Wednesday, April 6, 2022
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the City Council Chambers, 40 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:30 p.m. and Planning Commission Meeting commencing at 6:00 p.m. on April 6, 2022.
Planning Commissioners

Jesse Cardon
John Mendenhall
Todd Mitchell
Shauna Warnick
Joseph Earnest
Michelle Carroll

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

1. 5:30 p.m. Work Session - No formal actions are taken in a work session.

2. Adjourn

3. 6:00 p.m. Regular Meeting

4. Minutes

Subject	**A. March 2, 2022**
Meeting	Apr 6, 2022 - Planning Commission
Category	4. Minutes
Access	Public
Type	Action, Minutes

5. Conditional Use Permit (Public Hearing)

Subject	**A. SUVSWD ENVIRONMENTAL RECOVERY AND TRANSFER CENTER. The proposal involves the development of a site and approval of a Conditional Use for a Solid Waste Transfer Facility to be located at approximately 3450 North 400 West.**
Meeting	Apr 6, 2022 - Planning Commission
Category	5. Conditional Use Permit (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.pc.suvswdtransfer.4-6-2022.pdf (18,884 KB)

6. Zone Change (Public Hearing) and Preliminary Plat

Subject	**A. MODERA. The proposal involves changing the current zone from R-R to R-4 and Commercial-2 along with approval of a Preliminary Plat for a Master Planned Development to be located at approximately 2000 West 1900 South.**
Meeting	Apr 6, 2022 - Planning Commission
Category	6. Zone Change (Public Hearing) and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.pc.modera.4-6-2022.pdf (17,731 KB)

7. Annexation

Subject	**A. 3400 EAST ANNEXATION. This proposal involves annexing some 25 acres located at approximately 3400 East 700 South.**
Meeting	Apr 6, 2022 - Planning Commission
Category	7. Annexation
Access	Public
Type	Action, Discussion

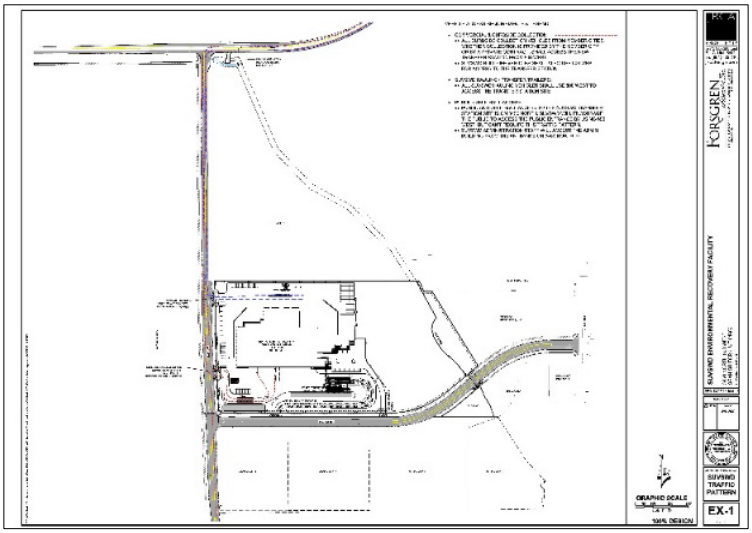
File Attachments
report.pc.3400eastannex.4-6-2022.pdf (1,634 KB)

8. General Plan Amendment (Public Hearing)

Subject	**A. TRANSPORTATION MASTER PLAN. The proposal involves revisions to the Transportation Master Plan of the General Plan, regarding the alignment of multi-use trails.**
Meeting	Apr 6, 2022 - Planning Commission
Category	8. General Plan Amendment (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
TMP PC Memo - Apr 2022.pdf (880 KB)

9. Adjourn





SUVSWD Environmental Recovery and Transfer Center Conditional Use Permit Approval Request

April 6, 2022, Planning Commission Meeting.

Located at approximately 3450 North 400 West, including 22.5 acres, of which 14.58 acres will be developed.

The subject property is zoned P-F.

The applicant has requested that a Conditional Use be approved. The applicant is proposing to operate a Solid Waste Transfer Facility, provided that all operating aspects of the facility are fully enclosed within a building and the grounds are completely fenced.

Key Issues

1. Proposal's conformity with the City's Zoning Code.
2. Potential impacts and mitigation of the Proposed Use.
3. Improvements.
4. Subdivision.
5. Landscaping.
6. Lighting.
7. Signage.

Recommendation

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

Finding

1. That with the proposed conditions, the use will not have an adverse impact on other properties in the area.

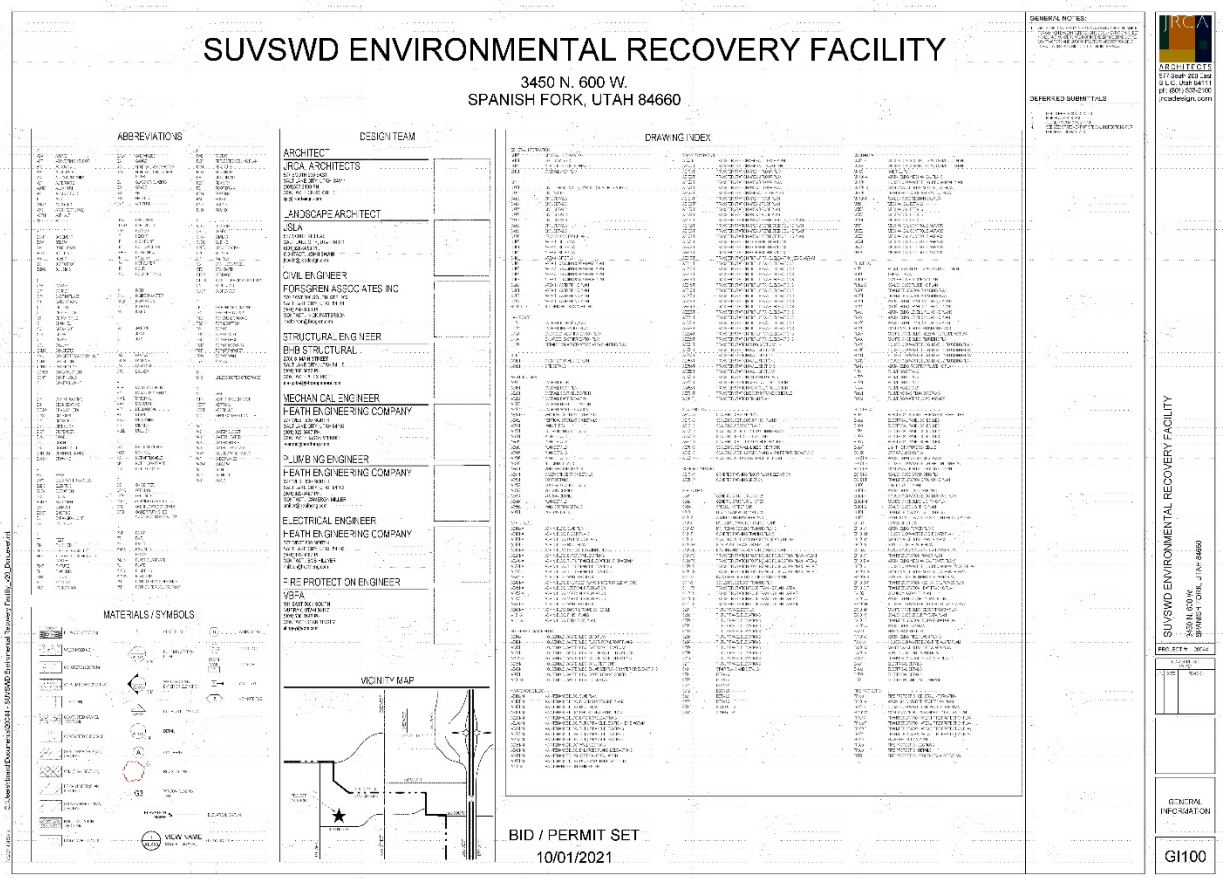
Conditions

1. That the applicant follows the Operations Plan in order to best address subjects such as the equipment that will be employed to reduce odors, regulations pertaining to uncovered loads, truck routes, hours of operation and information about how long garbage will be kept on-site.
2. That the applicant annually reviews the Plan with the City to make potential modifications or improvements to the Plan to best address or mitigate impacts of the use.
3. That trucks, equipment and trailers be cleaned on a regular basis to reduce potential odors.
4. Provided that all operating aspects of the facility are fully enclosed within a building and the grounds are completely fenced.
5. That the applicant addresses the Site Plan conditions of approval and any red-lines.

Exhibits

1. Site Plan.
2. Plat.
3. Landscaping.
4. Building Plans.
5. Elevations.
6. Operations Plan.

Exhibit 1


SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N. 600 W.
SPANISH FORK, UTAH 84660
ABBREVIATIONS
DESIGN TEAM
ARCHITECT
JRCA ARCHITECTS
LANDSCAPE ARCHITECT
JSLA
CIVIL ENGINEER
FORSGREN ASSOCIATES INC
STRUCTURAL ENGINEER
BHB STRUCTURAL
MECHANICAL ENGINEER
HEATH ENGINEERING COMPANY
PLUMBING ENGINEER
HEATH ENGINEERING COMPANY
ELECTRICAL ENGINEER
HEATH ENGINEERING COMPANY
FIRE PROTECTION ENGINEER
VSFA
DRAWING INDEX
GENERAL NOTES:
DEFERRED SUBMITTALS
MATERIALS / SYMBOLS
VICINITY MAP
BID / PERMIT SET
10/01/2021
JRCA
ARCHITECTS
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N 600 W
SPANISH FORK, UTAH 84660
GENERAL INFORMATION
GI100

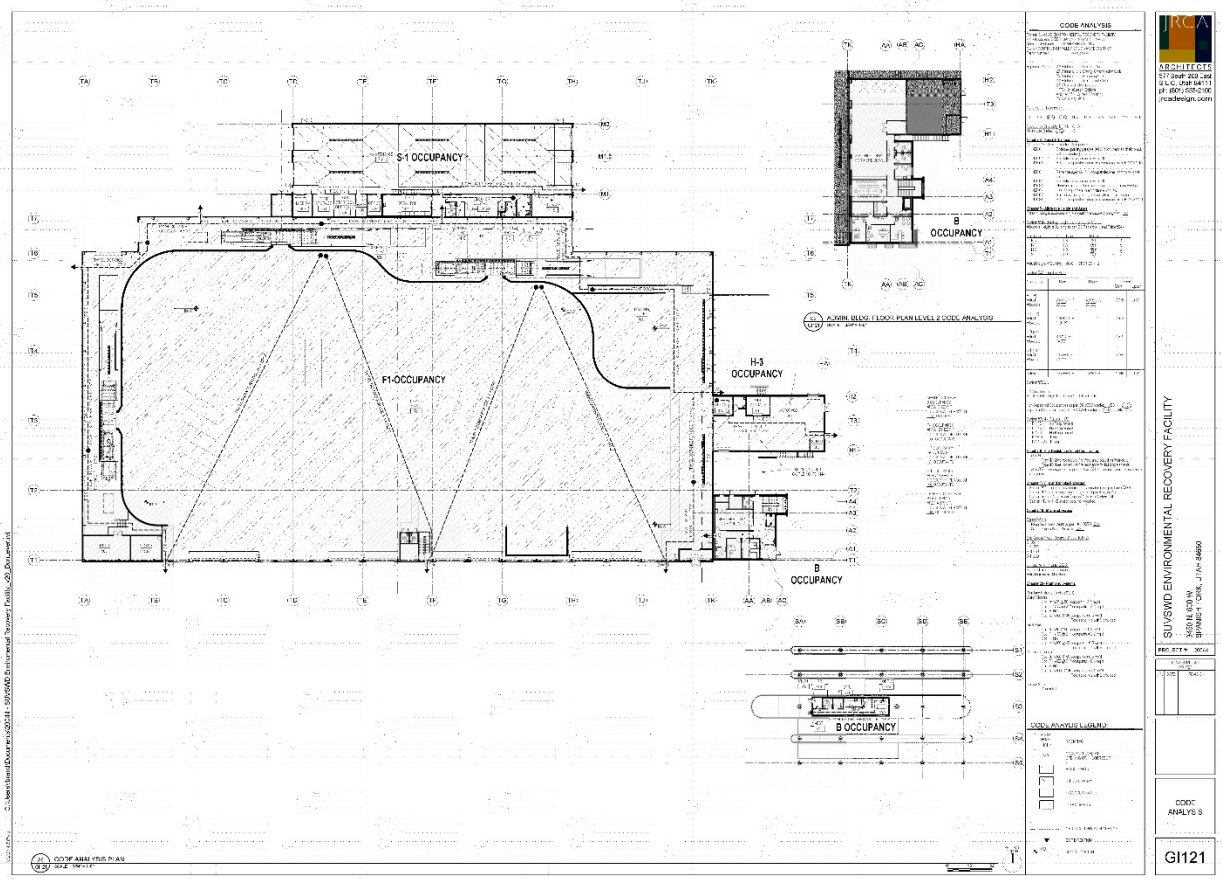
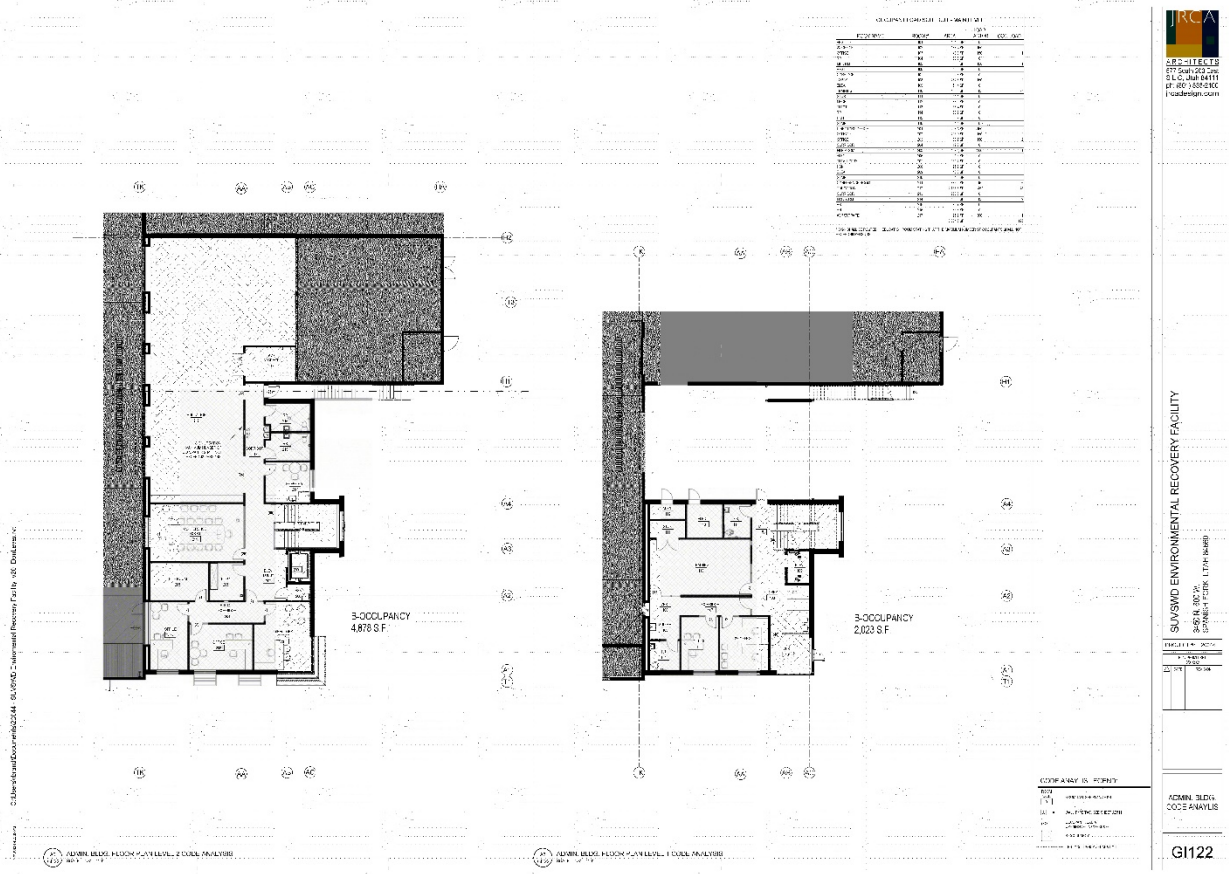
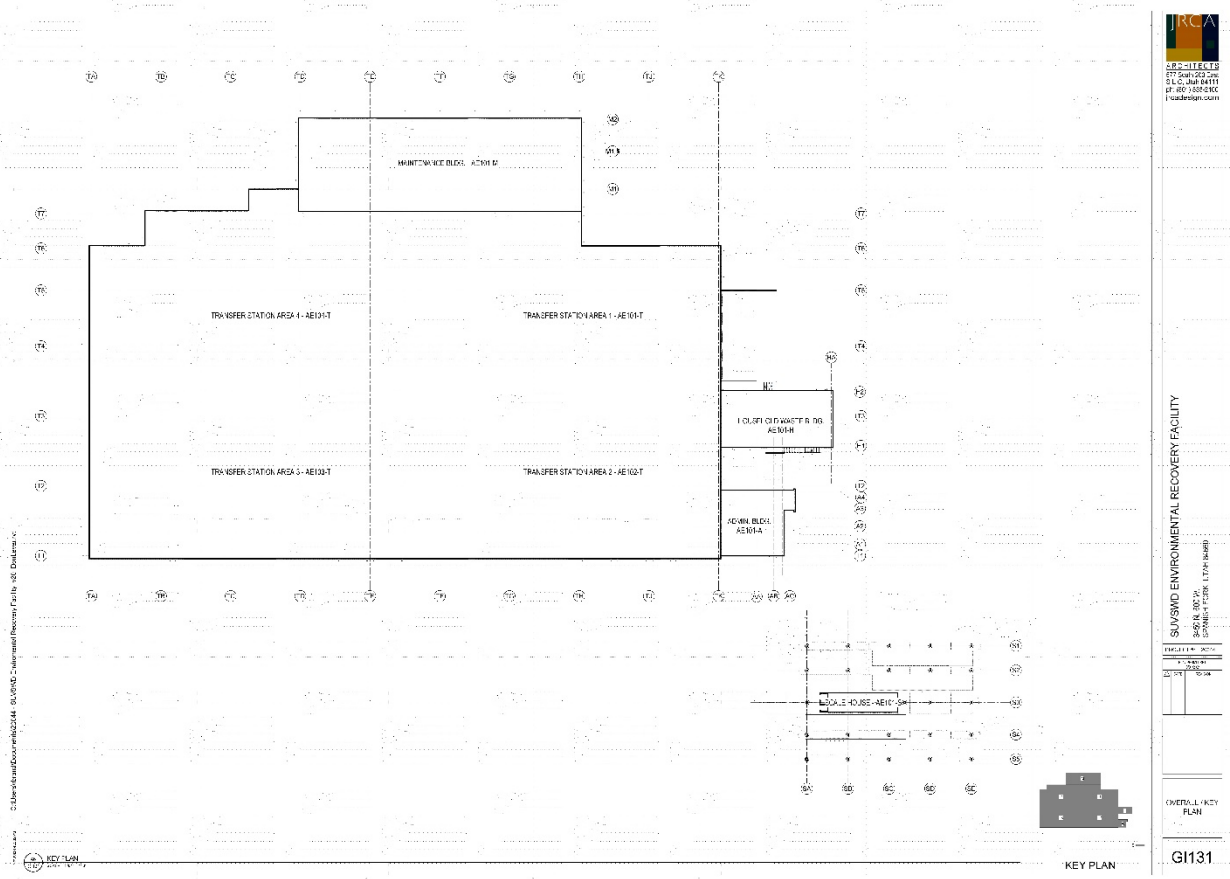
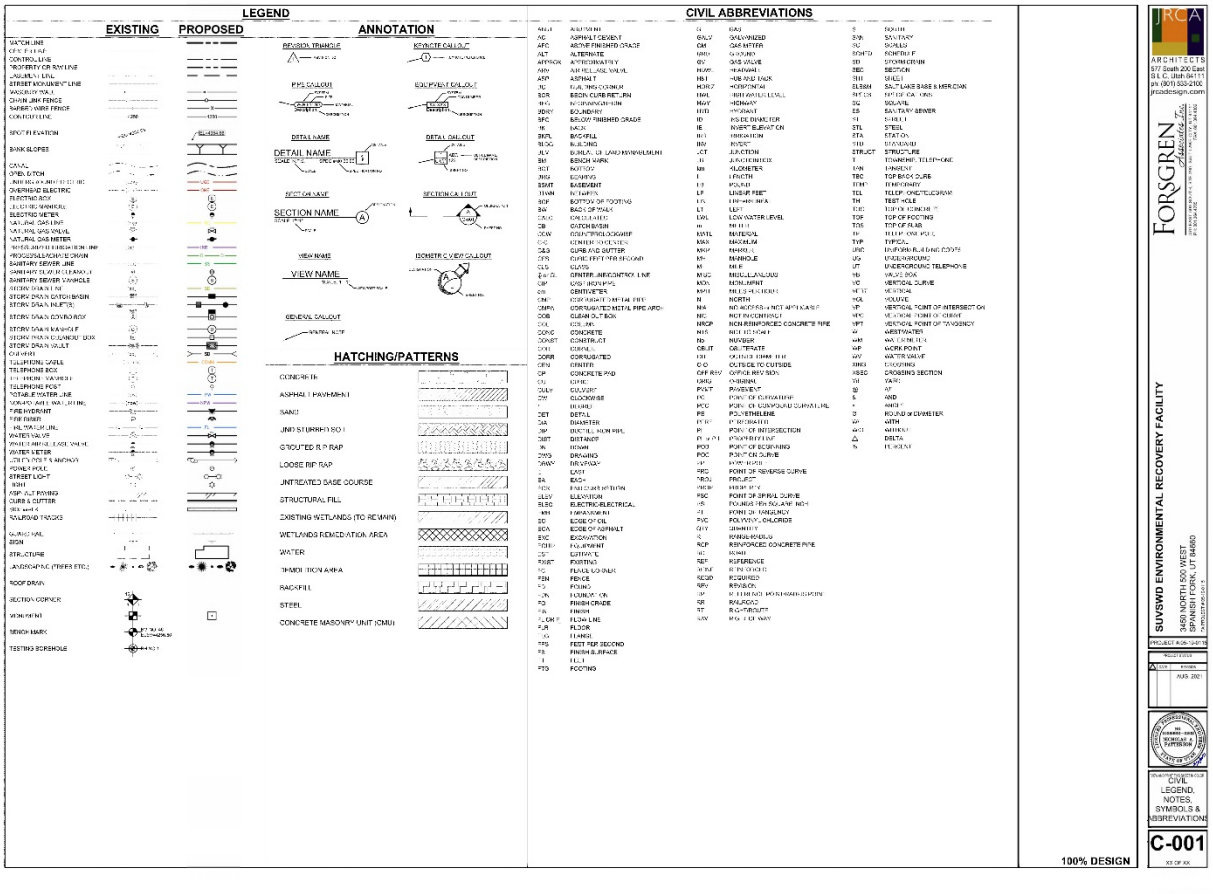
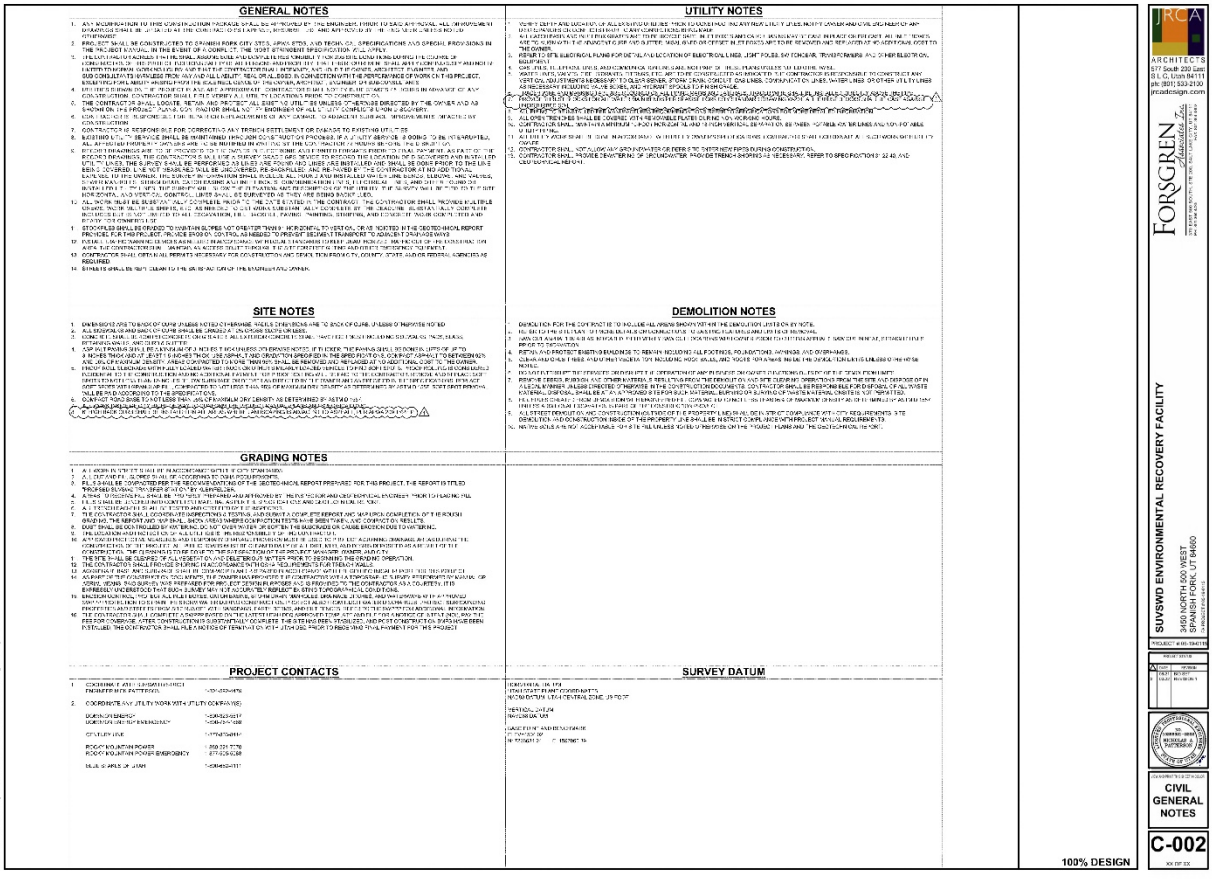

S-1 OCCUPANCY
F1-OCCUPANCY
H-3 OCCUPANCY
B OCCUPANCY
B OCCUPANCY
B OCCUPANCY
CODE ANALYSIS
CODE ANALYSIS LEGEND
JRCA
ARCHITECTS
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3450 N 600 W
SPANISH FORK, UTAH 84660
CODE ANALYSIS
GI121

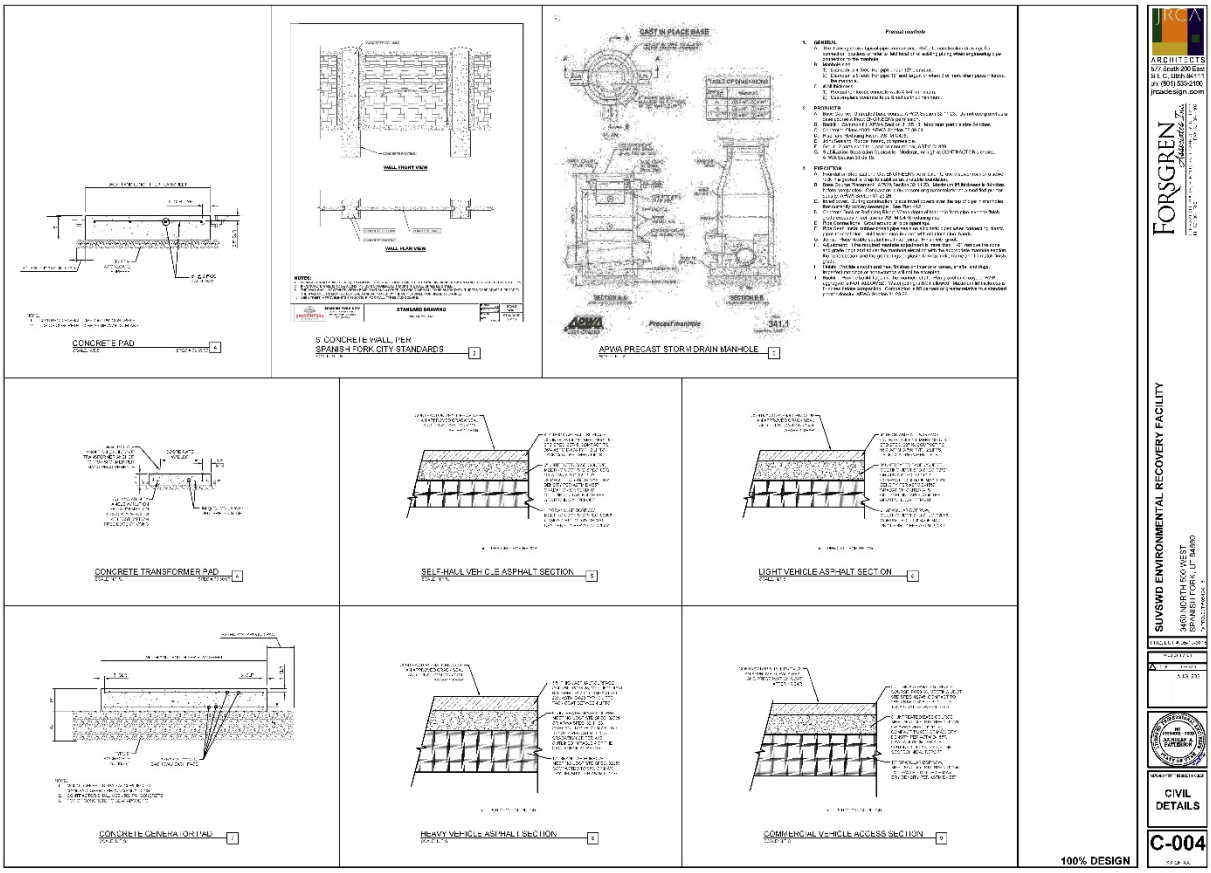
Exhibit 1

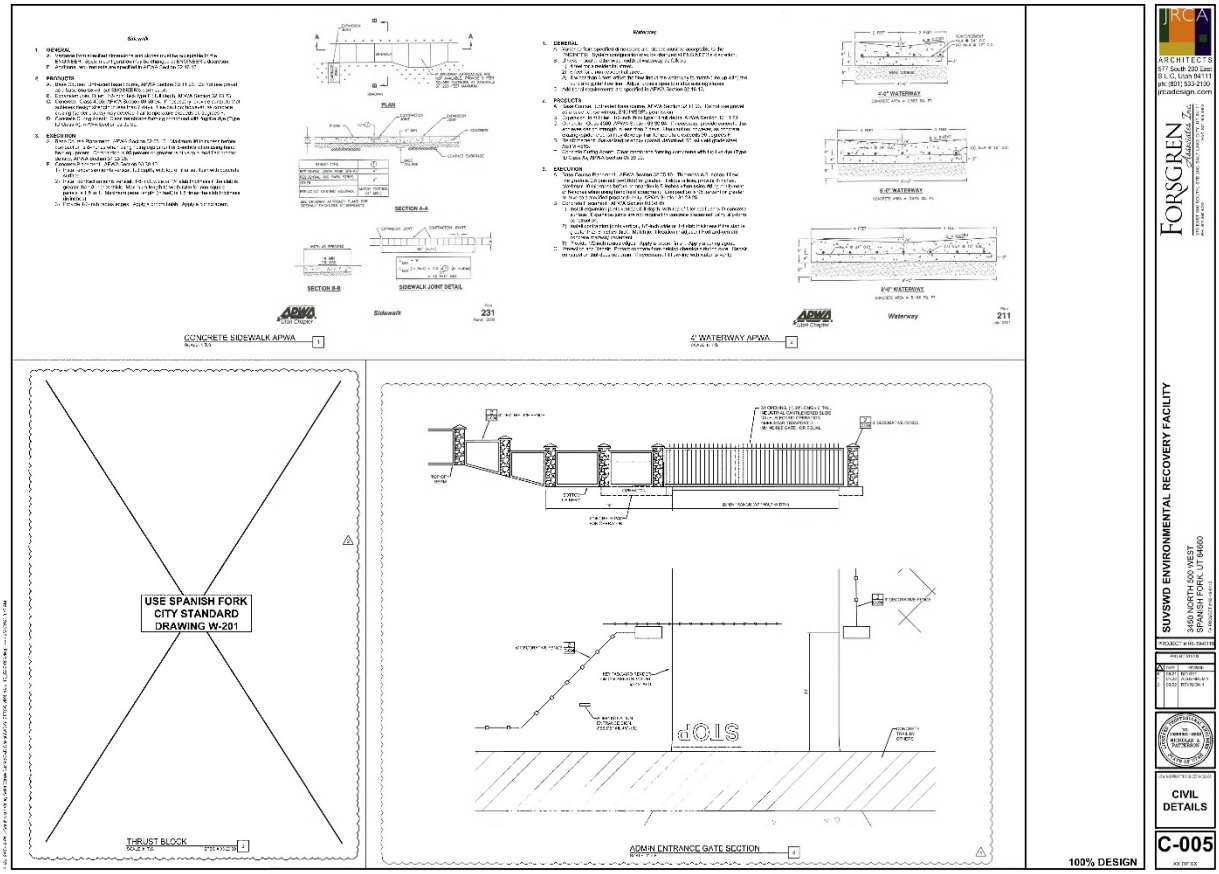

B-OCCUPANCY
4,878 S.F.
B-OCCUPANCY
2,023 S.F.
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
ADMIN. BLDG. CODE ANAYLIS
GI122

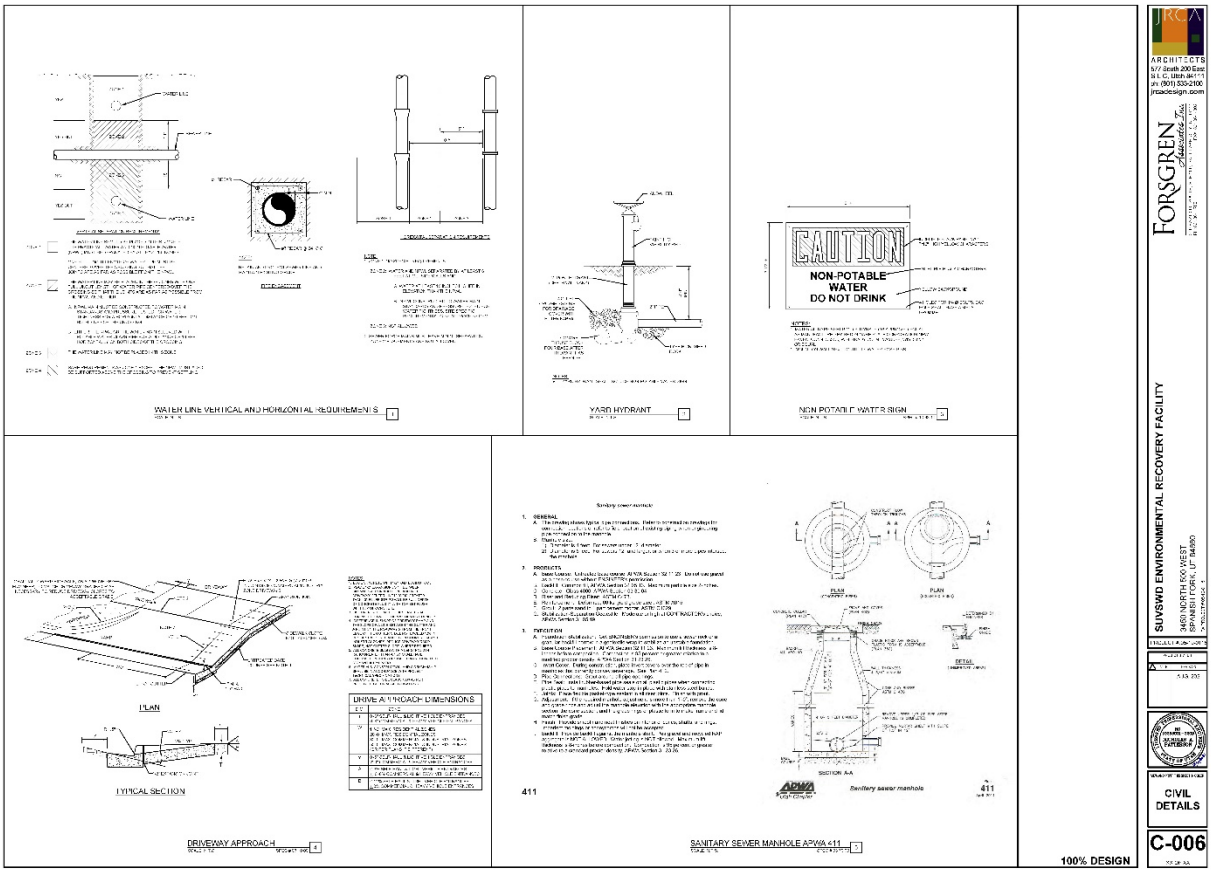

TRANSFER STATION AREA 4 - AE101-T
TRANSFER STATION AREA 1 - AE101-T
TRANSFER STATION AREA 3 - AE103-T
TRANSFER STATION AREA 2 - AE102-T
ADMIN. BLDG. AE101-A
SCALE HOUSE - AE101-SH
KEY PLAN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
OVERALL KEY PLAN
GI131

