Wednesday, September 1, 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 September 1, 2021.

Planning Commissioners

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

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

2. Minutes

Subject	**A. July 7, 2021**
Meeting	Sep 1, 2021 - Planning Commission
Category	2. Minutes
Access	Public
Type	Action, Minutes

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

Subject	**B. August 4, 2021**
Meeting	Sep 1, 2021 - Planning Commission
Category	2. Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.planningcommission.8-4-2021.pdf (2,104 KB)

3. Zone Change (Public Hearing)

Subject	**A. 590 EAST CENTER. The proposal involves changing the current Zone from R-1-6 to R-3 with the Infill Overlay to allow for townhomes to be built on the vacant lot located at 590 East Center Street.**
Meeting	Sep 1, 2021 - Planning Commission
Category	3. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.590eastcenter.9-1-2021.pdf (4,145 KB)
plans.590eastcenter.8-18-2021.jpg (2,442 KB)
plan.590eastcenterproject.7-8-2021.pdf (12,601 KB)

Subject	**B. 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	Sep 1, 2021 - Planning Commission
Category	3. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.wasatchpallet.9-1-2021.pdf (4,934 KB)

4. Title 15 Amendments (Public Hearing)

Subject	**A. TITLE 15 AMENDMENTS. The proposal involves modifications to City Code and Policy 39 of the City's Construction Standards with regard to screening and buffering walls for outdoor storage areas.**
Meeting	Sep 1, 2021 - Planning Commission
Category	4. Title 15 Amendments (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
memo.pc.9-1-2021.pdf (2,018 KB)

5. Annexation

Subject	**A. MORRELL ANNEXATION. The proposal requests that approximately 37 acres located at the intersection of Main Street and Woodland Hills Drive be annexed into the City.**
Meeting	Sep 1, 2021 - Planning Commission
Category	5. Annexation
Access	Public
Type	Action, Discussion

File Attachments
report.pc.morrell.9-1-2021.pdf (1,828 KB)
plat.morrellannexation.5-25-2021.pdf (1,486 KB)

Subject	**B. UTAH WEST. The proposal requests that 119 acres located at approximately 1600 North 900 West be annexed into the City.**
Meeting	Sep 1, 2021 - Planning Commission
Category	5. Annexation
Access	Public
Type	Action, Discussion

File Attachments
report.pc.utahwest.9-1-2021.pdf (2,362 KB)
plat.utahwestannexation.5-12-2021.pdf (329 KB)

6. Zone Change (Public Hearing)

Subject	**A. 430 NORTH DUPLEX (OLSEN) AMENDED. The proposal involves modifying the current Infill Overlay Zone project approval for property located at 432 North 600 East. The applicant proposes modifications to the exterior building materials.**
Meeting	Sep 1, 2021 - Planning Commission
Category	6. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
memo.pc.9-1-2021.pdf (739 KB)
elevations.430northduplex.12-4-2020.pdf (19,627 KB)
elevations.olsenduplex.8-23-2021.pdf (6,583 KB)

7. Other Business

8. 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

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
August 4, 2021

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

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Michael Clark, Staff Engineering; Walter Bird, Assistant City Attorney; Jackson Dille, Planning Intern.

Citizens Present: Millie Abplanalp, Lynn Abplanalb, Randy Smith, Adam Hall, Tyler Dow, Jon Jensen, David Simpson, Joan Tyrrell.

WORK SESSION

Chairman Oyler called the meeting to order at 6:07 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance
Chairman Oyler led the pledge.

Chairman Oyler mentioned and excused the absence of Commissioners Mendenhall, Warnick, and Ernest.

MINUTES

July 7, 2021

Due to the absence of three Commissioners, there were not enough votes present to make a motion on the minutes; thus the approval of the July 7, 2021 minutes was continued.

CONDITIONAL USE PERMIT

200 East Cell Tower

Brandon Snyder explained the proposed additions to the existing cell tower.

Chairman Oyler asked if there are any significant differences between this proposal and other cell tower Conditional Use Permits that have been approved by the Commission in the past.

Brandon Snyder stated that there is no difference between this proposal and any other cell tower Conditional Use Permits that have been approved by the Commission.

Chairman Oyler opened the public hearing at 6:09 p.m.

There was no public comment.

Chairman Oyler closed the public hearing at 6:09 p.m.

Commissioner Cardon **moved** to approve the Conditional Use Permit for the cell tower on 200 East based on the finding and conditions.

Finding:

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.

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

Zone Change
Wasatch Pallet

Brandon Snyder explained the location of the proposed Zone Change. He stated that rail spurs are currently being constructed on the site.

Brandon Snyder showed and explained the proposed Site Plan for the area.

Brandon Snyder explained the differences between I-1 and I-2 zoning and why the change for a heavier industrial use has been requested.

Chairman Oyler asked City staff if the City has received sound complaints from Wasatch Pallet's current neighbors.

Dave Anderson responded that Wasatch Pallet has used one machine that has generated a lot of noise, but generally they have not received many noise complaints.

Chairman Oyler asked if the City's noise ordinance changes according to zone or district.

Dave Anderson stated that it is related to what is neighboring the site.

Dave Anderson believes that because the new site will be bigger than the other site there should be no problem with noise.

Chairman Oyler asked why Wasatch Pallet is moving to the new site.

Dave Anderson said it is because the rail spur they currently use would be destroyed with the new freeway interchange so they need a new site that can accommodate a rail spur.

Commissioner Cardon asked Michael Clark to pull up the new site on the map on screen.

Chairman Oyler asked if the site they are currently located at is within the City.

Staff responded that the current site is in the City.

Commissioner Cardon asked if any neighbors of the proposed site have commented on the proposal.

Dave Anderson said that no current neighbors have commented on the site. The Abplanalps live to the north and are here to comment tonight.

Commissioner Mitchell asked about waste water on the site and if there will be changes from current operations?

Dave Anderson said he does not believe there will be any settling ponds or things of that nature.

Commissioner Mitchell asked what fencing would be used on the exterior of the proposed site.

Dave Anderson said that the proposed wall is not currently allowed per City code, but the applicant is working with the City to potentially have the cinder stacking blocks be approved per City code.

Chairman Oyler asked what portion of the new property would be surrounded by the wall.

Dave Anderson explained that not all the property will not be developed, so the wall will not cover the entire boundary of the site.

Commissioner Mitchell asked if the proposed use would fall better under I-1 or I-2 zoning.

Dave Anderson said that because the process mostly occurs outside, the zone would need to be rezoned to I-2 unless more of the process is completed within a building.

Chairman Oyler asked if most other sites in the area are zoned I-1 or I-2.

Dave Anderson said that most are zoned I-1.

Commissioner Mitchell wondered what activities will occur outside, and how it will affect noise and dust.

Chairman Oyler mentioned that this operation would be similar to what is done today at the old Sugar Beet Factory. He would like to know the experience of the neighbors of that site.

Commissioner Mitchell likes the proposed relocation of Wasatch Pallet because the new site has fewer residential neighbors.

Dave Anderson stated that this move will not happen without the City's help.

He is surprised representatives from Wasatch Pallet are not here; a tour could be arranged for the Planning Commission to visit the current site to fully understand the scope of the operations.

Chairman Oyler opened the public hearing at 6:26 p.m.

Lynn Abplanalb said he is concerned not with zoning but with noise and dust. They have walked the current site and are concerned about noise during operating hours and would like it to be mitigated.

Chairman Oyler asked the proposed location of future outdoor operations.

Dave Anderson stated it will be in the north, closest to the residential neighbors.

Chairman Oyler asked what direction the wind blows there.

Lynn Abplanalb said the latest storm blew south to north. He is also concerned with fencing and visibility of the site.

Adam Hall lives next door to Wasatch Pallet's current facility. He says that the noise has not been an issue for him and his family, and they have actually enjoyed the smell of pine in the area. He hopes his experience can help placate some of the stated concerns.

Chairman Oyler closed the public hearing at 6:30 p.m.

Commissioner Mitchell would like to talk to the applicant about what has been proposed, and what will happen at what time. He thinks it is a shame that the applicant is not here tonight to answer these questions.

Chairman Oyler asked Dave Anderson if it would be possible for the Planning Commision to tour Wasatch Pallets current facility and see how much noise and dust is created.

Dave Anderson said yes, that field trip would be possible.

Commissioner Cardon also would like to talk to the applicant about sound and what would change from the old site to the new site.

Commissioner Mitchell stated that it would be good to make sure the new site will not be louder than the current site.

Commissioner Mitchell **moved** to continue the Wasatch Pallet Zone Change until the Commissioners could tour the current facility to get a better idea of what noise and dust issues will accompany the site.

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

Zone Change
Slim Chickens

Brandon Snyder explained the location of the site and the proposed construction of the site. It is currently zoned residential, R-1-6, but a change to C-2 zoning has been requested. The General Plan designation is Mixed-Use. A Development Enhancement Overlay Zoning has also been requested for the site. The Development Review Committee has recommended approval of the site. Right-of-ways would be deeded to allow for road improvements adjoining the site.

Commissioner Mitchell sought clarification on if the road would be widened or if they are just adding a deceleration lane.

Michael Clark said that they would be widening the road. The curb would be moved back a few feet. A full right turn lane would also be added.

Chairman Oyler asked where the access would be on 1000 North in relation to the access for Discount Tire on 1000 North.

Commissioner Cardon asked if there will be a median in connection to exiting the site.

Brandon Snyder showed the building elevations.

Brandon Snyder asked if the Commission had any additional questions for staff.

The Commission did not have additional questions for staff.

Chairman Oyler opened the public hearing at 6:42 P.M.

John Tyrell asked Michael Clark to show the map of Slim Chickens. He said vehicular congestion and speed in that area are an issue.

He asked Michael Clark to show the construction plans for Slim Chickens.

He has no objections if the proposed road improvements are actually included. He would like to see those road improvements brought down to 800 North. He thinks that would help traffic flow better. He likes the plans for the property. If another lane could go south down 400 East that would help a lot. John Tyrell commented that he thinks the Commission is doing a good job.

Chairman Oyler closed the public hearing at 6:48 P.M.

Chairman Oyler asked Mikael Clark to speak about roads. There are a lot of complaints about congestion, especially on 1000 North.

Michael Clark explained there aren't many north to south connectors in the City. 300 East is wide but currently 400 East is being used more frequently. Traffic signals could be used to encourage traffic to move down 300 East and split traffic between Main Street and 400 East.

Dave Anderson asked if a new signal will be placed at the intersection of 300 East and 1000 North.

Michael Clark said placement of signals is preliminary.

Commissioner Cardon asked if the drive-through of Slim Chickens will be 2 lanes. He is concerned about cars backing up onto 1000 North.

Brandon Snyder explained that the drive through is similar in function to Chick-fil-A in that it has 2 ordering lanes.

Chairman Oyler stated that it will be hard to expand the road once a building is in. He asked why it should not be expanded now to the full right-of-way.

Michael Clark said that the proposed improvements will be sufficient.

Dave Anderson said that now is the time to optimize road improvement. This area will never be as busy as Main Street.

Chairman Oyler asked if Quick Quack Car Wash will move their entrance to the south with their expansion.

Staff responded that it was their plan.

Commissioner Cardon asked Dave Anderson if the drive-through should be longer for queuing.

Michael Clark stated that a planter would be preferred there to keep the street looking nice.

Commissioner Mitchell asked what redlines have arisen for the site.

Michael Clark said the only redline comments have been minor.

Chairman Oyler asked if anyone had any more questions.

Commissioner Mitchell **moved** to recommend to approve the Slim Chickens Zone Change from R-1-6 to C-2 based on the findings and conditions

Finding:

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.

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

PRELIMINARY PLAT
Johnson Subdivision

Brandon Snyder explained the location and proposal for the site. The zoning is currently R-1-15, it is envisioned as an area for larger lots. There are 53 lots proposed with the average lot size being 16,000 square feet. The Development Review Committee recommends approval. Staff has recommended some conditions for approval.

Chairman Olyer asked if the development to the south needs to be complete before construction begins on the project due to limited access.

Brandon Snyder said it depends on the timing, if it were single access they would limit development to 50 units.

Chairman Oyler asked who would own the property the cell tower would be on.

Brandon Snyder answered that the owner of lot 6 would lease the tower.

Chairman Oyler asked if it is anticipated that the railroad to the west will be eliminated.

Brandon Snyder stated that yes, that is the plan.

Michael Clark stated that other developments along the rail have eliminated it with development.

Commissioner Cardon asked if this development will include parks under the powerlines like what was done in Legacy Farms.

Dave Anderson stated that DR Horton owns part of the lot here and it will just be a matter of time until the area is developed.

Brandon Snyder stated that the lines will not be part of the trail network but will be native grasses. There are other trails criss-crossing the area. The power company will not allow trees and other similar landscaping on the parcel.

The applicant is present to answer questions.

The Commission thanked him for his presence but does not have any questions for him.

Chairman Oyler said he appreciates the lot size.

Commissioner Cardon **moved** to recommend the Johnson Subdivision as a Master Planned Development.

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

ANNEXATION
Utah West

Brandon Snyder explained the proposed site boundary and conditions. The Development Review Committee recommends approval.

An annexation agreement is recommended in order to more clearly list what needs to happen before the property is developed.

Chairman Oyler asked if a public hearing is required for this item.

Dave Anderson responded that a public hearing is not required, but that Chairman Oyler can allow for public comment.

The applicant, Jon Jensen, explained that he initially wanted residential development in the area but was shown why industrial use makes more sense for the area. An investor wants to bring in $100 million of infrastructure with 300 jobs and high average salaries. He recognizes there are big infrastructure opportunities in the area. He mentioned that he spoke to the Platt's and they decided not to sell to him. A new rail spur will mirror the rail spur currently being constructed in Wasatch Pallet's new site.

Chairman Oyler asked how they are able to build a rail spur on the Oberg's property that is not part of the annexation.

Jon Jensen stated he has a contract to purchase the Oberg property that the rail spur will cross. The property owners to the north do not want to be part of an annexation. There are some conditions to allow islands and peninsulas if the City and county are in agreement.

Chairman Olyer asked how the proposal would not create a peninsula.

Brandon Snyder stated that it will create a peninsula.

Jon Jensen stated that the County has given their blessing to create a peninsula. He thinks that generally the County wants the City to annex land.

The applicant's legal counsel, Tyler Dahl, explained again why the island policy exists, it is to ensure good connection to services.

Dave Simpson stated that the property west of 800 West has been under an agricultural easement, but the County just released it from that easement.

Tyler Dahl explained the background of the agricultural easement; it existed to keep the area agricultural. But the County has now given its blessing for the City to develop the area with industrial uses.

Chairman Oyler asked Dave Anderson if there are concerns with providing services and utilities to the properties within the proposed annexation.

Dave Anderson said yes, there are big concerns. However, the needed infrastructure improvements will not come without development. Putting an annexation agreement in place could help ensure certain criteria are met before the site is developed. He believes road access is the biggest concern with the area. Rail access is a big draw to the area. He did not anticipate such quick development in the area. A lot of improvements need to be made before Staff is ready to recommend construction.

Chairman Oyler asked if rail access has to be included in the site as planned.

Jon Jensen, stated that they reached out to the Platts about not having the site be residential. The City has had the area designated in the general plan for industrial use for a long time. The rail cars need a long radius to turn so a spur is necessary. The area and the neighbors are industrial and the site will continue to develop industrially.

EDCUtah and the County are very invested in turning the area into a successful industrial area. Jon Jensen again stated that they thought homes would be better for the area.

Chairman Oyler gave time to the Abplanalbs to speak.

Millie Abplanalb stated that she does not think that Platts knew about this development. They disclosed other developments and said the Obergs did not have intentions to sell their property. They would be landlocked by the new rail spur. They would like the City to connect a road to 2500 North. The rail is dangerous and it is hard to see trains coming both ways.

Lynn Abplanalb said if there were to be a rail spur, they would like fencing and setbacks similar to what is happening with Wasatch Pallet.

Chairman Olyer asked Dave Anderson if the same fencing rules would apply even though the Abplanalp's property constitutes a County boundary.

Dave Anderson said that the same fencing rules will apply. The concerns raised by the proposed rail spur highlight the need for better access to the area.

Discussion ensued regarding the rail spur, how heavily it will be used, and the speed of rail cars using it.

Commissioner Mitchell clarified that the rail spur is not related to the current proposal at hand, and will be brought forward to the commission at a later time.

Chairman Oyler understands the difficulty of the situation. Rights of property owners need to be respected. It needs to be guaranteed that the Abplanalbs have the access they need, but the annexation is not related to that. There have been other places in the City where people have resisted annexation and have been able to use their property as originally desired.

Lynn Abplanalb asked how a forced annexation would affect animal rights.

Chairman Oyler said no annexation will take place without property owners consent.

Dave Anderson clarified that there actually is a path to forced annexation of islands, but that would not affect animal rights in any way.

Commissioner Cardon asked if it would be required for the road to be improved with annexation.

Dave Anderson stated that frontage improvement would not be required with annexation, but it would be required with development.

Commissioner Mitchell asked if a rail spur would count as development.

Dave Anderson said access to the home can be further discussed in later stages of the annexation/development process.

Commissioner Mitchell asked if the rail spur could be forced through without the property it is on being owned by the developers.

Dave Anderson said potentially but he doesn't see it happening.

Chairman Oyler asked how the Abplanalbs property would be zoned if annexed.

Dave Anderson stated it is the City Council's job to decide that. The City would respect the owners desire to use land as they now do. They are sensitive to the wants and rights of property owners.

Commissioner Cardon asked if the annexation agreement can include requiring access to homes.

Dave Anderson responded that he does not know at this point.

Commissioner Mitchell stated that road access would likely be discussed with development.

Dave Anderson stated that in this property we need to look at the bigger picture. How do we mitigate problems such as access?

Commissioner Cardon stated there are a lot of unknowns with the site and the likely development.

Dave Anderson stated that a draft agreement would make the conversation easier.

Commissioner Cardon stated his biggest concern is access to the Abplanalbs home.

Dave Anderson explained the City's plan for roads in the area, including potential access points and connections to roads.

Michael Clark stated that the City will never be approved for another railroad crossing. They will need to connect the Abplanalb's home to roads north of the railroad tracks.

Commissioner Mitchell stated that he wishes there was a full Commission tonight. He values the opinions of the other Commissioners.

Chairman Oyler said he would also love to hear the other Commissioners' opinions on the proposal.

Commissioner Cardon believes dialogue is missing by not having the full Commission.

Brandon Snyder reminded the Commission that the DRC has recommended conditions for approval of the annexation.

Commissioner Mitchell would like to table the issue for another meeting.

Commissioner Cardon **moved** to continue the Utah West Annexation until more commissioners are present to provide their opinion on the matter.

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

Dave Anderson asked the Commission what should be done before the next meeting.

Chairman Oyler said other Commissioners would likely want to hear about access to the site. Chairman Oyler is in favor of the annexation but would like opinions of other commissioners.

TITLE 15
Title 15 Amendments

Dave Anderson explained the proposed changes to Title 15 regarding street trees and requiring them in Master Planned Developments. Staff is still trying to find the right time for street trees to be installed.

There is discussion about the way Springville does their street tree program.

Dave Anderson thinks Spanish Fork could follow Springville's program, but further deliberation is needed.

Commissioner Cardon **moved** to continue the Title 15 Amendments .

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

TRANSPORTATION MASTER PLAN
Transportation Master Plan Amendments

Michael Clark explained the proposed changes to the Transportation Master Plan. The new Trail Plan matches the roads better and will flow better. They have gotten rid of a proposed connection to Mapleton under the rail crossing due to financial costs.

Commissioner Mitchell asked about where the trail would go at Highway 6 and 3400 East.

Michael Clark showed him the proposed route on the map.

Chairman Oyler opened the public hearing at 8:16 P.M.

There was no public comment.

Chairman Oyler closed the public hearing at 8:16 P.M.

Commissioner Cardon **moved** to approve the proposed changes to the Transportation Master Plan.

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

Chairman Oyler moved to adjourn the meeting at 8:17 P.M.

Adopted: _____

Jackson Dille
Community Development

Intern



590 East Center Zone Change Approval Request

September 1, 2021, Planning Commission Meeting.

Located at 590 East Center Street, including 0.3 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 R-3 with the Infill Overlay Zone be approved.

Key Issues

1. Have the provisions of the Infill Overlay Zone been met?
2. Landscaping.
3. Parking.
4. Wall.

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 meets the intent of the Infill Overlay Zone.

Conditions

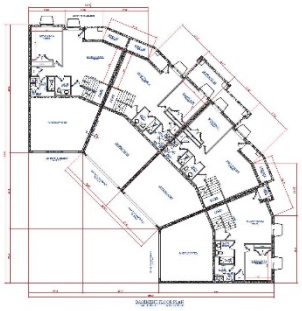
1. That any Site Plan or Subdivision approval is contingent upon approval of the Zone Change with the Infill Overlay Zone.
2. That the applicant addresses any red-lines.

Exhibits

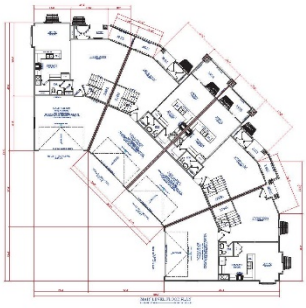
1. Elevations.
2. Landscaping.
3. Photographs.

