Wednesday, October 19, 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. October 12, 2022**
Meeting	Oct 19, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.10-12-2022.pdf (674 KB)

2. Site Plan

Subject	**A. MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION. The proposal involves further industrial development of a parcel located at 1823 North 200 West.**
Meeting	Oct 19, 2022 - Development Review Committee
Category	2. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.mountaincountryfoodsplant1addition.10-19-2022.pdf (5,735 KB)

Administrative File Attachments
plans.architecture.mountaincountryfoodsplant1addition.10-6-2022.pdf (1,402 KB)
plans.utility.mountaincountryfoodsplant1addition.10-6-2022.pdf (7,075 KB)

3. Final Plat

Subject	**A. ARROWHEAD SUBDIVISION PHASE 1. The proposal involves the platting of a subdivision with twenty-four single-family residential lots and one commercial lot to be located at 525 West Arrowhead Trail.**

Meeting	Oct 19, 2022 - Development Review Committee
Category	3. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.arrowheadsubdivisionphase1.10-19-2022.pdf (6,246 KB)

Administrative File Attachments
plans.arrowheadsubdivisionphase1.10-3-2022.pdf (7,550 KB)

4. Conditional Use Permit

Subject	**A. 1150 EAST VERIZON UPGRADE 2022. The proposal involves modifications to an existing wireless tower located at 617 South 1150 East.**
Meeting	Oct 19, 2022 - Development Review Committee
Category	4. Conditional Use Permit
Access	Public
Type	Action, Discussion

File Attachments
report.drc.1150eastcelltowermodify.10-19-2022.pdf (7,562 KB)

Administrative File Attachments
plans.1150everizonupgrade2022.10-17-2022.pdf (12,232 KB)

5. Site Plan

Subject	**A. SFCN FIBER HUT 1. The proposal involves the construction of a fiber hut on property located at 1161 East 600 South.**
Meeting	Oct 19, 2022 - Development Review Committee
Category	5. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.sfcnfiberhut1.10-19-2022.pdf (7,095 KB)

Administrative File Attachments
plan.building.approved.SFCNfiberhut1.10-10-2022.pdf (6,538 KB)
plans.SFCNfiberhut1.10-10-2022.pdf (7,039 KB)

Subject	**B. SFCN FIBER HUT 2. The proposal involves the construction of a fiber hut on property located at 1592 West 1900 South.**
Meeting	Oct 19, 2022 - Development Review Committee
Category	5. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.sfcnfiberhut2.10-19-2022.pdf (1,253 KB)

Administrative File Attachments
plan.liftstation.SFCNfiberhutsite2.10-10-2022.pdf (3,925 KB)
plans.approvedbuilding.SFCNfiberhutsite2.10-10-2022.pdf (8,237 KB)

6. Zone Change

Subject	**A. LUDLOW DEVELOPMENT ENHANCEMENT OVERLAY 2022. The proposal would amend the Development Enhancement Overlay approval for a 0.32-acre property located at 103 East 100 South.**
Meeting	Oct 19, 2022 - Development Review Committee
Category	6. Zone Change
Access	Public
Type	Action, Discussion

File Attachments
report.drc.ludlow.10-19-2022.pdf (14,087 KB)
Infill Overlay application 9-22-2022.pdf (71 KB)

Subject	**B. ZONING MAP AMENDMENTS 2022. The proposal involves various amendments to the City's Zoning Map.**
Meeting	Oct 19, 2022 - Development Review Committee
Category	6. Zone Change
Access	Public
Type	Action, Discussion

7. Title 15 Amendments

Subject	**A. TITLE 15 AMENDMENTS. The proposal involves various amendments to Municipal Code regarding Title 15 Land Use.**
Meeting	Oct 19, 2022 - Development Review Committee
Category	7. Title 15 Amendments

Access	Public
Type	Action, Discussion

8. Discussion

Subject	**A. Other Business.**
Meeting	Oct 19, 2022 - Development Review Committee
Category	8. Discussion
Access	Public
Type	Discussion

9. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
October 12, 2022

Staff Members Present: **Chris Thompson**, Public Works Director; **Dave Anderson**, Community Development Director; **Brandon Snyder**, City Planner; **Kimberly Brenneman**, Development Coordination Manager; **Ana Burgi**, Assistant City Attorney; **John Little**, Chief Building Official; **Michael Clark**, Assistant City Engineer; **Marcie Clark,** Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Tom Cooper,** Power and Light Senior Utility Planner; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall; **Travis Warren**, City Surveyor: **Kasey Woodard**, Division Secretary.

Citizens Present: Charity Hill, Jason Coleman.

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

MINUTES

September 28, 2022

John Little **moved** to approve the minutes of September 28, 2022.

Dave Anderson **seconded** and the motion **passed** all in favor.

SITE PLAN

EL TENEDOR LOGISTICS CENTER - PHASE 1

Brandon Snyder gave a brief update on where the project is at and stated there are a couple redline comments that need to be addressed as well as subdivision related improvements.

Jered Johnson suggested the applicant start the process for the railroad permit.

There was brief discussion regarding potential groundwater issues. It was discussed that the maximum depth of water for a commercial parking lot can be 6 inches, and 8 inches for residential parking lots. The committee discussed whether loading docks are considered part of the parking lot.

Dave Anderson stated he is comfortable with having a condition included that states any storm drain concerns be addressed with engineering before any approval can be granted.

Dave Anderson **moved** to approve the proposed El Tenedor Logistics Center - Phase 1 Site Plan based on the following findings and conditions:

Findings:

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That prior to a Building Permit being issued, the applicant works with the City's Engineering Department to address any storm drain concerns.

Jered Johnson **seconded** and the motion **passed** all in favor.

COLEMAN INDUSTRIAL 2

Brandon Snyder stated this is the second phase of the development in which the applicant is looking to build a third building. He stated this will require a recorded access easement from the adjoining property El Dorado to complete the shared access.

Michael Clark has no comments.

Travis Warren asked if there will need to be a plat amendment and it was stated there does not need to be an amendment to the existing plat to include this parcel.

Travis mentioned that the applicant has expressed interest in potentially amending the existing Hall Industrial Subdivision, Plat D, to remove some of the existing utility and access easements. Chris Thompson asked why the applicant wants to remove the cross-access easement and it was stated the sites were developed and it is not conducive at the moment.

Brandon Snyder asked if there needs to be utility easements and it was stated there will need to be easements specifically for City utilities such as the water line and power.

Dave Anderson **moved** to approve the proposed Coleman Industrial 2 Site Plan based on the following finding and conditions:

Finding:

1. That the proposal conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides any necessary easements for utilities.

Jered Johnson **seconded** and the motion **passed** all in favor.

ZONE CHANGE

LUDLOW DESIGN ENHANCEMENT

The applicant has requested that this item be continued until October 19, 2022.

Dave Anderson **moved** to Continue the proposed Ludlow Design Enhancement Zone Change to next week.

John Little **seconded** and the motion **was Continued** all in favor.

DISCUSSION ITEM

There was a brief discussion regarding the development of Pad E located within the Canyon Gate development. The applicant is seeking guidance on potential use of the site and what improvements need to be done. The DRC provided input regarding: potential uses, parking, access, improvements, impact fees and the drive-thru.

GENERAL PLAN AMENDMENT

TRANSPORTATION ELEMENT OF THE GENERAL PLAN 22.05

Chris Thompson stated that these proposed changes are being requested to go into effect January 2023.

Michael Clark gave a brief overview of the proposed changes including adding traffic signals along Center Street and constructing a roundabout at the intersection of 400 North and 300 West.

It was stated that some of these have been previously reviewed by the DRC.

Bart Morrill asked what is the advantage of moving the trail on 2700 North and it was stated UDOT is requiring it.

Dave Anderson **moved** to recommend approval of the proposed amendments (22.05) to the Transportation Element of the General Plan to the City Council.

Jered Johnson **seconded** and the motion **passed** all in favor.

DISCUSSION

BELTRAN HANGAR

A new applicant is looking to build a hangar in the same location where the Beltran Hangar was previously proposed. The needed distance between buildings was discussed. Dave Anderson stated they are looking for any potential deal breakers that can be communicated to Cris Child.

The DRC felt that the Airport Board should review the proposed elevations. It was discussed that there needs to be landscaping done at the entrance of the airport and on the site. There will also need to be some on site detention. The detention basin should be improved and possibly landscaped. The type of landscaping to be installed behind the fence can be left to the applicant to decide what that will look like. The City Airport Manager should be consulted on entrance improvements and who is responsible to install and maintain.

TAKE 5 CAR WASH SITE PLAN

There was brief discussion regarding the existing cross-access driveway and the proposed layout for the car wash. The DRC discussed the drive thru layout and how many potential cars can be queued at one time.

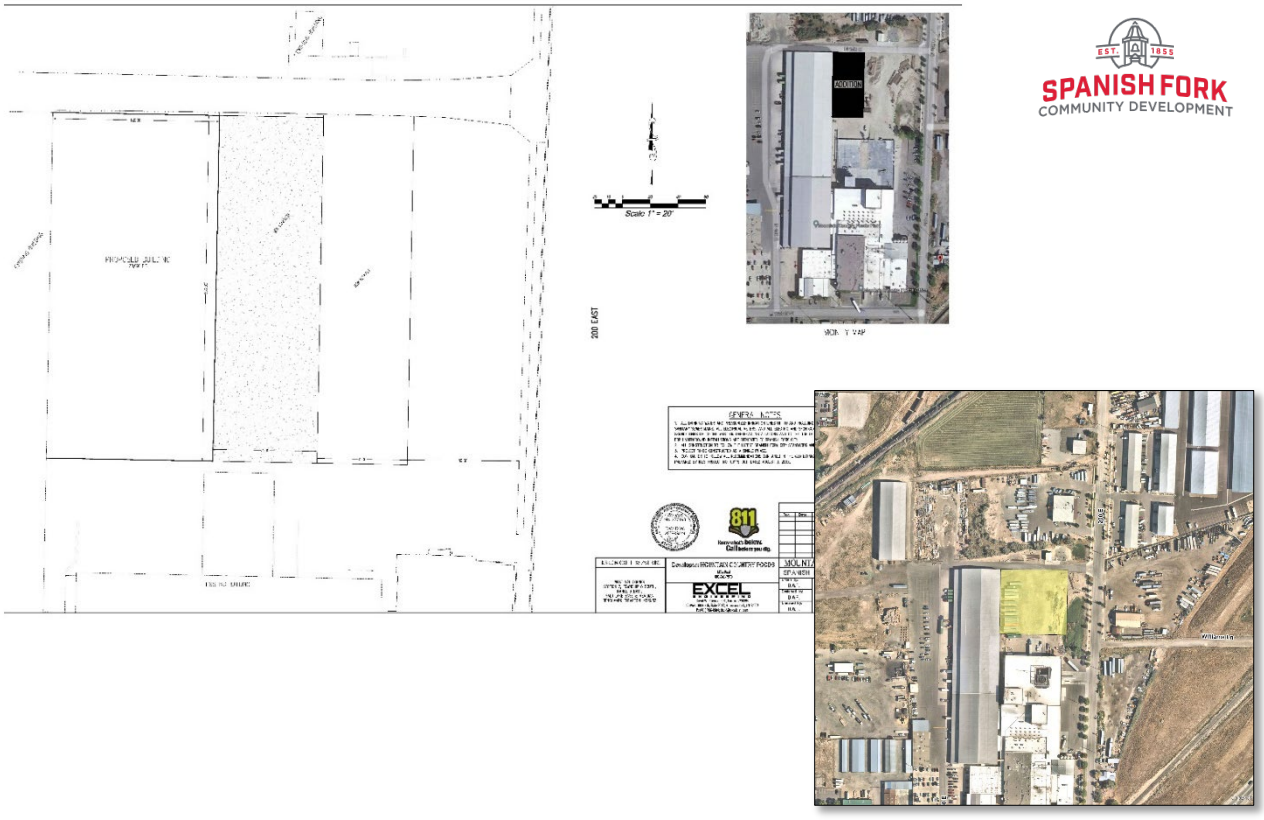
Chris Thompson stated the entrance off Main Street will be a right-in-right-out only. Chris is concerned with the current design because it relies on a single entrance off of Main Street. He recommends that the main entrance to the site not be a right-in-right-out. This will be an issue for northbound traffic wanting to enter the site. He stated the City has an island design and improvements are coming in 2025. Those improvements will make that access a right-in-right-out only due to the future raised island. Chris would like Staff to discuss site layout and design changes with the applicant.

Brandon Snyder asked if the DRC would like to keep the cross-access that is currently in place. With the current design most likely yes, but it can be further discussed. It was stated that if the design is mirrored and the access location changes then the cross-access to the south will not matter as much to the City.

Chris Thompson moved to adjourn the meeting at 11:45 a.m.

Adopted:

Kasey Woodard
Division Secretary



Mountain Country Foods Plant 1 Addition Site Plan Approval Request

October 19, 2022, Development Review Committee Meeting.

Located at 1823 North 200 West, including approximately 5.73 acres.

The subject parcel is currently zoned I-1.

The applicant has requested that a Site Plan be approved for an addition to an industrial development.

Key Issues

1. Landscaping.
2. Storm Drain.
3. Power.
4. Utilities.

Recommendation

That the proposed Site Plan be approved based on the following findings and subject to the following conditions:

Finding

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

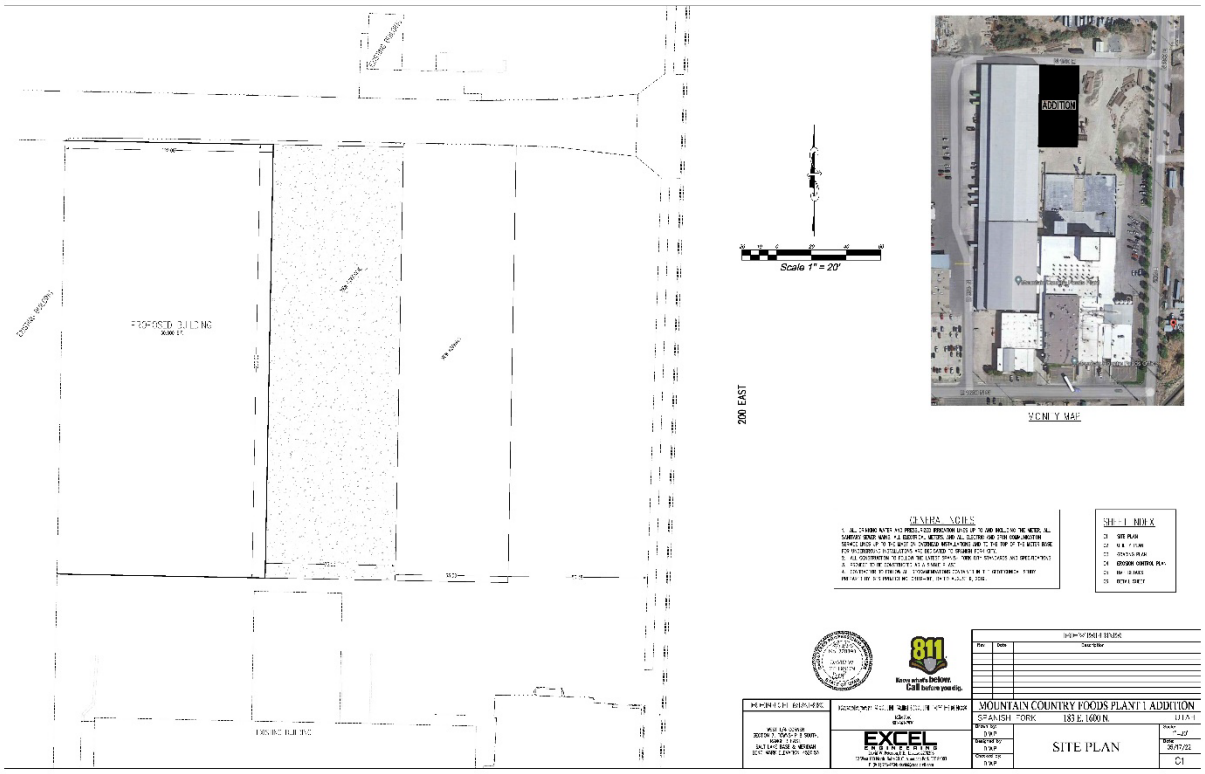
Conditions

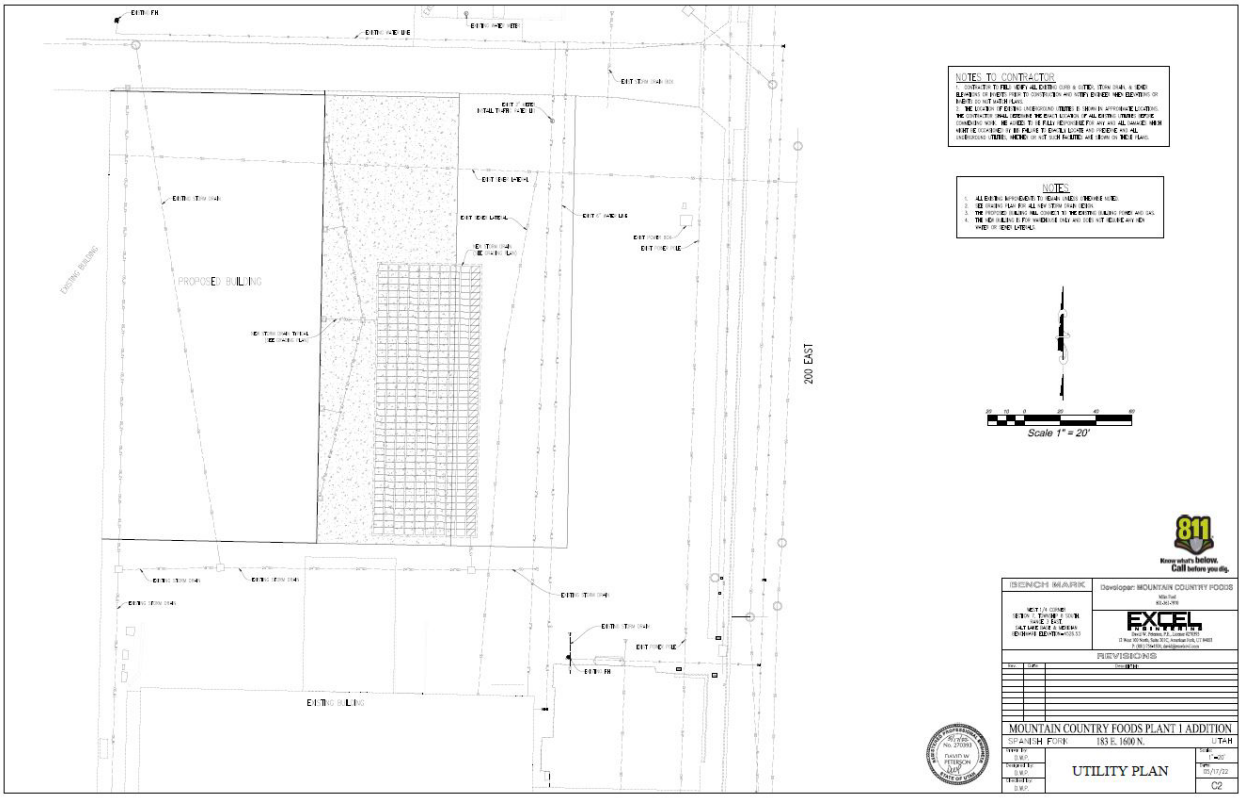
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

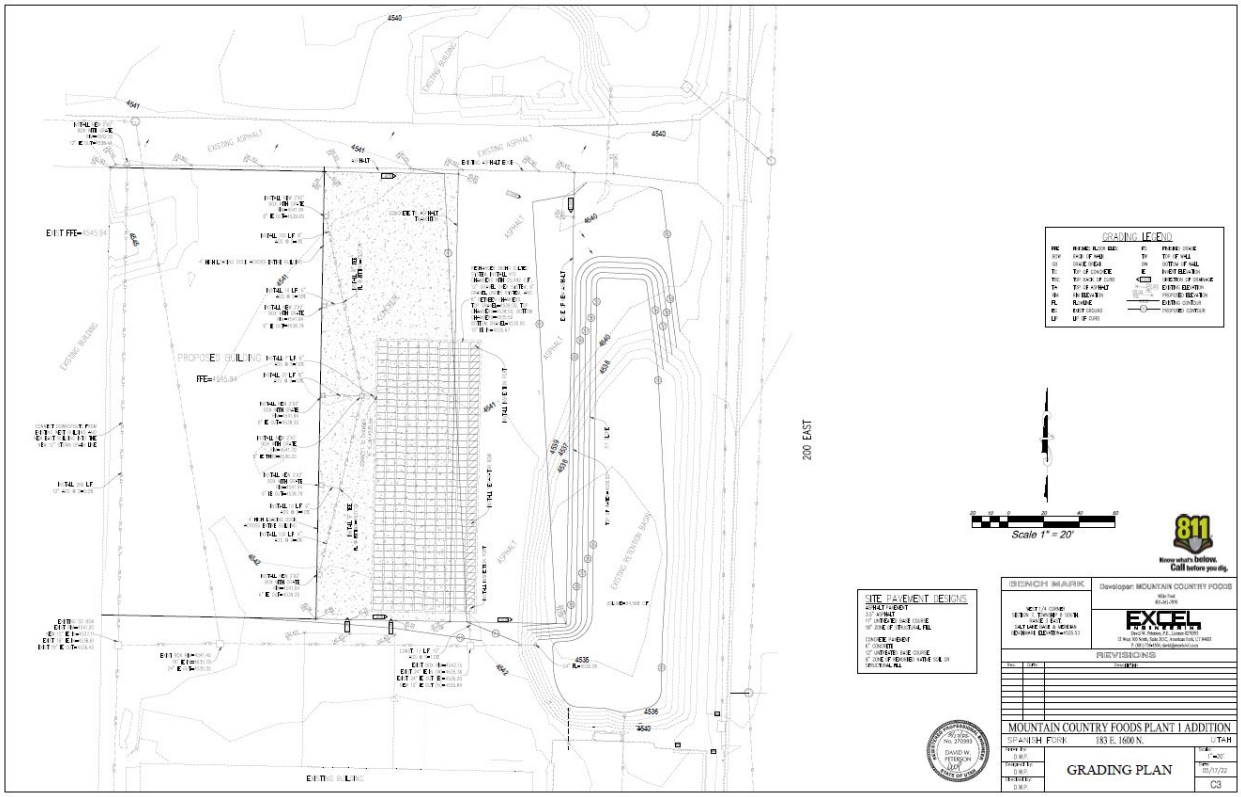
Exhibits

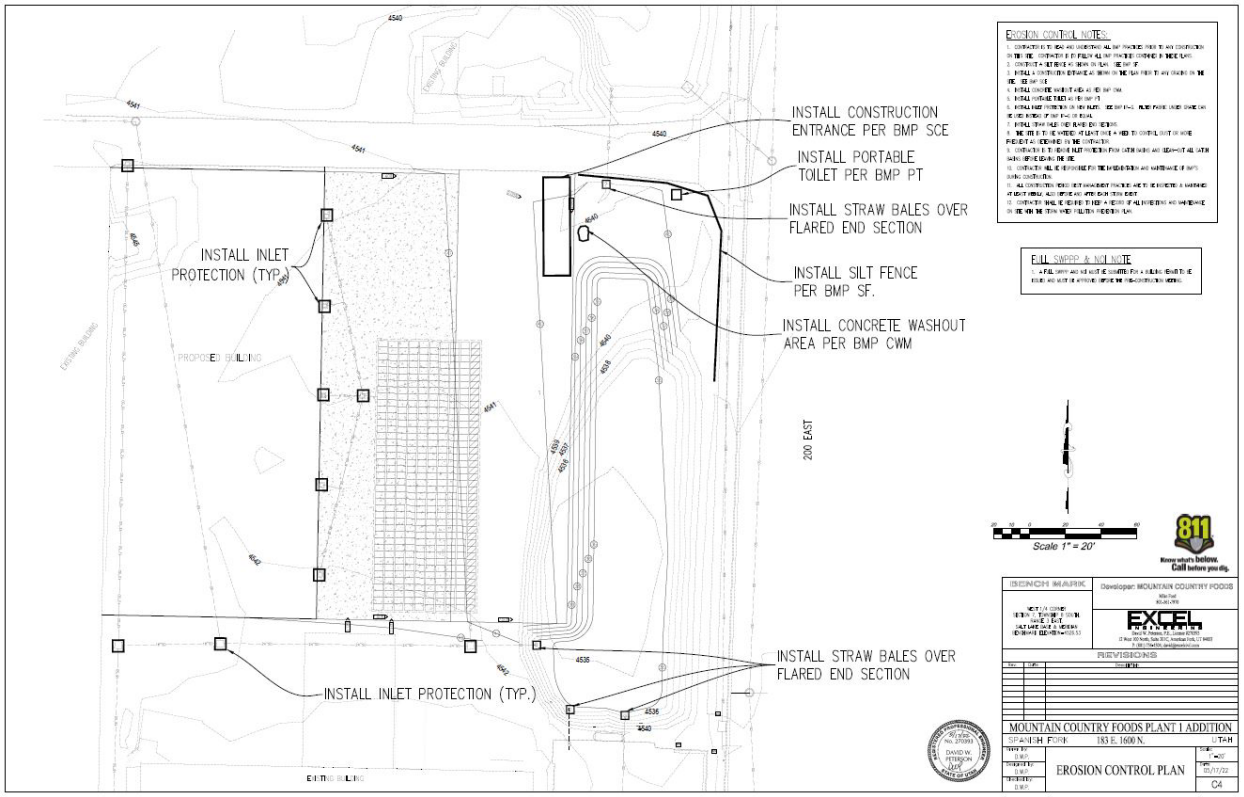
1. Site Plan.
2. Building Elevations.

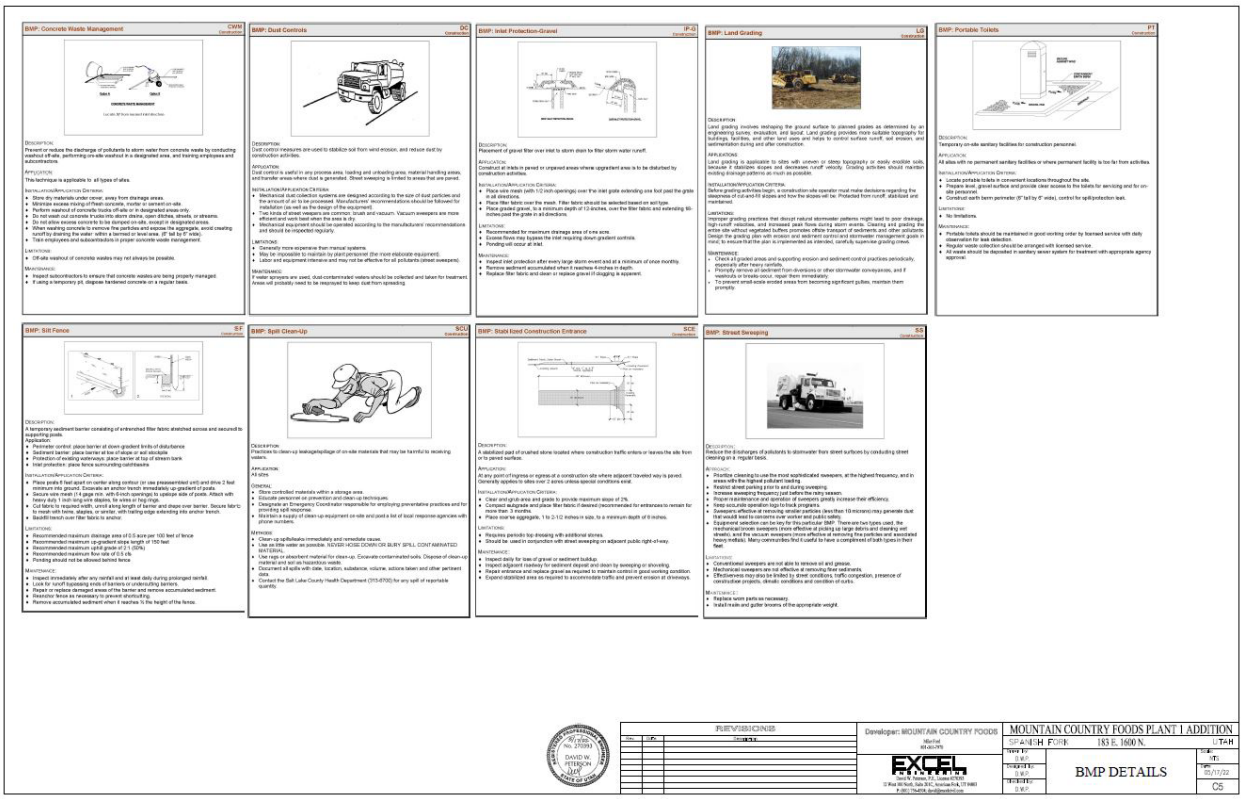
Exhibit 1

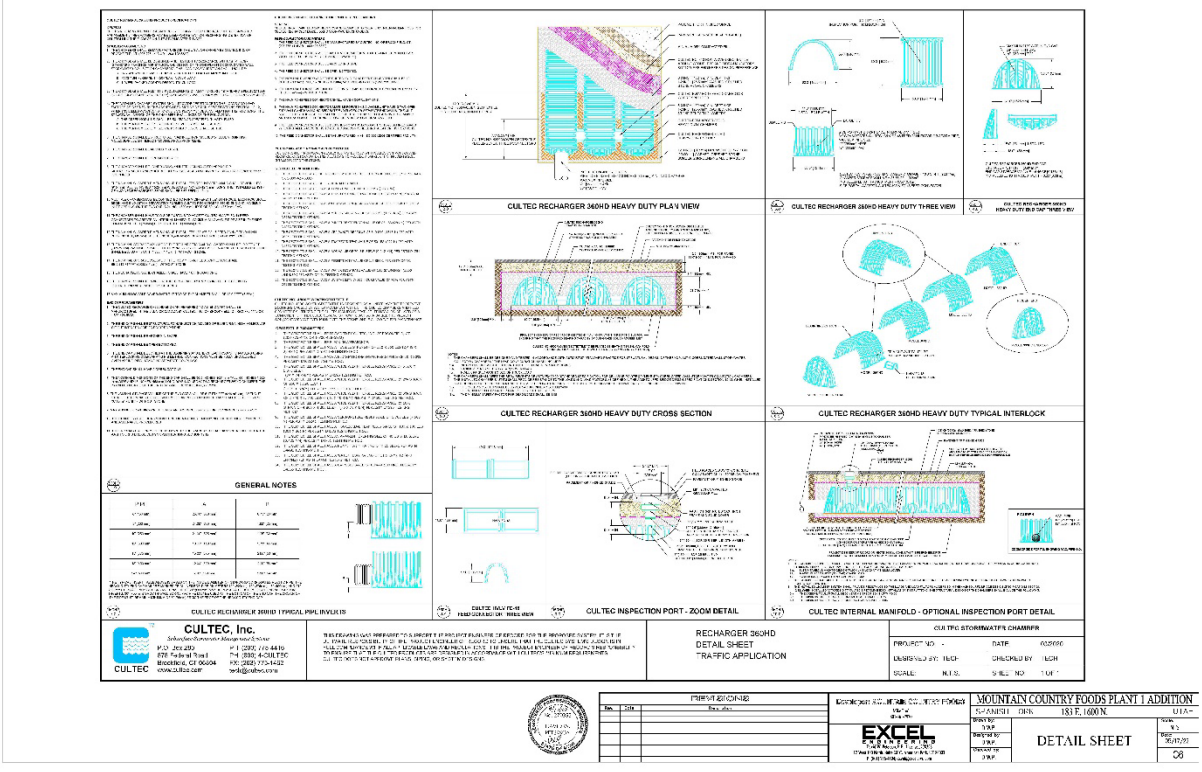

PROPOSED BUILDING
EXISTING BUILDING
EXISTING BUILDING
Scale 1" = 20'
200 EAST
ADDITION
VICINITY MAP
GENERAL NOTES
SHEET INDEX
811
Know what's below. Call before you dig.
EXCEL ENGINEERING
MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION
SPANISH FORK
183 E. 1600 N.
UTAH
SITE PLAN
C1


PROPOSED BUILDING
EXISTING BUILDING
200 EAST
NOTES TO CONTRACTOR
NOTES
Scale 1" = 20'
811
Know what's below. Call before you dig.
BENCH MARK
Developer: MOUNTAIN COUNTRY FOODS
EXCEL ENGINEERING
REVISIONS
MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION
SPANISH FORK
183 E. 1600 N.
UTAH
UTILITY PLAN
C2


GRADING LEGEND
PROPOSED BUILDING
EXISTING BUILDING
200 EAST
Scale 1" = 20'
SITE PAVEMENT DESIGNS
BENCH MARK
Developer: MOUNTAIN COUNTRY FOODS
EXCEL
PREVISIONS
MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION
SPANISH FORK 183 E. 1600 N. UTAH
GRADING PLAN
C3


INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
INSTALL PORTABLE TOILET PER BMP PT
INSTALL STRAW BALES OVER FLARED END SECTION
INSTALL SILT FENCE PER BMP SF.
INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL INLET PROTECTION (TYP.)
INSTALL STRAW BALES OVER FLARED END SECTION
INSTALL INLET PROTECTION (TYP.)
EROSION CONTROL NOTES:
FULL SWPPP & NOI NOTE
PROPOSED BUILDING
EXISTING BUILDING
200 EAST
Scale 1" = 20'
BENCH MARK
Developer: MOUNTAIN COUNTRY FOODS
EXCEL
PREVISIONS
MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION
SPANISH FORK 183 E. 1600 N. UTAH
EROSION CONTROL PLAN
C4


BMP: Concrete Waste Management
BMP: Dust Controls
BMP: Inlet Protection-Gravel
BMP: Land Grading
BMP: Portable Toilets
BMP: Silt Fence
BMP: Spill Clean-Up
BMP: Stabilized Construction Entrance
BMP: Street Sweeping
REVISIONS
Developer: MOUNTAIN COUNTRY FOODS
EXCEL ENGINEERING
MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION
SPANISH FORK 183 E, 1600 N. UTAH
BMP DETAILS
C5


GENERAL NOTES
CULTEC RECHARGER 360HD HEAVY DUTY PLAN VIEW
CULTEC RECHARGER 360HD HEAVY DUTY THREE VIEW
CULTEC RECHARGER 360HD HEAVY DUTY CROSS SECTION
CULTEC RECHARGER 360HD HEAVY DUTY TYPICAL INTERLOCK
CULTEC INSPECTION PORT - ZOOM DETAIL
CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL
CULTEC, Inc.
RECHARGER 360HD
DETAIL SHEET
TRAFFIC APPLICATION
CULTEC STORMWATER CHAMBER
REVISIONS
Developer: MOUNTAIN COUNTRY FOODS
EXCEL ENGINEERING
MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION
SPANISH FORK 183 E, 1600 N. UTAH
DETAIL SHEET
C6

Code Analysis / Design Criteria (BUILDING SHELL ONLY)

BUILDING SIZE	MAIN FLOOR: 30,000 Sq. Ft.
ALLOWABLE AREA: (PER TABLE 506.2)	70,000 Sq. Ft.
BUILDING CODES:	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE ICC ANSI A117.1 - 2009 (ACCESSIBILITY)
OCCUPANCY CLASSIFICATION:	S-1 (WAREHOUSE)
OCCUPANCY REQUIREMENTS:	S-1
TYPE OF CONSTRUCTION:	II-B
AUTOMATIC FIRE SPRINKLERS:	YES, PER NFPA 13
ALLOWABLE FLOOR AREA:	PER IBC TABLE 506.2 = 17,500 Sq. Ft.
ALLOWABLE HEIGHT IN STORIES:	2 STORIES ABOVE GRADE (IBC TABLE 504.4)
ALLOWABLE BUILDING HEIGHT:	55'-0" FEET
BUILDING HEIGHT:	26'-0" FEET
SEPARATION OF OCCUPANCIES:	NOT REQUIRED
CORRIDOR FIRE RESISTANCE:	0 HOUR (IBC TABLE 1020.1)
SHAFT ENCLOSURES:	NONE REQUIRED
OCCUPANT LOAD:	WAREHOUSE AREA 1 OCCUPANT PER 500 Sq. Ft. (IBC 2018 TABLE 1004.5) MAIN FLOOR 30,000 / 500 = 60 OCCUPANTS TOTAL BUILDING OCCUPANT LOAD: 60
RISK CATAGORY	II (PER IBC 2018 SECTION 1604)

EXTERIOR WALL PROTECTION:	0 HOUR REQUIRED WHERE ALL FIRE SEPARATION DISTANCE ARE GREATER THAN 10'-0"
MINIMUM ROOF CLASSIFICATION:	C (TABLE 1505.1)
INTERIOR WALL AND CEILING FINISHES:	GROUP B (IBC TABLE 803.11) B EXIT CLOSURES AND PASSAGEWAYS C CORRIDORS / EXIT ACCESS STAIRWAYS C ROOMS AND ENCLOSED SPACES
INTERIOR FLOOR FINISHES:	TO BE INSTALLED IN ACCORDANCE WITH IBC 804
TRAVEL DISTANCE:	250 FEET, S-1 OCCUPANCY (IBC TABLE 1017.2)
FIRE RESISTIVE REQUIREMENTS:	0 HOUR PRIMARY STRUCTURE, BEARING WALLS INTERIOR AND EXTERIOR 0 HOUR NON-BEARING WALLS AND INTERIOR PARTITIONS 0 HOUR FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS 0 HOUR ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (IBC 601)
ACCESSIBILITY	PER IBC 2018 CHAPTER 11 AND ANSI A117.1 - 2009 REQUIREMENTS

Diversified

W. Stratton

MOUNTAIN COUNTRY FOODS
PLANT #1 ADDITION
1823 N 200 EAST, SPANISH FORK, UT 84660

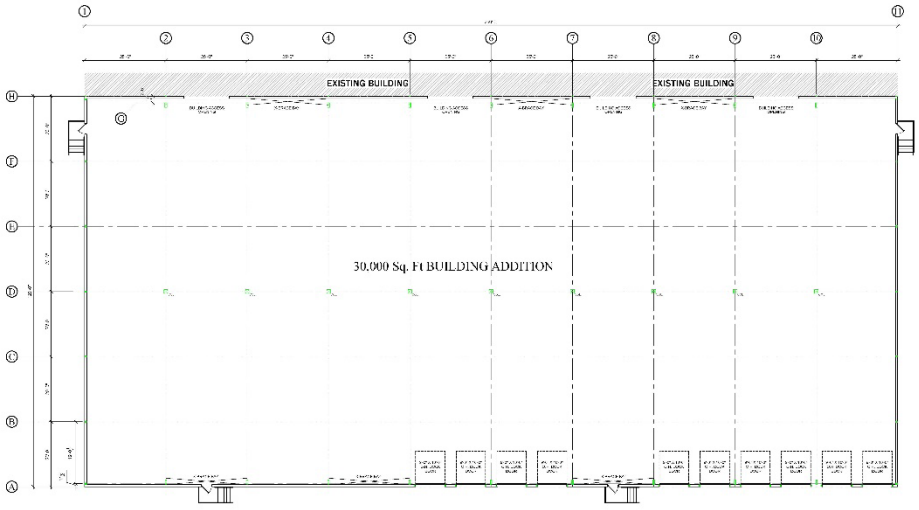
BUILDING SHELL ONLY

PROJECT INFO.

