Wednesday, November 2, 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 26, 2022**
Meeting	Nov 2, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.10-26-2022.pdf (972 KB)

2. Final Plat

Subject	**A. NORTH AIRPORT INDUSTRIAL PLAT A. The proposal involves creating an industrial subdivision of five lots located at approximately 3300 North 1400 West.**
Meeting	Nov 2, 2022 - Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.northairportindustrialplata.11-2-2022.pdf (4,545 KB)

Subject	**B. NORTH AIRPORT INDUSTRIAL PLAT B. The proposal involves creating an industrial subdivision of twelve lots located at approximately 3300 North 1400 West.**
Meeting	Nov 2, 2022 - Development Review Committee
Category	2. Final Plat

Access	Public
Type	Action, Discussion

File Attachments
report.drc.northairportindustrialplatb.11-2-2022.pdf (4,634 KB)

Subject	**C. JUNIPER RIDGE TOWNHOMES. The proposal involves development approval of a Final Plat with fifty residential townhome units located at approximately 350 West Woodland Hills Drive.**
Meeting	Nov 2, 2022 - Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.juniperridgetownhomes.11-2-2022.pdf (8,991 KB)

3. 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	Nov 2, 2022 - Development Review Committee
Category	3. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.mountaincountryfoodsplant1addition.10-26-2022.pdf (5,708 KB)

4. New Business

Subject	**A. MODERA. The applicant requests to amend a portion of condition of approval number 4 to remove the owner-occupancy requirement as it relates to the approved Master Planned Development with some 600 homes. The Subject Property Contains Some 42 Acres Located at 2000 West 1900 South.**
Meeting	Nov 2, 2022 - Development Review Committee
Category	4. New Business
Access	Public
Type	Action, Discussion

File Attachments
draft 05 CC Minutes May 17, 2022.pdf (361 KB)
report.cc.modera.5-17-2022.pdf (14,713 KB)

5. Construction Standards

Subject	**A. CONSTRUCTION STANDARDS 22.03. Proposed amendments to Policy 4.39 of the Construction Standards.**
Meeting	Nov 2, 2022 - Development Review Committee
Category	5. Construction Standards
Access	Public
Type	Action, Discussion

File Attachments
CC Memo - Proposed Construction Standards Revisions (22.03) 9-15-2022 - Josh Robinson.pdf (1,040 KB)

6. Other Discussion

Subject	**A. 10 MINUTE WALK PROGRAM.**
Meeting	Nov 2, 2022 - Development Review Committee
Category	6. Other Discussion
Access	Public
Type	Discussion

Subject	**B. CENTRAL UTAH WATER.**
Meeting	Nov 2, 2022 - Development Review Committee
Category	6. Other Discussion
Access	Public
Type	Discussion

File Attachments
Updated Water Efficiency Stanards.pdf (123 KB)

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
October 26, 2022

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, City Planner; **Kimberly Brenneman**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **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; **Jake Theurer**, Power and Light Superintendent; **Tom Cooper,** Power and Light Senior Utility Planner; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall; **Kasey Woodard**, Division Secretary; **Cory Pierce**, Wastewater Division Manager.

Citizens Present: Jared Morgan, Kristy Shellenberg, Scott Peterson, Harrison Littledale, Rob Weber, Seth ?, Todd Amberry, Jackie Larson, Brian Gabler, Katie Reams.

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

MINUTES

October 26, 2022

John Little moved to approve the minutes of October 26, 2022.

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

ANNEXATIONS

GWC 320 ANNEXATION

Vaughn Pickell stated this is not in Spanish Fork's annexation policy plan but he is comfortable with accepting it for further study.

Seth Perrins asked if we can accept this for further study and it was stated yes it can be accepted for further study. Seth stated we will need to review if we can provide all services to this area.

Chris Thompson stated that he likes that this is in open conversation with the neighboring city.

Dave Anderson stated annexation policies can overlap. Dave Anderson indicated that the annexation policy plan will need to be amended. He also feels that reviewing the areas to the west at this time is appropriate.

Chris Thompson stated he believes our boundaries already overlap and it was stated it does overlap.

Jared Morgan with GWC gave a brief description of a study they have performed and stated the results are data driven. He stated the study was roughly 1000 acres.

Brandon Snyder asked GWC about the Money property and Jared Morgan stated they have been left out.

Vaughn Pickell states this would create a peninsula.

Chris Thompson stated it would be helpful to have access to the study that was conducted with Springville.

Seth Perrins stated it would be beneficial to review topography to help determine Spanish Fork's desired west boundary.

Jared Morgan stated they fully intend to annex the property into the I-1 Light Industrial zoning district to stay consistent with the currently adjacent zoning.

There was discussion about the flood plain area, wetlands and potential development and it was stated there are specific requirements for development of flood plain properties. Jared Morgan indicated they feel about 220 acres is developable.

Jake Theurer asked how the neighboring properties felt about the area becoming Spanish Fork in the future and Dave Anderson stated it will be discovered when the time comes but it was felt that it is very Spanish Fork friendly.

Seth Perrins stated this is something that will not move quickly and that needs to be vetted further so that it is right the first time.

Dave Anderson suggested coming up with a path forward that can be relied upon and has a timing table.

Dave Anderson **moved** to recommend acceptance of the proposed Annexation for further study based on the following findings:

Findings:

1. That the applicant has requested to annex into Spanish Fork City.
2. That the Springville City Council is not opposed to Spanish Fork's potential annexation of the subject property
3. With the understanding that the annexation policy plan will need to be amended prior to annexation.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

SITE PLAN

LEAP AHEAD CHILD CARE

Dave Anderson gave a brief history of the prior approval and indicated that the applicant has requested to amend the easement condition of approval.

Dave Anderson **moved** to amend the approval of the Leap Ahead Child Care Site Plan by eliminating the previous third condition of approval that required a cross access easement.

Jake Theurer **seconded** and the motion **passed** all in favor.

MOUNTAIN COUNTRY FOODS PLANT 1

Dave Anderson would like to continue this as the applicant's engineer has not yet provided the revised plans.

Dave Anderson **moved** to continue the proposed Mountain Country Foods Plant 1 Site Plan.

Jake Theurer **seconded** and the item was **Continued** all in favor.

MOUNTAIN COUNTRY FOODS PLANT 3

Brandon Snyder stated this has been previously reviewed and was continued. He stated there are current redline comments that are still under review by staff. The most important to address seems to be the pretreatment.

Michael Clark stated the 1900 North roadway alignment needs to be shifted further south.

There was discussion regarding the future traffic that will be brought to the area by Mountain Country Foods trucking.

Michael Clark stated there is no pressurized irrigation in the area. It is currently being installed by the neighboring project Green Tree to the south.

John Little stated the applicant by adding the DAFF building has lost the 60-foot clear area around the building and stated the DAFF will need to be reduced in width or the calculations for the building will need to be looked at.

Jake Theurer stated the applicant has requested primary metering and wants them to be aware of the time frame.

There was a brief discussion on the fees.

Michael Clark stated there is tail water runoff that flows through the Hallam property. Brief discussion ensued regarding storm water and irrigation runoff.

Dave Anderson **moved** to approve the proposed Mountain Country Foods Plant 3 Site Plan based on the following findings and 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.
3. That prior to occupancy the plat be recorded.

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

CONCEPT REVIEW

CANYON STONE

Todd Amberry with Canyon Stone Capital was present and gave a brief presentation on the proposed development. He stated medium density would fit the idea they are presenting. He stated this will be a mix of housing styles including single family homes and twin-homes. He stated they are working with Scott Peterson at Atlas engineering.

There was discussion on the surrounding road types.

Brandon Snyder asked if the applicant is proposing a master planned development and Todd Amberry stated yes, they are proposing a master planned development.

Chris Thompson stated there needs to be a roundabout planned for the development.

Dave Anderson stated there are several things with the proposed design that gives him pause as he has not seen a design similar to this in quite a while. He pointed out the segregated housing, small 5000 square foot lots, long cul-de-sac, no connecting roads, and double frontage, he stated is a hard sell in Spanish Fork and has historically not done well.

Seth Perrins asked how many total lots are being shown and it was stated 119 units are shown on the design.

Dave Anderson stated this is going to be a tough sale and suggests having some revisions made and providing imagery to present to the Planning Commission.

Seth Perrins agreed and stated there is a "townhome fatigue" and stated there is a bigger need for homeownership over rental properties right now.

SITE PLAN

WASTE WATER RECLAMATION FACILITY

Cory Pierce stated construction has been moving forward as the contract has been awarded. He stated they are seeking approval from the committee.

Brandon Snyder stated there are a few minor redlines remaining. He stated the wall and fencing details need to be included on the plans.

Chris Thompson stated staff is still waiting to see standards or color images. He stated staff would like to know what color scheme will be used and it was stated they will refer to the construction standards. He stated he would like this included in the plans.

There was discussion about fencing and it was decided that slatted chain link fencing will match existing fencing along the railroad and will be included on the plans.

Vaughn Pickell **moved** to approve the proposed Waste Water Reclamation Facility Site Plan based on the following finding and 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.

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

OTHER BUSINESS

There was a discussion about Quiet Valley and addressing the issue of speeding.

Chris Thompson stated there needs to be a solution for the intersection of 1500 South and Windy Ridge Dr and also at the outlet at 3750 East (1500 South) by the clubhouse. Traffic circles or other traffic calming measures were suggested.

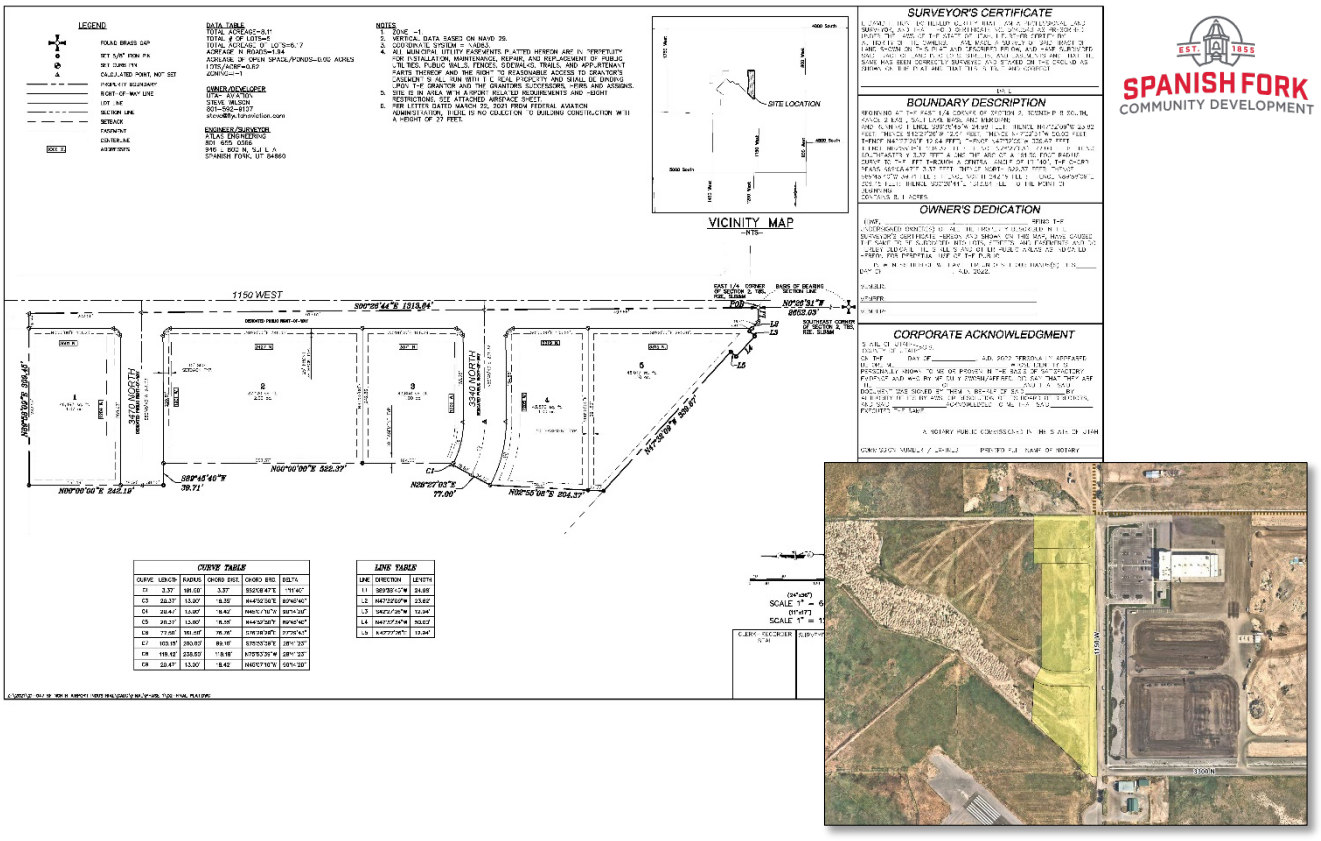
There was a discussion on the Utah County Jail wall and fencing request and it was stated the requirements appear to have been met and can go to the City Council for review. It was suggested to plant a few more trees.

There was discussion on Golden Sage Estates. It was stated the applicant approached the city about a building permit for a home along Mill Road. It was stated by Chris Thompson that the improvements along Mill Road would be only in front of the house based on a previous meeting with select staff and a few council members.

Vaughn Pickell moved to adjourn the meeting at 11:45 a.m.

Adopted:

Kasey Woodard
Division Secretary



North Airport Industrial Plat A Final Plat Approval Request

November 2, 2022, Development Review Committee Meeting.

Located at 3300 North 1400 West, including approximately 6.17 acres.

The subject property is zoned I-1.

The applicant has requested that a Final Plat of five industrial lots be approved.

Key Issues

1. Utilities.
2. Access.
3. Preliminary Plat approval conditions.

Recommendation

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

Findings

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

Conditions

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

Exhibits

1. Final Plat.

NORTH AIRPORT INDUSTRIAL PLAT "A"

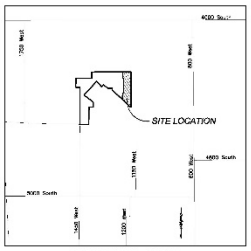
AN INDUSTRIAL DEVELOPMENT
SPANISH FORK, UTAH
FINAL PLAN SET
OCTOBER 2022

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	PHASING PLAN
7	ELECTRICAL PLAN
PP-01	PLAN & PROFILE – 1150 WEST – STA. 10+00 TO STA. 14+50
PP-02	PLAN & PROFILE – 1150 WEST – STA. 14+50 TO STA. 19+00
PP-03	PLAN & PROFILE – 1150 WEST – STA. 19+00 TO STA. 23+14
PP-04	PLAN & PROFILE – 3470 NORTH – STA. 10+00 TO STA. 13+50
PP-05	PLAN & PROFILE – 3340 NORTH – STA. 18+00 TO STA. 21+60
DT-01	DETAIL SHEET

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND FIBER COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.

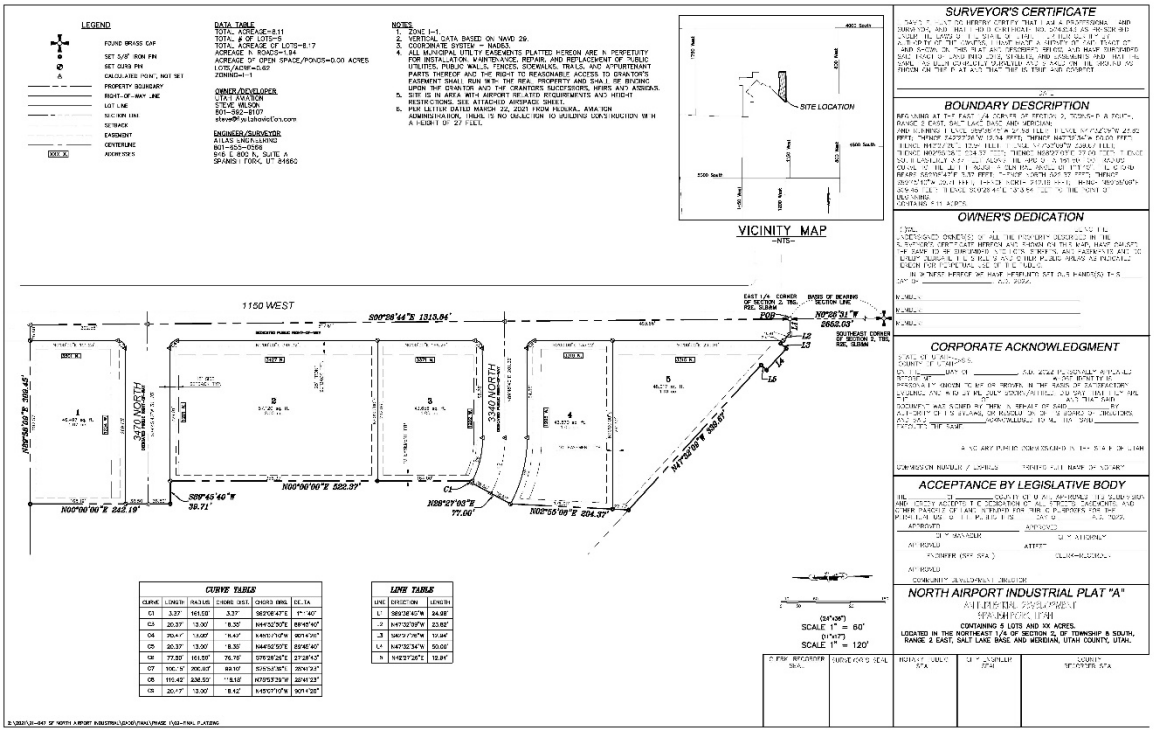
OWNER/DEVELOPER
UTAH AVIATION
STEVE WILSON
801-592-9107
steve@utahaviation.com

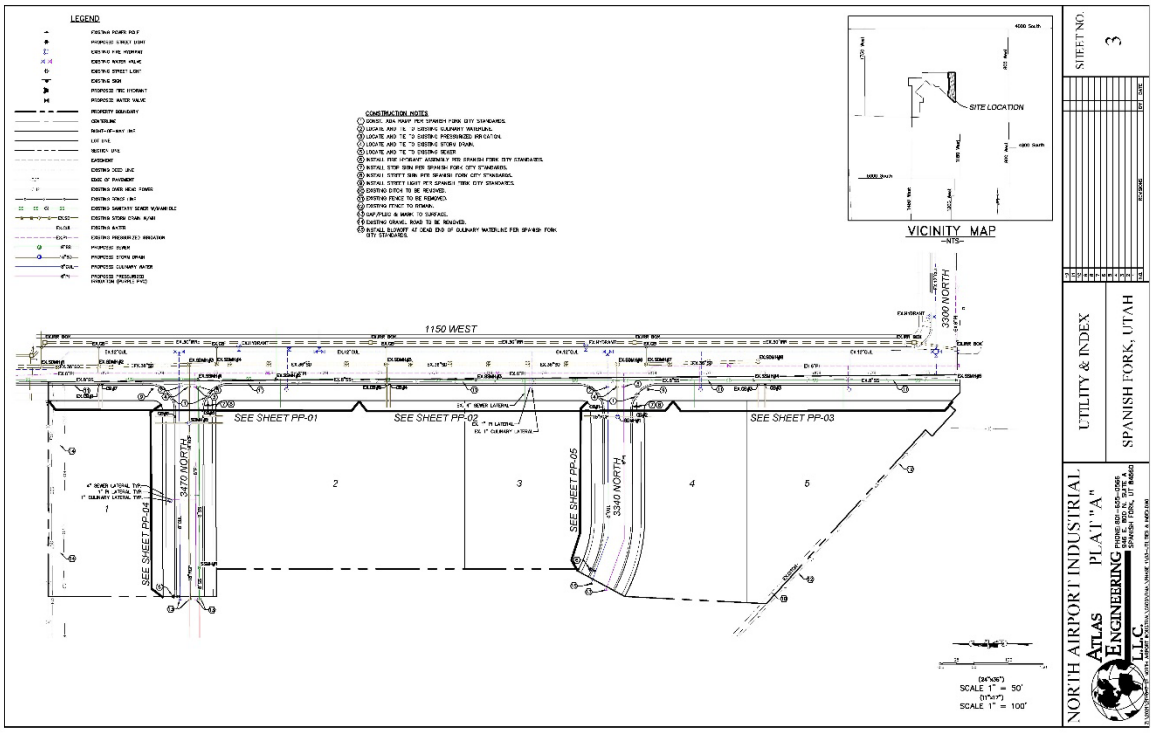


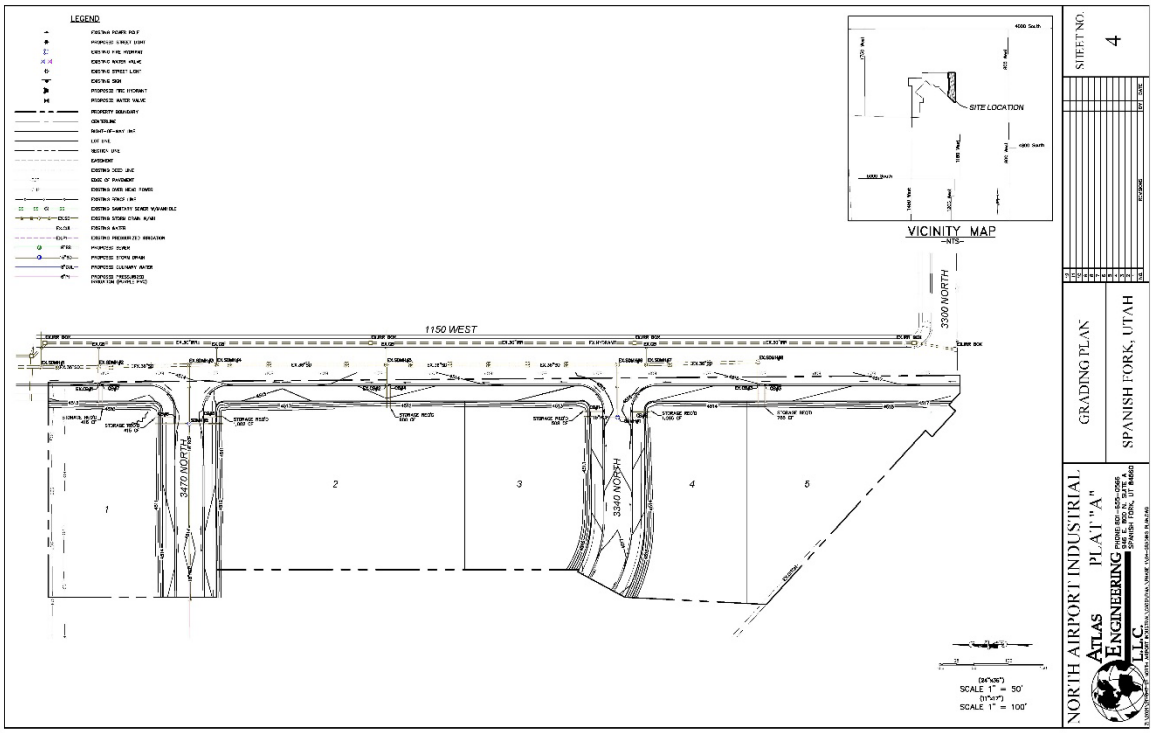
VICINITY MAP
–NTS–

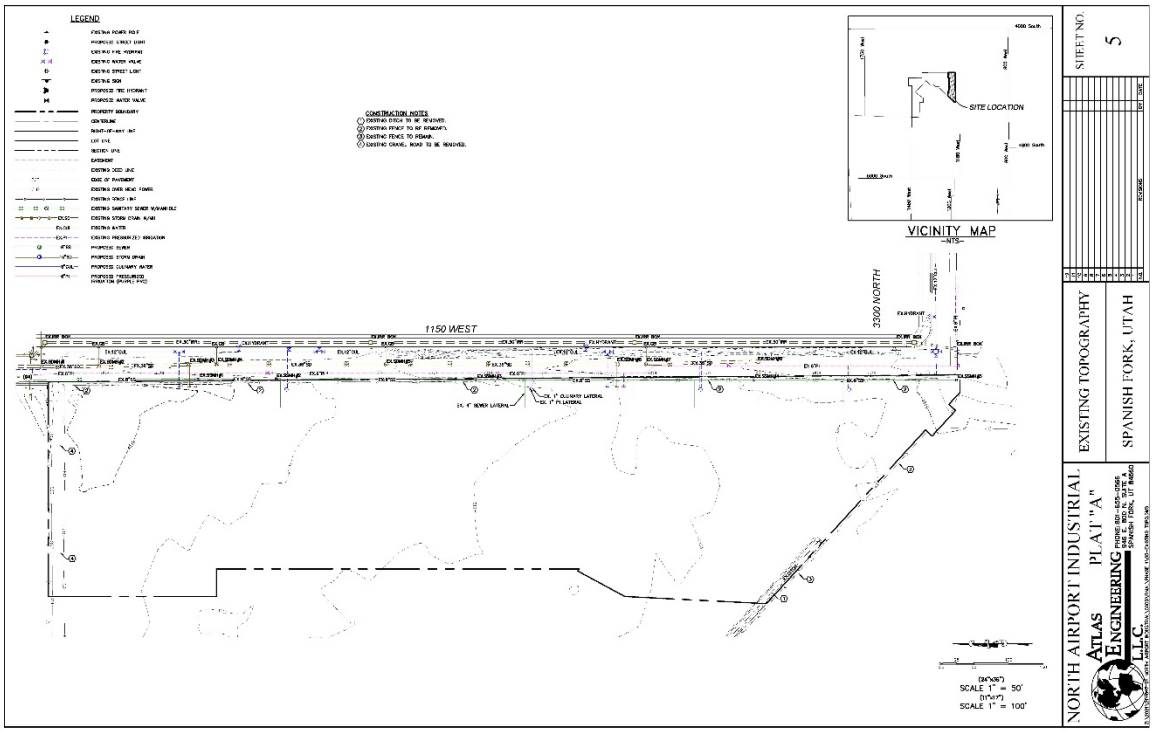
NORTH AIRPORT INDUSTRIAL PLAT "A"

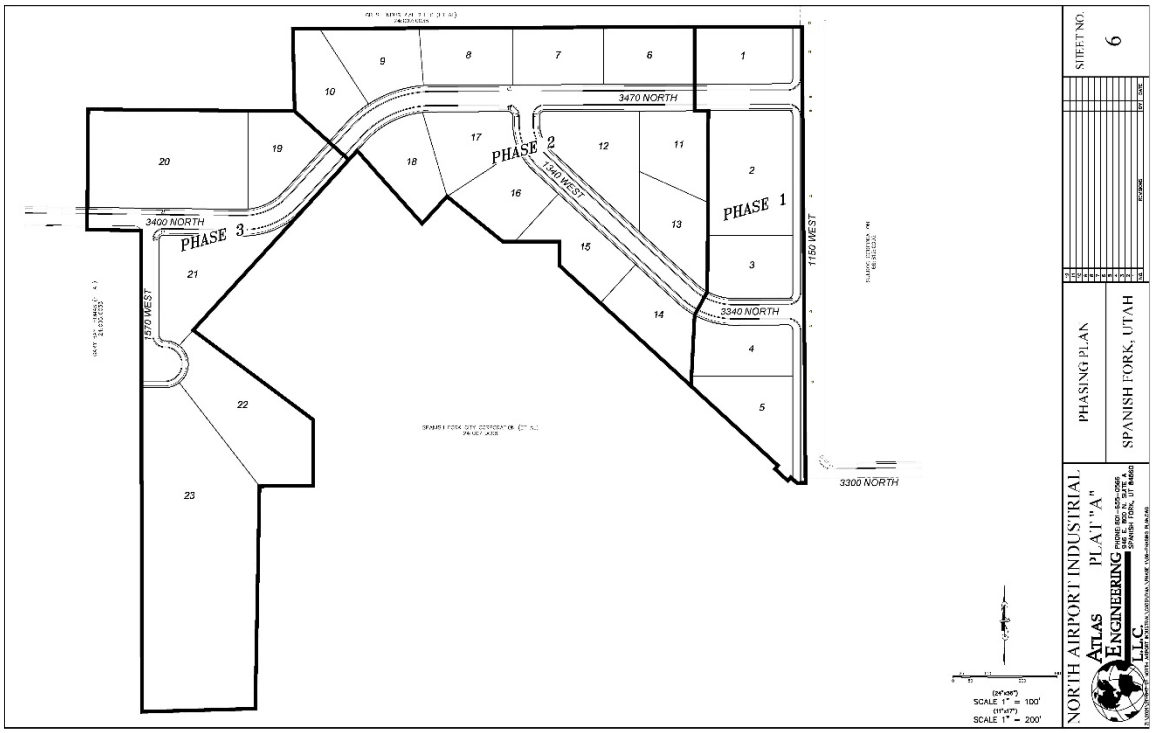
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

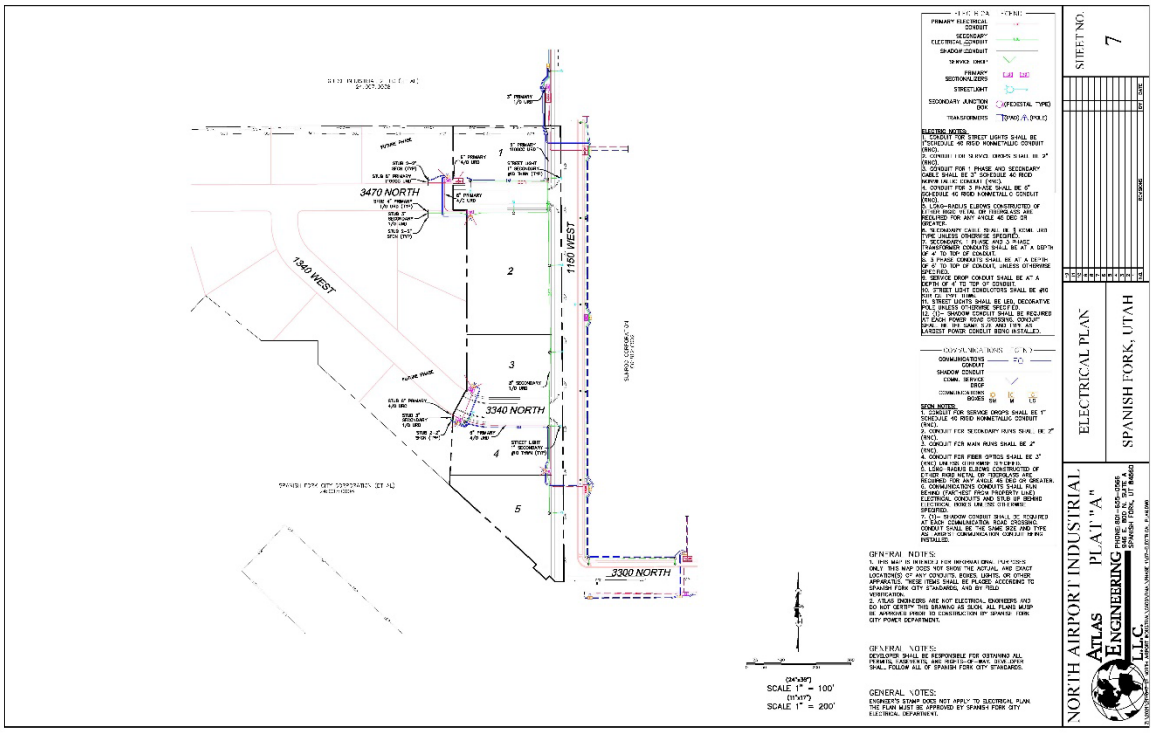


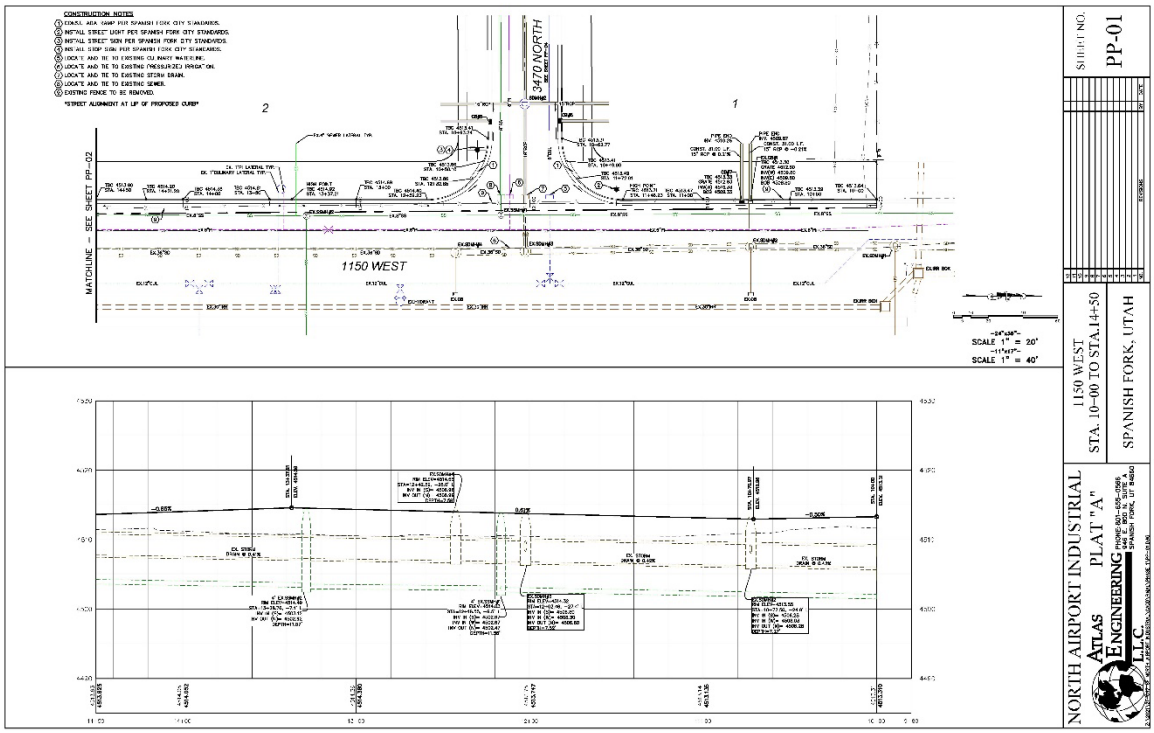

LEGEND
CONSTRUCTION NOTES
VICINITY MAP
SITE LOCATION
1150 WEST
3300 NORTH
3470 NORTH
3340 NORTH
SEE SHEET PP-01
SEE SHEET PP-02
SEE SHEET PP-03
SEE SHEET PP-04
SEE SHEET PP-05
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 3
UTILITY & INDEX
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.

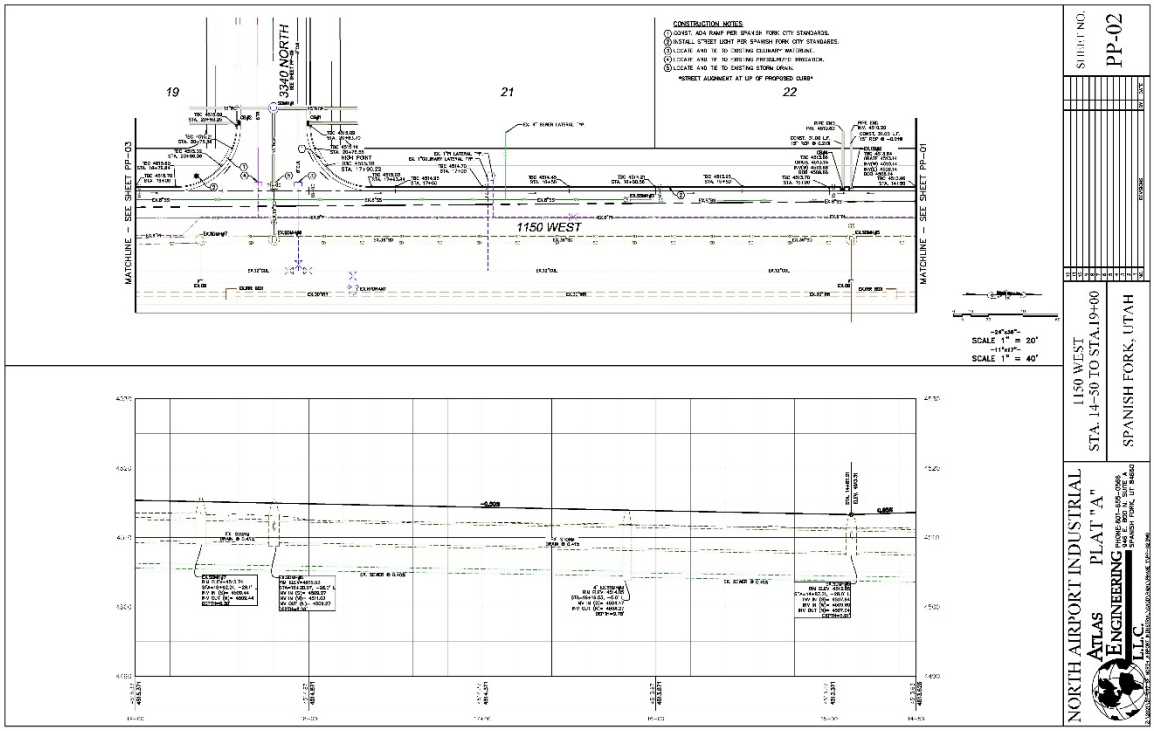

LEGEND
VICINITY MAP
SITE LOCATION
1150 WEST
3300 NORTH
3470 NORTH
3340 NORTH
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 4
GRADING PLAN
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.

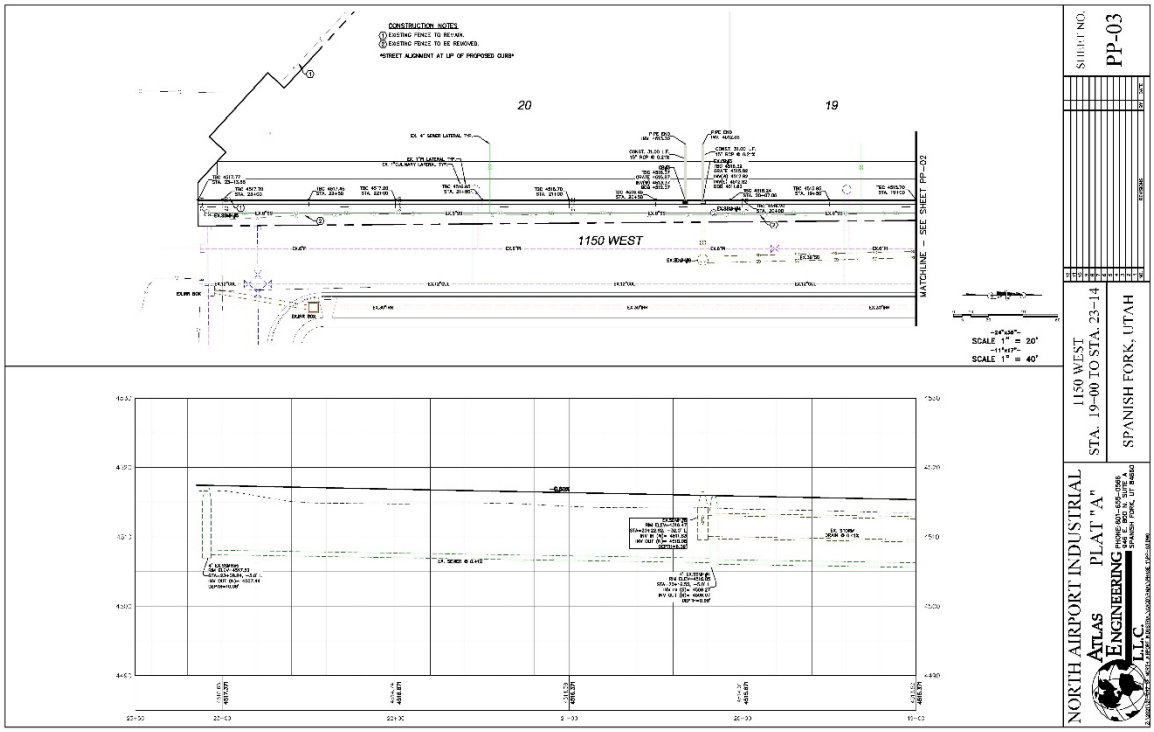

LEGEND
CONSTRUCTION NOTES
VICINITY MAP
SITE LOCATION
1150 WEST
3300 NORTH
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 5
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.

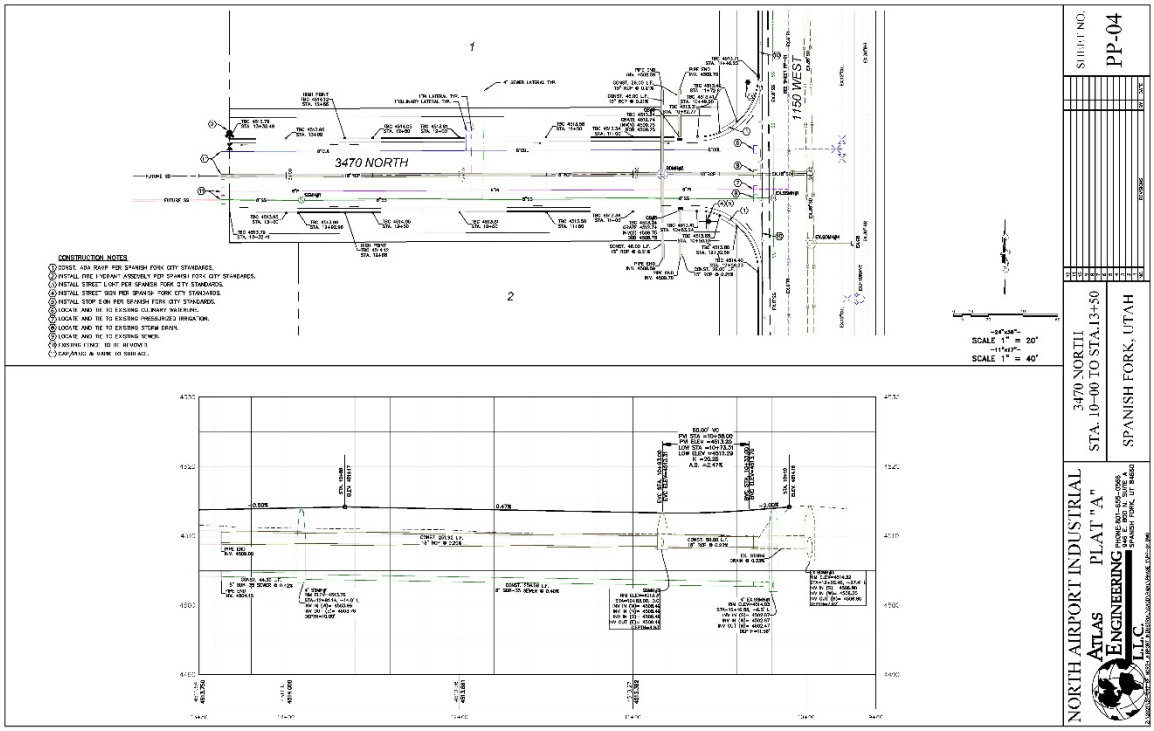

3470 NORTH
3400 NORTH
3340 NORTH
3300 NORTH
1150 WEST
1340 WEST
1570 WEST
PHASE 1
PHASE 2
PHASE 3
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.

