



Wednesday, August 3, 2022
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the Spanish Fork City Council Chamber, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject	A. July 20, 2022
Meeting	Aug 3, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

2. Final Plat

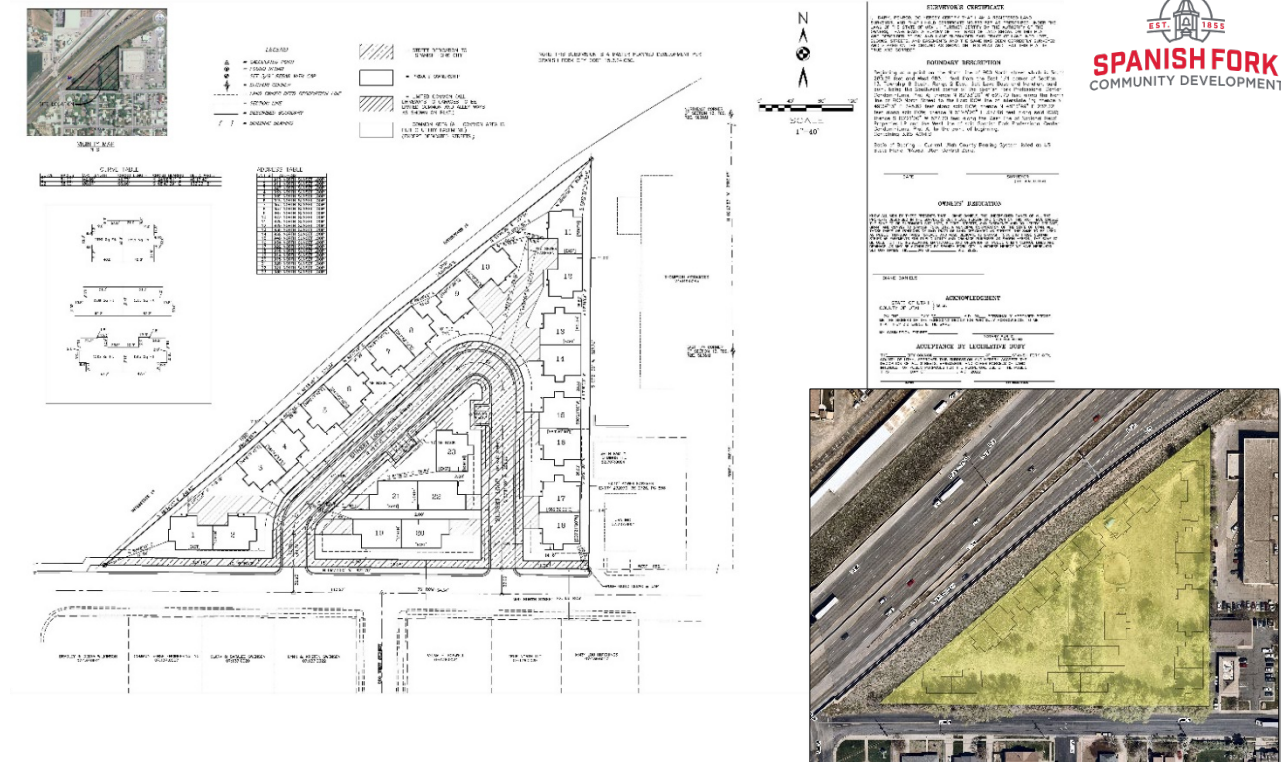
Subject	A. SUNSET VILLAGE. The proposal involves creating 24 residential units for a development located at 900 North 200 West.
Meeting	Aug 3, 2022 - Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
[report.sunsetvillage.8-3-2022.pdf \(4,023 KB\)](#)

3. Annexation.

Subject	A. OBERG ANNEXATION. The proposal requests that 70.75 acres located at approximately 1400 North 900 West be annexed into the City.
Meeting	Aug 3, 2022 - Development Review Committee
Category	3. Annexation.
Access	Public
Type	Action, Discussion

File Attachments
[report.drc.oberg.8-3-2022.pdf \(2,193 KB\)](#)



Sunset Village Final Plat Reapproval Request

August 3, 2022, Development Review Committee Meeting.

Located at 900 North 200 West, including 3.8 acres.

The subject property is zoned R-3.

The applicant has requested approval of a Final Plat for a Master Planned Development that includes twenty-four (24) residential units.

Key Issues

1. I-15 Embankment.
2. Power.
3. Utilities.

Recommendation

That the proposed Final Plat be approved based on the following findings and subject to the following conditions:

Findings

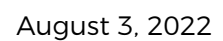
1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

Conditions

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

Exhibits

1. Final Plat.
2. Civil Plans.



SUNSET VILLAGE

900 NORTH 200 WEST, SPANISH FORK, UTAH

FINAL PLAN SET

OCTOBER 2021

SHEET #	DESCRIPTION
1	COVER SHEET
2	RECORDABLE PLAT
3	EXISTING TOPOGRAPHY
4	UTILITY & INDEX SHEET
5	GRADING & DRAINAGE PLAN
PP-01	PLAN & PROFILE - 900 NORTH
PP-02	PLAN & PROFILE - 900 NORTH
PP-03	PLAN & PROFILE - SUBDIVISION ROAD
PP-04	PLAN & PROFILE - SUBDIVISION ROAD
SS-01	PLAN & PROFILE - SP-100
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET

LEGEND

EASEMENT RIGHT OF WAY UTILITY LINE PROPERTY LINE SURVEY POINT CORNER MARKER BOUNDARY LINE EASEMENT LINE RIGHT OF WAY LINE SURVEY POINT CORNER MARKER BOUNDARY LINE EASEMENT LINE RIGHT OF WAY LINE	EASEMENT RIGHT OF WAY UTILITY LINE PROPERTY LINE SURVEY POINT CORNER MARKER BOUNDARY LINE EASEMENT LINE RIGHT OF WAY LINE SURVEY POINT CORNER MARKER BOUNDARY LINE EASEMENT LINE RIGHT OF WAY LINE
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X-1000000

