



**Wednesday, December 14, 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. December 7, 2022**

Meeting Dec 14, 2022 - Development Review Committee

Category 1. Approval of Minutes

Type Action, Minutes

File Attachments
[minutes.drc.12-7-2022.pdf \(1,276 KB\)](#)

2. Preliminary Plat

Subject **A. WILLOWBROOK COMMERCIAL SUBDIVISION. The proposal involves re-approval of a Preliminary Plat creating 2 lots for a nonresidential development located at approximately 1200 North Market Place Drive.**

Meeting Dec 14, 2022 - Development Review Committee

Category 2. Preliminary Plat

Type Action, Discussion

File Attachments
[report.drc.willowbrookcommercialreapprove.12-14-2022.pdf \(2,011 KB\)](#)
[plans.willowbrookcommercialsubdivision.12-5-2022.pdf \(2,608 KB\)](#)

3. Final Plat

Subject **A. CANYON VIEW MEADOWS PLAT A1. The proposal involves re-approval of a Final Plat creating 28 residential lots for a development located at approximately 1250 South 3400 East.**

Meeting Dec 14, 2022 - Development Review Committee

Category 3. Final Plat

Type Action, Discussion

File Attachments

[report.drc.canyonviewmeadowsplata1.12-14-2022.pdf \(1,058 KB\)](#)
[Canyon View Meadows Plat A 28 Lots 120122.pdf \(909 KB\)](#)

Subject **B. RIDGELINE PARKWAY COMMUNITY. The proposal involves amending a five lot subdivision for an apartment development located at 1347 North 1620 East.**

Meeting Dec 14, 2022 - Development Review Committee

Category 3. Final Plat

Type Action, Discussion

File Attachments

[report.drc.ridgelineparkwayreapproval.12-14-2022.pdf \(1,509 KB\)](#)
[plat.ridgelineparkwaycommunity.11-21-2022.pdf \(449 KB\)](#)

4. Concept Review

Subject **A. HAMILTON PARTNERS (WARE MALCOMB) CONCEPT.**

Meeting Dec 14, 2022 - Development Review Committee

Category 4. Concept Review

Type Discussion

File Attachments

[Plan.hamiltonpartnersconcept.12-8-2022.pdf \(487 KB\)](#)

5. Construction Standards

Subject **A. CONSTRUCTION STANDARDS REVISIONS (22.04). Proposed amendments to Policy 4.39 of the Construction Standards.**

Meeting Dec 14, 2022 - Development Review Committee

Category 5. Construction Standards

Type Action, Discussion

File Attachments

[CC Memo - Proposed Construction Standards Revisions \(22.04\) 12-6-2022 - Josh Robinson.pdf \(6,072 KB\)](#)

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT
December 7, 2022

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; 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; Dale Robinson, Parks and Recreation Director; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Bill Bushman, Buildings and Grounds Division Manager; Cody Hanks, Facilities Maintenance Leadworker; Travis Warren, City Surveyor; Josh Robinson, Engineering Designer.

Citizens Present: AJ DelPivo, Shane Williams, Cory Andersen, Taylor Cherrington, Monte Bingham, August Trapper Bigelow, Joseph Earnest.

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

MINUTES

November 16, 2022

Seth Perrins **moved** to approve the minutes of November 16, 2022.

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

CONCEPT REVIEW

CANYON COURT CONCEPT

Cory Andersen presented the revised concept plan. He wanted to discuss a new element which is vertical mixed-use buildings with office or commercial on the

bottom level and residential units on the upper levels. The site would also have stacked condos that would be for sale. As per the FHA standard, about 50% have to be non-rentals.

Seth Perrins asked how the 50% is regulated?

Cory Andersen stated that there is a document recorded with the purchase of the unit and additional regulations with the FHA loan process. There are also regulations with the HOA and property management group. FHA regulations state that one owner cannot own more than 10% of a development. In this case, a single property owner could not own more than 10 units.

Chris Thompson asked what happens if the residential units get built and the commercial doesn't get built; what stops the applicant from coming back and saying instead of commercial let's finish out the property as residential.

Seth Perrins stated he would answer that question by requiring the commercial to be built prior to any residential. He does not want any residential on the site, but if he is out voted he would want to ensure the commercial is developed first.

Cory Andersen stated this project will also include a subdivision plat and intends to sell off the retail lots to the end users. He has been in contact regarding a grocery store that would like to build on lot 1. He does not like the idea of being held back on developing the residential if the grocery store that buys lot 1 delays building.

There was discussion that the Zone Change could be approved with a development agreement in place with a phasing plan. Which would require the commercial and improvements to be built with the first phase.

Cory Andersen stated he is not planning on phasing the development and all infrastructure and utilities would be in place prior to selling the lots.

He believes it will take 3 years to build out the residential component.

Seth Perrins stated with the layout he thinks the residential looks more like a commercial development the way the driveway aisles and parking stalls are laid out.

The greenspace is on the edges mainly. What elements can be added to lessen it feeling like a commercial complex for these residential buildings?

Cory Andersen stated the units will all be 2 bedrooms and based on their other projects this proposal is over-parked. He would like to take out about 15 or so parking spaces. With the removal of the parking, he would be able to add more open space. Cory Andersen said apartment complexes offer many amenities, and from what he has seen they are not often used. He tries to keep the HOA affordable and have generous open space with no pool or clubhouse for up-keep.

Seth Perrins could see a cross parking easement in place with the adjacent commercial property, which would allow for a reduction in parking stalls.

Cory Andersen stated that they do regulate how many unrelated adults can be in one unit. They also have parking restrictions and parking passes are given to each unit. He thinks based on research of other projects he has completed, that there should be parking of about 1.8 stalls per unit, not 2.5.

Cory Andersen stated the grocer is looking to build about 60,000 square feet on lot 1.

Brandon Snyder stated there are not many elements of the Commercial Urban Village zone shown on the plans.

