET; (3) NORTH 89°25'43" WEST 33.46 FEET; (4) NORTH 0°15'00" EAST 1320.07 FEET; (5) NORTH 89°20'00" WEST 1316.26 FEET; (6) SOUTH 0°15'00" WEST 1320.07 FEET; (7) SOUTH 89°25'43" EAST 33.46 FEET; (8) SOUTH 0°15'00" WEST 244.53 FEET; (9) SOUTH 1°45'00" EAST 16.56 FEET; (10) SOUTH 1°15'00" WEST 244.53 FEET; (11) SOUTH 4°25'43" WEST 33.46 FEET; (12) SOUTH 4°15'00" WEST 801.90 FEET; (13) SOUTH 75°45'00" WEST 695.64 FEET; (14) SOUTH 78°00'00" WEST 376.66 FEET; (15) SOUTH 89°00'00" WEST 815.57 FEET; (16) SOUTH 0°18'49" WEST 393.62 FEET; (17) SOUTH 9°12'11" WEST 53.77 FEET; (18) SOUTH 0°20'48" WEST 303.28 FEET; (19) SOUTH 89°20'38" EAST 367.58 FEET; (20) SOUTH 72°31'13" EAST 102.04 FEET; (21) SOUTH 56°07'54" EAST 51.89 FEET; (22) SOUTH 58°33'28" EAST 49.29 FEET; (23) SOUTH 72°17'40" EAST 25.09 FEET; (24) SOUTH 62°51'56" EAST 89.07 FEET; (25) SOUTH 59°28'45" EAST 35.55 FEET; (26) SOUTH 42°07'09" EAST 187.56 FEET; (27) SOUTH 35°08'53" EAST 183.99 FEET; (28) SOUTH 25°08'19" EAST 3,980.90 FEET; (29) SOUTH 8°09'19" WEST 221.01 FEET; (30) SOUTH 86°25'36" WEST 71.82 FEET; (31) SOUTH 89°03'23" WEST 664.63 FEET; (32) SOUTH 67°29'00" WEST 17.78 FEET; (33) SOUTH 74°47'00" WEST 52.87 FEET; (34) SOUTH 5°27'08" EAST 9.20 FEET; (35) SOUTH 89°20'00" WEST 510.84 FEET; (36) NORTH 89°47'05" WEST 784.45 FEET; (37) SOUTH 0°35'00" WEST 12.63 FEET; (38) NORTH 89°20'00" WEST 524.70 FEET; (39) SOUTH 0°15'00" EAST 1,320.07 FEET; (40) SOUTH 89°20'00" WEST 516.52 FEET; (41) NORTH 0°15'00" EAST 989.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ANNEXATION BOUNDARY CONTAINS 19.10 ACRES IN AREA, MORE OR LESS.

BASIS OF BEARINGS = NORTH 89°33'17" EAST ALONG THE LAKE BETWEEN THE SOUTH WEST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE SOUTH QUARTER CORNER OF SAID SECTION AS CALLED FOR IN THE SOUTHERLY BOUNDARY LINE OF SPANISH FORK CITY ANNEXATION ORDINANCE NO. 12-07-2010 AS RECORDED AS ENTRY NO. 129807:2010 IN THE UTAH COUNTY RECORDER'S OFFICE.

APPROVAL OF LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF SPANISH FORK, UTAH, HAVE RECEIVED A PETITION FOR ANNEXATION OF UNINCORPORATED AREA CONTIGUOUS TO THE EXISTING CITY BOUNDARY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED AN ORDINANCE ACCEPTING THE PETITION FOR ANNEXATION AND HAS HELD A PUBLIC HEARING AND CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; (2) ALL IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 10-2-401 ET SEQ. OF THE UTAH CODE ANNOTATED; AND (3) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF SPANISH FORK CITY; TO BE KNOWN HEREAFTER AS THE UTAH WEST LLC ANNEXATION.