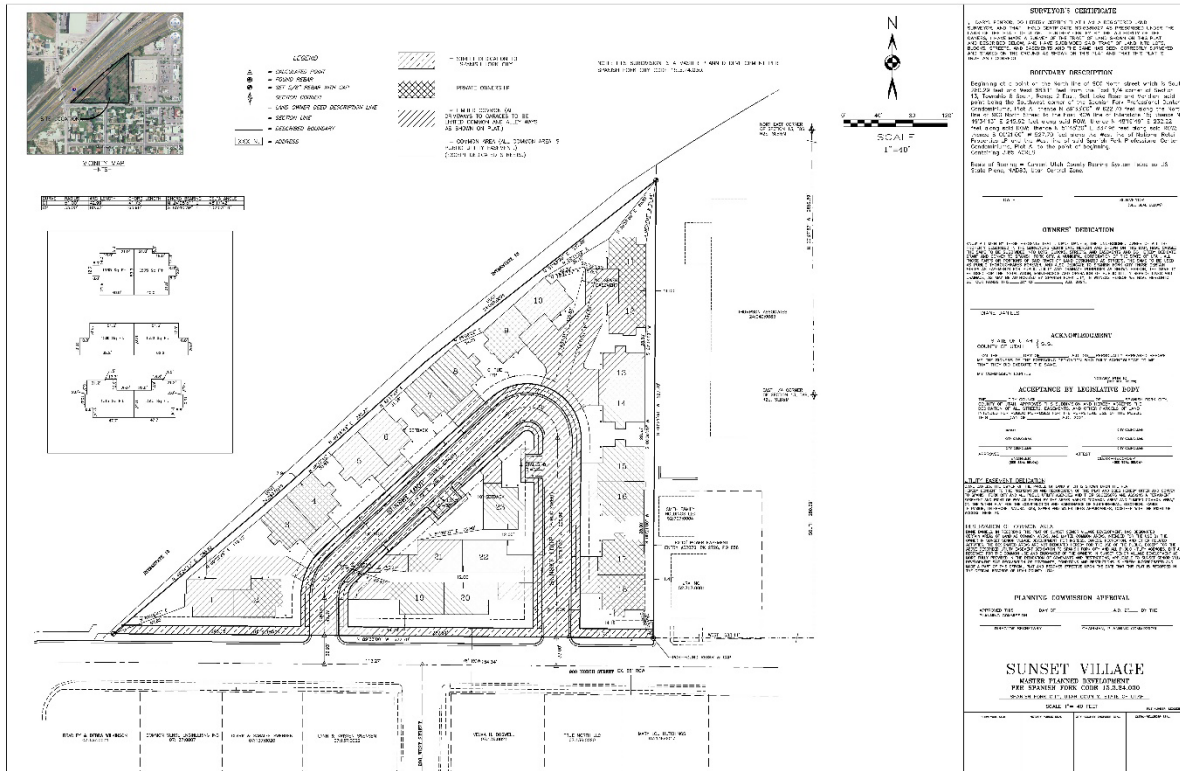
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 PROJECT NO. 2021-001
 ADDRESS: 900 N. 200 W.
 TOWNSHIP: 10 N.
 RANGE: 10 E.
 SECTION: 10