Dave Anderson stated that in the original form and language of the Commercial Urban Village, it was to mirror the River Bottoms in Provo. He feels that the text for the Commercial Urban Village needs to be revised and that it is important to get staff support of this concept before modifying the text of the zone. Currently the zone text states that 30% of commercial to residential needs to be maintained with each phase. At final buildout, that ratio would also need to be met, but for phasing the applicant will need to make sure they are aware of those criteria. It is key to making sure the development feels as one development not as separate developments.

Shane Williams stated the traditional home ownership desire has shifted and this product is a result of that shift. The architecture is trying to address the strip mall feel by creating a uniform look with how the buildings will be clad.

Brandon Snyder stated that there is no emphasis on pedestrian traffic. There are no design elements that play to the Commercial Urban Village zone. Vaughn Pickell recommended adding a central thoroughfare with walking paths.

Seth Perrins and Dave Anderson asked if the applicant were to keep the same number of units and build four story structures instead of three, if that might add to the available open space.

Brandon Snyder reminded the DRC that the Planning Commission was clear that they did not like four story buildings in the earlier concept layout.

Shane Williams stated that the increased density of residential will help to support the proposed small businesses. Shortening the walking distance and increasing density strengthens the commercial element.

Dave Anderson stated that reducing the parking from 2.5 to 2.25 or even 2 parking stalls could allow for a more pedestrian friendly development by adding walking paths and eliminating a vehicle driven development.

Cory Andersen stated they have been focusing more on the architectural element but adding the walkability will be easy.

There was discussion about the need to relocate the proposed Sodalicious drink store further west to provide space from the residential. Some felt moving it south of the grocery store would be the best location. The DRC discussed the round-a-bout and potential accesses on 400 North into the development.

BINGHAM CONCEPT

The current zoning is R-1-15 and R-1-12 which is consistent with the General Plan. The applicant would need to amend the General Plan as well as the zoning to allow for the proposed development.

Tom Cooper raised the concern of how the lots are backed up to the Rocky Mountain power line corridor easement and that the property line of the residential lots should be at the easement line.

Bart Morrill expressed interest in the Parks and Recreation Department buying or maintaining a linear park under the easement, similar to what is done to the north and south of the proposed development.

Dave Anderson stated that the current design is too aggressive and is not consistent with the General Plan. The proposed lots should be about the size of the lots in Legacy Farms to the north, which would be R-1-8. The Commercial zoning on the corner makes sense for a service station if access works. Access will need to be off of Spanish Fork Parkway and align with the access proposed to the east. The layout of the lots is not great, and there are too many triangular shaped lots. Many DRC members agreed that R-1-8 would be a better fit.

Monte Bingham stated there is a lot of infrastructure that needs to be put in and the frontage improvements along 400 North, Slant Road and Spanish Fork Parkway. This is part of the reason for trying to get a little higher density with a R-1-6 zone.

Travis Warren asked about the acquisition of the Rocky Mountain Power easement.

The DRC expressed concern with the power easement and proposed lot layout. They continued concept review until the applicant Julie Smith and a representative from Atlas Engineering could be present. It was recommended that the plans be revised prior to additional review.

HIGHWAY 6 STORAGE UNITS CONCEPT

Joseph Earnest stated that this site has challenges with elevation changes and access to Highway 6. He is confident that UDOT will allow for a right in right out access on Highway 6. As proposed, there would be about 65 storage units. The exterior will look the same or better than the storage units across the way on Highway 6. He also stated that UDOT is working to have the access from Canyon Road to Highway 6 closed, which will allow for a second access but would limit any potential commercial use.

Dave Anderson stated that over the years there have been many proposals for residential or small commercial development on this site.

Chris Thompson stated that the proposed Highway 6 access is on the wrong side of the curve.

Staff is unsure about having storage units on both sides of Highway 6 as a gateway to the community. This could have a negative aesthetic impact.

Seth Perrins asked if this is a parcel that anything should be allowed. The hillside, the interactions with the properties below, the narrowness of the property; it just does not make sense. This should be an open space area.

Based on the sight lines, speed, and utilities, it may be best for the City to have a conversation with the property owner about what could be viable. The current zone is Neighborhood Commercial.

Seth Perrins thinks the zone should be changed to not signal the idea that commercial development could occur on the site.

Jered Johnson stated that the Central Water District was clear when the City was doing some utility work on the parcel that no trucks could be on the canal. If development were to occur it would be likely that the canal would need to have a new box put in. Other utility challenges were also discussed.

SITE PLAN

FIRE STATION 61 TEMPORARY HOUSING UNIT

Travis Warren stated that the buildings were slid to the west to allow for the 15-foot clearance from the power lines.

It was discussed that the dumpster will be relocated. Travis was reminded to follow the Municipal Code requirements in regards to the new enclosure location and materials.

Seth Perrins **moved** to approve the proposed Fire Station 61 Temporary Housing Unit Site Plan.

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

FAIRGROUNDS MILL RACE CANAL ENCLOSURE

Josh Robinson stated this is needed to allow for a future building to be placed on the site north of the Mill Race. The previous building proposal that was presented to the DRC is currently being modified.

John Little asked if there have been any studies completed that show that piping the Mill Race canal and any associated potential blockages will not affect or flood any properties upstream.

There was discussion of the need for a study and what that looks like.

Josh Robinson stated that they will be laying multiple conduits for utilities across the canal.

Cody Hanks stated that the roadway drain issue that exists will be fixed per Seth Perrin's concern.

John Robinson stated that Westfield Irrigation does not want grates on the outlet pipe. Also, the Westfield Irrigation does not want the railings on the headwalls.

Seth Perrins asked for engineering staff to work out the issue and possibly review a solution with URMA.