FLOOR PLANS

BASEMENT



MAIN



SECOND

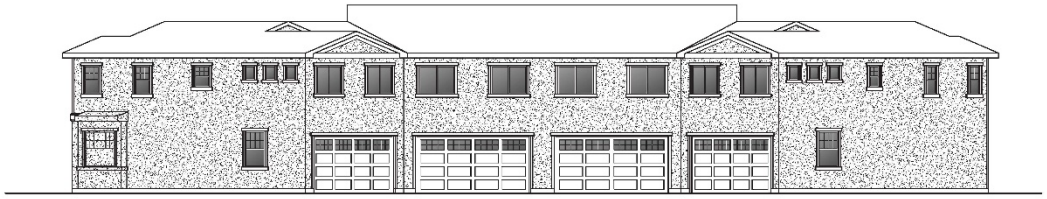


ELEVATIONS

FRONT



REAR



PERSPECTIVE VIEWS



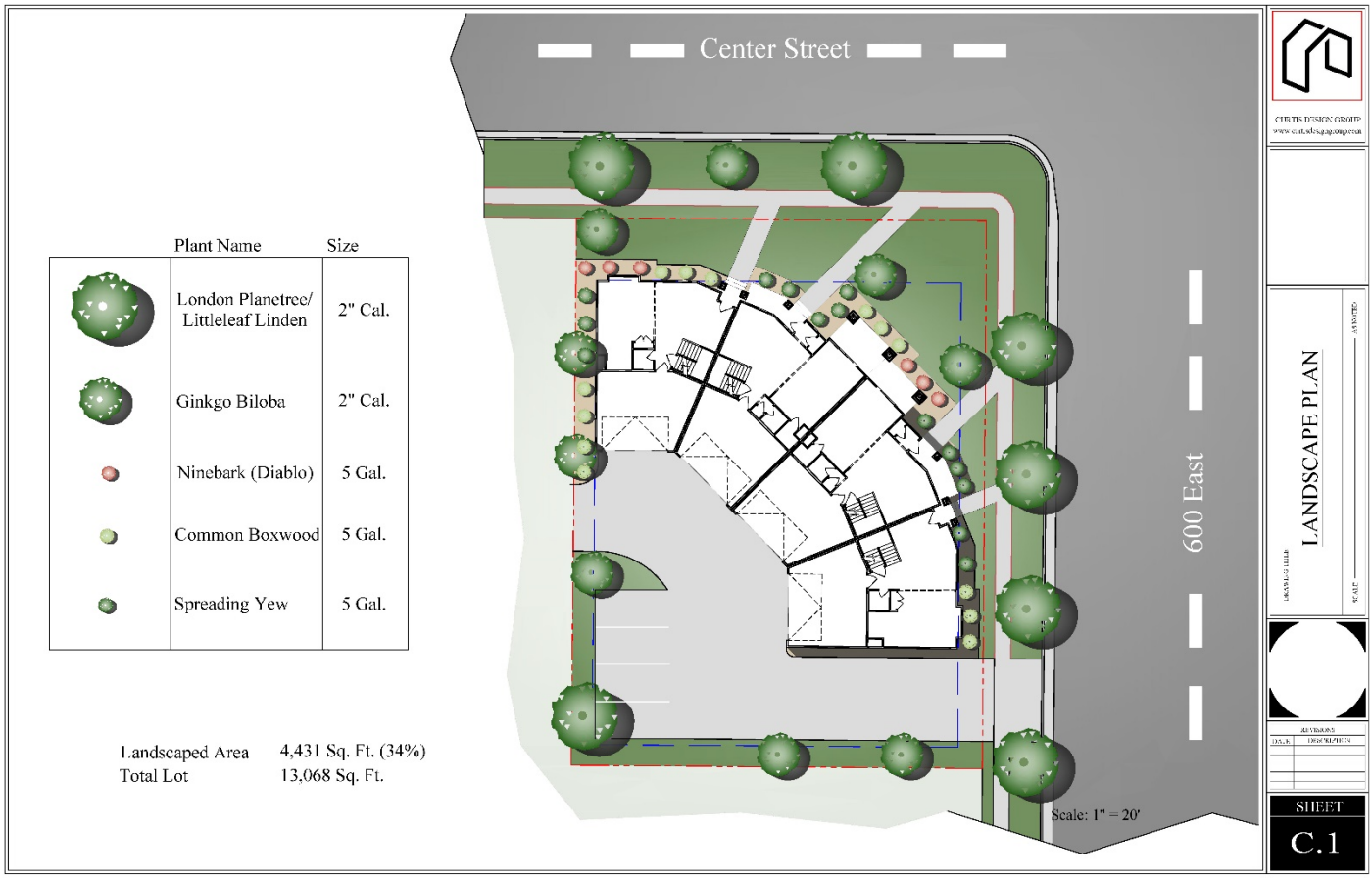



PERSPECTIVE VIEWS






Exhibit 2


Center Street
600 East
Plant Name
Size
London Planetree/ Littleleaf Linden
2" Cal.
Ginkgo Biloba
2" Cal.
Ninebark (Diablo)
5 Gal.
Common Boxwood
5 Gal.
Spreading Yew
5 Gal.
Landscaped Area 4,431 Sq. Ft. (34%)
Total Lot 13,068 Sq. Ft.
Scale: 1" = 20'
LANDSCAPE PLAN
SHEET
C.1



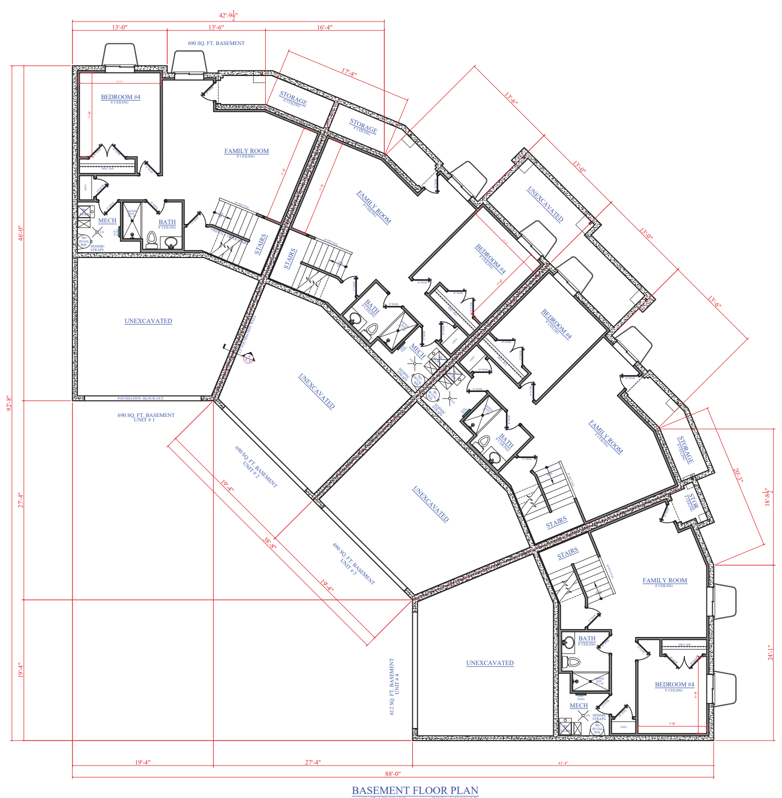




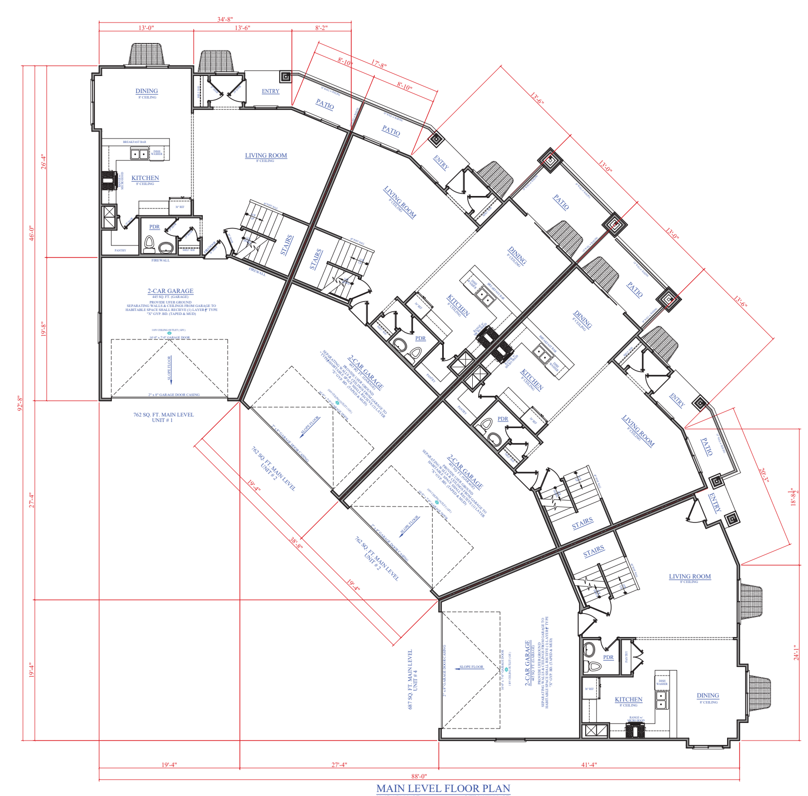


FLOOR PLANS

BASEMENT



MAIN

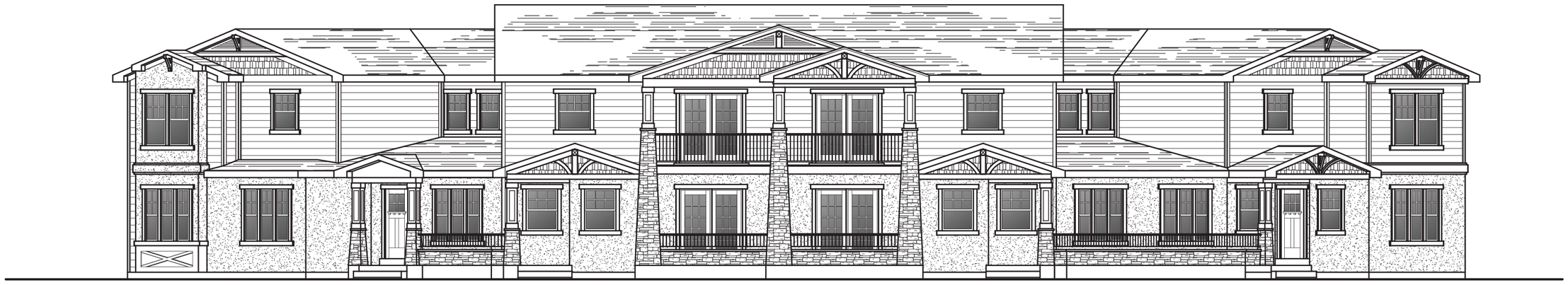


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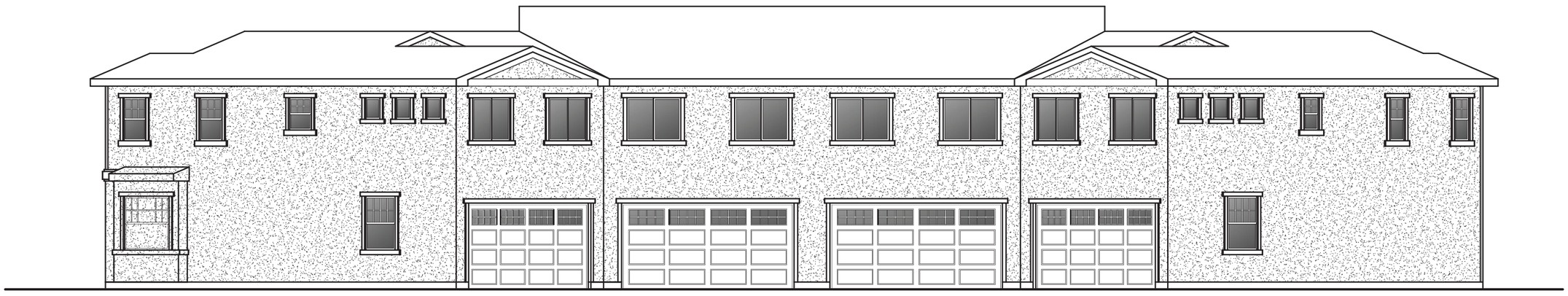


ELEVATIONS

FRONT



REAR



PERSPECTIVE VIEWS









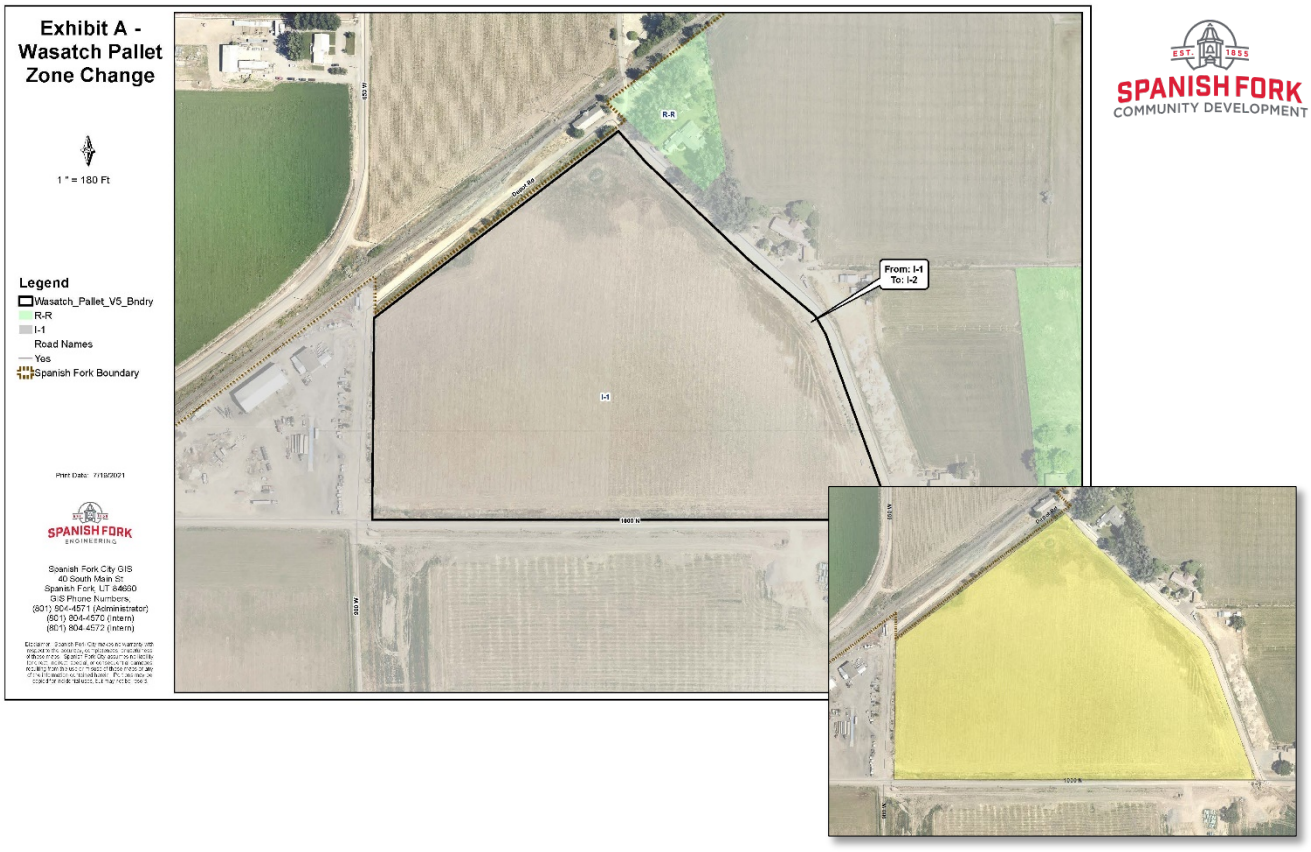
PERSPECTIVE VIEWS











SPANISH FORK COMMUNITY DEVELOPMENT

Wasatch Pallet Zone Change Approval Request

September 1, 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.
3. Engineering Drawings.

Exhibit A - Wasatch Pallet Zone Change

1 " = 180 Ft



Legend

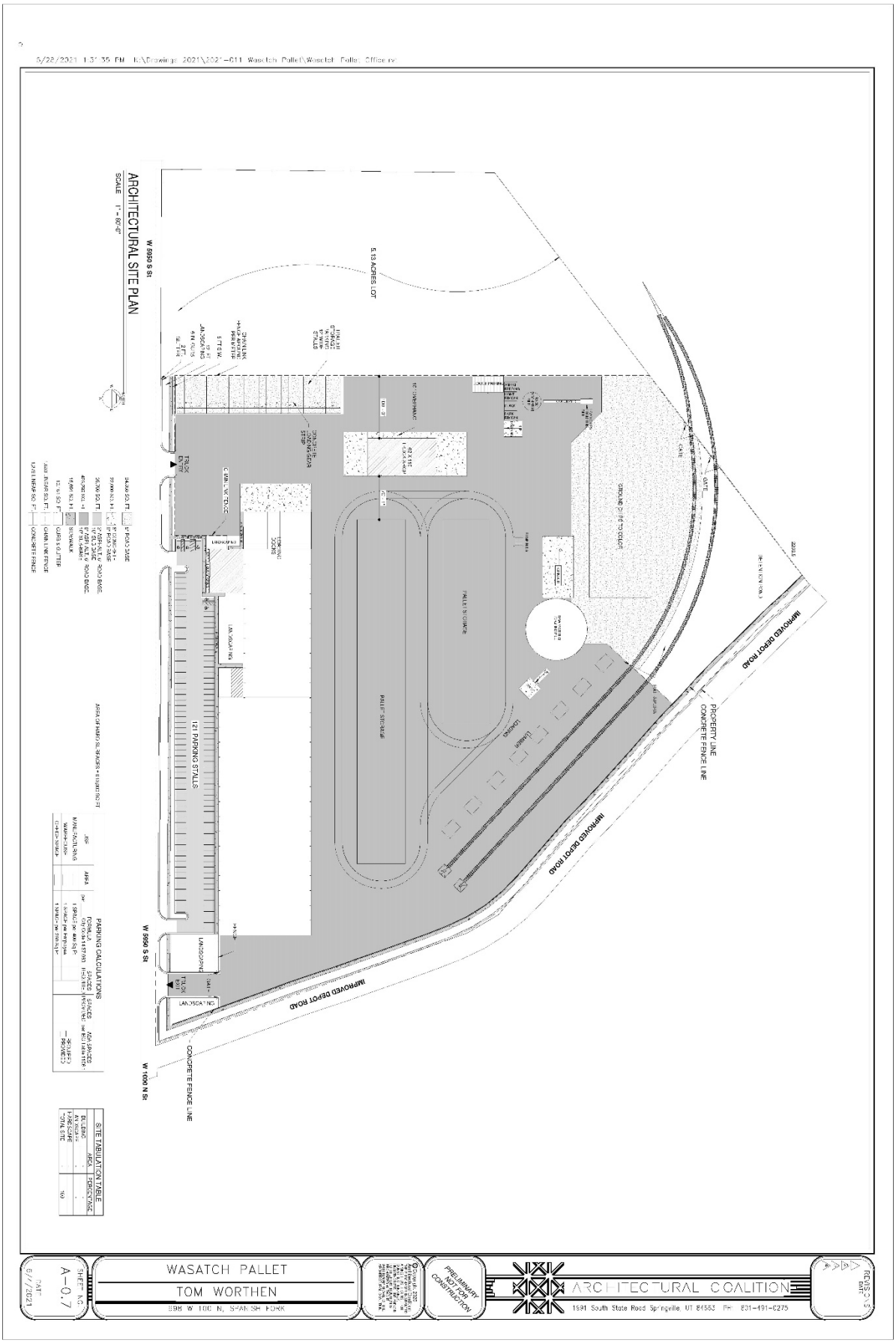
- Wasatch_Pallet_V5_Bndry
- R-R
- I-1
- Road Names
  - Yes
- Spanish Fork Boundary

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)

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ARCHITECTURAL SITE PLAN
SCALE 1" = 80'-0"
W 9550 S St
W 9590 S St
W 1000 N St
5.19 ACRES LOT
121 PARKING STALLS
PALLET STORAGE
IMPROVED DEPOT ROAD
PROPERTY LINE
CONCRETE FENCE LINE
GATE
TRUCK ENTRY
TRUCK EXIT
LANDSCAPING
SITE TABULATION TABLE
ARCHITECTURAL COALITION
1581 South State Road Springville, UT 84663
WASATCH PALLET
TOM WORTHEN
PRELIMINARY NOT FOR CONSTRUCTION
A-0.7

WASATCH PALLET
1000 NORTH DEPOT ROAD
SPANISH FORK, UTAH

VICINITY MAP



INDEX

C-1 Cover Sheet
C-2 Grading Plan
C-3 Utility Plan
C-4 Details
C-5 Details
C-6 Details
C-7 1000 North Plan and Profile Sta: 3+00 - 9+00
C-8 1000 North Plan and Profile Sta: 9+00 - 14+50
C-9 Depot Road Plan and Profile Sta: 0+00 - 7+00
C-10 Depot Road Plan and Profile Sta: 7+00 - 13+90

OWNER
WASATCH PALLET
TOM WORTHEN
801-802-4287

CIVIL ENGINEER
LEGEND ENGINEERING
LONNY REES
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
(435) 654-4875

CONTRACTOR
DESIGN-BUILD CONTRACTORS
K N COPPNER
801-756-7995

SURVEYOR
LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
435-654-4875

ARCHITECT
ARCHITECTURAL COALITION
CURT RAND
801 491 0275

LEGEND & ABBREVIATION TABLE

ROW/PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE	W	TOP ASPHALT	TA
ACCESS TO PROPOSED RESIDENCE	P	TOP OF SIDEWALK	TOS
PROPOSED SEWER LINE	SS	FINISH GRADE	FG
PROPOSED STORM DRAIN LINE	SD	TOP OF CONCRETE	TC
EXISTING STORM DRAIN LINE		HIGH WATER ELEVATION	HWE
EXISTING WATER LINE		GATE VALVE	GV
EXISTING SEWER LINE		PROPOSED STREET LIGHT	SL
EXISTING CONTOUR		STORM DRAIN MANHOLE	SD
PROPOSED CONTOUR		SANITARY SEWER MANHOLE	SS
		PROPOSED WATER VALVE	WV