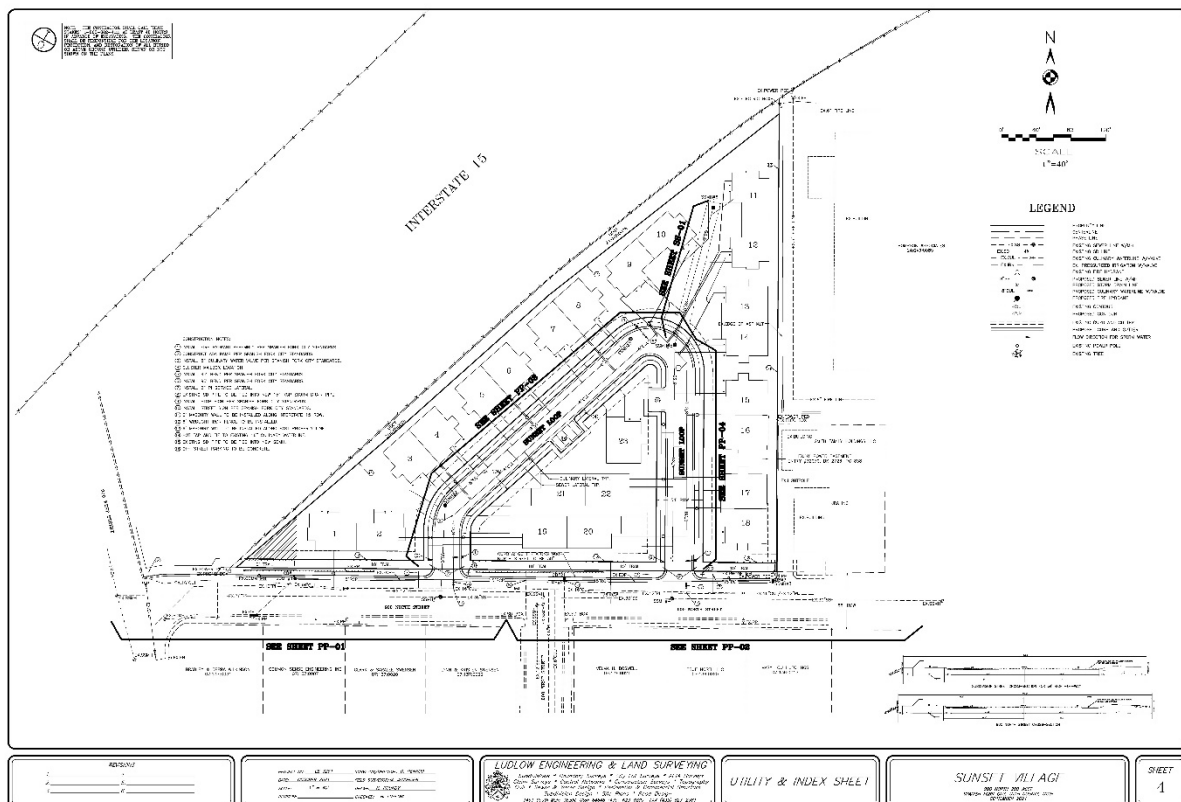
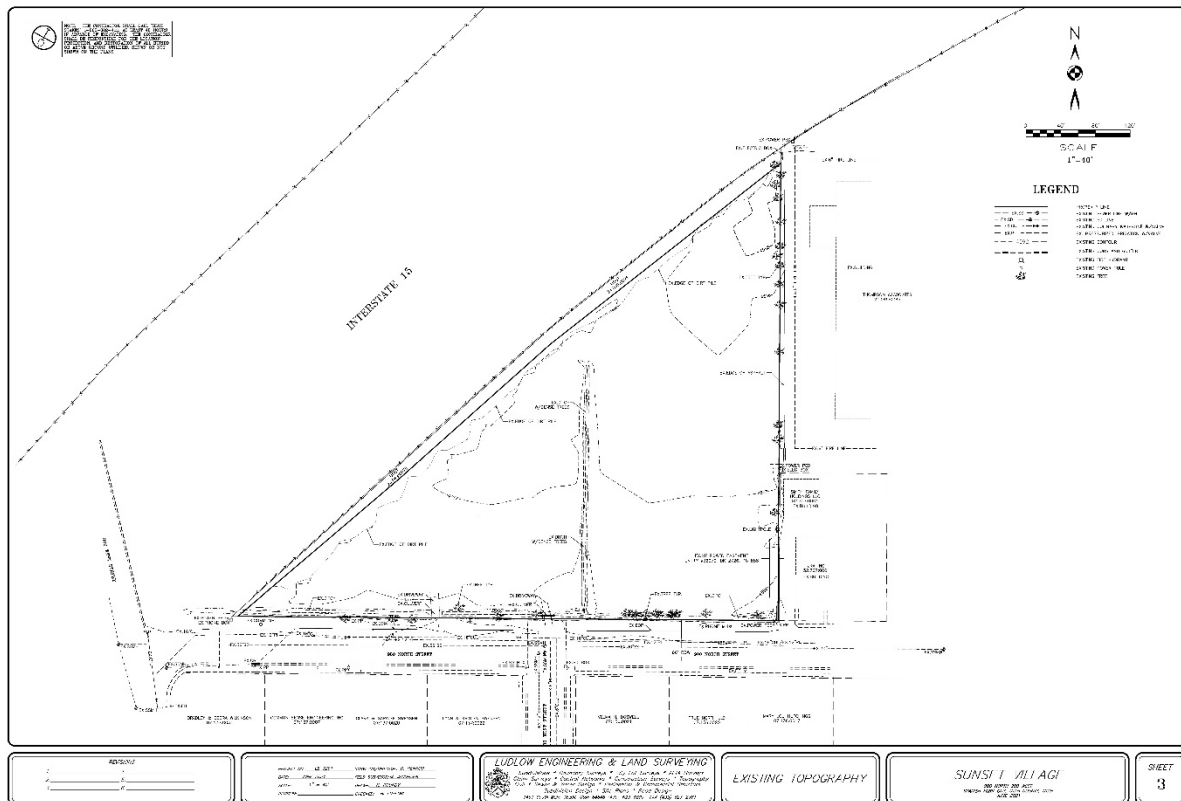
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 FOR: [Signature]