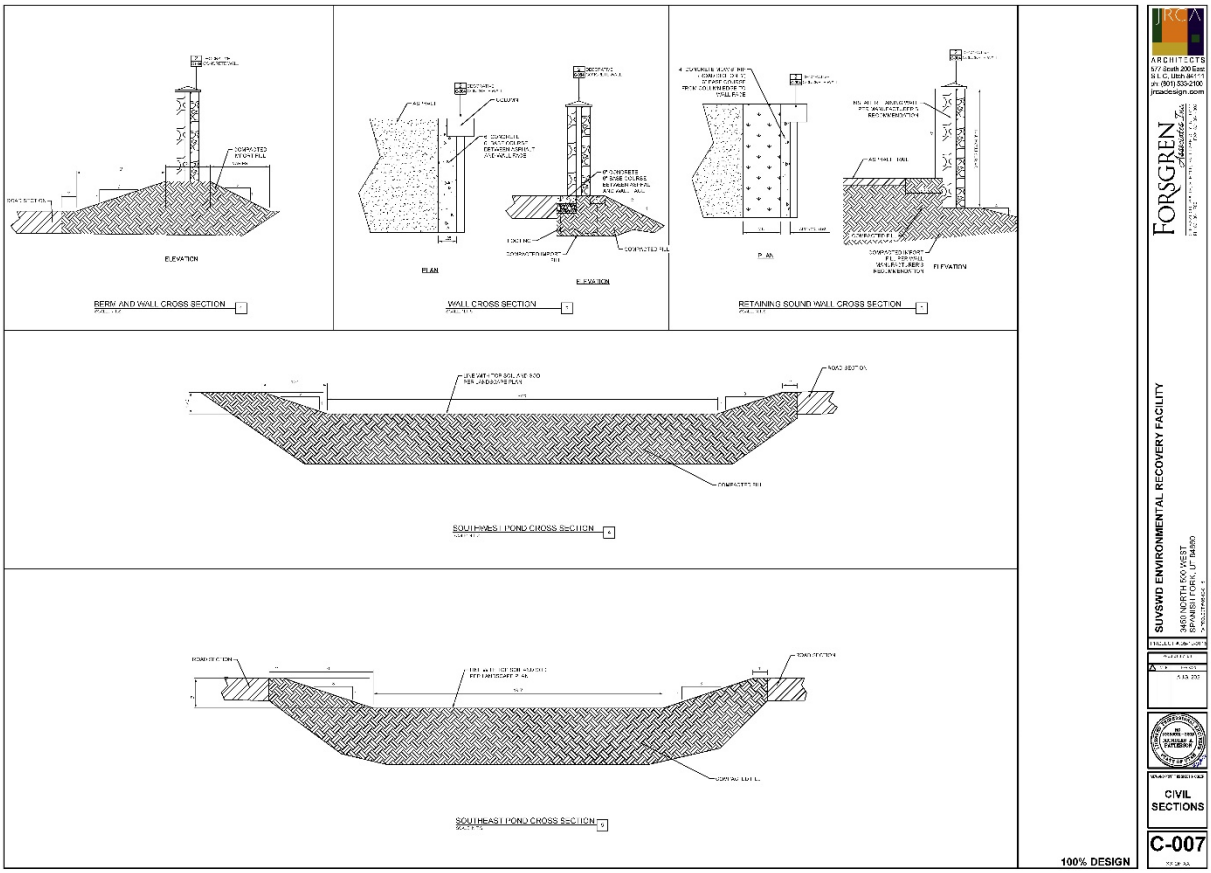

LEGEND
EXISTING
PROPOSED
ANNOTATION
HATCHING/PATTERNS
CONCRETE
ASPHALT PAVEMENT
SAND
UNIT STURRIPD SOIL
GROUTED R.P. RAP
LOOSE RIP RAP
UNTREATED BASE COURSE
STRUCTURAL FILL
EXISTING WETLANDS (TO REMAIN)
WETLANDS REMEDIATION AREA
WATER
TIMBER MATTRESS
BACKFILL
STEEL
CONCRETE MASONRY UNIT (CMU)
CIVIL ABBREVIATIONS
100% DESIGN
JRCA
ARCHITECTS
FORSGREN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 500 WEST
SPANISH FORK, UT 84660
AUG. 2021
CIVIL
LEGEND,
NOTES,
SYMBOLS &
ABBREVIATIONS
C-001

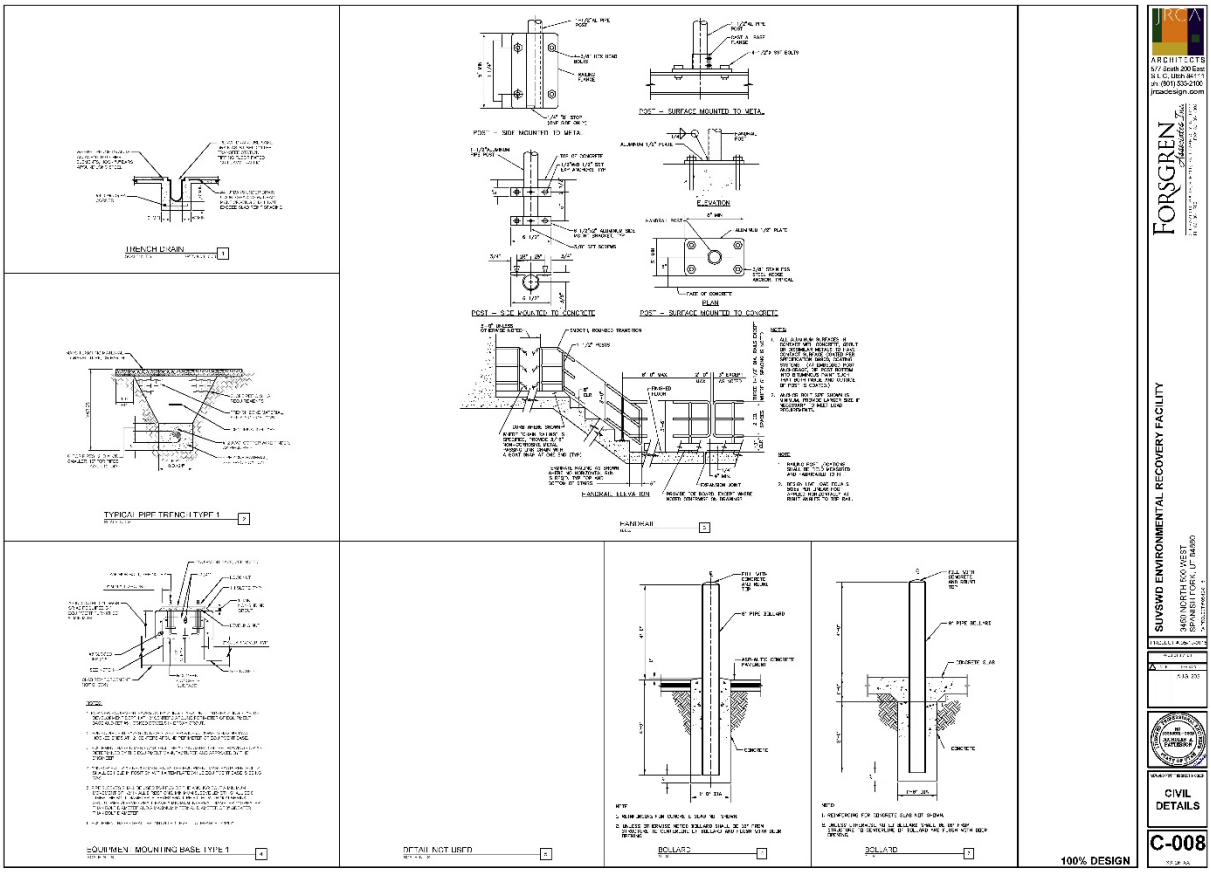

GENERAL NOTES
UTILITY NOTES
SITE NOTES
DEMOLITION NOTES
GRADING NOTES
PROJECT CONTACTS
SURVEY DATUM
100% DESIGN
JRCA
ARCHITECTS
FORSGREN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 500 WEST
SPANISH FORK, UT 84660
CIVIL
GENERAL
NOTES
C-002


CONCRETE PAD
5' CONCRETE WALL PER SPANISH FORK CITY STANDARDS
APWA PRECAST STORM DRAIN MANHOLE
CONCRETE TRANSFORMER PAD
SELF-HAUL VEHICLE ASPHALT SECTION
LIGHT VEHICLE ASPHALT SECTION
CONCRETE GENERATOR PAD
HEAVY VEHICLE ASPHALT SECTION
COMMERCIAL VEHICLE ACCESS SECTION
100% DESIGN
JRCA ARCHITECTS
577 South 200 East
S.L.C, Utah 84111
ph: (801) 533-2100
jrcadesign.com
FORSGREN Associates Inc.
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 600 WEST
SPANISH FORK, UT 84660
CIVIL DETAILS
C-004


CONCRETE SIDEWALK APWA
4' WATERWAY APWA
USE SPANISH FORK CITY STANDARD DRAWING W-201
THRUST BLOCK
ADMIN ENTRANCE GATE SECTION
STOP
100% DESIGN
JRCA ARCHITECTS
577 South 200 East
S.L.C, Utah 84111
ph: (801) 533-2100
jrcadesign.com
FORSGREN Associates Inc.
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 600 WEST
SPANISH FORK, UT 84660
CIVIL DETAILS
C-005


WATER LINE VERTICAL AND HORIZONTAL REQUIREMENTS
YARD HYDRANT
CAUTION
NON-POTABLE
WATER
DO NOT DRINK
NON POTABLE WATER SIGN
PLAN
TYPICAL SECTION
DRIVE APPROACH DIMENSIONS
DRIVEWAY APPROACH
411
SANITARY SEWER MANHOLE APWA 411
100% DESIGN
JRCA ARCHITECTS
FORSGREN Associates Inc
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 600 WEST
SPANISH FORK, UT 84660
CIVIL DETAILS
C-006


ELEVATION
BERM AND WALL CROSS SECTION
PLAN
ELEVATION
WALL CROSS SECTION
RETAINING SOUND WALL CROSS SECTION
SOUTHWEST POND CROSS SECTION
SOUTHEAST POND CROSS SECTION
100% DESIGN
JRCA ARCHITECTS
FORSGREN Associates Inc
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 600 WEST
SPANISH FORK, UT 84660
CIVIL SECTIONS
C-007


TRENCH DRAIN
POST – SIDE MOUNTED TO META.
POST – SURFACE MOUNTED TO META.
ELEVATION
PLAN
POST – SIDE MOUNTED TO CONCRETE
POST – SURFACE MOUNTED TO CONCRETE
TYPICAL PIPE TRENCH TYPE 1
HANDRAIL
EQUIPMENT MOUNTING BASE TYPE 1
DETAIL NOT USED
BOLLARD
BOLLARD
100% DESIGN
JRCA ARCHITECTS
FORSGREN Associates Inc.
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 600 WEST
SPANISH FORK, UT 84660
CIVIL DETAILS
C-008

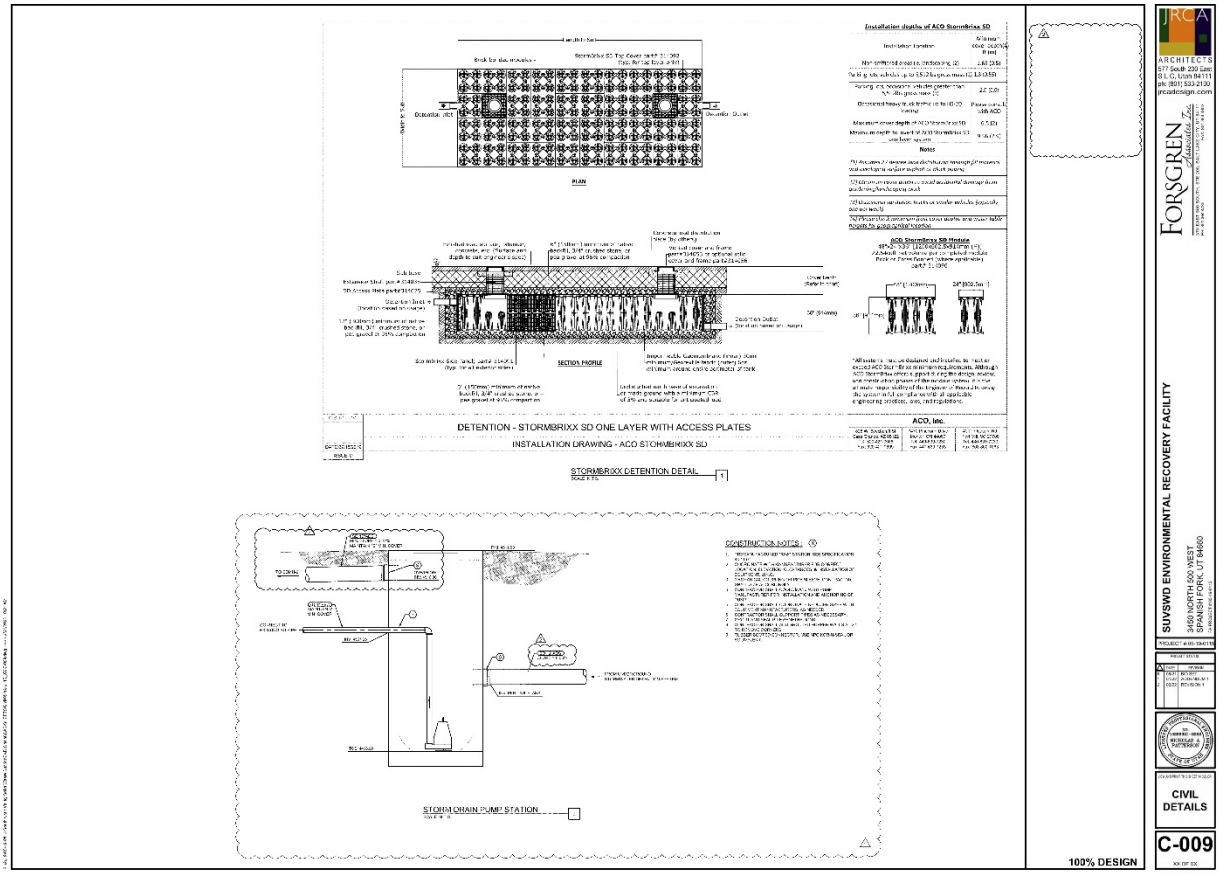
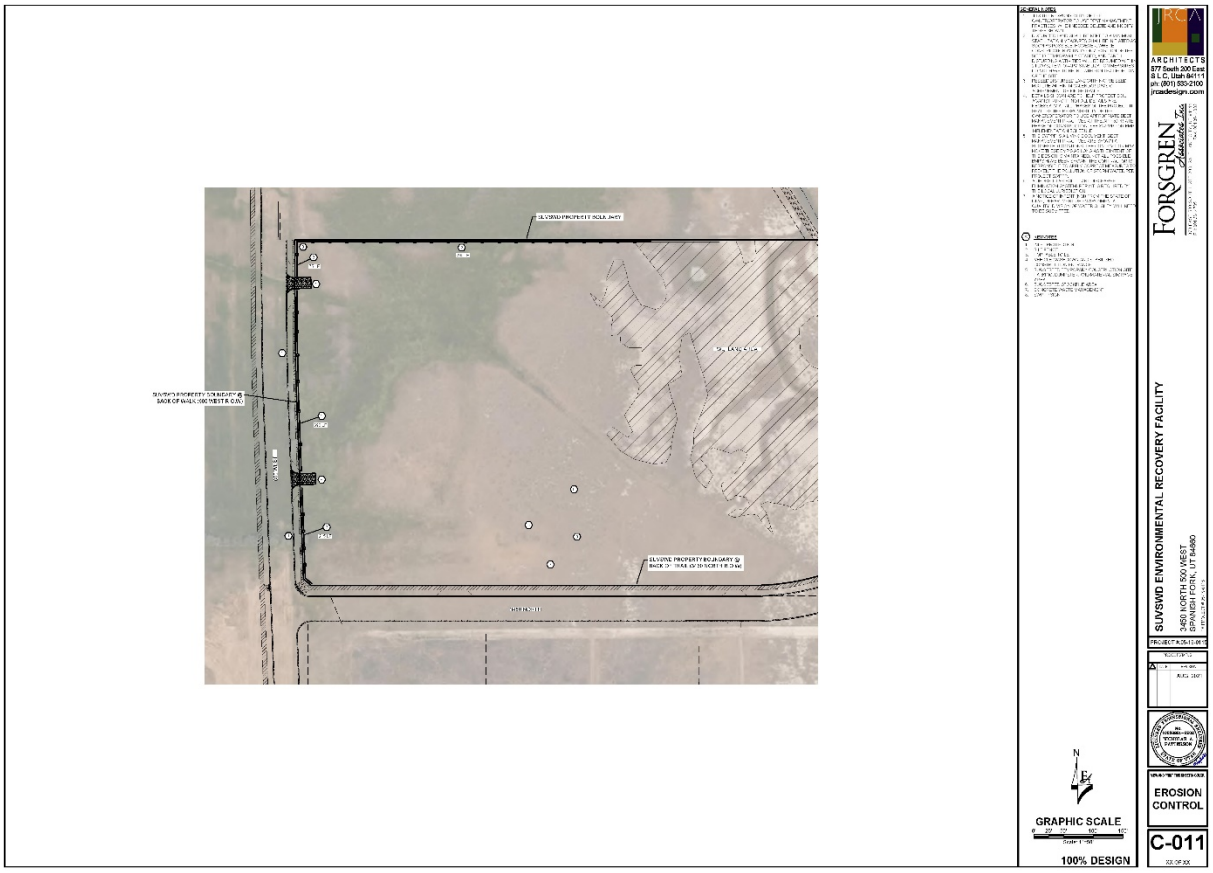

Installation depths of ACO StormBrixx SD
PLAN
SECTION PROFILE
DETENTION - STORMBRIXX SD ONE LAYER WITH ACCESS PLATES
INSTALLATION DRAWING - ACO STORMBRIXX SD
ACO, Inc.
STORMBRIXX DETENTION DETAIL
CONSTRUCTION NOTES:
STORM DRAIN PUMP STATION
100% DESIGN
JRCA ARCHITECTS
FORSGREN Associates Inc.
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 600 WEST
SPANISH FORK, UT 84660
CIVIL DETAILS
C-009

Exhibit 1


SUVSWD PROPERTY BOUNDARY
SUVSWD PROPERTY BOUNDARY
GRAPHIC SCALE
100% DESIGN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 500 WEST
SPANISH FORK, UT 84660
EROSION CONTROL
C-011

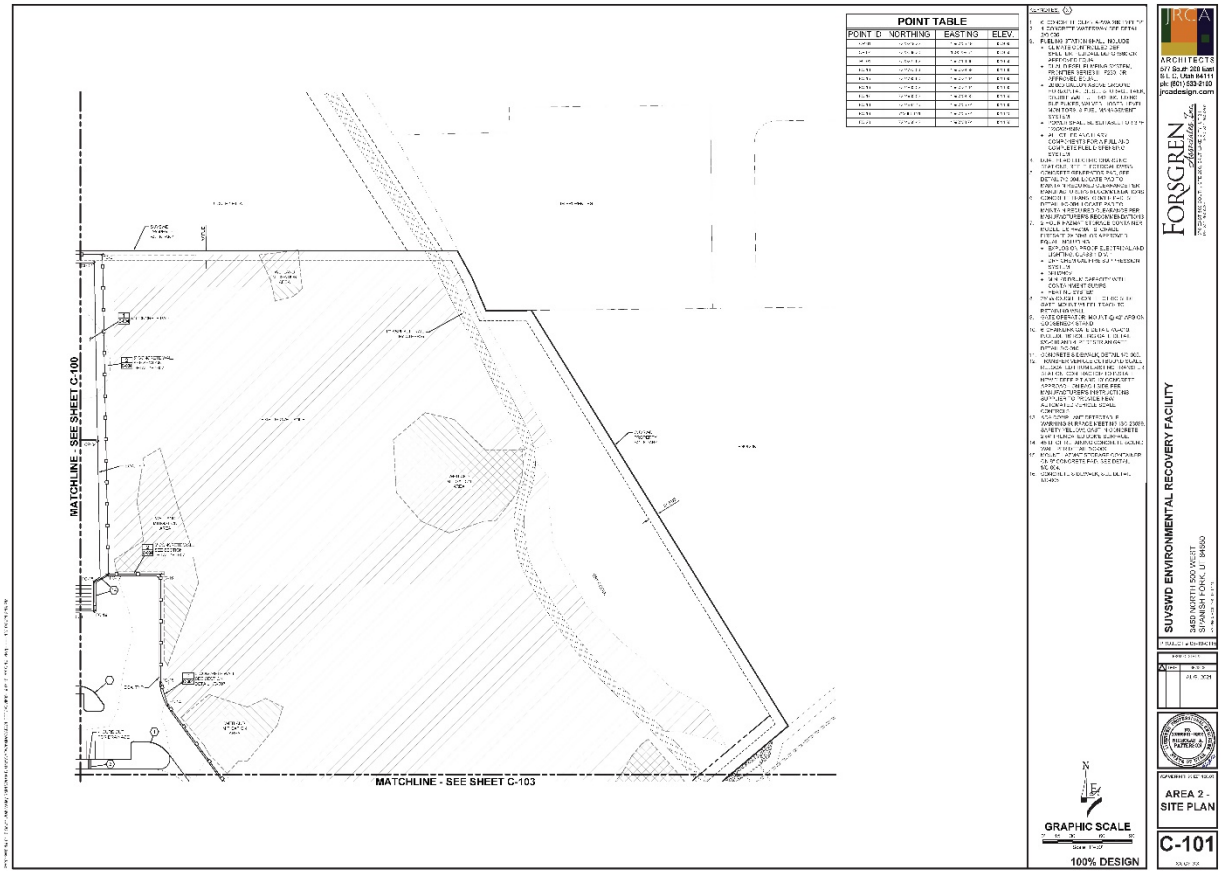
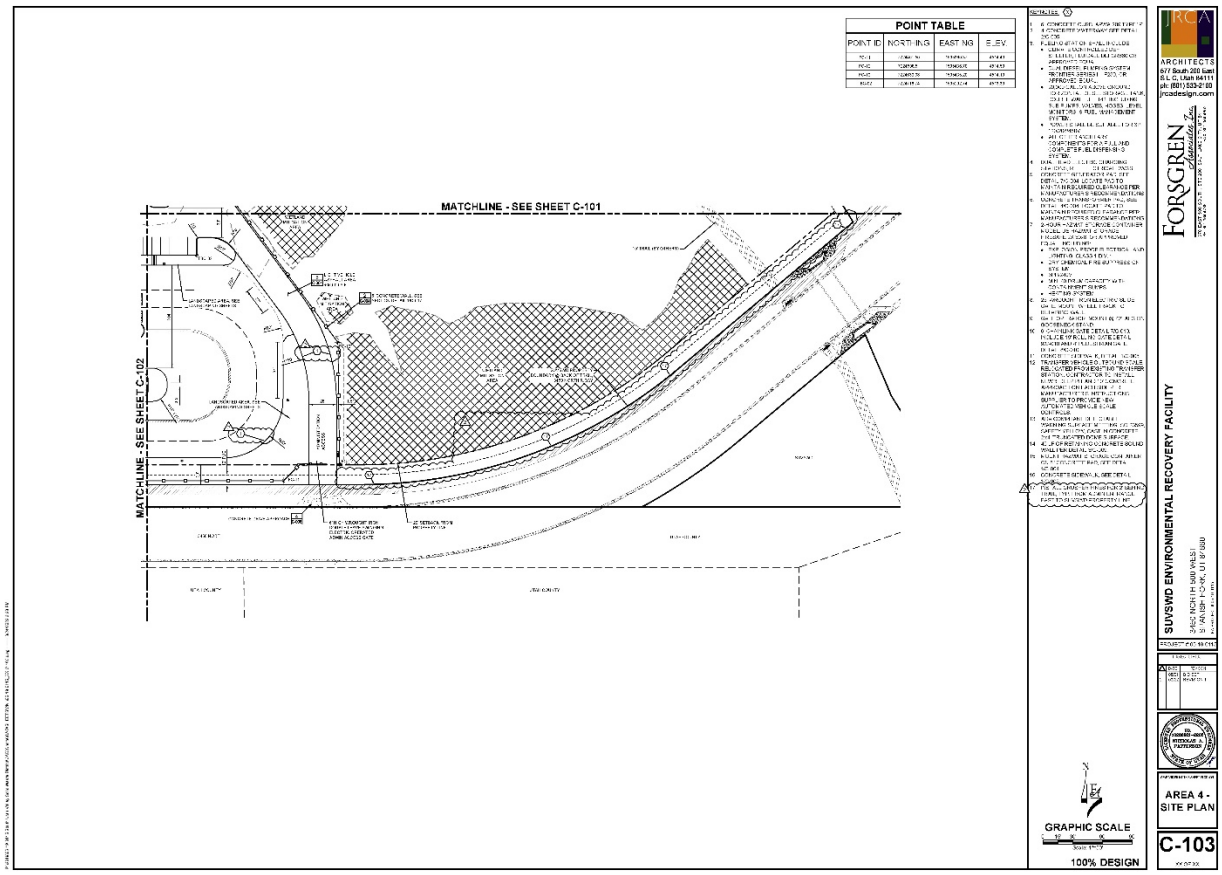

POINT TABLE
POINT ID
NORTHING
EASTING
ELEV.
MATCHLINE - SEE SHEET C-100
MATCHLINE - SEE SHEET C-103
GRAPHIC SCALE
100% DESIGN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3460 NORTH 500 WEST
SPANISH FORK, UT 84660
AREA 2 - SITE PLAN
C-101

Exhibit 1


POINT TABLE
POINT ID
NORTHING
EAST NG
ELEV.
MATCHLINE - SEE SHEET C-101
MATCHLINE - SEE SHEET C-102
GRAPHIC SCALE
100% DESIGN
JRCA
ARCHITECTS
FORSGREN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
AREA 4 - SITE PLAN
C-103

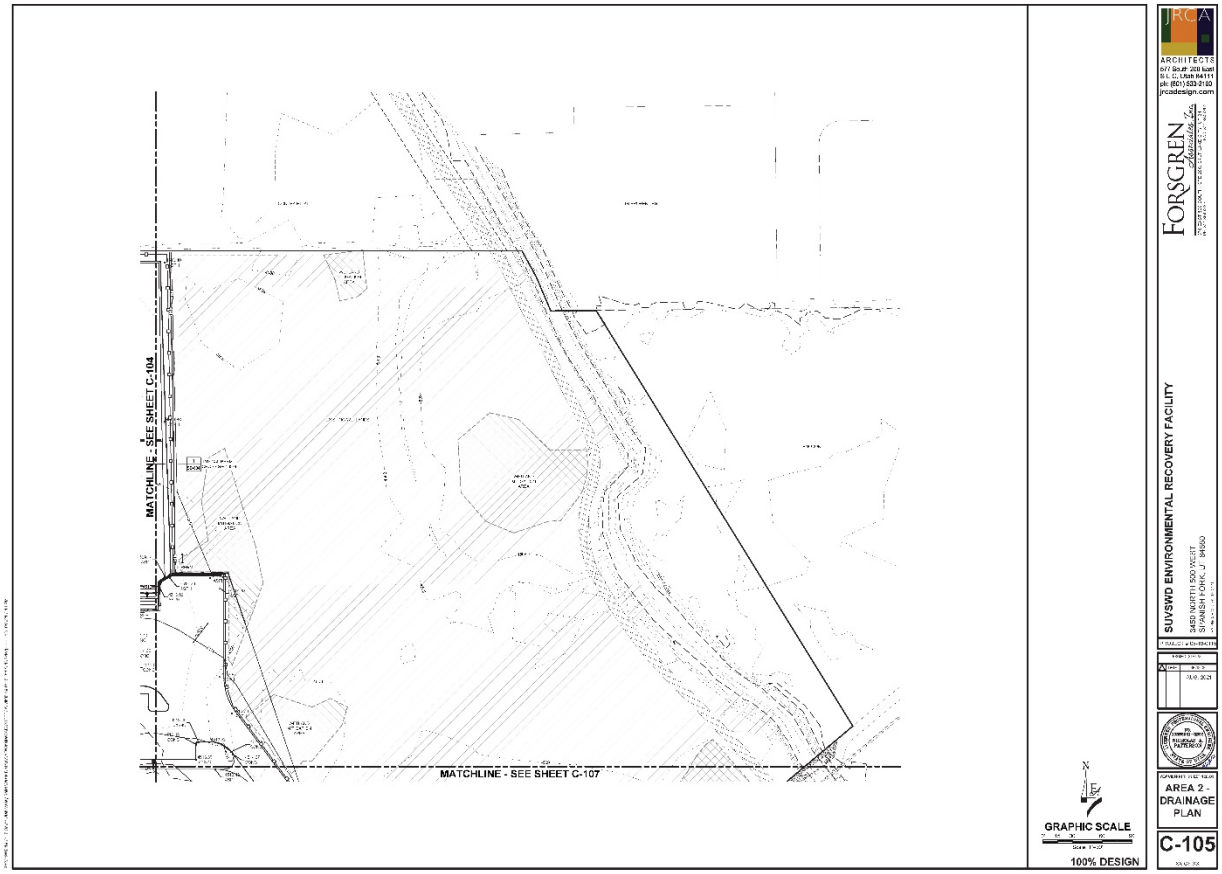
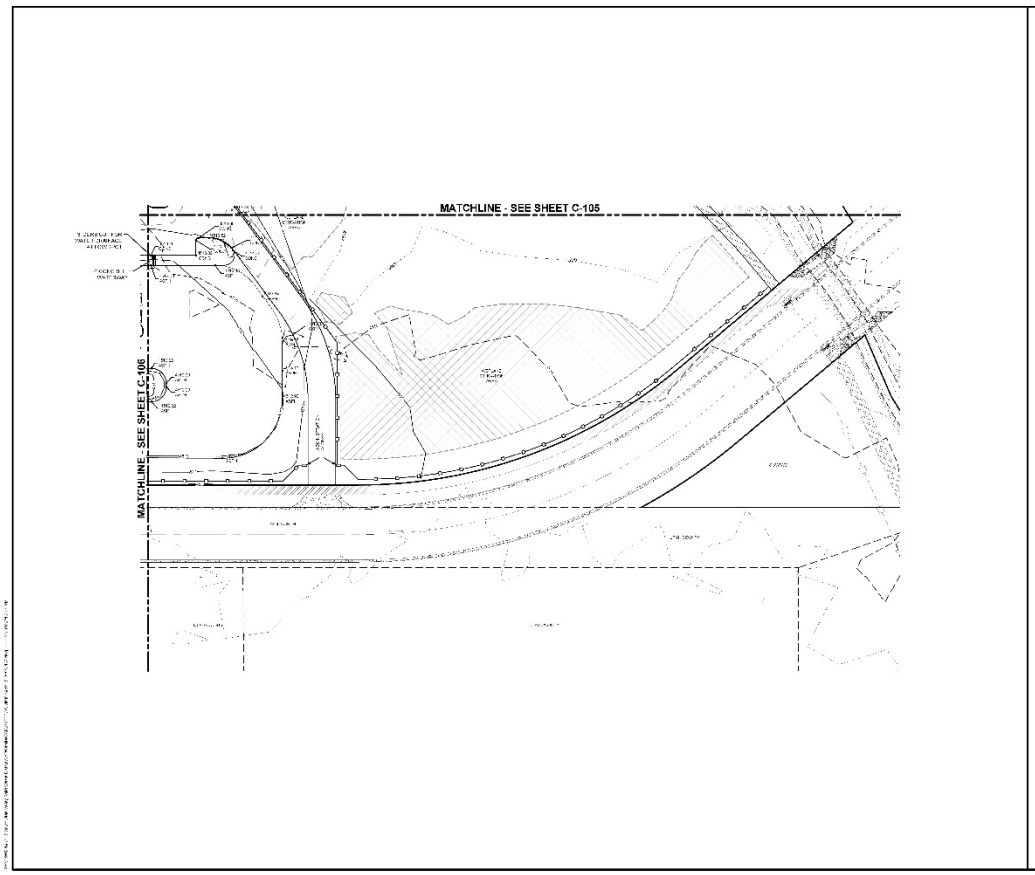

MATCHLINE - SEE SHEET C-104
MATCHLINE - SEE SHEET C-107
GRAPHIC SCALE
100% DESIGN
JRCA
ARCHITECTS
FORSGREN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
AREA 2 - DRAINAGE PLAN
C-105

Exhibit 1



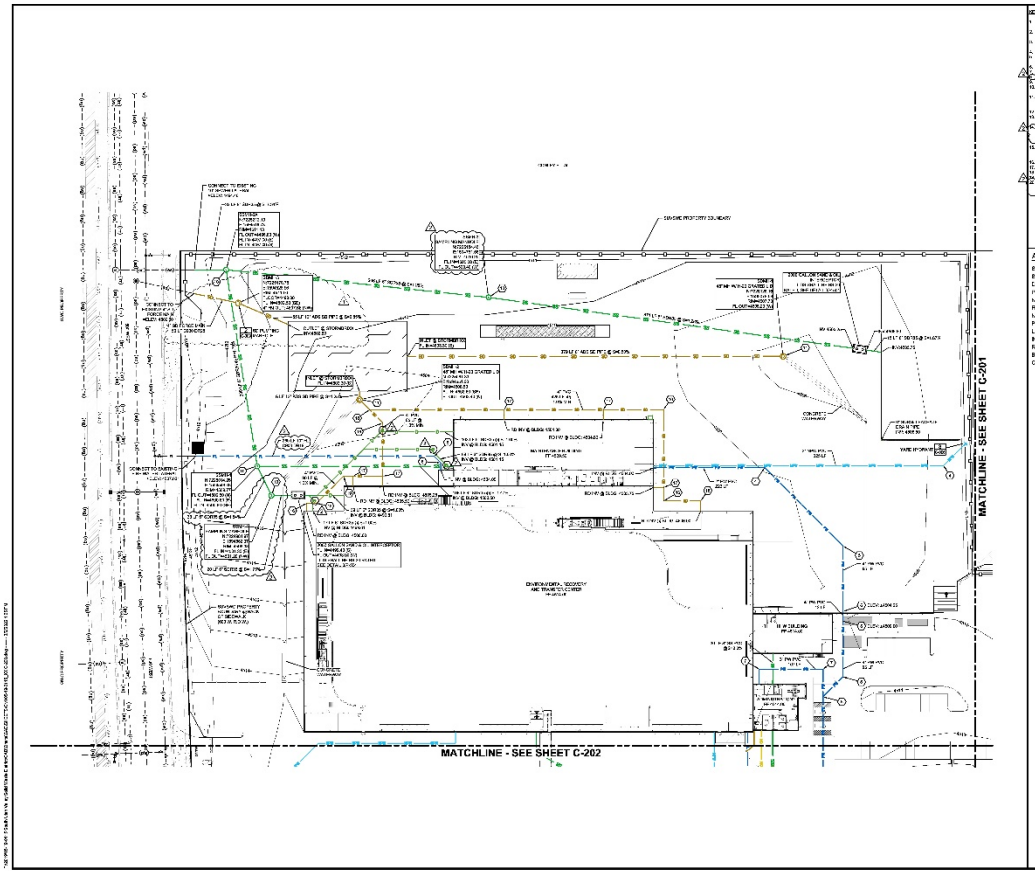
JRCA ARCHITECTS
677 South 200 East
S.L.C., Utah 84111
ph: (801) 533-0100
jrcadesign.com

FORSGREN Associates Inc.

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3400 NORTH 500 WEST
SPANISH FORK, UT 84660

AREA 4 - DRAINAGE PLAN

C-107



JRCA ARCHITECTS
677 South 200 East
S.L.C., Utah 84111
ph: (801) 533-0100
jrcadesign.com

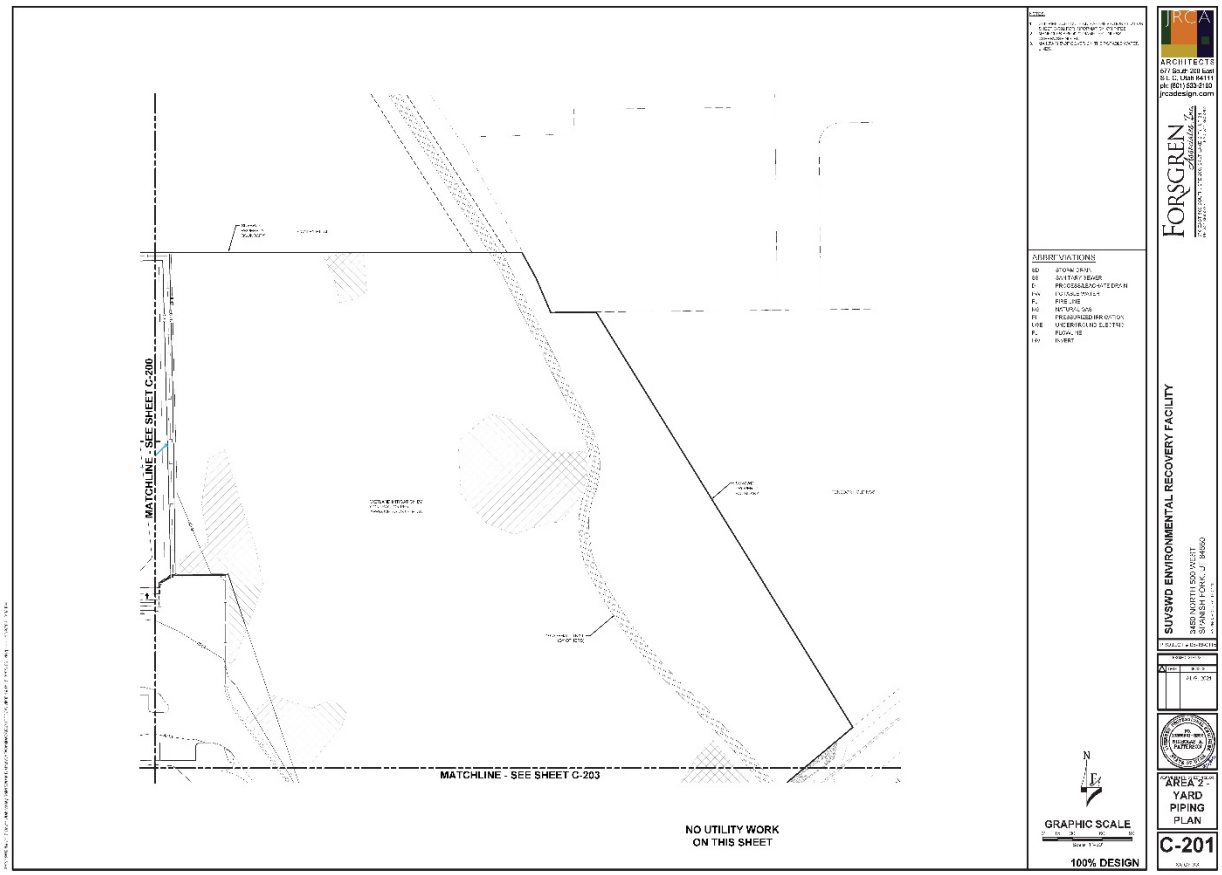
FORSGREN Associates Inc.