Jered Johnson **moved** to approve the proposed Fairgrounds Mill Race Canal Enclosure Site Plan subject to the following condition:

Condition:

1. That the pipe exit grates and the railing along the headwalls be removed.

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

GENERAL PLAN AMENDMENT

TRANSPORTATION ELEMENT OF THE GENERAL PLAN 22.06

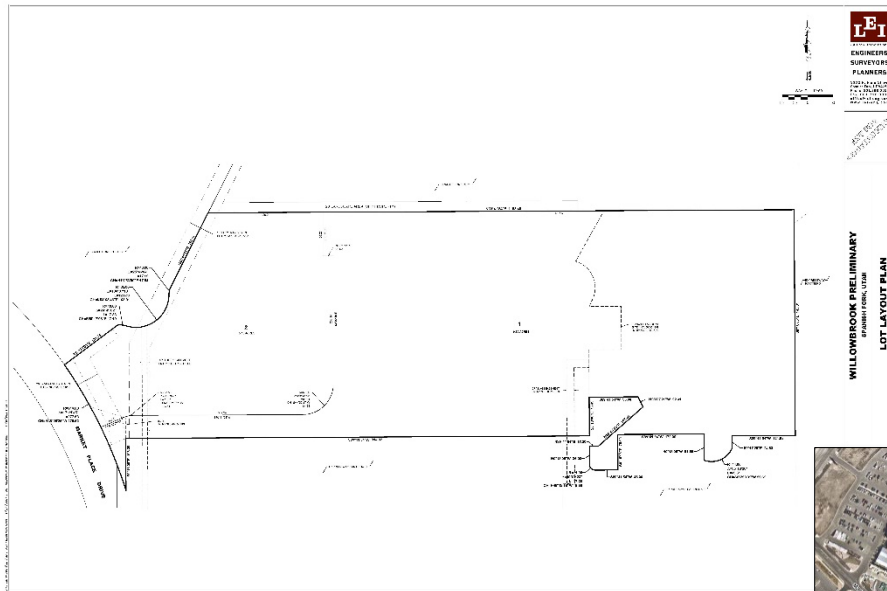
Chris Thompson **moved** to continue the proposed change to the Transportation Element of the General Plan 22.06.

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

Dave Anderson moved to adjourn the meeting at 11:35 a.m.

Adopted:

Kimberly Brenneman
Development Coordination
Manager



Willowbrook Commercial Subdivision Preliminary Plat Re-Approval Request

December 14, 2022, Development Review Committee.

Located at approximately 1200 North Market Place Drive, including 13.28 acres.

The subject property is zoned I-1 and B-P.

The applicant has requested that a Preliminary Plat be re-approved.

Key Issues

1. Storm Drainage.
2. Environmental.
3. Easements.
4. Utilities.
5. Power.

Recommendation

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

Findings

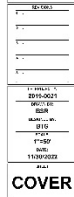
1. That the application conforms to the City's Zoning Map.