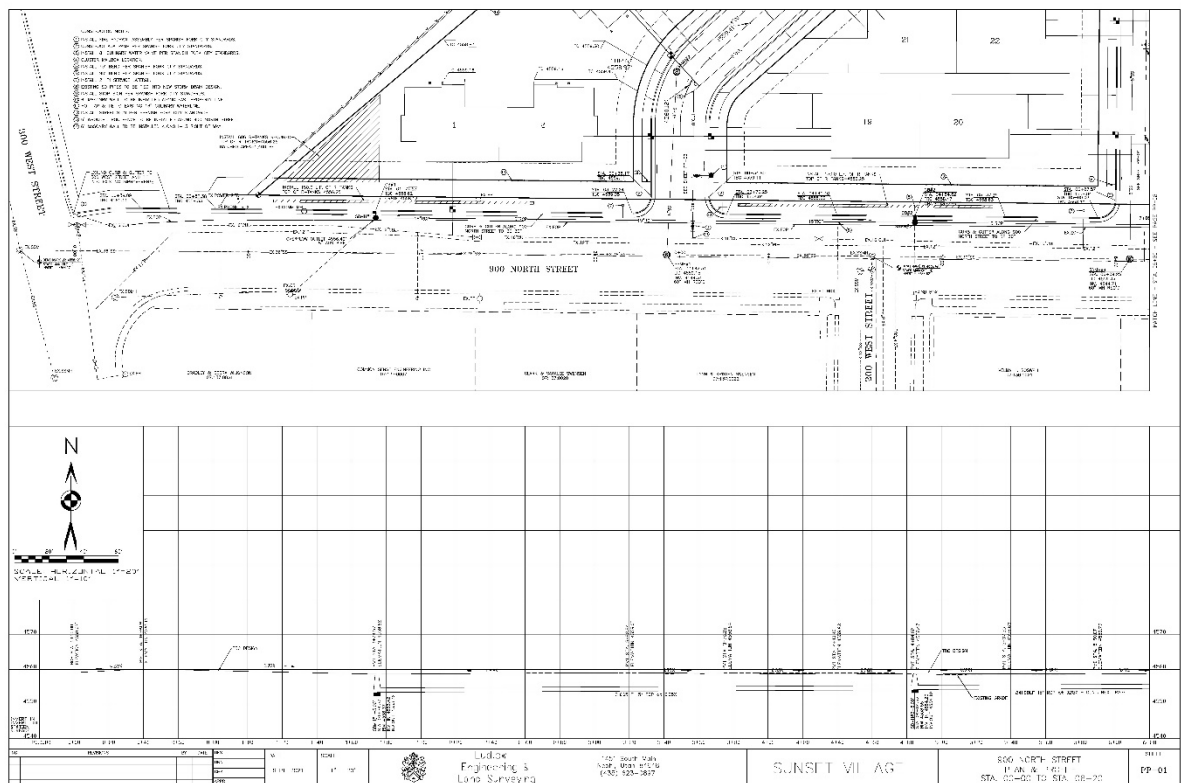
COVER SHEET

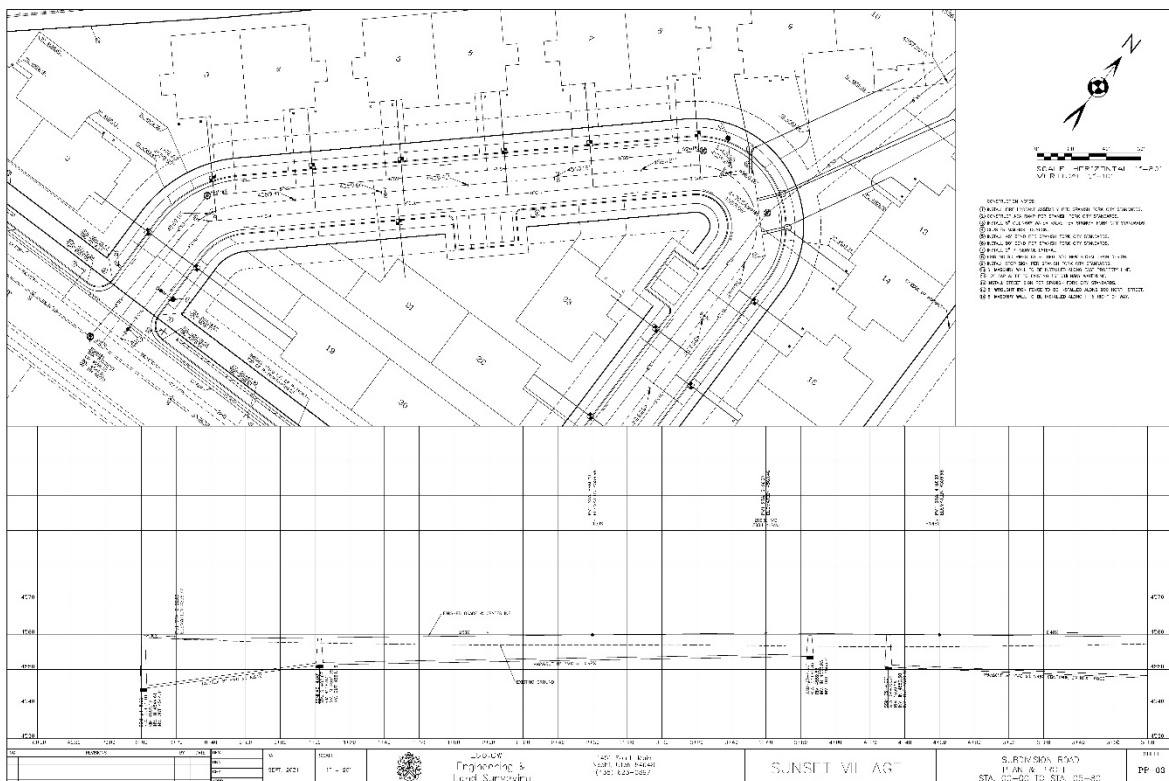
SUNSET VILLAGE