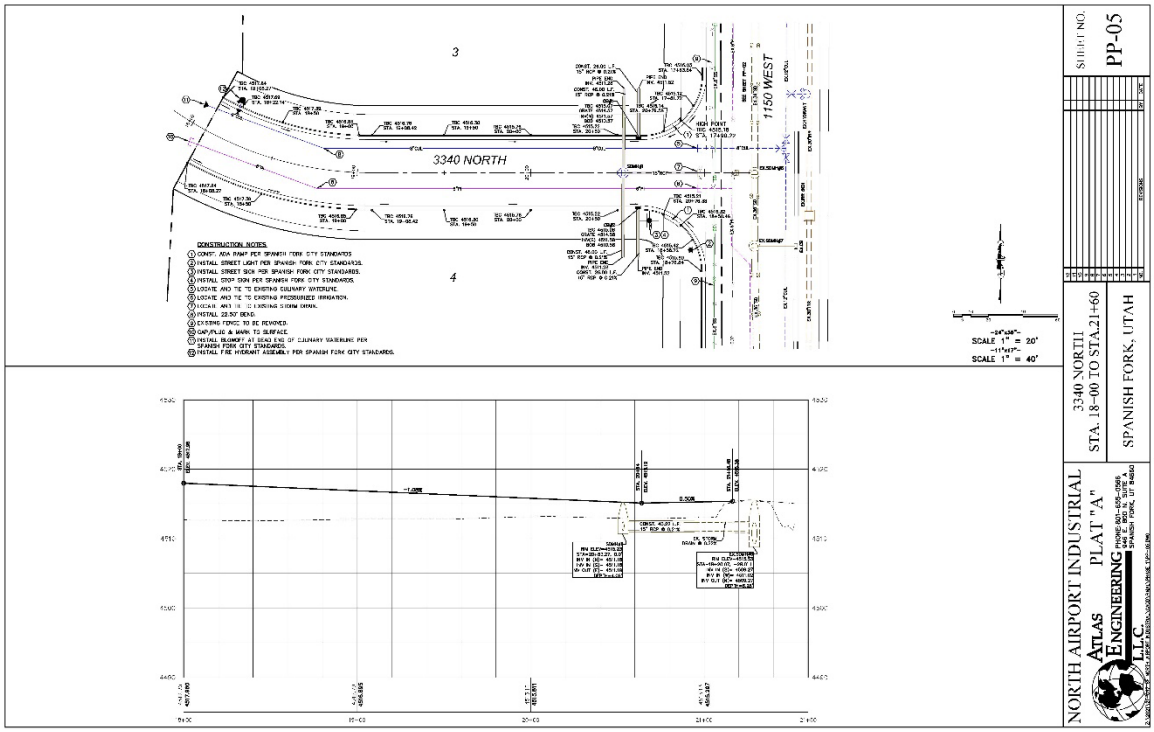

3470 NORTH
3340 NORTH
3300 NORTH
1340 WEST
1150 WEST
SCALE 1" = 100'
SCALE 1" = 200'
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.
ELECTRICAL PLAN
SPANISH FORK, UTAH
SHEET NO. 7

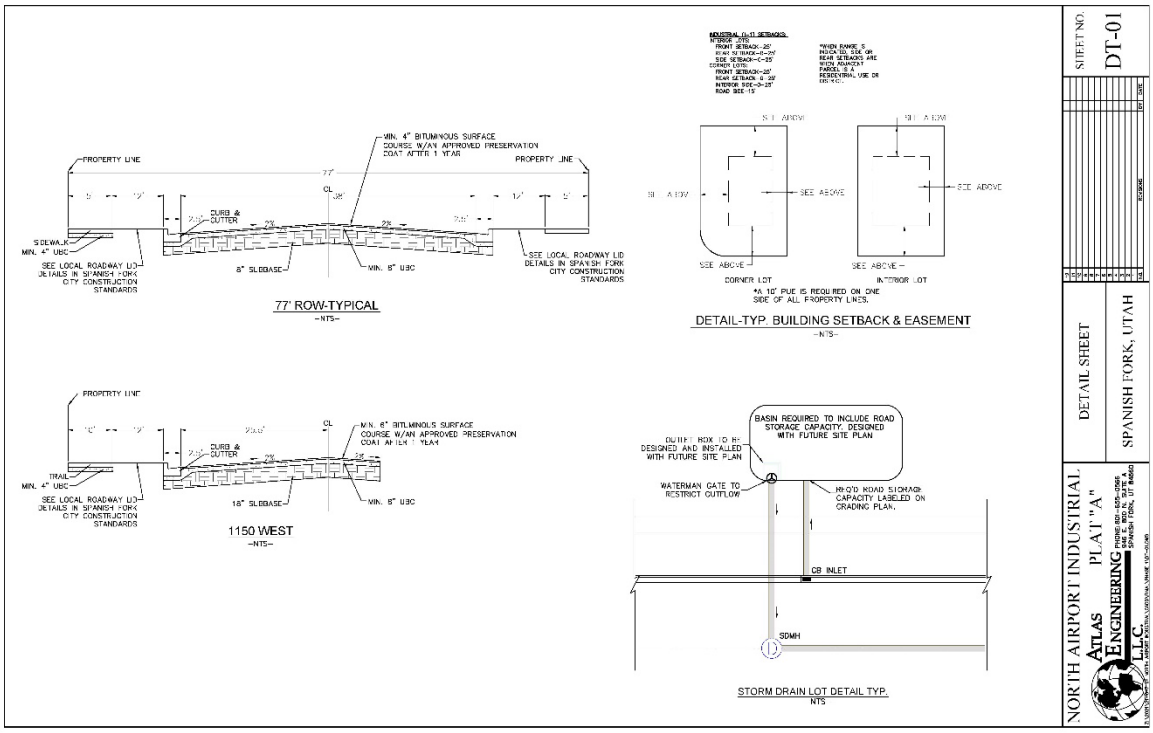

CONSTRUCTION NOTES
3470 NORTH
1150 WEST
MATCHLINE - SEE SHEET PP-02
SCALE 1" = 20'
SCALE 1" = 40'
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.
1150 WEST
STA. 10+00 TO STA.14+50
SPANISH FORK, UTAH
SHEET NO. PP-01

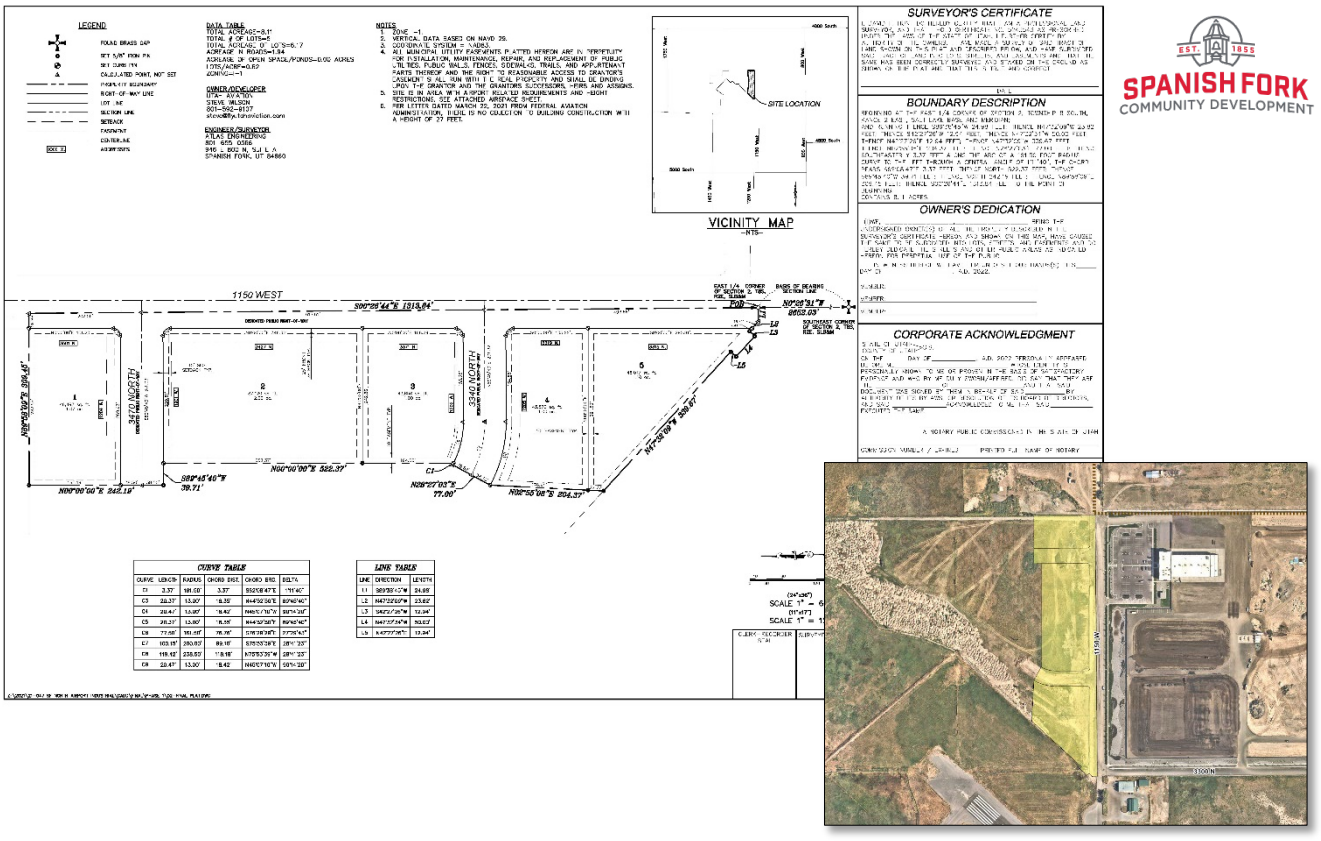

CONSTRUCTION NOTES
1 CONST. ADA RAMP PER SPANISH FORK CITY STANDARDS.
2 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3 LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
4 LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION.
5 LOCATE AND TIE TO EXISTING STORM DRAIN.
STREET ALIGNMENT AT LIP OF PROPOSED CURB
3340 NORTH
1150 WEST
19
21
22
MATCHLINE – SEE SHEET PP-03
MATCHLINE – SEE SHEET PP-01
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-02
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING LLC
1150 WEST
STA. 14+30 TO STA.19+00
SPANISH FORK, UTAH


CONSTRUCTION NOTES
1 EXISTING FENCE TO REMAIN.
2 EXISTING FENCE TO BE REMOVED.
STREET ALIGNMENT AT LIP OF PROPOSED CURB
20
19
1150 WEST
MATCHLINE – SEE SHEET PP-02
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-03
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING LLC
1150 WEST
STA. 19+00 TO STA. 23+14
SPANISH FORK, UTAH


3470 NORTH
1150 WEST
CONSTRUCTION NOTES
SHEET NO.
PP-04
3470 NORTH
STA. 10+00 TO STA.13+50
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL
PLAT "A"
ATLAS ENGINEERING LLC


3340 NORTH
1150 WEST
CONSTRUCTION NOTES
SHEET NO.
PP-05
3340 NORTH
STA. 18+00 TO STA.21+60
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL
PLAT "A"
ATLAS ENGINEERING LLC


PROPERTY LINE
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
77'
CL
CURB & GUTTER
2%
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
8" SLOBASE
MIN. 8" UBC
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
77' ROW-TYPICAL
-NTS-
SEE ABOVE
CORNER LOT
INTERIOR LOT
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
PROPERTY LINE
CL
MIN. 6" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CURB & GUTTER
2%
TRAIL MIN. 4" UBC
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
18" SLOBASE
MIN. 8" UBC
1150 WEST
-NTS-
BASIN REQUIRED TO INCLUDE ROAD STORAGE CAPACITY, DESIGNED WITH FUTURE SITE PLAN
OUTLET BOX TO BE DESIGNED AND INSTALLED WITH FUTURE SITE PLAN
WATERMAN GATE TO RESTRICT OUTFLOW
MIN'D ROAD STORAGE CAPACITY LABELED ON GRADING PLAN.
CB INLET
SDMH
STORM DRAIN LOT DETAIL TYP.
NTS
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.



North Airport Industrial Plat A Final Plat Approval Request

November 2, 2022, Development Review Committee Meeting.

Located at 3300 North 1400 West, including approximately 6.17 acres.

The subject property is zoned I-1.

The applicant has requested that a Final Plat of five industrial lots be approved.

Key Issues

1. Utilities.
2. Access.
3. Preliminary Plat approval conditions.

Recommendation

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

Findings

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

Conditions

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

Exhibits

1. Final Plat.

NORTH AIRPORT INDUSTRIAL PLAT "A"

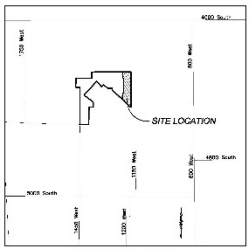
AN INDUSTRIAL DEVELOPMENT
SPANISH FORK, UTAH
FINAL PLAN SET
OCTOBER 2022

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	PHASING PLAN
7	ELECTRICAL PLAN
PP-01	PLAN & PROFILE – 1150 WEST – STA. 10+00 TO STA. 14+50
PP-02	PLAN & PROFILE – 1150 WEST – STA. 14+50 TO STA. 19+00
PP-03	PLAN & PROFILE – 1150 WEST – STA. 19+00 TO STA. 23+14
PP-04	PLAN & PROFILE – 3470 NORTH – STA. 10+00 TO STA. 13+50
PP-05	PLAN & PROFILE – 3340 NORTH – STA. 18+00 TO STA. 21+60
DT-01	DETAIL SHEET

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND FIBER COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.

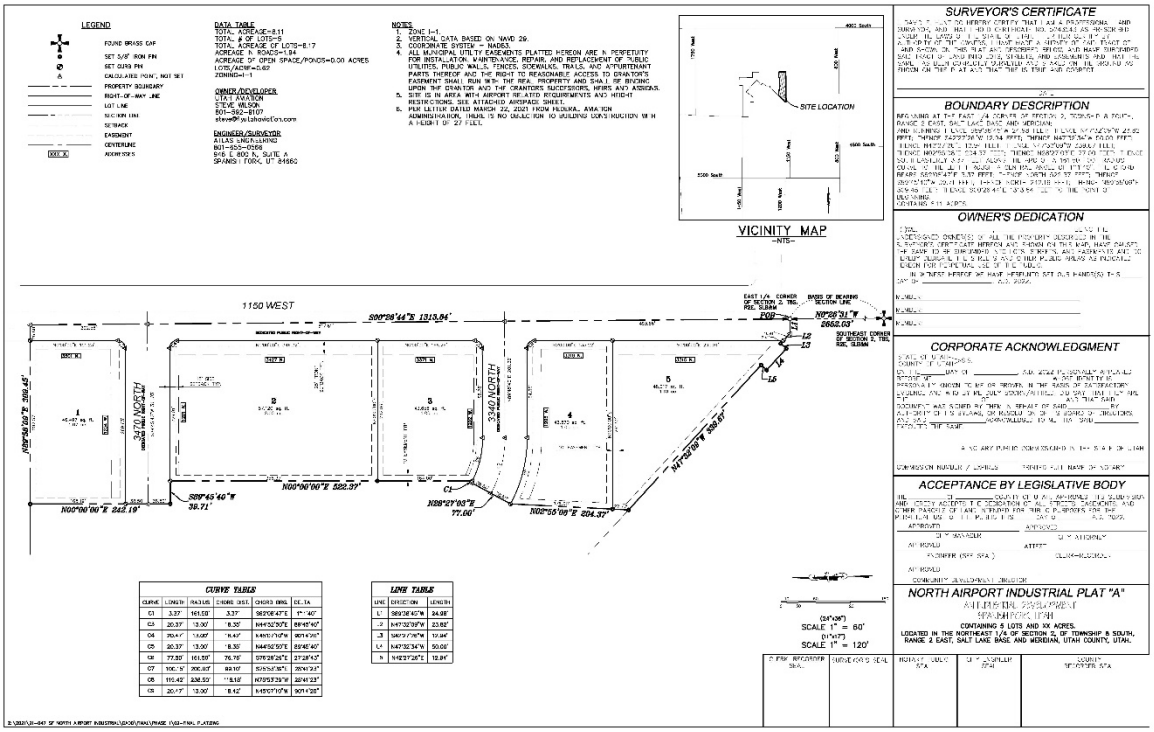
OWNER/DEVELOPER
UTAH AVIATION
STEVE WILSON
801-592-9107
steve@utahaviation.com

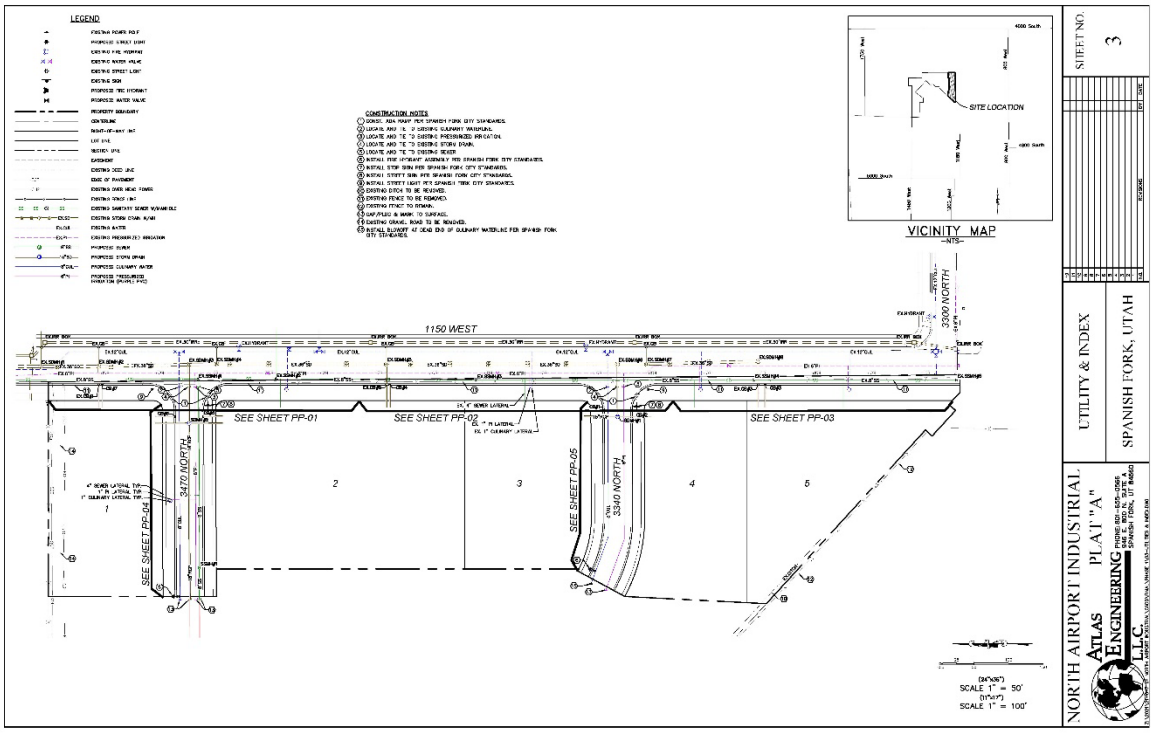


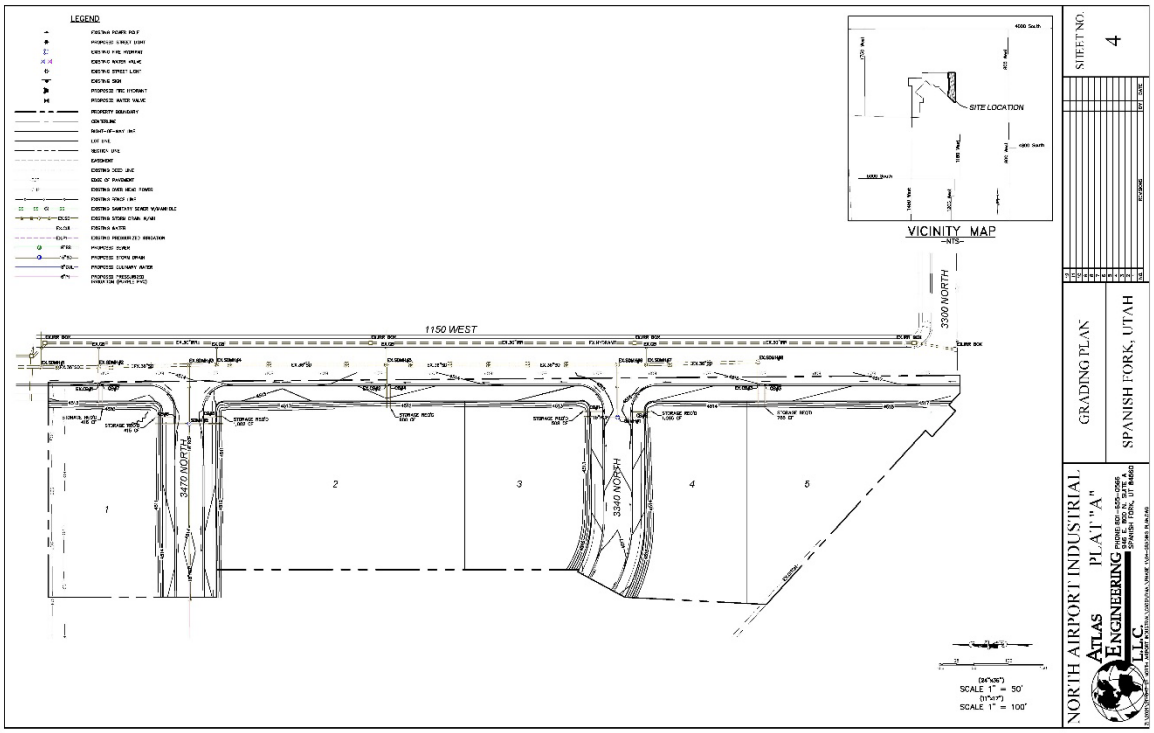
VICINITY MAP
–NTS–

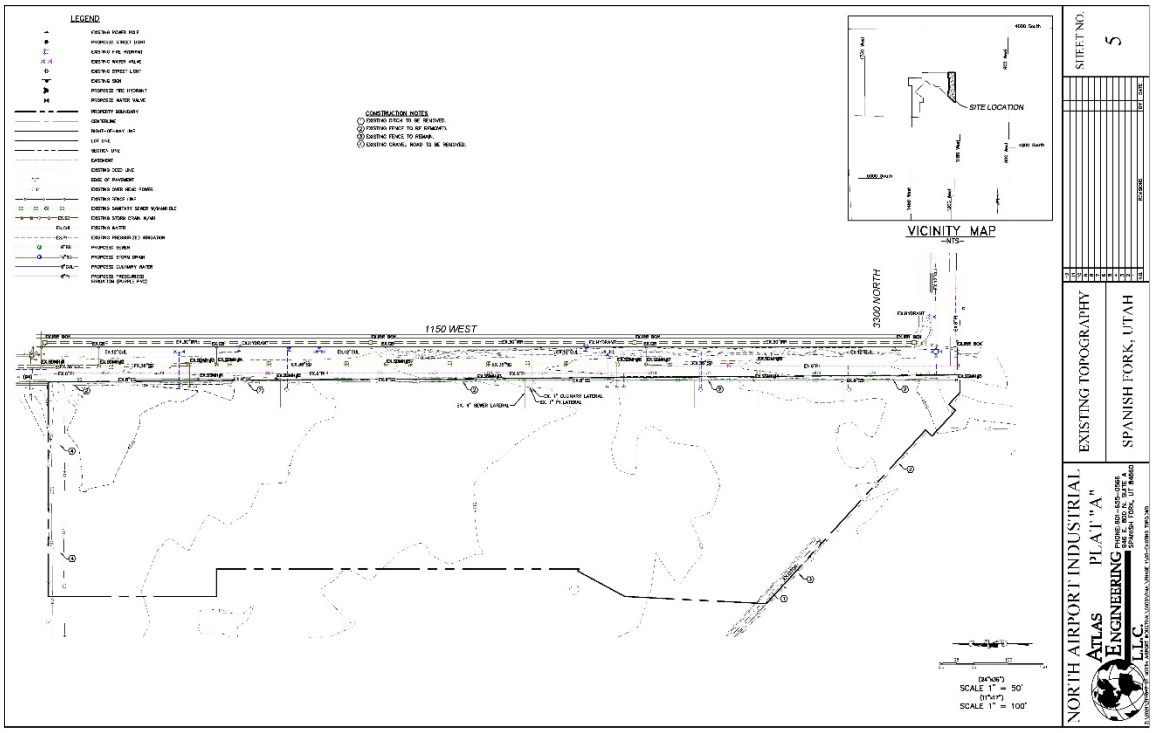
NORTH AIRPORT INDUSTRIAL PLAT "A"

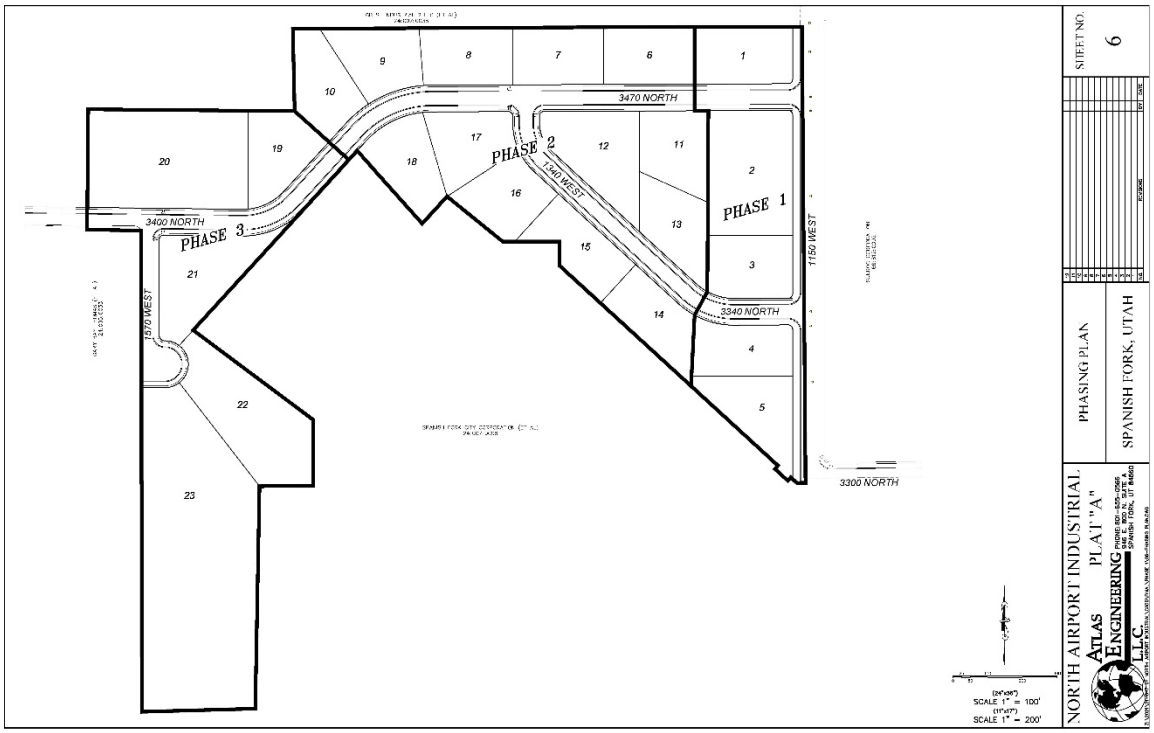
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

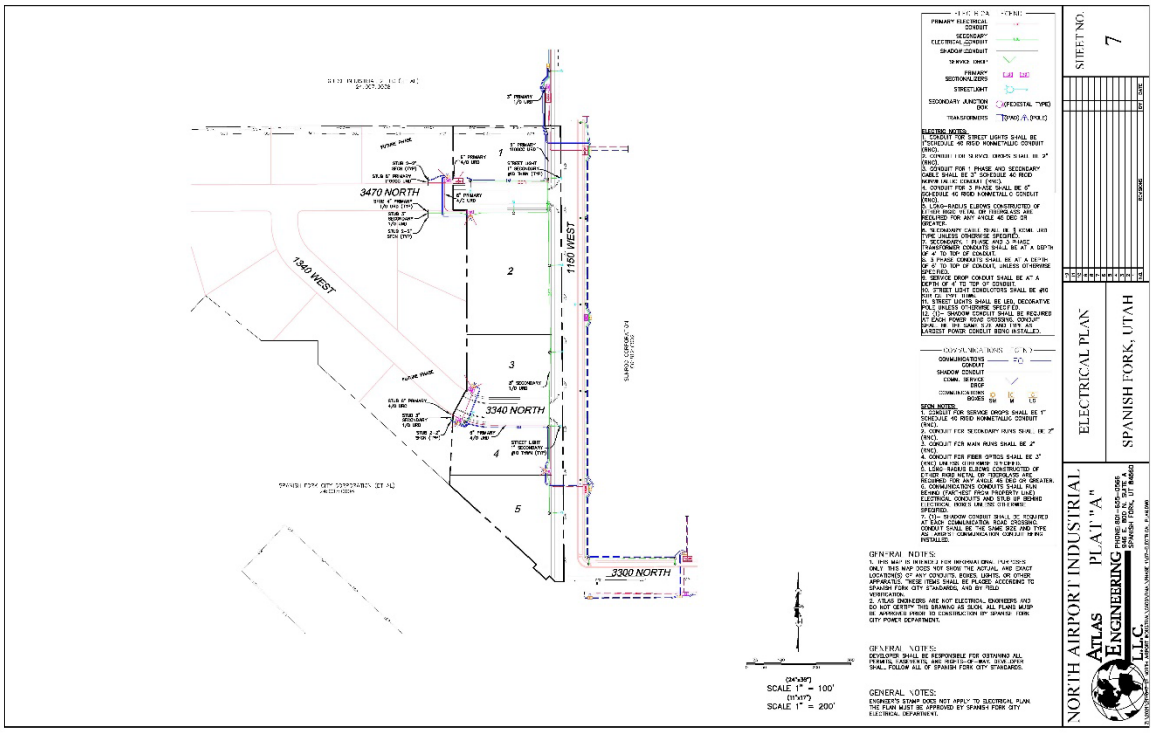


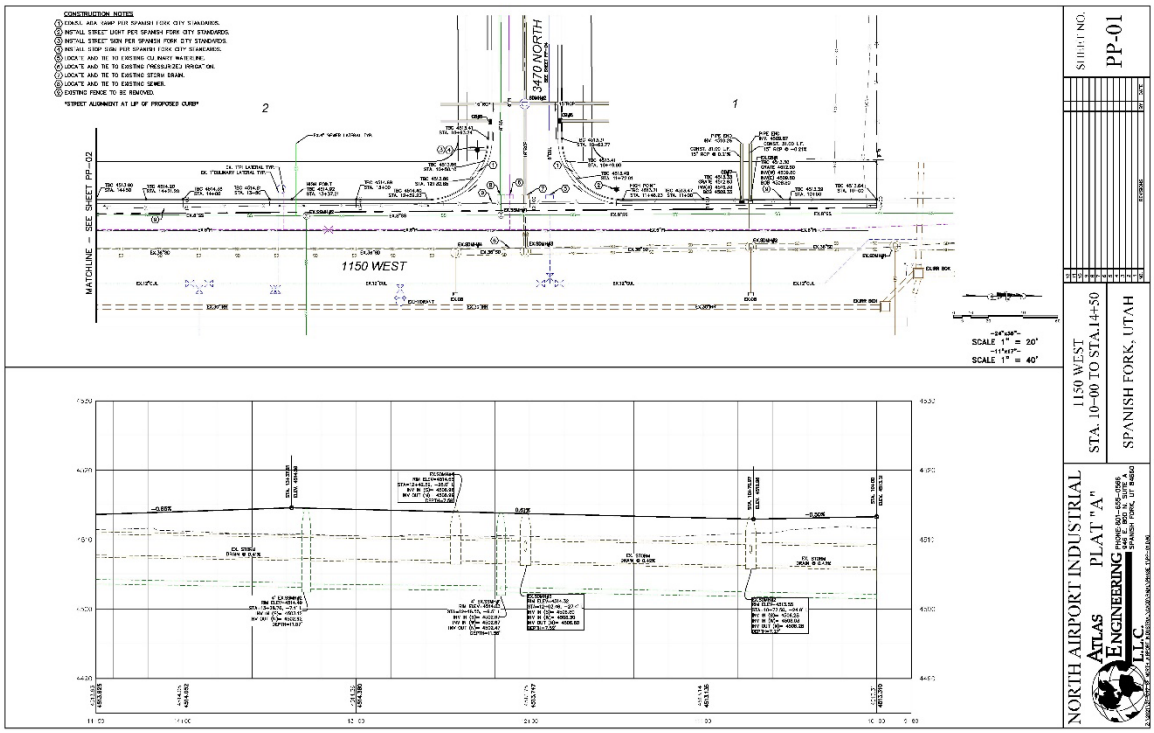

LEGEND
CONSTRUCTION NOTES
VICINITY MAP
SITE LOCATION
1150 WEST
3300 NORTH
3470 NORTH
3340 NORTH
SEE SHEET PP-01
SEE SHEET PP-02
SEE SHEET PP-03
SEE SHEET PP-04
SEE SHEET PP-05
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 3
UTILITY & INDEX
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.

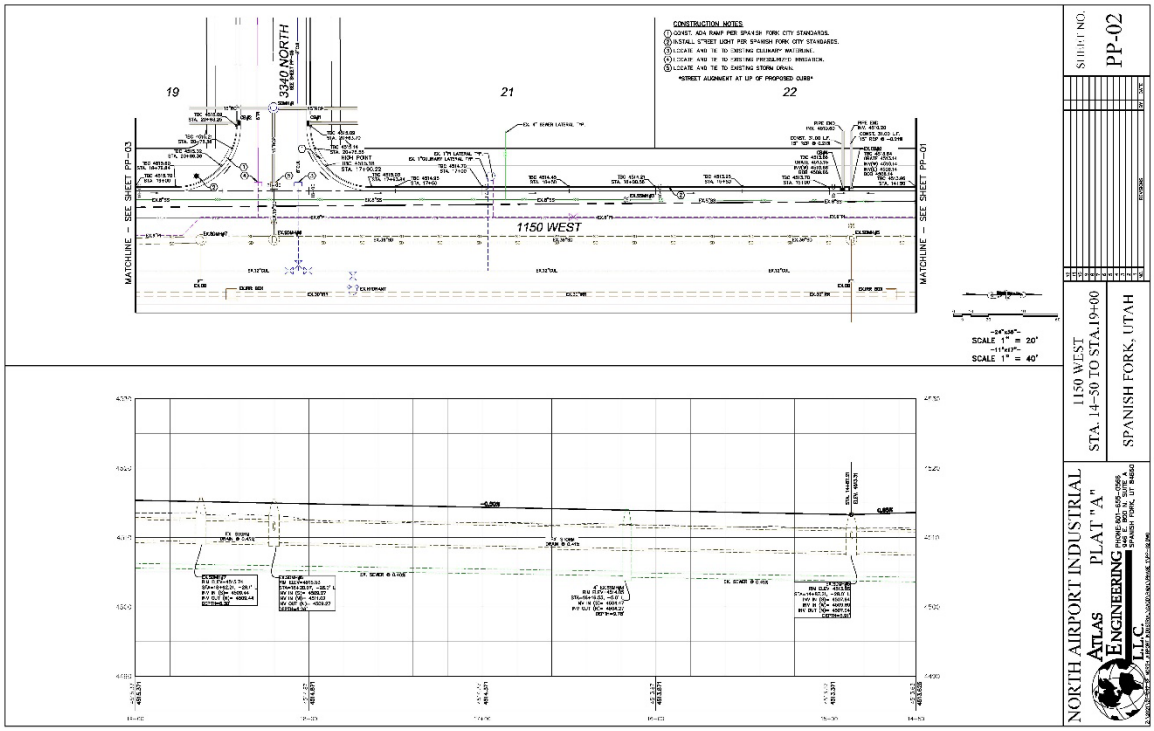

LEGEND
VICINITY MAP
SITE LOCATION
1150 WEST
3300 NORTH
3470 NORTH
3340 NORTH
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 4
GRADING PLAN
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.

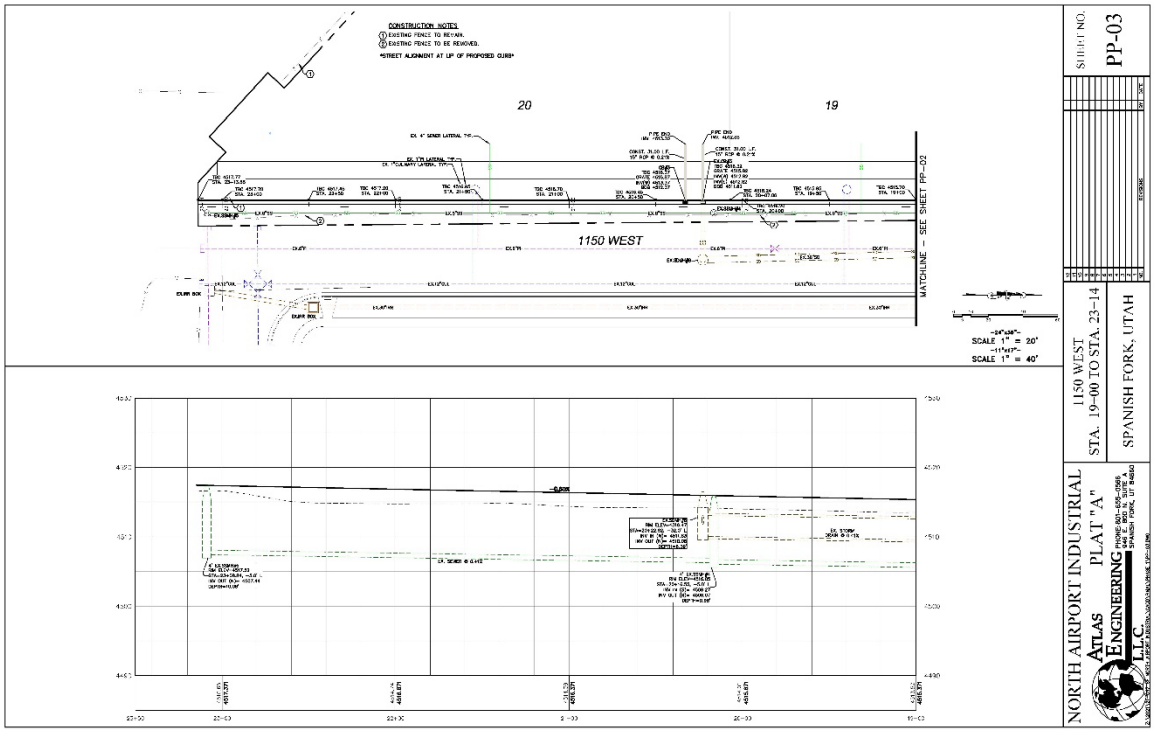

LEGEND
CONSTRUCTION NOTES
VICINITY MAP
SITE LOCATION
1150 WEST
3300 NORTH
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 5
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.

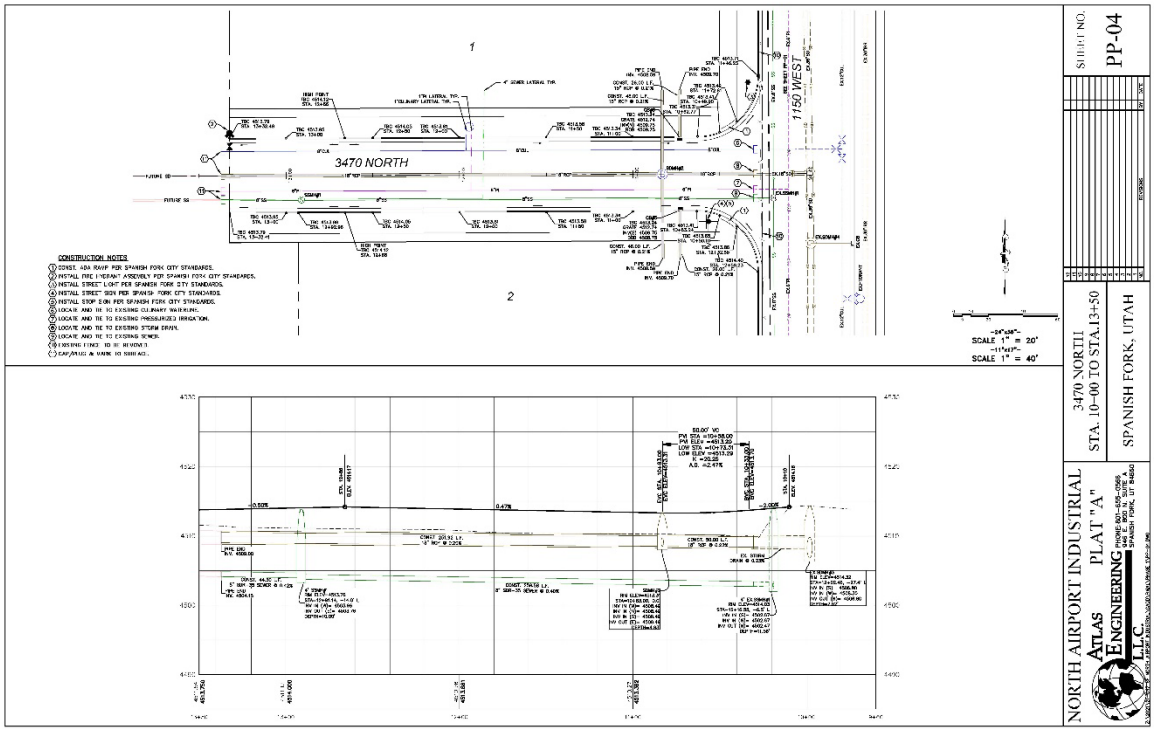

3470 NORTH
3400 NORTH
3340 NORTH
3300 NORTH
1150 WEST
1340 WEST
1570 WEST
PHASE 1
PHASE 2
PHASE 3
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.