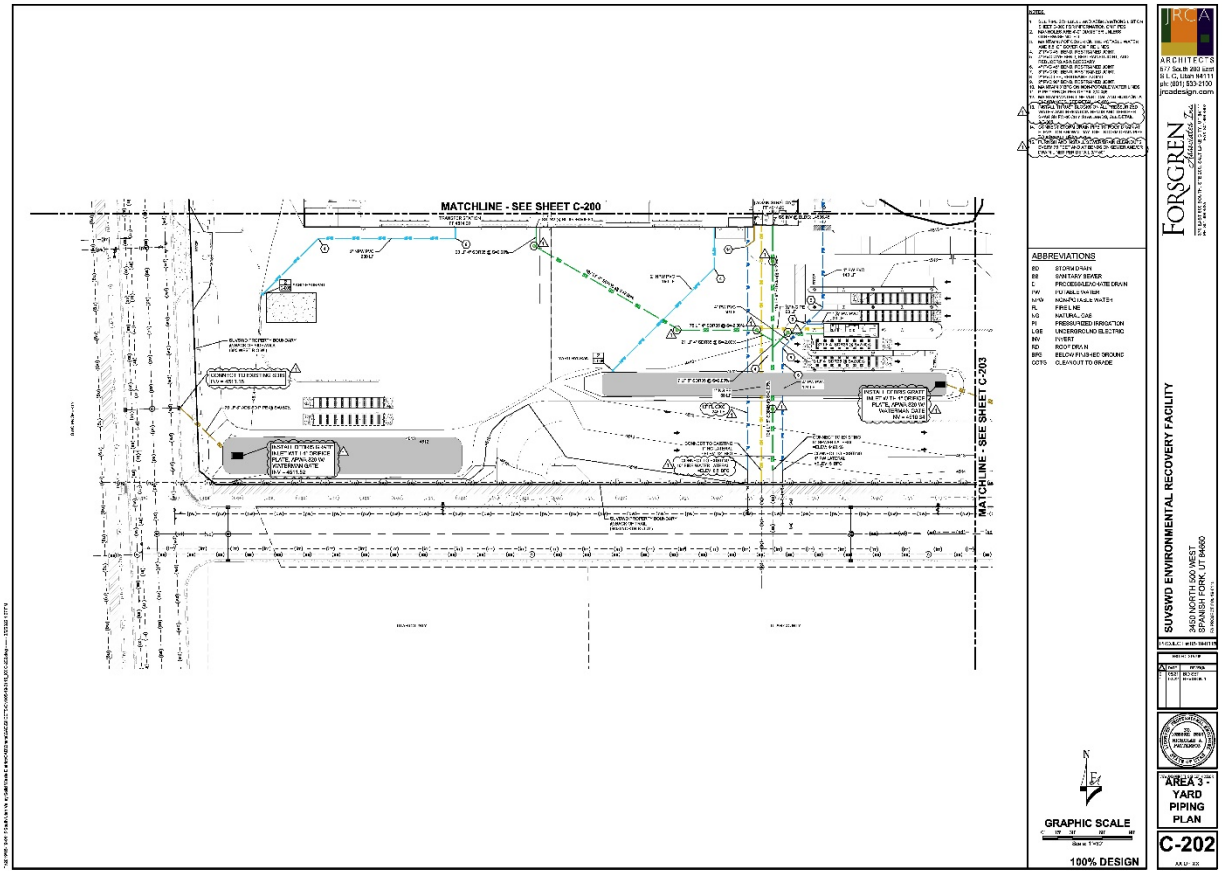
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3400 NORTH 500 WEST
SPANISH FORK, UT 84660

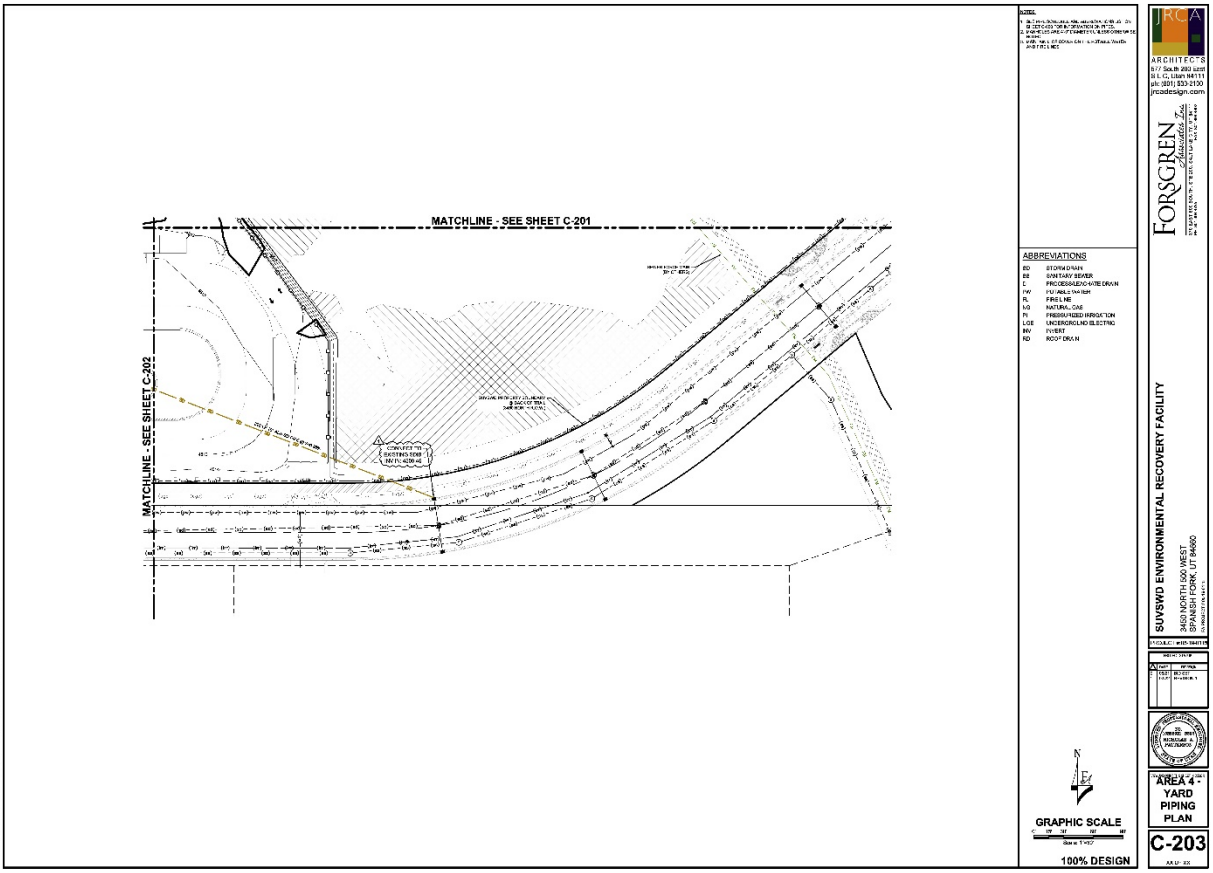
AREA 1 - YARD PIPING PLAN

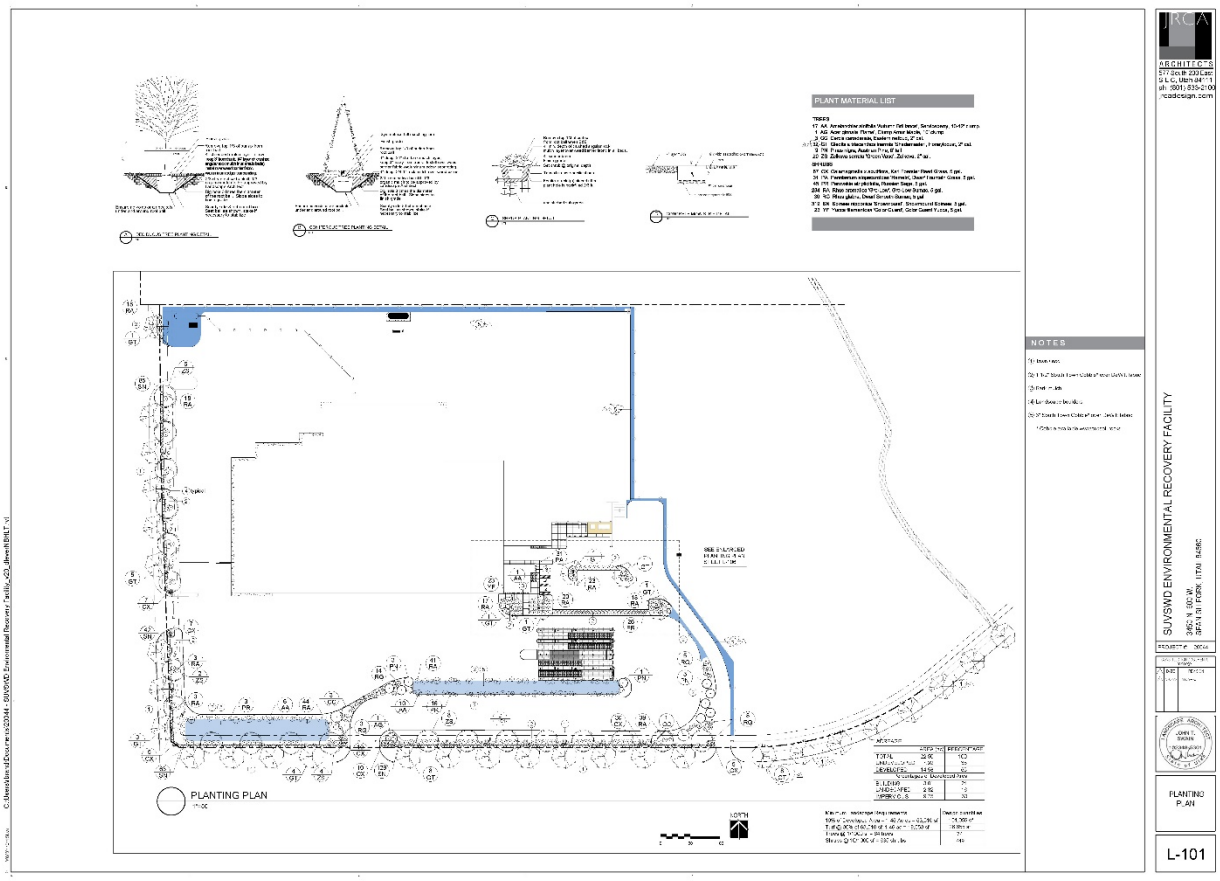
C-200

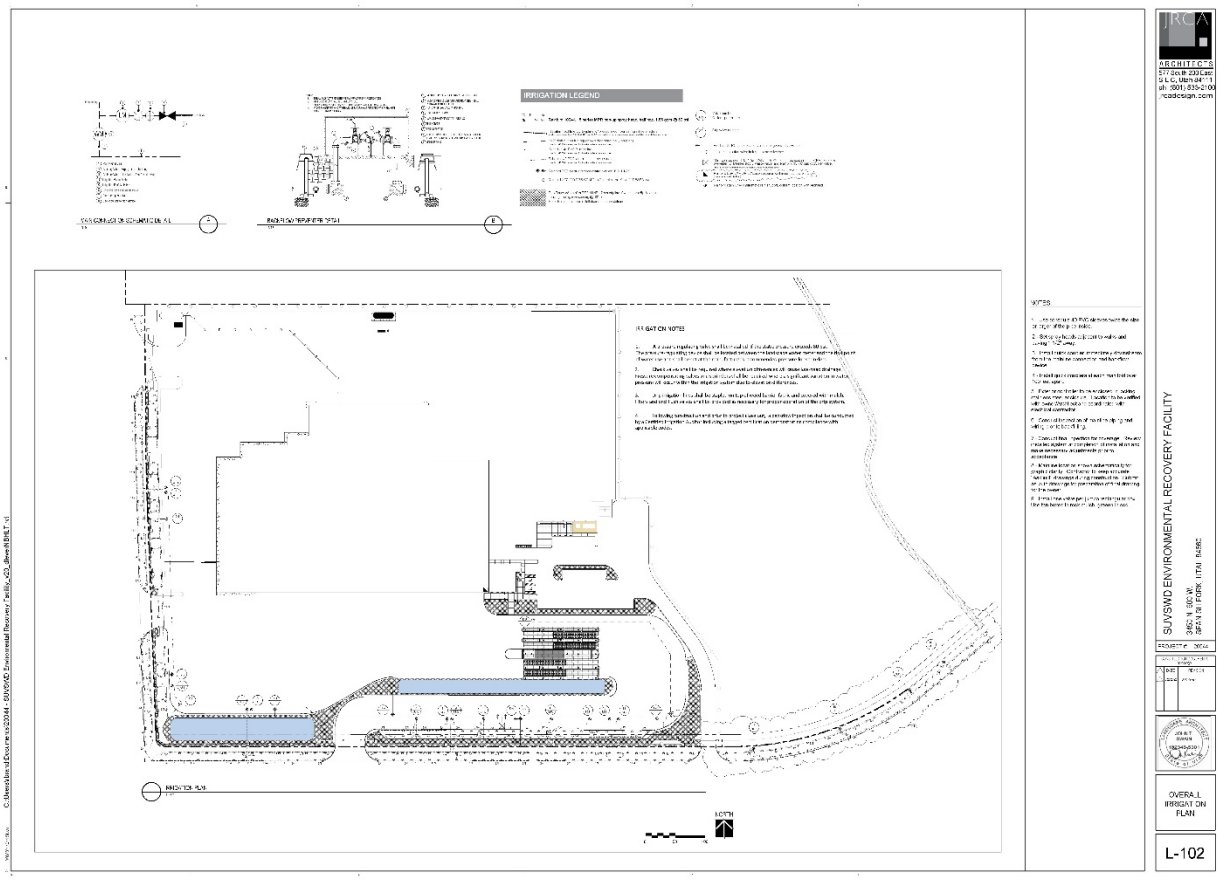
Exhibit 1

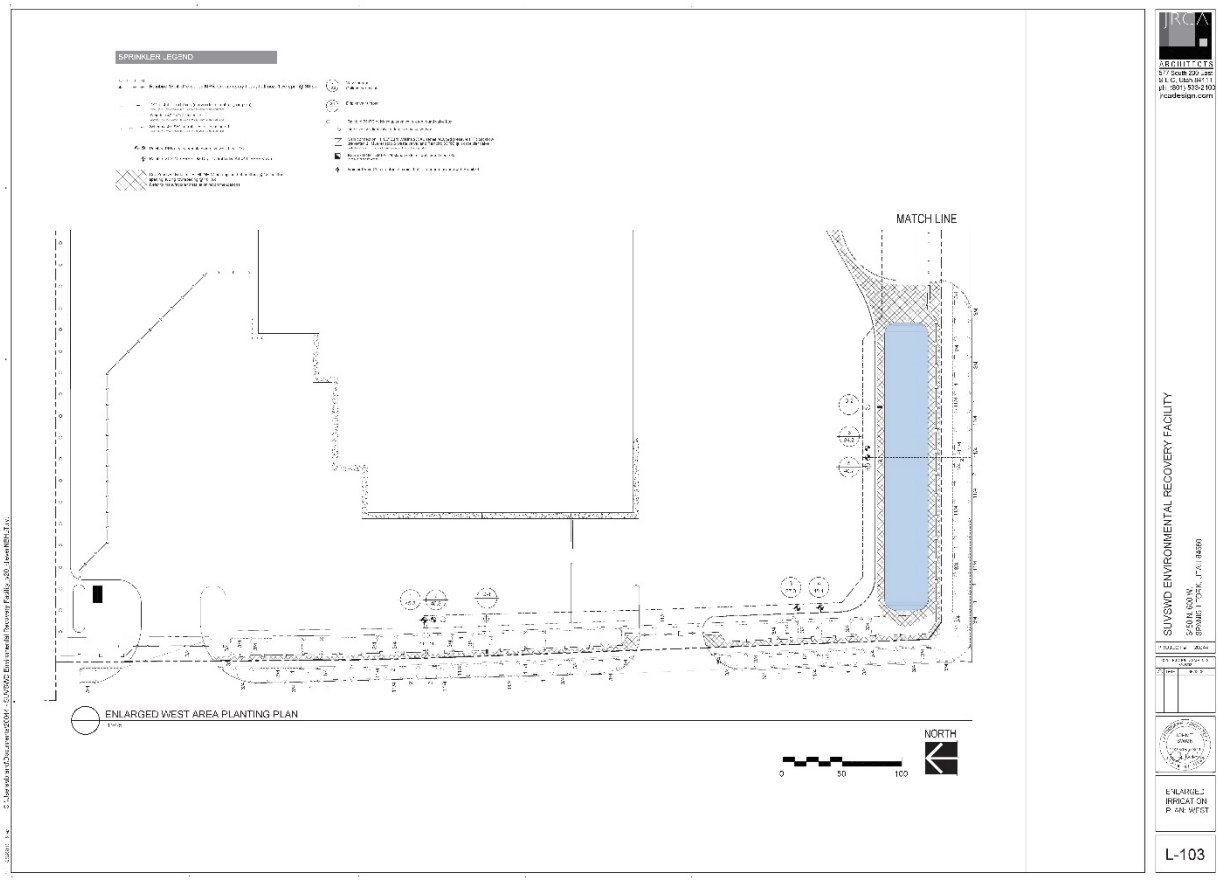

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MATCHLINE - SEE SHEET C-203
NO UTILITY WORK
ON THIS SHEET
ABBREVIATIONS
GRAPHIC SCALE
100% DESIGN
JRCA
ARCHITECTS
FORSGREN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3400 NORTH 500 WEST
SPANISH FORK, UT 84660
AREA 2
YARD
PIPING
PLAN
C-201

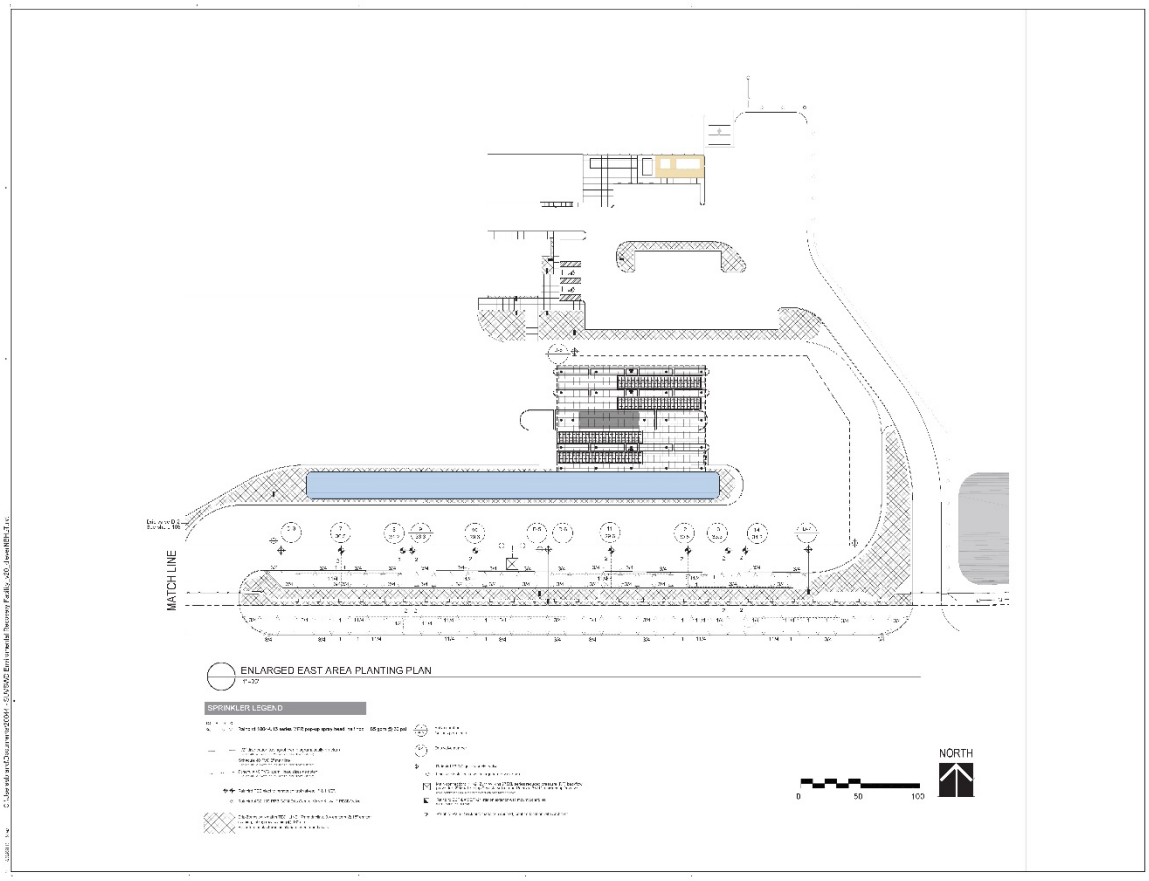

MATCHLINE - SEE SHEET C-200
MATCHLINE - SEE SHEET C-203
ABBREVIATIONS
GRAPHIC SCALE
100% DESIGN
JRCA
ARCHITECTS
FORSGREN
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
3400 NORTH 500 WEST
SPANISH FORK, UT 84660
AREA 3
YARD
PIPING
PLAN
C-202


MATCHLINE - SEE SHEET C-201
MATCHLINE - SEE SHEET C-202
ABBREVIATIONS
SD STORM DRAIN
SS SANITARY SEWER
IW IRRIGATION WATER
FL FIRE LINE
NG NATURAL GAS
PI PRESSURIZED IRRIGATION
UGE UNDERGROUND ELECTRIC
INV INVERT
RD ROOF DRAIN
GRAPHIC SCALE
100% DESIGN
JRCA ARCHITECTS
FORSGREN Associates Inc
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
9400 NORTH 950 WEST
SPANISH FORK, UT 84660
AREA 4 - YARD PIPING PLAN
C-203


PLANT MATERIAL LIST
NOTES
PLANTING PLAN
JRCA ARCHITECTS
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
PLANTING PLAN
L-101


IRRIGATION LEGEND
IRRIGATION NOTES
NOTES
MASTER PLAN
NORTH
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
OVERALL IRRIGATION PLAN
L-102


SPRINKLER LEGEND
MATCH LINE
ENLARGED WEST AREA PLANTING PLAN
NORTH
0
50
100
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
ENLARGED IRRIGATION PLAN WEST
L-103

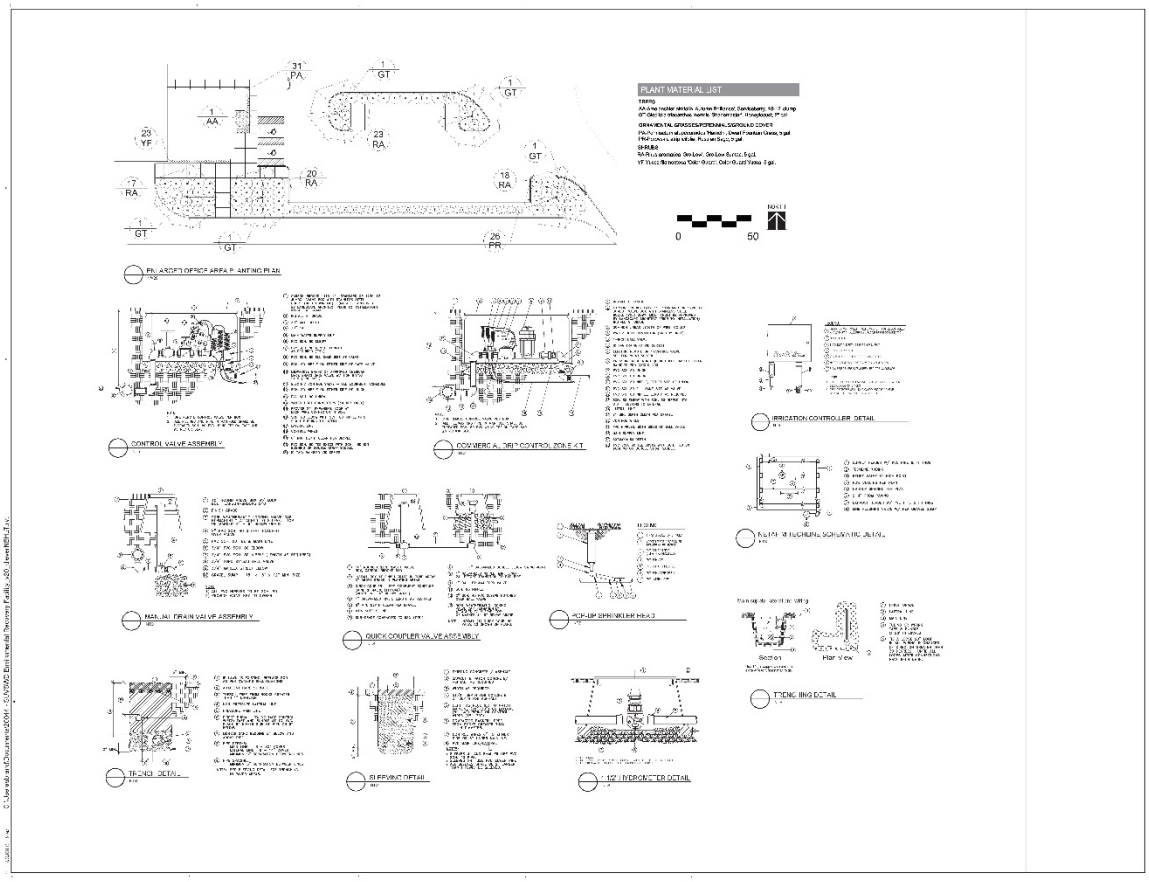


JRCA ARCHITECTS
577 South 200 East
S.L.C., Utah 84111
ph: (801) 533-2100
jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
5150 N 500 W
SPANISH FORK, UTAH 84660

ENLARGED PLANTING PLAN EAST

L-104



JRCA ARCHITECTS
577 South 200 East
S.L.C., Utah 84111
ph: (801) 533-2100
jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
5150 N 500 W
SPANISH FORK, UTAH 84660

LANDSCAPE DETAILS

L-105

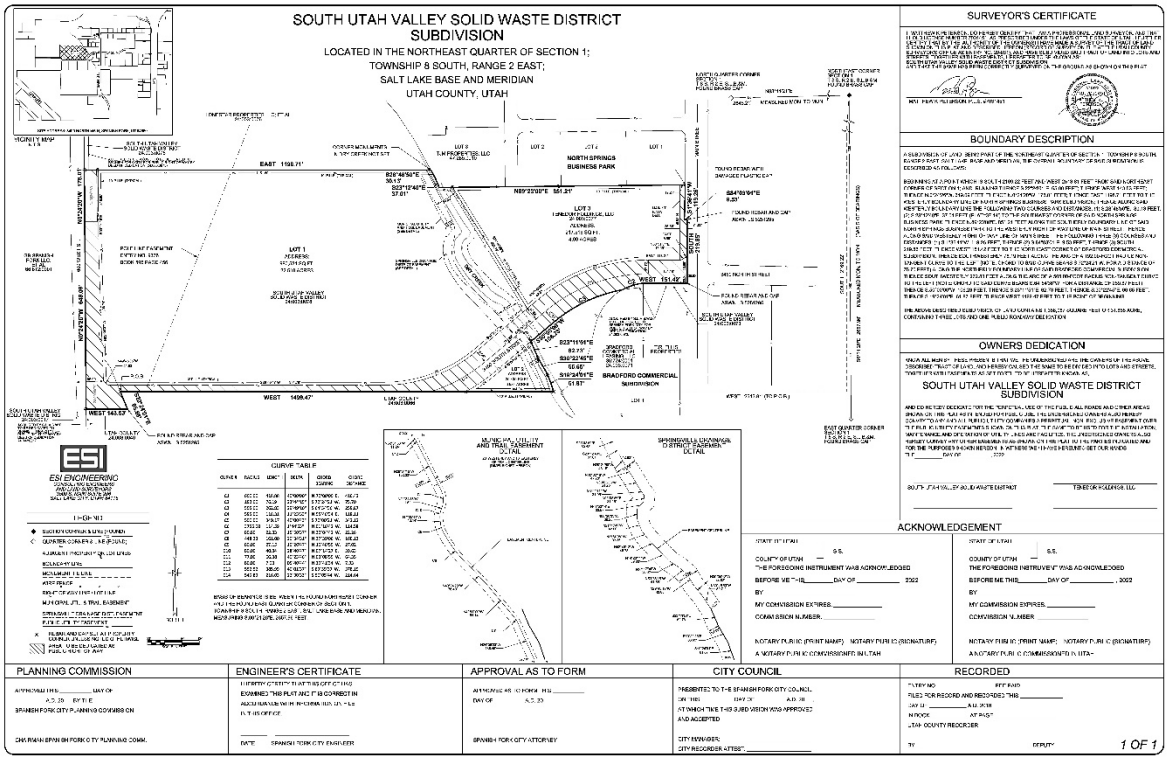
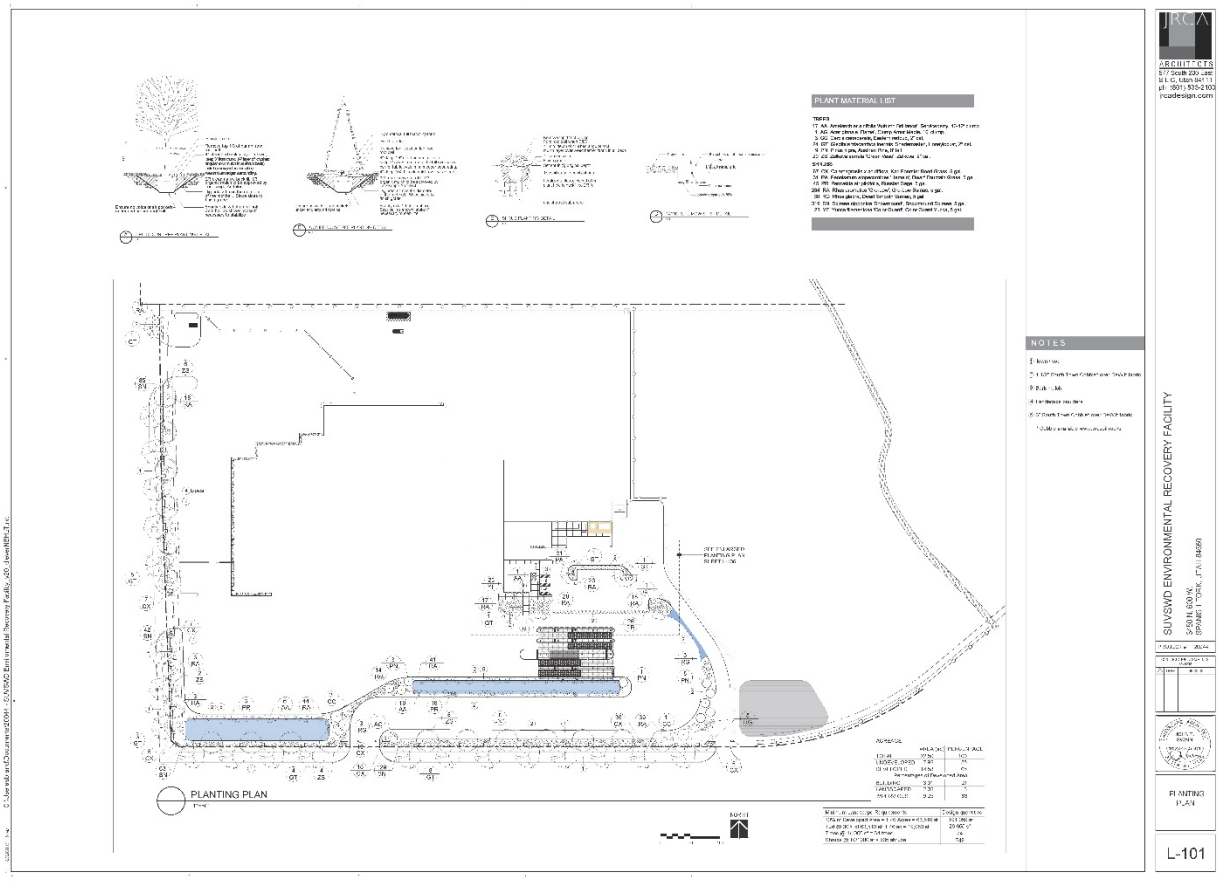
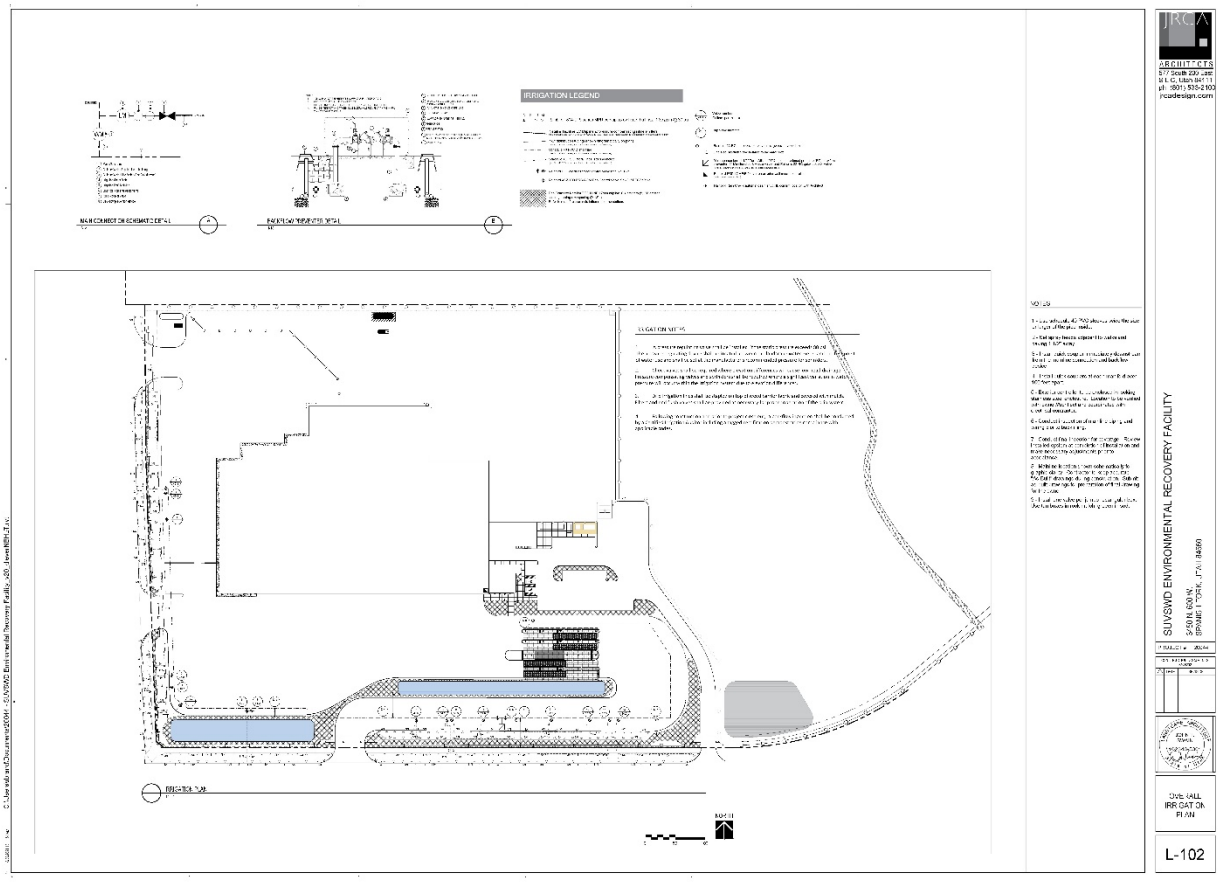
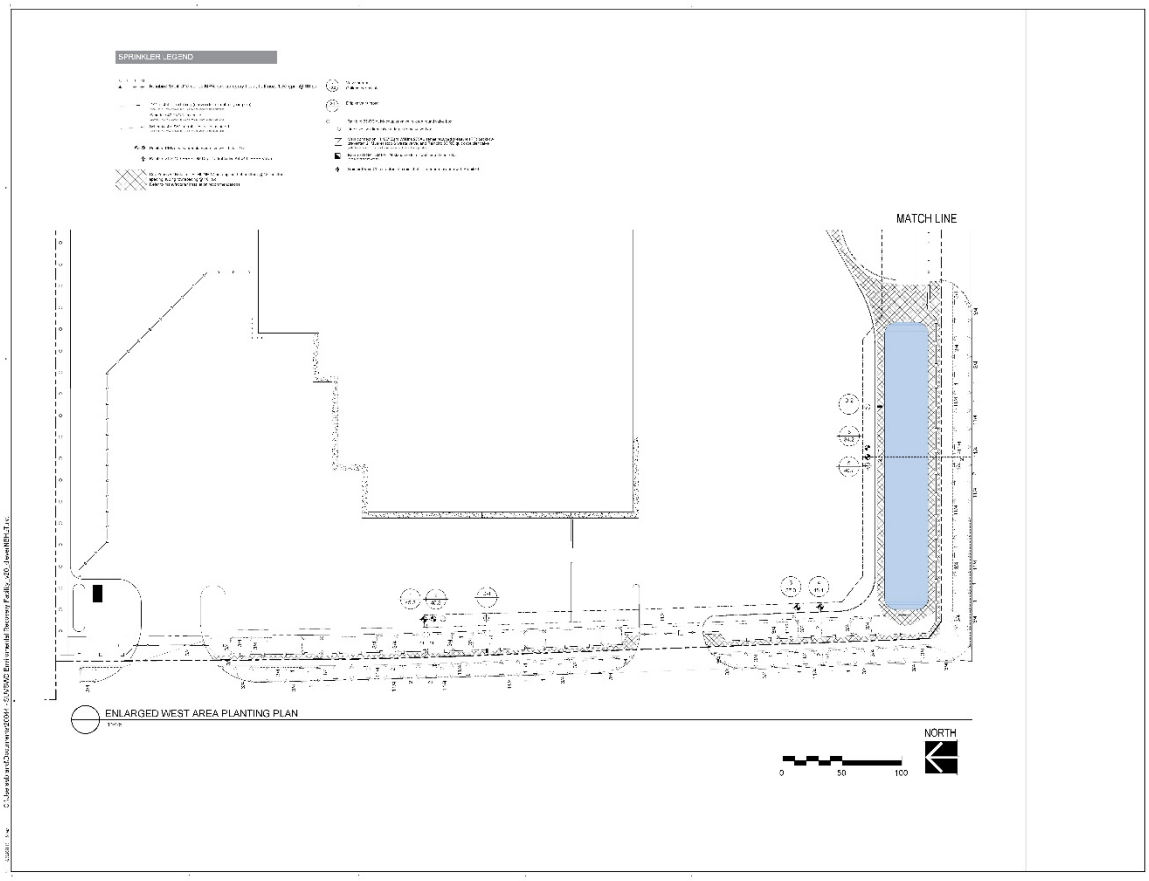