REVISIONS

CODE ANALYSIS

A 000
SHEET 1 OF 5



MAIN FLOOR PLAN

Diversified

W. Stratton

MOUNTAIN COUNTRY FOODS
PLANT #1 ADDITION
1823 N 200 EAST, SPANISH FORK, UT 84660

BUILDING SHELL ONLY

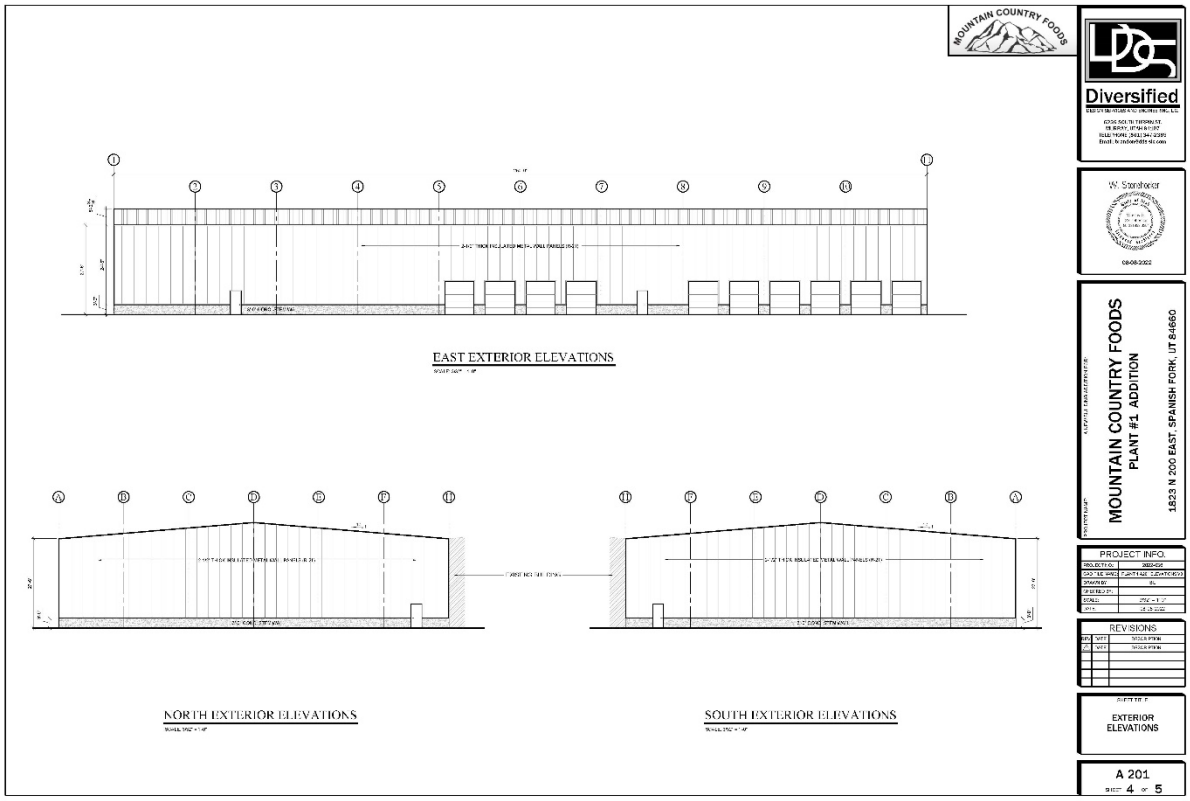
PROJECT INFO.

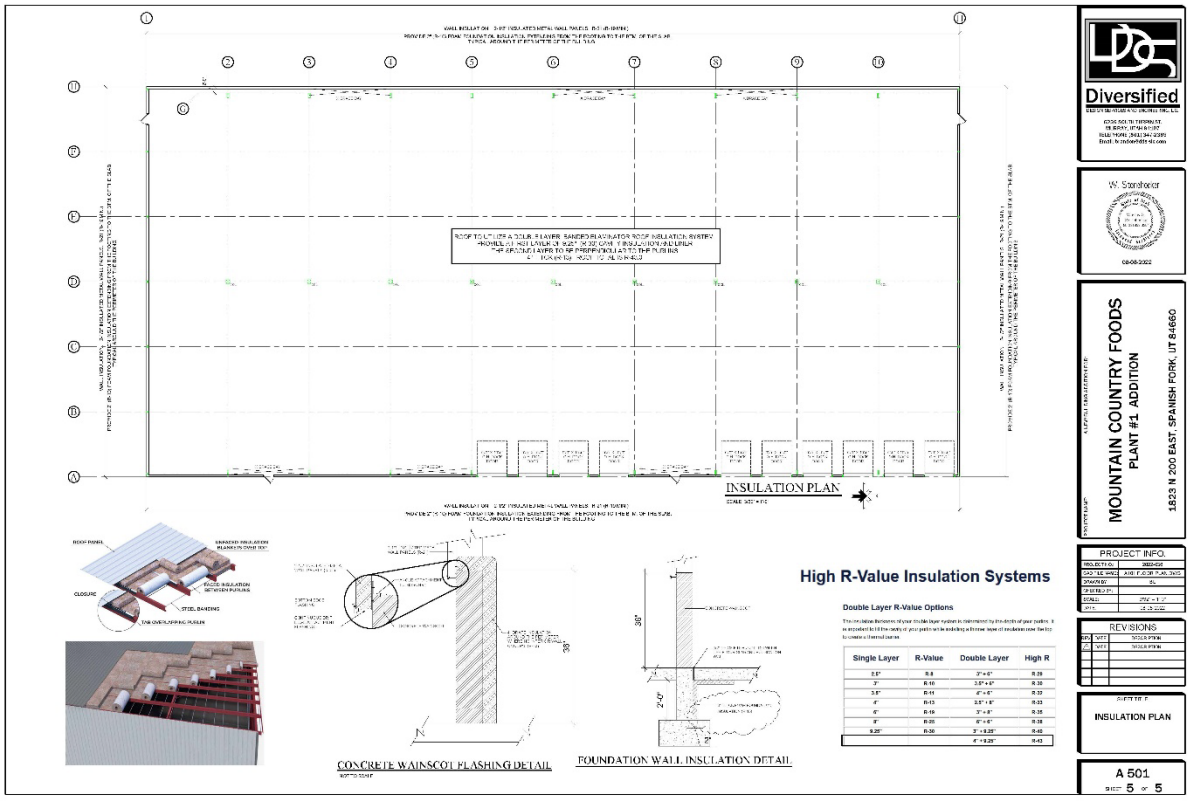
REVISIONS

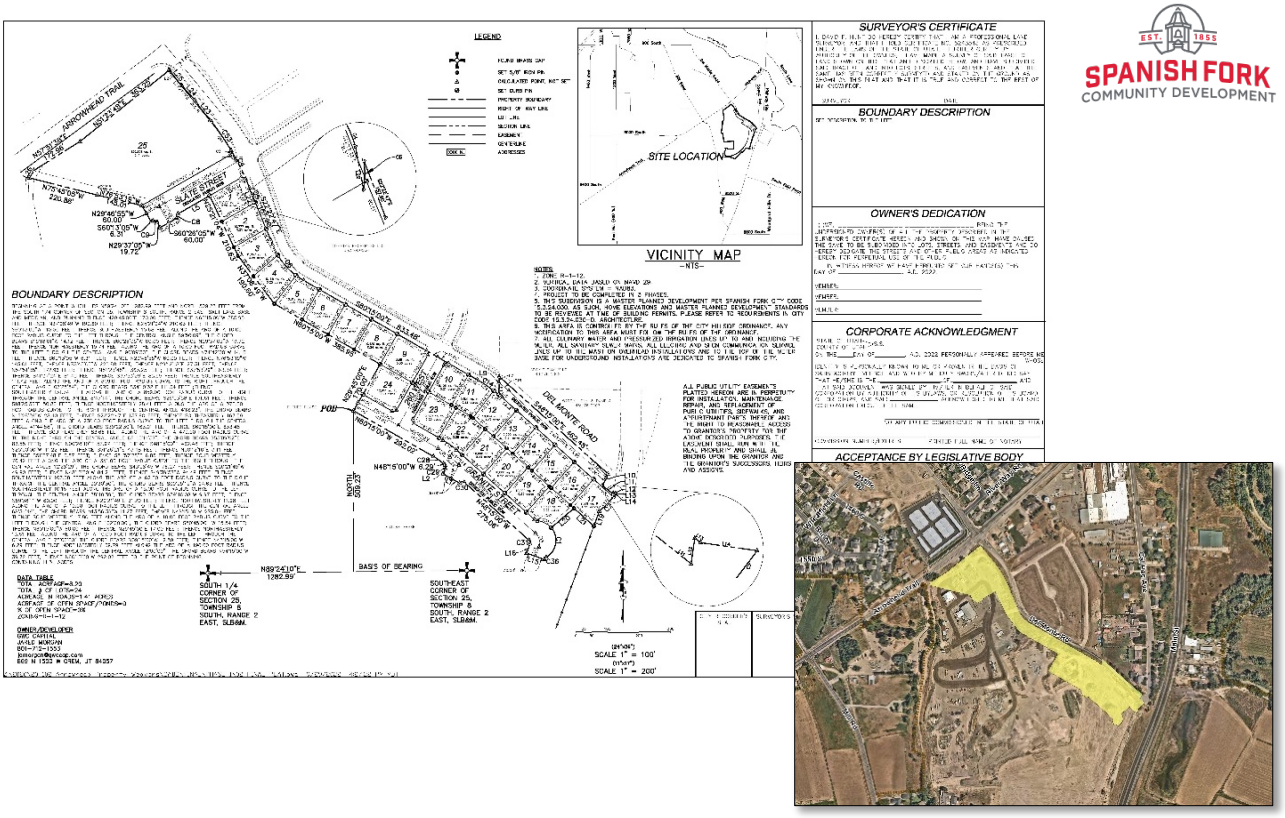
MAIN FLOOR PLAN

A 101
SHEET 2 OF 5


COVERED LOADING DOOR
COVERED LOADING DOOR
EXISTING WAREHOUSE BUILDING
30,000 Sq. Ft BUILDING ADDITION
EGRESS PLAN
Diversified
MOUNTAIN COUNTRY FOODS
PLANT #1 ADDITION
1823 N 200 EAST, SPANISH FORK, UT 84660
BUILDING SHELL ONLY
PROJECT INFO.
REVISIONS
EGRESS PLAN
A 102
SHEET 3 OF 5


MOUNTAIN COUNTRY FOODS
EAST EXTERIOR ELEVATIONS
NORTH EXTERIOR ELEVATIONS
SOUTH EXTERIOR ELEVATIONS
Diversified
MOUNTAIN COUNTRY FOODS
PLANT #1 ADDITION
1823 N 200 EAST, SPANISH FORK, UT 84660
BUILDING SHELL ONLY
PROJECT INFO.
REVISIONS
EXTERIOR ELEVATIONS
A 201
SHEET 4 OF 5


INSULATION PLAN
CONCRETE WAINSCOT FLASHING DETAIL
FOUNDATION WALL INSULATION DETAIL
High R-Value Insulation Systems
Double Layer R-Value Options
Single Layer
R-Value
Double Layer
High R
Diversified
W. Stonehocker
MOUNTAIN COUNTRY FOODS
PLANT #1 ADDITION
1823 N 200 EAST, SPANISH FORK, UT 84660
BUILDING SHELL ONLY
PROJECT INFO.
REVISIONS
INSULATION PLAN
A 501
SHEET 5 OF 5



Arrowhead Subdivision Phase 1 Final Plat Approval Request

October 19, 2022, Development Review Committee Meeting.

Located at 525 West Arrowhead Trail, including approximately 11.31 acres.

The subject property is zoned R-1-12 and C-2.

The applicant has requested that a Final Plat of twenty-four residential lots and one commercial lot be approved.

Key Issues

1. Environmental.
2. Phasing.
3. Street Tree Plan.
4. Storm Drain.
5. Power.
6. Walls.
7. Utilities.
8. Access.

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.
3. That the applicant provide an updated subsurface investigation report and address any concerns identified by the information in the report prior to the plat being recorded.
4. That all non-residential use of the site, excluding the commercial lot, cease prior to any Certificates of Occupancy being issued.

Exhibits

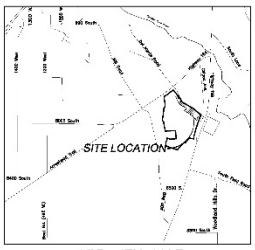
1. Civil Plans.

ARROWHEAD SUBDIVISION PHASE 1

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
SEPTEMBER 2022

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
8	STREET TREE PLAN
PP-01	PLAN & PROFILE – DEL MONTE – STA. 10+50 TO STA. 13+50
PP-02	PLAN & PROFILE – DEL MONTE – STA. 13+50 TO STA. 18+50
PP-03	PLAN & PROFILE – DEL MONTE – STA. 18+50 TO STA. 23+50
PP-04	PLAN & PROFILE – DEL MONTE – STA. 23+00 TO STA. 28+00
PP-05	PLAN & PROFILE – DEL MONTE – STA. 28+00 TO STA. 31+00
PP-06	PLAN & PROFILE – SLATE STREET – STA. 10+00 TO STA. 14+00
PP-07	PLAN & PROFILE – 260 WEST – STA. 10+00 TO STA. 12+80
PP-08	PLAN & PROFILE – GRANITE STREET – STA. 18+50 TO STA. 22+00
PP-09	PLAN & PROFILE – GRANITE STREET – STA. 22+00 TO STA. 27+00
PP-10	PLAN & PROFILE – ARROWHEAD TRAIL – STA. 10+50 TO STA. 16+50
SS-01	PLAN & PROFILE – GRANITE STREET OFFSITE SEWER – STA. 14+00 TO STA. 18+50
SS-02	PLAN & PROFILE – GRATITE STREET OFFSITE SEWER – STA. 10+00 TO STA. 14+00
SS-03	PLAN & PROFILE – OFFSITE SEWER – STA. 10+00 TO STA. 14+46.98
DT-01	DETAIL SHEET



VICINITY MAP
-NTS-

ARROWHEAD SUBDIVISION
PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE:801-855-0568
FAX:801-855-0109
845 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

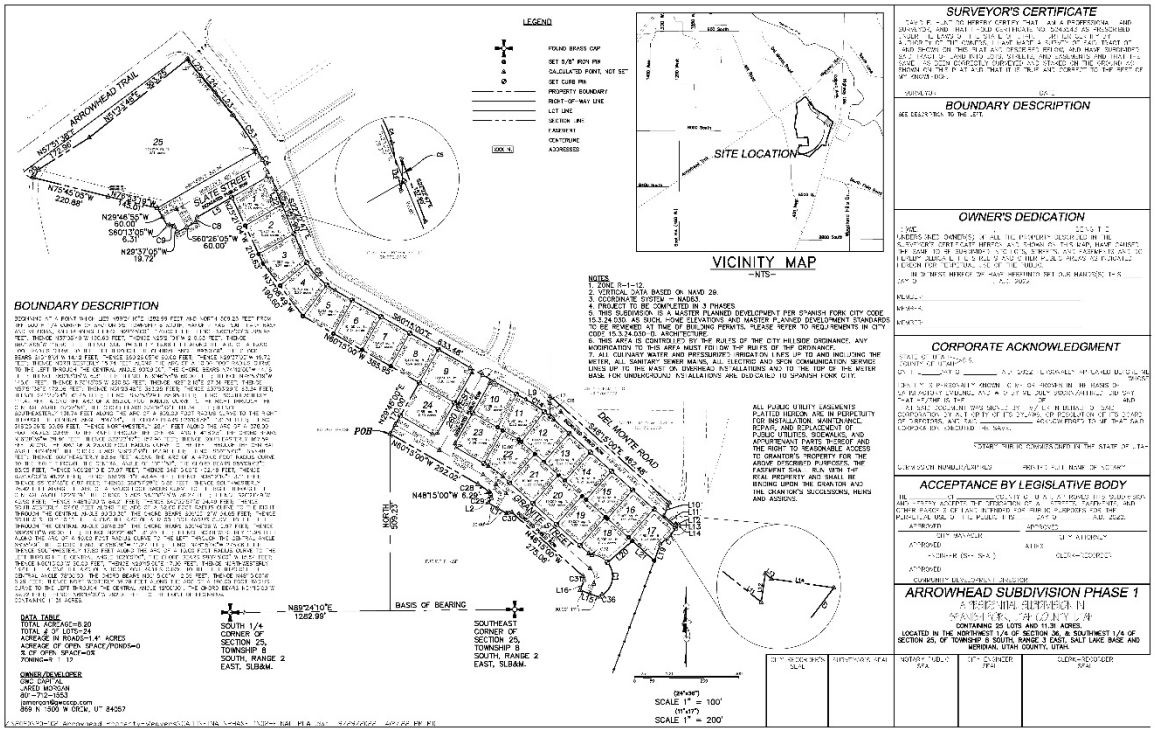
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER'S DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS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

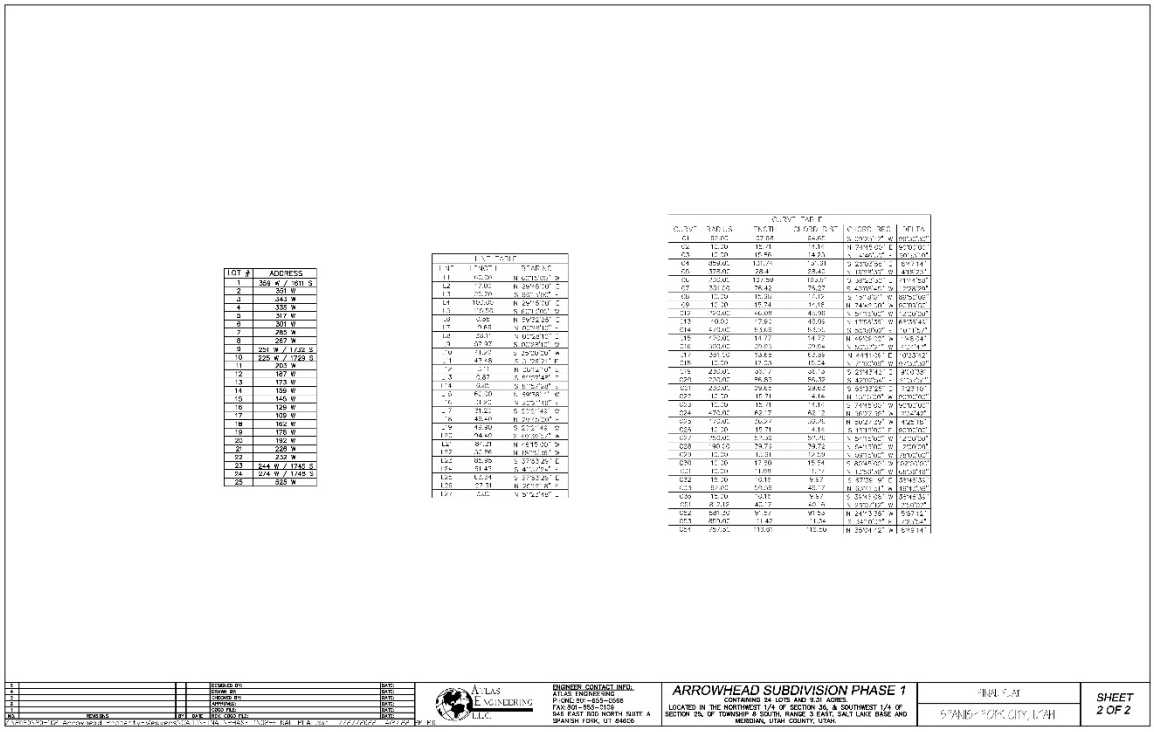
9/29/22

OWNER/DEVELOPER
SMC CAPITAL
JARED MORGAN
801-712-1553
jmorgan@smccap.com
668 N 1500 W OREM, UT 84057

LEGEND
(APPLIES TO ALL SHEETS)

SECTION CORNER	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING BIKE LINE
EXISTING POWER POST	EDGE OF PAVEMENT
EXISTING FIRE HYDRANT	EXISTING GRAY HOME PORCH
EXISTING STREET LIGHT	EXISTING FENCE LINE
PROPOSED STREET LIGHT	EXISTING DITCH
PROPOSED FIRE HYDRANT	EXISTING SANITARY SEWER MANHOLE
PROPOSED SIGN	EXISTING CULINARY WATERLINE
PROPOSED STREET SIGN	EXISTING PRESSURIZED IRRIGATION
PROPOSED SEWER MANHOLE	PROPOSED PVC SDR-35 SEWER MAIN
PROPERTY BOUNDARY	PROPOSED CULINARY WATERLINE
CENTERLINE	PROPOSED PRESSURIZED IRRIGATION
RIGHT-OF-WAY LINE	PROPOSED 4" SEWER LATERAL
LOT LINE	PROPOSED 1" CULINARY WATER LATERAL
	PROPOSED 6' MASONRY WALL

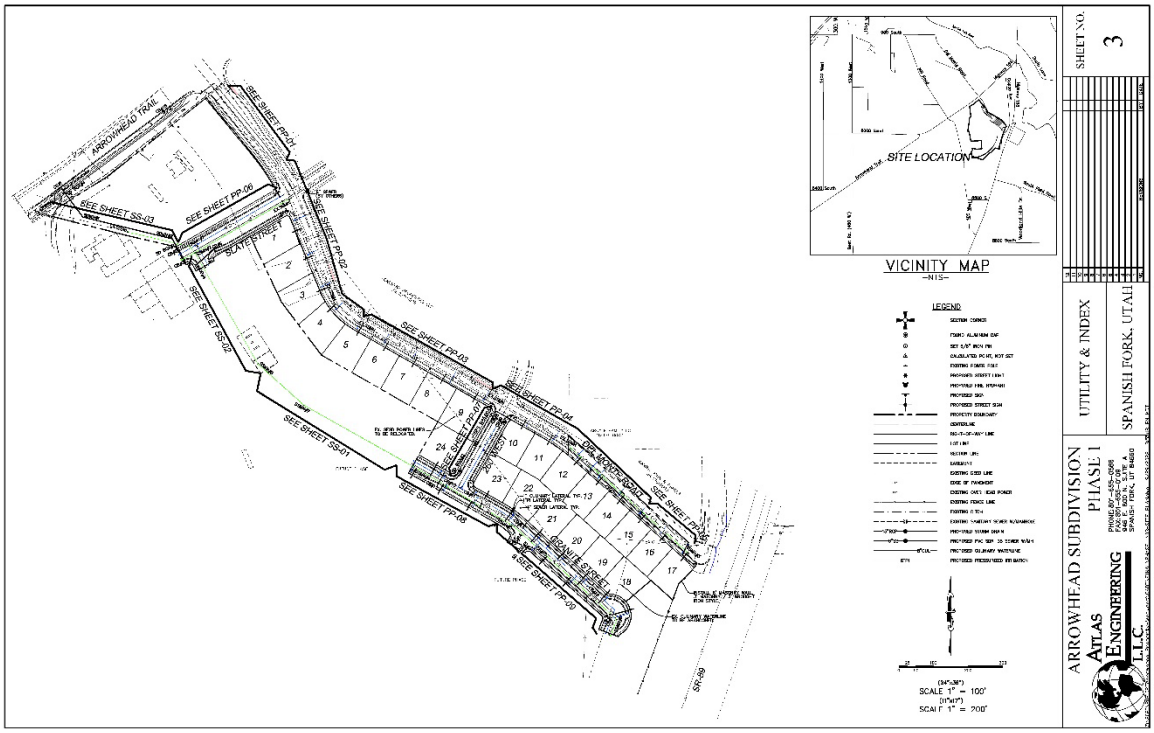


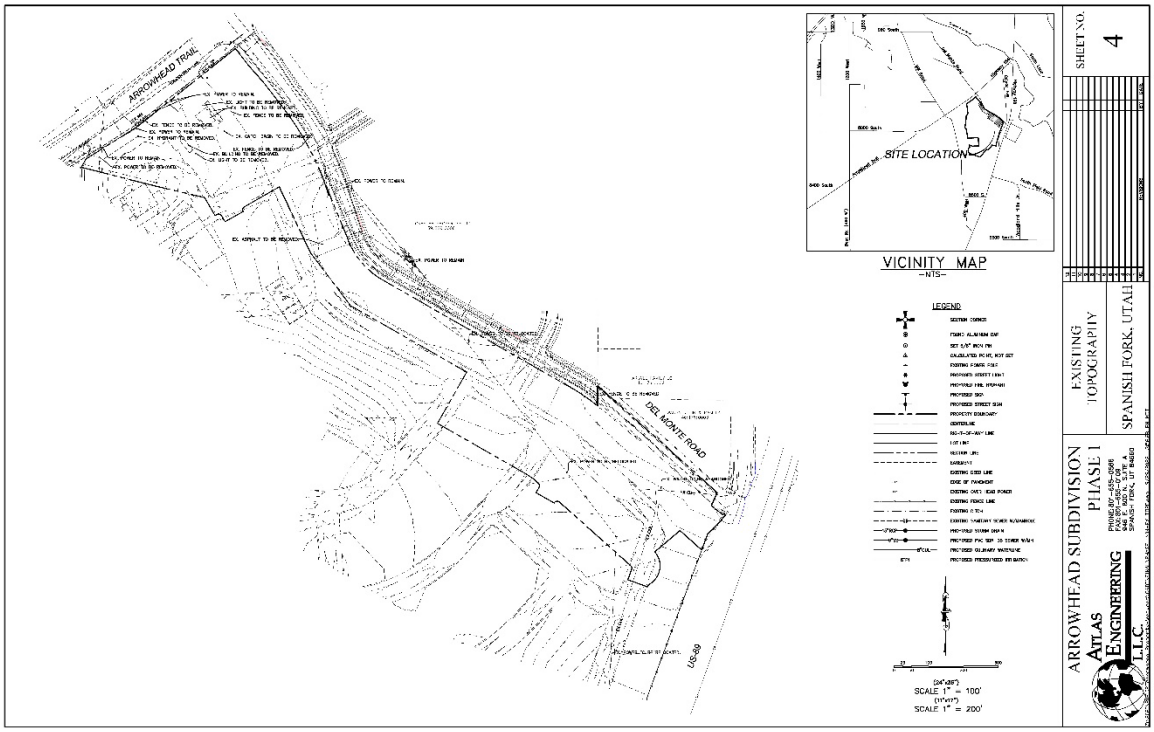


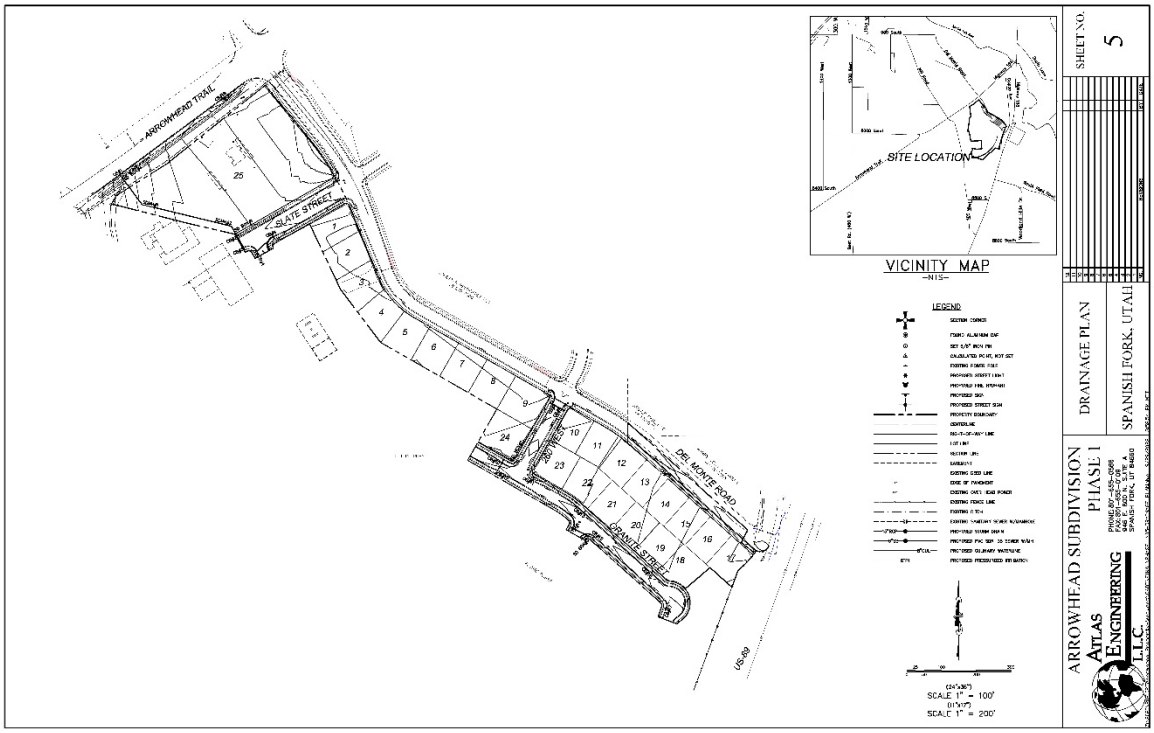
LOT #	ADDRESS
1	358 W / 1811 S
2	351 W
3	343 W
4	335 W
5	327 W
6	301 W
7	285 W
8	267 W
9	234 W / 1722 S
10	225 W / 1729 S
11	203 W
12	187 W
13	173 W
14	159 W
15	145 W
16	129 W
17	109 W
18	162 W
19	176 W
20	192 W
21	226 W
22	232 W
23	244 W / 1740 S
24	274 W / 1748 S
25	325 W

LOT #	LENGTH	BEARING
L1	50.00	N 67°15'00" E
L2	17.60	N 29°16'10" E
L3	25.00	S 60°43'50" E
L4	100.00	N 29°16'10" E
L5	15.55	S 60°43'50" E
L6	9.86	N 59°22'25" E
L7	9.83	N 30°37'35" W
L8	39.11	N 90°24'15" E
L9	67.37	S 00°23'45" E
L10	71.62	S 29°29'09" W
L11	47.48	S 31°08'21" E
L12	9.11	N 29°16'10" E
L13	7.87	S 60°43'50" E
L14	9.45	S 31°52'48" E
L15	82.20	S 89°58'15" E
L16	31.95	N 42°51'10" E
L17	79.22	S 67°51'45" E
L18	48.40	N 29°29'09" E
L19	76.80	S 67°51'45" E
L20	76.45	S 29°29'09" W
L21	91.21	N 61°15'30" E
L22	30.76	N 18°10'38" E
L23	85.89	S 37°53'25" E
L24	91.47	S 47°25'54" E
L25	53.21	S 37°53'25" E
L26	23.31	N 29°16'10" E
L27	0.00	S 67°52'49" E

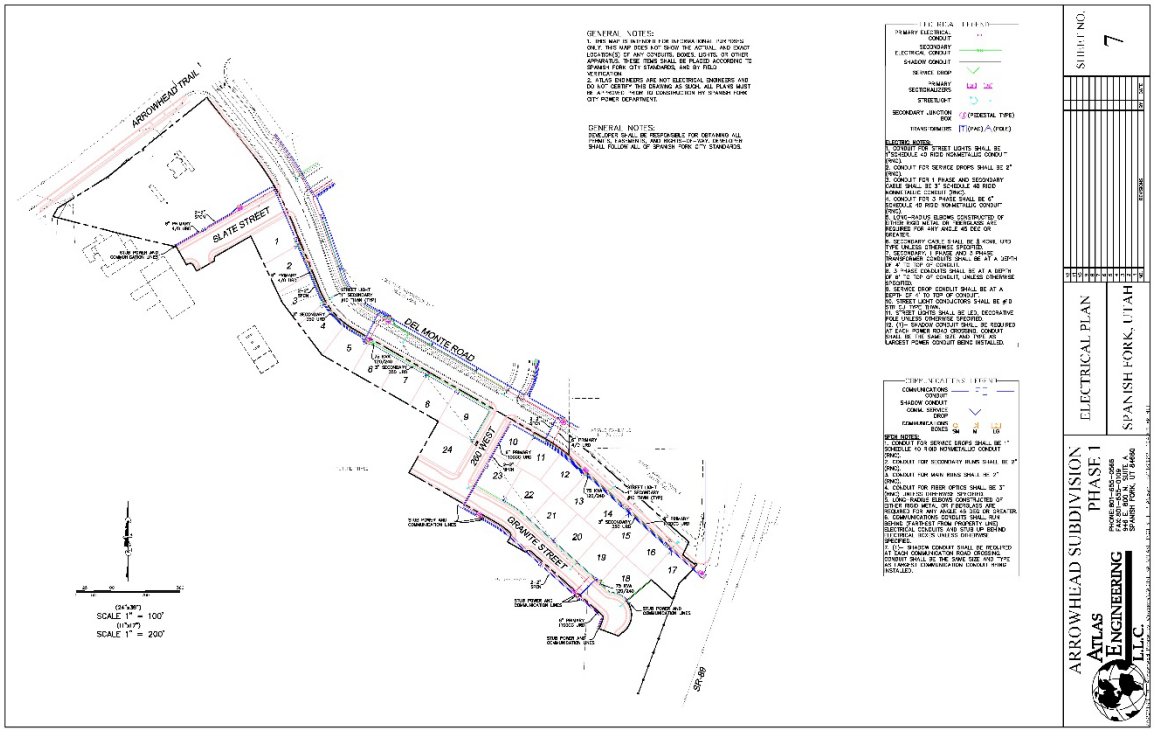
CURVE	RADIUS	DELTA	CHORD DIST	CHORD BEARING	DELTA
C1	50.00	22.68	22.49	S 29°29'09" W	25°59'30"
C2	15.00	15.78	15.10	N 74°45'39" E	60°16'00"
C3	15.00	15.46	14.83	S 14°30'07" E	59°03'24"
C4	49.00	131.01	94.38	S 23°29'09" W	153°14'1"
C5	325.00	28.41	28.40	S 15°04'10" W	4°29'24"
C6	225.00	127.99	126.29	S 29°52'32" W	32°35'52"
C7	50.00	76.42	69.21	S 43°56'45" W	87°33'39"
C8	15.00	15.78	15.10	S 74°45'39" W	60°16'00"
C9	15.00	15.74	15.15	N 74°45'39" W	60°09'00"
C10	50.00	44.08	42.66	S 52°13'30" W	50°30'00"
C11	49.00	17.80	17.70	S 17°55'39" W	20°48'45"
C12	49.00	53.68	51.06	S 23°29'09" W	62°45'30"
C13	49.00	59.53	55.89	N 44°51'26" E	69°37'07"
C14	15.00	17.03	16.14	S 27°09'09" W	65°03'30"
C15	225.00	85.17	84.67	S 21°47'42" E	21°41'03"
C16	275.00	96.83	96.33	S 40°00'54" E	20°10'24"
C17	225.00	29.83	29.80	S 61°32'25" E	7°35'59"
C18	15.00	17.74	16.74	N 32°12'09" W	67°46'00"
C19	15.00	15.78	15.10	S 74°45'39" W	60°16'00"
C20	475.00	62.17	62.13	N 36°02'16" W	7°29'49"
C21	15.00	15.74	15.15	N 59°27'29" W	60°09'00"
C22	15.00	15.74	15.15	S 13°19'09" E	60°09'00"
C23	50.00	57.06	54.06	S 29°29'09" W	65°23'00"
C24	49.00	19.73	19.72	S 64°11'09" W	23°04'00"
C25	15.00	15.78	15.10	S 74°45'39" W	60°16'00"
C26	15.00	17.99	16.94	S 40°48'09" W	68°43'00"
C27	15.00	11.68	11.39	S 12°58'09" W	44°36'00"
C28	15.00	9.81	9.63	S 47°06'39" E	37°28'30"
C29	49.00	57.06	53.96	N 40°01'41" W	66°42'49"
C30	15.00	17.99	16.94	S 37°41'09" W	68°43'00"
C31	15.00	9.81	9.63	S 37°41'09" W	37°28'30"
C32	49.00	57.06	53.96	N 24°23'39" W	66°42'49"
C33	49.00	11.40	11.38	N 34°10'01" E	13°20'24"
C34	75.00	133.91	116.09	N 29°04'42" W	102°19'1"

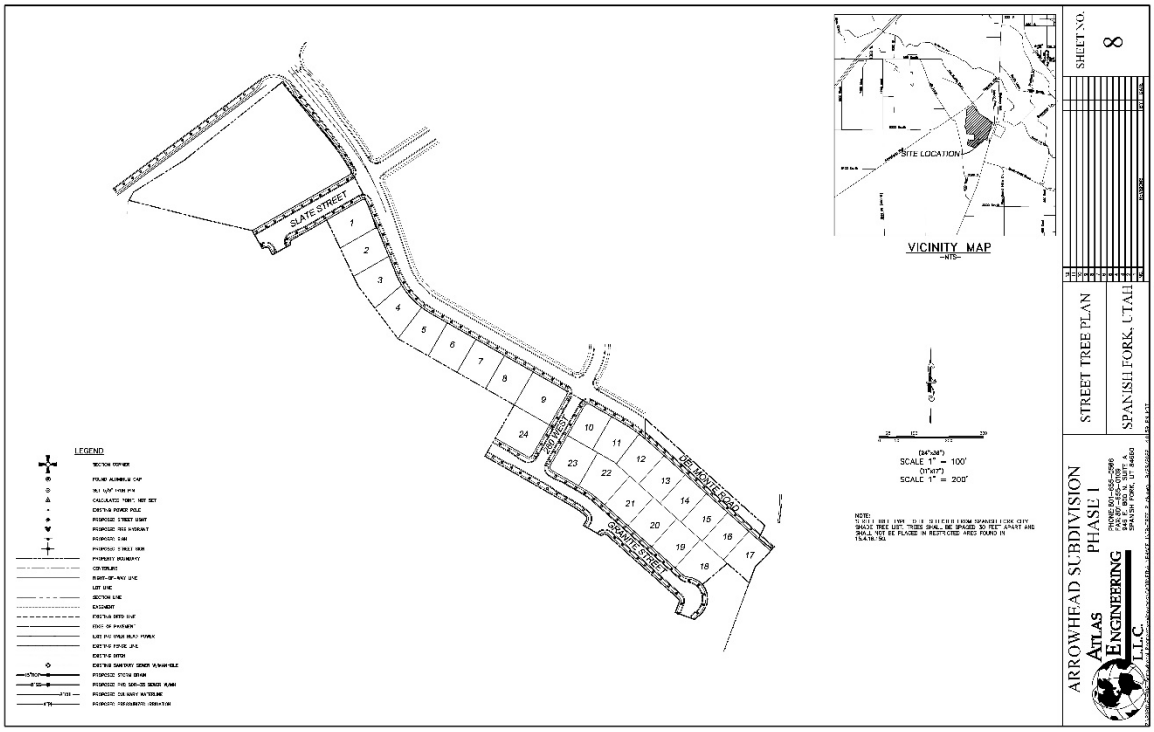


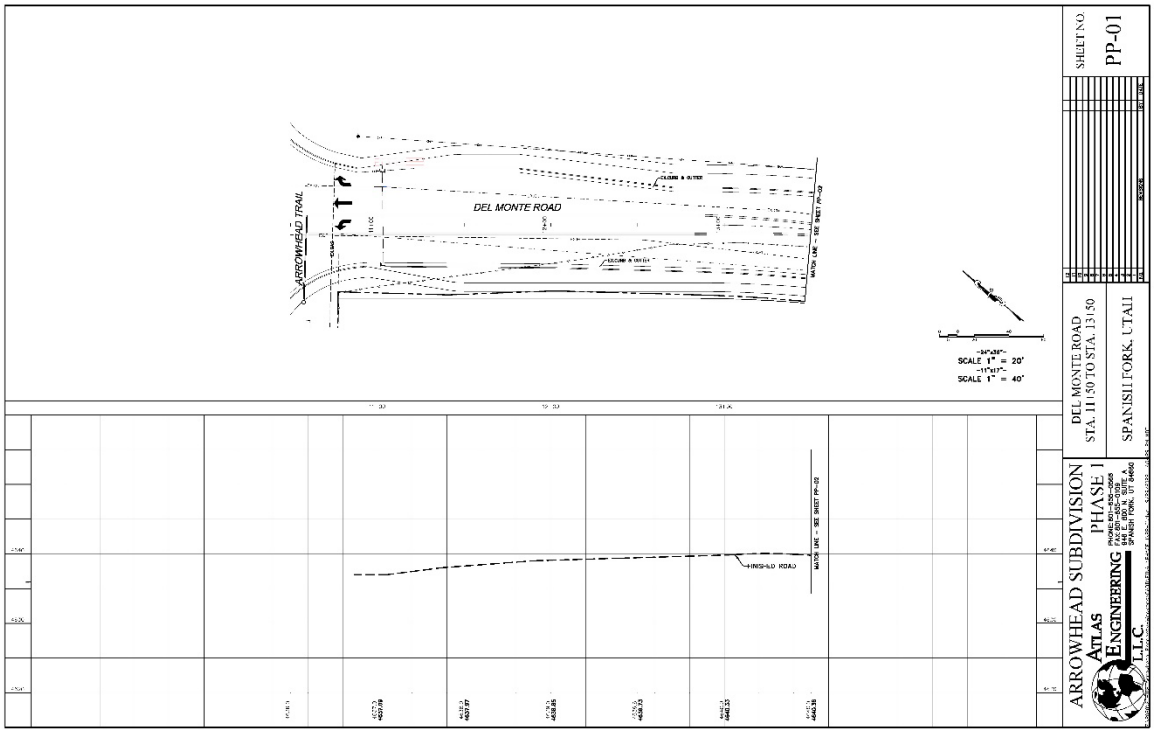

ARROWHEAD TRAIL
DEL MONTE ROAD
US-89
SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 1
ATLAS ENGINEERING L.L.C.