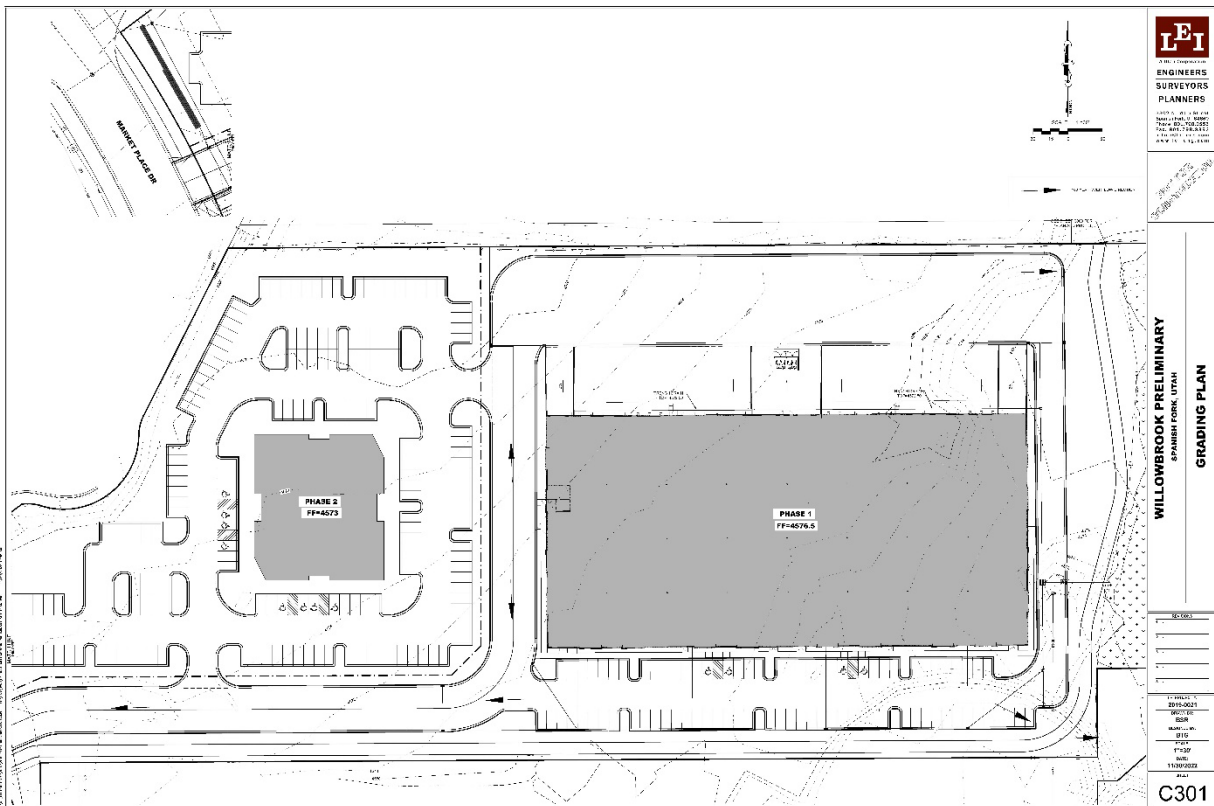
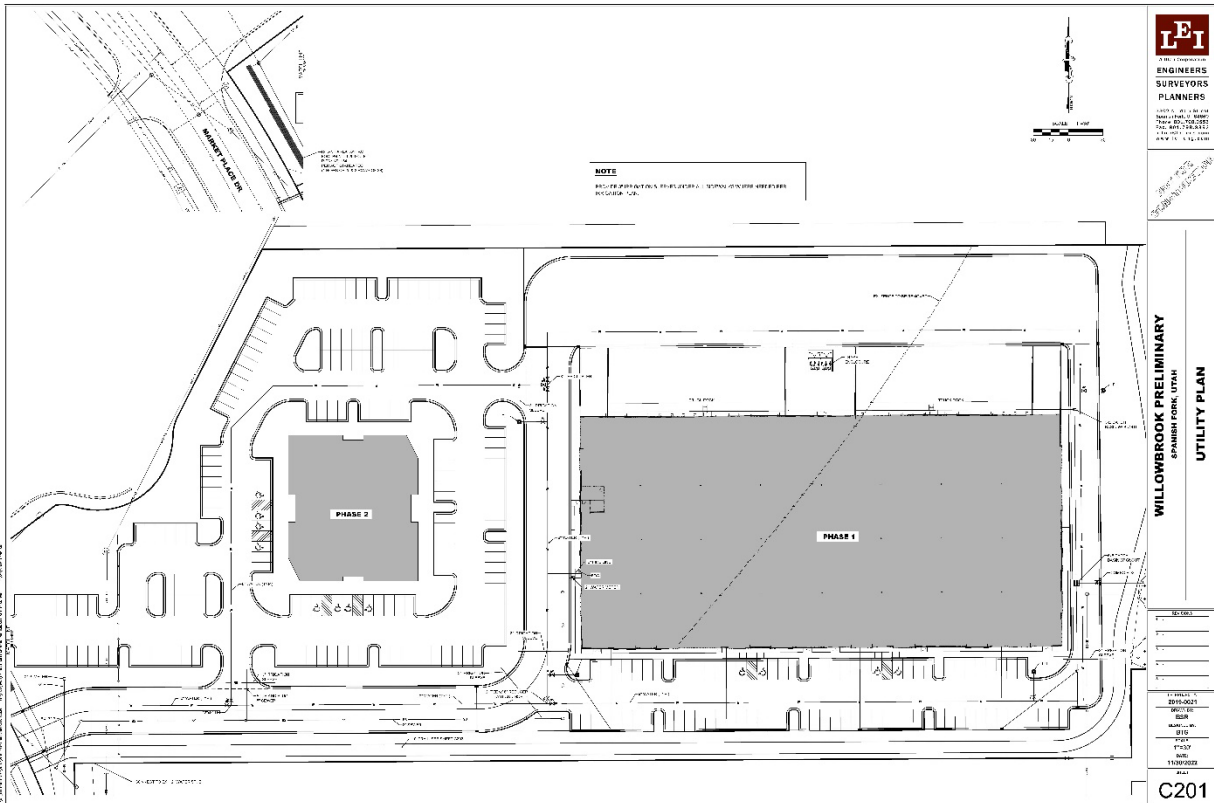
Conditions

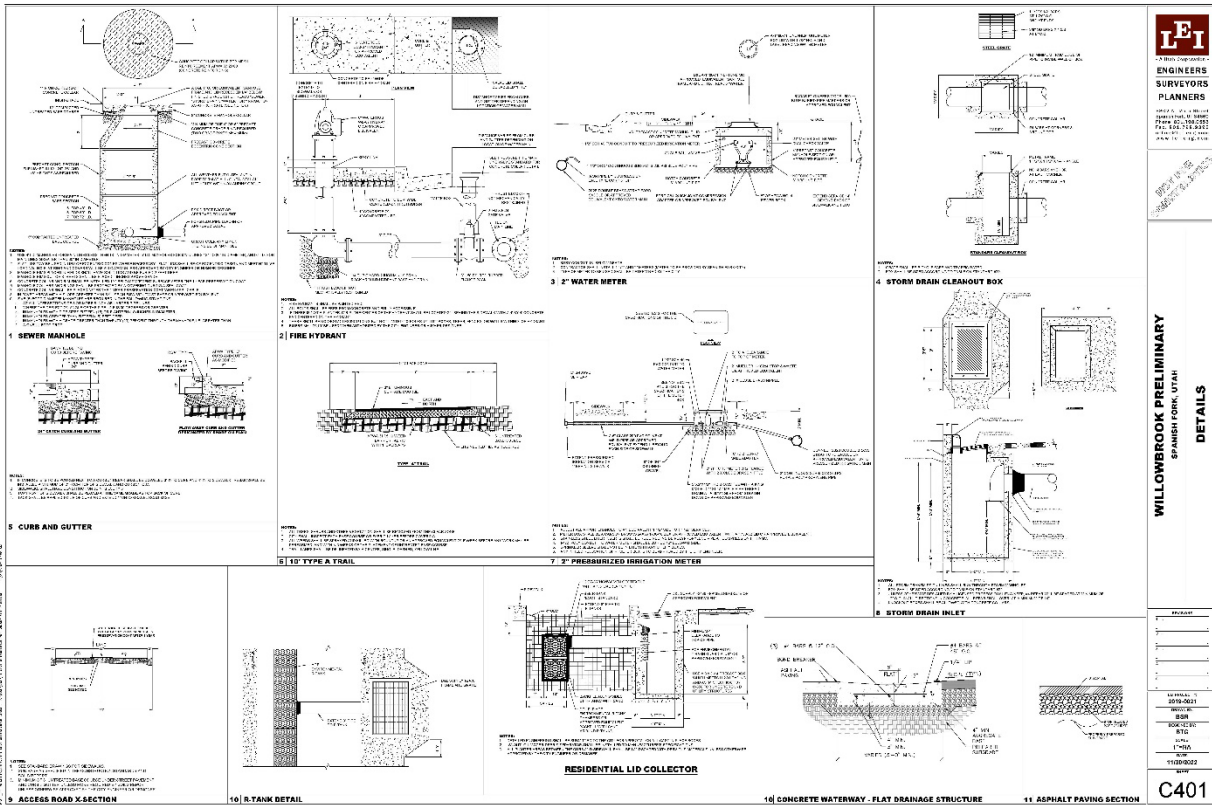
1. That the applicant meets the City's Construction Standards and zoning requirements.
2. That the applicant addresses any red-lines.