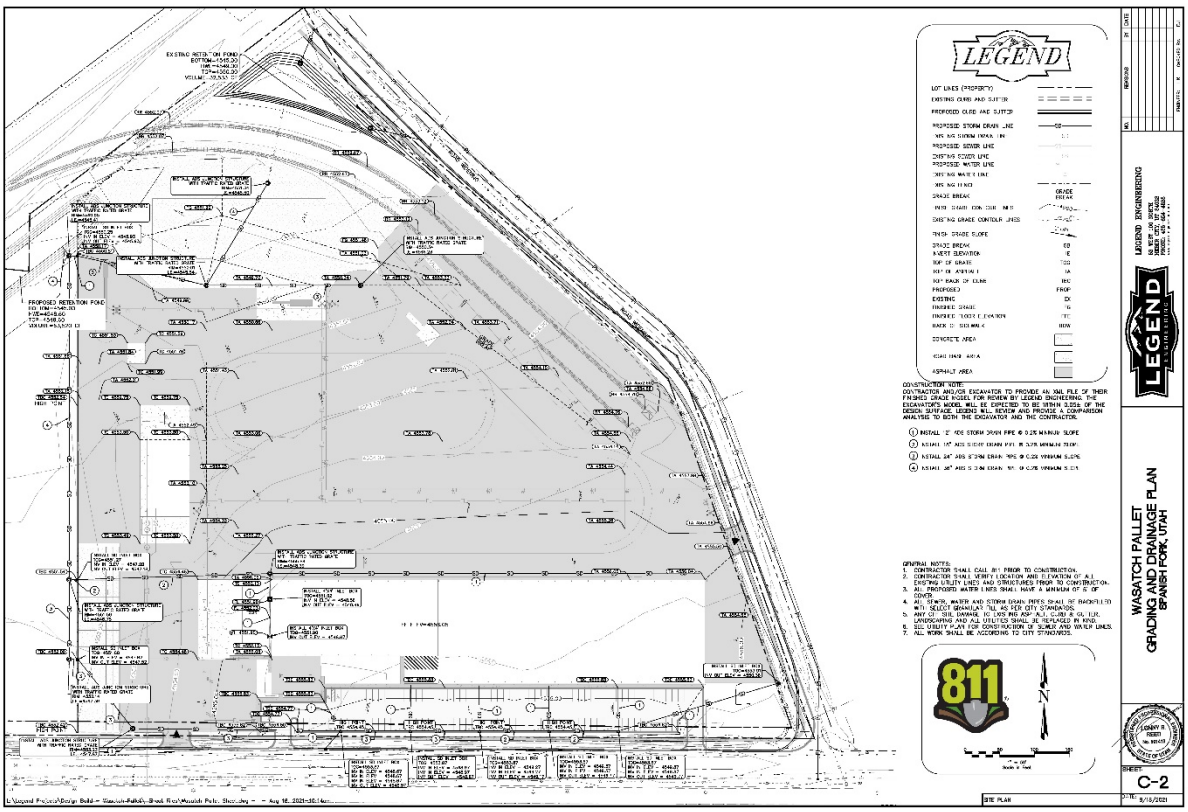
LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
PHONE: 435-654-4875

WASATCH PALLET
COVER SHEET
1000 N DEPOT ROAD, SPANISH FORK, UTAH

LONNY B. REES
6466
STATE OF UTAH

SHEET
C-1

DATE: 8/18/2021



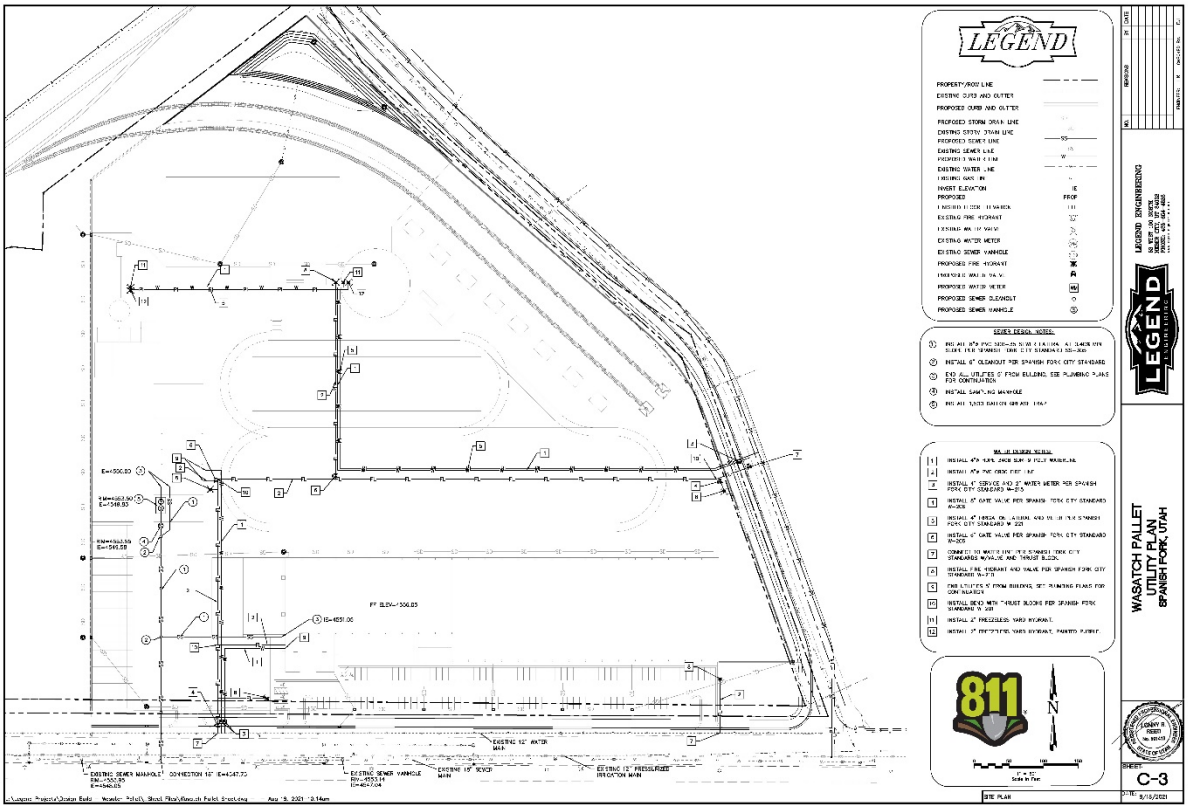
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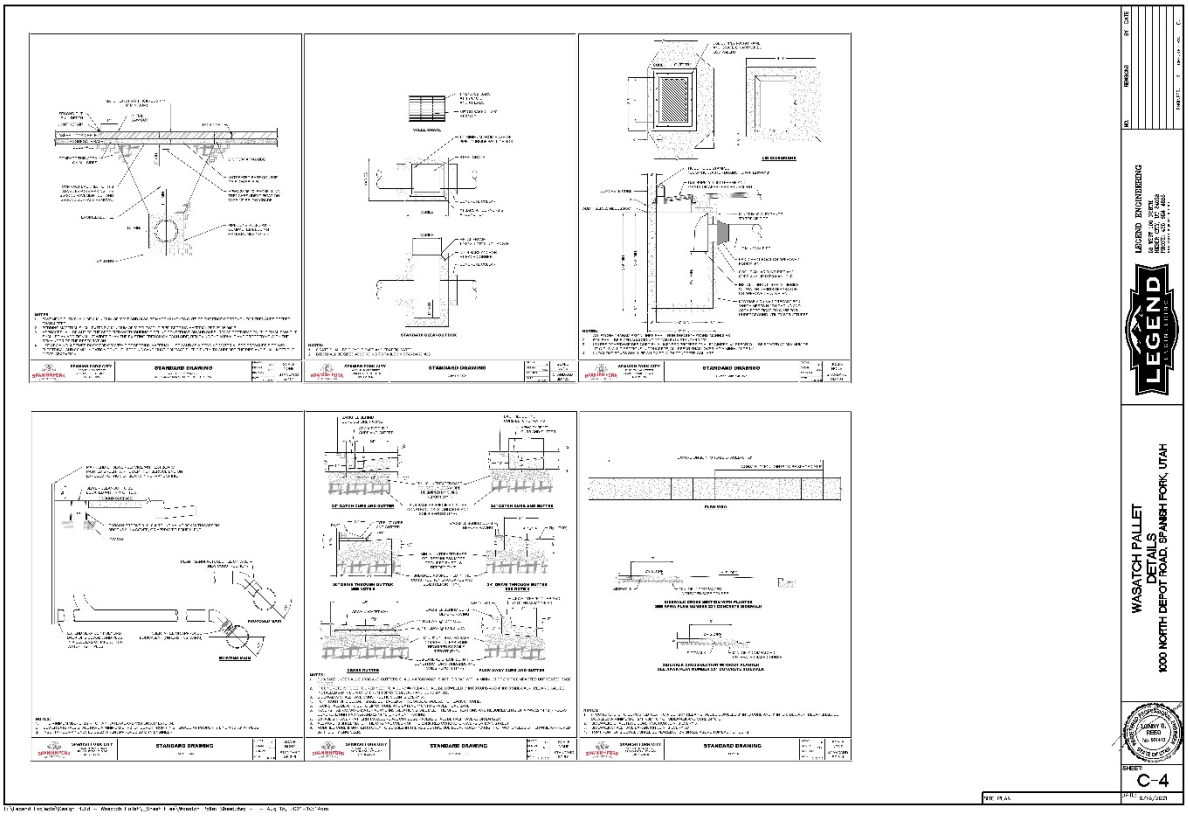
WASATCH PALLET
GRADING AND DRAINAGE PLAN
SPANISH FORK, UTAH

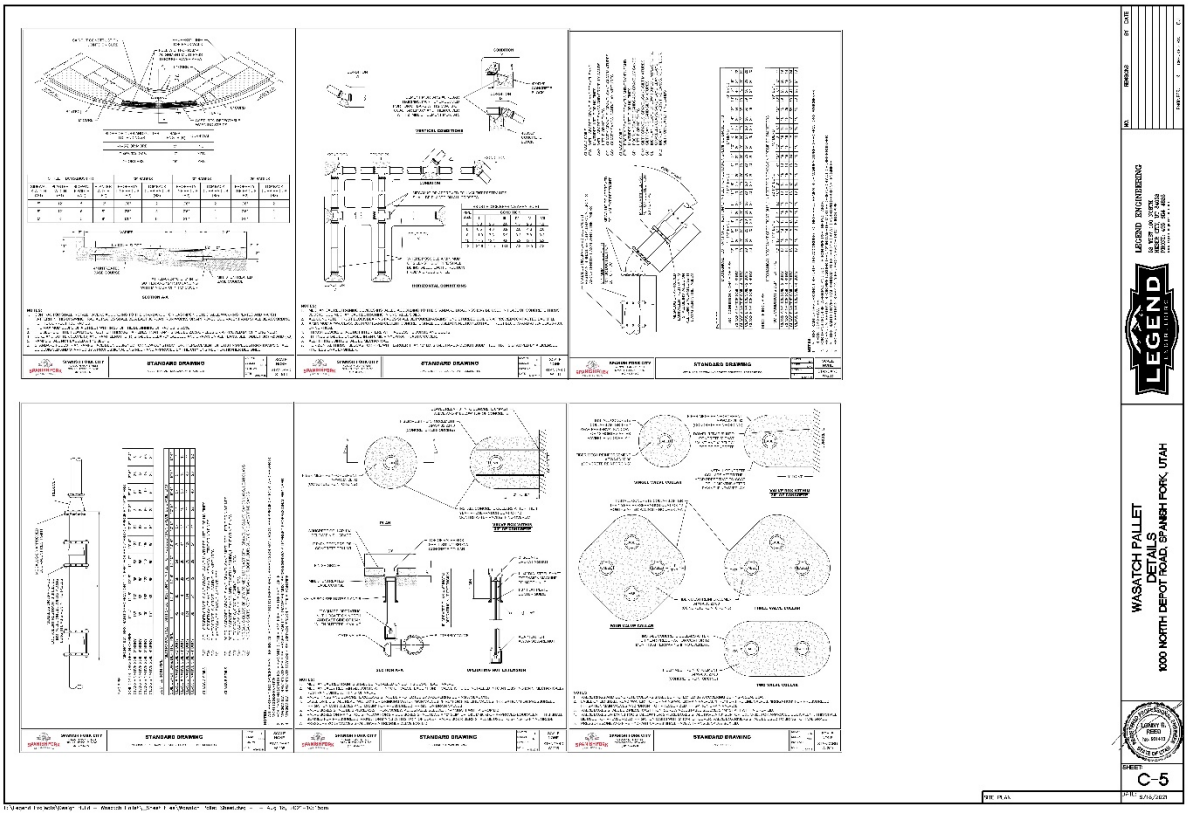
LONNY B. REES
6466
STATE OF UTAH

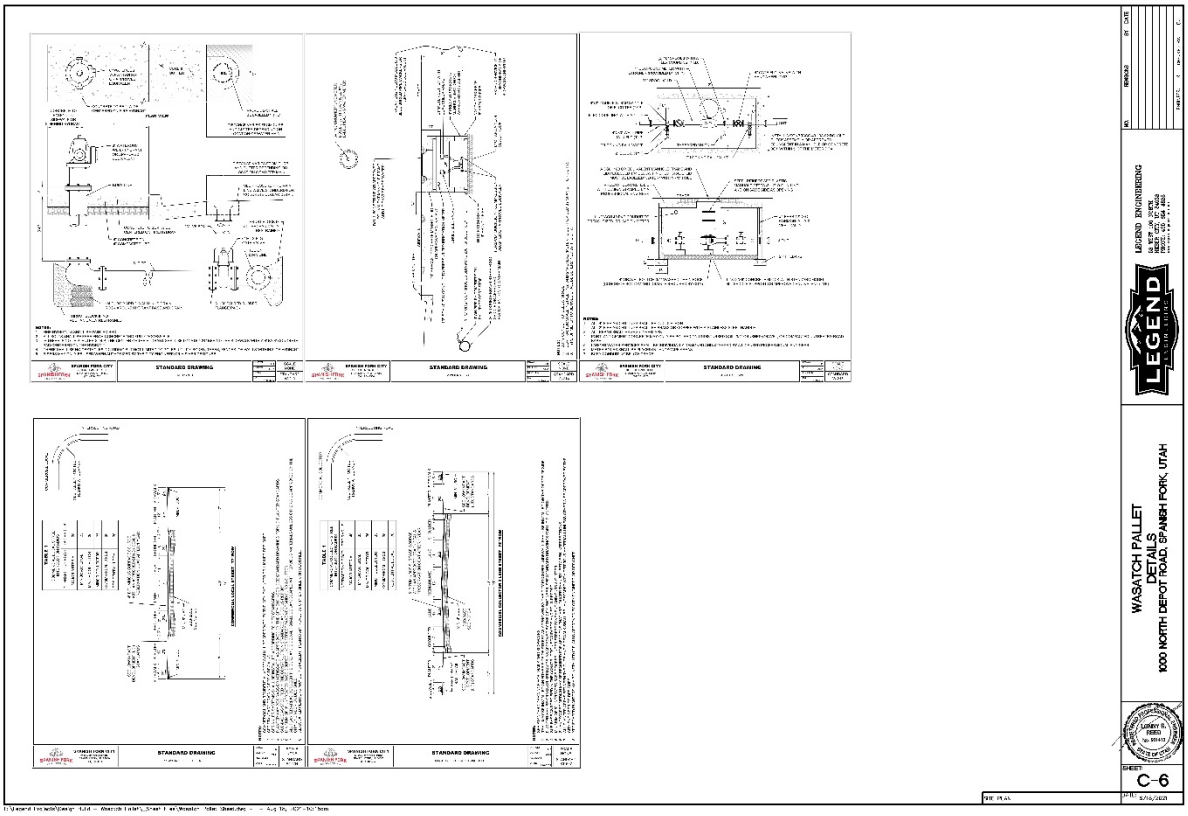
SHEET
C-2

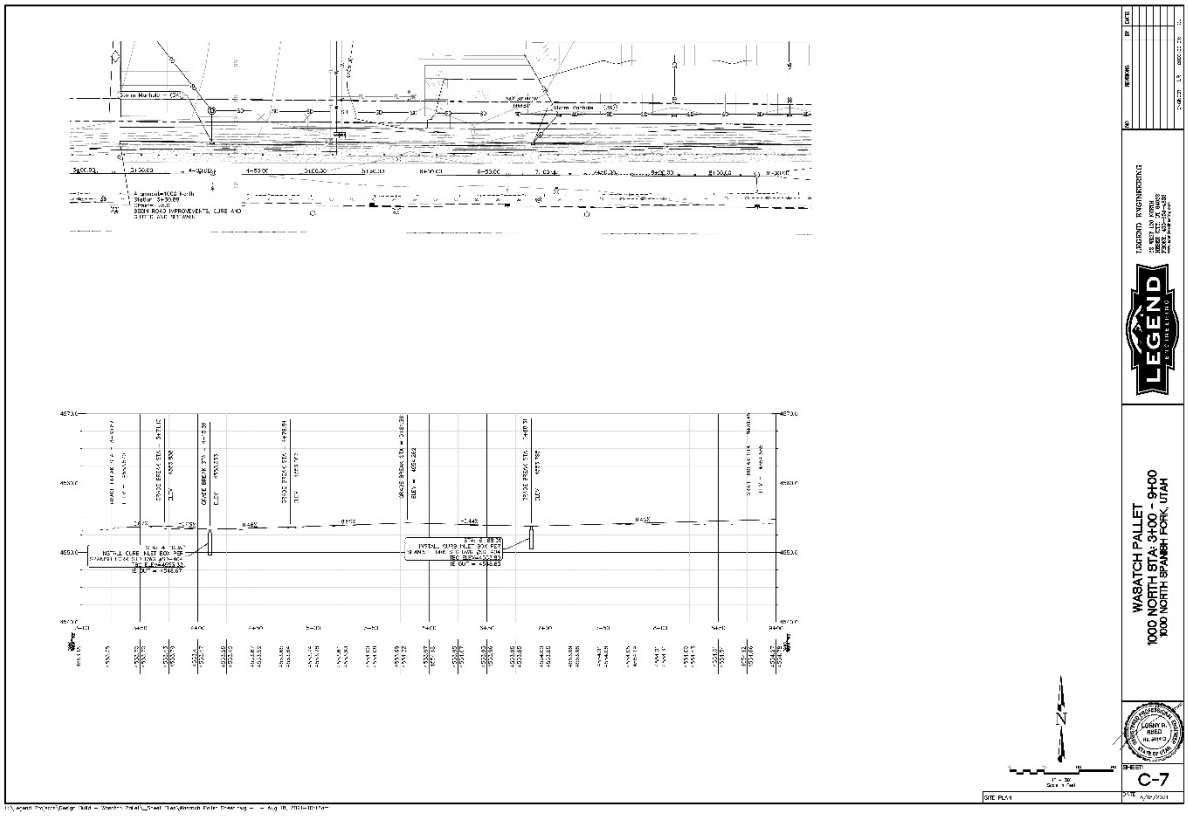
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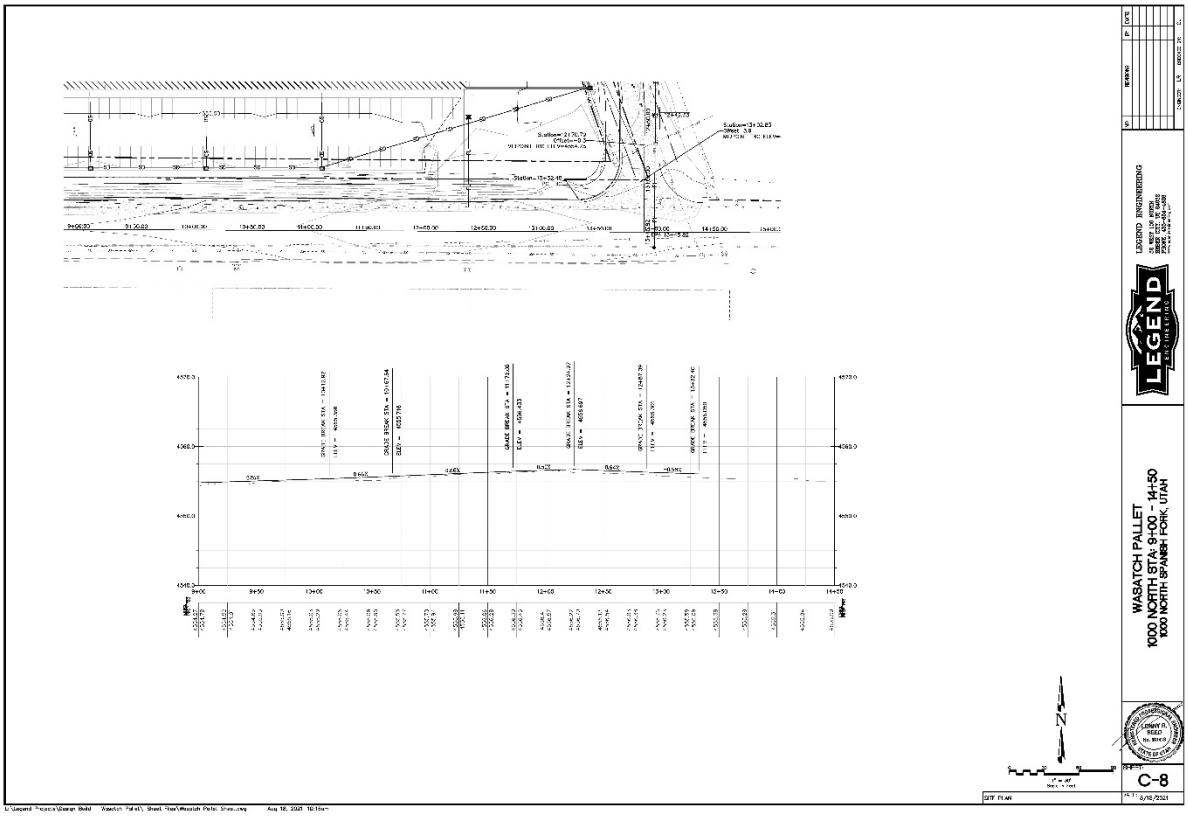