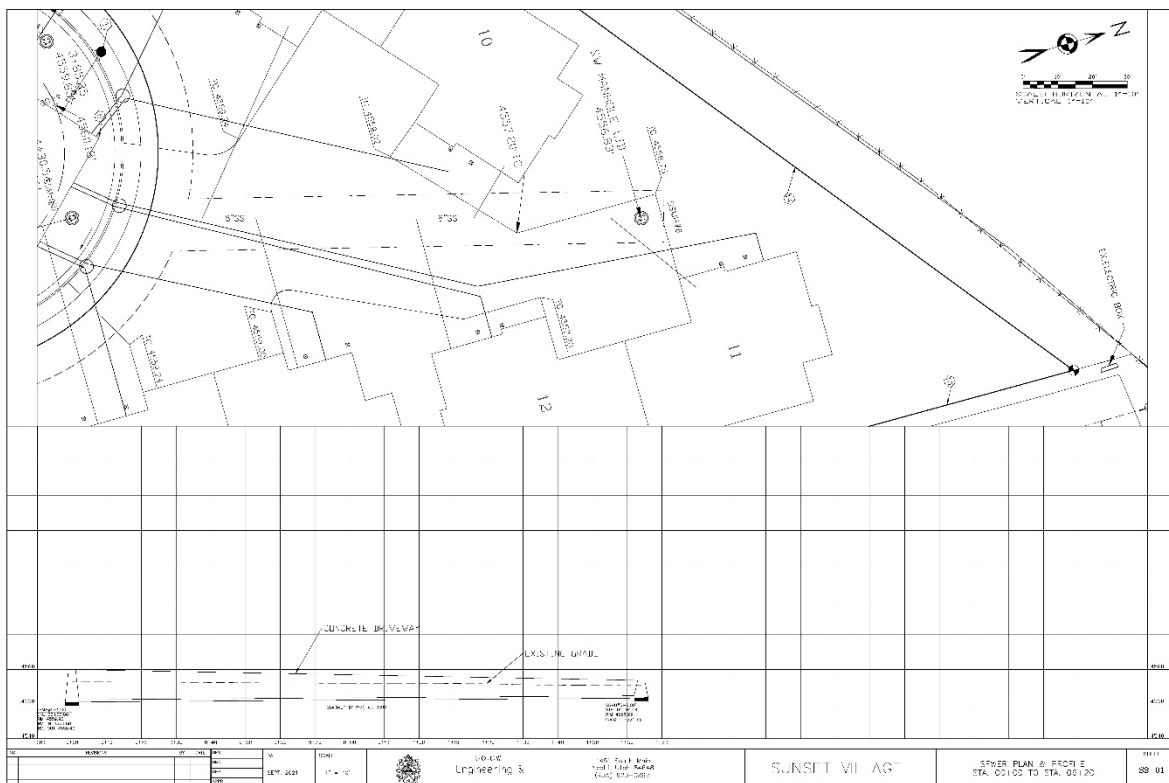
SHEET 1



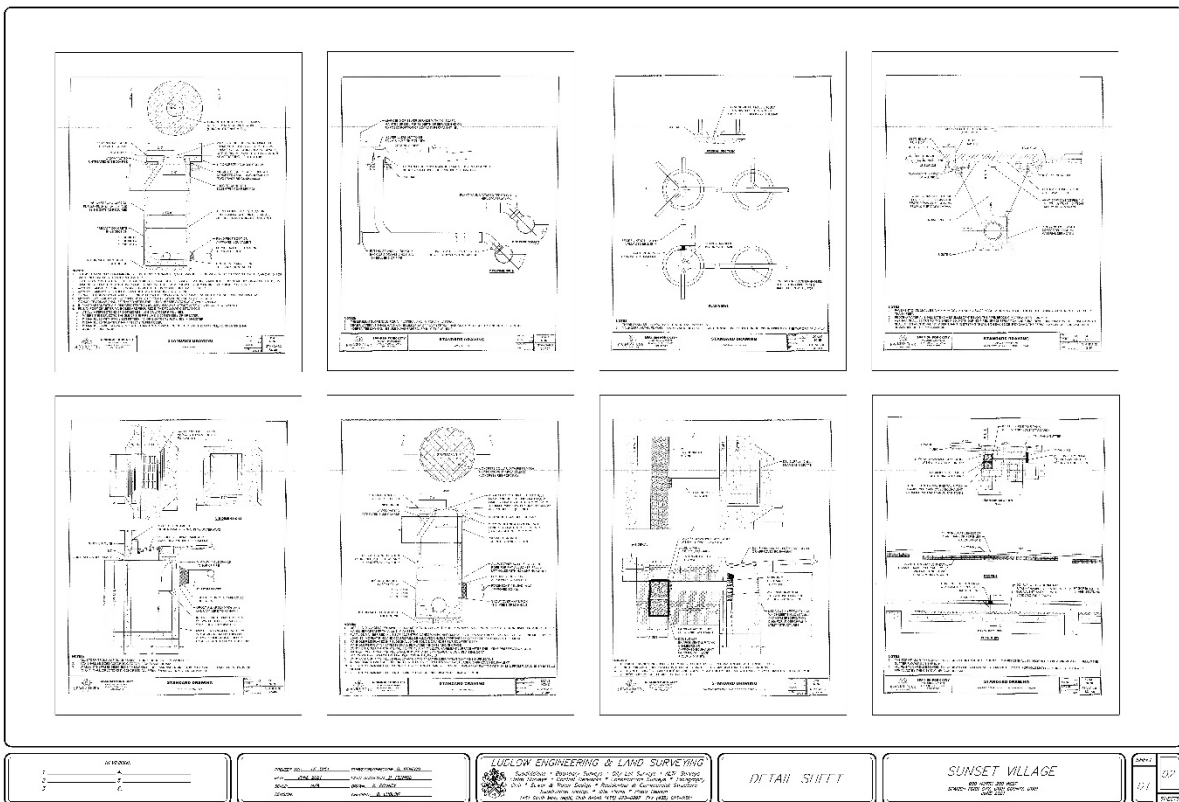
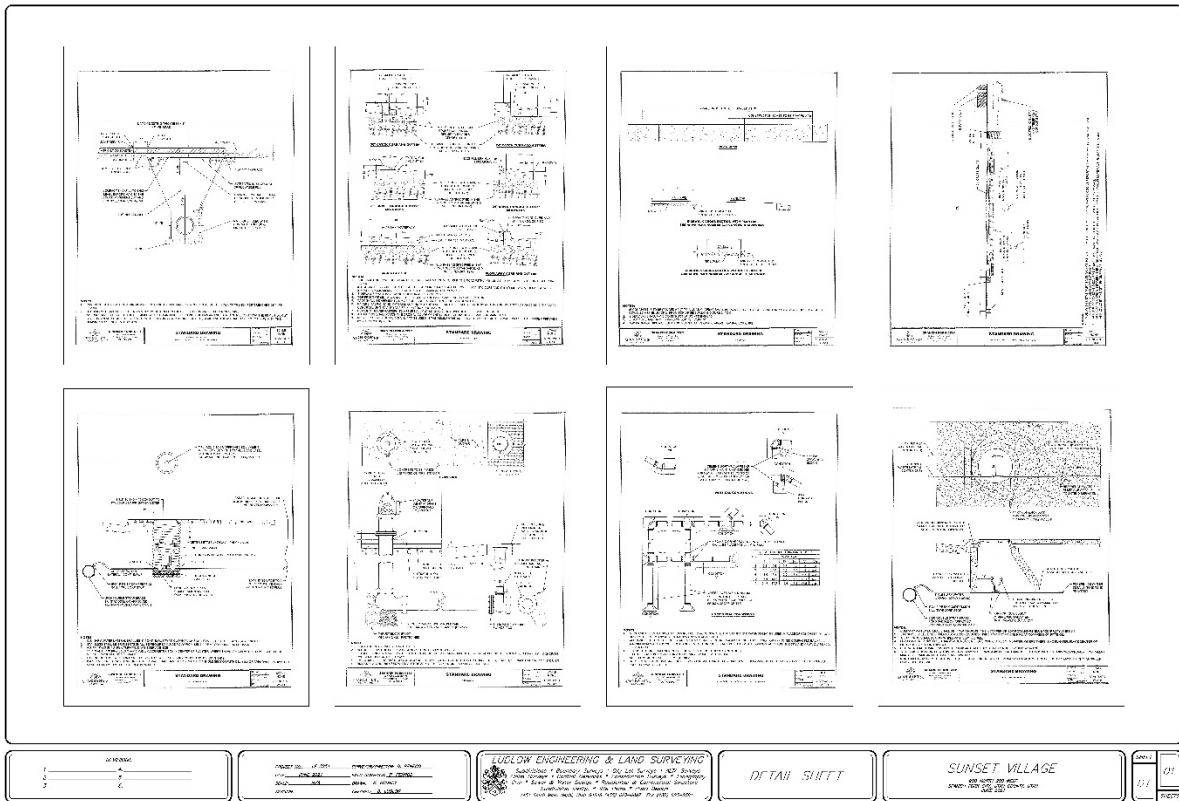