DATED THIS _____ DAY OF _____, A.D. 2021

MAYOR — CITY COUNCIL MEMBER

CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

CITY COUNCIL MEMBER — CITY COUNCIL MEMBER

ATTEST: _____
CITY RECORDER — SEAL

FINAL LOCAL ENTITY PLAT

UTAH WEST LLC ANNEXATION

SITUATE IN THE SE¼ OF SECTION 11, THE SW¼ OF SECTION 12, THE NW¼ OF SECTION 13, AND THE NE¼ OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN

Spanish Fork City, Utah County, Utah — Scale 1"=150' — Sheet 1 of 1

SURVEYOR'S SEAL — CITY RECORDER SEAL — COUNTY RECORDER

DRAFT COPY

Spanish Fork City

Annexation Feasibility Report

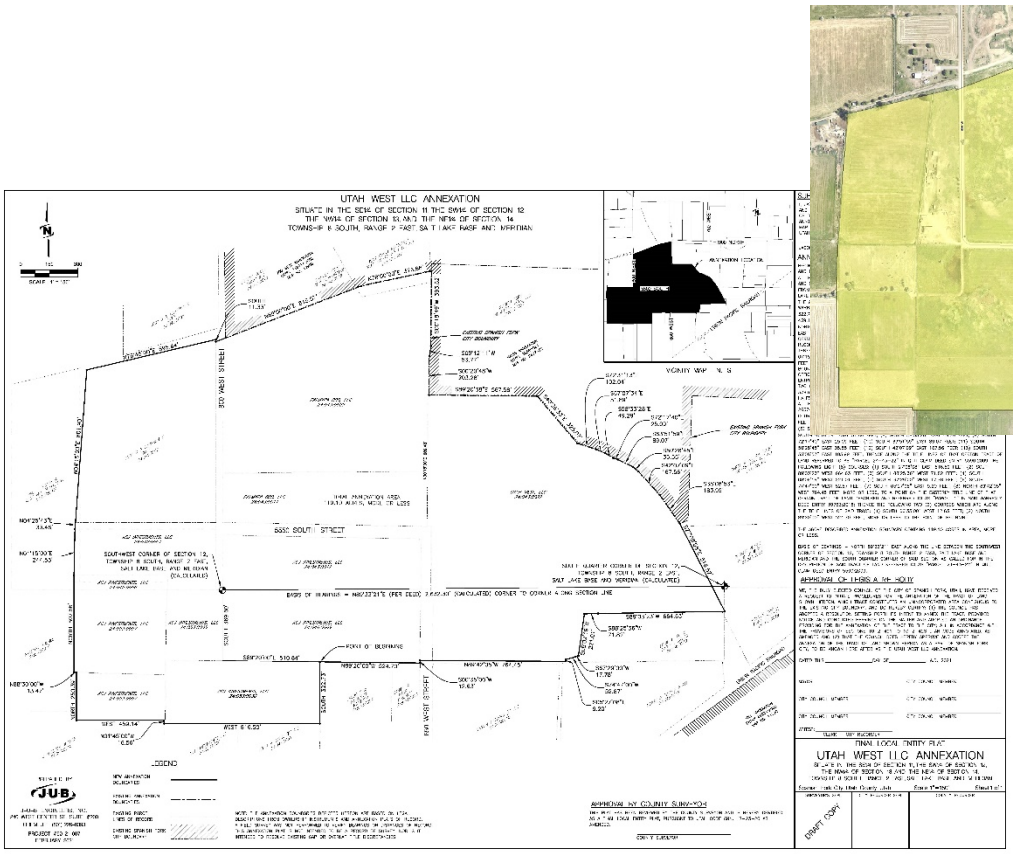
Agenda Date: August 17, 2021, City Council Meeting

Staff Contacts: Dave Anderson, Community and Economic Development Director

Reviewed By: Development Review Committee and Planning Commission

Subject: Proposed Utah West Annexation

Annexation Map



Development Review Committee recommendation date: July 21, 2021

Planning Commission recommendation date: August 4, 2021

City Council meeting date: August 17, 2021

Section 1

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

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

   The portions of the proposed annexation that are west of 800 West and 650 West are currently outside of the Growth Management Boundary. All other portions of the property are within the Growth Boundary. The Growth Boundary will have to be amended to include the entire site.

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

   The property is currently zoned Residential Agricultural 5 (RA-5) in Utah County. It is proposed that the property be incorporated into the Rural Residential (R-R) zone. The property was most recently used for agricultural activities. The property contains existing structures.