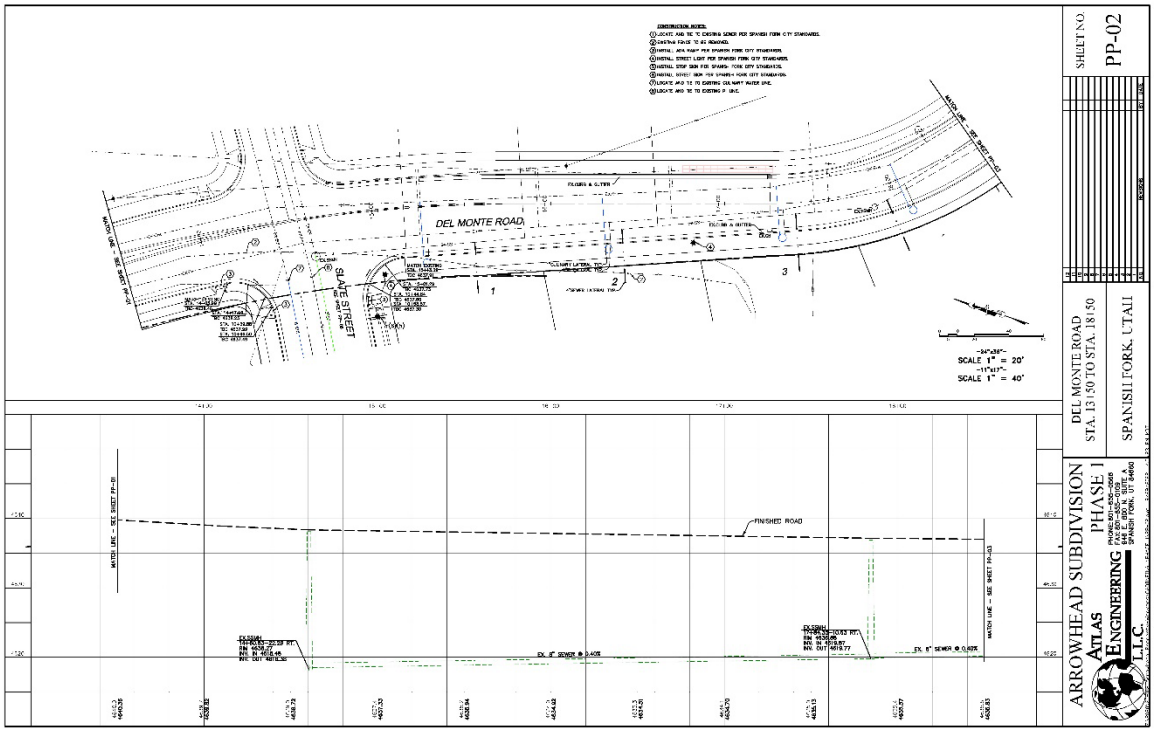

ARROWHEAD TRAIL
SLATE STREET
DEL MONTE ROAD
GRANITE STREET
US-89
SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 5
DRAINAGE PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 1
ATLAS ENGINEERING L.L.C.

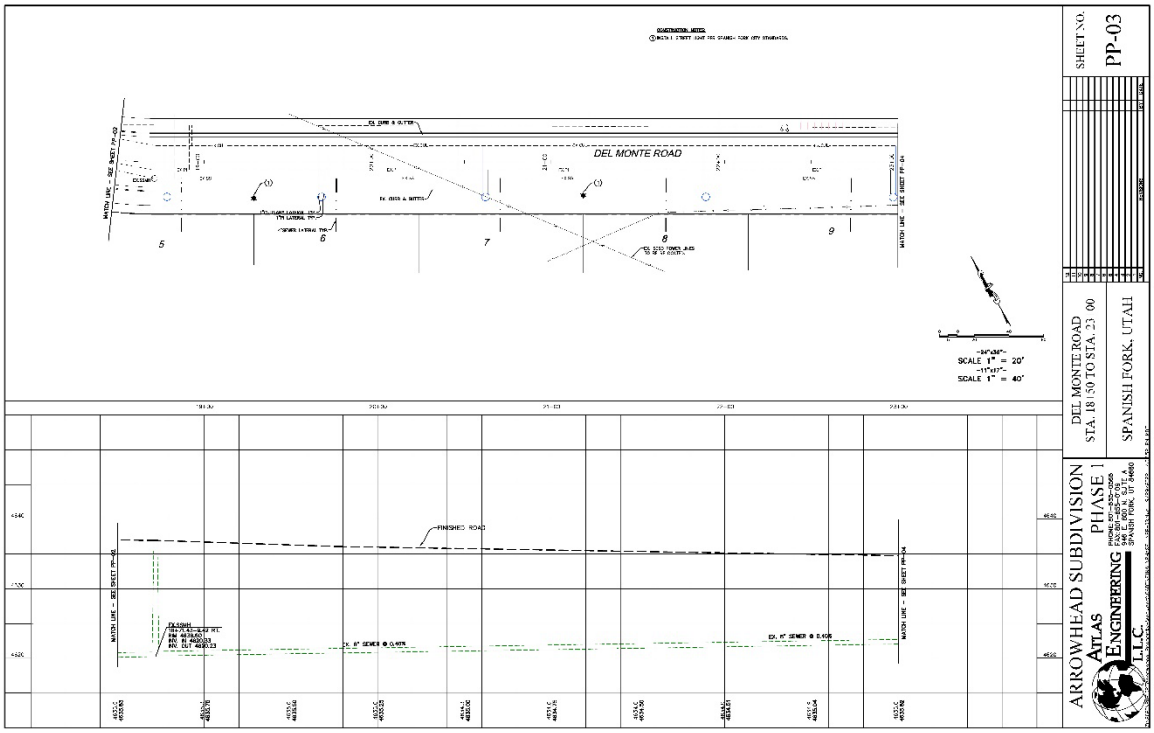

SITE LOCATION
VICINITY MAP
NTS
LEGEND
SCALE 1" = 200'
SCALE 1" = 400'
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
ATLAS ENGINEERING L.L.C.

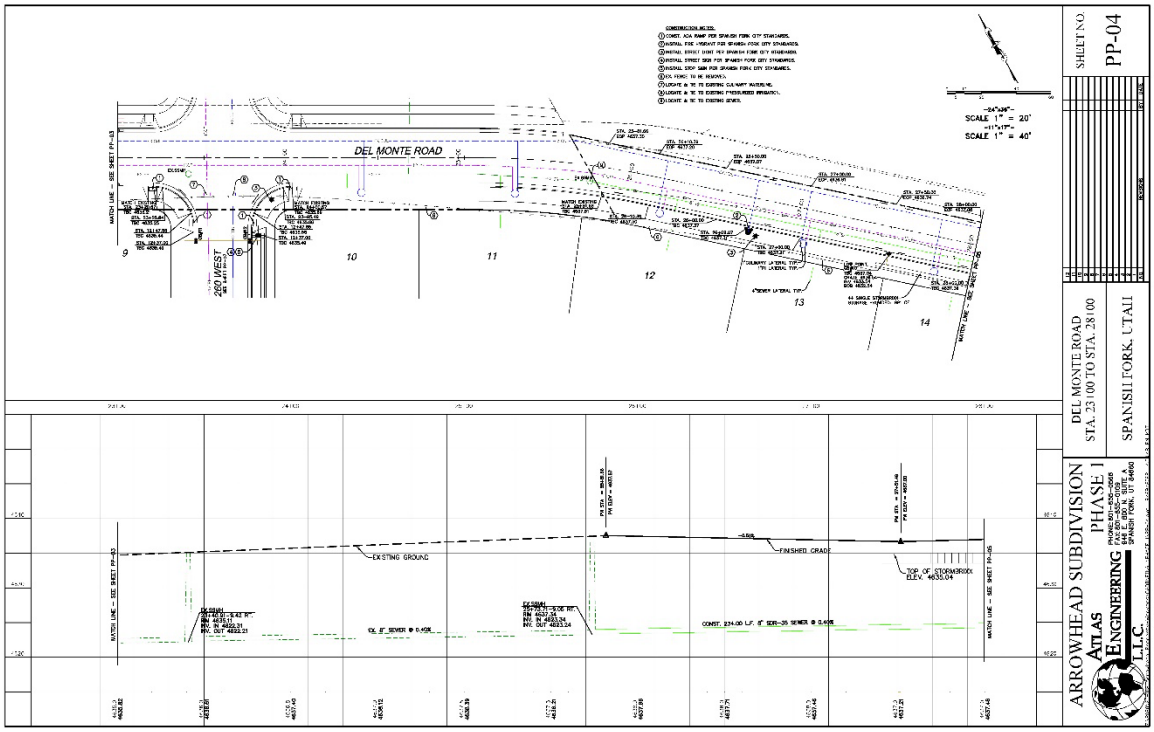

ARROWHEAD TRAIL
SLATE STREET
DEL MONTE ROAD
3RD WEST
GRANITE STREET
GENERAL NOTES:
GENERAL NOTES:
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 7
ELECTRICAL PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

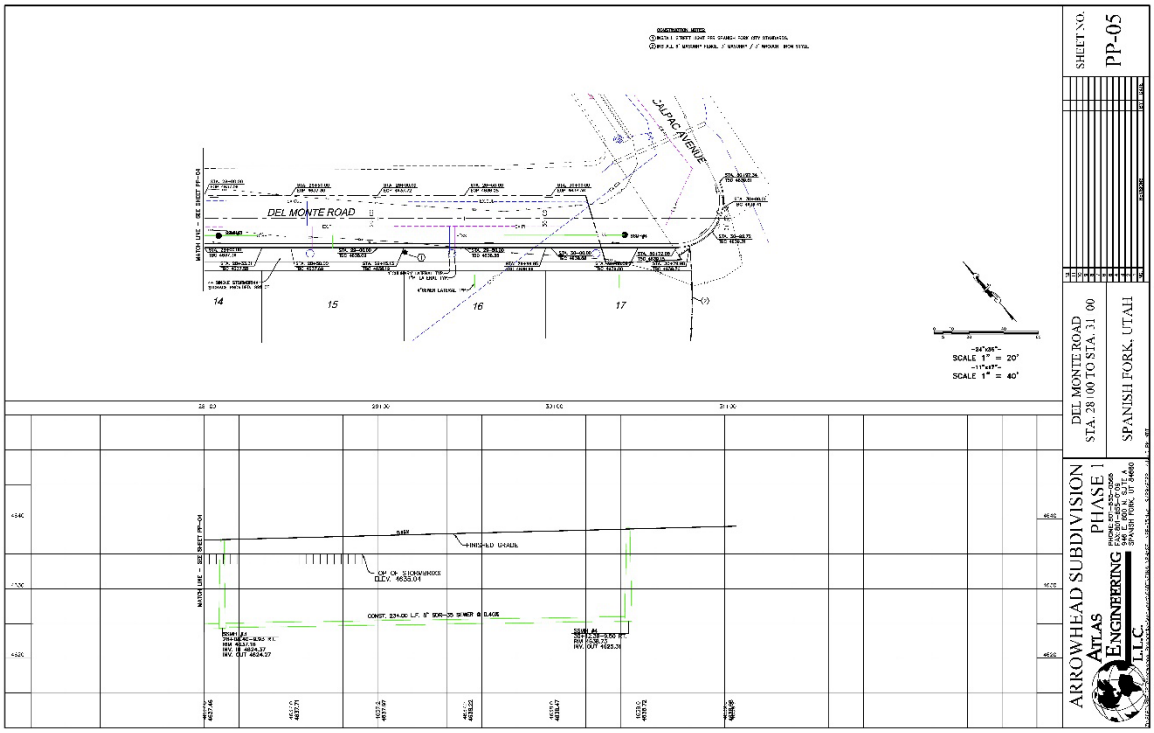

SLATE STREET
DEL MONTE ROAD
SLATE STREET
SITE LOCATION
VICINITY MAP
NTS
LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.
STREET TREE PLAN
SPANISH FORK, UTAH
SHEET NO.
8

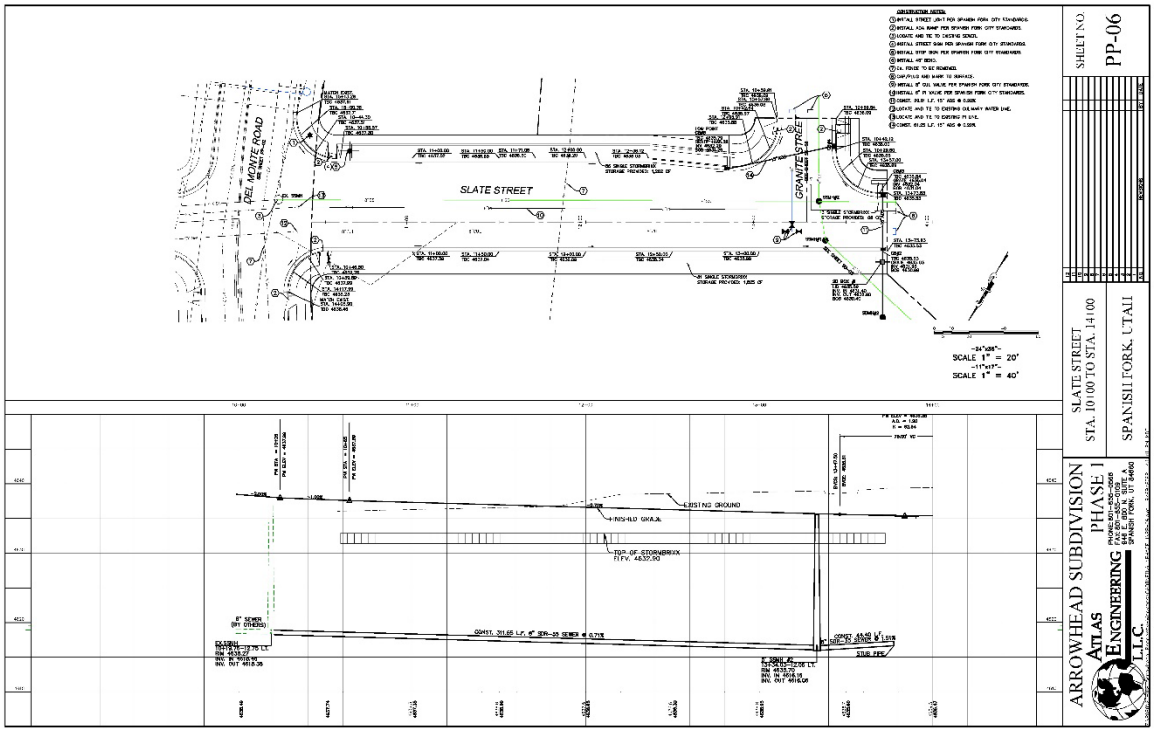

ARROWHEAD TRAIL
DEL MONTE ROAD
HINSHILO ROAD
SCALE 1" = 20'
SCALE 1" = 40'
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.
DEL MONTE ROAD
STA. 11+50 TO STA. 13+50
SPANISH FORK, UTAH
SHEET NO.
PP-01

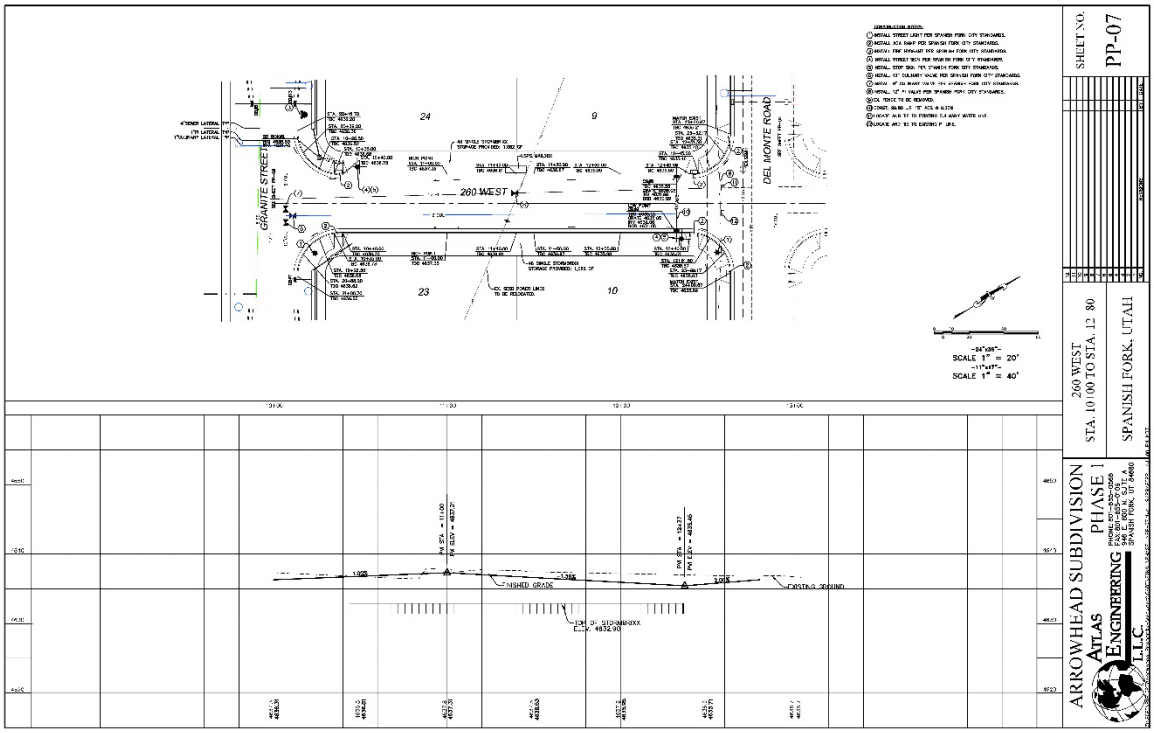

DEL MONTE ROAD
SLATE STREET
SCALE 1" = 20'
SCALE 1" = 40'
FINISHED ROAD
SHEET NO.
PP-02
DEL MONTE ROAD
STA. 13+50 TO STA. 18+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

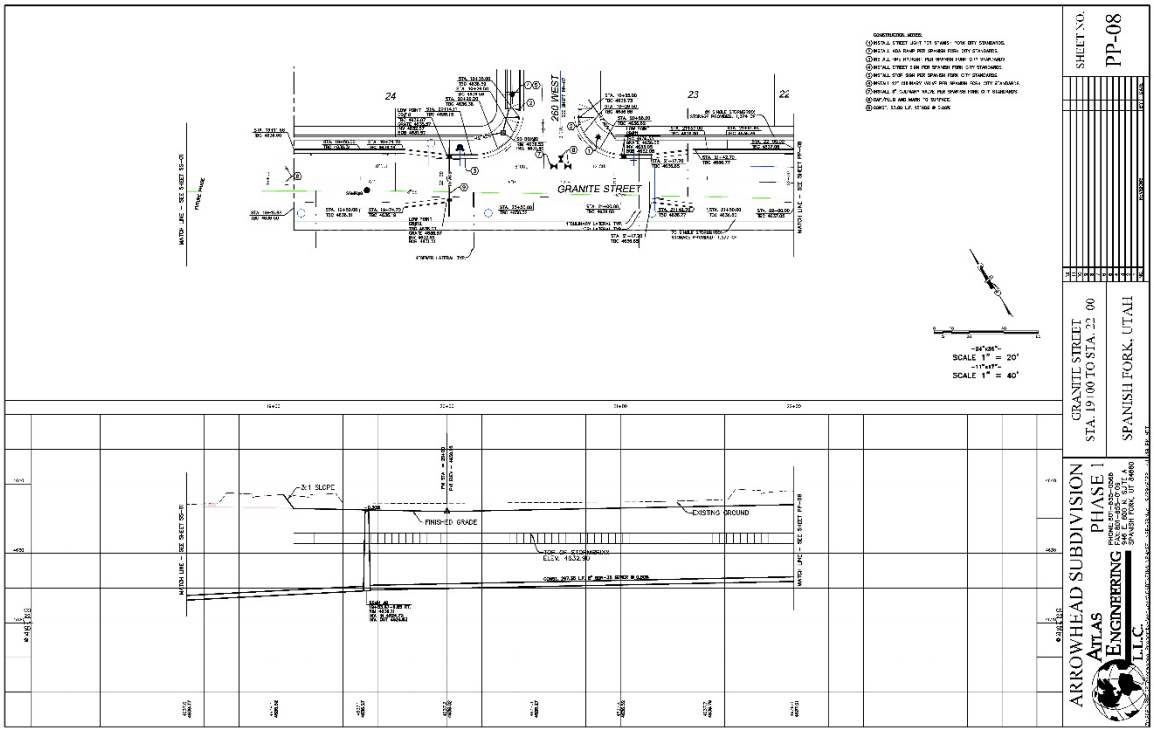

DEL MONTE ROAD
SCALE 1" = 20'
SCALE 1" = 40'
FINISHED ROAD
SHEET NO.
PP-03
DEL MONTE ROAD
STA. 18+50 TO STA. 23+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

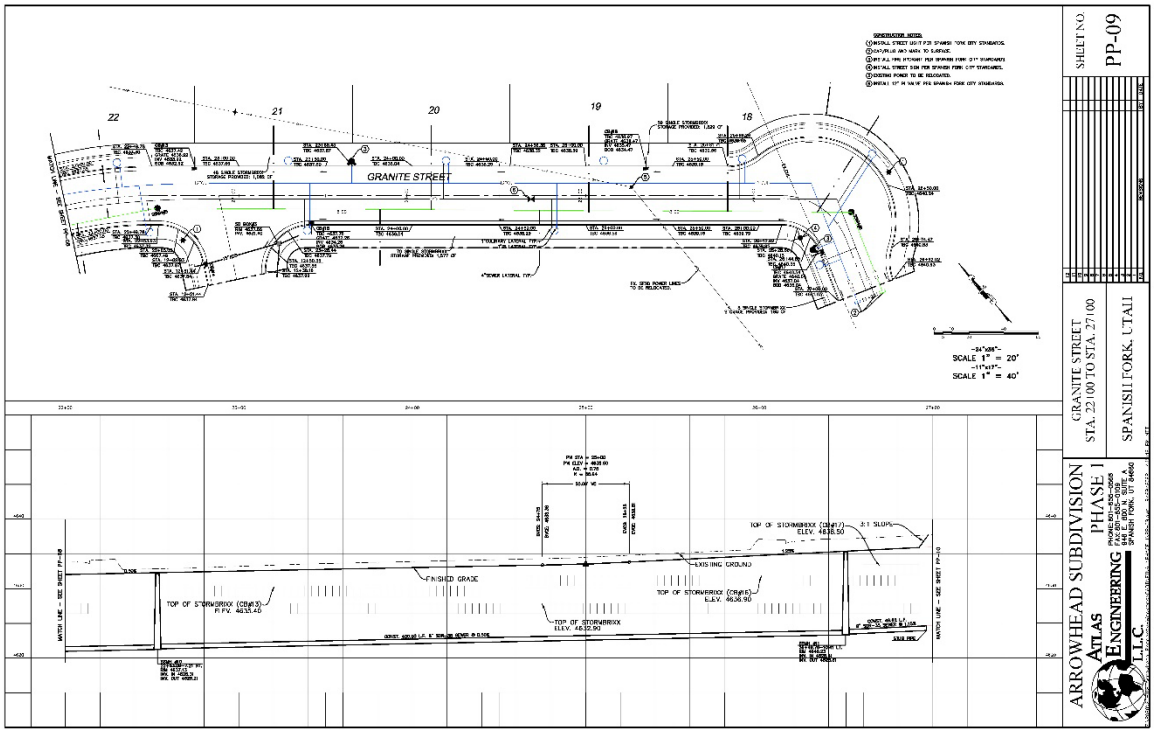

DEL MONTE ROAD
260 WEST
EXISTING GROUND
FINISHED GRADE
TOP OF STORMDROP
ELEV. 4633.04
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-04
DEL MONTE ROAD
STA. 23+00 TO STA. 28+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

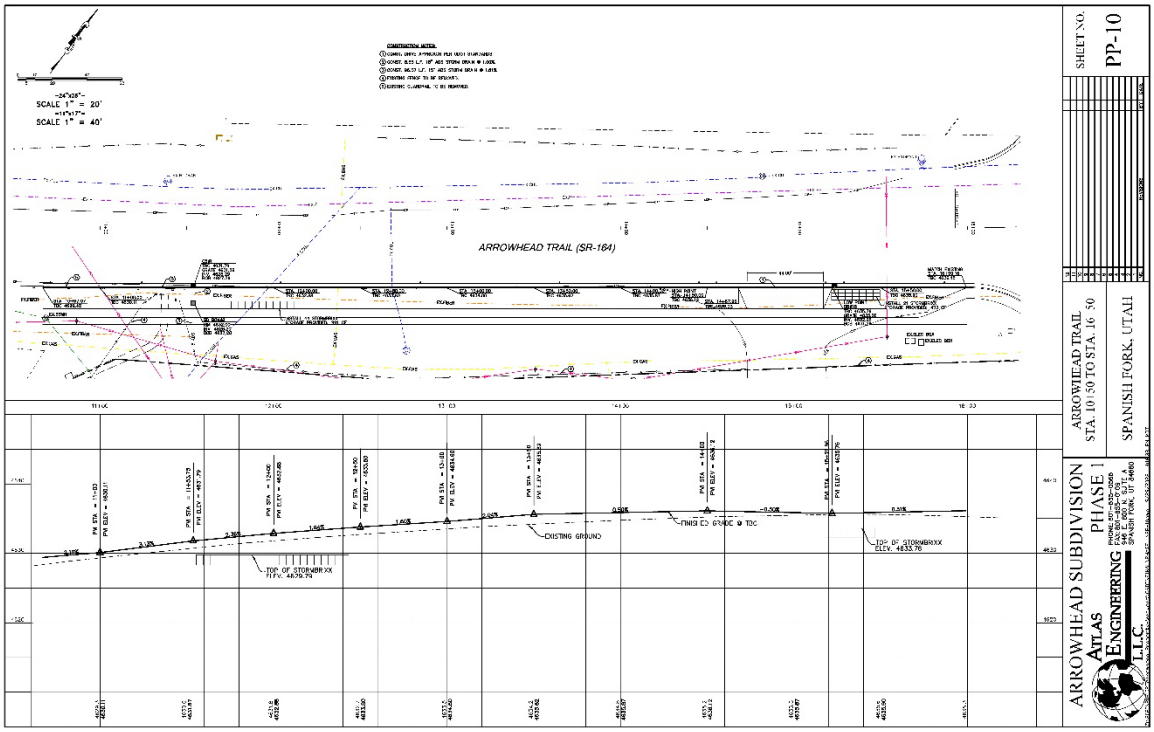

DEL MONTE ROAD
JALPAC AVENUE
FINISHED GRADE
TOP OF STORMDROP
ELEV. 4633.04
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-05
DEL MONTE ROAD
STA. 28+00 TO STA. 31+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

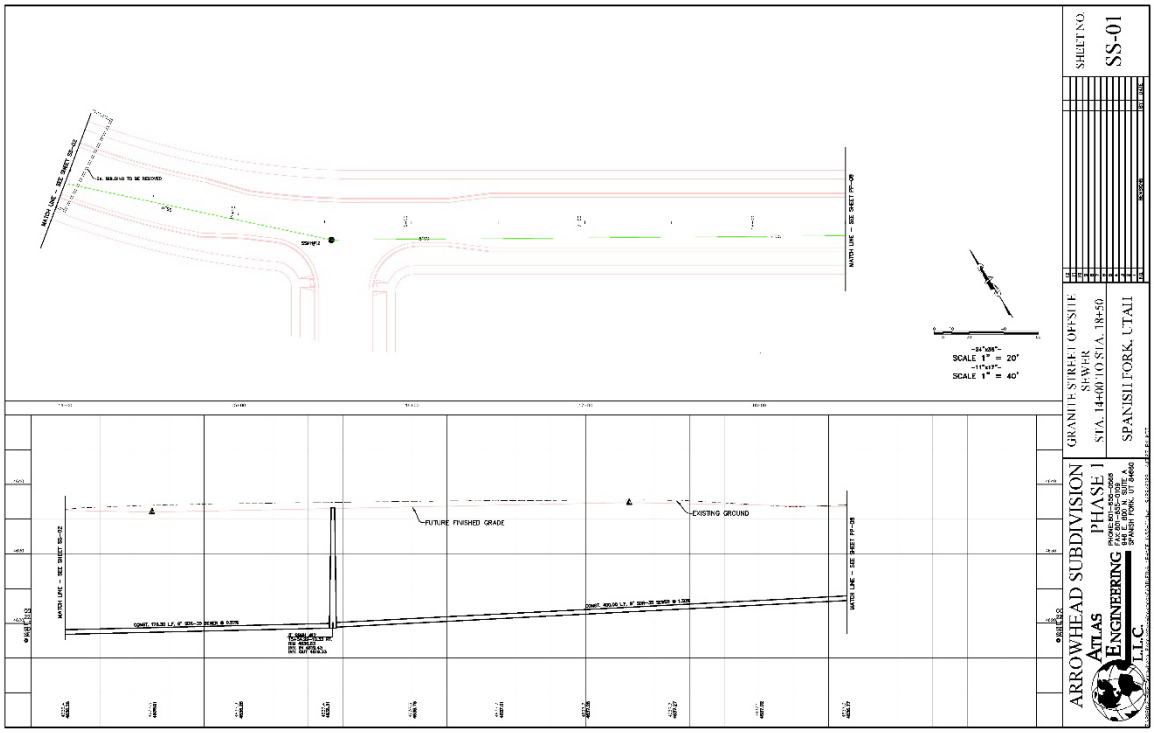

SLATE STREET
DEL MONTE ROAD
GRANITE STREET
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
TOP OF STORMBOX
ELEV. 4632.90
STUB PER
SHEET NO.
PP-06
SLATE STREET
STA. 10+00 TO STA. 14+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

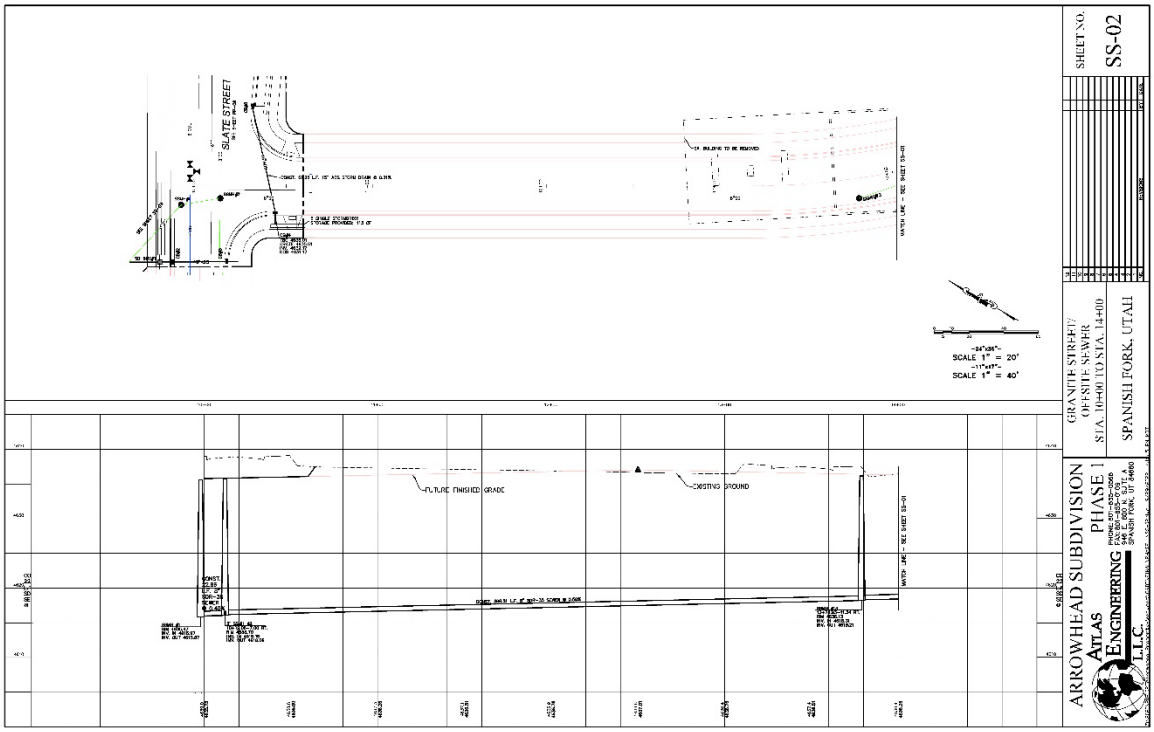

260 WEST
GRANITE STREET
DEL MONTE ROAD
SCALE 1" = 20'
SCALE 1" = 40'
FINISHED GRADE
EXISTING GROUND
TOP OF STORMBOX
ELEV. 4632.90
SHEET NO.
PP-07
260 WEST
STA. 10+00 TO STA. 12+80
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

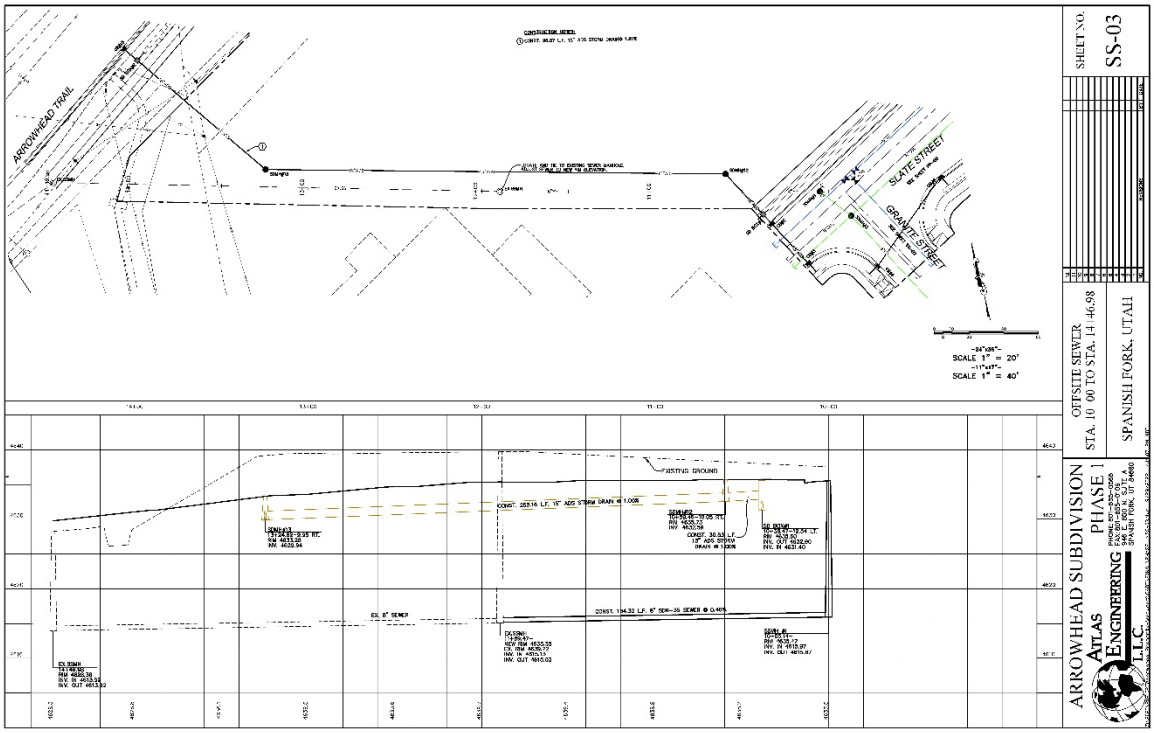

GRANITE STREET
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO. PP-08
GRANITE STREET STA. 19+00 TO STA. 22+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 1
ATLAS ENGINEERING L.L.C.

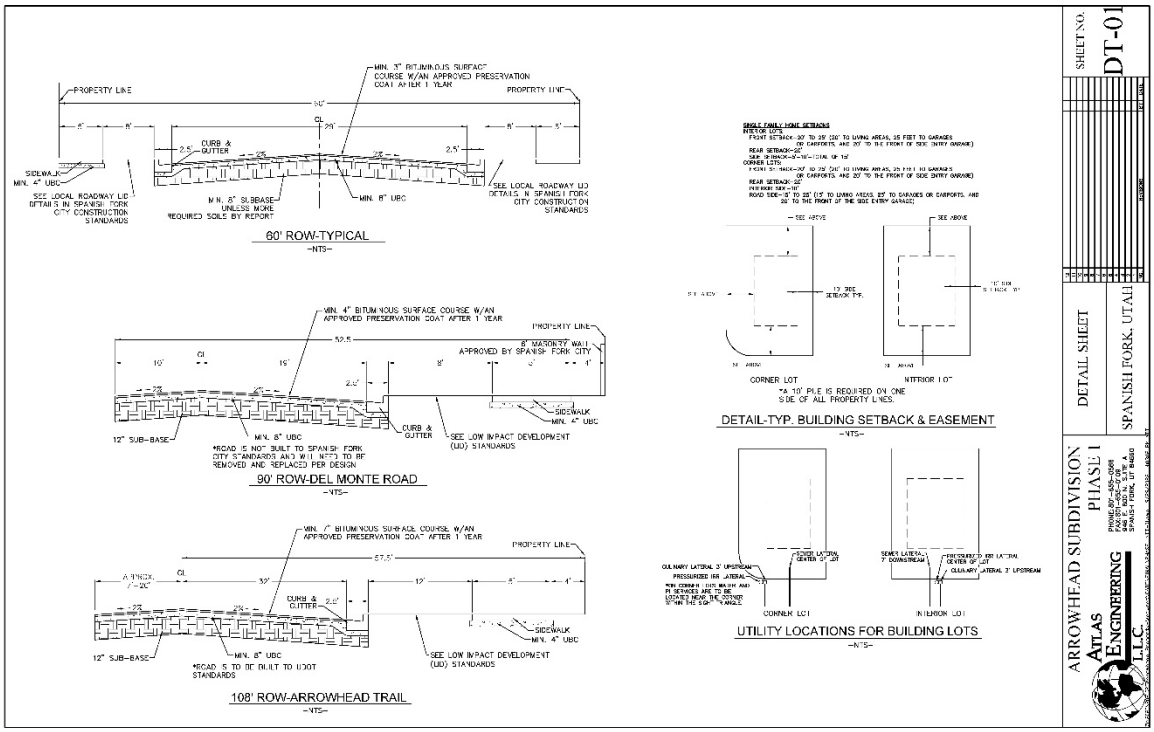

GRANITE STREET
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO. PP-09
GRANITE STREET STA. 22+00 TO STA. 27+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 1
ATLAS ENGINEERING L.L.C.