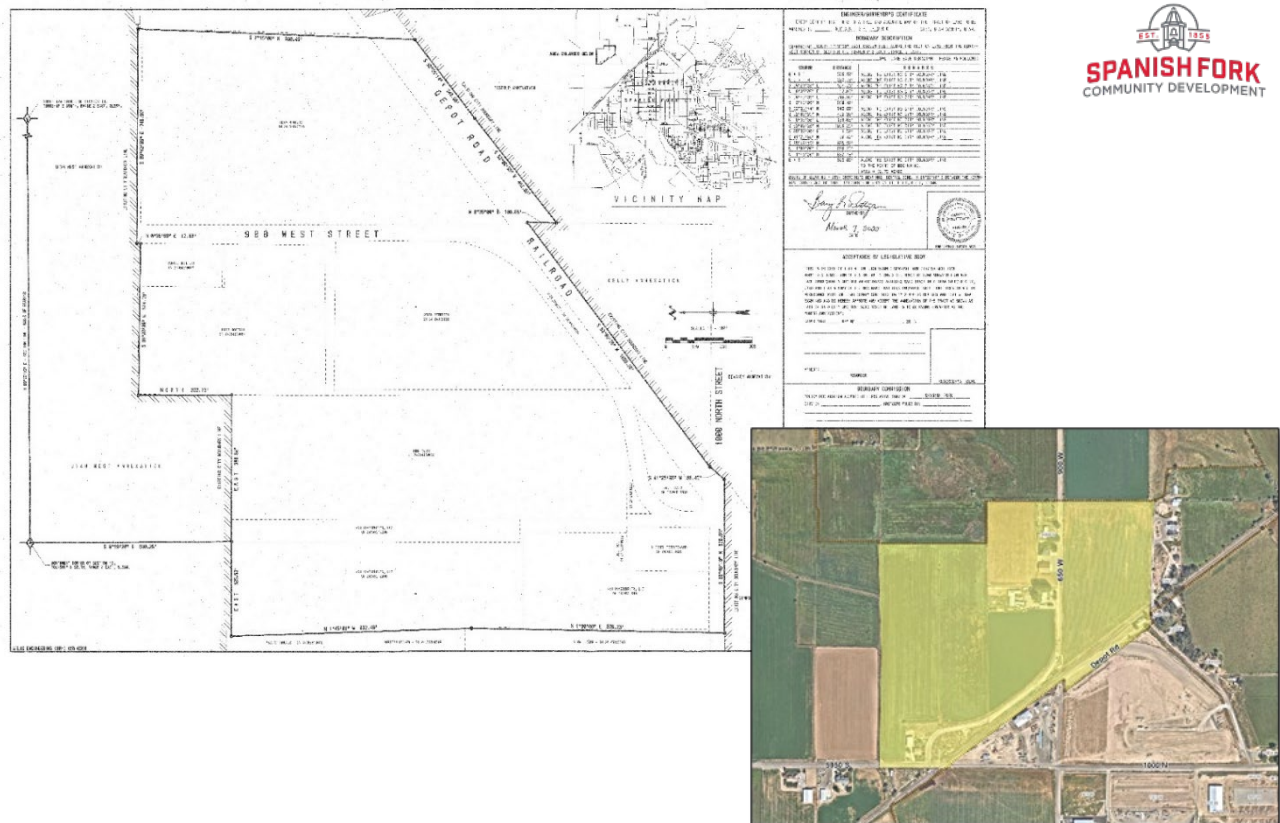






August 3, 2022





Oberg Annexation Approval Request

August 3, 2022, Development Review Committee Meeting

Located at approximately 1400 North 900 West, including 70.75 acres.

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

The applicant has requested that this property be annexed into the City.

Key Issues

1. Annexation Configuration.
2. Utah County Approval.
3. Growth Management Boundary.
4. Proposed Land Uses and Zoning.
5. Utilities and Services.
6. Improvements.