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

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

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

   Culinary and irrigation water, power, communications, and a 4" gas line are currently located 1,700 feet north east of the annexation property on 1900 North. These utilities can be connected to the property through the completion of a road connecting the property to 1900 North.
   A sewage line currently runs through the property and can promptly be connected to.
   Storm water can be run through a pipe to Dry Creek which is approximately 7,000 feet north east of the property.

   Section 2 below provides additional information regarding proximity to existing utilities.

   The annexation area is located approximately northwest 1 mile of Brockbank Elementary. The closest park to the annexation property is the North Park, located approximately 1.1 miles southeast of the property. The nearest shopping area within Spanish Fork City is Costco, which lies approximately 1.1 miles southeast of the property.

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

   The annexation property is located within a few hundred feet of existing water, pressurized irrigation and sanitary sewer mains. The time table for the extension of service to the area would be dependent

on the intention of the developer. There are certain utilities already in the area; however, additional services will need to be extended to the annexation when properties in the annexation develop or when neighboring properties develop. The construction of any new utility services will be the responsibility of the property owner(s) or the developer(s) to fund.

Section 2 below provides additional information regarding possible time tables and financial costs of service extension.

6. Potential Impact on existing and proposed streets.

A new road will be required to provide satisfactory access to the proposed annexation property. The transportation master plan proposes a commercial collector connecting the property to 300 West. However, that connection will likely not be possible in the near future due to property owners along the proposed road not being willing to annex. A road connecting 1900 N and 650 W is possible and likely the best connection to the City's transportation network. A road currently exists connecting 650 West to 1000 North but due to size and design it will not be able to sufficiently accommodate the traffic expected to be generated by development on the property. Roads such as 650 West and 1900 North may need to be improved in order to accommodate traffic.

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

The majority of the proposed annexation is not located within the City's Growth Boundary. The annexation as currently proposed will create a peninsula of county land. Further annexations in the area have the potential to create islands. Once the issue of access is resolved, there are no expected service difficulties.

8. Estimate of potential revenue verses potential service costs.

In most cases, annexations do not bring revenue to cities. Specifically, if the proposed annexation results in a residential use, such as 100 apartments, the residential use would not generate revenue for the City. However, if the annexation properties were developed commercial or industrial, there would be potential to bring in revenue for the City. If the annexation properties were to be revenue positive, it still most likely would not have a significant impact on the City's finances.

9. Requirements imposed by State Law.

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

Section 2

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

Conformity to Master Plans for public utilities and facilities:

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

Culinary Water:

Culinary water should be looped to either 300 West or 1900 North in order to develop the property and provide adequate fire flow. In 2021, the Spanish Fork Public Works Department estimated this could take around one month to complete at an approximate cost of $100 per foot.

Pressurized Irrigation:

Pressurized irrigation can be provided from a connection to existing utilities on either 1900 North or 1000 North. In 2021, the Spanish Fork Public Works Department estimated this could take around one month to complete at an approximate cost of $100 per foot.

Sanitary Sewer:

A regional sewer trunk line runs through the property and can be connected to in minimal time and financial cost.

Storm Water:

In 2021, the Spanish Fork Public Works Department estimated that the best outlet for storm water would be a 7,000-foot pipe connecting to Dry Creek to the Northeast. It is estimated that this could take around 4 months to complete at a cost of $250 per foot. Prospective developers could work with the City on how to best fund the pipe.

Power and Communications:

These utilities will follow a road easement from existing services to the annexation property. Because of this, 1900 North is the most likely connection point for these utilities. In 2021, the Spanish Fork Public Works Department estimated this could take around six months to complete at an approximate cost of $90 per foot.

Gas:

Natural gas is available in a four-inch gas line along 1900 North and in a two-inch gas line along 1000 North. It is anticipated that Dominion Energy would serve any development in the area. It is estimated that any connection will take around 6 months. Costs must be covered by the developer. Canal and rail crossings, environmental issues, and time of year can lengthen the timeframe and add costs.

Streets:

Street frontage will need to be improved as the property develops. The need for better access to the site will necessitate the construction of a new road as outlined in Section 1. It is not anticipated that any other off-site improvements will be required.

Parks and Trail:

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

Presence of utility/facility needs or requirements:

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

Presence of irrigation or other ditches and related facilities:

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

Public Safety evaluation:

This annexation is not expected to have any adverse impact on public safety.