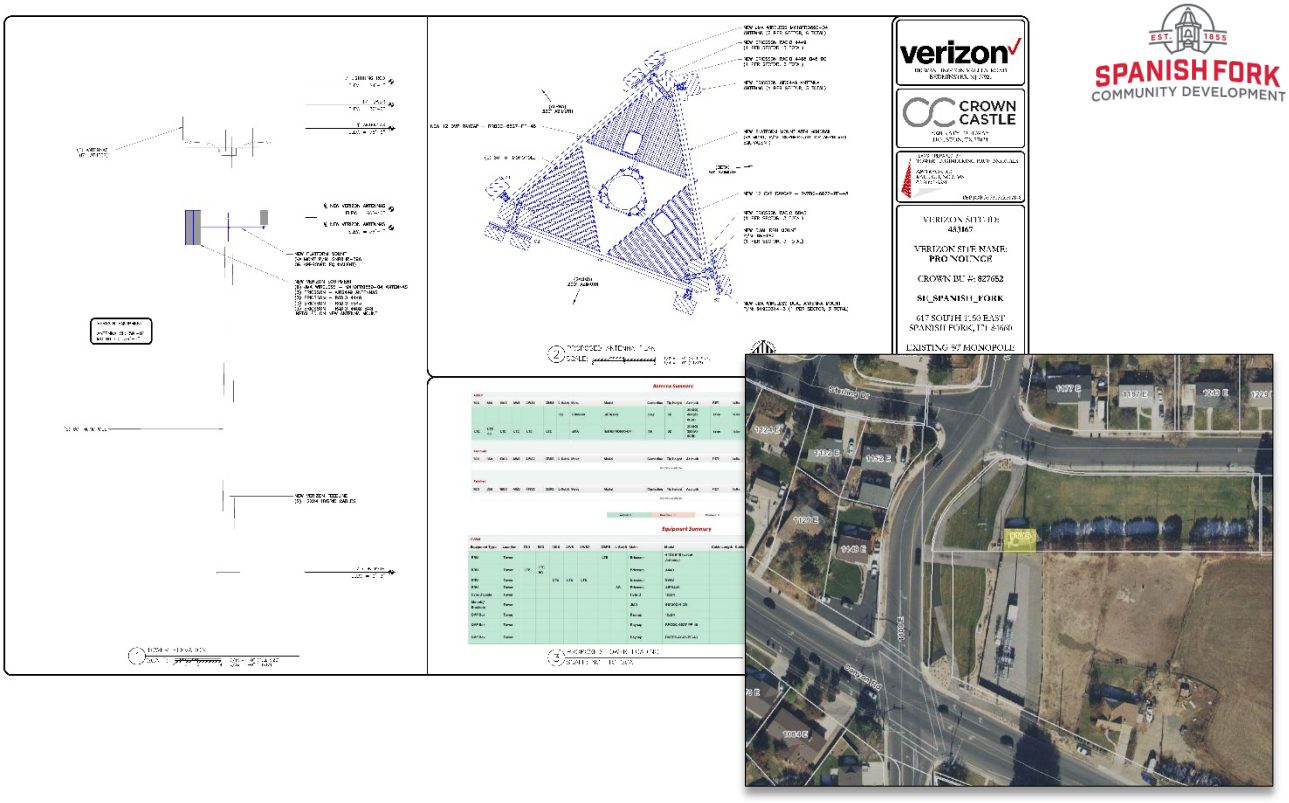

ARROWHEAD TRAIL (SR-164)
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
TOP OF STORMBRXX
ELEV. 4633.76
SHEET NO.
PP-10
ARROWHEAD TRAIL
STA. 10+50 TO STA. 16+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.


SCALE 1" = 20'
SCALE 1" = 40'
FUTURE FINISHED GRADE
EXISTING GROUND
SHEET NO.
SS-01
GRANITE STREET OFFSITE
SEWER
STA. 14+00 TO STA. 18+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.


SLATE STREET
FUTURE FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
SS-02
GRANITE STREET
OFFSITE SEWER
STA. 10+00 TO STA. 14+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.


ARROWHEAD TRAIL
SLATE STREET
GRANITE STREET
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
SS-03
OFFSITE SEWER
STA. 10+00 TO STA. 14+46.98
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.


PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY UID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
60' ROW-TYPICAL
-NTS-
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
8' MASONRY WALL APPROVED BY SPANISH FORK CITY
CURB & GUTTER
SIDEWALK MIN. 4" UBC
12" SUB-BASE
MIN. 8" UBC
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
*ROAD IS NOT BUILT TO SPANISH FORK CITY STANDARDS AND WILL NEED TO BE REMOVED AND REPLACED PER DESIGN
90' ROW-DEL MONTE ROAD
-NTS-
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CURB & GUTTER
SIDEWALK MIN. 4" UBC
12" SUB-BASE
MIN. 8" UBC
*ROAD IS TO BE BUILT TO UDOT STANDARDS
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
108' ROW-ARROWHEAD TRAIL
-NTS-
SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
FRONT SETBACK- 20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK- 20'
SIDE SETBACK- 10' MINIMUM OF 15'
CORNER LOTS:
FRONT SETBACK- 20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK- 20'
INTERIOR SIDE- 10'
ROAD SIDE- 15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)
SEE ABOVE
12' SIDE SETBACK TYP.
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
CORNER LOT
INTERIOR LOT
UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.



SPANISH FORK
COMMUNITY DEVELOPMENT

1150 East Verizon Upgrade 2022 Cell Tower Modification Conditional Use Permit Request

October 19, 2022, Development Review Committee Meeting.

Located at 617 South 1150 East.

The subject property is zoned P-F.

The applicant has requested that a conditional use permit be approved to allow for co-location on an existing tower.

Recommendation

That the proposed Conditional Use Permit be recommended for approval based on the following findings and subject to the following conditions:

Findings

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions

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

Key Issues

1. Lease.
2. Dog Park.
3. Landscaping.
4. SFCN.

Exhibits

1. Plans.

verizon

VERIZON SITE NUMBER: 453167
VERIZON SITE NAME: PRO NOUNCE
SITE TYPE: MONOPOLE
TOWER HEIGHT: 80'-0"

BUSINESS UNIT #: 827652
SITE ADDRESS: 617 S 1150 E SPANISH FORK, UT 84660
COUNTY: UTAH
JURISDICTION: CITY OF SPANISH FORK

VERIZON CO-LOCATION

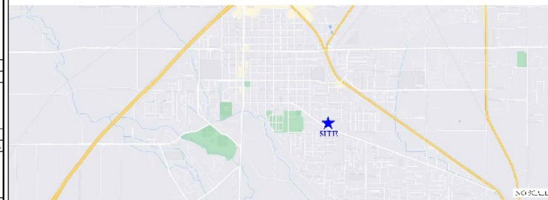
SITE INFORMATION

CROWN CASTLE USA INC. SITE NAME:	SE_SPANISH_FORK
SITE ADDRESS:	617 SOUTH 1150 EAST SPANISH FORK, UT 84660
COUNTY:	UTAH
ELECTRIC PROVIDER:	SPANISH FORK POWER AND LIGHT
TELCO PROVIDER:	COMCAST

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1	SITE PLAN
C-1.1	COMPOUND PLAN
C-2	TOWER ELEVATION & ANTENNA PLAN
C-3	EQUIPMENT LAYOUT AND PAD DETAILS
C-4	EQUIPMENT DETAILS
C-5	ICE BRIDGE, TRENCH, & CANOPY DETAILS
C-6	GENERATOR DETAILS
C-7	EQUIPMENT CABINET & SHELTER DETAILS
E-1	ONE LINE DIAGRAM & POWER PANEL SCHEDULE
E-2	POWER AND TELCO ROUTING PLAN
G-1	GROUNDING PLAN
G-1.3	GROUNDING DETAILS
L-1.2	LANDSCAPING DETAILS
	APPENDIX
	DECORATIVE MASONRY WALL DETAILS

LOCATION MAP



APPROVALS

SIGNATURE	DATE

PROJECT TEAM

CONTRACTOR PMI REQUIREMENTS

VzW APPROVED SMART KIT VENDORS

APPLICABLE CODES/REFERENCE DOCUMENTS

PROJECT DESCRIPTION

verizon

CROWN CASTLE

VERIZON SITE ID: 453167
VERIZON SITE NAME: PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE

ISSUED FOR:

SHEET NUMBER: T-1 REVISION: 8

CROWN CASTLE USA INC. SITE ACTIVITY REQUIREMENTS:

GENERAL NOTES:

ELECTRICAL INSTALLATION NOTES:

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

GREENFIELD GROUNDING NOTES:

APWA UNIFORM COLOR CODE:

WHITE	PROPOSED EXCAVATION
PINK	TEMPORARY SURVEY MARKINGS
RED	ELECTRIC POWER LINES, CABLES, CONDUIT, AND LIGHTING CABLES
YELLOW	GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	COMMUNICATION, ALARM OR SIGNAL LINES, CABLES, OR CONDUIT AND TRAFFIC LOOPS
BLUE	POTABLE WATER
PURPLE	RECLAIMED WATER, IRRIGATION, AND SLURRY LINES
GREEN	SEWERS AND DRAIN LINES

ABBREVIATIONS:

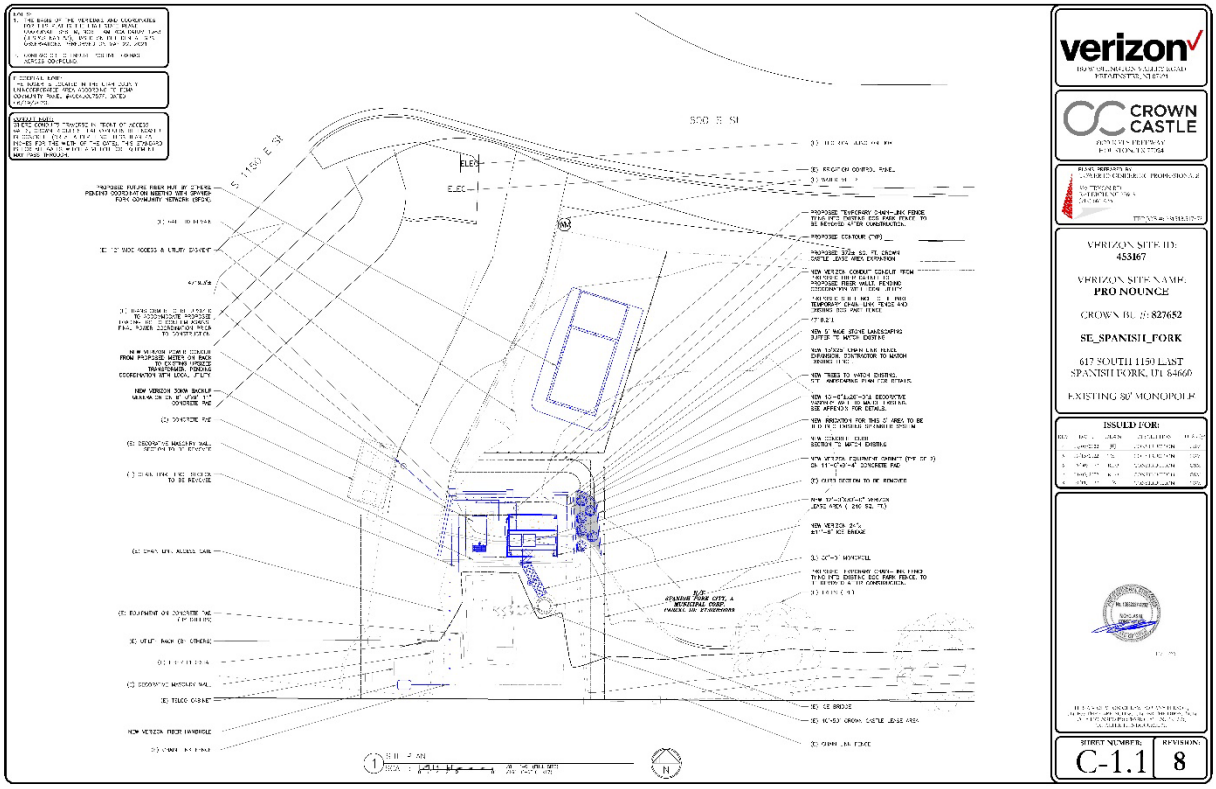
verizon

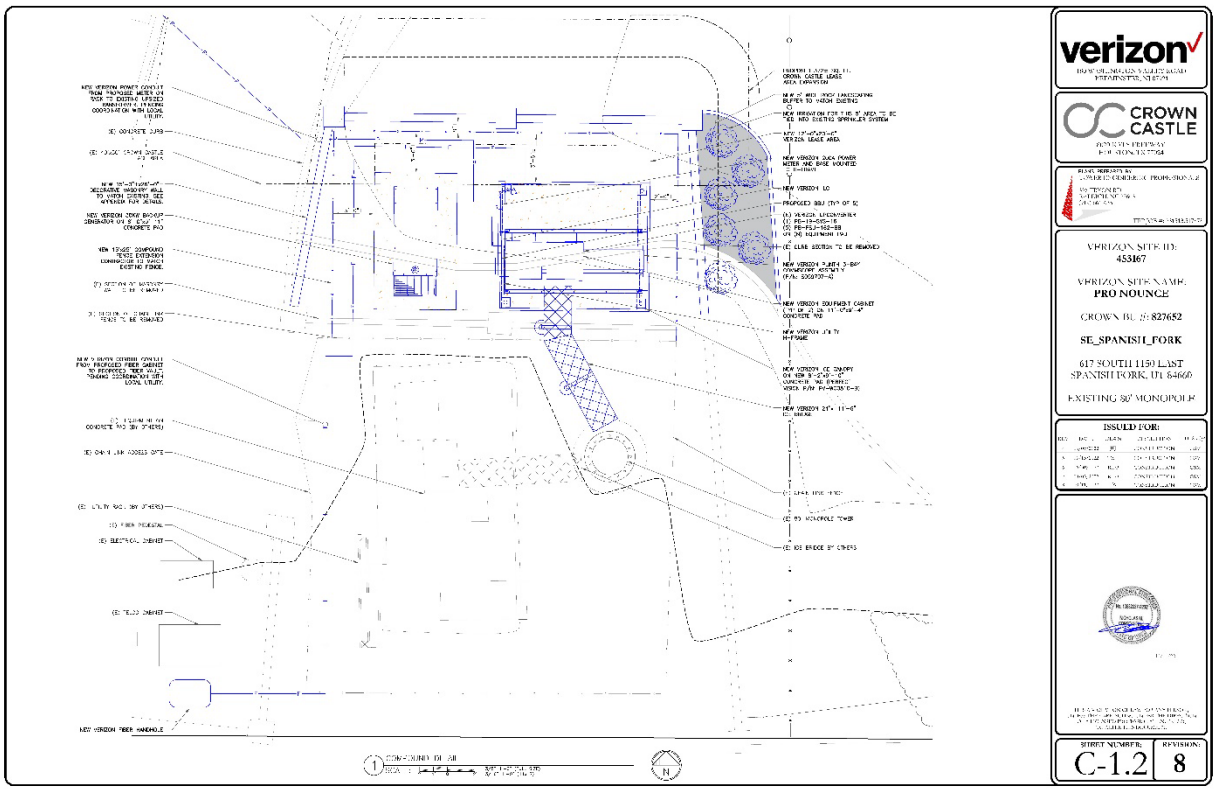
CROWN CASTLE

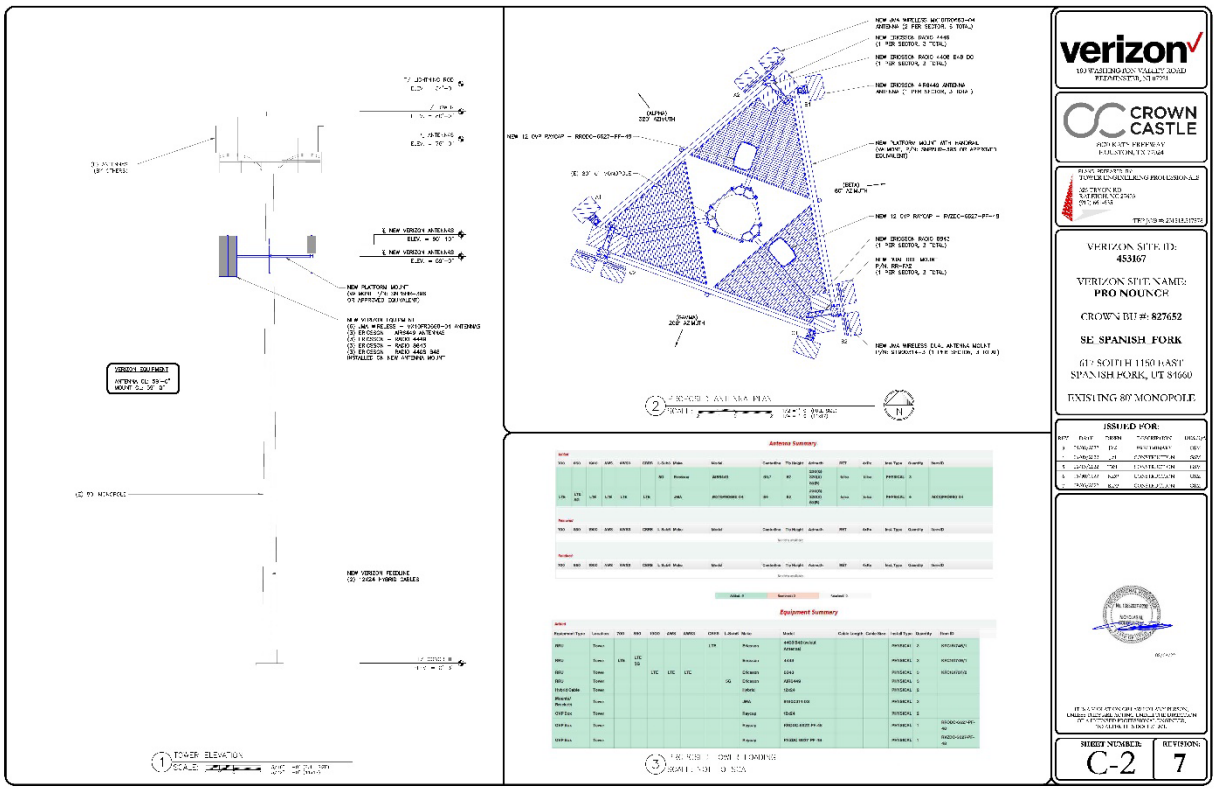
VERIZON SITE ID: 453167
VERIZON SITE NAME: PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE

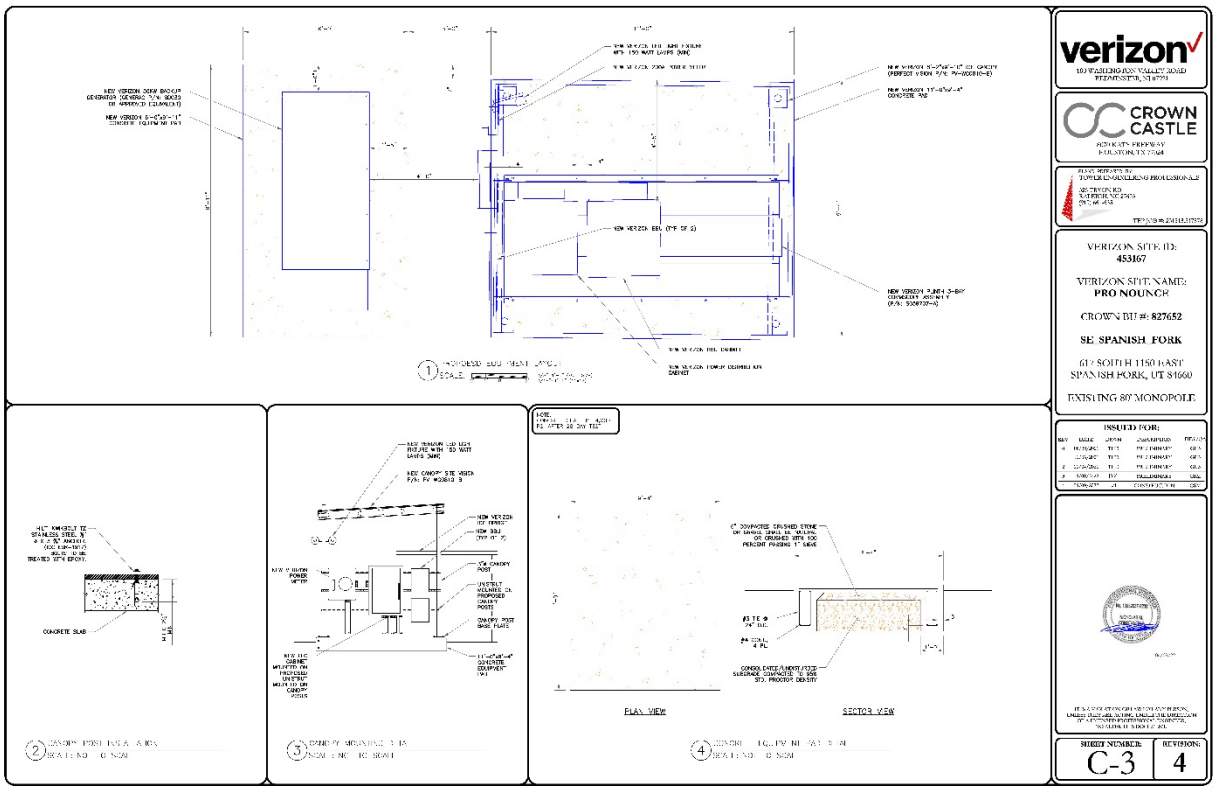
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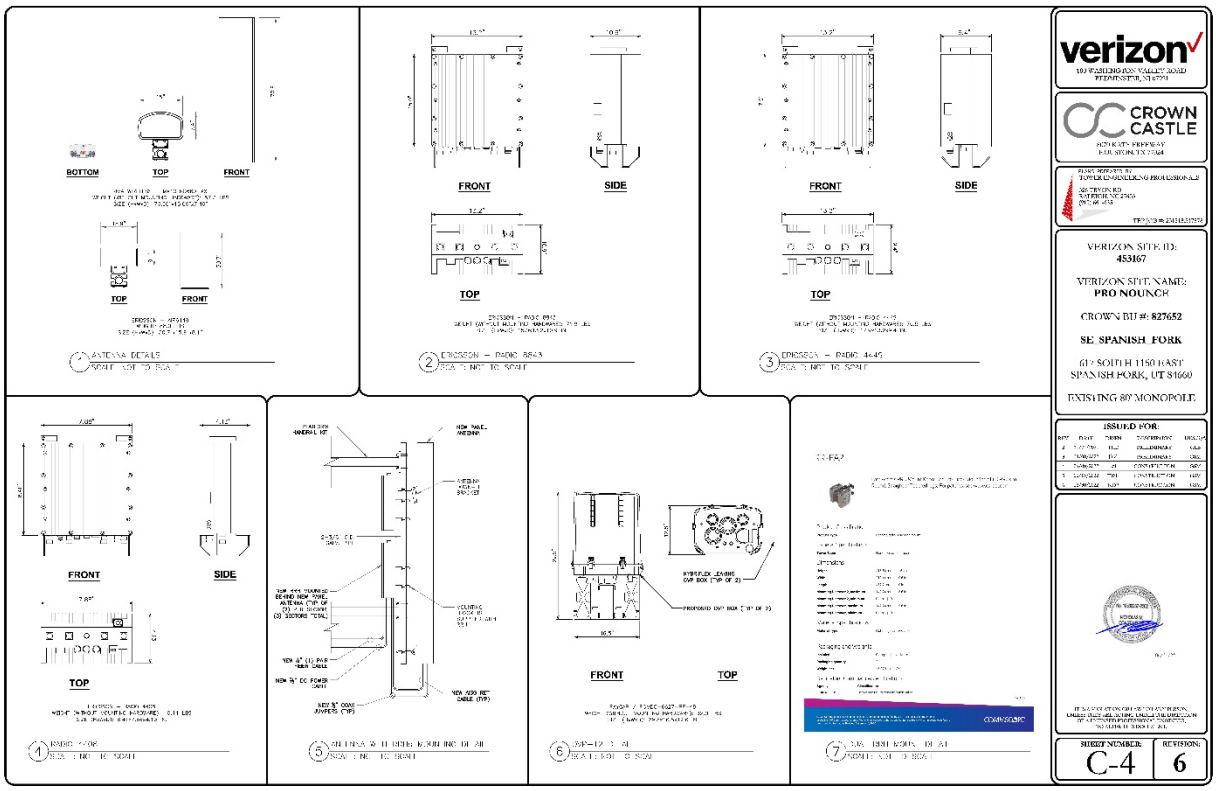
SHEET NUMBER: T-2 REVISION: 4

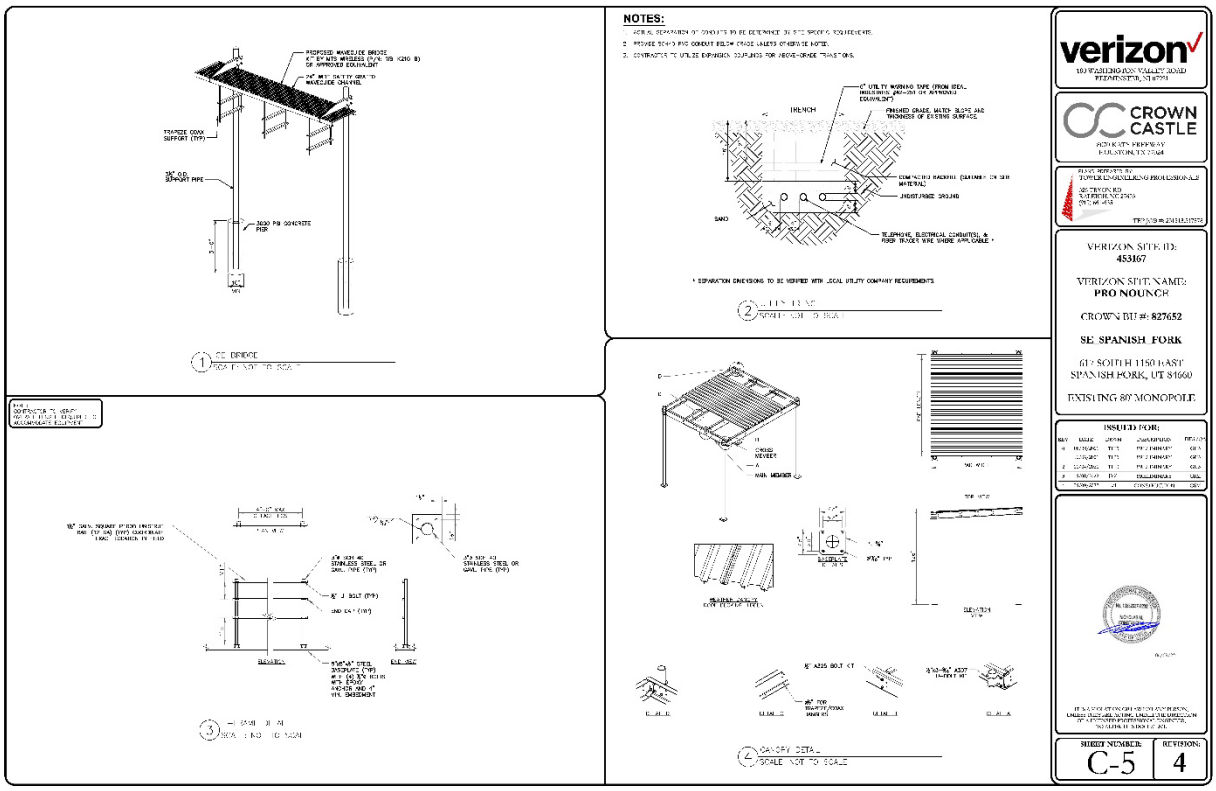

verizon
CROWN CASTLE
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453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT, 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
STREET NUMBER:
C-1.1
REVISION:
8

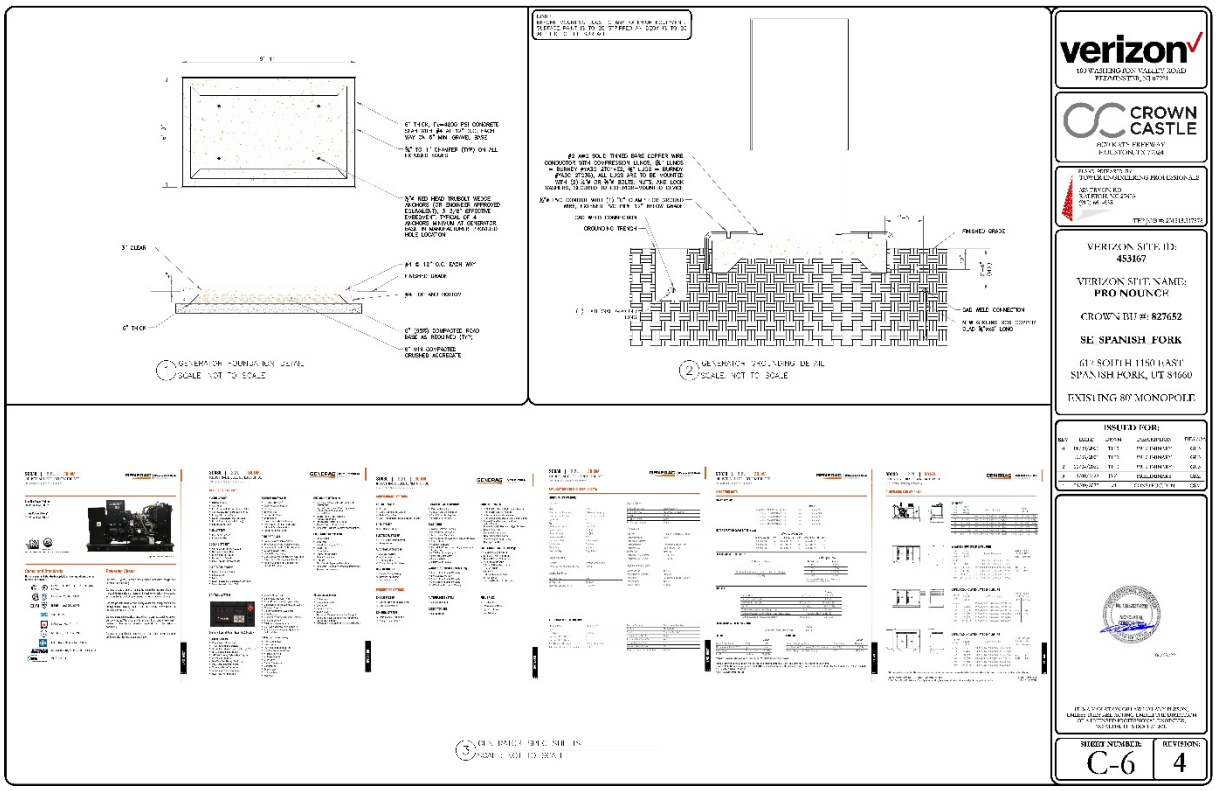

verizon
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617 SOUTH 1150 EAST
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EXISTING 80' MONOPOLE
ISSUED FOR:
STREET NUMBER:
C-1.2
REVISION:
8

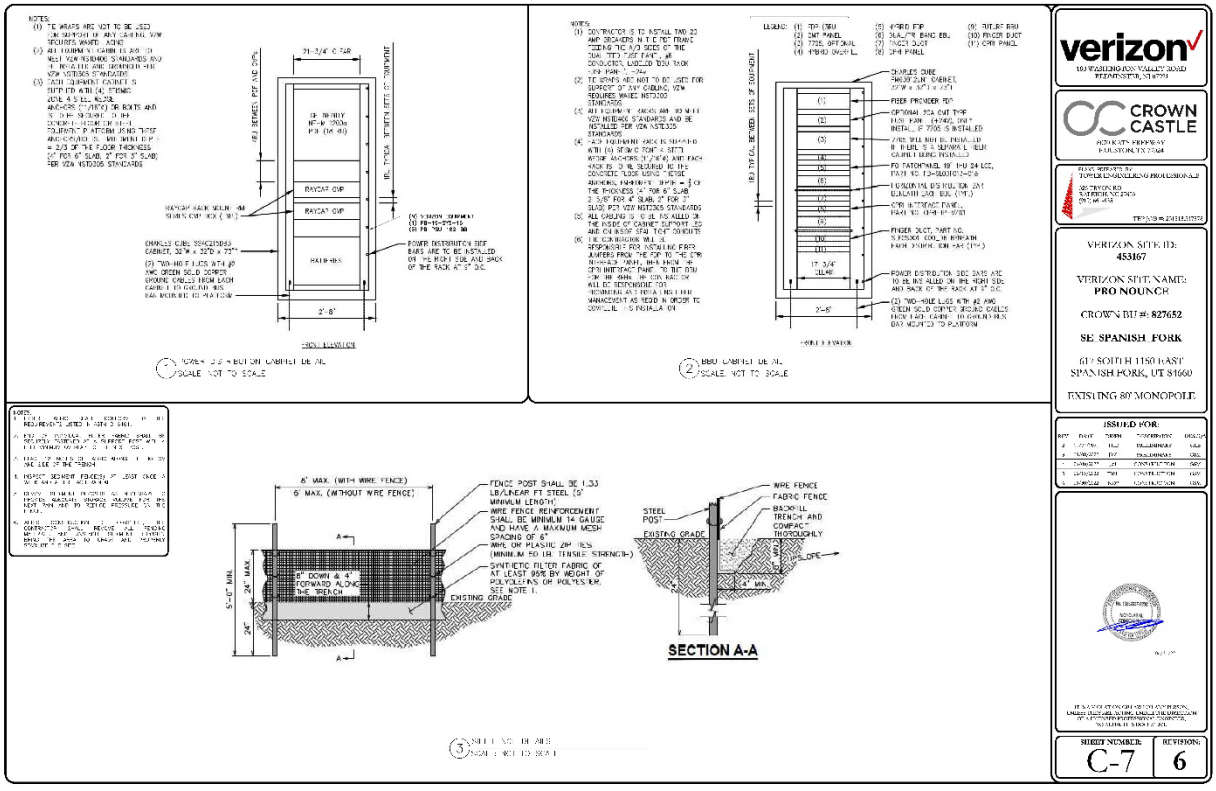

verizon
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VERIZON SITE NAME:
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CROWN BU #: 827652
SE SPANISH FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
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REVISION:
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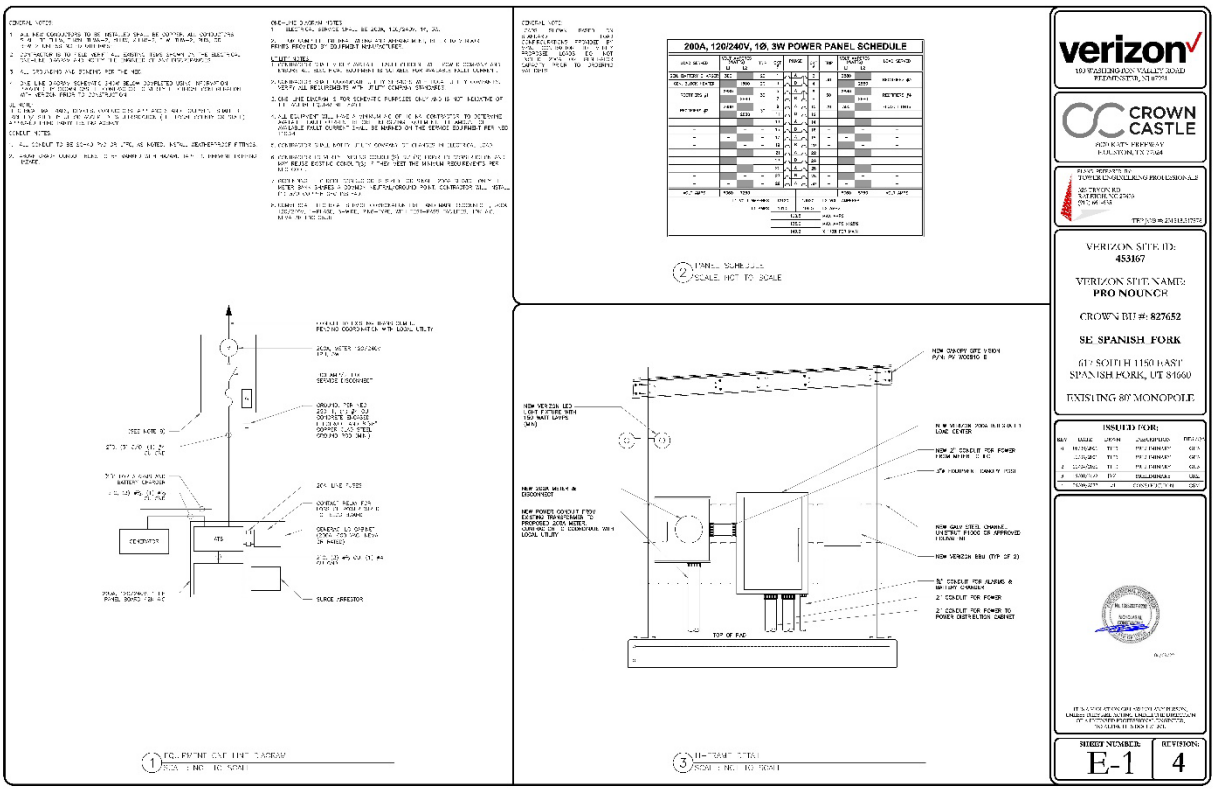

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617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
C-3
REVISION:
4