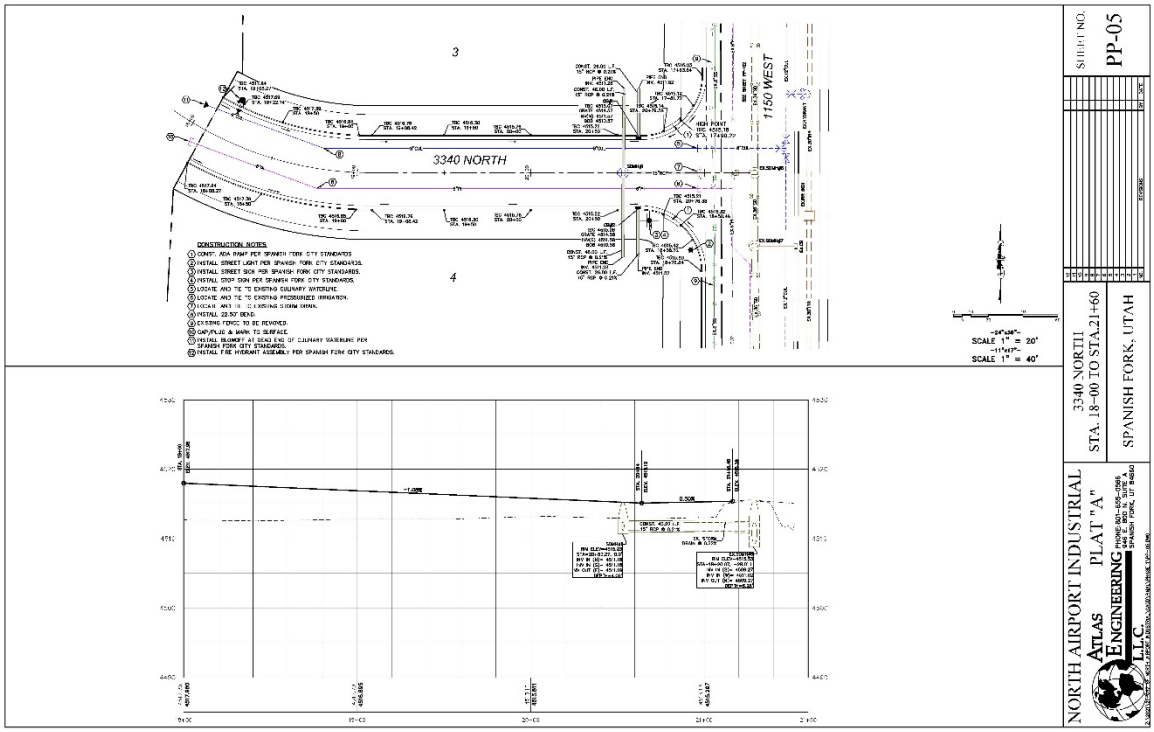

3470 NORTH
3340 NORTH
3300 NORTH
1340 WEST
1150 WEST
SCALE 1" = 100'
SCALE 1" = 200'
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.
ELECTRICAL PLAN
SPANISH FORK, UTAH
SHEET NO. 7

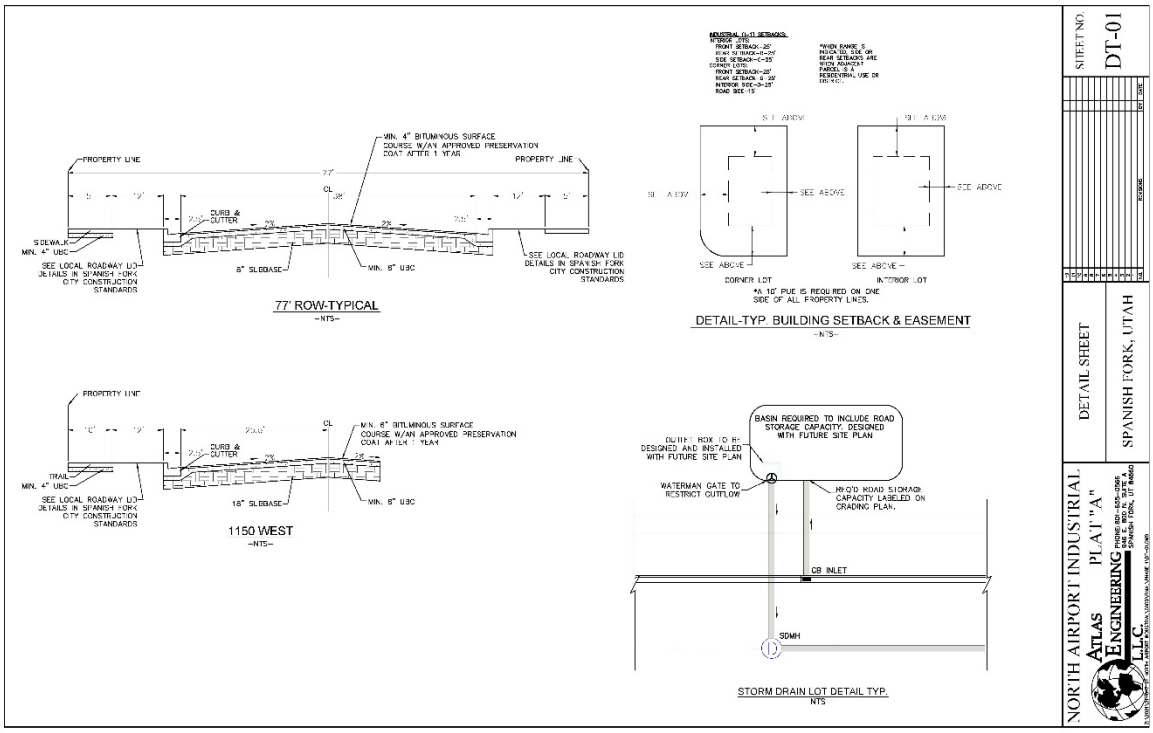

CONSTRUCTION NOTES
3470 NORTH
1150 WEST
MATCHLINE - SEE SHEET PP-02
SCALE 1" = 20'
SCALE 1" = 40'
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.
1150 WEST
STA. 10+00 TO STA.14+50
SPANISH FORK, UTAH
SHEET NO. PP-01

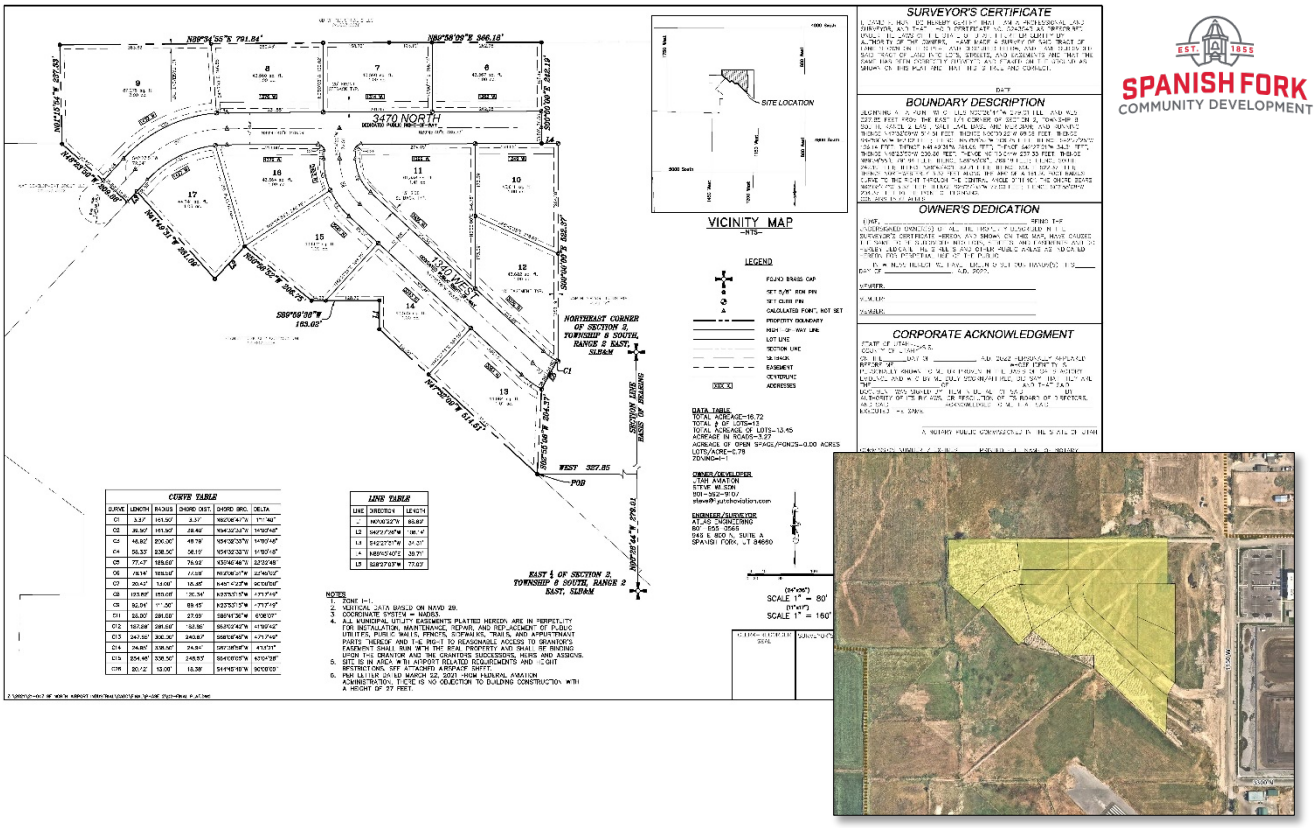

CONSTRUCTION NOTES
1 CONST. ADA RAMP PER SPANISH FORK CITY STANDARDS.
2 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3 LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
4 LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION.
5 LOCATE AND TIE TO EXISTING STORM DRAIN.
STREET ALIGNMENT AT LIP OF PROPOSED CURB
3340 NORTH
1150 WEST
19
21
22
MATCHLINE – SEE SHEET PP-03
MATCHLINE – SEE SHEET PP-01
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-02
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING LLC
1150 WEST
STA. 14+30 TO STA.19+00
SPANISH FORK, UTAH


CONSTRUCTION NOTES
1 EXISTING FENCE TO REMAIN.
2 EXISTING FENCE TO BE REMOVED.
STREET ALIGNMENT AT LIP OF PROPOSED CURB
20
19
1150 WEST
MATCHLINE – SEE SHEET PP-02
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-03
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING LLC
1150 WEST
STA. 19+00 TO STA. 23+14
SPANISH FORK, UTAH


3470 NORTH
1150 WEST
CONSTRUCTION NOTES
SHEET NO.
PP-04
3470 NORTH
STA. 10+00 TO STA.13+50
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL
PLAT "A"
ATLAS ENGINEERING LLC


3340 NORTH
1150 WEST
CONSTRUCTION NOTES
SHEET NO.
PP-05
3340 NORTH
STA. 18+00 TO STA.21+60
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL
PLAT "A"
ATLAS ENGINEERING LLC


PROPERTY LINE
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
77'
CL
CURB & GUTTER
2%
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
8" SLOBASE
MIN. 8" UBC
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
77' ROW-TYPICAL
-NTS-
SEE ABOVE
CORNER LOT
INTERIOR LOT
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
PROPERTY LINE
CL
MIN. 6" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CURB & GUTTER
2%
TRAIL MIN. 4" UBC
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
18" SLOBASE
MIN. 8" UBC
1150 WEST
-NTS-
BASIN REQUIRED TO INCLUDE ROAD STORAGE CAPACITY, DESIGNED WITH FUTURE SITE PLAN
OUTLET BOX TO BE DESIGNED AND INSTALLED WITH FUTURE SITE PLAN
WATERMAN GATE TO RESTRICT OUTFLOW
MIN'D ROAD STORAGE CAPACITY LABELED ON GRADING PLAN.
CB INLET
SDMH
STORM DRAIN LOT DETAIL TYP.
NTS
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "A"
ATLAS ENGINEERING L.L.C.



North Airport Industrial Plat B Final Plat Approval Request

November 2, 2022, Development Review Committee Meeting.

Located at 3300 North 1400 West, including approximately 16.72 acres.

The subject property is zoned I-1.

The applicant has requested that a Final Plat of twelve industrial lots be approved.

Key Issues

1. Utilities.
2. Access.
3. Preliminary Plat approval conditions.

Recommendation

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

Findings

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

Conditions

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

Exhibits

1. Final Plat.

NORTH AIRPORT INDUSTRIAL PLAT "B"

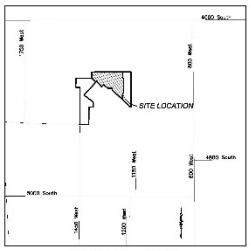
AN INDUSTRIAL DEVELOPMENT
SPANISH FORK, UTAH
FINAL PLAN SET
OCTOBER 2022

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	PHASING PLAN
7	ELECTRICAL PLAN
PP-01	PLAN & PROFILE – 3470 NORTH – STA. 13+00 TO STA. 17+00
PP-02	PLAN & PROFILE – 3470 NORTH – STA. 17+00 TO STA. 21+00
PP-03	PLAN & PROFILE – 3470 NORTH – STA. 21+00 TO STA. 24+50
PP-04	PLAN & PROFILE – 1340 WEST – STA. 10+00 TO STA. 14+50
PP-05	PLAN & PROFILE – 1340 WEST – STA. 14+50 TO STA. 18+50
DT-01	DETAIL SHEET

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND FIBER COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.

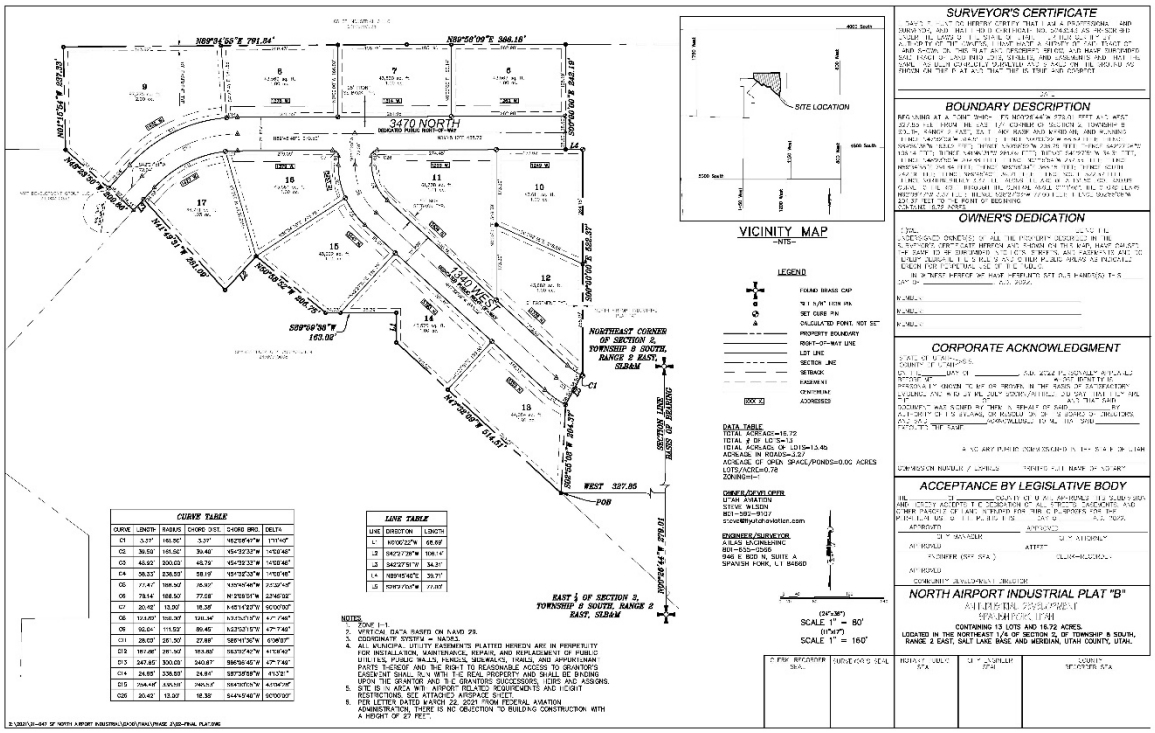
OWNER/DEVELOPER
UTAH AVIATION
STEVE WILSON
801-592-9107
steve@utahaviation.com

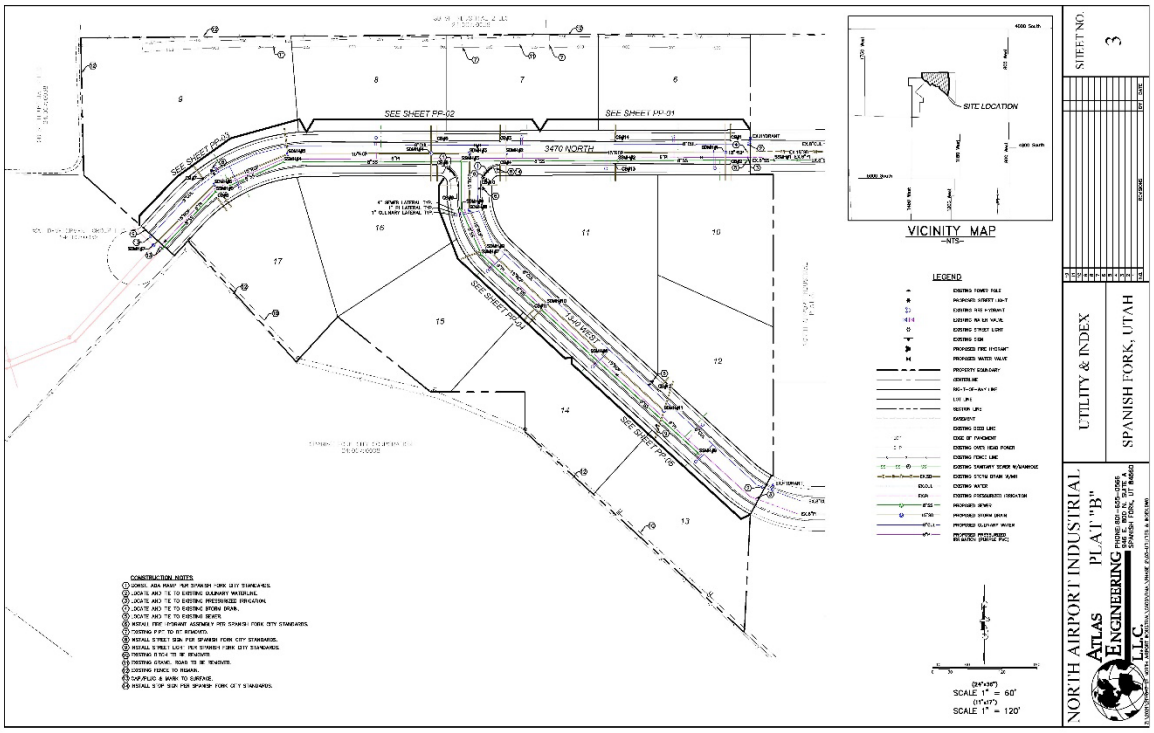


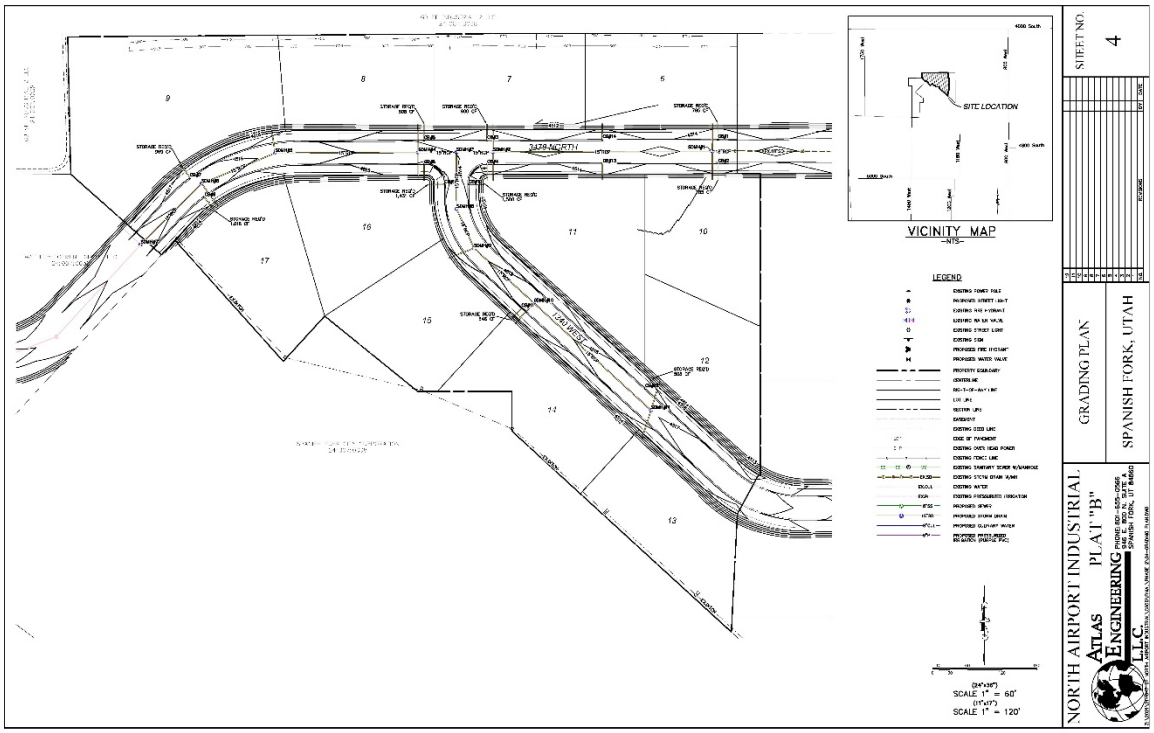
VICINITY MAP
–NTS–

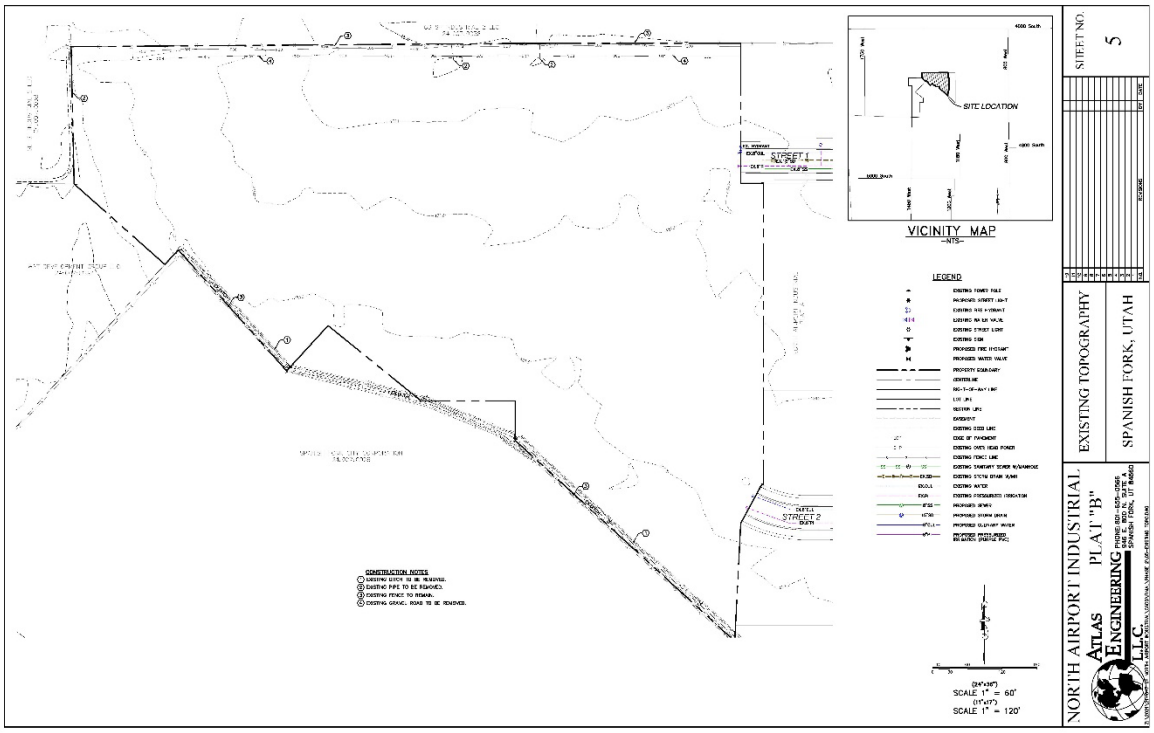
NORTH AIRPORT
INDUSTRIAL PLAT "B"

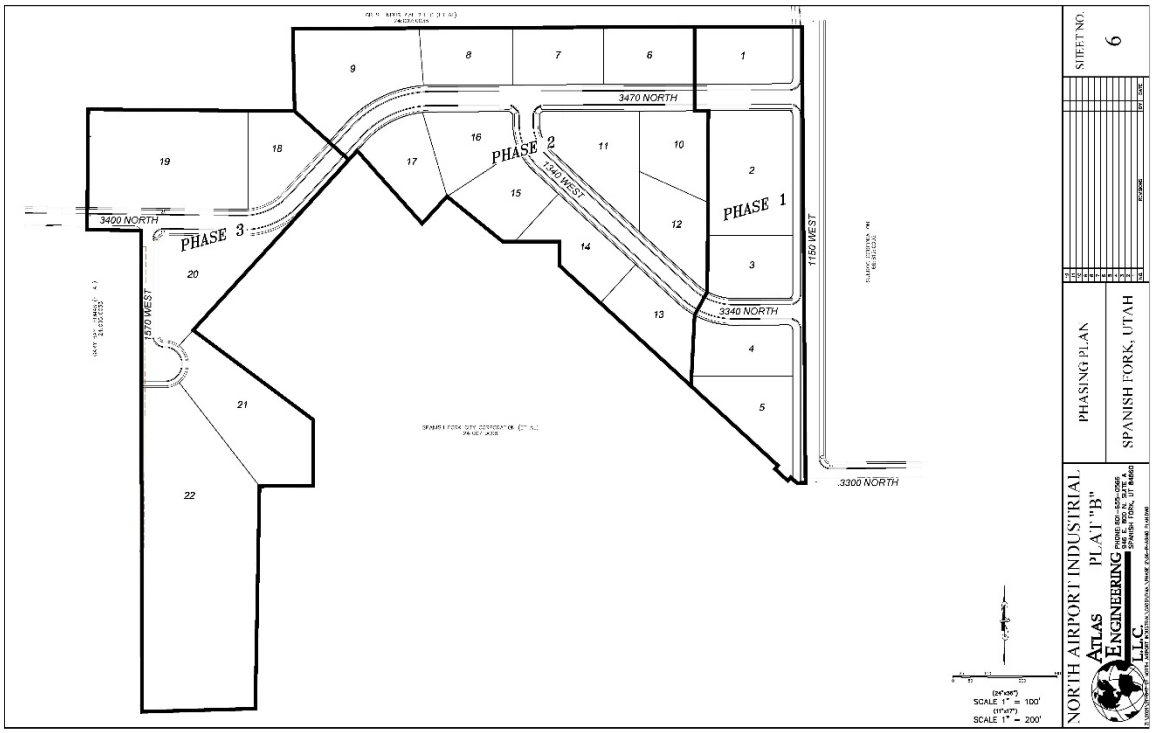
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

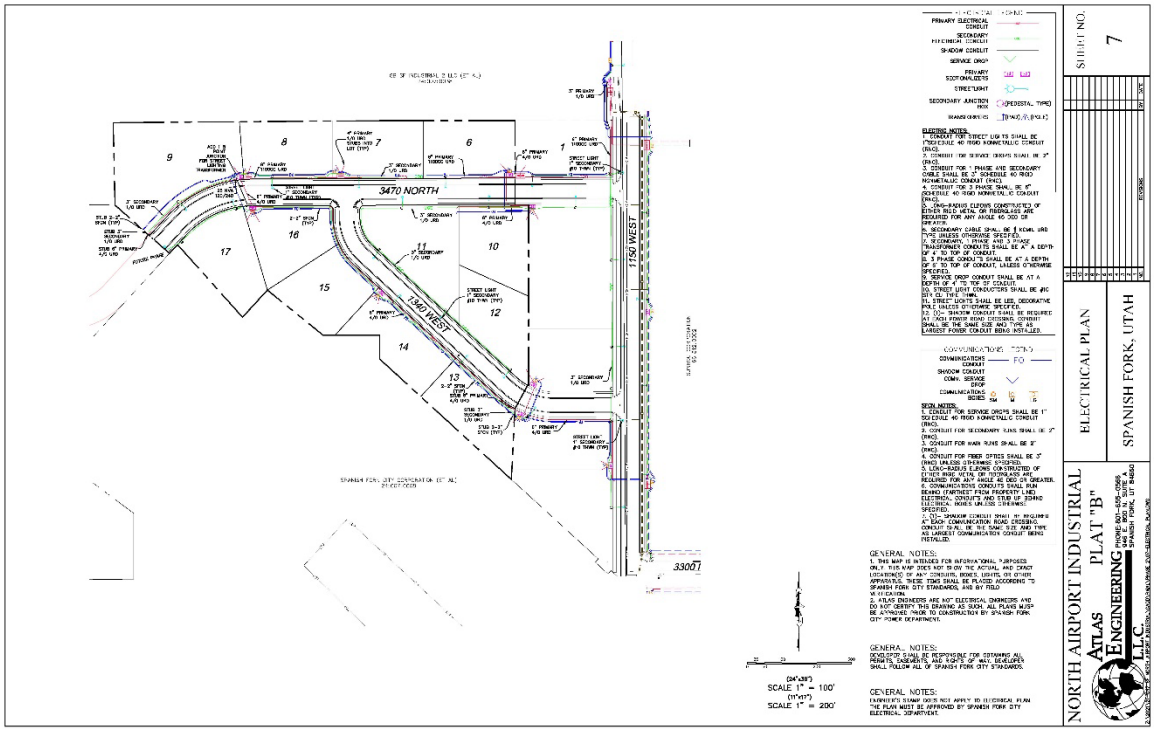


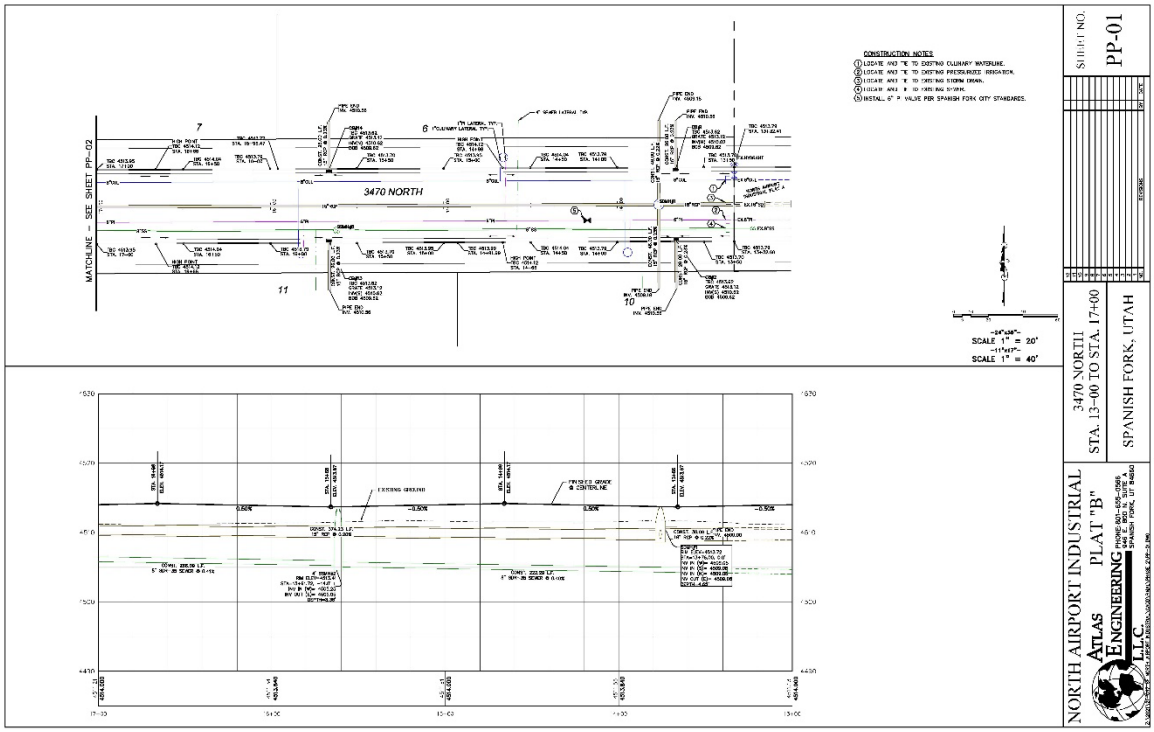

SEE SHEET PP-02
SEE SHEET PP-01
SEE SHEET PP-03
SEE SHEET PP-04
3470 NORTH
1400 WEST
SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
CONSTRUCTION NOTES
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 3
UTILITY & INDEX
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "B"
ATLAS ENGINEERING L.L.C.

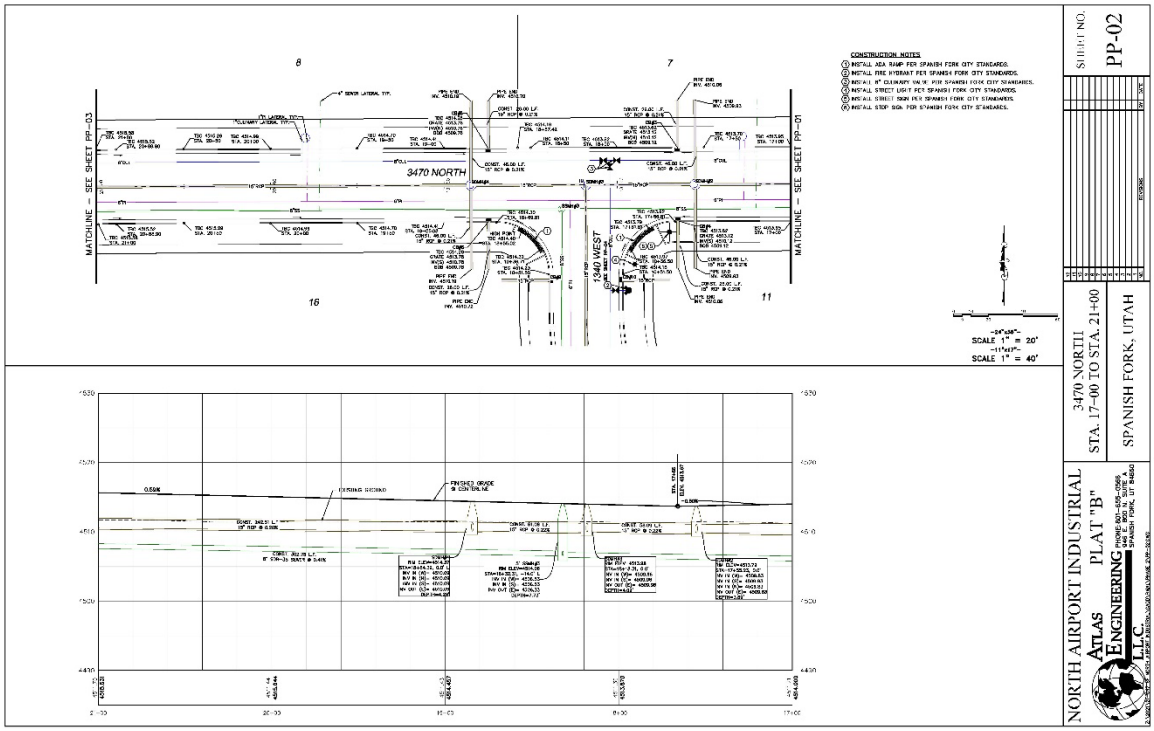

3470 NORTH
1400 WEST
SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 4
GRADING PLAN
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "B"
ATLAS ENGINEERING L.L.C.

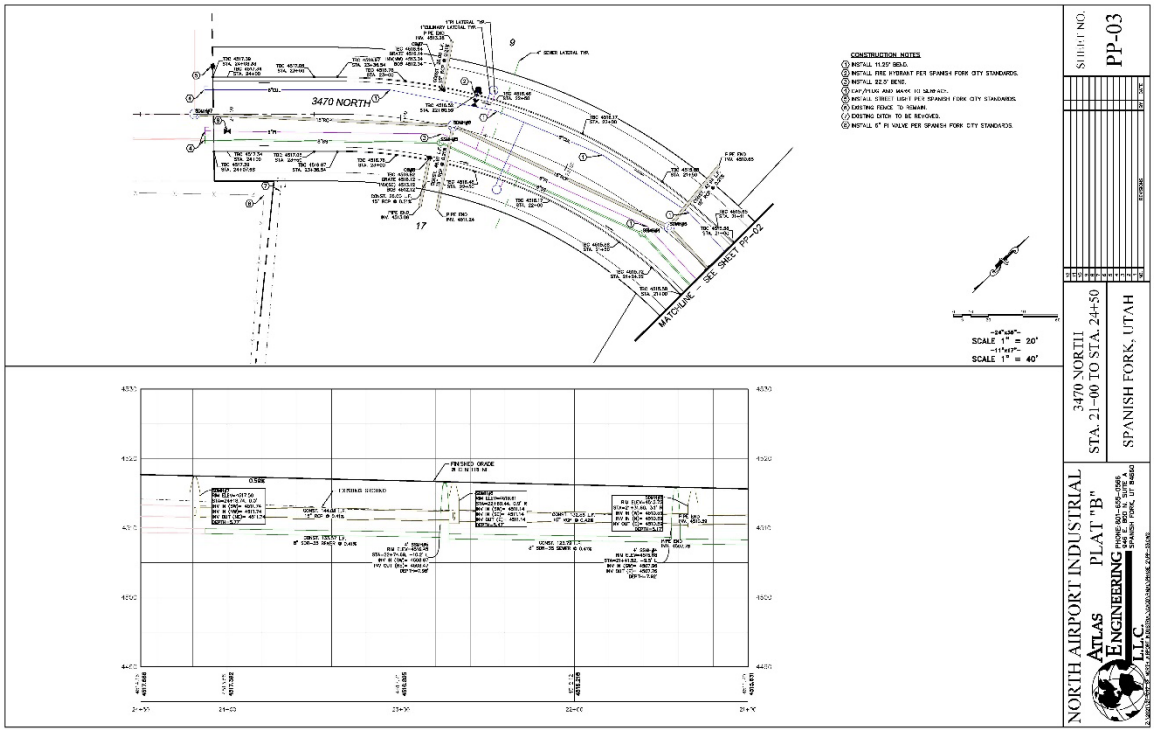

VICINITY MAP
SITE LOCATION
LEGEND
CONSTRUCTION NOTES
STREET 1
STREET 2
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 5
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "B"
ATLAS ENGINEERING L.L.C.

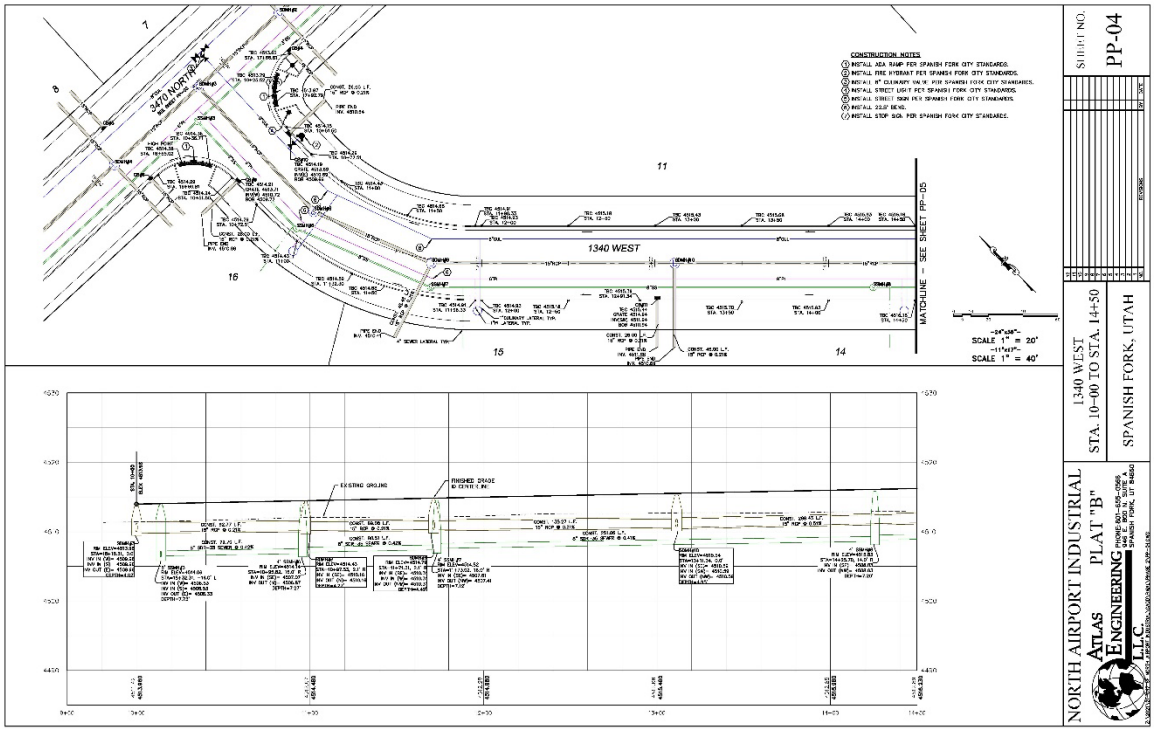

3470 NORTH
3400 NORTH
3340 NORTH
3300 NORTH
1570 WEST
1340 WEST
1150 WEST
PHASE 1
PHASE 2
PHASE 3
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "B"
ATLAS ENGINEERING L.L.C.

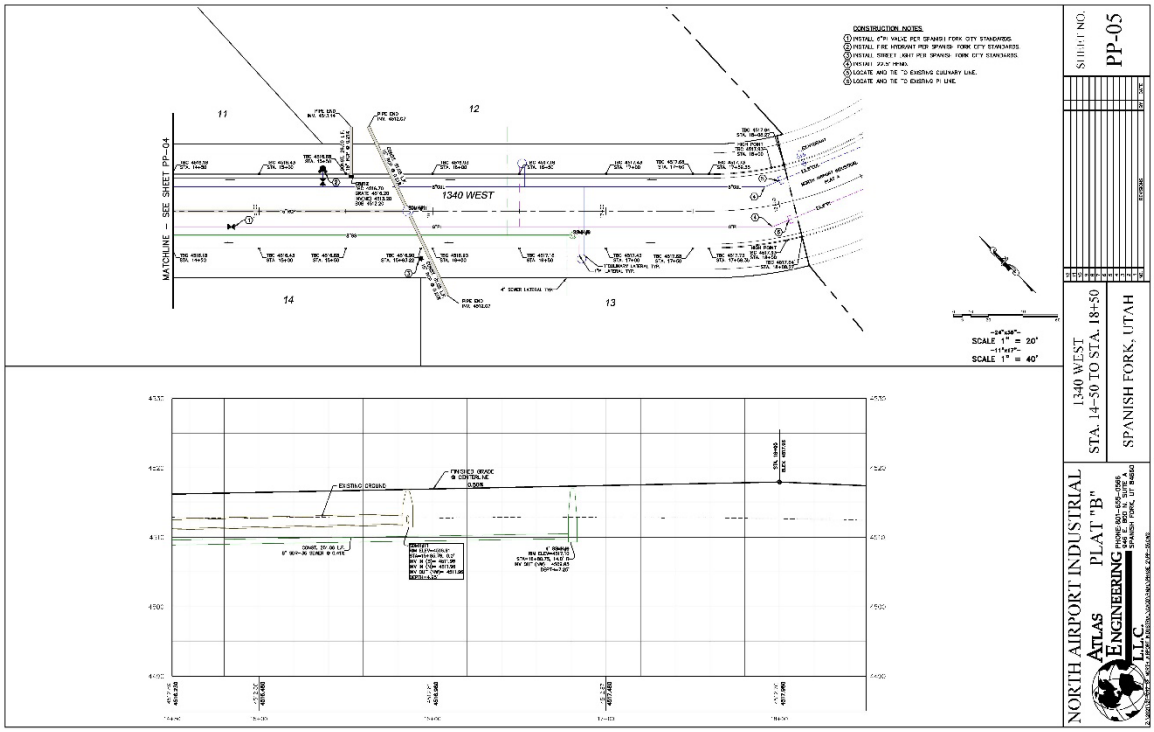

3470 NORTH
1150 WEST
1340 WEST
33007
SCALE 1" = 100'
SCALE 1" = 200'
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
SHEET NO.
7
ELECTRICAL PLAN
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "B"
ATLAS ENGINEERING LLC

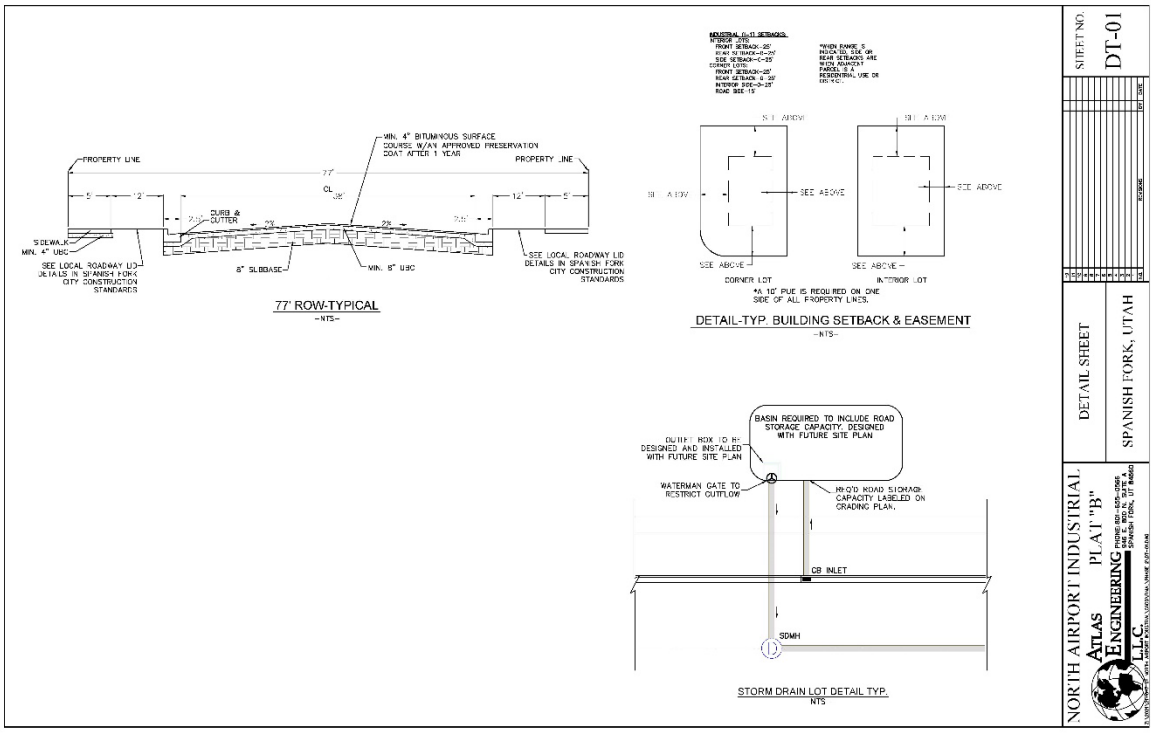

MATCHLINE - SEE SHEET PP-02
3470 NORTH
CONSTRUCTION NOTES
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
PROPOSED GRADE @ CENTERLINE
SHEET NO.
PP-01
3470 NORTH
STA. 13+00 TO STA. 17+00
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "B"
ATLAS ENGINEERING LLC

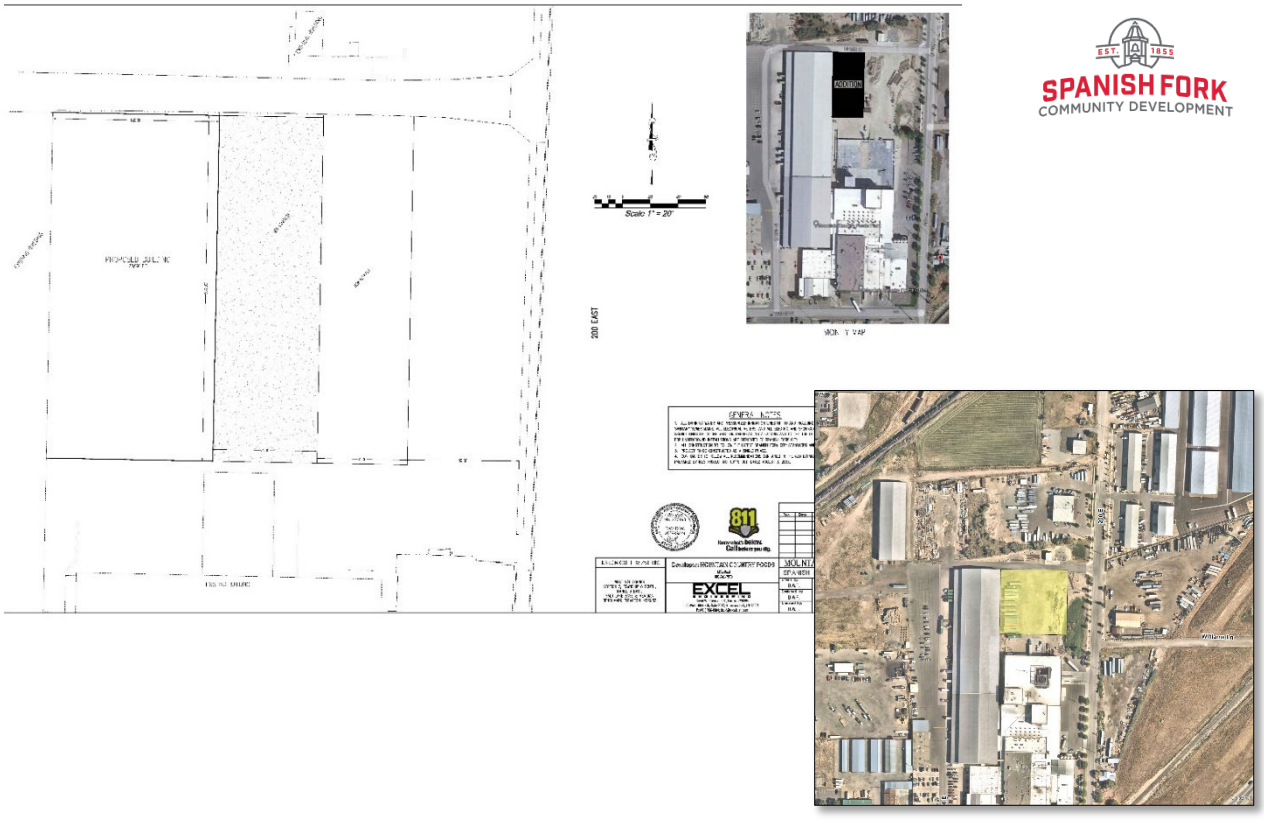

3470 NORTH
1340 WEST
MATCHLINE – SEE SHEET PP-03
MATCHLINE – SEE SHEET PP-01
CONSTRUCTION NOTES
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
NORTH AIRPORT INDUSTRIAL PLAT "B"
ATLAS ENGINEERING LLC
3470 NORTH STA. 17+00 TO STA. 21+00
SPANISH FORK, UTAH
SHEET NO. PP-02


3470 NORTH
MATCHLINE – SEE SHEET PP-02
CONSTRUCTION NOTES
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
NORTH AIRPORT INDUSTRIAL PLAT "B"
ATLAS ENGINEERING LLC
3470 NORTH STA. 21+00 TO STA. 24+50
SPANISH FORK, UTAH
SHEET NO. PP-03


CONSTRUCTION NOTES
1 INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
3 INSTALL 8" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
4 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
5 INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
6 INSTALL 22.5° BEND.
7 INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
1340 WEST
MATCHLINE - SEE SHEET PP-05
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-04
1340 WEST
STA. 10+00 TO STA. 14+50
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "B"
ATLAS ENGINEERING LLC


CONSTRUCTION NOTES
1 INSTALL 6"W VALVE PER SPANISH FORK CITY STANDARDS
2 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS
3 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS
4 INSTALL 22.5° FITTING
5 LOCATE AND TIE TO EXISTING CULINARY LINE.
6 LOCATE AND TIE TO EXISTING PI LINE.
1340 WEST
MATCHLINE - SEE SHEET PP-04
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-05
1340 WEST
STA. 14+50 TO STA. 18+50
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "B"
ATLAS ENGINEERING LLC


PROPERTY LINE
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
77'
CL
5'
12'
CURB & GUTTER
2%
8" SUBBASE
MIN. 8" UBC
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
77' ROW-TYPICAL
-NTS-
SEE ABOVE
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
BASIN REQUIRED TO INCLUDE ROAD STORAGE CAPACITY, DESIGNED WITH FUTURE SITE PLAN
WATERMAN GATE TO RESTRICT OUTFLOW
MIN'D ROAD STORAGE CAPACITY LABELED ON GRADING PLAN.
CB INLET
SDMH
STORM DRAIN LOT DETAIL TYP.
NTS
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "B"
ATLAS ENGINEERING L.L.C.