Presence of Sensitive Lands or Watershed Protected issues:

A wetlands delineation will likely need to be done by the Army Corps. This may lengthen the process of development.

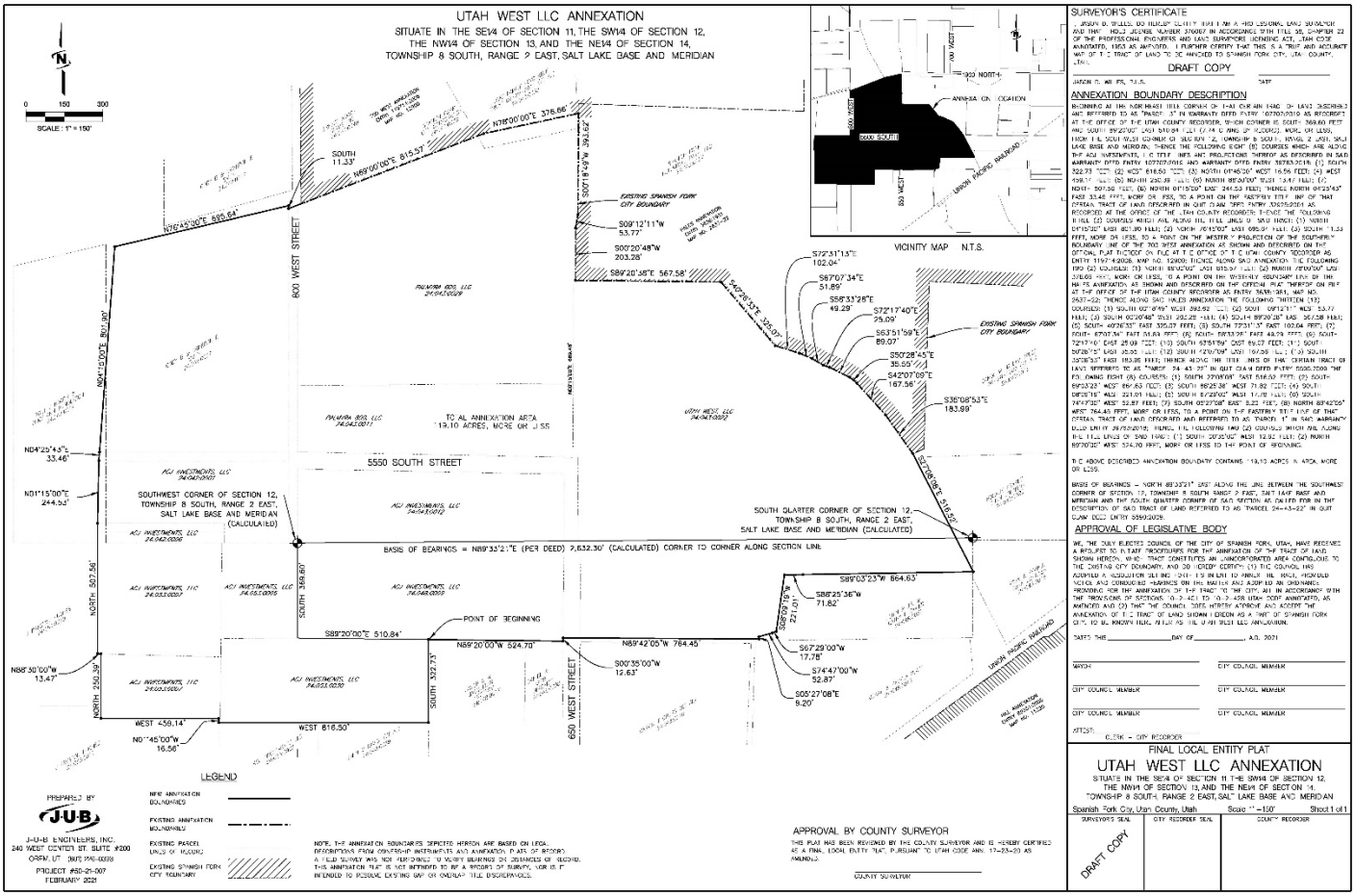
Concept Plan's conformity with proposed zoning:

No concept plan has been submitted for review.

Annexation Agreement:

It is anticipated that there will be an annexation agreement with this annexation.