SOUTH UTAH VALLEY SOLID WASTE DISTRICT
SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1;
TOWNSHIP 8 SOUTH, RANGE 2 EAST;
SALT LAKE BASE AND MERIDIAN
UTAH COUNTY, UTAH
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNERS DEDICATION
SOUTH UTAH VALLEY SOLID WASTE DISTRICT SUBDIVISION
ACKNOWLEDGEMENT
NORTH SPRINGS BUSINESS PARK
LOT 1
LOT 2
LOT 3
BRADFORD COMMERCIAL SUBDIVISION
EAST 1198.71'
WEST 1409.47'
WEST 1514.49'
WEST 443.63'
N89°33'05"E 551.21'
S89°33'05"E 551.87'
ESI ENGINEERING
CURVE TABLE
PLANNING COMMISSION
ENGINEER'S CERTIFICATE
APPROVAL AS TO FORM
CITY COUNCIL
RECORDED
1 OF 1

Exhibit 3

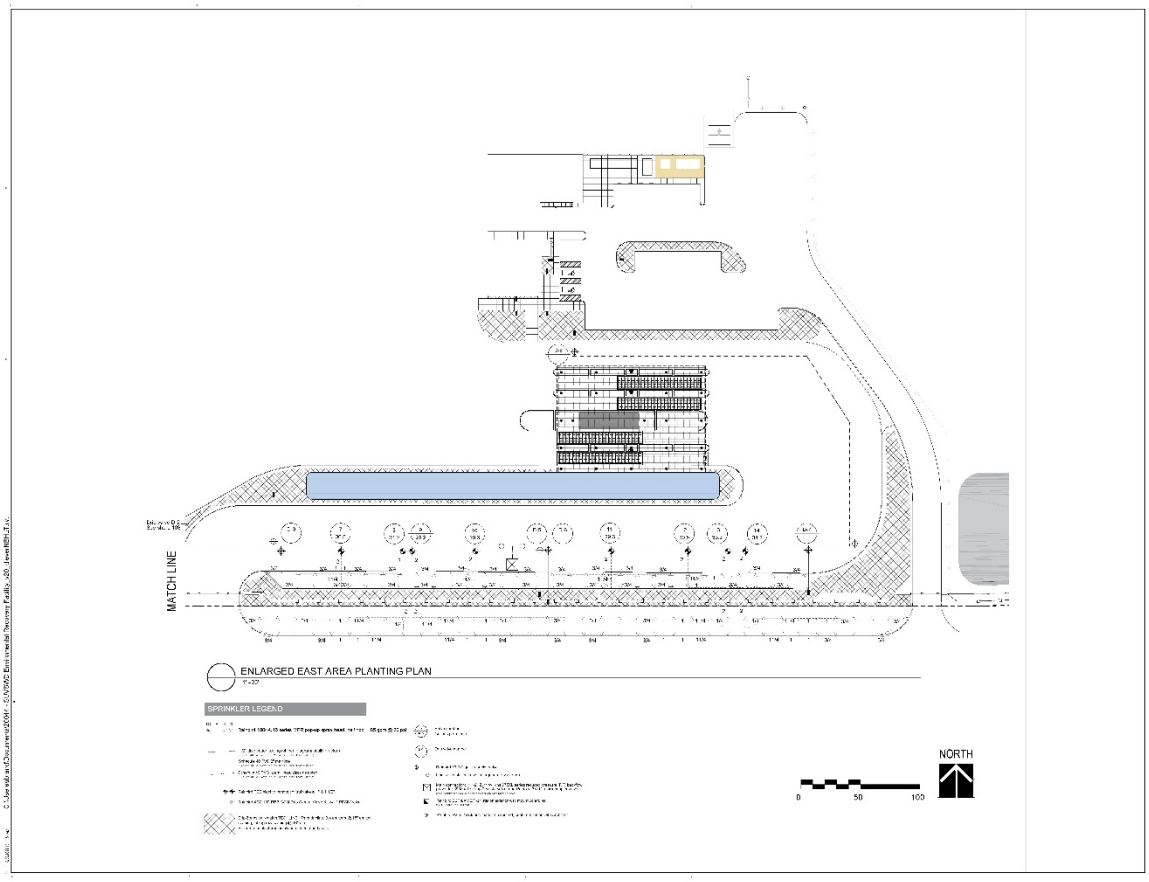

PLANT MATERIAL LIST
NOTES
PLANTING PLAN
JRCA ARCHITECTS
577 South 200 East
S.L.C., Utah 84111
ph: (801) 533-2103
jrcadesign.com
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
5450 N 500 W
PROVIDENCE, UTAH 84332
PLANTING PLAN
L-101


IRRIGATION LEGEND
IRRIGATION PLAN
JRCA ARCHITECTS
577 South 200 East
S.L.C., Utah 84111
ph: (801) 533-2103
jrcadesign.com
SUVSWD ENVIRONMENTAL RECOVERY FACILITY
5450 N 500 W
PROVIDENCE, UTAH 84332
OVERALL IRRIGATION PLAN
L-102



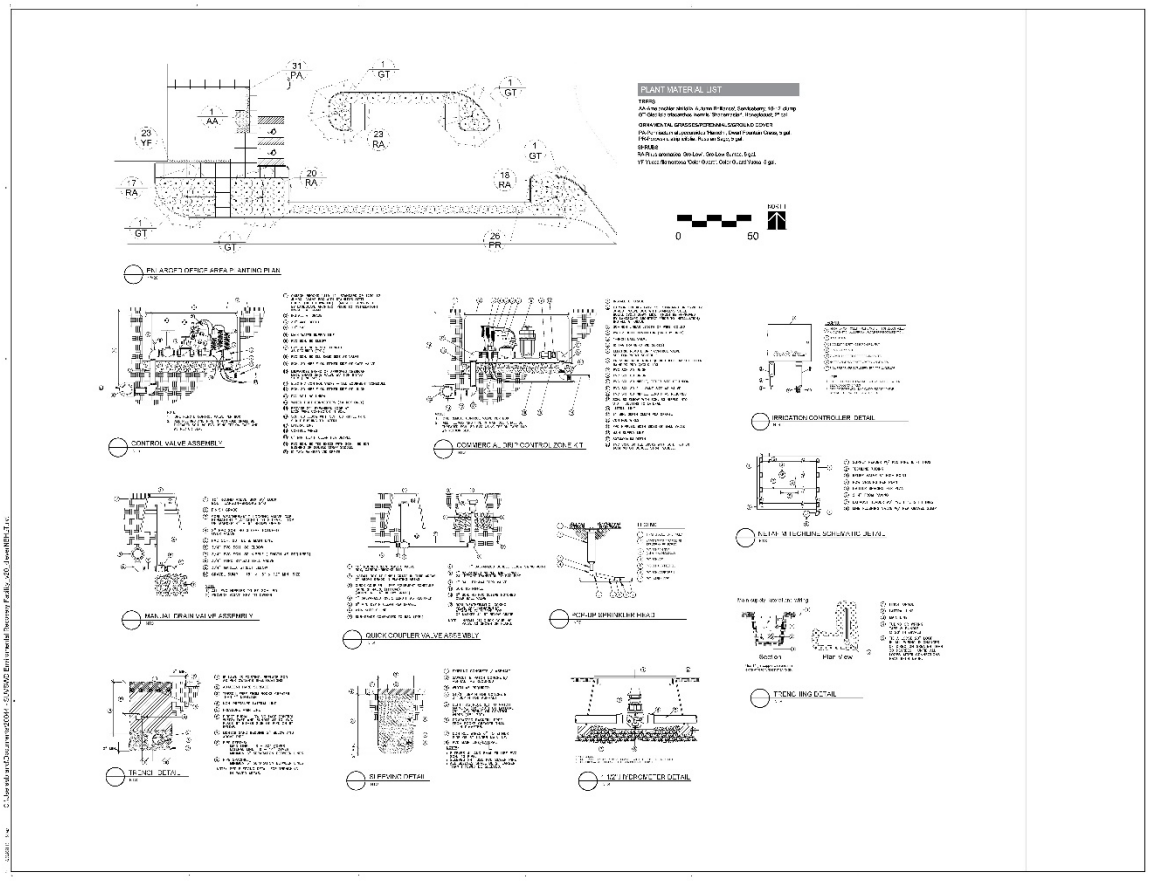
SUVSWD ENVIRONMENTAL RECOVERY FACILITY

L-103



SUVSWD ENVIRONMENTAL RECOVERY FACILITY

L-104



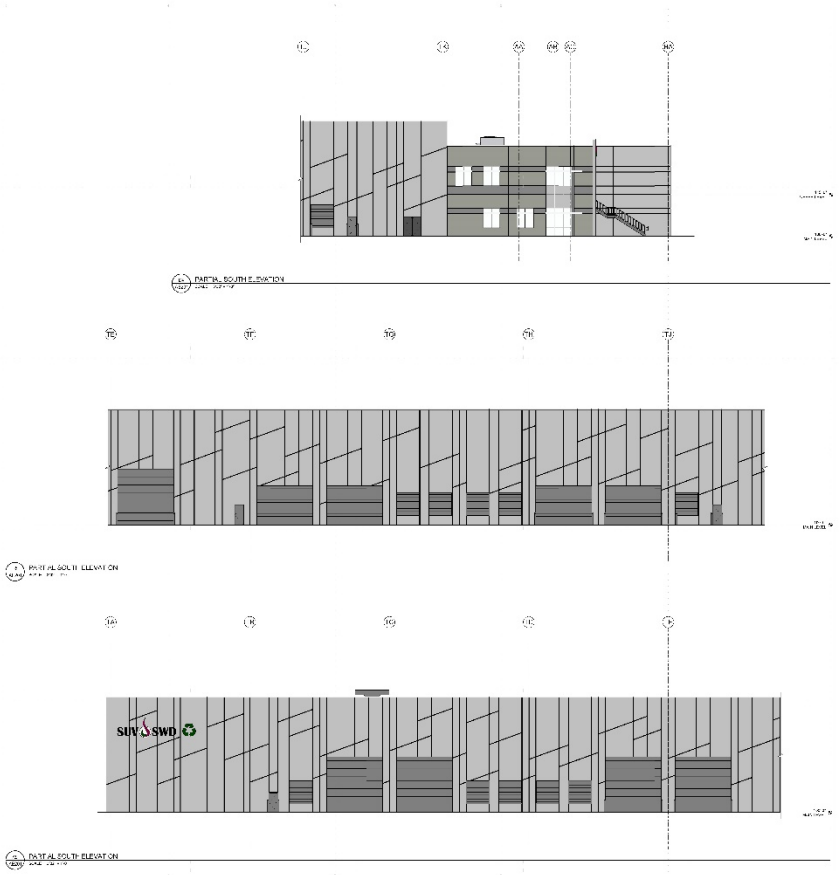
JRCA ARCHITECTS
977 South 200 East
S.L.C., Utah 84111
ph.: (801) 533-2100
jrcadesign.com

SUVSWD ENVIRONMENTAL RECOVERY FACILITY
2501 N. 50 W.
SPANISH FORK, UTAH 84660

LANDSCAPE DETAILS

L-105

Exhibit 4

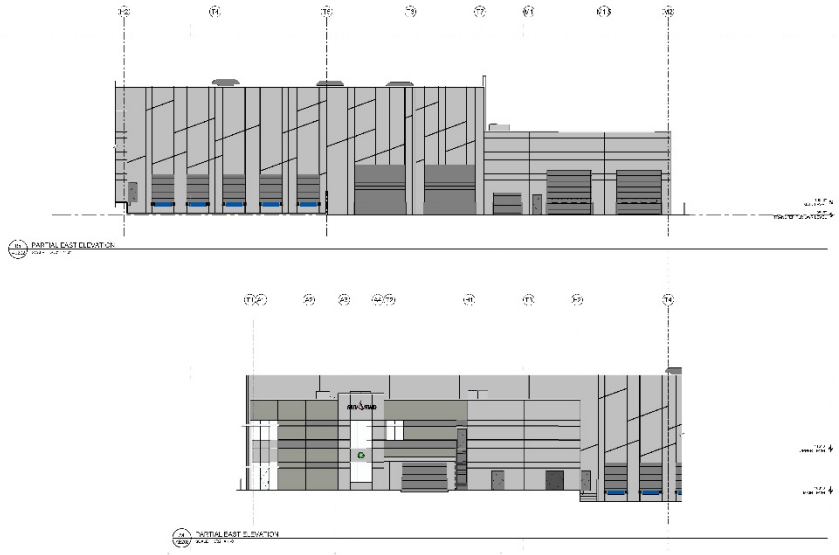


JRCA ARCHITECTS

SUV/SWD ENVIRONMENTAL RECOVERY FACILITY

OVERALL SOUTH ELEVATION

AE201

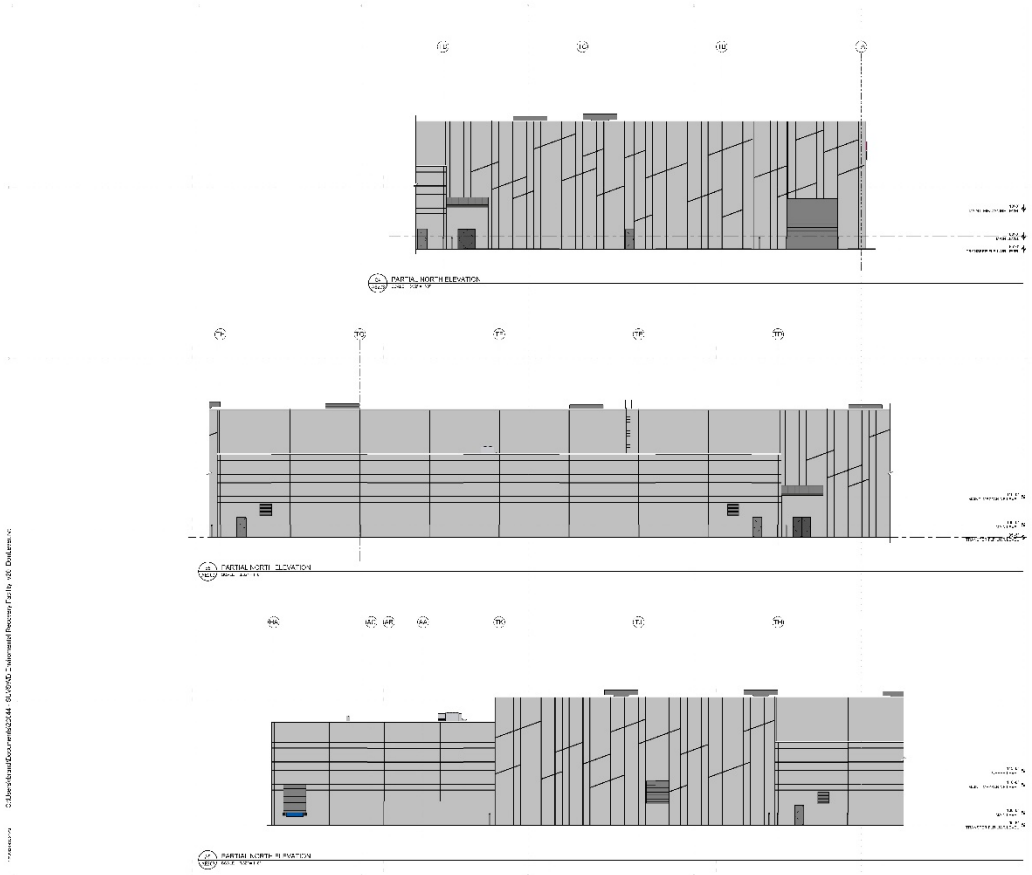


JRCA ARCHITECTS

SUV/SWD ENVIRONMENTAL RECOVERY FACILITY

OVERALL EAST ELEVATION

AE202

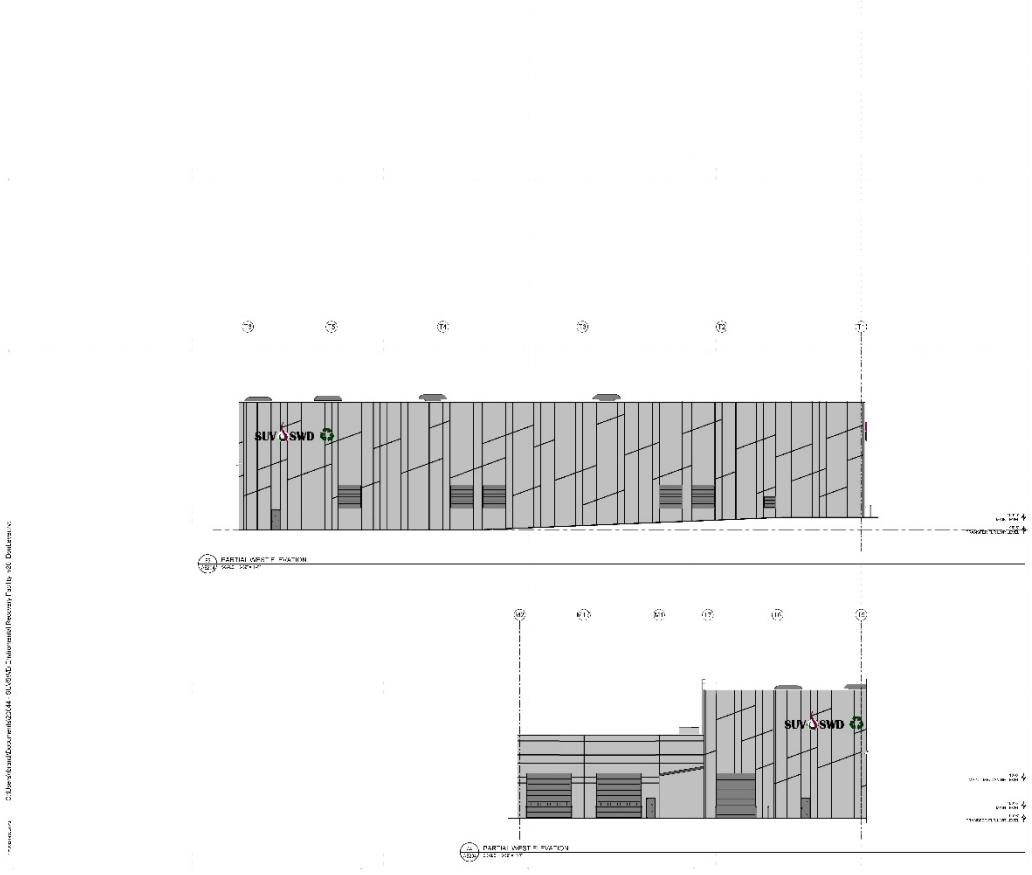


JRCA ARCHITECTS

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

OVERALL NORTH ELEVATION

AE203



JRCA ARCHITECTS

SUVSWD ENVIRONMENTAL RECOVERY FACILITY

OVERALL WEST ELEVATION

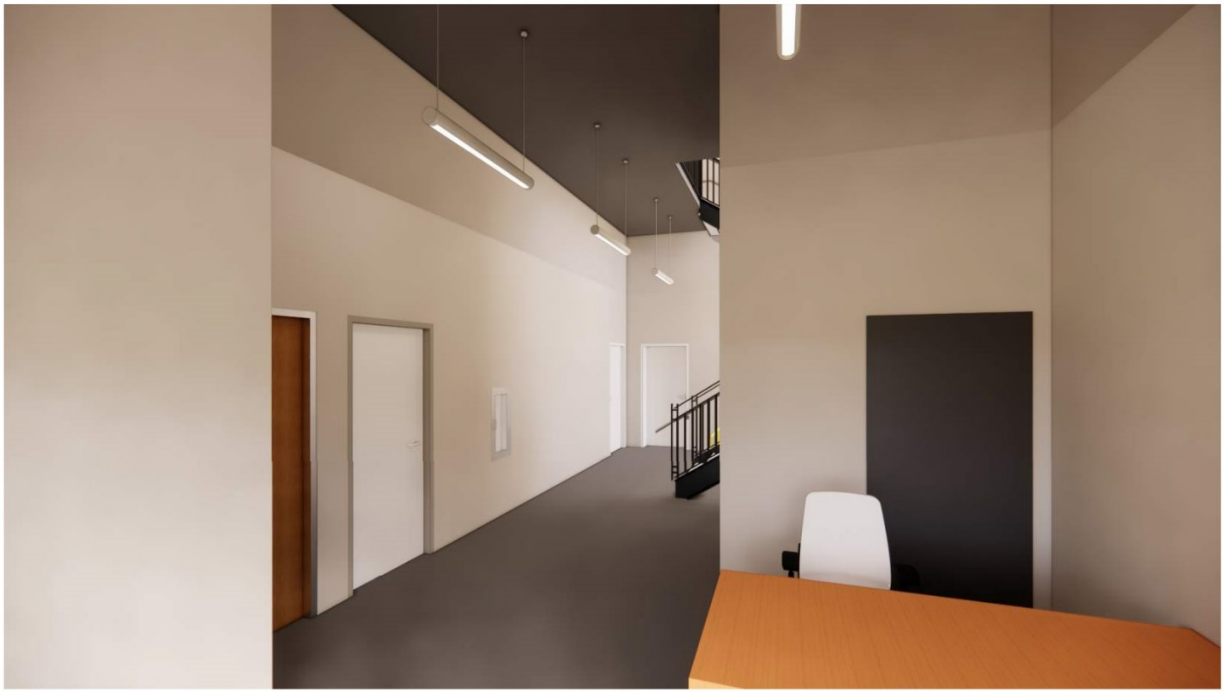
AE204



FORSGREN Associates Inc.

SUV SWD

April 6, 2022



FORSGREN Associates Inc.

SUV SWD



FORSGREN Associates Inc.

SUV SWD



FORSGREN Associates Inc.

SUV SWD



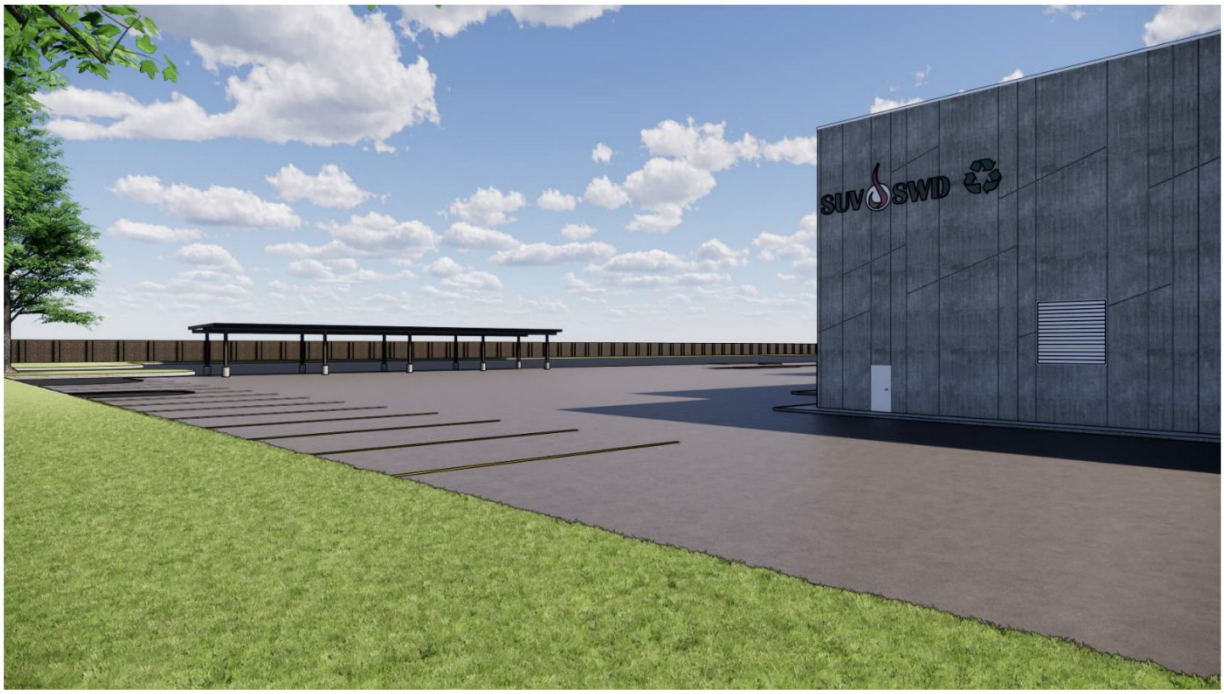
FORSGREN Associates Inc.

SUV SWD



FORSGREN Associates Inc.

SUV SWD



FORSGREN Associates Inc.

SUV SWD



FORSGREN Associates Inc.

SUV SWD



FORSGREN Associates Inc.

SUV SWD

South Utah Valley Solid Waste District
New Environmental Recovery and Transfer Center

Plan of Operations

South Utah Valley Solid Waste District
2450 W. 400 S.
Springville, UT 84663
www.suvswd.org
801-489-3027

FORSGREN Associates Inc.
370 E. 500 S. Ste 200
Salt Lake City, UT 84111
www.forsgren.com
801-364-4785

March 2022

South Utah Valley Solid Waste District
New Transfer Station

Purpose of Plan

This operating plan describes the methods for managing and operating the SUVSWD Transfer Station. The plan presents the equipment utilized at the Transfer Station for waste transportation, process flows, and site access control. The plan addresses the procedures that will be used to control hazardous or banned waste, litter, odor, vectors, and water pollution.

Background Information

SUVSWD is in the south end of Utah County, and is made up of several member municipalities, including Provo, Springville, Spanish Fork, Mapleton, Salem, Woodland Hills, and Goshen. In 1990, SUVSWD opened its doors to a new transfer station in Springville designed to serve each of its member cities, excluding Goshen who transports its city's waste directly to Bayview landfill.

Due to the rapid population growth seen throughout the south end of Utah County, the District is now disposing of more than 200,000 tons per year of solid waste. SUVSWD has purchased land in Spanish Fork to construct a New Environmental Recovery and Transfer Center to meet the growing solid waste needs for the district's member cities. The 23-acre green-field property is located at approximately 3450 North 550 West, Spanish Fork, UT.

This new facility is designed with safety and efficiency at the forefront. Self-haul and public access will be separate from commercial and curbside collection vehicles, including separate entrances. Public access will be from the newly constructed 3450 North roadway. Commercial and hauling access will be from the newly constructed 600 West roadway. The facility will utilize (3) three side load compactors to efficiently compact and transfer waste from the tipping floor to hauling vehicles. All waste operations will take place inside the fully enclosed 110,000 square foot building. Household hazardous waste (HHW) will be contained and processed inside its own adjacent building.

The new state-of-the-art facility is designed to be a tilt-up concrete structure. Other onsite structures include a maintenance building, HHW building, administration building, scale house, and other site structures. Sizing is based on average and peak day throughputs of 1,200 and 2,400 tons/day, respectively.

On-Site Personnel

A site supervisor will be responsible for all operations at the transfer station. He will be responsible for the training of all employees in safety and fire protection practices. He will also be responsible for the training of employees in the inspection and identification of unauthorized wastes. A minimum of four personnel will be onsite at all times. A scale house attendant will monitor traffic flows and, when applicable, record weights of incoming and outgoing vehicles. A minimum of two operators will be on the tipping floor. One operates a front-end loader to direct waste into the compactor. A second operator directs collection vehicles near the tipping floor and picks out selected materials, such as tires and batteries, from waste. A third operator supervises compactor operations and the loading of transfer trailers from the operations booth or behind the push near the compactors.

SUVSWD expects to continue with similar staffing numbers as currently utilized at the existing facility. Additional staff may be added in the future as needed for hauling and operations. SUVSWD currently staffs between 35-40 employees.

South Utah Valley Solid Waste District
New Transfer Station

Hours of Operation

The following hours of operation are anticipated:

SUVSWD Indoor Operational Hours

- Mon-Sat 3am-10pm
- Closed Sundays

Open to the Public and Commercial Collection

- Mon-Sat 7am-6pm
- Closed Sundays
- Closed on Major Holidays

Equipment

At least one front end loader will be maintained on site to move waste from the tipping floor into the side load stationary compactors. Three (3) SSI hydraulic compactors compress waste into bales and transfer bales into 45-foot and 30-foot aluminum transfer trailers. To maintain efficiency, preventative maintenance of the equipment used on-site will be performed according to manufacturer specifications (See Operating and Maintenance Manual for details).

A minimum of 5 vehicle scales, and a maximum of 8 scales, will be maintained on the site. One (1) 110-foot will be dedicated to the SUVSWD hauling vehicles. Two (2) 70-foot scales with automated kiosks are dedicated to the commercial vehicles at the commercial entrance. Between two (2) and five (5) scales will be dedicated to public self-haul vehicle traffic. All scales will be outfit with automated features to increase efficiencies and throughput.

The site will include a fueling station for SUVSWD rolling stock and hauling vehicles as permitted by the Utah Department of Environmental Quality.

Traffic Volumes

A traffic impact study was completed by Hales Engineering to analyze anticipated traffic flows on the new roadways leading to the transfer station, this study can be provided on request. Future peak data assumes the following:

- 137 trips/hour during the morning peak hour
- 118 trips/hour during the evening peak hour
- 40 hauling trips/day

Procedural Instructions

Curbside collection vehicles, SUVSWD roll-off trucks, and commercial vehicles with accounts setup for RFID scanning will enter the site on 600 West and proceed to the automated commercial scale. These vehicles continue through the commercial high-speed roll up doors into the enclosing tipping floor area where an operator will direct the vehicles to an open unloading position. The collection vehicle will then back in and unload waste onto the tipping floor.

Public and self-haul traffic will enter the facility on 3450 North. Gate attendants at the public scale house will record vehicle weights and collect fees. Public and self-haul vehicles will continue into the

facility through the public high-speed roll up doors into the enclosed tipping floor area where an operator will direct the vehicles to an open unloading position. On Saturdays, public and self-haul vehicles may use both the commercial and public sides of the facility.

A front-end loader will push the municipal solid waste and recycling into the compactor chutes at the push wall. The waste is then compacted and loaded into transfer trailers. Waste will be confined within the transfer building. It is expected that all waste will be loaded into the trailers by the end of each day.

The facility is also fitted with five (5) loading docks for waste diversion. 53-foot trailers will normally be positioned at the roll-up doors to accept e-waste, white goods, mattresses, tires, metals, cardboard, and other items pulled from the waste stream.

A household hazardous waste (HHW) building is being constructed adjacent to the tipping floor. Public may bring household waste items for proper disposal, i.e. pesticides, fertilizers, batteries, oil, paints, and other hazardous waste items. The public will enter through the main transfer station doors and unload these items in bins as directed by SUVSWD staff. HHW operators may then dispose of the items in the HHW building. Public access is generally not permitted inside the HHW building without proper supervision.

Truck and Vehicle Routes:

- Inbound / outbound access points have been purposefully located on 600 West and 3450 North to help direct main flows of traffic to 600 West. See the traffic circulation Exhibit A.
- Cities providing their own curbside collection will be encouraged to adopt traffic routes where curbside collection vehicles use SR77 and 600 West as their only access routes.
- Cities who contract curbside collection to private haulers will be encouraged to add language in their contracts requiring curbside collection vehicles to use SR77 and 600 West as their only access routes.
- SUVSWD hauling trucks will ONLY use 600 West and SR77 as their access points.
- Self-haul and public vehicles will be encouraged to utilize 600 west.
- Signage will be provided by SUVSWD on 600 West and 3450 North at locations directed by Spanish Fork City along Main Street and SR77.

Keeping Waste Onsite:

- All waste will be stored, processed, and compacted inside the new 109,000 square foot transfer station building, or inside 53-foot trailers attached to the loading docks.
- During normal hours of operation, municipal solid waste (MSW) is removed within a couple hours of arriving at the facility.
- Bayview landfill closes at 4:30pm, so waste received at the transfer station after 3pm will be loaded into hauling trailers and staged for delivery first thing the following morning.
- Waste collected on Saturdays is stored in hauling trailers until Monday morning.
- The following presents typical waste removal intervals:
    - MSW: Daily (24-30 loads per day)
    - Recycling: Daily (2-3 loads per day)
    - C&D: Daily (1-2 loads per day)
    - White Goods: Weekly

- E-Waste (Electronics) Weekly
- Tires: Weekly
- Metals: Daily
- HHW: Weekly
- Mattresses: Weekly

Site and Facility Design Enhancements:

- Curbside collection vehicles, hauling trucks, and public traffic will each have their own entrances, scales, and drop off areas inside the facility. This key feature will provide an elevated level of safety for residents coming to the transfer station, faster transaction times, and quicker drop off times.
- Public scales will be fully covered with a canopy.
- Electric charging stations will be installed at the administration building.
- The administration building will include an educational room where SUVSWD can educate the public about solid waste and hold board meetings.
- The Household Hazardous Waste building will safely process and dispose of HHW items brought by residents.
- The HHW building also includes a document shredding room that is open to the public for safe disposal of sensitive items.
- Both the residential and commercial side are equipped with fast-acting rubber roll-up doors to keep the facility well contained during operating hours.

Waste Screening

When possible, each load will be visually screened by the scale house attendants for possible banned wastes. If the gate attendant suspects any banned wastes, the deliverer will be asked to describe the origin and the contents of their load. The operators will continually monitor the tipping floor for prohibited waste. The operators will separate selected permissible materials for proper disposal. Materials such as tires, metals, and batteries will be picked out and stored separately at the loading docks.

Random loads of waste will be selected, based on the total number of commercial vehicles, and thoroughly screened by trained employees for evaluation of waste composition. Surveillance and inspection records will be documented and will include: date and time of inspection, deliverer name, detected wastes, action taken to manage waste, employee identification, and any other pertinent observations.

Any prohibited waste that cannot be returned to the generator will be separated from the municipal waste stream. The prohibited waste will be characterized and segregated into the proper hazard class for storage until disposal at an appropriate facility can be arranged. The proper regulatory agency will be contacted as to the quantity and type of waste found for the purposes of tracking and identifying the generator.

Hot load sensors will be located at the commercial scales to identify potential fires and prohibited waste in the hauling vehicles. Hot loads will be directed to the hot load pad outside of the building where the load will be dumped, sorted, and cleared of any hazardous items or fires. Loader operators will then push the waste into the building for proper disposal in the transfer trailers.

Each load will be visually screened by scale house attendants to verify loads are covered properly. SUVSWD's current policy requires that all loads are covered, as required by Utah State Law.

Uncovered Load Regulations:

- Uncovered loads will be charged an additional $10 fee on top of the load fee. Uncovered load fee will be reviewed periodically to ensure fee structure is effective in encouraging covered loads.
- Member cities are encouraged to help educate residents on the importance of covering waste loads when coming to the transfer station.
- This policy will be reviewed periodically to ensure fees and policies remain effective.

Overloading and Breakdown

One compactor will be designated the primary municipal solid waste compactor and may operate 12-13 hours per day. For peak loading periods, a secondary compactor will be utilized. This secondary compactor will also be used for screened loads and in the event the primary compactor break downs and maintenance. The third compactor will be dedicated to recycling but may be used for municipal solid waste during compactor break downs and maintenance. Preventative maintenance of all three stationary compactors will be conducted according to manufacturer's specifications.

Sanitation and Facility Cleanup Procedures

Daily cleanup procedures include:

- Clearing the transfer station tipping floor daily if transfer trailers are available for overnight storage. If no trailers are available for storage, waste may be stored on the tipping floor inside the enclosed facility. Odor control system shall be utilized during times of indoor storage.
- Clearing all migrating trash from the Transfer station grounds, inside the facility fencing, at the end of each day.
- Tipping floor will be swept, and floor drains cleared of debris.

Weekly cleanup procedures:

- The facility is equipped with several water hoses located around the tipping floor. Two to three times a week the tipping floor will be washed down. The exterior concrete trailer staging pad shall also be washed down two to three times per week. Wastewater from this procedure is collected in drains and pasted through a grit interceptor to remove heavy solids. The water is then sent to the Spanish Fork sewer collection system for further processing.
- Clearing all migrating trash along the 3450 North roadway from Main Street to 600 West, and along 600 West from 3000 North to SR77, and along 3000 North from Main Street to 600 West. This shall be completed at a minimum of 3 times per week, or more often if daily visual inspections warrant additional cleanup.
- The maintenance plan for the wetland area is developed per Army Corp of Engineer's requirements for approval of wetland mitigation. Although we expect migration of waste from the new facility to be minimal, SUVSWD will monitor the wetlands area on a weekly basis and provide cleanup as needed.

South Utah Valley Solid Waste District
New Transfer Station

Water Pollution Control

The tipping floor is protected from onsite runoff since the transfer building is completely enclosed. Slopes are graded away from the building. All stormwater runoff from the Transfer Station grounds is retained on site in detention basins according to Spanish Fork City Standards and discharged at a rate acceptable to city standards. A long-term stormwater management plan is developed and adopted according to Spanish Fork City Standards.