Exhibits

1. Preliminary Plat.









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SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

WILLOWBROOK PRELIMINARY
SPANISH FORK, UTAH
COVER

REVISIONS	
1 -	
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LEI PROJECT #:
2019-0021
DRAWN BY:
BSR
DESIGNED BY:
BTG
SCALE:
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11/30/2022

SHEET

COVER

VICINITY MAP

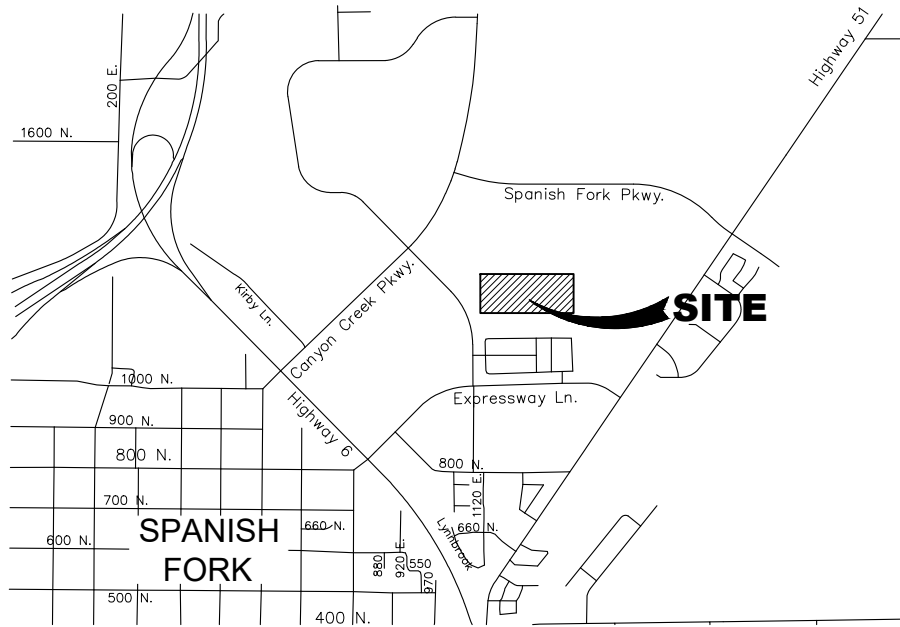


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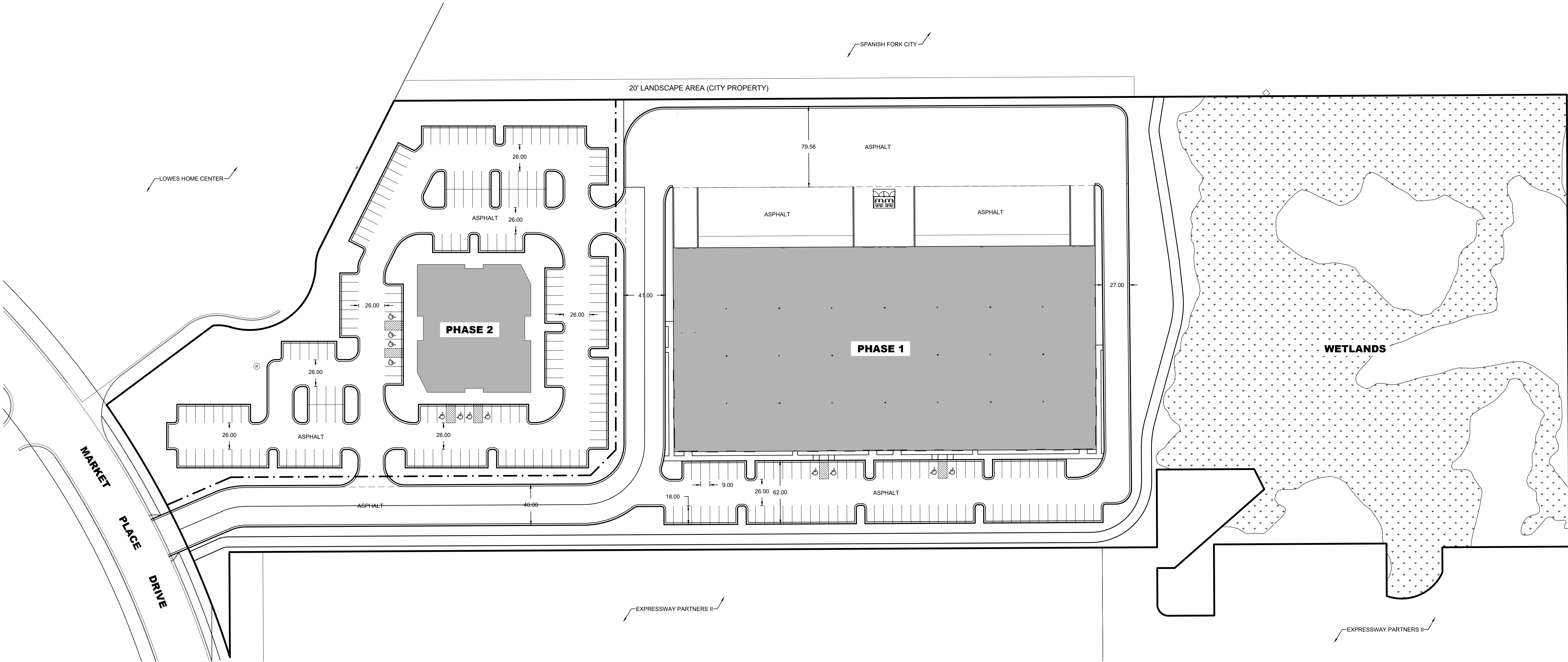
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SHEET C101	LOT LAYOUT PLAN
SHEET C201	UTILITY PLAN
SHEET C301	GRADING PLAN
SHEET C401	DETAILS