PLAT


UTAH WEST LLC ANNEXATION
SITUATE IN THE SE¼ OF SECTION 11, THE SW¼ OF SECTION 12,
THE NW¼ OF SECTION 13, AND THE NE¼ OF SECTION 14,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
SCALE : 1" = 150'
VICINITY MAP N.T.S.
ANNEXATION LOCATION
800 WEST
2200 SOUTH
UNION PACIFIC RAILROAD
800 WEST STREET
5550 SOUTH STREET
650 WEST STREET
EXISTING SPANISH FORK CITY BOUNDARY
TO AL ANNEXATION AREA
19.10 ACRES, MORE OR LESS
SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (CALCULATED)
SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (CALCULATED)
BASIS OF BEARINGS = N89°33'21"E (PER DEED) 2,632.30' (CALCULATED) CORNER TO CORNER ALONG SECTION LINE
POINT OF BEGINNING
LEGEND
NEW ANNEXATION BOUNDARIES
EXISTING ANNEXATION BOUNDARIES
EXISTING PARCEL LINES OF RECORD
EXISTING SPANISH FORK CITY BOUNDARY
PREPARED BY
J-U-B ENGINEERS, INC.
240 WEST CENTER ST. SUITE #200
OREM, UT (801) 756-0309
PROJECT #50-21-007
FEBRUARY 2021
NOTE: THE ANNEXATION BOUNDARIES DEPICTED HEREON ARE BASED ON LEGAL DESCRIPTIONS FROM COUNTER-HIP INSTRUMENTS AND ANNEXATION PLATS OF RECORD. A FIELD SURVEY WAS NOT PERFORMED TO VERIFY BEARINGS OR DISTANCES OF RECORD. THIS ANNEXATION PLAT IS NOT INTENDED TO BE A RECORD OF SURVEY, NOR IS IT INTENDED TO PORTRAY EXISTING MAP OR OWNERSHIP TITLE DISCREPANCIES.
APPROVAL BY COUNTY SURVEYOR
THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.
COUNTY SURVEYOR
SURVEYOR'S CERTIFICATE
DRAFT COPY
ANNEXATION BOUNDARY DESCRIPTION
APPROVAL OF LEGISLATIVE BODY
SIGNED THIS _____ DAY OF _____, A.D. 2021
MAYOR
CITY COUNCIL MEMBER
ATTEST: CLERK – CITY RECORDER
FINAL LOCAL ENTITY PLAT
UTAH WEST LLC ANNEXATION
SITUATE IN THE SE¼ OF SECTION 11, THE SW¼ OF SECTION 12,
THE NW¼ OF SECTION 13, AND THE NE¼ OF SECTION 14,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
Spanish Fork City, Utah County, Utah
Scale 1" = 150'
Sheet 1 of 1
SURVEYOR'S SEAL
CITY RECORDER SEAL
COUNTY RECORDER
DRAFT COPY

SPANISH FORK
PRIDE & PROGRESS

TO: Planning Commission

FROM: Dave Anderson, AICP

DATE: August 4, 2021

RE: Proposed Change to Master Planned Development Requirements

15.3.24.30 Master Planned Development (PUD)

A. Purpose: The purpose of the Master Planned Development concept is to:
   1. Allow for designs that provide for more efficient utilization of public infrastructure than what is achieved in a standard subdivision.
   2. Allow for deviations from typical zoning standards in order to permit uniquely configured or situated properties to be developed in a functional manner that enhances the City.
   3. Allow developments to include a total number of units that matches the base density found in the underlying zone as identified in Table 1 - Residential Development Standards of Title 15.
   4. Establish residential neighborhoods with a distinct character and convey a sense of unity.

B. Permitted Uses:
   1. All uses listed in R 1 and R-3 Districts, subject to the same restrictions or limitations of the use.
   2. Multi-family homes with more than four (4) attached units.