Mountain Country Foods Plant 1 Addition Site Plan Approval Request

October 26, 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.

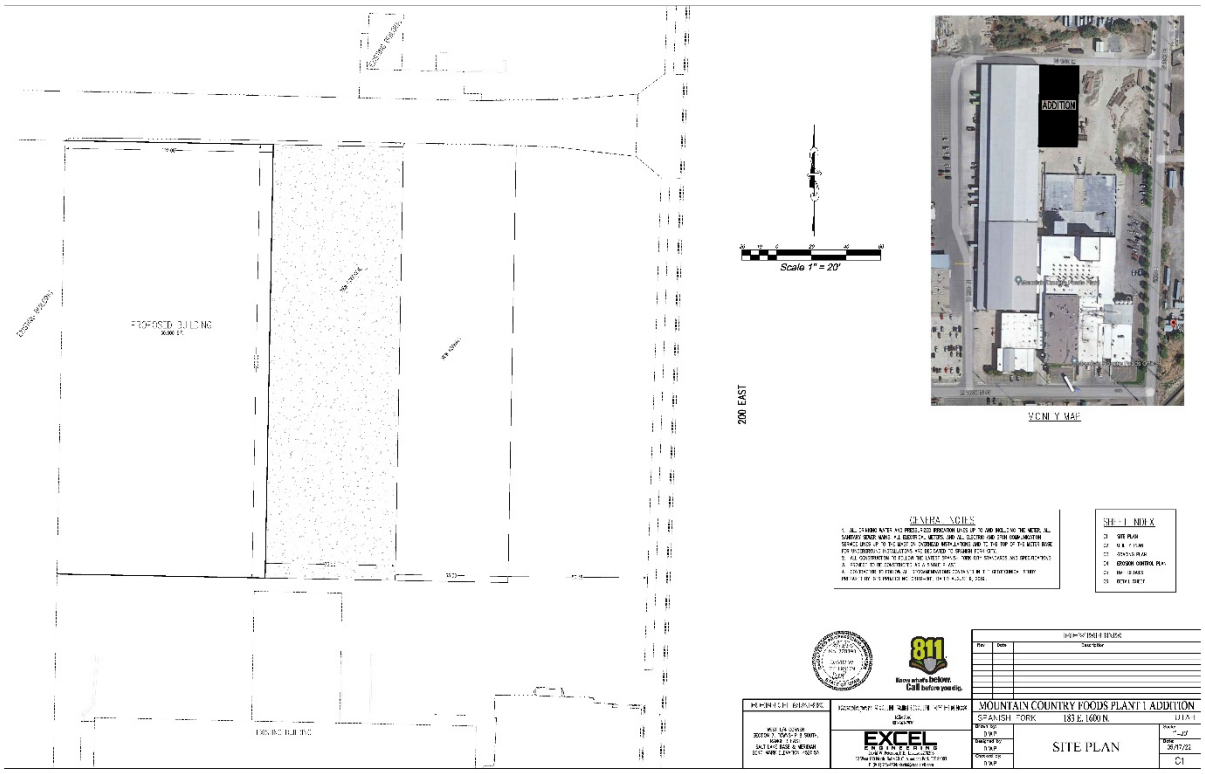
Conditions

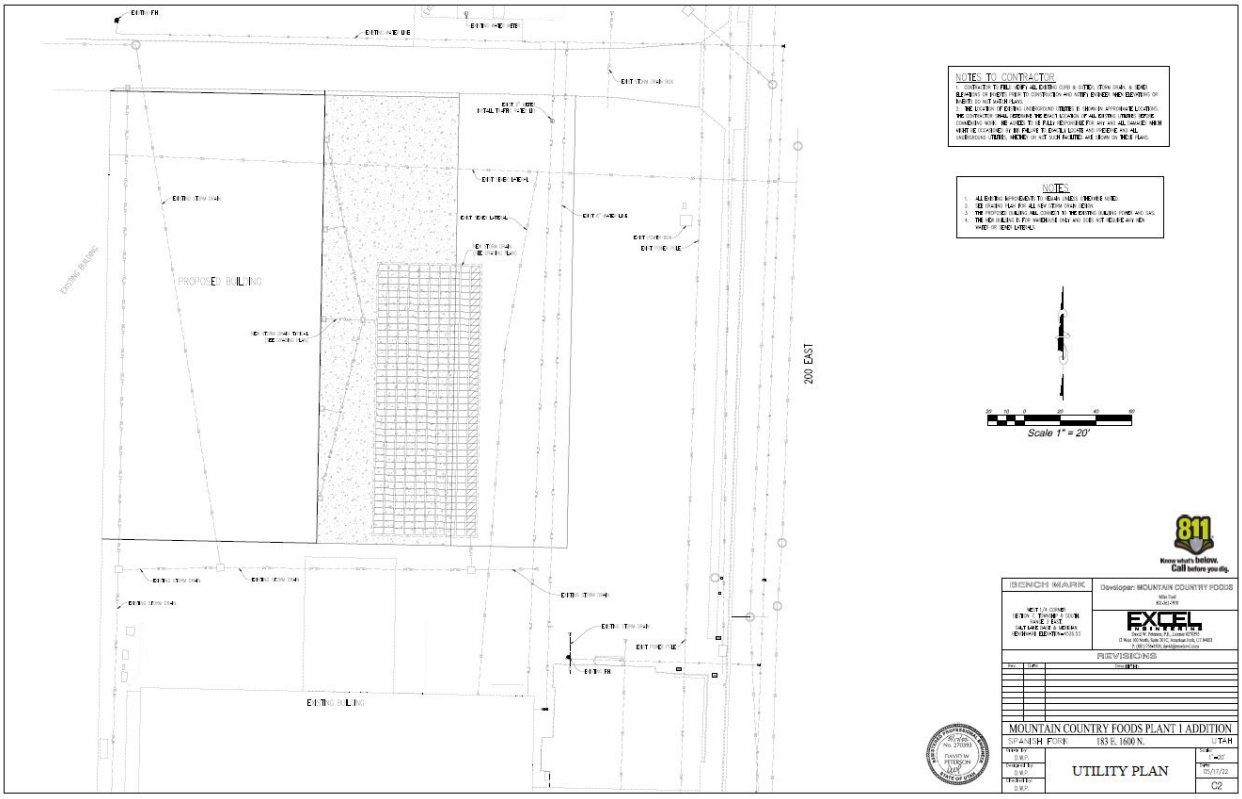
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

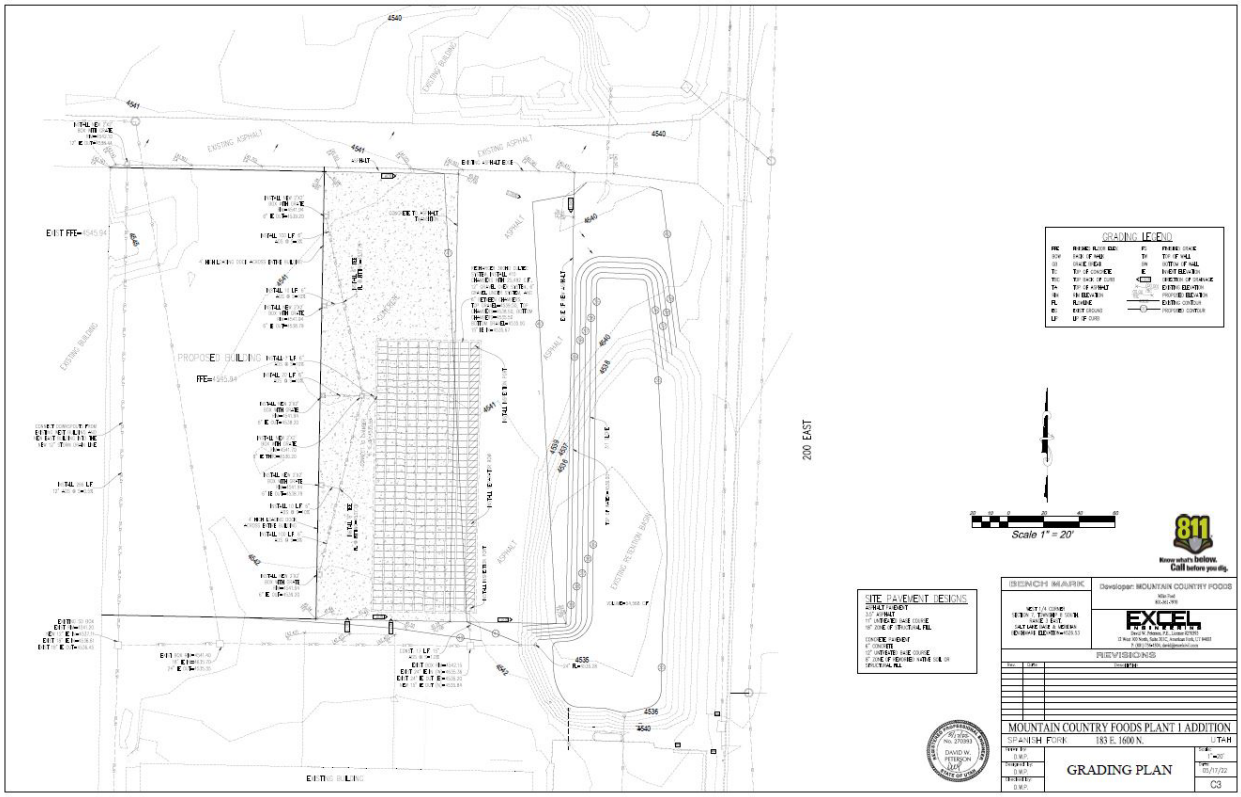
Exhibits

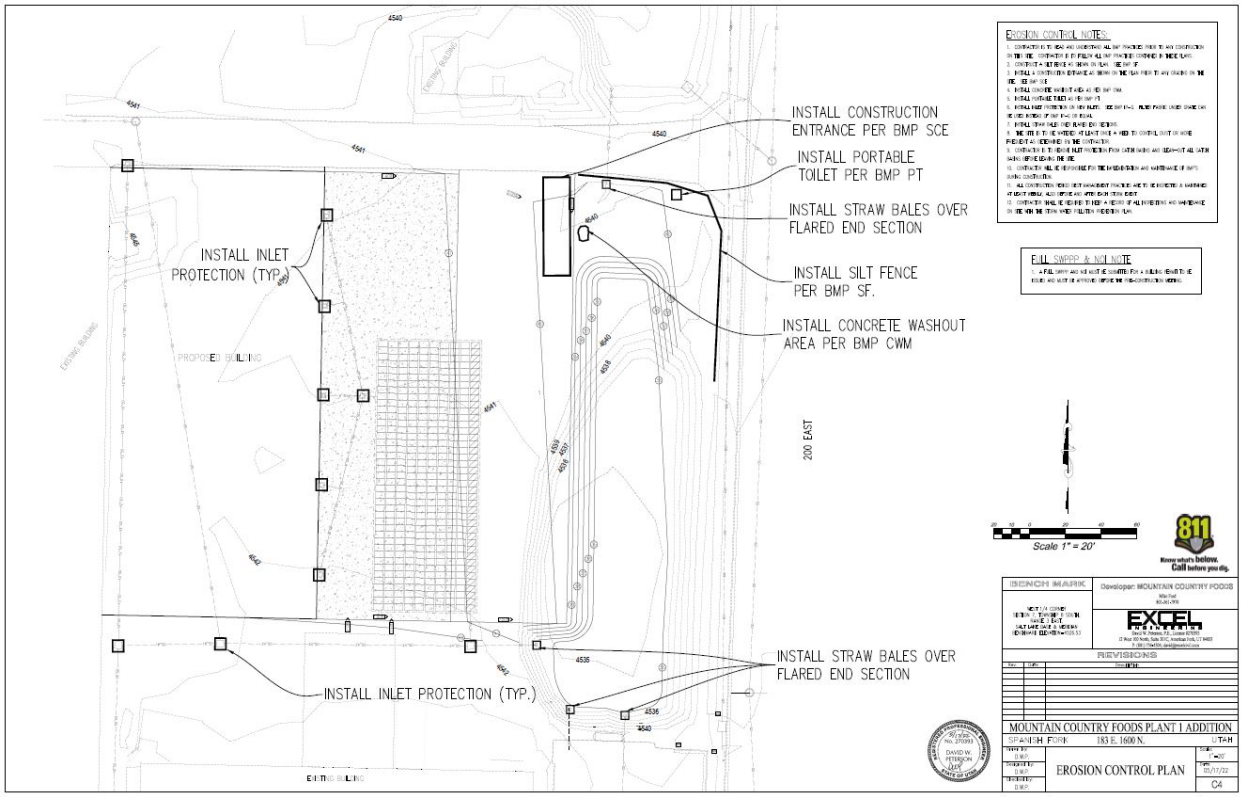
1. Site Plan.
2. Building Elevations.

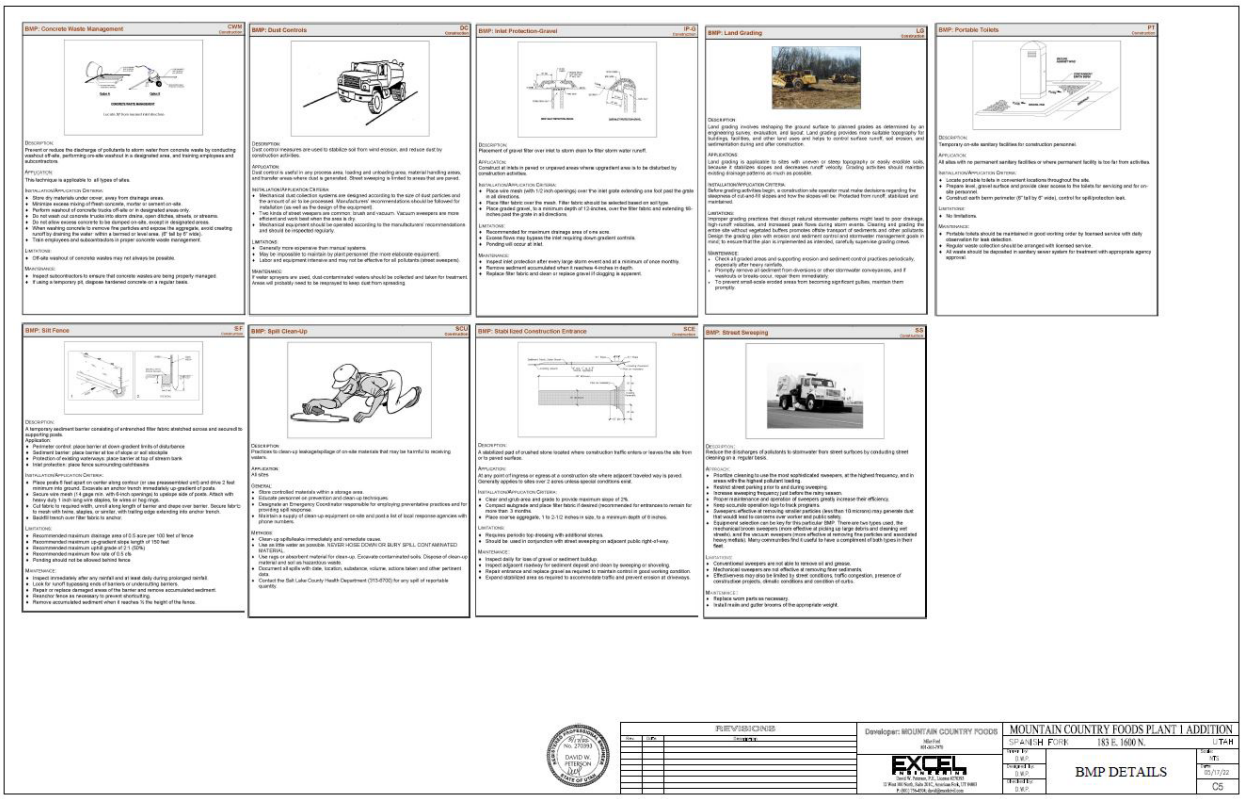
Exhibit 1

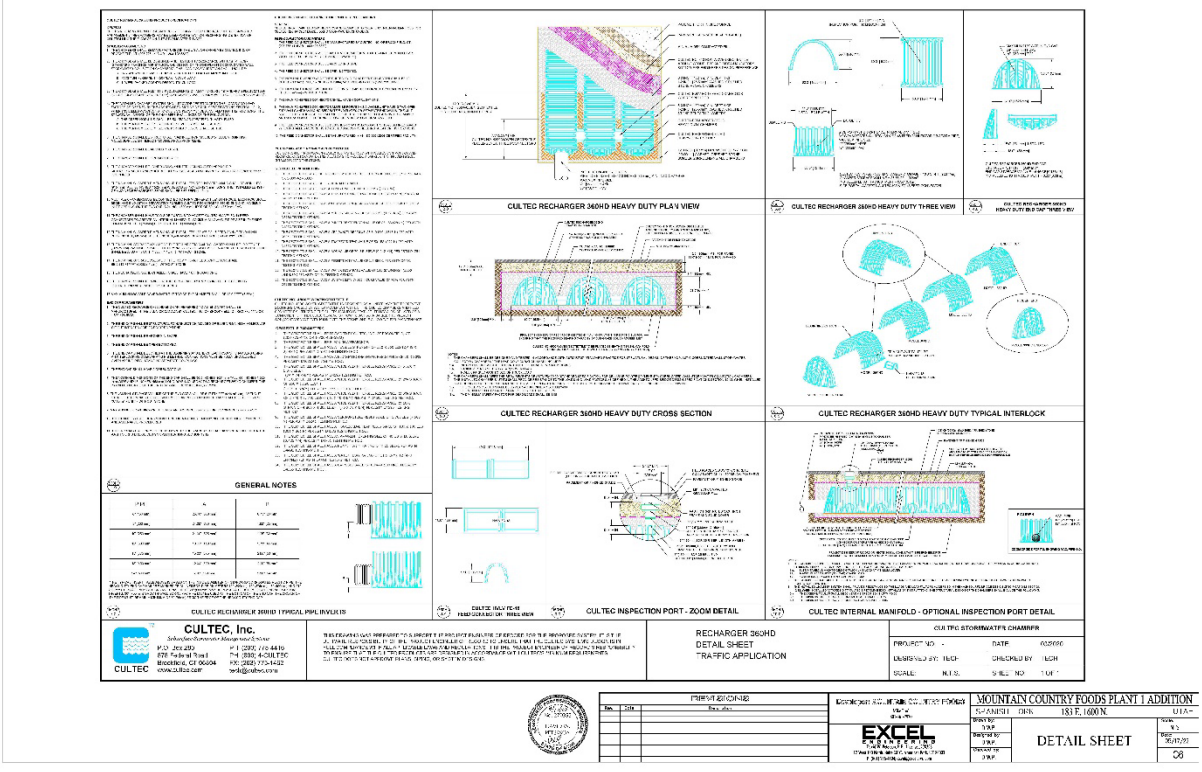

PROPOSED BUILDING
EXISTING BUILDING
Scale 1" = 20'
200 EAST
ADDITION
VICINITY MAP
GENERAL NOTES
SHEET INDEX
MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION
SPANISH FORK
183 E. 1600 N.
UTAH
SITE PLAN
C1


PROPOSED BUILDING
EXISTING BUILDING
200 EAST
NOTES TO CONTRACTOR
NOTES
Scale 1" = 20'
BENCH MARK
Developer: MOUNTAIN COUNTRY FOODS
REVISIONS
MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION
SPANISH FORK
183 E. 1600 N.
UTAH
UTILITY PLAN
C2


GRADING LEGEND
PROPOSED BUILDING
200 EAST
Scale 1" = 20'
SITE PAVEMENT DESIGNS
BENCH MARK
Developer: MOUNTAIN COUNTRY FOODS
EXCEL
PROVISIONS
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
200 EAST
Scale 1" = 20'
BENCH MARK
Developer: MOUNTAIN COUNTRY FOODS
EXCEL
PROVISIONS
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
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, B-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. Stradley

07-01-2022

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

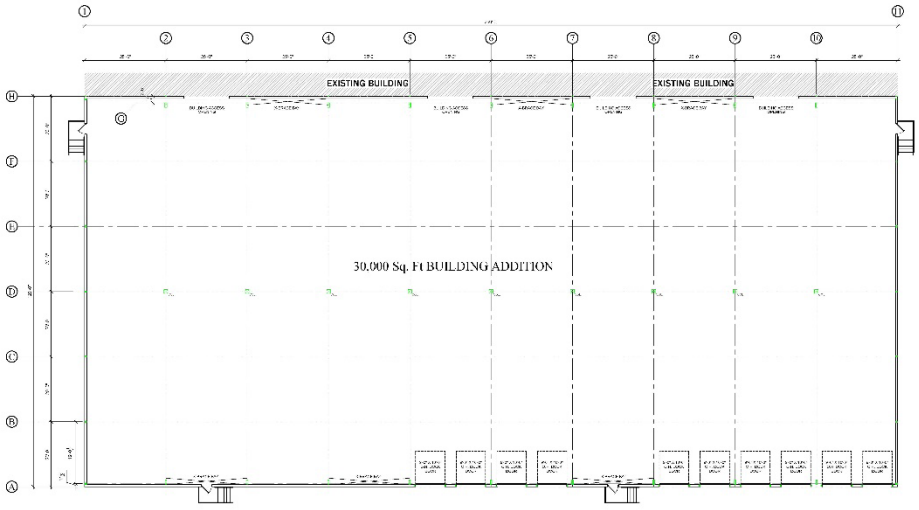
BUILDING SHELL ONLY

PROJECT INFO.

REVISIONS

CODE ANALYSIS

A 000
SHEET 1 OF 5



MAIN FLOOR PLAN

Diversified

W. Stradley

10-04-2022

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

BUILDING SHELL ONLY

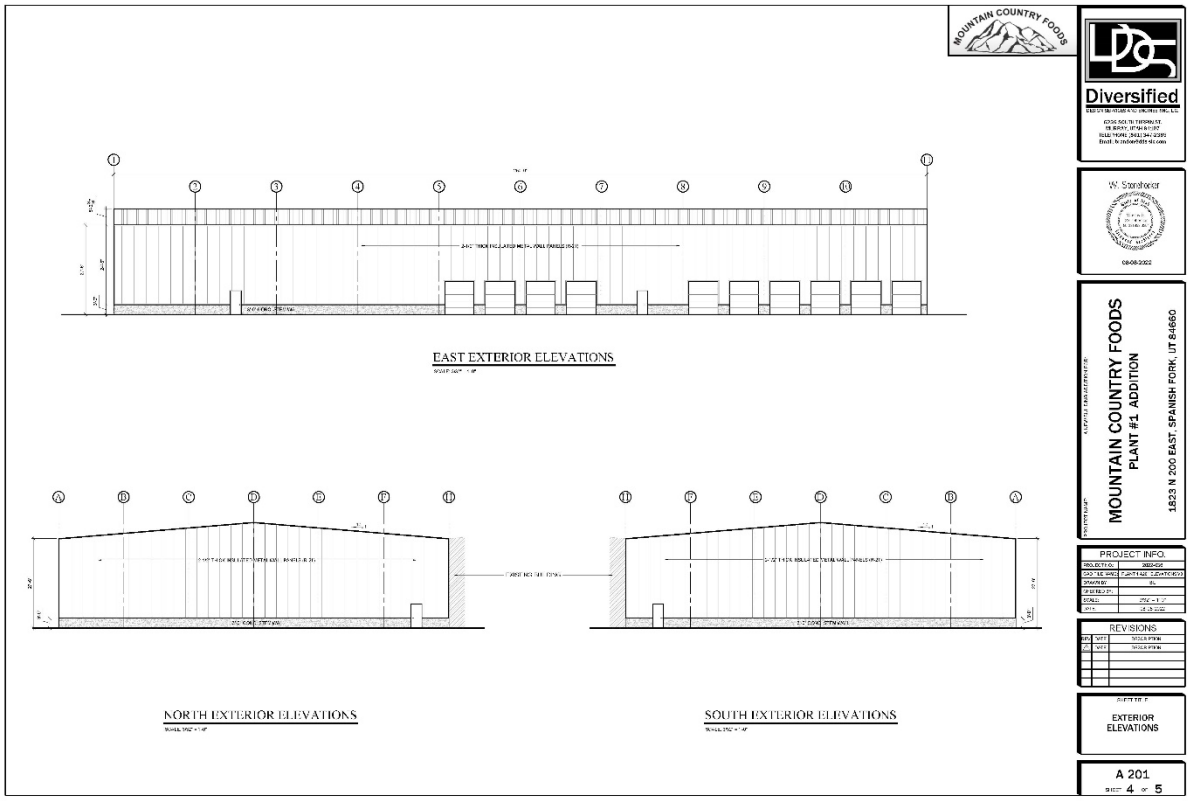
PROJECT INFO.

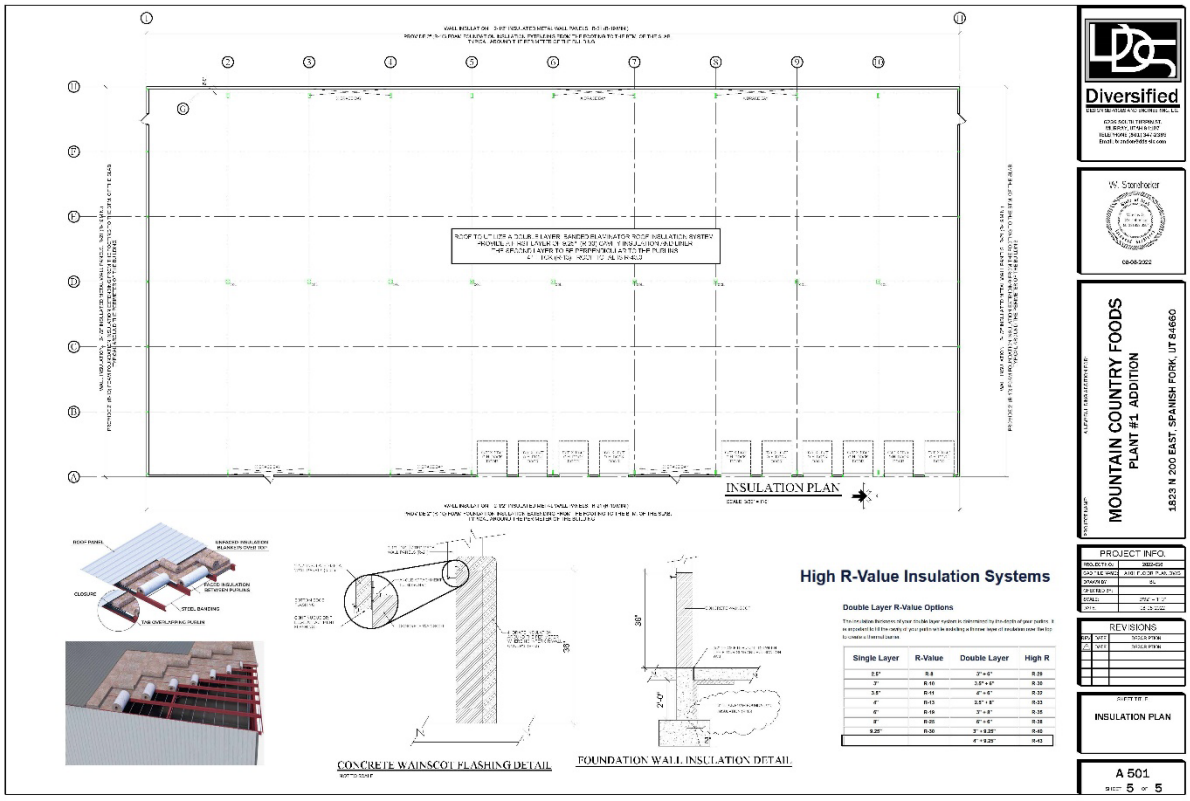
REVISIONS

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
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

TENTATIVE MINUTES
CITY COUNCIL MEETING
May 17, 2022, at 6 PM
40 South Main Street
Spanish Fork, UT 84660

Elected Officials Present: Mayor Mike Mendenhall, Councilmembers Chad Argyle, Brandon Gordon, Stacy Beck, Kevin Oyler, Shane Marshall

Elected Officials Absent:

Staff Present: Dale Robinson - Parks & Recreation Director; Nick Porter - Public Information Officer; Jordan Hales - Finance Director; Matt Johnson - Police Chief; Tara Silver - City Recorder; Dave Anderson - Community Development Director; Vaughn Pickell - City Attorney; Chris Thompson - Public Works Director; Seth Perrins - City Manager; Tyler Jacobson - Assistant City Manager

Staff Absent:

Others Present: Dixie Neilson , August Bigelow, Clint Fairbourn, Abby Fevold, Branden Anderson, Becki Kneeper, Hagan Anderson, Copelam Anderson, Delaney De Graw, Brooke Anderson, Natalie Anderson, Trent Anderson, Marilyn Anderson, John Anderson, Maria Christensen, Wes Christensen, Emery Christensen, Cooper Christensen, Kim Hudson, Bill Hudson, Jill Williams, and Chrissy Mugleston.

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

Call to Order - Mayor Mike Mendenhall at 6: 04 pm

Councilman Olyer invited Becki Knepper to give the motivational thought and prayer.

Becki stated she is a veteran and the American Legion's first female commander. She wanted to talk about the plans for Memorial weekend in the community. She let us know they will be setting up Flanders Field with flags and crosses. She told us the Memorial Day program would start in Salem and then go to Benjamin and end with Spanish Fork. She outlined the program with Richard Neilson who graduated from here in 1969. Becki added professionally he founded Rocky Mountain medical and served 20 years in the Navy. He shared that Burgess Owens would talk to the veterans on Tuesday at Flanders Field at the Spanish Fork Cemetery. She expressed how impressed she was by the support of the community and their patriotism.

Becki offered the prayer

Councilwoman Beck led us in the pledge of allegiance

Mayor Mendenhall mentioned to the residents that when we have a full room for City Council he is glad for the construction of the Library Hall and how they will be able to fit everyone in the new council chambers.

Ceremonial Oath of Office for New Officers

Chief Matt Johnson let us know these 4 officers were recent graduates from the police academy and are outstanding in their field. He reported they graduated on April 29, 2022, and are an asset to our society for being willing to serve and protect. Chief told us they are in training currently and they are excited to have them on board. He thanked the officers' families for supporting them in a difficult profession. He pointed out Davin Nielson's wife Dixie and told of Davin's award for academic excellence at the police academy. He had Bryce Fevold stand and his wife Abby stand along with Zhandon Dennison who doesn't have a wife yet, and Austin De Graw with his wife Delaney.

Ceremonial Oath of Office Davin Nielson, Bryce Fevold, Zhandon Dennison, and Austin De Graw

Pictures with families

PUBLIC COMMENTS:

No comments

COUNCIL COMMENTS:

1. Councilman Gordon reported that over a million pounds or 502 tons of garbage were collected for the spring clean-up. He let us know the sports park location was the busiest.
2. Councilman Argyle expressed his thanks for the freedom walk with the elementary schools and the opportunity he had to rub shoulders with the veterans. He stated there were representatives from each branch and they recognized Richard Johnson. He let us know this was the 5th year not including the gap in years they had for Covid-19.

3. Councilwoman Beck shared a video of Councilman Oyler doing a trampoline race against Lance Wilson at The Hive ribbon cutting. She echoed the sentiments about the freedom walk where she was able to visit with the late Richard Johnson's wife. She told of being able to walk through the Library Hall building construction with Kim Hall and Tyler Jacobson and how it is scheduled to open next spring.

   Councilwoman Beck mentioned the library summer reading program. She expressed her congratulations to American Leadership Academy (ALA) who were region champs and Spanish Fork High School baseball and softball teams who took the region. She went on to tell us American Leadership Academy (ALA) took 2nd in state.

4. Council Marshall had no comments

5. Councilman Oyler was privileged to spend time at the freedom walk with his son, Nebo School District, and the American Legion. He let us know the Chamber of Commerce recognized Boothe Brothers Music as the business of the month for May.

Mayor Mendenhall let us know Councilwoman Beck's nephew Gage was part of the ALA team who took 2nd in state and how he enjoyed watching the game. He congratulated coach Ward and Coach Johnson and the ALA eagles for their underdog win.

Mayor Mendenhall shared that Spanish Fork High School baseball would play Maple Mountain High School on Thursday and Friday at Nelson Field and that it would be broadcast on channel 17.

Mayor Mendenhall mentioned the news that the oldest, or one of the oldest residents, Mark McKell of Spanish Fork, had passed away at 103 and 7 months old. He expressed his respect for him and his family and told us he was a gentleman, a veteran, and was in the fiber cable commercial. He wished him happy reunions.

SPANISH FORK 101:

a. Library Reading Program

Scott Aylett told us about a study that showed school-age children lose a month of what they had learned over the summer. He let us know the library wanted to help by having the annual summer reading program with the theme of Under the Sea to help them keep learning. Scott told us the goal is to have 20,000 books read from May to August by all ages. He challenged children to read 10 books, with teenagers and adults reading at least 5 books. He thanked the local businesses who donated $5 to 100 dollars to the program. He let us know we could sign up next week by a paper application or by using the Beanstack App where they could track their progress. He stated it would start on May 24 and end in August with a party for those who qualify. He alluded to the fact that the Council Members were invited to participate in the dunk tank.

Councilwoman Beck let the Council Members know they would be part of the dunk tank for Fiesta Days.

CONSENT ITEMS:

a. Minutes of Spanish Fork City Council 05-03-2022
b. Indigent Defense Appeals Services Agreement
c. Electric Park Change Order #1
d. Affiliation Agreement for Non-Physician Clinical Professionals Between Spanish Fork Fire & EMS and Mountain View Hospital

Councilman Gordon made a **Motion** to approve Consent Items A-D

Councilman Argyle **Seconded** and the motion **Passed** all in favor at 6:30 pm.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

PUBLIC HEARING:

A. Ordinance for the Spanish Highlands East Zone Change and Preliminary Plat approval. The proposal involves approving a Zone Change from Rural Residential to R-1-12 and Preliminary Plat for a Master Planned Development with some 119 homes. The subject property contains some 46 acres located at 100 South Spanish Fork Parkway.

Dave Anderson informed us that the property was 46 acres located south of Maple Mountain High School and wanted a zone change from Rural Residential to R-1-12. He added this was consistent with the R-1-12 areas around the property except on the east side which was R-1-15. He explained there were some concerns since it is adjacent to Ivory homes that the streets network would make it a cut-through area. He let us know the concern would be remedied with a roundabout south of the sight. Dave told us it was a master plan development in the R-1-12 zone where lot sizes were 12,000 sq ft. He recommended the approval.

Councilwoman Beck **Moved** to go into a Public Hearing
Councilman Oyler **Seconded** and the motion **Passed** all in favor at 6:34 pm.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

August Bigelow wanted to find out about Steve the Tree, nicknamed by residents in the area, that was brought up in the Planning Commission.

Councilman Gordon **Moved** to go out of Public Hearing
Councilman Argyle **Seconded** and the motion **Passed** all in favor at 6:25 pm

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Dave Anderson responded by letting the public know an in-house tree expert came and found the tree to be about 50 years old and not in good health. He told us the city and property owners were under no obligation to keep the tree. He added the developer expressed he would try to save the tree because of the emotional connection but now according to Bill Bushman it may not survive. Dave added as a side note the developer is required to plant around 200 trees so it may give them comfort.

Councilman Oyler wanted to talk about the roundabout traffic backing up and causing people to cut through the neighborhood that was brought up in the Planning Commission.

Dave Anderson shared that the roundabout would give them access to utilities. He felt the continuous flow of traffic with a roundabout would make it less likely for people to cut through the neighborhood.

Councilman Oyler wanted to know why the trail system ends there and turns into a sidewalk and doesn't continue as part of the trail system.

Dave Anderson let us know that long stretches 20 to 30 feet wide are not ideal and continuing the trail in between the backyards was a viable option. He went on to say he felt the best route would be to not cross driveways.

Dave Anderson felt it was the best approach from 1st South to US Highway 6 to use the sidewalks the new development would bring and tie into the connections along the railroad tracks.

Councilman Argyle wanted to know what they are planning for the size of the roundabout.

Dave Anderson didn't have any concerns in modifying the roundabout plan.

Councilman Argyle felt Steve the Tree's age was underestimated because he used to park by it for the shade it provided to his truck.

Councilwoman Beck wanted to know where the nearest parks would be to the development by Maple Mountain High School townhomes.

Councilwoman Beck asked where the new trees were put in.

Dave Anderson responded it was by the Sierra Park and he pointed out where the next park was planned by the development. He added it would give good access to the trails and help accomplish the general plan's goals to have parks close to homes.

Councilman Oyler thought 100 south would be widened to 3 lanes.

Dave Anderson corrected him that it would be 2 lanes.

Mayor Mendenhall was excited about the new sidewalks that would come with the development so the high school kids wouldn't have to walk on the dirt and fields anymore. He stated it would be nicer and safer for them.

Councilman Gordon asked if the numbering had been left off the ordinance.

Tara Silver responded it was as it should be.

Seth Perrins added it would be added later to prevent gaps in numbering if it was not approved.

Councilman Gordon **Moved** to **Approve the Ordinance for the Spanish Highlands East Zone Change and Preliminary Plat Approval with the finding that the applicant conform to the general plan destination and zoning map that the applicant met the construction and zoning requirements and the applicant addresses any redlines and the preliminary plat is contingent on the zone change approved by the City Council.**
Councilwoman Beck **Seconded** and the motion **Passed** all in favor at 6:48 pm with a roll call vote.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

B. Ordinance for the Hollow Acres Zone Change and Preliminary Plat approval. The proposal involves approving a Zone Change from Rural Residential to R-1-12 and Preliminary Plat for a

Master Planned Development with some 11 homes. The subject property contains some 5 acres located at 130 North Spanish Fork Parkway.

Dave Anderson let us know the property was by Maple Mountain High School and was 5 acres consisting of 11 lots of single-family homes. He went on to tell us the applicant would like to change the zoning from Rural Residential to R-1-12. He told us it was designed to have roads tie into the Rocky Mountain Power property to give access to the other neighborhoods and Spanish Fork Parkway.

Councilman Marshall stated the driveways were not off the parkway, correct.

Dave Anderson stated yes they were not.

Councilman Marshall wanted to know if the parkway on 130 south was complete or would be developed by the applicant.

Dave Anderson stated currently there are no improvements on this side of Spanish Fork Parkway.

Councilman Marshall reiterated that the developer would take care of it, except for 5 acres that wouldn't be developed.

Dave Anderson explained how they would.

Seth Perrins explained it would improve the narrowness of the intersection and make it so the bottleneck would happen down further from the intersection.

Mayor Mendenhall asked about a roundabout.

Dave Anderson responded there would not be one.

Councilman Argyle **Moved** to go into a Public Hearing
Councilman Oyler **Seconded** and the motion **Passed** all in favor at 6:51 pm

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

No comments

Councilman Gordon **Moved** to go out of Public Hearing
Councilman Argyle **Seconded** and the motion **Passed** all in favor at 6:51 pm

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Councilman Olyer wanted to know why the applicant would only develop half of the property.

Dean Smith with WPI informed him that the landowner was Scott Hansenbut there was a difficult power line at an angle that touches the property. He told us he may be back to develop it if it works out.

Councilwoman Beck wanted to know if Rocky Mountain Power wouldn't let them develop it would mean no sidewalks and streets.

Dave Anderson shared that they would remain unfinished for now but the conversation they were having with Rocky Mountain Power indicated they may be interested in giving an easement and this is what they wanted the developer to do.

Councilwoman Beck wanted to know if they owned 10 acres.

Dave Anderson stated the applicant of Spanish Fork Parkway did, but it was a timing issue with Rocky Mountain Power.

Mayor Mendenhall explained there would be an improvement here and there.

Seth Perrins added that Rocky Mountain Power wanted to keep ownership, but right now it was not a priority for them to give an easement.

Councilman Oyler Moved to **Approve the Ordinance for the Hollow Acres Zone Change and Preliminary Plat Approval with the findings and conditions in the staff report**
Councilman Marshall **Seconded** and the motion **Passed** all in favor at 6:56 pm with a roll call vote.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

C. Ordinance for Title 15 Amendment to Make Child Care Centers a Permitted Use in the Industrial 1 Zone.

Dave Anderson explained that currently, zoning code does not allow a child care center in an industrial zone. He let us know the applicant came to the city a month ago and went to the Development Review Committee and the Planning Commission and they concluded a change should be made. He explained the benefits and reasons this change should be made because it would support those employed here through the business growth in the area. He added it would need to meet safety and the State of Utah requirements.