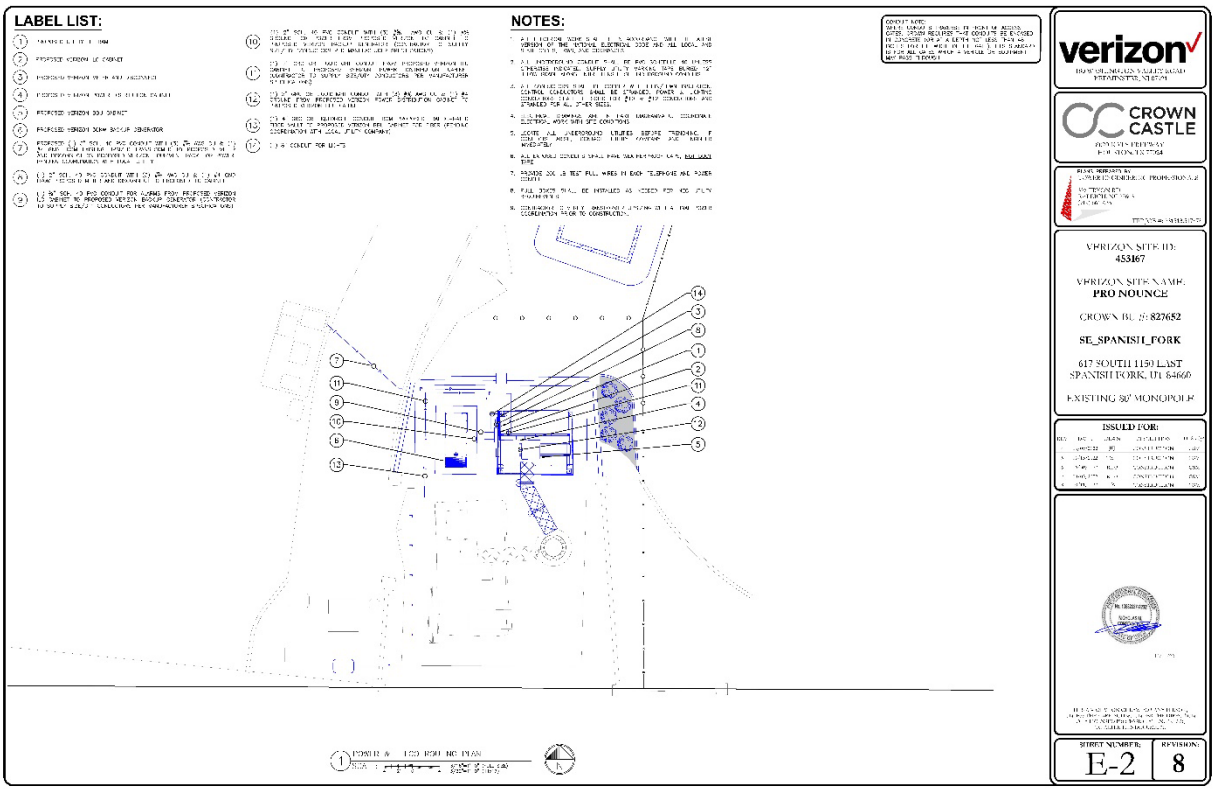

verizon
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617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
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ISSUED FOR:
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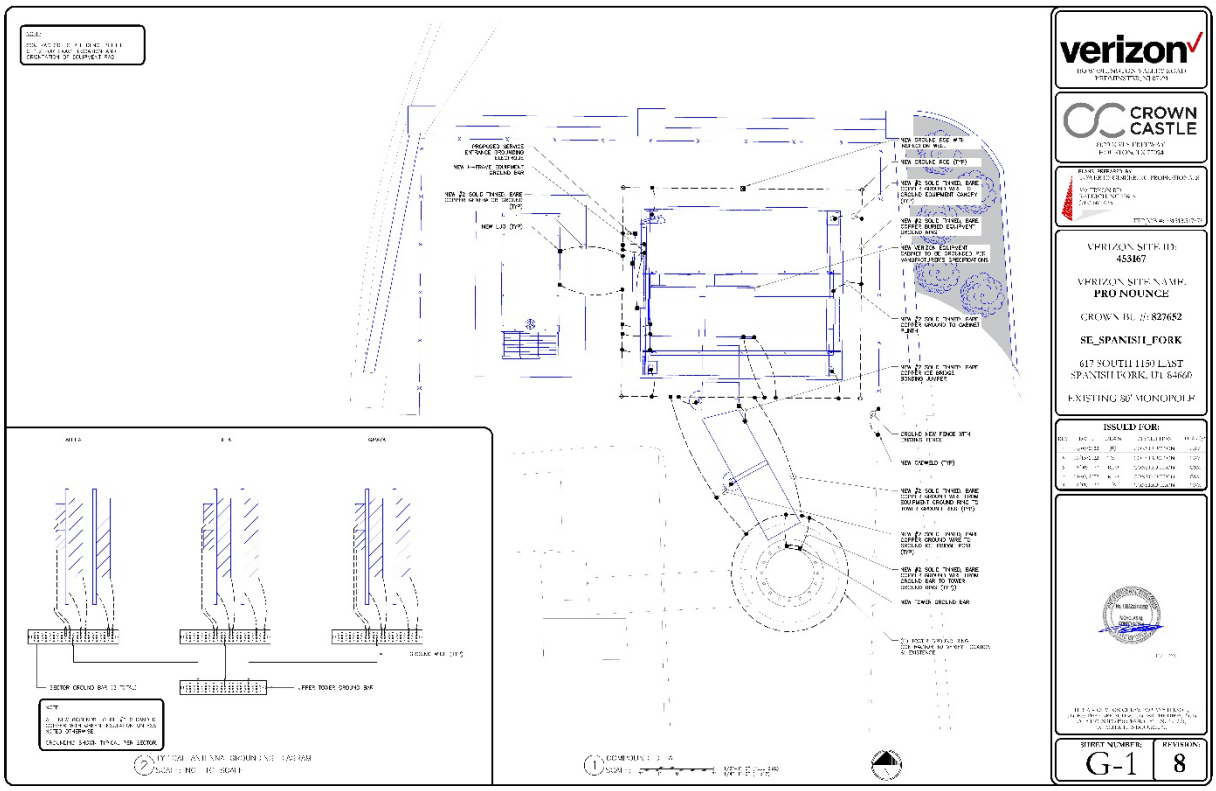

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verizon
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VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE SPANISH FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
C-5
REVISION:
4

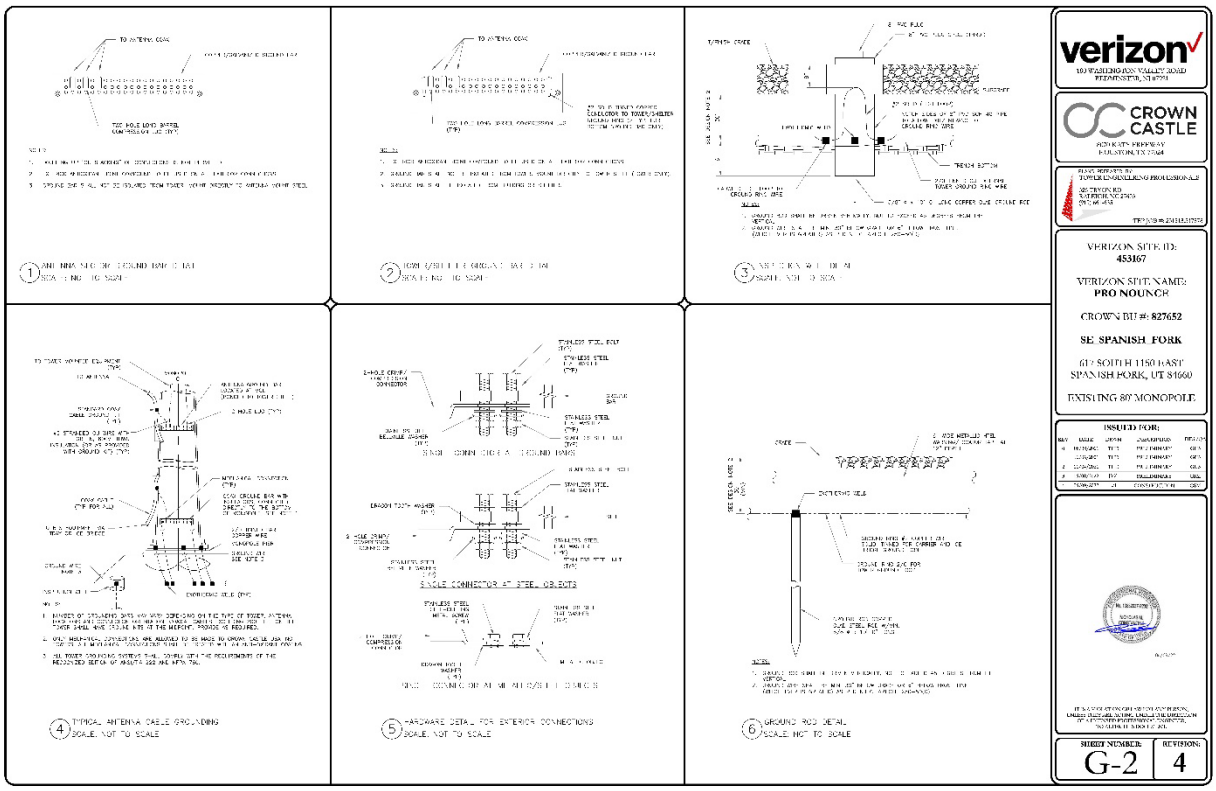

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CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE SPANISH FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
C-6
REVISION:
4

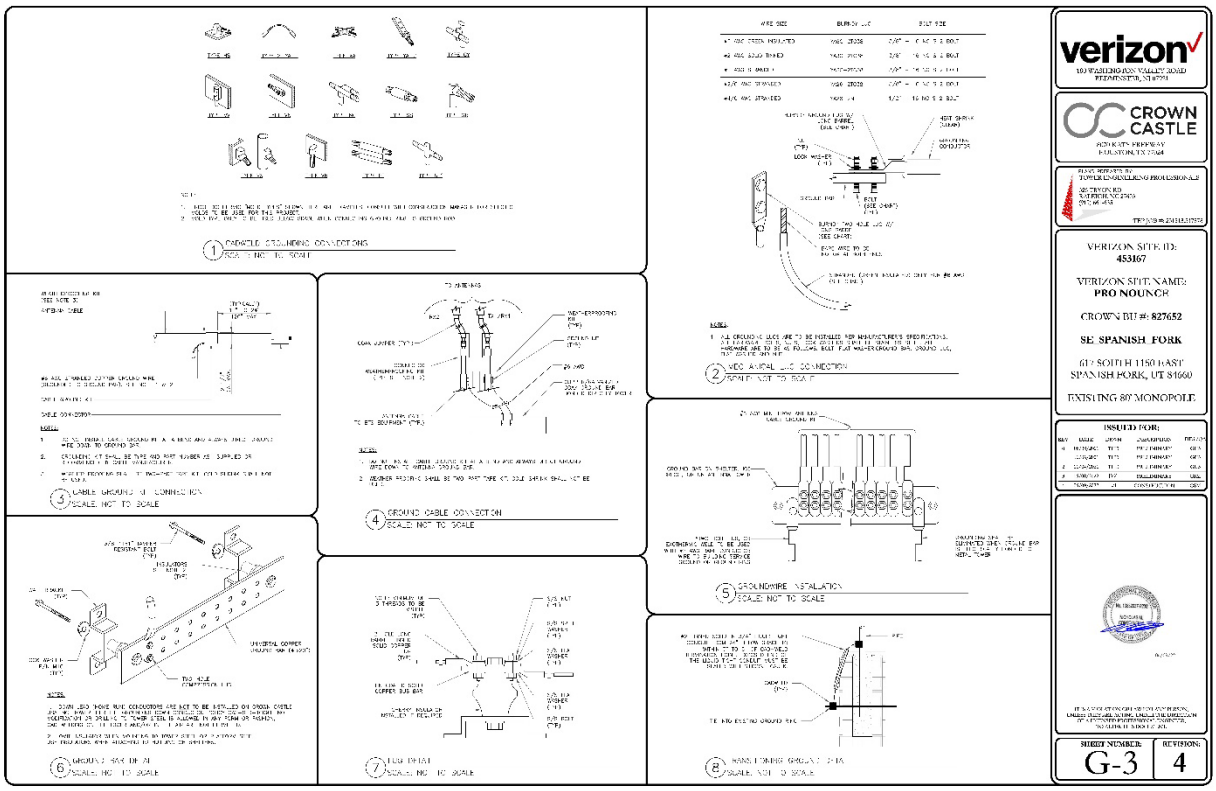

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CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE SPANISH FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
C-7
REVISION:
6

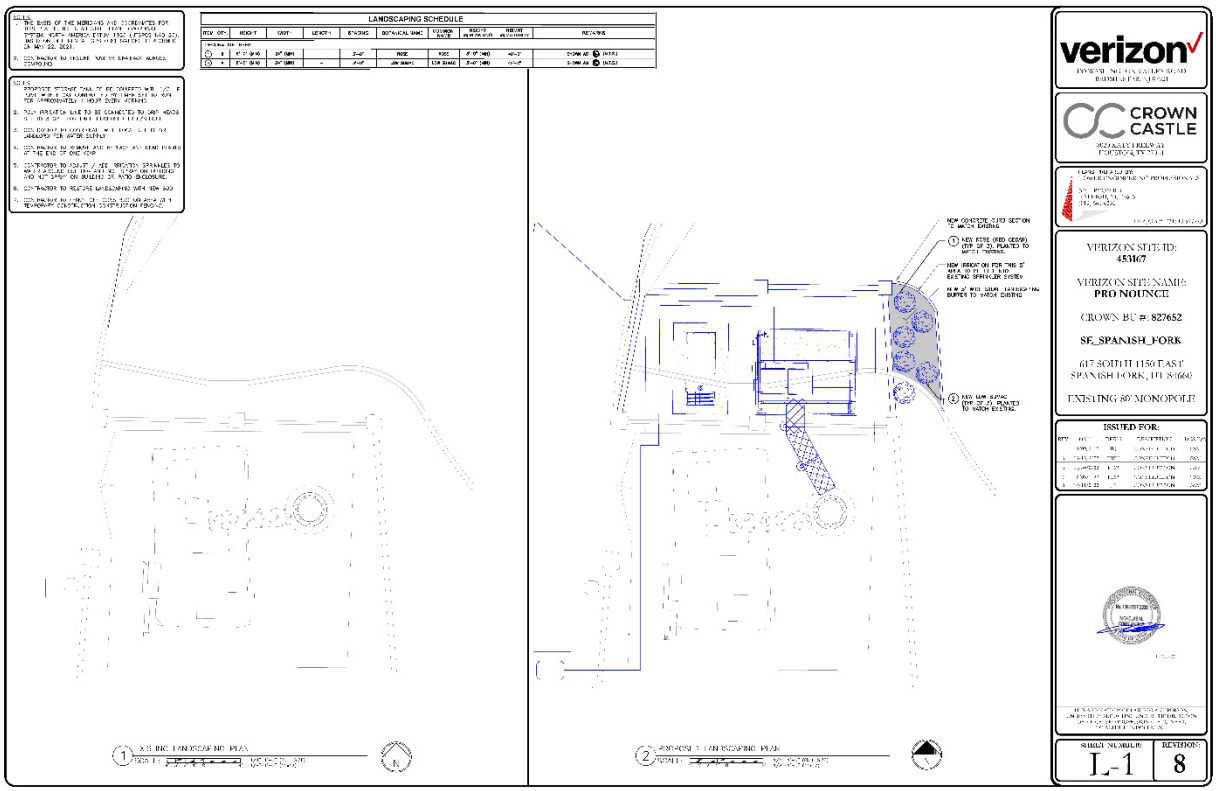

200A, 120/240V, 1Ø, 3W POWER PANEL SCHEDULE
verizon
CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
STREET NUMBER:
E-1
REVISION:
4

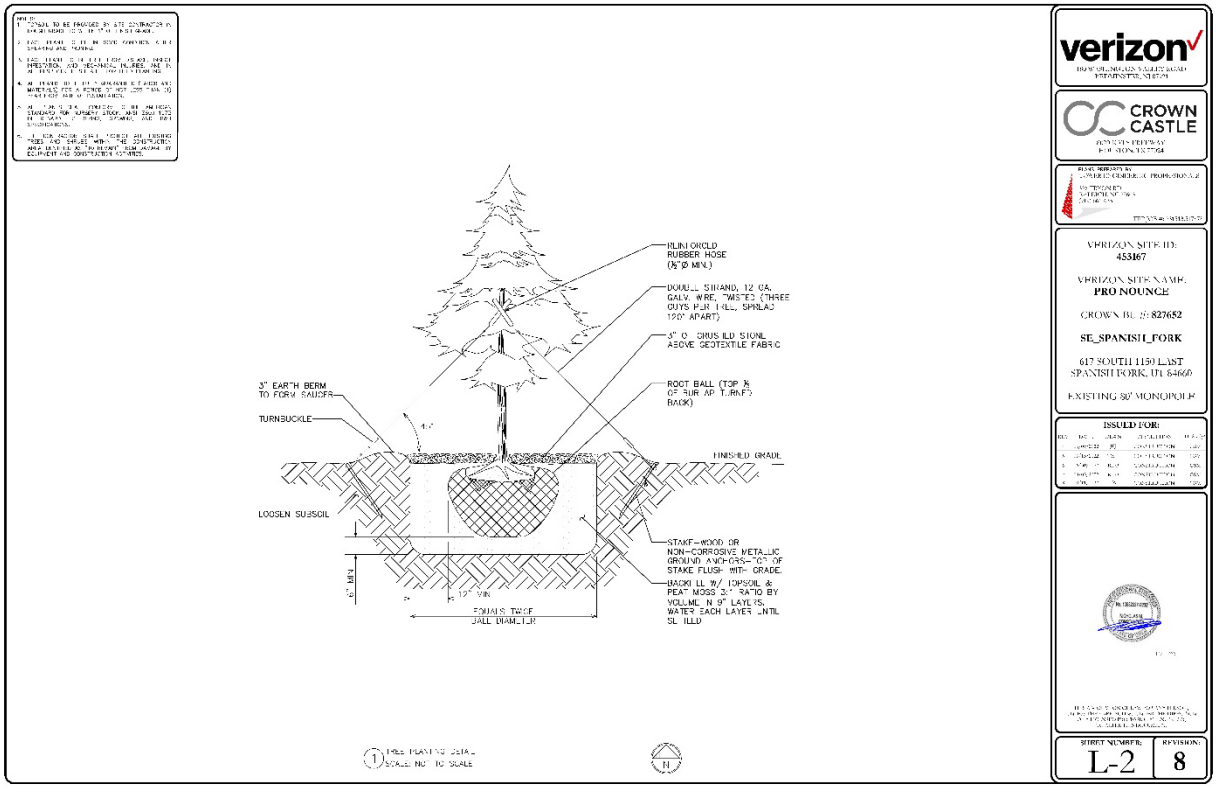

LABEL LIST:
NOTES:
verizon
CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
STREET NUMBER:
E-2
REVISION:
8

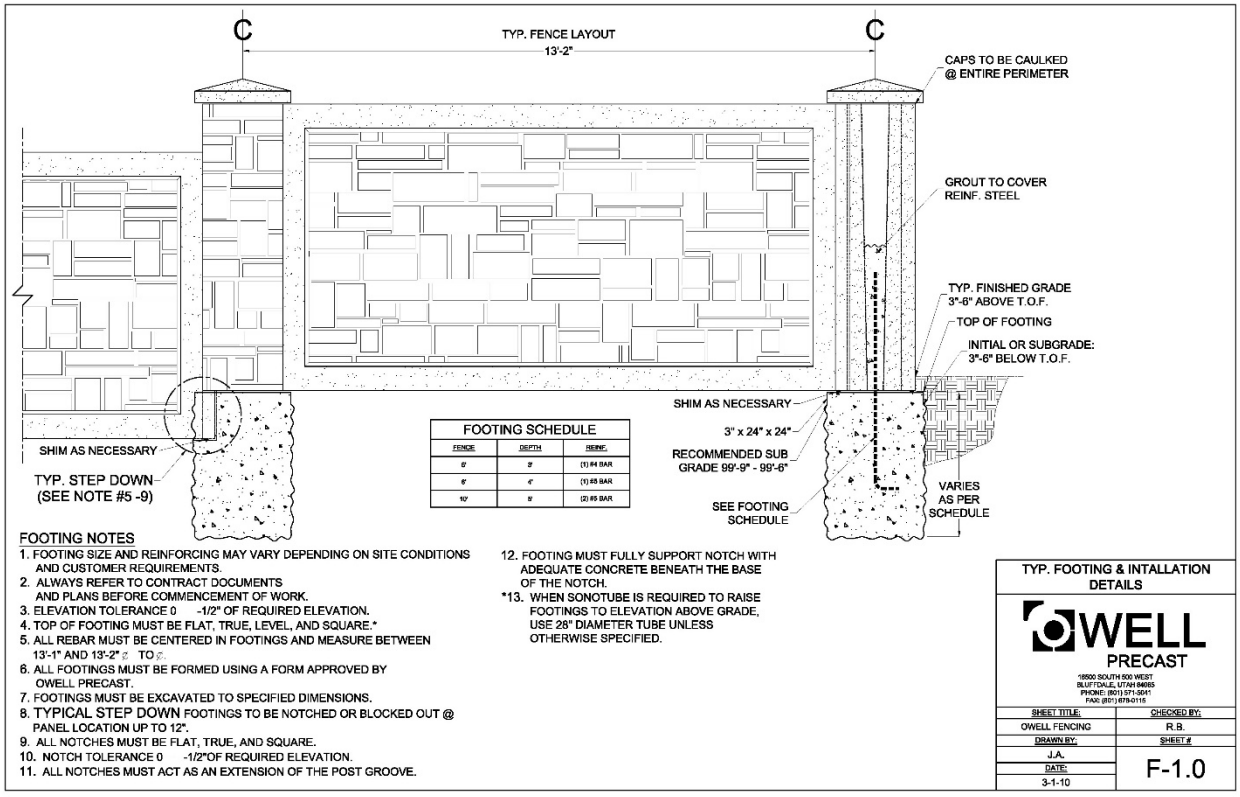

verizon
CROWN CASTLE
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453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
G-1
REVISION:
8

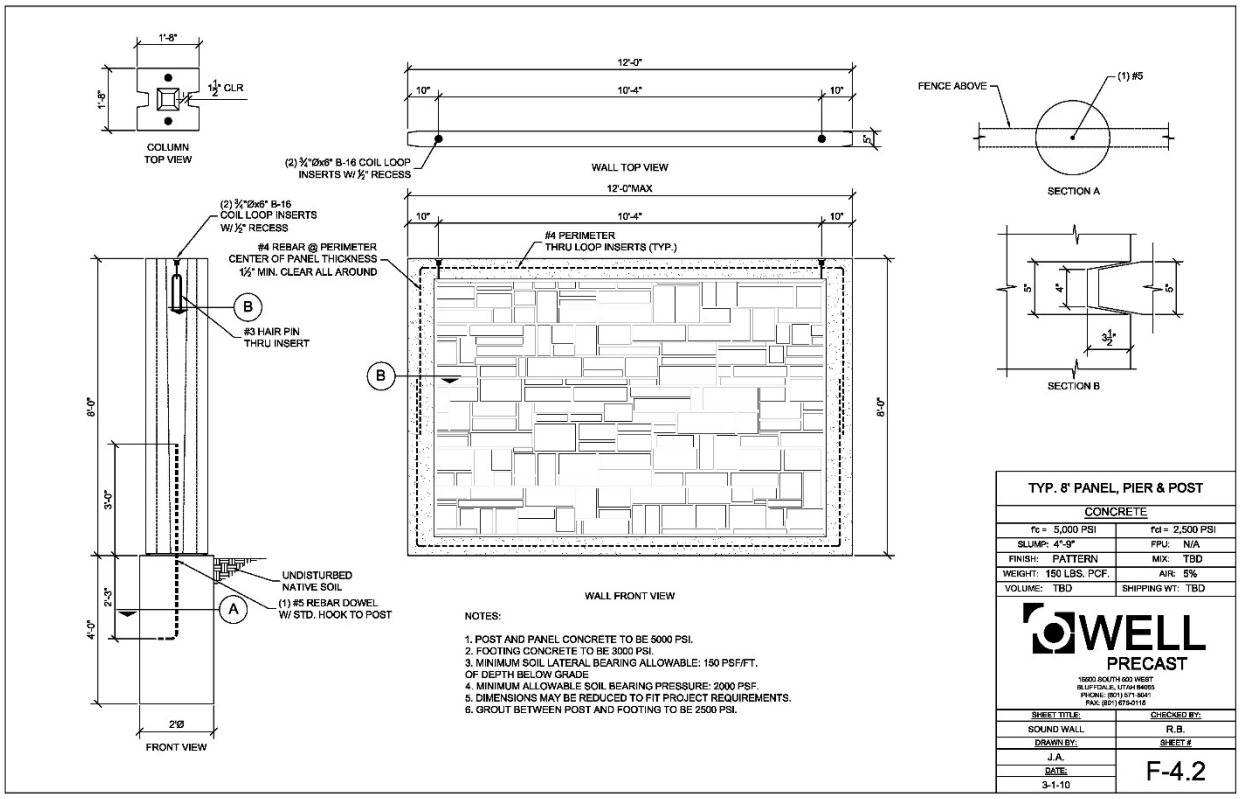

verizon
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CROWN BU #: 827652
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617 SOUTH 1150 EAST
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ISSUED FOR:
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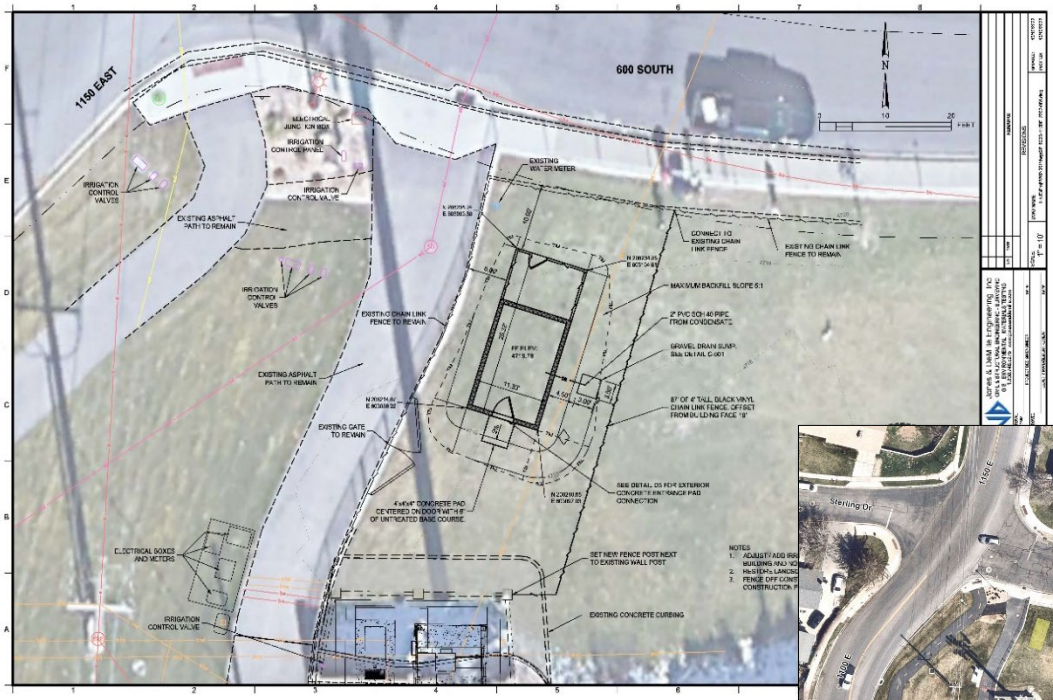

verizon
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SE SPANISH FORK
617 SOUTH 1150 EAST
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EXISTING 80' MONOPOLE
ISSUED FOR:
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G-3
REVISIONS:
4

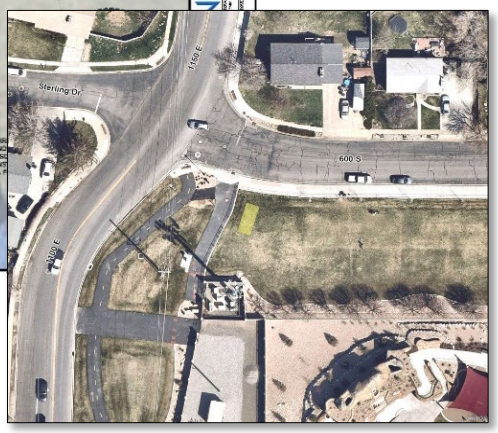

LANDSCAPING SCHEDULE
verizon
CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE SPANISH FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
L-1
REVISIONS:
8


RUBBER HOSE
(½" Ø MIN.)
3" EARTH BERM
TO FORM SAUCER
TURNBUCKLE
LOOSEN SUBSOIL
FINISHED GRADE
STAKE–WOOD OR
NON–CORROSIVE METALLIC
GROUND ANCHORS–TOP OF
STAKE FLUSH WITH GRADE.
EQUALS TWICE
BALL DIAMETER
verizon
CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
L-2
REVISION:
8


TYP. FENCE LAYOUT
13'-2"
CAPS TO BE CAULKED
@ ENTIRE PERIMETER
GROUT TO COVER
REINF. STEEL
TYP. FINISHED GRADE
3"-6" ABOVE T.O.F.
TOP OF FOOTING
INITIAL OR SUBGRADE:
3"-6" BELOW T.O.F.
SHIM AS NECESSARY
3" x 24" x 24"
RECOMMENDED SUB
GRADE 99'-9" - 99'-6"
SEE FOOTING
SCHEDULE
VARIES
AS PER
SCHEDULE
SHIM AS NECESSARY
TYP. STEP DOWN
(SEE NOTE #5 -9)
FOOTING SCHEDULE
FENCE
DEPTH
REINF.
8'
3'
(1) #4 BAR
6'
4'
(1) #5 BAR
10'
3'
(2) #5 BAR
FOOTING NOTES
1. FOOTING SIZE AND REINFORCING MAY VARY DEPENDING ON SITE CONDITIONS AND CUSTOMER REQUIREMENTS.
2. ALWAYS REFER TO CONTRACT DOCUMENTS AND PLANS BEFORE COMMENCEMENT OF WORK.
3. ELEVATION TOLERANCE 0 -1/2" OF REQUIRED ELEVATION.
4. TOP OF FOOTING MUST BE FLAT, TRUE, LEVEL, AND SQUARE.*
5. ALL REBAR MUST BE CENTERED IN FOOTINGS AND MEASURE BETWEEN 13'-1" AND 13'-2" ⌀ TO ⌀.
6. ALL FOOTINGS MUST BE FORMED USING A FORM APPROVED BY OWELL PRECAST.
7. FOOTINGS MUST BE EXCAVATED TO SPECIFIED DIMENSIONS.
8. TYPICAL STEP DOWN FOOTINGS TO BE NOTCHED OR BLOCKED OUT @ PANEL LOCATION UP TO 12".
9. ALL NOTCHES MUST BE FLAT, TRUE, AND SQUARE.
10. NOTCH TOLERANCE 0 -1/2"OF REQUIRED ELEVATION.
11. ALL NOTCHES MUST ACT AS AN EXTENSION OF THE POST GROOVE.
12. FOOTING MUST FULLY SUPPORT NOTCH WITH ADEQUATE CONCRETE BENEATH THE BASE OF THE NOTCH.
*13. WHEN SONOTUBE IS REQUIRED TO RAISE FOOTINGS TO ELEVATION ABOVE GRADE, USE 28" DIAMETER TUBE UNLESS OTHERWISE SPECIFIED.
TYP. FOOTING & INTALLATION DETAILS
OWELL PRECAST
1950 SOUTH 500 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-5041
FAX: (801) 679-0115
SHEET TITLE:
OWELL FENCING
CHECKED BY:
R.B.
DRAWN BY:
J.A.
SHEET #
F-1.0
DATE:
3-1-10


1'-8"
1'-8"
1½" CLR
COLUMN
TOP VIEW
12'-0"
10"
10'-4"
10"
5"
(2) ¾"Øx6" B-16 COIL LOOP
INSERTS W/ ½" RECESS
WALL TOP VIEW
FENCE ABOVE
(1) #5
SECTION A
12'-0"MAX
10"
10'-4"
10"
(2) ¾"Øx6" B-16
COIL LOOP INSERTS
W/ ½" RECESS
#4 REBAR @ PERIMETER
CENTER OF PANEL THICKNESS
1½" MIN. CLEAR ALL AROUND
#4 PERIMETER
THRU LOOP INSERTS (TYP.)
B
#3 HAIR PIN
THRU INSERT
B
8'-0"
3'-0"
2'-3"
4'-0"
UNDISTURBED
NATIVE SOIL
A
(1) #5 REBAR DOWEL
W/ STD. HOOK TO POST
2'Ø
FRONT VIEW
8'-0"
WALL FRONT VIEW
5"
4"
5"
3½"
SECTION B
NOTES:
1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT.
OF DEPTH BELOW GRADE
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.
TYP. 8' PANEL, PIER & POST
CONCRETE
f'c = 5,000 PSI
f'ci = 2,500 PSI
SLUMP: 4"-9"
FPU: N/A
FINISH: PATTERN
MIX: TBD
WEIGHT: 150 LBS. PCF.
AIR: 5%
VOLUME: TBD
SHIPPING WT: TBD
WELL
PRECAST
1500 SOUTH 600 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-1041
FAX: (801) 675-0116
SHEET TITLE:
SOUND WALL
CHECKED BY:
R.B.
DRAWN BY:
J.A.
SHEET #
F-4.2
DATE:
3-1-10





SFCN Fiber Hut #1 Site Plan Approval Request

October 19, 2022, Development Review Committee Meeting.

Located at 1151 East 600 South, including .01 acres.

The subject parcel is currently zoned Public Facilities (P-F).

The applicant has requested that a Site Plan be approved for the installation of a structure and City utilities.

Key Issues

1. Landscaping.
2. Dog Park.
3. Cell Tower.
4. Utilities.

Recommendation

That the proposed Site Plan be approved based on the following findings and subject to the following conditions:

Finding

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.
2. That the project is necessary for the provision of quality City utilities.

Conditions

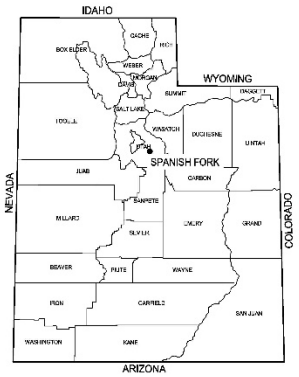
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2. That the applicant addresses any red-lines.

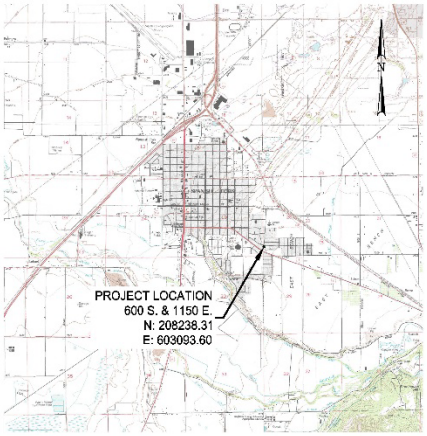
Exhibits

1. Site Plan.
2. Building Elevations.

SPANISH FORK CITY
COMMUNITY NETWORK FIBER HUT SE-1
UTAH COUNTY
2022

PROJECT NO.	SHEET NO.
2202-061	C-001
SUBMITTAL: REVIEW - NOT FOR CONSTRUCTION	





VICINITY MAP

APPROVAL

RECOMMENDED FOR APPROVAL:

LICENSED PROFESSIONAL ENGINEER #8826183-2202 MATTHEW L. LORENDEAU 10/10/2022 STATE OF UTAH

ENGINEER DATE

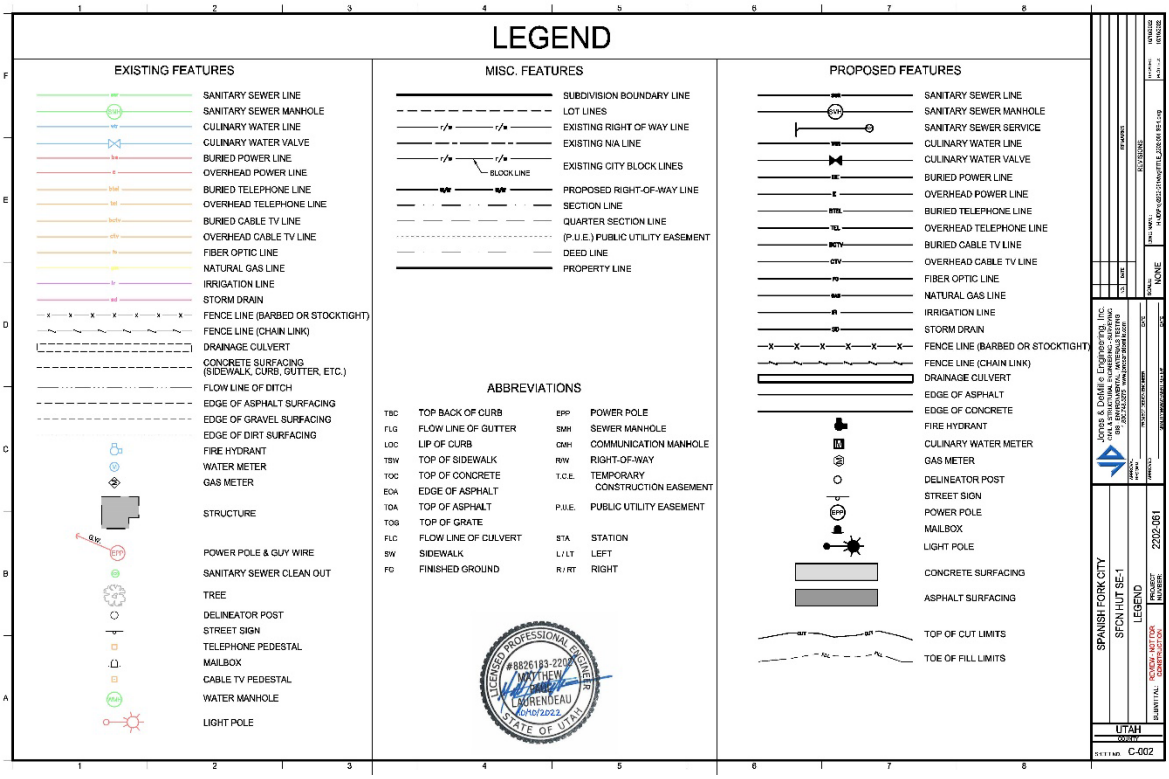
APPROVED:

CLIENT DATE

INDEX TO SHEETS

SHEET NO.	SHEET TITLE
C-001	TITLE
C-002	LEGEND
C-003	GENERAL NOTES
V-101	SURVEY CONTROL
C-101	SITE PLAN
C-501	DETAILS

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GENERAL NOTES

GENERAL NOTES

1. REQUEST AND RECEIVE ACCEPTANCE FROM ENGINEER PRIOR TO MAKING MODIFICATIONS TO DRAWINGS, SPECIFICATIONS, OR CONSTRUCTION SCHEDULE.
2. PERFORM CONSTRUCTION IN ACCORDANCE WITH LATEST VERSION (2017) OF APWA UTAH CHAPTER MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, INCLUDING AMENDMENTS, DDW RULES, INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL PLUMBING CODE (IPC), INTERNATIONAL FIRE CODE (IFC), INTERNATIONAL RESIDENTIAL CODE (IRC), AND/OR OWNER STANDARDS AND SPECIFICATIONS.
3. IN CASE OF CONFLICT BETWEEN CODES, REFERENCE STANDARDS, STATE RULES, DRAWINGS AND SPECIFICATIONS, ADHERE TO MOST STRINGENT REQUIREMENTS.
4. EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE BASED ON UTILITY MAPS AND FIELD SURVEY.
5. LOCATE AND PROTECT EXISTING UTILITIES AND ANY OBSTRUCTIONS DURING COURSE OF CONSTRUCTION. NOTIFY BLUE STAKES (811) AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES ON SITE. RESTORE UTILITIES DAMAGED DURING CONSTRUCTION TO CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION PRIOR TO CONSTRUCTION.
6. NOTIFY ENGINEER OR PROJECT REPRESENTATIVE OF ANY CONFLICTS BETWEEN EXISTING FEATURES AND NEW CONSTRUCTION.
7. UNLESS DETAILED, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS INDICATED IN APPLICABLE TYPICAL DETAILS AND GENERAL NOTES.
8. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL AND SECURITY.
9. MEET UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY AND U.S. EPA REQUIREMENTS, RULES, AND REGULATIONS.
10. OBTAIN REQUIRED APPROVALS AND PERMITS AND PAY REQUIRED FEES PRIOR TO BEGINNING CONSTRUCTION.
11. FOR MATERIALS USED AND WORK PERFORMED IN UTAH DEPARTMENT OF TRANSPORTATION (UDOT) RIGHT-OF-WAY, CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
12. CONDUCT CONSTRUCTION OPERATIONS WITH NECESSARY SIGNS, BARRICADES, AND FLASHERS PLACED TO COMPLY WITH OSHA, UTAH STATE INDUSTRIAL COMMISSION, LOCAL SAFETY STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
13. NO FULL ROAD CLOSURES WILL BE PERMITTED WITHOUT PRIOR APPROVAL OF OWNER; MAINTAIN TRAFFIC IN TWO DIRECTIONS AT ALL TIMES FOR ROADS AND ROAD CROSSINGS, UNLESS EXTENUATING CIRCUMSTANCES PRESENT. ROAD CLOSURE REQUESTS MUST BE MADE 1 WEEK BEFORE NEEDING TO CLOSE THE ROAD.
14. PROVIDE WRITTEN NOTIFICATION INCLUDING CONTACT INFORMATION, TO RESIDENTS AND BUSINESSES IMPACTED BY CONSTRUCTION. PROVIDE NOTICE MINIMUM OF 48 HOURS IN ADVANCE OF WORK BEING PERFORMED. MAINTAIN DRIVEWAY ACCESS TO RESIDENCES AND BUSINESSES AT ALL TIMES UNLESS PARKING ARRANGEMENTS HAVE BEEN MADE WITH RESIDENTS AND BUSINESS WHILE WORK IS COMPLETED ADJACENT TO OR ON THEIR PROPERTIES.
15. WORK WITH INDIVIDUAL PROPERTY OWNERS OR BUSINESS FOR ACCESS AND PERMISSION TO CONNECT TO UTILITY SERVICE AT PROPERTIES.
16. OBTAIN RIGHT OF INGRESS AND EGRESS SHOULD WORK OR PERSONNEL VENTURE ONTO PRIVATE PROPERTY WHICH IS NOT INCLUDED IN OWNER ACQUIRED RIGHTS-OF-WAY AND EASEMENTS.
17. CONSTRUCTION WORK WITHIN 30 FEET OF A GOVERNMENT SURVEY MONUMENT OR PUBLIC LAND SURVEY GOVERNMENT CORNER LOCATION MUST OBTAIN A COUNTY PERMIT BEFORE BEGINNING CONSTRUCTION WORK.