C. Subdivision Design:
   1. For purposes of calculating base density, sensitive lands shall be excluded from the calculation.
   2. The minimum size of a Master Planned Development is five (5) contiguous acres, except in R-1-6 and R-3 zones, where two (2) contiguous acres are required. School and church sites are to be excluded from the acreage calculation.
   3. Density Calculations and Lot Size - Church sites, school sites, for other non-residential uses and land that is unbuildable because of easements or other restrictions may not be counted in the density calculations. The average lot size for any development must meet or exceed the minimum lot size required for a standard subdivision in that zone. For projects that include land with multiple zoning districts, the total allowed density will be the sum of the allowed density for each of the distinctly zoned areas. This density may be dispersed throughout the project provided that average lot sizes in the project are commensurate with the distinctly zoned areas. Where projects include features that serve as amenities for the development, plazas, entrance features, private

parks..., the land area of those features may be included in the lot area for purposes of calculating average lot size. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density and average lot size shall be limited to twice the minimum lot size of the Zoning District.

4. Street Design - Local streets shall not exceed 600 feet in length without an intersecting street.

D. Architecture:

1. Minimum House Sizes; finished area (square feet). For the purposes of calculating required finished area, square footage in basements shall not qualify. For split level homes, finished area on floors that are at least 50% below the finished grade of the lot shall not count towards the required finished area.

Minimum House Sizes - Finished Area

Minimum Lot Size and Multi-family	One Story	Multi-Level
80,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
60,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
40,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
30,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
20,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
15,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
12,000 sq. ft.	1,400 sq. ft.	2,000 sq. ft.
9,000 sq. ft.	1,300 sq. ft.	1,600 sq. ft.
8,000 sq. ft.	1,200 sq. ft.	1,500 sq. ft.
6,000 sq. ft.	1,100 sq. ft.	1,400 sq. ft.
Multi-family	1,000 sq. ft. (one level)	1,200 sq. ft. (multi-level)

2. Distinct Designs - Master Planned Developments shall provide a variety of home styles to ensure a diverse and interesting streetscape. Neighborhoods that have repetitive homes constructed along the same street are not allowed. In order to ensure that the neighborhood is non-repetitive, the same street facing elevation shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another. Different elevations shall be characterized by elements such as, but not limited to, distinct footprints, rooflines, cladding materials or architectural features which contribute to home designs that are easily distinguishable from other home designs along the same street. The City Council may waive this requirement for developments which include multi-family housing that present specific architectural designs for the multi-family portion of the development at the time of project approval.
3. Parking - Master Planned Developments shall provide at least a two (2) car garage for each single-family residence. Townhomes and multi-family units must have one (1) attached or detached garage (minimum 12 feet x 20 feet) per unit. Developments shall include no less than zero-point five (0.5) guest parking spaces per home. Developments that include, with each home, a two (2) car garage and driveway space for two (2) vehicles shall not be required to provide additional guest parking. When required, at least one (1) space for guest parking shall be located within 200 feet of each home

4. Roofing - Homes in the development shall have at least a 6/12 pitched roof on the main portion of the roof unless it is determined by the Community Development Department that a lesser pitch roof is essential to maintain the integrity of a particular architectural style and that the style is a substantial improvement to what would be built in a standard subdivision.
5. Exterior Materials - Homes in Master Planned Developments shall be clad in masonry, or masonry-based materials or a chemically-treated, wood-based, nail-on, lap siding that has at least a 50-year warranty. The City Council may grant a waiver of this requirement based upon superior architectural design plans which involve other materials.
6. Street Trees – Street Trees shall be installed in all public right-of-ways with park strips that are six feet or wider. Trees shall be selected from the City's Shade Tree list and shall be spaced 30 feet on center while respecting the City's clear vision requirements. A Street Tree Plan shall be submitted with the Preliminary Plat application. The Street Tree Plan shall identify the proposed location, size and species of the proposed street trees.

E. (Ord. No. 01-17, Repealed 01/03/2017)

F. Application. Applications to establish a Master Planned Development shall be processed as a subdivision if any new lots are to be created. If no new lots are proposed, such as for an apartment project, an application will be processed according to the Site Plan procedures. All applications must include the following information in addition to normal filing requirements for a subdivision or Site Plan project:
   1. Complete description of the intended nature and character of the development.
   2. Description of all proposed private or public open space areas, including improvements, ownership, and maintenance provisions.
   3. Proposed project phasing.
   4. Plans representing proposed landscaping, fences, walls, entry treatments, signage and lighting.
   5. Preliminary conditions, covenants, and restrictions (CC&R's).
   6. Any variations from the non-Master Planned Development standards.
   7. Any proposed amended development standards, including such things as variations in setbacks, heights, and lot sizes.
   8. Proposed street cross sections, and proposed ownership and maintenance provisions, if the streets are proposed to be private.
   9. A data table which includes total acreage, acreage of sensitive lands, total number of homes and units by type, dwelling units per acre, acreage of open space, percent of acreage in open space.
   10. Proposed Street Tree Plan.