LEGEND
PROPERTY/ROW LINE
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED STORM DRAIN LINE
EXISTING SEWER LINE
PROPOSED SEWER LINE
EXISTING WATER LINE
PROPOSED
PROPOSED FIRE HYDRANT
PROPOSED WATER METER
PROPOSED SEWER CLEANOUT
PROPOSED SEWER MANHOLE
SEWER DESIGN NOTES:
WATER DESIGN NOTES:
811
N
LEGEND ENGINEERING
WASATCH PALLET
UTILITY PLAN
SPANISH FORK, UTAH
C-3
SITE PLAN

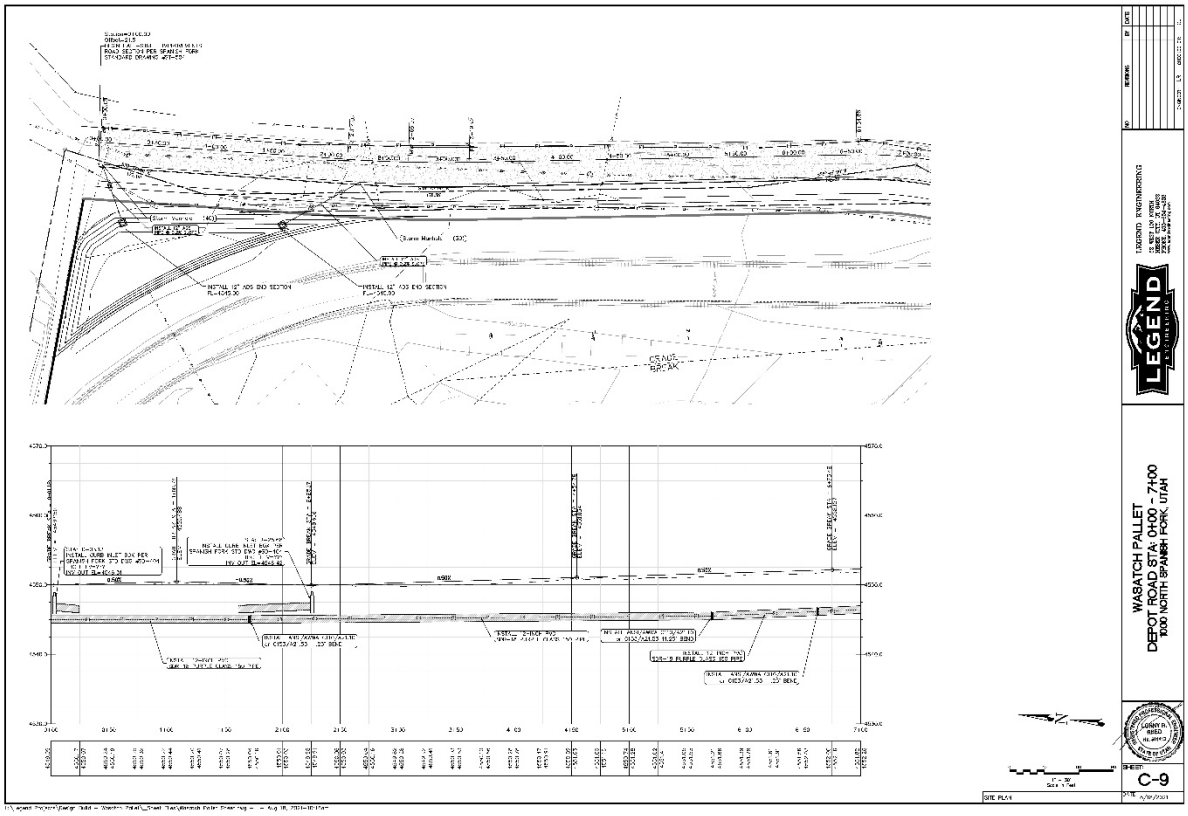

STANDARD DRAWING
LEGEND ENGINEERING
WASATCH PALLET
DETAILS
1000 NORTH DEPOT ROAD, SPANISH FORK, UTAH
C-4
SITE PLAN

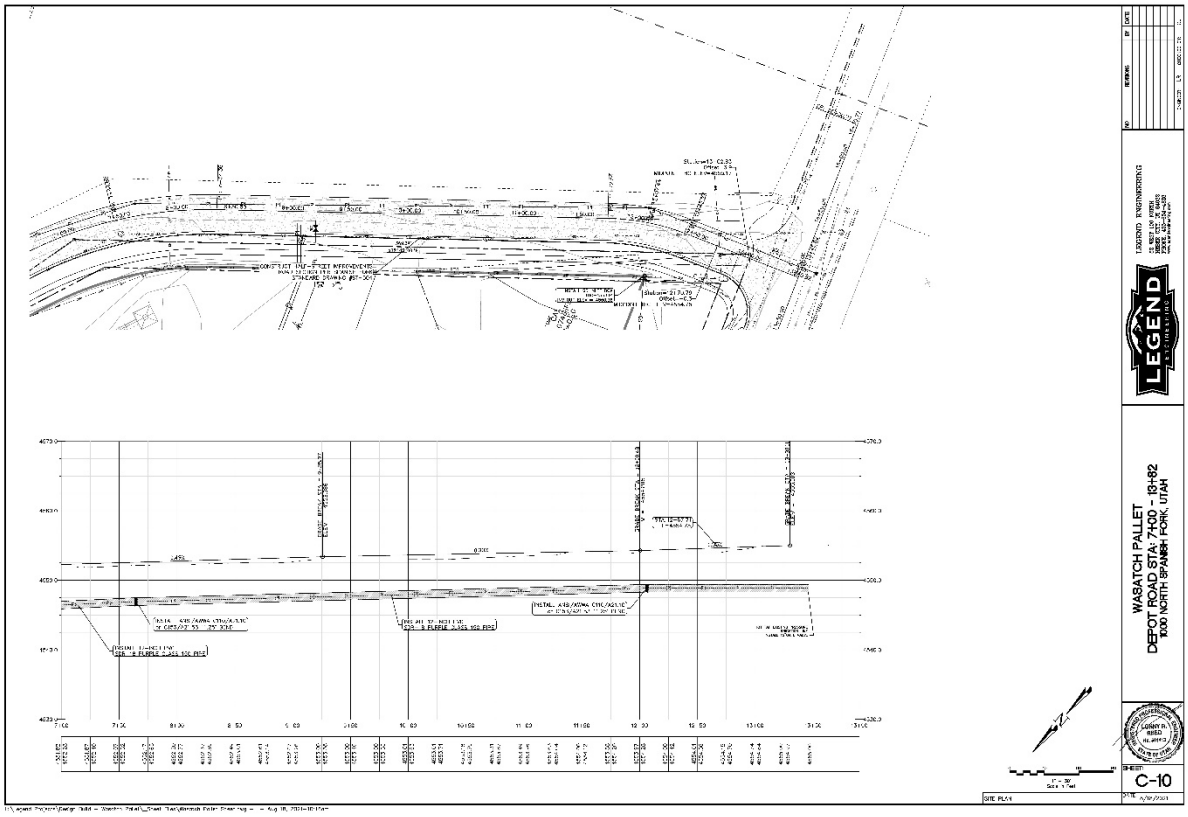

STANDARD DRAWING
LEGEND ENGINEERING
LEGEND
WASATCH PALLET
DETAILS
1000 NORTH DEPOT ROAD, SPANISH FORK, UTAH
C-5


STANDARD DRAWING
LEGEND ENGINEERING
LEGEND
WASATCH PALLET
DETAILS
1000 NORTH DEPOT ROAD, SPANISH FORK, UTAH
C-6


LEGEND ENGINEERING
WASATCH PALLET
1000 NORTH STA: 9+00 - 14+50
1000 NORTH SPANISH FORK, UTAH
C-7
SITE PLAN


LEGEND ENGINEERING
WASATCH PALLET
1000 NORTH STA: 9+00 - 14+50
1000 NORTH SPANISH FORK, UTAH
C-8
SITE PLAN


WASATCH PALLET
DEPOT ROAD STA: 0+00 - 7+00
1000 NORTH SPANISH FORK, UTAH
LEGEND ENGINEERING
LEGEND
C-9


WASATCH PALLET
DEPOT ROAD STA: 7+00 - 13+82
1000 NORTH SPANISH FORK, UTAH
LEGEND ENGINEERING
LEGEND
C-10

SPANISH FORK
PRIDE & PROGRESS

TO: Planning Commission

FROM: Community Development

DATE: September 1, 2021

RE: Proposed Changes regarding screening walls for outdoor storage areas

Screening walls with a minimum height of six feet are required for outdoor storage areas. The wall requirements are defined in City Code:

15.1.04.020 Definitions
"**Wall**": Barrier structure constructed of concrete, either precast or poured in place, or of individual concrete units that are adjoined with mortar. For purposes of this ordinance, fencing built with a polystyrene foam or other non-concrete/masonry core does not meet the definition of a Wall.

The City's Construction Standards also help to identify requirements for the screening wall. The Construction Standards identify the general appearance, style, and color requirements of precast concrete or block walls.

The applicant's request is attached.

962 West 800 North, Orem Utah, 84057
Architectural Coalition
Phone: 801-491-0275 - email: archcoalition@hotmail.com
Guilford A. Rand, Architect-AIA-NCARB

Date: August 19, 2021

Project: Wasatch Pallet, 698 W 1000 N, Spanish Fork

From: Guilford Rand
Architectural Coalition

To: Spanish Fork City Development

Subject: Text Amendment for Buffering Wall

We request that a Text Amendment be made to allow the use of a V-Interlock Block Wall for screening and buffering. The V- Interlocking Blocks are 2' x 2' x 6'

"The purpose of these requirements is to enhance, conserve, and stabilize property values by encouraging pleasant and attractive surroundings and to provide proper separations between uses" (Section 15.4.16.130/A). We believe that this wall enhances the Wasatch Pallet Property by providing a proper separation between this property and the surrounding properties, while using an organized design with recyclable and movable blocks. This wall shall meet the city aesthetic standards and provide a stable and conservative security wall.





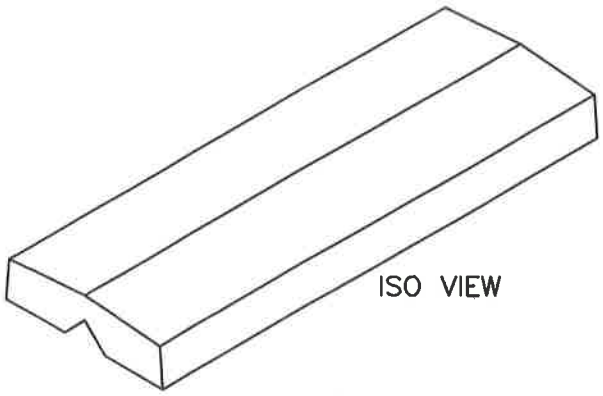
Signed,

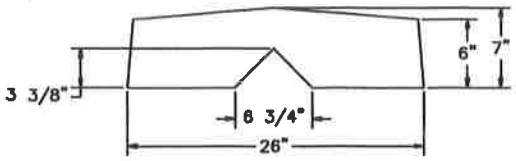
Guilford A. Rand

Guilford A. Rand - Architect

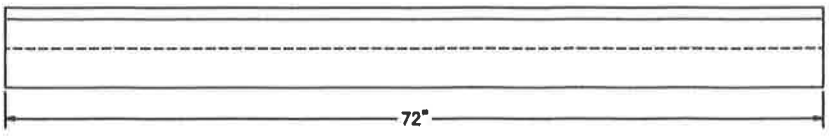
LICENSED ARCHITECT
NO. 123134
GUILFORD A. RAND
STATE OF UTAH

V-INTERLOCK TOP CAP (FORM)





END VIEW



SIDE VIEW

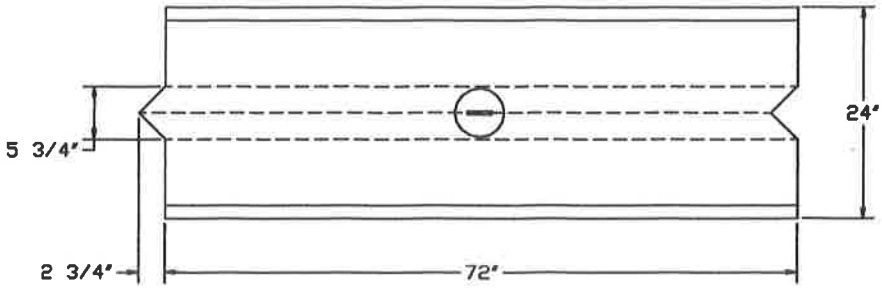
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VOLUME: 7.00 Cft

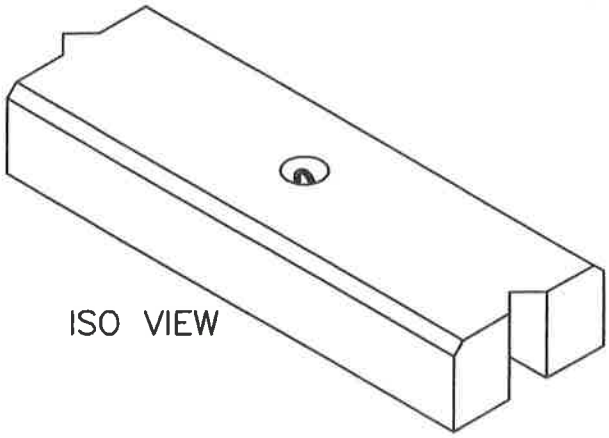
THIS DRAWING CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION OF WORLD BLOCK INCORPORATED. NOT TO BE USED BY OR DISCLOSED TO ANY OTHER INDIVIDUAL OR LEGAL ENTITY WITHOUT AUTHORIZATION OF A REPRESENTATIVE OF WORLD BLOCK INCORPORATED

STANDARD TOLERANCES & NOTES UNLESS OTHERWISE SPECIFIED | DIMENSIONS ARE IN INCHES | DRAWN BY RAJ | DATE 08/12 | WORLD BLOCK INCORPORATED

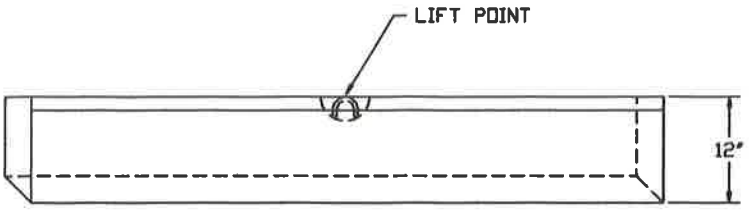
V-INTERLOCK TOP CAP (INSERT)

TOP VIEW

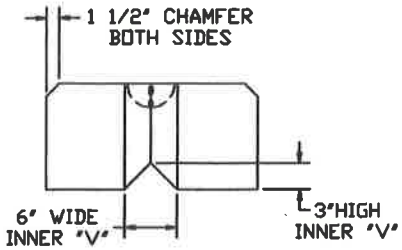




ISO VIEW



FRONT VIEW



END VIEW

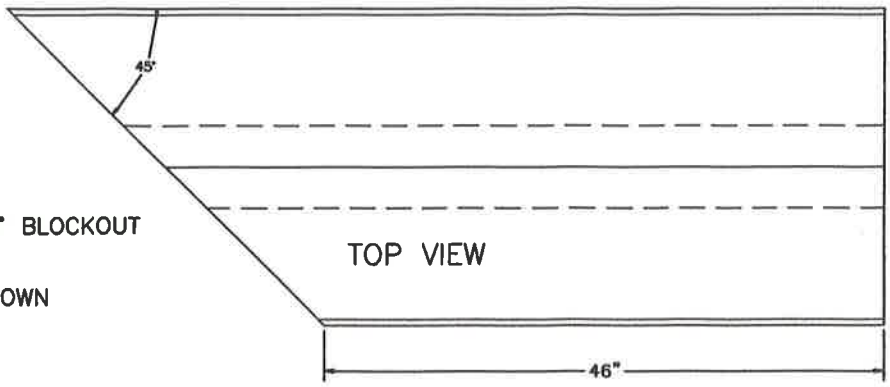
WEIGHT: 1,800 Lbs.
VOLUME: 12.00 Cft

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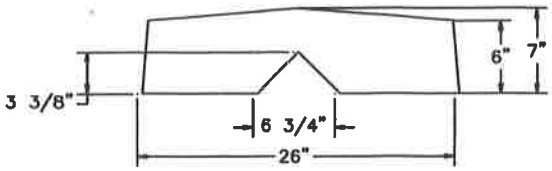
STANDARD TOLERANCES & NOTES UNLESS OTHERWISE SPECIFIED | DIMENSIONS ARE IN INCHES | DRAWN BY RAJ | DATE 08/12 | WORLD BLOCK INCORPORATED

V-INTERLOCK 45° TOP CAP BLOCKOUT (FORM)

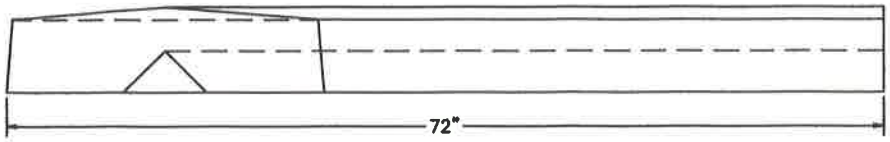
6FOOT LONG TOP CAP WITH 45° BLOCKOUT
(RIGHT HAND) SHOWN
LEFT HAND IS OPPOSITE AS SHOWN



TOP VIEW



END VIEW



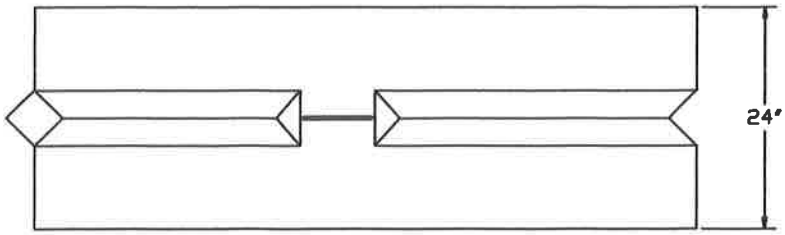
SIDE VIEW

WEIGHT: 900 Lbs.
VOLUME: 6.00 Cft

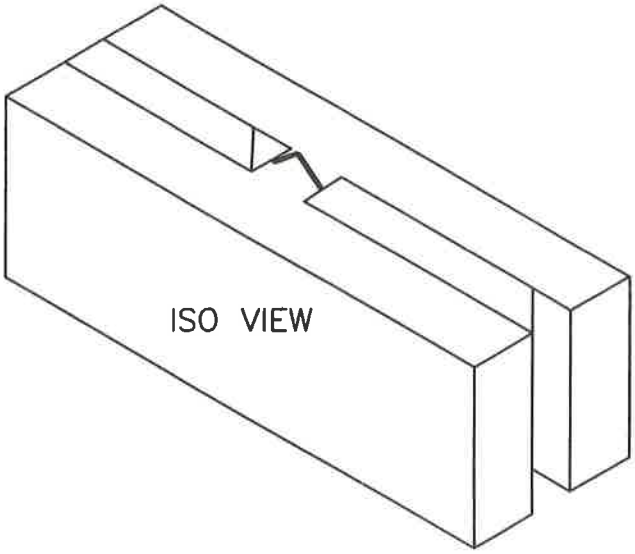
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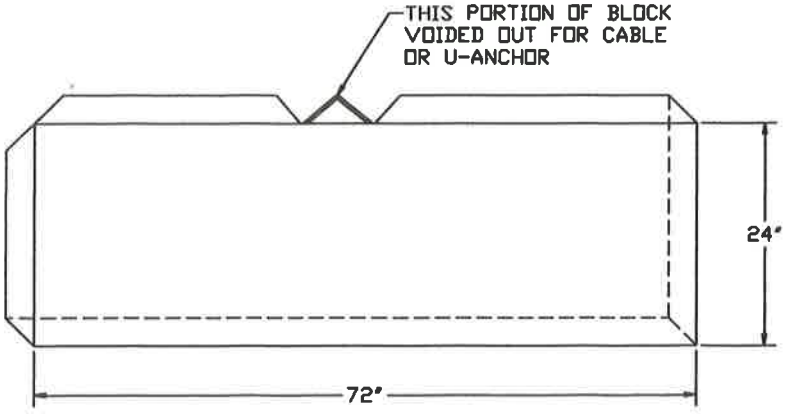
STANDARD TOLERANCES & NOTES UNLESS OTHERWISE SPECIFIED | DIMENSIONS ARE IN INCHES | DRAWN BY RAJ | DATE 08/12 | WORLD BLOCK INCORPORATED