TABULATIONS

OVERALL PROJECT
TOTAL AREA: 13.28 AC
IMPROVED LANDSCAPE AREA: 0.99 AC
WETLAND AREA (NATIVE): 4.12 AC
IMPERVIOUS AREA: 5.2 AC
OFFSITE LANDSCAPE AREA: 0.33 AC

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
EX SS	SS	SEWER PIPE
EX SM	SM	SEWER MANHOLE
EX SD	SD	SEWER SERVICE
EX W	W	STORM DRAIN PIPE (RCP)
EX WM	WM	STORM DRAIN MANHOLE
EX W	W	CULINARY WATER PIPE
EX F	F	FIRE HYDRANT
EX S	S	SERVICE & METER (W)
EX V	V	VALVE (W & SW)
EX PI	PI	PRESSURIZED IRRIGATION
EX X	X	FENCE
EX SL	SL	STREET LIGHT
EX P	P	POWER POLE
EX D	D	DITCH
EX FO	FO	FIBER OPTIC
EX GAS	GAS	GAS
CHP	CHP	OVERHEAD POWER
FA	FA	FLOW ARROW
---	---	CONTOURS





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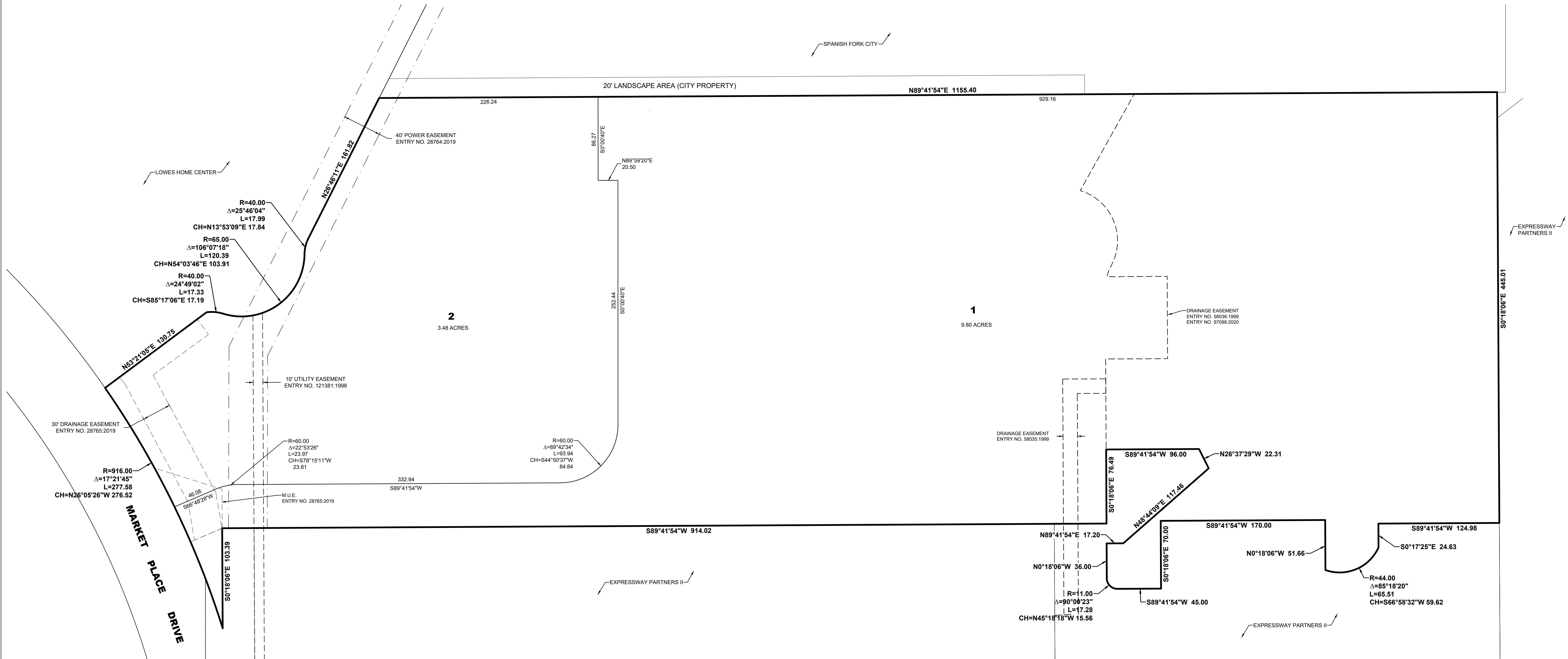
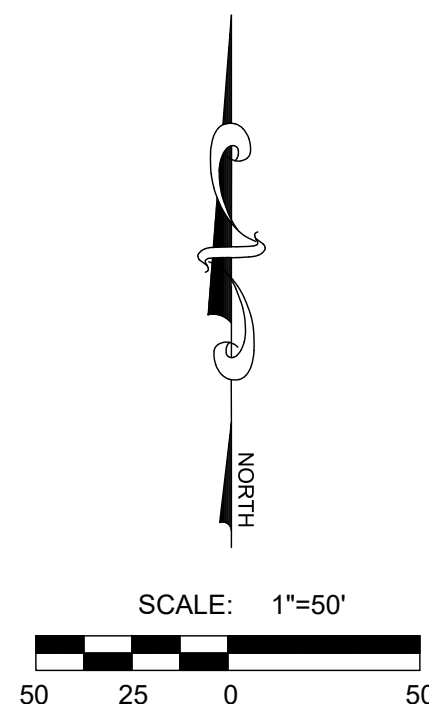
WILLOWBROOK PRELIMINARY
SPANISH FORK, UTAH
LOT LAYOUT PLAN