GENERAL CONSTRUCTION NOTES

1. NOTIFY OWNER, AT LEAST TWO BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. SCHEDULE AND ATTEND PRE-CONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION ACTIVITIES. SCHEDULE MEETING THROUGH OWNER OR OWNERS REPRESENTATIVE.
3. PROVIDE CONSTRUCTION SCHEDULE TO ENGINEER AND OWNER.
4. FIELD VERIFY EXISTING CONDITIONS, QUANTITIES, LENGTHS, VOLUMES, AND AREAS INDICATED ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR. CONTRACTOR TO VERIFY QUANTITIES AND DETERMINE EXACT MEASUREMENTS, AS NECESSARY.
5. VERIFY DIMENSIONS BEFORE STARTING WORK AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
6. OBTAIN APPROVAL FROM OWNER PRIOR TO CONSTRUCTION FOR USE OF STAGING AREAS (IF ANY) NOT SHOWN ON DRAWINGS. COORDINATE WITH OWNER TO IDENTIFY POTENTIAL USEABLE STAGING AREAS. RESTORE STAGING AREA TO PRECONSTRUCTION CONDITION.
7. PROTECT EXISTING IMPROVEMENTS DURING CONSTRUCTION AND REPLACE OR RESTORE IMPROVEMENTS DAMAGED AS RESULT OF CONSTRUCTION ACTIVITY. RESTORE IMPROVEMENTS TO AS-GOOD-AS OR BETTER-THAN CONDITION THAT EXISTED PRIOR TO CONSTRUCTION. REPAIR IRRIGATION/SPRINKLERS WITHIN 24 HOURS FOLLOWING PLACEMENT OF IMPROVEMENTS.
8. PROPERLY BACKFILL, COMPACT, AND RESTORE PAVEMENT WITHIN STREET RIGHT-OF-WAY.
9. DISPOSE WASTE OFF SITE AT LANDFILL OR OTHER LEGAL DISPOSAL FACILITY.
10. REMOVE SURPLUS EXCAVATION FROM SITE. USE TOPSOIL OR OTHER NATIVE MATERIAL IN LANDSCAPE OR NATIVE GRADING. STOCKPILE TOPSOIL SEPARATELY FROM OTHER EXCAVATED MATERIALS. PLACE TOPSOIL IN LANDSCAPED AREAS IN 4 INCHES THICK MINIMUM AND GRADE TO DRAIN.
11. PERFORM CONSTRUCTION QUALITY CONTROL TESTING, INCLUDING SOILS, BACKFILL, CONCRETE, UTILITIES, ETC.
12. PERFORM MATERIALS TESTING AND SUBMIT COPIES OF TEST RESULTS TO ENGINEER AND/OR OWNER AS REQUIRED PER SPECIFICATIONS. COORDINATE TESTING WITH INSPECTORS AND/OR ENGINEER. PERFORM DENSITY TESTING ON TRENCH BACKFILL, GRANULAR BORROW, AND UTBC PLACEMENT FOR ROADWAY AND PRIOR TO ANY CONCRETE PLACEMENT WHERE NECESSARY. SEE SPECIFICATIONS FOR TESTING FREQUENCY.
13. PROVIDE SITE DUST CONTROL AND SUPPRESSION FOR DURATION OF PROJECT, INCLUDING WEEKENDS.

GENERAL EROSION CONTROL NOTES

1. PREPARE AND SUBMIT STORM WATER POLLUTION PREVENTION PLAN (SWPPP). PRIOR TO STARTING CONSTRUCTION FILE NOTICE OF INTENT (NOI) AND AT END OF CONSTRUCTION FILE NOTICE OF TERMINATION (NOT).
2. PERFORM CONSTRUCTION WORK IN ACCORDANCE WITH UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
3. DURING CONSTRUCTION, PREVENT AND CONTROL EROSION DUE TO WIND AND WATER. FOLLOW PROCEDURES AND BEST MANAGEMENT PRACTICES INDICATED IN SWPPP AND INSTALL EROSION CONTROL MEASURES INDICATED IN SWPPP.
4. PROVIDE ADDITIONAL EROSION CONTROL MEASURES IN-SEN UNFORESEEN PROBLEMS OCCUR OR if SWPPP DOES NOT FUNCTION AS INTENDED. ADJUST EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) AS NECESSARY DUE TO GRADE CHANGES DURING CONSTRUCTION. OWNER MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
5. KEEP STREETS CLEAN AND FREE FROM SOIL AND DEBRIS DURING CONSTRUCTION.
6. PROTECT STORM DRAIN FACILITIES ON SITE AND ADJACENT TO SITE FROM SITE RUNOFF. INSTALL INLET PROTECTION DEVICES IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
7. SEED AREAS DISTURBED DURING CONSTRUCTION WITH APPROPRIATE NATIVE SEED MIX OR PLACE LANDSCAPING TO MATCH EXISTING.
8. DISPOSE OF WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) IN MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM SITE.
9. STABILIZE CONSTRUCTION AREAS AT END OF EACH WORKING DAY. INCLUDE BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF PAVING FOR ROAD CONSTRUCTION.
10. MAINTAIN MEASURES CONTAINED IN SWPPP IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF SITE. CHECK EROSION AND SEDIMENTATION CONTROL MEASURES BY QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF END OF RAINFALL EVENT. COMPLETE ANY NEEDED CLEANING AND REPAIRS WITHIN TIME FRAMES SPECIFIED IN SWPPP AND/OR UPDES GENERAL PERMIT.
11. CLEAN UTILITY LINES TO REMOVE DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE. PROTECT DOWN-GRADE LINES FROM WASH-WATER DURING CLEANING PROCESS TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.
12. POWER WASH EXCAVATION EQUIPMENT BEFORE ENTERING DIFFERENT VEGETATION MATRIX.
13. REMOVE INLET PROTECTION DEVICES AFTER NOT AND FINAL ACCEPTANCE BY OWNER.

GENERAL UTILITY NOTES

1. CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS AND SERVICES PRIOR TO COMMENCING CONSTRUCTION. STAGE CONSTRUCTION TO MITIGATE DELAYS OF SERVICES AND PERMITTING.
2. PROVIDE UTILITY PIPING AND APPURTENANCES IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND IN CONFORMANCE WITH APPROPRIATE JURISDICTIONAL SPECIFICATIONS AND DETAILS.
3. PROVIDE SUBMITTALS TO ENGINEER FOR REVIEW AND ACCEPTANCE FOR BEDDING, BACKFILL, PIPE, METERS, BOXES, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, MANHOLES, INLET BOXES, ETC. PROVIDE SUBMITTALS WITH SUFFICIENT INFORMATION TO SHOW THAT PROPOSED PRODUCTS AND MATERIALS CONFORM TO OWNER'S STANDARDS AND SPECIFICATIONS.

GENERAL STORM WATER NOTES

1. FOLLOW IRC R401.3 FOR ALL SITE DRAINAGE.
   - 1.1. DIVERT SURFACE DRAINAGE TO STORM SEWER OR APPROVED POINT OF COLLECTION THAT DOES NOT CREATE HAZARD.
   - 1.2. GRADE LOTS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
   - 1.3. GRADE 5" OF FALL WITHIN THE FIRST 10' OF FOUNDATION PERIMETER.
   - 1.4. WHERE NEXT OT LINE SLOPES OR PHYSICAL BARRIERS PREVENT 6" OF FALL, CONSTRUCT DRAINAGE SWALES TO ENSURE DRAINAGE AWAY FROM STRUCTURE.
   - 1.5. SLOPE IMPERVIOUS SURFACE WITHIN 10' OF BUILDING FOUNDATION A MINIMUM OF 2% AWAY FROM BUILDING.

MATERIALS NOTES

1. ALL MATERIALS WILL CONFORM TO CITY'S SPECIFICATIONS AND STANDARDS UNLESS OTHERWISE INDICATED.
2. EARTHWORK
   - 1.1. SUBMIT LAB REPORTS AS CONSTRUCTION RECORD PER AASHTO T180 (D) FOR A-1 SOILS AND AASHTO T99 (D) FOR ALL OTHER SOILS ENCOUNTERED ON SITE, AS CLASSIFIED PER AASHTO M145.
   - 1.2. SUBMIT FIELD REPORTS AS CONSTRUCTION RECORD PER ASTM D6938 FOR EVERY DAY AND EVERY TYPE OF SOIL WORKED, PER DAY.
   - 1.3. WITHIN RIGHT-OF-WAY AND OTHER TRAVELED AREAS OR UNDER STRUCTURES, COMPACT BACKFILL, EMBANKMENT, IMPORTED FILL AND PAVEMENT MATERIALS TO 95 PERCENT OF ASTM D1557 MAXIMUM LABORATORY DENSITY. IN OTHER NON-TRAVEL AREAS, COMPACT FILLS AND EMBANKMENT MATERIALS TO 90 PERCENT OF ASTM D1557 MAXIMUM LABORATORY DENSITY.
   - 1.4. ONLY USE MATERIALS APPROVED BY THE ENGINEER. NO GEOTECHNICAL REPORT WAS COMPLETED FOR THIS PROJECT.

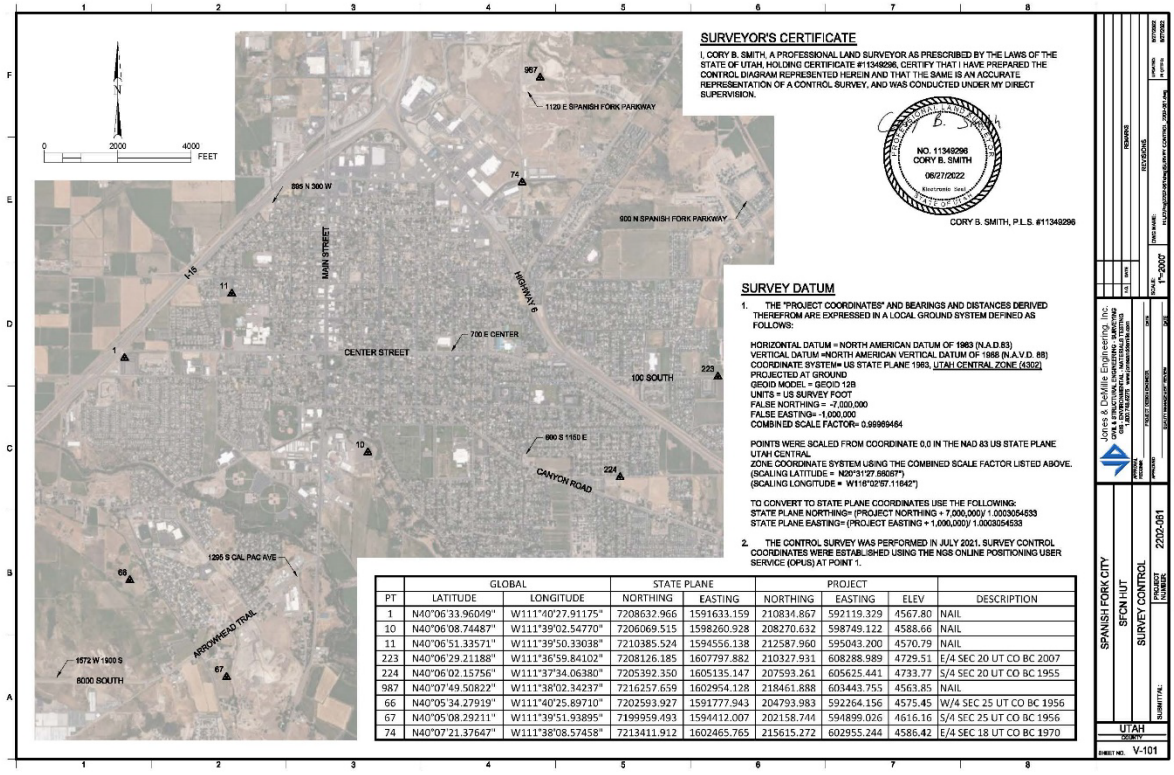
#8826133-2202 MATTHEW L. BARENDEAU 10/07/2022 STATE OF UTAH

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NO.	DATE	REMARKS	BY
1	10/7/2022	REVIEWING	

SPANISH FORK CITY
SFCN HUT SE-1
GENERAL NOTES
PROJECT NUMBER: 2202-061
REVIEW - NOT FOR CONSTRUCTION
SUBMITTAL:
UTAH COUNTY
SHEET NO. C-003



SURVEYOR'S CERTIFICATE

I, CORY B. SMITH, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #11349296, CERTIFY THAT I HAVE PREPARED THE CONTROL DIAGRAM REPRESENTED HEREIN AND THAT THE SAME IS AN ACCURATE REPRESENTATION OF A CONTROL SURVEY, AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION.

NO. 11349296 CORY B. SMITH 06/27/2022 Electronic Seal

CORY B. SMITH, P.L.S. #11349296

SURVEY DATUM

1. THE "PROJECT COORDINATES" AND BEARINGS AND DISTANCES DERIVED THEREFROM ARE EXPRESSED IN A LOCAL GROUND SYSTEM DEFINED AS FOLLOWS:

HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (N.A.D.83)
VERTICAL DATUM =NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88)
COORDINATE SYSTEM= US STATE PLANE 1983, UTAH CENTRAL ZONE (4302)
PROJECTED AT GROUND
GEOID MODEL = GEOID 12B
UNITS = US SURVEY FOOT
FALSE NORTHING = -7,000,000
FALSE EASTING= -1,000,000
COMBINED SCALE FACTOR= 0.99969464

POINTS WERE SCALED FROM COORDINATE 0,0 IN THE NAD 83 US STATE PLANE UTAH CENTRAL ZONE COORDINATE SYSTEM USING THE COMBINED SCALE FACTOR LISTED ABOVE.
(SCALING LATITUDE = N20°31'27.58057")
(SCALING LONGITUDE = W111°02'07.11842")

TO CONVERT TO STATE PLANE COORDINATES USE THE FOLLOWING:
STATE PLANE NORTHING= (PROJECT NORTHING + 7,000,000)/ 1.0003054533
STATE PLANE EASTING= (PROJECT EASTING + 1,000,000)/ 1.0003054533

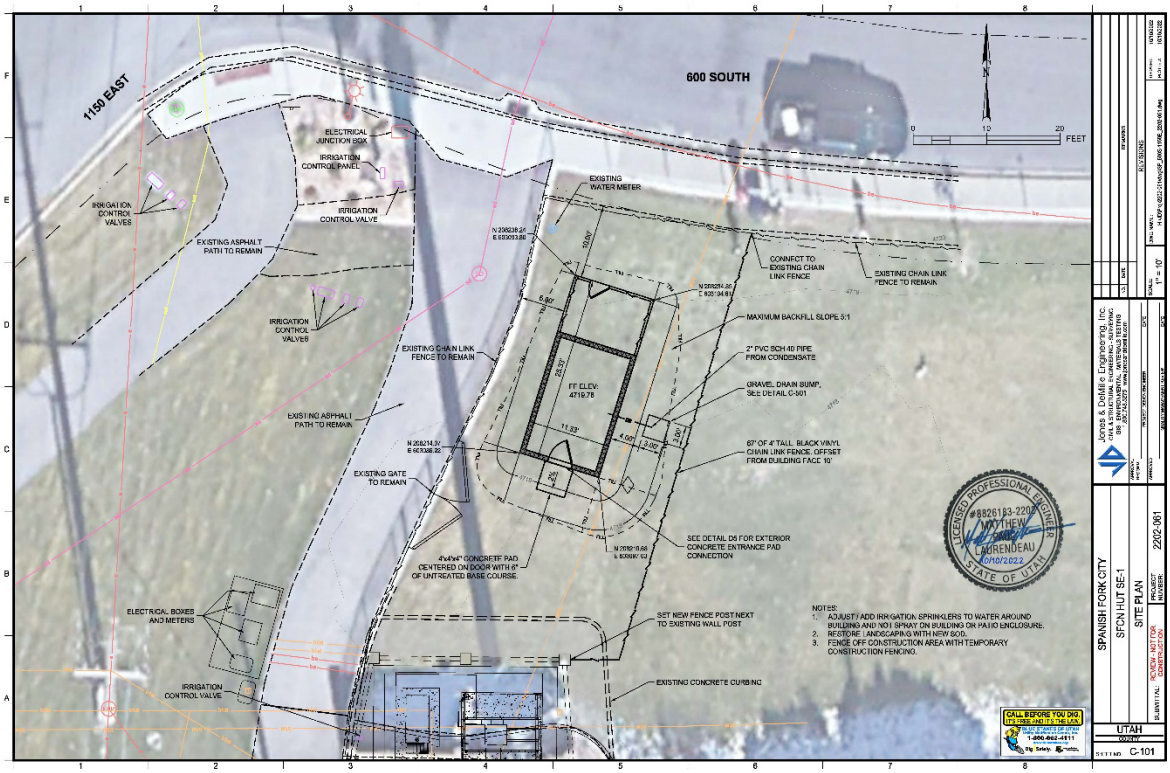
2. THE CONTROL SURVEY WAS PERFORMED IN JULY 2021. SURVEY CONTROL COORDINATES WERE ESTABLISHED USING THE NGS ONLINE POSITIONING USER SERVICE (OPUS) AT POINT 1.

PT	GLOBAL LATITUDE	GLOBAL LONGITUDE	STATE PLANE NORTHING	STATE PLANE EASTING	PROJECT NORTHING	PROJECT EASTING	PROJECT ELEV	DESCRIPTION
1	N40°06'33.96049"	W111°40'27.91175"	7208632.966	1591633.159	210834.867	592119.329	4567.80	NAIL
10	N40°06'08.74487"	W111°39'02.54770"	7206069.515	1598260.928	208270.632	598749.122	4588.66	NAIL
11	N40°06'51.33571"	W111°39'50.33038"	7210385.524	1594556.138	212587.960	595043.200	4570.79	NAIL
223	N40°06'29.21188"	W111°36'59.84102"	7208126.185	1607797.882	210327.931	608288.989	4729.51	E/4 SEC 20 UT CO BC 2007
224	N40°06'02.15756"	W111°37'34.06380"	7205392.350	1605135.147	207593.261	605625.441	4733.77	S/4 SEC 20 UT CO BC 1955
987	N40°07'49.50822"	W111°38'02.34237"	7216257.659	1602954.128	218461.888	603443.755	4563.85	NAIL
66	N40°05'34.27919"	W111°40'25.89710"	7202593.927	1591777.943	204793.983	592264.156	4575.45	W/4 SEC 25 UT CO BC 1956
67	N40°05'08.29211"	W111°39'51.93895"	7199959.493	1594412.007	202158.744	594899.026	4616.16	S/4 SEC 25 UT CO BC 1956
74	N40°07'21.37647"	W111°38'08.57458"	7213411.912	1602465.765	215615.272	602955.244	4586.42	E/4 SEC 18 UT CO BC 1970

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NO.	DATE	REMARKS	BY
1	10/7/2022	REVIEWING	

SPANISH FORK CITY
SFCN HUT
SURVEY CONTROL
PROJECT NUMBER: 2202-061
SCALE: 1" = 2000'
UTAH COUNTY
SHEET NO. V-101


1150 EAST
600 SOUTH
ELECTRICAL JUNCTION BOX
IRRIGATION CONTROL PANEL
IRRIGATION CONTROL VALVES
EXISTING WATER METER
EXISTING ASPHALT PATH TO REMAIN
CONNECT TO EXISTING CHAIN LINK FENCE
EXISTING CHAIN LINK FENCE TO REMAIN
MAXIMUM BACKFILL SLOPE 3:1
2" PVC SCH 40 PIPE FROM CONDENSATE
EXISTING CHAIN LINK FENCE TO REMAIN
FF ELEV: 4719.78
GRAVEL DRAIN SUMP, SEE DETAIL C-501
EXISTING ASPHALT PATH TO REMAIN
67' OF 4' TALL BLACK VINYL CHAIN LINK FENCE, OFFSET FROM BUILDING FACE 10'
EXISTING GATE TO REMAIN
SEE DETAIL D5 FOR EXTERIOR CONCRETE ENTRANCE PAD CONNECTION
4'x4'x4" CONCRETE PAD CENTERED ON DOOR WITH 6" OF UNTREATED BASE COURSE.
ELECTRICAL BOXES AND METERS
SET NEW FENCE POST NEXT TO EXISTING WALL POST
NOTES:
1. ADJUST / ADD IRRIGATION SPRINKLERS TO WATER AROUND BUILDING AND NOT SPRAY ON BUILDING OR PAID ENCLOSURE.
2. RESTORE LANDSCAPING WITH NEW SOD.
3. FENCE OFF CONSTRUCTION AREA WITH TEMPORARY CONSTRUCTION FENCING.
IRRIGATION CONTROL VALVE
EXISTING CONCRETE CURBING
0 10 20 FEET
LICENSED PROFESSIONAL ENGINEER #8826183-2202 MATTHEW L. CARRENDEAU 10/10/2022 STATE OF UTAH
CALL BEFORE YOU DIG IT'S FREE AND IT'S THE LAW!
Jones & DeMille Engineering, Inc.
SPANISH FORK CITY
SFCN HUT SE-1
SITE PLAN
2202-061
REVIEW - NOT FOR CONSTRUCTION
UTAH
C-101

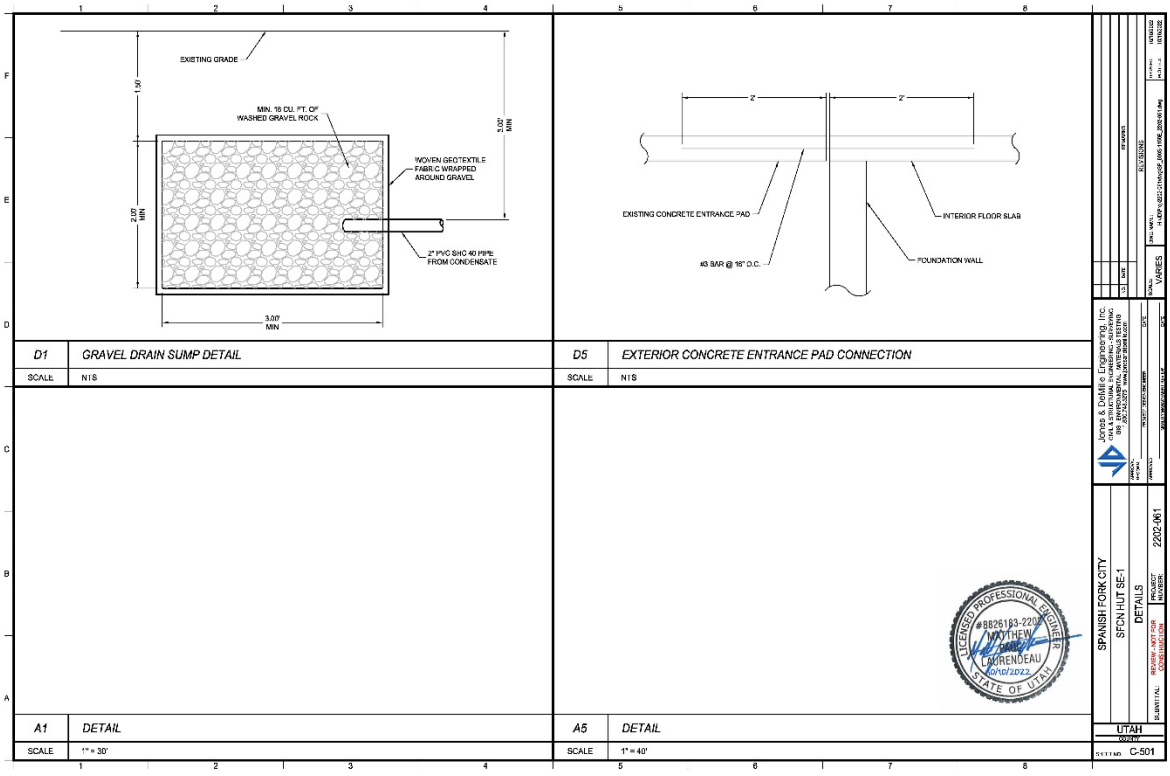
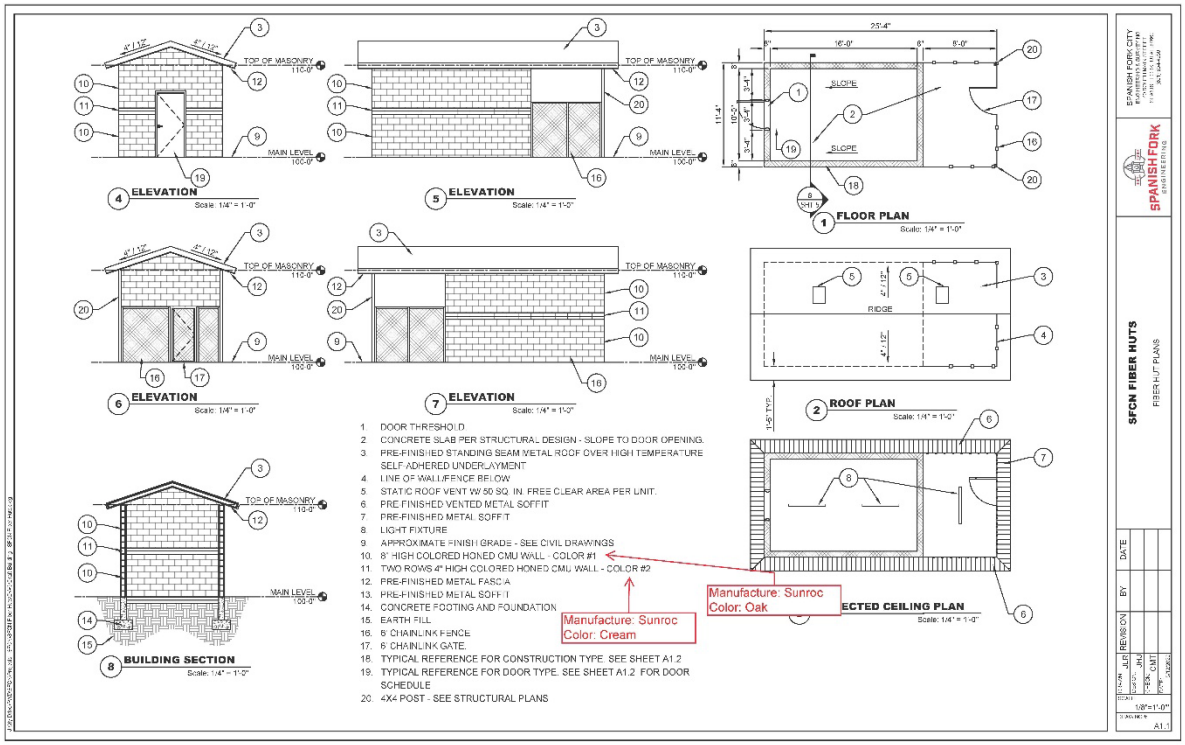
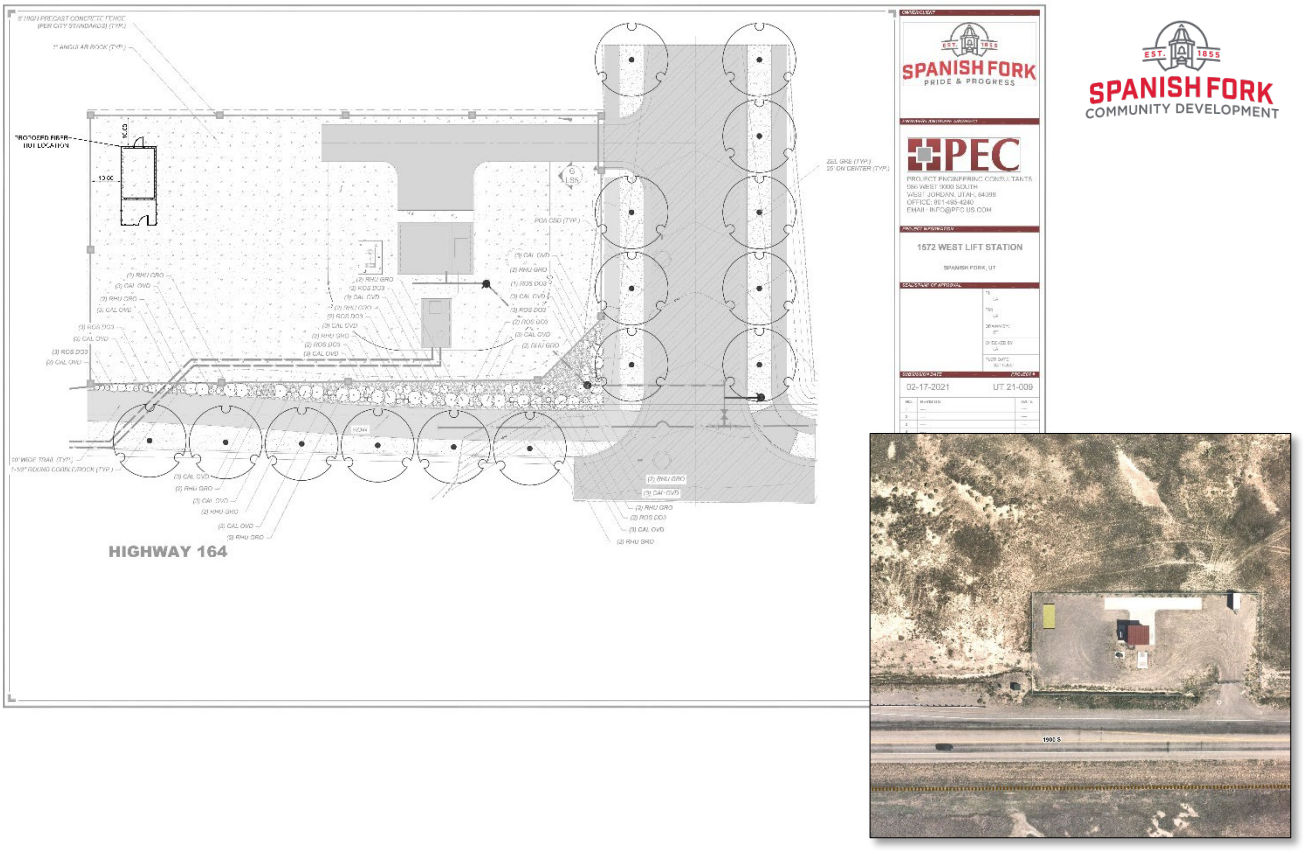

EXISTING GRADE
1.50'
MIN. 16 CU. FT. OF WASHED GRAVEL ROCK
5.00' MIN
WOVEN GEOTEXTILE FABRIC WRAPPED AROUND GRAVEL
2.00' MIN
2" PVC SCH 40 PIPE FROM CONDENSATE
3.00' MIN
D1 GRAVEL DRAIN SUMP DETAIL
SCALE N.T.S
2'
2'
EXISTING CONCRETE ENTRANCE PAD
INTERIOR FLOOR SLAB
#3 BAR @ 16" O.C.
FOUNDATION WALL
D5 EXTERIOR CONCRETE ENTRANCE PAD CONNECTION
SCALE N.T.S
A1 DETAIL
SCALE 1" = 30'
A5 DETAIL
SCALE 1" = 40'
LICENSED PROFESSIONAL ENGINEER #8826183-2202 MATTHEW L. CARRENDEAU 10/10/2022 STATE OF UTAH
Jones & DeMille Engineering, Inc.
SPANISH FORK CITY
SFCN HUT SE-1
DETAILS
2202-061
REVIEW - NOT FOR CONSTRUCTION
UTAH
C-501

Exhibit 2


4 ELEVATION
Scale: 1/4" = 1'-0"
5 ELEVATION
Scale: 1/4" = 1'-0"
1 FLOOR PLAN
Scale: 1/4" = 1'-0"
6 ELEVATION
Scale: 1/4" = 1'-0"
7 ELEVATION
Scale: 1/4" = 1'-0"
2 ROOF PLAN
Scale: 1/4" = 1'-0"
8 BUILDING SECTION
Scale: 1/4" = 1'-0"
ECTED CEILING PLAN
Scale: 1/4" = 1'-0"
TOP OF MASONRY
MAIN LEVEL
SLOPE
RIDGE
1. DOOR THRESHOLD
2. CONCRETE SLAB PER STRUCTURAL DESIGN - SLOPE TO DOOR OPENING.
3. PRE-FINISHED STANDING SEAM METAL ROOF OVER HIGH TEMPERATURE SELF ADHERED UNDERLAYMENT
4. LINE OF WALL/FENCE BELOW
5. STATIC ROOF VENT W 50 SQ. IN. FREE CLEAR AREA PER UNIT.
6. PRE-FINISHED VENTED METAL SOFFIT
7. PRE-FINISHED METAL SOFFIT
8. LIGHT FIXTURE
9. APPROXIMATE FINISH GRADE - SEE CIVIL DRAWINGS
10. 8" HIGH COLORED HONED CMU WALL - COLOR #1
11. TWO ROWS 4" HIGH COLORED HONED CMU WALL - COLOR #2
12. PRE-FINISHED METAL FASCIA
13. PRE-FINISHED METAL SOFFIT
14. CONCRETE FOOTING AND FOUNDATION
15. EARTH FILL
16. 6' CHAIN LINK FENCE
17. 6' CHAIN LINK GATE.
18. TYPICAL REFERENCE FOR CONSTRUCTION TYPE. SEE SHEET A1.2
19. TYPICAL REFERENCE FOR DOOR TYPE. SEE SHEET A1.2 FOR DOOR SCHEDULE
20. 4X4 POST - SEE STRUCTURAL PLANS
Manufacture: Sunroc
Color: Cream
Manufacture: Sunroc
Color: Oak
SPANISH FORK CITY
SPANISH FORK
SFCN FIBER HUTS
FIBER HUT PLANS
DATE
BY
REVISION
JLR
JHJ
CMT
1/8"=1'-0"
A1.1



SPANISH FORK
COMMUNITY DEVELOPMENT

SFCN Fiber Hut #2 Site Plan Approval Request

October 19, 2022, Development Review Committee Meeting.

Located at 1592 West 1900 South, including .01 acres.

The subject parcel is currently zoned R-R.

The applicant has requested that a Site Plan be approved for the installation of a structure and City utilities.

Key Issues

1. Landscaping.
2. Elevations.
3. Improvements.
4. Fencing.
5. Utilities.

Recommendation

That the proposed Site Plan be approved based on the following findings and subject to the following conditions:

Finding

1. That the project conforms to the City's Zoning Map.
2. That the project is necessary for the provision of quality City utilities.