Litter Control

All transfer of municipal waste will occur inside the transfer building and will be protected from the wind. A perimeter fence will catch any incidental windblown liter that escapes the transfer building. The fence will be cleared of liter weekly or when necessary. Commercial vehicle loads will be covered as they enter and exit the site. Transfer trailers will be covered before they leave the building. Private vehicles are required to cover their loads or pay an additional fee at the gate.

Ventilation and Air Quality

The transfer station has a sophisticated HVAC system where air is circulated continuously and changed 6 times per hour. The system creates negative pressure into the facility as the roll-up doors open to keep trash from exiting. No significant air quality emissions are expected to result from the operation of this facility.

Odor and Vector Control

Clearing the tipping floor area of waste will be completed at the end of each day to help mitigate potential vector populations. Periodic washdowns of the tipping floor further controls the presence of odors and vectors. Approved pesticides will be applied if necessary.

Odor Reduction/Mitigation:

- The new Transfer Station facility includes dust and odor control by way of a water/enzyme misting system supplied by FOGCO. The FOGCO system is divided into (3) independently controlled zones over the transfer station tipping floor to provide the owner flexibility in controlling dust and delivery of the odor controlling solution. Odors
- Priority zone 1 is located over the main commercial waste drop off area and will operate the majority of open hours.
- Priority zones 2 and 3 are located over the self-haul/public drop areas. These are controlled remotely and will be used as needed for odor and dust control.
- The images shown below present the pump system.

Fire Protection

The Transfer Station tipping floor is equipped with a dry fire suppression system. A wet automatic sprinkler system is provided in the HHW Building, Admin Building, and Maintenance Building. Heat detecting cameras are located throughout the tipping floor to provide early detection of fires inside the

waste stream. The early detection cameras will charge the wet system if hot spots or fires are detection. Deluge water cannons are located above the tipping floor so operators can quickly suppress any hot spots or fires. The dry fire suppression is also designed to be remotely monitored. Sirens and strobe lights are provided around the tipping floor.

Yard hydrants are located at the hot load pad and trailer staging pad for additional outdoor fire coverall. Several fire extinguishers are conveniently located throughout all buildings and scale house. The fire extinguishers will be serviced regularly to ensure proper working order.

In the case of a major fire the Spanish Fork City Fire Department will be contacted. The phone number of the fire department will be posted near each telephone. The Fire Department will be aware of the transfer station location, site entrance, and familiar with the exterior mounted fire connections at each of the two (2) fire riser rooms.

Safety

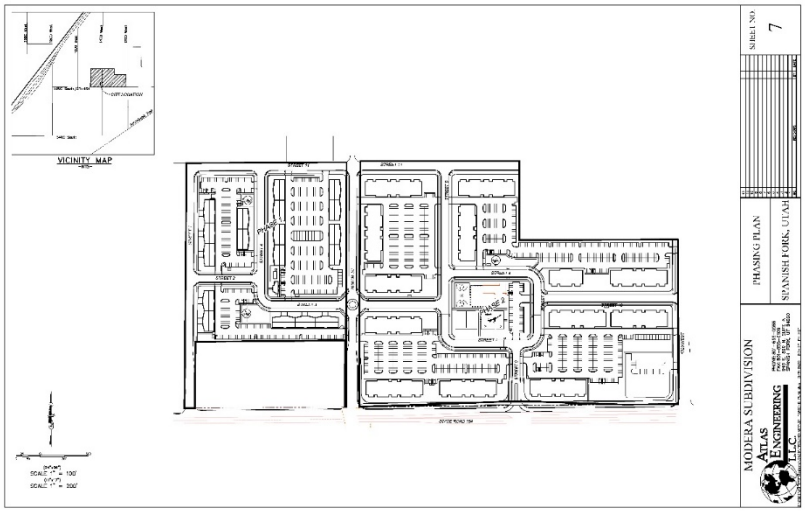
Safety training for personnel will be provided routinely and will be the responsibility of the SUVSWD Safety Coordinator. The safety coordinator will investigate and report all accidents. The site supervisor will enforce safety rules and policies on a daily basis and report accidents to the safety coordinator. Lockout / tagout procedures will be followed for maintenance and cleaning of onsite equipment. Inoculations for employees will be provided to prevent infection from blood-borne pathogens.

Communication Capabilities

Tipping floor operators are provided with radios for onsite communication. A telephone with a direct connection to the scale operator is provided near the tipping floor. There are several telephones and radios in the office building for communication off site.

Final Closure

Upon closure of the facility, the transfer station tipping floor and building will be cleared of any remaining waste, swept, and washed down. Drains and the grit chamber will be cleared of any remaining debris. All litter will be collected from around the facility and the gate locked.





Modera Subdivision Zone Change and Preliminary Plat Approval Request

April 6, 2022, Planning Commission Meeting.

Located at 2000 West 1900 South, including 42.7 acres.

The subject property is zoned R-R. The applicant has requested a Zone Change to the R-4 and C-2 zoning districts.

The applicant has also requested that a Preliminary Plat of six hundred and sixty-eight (668) residential units be approved.

Key Issues

1. Development agreement.
2. Zoning.
3. Public improvements and signals.
4. Landscaping.
5. Power.
6. Utilities.
7. Amenities.
8. Elevations.
9. Lighting.

Recommendation

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

Findings

1. That the Zone Change conforms to the City's General Plan Designation.
2. That the proposed Preliminary Plat is consistent with the R-4 zone.

Conditions

1. That Preliminary Plat approval is contingent upon approval of the Zone Change.
2. That the applicant meets the City's Zoning requirements and Construction Standards.
3. That the applicant addresses any redlines, including to but not limited to, those that will be forthcoming.
4. That the applicant enters into a development agreement with the City.
5. That the applicant provides for the development agreement items such as a detailed phasing plan identifying when key improvements will be installed, final plans for all amenities in the projects, architecture and floorplans of the buildings, and a fencing plan.
6. That the applicant provides with the final plat application a landscape plan to be approved by Staff.

Exhibits

1. Preliminary Plat.
2. Master Plan Layout.
3. Residential Building Elevations (East).
4. Residential Building Elevations (West).
5. Clubhouses and Detached Garages.
6. Proposed Zoning.

MODERA SUBDIVISION

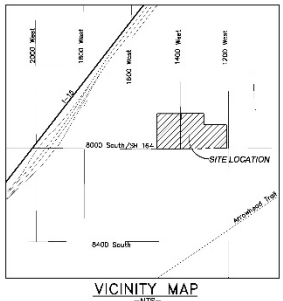
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	OVERALL BOUNDARY
2B	OVERALL BOUNDARY
3A	OVERALL SITE PLAN
3B	OVERALL SITE PLAN
3C	OFFSITE UTILITIES
3D	OFFSITE UTILITIES
4A	EXISTING TOPOGRAPHY
4B	EXISTING TOPOGRAPHY
5A	DRAINAGE PLAN
5B	DRAINAGE PLAN
6A	ELECTRICAL PLAN
6B	ELECTRICAL PLAN
7	PHASING PLAN
8	TRANSPORTATION PLAN
9A	UDOT ACCESS PLAN
9B	UDOT ACCESS PLAN
DT-01	DETAIL SHEET
ALTA	ALTA SURVEY

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

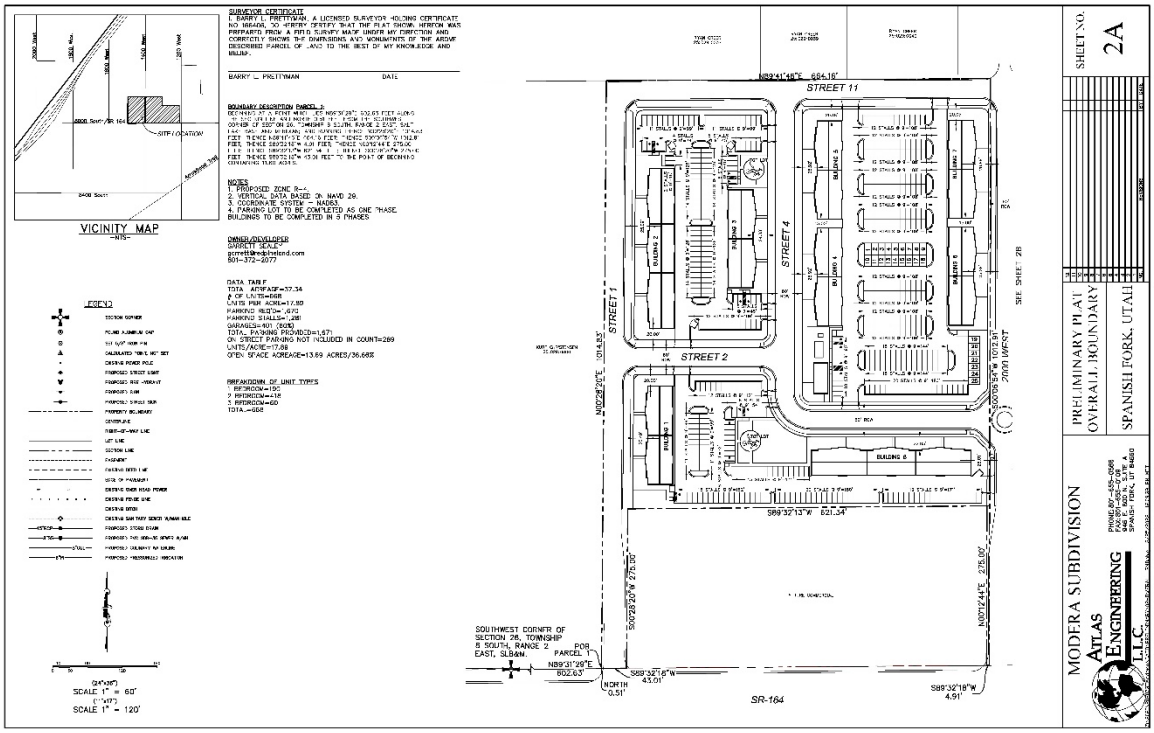
ELECTRICAL NOTES:
1. ANY SESD SERVICES ON THE PROPERTY WILL NEED TO BE REMOVED.
2. ENCROACHMENT APPLICATION WILL NEED TO BE MADE WITH THE BUREAU OF RECLAMATIONS IN ORDER TO ENCROACH INSIDE THEIR EASEMENT ALONG 1400 WEST.

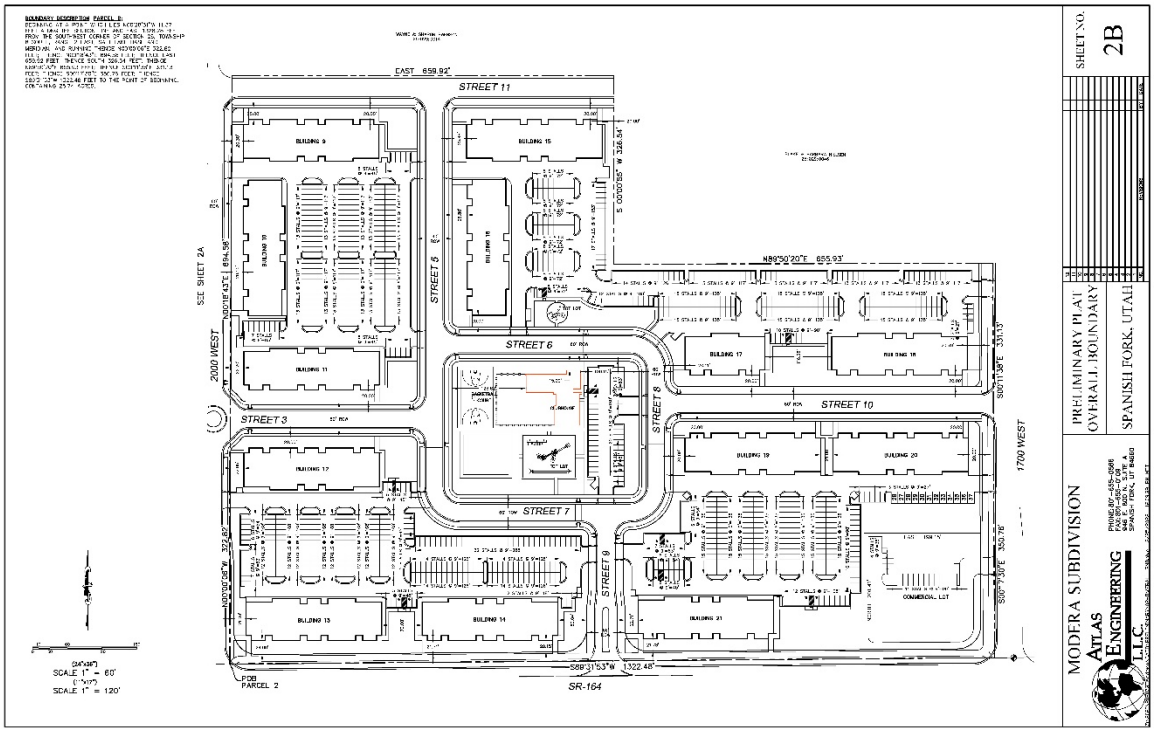


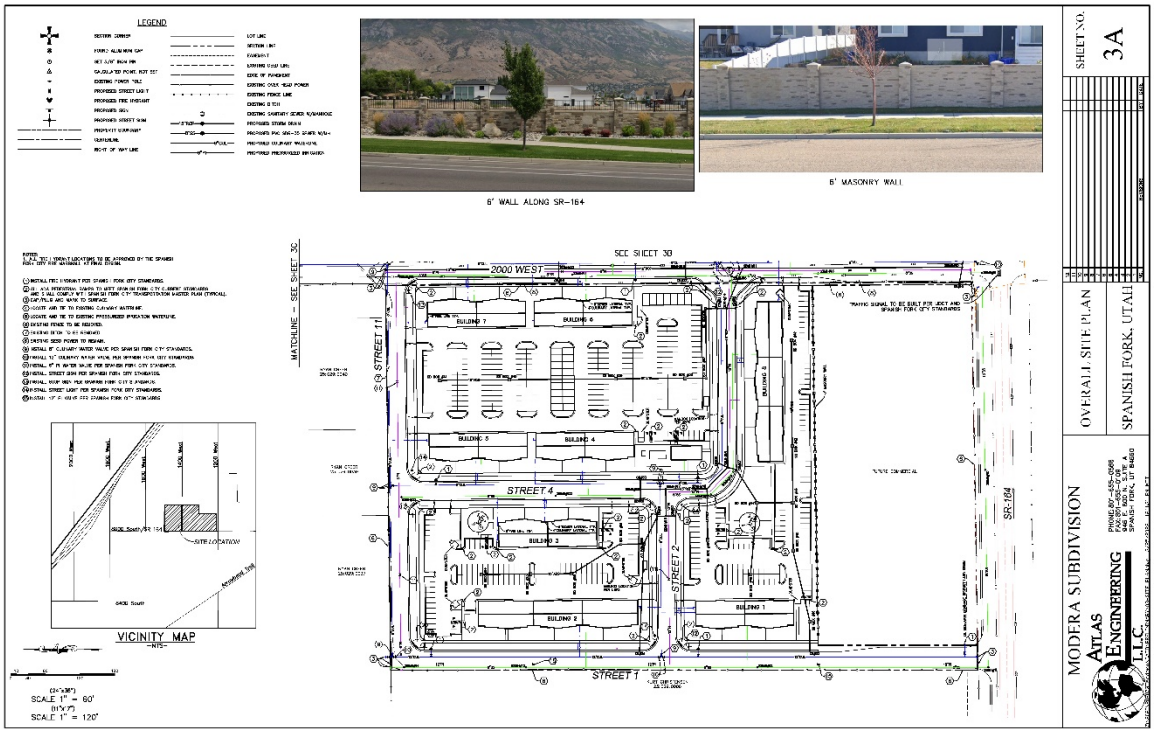
VICINITY MAP
-NTS-

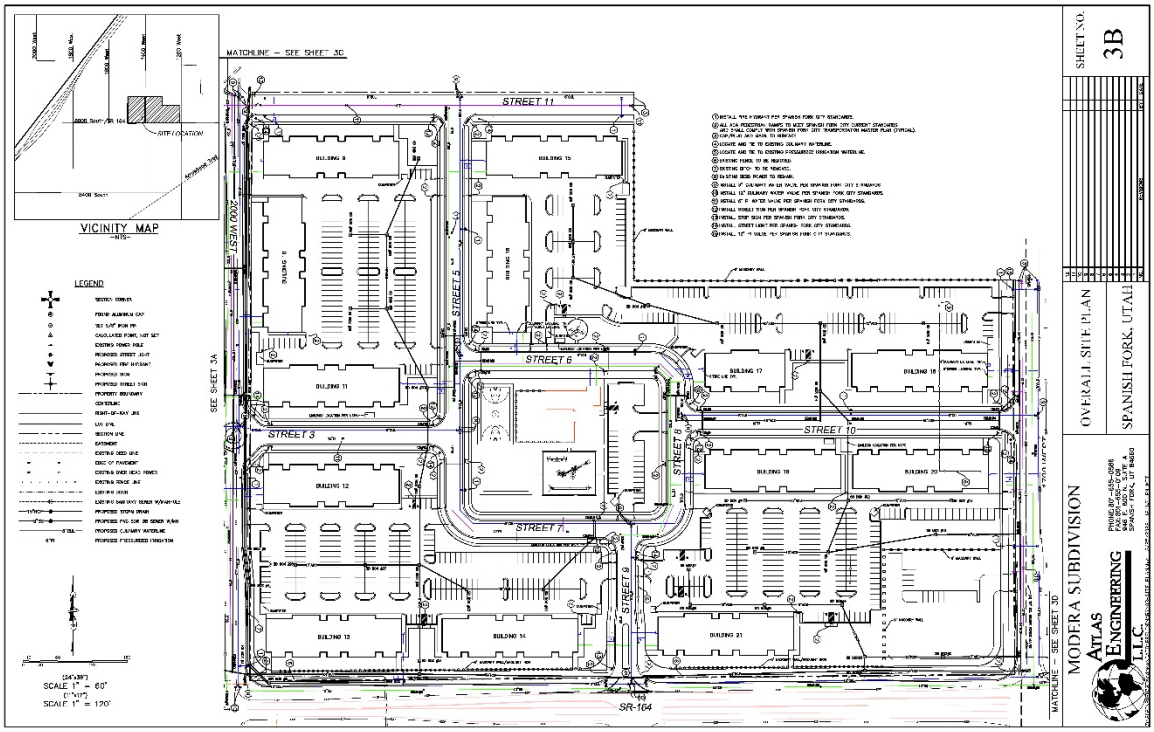
OWNER/DEVELOPER
GARRETT SEALEY
garrett@redp^elanc.com
801-372-2077

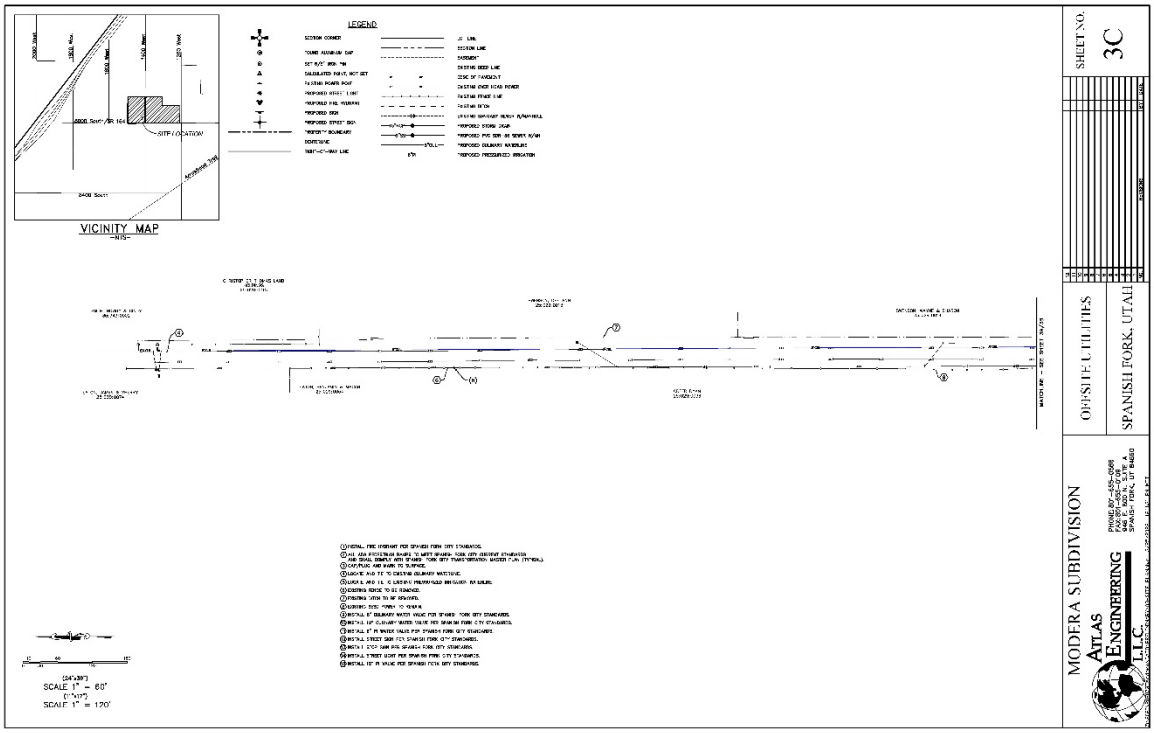
ATLAS ENGINEERING L.L.C.
PHONE 801-225-0566
FAX 801-225-0109
944 E. 800 N. SUITE A
SPANISH FORK, UT 84660

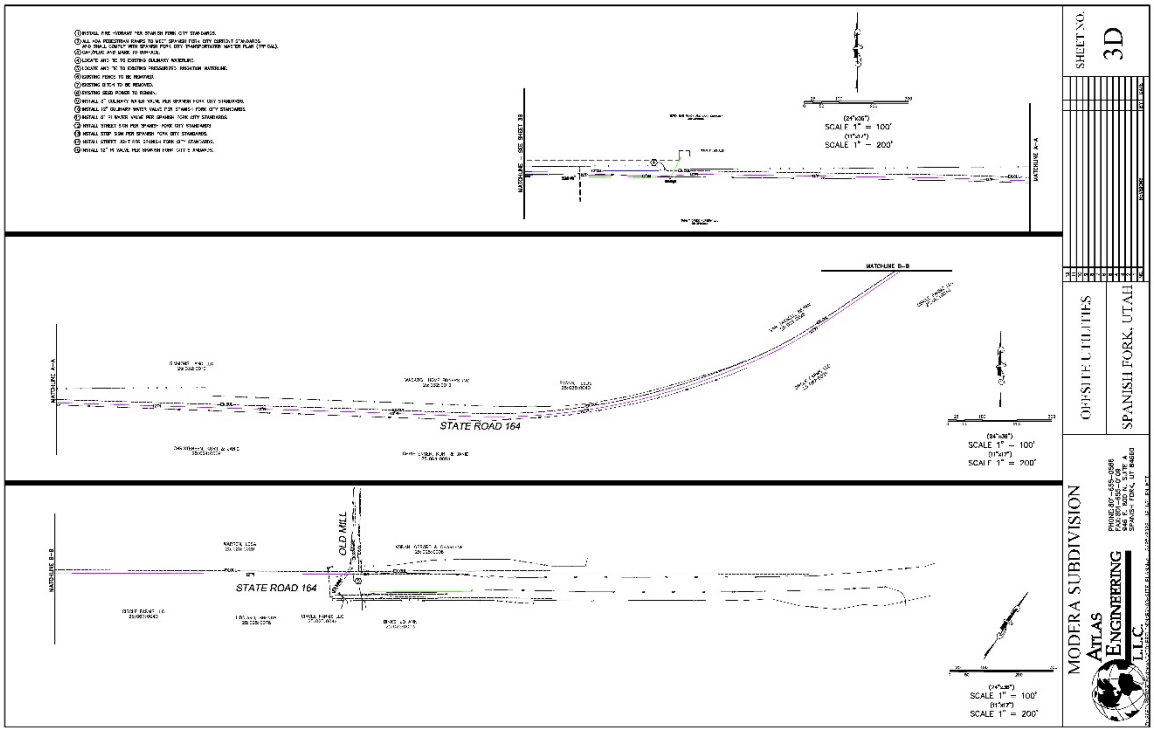


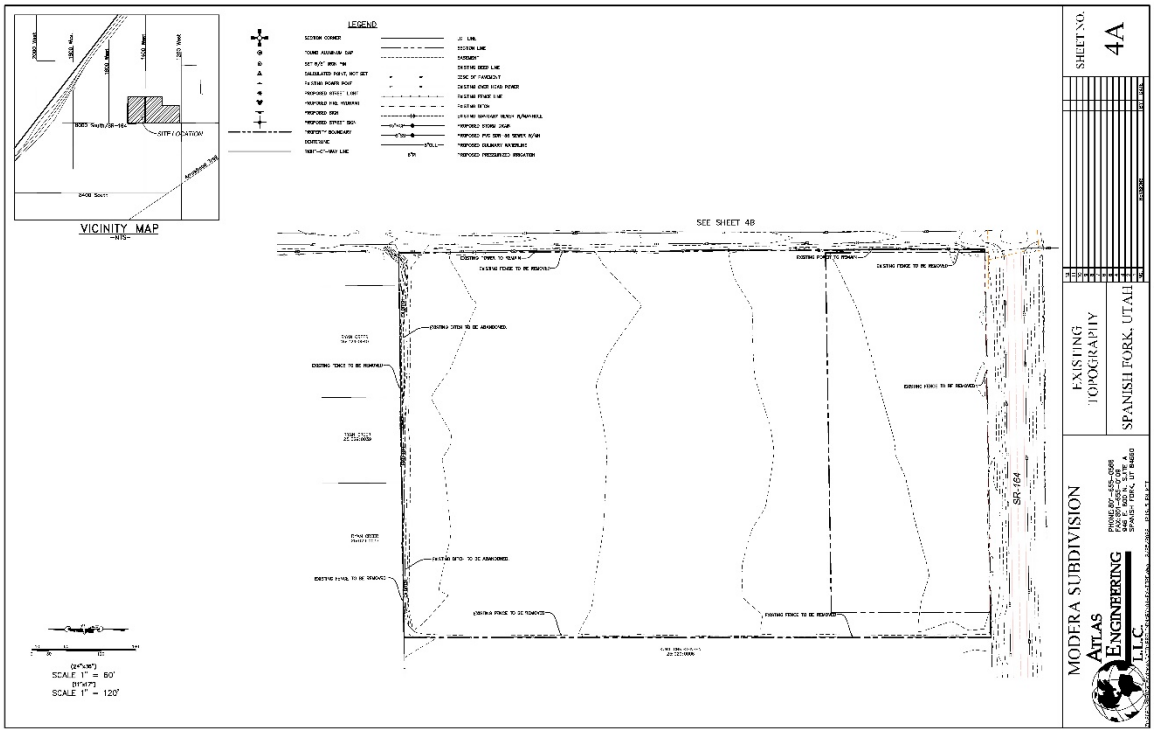

SHEET NO. 2B
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
EAST 659.92'
STREET 11
BUILDING 9
BUILDING 15
BUILDING 16
BUILDING 10
BUILDING 11
STREET 5
STREET 6
STREET 7
STREET 8
STREET 9
STREET 10
STREET 3
BUILDING 17
BUILDING 18
BUILDING 19
BUILDING 20
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 21
COMMERCIAL LOT
2000 WEST
1700 WEST
SEE SHEET 2A
N89°50'20"E 655.93'
S00°11'58"E 330.33'
S00°11'58"E 330.76'
S88°31'53"W 1322.48'
SR-164
P28
PARCEL 2
SCALE 1" = 60'
SCALE 1" = 120'

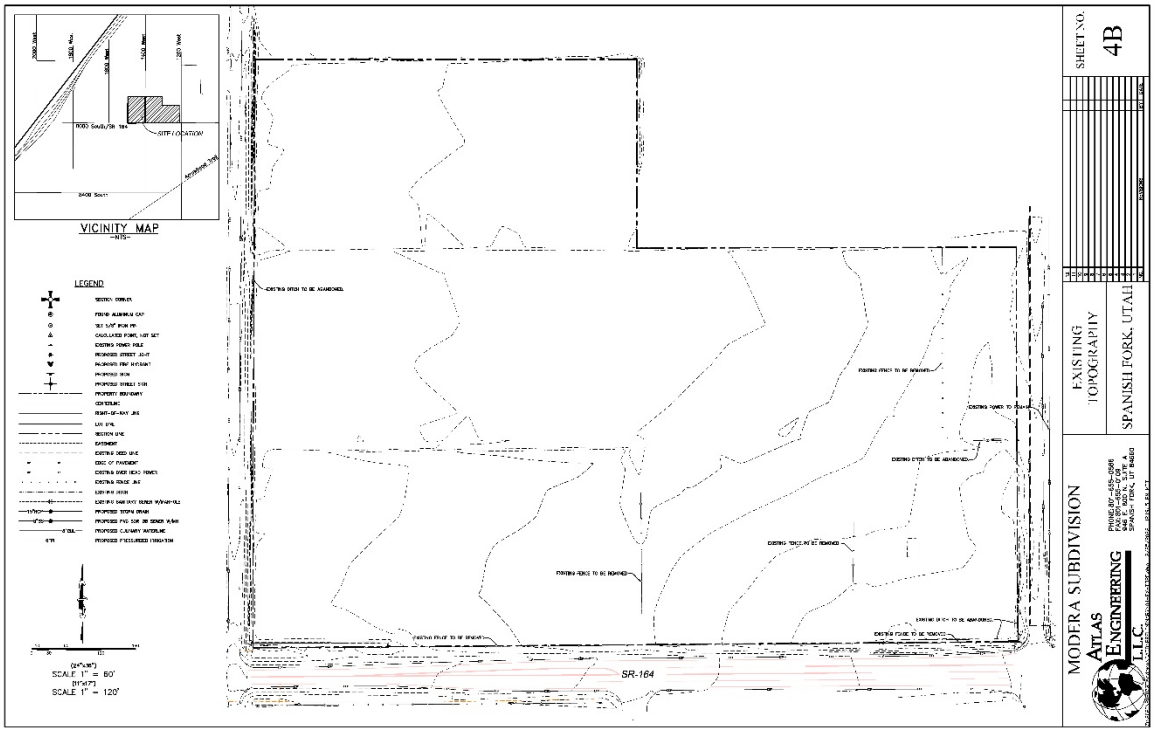

SHEET NO. 3A
OVERALL SITE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
LEGEND
6' WALL ALONG SR-164
6' MASONRY WALL
SEE SHEET 3C
MATCHLINE - SEE SHEET 3C
2000 WEST
BUILDING 7
BUILDING 6
BUILDING 5
BUILDING 4
BUILDING 3
BUILDING 2
BUILDING 1
STREET 11
STREET 4
STREET 2
STREET 1
SR-164
VICINITY MAP
SCALE 1" = 60'
SCALE 1" = 120'

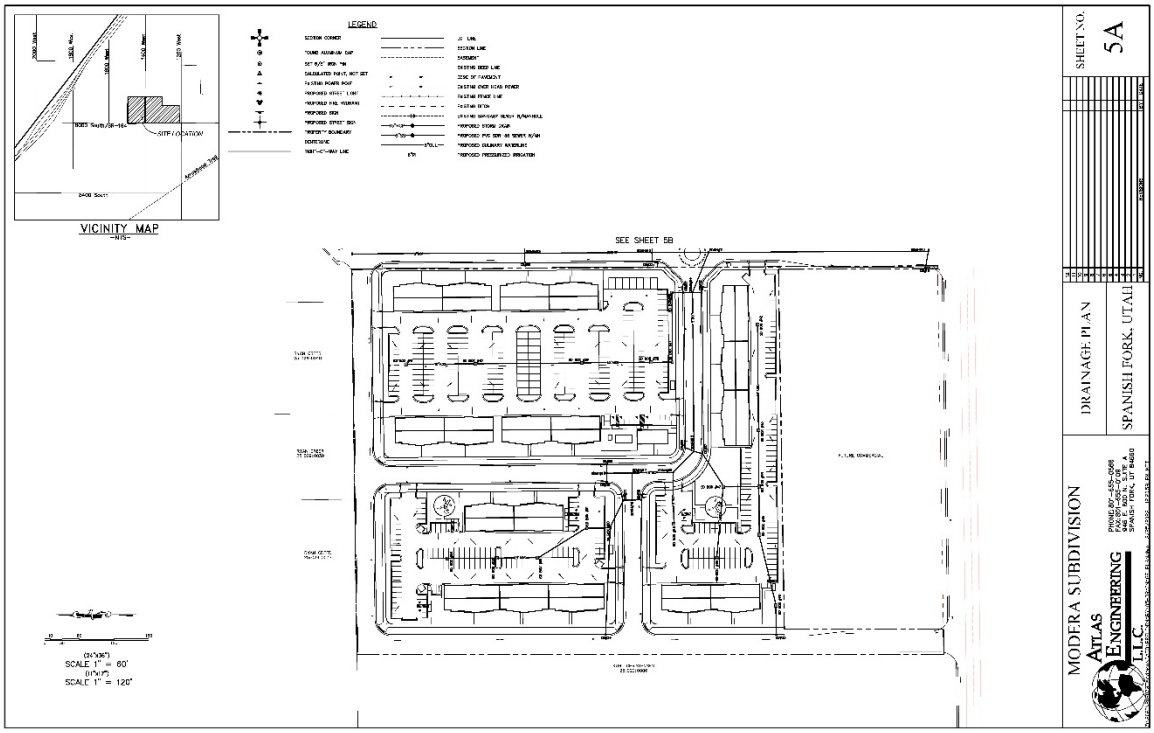

MATCHLINE – SEE SHEET 3C
STREET 11
STREET 5
STREET 6
STREET 3
STREET 7
STREET 8
STREET 9
STREET 10
SEE SHEET 3A
MATCHLINE – SEE SHEET 3D
SR-164
VICINITY MAP
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 3B
OVERALL SITE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

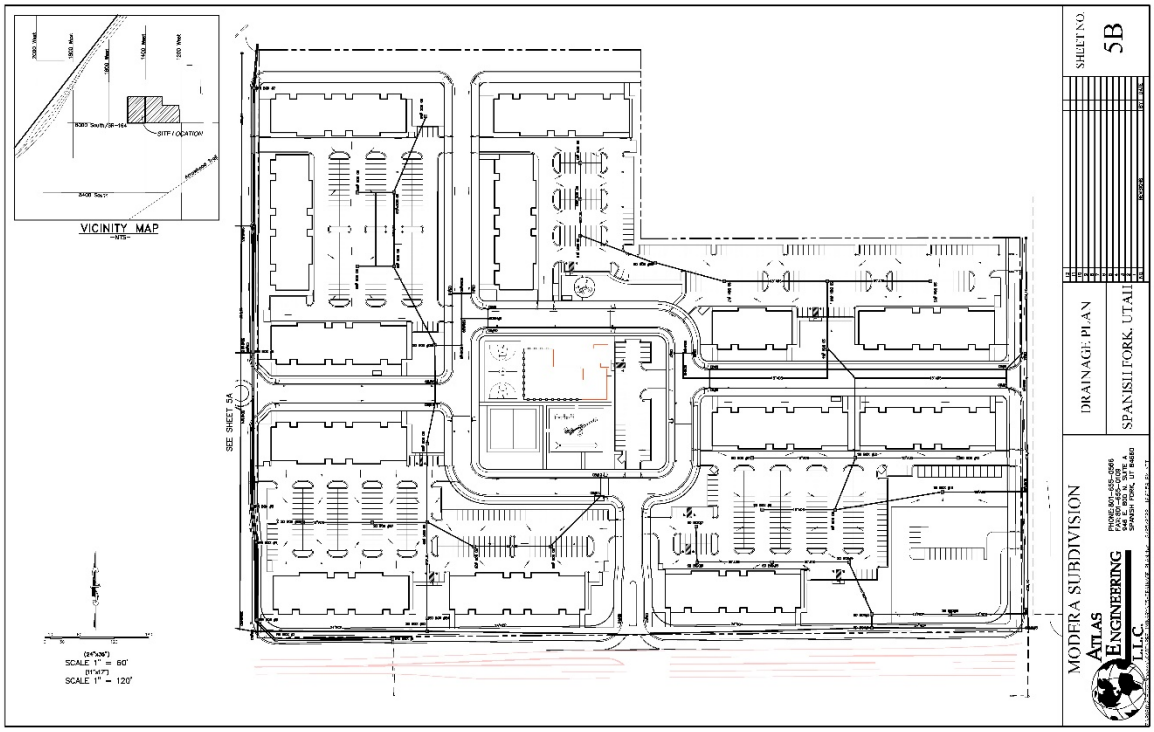

VICINITY MAP
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 3C
OFFSITE UTILITIES
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

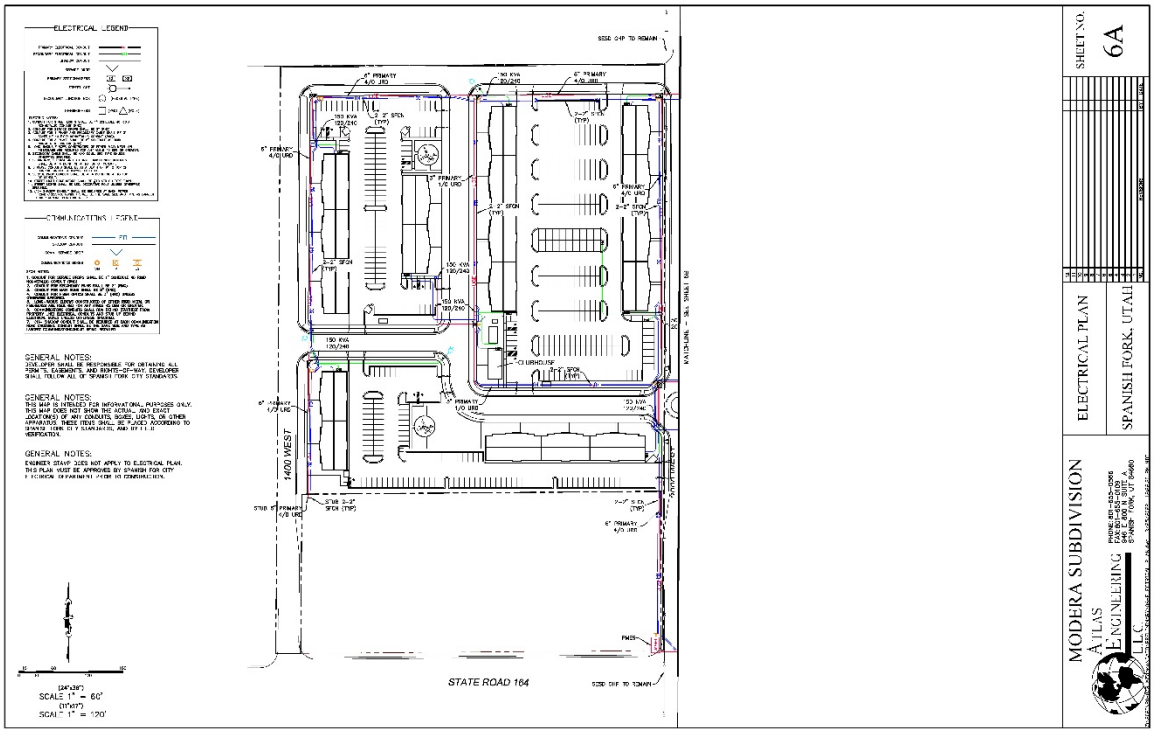

SHEET NO.
3D
OFFSITE UTILITIES
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
STATE ROAD 164
OLD MILL
SCALE 1" = 100'
SCALE 1" = 200'