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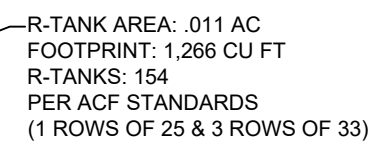
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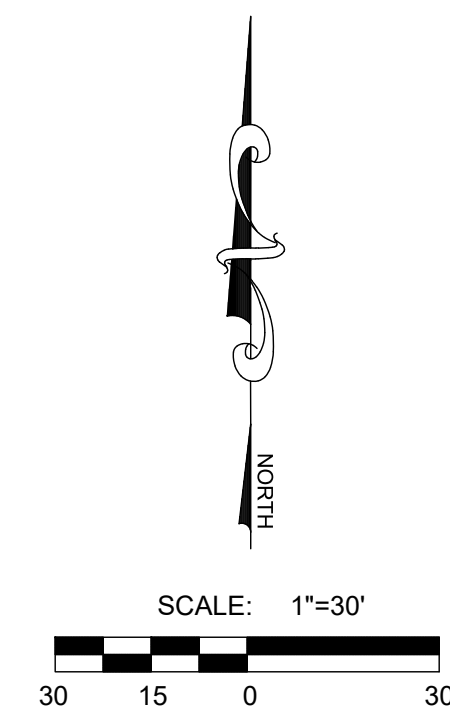
C101



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PROVIDE 3" IRRIGATION SLEEVES UNDER ALL SIDEWALKS WHERE NEEDED PER IRRIGATION PLAN.



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Phone: 801.798.0555
Fax: 801.798.9393
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WILLOWBROOK PRELIMINARY
SPANISH FORK, UTAH

UTILITY PLAN

REVISIONS	
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2019-0021

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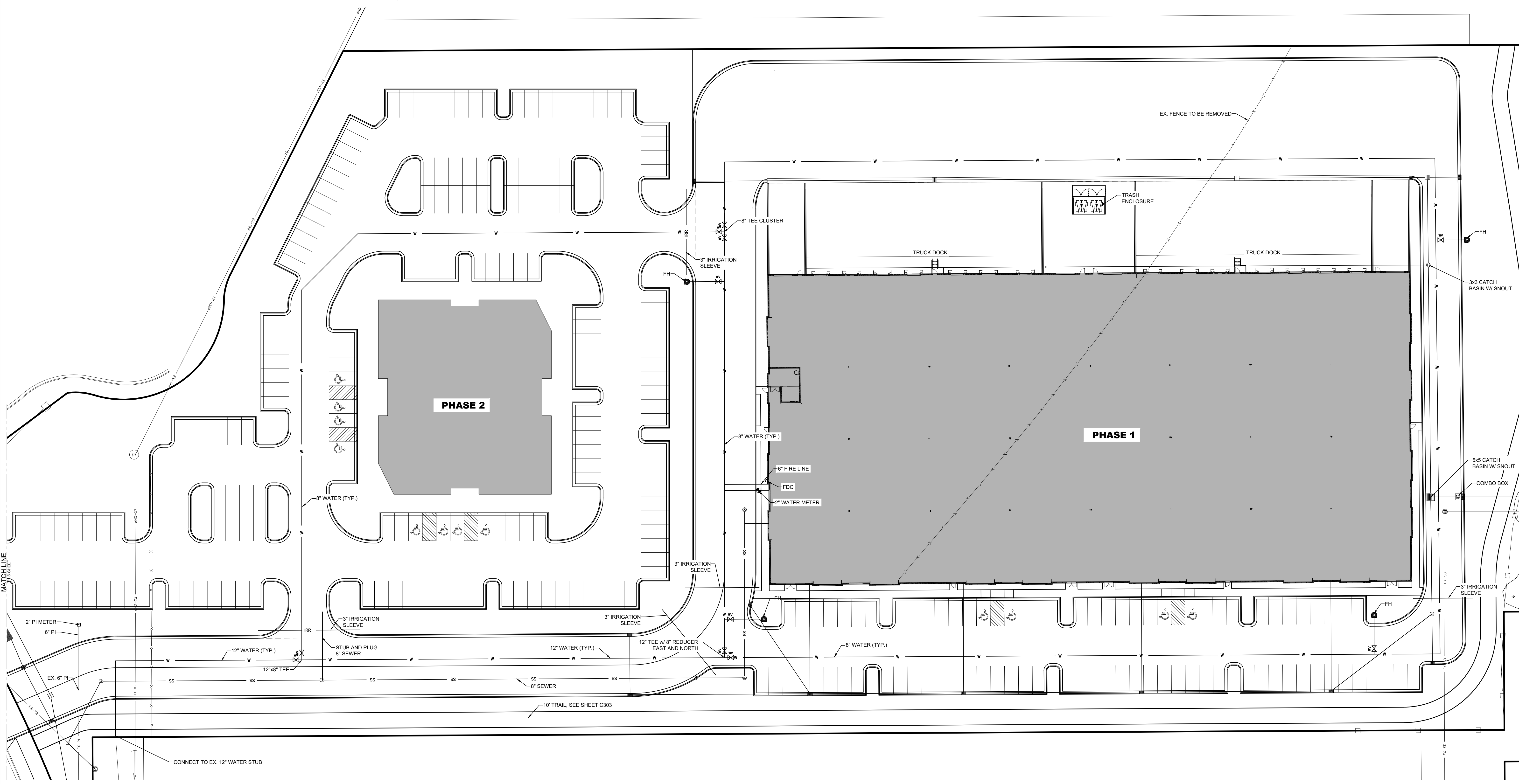
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11/30/2022