Councilman Argyle **Moved** to go into a Public Hearing
Councilman Gordon **Seconded** and the motion **Passed** all in favor at 6:59 pm

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Lane Mugelston, the applicant, told us he resides in Springville and was not able to find the area they needed for a child care center so they came here. He explained they wanted to move from a home daycare to a child care center and needed something that complied with the state regulation for outdoor space.

Councilwoman Beck **Moved** to go out of Public Hearing
Councilman Marshall **Seconded** and the motion **Passed** all in favor at 7:01 pm

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Councilman Argyle asked about the State requirements.

Dave Anderson was not sure about what they looked for but he did know they needed a certain type of structure. He told of the hesitation they had several years ago with a sight plan design that protected children on a playground. He stated as they discussed it now they were comfortable in making sure it gets designed safely and conducive for adjacent uses.

Councilman Marshall stated if they stay within the permitted use and follow the rules they are good no matter what.

Dave Anderson responded by saying that a conditional use could go above and beyond reasonable improvements. He had no concerns if they wanted a conditional use permit.

Councilman Marshall asked if a conditional use permit fit well there.

Dave Anderson informed us that they allow dance studios so it was a broad mix of zones.

Councilman Marshall replied he was not concerned if there were checks and balances.

Councilman Oyler wanted them to be aware they have no control over the industrial uses that could come in next to them.

Councilman Marshall and Gordon reminded us there was regulation by the State that for example, a bar could not move in next to them.

Lane Mugleston shared that the State required an adult to child ratio, an FBI check, and the permitted use and sight plan. He told us it would be all one level with a large fenced lot and a parking lot.

Councilman Oyler reiterated this new zoning would open up more places for them to use.

Dave Anderson replied not in a residential zone.

Councilman Marshall explained we use conditional use permits to mitigate the impact and to protect the business.

Seth Perrins added it would not be fair to the applicant in an industrial zone because a sexually oriented business could be there.

Councilman Marshall wanted to know if the conditional use didn't allow you to say no to sexually oriented business.

Seth Perrins suggested it be put in the wording to protect it from this happening.

Councilman Marshall thought the investment would regulate itself as to what type of business would move in next to it.

Councilman Oyler restated that if they were there first they didn’t have control of what could be built next door.

Mayor Mendenhall gave the example of a time a daycare center was on Main Street and a car crash barely missed the playground. He felt like it was their job to look to the future and see that the applicant should be in an industrial zone because of the many employees who work within industrial zones and the change in the economy.

Lane Mugleston shared the benefits of the location being it was a few minutes from the Spanish Fork Main Street exit and 7 minutes from Springville. He went on to say the new overpass was convenient for the location as well.

Seth Perrins read from the city Municode about sexually oriented businesses and proposed they consider adding to the ordinance that a sexually oriented business would not be allowed to be next to a daycare facility.

Councilwoman Beck stated this is why Spanish Fork City rocks because the City Manager proposed something like this.

Council Marshall **Moved** to **Approve the Ordinance for Title 15 Amendment to Make Child Care Centers a Permitted Use in the Industrial 1 Zone with the findings and conditions in the staff report and that Title 15 3.24.080 line C add the word daycare centers to that line**

Councilman Oyler **Seconded** and the motion **Passed** all in favor at 7:15 pm

Vaughn Pickell added before the roll call vote that procedurally it was a zone change and he felt like they needed a text amendment to make it take effect and have it come back at a future meeting. He asked Dave's opinion. He went on to say under state law they could change the section in the meeting.

Dave Anderson was comfortable with changing the section now.

Now the roll call vote proceeded.

.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

D. Ordinance for Garth Swenson Zone Change. This proposal would change the zoning of a property located at 550 West 800 North from Rural Residential to Industrial 1.

Dave Anderson told us this was 8 acres give or take. He added it was by a development that had just finished up and this was targeted for industrial use because they annexed it around 10 years ago it made sense because of the utility capacity. He felt it now made it easy to make this zone change happen.

Councilman Argyle **Moved** to go into a Public Hearing
Councilman Gordon **Seconded** and the motion **Passed** all in favor at 7:18 pm

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes

Chad Argyle	Yes
Shane Marshall	Yes

Councilman Argyle **Moved** to go out of Public Hearing
Councilman Gordon **Seconded** and the motion **Passed** all in favor at 7:18 pm

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Councilman Oyler wanted to know the current access to the property.

Garth Swenson stated they own the piece to the south and that is where you would come in.

Councilman Oyler thought it looked like an island, but it was not.

Councilman Gordon Moved to **Approve the Ordinance for the Garth Swenson Zone Change with the finding and conditions in the staff report**
Councilman Beck **Seconded** and the motion **Passed** all in favor at 7:19 pm with a roll call vote.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

E. Ordinance for the El Dorado Zone Change. This proposal would change the zoning of a property located at 455 West 1000 North from Rural Residential to Industrial 1.

Dave Anderson let us know this situation is the same as the Garth Swenson zone change and let the Mayor and Council know the Development Review Committee and the Planning Commission approve of it.

Councilman Gordon **Moved** to go into a Public Hearing
Councilman Beck **Seconded** and the motion **Passed** all in favor at 7:20 pm

Kevin Oyler	Yes

Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Councilman Gordon **Moved** to go out of Public Hearing
Councilman Argyle **Seconded** and the motion **Passed** all in favor at 7:20 pm

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Councilman Marshall stated he didn't like that we were doing this area in pieces by approving boundary lines to individual properties.

Dave Anderson told us they were reacting to applicants.

Vaughn Pickell added they came in as two different applications so they were separate.

Councilwoman Beck Moved to **Approve the Ordinance for the El Dorado Zone Change with the finding in the staff report**
Councilman Oyler **Seconded** and the motion **Passed** all in favor at 7:22 pm with a roll call vote.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Mayor pointed out this New Business item A. the Modera zone change was tabled last City Council meeting

NEW BUSINESS:

A. **Ordinance for the Modera Zone Change and Preliminary Plat approval. The Proposal Involves approving a Zone Change from Rural Residential to Commercial 2 and Residential 4 and Approving a Preliminary Plat for a Master Planned Development with some 600**

homes. The Subject Property Contains Some 42 Acres Located at 2000 West 1900 South.

Dave Anderson emphasized that the last time this item was on the agenda a public meeting was held so tonight it is listed as a new business item. He restated the concerns that were brought up by the residents about this being in an agricultural area. Dave let us know there was a meeting held where they focused on residents having the opportunity to put their lands in protected agriculture areas so they could farm as long as they wanted to.

Dave went on to say he and Vaughn Pickell were coming up with a process on how to do it with the Utah law provided to protect them. He stated they thought they would have it done in the next 2 months and they would mimic state law. He outlines the state law where the Planning Commission and the City Council would be the thresholds. He felt this would be an answer to the conversations with the residents about making it so they can continue to do what they want to do with their land.

Dave went on to explain some of the concerns around this development and the conditions in the motion to address drainage, livestock, the interaction of people and livestock, and construction debris. He felt the city had been responsive to the concerns and sensitive to what happens around the proposed development and where the city could help.

Dave expressed this process had given them a better understanding going forward. He let us know the applicant provided the following disclosure or condition 9 to those who would buy or lease property in the area. It is as follows:

Condition 9 Disclosure of Agricultural Operations Near Project. Each Owner, by accepting a deed to a Lot, acknowledges that: (a) the Project is located in the vicinity of agricultural properties; (b) Lots within the Project may be subject to adverse noise, odors, fumes, smells and physically airborne particulates caused by the operation and maintenance of other properties; and (c) pesticides, insecticides and fertilizers may drift over and disperse upon portions of the Project from time to time as a result of crop dusting activities on neighboring agricultural properties. Use of agricultural properties is a legal use of such other properties and should be expected to continue indefinitely. Neither Declarant nor the City shall be responsible for any adverse effects resulting from use of agricultural properties.

Dave reiterated the project itself had not changed but felt the changes to the conditions allowed it to come back tonight for approval. He told us the Development Review Committee and Planning Commission approved the zone change to an R4 zone. He informed us there would still be modifications to the landscaping plan and architecture of the buildings. He restated that condition 9 would be part of the closing documents and lease agreements.

Mayor Mendenhall stated he was a fan of the conditions and felt they should be read for the public to hear. Mayor read the conditions to the public.

> That the proposed Zone Change and Preliminary Plat be approved based on the following findings and subject to the following conditions:
> Findings
> 1. That the Zone Change conforms to the City's General Plan.
>
> 2. That the proposed Preliminary Plat is consistent with the R-4 zone.

Conditions
1. That Preliminary Plat approval is contingent upon approval of the Zone Change.

2. That the applicant meets all Zoning requirements, Construction Standards and addresses any redlines, including to but not limited to, those that will be forthcoming based on recent submittals.

3. That the applicant enters into a development agreement with the City and that no applications for Final Plat approval be accepted until the agreement has been executed.

4. That the development agreement includes covenant and operational requirements that garages must only be used for vehicular storage, and provisions that no less than 50% of the condominium homes may be owner-occupied.

5. That the design of freestanding garages be modified to match the style of the rest of the development.

6. That the design of the apartment buildings be modified to add more points of common access to the buildings.

7. That the applicant add appropriate improvements to the development plans in order to protect existing agricultural land uses on adjacent properties.

8. That the applicant provide more detailed information on amenities, a landscape plan, detailed phasing plan, updated building elevations, updated descriptions of building materials, updated engineering plans and any other documents needed for inclusion as exhibits in the development agreement.

Adding

9. Disclosure of Agricultural Operations Near Project. Each Owner, by accepting a deed to a Lot, acknowledges that: (a) the Project is located in the vicinity of agricultural properties; (b) Lots within the Project may be subject to adverse noise, odors, fumes, smells and physically airborne particulates caused by the operation and maintenance of other properties; and (c) pesticides, insecticides and fertilizers may drift over and disperse upon portions of the Project from time to time as a result of crop dusting activities on neighboring agricultural properties. Use of agricultural properties is a legal use of such other properties and should be expected to continue indefinitely. Neither Declarant nor the City shall be responsible for any adverse effects resulting from use of agricultural properties.

Councilwoman Beck shared how she appreciated the time that was taken to meet with the landowners when it was tabled.

Jackie Larson, a landowner affected by the development, indicated her thoughts were that it would protect landowners from lawsuits, but wouldn't stop complaints from both sides. She was concerned that agriculture wasn't considered when the setbacks were considered and felt it wouldn't have been approved if they had. Jackie relayed that it was a great development but not in a great area.

Councilman Argyle mentioned the need for a fence to catch the construction garbage around the development and wanted to know if it was still part of the plan and what the city could do about it.

Dave Anderson stated some of the construction garbage is inevitable and the city had an obligation to make sure it was kept clean. Dave expressed this had been an emotional issue for farmers and the impact could be significant. He let us know ultimately the developers were in charge of making it happen, but the city could do a better job of making the contractor accountable for construction garbage. He went on to tell us that the building would be built as presented but the design would still be determined by staff, developer, and contractor so they could make sure it wasn't an issue.

Councilman Gordon wanted the final walk-through to have a punch list item to look at the garbage on the fence and make sure it is cleaned up.

Mayor Mendenhall wanted to know if the obligation was on the developer.

Dave Anderson felt it could be under the city inspector's responsibility to put the contractor on notice. He pointed out one challenge was when someone had to go on someone's property to collect garbage, but felt the city had a role to play in the process.

Mayor Mendenhall gave an example of when residents called about dirt from a construction project and an inspection was called out where they red-tagged the project and it was taken care of quickly.

Jackie Larson indicated she sent an email to the Mayor and Councilmembers around 4 pm about where Title 10 chapter 9 of the Utah State code outlines the Planning Commission should consider each agriculture protection area before considering land uses that are inconsistent or detrimental to the use of agriculture.

Councilman Oyler had a question for Dave Anderson regarding the email stating that an application had been submitted for agriculture protection and what the city's role, Council's role, or State role would be in this. He wondered if there was any possibility of grandfathering areas because of the general plan.

Dave Anderson responded his knowledge was that if a request came in for agriculture protection the City Council would approve it.

Vaughn Pickell stated there is a committee at the conservancy district that would review it and send it to the Planning Commission to give a recommendation but ultimately it would be the City Council who approved the agricultural protection area. Vaughn indicated he was unsure if an application had been submitted.

Dave Anderson felt Jackie had done what she could to submit an application, but no formal process has been created yet.

Vaughn Pickell pointed out, as was stated before, that the process was not complete, and once it was, Jackie could then submit the application.

Councilman Gordon wanted to know if this was the first agricultural protection area we had in Spanish Fork.

Vaughn Pickell told us we inherited an agricultural protection area in the County and pulled it out as part of an annexation, which is part of the city in our industrial area.

Mayor Mendenhall indicated that Mr. Larsen who we worked with is now the chair of the agricultural protection committee for the County and he appreciated discussing it with him. He asked that all the conditions be read in the motion including condition 9.

Councilwoman Beck **Moved** to Approve the **Ordinance for the Modera Zone Change and Preliminary Plat approval with the findings and conditions in the staff report**

Findings:

1. That the Zone Change conforms to the City's General Plan.

2. That the proposed Preliminary Plat is consistent with the R-4 zone.

Conditions:

1. That Preliminary Plat approval is contingent upon approval of the Zone Change.

2. That the applicant meets all Zoning requirements, Construction Standards and addresses any redlines, including to but not limited to, those that will be forthcoming based on recent submittals.

3. That the applicant enters into a development agreement with the City and that no applications for Final Plat approval be accepted until the agreement has been executed.

4. That the development agreement includes covenant and operational requirements that garages must only be used for vehicular storage, and provisions that no less than 50% of the condominium homes may be owner-occupied.

5. That the design of freestanding garages be modified to match the style of the rest of the development.

6. That the design of the apartment buildings be modified to add more points of common access to the buildings.

7. That the applicant add appropriate improvements to the development plans in order to protect existing agricultural land uses on adjacent properties.

8. That the applicant provide more detailed information on amenities, a landscape plan, detailed phasing plan, updated building elevations, updated descriptions of building materials, updated engineering plans and any other documents needed for inclusion as exhibits in the development agreement.

Adding

9. Disclosure of Agricultural Operations Near Project. Each Owner, by accepting a deed to a Lot, acknowledges that: (a) the Project is located in the vicinity of agricultural properties; (b) Lots within the Project may be subject to adverse noise, odors, fumes, smells and physically airborne particulates caused by the operation and maintenance of other properties; and (c) pesticides, insecticides and fertilizers may drift over and

disperse upon portions of the Project from time to time as a result of crop dusting activities on neighboring agricultural properties. Use of agricultural properties is a legal use of such other properties and should be expected to continue indefinitely. Neither Declarant nor the City shall be responsible for any adverse effects resulting from use of agricultural properties.

Vaughn asked if it could be read that condition 9 was similar for lease agreements.

Councilwoman Beck stated that the language be included similarly for the lease agreements.

Councilman Gordon **Seconded** and the motion **Passed** all in favor at 7:46 pm with a roll call vote.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

B. Project Signage Plan for TLM, 900 East Expressway Lane

Jackie Larson indicated she would send a document to the City Council and Mayor about item A.

Dave Anderson indicated this request was similar to the Woodbury project where the city provided certain situations for more signage than what our ordinance would allow. He mentioned it would be in the same development and the property owners felt would be important for the viability of tenants. He informed us the change would allow a 51-foot tall sign and a 35-foot tall sign like the Canyon Creek development. He let us know the location of the 51-foot tall sign would be In the Expressway Square development by Arby's and US6. The 35-foot tall sign would be located on the south corner of the future Chipotle area when constructed. Dave stated they were under no obligation to approve it but recommended they did as it was important to the property owners.

Councilman Argyle **Moved** to Approve the **Project Signage Plan for TLM, 900 East Expressway Lane**
Councilman Oyler **Seconded** and the motion **Passed** all in favor at 7:51 pm with a roll call vote.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes

Chad Argyle	Yes
Shane Marshall	Yes

Councilman Argyle stated his aye meant yes.

C. Strawberry Water Users Association Lost Generation Agreement

Chris Thompson indicated that water rights are the most complicated aspect of what he does. He explained how when we take water from springs up the canyon, out of the Spanish Fork River, and from the pipelines of Strawberry Water it affects the generators on Powerhouse Road by taking water or adding water to the upper and lower generators. He went on to say it affects Strawberry Water users to run the power generators.

Chris Thompson told us we have an agreement that we will compensate them for the lost generation in different ways. He stated they did a research study with them where they analyzed every single water right and the precise effect it had on them so they could make a table to plug in numbers to give the right amount of generation loss for each water right. Chris proposed that they get rid of all past agreements with them and use this one from now on.

Councilman Argyle wanted to know how much it was a year.

Chris Thompson responded it was about $20,000 a year.

Mayor Mendenhall shared an experience about the powerhouse road generators when they had to rake the filters as a kid so they didn't get a call that they were about to shut down the generators and power.

Councilman Argyle **Moved** to **Approve Strawberry Water Users Association Lost Generation Agreement**
Councilman Gordon **Seconded** and the motion **Passed** all in favor at 7:55 pm with a roll call vote.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

D. West Interchanges Sewer Trunkline - Change Order 6

Chris Thompson commented that this change was because they were installing heavy pipes in what seemed like chocolate pudding. He acknowledged they had a good experience with

the contractor in dealing with hard conditions while keeping the quality of work. He proposed the change after seeing the difficulty of the working conditions and working with the engineering firm CMDC to discuss the complexities of the job and costs.

Chris Thompson let us know the contractor would take a loss if needed and continue to finish the job. Chris indicated he wanted to see if there were items they could prove weren't caused by the contractor's negligence and if they had taken the necessary precautions to give a correct bid to make it fair on both sides.

Chris let us know they went over all the figures and provided the figures to the Council. He felt they could justify increases in soil and groundwater by taking the original schedule and comparing them to the changes already made, how the additional funds were applied, and what was left. He brought up an example of the contractor making excavation holes in the road to see the material they would be dealing with, but it was determined the problem could have been where they didn't dig and it would be too intrusive to make holes deeper and more frequent.

Councilman Marshall stated we took the risk together and when things changed they could have a good conversation on how to do it differently. He felt they did what they could in good faith and the procurement process worked. He added that we could have taken precautions and dug holes and still not found the problem beforehand.

Chris Thompson agreed that if we had a hard bid on this project it would be a huge battle right now. He explained it was a 12 million project and the poor soil was on the west side of I-15. The original bid proposed it would cost over $900,000 for labor and equipment and over $632,000 for dewatering. He presented a slide showing the actual cost of what happened to be about $2.2 million for labor and equipment and $884,789.31 for dewatering. Chris indicated that making a proposed change order of over $1,623,000.00 was defensible for them to bill with the agreement and with them sharing responsibility in the project. He told us the total was 2.5 million over budget but this included the change orders that had already been approved. Chris felt they learned a lot about construction in this type of soil and was glad they were able to come together by sharing responsibility.

Councilman Gordon asked why we would not pay all of it to the contractor.

Chris Thompson responded they went off of what they could prove they should be responsible for. Chris indicated if we couldn't justify it we didn't pay for it.

Councilman Marshall wanted to know if it all was for this one problem or if there were other inefficiencies.

Lynn Jorgenson, from Whitaker Construction, stated they looked at soil conditions and groundwater and the effect those items had on the task. He referred to other things that went wrong but they didn't ask for that money.

Councilman Marshall asked Lynn if the 1.6 million dollars was a fair number and a legitimate

cost to ask for.

Lynn Jorgenson affirmed it was correct and that it covered the cost after they removed their markup from it.

Councilman Brandon appreciated they justified it because he doesn't expect any business to lose 850,000 dollars.

Lynn Jorgenson replied he realized the risk involved, they would be okay and had learned a lot. He mentioned education is expensive sometimes and they know that. He informed the Council that a project in Provo with a similar geographical area had a different soil at the depth they encountered here.

Mayor Mendenhall asked if he was referring to the preliminary holes not indicating what you would encounter.

Lynn Jorgenson said yes.

Councilman Gordon reiterated he hated to see a business take such a big loss.

Councilman Argyle agreed digging holes would not always give a good measure of what you would encounter. He expressed his appreciation for the company not walking away from the project and Lynn's sentiments.

Mayor Mendenhall asked if it would be done in June

Lynn Jorgenson stated they were wrapping up.

Chris Thompson voiced the importance of not having a reputation that the city wasn't fair. He commented this is why they use change orders. He praised their outstanding work and doesn't want to harm the relationship they have with them.

Councilman Marshall **Moved** to **Approve West Interchanges Sewer Trunkline - Change Order 6**
Councilman Argyle **Seconded** and the motion **Passed** all in favor at 8:17 pm.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

E. Spanish Fork Community Network Building - Hogan Construction Contract

Chris Thompson put forward that this item be tabled because they were unable to get the contract.

Councilman Gordon **Moved** to **Table Spanish Fork Community Network Building - Hogan Construction Contract**
Councilman Argyle **Seconded** and the motion **Passed** all in favor at 8:18 pm with a roll call vote.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

F. New Cingular Wireless PCS, LLC, tower lease agreement at 2505 East Canyon Road

Vaughn Pickell explained this was a new land lease agreement for a cell tower off Canyon Road between Fire Station 62 and the Spanish Fork substation. He let us know it is 300 feet or 15 feet by 20 feet and they will pay $1,800 with a 2 % increase per year over the life of the 30-year lease. He asked the Mayor and Council to keep in mind this was only the land lease and they would still need to get the conditional use permit and site plan approval. He recommended this condition be added to the motion.

Councilman Argyle **Moved** to **Approve New Cingular Wireless PCS, LLC, tower lease agreement at 2505 East Canyon Road with the condition they go through the land use process.**
Councilman Gordon **Seconded** and the motion **Passed** all in favor at 8:20 pm with a roll call vote

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Councilman Gordon **Moved** to **Adjourn to the Local Building Authority**
Council Argyle **Seconded** and the motion **Passed** all in favor at 8:20 pm with a roll call vote.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

LOCAL BUILDING AUTHORITY

President/Chair - Mike Mendenhall presided

LBA CONSENT ITEMS:

a. Local Building Authority Minutes 05-03-2022

Board Member Gordon **Moved** to **Approve the Consent Items**
Board Member Argyle **Second** and the motion Passed all in favor at 8:21 pm.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

President/Chair Mendenhall recused himself from the SFCN Bond discussion
Vice Chair Beck presided over the public hearing

LBA PUBLIC HEARING (no formal action taken):

a. **Public Hearing to Allow Public Input Regarding (A) the Issuance and Sale of Not More Than $12,500,000 Aggregate Principal Amount Of Lease Revenue Bonds, Series 2022, (The "Bonds") And (B) Potential Economic Impact That the Project Describe Herein to be Financed With the Proceeds of the Bonds Issued Under the Act May Have on the Private Sector; and Related Matters**

Seth Perrins explained the next steps in the process for the Spanish Fork Community Network building. He reminded residents that the parameters resolutions bond for the LBA and City Council meetings were approved on April 19th and May 3rd. He informed us the Bank of Utah had given them access to a direct bond so they could strip call the bond at a later date if it benefited the city. He stated if they don't spend the full loan amount they had the option to re amortize the loan after all the costs were completed. He told us they had locked in an interest rate of 3.73%, which was twice what they were looking at a year ago, and in the current market, it is slightly below average. He referred to the opportunity to lock in a

rate, so if they don't spend the full amount they can give the unused portion back and re amortize the loan one time.

Board Member Oyler wanted to know if the estimated time was 2 years for competition.

Seth Perrins responded it would be about 18 months to build. He went on to say he felt the plans could be done at the end of July, they could get bids by the end of August and they could start in September or January when it was best for the city.

Seth Perrins added we could do the second refinancing of the bond anytime. He let us know it is usually a 10-year call period. He reiterated we could get a better rate at a later time and to say on interest. He indicated the structure of the bond would be a stair-step approach with Spanish Fork Community Network first paying back the electric fund so a low payment would be paid at the start of the loan. After that, the intention is to make higher payments on the loan.

Board Member Marshall **Moved** to go into a Public Hearing
Board Member Oyler **Seconded** and the motion **Passed** all in favor at 8:28 pm

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Vice Chair Beck asked for Public Comments
There were none.

Board Member Marshall **Moved** to go out of Public Hearing
Board Member Oyler **Seconded** and the motion **Passed** all in favor at 8:28 pm

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

LBA PUBLIC HEARING (no formal action taken)

Board Member Gordon **Moved** to **Reconvene Back to City Council**
Board Member Argyle **Second** and the motion Passed all in favor at 8:28 pm.

Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Seth Perrins stated we would likely go through the bond process in the next 2 weeks.

RECONVENE BACK TO CITY COUNCIL

DISCUSSION FOR FUTURE AGENDA ITEMS: (no formal action taken)

A. Agenda Requests and Donations

Seth Perrins wanted to educate the Council and staff on the number of requests we receive and the process that is followed for City Council agenda requests. He had the city website pulled up to show where the public could access the agenda request form. He explained that Tara Silver, the City Recorder, receives one to two requests a week for residents to be put on the agenda and as they will now realize they don't have that many people coming to City Council meetings. He outlined that this was on purpose because sometimes people just don't know how to get an answer to a question and sometimes they think this is the only way to get heard.

Seth Perrins added when Tara gets a request she calls them and says something like you have a request about parks, would it be of value to reach out to the department head over the topic. He explained the reason for this process is to ensure they get the quickest answer possible for the resident.

Seth Perrins illustrated how a resident may ask a question the day after the City Council and then would have to wait 2 weeks for the next meeting. He went on to add that the resident would come after waiting to be told by the Mayor to get with the department head member over that concern, thought, or question, not leaving with an answer. Seth reiterated Tara would reach out to the department head so they would get the quickest response possible. He expressed this has been done for years and the staff were comfortable with it but the staff sometimes feel the elected officials haven't been in the past, so it is important we bring up this discussion.

Seth Perrins stated he brought it up for discussion because there are new faces on the City Council and wanted to make sure they are comfortable with it. He emphasized our goal is not to keep the public from the City Council but to get the answers sooner and the secondary purpose is to not air private issues in the public forum that would cast other residents in a negative light. He felt this is not the forum for this quorum.

Tara Silver stated the requests she receives are mostly from residents who don't know there are other ways to get an answer to a question or concern and going before the Council is not what would give them what they need.

Seth Perrins indicated they may see it in email form to all the Council members. He reiterated we would want to wait to send a reply.

Councilman Oyler wanted to know if the Council members are brought into the loop at some point so he knows what is being asked about. He wondered if it would be educational to know how these questions are being answered.

Seth Perrins responded no they probably were not and it may be insightful for you to know.

Councilman Argyle agreed that most of them would be like Tara said that they just don't know where to go for an answer, but wanted to make sure if they wanted to talk to the City Council they felt they could.

Seth Perrins empathetically agreed and if they want to talk to you Tara makes sure that happens.

Tara Silver added that the option is always open and she lets them know if they didn't get what they needed to let her know so they can go before the City Council.

Councilman Marshall stated that if no one is being discouraged he would be fine with that course of action and there is always the public comment section in the meeting they could come to at any time. He trusted they were not being discouraged and asked that some kind of summary be given to the City Council members.

Councilman Oyler thought it would be helpful if someone asked him a question he may be able to use what he learned from the summary to answer it.

Councilman Gordon suggested putting it in Seth's weekly email.

Mayor Mendenhall asked if texting the city program was still going on.

Nick Porter responded we get a lot more of those than agenda requests.

Seth Perrins indicated that a resident may feel an agenda request was more formal but the city gives the residents many ways to give them a voice. He gave his opinion that every meeting has a public comment section so this agenda request form is probably not the best route to take.

Donation requests

Seth Perrins defined a donation request as actually money to give or ask for a waiver. He reported that the donation section 2.14.20 in the financial policy requires a donation to have a public hearing. He pointed out this is the public's money we are giving away so there is legislation that we should have the public's input.

Seth Perrins referred to an email the Mayor and Council received around a month earlier and how they were able to have a successful event because we didn't have the red tape that others may have had. He explained how they want to make it an annual event and have the City donate money to the cause. He pointed out the city gets around 15 to 20 good cause requests a year to donate money.

Seth Perrins indicated it was easy to waive a park fee rental as it is lost revenue or just an opportunity, but when it came to the hard cost of a donation or police, ambulance, and traffic costs they need to hold a public hearing.

Seth Perrins brought up that this can be difficult for staff and elected officials to be put on the spot by friends or it could be something they personally feel passionate about. He wanted to know their thoughts on making everyone go to the Spanish Fork website to apply so we make sure it goes to a public hearing and takes the awkwardness out of going to a person.

The Mayor and Council members agreed it was the right process for the policy.

Dale Robinson added that when they made the policy it helped staff not have to determine which cause was worthy of a donation because everyone's cause is worthy. He indicated the public hearing would happen once a year.

Mayor Mendenhall liked it being once a year and before the public.

Councilman Gordon thought it was valuable because everyone would go through the same process.

Seth Perrins stated he would send the Halverson group through the process they outlined.

Councilman Gordon made a **Motion** to move to Closed Session for Reasonably Imminent Litigation and Land Transaction.

Councilman Argyle **Seconded** the motion and it passed all in favor at 8:48 pm with a roll call vote.

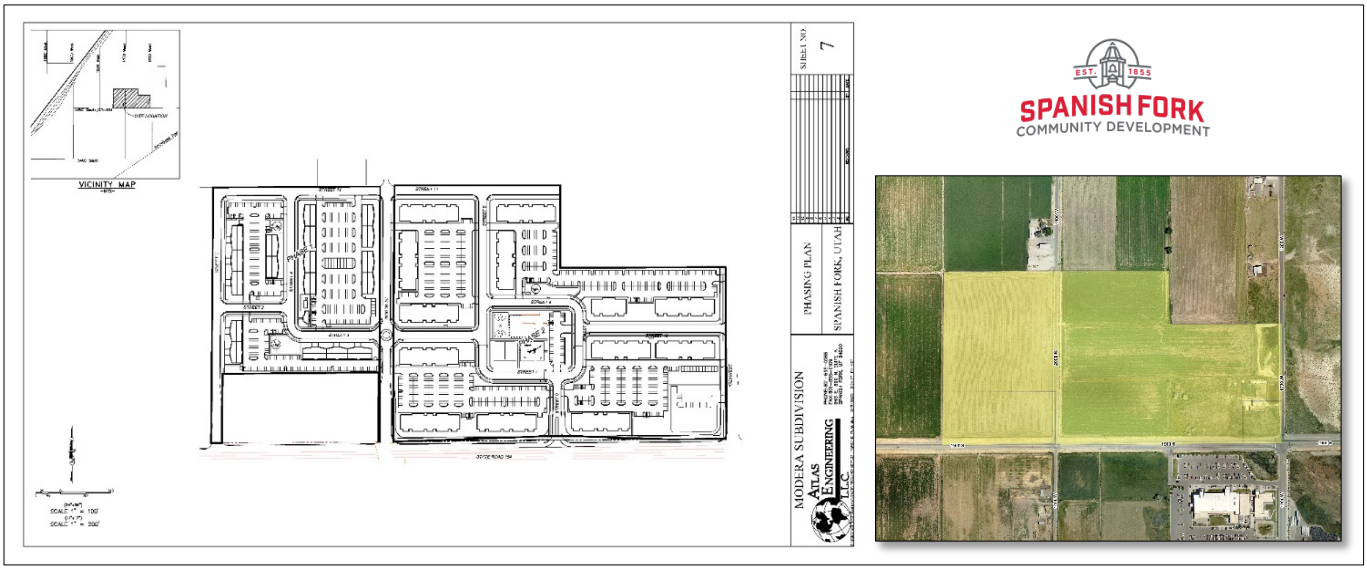
Kevin Oyler	Yes
Brandon Gordon	Yes
Stacy Beck	Yes
Chad Argyle	Yes
Shane Marshall	Yes

Attest: May 17, 2022

I, Tara Silver, City Recorder of Spanish Fork City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 17, 2022. This document constitutes the official minutes of the City Council meeting.

Tara Silver

TARA SILVER, CITY RECORDER



Modera Subdivision Zone Change and Preliminary Plat Approval Request

May 17, 2022, City Council Meeting.

Located at 2000 West 1900 South, including 42.7 acres.

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

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

Key Issues

1. Development Agreement.
2. Zoning.
3. Public Improvements and Signals.
4. Landscaping.
5. Power.
6. Utilities.
7. Amenities.
8. Elevations.
9. Lighting.

Exhibits

1. Preliminary Plat.
2. Master Plan layout.
3. Residential building elevations (east).
4. Residential building elevations (west).
5. Clubhouses and detached garages.
6. Proposed zoning.

Recommendation

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

Findings

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

Conditions

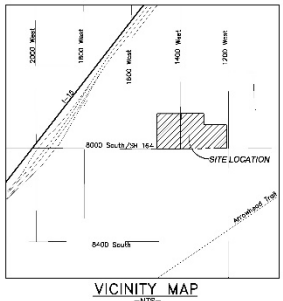
1. That Preliminary Plat approval is contingent upon approval of the Zone Change.
2. That the applicant meets all Zoning requirements, Construction Standards and addresses any redlines, including to but not limited to, those that will be forthcoming based on recent submittals.
3. That the applicant enters into a development agreement with the City and that no applications for Final Plat approval be accepted until the agreement has been executed.
4. That the development agreement includes covenant and operational requirements that garages must only be used for vehicular storage, and provisions that no less than 50% of the condominium homes may be owner-occupied.
5. That the design of freestanding garages be modified to match the style of the rest of the development.
6. That the design of the apartment buildings be modified to add more points of common access to the buildings.
7. That the applicant add appropriate improvements to the development plans in order to protect existing agricultural land uses on adjacent properties.
8. That the applicant provide more detailed information on amenities, a landscape plan, detailed phasing plan, updated building elevations, updated descriptions of building materials, updated engineering plans and any other documents needed for inclusion as exhibits in the development agreement.

MODERA SUBDIVISION

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

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



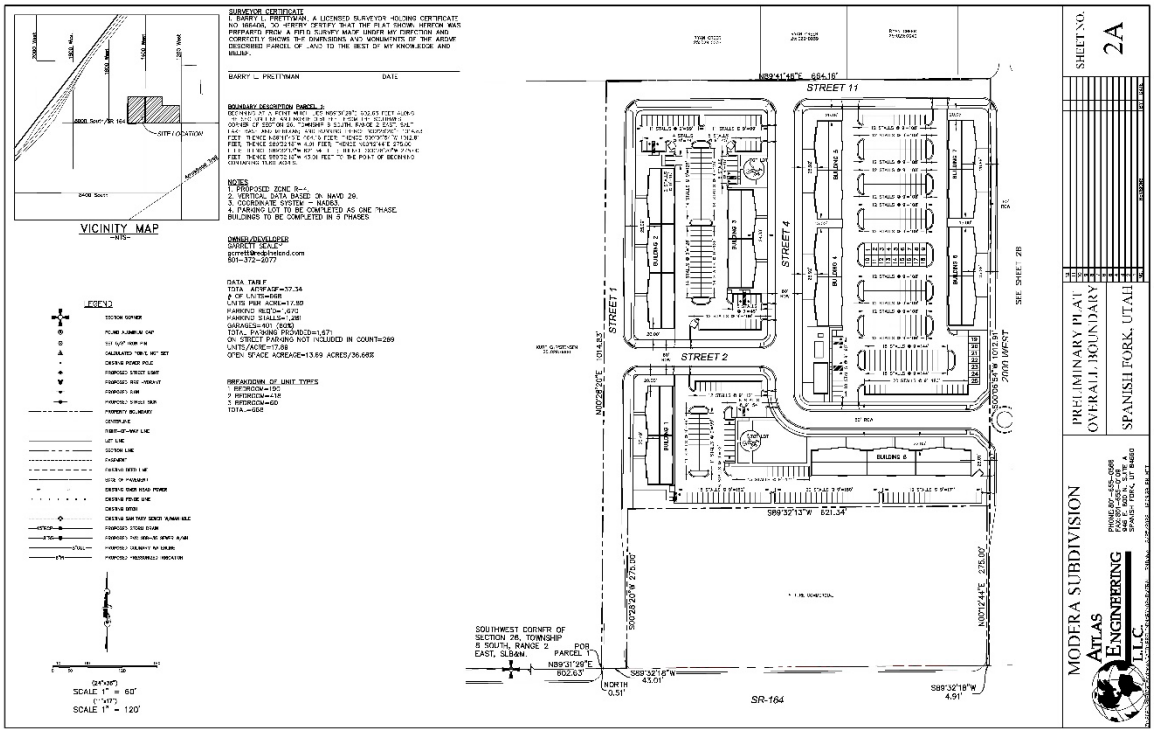
VICINITY MAP
-NTS-

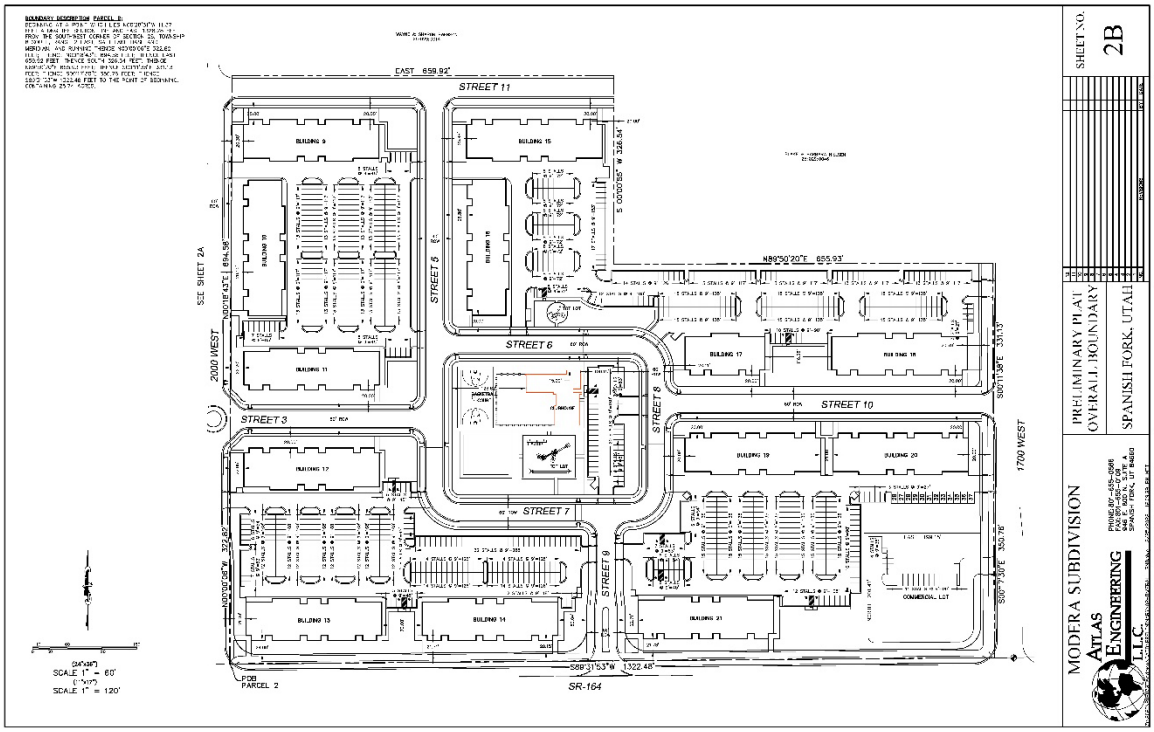
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUBMISSION BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL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

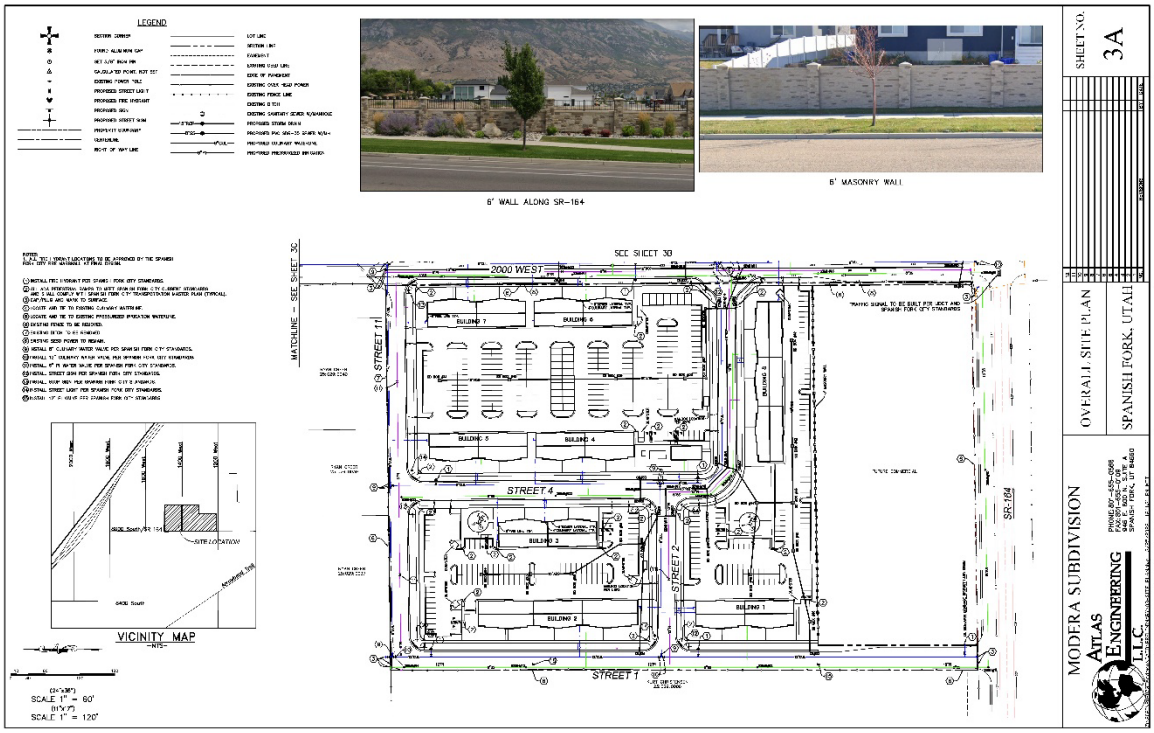
ELECTRICAL NOTES:
1. ANY SESD SERVICES ON THE PROPERTY WILL NEED TO BE REMOVED.
2. ENCROACHMENT APPLICATION WILL NEED TO BE MADE WITH THE BUREAU OF RECLAMATIONS IN ORDER TO ENCROACH INSIDE THEIR EASEMENT ALONG 1400 WEST.