V-INTERLOCK 2' X 2' X 6' STRAIGHT

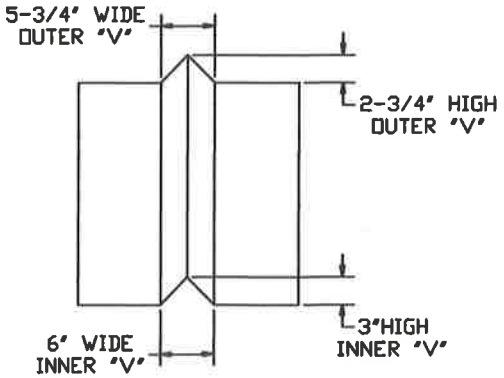


TOP VIEW





FRONT VIEW



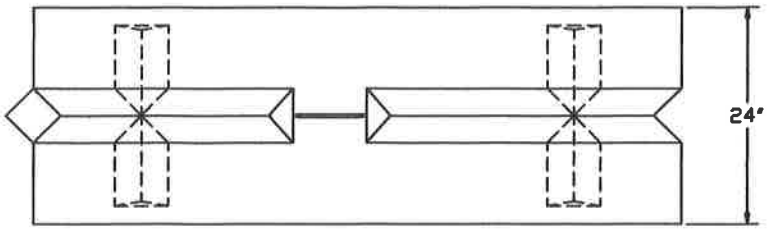
END VIEW

WEIGHT: 3,600 Lbs.
VOLUME: 24.00 Cft

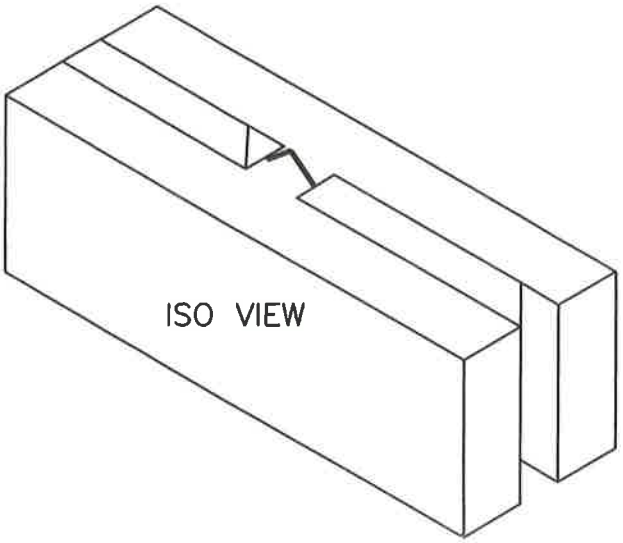
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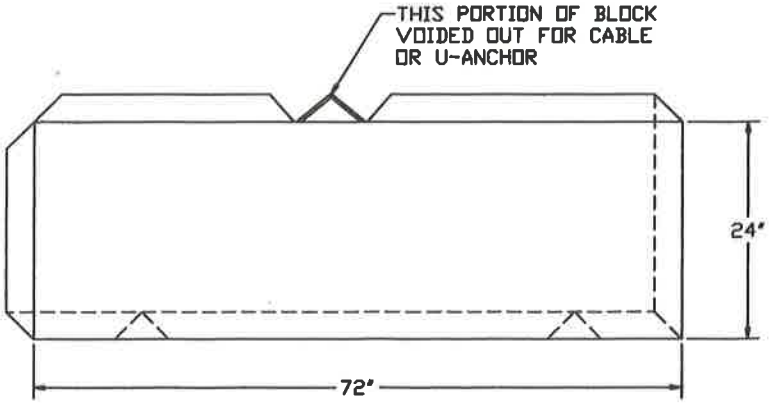
STANDARD TOLERANCES & NOTES UNLESS OTHERWISE SPECIFIED | DIMENSIONS ARE IN INCHES | DRAWN BY RAJ | DATE 08/12 | WORLD BLOCK INCORPORATED

V-INTERLOCK 2' X 2' X 6' COMBINATION

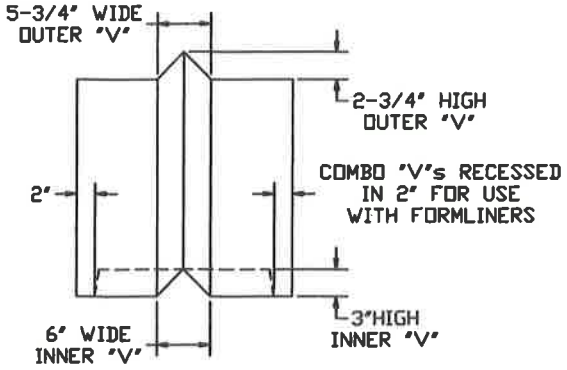


TOP VIEW





FRONT VIEW



END VIEW

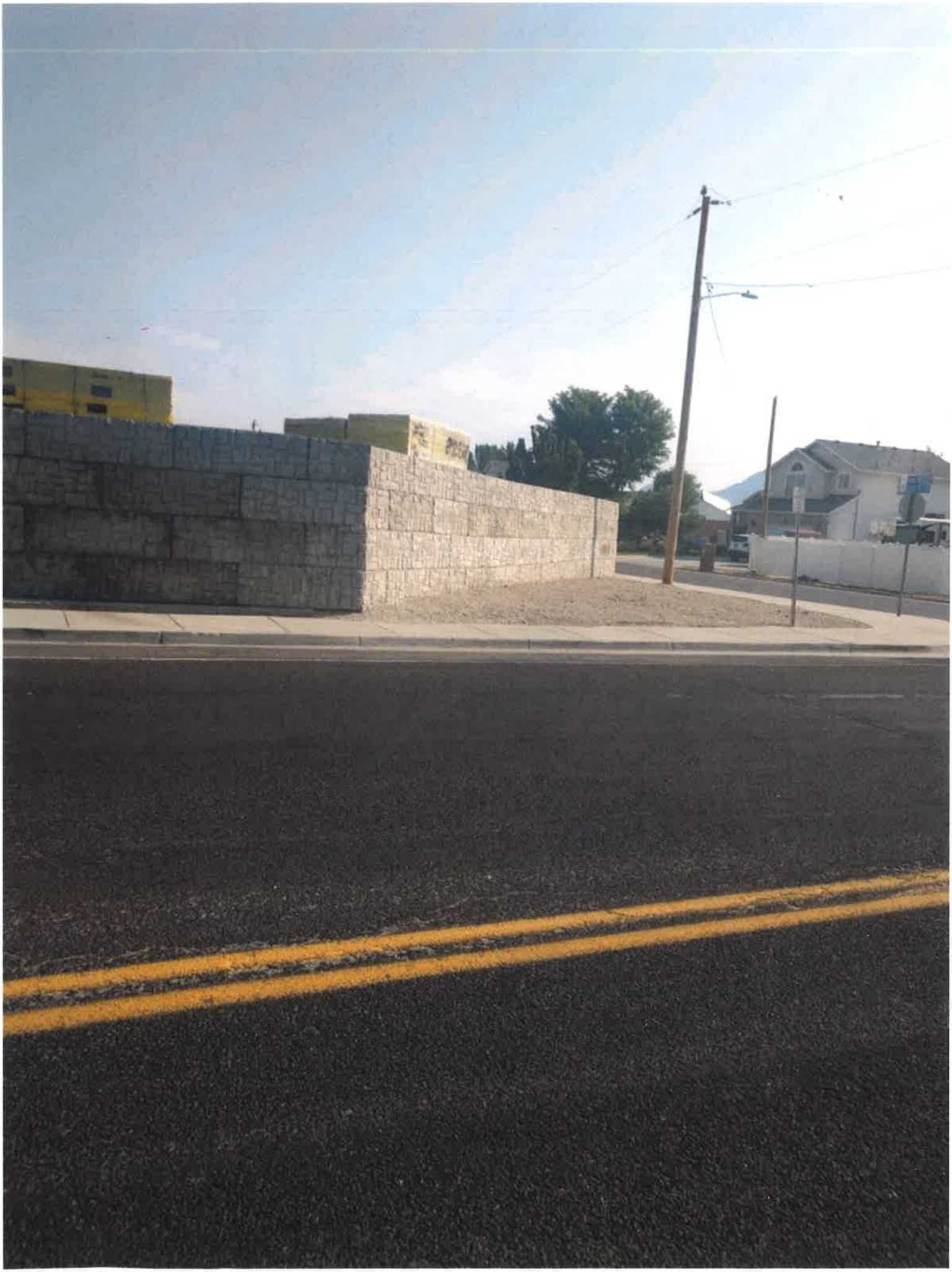
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VOLUME: 24.00 Cft

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STANDARD TOLERANCES & NOTES UNLESS OTHERWISE SPECIFIED | DIMENSIONS ARE IN INCHES | DRAWN BY RAJ | DATE 08/12 | WORLD BLOCK INCORPORATED

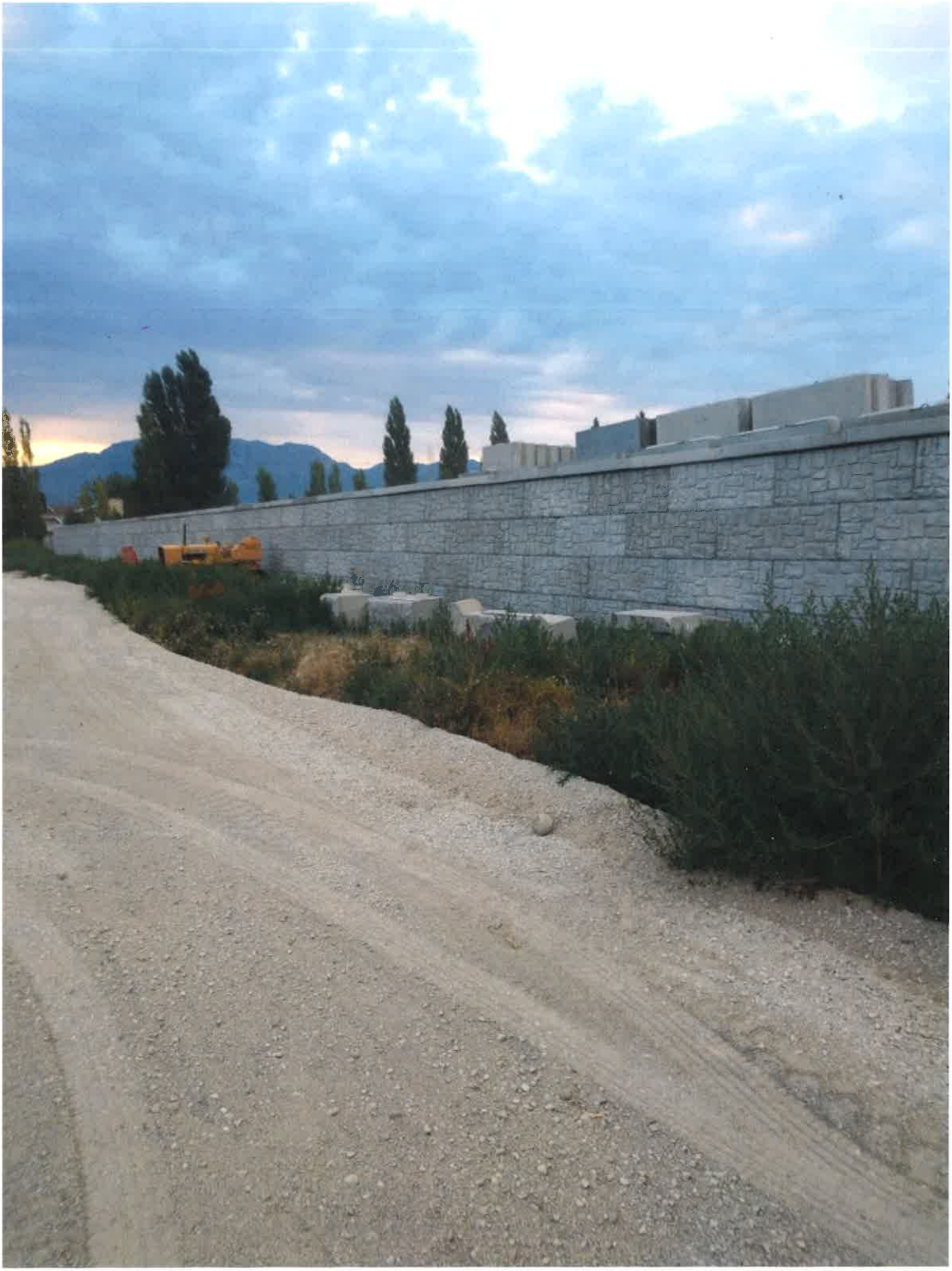


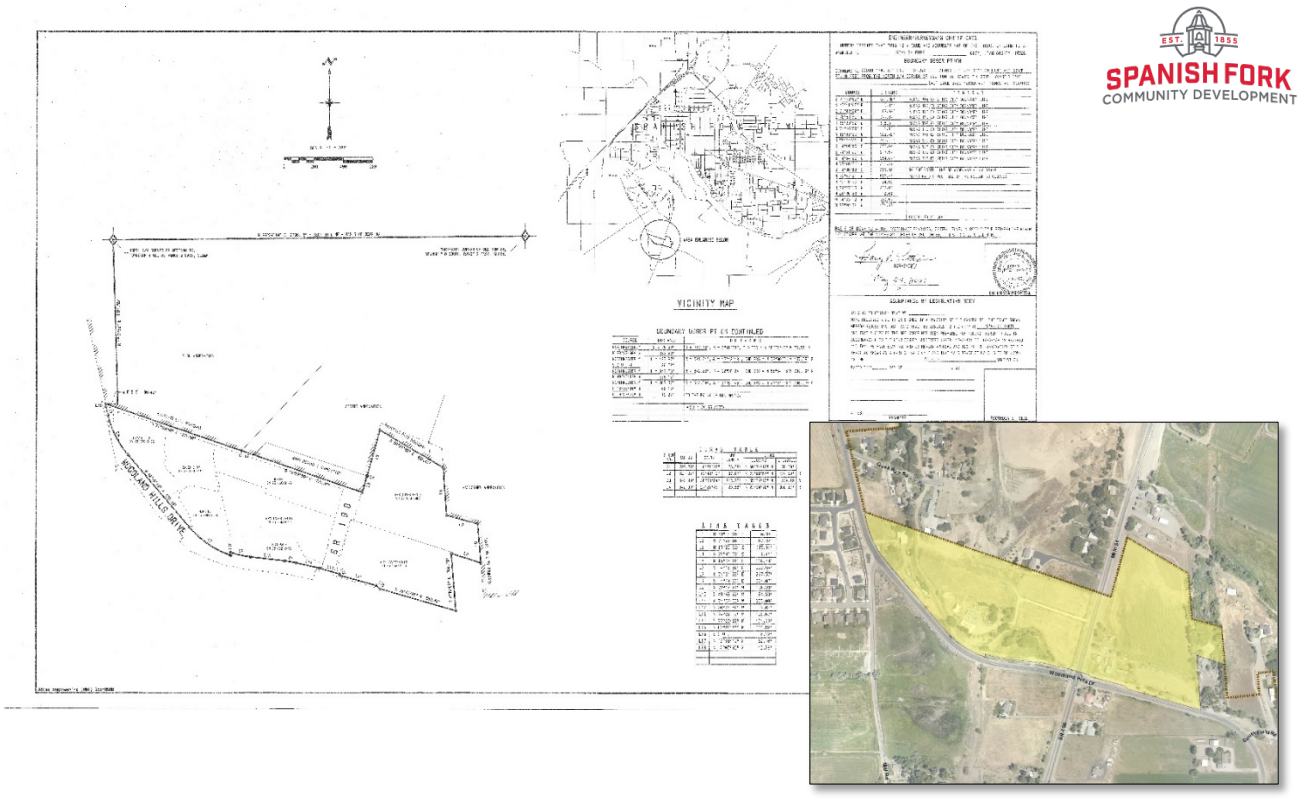

EXIT











SPANISH FORK COMMUNITY DEVELOPMENT

Morrell Annexation Approval Request

September 1, 2021, Planning Commission Meeting.

Located at Woodland Hills Drive and Main Street, including approximately 37 acres.

The subject property is currently outside City boundaries.

Key Issues

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

Exhibits

1. Annexation Plat.
2. Annexation Feasibility Report.

Recommendation

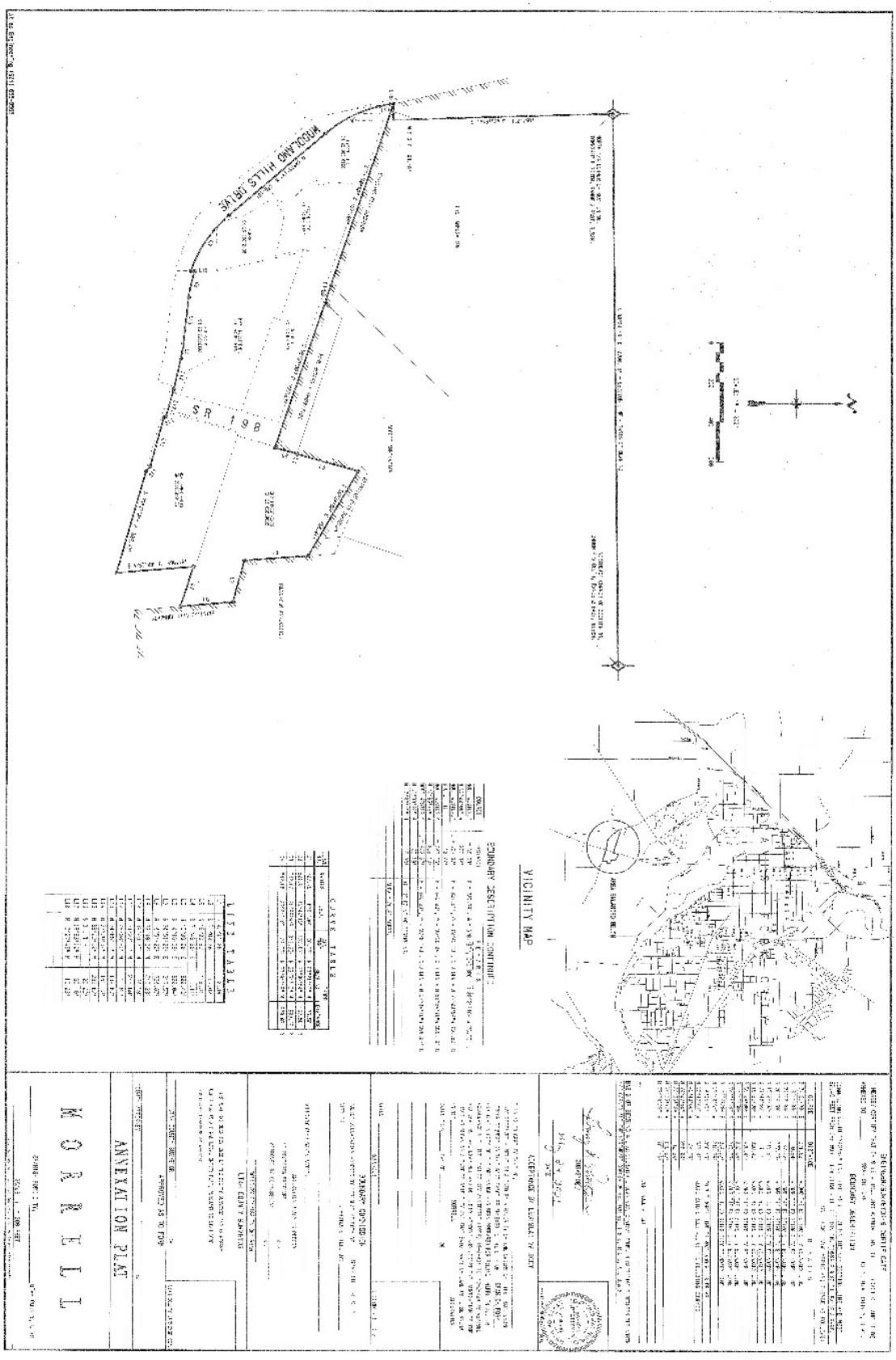
That the proposed Annexation be recommended for approval with C-2 and R-R zoning based on the following findings and subject to the following conditions:

Findings

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

Conditions

1. Upon annexation, the properties be zoned C-2 on the East side of Main Street and R-R on the west side of Main Street.
2. That the annexation boundary be modified as needed to include all of Woodland Hills Drive in the annexation plat specifically along the Southern boundary of the annexation on both sides of Main Street.


FINAL PLAT
AVAILABLE FOR INSPECTION
SR 19B
WOODLAND HILLS DRIVE
VICINITY MAP

Spanish Fork City

Annexation Feasibility Report

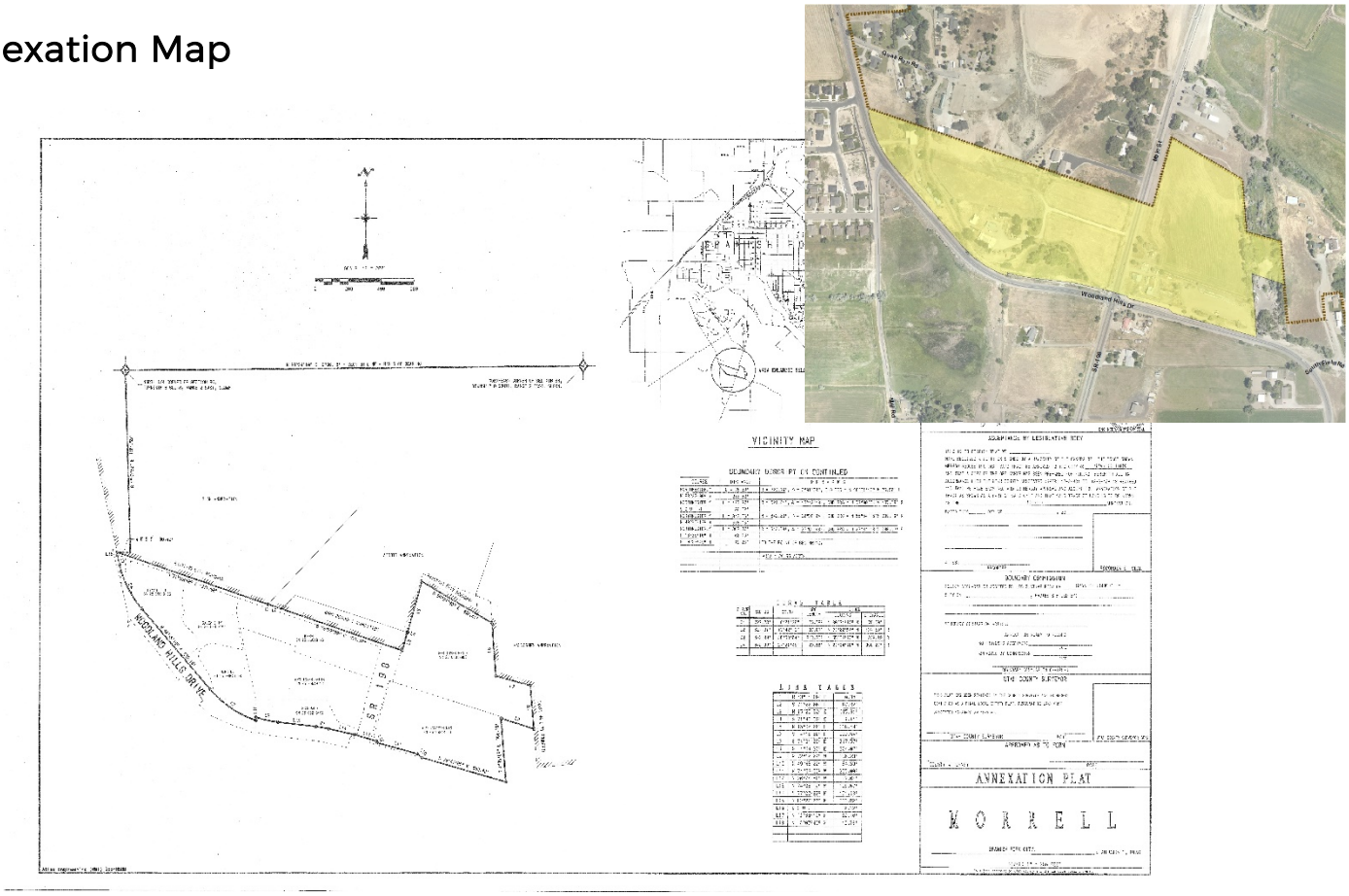
Agenda Date: September 16, 2021, City Council Meeting

Staff Contacts: Dave Anderson, Community and Economic Development Director

Reviewed By: Development Review Committee and Planning Commission

Subject: Proposed Morrell Annexation

Annexation Map



Development Review Committee recommendation date: August 11, 2021

Planning Commission recommendation date: September 1, 2021

City Council meeting date: September 16, 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 portion of the proposed annexation that is east of Main Street is currently outside of the Growth Management 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 Agriculture 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.**

   Power and communications, are currently located 1,400 feet northwest of the annexation property on Quail Run Road. These utilities can be connected to the property as soon as deal with SESD is settled.
   Sewage and Irrigation services are currently located 3,000 feet northwest of the annexation property on Quail Run Road.
   A 6" gas line currently runs along the north side of Woodland Hills and can be connected to immediately.
   Culinary water can be looped from the Sunroc Development occurring on a property directly to the north.