Recommendation

That the proposed Annexation be approved with I-1 zoning based on the following findings:

Findings

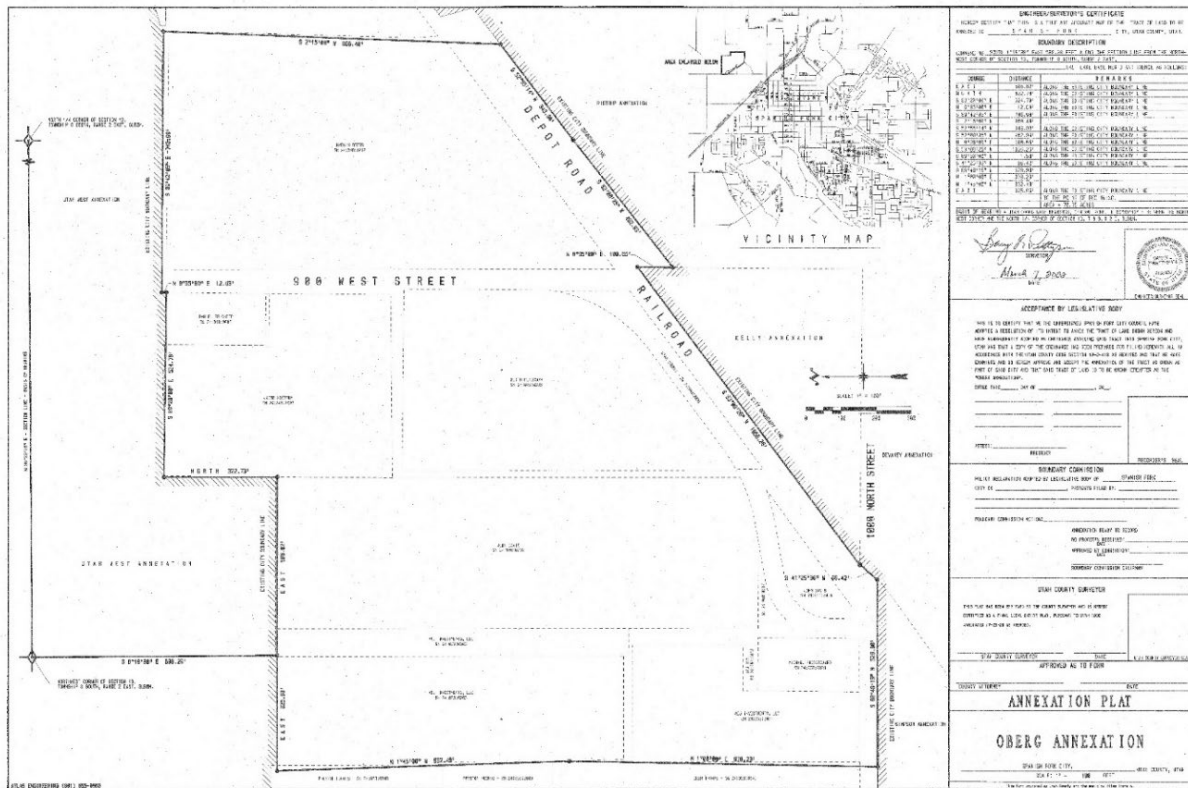
1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the General Plan Land Use Designation is Industrial.

Conditions

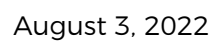
1. That the applicant enters into an Annexation Agreement.

Exhibits

1. Annexation Plat.
2. Vicinity Map.
3. Growth Boundary Map.
4. Annexation Feasibility Report.







Spanish Fork City

Annexation Feasibility Report



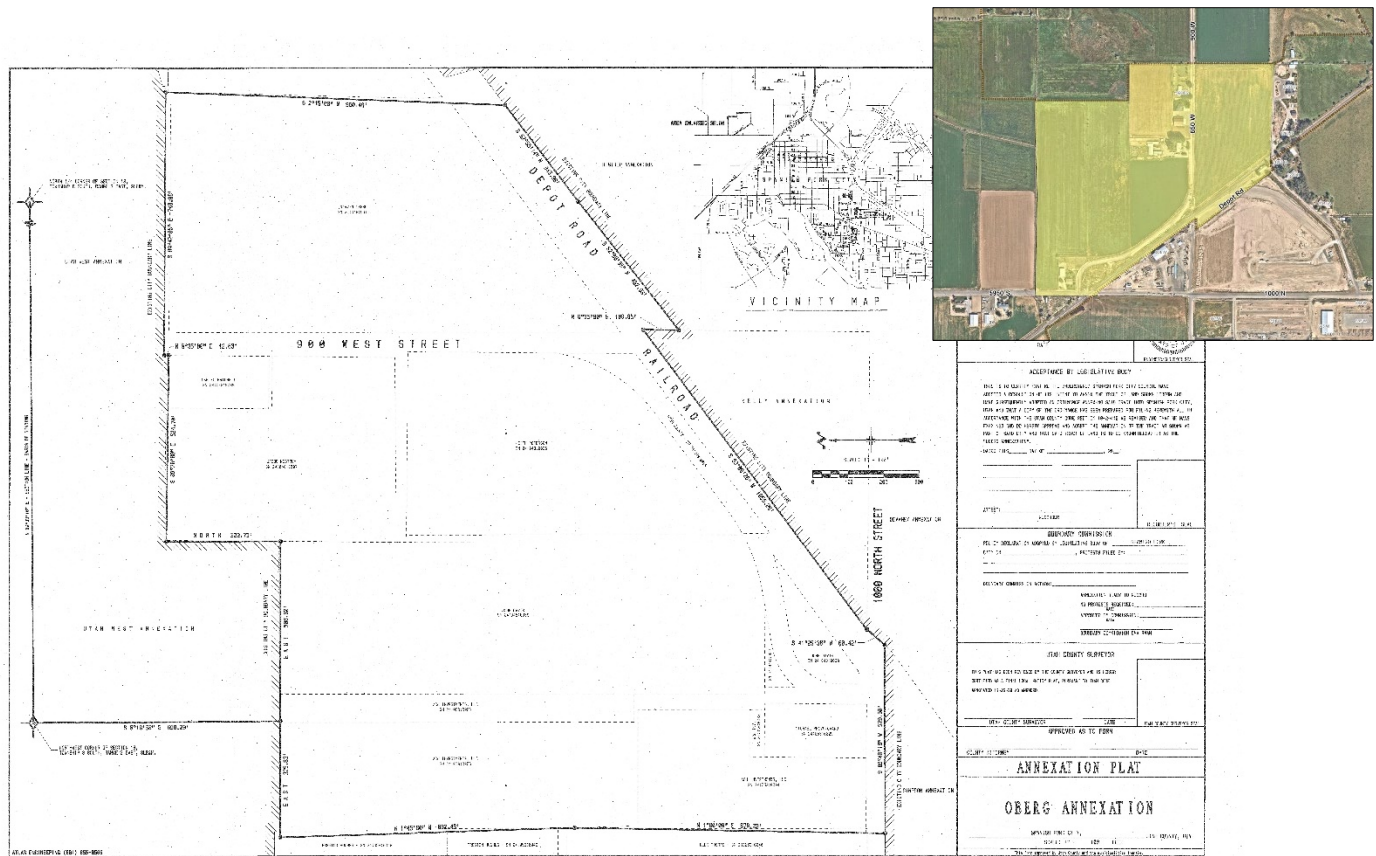
Agenda Date: August 3, 2022, Planning Commission Meeting