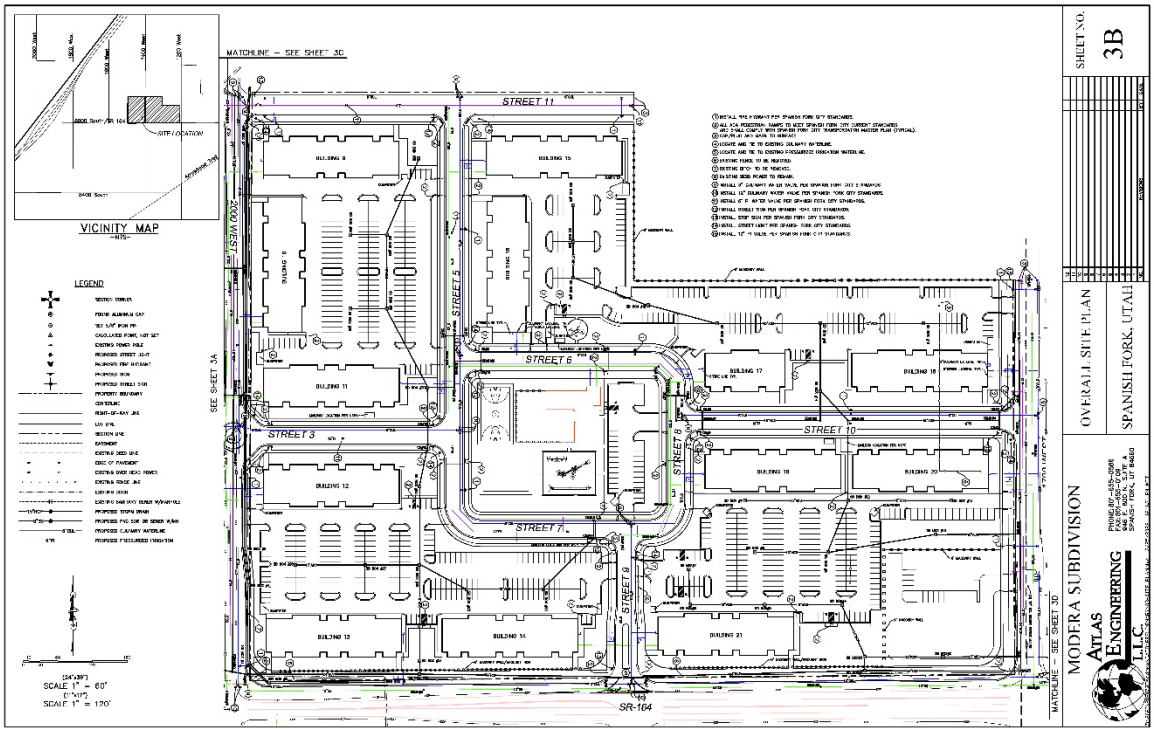
OWNER/DEVELOPER
GARRETT SEALEY
garrett@redp*elanc.com
801-372-2077

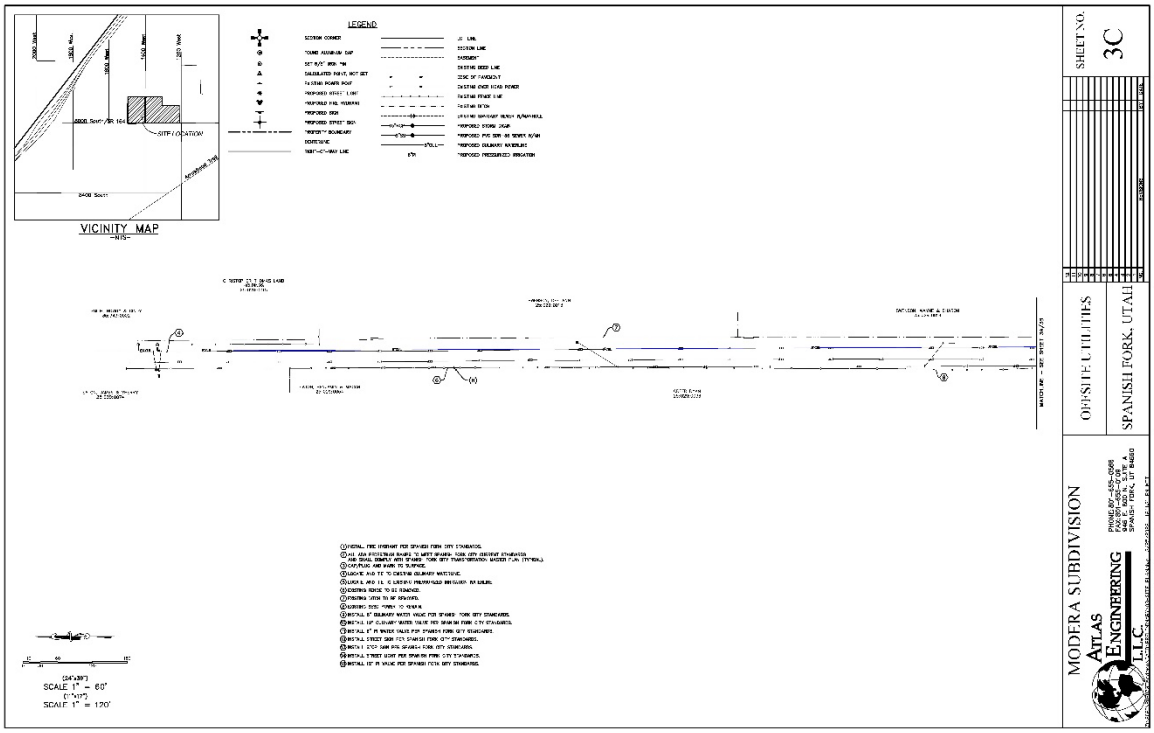
ATLAS ENGINEERING L.L.C.
PHONE 801-636-0966
FAX 801-325-0109
944 E. 800 N. SUITE A
SPANISH FORK, UT 84660

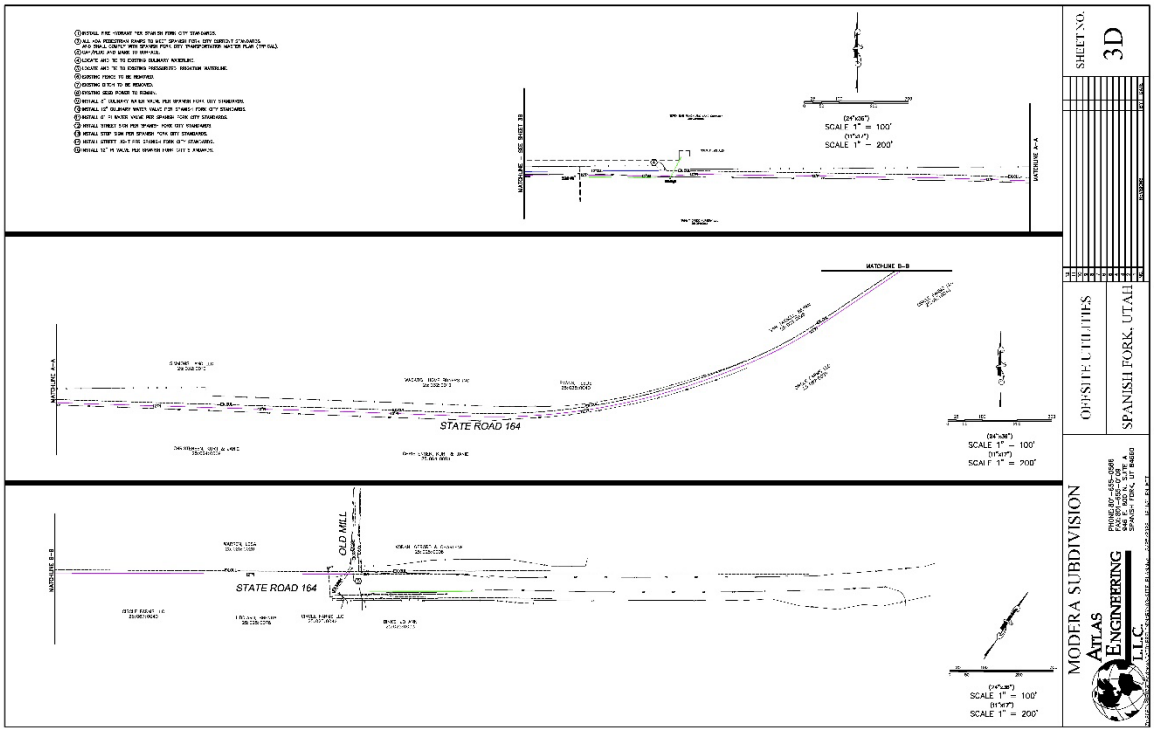


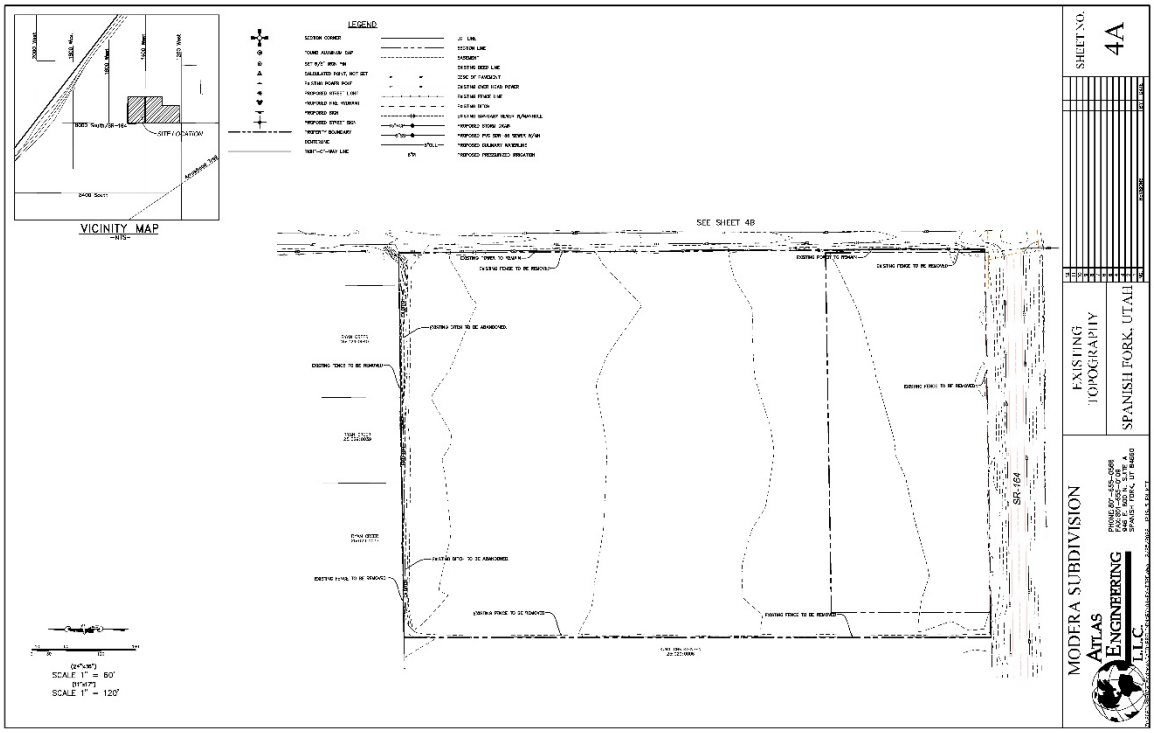

SHEET NO. 2B
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
EAST 659.92'
STREET 11
BUILDING 9
BUILDING 15
BUILDING 16
S 0°00'05" W 326.54'
N89°50'20"E 655.93'
SEE SHEET 2A
2000 WEST
STREET 5
STREET 6
STREET 8
STREET 10
BUILDING 17
BUILDING 18
S00°11'38"E 330.33'
STREET 3
BUILDING 11
BUILDING 19
BUILDING 20
1700 WEST
STREET 7
STREET 9
BUILDING 13
BUILDING 14
BUILDING 21
COMMERCIAL LOT
S00°13'50"W 352.46'
S00°13'50"E 350.76'
S88°31'53"W 1322.48'
P28
PARCEL 2
SR-164
SCALE 1" = 60'
SCALE 1" = 120'

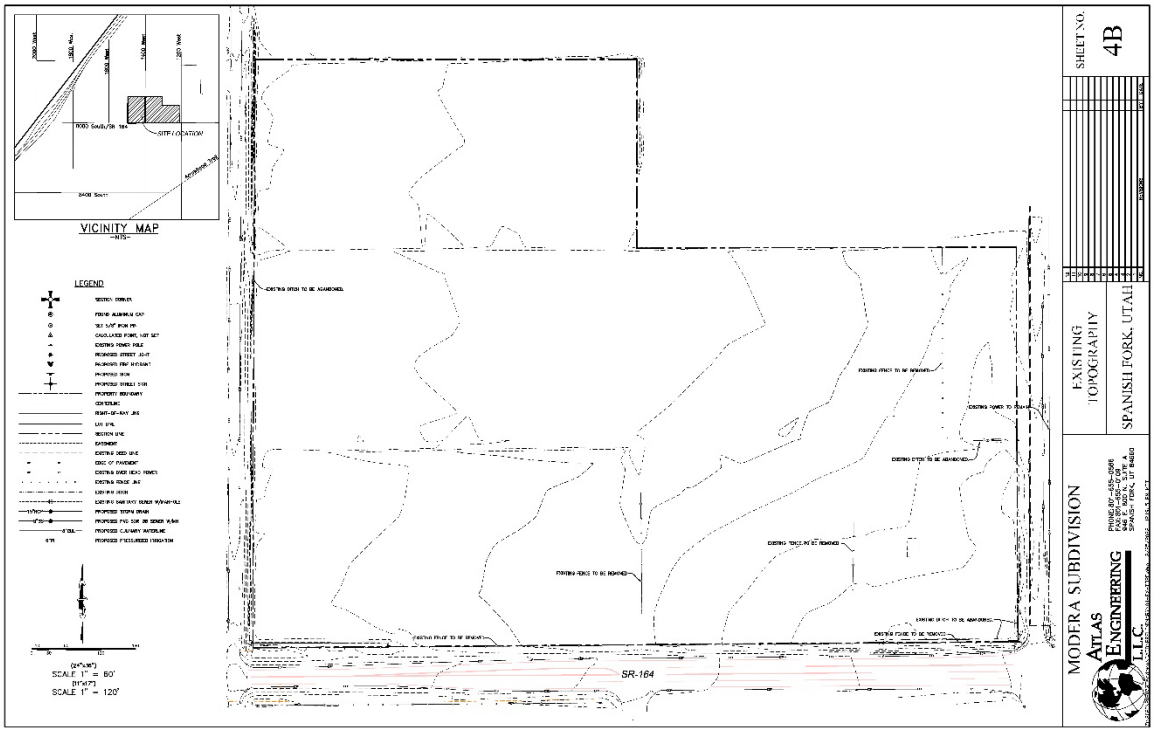

SHEET NO. 3A
OVERALL SITE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
LEGEND
6' WALL ALONG SR-164
6' MASONRY WALL
SEE SHEET 3C
MATCHLINE - SEE SHEET 3C
2000 WEST
STREET 11
BUILDING 7
BUILDING 6
BUILDING 5
BUILDING 4
STREET 4
BUILDING 3
BUILDING 2
BUILDING 1
STREET 2
STREET 1
SR-164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

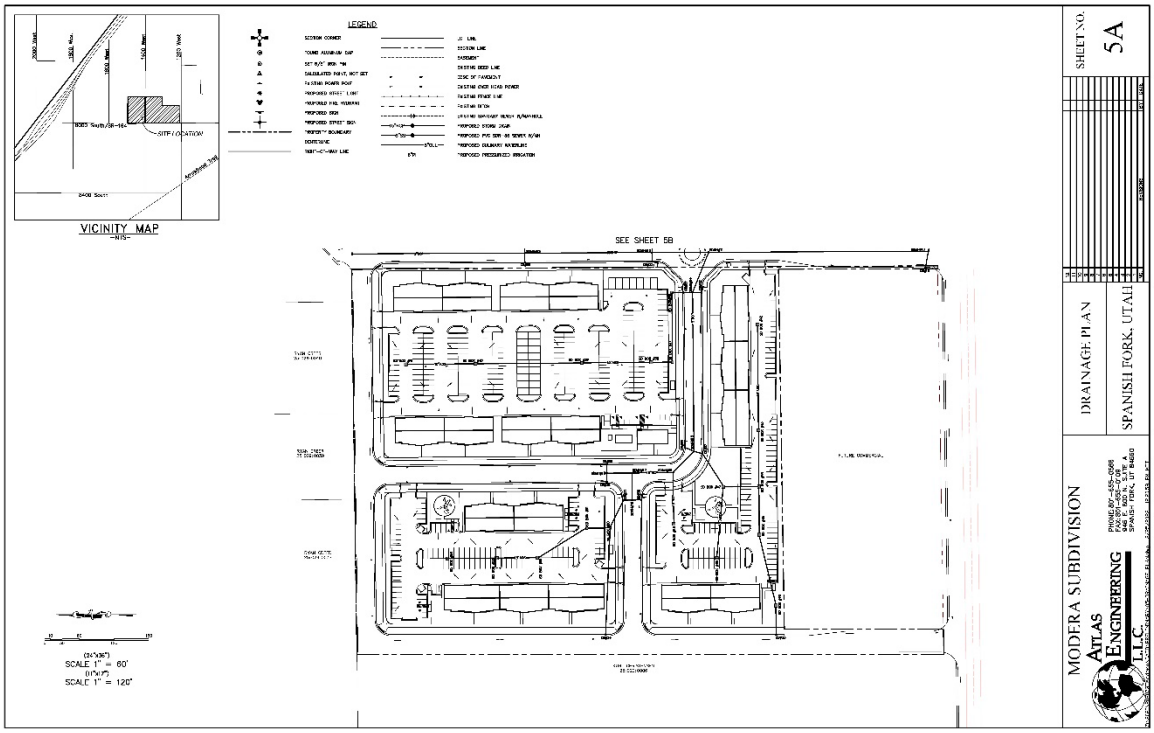

MATCHLINE – SEE SHEET 3C
STREET 11
STREET 5
STREET 6
STREET 3
STREET 7
STREET 8
STREET 9
STREET 10
2000 WEST
SEE SHEET 3A
SR-164
MATCHLINE – SEE SHEET 3D
VICINITY MAP
NTS
SITE LOCATION
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
3B
OVERALL SITE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

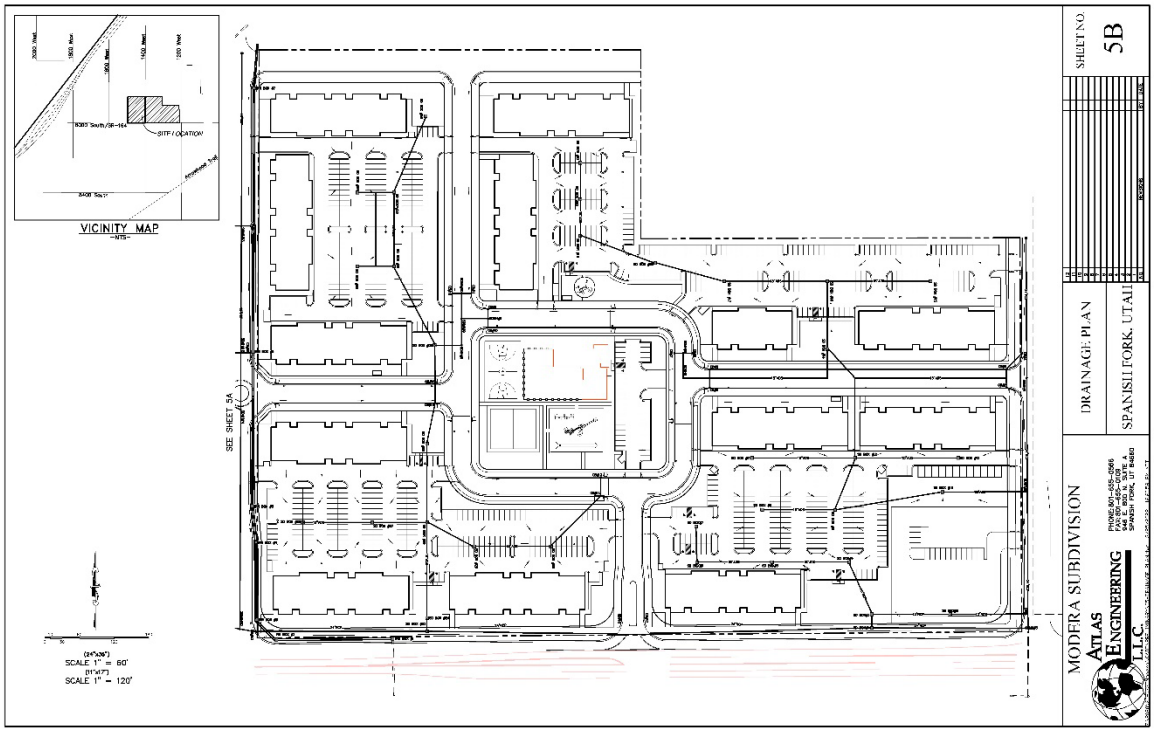

VICINITY MAP
NTS
SITE LOCATION
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
3C
OFFSITE UTILITIES
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

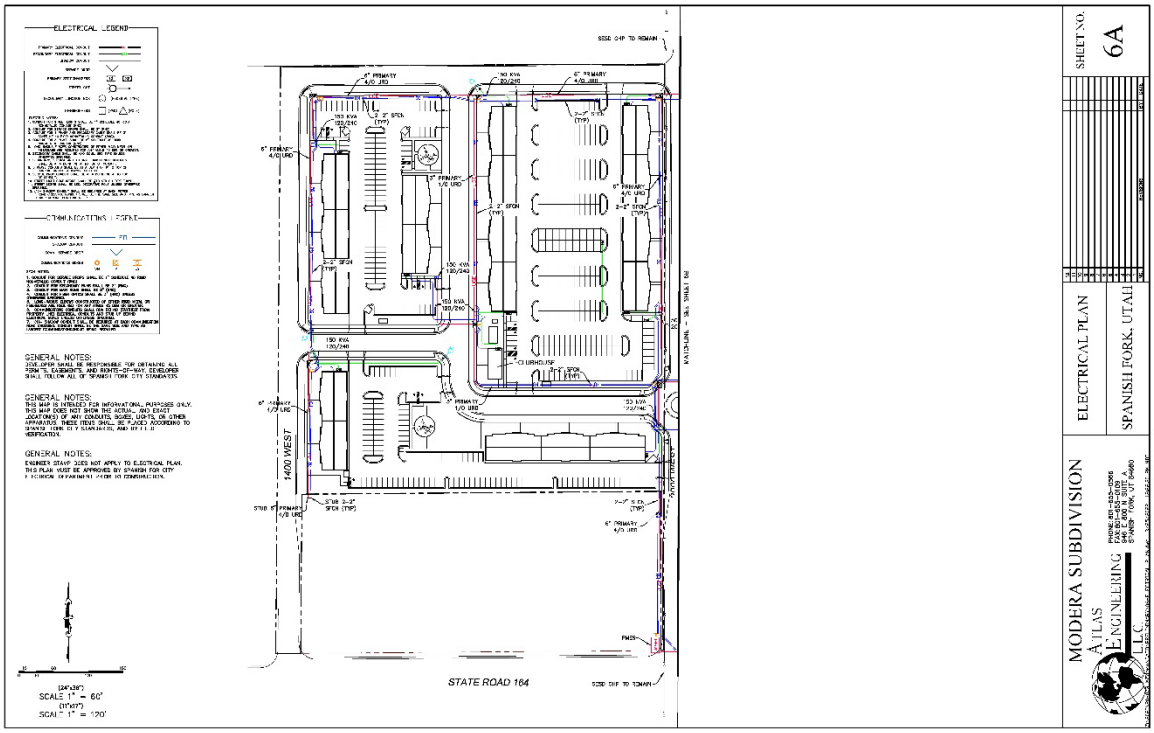

SHEET NO.
3D
OFFSITE UTILITIES
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
STATE ROAD 164
OLD MILL
SCALE 1" = 100'
SCALE 1" = 200'

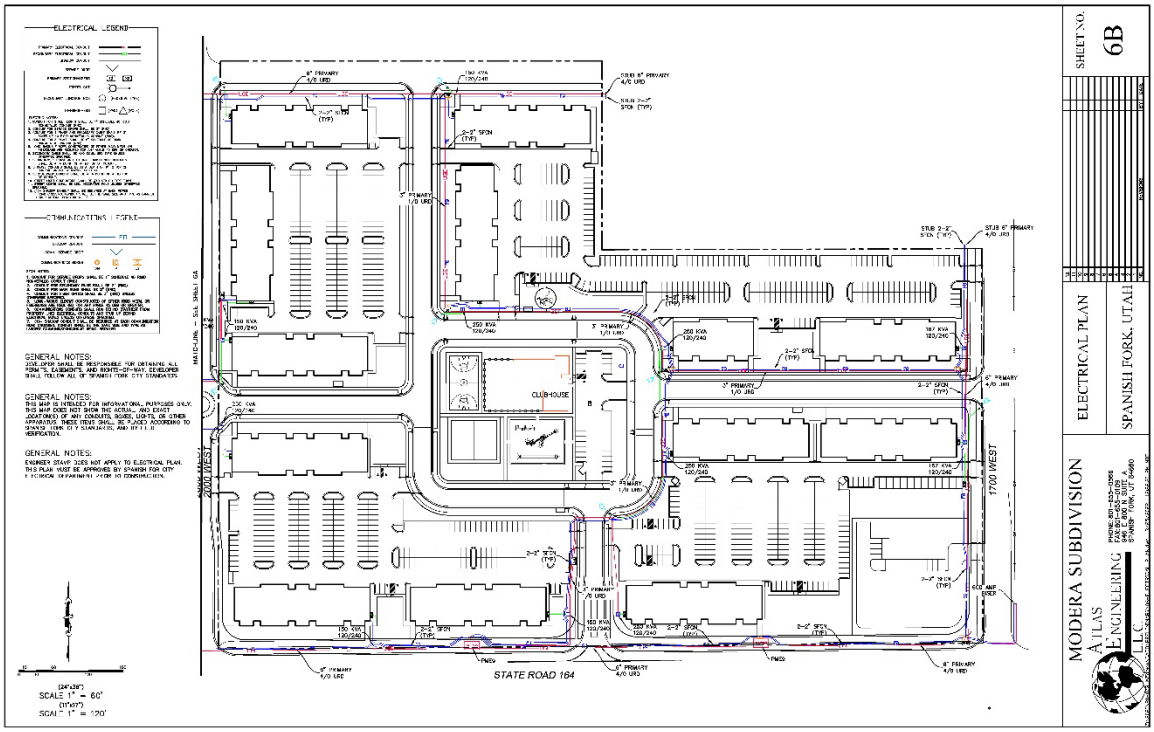

SHEET NO.
4A
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
LEGEND
VICINITY MAP
SEE SHEET 4B
SR-164
SCALE 1" = 60'
SCALE 1" = 120'

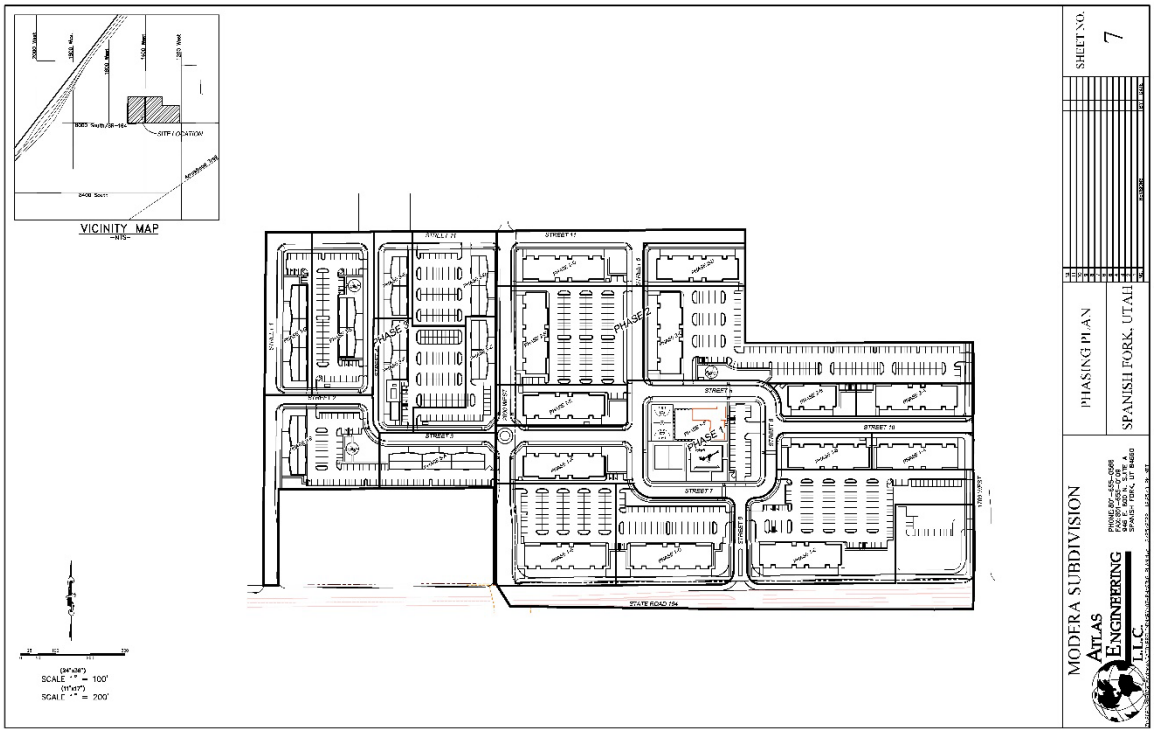

VICINITY MAP
-NTS-
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SR-164
SHEET NO.
4B
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

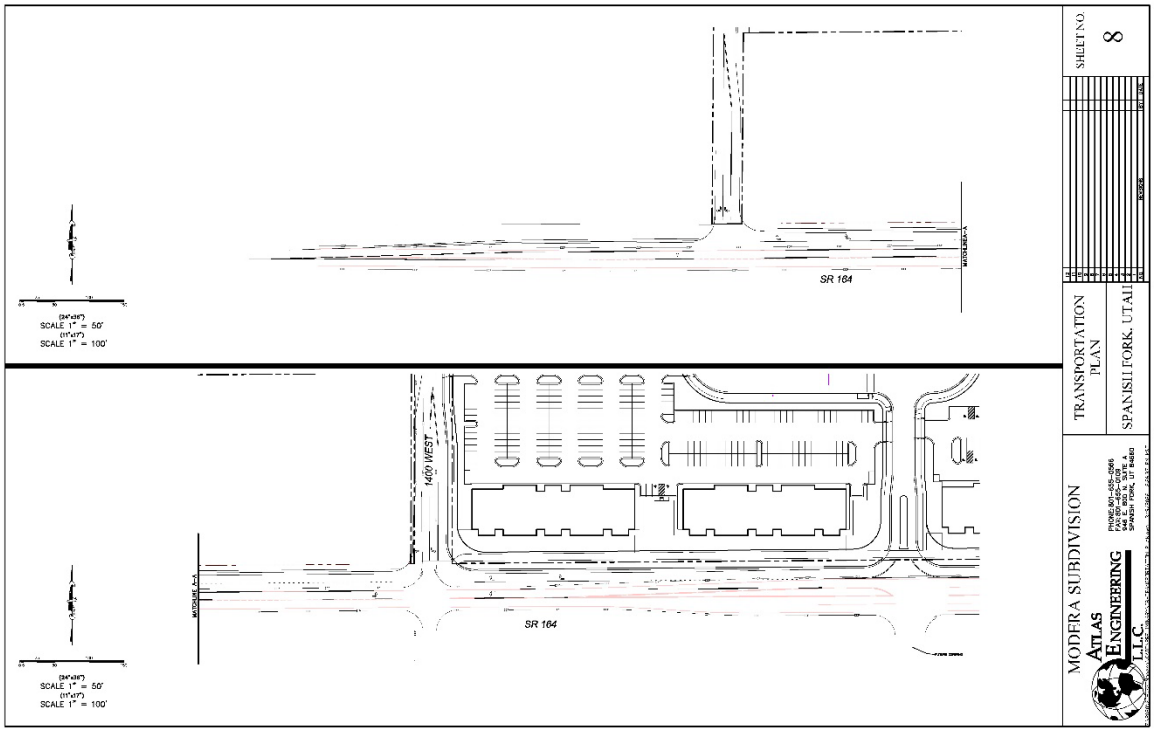

VICINITY MAP
-NTS-
LEGEND
SEE SHEET 5B
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
5A
DRAINAGE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


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

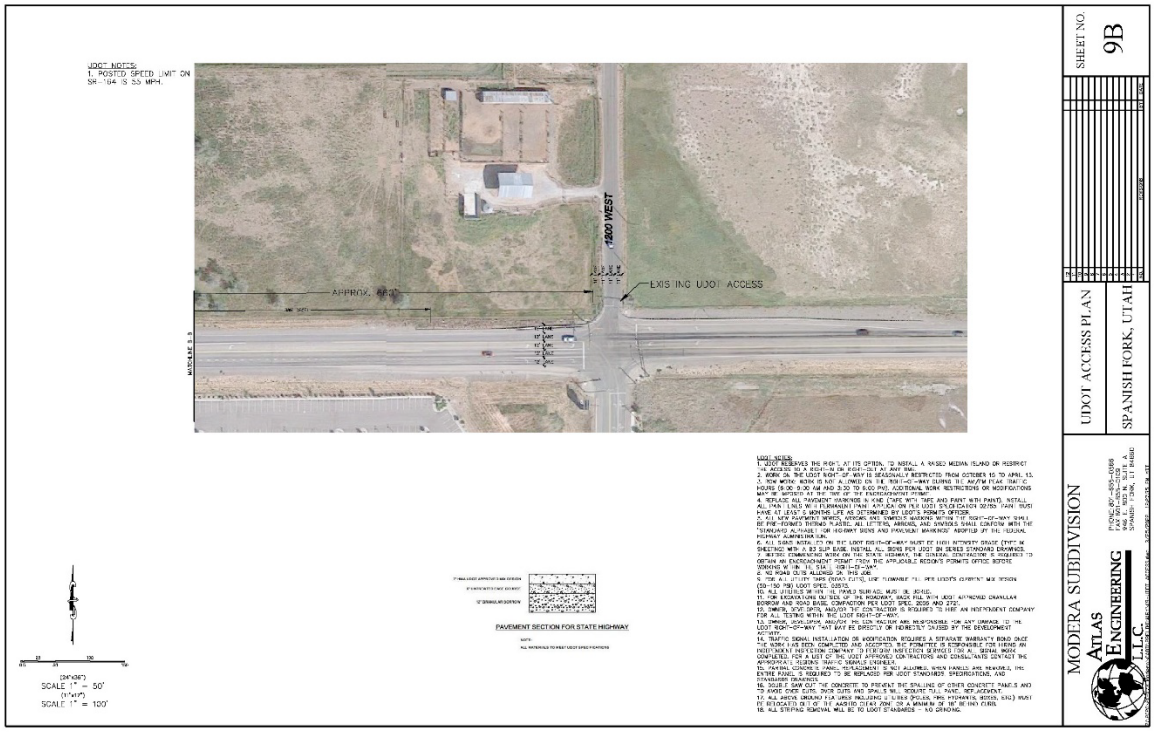

ELECTRICAL LEGEND
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
1400 WEST
STATE ROAD 164
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
6A
ELECTRICAL PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

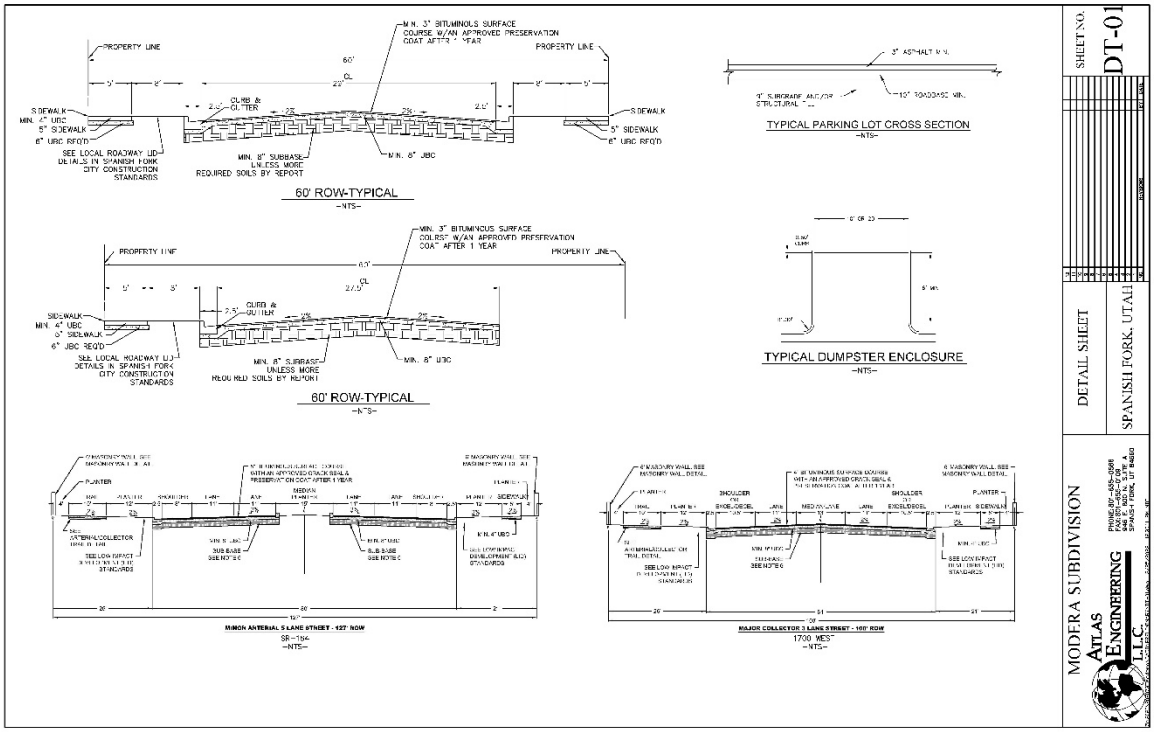

ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
CLUBHOUSE
2600 WEST
1700 WEST
STATE ROAD 164
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 6B
ELECTRICAL PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

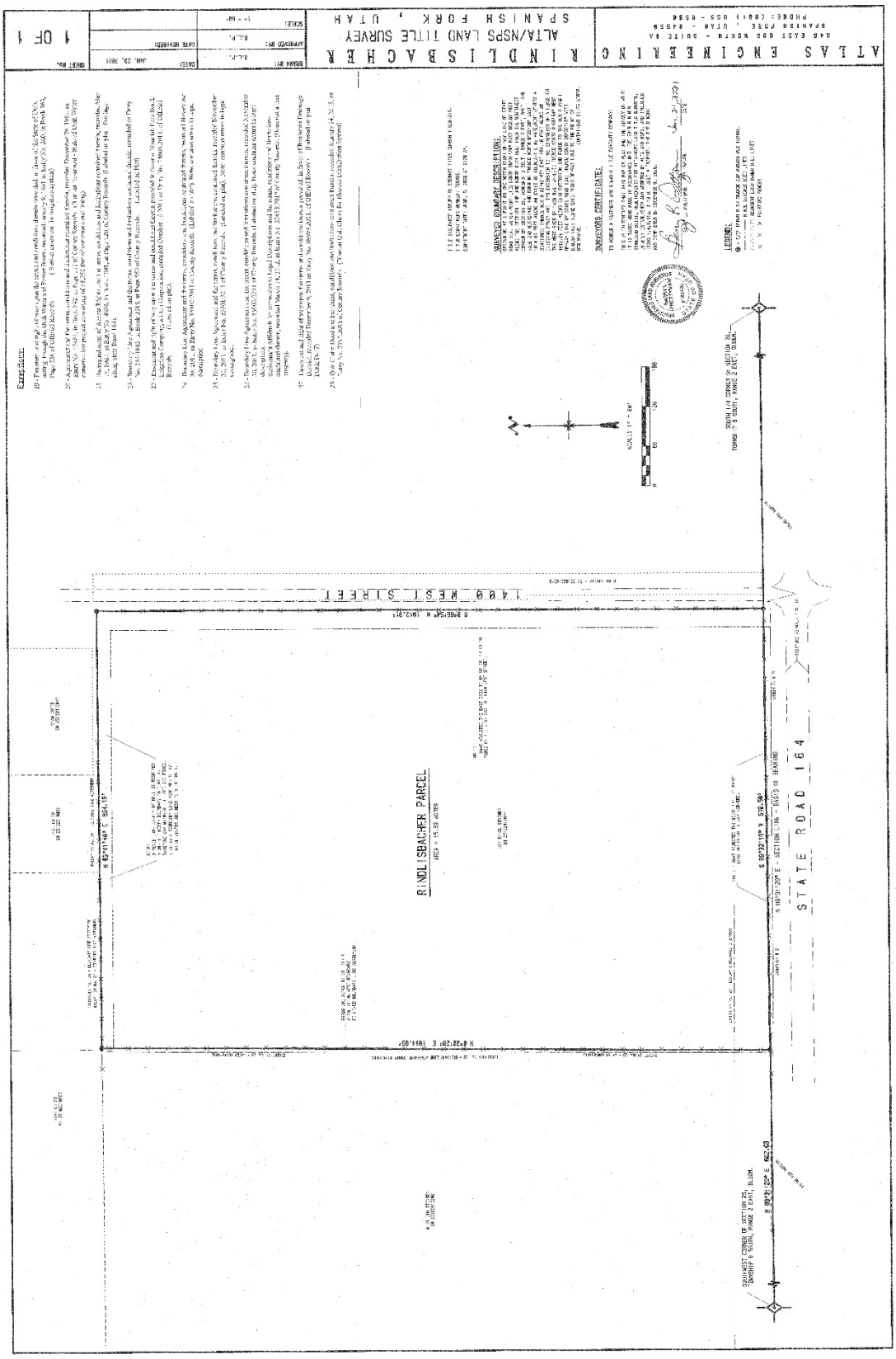

VICINITY MAP
-NTS-
SITE LOCATION
PHASE 1
PHASE 2
PHASE 3
STATE ROAD 164
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 7
PHASING PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


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


UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-164 IS 55 MPH.
1600 WEST
1500 WEST
APPROX. 662' TO 1600 WEST
APPROX. 625'
UDOT ACCESS CATEGORY 5
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
1400 WEST
1300 WEST
EXISTING UDOT ACCESS
APPROX. 842'
UDOT ACCESS CATEGORY 5
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 9A
UDOT ACCESS PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-194 IS 55 MPH.
1200 WEST
EXISTING UDOT ACCESS
APPROX. 660'
PAVEMENT SECTION FOR STATE HIGHWAY
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 9B
UDOT ACCESS PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SIDEWALK MIN. 4" UBC 5" SIDEWALK 6" UBC REQ'D
CURB & GUTTER
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 6" UBC
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW-TYPICAL
-NTS-
3" ASPHALT M.V.
9" SUBGRADE AND/OR STRUCTURAL
10" ROADBASE MIN.
TYPICAL PARKING LOT CROSS SECTION
-NTS-
TYPICAL DUMPSTER ENCLOSURE
-NTS-
MINOR ARTERIAL 5 LANE STREET - 122' ROW
SR-194
-NTS-
MAJOR COLLECTOR 3 LANE STREET - 100' ROW
1700 WEST
-NTS-
SHEET NO. DT-01
DETAIL SHEET
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


RINDLISBACHER
ALTA/NSPS LAND TITLE SURVEY
SPANISH FORK , UTAH
ATLAS ENGINEERING
1400 WEST STREET
RINDLISBACHER PARCEL
STATE ROAD 164
SURVEYORS CERTIFICATE:
LEGEND:

Townhome Master Plan



Master Plan Data

8- 4 story 28 and 42 Plex Buildings

13 - 3 story 20 and 30 Plex Buildings

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

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

3 Open Space Parks—3 Dog Parks

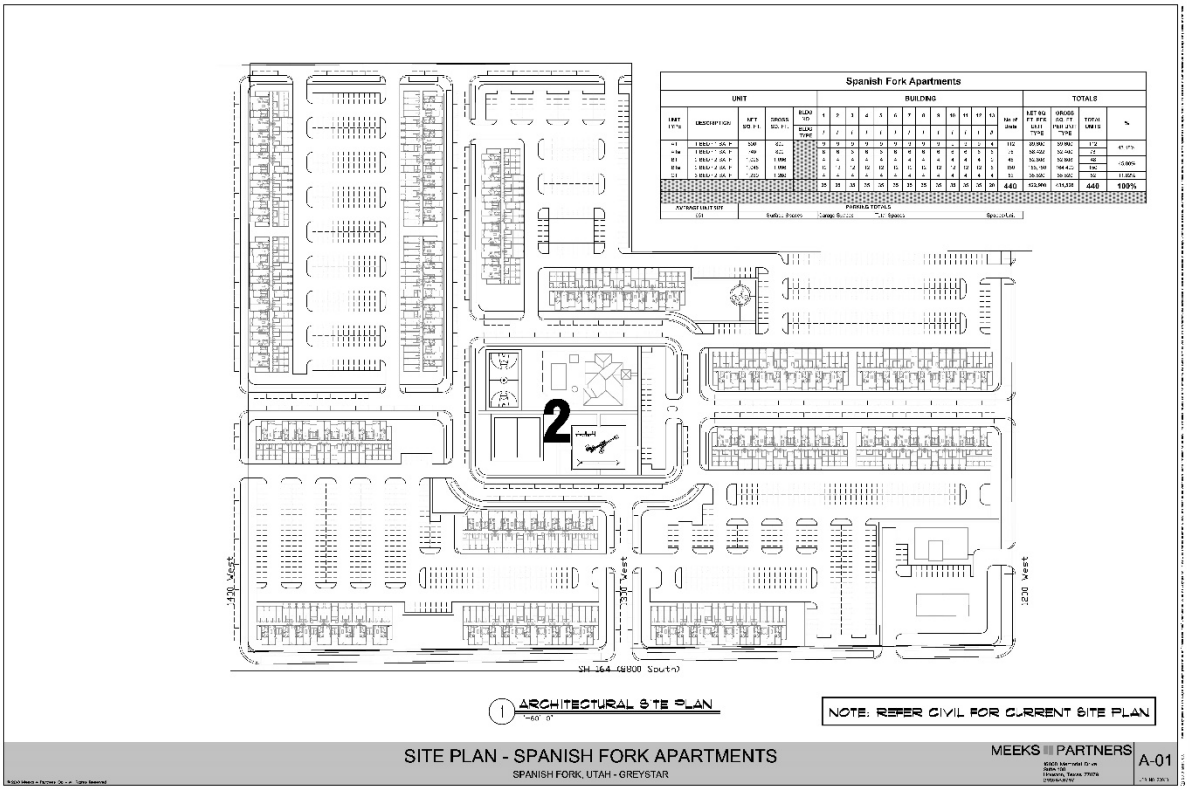
3 Playground Parks

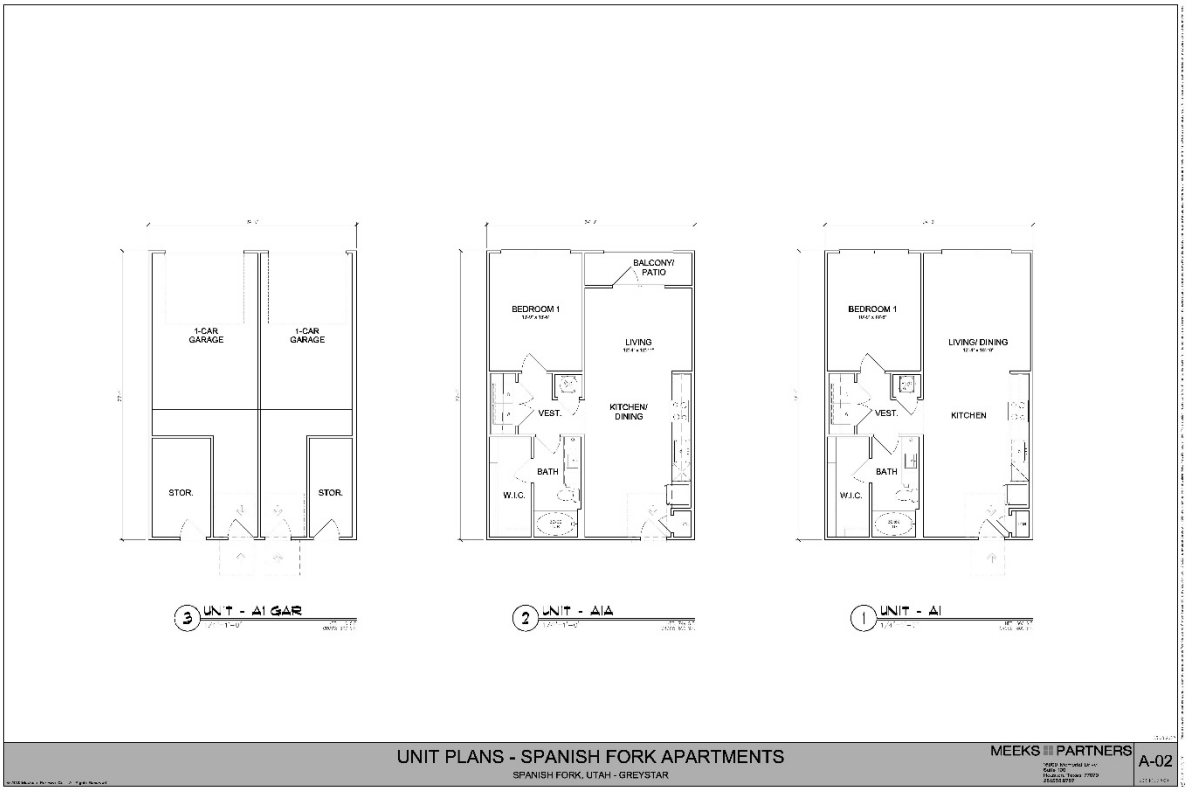
MODERA VILLAGE

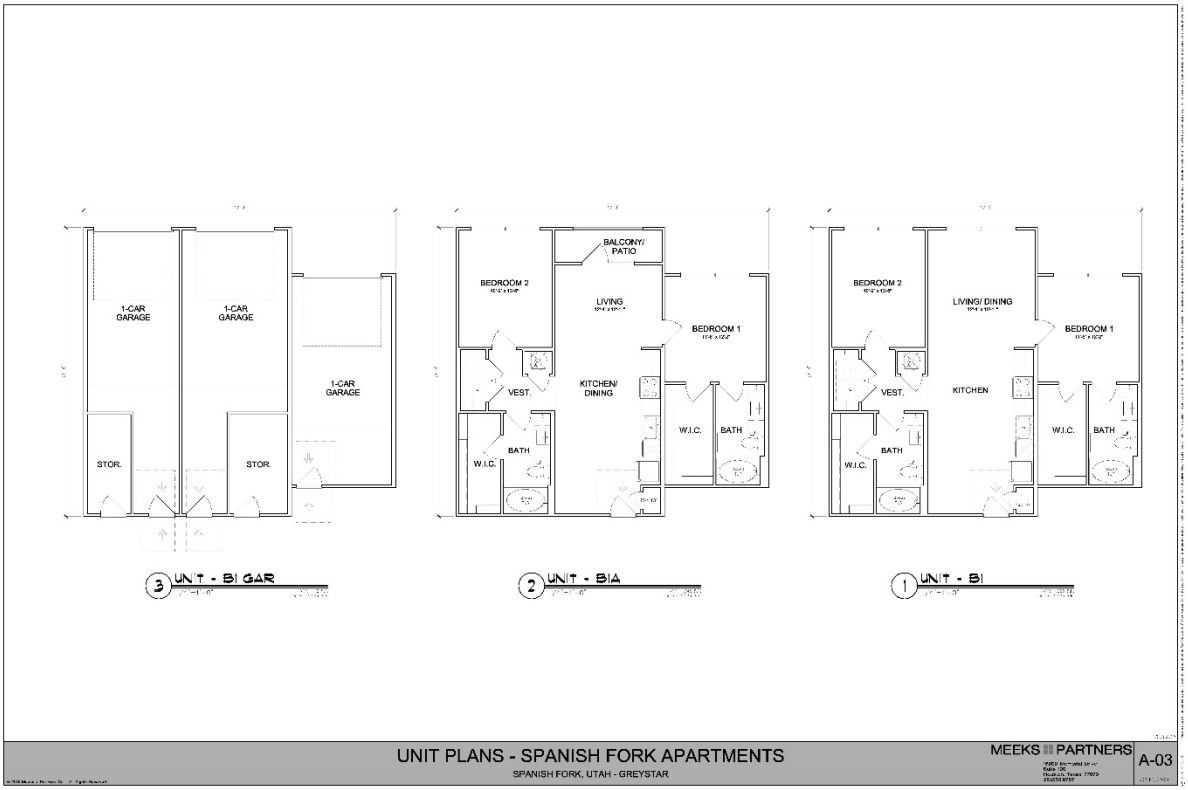
Spanish Fork, Utah

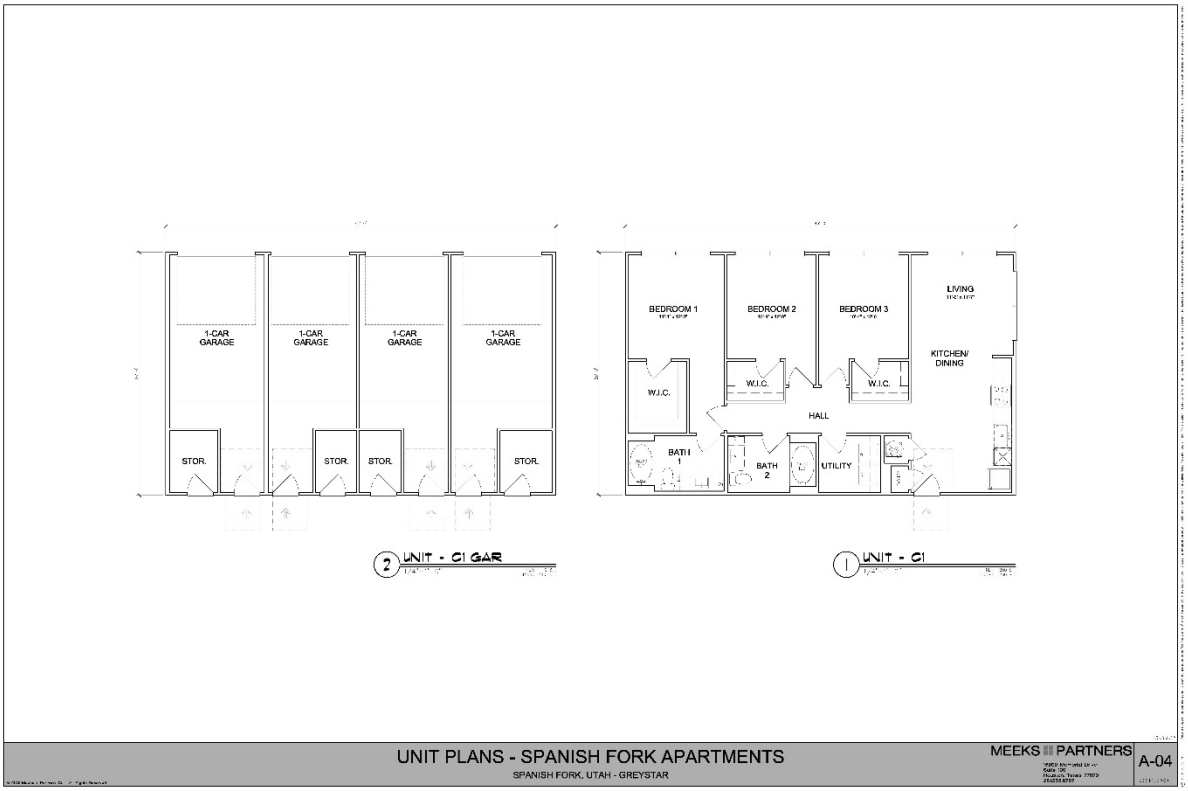


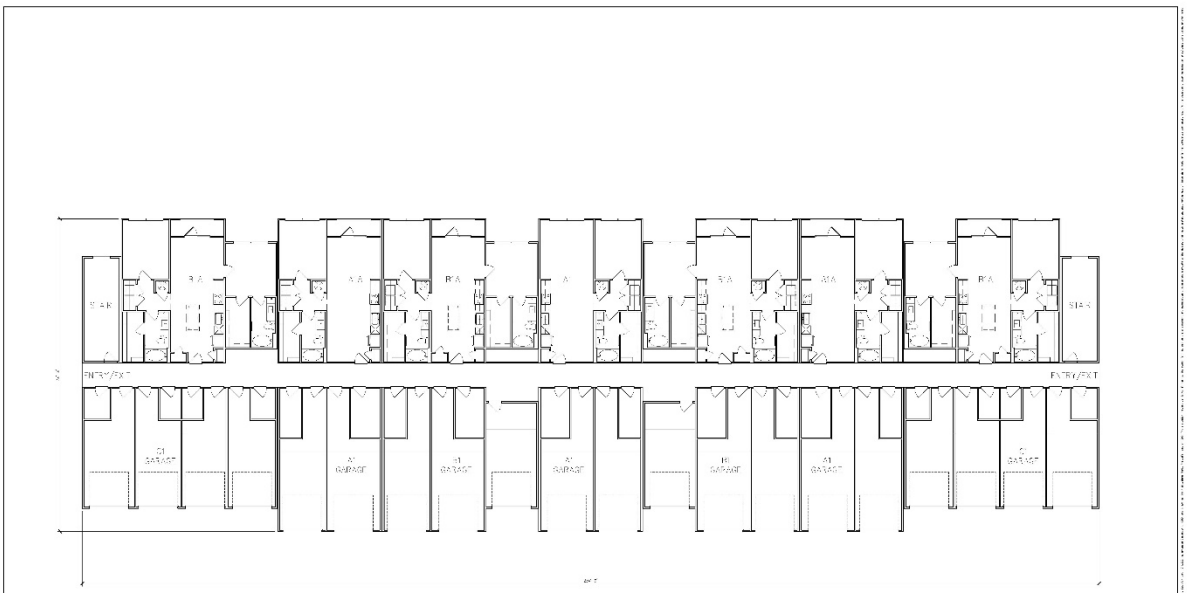



Spanish Fork Apartments
UNIT
BUILDING
TOTALS
2
1420 West
1330 West
1200 West
SH-164 (8800 South)
1 ARCHITECTURAL SITE PLAN
NOTE: REFER CIVIL FOR CURRENT SITE PLAN
SITE PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-01

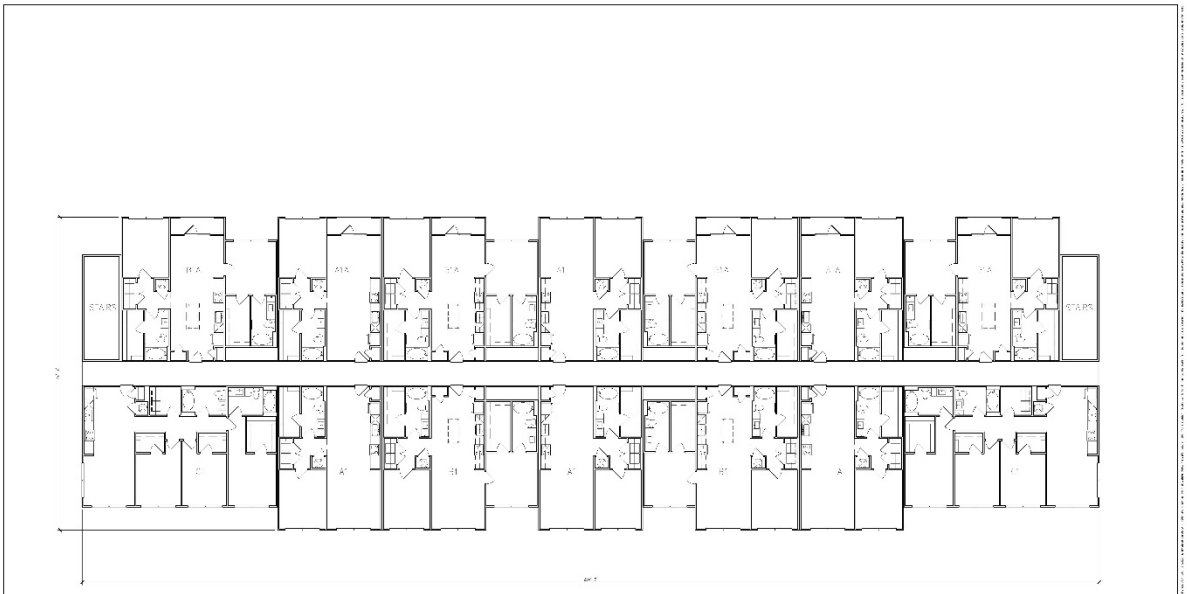

1-CAR GARAGE
1-CAR GARAGE
STOR.
STOR.
3 UNIT - A1 GAR
BEDROOM 1
BALCONY/ PATIO
LIVING
KITCHEN/ DINING
VEST.
BATH
W.I.C.
2 UNIT - A1A
BEDROOM 1
LIVING/ DINING
KITCHEN
VEST.
BATH
W.I.C.
1 UNIT - A1
UNIT PLANS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-02


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

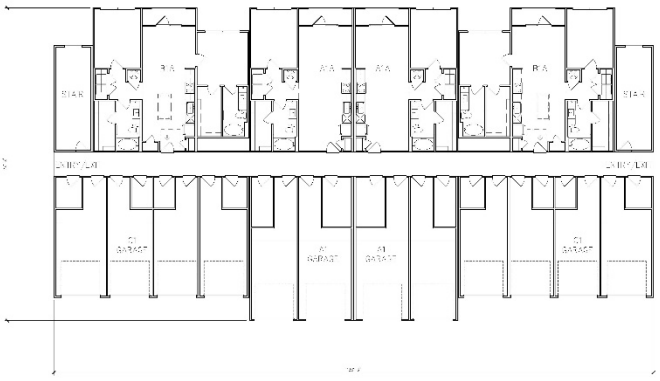

1-CAR GARAGE
1-CAR GARAGE
1-CAR GARAGE
1-CAR GARAGE
STOR.
STOR.
STOR.
STOR.
2 UNIT - C1 GAR
BEDROOM 1
BEDROOM 2
BEDROOM 3
LIVING
KITCHEN/ DINING
W.I.C.
W.I.C.
W.I.C.
HALL
BATH 1
BATH 2
UTILITY
1 UNIT - C1
UNIT PLANS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-04



FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-05



FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-06

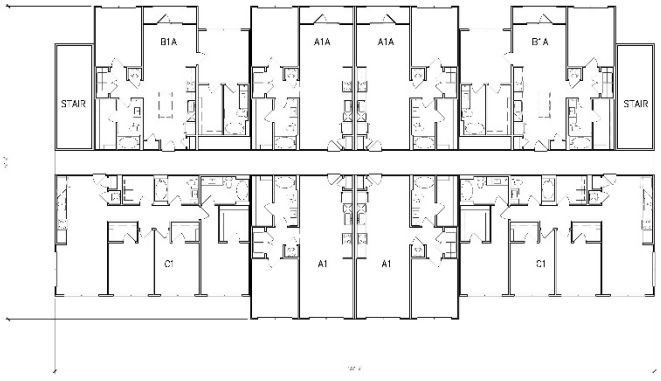


1 BUILDING TYPE 2 - LEVEL 1

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

MEEKS PARTNERS

A-07

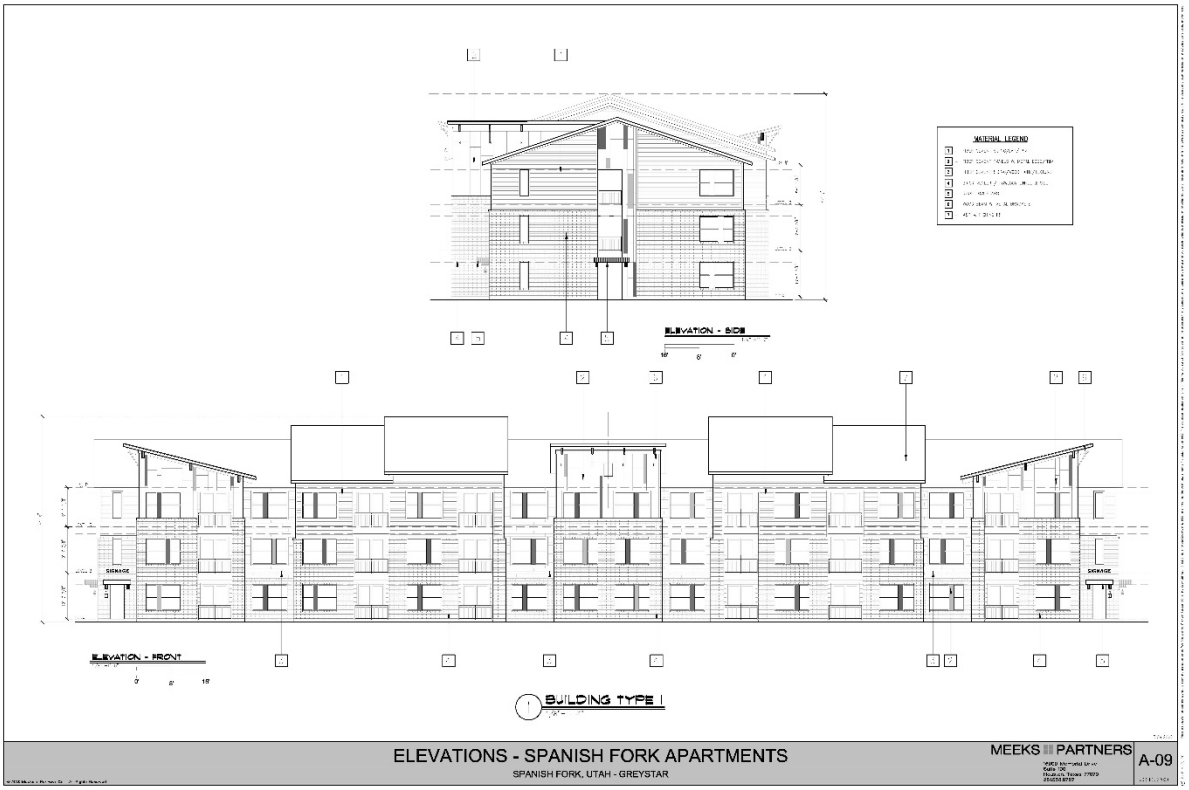


1 BUILDING TYPE 2 - LEVEL 2 & 3

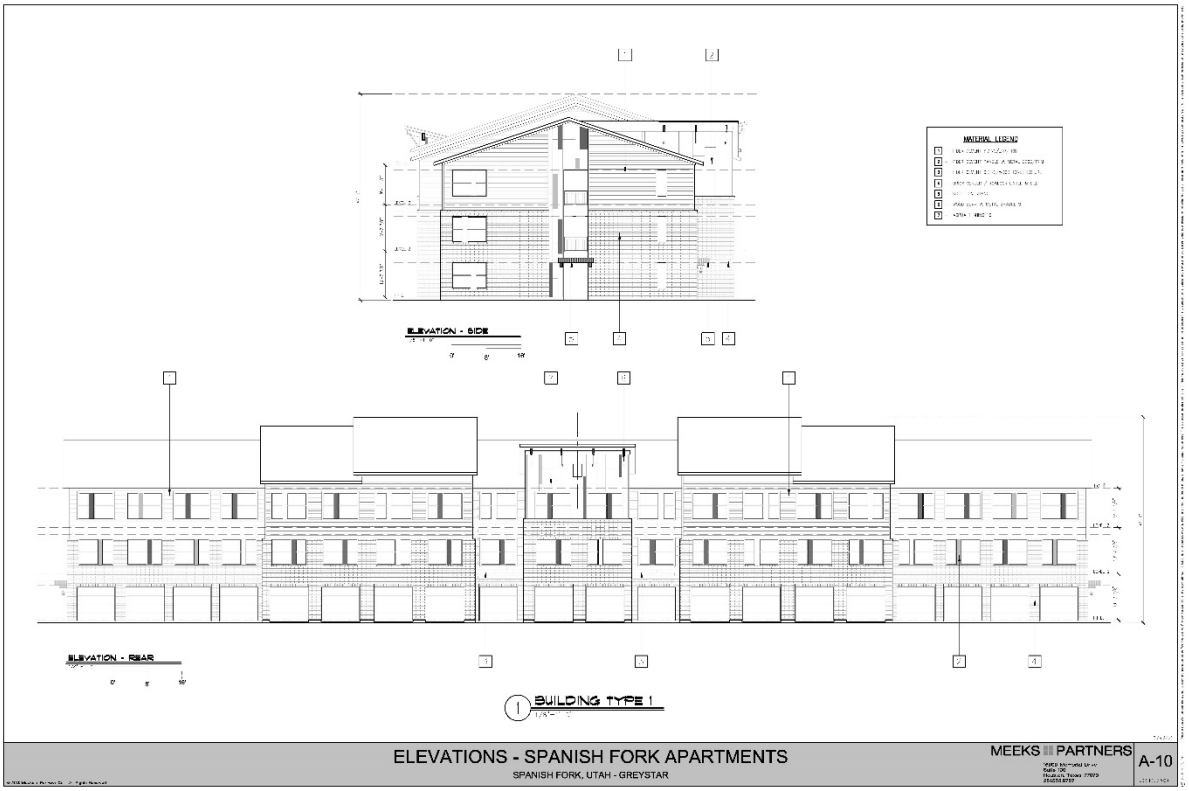
FLOOR PLAN - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

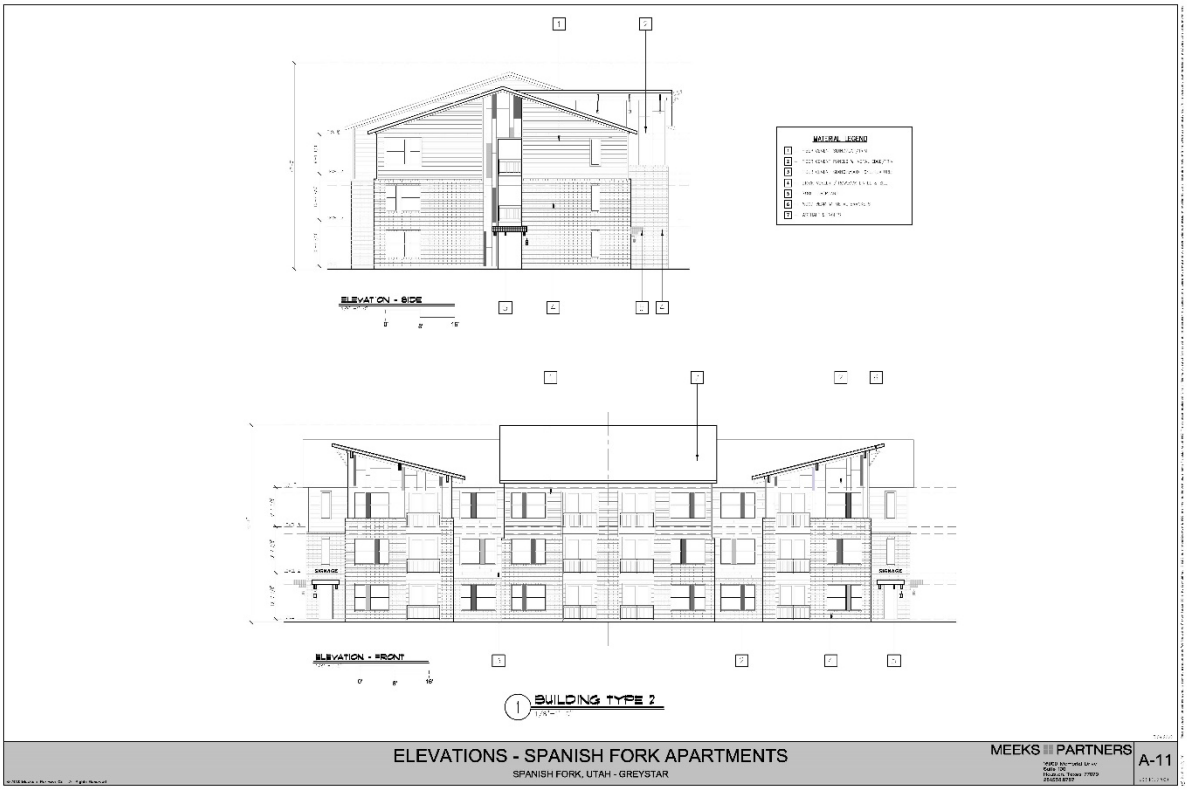
A-08

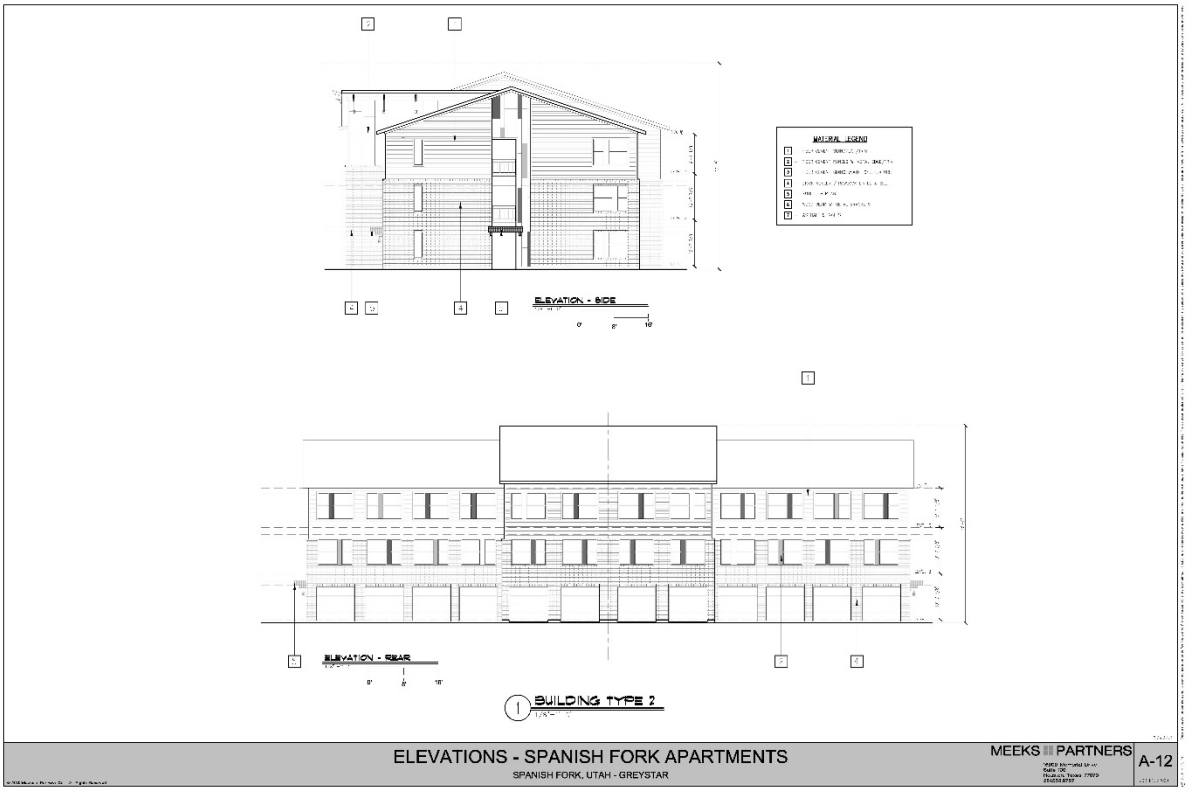


ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-09



ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-10


MATERIAL LEGEND
ELEVATION - SIDE
GARAGE
GARAGE
ELEVATION - FRONT
1 BUILDING TYPE 2
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-11


MATERIAL LEGEND
ELEVATION - SIDE
ELEVATION - REAR
1 BUILDING TYPE 2
ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR
MEEKS PARTNERS
A-12



1 TYP. BUILDING

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

MEEKS PARTNERS

A-13



1 TYP. BUILDING

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

MEEKS PARTNERS

A-14


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


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


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


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



ELEVATION - TYP. SIDE



ELEVATION - FRONT

1 BUILDING TYPE 2

ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-21



ELEVATION - TYP. SIDE



ELEVATION - REAR

1 BUILDING TYPE 2

ELEVATIONS - SPANISH FORK APARTMENTS
SPANISH FORK, UTAH - GREYSTAR

MEEKS PARTNERS

A-22

Project Master Plan



MODERA VILLAGE

Spanish Fork, Utah



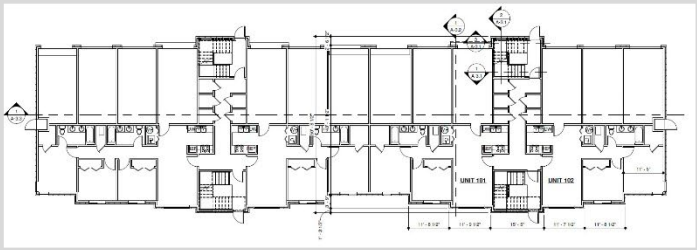


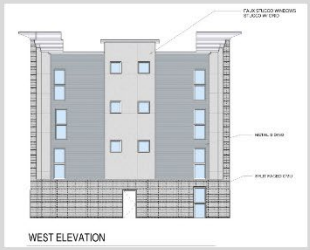





Project Conceptual Elevations
UNIT 101
UNIT 102
UNIT 103
UNIT 104
NORTH ELEVATION
SOUTH ELEVATION
WEST ELEVATION
EAST ELEVATION
28 Plex Buildings
MODERA VILLAGE
Spanish Fork, Utah

Project Conceptual Elevations











28 Plex Buildings

MODERA VILLAGE

Spanish Fork, Utah

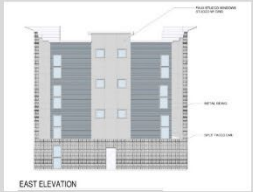
Project Conceptual Elevations









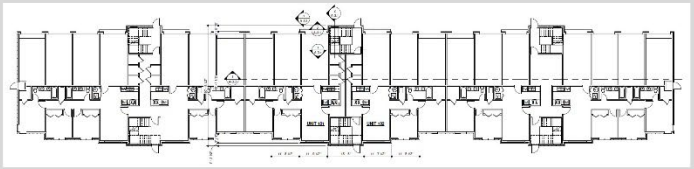


42 Plex Buildings

MODERA VILLAGE

Spanish Fork, Utah

Project Conceptual Elevations







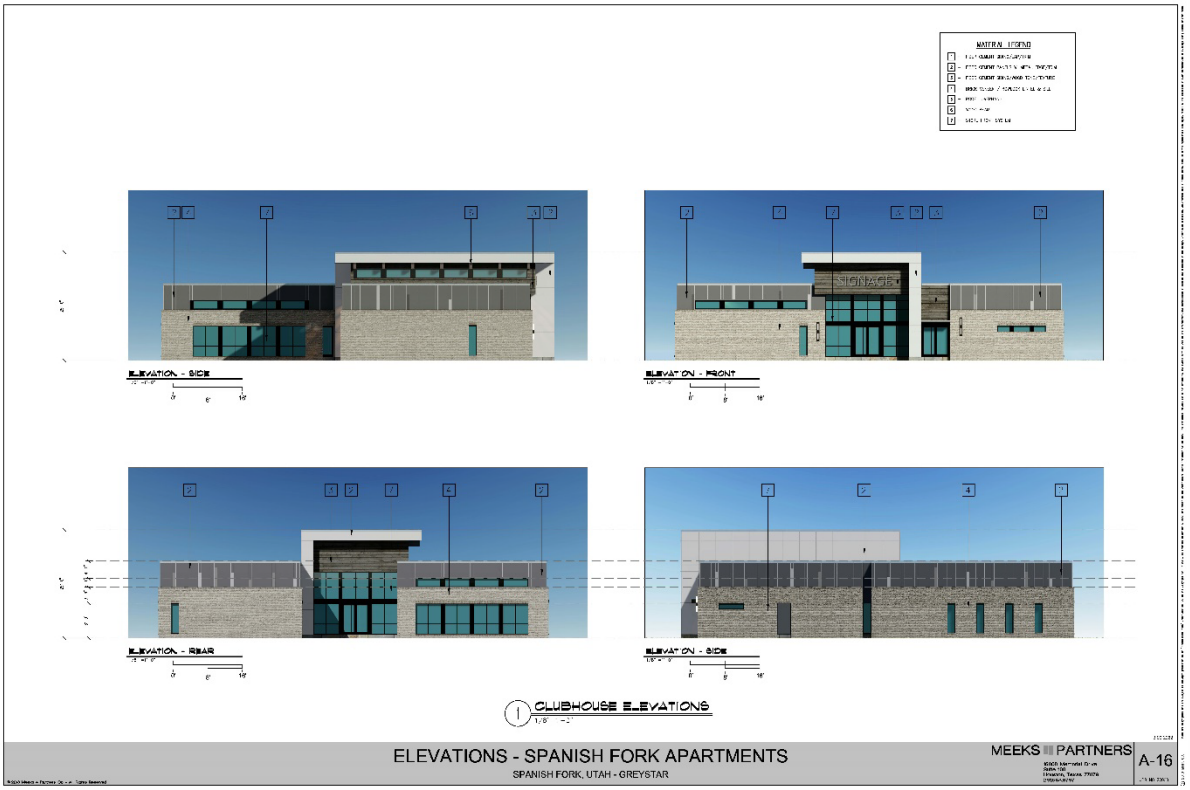


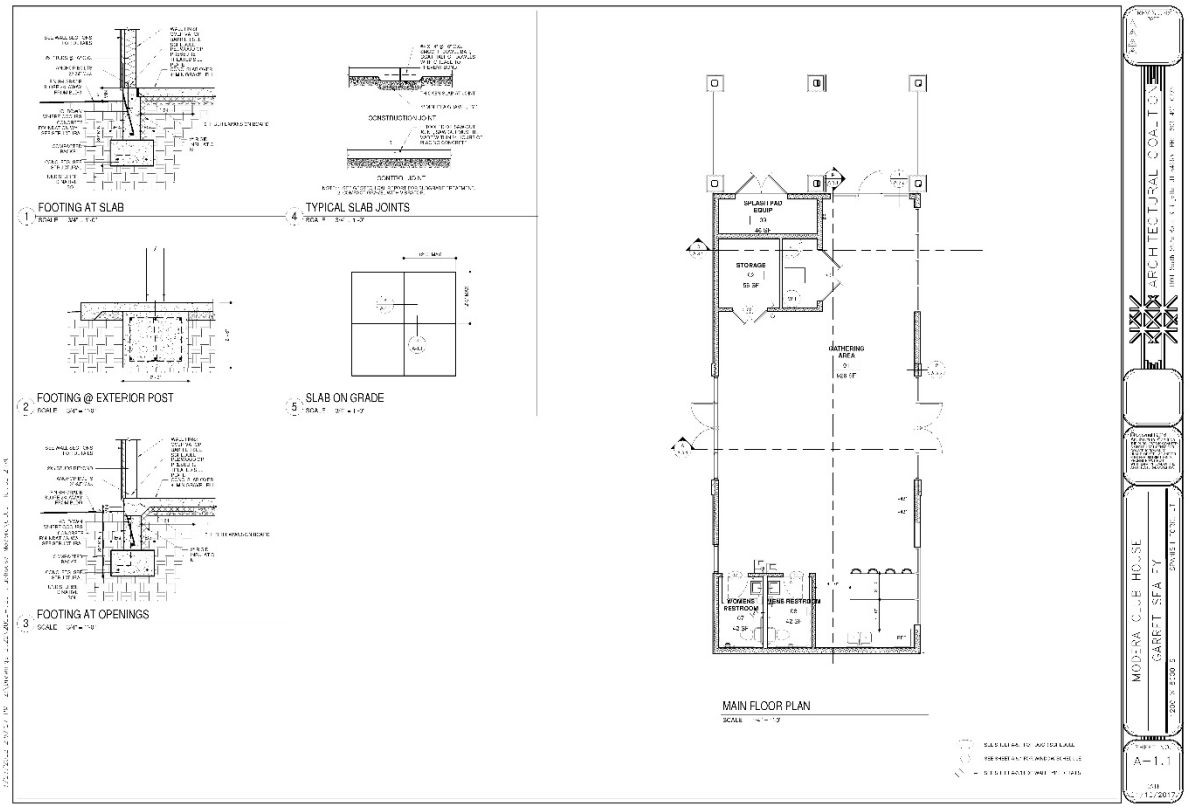


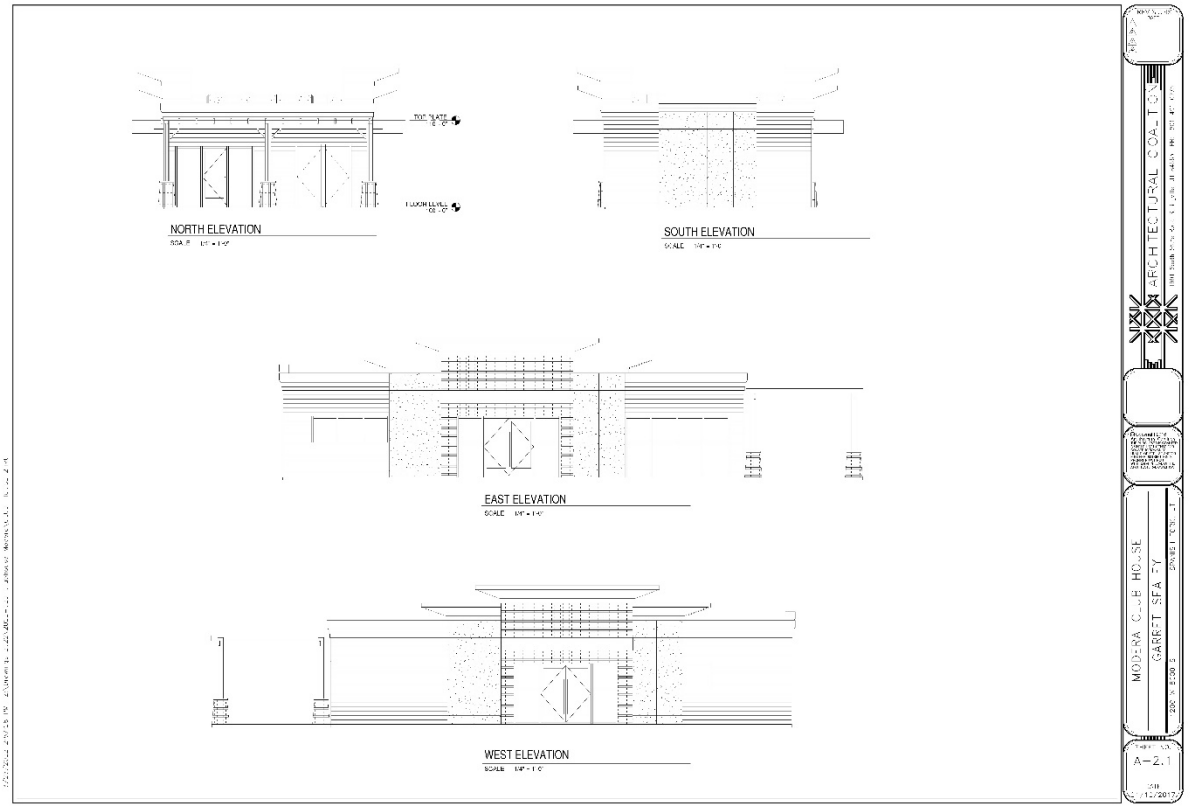
42 Plex Buildings

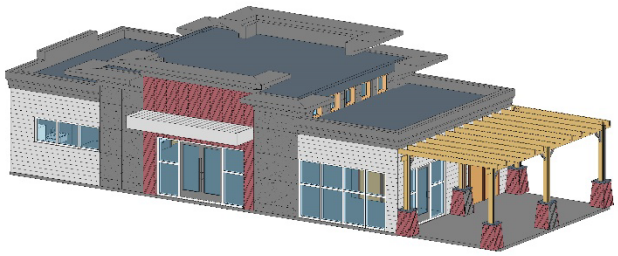
MODERA VILLAGE

Spanish Fork, Utah


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


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

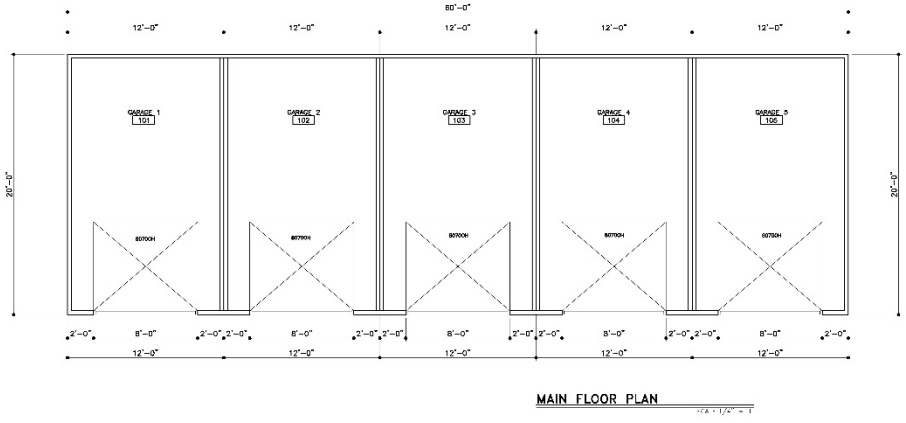

NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
MODERN CUBE HOUSE
GARRETT SFA FY
A-2.1