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

   The annexation area is located approximately southeast 1 mile of American Leadership Academy Elementary. The closest park to the annexation property is the Sports Complex Park, located approximately 1.2 miles north of the property. The nearest shopping area within the City is the downtown commercial zone, approximately northeast 2.0 miles.

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.

6. **Potential Impact on existing and proposed streets.**

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

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

   The majority of the proposed annexation is located within the City's Growth Boundary. The annexation will not create an island or peninsula that would make the provision of services difficult for the City.

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 commercially, 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 in from the Sunroc Development directly to the 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 a manhole on Arrowhead Trail. 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:

Sewage can be provided by connecting to existing utilities located at a manhole 3000 feet northwest on Arrowhead Trail. In 2021, the Spanish Fork Public Works Department estimated this could take around one month to complete at an approximate cost of $120 per foot.

Storm Water:

The development must be constructed to be able to retain 25 year flood water on site.

Power and Communications:

These utilities can easily be connected to existing utilities on Quail Run Road. That process can begin as soon as a deal is reached with SESD. The connection itself should take no longer than a week, but the deal with SESD will take an indefinite amount of time. In 2021, the Spanish Fork Public Works Department estimated this could be completed at an approximate cost of $90 per foot.

Gas:

Natural gas is available in a six-inch gas line along the north side of Woodland Hills Drive and can be connected to with minimal financial or time costs.

Streets:

Street frontage will need to be improved as the property develops. There are currently no obstacles with streets or access.

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:

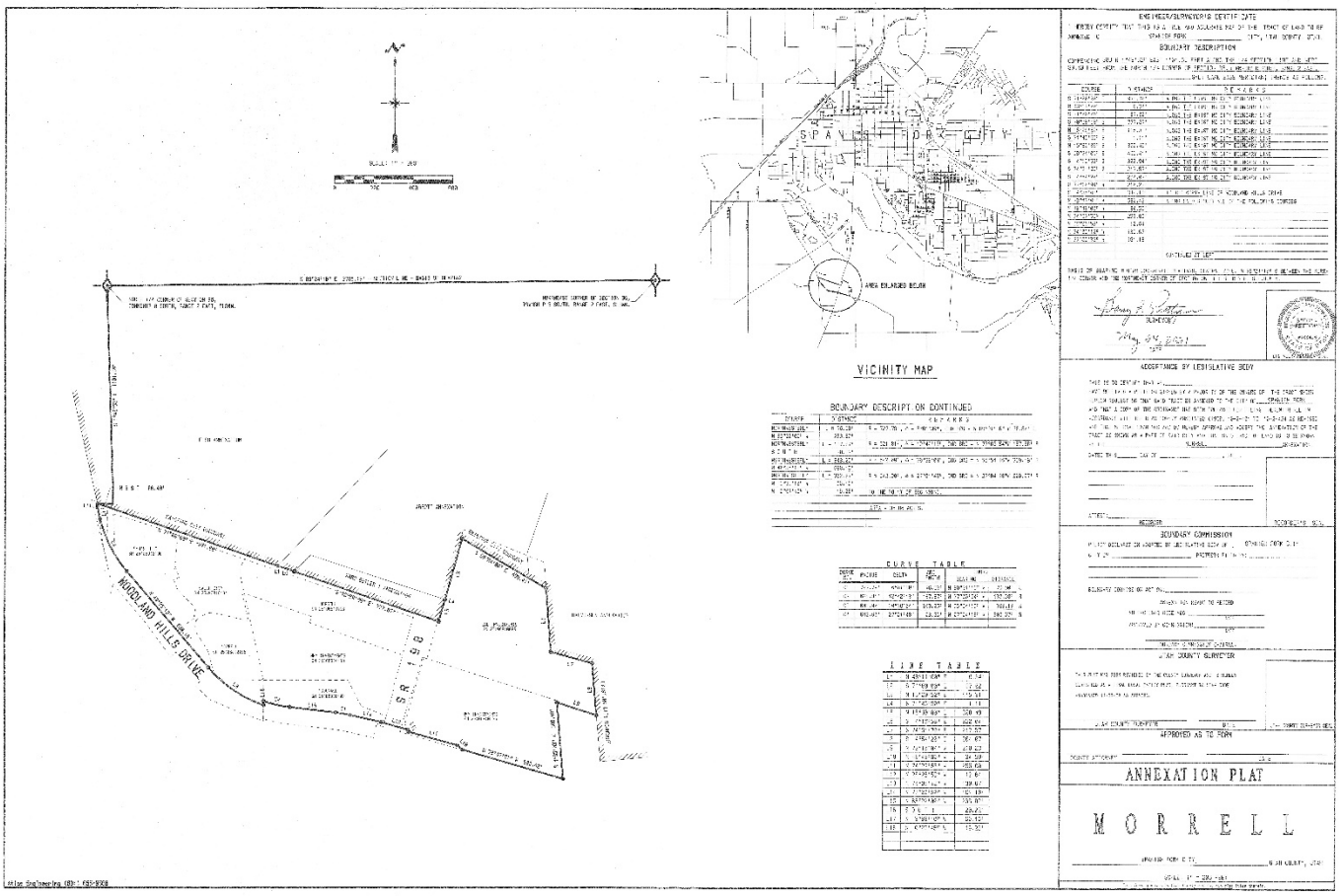
To our knowledge, there are no sensitive lands or watershed issues with the annexation area.

Concept Plan's conformity with proposed zoning:

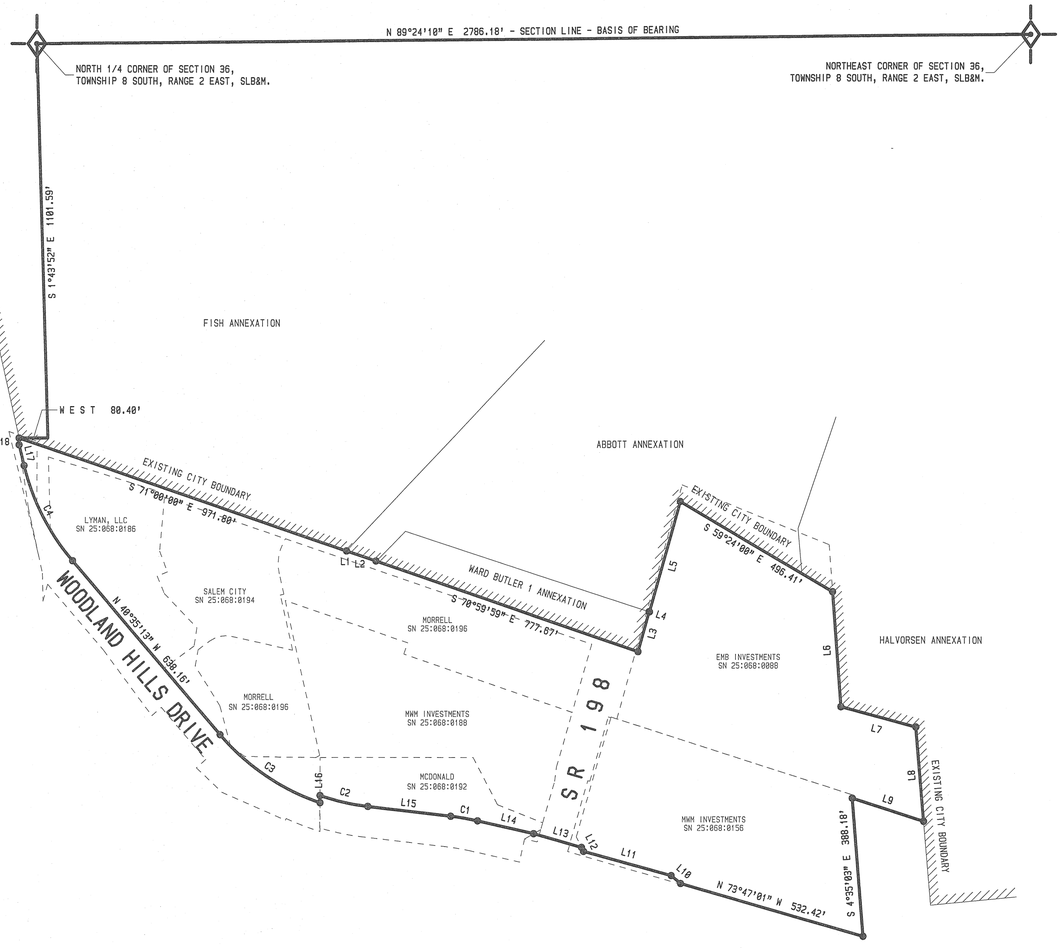
No concept plan has been submitted for review.

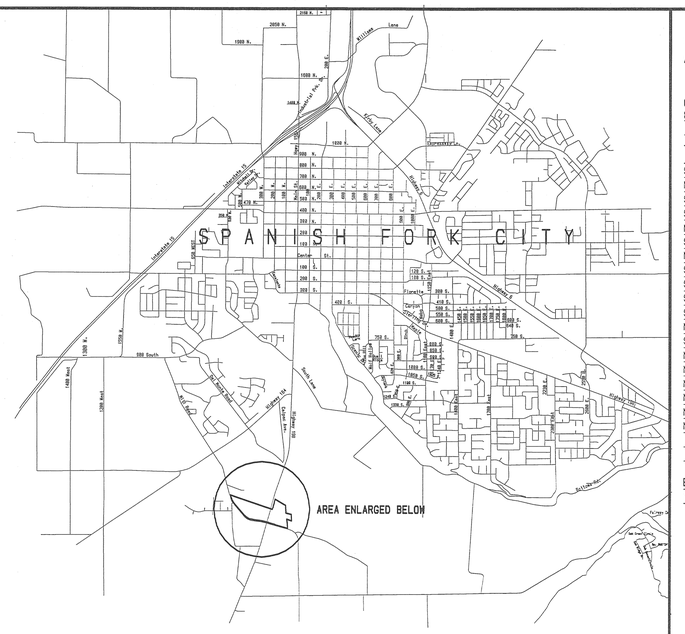
Annexation Agreement:

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


VICINITY MAP
BOUNDARY DESCRIPTION CONTINUED
CURVE TABLE
LINE TABLE
WOODLAND HILLS DRIVE
ANNEXATION PLAT
M O R R E L L







VICINITY MAP

BOUNDARY DESCRIPTION CONTINUED

COURSE	DISTANCE	REMARKS
NORTHWESTERLY	L = 76.53'	R = 727.79', Δ = 6°01'30", CHD BRG = N 80°21'16" W 76.50' L
N 83°22'00" W	233.82'	
NORTHWESTERLY	L = 137.87'	R = 621.81', Δ = 12°42'13", CHD BRG = N 77°00'54"W 137.58' R
S O U T H	20.22'	
NORTHWESTERLY	L = 343.25'	R = 642.00', Δ = 30°38'04", CHD BRG = N 55°54'16"W 339.19' R
N 40°35'13" W	638.16'	
NORTHWESTERLY	L = 302.87'	R = 642.00', Δ = 27°01'48", CHD BRG = N 27°04'18"W 300.07' R
N 13°33'10" W	60.10'	
N 0°07'45" W	19.23'	TO THE POINT OF BEGINNING.
		AREA = 36.86 ACRES.

C U R V E T A B L E

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	
C1	727.79'	6°01'30"	76.53'	N 80°21'16" W	76.50'	L
C2	621.81'	12°42'13"	137.87'	N 77°00'54" W	137.58'	R
C3	642.00'	30°38'04"	343.26'	N 55°54'16" W	339.19	R
C4	642.00'	27°01'48"	23.56'	N 27°04'18" W	300.07'	R

L I N E T A B L E

L1	N 43°11'00" E	0.34'
L2	S 71°00'00" E	87.02'
L3	N 15°29'52" E	115.31'
L4	S 71°46'50" E	1.11'
L5	N 15°30'00" E	320.49'
L6	S 4°16'58" E	322.04'
L7	S 74°51'29" E	217.57'
L8	S 4°54'20" E	264.07'
L9	N 72°10'04" W	210.23'
L10	N 49°48'00" W	34.59'
L11	N 74°27'55" W	255.00'
L12	N 26°26'58" W	12.64'
L13	N 74°05'12" W	139.67'
L14	N 77°20'32" W	161.13'
L15	N 83°22'00" W	233.82'
L16	S O U T H	20.22'
L17	N 13°33'10" W	60.10'
L18	N 0°07'45" W	19.23'

ENGINEER/SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SPANISH FORK CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

COMMENCING SOUTH 1°43'52" EAST 1101.59 FEET ALONG THE 1/4 SECTION LINE AND WEST 80.40 FEET FROM THE NORTH 1/4 CORNER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 71°00'00" E	971.00'	ALONG THE EXISTING CITY BOUNDARY LINE
N 43°11'00" E	0.34'	ALONG THE EXISTING CITY BOUNDARY LINE
S 71°00'00" E	87.02'	ALONG THE EXISTING CITY BOUNDARY LINE
S 70°59'59" E	777.67'	ALONG THE EXISTING CITY BOUNDARY LINE
N 15°29'52" E	115.31'	ALONG THE EXISTING CITY BOUNDARY LINE
S 71°46'50" E	1.11'	ALONG THE EXISTING CITY BOUNDARY LINE
N 15°30'00" E	320.49'	ALONG THE EXISTING CITY BOUNDARY LINE
S 59°24'00" E	496.41'	ALONG THE EXISTING CITY BOUNDARY LINE
S 4°16'58" E	322.04'	ALONG THE EXISTING CITY BOUNDARY LINE
S 74°51'29" E	217.57'	ALONG THE EXISTING CITY BOUNDARY LINE
S 4°54'20" E	264.07'	ALONG THE EXISTING CITY BOUNDARY LINE
N 72°10'04" W	218.23'	
S 4°35'03" E	388.18'	TO THE NORTH LINE OF WOODLAND HILLS DRIVE
N 73°47'01" W	532.42'	ALONG SAID STREET ALL OF THE FOLLOWING COURSES
N 49°48'00" W	34.59'	
N 74°27'55" W	255.00'	
N 26°26'58" W	12.64'	
N 74°05'12" W	139.67'	
N 77°20'32" W	161.13'	
		CONTINUED AT LEFT

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE. N 89°24'10" E BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 36, T 8 S, R 2 E, S.L.B.& M.

SURVEYOR

May 24, 2021
DATE

REGISTERED LAND SURVEYOR BARRY L PRETTYMAN #166408 STATE OF UTAH
ENGINEER/SURVEYOR SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, _____ HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SPANISH FORK AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH COUNTY ANNOTATED (1953) 10-2-401 TO 10-2-424 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE MORRELL ANNEXATION.

DATED THIS _____ DAY OF _____, 20__.

ATTEST: _____
RECORDER

RECORDER'S SEAL

BOUNDARY COMMISSION

POLICY DECLARATION ADOPTED BY LEGISLATIVE BODY OF SPANISH FORK CITY
CITY ON _____, PROTESTS FILED BY: _____

BOUNDARY COMMISSION ACTION: _____
ANNEXATION READY TO RECORD
NO PROTESTS RECEIVED: _____ DATE
APPROVED BY COMMISSION: _____ DATE

BOUNDARY COMMISSION CHAIRMAN

UTAH 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 ANNOTATED 17-23-20 AS AMENDED.

UTAH COUNTY SURVEYOR _____ DATE _____
UTAH COUNTY SURVEYOR SEAL

APPROVED AS TO FORM

COUNTY ATTORNEY _____ DATE _____

ANNEXATION PLAT

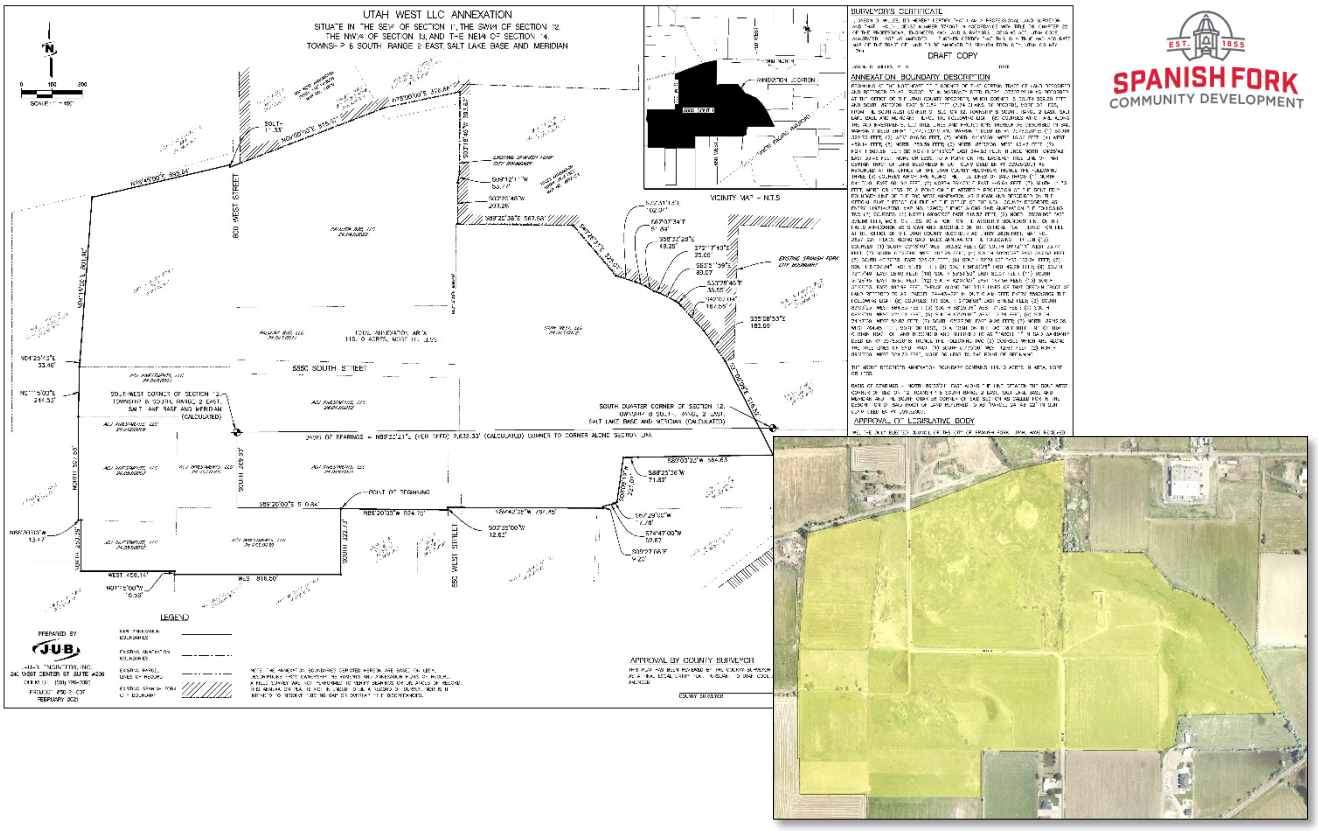
M O R R E L L

SPANISH FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 200 FEET

This form approved by Utah County and the municipalities therein.