G. Phases. All residential subdivisions shall include a phasing plan that specifies the timing of public improvements and residential construction. This plan must be submitted at the submission of the Preliminary Plat. If the sequence of construction of various portions of the development is to occur in stages, then the bonus density amenities shall be developed, or committed thereto, in proportion to the number of homes intended to be developed during any given stage of construction.

H. Findings. Prior to granting approval of a Master Planned Development, the applicable reviewing body shall make findings identifying why the applicant's proposal justifies approval. Those findings should include the following:

1. The proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the strict application of the provisions of the underlying zone.
2. The proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.
3. Any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.

Memo

To: City Council

From: Chris Thompson, P.E., Public Works Director/City Engineer

Date: August 2021

Re: Transportation Master Plan Revision

Staff Report

RECOMMENDED ACTION

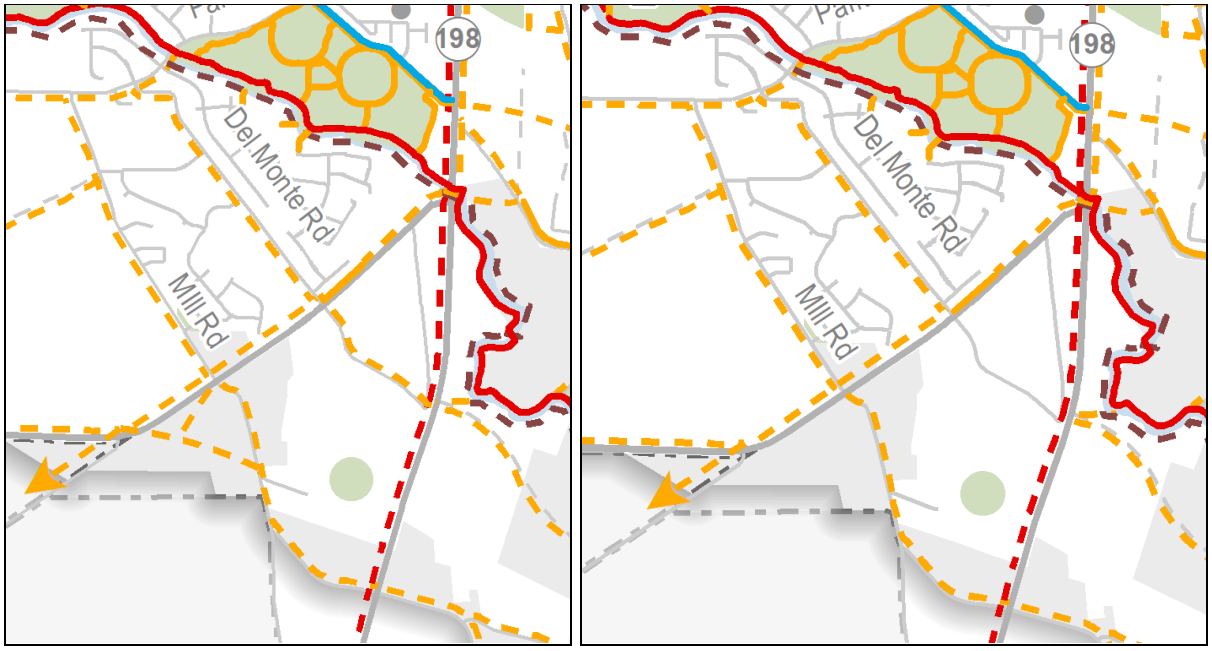
Approve the revision to the Transportation Master Plan.

BACKGROUND

- Removed trails on Del Monte Dr and near Woodland Hills Dr/Arrowhead Trail
- Removed trail along US-6 near swift creek. Also removed trail connection to Mapleton near 2400 E

Attached: Summary images and text displaying changes

Trail Changes to Del Monte Rd and Woodland Hills Dr (Old vs New)



Trail Changes at Swift Creek