Staff Contacts: Dave Anderson, Community and Economic Development Director

Reviewed By: Development Review Committee

Subject: Proposed Oberg Annexation

Annexation Map



Development Review Committee recommendation date: August 3, 2022

Planning Commission recommendation date: August 3, 2022

City Council meeting date: August 16, 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 section of the proposed annexation that is east of 650 West is within the Growth Management Boundary. The section of the proposed annexation that is west of 650 West is currently outside of the Growth Management Boundary. The proposed annexation is located entirely within the Policy Boundary.

2. Present and proposed land use and zoning.

The property currently contains four residential structures and four accessory structures. The property is currently zoned Residential Agriculture 5 in Utah County. It is proposed that the property be incorporated into the Light Industrial 1 (I-1) zone.

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.

A sanitary sewer line currently runs through the property along 900 West.

Pressurized Irrigation is currently located 850 feet east of the property at the intersection of 1000 North and 900 West.

A 4" Indicated Horsepower Gas Pipeline (IHP) is currently located 2,200 feet northeast of the property on 1900 North. A 2" IHP is located 150 feet southeast of the property on Depot Road.

Culinary water, power, and communications, are currently located 2,200 feet northeast 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.

Storm water can be run through a pipe to Dry Creek which is approximately 7,500 feet northeast of the property.

Utility access in this region is determined by the terms and conditions laid out in the Utah West Annexation.

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

The nearest High School is Spanish Fork High School which is 1 mile southeast of the property. The nearest Junior High School is Diamond Fork Junior High School which is 2 miles southeast of the

property. The nearest Elementary School is Brockbank Elementary School which is .8 miles southeast of the property. The closest park to the annexation property is North Park, located approximately 1 mile east of the property. The shopping area nearest to the property is Costco, which lies 1 mile to the east.

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

Sanitary Sewer is already within the property and will not take any significant amount of time to connect to.

The time table for the extension of other services 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. Specifics on utility infrastructure expansion can be found in the Utah West Annexation Agreement.

6. Potential Impact on existing and proposed streets.

According to the City's Transportation Master Plan a north-south commercial collector has been planned to pass through property that is part of this annexation. Additional improvements to existing roads such as 650 West and 1900 North are needed in order to accommodate additional traffic in this area. Any construction of new roads or improvement of existing roads will occur with development. Additional information on roads in the area can be found in the Utah West Annexation Agreement.

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.

This annexation will create an island. It is not expected that the creation of this island would make the provision of services difficult for the City. The Utah County Commission gave their approval for the creation of the island on April 20, 2022.

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 currently located 2,200 feet northeast 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. Access to culinary water in this area will be greatly impacted by development within the Utah West Annexation and more details on utility expansion to this area can be found in the Utah West Annexation Agreement.

Pressurized Irrigation:

Pressurized Irrigation is currently located 850 feet east of the property at the intersection of 1000 North and 900 West. Access to pressurized irrigation in this area will be greatly impacted by development within the Utah West Annexation and more details on utility expansion to this area can be found in Utah West Annexation Agreement.

Sanitary Sewer:

Sanitary Sewer is already present on the property.

Storm Water:

Storm water can be run through a pipe to Dry Creek which is approximately 7,500 feet northeast of the property. Storm water disposal in this area will be greatly impacted by development within the Utah West Annexation and more details on utility expansion to this area can be found in the Utah West Annexation Agreement.

Power and Communications:

Power and Communications are currently located 2,200 feet northeast 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. Access to power and communications in this area will be greatly impacted by development within the Utah West Annexation and more details on utility expansion to this area can be found in the Utah West Annexation Agreement.

Gas:

A 4" Indicated Horsepower Gas Pipeline (IHP) is currently located 2,200 feet northeast of the property on 1900 North. A 2" IHP is located 150 feet southeast of the property on Depot Road. Access to gas in this area will be greatly impacted by development within the Utah West Annexation and more details on utility expansion to this area can be found in the Utah West Annexation Agreement.

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. Additional information on roads in the area can be found in the Utah West Annexation Agreement.

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.

4. Adjourn