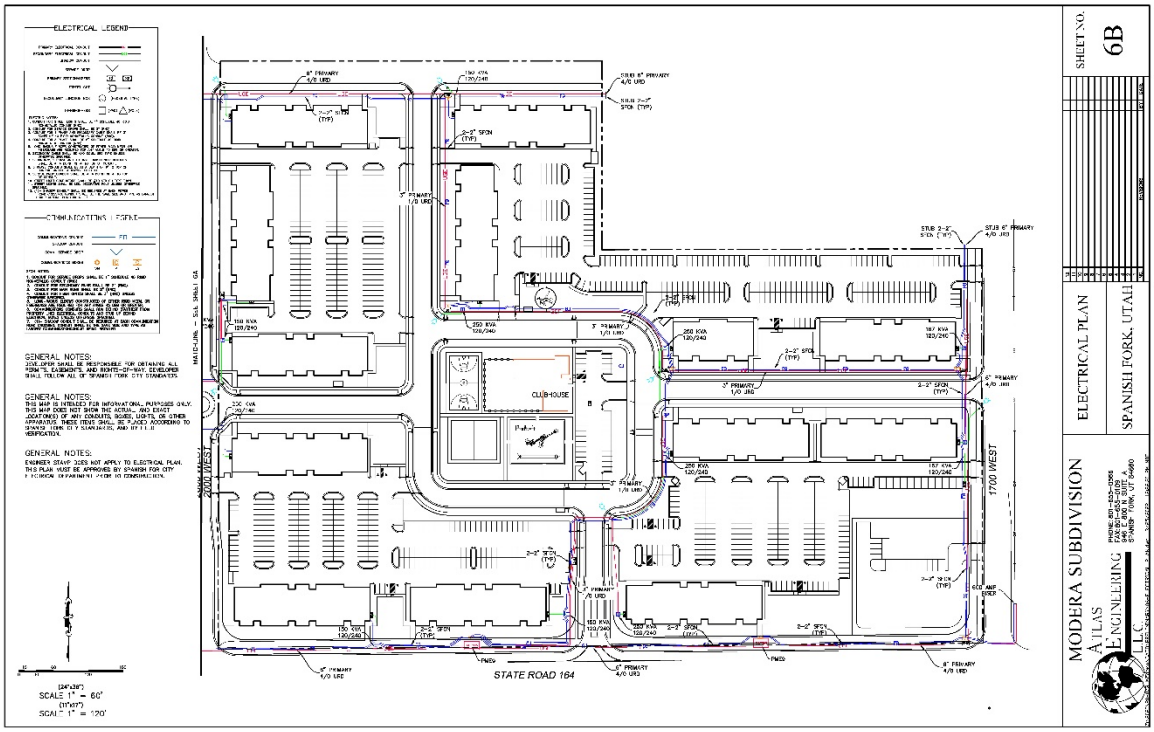

SHEET NO.
4A
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
LEGEND
VICINITY MAP
-NTS-
SEE SHEET 4B
SR-164
SCALE 1" = 60'
SCALE 1" = 120'

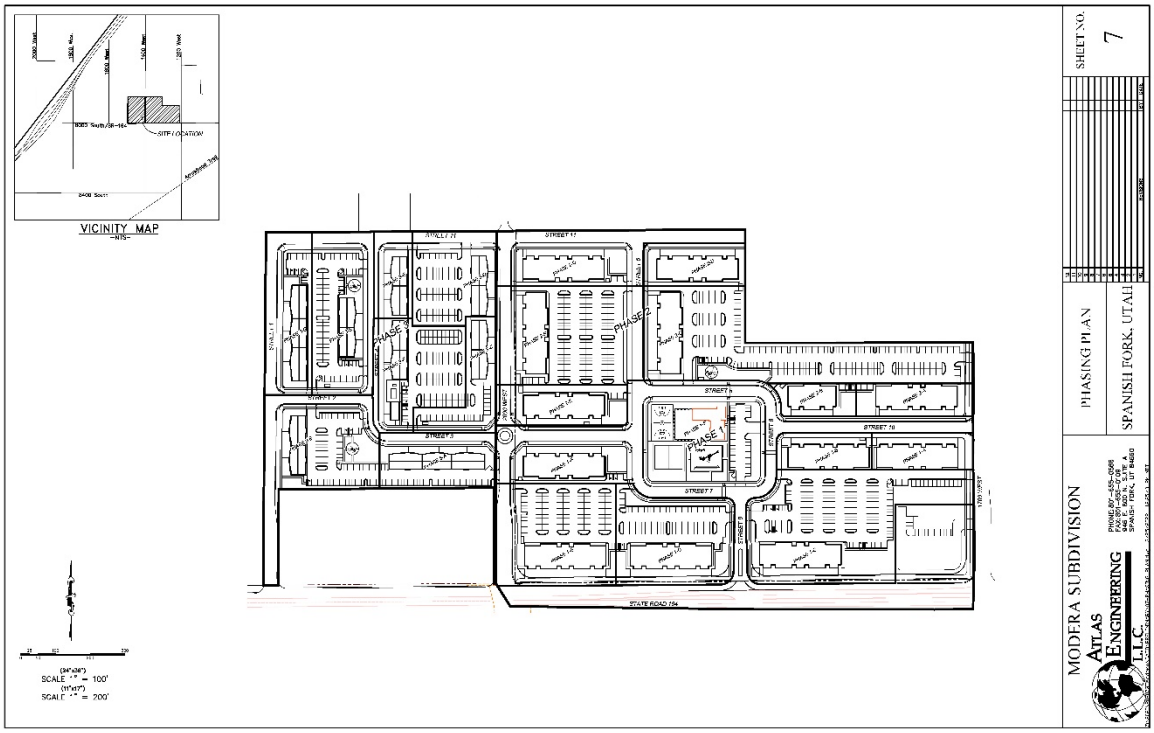

VICINITY MAP
-NTS-
LEGEND
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
SR-164
SHEET NO.
4B
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

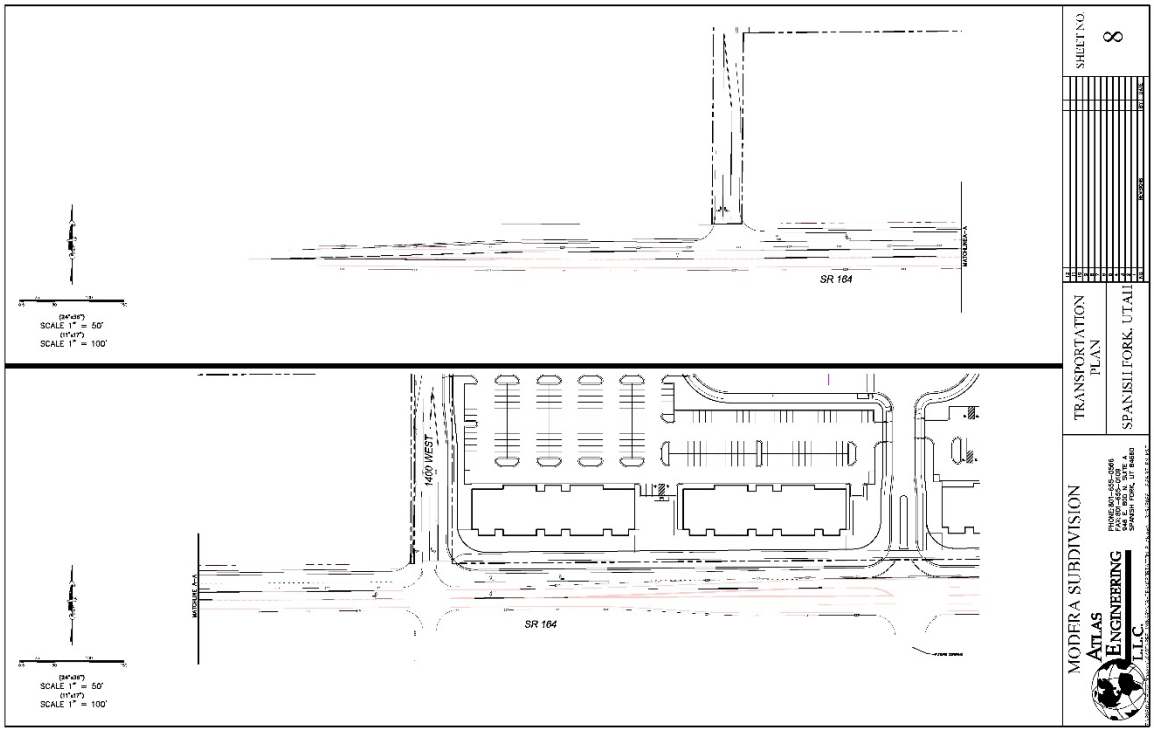

VICINITY MAP
-NTS-
LEGEND
SEE SHEET 5B
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
SHEET NO.
5A
DRAINAGE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


VICINITY MAP
SITE LOCATION
SEE SHEET 5A
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
5B
DRAINAGE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

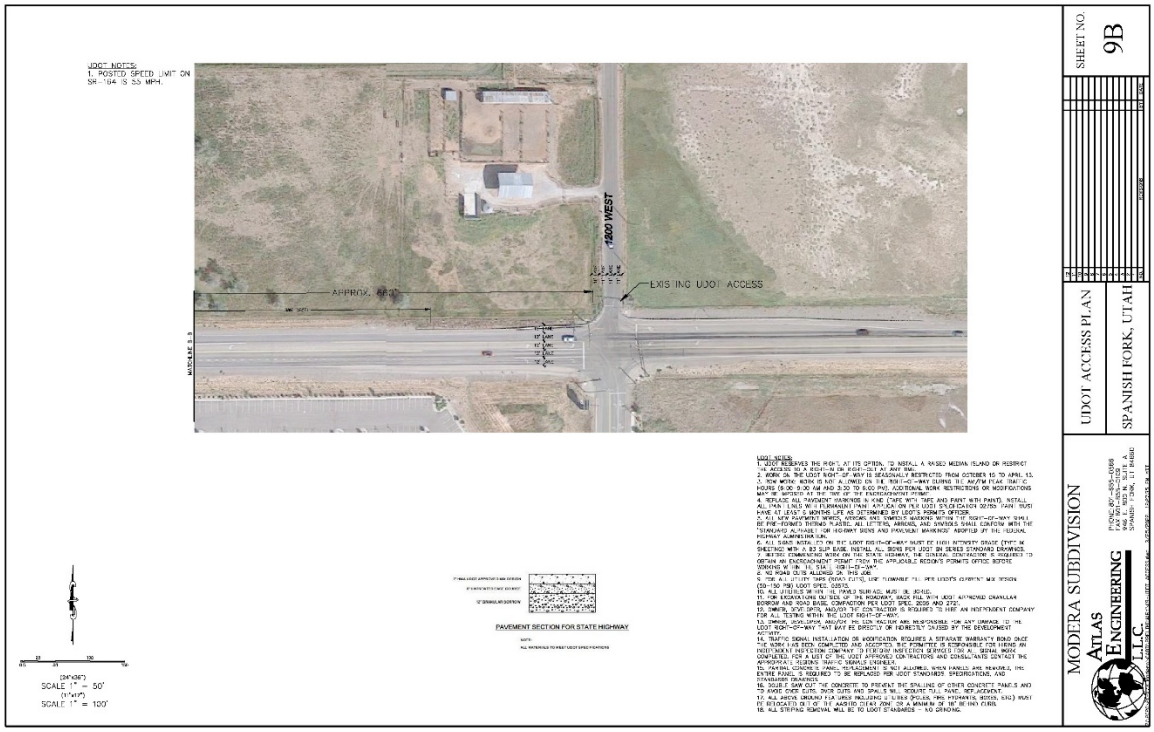

ELECTRICAL LEGEND
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
1400 WEST
STATE ROAD 164
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
6A
ELECTRICAL PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

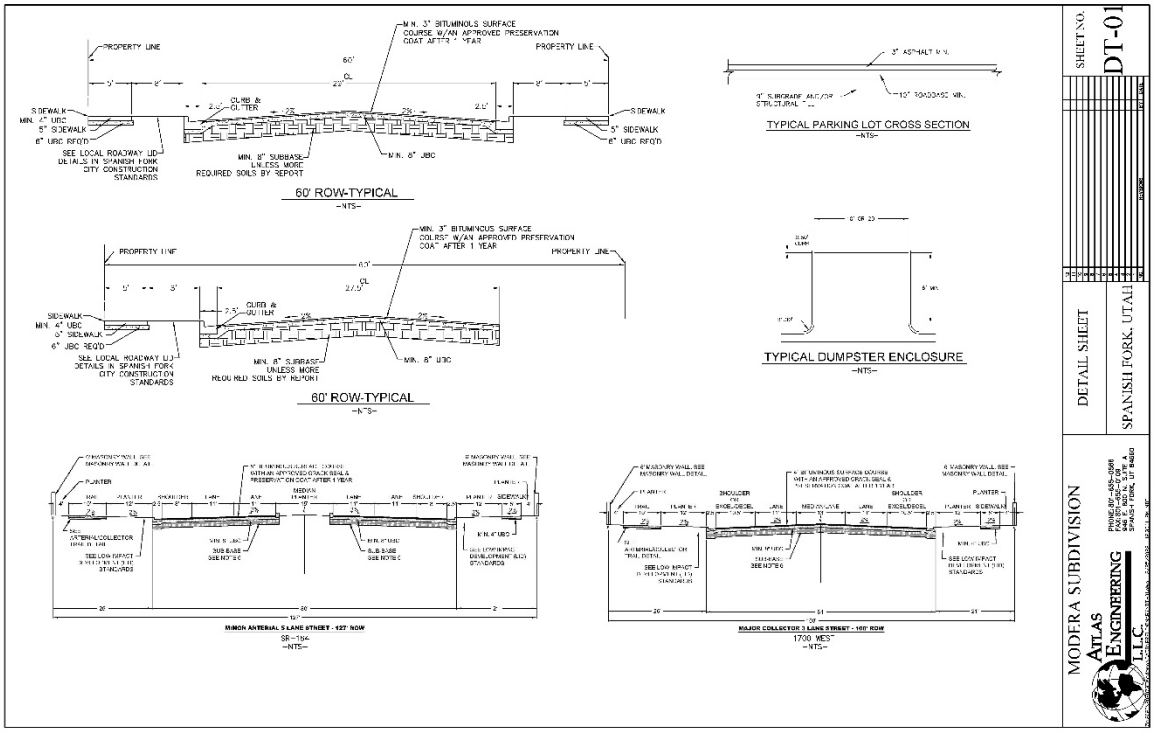

ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
CLUBHOUSE
2600 WEST
1700 WEST
STATE ROAD 164
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 6B
ELECTRICAL PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

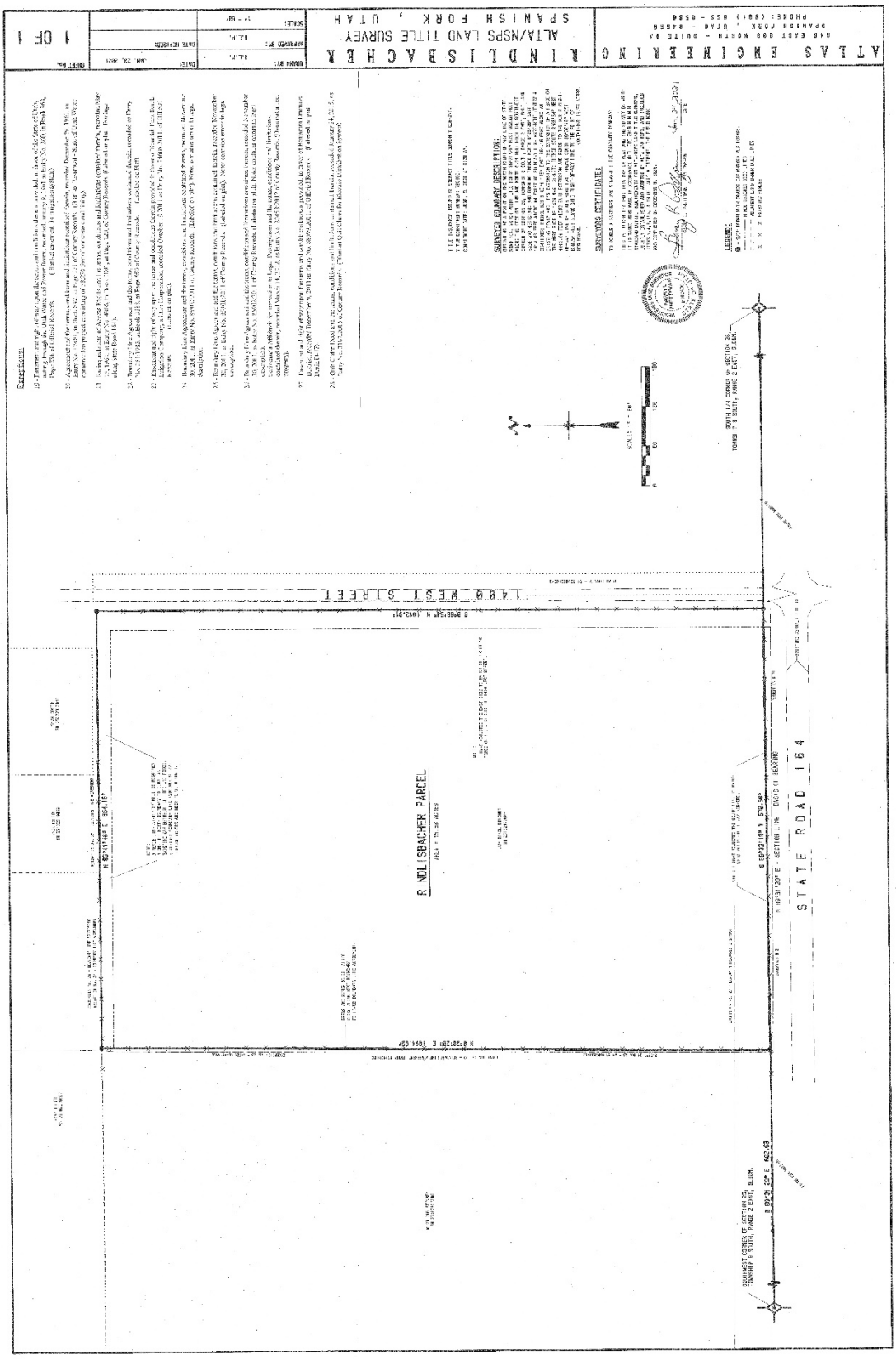

VICINITY MAP
-NTS-
SITE LOCATION
PHASE 1
PHASE 2
PHASE 3
STATE ROAD 164
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 7
PHASING PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


SR 164
1400 WEST
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
SCALE 1" = 50'
SCALE 1" = 100'
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
TRANSPORTATION PLAN
SPANISH FORK, UTAH
SHEET NO. 8


UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-164 IS 55 MPH.
1600 WEST
1500 WEST
APPROX. 662' TO 1600 WEST
APPROX. 629'
UDOT ACCESS CATEGORY 5
SR 164
1400 WEST
1300 WEST
UDOT ACCESS CATEGORY 5
APPROX. 842'
EXISTING UDOT ACCESS
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
SCALE 1" = 50'
SCALE 1" = 100'
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
UDOT ACCESS PLAN
SPANISH FORK, UTAH
SHEET NO. 9A


UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-194 IS 55 MPH.
1200 WEST
APPROX. 660'
EXISTING UDOT ACCESS
MUSKRAT S.D.
UDOT NOTES:
1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN, RIGHT-OUT OPERATION, AT ANY TIME.
2. TOW MOVE WORK IS NOT ALLOWED ON SR-194 RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 AM AND 3:30 TO 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINTED LINES WITH PERMANENT PAINT APPLIED ON THE LOOT STRIPE EACH 20/150 PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL TRAFFIC CONTROL DEVICES, SIGNS, AND SIGNALS WITHIN THE STATE RIGHT-OF-WAY SHALL BE PRE-APPROVED BEFORE PLACED. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" MODIFIED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE UDOT INTEGRITY SIGNS. SHIFT IN SHEETING WITH A 80 SLIP BASE INSTALL ALL SIGNS PER UDOT STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING IN SR-194 (SR-1-29).
8. ALL TRENCHES SHALL BE BACKFILLED WITH
9. FOR ALL UTILITY TRENCHES EXCEEDING LIFT THICKNESS, PER UDOT'S CURRENT SPECIFICATIONS (SS-150 PSI) UDOT SPEC. 02573.
10. ALL UTILITIES WITHIN SR-194 SHALL MEET UDOT SPECIFICATIONS.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE, COMPACTION PER UDOT SPEC. 2030 AND 2752.
12. SWPPP, SWPPP DATA, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY TO PERFORM TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. DRIVEWAY APPROACHES AND/OR ENCROACHMENTS ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTS BOOK ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED, THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK ASSOCIATED WITH THE PERMIT. CONTACT THE REGION TRAFFIC SIGNAL COORDINATORS AND CONSULTANTS CONTACT THE APPROPRIATE TRAFFIC SIGNALS ENGINEER.
15. PAVING, CONCRETE PANEL REPLACEMENT IS NOT ALLOWED WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARD SPECIFICATIONS, AND SPECIFICATIONS.
16. ALL EXPOSED EDGES OF CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID CHIPPING. SAW CUTS AND SPALLS WILL BE "SQUARE CUT" PANEL REPLACEMENT.
17. ALL ABOVE GROUND FIA UTILITIES INCLUDING GUYWIRES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE ASPHALT CURB LINE OR A MINIMUM OF 18" BEHIND CURB.
18. ALL STRIPING REMOVAL WILL BE TO UDOT STANDARDS - NO GRINDING.
SCALE 1" = 50'
SCALE 1" = 100'
PAVEMENT SECTION FOR STATE HIGHWAY
SHEET NO. 9B
UDOT ACCESS PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
60'
CL
22'
CURB & GUTTER
SIDEWALK MIN. 4" UBC 5" SIDEWALK 6" UBC REQ'D
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 6" UBC
60' ROW-TYPICAL
-NTS-
3" ASPHALT M.V.
9" SUBGRADE AND/OR STRUCTURAL
10" ROADBASE MIN.
TYPICAL PARKING LOT CROSS SECTION
-NTS-
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
63'
27.5'
7.5'
2%
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
60' ROW-TYPICAL
-NTS-
6' OR 23'
8' MIN.
TYPICAL DUMPSTER ENCLOSURE
-NTS-
4" MASONRY WALL SEE MASONRY WALL DETAIL
P-INTER
SIDEWALK
SEE ARTERIAL/COLLECTOR ROAD IN LIEU
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
MINOR ARTERIAL 5 LANE STREET - 122' ROW
SR-194
-NTS-
SHOULDER
BIKE LANE
MEDIAN
SEE NOTES
MAJOR COLLECTOR 3 LANE STREET - 100' ROW
1700 WEST
-NTS-
SHEET NO. DT-01
DETAIL SHEET
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


RINDLISBACHER
ALTA/NSPS LAND TITLE SURVEY
SPANISH FORK , UTAH
ATLAS ENGINEERING
1400 WEST STREET
RINDLISBACHER PARCEL
STATE ROAD 164
SOUTH 1/4 CORNER OF SECTION 36,
SOUTHEAST CORNER OF SECTION 25,
LEGEND:

Townhome Master Plan



Master Plan Data

8- 4 story 28 and 42 Plex Buildings

13 - 3 story 20 and 30 Plex Buildings

1 Large Club House w/pool— 1 Small Club House w/splash pad

1 BB Court— 2 PB Courts — 1 Large Playground— 1 Park

3 Open Space Parks—3 Dog Parks

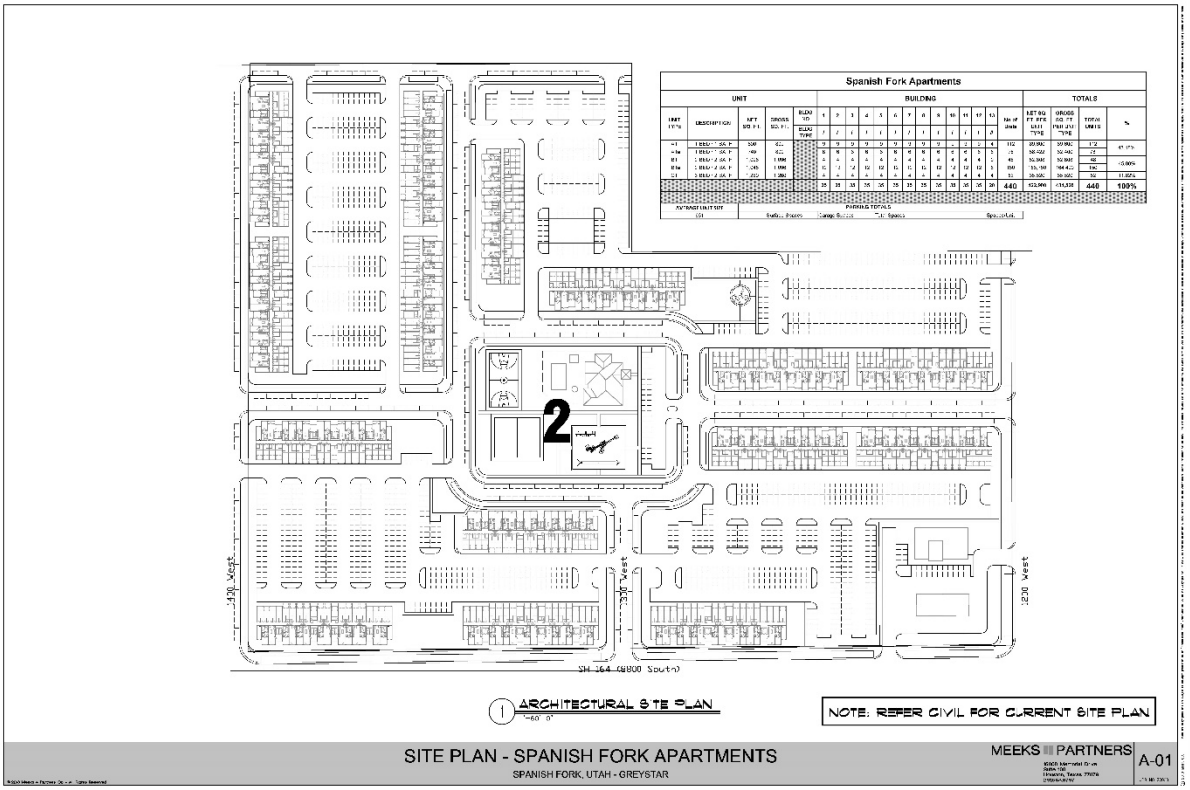
3 Playground Parks

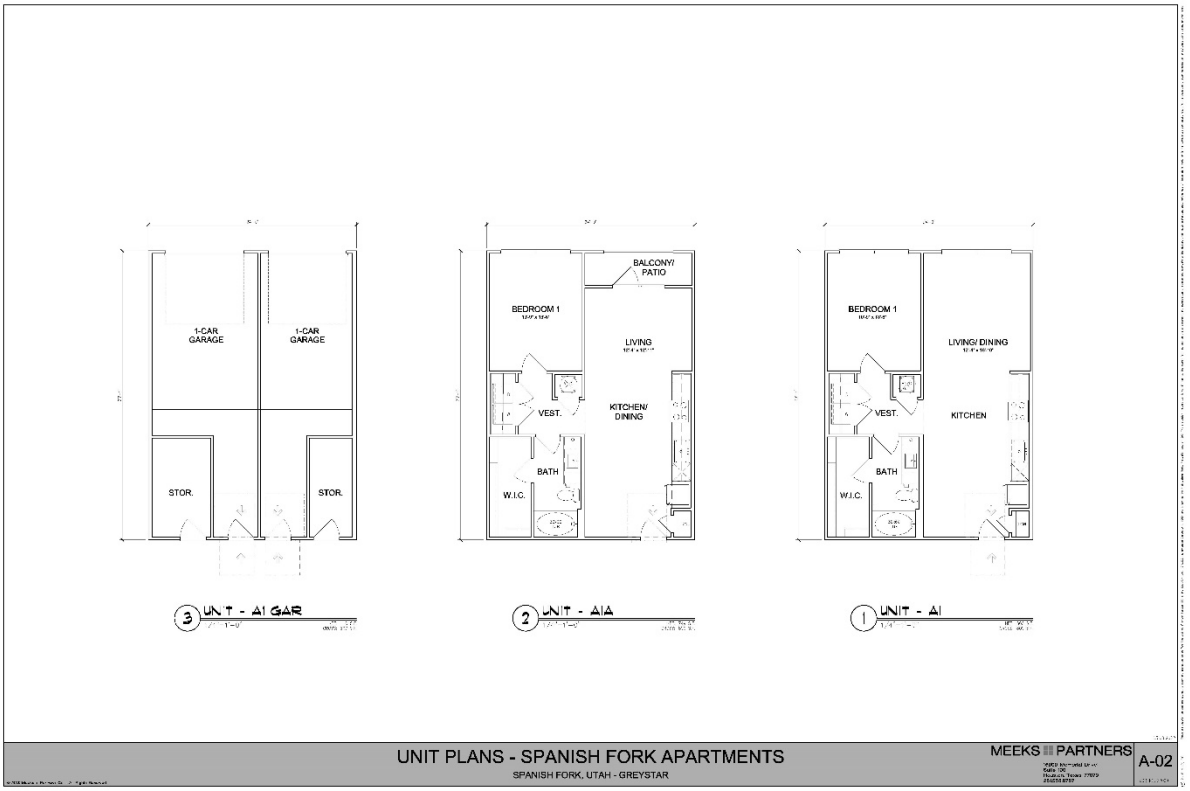
MODERA VILLAGE

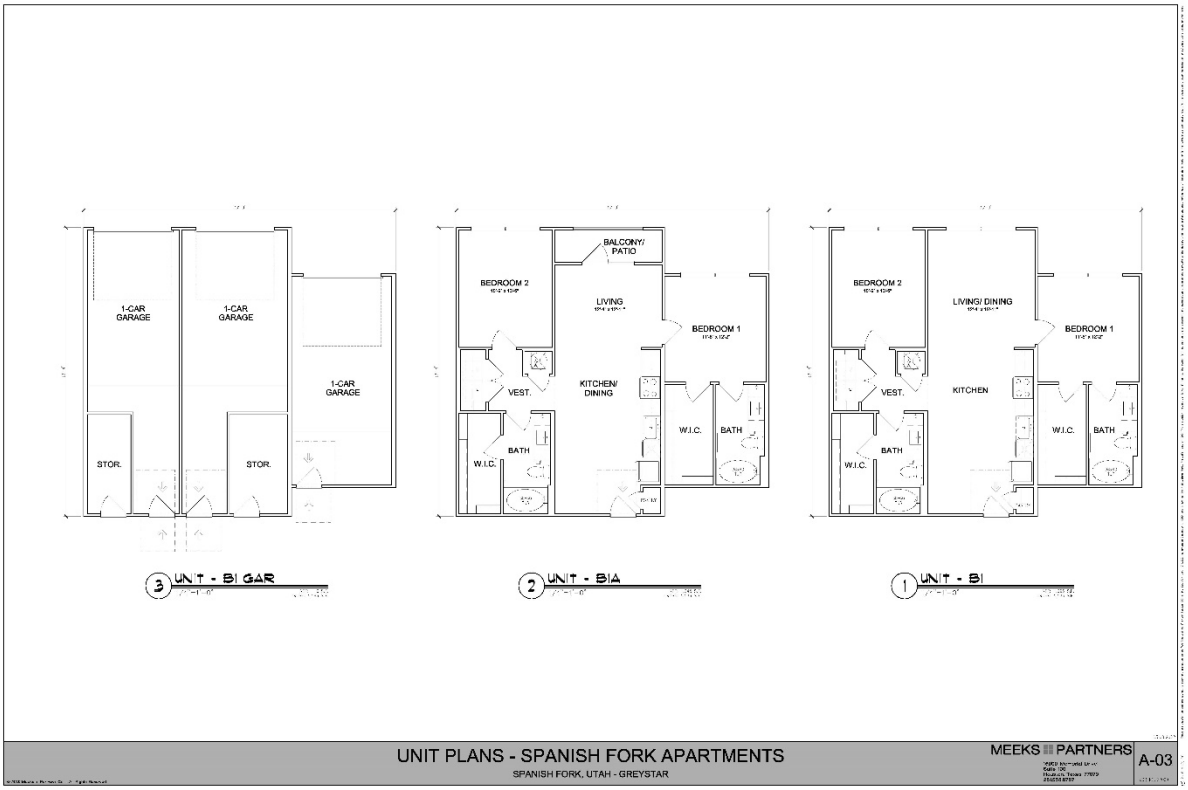
Spanish Fork, Utah

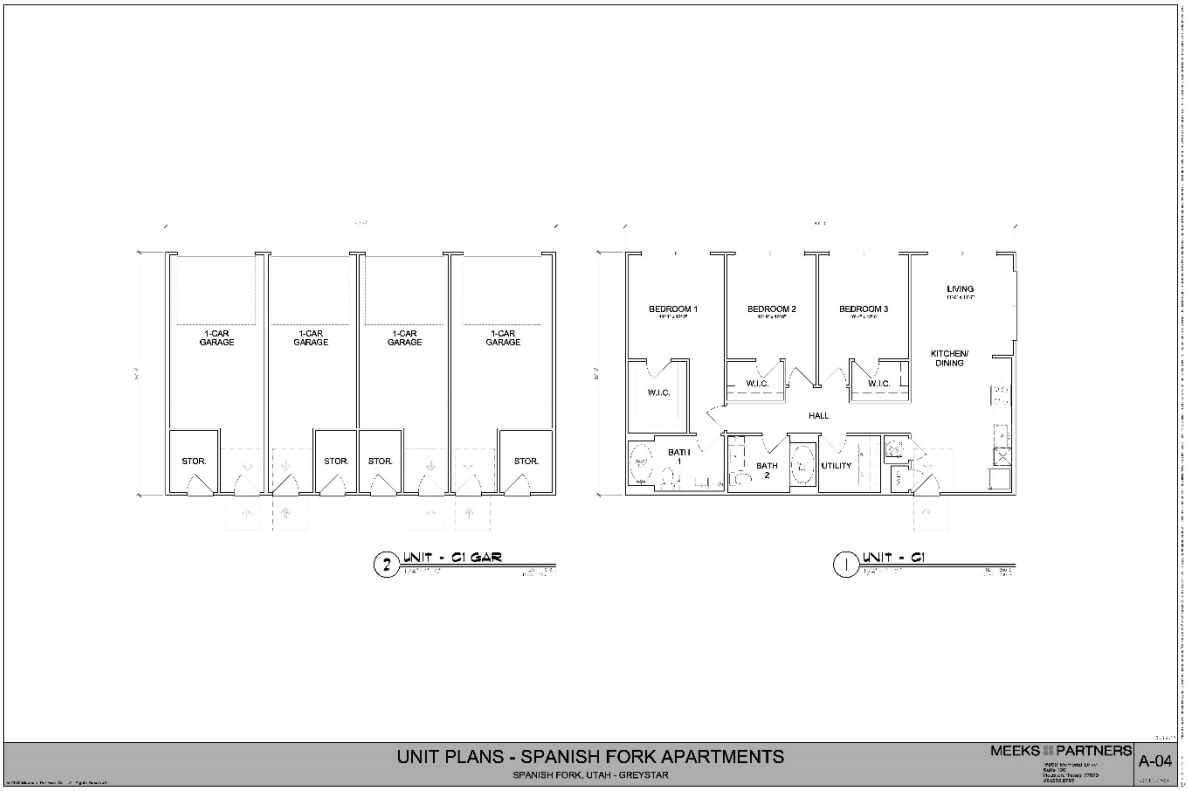


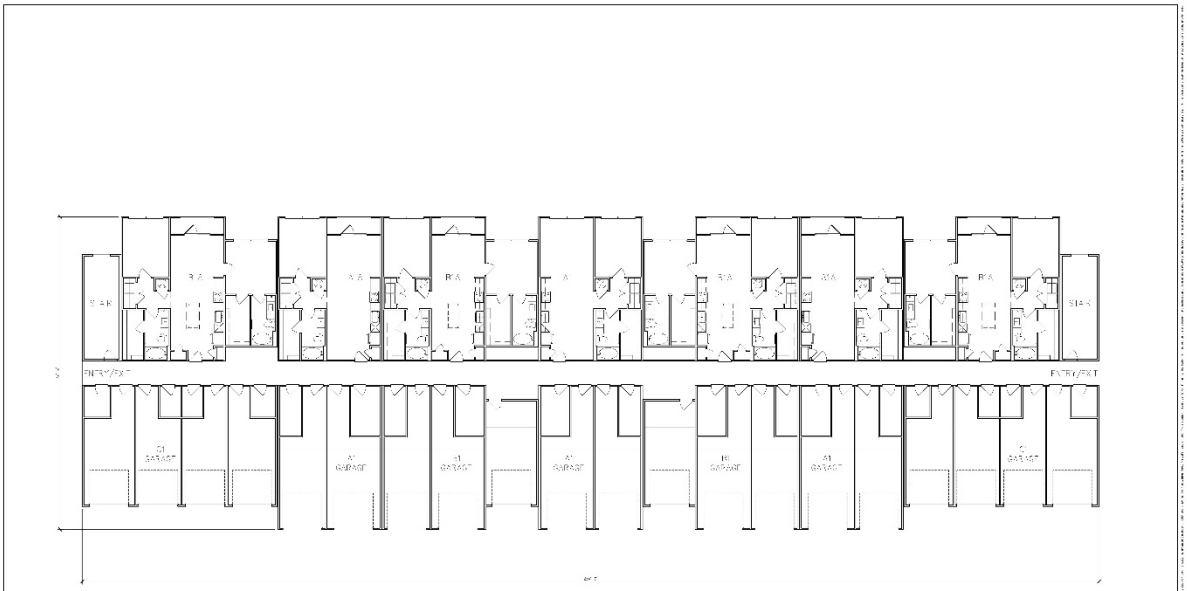



Spanish Fork Apartments
UNIT
BUILDING
TOTALS
1420 West
1330 West
1200 West
SH-164 (8800 South)
2
1 ARCHITECTURAL SITE PLAN
NOTE: REFER CIVIL FOR CURRENT SITE PLAN
SITE PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-01