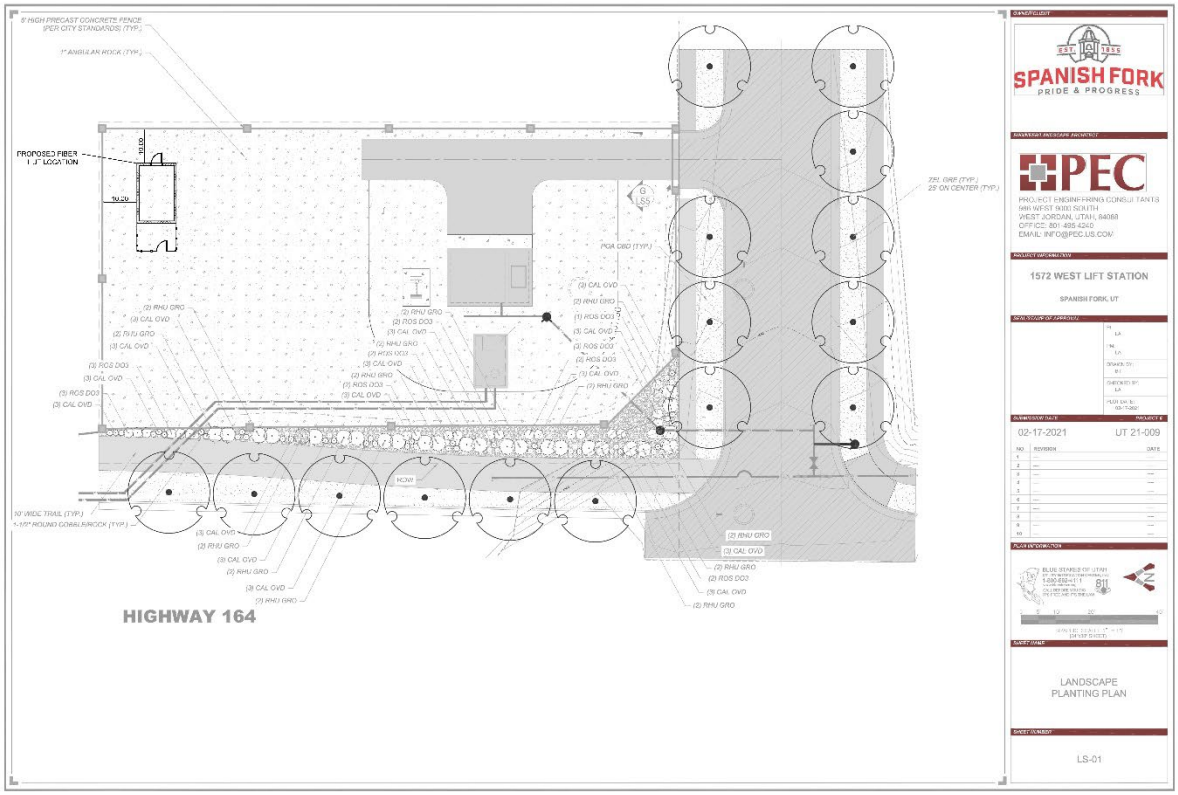
Conditions

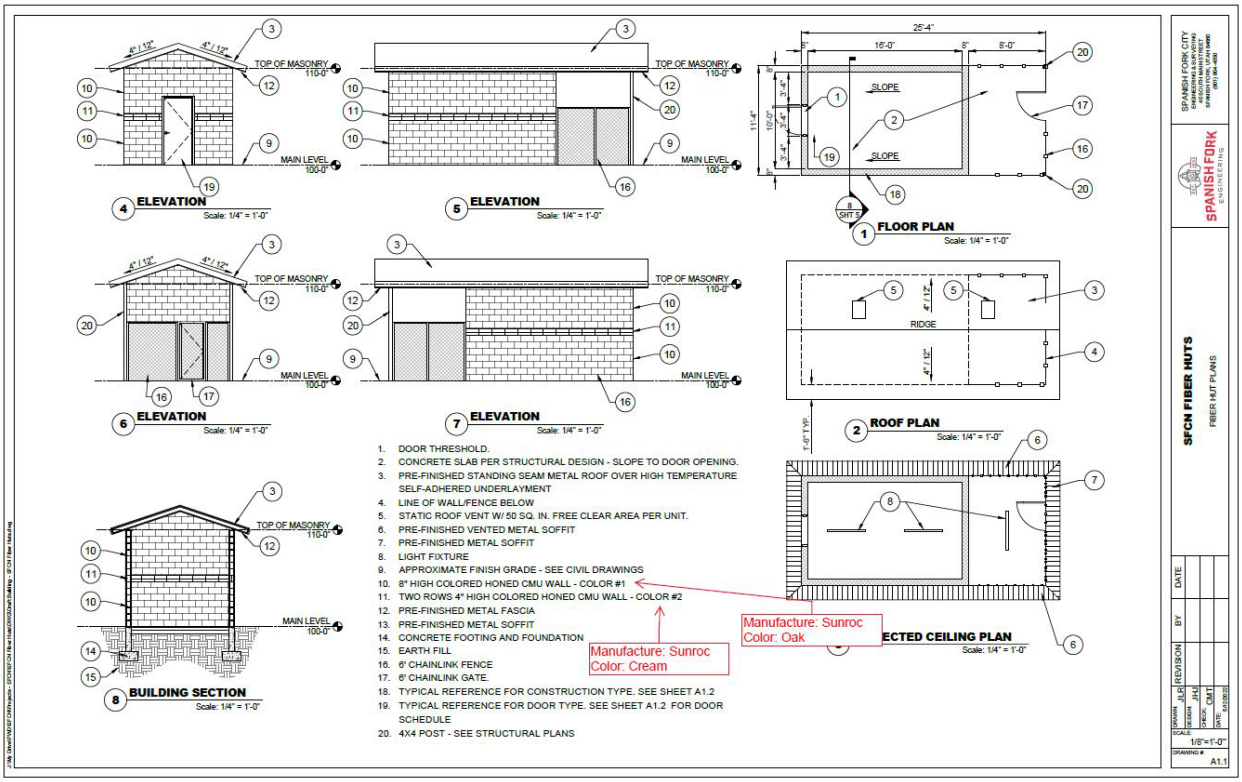
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

1. Site Plan.
2. Building Elevations.

Exhibit 1


6' HIGH PRECAST CONCRETE FENCE (PER CITY STANDARDS) (TYP.)
1" ANGULAR ROCK (TYP.)
PROPOSED FIBER L.F. LOCATION
10'-0"
10'-0"
HIGHWAY 164
10' WIDE TRAIL (TYP.)
1-1/2" ROUND COBBLE ROCK (TYP.)
HOW
PGA CBD (TYP.)
ZEL GRF (TYP.) 25' ON CENTER (TYP.)
SPANISH FORK
PRIDE & PROGRESS
PEC
PROJECT ENGINEERING CONSULTANTS
1572 WEST LIFT STATION
SPANISH FORK, UT
02-17-2021
UT 21-009
LANDSCAPE PLANTING PLAN
LS-01


4 ELEVATION
Scale: 1/4" = 1'-0"
5 ELEVATION
Scale: 1/4" = 1'-0"
1 FLOOR PLAN
Scale: 1/4" = 1'-0"
6 ELEVATION
Scale: 1/4" = 1'-0"
7 ELEVATION
Scale: 1/4" = 1'-0"
2 ROOF PLAN
Scale: 1/4" = 1'-0"
8 BUILDING SECTION
Scale: 1/4" = 1'-0"
ECTED CEILING PLAN
Scale: 1/4" = 1'-0"
TOP OF MASONRY 110-0"
MAIN LEVEL 100-0"
SLOPE
RIDGE
1. DOOR THRESHOLD.
2. CONCRETE SLAB PER STRUCTURAL DESIGN - SLOPE TO DOOR OPENING.
3. PRE-FINISHED STANDING SEAM METAL ROOF OVER HIGH TEMPERATURE SELF-ADHERED UNDERLAYMENT
4. LINE OF WALL/FENCE BELOW
5. STATIC ROOF VENT W/ 50 SQ. IN. FREE CLEAR AREA PER UNIT.
6. PRE-FINISHED VENTED METAL SOFFIT
7. PRE-FINISHED METAL SOFFIT
8. LIGHT FIXTURE
9. APPROXIMATE FINISH GRADE - SEE CIVIL DRAWINGS
10. 8" HIGH COLORED HONED CMU WALL - COLOR #1
11. TWO ROWS 4" HIGH COLORED HONED CMU WALL - COLOR #2
12. PRE-FINISHED METAL FASCIA
13. PRE-FINISHED METAL SOFFIT
14. CONCRETE FOOTING AND FOUNDATION
15. EARTH FILL
16. 6' CHAINLINK FENCE
17. 6' CHAINLINK GATE.
18. TYPICAL REFERENCE FOR CONSTRUCTION TYPE. SEE SHEET A1.2
19. TYPICAL REFERENCE FOR DOOR TYPE. SEE SHEET A1.2 FOR DOOR SCHEDULE
20. 4X4 POST - SEE STRUCTURAL PLANS
Manufacture: Sunroc
Color: Cream
Manufacture: Sunroc
Color: Oak
SPANISH FORK CITY
SPANISH FORK
SFCN FIBER HUTS
FIBER HUT PLANS
DATE
BY
REVISION
SCALE: 1/8"=1'-0"
DRAWING #
A1.1



SPANISH FORK
COMMUNITY DEVELOPMENT

Ludlow Development Enhancement Overlay 2022
Zone Change Approval Request

October 19, 2022, Development Review Committee Meeting.

Located at 103 East 100 South, including 0.32 acres.

The subject parcel is currently zoned R-O Residential Office.

The General Plan designation is High Density Residential.

The applicant has requested to amend the existing Development Enhancement Overlay approval to allow for a new business use to take place without providing off-street parking, potential need for additional landscaping and without constructing a wall on the property's northern property line.

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

Key Issues

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

Recommendation

That the proposed Zone Change be approved based on the following findings and subject to the following conditions:

Findings

1. That the proposed use is appropriate for the site.
2. That the propose use with the proposed improvements would not adversely impact neighboring properties.

Conditions

1. That the applicant meets any conditions imposed by the City Council.
2. That the applicant receives Site Plan approval from the Development Review Committee.

Exhibits

1. Request.
2. Site Plans.
3. Pictures.
4. Letters.
5. City Code.
6. Minutes.

To Spanish Fork City Council;

Tracy and I are submitting this application for Infill Overlay approval that we have received twice before. Our current tenant applicant is RejuvaRoom LLC DBA Get Fit For Life, a Spanish Fork based small business that consists of a husband and wife team with one additional employee. Nearly all their work is based on audio and video conferences with an average of 5 business visits per week.

This use is consistent with our original Infill Overlay request which was approved by the City Council in 2019. We continue to work closely with our local real estate agent to screen applicants so we can select tenants that will continue to have a lower impact than the typical family tenant. Based on available data, the typical Single Family Home averages 10-12 trips per day, 7 days per week. A typical day for our tenant will consist of one of the owners and the one employee at the house with one customer visit on average per day. This will result in an average number of trips per day at 3-4, 5 days per week.

Tracy and I take very seriously the commitment we made to the city in 2019 to rent to very low impact business that enhance the livability of the neighborhood. Since 2019 we have done this. We have also met and exceeded the city requirements for landscaping because we want the neighborhood to continue to improve.

Please let us know if we can answer any questions.

Sincerely,

Fred & Tracy Ludlow

https://www.virginiadot.org/vtrc/main/online_reports/pdf/03-r18.pdf

https://nacto.org/docs/usdg/trip_generation_ite.pdf


VICINITY MAP
SITE
TABULATIONS
NOTES
LEGEND
DEVELOPER / OWNER
ENGINEER
PROJECT NAME
LEI
ENGINEERS
SURVEYORS
PLANNERS
NOT FOR CONSTRUCTION
COMMERCIAL REZONE EXHIBIT
103 EAST 100 SOUTH SPANISH FORK, UTAH 84660
TRACY LUDLOW
FLM
NRW
1" = 10'
10/23/2019
1
100 EAST
100 SOUTH


VICINITY MAP
SITE
TABULATIONS
NOTES
LEGEND
DEVELOPER / OWNER
ENGINEER
PROJECT NAME
LEI
ENGINEERS
SURVEYORS
PLANNERS
NOT FOR CONSTRUCTION
COMMERCIAL REZONE EXHIBIT
103 EAST 100 SOUTH SPANISH FORK, UTAH 84660
TRACY LUDLOW
FLM
NRW
1" = 10'
07/30/2019
1
100 EAST
100 SOUTH


100 EAST
100 SOUTH
VICINITY MAP
SITE
TABULATIONS
NOTES
LEGEND
DEVELOPER / OWNER
ENGINEER
PROJECT NAME
LEI
ENGINEERS
SURVEYORS
PLANNERS
NOT FOR CONSTRUCTION
COMMERCIAL REZONE EXHIBIT
103 EAST 100 SOUTH SPANISH FORK, UTAH 84660
PREPARED FOR: TRACY LUDLOW
PROPERTY OF: TRACY LUDLOW
2016-194
MJV
NRW
1" = 10'
10/26/2016
1







SPANISH FORK
PRIDE & PROGRESS

March 31, 2021

Fred P & Tracy M Ludlow
6901 S Perth St
Aurora, CO 80016

RE: 103 East 100 South

Dear Fred and Tracy Ludlow,

This correspondence is generated with regard to the approved Design Enhancement Overlay and Site Plan approval for the property located at 103 East 100 South, Utah County Parcel 07:033:0010. The City approved a Design Enhancement Overlay and a Site Plan application for the property on February 4, 2020 with the condition that improvements would be required relative to the occupancy of the structure at the time of approval along with improvements that may become required when the next business applies for a business license.

The House That Lars Built was the business occupying the space at the time of the Design Enhancement Overlay and Site Plan approval. In November 2020, the business contacted the Business Licenses Department indicating they would be moving locations and would like to note the business as closed at the above address as of November 18, 2020.

As of the date of this letter there has yet to be a business license applied for at the above property. There appears to be a business operating from the above property and with that business appears to be a parking issue with the site.

As part of the approval in 2020, a business occupying the property must apply for a business license. The license would be reviewed, and approved by the Spanish Fork Business License Department and Community Development Director to ensure site conformity with the approved Design Enhancement Overlay.

A Business License application must be submitted within 2 weeks of the date of this letter or the matter will be turned over to the Spanish Fork City Code Enforcement and Legal Department.

Sincerely,

Kimberly Brenneman

Kimberly Brenneman
Business License Specialist
Spanish Fork City
40 South Main Street Ste. 220
Spanish Fork, Utah 84660
801.804.4580
kbrenneman@spanishfork.org

cc: Spanish Fork City Code Enforcement
Spanish Fork City Legal Department

Fred and Tracy Ludlow
6901 South Perth Street
Aurora, CO 80016

November 3, 2020

Attention:
Spanish Fork City Council

We are contacting Spanish Fork City Council requesting a continued Design Enhancement Overlay for our Residential Office property at 103 East 100 South. Our current tenants have requested an early lease termination due to the purchase of a new property in Provo and we have identified a new small business tenant that meets the requirements outlined in the zoning enhancement overlay.

Our current tenants had 3-6 employees work at the property on Monday-Friday 8:00 am to 5:00 pm with very few exceptions. Our current tenant did not have customers visit the property and on rare occasions did vendors visit.

The replacement tenants we have identified will have between 3-4 employees work at the property on Monday-Friday from 8:00 am to 5:00 pm. The business is mainly online and remote. They have no customers or vendors visit their business during office hours. This online business is similar in nature to how the current tenant operates at our property. Even prior to the pandemic they have stated the online nature of their business is comported via email and phone transactions. Traffic and parking consisted of the few regular employees that officed at their location.

We appreciate the attention to this application by the City Council and in an effort to facilitate a smooth transition we respectfully request our application be reviewed and approved. Please feel free to contact us so we can help answer any questions or concerns that you may have.

Sincerely,

Fred & Tracy Ludlow

LUDLOW & CO.

103 East 100 South, Spanish Fork



Updated Ludlow Rezone (R-6 to RO)

Prepared for: Spanish Fork City Council
Prepared by: Tracy & Fred Ludlow
November 4, 2019
Application Number: ZA15-000013

LUDLOW & CO.

REQUEST SUMMARY

Objective

Complete Rezone from Residential (R-6) to Residential Office (RO)

Goals

Visible from Main Street, the restored Thurber City Offices and the popular City Park, this recently restored 1800's Victorian landmark location serves as a community focal point and fits well within the scope of outlined area identified for historical redevelopment and revitalization. With population and commercial growth increasing recently in Spanish Fork, the timing is right to transition this property from single family residential to residential office, enhancing the charm and desirability of the neighborhood.

Project Outline

- **Structure:** Maintain and preserve the historical architecture and established landscape while accommodating the City requirements for off-street parking and landscape.
- **Rezone from R1-6 to Residential Office (RO).**

  Spanish Fork City Land Use - Title 15

  15.3.16.040 R-O Residential Office: This district is intended to allow low intensity professional office uses on a scale consistent with residential areas. This district serves as a transition between more intense commercial areas and residential land uses, or is located along busier streets where limited office use is being introduced. Residential and office use of the same structure is allowed.
- **Use**: We have selected a small professional internet based business with traditional "office hours" and with low traffic impact to the neighborhood.
- **Parking**: The proposed site plan provides for off-street parking. Our goal is to retain as much of the existing mature landscaping and lawn as possible while accommodating the required spaces off-street. We would like the property aesthetics to appear essentially the same or improved.
- **Fencing**: A masonry or vinyl fence buffer to be installed on the north end of the property. The wall will begin at 3' high from the sidewalk, extend to the required 20' setback then increase to 6' privacy. The property currently has the masonry fence existing on the east boundary of the property.
- **Lighting**: Improved exterior home and landscape lighting with decorative low voltage lighting to be installed to improve location visibility.
- **Safety:** Security lighting and measures will be incorporated to reduce potential after-hours vandalism and loitering.
- **Signage**: All signage will be low profile, discrete and architecturally designed to be consistent with the historical and residential nature of the property. Lighting will be discrete and appropriate for the neighborhood vs. bright, neon commercial signs.
- **Landscaping** will include retaining the large trees and shrubbery and adding additional enhanced focal points, additional flower beds and tasteful lighting.

LUDLOW & CO.

Our goal for this property is to maintain a single business, low usage office tenant. We believe the business we have in place and our updated parking and site plan fits the guidelines of Spanish Fork City's vision of a historical district that draws the community and new business back into the heart of the community.



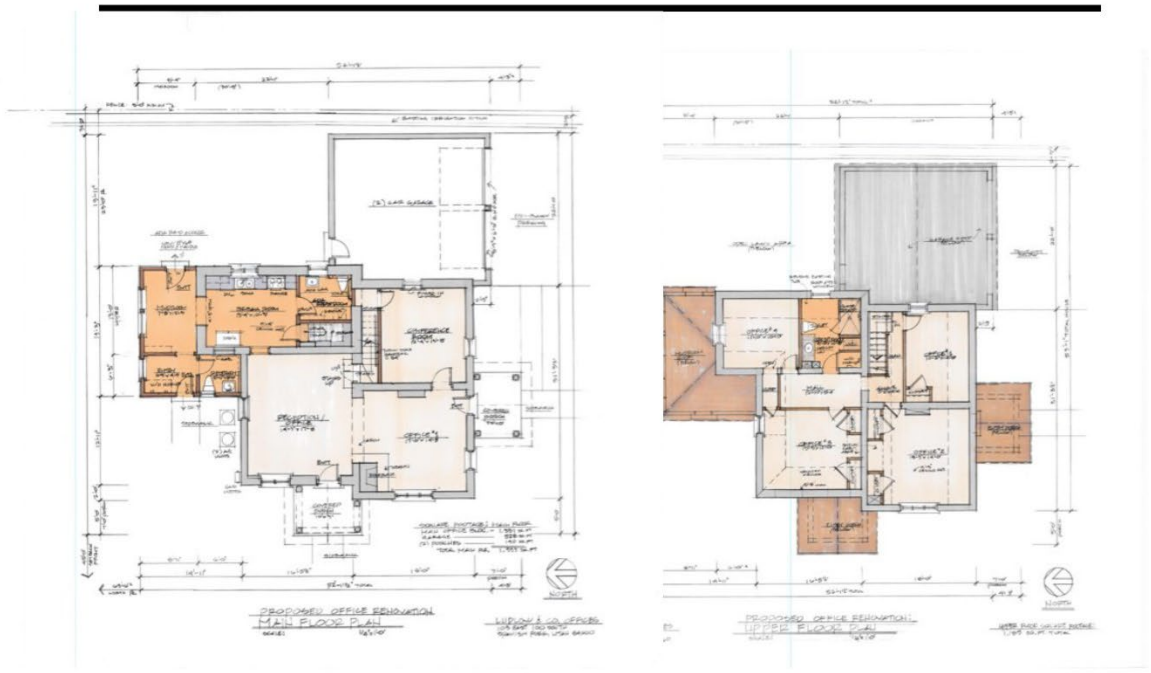


Proposed Office Space - Offices consistent with the Home-Like feel of the historic spaces.

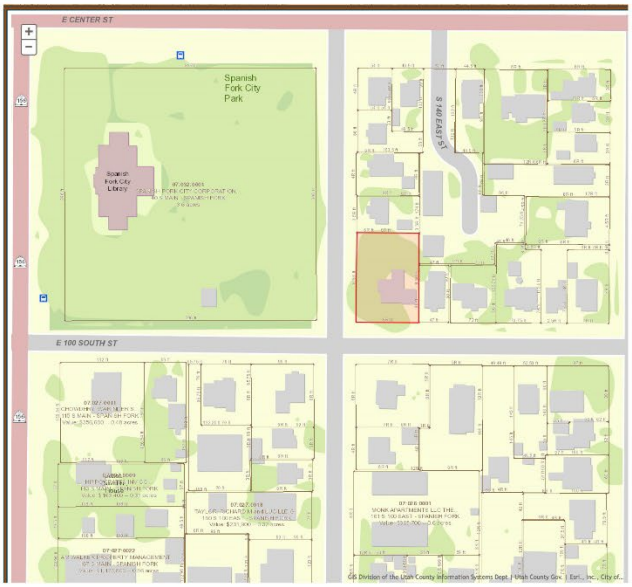








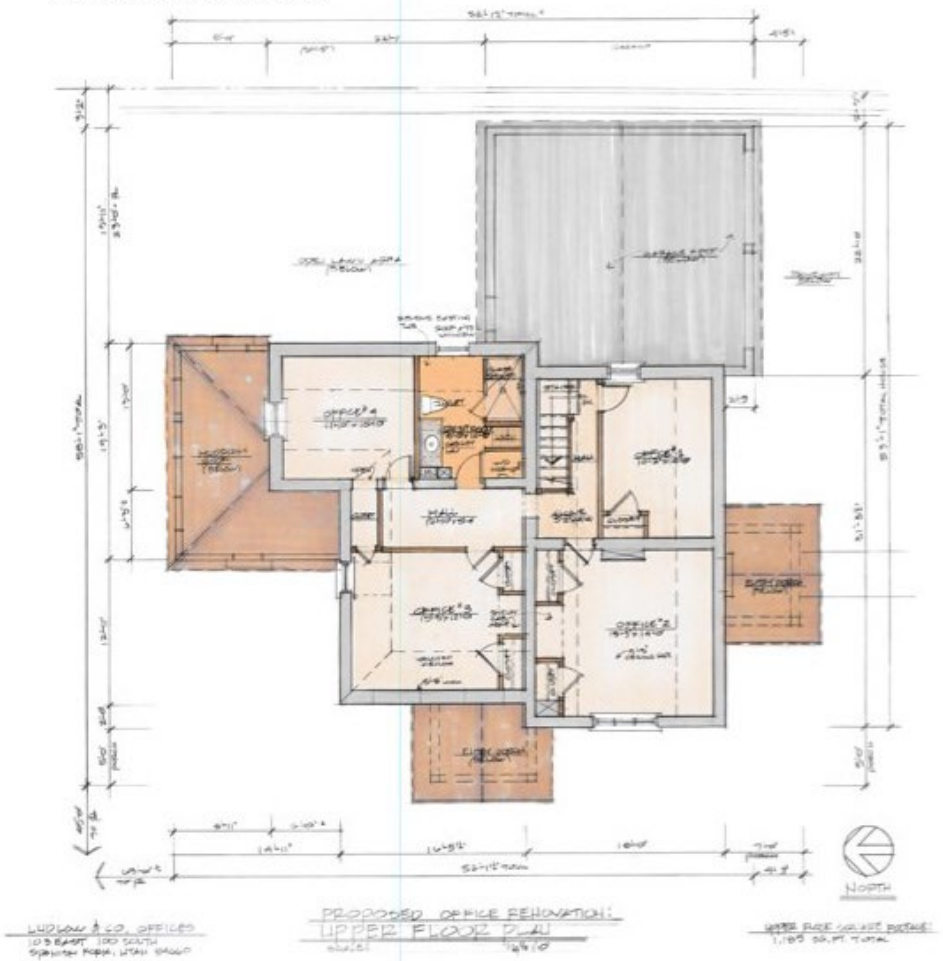
Right: Parcel Map showing the property in relation to City Park



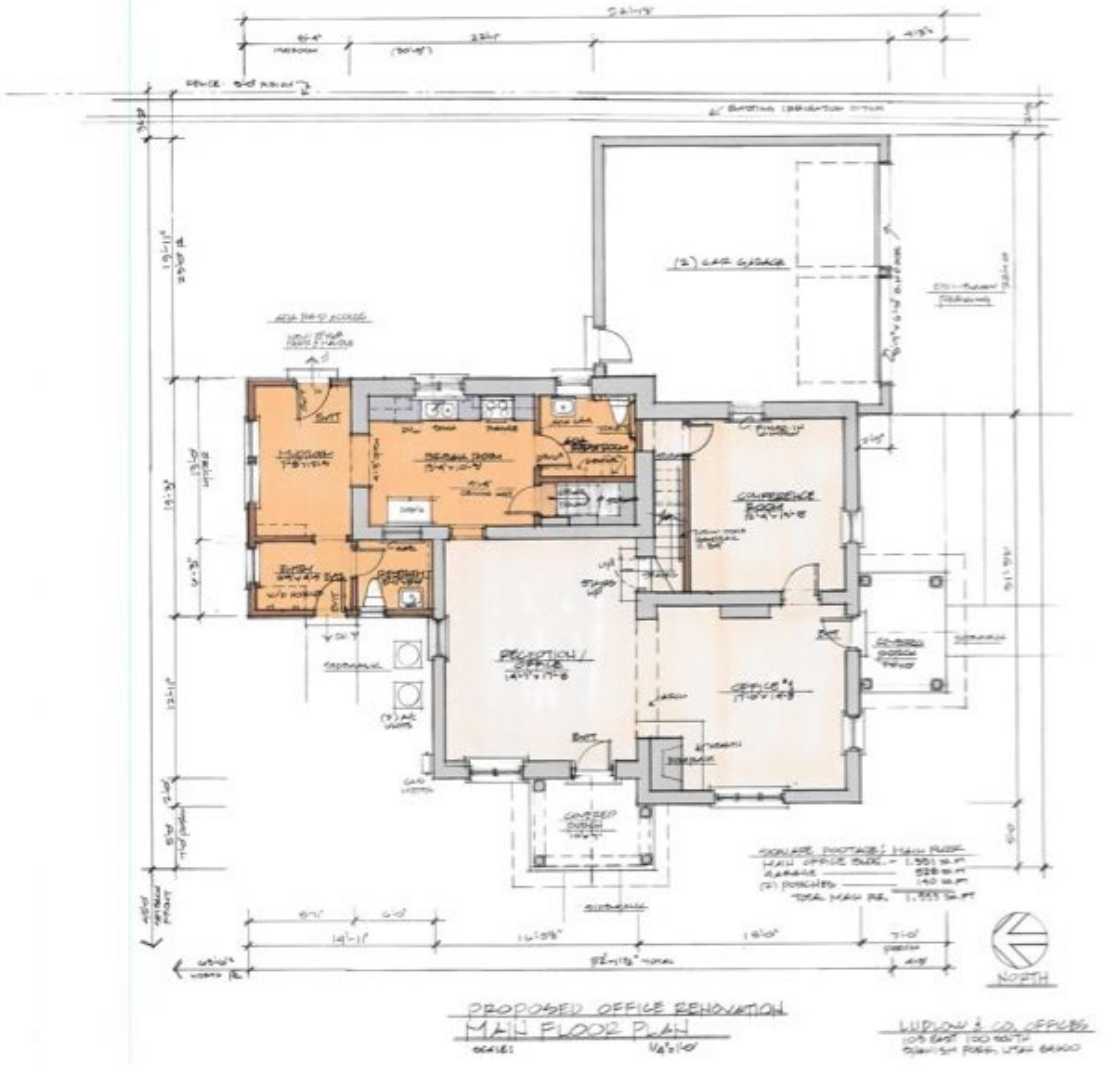
Off Street Parking - Utilizing the existing driveway with two current available parking stalls, this option would utilize two parking spaces entering from 100 South and builds 2-3 off street spaces entering from 100 East. By utilizing this parking arrangement, the existing grassy yard and mature trees are maintained, preserving the historical residential look and feel of the property with minimal disturbance to the existing neighborhood and surrounding properties.



Second Floor



Main Floor


(2) CAR GARAGE
CONFERENCE ROOM
RECEPTION / OFFICE
OFFICE
COVERED PORCH
NORTH
PROPOSED OFFICE RENOVATION
MAIN FLOOR PLAN
LUDLOW & CO. OFFICES

Fred & Tracy Ludlow
6901 South Perth Street
Aurora, CO 80016

September 26, 2019

RE: Parking at 103 East 100 South Spanish Fork, UT 84660

Request for Variance:

In 2015 we embarked on a path to expand the available best use for our rental house in Utah. The "Creer House" is not only a wonderful house that has been a home to many people for over a century, it is also a local landmark. The simple but beautiful design, excellent maintenance, and location just across the street from City Park all combine to make this house uniquely well known in the community.

As we worked with the city we also contacted all neighbors to work on a way to keep the look and feel of a single family home but to also allow this unique property to be available for light intensity professional space. In the fall of 2015 most neighbors were supportive of our plans. A few neighbors opposed our plans but upon further communications this opposition went away. At the end of the process the Spanish Fork City Council voted in favor of the zoning change to Home Office. The only remaining issue was concerning parking requirements.

Over the next 3-1/2 years we continued with repairs and upgrades both to the interior and exterior with an eye to supporting the goal of keeping this house fitting in with the neighborhood. We also refined our own requirements for tenants we would accept. Early in 2019 we felt ready to offer the house for lease. We expected the process to take several months but due to the wonderful condition and finding a tenant that specifically wanted the look and feel of a residential house, we were able to secure a long term (Three year) lease with a very low intensity professional use.

Our proposal is to convert our two standard off-street parking spots to one standard and one handicap off-street parking spots. The additional 3 spots are easily accommodated with on-street parking on both 100 East and 100 South. There are a total of six on-street parking spots available between the two streets so the use of 3 spots does not represent a strain on the available parking spots.

At this time we want to submit our parking proposal for review by the city. Our proposal for a variance is in accordance with 15.3.08.040 and will address the five findings the city requests to see for Variances to the Zoning Ordinance.

1. ***Literal enforcement of the Zoning Ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the Zoning Ordinance.***

Literal enforcement of the Zoning Ordinance is a parking space for every 300 SFT of office space. In order to provide 8 off-street parking places we would need to add 6 spots which could completely consume the grass yard on the north side of the property. The area converted from green grass to asphalt would be approximately 5,400 SFT at a cost of approximately $17,000 to $20,000. The addition of this much impervious asphalt in place of fully landscaped yard and flower beds is not needed to accommodate the parking needs of this property. The removal of this yard would add to the rain water run off for the city and would add to the "heat island" effect in a residential area right across the street from the City Park.

2. ***There are special circumstances attached to the property that do not generally apply to other properties in the same district.***

Our property is surrounded by single family homes with City Park directly across the street. A key attribute that the city council considered when approving the change in zoning was keeping the look and feel the same so as to continue to fit well with the surrounding houses and City Park. That was also of special concern to the neighbors. Everyone involved said that keeping the house and lot looking like a single family home was of primary importance.

In addition, by keeping the house fully functional as a residential house, the actual square footage used as office space was estimated by city engineer Mr. Small as only 1,430 – 1,500 SFT. This equates to 5 total parking spots of which we already have 2 spots.

3. ***Granting the variance is essential to the enjoyment of a substantial right possessed by other property in the same district.***

The properties most affected by any additional off-street parking are the home to the immediate north of our property and City Park. We have had several discussions with the Faye family and they very much want the grass yard and flower beds to remain. In addition to property owners adjacent to the yard, visitors to the park we have spoken to have always expressed how much they love the Creer house and want it to remain looking just as it does now. It is also not uncommon for people to sit on our yard in the shade. This is not a practice we encourage but we also do not mind as long as they are respectful and pick up any of their garbage. We are happy to say that this is nearly 100% of the people. This is especially true during the Fiesta Day celebrations. We have always been good to let people walk across our yard and sit in the shade. We have shared this with our tenants and they have adopted this practice as well.

4. ***The variance will not substantially affect the General Plan and will not be contrary to the public interest.***

We do not believe that providing a reasonable variance to our property will affect the General Plan for Spanish Fork City. This is a very specific property with unique attributes and features that support the variance we are requesting and are not generally applicable to other properties.

5. ***The spirt of the Zoning Ordinance is observed and substantial justice is done.***

In the process of obtaining a change in zoning we addressed the concerns of the neighbors and city council members. The concern that was expressed most often and as most important was the desire to keep this unique and notable property in a condition that kept it consistent with properties around it as well as City Park. Everyone we spoke to was concerned that we were going to make it look like a commercial property with more asphalt, concrete, lights and signs. We assured everyone that our goal was to keep this property in a manner that supported the residential look and feel of the neighborhood.

We appreciate the Community Development Department of Spanish Fork City. At every step of the way the city has been helpful and professional. Please let us know if any further information is need. We look forward to hearing when the Appeal Authority schedules the public meeting to consider our request for variance.

Sincerely,

Fred & Tracy Ludlow

Date: November 9, 2015

Dave Anderson
Community & Economic Development Director
Spanish Fork City
40 South Main Street
Spanish Fork, Utah 84660

Dear Mr. Anderson,

Growing up in Spanish Fork, our group of neighborhood friends met each afternoon to play in the City Park and east park neighborhood. Football, tag, and always the favorite… hide and go seek. Through the years, new home developments have drawn families toward the "outskirts" of town and it has become less popular to reside in the city center. During a recent visit to complete some work on our home, it became evident that it was time to consider moving this home to the next "highest and best use" and transition it to professional office space.

Visible from Main Street, the historic City Offices and the popular City Park this recently restored 1800's Victorian landmark location serves as a community focal point and fits well within the scope of outlined area identified for historical redevelopment and revitalization. With population and commercial growth increasing recently in Spanish Fork, the timing is right to transition this property from single family residential to residential office space.

Our objective for the rezoning of 103 E. 100 South is to:

- Maintain the historical architecture and landscape as much as possible while accommodating the off-street parking and landscape requirements.
- Rezone from R1-6 to Residential Office (RO).
- Select professional services (boutique real estate brokerage, small title company, architectural or design office, law office, etc.) with minimal traffic impact to the neighborhood.
- Minimal change to the historic layout of the home, keeping the structural integrity while maximizing the ideal location in the heart of the downtown community and the community central business district.
- Promote our upcoming office space through community networking, channels and social media with the intent to highlight Spanish Fork City's goal to bring new business and historical "charm" back to the heart of the community.

Thank you for your assistance and application consideration. I look forward to working with you and the Rezoning Committee in a smooth transition.

Sincerely,

Tracy Ludlow
Ludlow & Co. Signature Properties
tracyludlow@gmail.com
720.339.3030

15.3.20.060 Development Enhancement Overlay

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

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

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

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

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

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

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

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

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

HISTORY
Amended by Ord. 01-20 on 2/4/2020
Amended by Ord. 13-21 on 7/13/2021

Adopted Minutes
Spanish Fork City Council Meeting
February 18, 2020
Spanish Fork City Office
40 South Main Street
Spanish Fork, UT 84660

Elected Officials Present: Mayor Pro Tem Mike Mendenhall, Councilmembers Keir A. Scoubes, Stacy Beck, Chad Argyle, Brandon Gordon. Absent: Mayor Steve Leifson.

Staff Present: Seth Perrins, City Manager; Junior Baker, City Attorney; Tyler Jacobson, Assistant City Manager; Dave Anderson; Community Development Director; Chris Thompson, Public Works Director; Kent Clark, City Recorder/Finance Director; Steve Adams, Public Safety Director; Scott Aylett, Public Information Officer; Angie Warner, Deputy Recorder.

Citizens Present: Brian Fay, Arlo G. Mitchell, Pat Mitchell, Tracy Ludlow, Fred Ludlow.

5:15pm WORK SESSION:

1. Proposed Garbage and Recycle Rate Increases

Discussion took place regarding the item(s) listed above; no formal actions are taken in a work session.

6:00pm CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION:

Mayor Pro Tem Mendenhall called the meeting to order at 6:00 p.m.

Motivation/Inspirational Message given by Junior Baker.
Councilman Gordon led in the pledge of allegiance.

Mayor Pro Tem Mendenhall excused Mayor Leifson from the meeting.

PUBLIC COMMENTS:

Mayor Pro Tem Mendenhall welcomed public comment.
There was none.

COUNCIL COMMENTS:

Councilman Gordon congratulated the Spanish Fork High School Cheerleaders for taking 1st place in the National Competition this past weekend in California.

Mayor Pro Tem Mendenhall gave an update from the Utah County Association of Realtors meeting and the Rotary Club meeting.

CONSENT ITEMS:

a. Minutes of Spanish Fork City Council Meeting – February 4, 2020
b. Hamilton and Olsen Quit Claim Deeds
c. Wiggy Wash Contract
d. Wasatch Forensic Nursing Contract

Councilman Gordon made a **Motion** to **approve** the consent items.
Councilman Argyle **Seconded** and the motion **Passed** all in favor.

PUBLIC HEARING:

TABLED FROM FEBRUARY 4, 2020:

Ordinance Z01-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Ludlow Development Enhancement Zone Change

Dave Anderson said this property is on the corner of 100 South 100 East. The property was changed about a year ago to the Residential Office zone to be able to have a business. Last City Council meeting a new tool was approved called the Development Enhancement Overlay. The applicant is requesting to use the development enhancement overlay to be able to receive a building permit without providing off-street parking and without constructing a wall on the north property line. Mr. Anderson feels comfortable with this proposal because the business there now does not need the additional parking. Since there are only a few employees, there is no or very little vehicle traffic as well as pedestrian traffic. With this development enhancement tool, if this business leaves the development enhancement overlay will go away and the owner would have the option to develop the site to satisfy the off-street parking requirement of the R-O Zone. Or, they could petition again for a new development enhancement overlay zone and go thru the same public process for the new business. Mr. Anderson said that the Development Review Committee and the Planning Commission recommend approval.

Councilman Gordon made a **Motion** to go into public hearing.
Councilman Argyle **Seconded** and motion **Passed** all in favor at 6:20pm

Mayor Pro Tem Mendenhall welcomed public comment.

Brian Fay, neighbor to the north of the proposed property, said he does not have any issues with the business and he would prefer to not have a masonry wall and the parking lot next door to him.

Councilwoman Beck made a **Motion** to go out of public hearing.
Councilman Gordon **Seconded** and the motion **Passed** all in favor at 6:23pm.

Mayor Pro Tem Mendenhall asked what the current business is.

Fred Ludlow said that the business that is there now is an internet-based company, with few employees and there is a 3-year lease right now. They specifically looked for a business that would fit the property.

Discussion took place regarding what some of the improvements will be instead of the parking lot and masonry wall.

Councilman Gordon made a **Motion** to **approve** Ordinance Z01-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Ludlow Development Enhancement Overlay Zone Change.
Councilwoman Beck **Seconded** and the motion **Passed** all in favor with a roll call vote.

Mayor Pro Tem Mendenhall announced that tomorrow at 3:00pm staff will go live on the City Facebook to reveal the All-abilities park.

NEW BUSINESS:

Contract with Nebo School District for Parking Lot Improvements at Diamond Fork Junior High School

Chris Thompson explained that the school district will be changing Diamond Fork Junior High to a middle school. Mr. Thompson presented how the Center Street project will affect the east parking lot. This project will happen this summer and be ready for the new school year. The project will make 1150 East Center Street into a 4-way signalized intersection. The school parking lot will be expanded, and Center Street will be widened to 5 lanes. This will make access into the school parking lot much safer.

Councilwoman Beck made a **Motion** to **approve** contract with Nebo School District for Parking Lot Improvements at Diamond Fork Junior High School.
Councilman Mendenhall **Seconded** and the motion **Passed** all in favor.

Resolution #20-02 Authorizing the Mayor to Enter into an Interlocal Agreement with Nebo School District to Realign Streets and Parking Lots at Spanish Fork Junior High School

Chris Thompson expressed that there are a lot of traffic issues at this school; parent drop off, bus flow, parking, etc. Mr. Thompson said that this agreement is to identify the costs to correct those issues and who is paying what. Mr. Thompson highlighted the changes in the project:

- At the City East Field ballpark parking lot, the fence will come down and the project will combine the city parking lot with the school parking lot.
- Purchase the home on the north east corner of the property to square it off.
- New access for the buses on the west side coming from 600 East.

Councilman Scoubes made a **Motion** to **approve** Resolution #20-02 Authorizing the Mayor to Enter into an Interlocal Agreement with Nebo School District to Realign Streets and Parking Lots at Spanish Fork Junior High School.

Adopted Minutes
Spanish Fork City Council Meeting
February 4, 2020
Spanish Fork City Office
40 South Main Street
Spanish Fork, UT 84660

Elected Officials Present: Mayor Steve Leifson, Councilmembers Keir A. Scoubes, Mike Mendenhall, Stacy Beck, Chad Argyle, Brandon Gordon.

Staff Present: Seth Perrins, City Manager; Junior Baker, City Attorney; Tyler Jacobson, Assistant City Manager; Dave Anderson; Community Development Director; Chris Thompson, Public Works Director; Kent Clark, City Recorder/Finance Director; Steve Adams, Public Safety Director; Dale Robinson, Parks & Recreation Director; Scott Aylett, Public Information Officer; Angie Warner, Deputy Recorder.

Citizens Present: Brandon Henrie, Jared Morgan, Heather Youd, Kristin Fowels, David A. Cloward, Connor Richards, Sami Bernard, Andrew Kelly.

5:00pm WORK SESSION:

1. City Council Pictures

Discussion took place regarding the item(s) listed above; no formal actions are taken in a work session.

5:28pm CLOSED SESSION:

Councilman Gordon made a Motion to Adjourn to Closed Session to discuss Land Transactions and Reasonably Imminent Litigation.
Councilman Argyle Seconded and the motion Passed all in favor at 5:28pm.

Councilman Gordon made a Motion to Adjourn.
Councilman Argyle Seconded and the motion Passed all in favor at 5:55pm.

6:00pm CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION:

Mayor Leifson called the meeting to order at 6:00 p.m.

Motivation/Inspirational Message given by Seth Perrins.
Councilmember Beck led in the pledge of allegiance.

PUBLIC COMMENTS:

Mayor Leifson welcomed public comment.