BIRDSEYE VIEW - PARKING

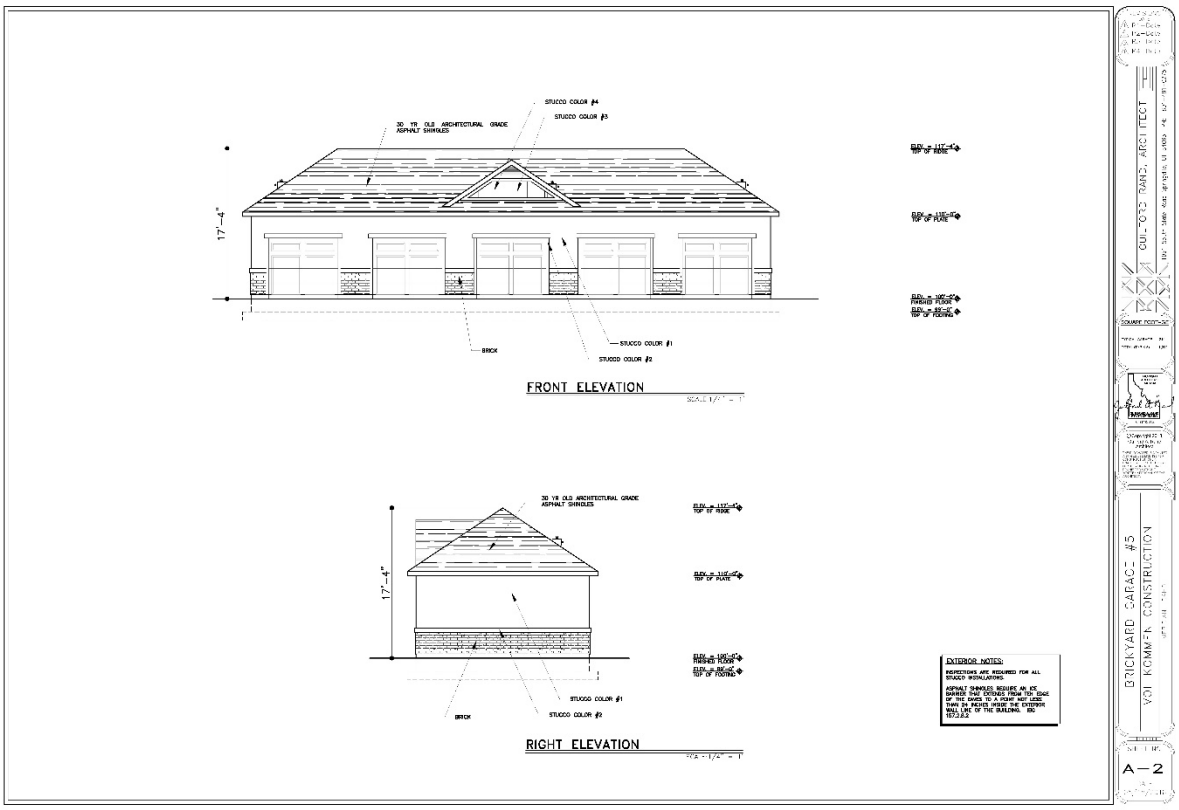


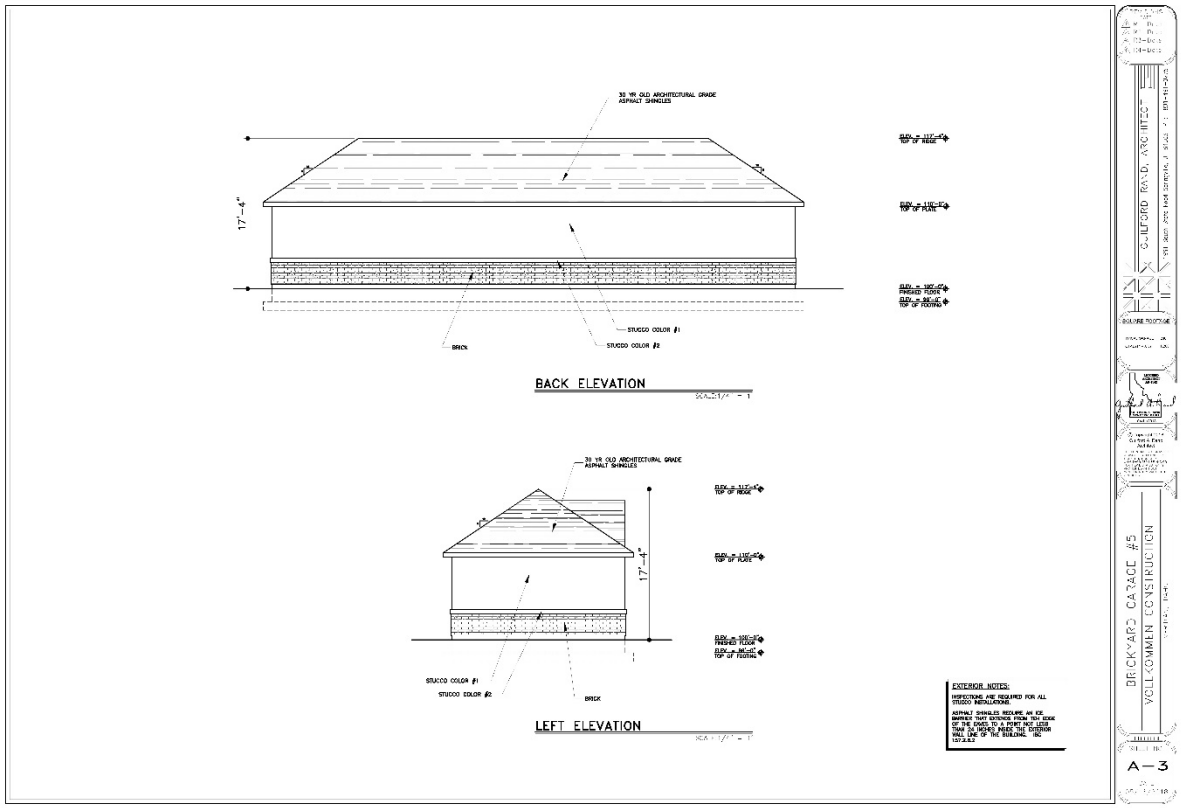
BIRDSEYE VIEW - STREET

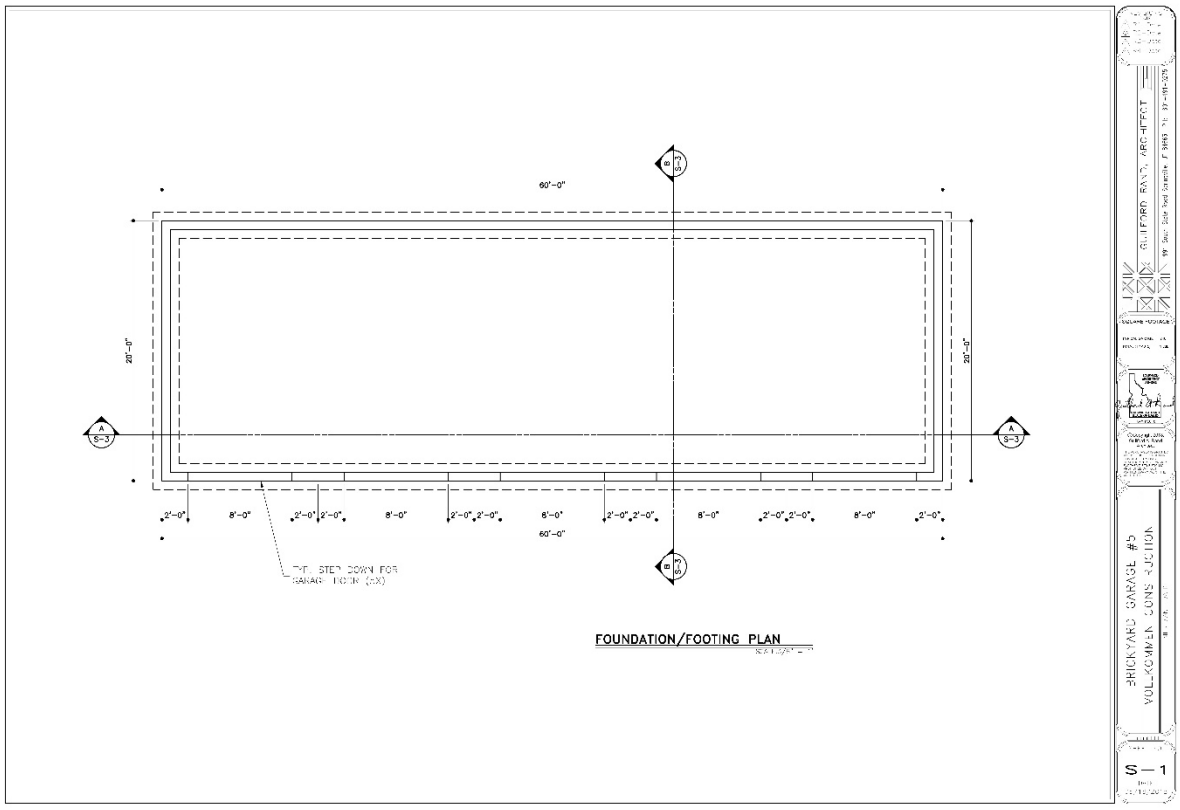


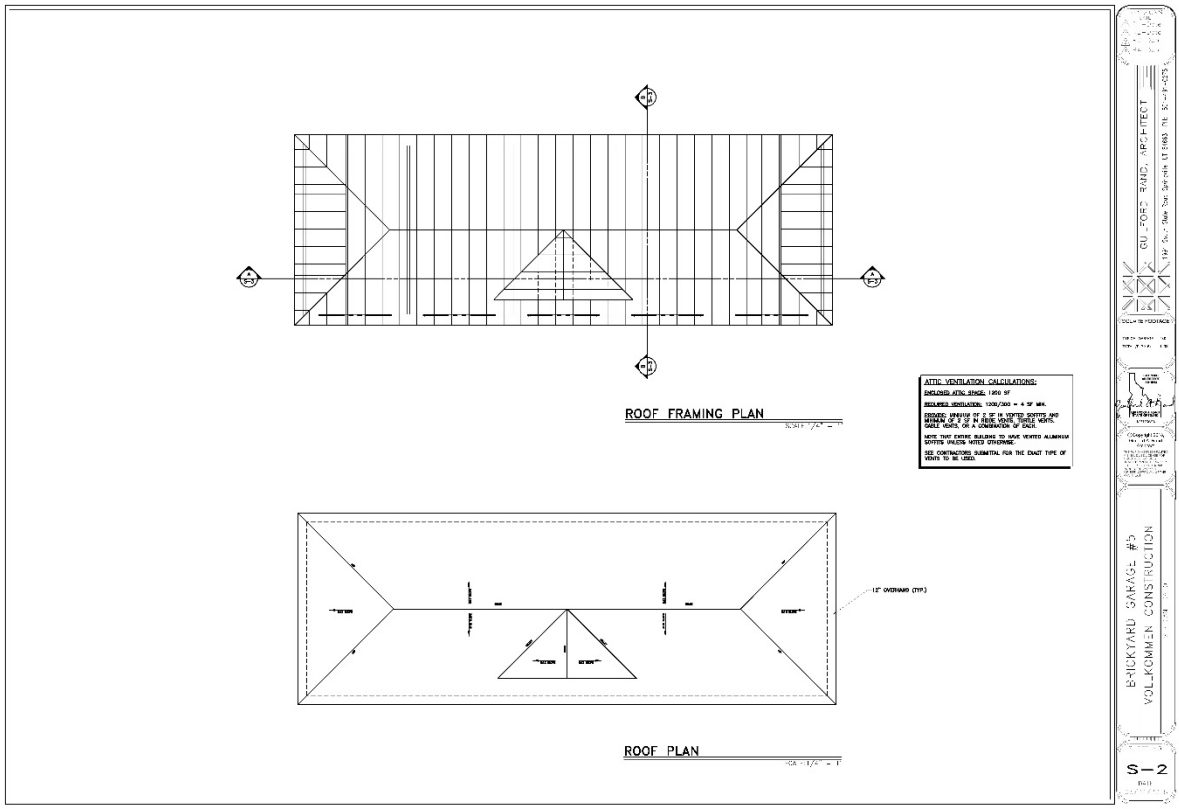
MAIN FLOOR PLAN

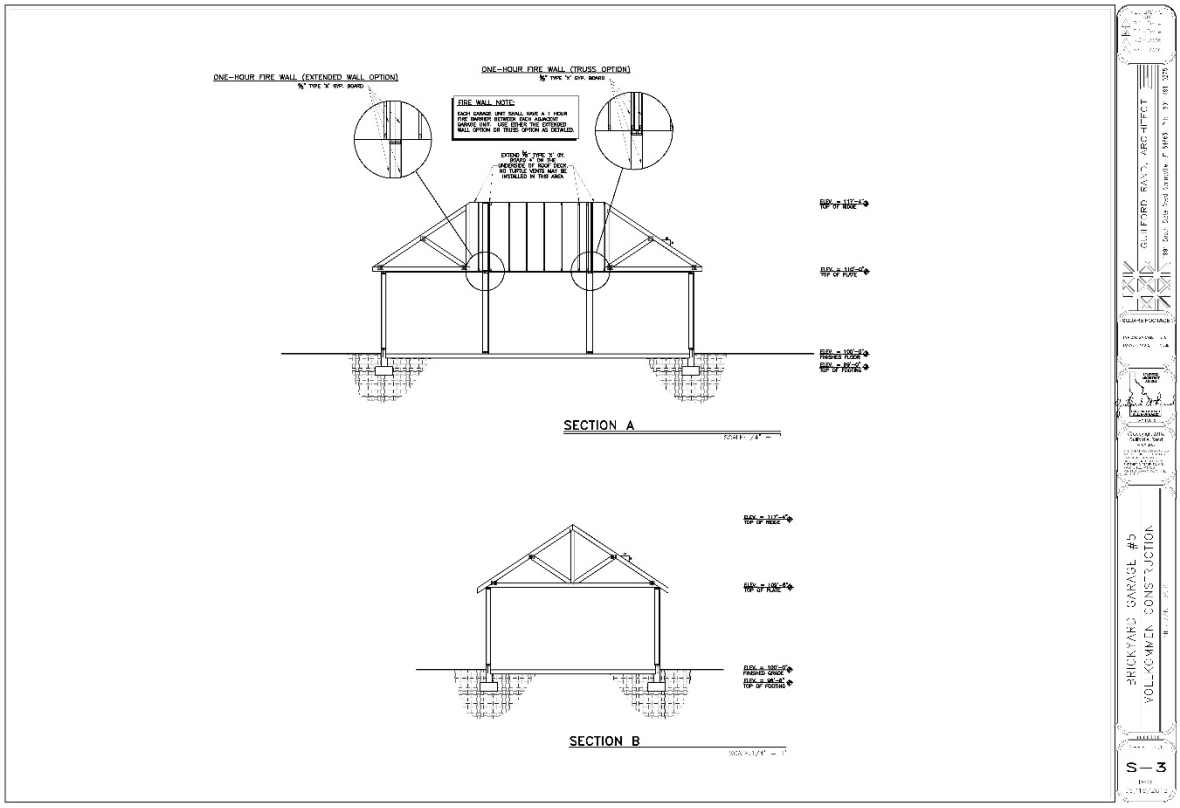
GARAGE NOTES:


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


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


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


ROOF FRAMING PLAN
ATTIC VENTILATION CALCULATIONS:
ENCLOSED ATTIC SPACE: 1200 SF
REQUIRED VENTILATION: 1200/300 = 4 SF MIN.
PROVIDED: MINIMUM OF 2 SF IN VENTED SOFFITS AND MINIMUM OF 2 SF IN RIDGE VENTED VENTS. SHELL VENTS, OR A COMBINATION OF EACH.
NOTE: TYPE ENTIRE BUILDING TO HAVE VENTED ALUMINUM SOFFITS UNLESS NOTED OTHERWISE.
SEE CONTRACTORS SUBMITTAL FOR THE EXACT TYPE OF VENTS TO BE USED.
12" OVERHANG (TYP.)
ROOF PLAN
BRICKYARD GARAGE #5
VOLKOMEN CONSTRUCTION
S-2


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


PROPOSED ZONE R4
PROPOSED ZONE C2
2000 W
PROPOSED ZONE R4
1700 W
PROPOSED ZONE C2
1900 S

Memo

To: Mayor and City Council

From: Chris Thompson P.E., Public Works Director

Date: December 6, 2022

Re: Ordinance Construction Standards Revision (22.03)

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

The following is a list of all the proposed revisions to the construction standards.

- Modifies Excavation permit requirements.
- Removing Bioretention Swales.
- Modifies Rainfall-runoff rational method.
- Adding section stating Underground Storm Water Chamber Installation
- Adding section for underground storm water chamber inspections
- Adding a section for energizing developments.
- Adding a section for unacceptable meter locations.
- Modifies the landscaping section.

- Adding Fire hydrant / Fire Line assembly
- Modifies the 4” & 6” water service.
- modifies the dual water & PI service

40 South Main Street
Spanish Fork City, Utah 84660
(801) 804-4550

Construction Standards

4.39.30.030. Excavation Permits

B. Permit Requirements. Contractors are required to submit the following information to obtain an excavation permit:

2. Certificate of Insurance
   a. A Certificate of Insurance (COI) within at least a 30-day written notice to the City in the event of cancellation and 10 days for non-payment of premium. Also, the following statement is required on the COI: "Spanish Fork City, its elected and appointed officials, employees, agents, volunteers and the Utah Department of Transportation are listed on the referenced policy as additional insureds. ~~Certificate of Insurance must have a 30 day cancellation notice and the following statement: "Spanish Fork City, and Spanish Fork Cities' elected officials, appointed officials, employees, agents, volunteers and UDOT are listed on policies as additional insured's." Provide endorsement to the insurance policy to confirm coverage.~~

3. Minimum $999.00 ~~1,000~~ cash performance deposit. Additional deposit may be required depending on scope and magnitude of project as determined by the Public Works Director. Upon completion of the project and Inspector accepts work performed, 50% will be released and remainder will be retained throughout the 1 year warranty period. The remainder will be released if the project passes the 1 year warranty inspection.
4. $1,000 cash inspection and testing deposit. Any unused portion of the deposit will be refunded after the City inspects and accepts the work performed. ~~$1,000 cash inspection and testing deposit. Will be held throughout the 1 year warranty period and any unused portion of the deposit will be refunded after the City inspects and accepts the work performed at the end of the warranty period.~~

D. Road Closure Requirements. For all road, sidewalk and trail closures, if applicable, contractors must submit a road closure plan as part of their excavation permit application. The City will create a communication plan that shall be implemented for road closures. Road closures are not permitted on garbage pick-up day. This requirement can be waived by the City Engineer.

4.39.55.015 Design Standards and Regulations.

C. Drainage Plan Report. As part of the Drainage Plan Report, the following criteria will need to be addressed.

1. LID Feasibly - All plans for LID facilities will need to be approved by the City prior to design. During the planning process,

groundwater levels, percolation rates, source protection zones, and other concerns with subsurface conditions need to be considered. Site conditions such as collapsible soils, low percolation rates, wetlands, and high groundwater levels will limit the types of LID facilities that can be used. We encourage the developer and his engineer to be creative in developing innovative means to implement LID. If the developer believes that LID facilities cannot be utilized on their particular site, documentation will need to submitted and approved by the City explaining the reasons why LID cannot be utilized. The documentation must illustrate that infiltration, evapotranspiration and rainwater harvesting has been used to the maximum extent technically feasible and that full employment of LID facilities are not feasible due to site constraints.

~~When the Public Works Director,, determines that City Low Impact Development (LID) standards are infeasible, a fee for offsite LID shall be charged. Fee shall be the difference, in cubic feet, from a 10-year storm to a 25-year storm. The cost per cubic foot will be based on recent bids. The Public Works Director may consider a lower fee if the developer/owner can provide a quote by a reputable contractor for a lower cost. The site will detain the 10-year storm and pay the fee. Fee shall be used by the City to fund offsite LID projects in areas where it will be most effective.~~

4.39.55.020 Rainfall-Runoff Computation Methods Reference

B. Rational Method.

Use the table below to estimate the runoff coefficient.

2. Rainfall Intensity - Rainfall depth and intensity data is ~~shall~~ according to the ~~be obtained from~~ the National Weather Service's Precipitation Frequency Data Server (http://hdsc.nws.noaa.gov/hdsc/pfds/sa/ut_pfds.html). We require each duration between the 5-minute storm and 24-hour storm to be analyzed to determine the peak volume requirement.

10-Year Storm	
Duration *min*	Intensity *in/hr*
5	3.31
10	2.51
15	2.08

25-Year Storm	
Duration *min*	Intensity *in/hr*
5	4.34
10	3.31
15	2.74

30	1.4
60	0.87
120	0.5
180	0.36
360	0.22
720	0.13
1440	0.08

30	1.84
60	1.14
120	0.65
180	0.46
360	0.26
720	0.16
1440	0.10

4.39.55.050 Low Impact Development

~~B. Bioretention Swales. Roadway design shall include bioretention swales as detailed in the City standard drawings. Bioretention swales must be designed by a licensed landscape architect or a licensed professional engineer. Swales along roads with slopes greater than 2.5% shall be designed with check dams to decrease runoff velocity and allow proper storm water retention and infiltration. Side slopes shall be designed with a slope of 4:1. An overflow structure must be provided at all low points in the system.~~

C. Underground Storage. Underground storage and infiltration shall be installed under the park strips ~~bioretention swales~~ as shown in the City standard drawings. R-Tank^{HD}, StormTech chambers, or approved equivalent shall be used to provide underground storage. R-Tank^{HD} and StormTech chambers shall be installed per the manufacturer's specifications. ~~All underground storage cells shall be wrapped in an approved non-woven filter fabric.~~

E. Underground Storm Water Chamber Installation. The excavated area shall be level and free of unwanted debris. The depth shall be deep enough to add a minimum of 4 inches of base material underneath the chambers. If the excavated area is a hard, rocky or clay soil, a minimum of 6 inches shall be used. The excavated area shall be a minimum of 2 feet wider than the chambers.

Geotextile fabric shall be used to wrap the chambers with a minimum overlap of 24 inches. All piping connected to chambers shall use geotextile fabric with a minimum overlap of 12 inches. Fabric shall be secured in place using stainless steel zip ties. No gaps in fabric will be allowed. Inspection ports shall be 8 inch diameter schedule 40 pvc with a lid at curb level. Inspection ports shall be installed on every section of chambers, with sections separated by pipe connections or the end of chambers. Chambers shall lay flat and level.

Base, side and top material shall be coarse sand. A minimum spacing of 12 inches shall be used between the chamber side walls and excavated

area. The side material shall be compacted in 12 inch lifts. Coarse sand shall be installed on top of the wrapped chambers at a minimum of 4 inches before a minimum 12 inches of soil. Soil shall be free of large debris. All compaction shall be 95% or above. Any piping connected to the chambers shall use the same coarse sand and compaction as the chambers. Before any compaction or traffic is allowed on top of the chambers, the required minimum 16 inches of coarse sand and soil shall be installed.

4.39.70.060. Services

G. Energizing Development. Developments may be energized when the following is completed and accepted by the City.
   1. Curb, gutter and an all-weather road surface.
   2. Electric conduit.
   3. Electrical boxes and proper access to the boxes.
   4. Secondary wiring, except that required for street lighting.

4.39.70.070. Metering

K. Unacceptable Meter Locations

For reasons of public safety, maintenance of service equipment, and reliability of metering, meters shall not be installed in any of the following locations:

1. Inside any building, unless located within an acceptable meter room.
2. In any location not readily accessible.
3. Directly over any stairway, ramp or steps
4. In any substation or transformer vault.
5. Accessible only by a trap door or in any location which may be hazardous to personnel.
6. On any surface subject to excessive vibration.
7. In or accessed through any rest, bath, shower, powder, or toilet room.
8. In any elevated area.
9. In any location not providing a clear and continuously unobstructed working space extending a minimum of three (3) feet from the face of the meter panel, and having a width to permit ready access to the complete metering installation.
10. In any location where moisture, fumes, or dust may interfere with the operation of the meter, or materially damage it.
11. In any location giving less than three feet clearance to any property line, or with less than three feet clearance to any sidewalk, alley or driveway giving access to non-residential or industrial property.

12. In any basement or depressed area.
13. Within carport or patio areas which are or can become enclosed, when served Overhead or Underground.
14. Mounted on SFP&L poles.
15. In a room containing mechanical equipment.
16. In any elevator shaft or hatchway.
17. Mounted on any trees.
18. In any unsanitary areas in reference to farm animals and products.
19. In a plenum or any portion of a return or supply air ducting system.
20. Areas where entry may be restricted or controlled because of medical, health, environmental or other safety-related issues.

Chapter 4.39.90. Landscaping

4.39.90.030. Ground Cover

A. General. Ground cover shall meet the requirements and specifications of APWA 32 93 13 (Ground Cover) and APWA 32 01 90 (Plant Maintenance). ~~Install according to APWA plan number 683.~~

B. Fabric. ~~Fabric shall be installed at all landscaping along the right of way. Install according to APWA plan number 683.~~ 5 oz. woven, needle punched, polypropylene fabric designed for professional and commercial use.
Fabric shall be installed in all planter beds. Cover fabric with 3" minimum of bark mulch or rock mulch.

4.39.90.040. Trees

A. General. Tree and work relating to trees shall meet the requirements and specifications of APWA 32 93 43 (Tree), APWA 32 01 91 (Tree Root Cutting), APWA 32 01 93 (Pruning Trees) and 32 01 90 (Plant Maintenance). ~~Install according to APWA plan number 681. Use 6 foot posts for any tree staking~~. Install per standard G-112. Trees may be planted without a certified arborist when authorized by the City Engineer.

D. Topsoil. Topsoil shall meet APWA standards 31 05 13. A minimum of 4" of topsoil shall be placed in grass areas and 12" in planters. Native soil shall be scarified 6" deep and graded before topsoil is placed.

Chapter 4.39.95. Irrigation Sprinkler Systems

4.39.95.010. General

E. As-Built Survey ~~Drawings~~. The Contractor shall notify the City to survey all underground utilities such as sprinkler pipes, wires and valves either

installed or uncovered in the course of construction. Contractor shall give the City 24-hour notice to survey utilities. ~~Before the final inspection is complete, the contractor must furnish as-builtas-build drawings. These drawings should be updated on a daily basis to assure accuracy. The drawings must show the location of all valves, pipe, heads, controller control lines, and drain valves used on the job. These drawings and maintenance manuals must be submitted at the time of final inspection or in accordance to the general conditions.~~

4.39.95.030. Sprinkler Heads

B. Spray Heads. All spray type sprinkler heads shall be Rainbird "1800" series PRS 30 or approved equivalent. Minimum height of a sprinkler head in the lawn shall be 4" and 12" in shrub and flower beds. All ~~lawn~~ spray heads shall be installed on swing pipe with two spiral barbed ells and one street ell between the sprinkler head and the spiral barb. Hunter MP 1000 rotators, MPLCS 515, MPCS515, MPSS530, MP Corner or equivalents are not allowed. MP rotators or equivalents (that are allowed MP 2000, MP300) must be installed in a Hunter Pro-spray PRS 40 sprinkler body or equivalent.

C. Rotary Heads. All rotary type sprinkler heads shall be Hunter "I" series or approved equivalent. All stream rotary and impact heads capable of distributing more than 6 gallons per minute or more shall be installed on a pre-assembled swing joint by Spears or an approved equivalent. ~~Use Amiad Brush-away filter. The filter should be the same size as the mainline pipe. The Filter shall be enclosed with a wire mesh enclosure. Filters 3" and larger should be the Amiad automatic filter. Automatic filters shall be enclosed in a stainless steel enclosure.~~

D. Filter. Amiad T Filter with a Brushaway assembly or approved equivalent. The filter should be the same size as the mainline pipe. The Filter shall be enclosed with a lockable wire mesh enclosure. Filters 3" and larger should be the Amiad Mini Sigma automatic filter or approved equivalent. Automatic filters shall be enclosed in a stainless steel enclosure.

4.39.95.040. Controller, Valves and Flow Meters

D. Automatic Valves. Automatic valves shall be Rainbird PEB electric remote control valves or an approved equivalent. A manual circuit isolation valve shall be installed on the supply side of each automatic valve. Install according to APWA plan number 633, but do not install schedule 80 PVC union. For valves 1.5" and larger allow only one valve per box. 1" valves; 2 valves per standard box or 3 valves per jumbo box.

E. Master Valves and Flow Meters. Master valves and flow meters must be installed on the main supply line and/or according to design and must be compatible with the Calsense central control system or be compatible with other approved controllers. ~~City central control system.~~

G. Back Flow Preventer. Shall be required on connections to the drinking water system. Install according to APWA standard plan number 631.1 and 631.2.

H. Stop and Waste Valves. Stop and waste valves shall be Mueller H - 10288N Oraseal or an approved equivalent. Stop and Waste valve shall be of manual type for operation by handle key.

I. Quick Coupler Valves. Quick coupler valves shall be installed with brass riser and pre-manufactured swing joint. At least 2 quick coupler valves shall be installed, one at each end of main line. Valves shall be 1 inch standard. Rain Bird model 44LRC or approved equivalent. Must provide one quick coupler key that fits the specified model.

J. Valve Boxes. Must be Oldcastle plastic valve boxes, model numbers VB 910, VB 1419, and/or VB 1220 or approved equivalents. Valves shall be located in lawn or planted areas. Avoid locating valves in areas of high pedestrian and vehicular circulation. Valve boxes shall be at finished grade with valve stems 4 inches minimum and 12 inches maximum below top of box and with 3 inches of pea gravel or 3/4 inch minus crushed gravel under the valve. Valve boxes shall be rectangular, heavy duty and green in color. Valve boxes for automatic valves shall be large enough to enclose manual circuit isolation valve and automatic valve.

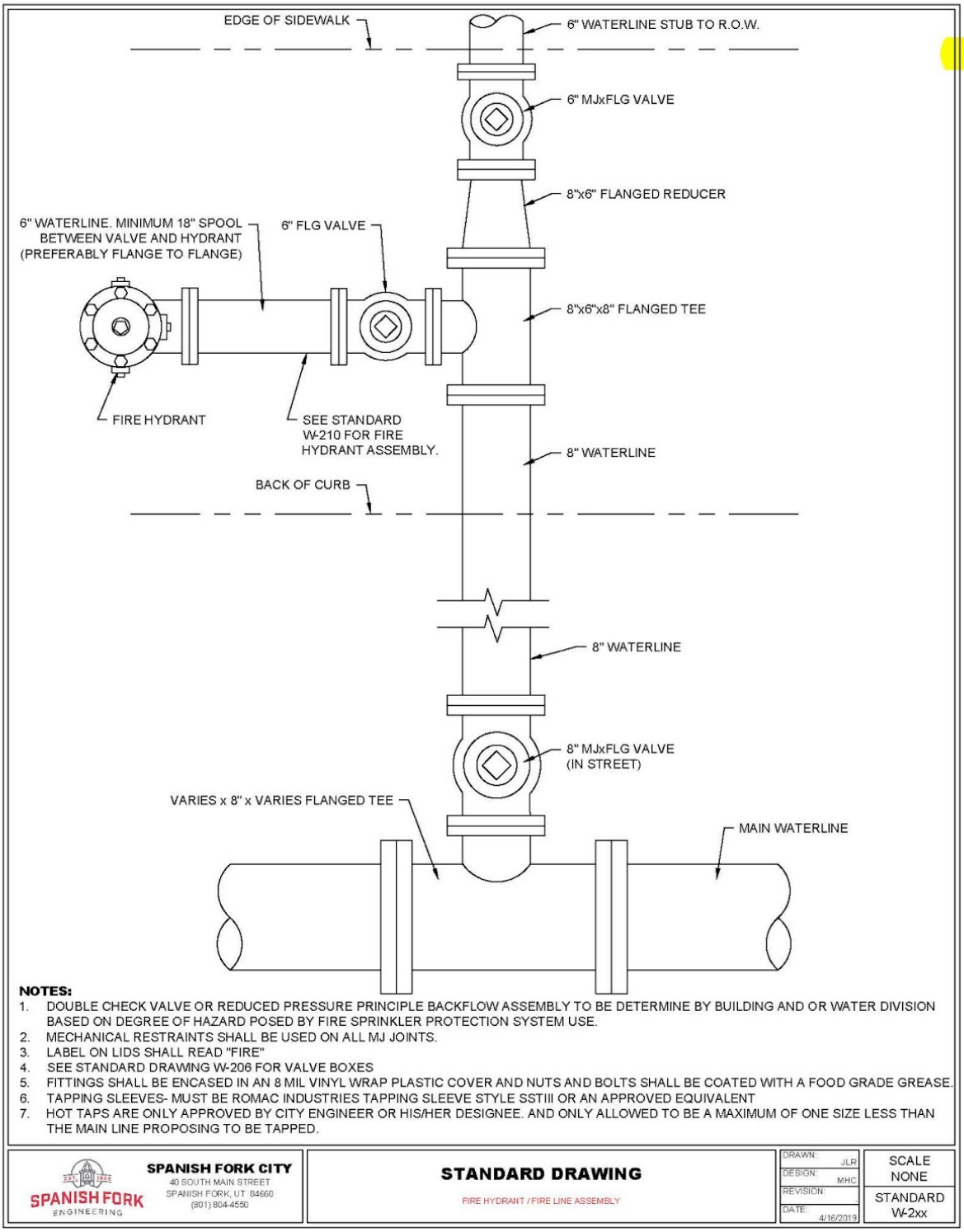
4.39.95.050. Installation

B. Depth and Location. Lines bordering curbs or sidewalks shall be 6 inches away to allow for maintenance and access to the lines. Control wires must be buried at least 12 inches below finished grade and bundled with a plastic tape every 10 ~~20~~ feet.

D. Thrust Blocks. All mainlines greater than 2 inches in size shall be installed with thrust blocks wherever a change of direction occurs. Thrust blocks shall be installed per city standards ~~as follows:~~ Joint restraint can be used instead of thrust clocks if approved by city~~:~~

~~1. Bearing area of concrete thrust-block based on 200-PSI pressure and safe soil bearing load of 2,000 pounds per square foot.~~
~~2. Concrete blocking shall be cast in place and have a minimum of 1/4 square foot bearing against the fittings.~~
~~3. Block shall bear against fittings only and shall be clear of joints.~~

4. ~~Contractor shall install block adequate to withstand full test pressure as well as to continuously withstand operation pressure under all conditions of service.~~



NOTES:

1. DOUBLE CHECK VALVE OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY TO BE DETERMINE BY BUILDING AND OR WATER DIVISION BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM USE.
2. MECHANICAL RESTRAINTS SHALL BE USED ON ALL MJ JOINTS.
3. LABEL ON LIDS SHALL READ "FIRE"
4. SEE STANDARD DRAWING W-206 FOR VALVE BOXES
5. FITTINGS SHALL BE ENCASED IN AN 8 MIL VINYL WRAP PLASTIC COVER AND NUTS AND BOLTS SHALL BE COATED WITH A FOOD GRADE GREASE.
6. TAPPING SLEEVES- MUST BE ROMAC INDUSTRIES TAPPING SLEEVE STYLE SSTIII OR AN APPROVED EQUIVALENT
7. HOT TAPS ARE ONLY APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE. AND ONLY ALLOWED TO BE A MAXIMUM OF ONE SIZE LESS THAN THE MAIN LINE PROPOSING TO BE TAPPED.

SPANISH FORK ENGINEERING

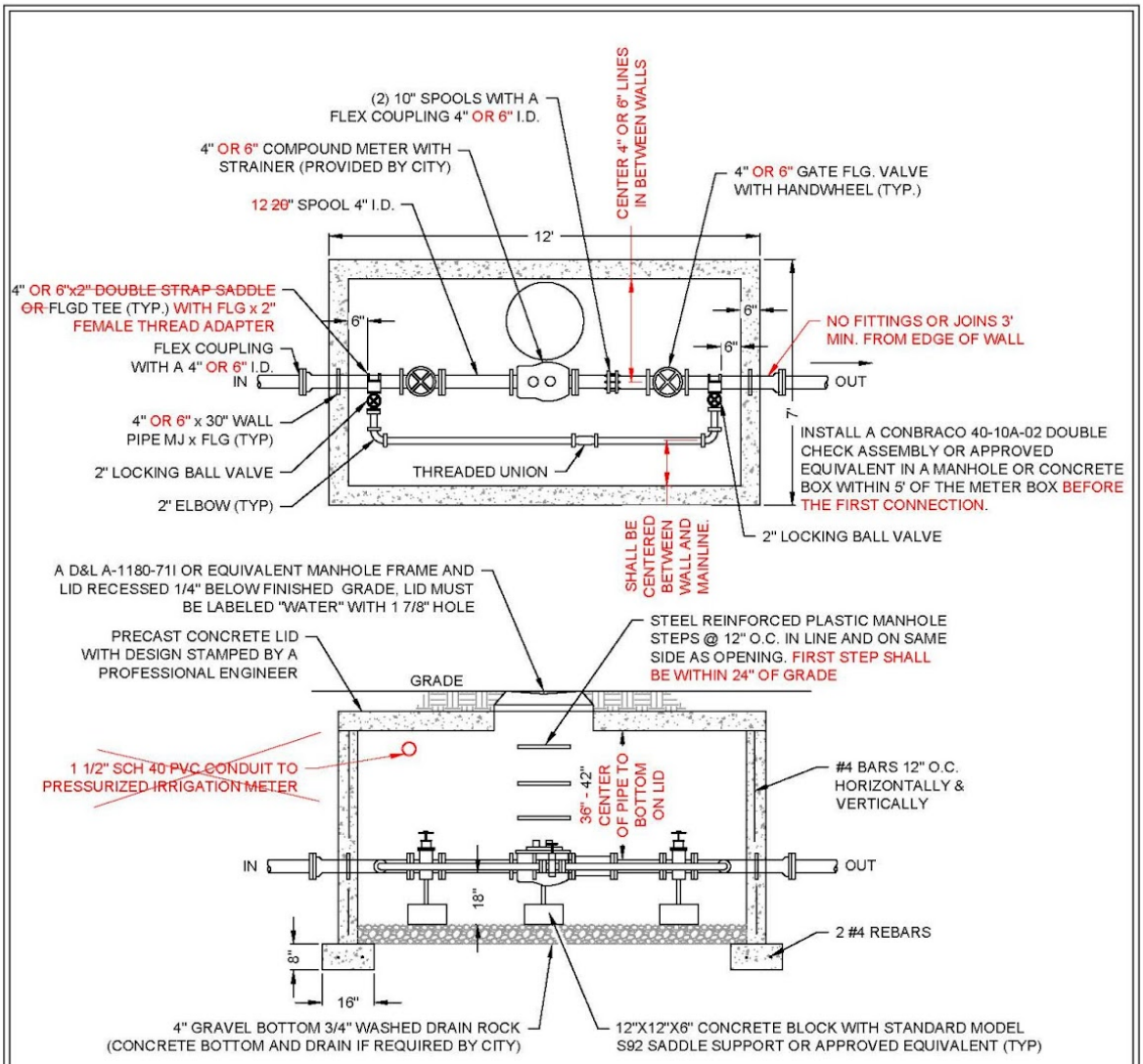
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
FIRE HYDRANT / FIRE LINE ASSEMBLY

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	4/16/2019

SCALE NONE

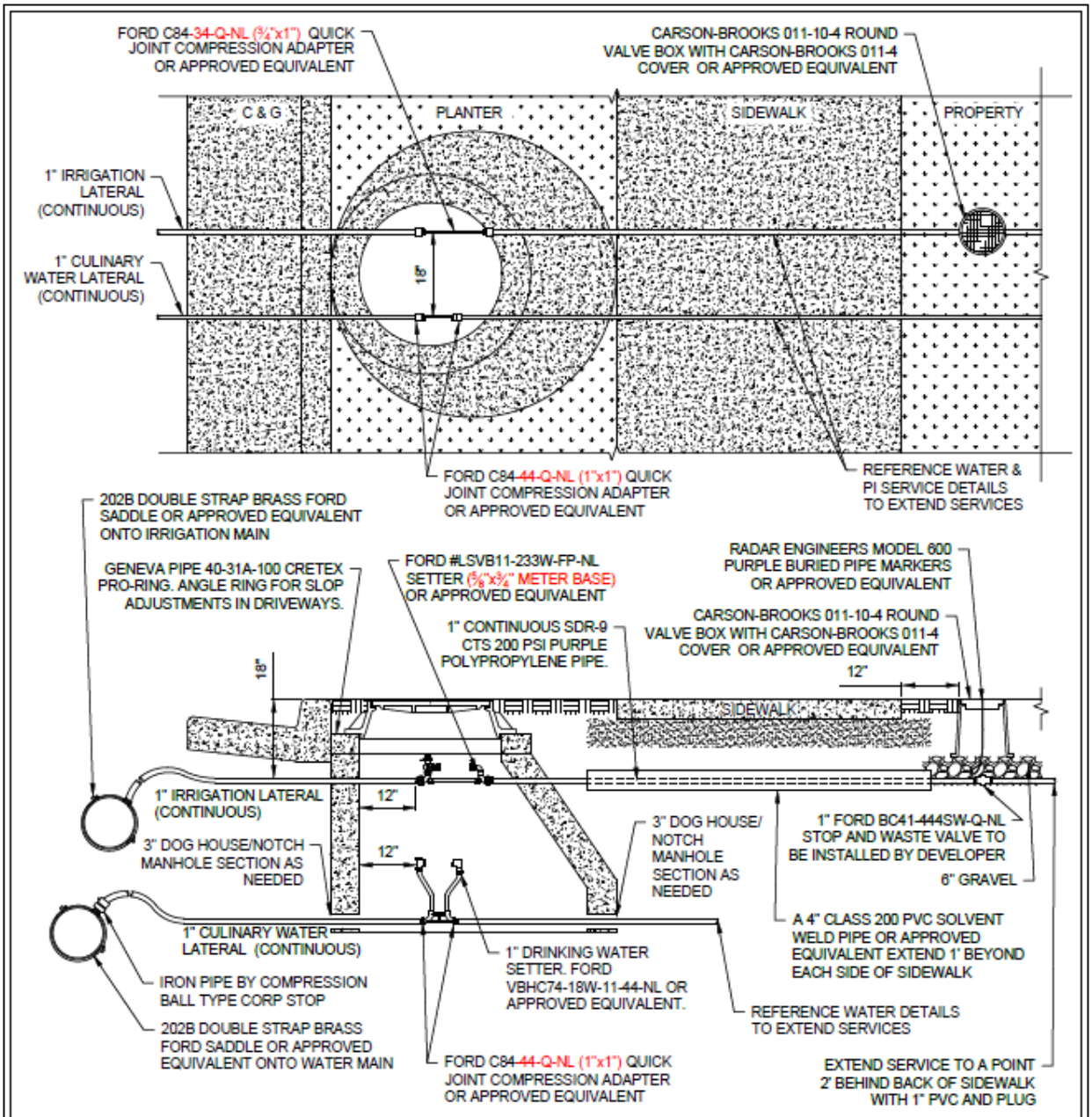
STANDARD W-2xx



NOTES:

1. ALL 4" OR 6" PIPE AND FITTINGS SHALL BE DUCTILE IRON.
2. ALL 2" PIPE AND FITTINGS SHALL BE BRASS, STAINLESS STEEL OR COPPER WITH A STAINLESS STEEL HANDLE.
3. ALL REBAR SHALL HAVE 30" OVERLAPS.
4. PORTLAND CEMENT CONCRETE MAY ONLY BE POURED ON UNDISTURBED SOIL, 3/4" CRUSHED GRAVEL, OR COMPACTED UNTREATED ROAD BASE.
5. LARGER WATER SERVICES SHALL BE INDIVIDUALLY DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER.
6. METER BOXES SHALL BE PLACED IN LANDSCAPE AREAS.
7. ~~BURY CONDUIT 18" BELOW GRADE.~~

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 4" & 6" WATER SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 2/15/2022	SCALE NONE STANDARD W-215



NOTES:

1. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. IRRIGATION LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI PURPLE POLYPROPYLENE PIPE.
6. METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L A-1180-71I OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER METERS". LID SHALL BE RECESSED.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** DUAL WATER & PI SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/02/2021	SCALE NONE STANDARD W-220

CENTRAL UTAH WATER
CONSERVANCY DISTRICT

October 12, 2022

Updated Water Efficiency Standards

1. Purpose

The purpose of these Water Efficiency Standards is to conserve the public's water resourcesby establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping.

2. Applicability

A. The following standards shall at a minimum be required for all new developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable. These standards shall apply to existing ordinances related to city required landscaping.

i. If only front and side yards are required to be landscaped to receive a certificate of occupancy, these standards only apply to the front and side yards. If the backyard is required to be landscaped for certificate of occupancy, the standards would apply to the backyard as well.

B. These outdoor standards are not intended to conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may conflict with Utah law, such conflicting requirements shall not apply.

3. Outdoor Landscaping Standards

All new landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards shall comply with the landscaping standards below:

Definitions

A. Activity Zones: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.

B. Active Recreation Areas: Areas of the landscape dedicated to active play where lawn may be used as the playing surface (ex. sports fields and play areas).

C. Central Open Shape: An unobstructed area that functions as the focal point of Localscapes and is designed in a shape that is geometric in nature.

D. Gathering Areas: Portions of the landscape that are dedicated to congregating, such as patios, gazebos, decks, and other seating areas.

E. Hardscape: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

F. Lawn: Ground that is covered with grass or turf that is regularly mowed.

G. Localscapes®: A landscaping approach designed to create locally adapted and sustainable landscapes through a basic 5-step approach (central open shape, gathering areas, activity zones, connecting pathways, and planting beds).

H. Mulch: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.

I. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

J. Paths: Designed routes between landscape areas and features.

K. Planting Bed: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.

L. Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

4. Landscaping Requirements

A. Lawn shall not be less than 8 feet wide at its narrowest point.

B. Lawn shall not exceed 35% of the total landscaped area. * Total Landscaped Area: Improved areas of the property that incorporate all the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

i. Small residential lots, which have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement of the landscaping requirements in section F, are exempt from the 8 feet minimum width lawn area requirement and maximum of 35% lawn requirement.

C. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% or 4:1 grade.

D. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

5. Landscaping Recommendations

A. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.

B. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and planting beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.

C. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

D. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping.

E. At maturity, landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

6. Landscaping Design Considerations

A. If size permits, the landscaped areas of the front yard and back yard shall include a designed central open shape created by using lawn, hardscape, groundcover, gravel, or mulch.

B. Gathering areas shall be constructed of hardscape and placed outside of the central open shape. In a landscape without lawn, gathering areas may function as the central open shape.

C. Activity zones shall be located outside of the central open shape and shall be surfaced with materials other than lawn.

D. Paths shall be made with materials that do not include lawn, such as hardscape, mulch, or other groundcover.

7. Additional Recommendations

A. It is recommended and encouraged, but not mandated, that all new and future construction and future additions, remodels, or refurbishments install plumbing fixtures that have the WaterSense label, including: lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals, to the extent Utah law allows municipalities or local districts to require these fixtures.