1-CAR GARAGE
1-CAR GARAGE
STOR.
STOR.
3 UNIT - A1 GAR
BEDROOM 1
BALCONY/ PATIO
LIVING
VEST.
KITCHEN/ DINING
BATH
W.I.C.
2 UNIT - A1A
BEDROOM 1
LIVING/ DINING
VEST.
KITCHEN
BATH
W.I.C.
1 UNIT - A1
UNIT PLANS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-02


1-CAR GARAGE
1-CAR GARAGE
1-CAR GARAGE
STOR.
STOR.
3 UNIT - B1 GAR
BALCONY/ PATIO
BEDROOM 2
LIVING
BEDROOM 1
VEST.
KITCHEN/ DINING
W.I.C.
BATH
W.I.C.
BATH
2 UNIT - B1A
BEDROOM 2
LIVING/ DINING
BEDROOM 1
VEST.
KITCHEN
W.I.C.
BATH
BATH
W.I.C.
1 UNIT - B1
UNIT PLANS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-03


1-CAR GARAGE
1-CAR GARAGE
1-CAR GARAGE
1-CAR GARAGE
STOR.
STOR.
STOR.
STOR.
2 UNIT - C1 GAR
BEDROOM 1
BEDROOM 2
BEDROOM 3
LIVING
KITCHEN/ DINING
W.I.C.
W.I.C.
W.I.C.
HALL
BATH 1
BATH 2
UTILITY
1 UNIT - C1
UNIT PLANS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-04

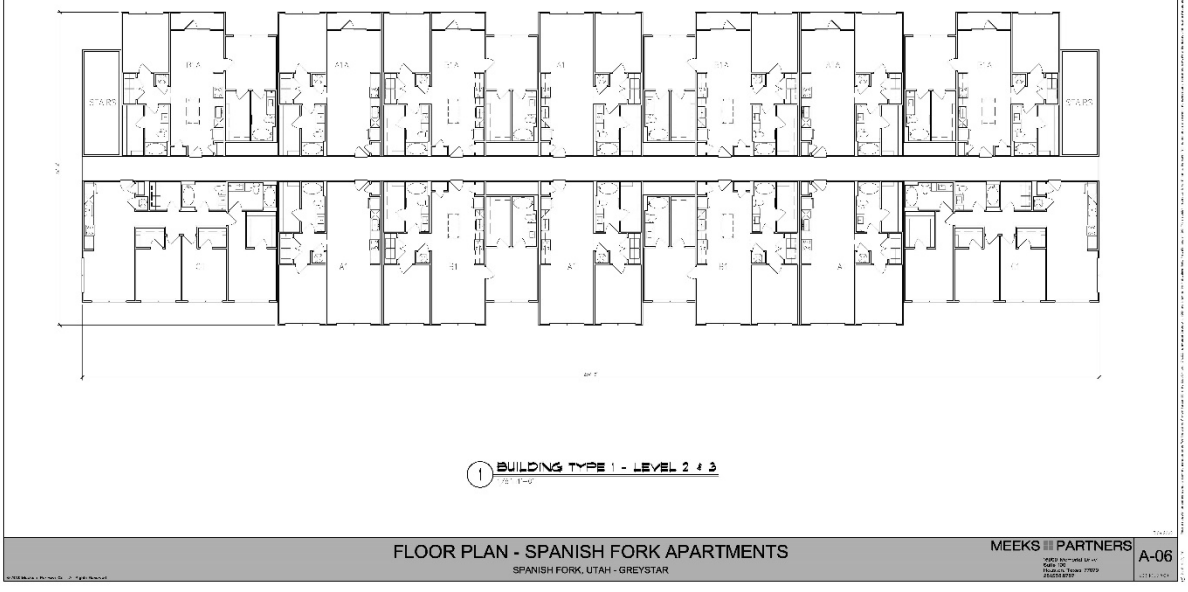


1 BUILDING TYPE 1 - LEVEL 1

FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-05

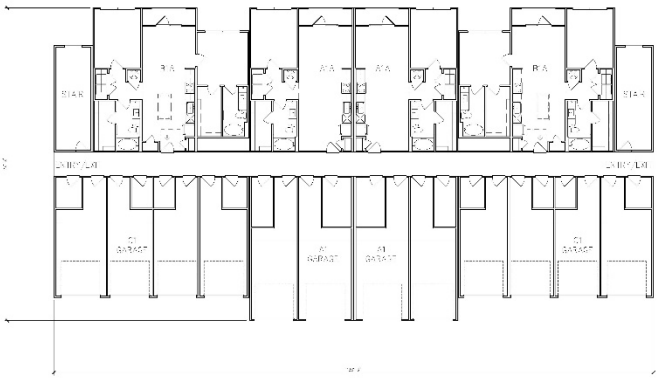


1 BUILDING TYPE 1 - LEVEL 2 & 3

FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-06

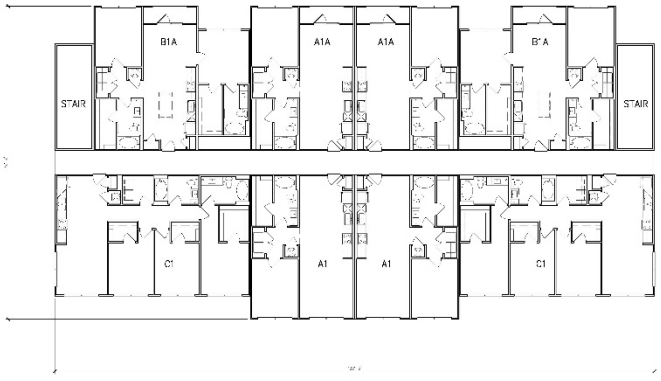


1 BUILDING TYPE 2 - LEVEL 1

FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-07

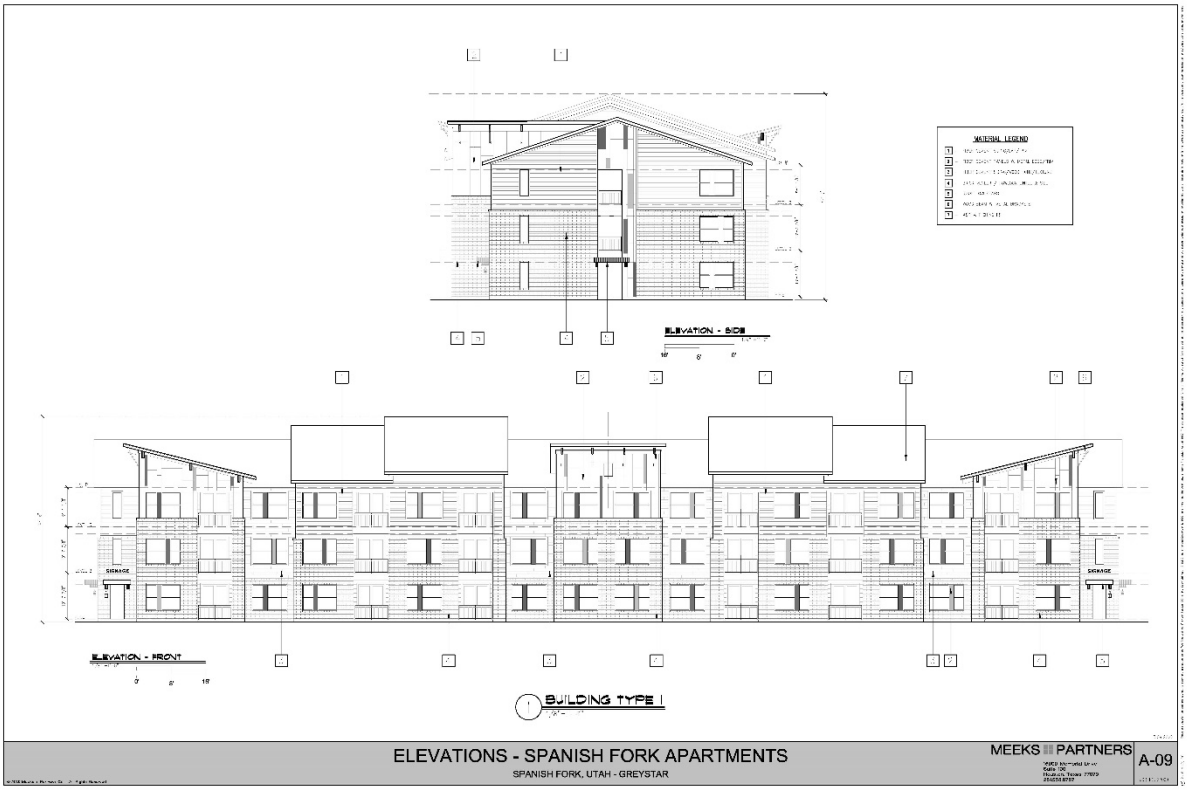


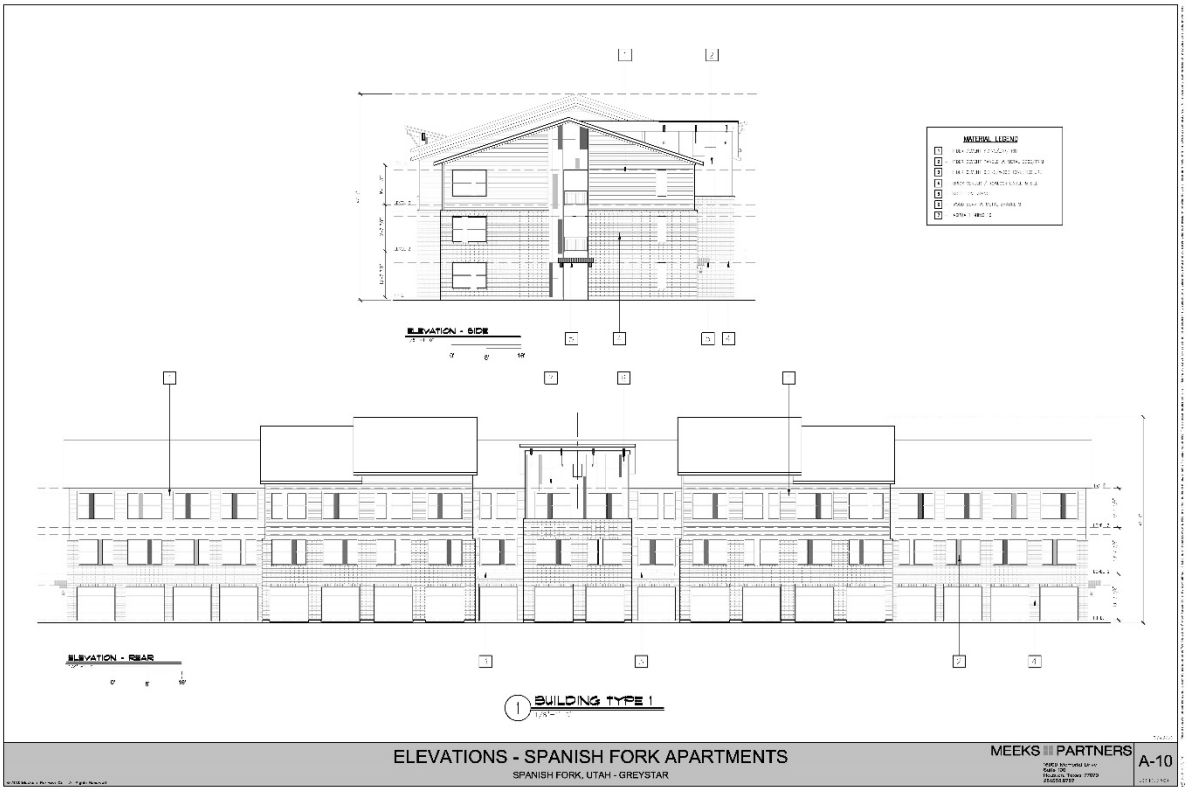
1 BUILDING TYPE 2 - LEVEL 2 & 3

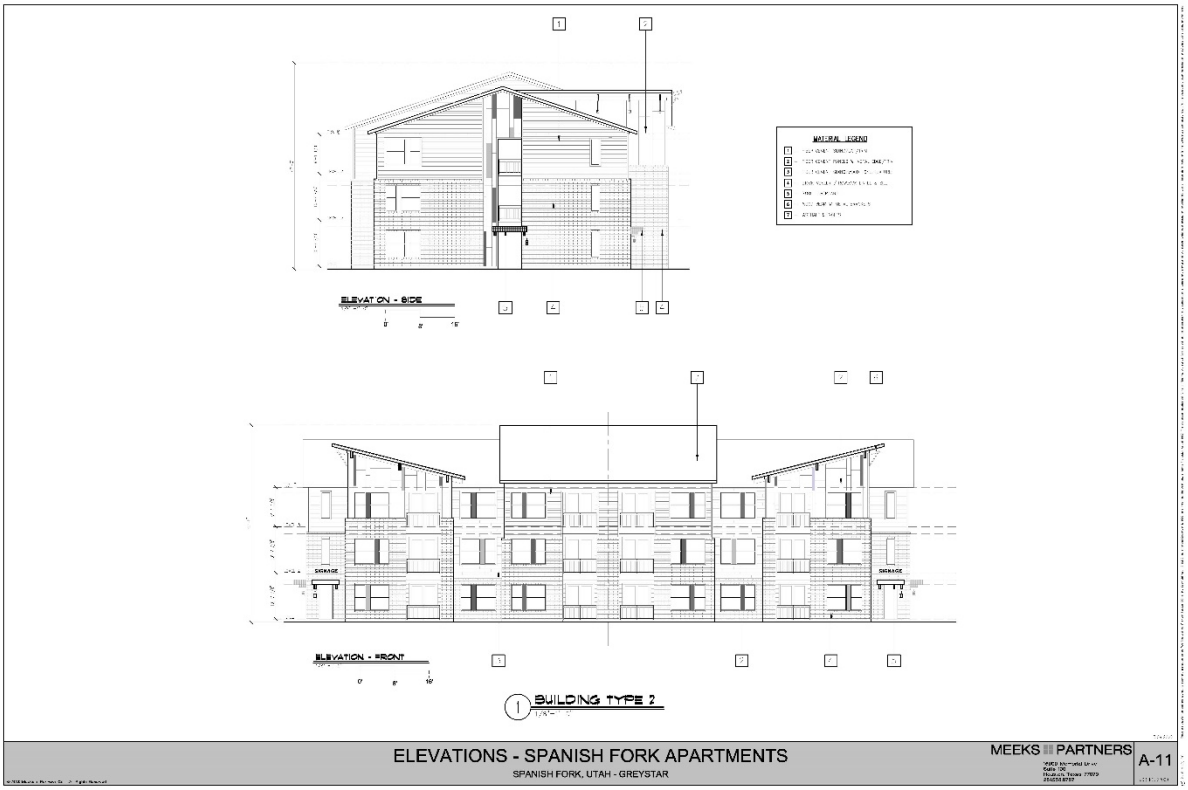
FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

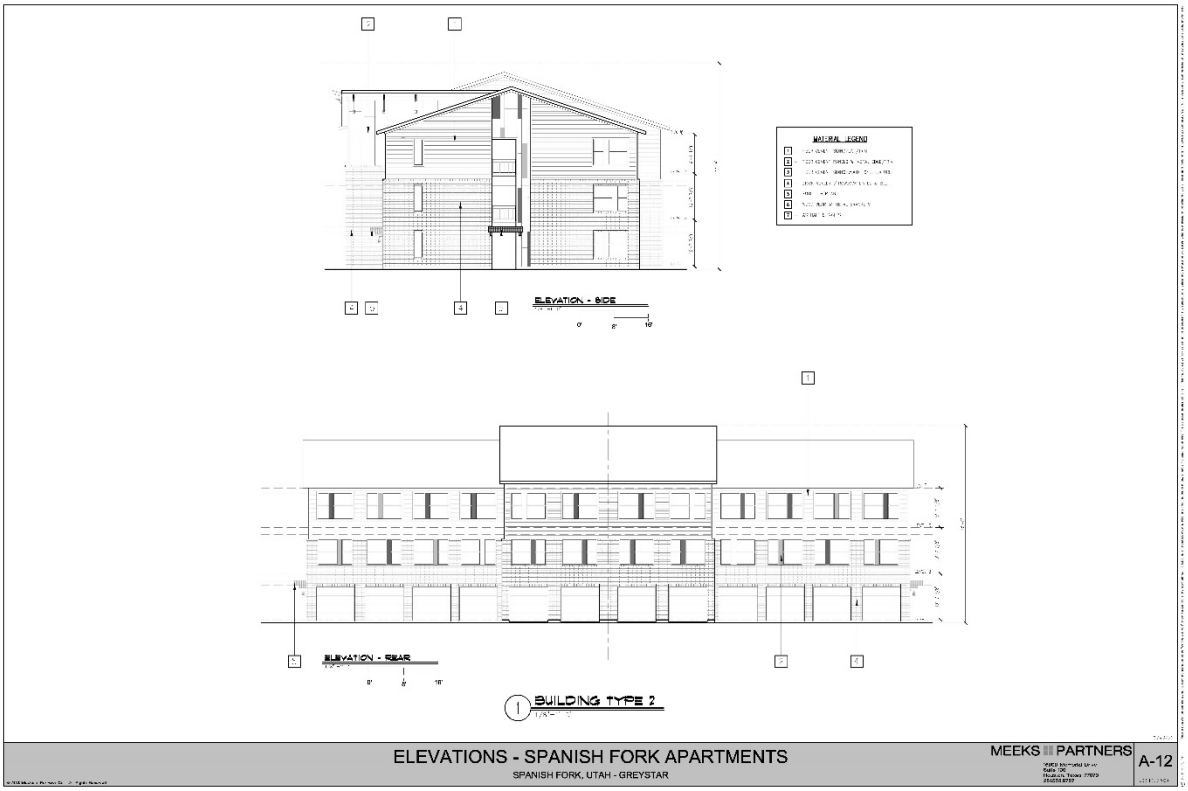
A-08


MATERIAL LEGEND
ELEVATION - SIDE
ELEVATION - FRONT
GARAGE
GARAGE
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-09


MATERIAL LEGEND
ELEVATION - SIDE
ELEVATION - REAR
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-10



ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-11



ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-12



1 TYP. BUILDING
1/8" = 1'-0"

3D IMAGE - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-13



1 TYP. BUILDING
1/8" = 1'-0"

3D IMAGE - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-14


ELEVATION - TYP. SIDE
ELEVATION - FRONT
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-17


ELEVATION - TYP. SIDE
ELEVATION - REAR
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-18


ELEVATION - TYP. SIDE
ELEVATION - FRONT
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-19


ELEVATION - TYP. SIDE
ELEVATION - REAR
1 BUILDING TYPE 1
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-20



ELEVATION - TYP. SIDE



ELEVATION - FRONT

1 BUILDING TYPE 2

ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-21



ELEVATION - TYP. SIDE



ELEVATION - REAR

1 BUILDING TYPE 2

ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-22

Project Master Plan



MODERA VILLAGE

Spanish Fork, Utah

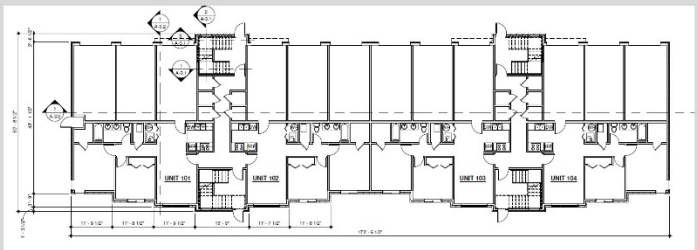


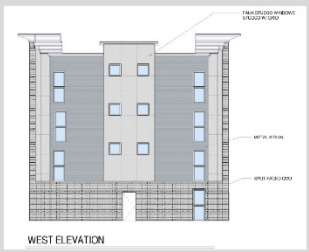




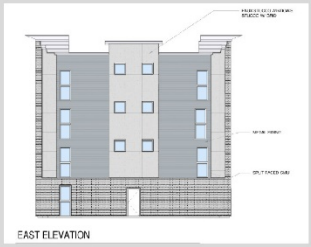


Project Conceptual Elevations









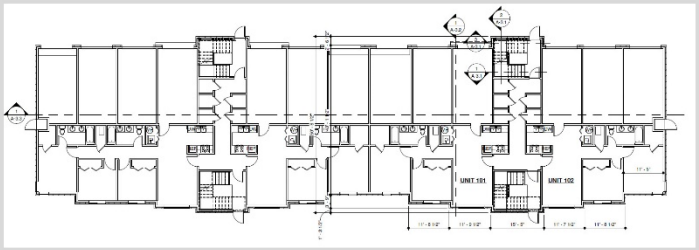


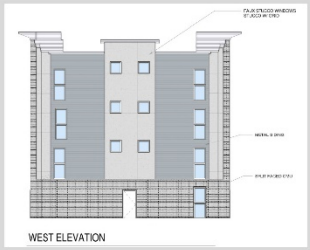
28 Plex Buildings

MODERA VILLAGE

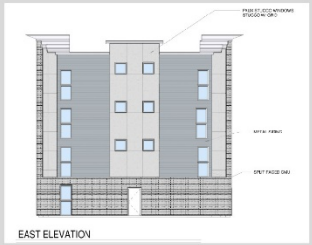
Spanish Fork, Utah

Project Conceptual Elevations











28 Plex Buildings

MODERA VILLAGE

Spanish Fork, Utah

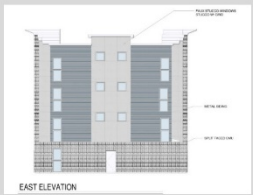
Project Conceptual Elevations









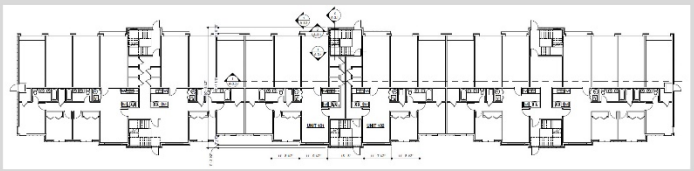


42 Plex Buildings

MODERA VILLAGE

Spanish Fork, Utah

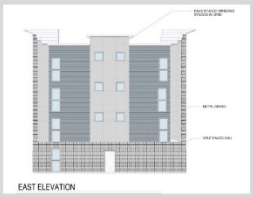
Project Conceptual Elevations







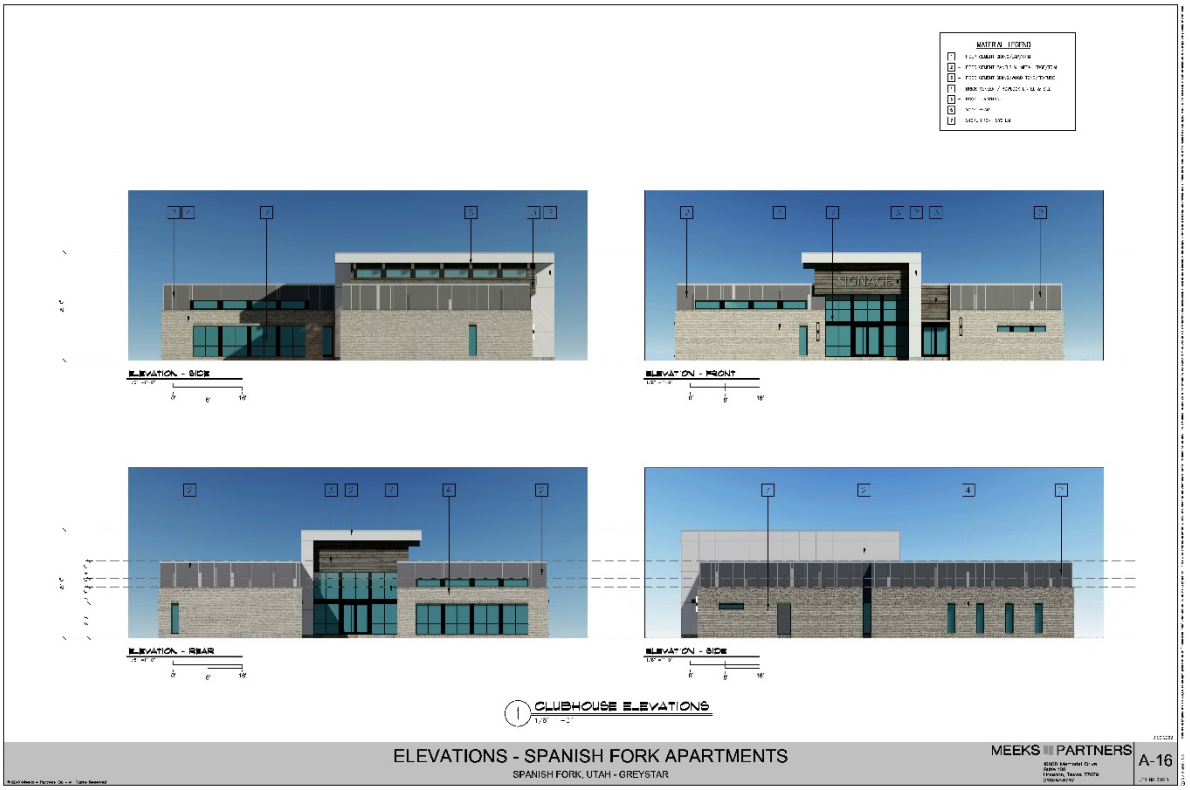


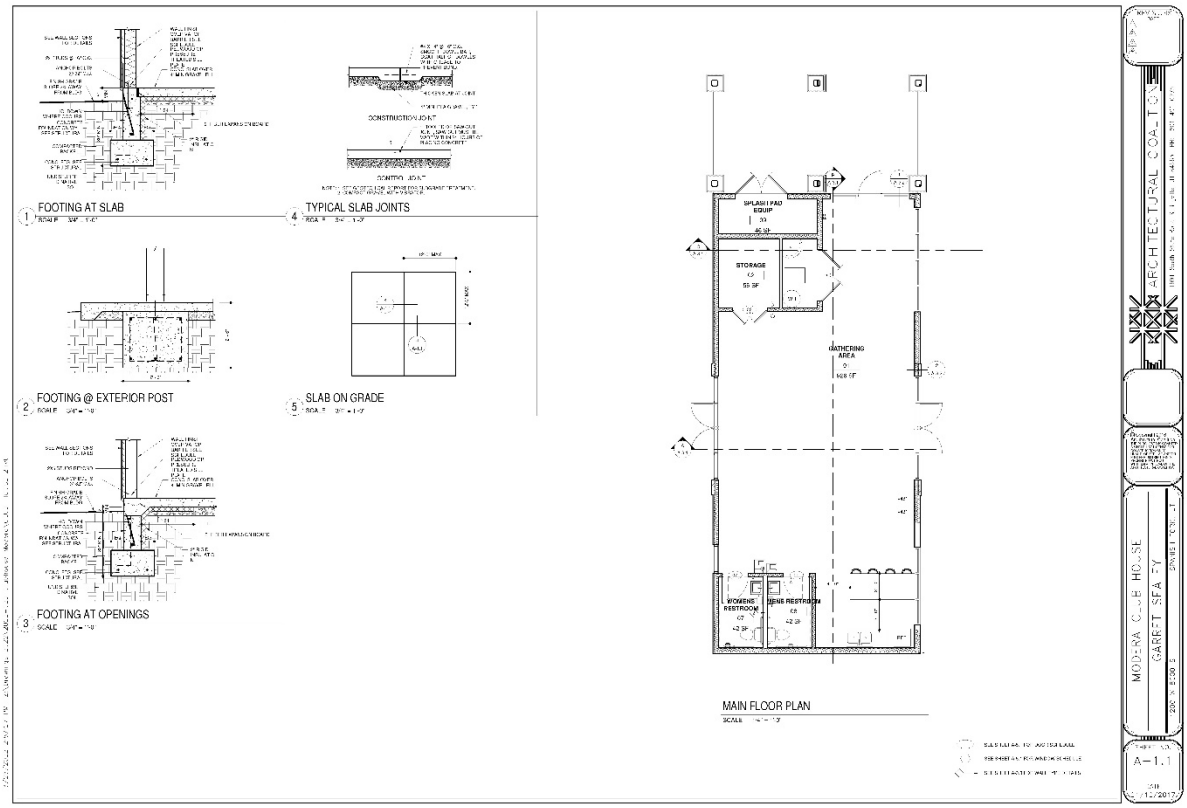


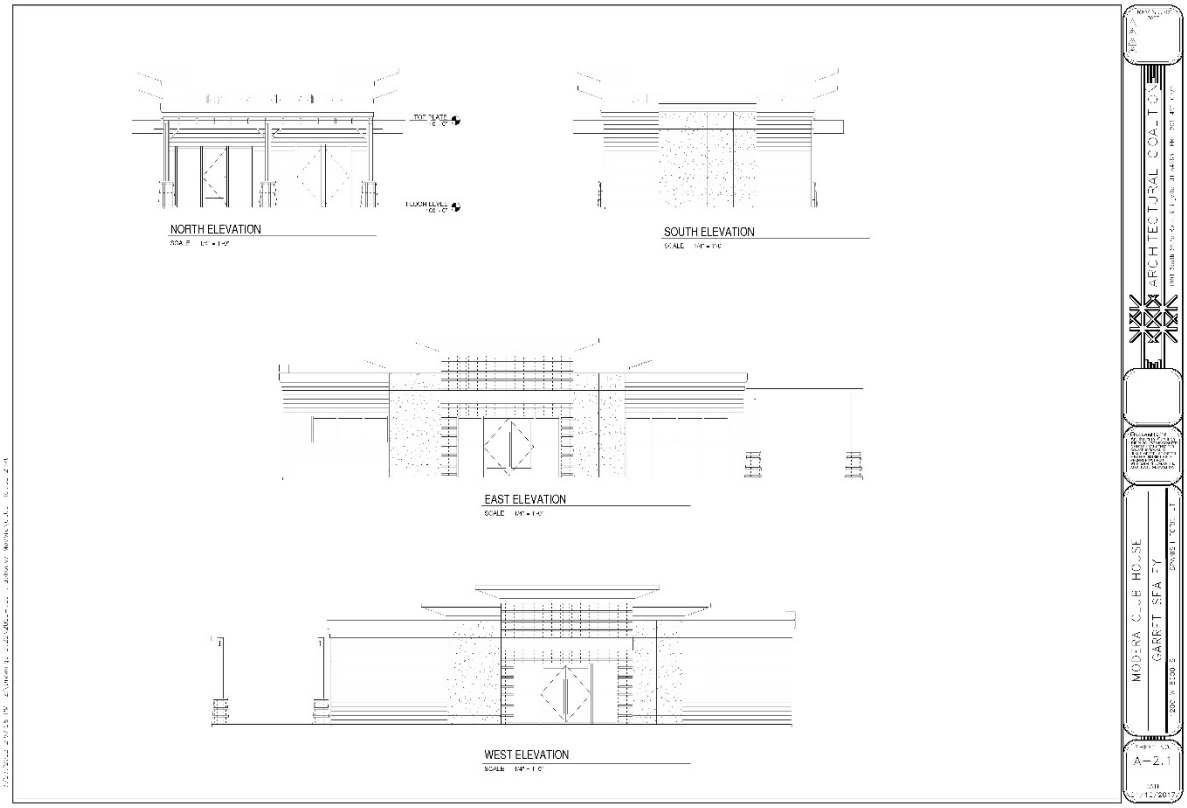
42 Plex Buildings

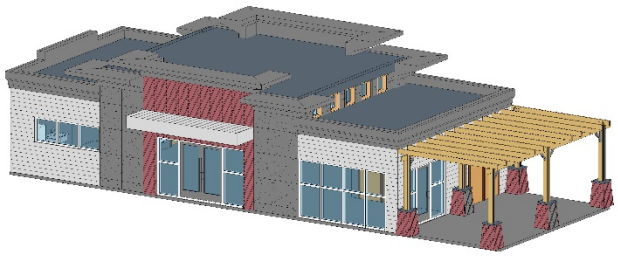
MODERA VILLAGE

Spanish Fork, Utah

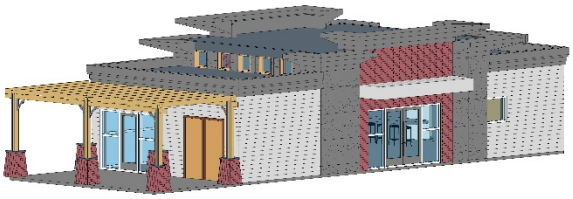

MATERIAL LEGEND
ELEVATION - SIDE
ELEVATION - FRONT
ELEVATION - REAR
ELEVATION - SIDE
1 CLUBHOUSE ELEVATIONS
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-16


1 FOOTING AT SLAB
4 TYPICAL SLAB JOINTS
CONSTRUCTION JOINT
CONTROL JOINT
2 FOOTING @ EXTERIOR POST
5 SLAB ON GRADE
3 FOOTING AT OPENINGS
SPLASH PAD EQUIP
STORAGE
GATHERING AREA
WOMENS RESTROOM
MENS RESTROOM
MAIN FLOOR PLAN
MODERN CUBE HOUSE
GARRETT SFA FY
A-1.1


NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
MODERN CUBE HOUSE
GARRETT SFA FY
A-2.1