Atlas Engineering (801) 655-0566



Utah West Annexation

Approval Request

September 1, 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

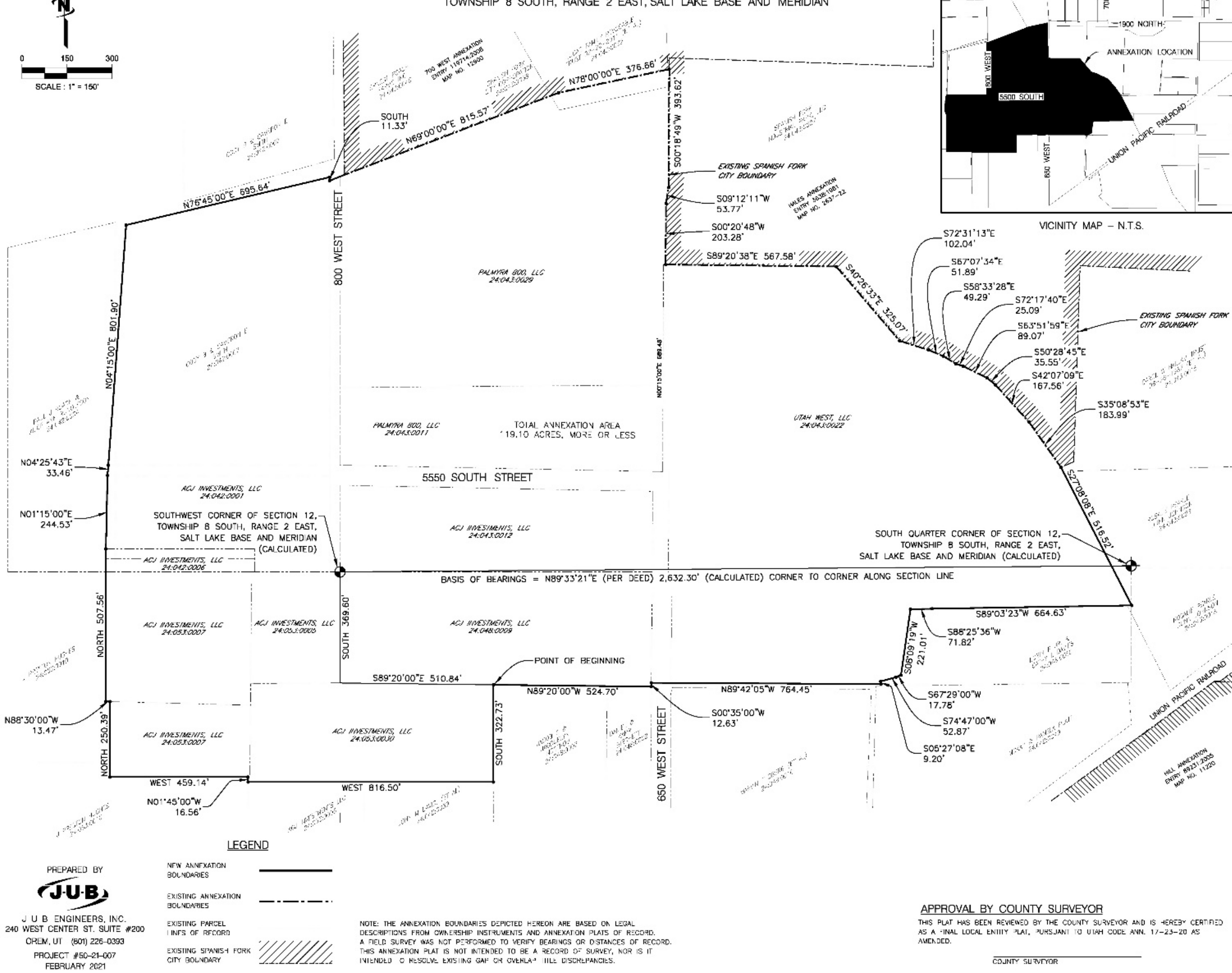
1. That the applicants follow through on the peninsula issue with Utah County, and get the approval needed.
2. That the property be zoned I-1.
3. That the applicants enter into an annexation agreement with Spanish Fork City to specify infrastructure requirements and any SESD related buyouts from the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

Exhibits

1. Annexation Plat.
2. Annexation Feasibility Report.

UTAH WEST LLC ANNEXATION

SITUATE IN THE SE1/4 OF SECTION 11, THE SW1/4 OF SECTION 12, THE NW1/4 OF SECTION 13, AND THE NE1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN



NOTE: THE ANNEXATION BOUNDARIES DEPICTED HEREON ARE BASED ON LEGAL DESCRIPTIONS FROM OWNERSHIP 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 RESOLVE EXISTING GAP OR OVERLAP 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

I, JASON D. WILLES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 376067 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SPANISH FORK CITY, UTAH COUNTY, UTAH.

DRAFT COPY

JASON D. WILLES, P.L.S. DATE

ANNEXATION BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST TITLE CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AND REFERRED TO AS "PARCEL 3" IN WARRANTY DEED ENTRY 107707:2019 AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER, WHICH CORNER IS SOUTH 369.60 FEET AND SOUTH 89°20'00" EAST 510.84 FEET (7.74 CHAINS BY RECORD), MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING EIGHT (8) COURSES WHICH ARE ALONG THE ACJ INVESTMENTS, LLC TITLE LINES AND PROJECTIONS THEREOF AS DESCRIBED IN SAID WARRANTY DEED ENTRY 107707:2019 AND WARRANTY DEED ENTRY 39763:2018: (1) SOUTH 322.73 FEET; (2) WEST 816.50 FEET; (3) NORTH 01°45'00" WEST 16.56 FEET; (4) WEST 459.14 FEET; (5) NORTH 250.39 FEET; (6) NORTH 88°30'00" WEST 13.47 FEET; (7) NORTH 507.56 FEET; (8) NORTH 01°15'00" EAST 244.53 FEET; THENCE NORTH 04°25'43" EAST 33.46 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY TITLE LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED ENTRY 32925:2001 AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE THE FOLLOWING THREE (3) COURSES WHICH ARE ALONG THE TITLE LINES OF SAID TRACT: (1) NORTH 04°15'00" EAST 801.90 FEET; (2) NORTH 76°45'00" EAST 695.64 FEET; (3) SOUTH 11.33 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY PROJECTION OF THE SOUTHERLY BOUNDARY LINE OF THE 700 WEST ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 119714:2008, MAP NO. 12900; THENCE ALONG SAID ANNEXATION THE FOLLOWING TWO (2) COURSES: (1) NORTH 69°00'00" EAST 815.57 FEET; (2) NORTH 78°00'00" EAST 376.66 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE HALES ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 3638:1981, MAP NO. 2637-22; THENCE ALONG SAID HALES ANNEXATION THE FOLLOWING THIRTEEN (13) COURSES: (1) SOUTH 00°18'49" WEST 393.62 FEET; (2) SOUTH 09°12'11" WEST 53.77 FEET; (3) SOUTH 00°20'48" WEST 203.28 FEET; (4) SOUTH 89°20'38" EAST 567.58 FEET; (5) SOUTH 40°26'33" EAST 325.07 FEET; (6) SOUTH 72°31'13" EAST 102.04 FEET; (7) SOUTH 67°07'34" EAST 51.89 FEET; (8) SOUTH 58°33'28" EAST 49.29 FEET; (9) SOUTH 72°17'40" EAST 25.09 FEET; (10) SOUTH 63°51'59" EAST 89.07 FEET; (11) SOUTH 50°28'45" EAST 35.55 FEET; (12) SOUTH 42°07'09" EAST 167.56 FEET; (13) SOUTH 35°08'53" EAST 183.99 FEET; THENCE ALONG THE TITLE LINES OF THAT CERTAIN TRACT OF LAND REFERRED TO AS "PARCEL 24-43-22" IN QUIT CLAIM DEED ENTRY 5590:2009 THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 27°08'08" EAST 516.52 FEET; (2) SOUTH 89°03'23" WEST 664.63 FEET; (3) SOUTH 88°25'36" WEST 71.82 FEET; (4) SOUTH 08°09'19" WEST 221.01 FEET; (5) SOUTH 67°29'00" WEST 17.78 FEET; (6) SOUTH 74°47'00" WEST 52.87 FEET; (7) SOUTH 05°27'08" EAST 9.20 FEET; (8) NORTH 89°42'05" WEST 764.45 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY TITLE LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AND REFERRED TO AS "PARCEL 1" IN SAID WARRANTY DEED ENTRY 39763:2018; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG THE TITLE LINES OF SAID TRACT: (1) SOUTH 00°35'00" WEST 12.63 FEET; (2) NORTH 89°20'00" WEST 524.70 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ANNEXATION BOUNDARY CONTAINS 119.10 ACRES IN AREA, MORE OR LESS.

BASIS OF BEARINGS = NORTH 89°33'21" EAST ALONG THE LINE BETWEEN THE SOUTHWEST 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 DESCRIPTION OF SAID TRACT OF LAND REFERRED TO AS "PARCEL 24-43-22" IN QUIT CLAIM DEED ENTRY 5590:2009.

APPROVAL OF LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF SPANISH FORK, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES AN UNINCORPORATED AREA CONTIGUOUS TO THE EXISTING CITY BOUNDARY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 10-2-401 TO 10-2-428 UTAH CODE ANNOTATED, AS AMENDED AND (2) 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 HERE AFTER 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: ____________
CLERK – CITY RECORDER

FINAL LOCAL ENTITY PLAT

UTAH WEST LLC ANNEXATION

SITUATE IN THE SE1/4 OF SECTION 11, THE SW1/4 OF SECTION 12, THE NW1/4 OF SECTION 13, AND THE NE1/4 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

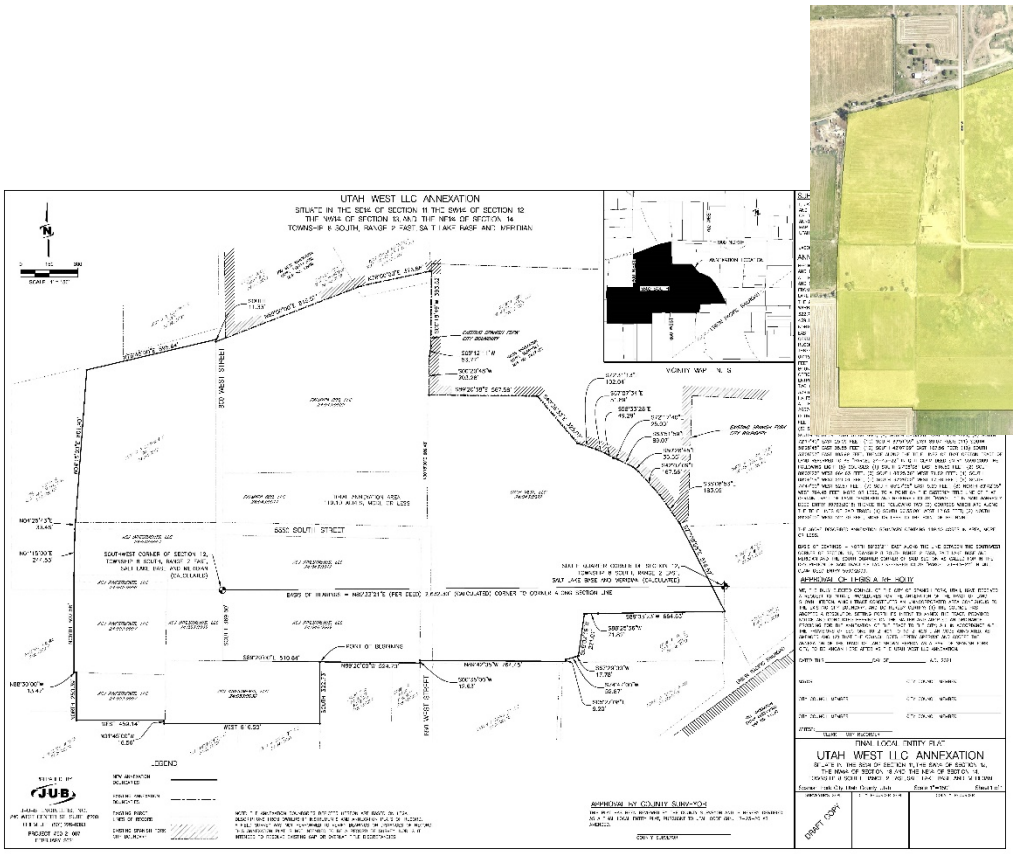
Agenda Date: August 17, 2021, City Council Meeting

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.

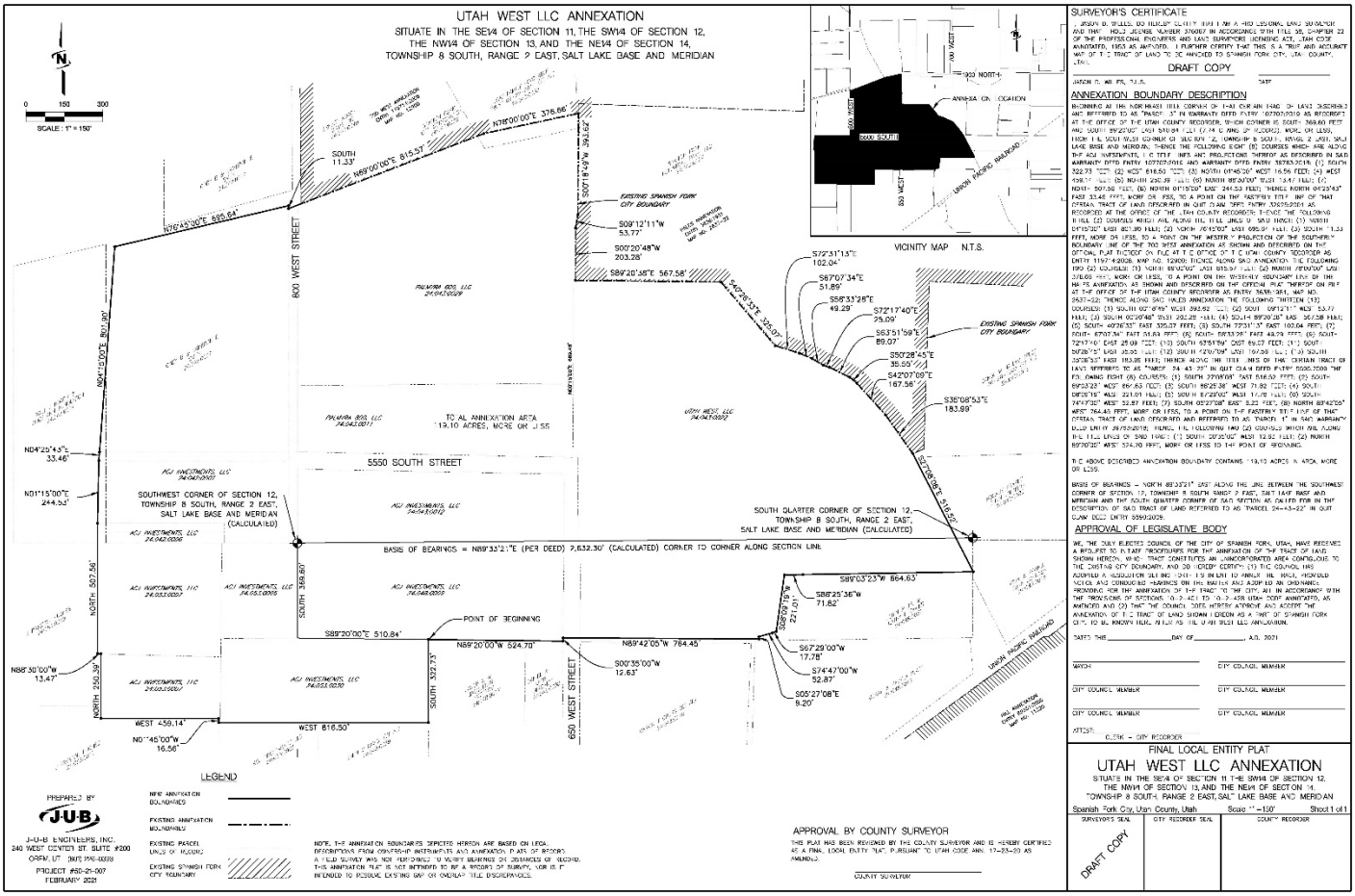
Concept Plan's conformity with proposed zoning:

No concept plan has been submitted for review.

Annexation Agreement:

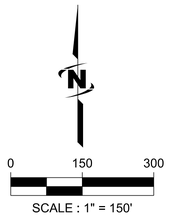
It is anticipated that there will be an annexation agreement with this annexation.

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

UTAH WEST LLC ANNEXATION

SITUATE IN THE SE1/4 OF SECTION 11, THE SW1/4 OF SECTION 12,
THE NW1/4 OF SECTION 13, AND THE NE1/4 OF SECTION 14,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN





VICINITY MAP – N.T.S.

LEGEND

- NEW ANNEXATION BOUNDARIES
- EXISTING ANNEXATION BOUNDARIES
- EXISTING PARCEL LINES OF RECORD
- EXISTING SPANISH FORK CITY BOUNDARY

NOTE: THE ANNEXATION BOUNDARIES DEPICTED HEREON ARE BASED ON LEGAL DESCRIPTIONS FROM OWNERSHIP 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 RESOLVE EXISTING GAP OR OVERLAP TITLE DISCREPANCIES.

PREPARED BY

J-U-B ENGINEERS, INC.
240 WEST CENTER ST. SUITE #200
OREM, UT (801) 226-0393

PROJECT #50-21-007
FEBRUARY 2021

SURVEYOR'S CERTIFICATE

I, JASON D. WILLES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 376067 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SPANISH FORK CITY, UTAH COUNTY, UTAH.

DRAFT COPY

JASON D. WILLES, P.L.S. DATE

ANNEXATION BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST TITLE CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AND REFERRED TO AS "PARCEL 3" IN WARRANTY DEED ENTRY 107707:2019 AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER, WHICH CORNER IS SOUTH 369.60 FEET AND SOUTH 89°20'00" EAST 510.84 FEET (7.74 CHAINS BY RECORD), MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING EIGHT (8) COURSES WHICH ARE ALONG THE ACJ INVESTMENTS, LLC TITLE LINES AND PROJECTIONS THEREOF AS DESCRIBED IN SAID WARRANTY DEED ENTRY 107707:2019 AND WARRANTY DEED ENTRY 39763:2018: (1) SOUTH 322.73 FEET; (2) WEST 816.50 FEET; (3) NORTH 01°45'00" WEST 16.56 FEET; (4) WEST 459.14 FEET; (5) NORTH 250.39 FEET; (6) NORTH 88°30'00" WEST 13.47 FEET; (7) NORTH 507.56 FEET; (8) NORTH 01°15'00" EAST 244.53 FEET; THENCE NORTH 04°25'43" EAST 33.46 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY TITLE LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED ENTRY 32925:2001 AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE THE FOLLOWING THREE (3) COURSES WHICH ARE ALONG THE TITLE LINES OF SAID TRACT: (1) NORTH 04°15'00" EAST 801.90 FEET; (2) NORTH 76°45'00" EAST 695.64 FEET; (3) SOUTH 11.33 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY PROJECTION OF THE SOUTHERLY BOUNDARY LINE OF THE 700 WEST ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 119714:2008, MAP NO. 12900; THENCE ALONG SAID ANNEXATION THE FOLLOWING TWO (2) COURSES: (1) NORTH 69°00'00" EAST 815.57 FEET; (2) NORTH 78°00'00" EAST 376.66 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE HALES ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 3638:1981, MAP NO. 2637-22; THENCE ALONG SAID HALES ANNEXATION THE FOLLOWING THIRTEEN (13) COURSES: (1) SOUTH 00°18'49" WEST 393.62 FEET; (2) SOUTH 09°12'11" WEST 53.77 FEET; (3) SOUTH 00°20'48" WEST 203.28 FEET; (4) SOUTH 89°20'38" EAST 567.58 FEET; (5) SOUTH 40°26'33" EAST 325.07 FEET; (6) SOUTH 72°31'13" EAST 102.04 FEET; (7) SOUTH 67°07'34" EAST 51.89 FEET; (8) SOUTH 58°33'28" EAST 49.29 FEET; (9) SOUTH 72°17'40" EAST 25.09 FEET; (10) SOUTH 63°51'59" EAST 89.07 FEET; (11) SOUTH 50°28'45" EAST 35.55 FEET; (12) SOUTH 42°07'09" EAST 167.56 FEET; (13) SOUTH 35°08'53" EAST 183.99 FEET; THENCE ALONG THE TITLE LINES OF THAT CERTAIN TRACT OF LAND REFERRED TO AS "PARCEL 24-43-22" IN QUIT CLAIM DEED ENTRY 5590:2009 THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 27°08'08" EAST 516.52 FEET; (2) SOUTH 89°03'23" WEST 664.63 FEET; (3) SOUTH 88°25'36" WEST 71.82 FEET; (4) SOUTH 08°09'19" WEST 221.01 FEET; (5) SOUTH 67°29'00" WEST 17.78 FEET; (6) SOUTH 74°47'00" WEST 52.87 FEET; (7) SOUTH 05°27'08" EAST 9.20 FEET; (8) NORTH 89°42'05" WEST 764.45 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY TITLE LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AND REFERRED TO AS "PARCEL 1" IN SAID WARRANTY DEED ENTRY 39763:2018; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG THE TITLE LINES OF SAID TRACT: (1) SOUTH 00°35'00" WEST 12.63 FEET; (2) NORTH 89°20'00" WEST 524.70 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ANNEXATION BOUNDARY CONTAINS 119.10 ACRES IN AREA, MORE OR LESS.

BASIS OF BEARINGS = NORTH 89°33'21" EAST ALONG THE LINE BETWEEN THE SOUTHWEST 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 DESCRIPTION OF SAID TRACT OF LAND REFERRED TO AS "PARCEL 24-43-22" IN QUIT CLAIM DEED ENTRY 5590:2009.

APPROVAL OF LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF SPANISH FORK, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES AN UNINCORPORATED AREA CONTIGUOUS TO THE EXISTING CITY BOUNDARY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 10-2-401 TO 10-2-428 UTAH CODE ANNOTATED, AS AMENDED AND (2) 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 HERE AFTER 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: _____
CLERK – CITY RECORDER

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

FINAL LOCAL ENTITY PLAT

UTAH WEST LLC ANNEXATION

SITUATE IN THE SE1/4 OF SECTION 11, THE SW1/4 OF SECTION 12,
THE NW1/4 OF SECTION 13, AND THE NE1/4 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: Community Development

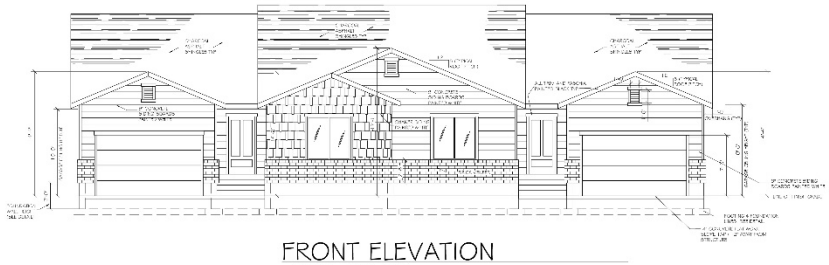
DATE: September 1, 2021

RE: Proposed Changes to Building Elevations (430 North Duplex)

The proposal involves modifying the current Infill Overlay Zone project approval for property located at 432 North 600 East. The applicant proposes modifications to the exterior building materials. The most significant change is stucco on the sides and rear elevations.