Ordinance #01-20 Making Amendments to the Development Enhancement Overlay Zone
Dave Anderson said this proposed change would make it possible for applicants to employ the development enhancement overlay zone in the Residential Office Zone and defined some limitations of the usage.

Councilman Argyle made a **Motion** to go into public hearing.
Councilwoman Beck **Seconded** and motion **Passed** all in favor at 6:49pm

Mayor Leifson welcomed public comment.
There was none.

Councilman Argyle made a **Motion** to go out of public hearing.
Councilman Gordon **Seconded** and the motion **Passed** all in favor at 6:49pm.

Councilwoman Beck made a **Motion** to **approve** Ordinance #01-20 Making Amendments to the Development Enhancement Overlay Zone.
Councilman Scoubes **Seconded** and the motion **Passed** all in favor with a roll call vote.

Ordinance Z01-20 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Ludlow Development Enhancement Zone Change
Dave Anderson asked to continue this item to February 18, 2020 City Council meeting.

Councilman Mendenhall made a **Motion** to **continue** Ordinance Z01-20 and the public hearing to the February 18, 2020 City Council meeting.
Councilwoman Beck **Seconded** and the motion **Passed** all in favor with a roll call vote.

Ordinance #02-20 Creating an Aggregate Overlay Zone
Dave Anderson said we have been talking about this proposed change for a long time. This opens up the opportunity for a business to make application to consider the approval of the relocation of their facility to another property in Spanish Fork. The Development Review Committee recommends approval and the Planning Commission was a 2-2 vote; one of the Planning Commissioners would like to have seen this item proposed at the same time as the project.

Jared Morgan, with Sunroc, said he has staff with him that can answer any questions. City staff has been so helpful in this process and they are comfortable with the text amendment proposed.

Councilman Argyle made a **Motion** to go into public hearing.
Councilman Gordon **Seconded** and motion **Passed** all in favor at 7:05pm

Mayor Leifson welcomed public comment.
There was none.

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
January 15, 2020

Commission Members Present: Chairman Brad Tanner, Kevin Oyler, John Mendenhall, Todd Mitchell. **Absent**: Richard Davis.

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

Citizens Present: None.

WORK SESSION

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

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Mitchell led the pledge.

MINUTES

December 4, 2019

Chairman Tanner continued the minutes to the next meeting.

PRELIMINARY PLAT

RB Subdivision

Chairman Tanner - Nay
Commissioner Mitchell - Nay

ZONE CHANGE (Public Hearing)
Ludlow Development Enhancement Overlay

Dave Anderson stated that the applicant requested a couple years ago to have the property rezoned to from R-1-6 to R-O. At the time of that request, the concepts discussed for the use of the home was a professional office like a real estate office or some very low impact business. There was feedback from the surrounding properties about concerns of the site transitioning to a use other than just residential. At the time of the zone change the neighbors were assured that site improvements would be required once the change to an office type use occurred. A concept drawing was submitted with the zone change application demonstrating how there was ample room to accommodate the required off-site parking requirements. With that concept drawing in hand, staff made a recommendation to the Planning Commission and the Planning Commission in turn made a recommendation to City Council to approve the Zone Change. From 2015, when the zone changed, to sometime in 2019, nothing was done with the site. Until the City Council received complaints from neighbors about a business occupying the structure without the improvements being made to the site. The question before the Commission tonight is should the Overlay be approved which would allow minimal changes to the site. The few changes would be a vinyl fence along the property to the north, and no additional off-street parking be added to the site. The current business is a very good fit for the home and the neighborhood and has very little impact. If the Overlay is approved there could be some considerations that at some time there may be triggers that would cause some improvements.

Commissioner Oyler asked how the wording would be so that any change would trigger improvements.

Dave Anderson stated it could be as simple as if a different business that is a different use be the trigger, or City staff notice a certain number of vehicles parked on the street, or as simple as a neighbor initiating discussion of fencing requirements.

Fred Ludlow explained the business is low impact and he has spoken with the neighbors and has not received complaints of the business.

Commissioner Mendenhall is concerned about the precedence this would set for other sites in the City.

There was discussion of what a trigger that would require improvements look like.

Fred Ludlow stated the current business started there in April of 2019 and signed a 3-year lease agreement.

There was discussion that the business use change would be the trigger to require improvements.

Chairman Tanner opened the Public Hearing at 9:07 p.m.

There was no public comment.

Chairman Tanner closed the public hearing at 9:07 p.m.

Commissioner Mitchell **moved** to recommend approval of the Ludlow Development Enhancement Overlay to the City Council with the following findings and conditions:

Findings.

1. That the proposed use is appropriate for the site.
2. That the proposed use with the proposed improvements would not adversely impact neighboring properties.

Conditions.

1. That language be crafted by staff creating triggers for required improvements prior to City Council.
2. That the Development Enhancement Overlay text be amended to include the Residential Office Zone.
3. That the applicant receives Site Plan approval from the Development Review Committee.

Commissioner Oyler **seconded** and the motion **passed** with a roll call vote.

OTHER BUSINESS

Commissioner Oyler moved to adjourn the meeting at 9:14 p.m.

Adopted Minutes
Spanish Fork City Development Review Committee
December 18, 2019

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

Citizens Present: David Cloward, Jesse Brimhall, Nate Walter, Matt Brown

Seth Perrins called the meeting to order at 10:05 a.m.

FINAL PLAT

The Ridge at Spanish Fork, Phase 2

Brandon Snyder went over the location of Phase 2. He explained that this phase includes 13 units, and currently there are redlines that are pending.

Jesse Brimhall noted that these buildings have the same architecture as the other buildings. Previously there was concern about this phase having three story buildings, some residents were concerned about losing their view. So, these units will be two story units with main floor living. There are some two-story units existing therefore these will tie in architecturally with the entire development.

Mike Clark explained that Mr. Brimhall will need a permit for access onto Canyon Road, but the City has to apply for that, which we are working on.

Junior Baker asked about the phasing plan on screen. He asked if this plat was being done in two phases.

1. Subject to the applicant addressing any redlines.
2. Subject to the applicant following City development standards.
3. Subject to the applicant following the ordinance and meet the standard for a masonry wall along the Hall property, unless the applicant acquires the neighboring property.

Dave Anderson **seconded**.

There was discussion regarding the fencing and possible masonry wall.

Jesse Brimhall would like to put in just a vinyl fence.

Dave Anderson feels that would be fine, unless Mr. Brimhall doesn't buy the Braithwaite property.

Seth Perrins said he wants to be clear that the landscaping should be followed with plans.

Jesse Brimhall stated that he is familiar with the City's landscaping phasing plans now.

The motion **passed** all in favor.

Dave Anderson told Jesse Brimhall that he now needs to post a bond, have a pre-construction meeting and get his plans approved.

Brandon Snyder noted that there are redlines.

Dave Anderson stated that Matt Brown will need to make the corrections and John Little can look at the plans when they're ready. That's where we're at.

ZONE CHANGE

Ludlow Design Enhancement

Dave Anderson explained that Fred Ludlow, though required, does not want to put in an off-street parking lot on his property. The Ludlows also do not want to put up the required wall along the north property line. Apparently, the neighbor to the north does not want the wall either. So, the Design Enhancement Overlay could allow Mr. Ludlow to avoid these requirements. Dave stated that he feels this is for the Planning Commission and City Council to decide. Dave does not like the idea of the applicant not providing parking, but believes this is a good question for the City Council.

Junior Baker asked if the Ludlows want a Zone Change, or just a Zone Text Amendment.

Dave Anderson said they are seeking the Design Enhancement Zone Change. He reiterated that they do not want a masonry wall along the north property line, and apparently neither does the neighbor. Also, the Ludlows do not want to do a parking lot. They will, however, paint the side of the road for on street parking instead. Dave noted that he's not sure how the neighbors feel about the parking lot.

Junior Baker said if the neighbor doesn't want the wall, we probably don't need a wall.

Seth Perrins agrees, but stated that this is one neighbor today, but in the future, it could be a different neighbor. He asked Junior if there is anything we can do. The property still looks like a home today, so the current neighbors might not realize how it will change. Also, if they move, the new neighbors might not like the commercial use and might want a wall.

Chris Thompson feels the neighbors don't want a parking lot and want the applicants to keep the property looking like a home.

Junior Baker said there's not a big parking requirement for this use, but they do need some onsite parking.

Seth Perrins agreed and asked whether the Design Enhancement gives the City the ability to require certain changes to the site.

Dave Anderson said that it does, if that's the direction the City Council wants to go.

Junior Baker said we should enter into the agreement and spell out what conditions we would require, and record that.

Seth Perrins is comfortable with it, but noted that things can change quickly.

Dave Anderson said the Design Enhancement allows for some give and take.

Chris Thompson said he would like to require an ADA ramp on the corner.

John Little said they haven't changed much with the building, but in this case, they do need to have ADA access to the main portion of the building. The applicant is allowed to do that without a lot of changes.

Dave Anderson **moved** to recommend approval of the Ludlow Design Enhancement Overlay Zone Change subject to the following conditions:

Conditions

1. Subject to the applicant working with Public Works to identify any necessary repairs to the sidewalk, including an ADA ramp at the intersection of 100 S and 100 E.
2. Subject to the applicant installing the required landscaping, including trees, along the perimeter of the property.
3. Subject to the applicant entering into an agreement with the City relative to the occupancy of the structure and the improvements that become required when the next business applies for a business license.
4. Subject to the Design Enhancement Overlay zone being granted so the applicant is not required to have off street parking at this time, nor required to construct a wall along the northern boundary.
5. Subject to the City Council approving a text amendment to include the Residential Office Zone in the Design Enhancement Overlay Zone.

Seth Perrins seconded and there was discussion on the motion.

Chris Thompson asked whether the applicants plan to have parking on the side of the street.

Dave Anderson said yes.

Chris Thompson suggested they stripe it for parking.

Junior Baker feels we don't need to paint parking on the street. People will park there anyway.

Mike Clark feels there could be snow plow issues if businesses like this have on street parking.

Chris Thompson agreed, but suggests we wait until it becomes an issue.

The motion passed 5-1, with Dave Anderson voting Nay.

Dave Anderson stated he feels this is not the best precedent to set. A few years ago, we recommended that this use be allowed at this site and the City Council approved. Yet, here we are looking at something different. It is a poor way for the applicant to operate. Dave added that he would love for the Planning Commission and City Council to decide.

Seth Perrins said the approach is practical and he's comfortable having the Planning Commission and City Council decide.

Dave Anderson said if they don't require off street parking, it could create broader issues in future situations like this.

Jered Johnson agrees with Dave Anderson.

Dave Anderson said this is why we have a Planning Commission.

Mike Clark discussed other situations similar to this where we have required parking lots.

There was further discussion.

SITE PLAN

Ludlow Residential Office

Junior Baker feels there should not be any action on this site plan until the City Council votes on the Design Enhancement Overlay Zone Change.

Junior Baker **moved** to continue the Ludlow Residential Office Site Plan until we see what happens with the Design Enhancement Overlay Zone Change.

Dave Anderson **seconded** and the motion **passed** all in favor.

Dave Anderson said he'll contact the Ludlows regarding the timing.

ANNEXATION

DAC-Swenson Annexation

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
October 31, 2019

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present:

Chris Thompson called the meeting to order at 10:02 a.m.

MINUTES

October 2, 2019
October 9, 2019

Junior Baker moved to approve the minutes from October 2, 2019 and October 9, 2019.

Kelly Peterson seconded and the motion passed all in favor.

PRELIMINARY PLAT

River Cove

Ben Tuckett with LEI asked for clarification of the trail cross section along the river.

Staff directed Ben Tuckett to refer to the City's standard trail cross section.

Chris Thompson stated that a two-rail or wrought iron fence should be constructed with a mow strip to show a delineation of the City property and private property.

SITE PLAN
Ludlow Residential Office

Dave Anderson stated when the discussion occurred with the Zone Change application, the City Council felt the parking needed to be in a parking lot configuration, not backing out onto the street. With that in mind; he does not feel the DRC should approve the proposed Site Plan. He recommended to the applicant to scale back the concept plan that was submitted with the Zone Change to 3 parking stalls and having 2 parking stalls in front of the garage.

There was discussion of the use of the building and it was indicated by the applicant, that there is no intention of remodeling the home to the extent of removing the kitchen or taking away the "home" feel. With that in mind the applicant indicated there may never be a business in the building that would require more than 5 parking stalls.

Dave Anderson suggested that a bond be posted for the improvements, and that the current business that is operating from the site apply for a Business License. He indicated that this should be done in a timely fashion.

Tom Cooper stated the exterior meter needs to be brought up to current code as he believes it has not been updated.

Dave Anderson **moved** to continue the Ludlow Residential Office Site Plan.

Seth Perrins **seconded** and the motion **passed** all in favor.

GENERAL PLAN AND ZONE CHANGE
Spanish Fork Parkway

There was no discussion.

Dave Anderson **moved** to recommend approval of the Spanish Fork Parkway General Plan and Zone Change Amendment located at the intersection of Spanish Fork Parkway and the north side of Highway 6.

John Little **seconded** and the motion **passed** all in favor.

Adopted Minutes
Spanish Fork City Council Meeting
December 15, 2015

Elected Officials Present: Mayor Steve Leifson, Councilmembers Rod Dart, Richard Davis, Brandon Gordon, Mike Mendenhall. Councilmembers Elect: Chad Argyle, Stacy Beck. Absent: Councilmember Keir Scoubes.

Staff Present: David Oyler, City Manager; Junior Baker, City Attorney; Seth Perrins, Assistant City Manager; Dave Anderson; Community Development Director; Chris Thompson, Public Works Director; Dale Robinson, Parks & Recreation Director; Kent Clark City Recorder/Finance Director; Steve Adams, Public Safety Director; Angie Warner, Deputy Recorder.

Citizens Present: Brayden Wride, Taelor Stoddard, Brandon & Heidi Dart, Kenneth L. Hansen, Audrey Merighe, Jessica Haskell, Julie Haskell, Rick Lords, Karissa Lords, Clark Caras, Stacy Beck, Cris Child, Craig Merighe, Alexis Wride, Sienna Allred, Tyson Jones, Marc Ostler, Ari Ostler, Paul Casey, Brad Tanner, David Trat, Doug Yarrington, Jesse Brimhall, Tamara Davis, Caroline Ludlow, Cheryl Leifson, Craig Lott, Tracy Ludlow, Fred Ludlow, Matt Mitchell, Jasen Binham, Sheila Hansen, Pat Mitchell, Arlo Mitchell, Alicia Hunsaker, Monty Hunsaker, Amy Gregory, Stuart Gregory, Matt Barber, Ryan Dart, Amy Dart, Gary Jensen, Kena Mathews, Ester Wirfs.

5:15pm WORK SESSION:

1. MAG 2016 TIP Application – Chris Thompson

Discussion took place regarding the item(s) listed above; no formal actions are taken in a work session.

6:00pm CALL TO ORDER, PLEDGE, OPENING CEREMONY, and RECOGNITION:

Mayor Leifson called the meeting to order at 6:00 p.m.

Motivation/Inspirational Message given by James Steward.
Councilman Davis led in the pledge of allegiance.

PUBLIC COMMENTS:

Karleen Holland sent an email to the City Council related to her utility account and her $716.00 deposit. Ms. Holland reviewed her experience and was told by the staff that the City will keep the deposit for 10 years or indefinitely. Ms. Holland has been a homeowner in Spanish Fork for 10 years and is pleading to the City Council that she can have her deposit back. She was told that the City Council would have to do a revision to the policy before they can request to get their deposit back.

Richard Johnson and Vern Tanner wanted to congratulate Dave Oyler on his upcoming retirement. Mr. Johnson said they appreciate Mr. Oyler and all he has done for the City. The City is in a good position today because of him. Mr. Johnson also thanked Councilman Davis and Councilman Dart for their service. Mr. Tanner said that Howard Creer wanted to be here also and couldn't make it due to health reasons. Meiling Hales also joined the group who was a prior Councilman for Spanish Fork City. Mr. Hales was on the City Council when Mr. Oyler was hired.

Proposed Ludlow Zone Change for the property located at 100 East 100 South
Dave Anderson said this property is across the street from the City Park. The applicant wants to leave the existing home and convert it to an office. They would need to change the zone from R-1-6 to Residential Office. Development Review Committee recommends approval. Planning Commission recommends it be denied with a 3-2 vote.

Councilman Mendenhall made a **Motion** to move into Public Hearing.
Councilman Davis **Seconded** and the motion **Passed** all in favor at 8:50 p.m.

Mayor Leifson welcomed public comment.

Tracy Ludlow, the property owner, thanked those that have helped us through this process. Ms. Ludlow reviewed the history of the home and the neighborhood. Ms. Ludlow said they want to keep the home the same inside and out. Ms. Ludlow reviewed the planned parking for the property.

Mark & Aria Ostler, property owners to the north of the Ludlow property. Mr. Ostler presented their concerns about fencing, parking, crime, property values, and potential for more businesses to come if this is approved. Mr. Ostler said they rented first in the area and then purchased a home because they loved the area. If the homes start changing to businesses he is afraid it will change the neighborhood. Mr. Ostler said they moved from Orem, and they love Spanish Fork and want to live next to a family, not a business.

Ester Wirfs lives two homes east of the Ludlow property. Ms. Wirfs has safety concerns, but had a different point of view come up tonight. Ms. Wirfs would like to keep the historical neighborhood next to the park, not a business.

Craig Law is working with the Ludlow's on the architecture design. Mr. Law is passionate about saving the old buildings. He has met with Dave Anderson and Chief Building Official John Little and to ask if this property could be converted and brought up to code. Mr. Law commented that a business at that property would likely generate the funds to keep the property looking nice.

Pat Mitchell, the mother to the applicant said her kids grew up at the City Park many years ago. She moved to Wolf Hollow and then the city built Centennial Park right next door to her new home. Ms. Mitchell commented that you just don't know what is going to happen in the future.

Clark Mitchell said he owned the home before Ms. Ludlow and he is the one that encouraged her to do this project. Spanish Fork is growing all over and this will happen whether it's now or later.

Fred Ludlow owns the property and he grew up in the area. Mr. Ludlow reviewed his history of the area. The demand for office is growing just like the population.

Matt Mitchell commented that he grew up in the area and has seen a lot of change in the area. It's an opportunity in an iconic spot.

Arlo Mitchell said he was raised in the area and reviewed the history of the area.

Caroline Ludlow thanked the City Council for all their time and effort in making this a good city.

Councilman Davis made a **Motion** to move out of Public Hearing.
Councilman Dart **Seconded** and the motion **Passed** all in favor at 9:32 p.m.

Councilman Davis asked what can go in an RO zone.

Mr. Anderson reviewed what could be put in this if it became residential office.

15.3.16.040 R-O Residential Office

This district is intended to allow low intensity professional office uses on a scale consistent with residential areas. Strict architectural and site plan review will be required to ensure compatibility with adjoining residential areas. This district serves as a transition between more intense commercial areas and residential land uses, or is located along busier streets where limited office use is being introduced. Residential and office use of the same structure is allowed. Some limited commercial use may also be allowed in selective locations.

A. Permitted Uses:

1. Single residence dwellings.
2. Duplexes. The minimum lot size is 9,700 square feet, the minimum lot width is 60 feet and the side setback 10 feet.
3. Bed and Breakfast Inns.
4. Offices.
5. Home Occupations.
6. Churches (when located on a collector or arterial street).
7. Child care centers.
8. Instructional Studio.
10. Museums.
11. Municipal facilities required for local service.
12. Funeral homes.

The following uses will only be allowed on properties between 100 West and 100 East:

1. Art galleries and studios.
2. Financial institutions with no drive-thru service.
3. Personal service businesses.
4. Restaurants (no drive-thru or drive-in service).
5. Specialty retail uses including, but not limited to, gift shops, bookstores, florists, antiques, crafts, collectibles, food and beverages, apparel, and other similar items.

Councilman Gordon asked about the overflow parking to the neighbors.

Mr. Andersen said it would just be whatever City Code is for parking on a public street.

Councilman Dart lived next to a business for a while. They constantly had cars parked in front of his home. He is glad that we have parking regulations to help. Councilman Dart asked how many offices will be in the home. And will there be construction on the home.

Mr. Ludlow said they would probably have about five offices and they have to make it comply with ADA requirements.

Councilman Dart asked about the crime in the area.

Chief Adams said there has been crime in the area but it is decreasing. Property owners are improving the properties, which draws better home owners instead of having rentals. If businesses have good signage, lighting, and security it will keep the crime away.

Councilman Davis asked about the real estate, will it increase or decrease property values.

Matt Mitchell said in his opinion feels that it would increase, depending on how you look at it.

Councilman Mendenhall said the values depend on the sale of homes in the area.

Councilman Davis said if you look at some of the other areas along 100 East or 100 West that this is happening to the homes. With the park, there is a lot of parking there already. It's a beautiful home and he feels it would be safer as an office complex than a home.

Councilman Gordon said if the Ostler's decide to do this with their home, they would have to go through the same process. This request is only for the Ludlow property. The whole street could turn into that if they go through the process. Councilman Gordon asked the Ludlow's if there could be an adjustment with the look and feel of the fence or communicate with the neighbors to get their opinion.

Ms. Ludlow said they are willing to adjust that if the City will allow it.

Councilman Davis asked about problems with previous renters in the home.

Mr. Ludlow said that they have had probably one problem out of about five renters over the years.

Councilman Mendenhall commented that he prefers the parking lot rendering rather than the street parking.

Councilman Gordon made a **Motion** to **approve** the Ordinance Z08-15 Changing the Zoning Designation and Amending the Official Zoning Map of Spanish Fork City for the Ludlow Zone Change.
Councilman Dart **Seconded** and the motion **Passed** all in favor with a roll call vote.

Mayor Leifson requested a break at 9:55pm. Returned at 10:03pm.

NEW BUSINESS:
Preliminary Plat Re-approval for The Ridge, a townhome development located at approximately 2700 East Canyon Road
Jesse Brimhall said the infrastructure is in and we are just running out of time and are asking for more time.

Mr. Baker said staff's recommendation is to reapprove the plat with the same conditions as before.

Councilman Mendenhall made a **Motion** to **approve** the Preliminary Plat Re-approval for The Ridge, a townhome development located at approximately 2700 East Canyon Road with the same conditions as before.
Councilman Gordon **Seconded** and the motion **Passed** all in favor.

FY 2015 Independent Audit
Mr. Clark said each year Larson & Company performs an independent audit of the City's financial statements. Mr. Clark turned the time over to Jon Haderlie for his report. The City received a clean report and they did have one finding. Mr. Clark said that the City revenue came in higher than budgeted and the expenses came in lower than budgeted, which is good.

Jon Haderlie presented their audit report. They did have a finding that the General Fund balance

Adopted Minutes
Spanish Fork City Planning Commission
December 2, 2015

Commission Members Present: Chairman Brad Gonzales, Bruce Fallon, Treaci Tagg, Brad Tanner, Brad Wilkinson. **Absent**: Jens Nielson

Staff Members Present: Dave Anderson, Community Development Director; Jason Sant, Assistant City Attorney; Cory Pierce, Staff Engineering; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Tracy Ludlow, Fred Ludlow, Arlo G. Mitchell, Pat Mitchell, Kenneth L. Hansen, Stuart Gregory, Jesse Brimhall, Sara Sorensen, Thomas Sorensen, Brad Cox, David Herring, Jared Wendel, London Wendel, Esther Wirfs, Craig Lott, Paul Casey, Ken Menlove, Mark Ostler, Ari Ostler.

Chairman Gonzales called the meeting to order at 6:04 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Chairman Gonzales led the pledge.

PRELIMINARY PLAT

The Ridge Re-approval

Applicant: Dos Amigos
General Plan: High Density Residential
Zoning: R-3 In Fill Overlay
Location: 2700 East Canyon Road

Chairman Gonzales stated the Commission reviewed the project before and there are no changes to the plat from when it was approved.

Commissioner Wilkinson **moved** to recommend approval to City Council of The Ridge Re-approval Preliminary Plat.

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

ZONE CHANGE

Ludlow Zone Change

Applicant: Ludlow and Co.
General Plan: Medium Density Residential

Zoning: R-1-6 current; R-O proposed
Location: 103 East 100 South

Dave Anderson stated the current property is zoned R-1-6 as well as the properties to the east and to the south. The applicant is proposing to change the property to R-O. The applicant has submitted 2 proposed concept plans. Dave Anderson stated that what happens around City Park falls to the Planning Commission as to what they see the property potential is for the future.

It is not uncommon to let structures be converted over time to encourage investment in a property with a historic nature. The proposed zone change could fall in line with encouraging more activity in this area of town. If the zoning of this property is changed, it is probable the neighboring properties may chose to have their properties changed in the future as well. The Planning Commission can delineate where it is and is not appropriate to have office and public space. The DRC recommended the zone change be approved.

Chairman Gonzales asked what the difference is between Residential Office and Commercial.

Dave Anderson read the section of Title 15 addressing the two zone designations. Scale and traffic are what separates the two zones.

15.3.16.040 R-O Residential Office

A. Permitted Uses:

1. *Single residence dwellings.*
2. *Duplexes. The minimum lot size is 9,700 square feet, the minimum lot width is 60 feet and the side setback 10 feet.*
3. *Bed and Breakfast Inns.*
4. *Offices.*
5. *Home Occupations.*
6. *Churches (when located on a collector or arterial street).*
7. *Child care centers.*
8. *Instructional Studio.*
9. *Museums.*
10. *Municipal facilities required for local service.*
11. *Funeral homes.*

The following uses will only be allowed on properties between 100 West and 100 East:

1. *Art galleries and studios.*
2. *Financial institutions with no drive-thru service.*
3. *Personal service businesses.*
4. *Restaurants (no drive-thru or drive-in service).*
5. *Specialty retail uses including, but not limited to, gift shops, bookstores, florists, antiques, crafts, collectibles, food and beverages, apparel, and other similar items.*

15.3.16.050 C-O Commercial Office

A. Permitted Uses:

1. *Child care centers*
2. *Churches*
3. *Financial institutions*
4. *Medical and dental laboratories, clinics, emergency medical care facilities*
5. *Nursing or retirement homes*
6. *Offices*
7. *Municipal facilities required for local service*
8. *Supervisory care facilities*
10. *Veterinary offices for small animals with no outside boarding of animals*
11. *Instructional Studios*
12. *Funeral Homes*

B. *Uses Subject to Conditional Use Permit (see §15.3.08.060):*

1. *Hospitals*
2. *Restaurants*
3. *Retail stores, personal service businesses, office supply stores, pharmacies when integrated into the office complex*
4. *Veterinary offices for large animals and/or outside boarding of any animals*
5. *Wireless communication facilities on existing structures, with the intent to make them "stealth" facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings*
6. *Medical and dental clinics*
7. *Emergency medical care facilities*
8. *Museums*

Chairman Gonzales asked what the requirement for ADA and parking were for each zone.

Dave Anderson stated the ADA does not change regardless of the zone and the structure must meet the ADA requirements. Dave Anderson also stated the use of the property dictates how many parking spaces are required.

Commissioner Wilkinson asked how the zone change would affect the neighboring properties value.

Dave Anderson replied that he is not sure of the impact. The City would hope the impact would be minimal. There are required buffers that need to be in place once the zone changes such as landscaping, and a masonry wall. The uses are limited enough in nature that there should not be a big impact on the neighboring property value.

Commissioner Tanner asked if there are any concerns with parking.

Dave Anderson stated he does not foresee a medical use on the property as there would not be enough parking. The applicant has some options, but some of the uses within that zone are ruled out with the limited parking availability.

Commissioner Tanner asked if the Planning Commission approves the application today with the existing parking, what would happen should the property owner change the type of business that would occupy the space that would require more parking than what is on site.

Dave Anderson stated that would be addressed with any building permit applications.

Dave Anderson covered the two proposed concept plans submitted by the applicant stating most of the staff agrees concept 1 is the ideal layout.

Tracy Ludlow and Craig Lot addressed the Commission. Over the years she has owned the home and stated it has become harder to find tenants for the area and it became clear to her that the property would be better suited as a residential office.

Chairman Gonzales opened the meeting for public comment at 6:23 p.m.

Jered Wendel addressed the commission stating he lived down the street from the proposed property. He pointed out there are many families with small children in the neighborhood and the increased traffic could be an issue. He also stated that he moved into the neighborhood because of the low traffic. He would hate to see the City of Spanish Fork turn into Alpine.

Mark and Ari Ostler who live just north of the property addressed the Commission. They purchased their home seven months ago and loved to have the park across the street. Mark Ostler stated over the last few months parking has become very difficult depending on the time of the year. When cars are parked on the street it becomes a hazard to have the children cross the street. They have a concern with the value of their property going down with a business being next door to their home.

Ester Hurst lives to the east of the property. She feels the neighborhood is hard to get people to live in and by bringing in businesses, it will not help the neighborhood. What needs to be done is to fix the existing structures and encourage residential uses. There is concern with bringing strangers into the neighborhood.

Chairman Gonzales stated the average home in Spanish Fork has 6.7 vehicle trips and could be more if there are teenagers in the home. Businesses generally do not generate that many trips in one day. The statics indicate traffic counts would be lowered. He asked Ester Hurst, in her opinion, by having a commercial office if it would deter crime.

Ester Hurst stated it depends on the type of traffic, the high retaining walls and visibility.

Commissioner Tanner asked for Cory Pierce to clarify the clear vision rule regarding fences near driveways.

Cory Pierce stated that the masonry wall would be lowered from 6' to 3' where it abuts the neighboring driveways.

Mark Ostler stated questionable activities take place in parks and parking lots, when after 5:00 p.m. the property is not being monitored. There could be an increase of those types of activities next to his home.

Jered Wendel asked a rhetorical question to the Commission; if the Commissioners would like

a business to go in next to their homes.

Craig Lott stated the home is small and there would be only 8 parking stalls. There will be off street parking and there should be no impact of cars parking on the street. He stated there will be security cameras to monitor the property at nights. The area around the park lends itself to a "village green". With the traffic already generated by the park, the commercial type should blend in nicely. Craig Lott stated that Tracy Ludlow has made it very clear to him that the large trees are to not be cut down.

Chairman Gonzales closed the public hearing at 6:39 p.m.

Commissioner Fallon asked Dave Anderson if the intent and the hope is to have the property changed to R-O as to preserve the home as an office, it does not guarantee the home will stay in the future. If the property owner ever sells the property the structure could be torn down.

Dave Anderson stated that is correct.

Commissioner Fallon asked the planning perspective of spot zoning.

Dave Anderson stated over time, decades and not years, the properties surrounding the property will evolve into more residential office area. This is a property that is not in the middle of a zone in which there are no plans to change over time to another use.

Commissioner Fallon stated he sees value in keeping the property as a residential structure. If the neighborhood is experiencing crime, a residential home will have eyes out 24/7 instead of just business hours.

Commissioner Tagg is viewing this property as a big picture item and the long term effect the zone change will have on the area. In viewing other neighborhoods within the community in close proximity, she does not see the impact; except for the ones that live right next to the property. It is important for the Commission to think about what they would see happening around the park as a transition.

Commissioner Tanner stated he feels like Commissioner Tagg on this item. He stated there are other businesses within the community located in neighborhoods that work just fine. He stated when the insurance building was built down the street from him, he has not seen an impact of a business as opposed to a residential use. Commissioner Tanner stated he sees a lot of successful businesses in town. He can see it being a good thing, and in 10-20 years, what will the neighboring lots look like? It is the future and it is a buffer zone moving from commercial to residential. The businesses will blend in with the neighborhood.

Commissioner Fallon asked Commissioner Tanner if this is what the commission wants to see in this particular location of town. Does the Commission want to see this change? This is a trend precedence setting the future course of the block.

Commissioner Wilkinson stated it is hard to not be torn between peoples feelings. As a property owner you want to be able to have flexibility to do what you want with your property,

but you have neighbors who do not want to see any changes. He went on to state that some businesses keep up on their yards more than a residential homeowner. Commissioner Wilkinson does not see a traffic increase and an increase of people coming and going with this proposal. He does not see it being much more than residential use and he doubts most residence in the neighborhood will notice the difference. He is seeing Dave Anderson's vision of the area and the preservation of a historic house. He does not see that as a bad use.

Commissioner Tanner pointed out that one block off Main Street to the north is already R-O.

Chairman Gonzales stated that he would see the benefit in rezoning the whole block to R-O.

The public agreed the neighborhood is a quiet neighborhood.

Chairman Gonzales stated he does not see that it would be quiet being off Center Street and next to a park.

The public stated they enjoy the sound of the children playing at the park.

Chairman Gonzales stated he does not see the zone change altering the integrity of the block.

Commissioner Fallon sees the relationship of the R-O zone but he said the park sets a different tone. There is such value in having the residential use across from the park.

Commissioner Fallon **moved** to recommend to City Council deny the Ludlow Zone Change.

Chairman Gonzales **seconded** and the motion **passed**.
Roll call:
Commissioner Wilkinson Nay.
Commissioner Fallon Aye.
Commissioner Tanner Nay.
Commissioner Tagg Aye.
Chairman Gonzales Aye.

Chairman Gonzales is in favor of keeping the style of the homes and turning them into office space, but is not a fan of the proposal for this block.

Commissioner Tagg agrees with Commissioner Fallon in keeping the integrity of the park. She stated the publics concerns are valid, but it came down to the park aspect.

Casey Zone Change
Applicant: HRC Climate Services
General Plan: High Density Residential
Zoning: R-1-6 current, R-3 proposed
Location: 560 North 500 East

Dave Anderson addressed the Commission stating the property is currently zoned to R-1-6 and would like to have the zoning changed to R-3. This would be the first step needed to be able to

Adopted Minutes
Spanish Fork City Development Review Committee
November 24, 2015

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; John Little, Chief Building Inspector; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Fred Ludlow, Tracy Ludlow, Craig Lott.

Chris Thompson called the meeting to order at 10:05 a.m.

MINUTES

November 18, 2015

Dave Anderson **moved** to **continue** the minutes of November 18, 2015.
Junior Baker **seconded** and the motion **passed** all in favor.

ZONE CHANGE

Ludlow Zone Change
Applicant: Ludlow and Co.
General Plan: Medium Density Residential
Zoning: R-1-6 current; R-O proposed
Location: 103 East 100 South

Dave Anderson stated the proposal is to change the property from R-1-6 to R-O. He reviewed that from a land use perspective the proposed use fits within the General Plan. Dave Anderson does not have a concern with the Zone Change.

The applicant has submitted two proposed concept plans. Dave Anderson, Junior Baker and Cory Pierce like concept 1, which has the onsite parking lot.

Craig Lott stated the applicant would like to be able to expand the building to the north.

Dave Anderson stated the property owner could work on a few parking lot configurations to allow for an addition to the existing structure.

Tracy Ludlow stated she would prefer to see the aesthetics of the home stay the same.

Dave Anderson appreciates that approach.

There was discussion of the look and history of the home.

Junior Baker **moved** to recommend approval to the Planning Commission of the Ludlow Zone Change from R-1-6 to R-O.

Dave Oyler **seconded** and the motion **passed** all in favor.

Casey Zone Change
Applicant: HRC Climate Services
General Plan: High Density Residential
Zoning: R-1-6 current, R-3 proposed
Location: 560 North 500 East

Dave Anderson stated the applicant purchased the property about 2 years ago with the idea he would apply for a building permit to add an additional four-plex to the property. Dave Anderson and the applicant, Paul Casey, have had many discussions regarding the property. The municipal code outlines how many units are allowed per acre. With the lot size Paul Casey has, if he applied for an Infill Overlay, it would only allow for the applicant to build 5 units; with the existing four-plex the applicant is restricted to only build one more unit on the property. Paul Casey made it very clear to Dave Anderson that he would not like to build a single family home but a four-plex or a three-plex.

Relative to the application, the property owner would like a formal request reviewed. Dave Anderson stated if the zone was changed to R-3, the spot zoning does not solve the issue of Paul Casey wanting to build a three or four-plex.

Junior Baker stated spot zoning is legal, but is not a good idea.

Dave Oyler stated back in the 1980's the overall concern was the high density and the type of buildings that were being constructed. The residents in the north east area of the City were concerned about the density and asked the City to help spread the density out over the entire City. That was the original intent in having the Zone Changed to R-1-6.

Dave Anderson **moved** to recommend the Planning Commission deny the proposed Casey Zone Change.

Junior Baker **seconded** and the motion **passed** all in favor.

Other Business

Discussion of Weavers Vineyard:

Adopted Minutes
Spanish Fork City Development Review Committee
November 18, 2015

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Inspector; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Sean Smith

Chris Thompson called the meeting to order at 10:07 a.m.

MINUTES

October 28, 2015
November 11, 2015

Chris Thompson **moved** to **approve** the minutes of October 28, 2015 and November 11, 2015, with the changes noted in an earlier e-mail from Junior Baker to Kimberly Brenneman and the DRC members.

Cory Pierce **seconded** and the motion **passed** all in favor.

MINOR PLAT AMENDMENT

Cedric Evans Minor Plat
Applicant: Angela Evans
General Plan: Medium Density
Zoning: R-1-6
Location: 380 South 800 East

Cory Pierce stated the applicant would like to divide the lot and put the utilities in upon the lot developing.

Dave Oyler **moved** to approve the Cedric Evans Minor Plat based on the following findings and conditions:

Conditions
1. That the applicant submits a final subdivision plat.
2. That the applicant meets all the engineering redlines and required utility requirements upon development.

Junior Baker **seconded** and the motion **passed** all in favor.

ZONE CHANGE

Casey Zone Change
Applicant: HRC Climate Services
General Plan: High Density Residential
Zoning: R-1-6 current; R-3 proposed
Location: 5560 North 500 East

Ludlow Zone Change
Applicant: Ludlow and Co.
General Plan: Medium Density Residential
Zoning: R-1-6 current; R-3 proposed
Location: 103 East 100 South

Dave Anderson **moved** to recommend continuing the Casey and Ludlow Zone Changes.

Kelly Peterson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

The Ridge (re-approval)
Applicant: Dos Amigos
General Plan: High Density Residential
Zoning: R-3 In Fill Overlay
Location: 2700 East Canyon Road

The Preliminary Plat approval expired last month prior to recording a plat. The developer is close to being able to record a plat. There have been no changes to the plat.

Dave Oyler **moved** to recommend approval to the Planning Commission and City Council of The Ridge re-approval of the Preliminary Plat based on the following findings and conditions:

Conditions
1. That the applicant meets all the requirements from the original approval.

Kelly Peterson **seconded** and the motion **passed** all in favor.

Chris Thompson stated a road was built when it was too cold and the road is very bumpy. The developer needs to mill the road down. The developer will need to place a bond.

To Spanish Fork City Council;

Tracy and I are submitting this application for Infill Overlay approval that we have received twice before. Our current tenant applicant is RejuvaRoom LLC DBA Get Fit For Life, a Spanish Fork based small business that consists of a husband and wife team with one additional employee. Nearly all their work is based on audio and video conferences with an average of 5 business visits per week.

This use is consistent with our original Infill Overlay request which was approved by the City Council in 2019. We continue to work closely with our local real estate agent to screen applicants so we can select tenants that will continue to have a lower impact than the typical family tenant. Based on available data, the typical Single Family Home averages 10-12 trips per day, 7 days per week. A typical day for our tenant will consist of one of the owners and the one employee at the house with one customer visit on average per day. This will result in an average number of trips per day at 3-4, 5 days per week.

Tracy and I take very seriously the commitment we made to the city in 2019 to rent to very low impact business that enhance the livability of the neighborhood. Since 2019 we have done this. We have also met and exceeded the city requirements for landscaping because we want the neighborhood to continue to improve.

Please let us know if we can answer any questions.

Sincerely,

Fred & Tracy Ludlow

https://www.virginiadot.org/vtrc/main/online_reports/pdf/03-r18.pdf

https://nacto.org/docs/usdg/trip_generation_ite.pdf