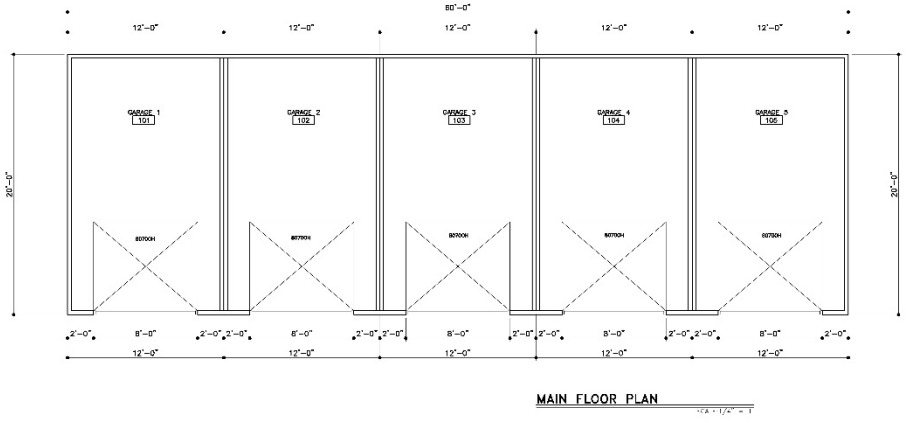


BIRDSEYE VIEW - PARKING



BIRDSEYE VIEW - STREET

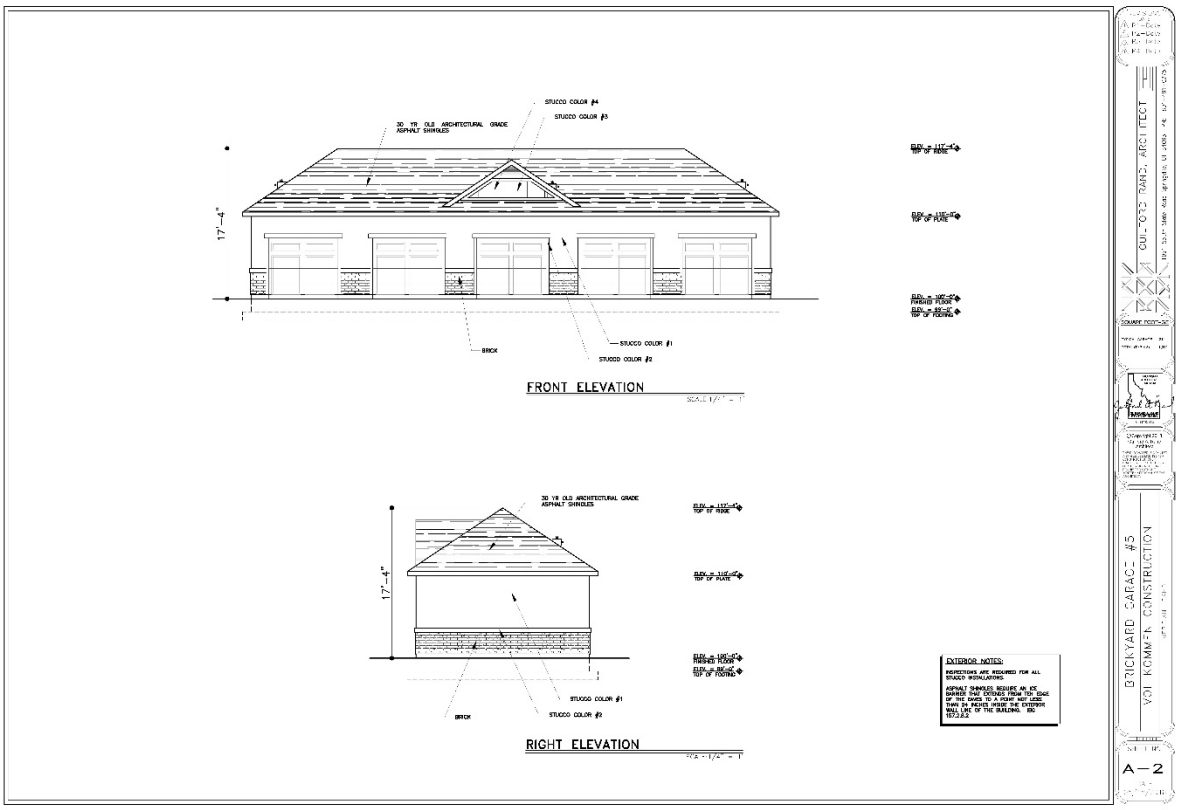
A-2.2

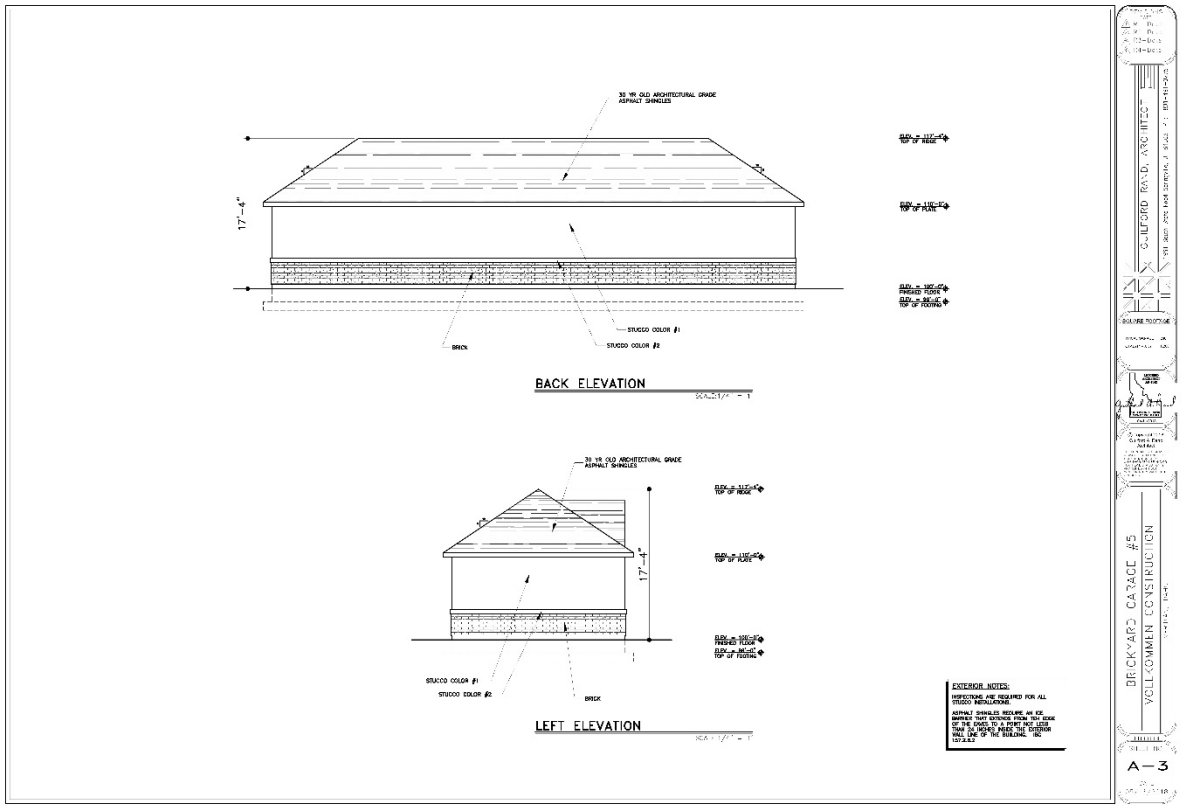


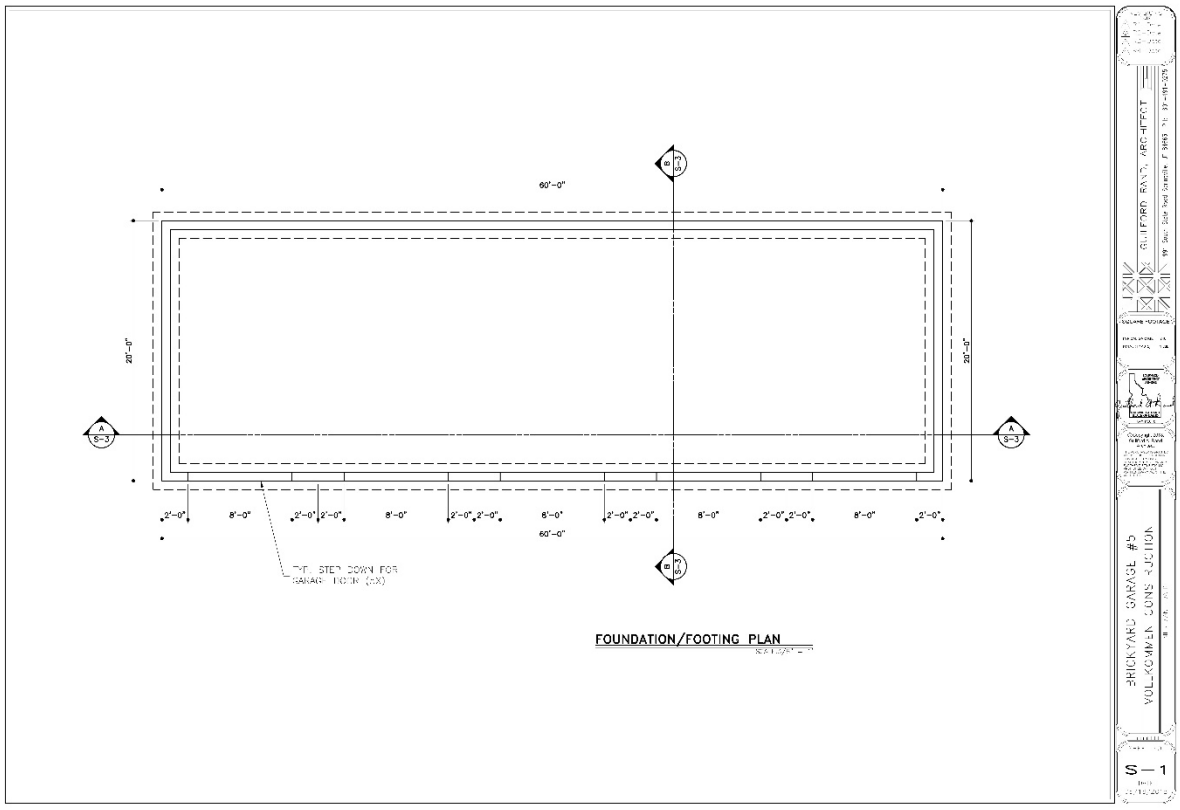
MAIN FLOOR PLAN

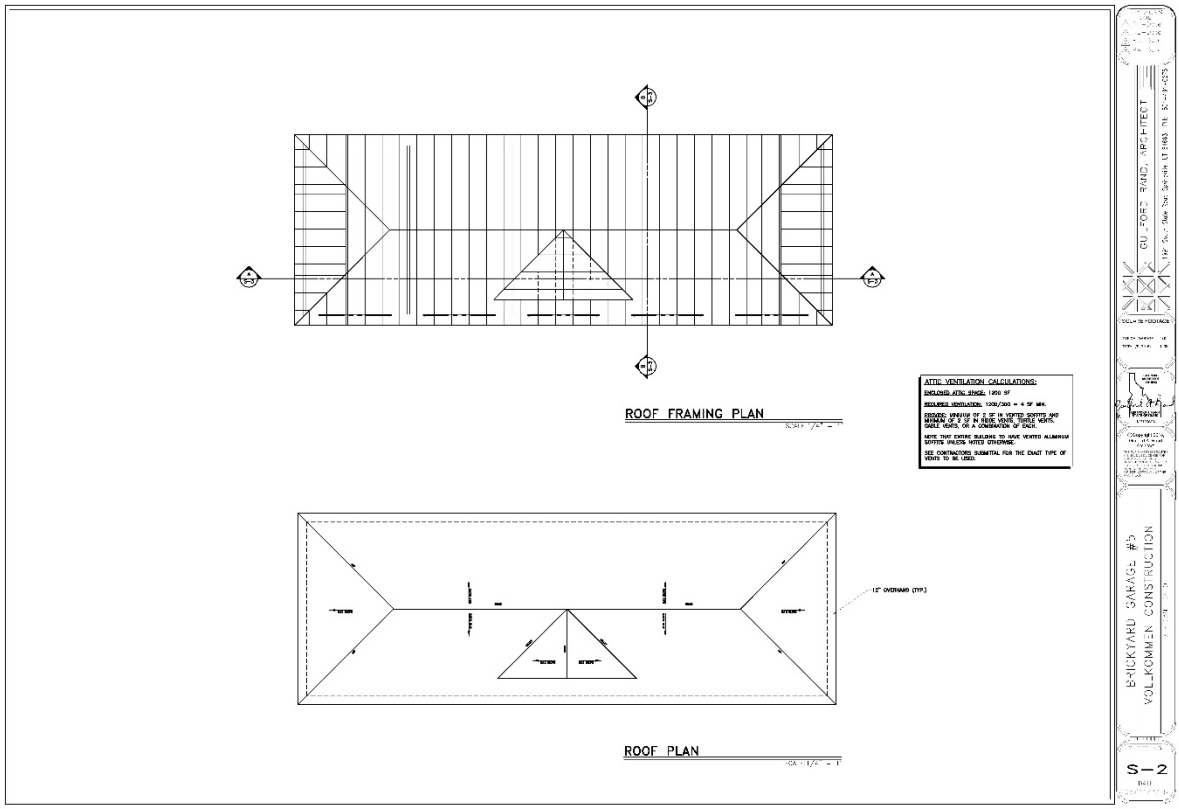
GARAGE NOTES:

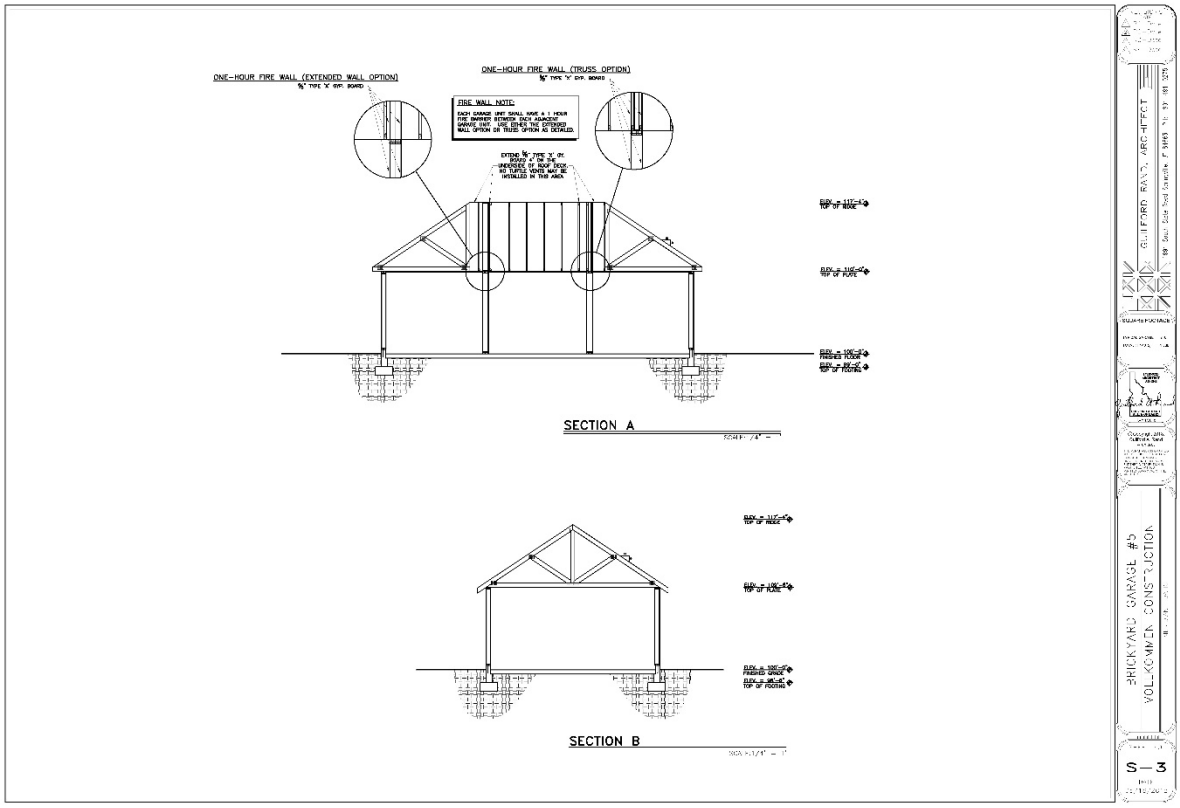
A-1

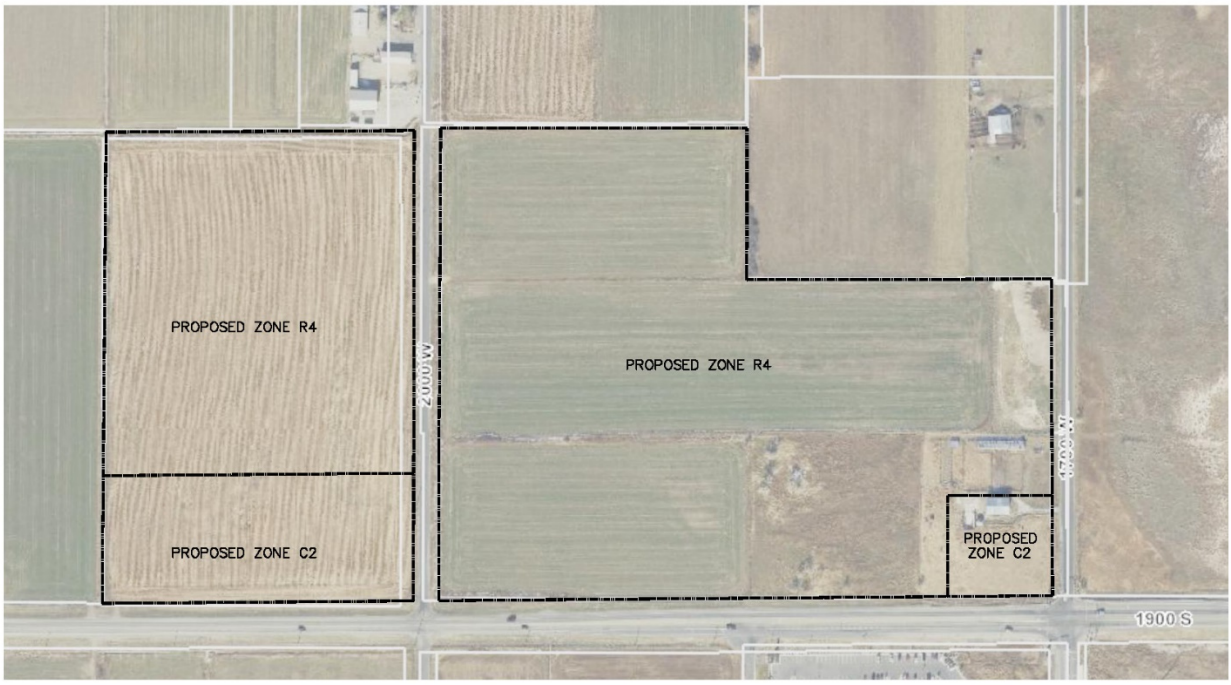

STUCCO COLOR #4
STUCCO COLOR #3
30 YR OLD ARCHITECTURAL GRADE ASPHALT SHINGLES
17'-4"
BRICK
STUCCO COLOR #1
STUCCO COLOR #2
FRONT ELEVATION
RIGHT ELEVATION
EXTERIOR NOTES:
BRICKYARD GARAGE #5
VOLKOMMER CONSTRUCTION
A-2

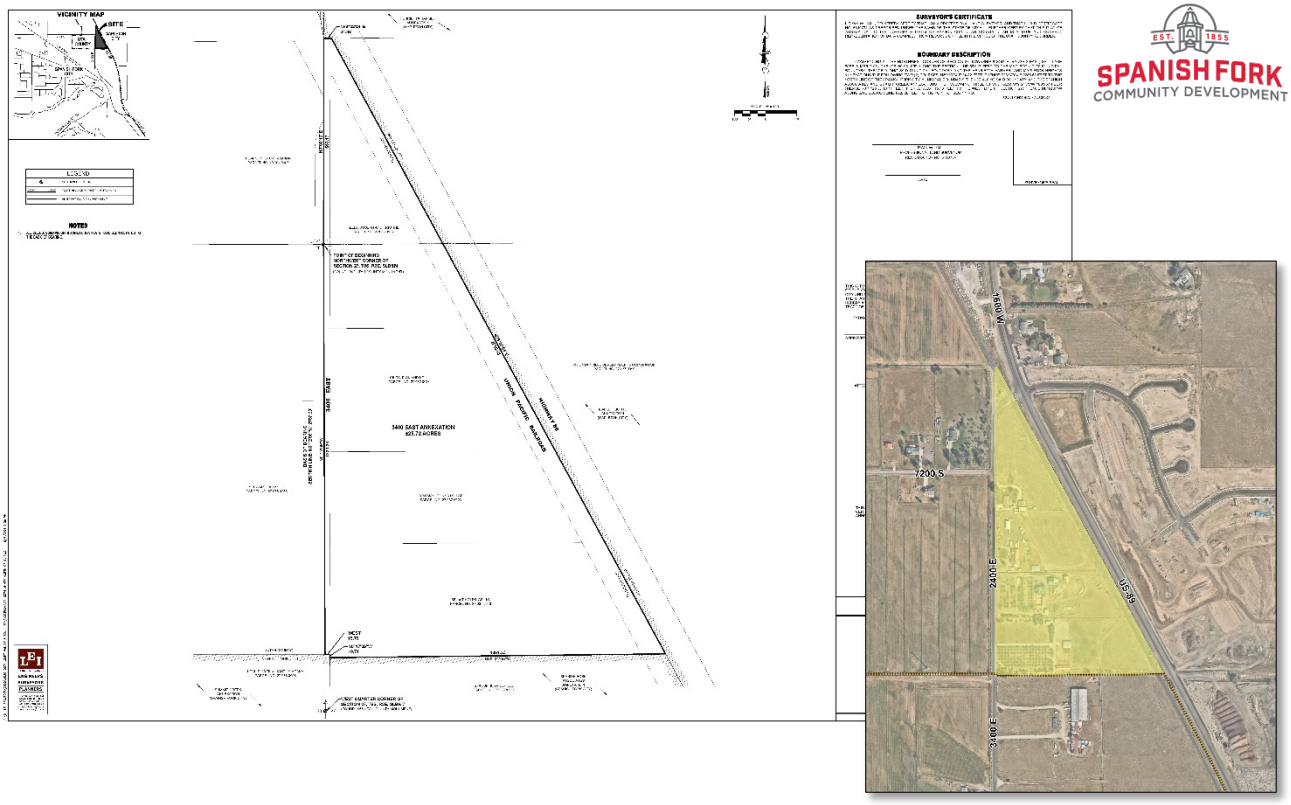

30 YR OLD ARCHITECTURAL GRADE ASPHALT SHINGLES
17'-4"
STUCCO COLOR #1
STUCCO COLOR #2
BRICK
BACK ELEVATION
LEFT ELEVATION
EXTERIOR NOTES:
BRICKYARD GARAGE #5
VOLKOMMER CONSTRUCTION
A-3


60'-0"
20'-0"
20'-0"
2'-0" 8'-0" 2'-0" 2'-0" 8'-0" 2'-0" 2'-0" 6'-0" 2'-0" 2'-0" 8'-0" 2'-0" 2'-0" 8'-0" 2'-0"
60'-0"
TYP. STEP DOWN FOR GARAGE DOOR (TYP)
FOUNDATION/FOOTING PLAN
BRICKYARD GARAGE #5
VOLKOMEN CONSTRUCTION
S-1


ROOF FRAMING PLAN
ATTIC VENTILATION CALCULATIONS:
ROOF PLAN
12" OVERHANG (TYP.)
BRICKYARD GARAGE #5
VOLKOMEN CONSTRUCTION
S-2


ONE-HOUR FIRE WALL (EXTENDED WALL OPTION)
ONE-HOUR FIRE WALL (TRUSS OPTION)
FIRE WALL NOTE:
SECTION A
SECTION B
GUILFORD RAICH ARCHITECT
BACKYARD GARAGE #2
VOLUNTOWN CONSTRUCTION
S-3


PROPOSED ZONE R4
PROPOSED ZONE C2
PROPOSED ZONE R4
PROPOSED ZONE C2
2000 W
1900 S



3400 East Annexation Approval Request

April 6, 2022, Planning Commission Meeting.

Located at approximately 3400 East 700 South, including approximately 25.7 acres.

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

Key Issues

1. Railroad Crossing.
2. Improvements.
3. 3400 East Dedication.
4. Utilities.
5. Power.

Recommendation

That the proposed Annexation be recommended for approval with R-R zoning based on the following findings:

Findings

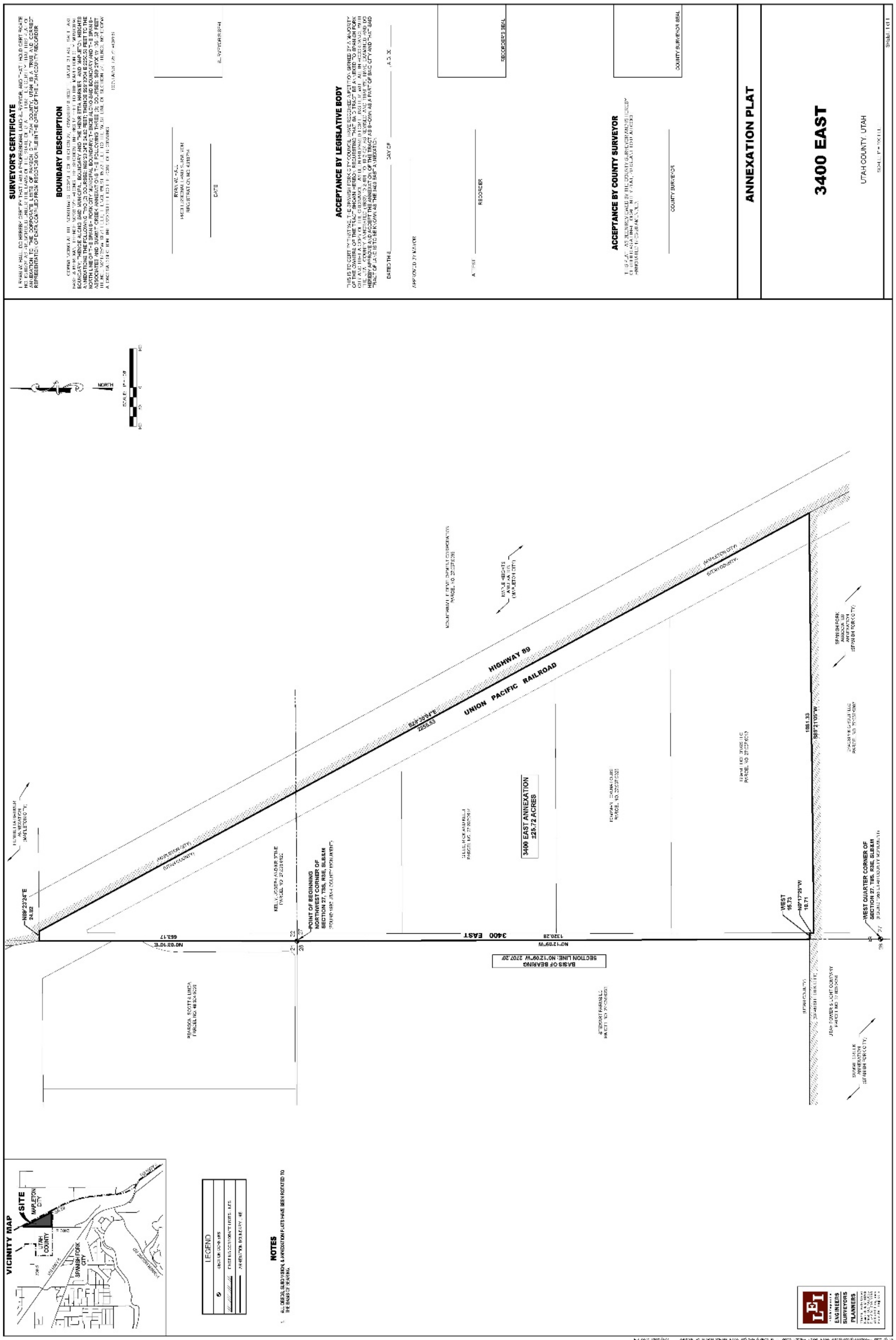
1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the property is within the City's Growth Boundary.
3. That the General Plan Land Use Designation is Estate Density Residential.

Conditions

1. That the boundary be adjusted to include the current Utah County road dedication excepting out the west sliver.
2. That the plat boundary be coterminous with the Stewart Farms parcel on 3400 East.

Exhibits

1. Annexation Plat.
2. Annexation Feasibility Report.


SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
ACCEPTANCE BY LEGISLATIVE BODY
ACCEPTANCE BY COUNTY SURVEYOR
ANNEXATION PLAT
3400 EAST
UTAH COUNTY, UTAH
HIGHWAY 89
UNION PACIFIC RAILROAD
3400 EAST ANNEXATION
226.72 ACRES
3400 EAST
POINT OF BEGINNING
WEST QUARTER CORNER OF
BASIS OF BEARING
VICINITY MAP
SITE
MAPLETON CITY
SPANISH FORK CITY
LEGEND
NOTES
NORTH
ENGINEERS
SURVEYORS
PLANNERS

Spanish Fork City

Annexation Feasibility Report

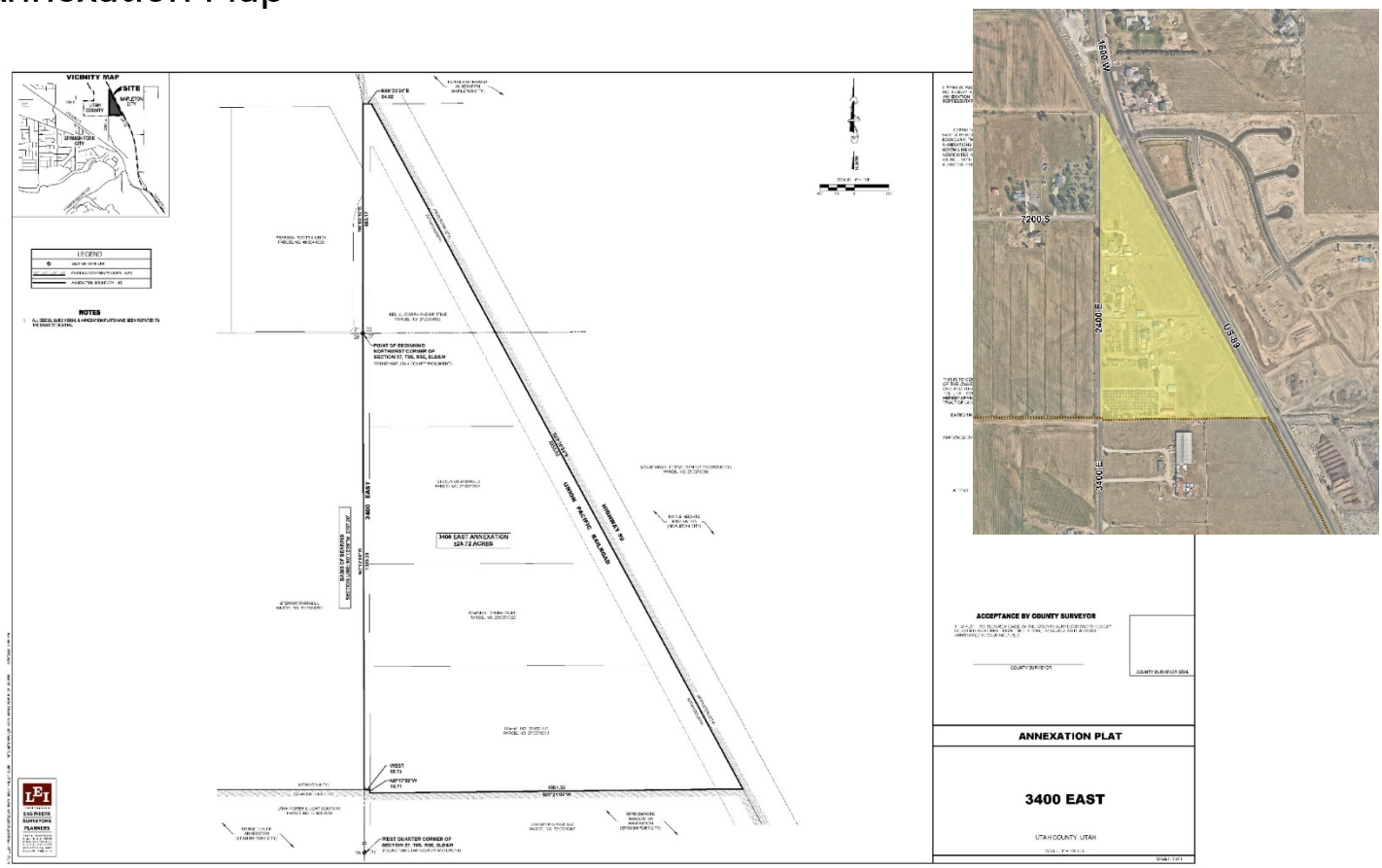
Agenda Date: April 6, 2022, Planning Commission Meeting

Staff Contacts: Dave Anderson, Community and Economic Development Director

Reviewed By: Development Review Committee

Subject: Proposed 3400 East Annexation

Annexation Map



Development Review Committee recommendation date: March 16, 2022

Planning Commission recommendation date: April 6, 2022

City Council meeting date: April 15, 2022

Section 1

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

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

   The proposed annexation is entirely within the Growth Management Boundary.

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

   The property currently contains 4 structures. The property is currently zoned Residential Agriculture 5 in Utah County. It is proposed that the property be incorporated into the Rural Residential (RR) zone.

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

   Spanish Fork City has Pressurized Irrigation, Sanitary Sewer, and Culinary Water lines that are currently adjacent to this property. The property is currently outside the reach of Spanish Fork's current infrastructure for other utilities. 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 Communication are currently located 1,700 feet west on 700 South and 2300 East. A 4" indicated horsepower gas pipeline (IHP) is located 400 feet south of the annexation property on 3400 East.

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

   The nearest High School is Maple Mountain High School which is 1.3 miles northwest of the property. The nearest Elementary School is Sierra Bonita Elementary School which is 1.8 miles northwest of the property. The nearest Junior High School is Spanish Fork Junior High School which is 3 miles west of the property. The closest park to the annexation property is Canyon View Park, located approximately 1.25 miles southwest of the property. The shopping area nearest to the property is the Walmart Neighborhood Market which is .9 miles to the west.

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

   Culinary Water, Pressurized Irrigation, and Sanitary Sewer are already adjacent to the property and will not take any significant amount of time to connect to.

Power and Communication are located 1,700 feet west of the development on 700 South and will be looped from 700 South down 3400 East to Highway 6.

Dominion Energy has a 4" IHP line located 400 feet south of the development.

The time table for the extension of service to the area would be dependent on the intention of the developer. 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.

   Any lot with frontage along 3400 East will be required to make improvements on half the street plus 13 feet. 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 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 industrially for example, there would be potential to bring in revenue for the City. Even 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 is already adjacent to the property.

Pressurized Irrigation:

Pressurized irrigation is already adjacent to the property.

Sanitary Sewer:

Sanitary Sewer is already adjacent to the property.

Storm Water:

Any development on this site will need to follow the City's Low Impact Standards for storm water retention.

Power and Communications:

This site can be connected to existing utilities at 700 South and 2300 East.

Gas:

Dominion Energy has a 4" IHP along 3400 East that could provide sufficient service this area.

Streets:

Street frontage will need to be improved as the property develops. Any new street construction in the area will need to include extra road base due to environmental conditions. 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 because the area is already by Spanish Fork's emergency services.

Presence of Sensitive Lands or Watershed Protected issues:

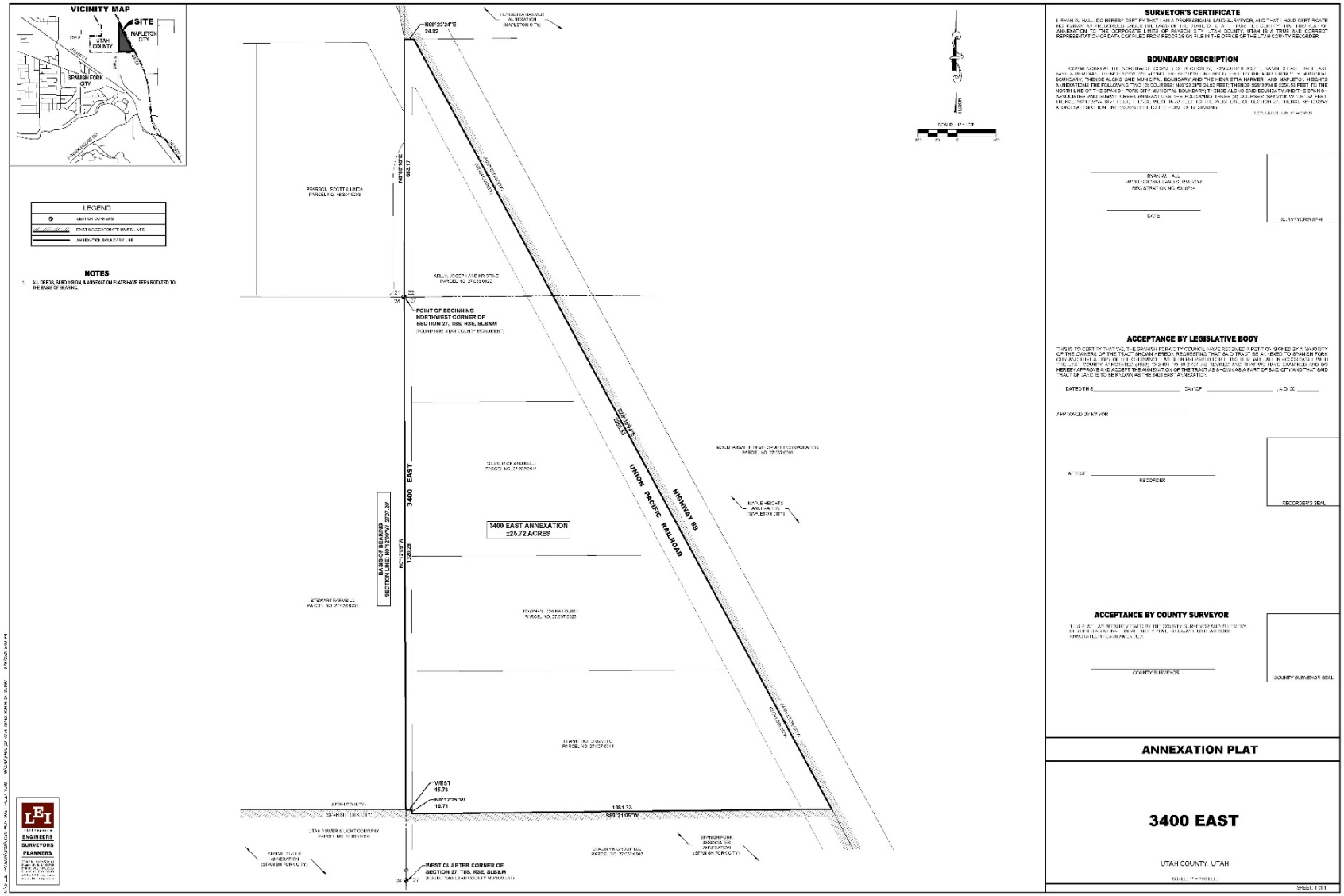
To our knowledge, there are no sensitive lands or watershed issues with the annexation area.

Concept Plan's conformity with proposed zoning:

No concept plan has been submitted for review because there is currently no proposed development for the site.

Annexation Agreement:

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


VICINITY MAP
SITE
MAPLETON CITY
UTAH COUNTY
SPANISH FORK CITY
LEGEND
NOTES
1. ALL DEEDS, SUBDIVISION, & ANNEXATION PLATS HAVE BEEN ROTATED TO THE BASIS OF BEARING.
N09°23'24"E
24.92
POINT OF BEGINNING
NORTHWEST CORNER OF
SECTION 27, T8S, R3E, SLB&M
(FOUND NAIL AND UTAH COUNTY MONUMENT)
3400 EAST
3400 EAST ANNEXATION
±29.72 ACRES
SOUTHWEST CORNER OF
SECTION 27, T8S, R3E, SLB&M
(FOUND TBM & UTAH COUNTY MONUMENT)
WEST
16.73
N89°17'25"W
16.71
1061.33
S89°21'05"W
SCALE: 1" = 200'
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
ACCEPTANCE BY LEGISLATIVE BODY
ACCEPTANCE BY COUNTY SURVEYOR
ANNEXATION PLAT
3400 EAST
UTAH COUNTY, UTAH
SHEET 1 of 1

Memo

To: Spanish Fork City Planning Commission

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

Date: Apr 6, 2022

Re: Transportation Master Plan Revision

Staff Report

RECOMMENDED ACTION

Approve the revision to the Transportation Element of the Master Plan.

BACKGROUND

This revision moves the multi-use trail on Market Place Dr from 800 N to Expressway Ln from Market Place Dr to SR-51. This is advisable because Expressway Ln is a Collector Class Rd with a trail on one side of it and there is not enough room for a trail at the south end of Market Place Dr.

Additionally, the trail along 700 S is moved from the south to the north side of the road. A connecting trail will be built on the west side of Spanish Fork Pkwy as well as the east by Holiday Oil. This is to facilitate a safe crossing place at the roundabout as opposed to near the railroad.

Attached: summary images


CANYON CREE
Spanish F
147


6
7200 S
2400 E
198