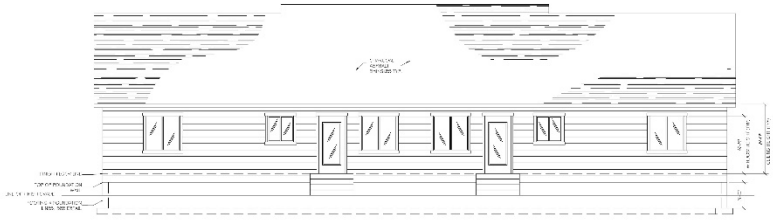
Approval was granted by the City Council for the 430 North Duplex on October 20, 2020. Prior to the City Council review, the proposal was reviewed by the Planning Commission on June 3, 2020.

Please refer to the attached exhibit.



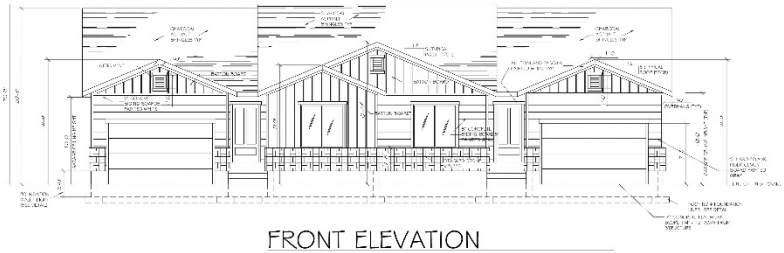
FRONT ELEVATION

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



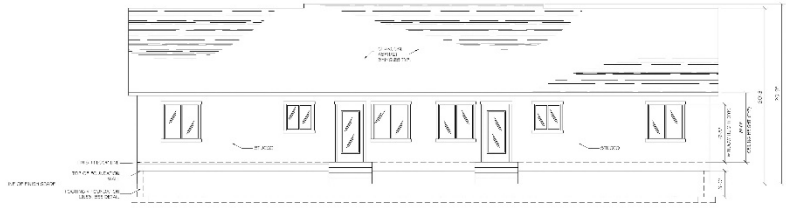
REAR ELEVATION

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



FRONT ELEVATION

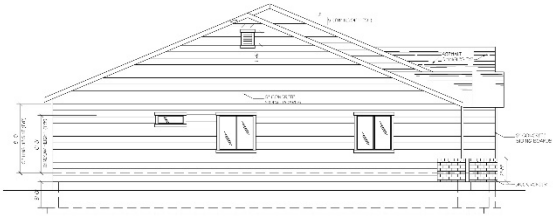
SCALE: 1/4" = 1'-0"



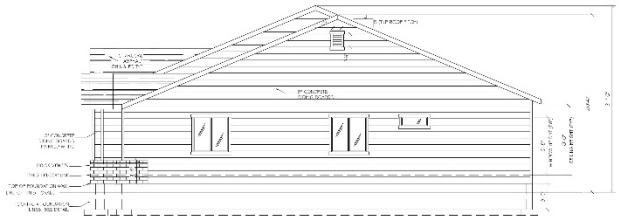
REAR ELEVATION

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

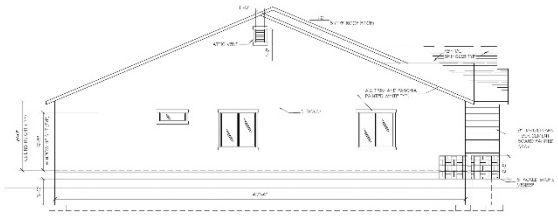
PROPOSED



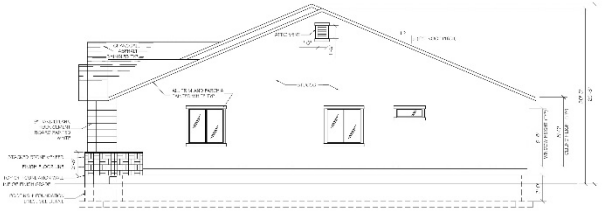
LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

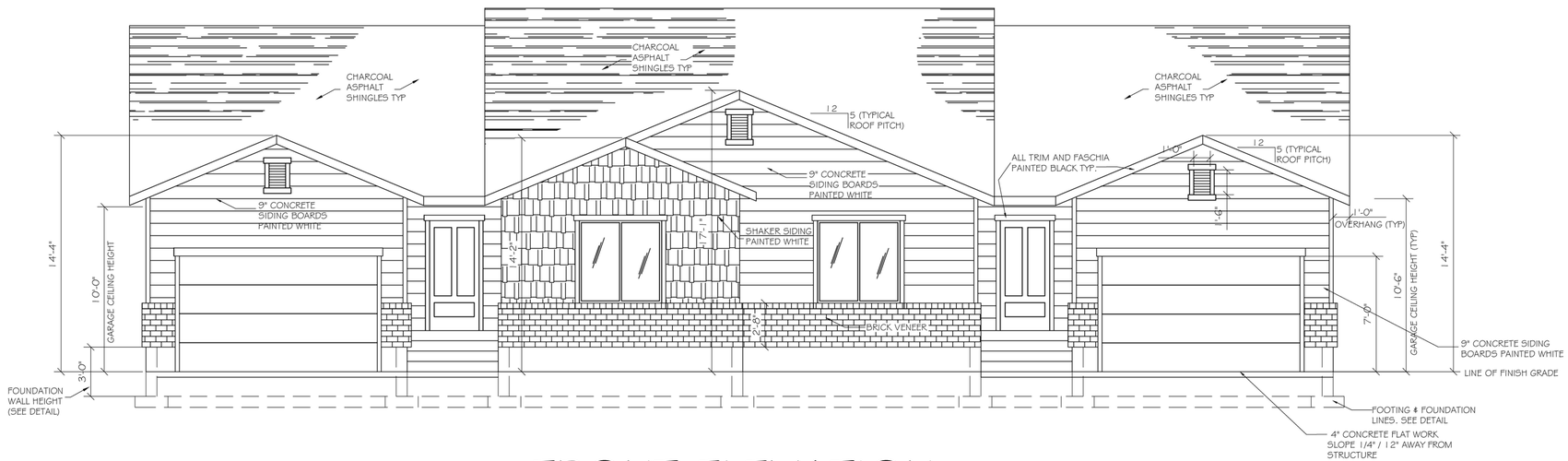


LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



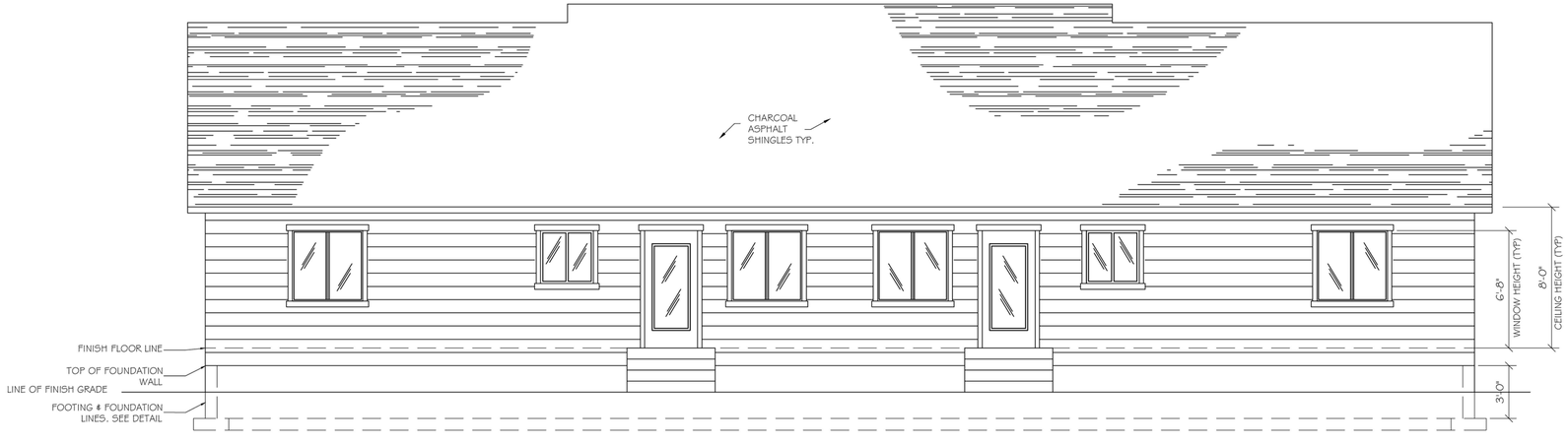
RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED



FRONT ELEVATION

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



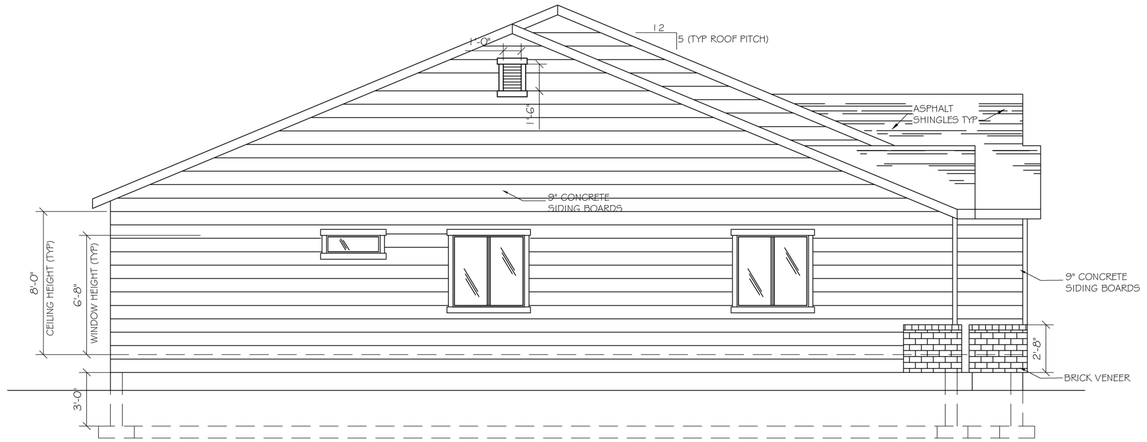
REAR ELEVATION

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

DESIGN and DRAFTING BY:
OLSEN DESIGNS

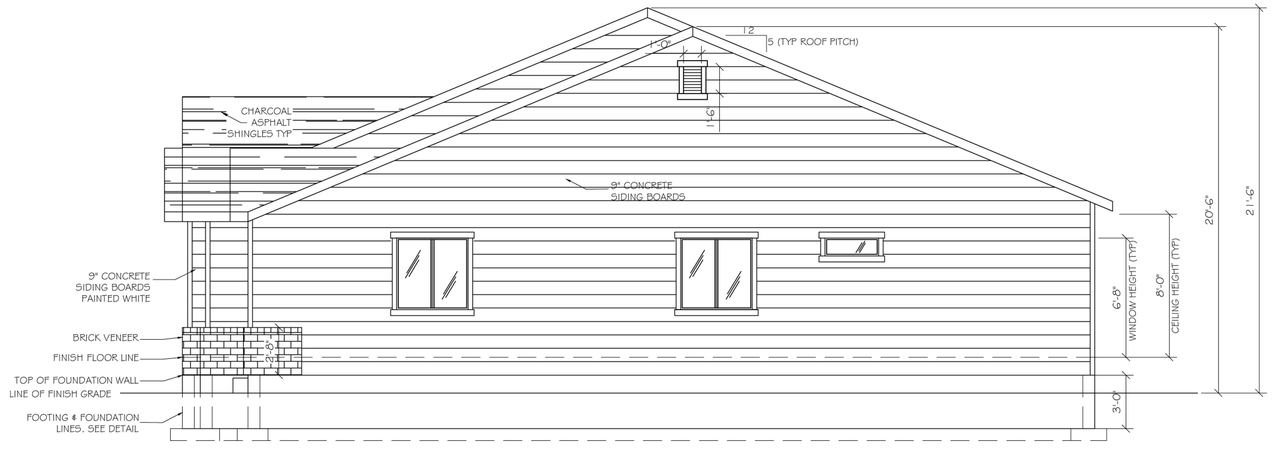
- DUPLEX HOME PLANS EACH UNIT 1,307 SQ FT
- TOTAL LIVING: 2,614
- CUSTOMER NAME: ROGER OLSEN
- BUILDING ADDRESS: 430 N 600 E SPANISH FORK, UTAH
- OFFICIAL ADDRESS TO BE GIVEN BY PUBLIC WORKS

- DRAWN & DESIGNED BY: HAYLEY OLSEN 801-376-0064



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

OLSEN DESIGNS, ASSUMES NO LIABILITY FOR ANY BUILDING CONSTRUCTED FROM THESE PLANS. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PERFORM BUILDING REVIEWS BEFORE BEGINNING CONSTRUCTION. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
1. VERIFY ALL DIMENSIONS
2. REVIEW ALL STAIR REQUIREMENTS
3. VERIFY COMPLIANCE WITH LOCAL CODES
4. VERIFY ACTUAL SITE CONDITIONS
5. VERIFY ALL FOUNDATION HOLDOWN LOCATIONS
ANY DISCREPANCIES ON THE PLANS MUST BE RESOLVED BY THE BUILDER PRIOR TO CONSTRUCTION.

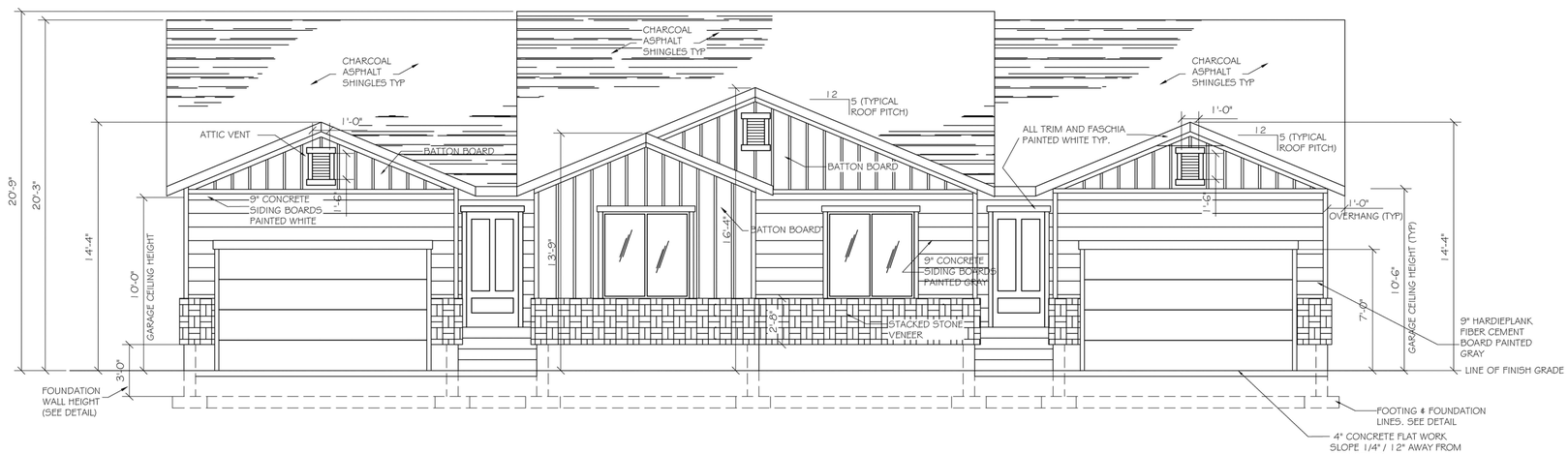
TRUSS DESIGN AND LAYOUT IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.

CONSTRUCTION USING THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A BUILDING PROFESSIONAL.

DESIGN and DRAFTING BY:
OLSEN DESIGNS

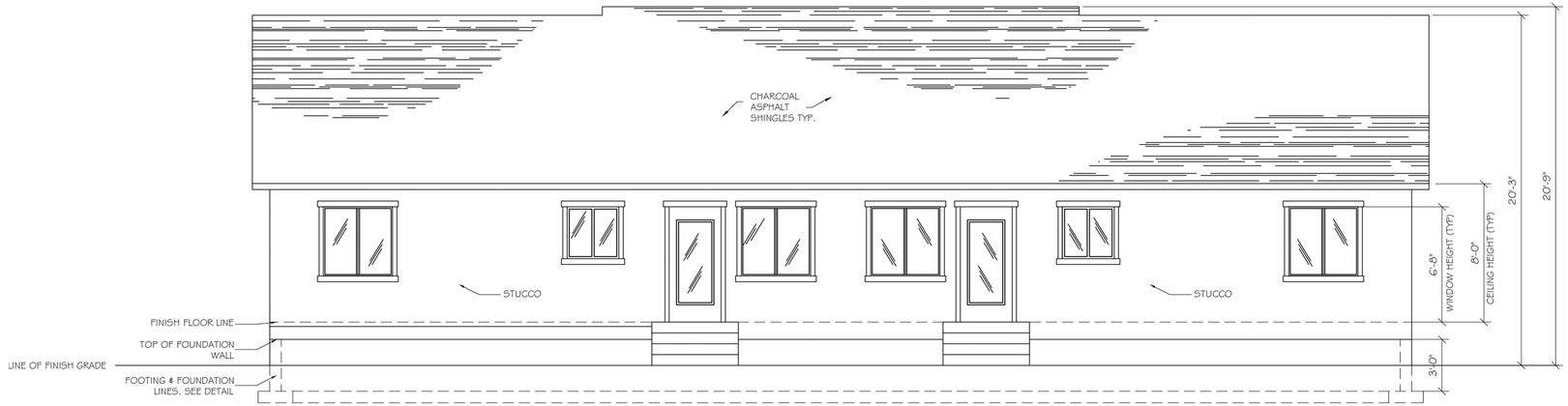
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- OFFICIAL ADDRESS TO BE GIVEN BY PUBLIC WORKS

- DRAWN & DESIGNED BY: HAYLEY OLSEN
801-376-0064



FRONT ELEVATION

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



REAR ELEVATION

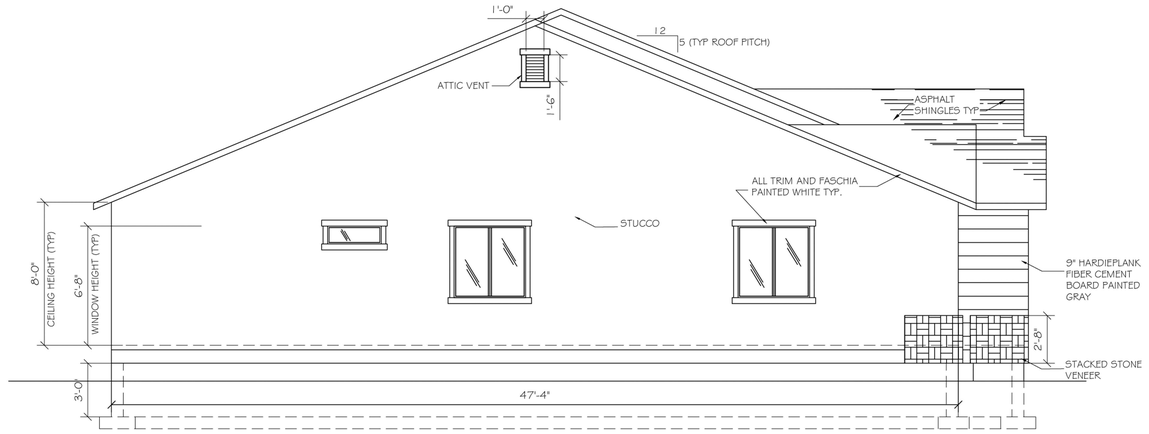
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OLSEN DESIGNS

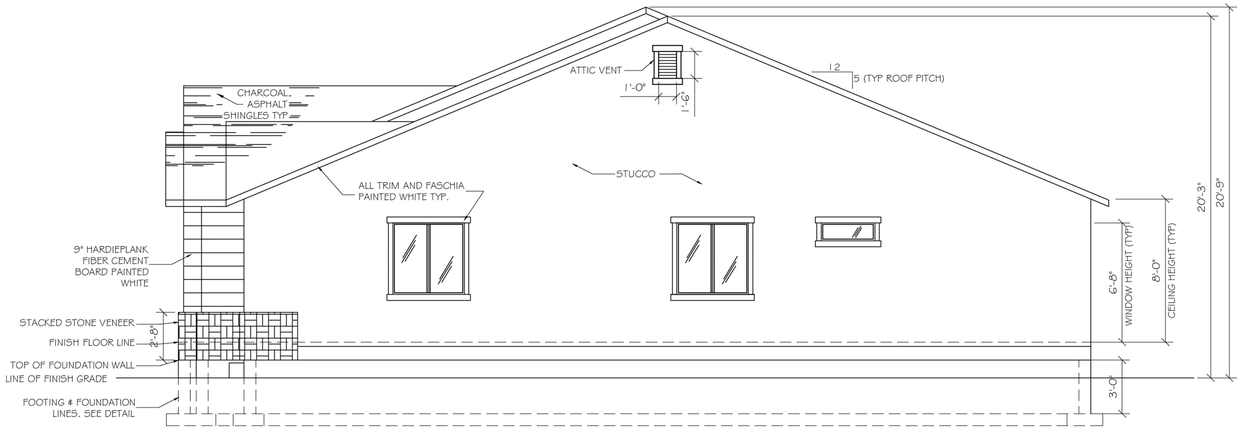
- DUPLEX HOME PLANS EACH UNIT 1,263.7 SQ FT
- TOTAL LIVING: 2,527.32 SQ FT
- CUSTOMER NAME: ROGER OLSEN
- BUILDING ADDRESS: 430 N 600 E SPANISH FORK, UTAH
- OFFICIAL ADDRESS TO BE GIVEN BY PUBLIC WORKS

- DRAWN & DESIGNED BY: HAYLEY OLSEN 801-376-0064



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

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DESIGN and DRAFTING BY:
OLSEN DESIGNS

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