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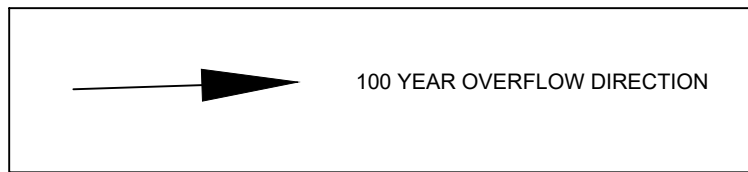
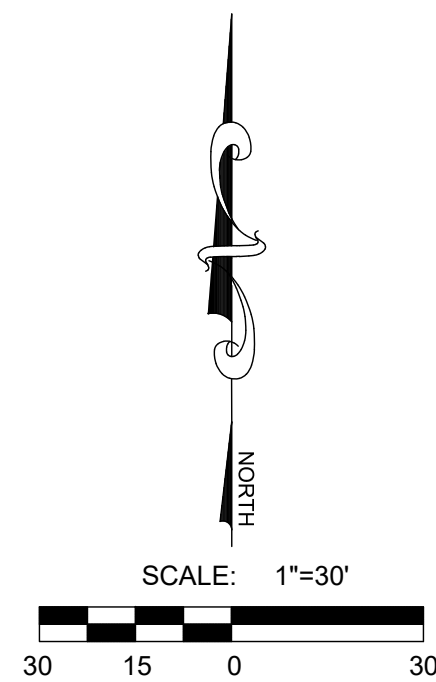
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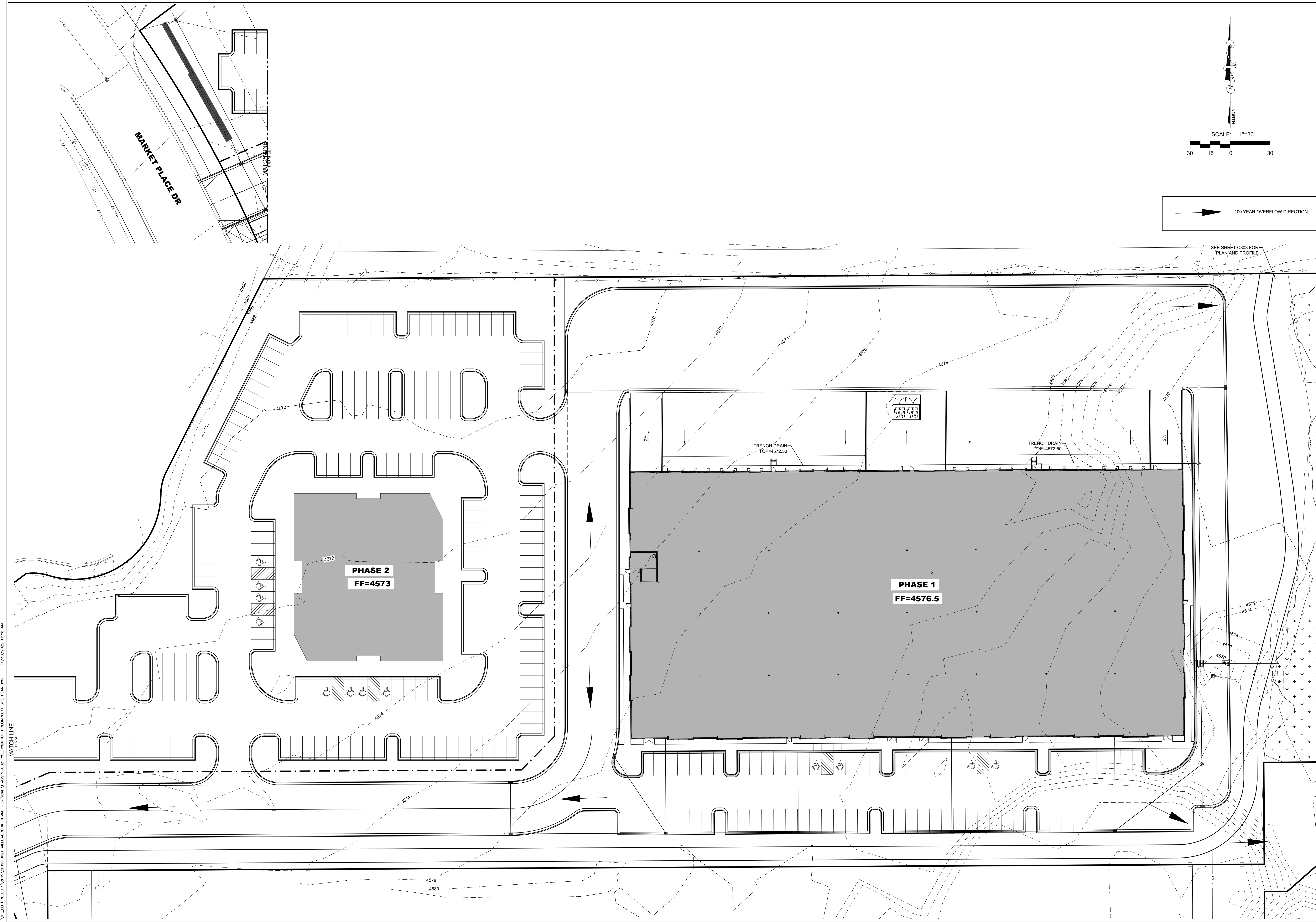
NOT FOR
CONSTRUCTION

WILLOWBROOK PRELIMINARY
SPANISH FORK, UTAH
GRADING PLAN

REVISIONS	
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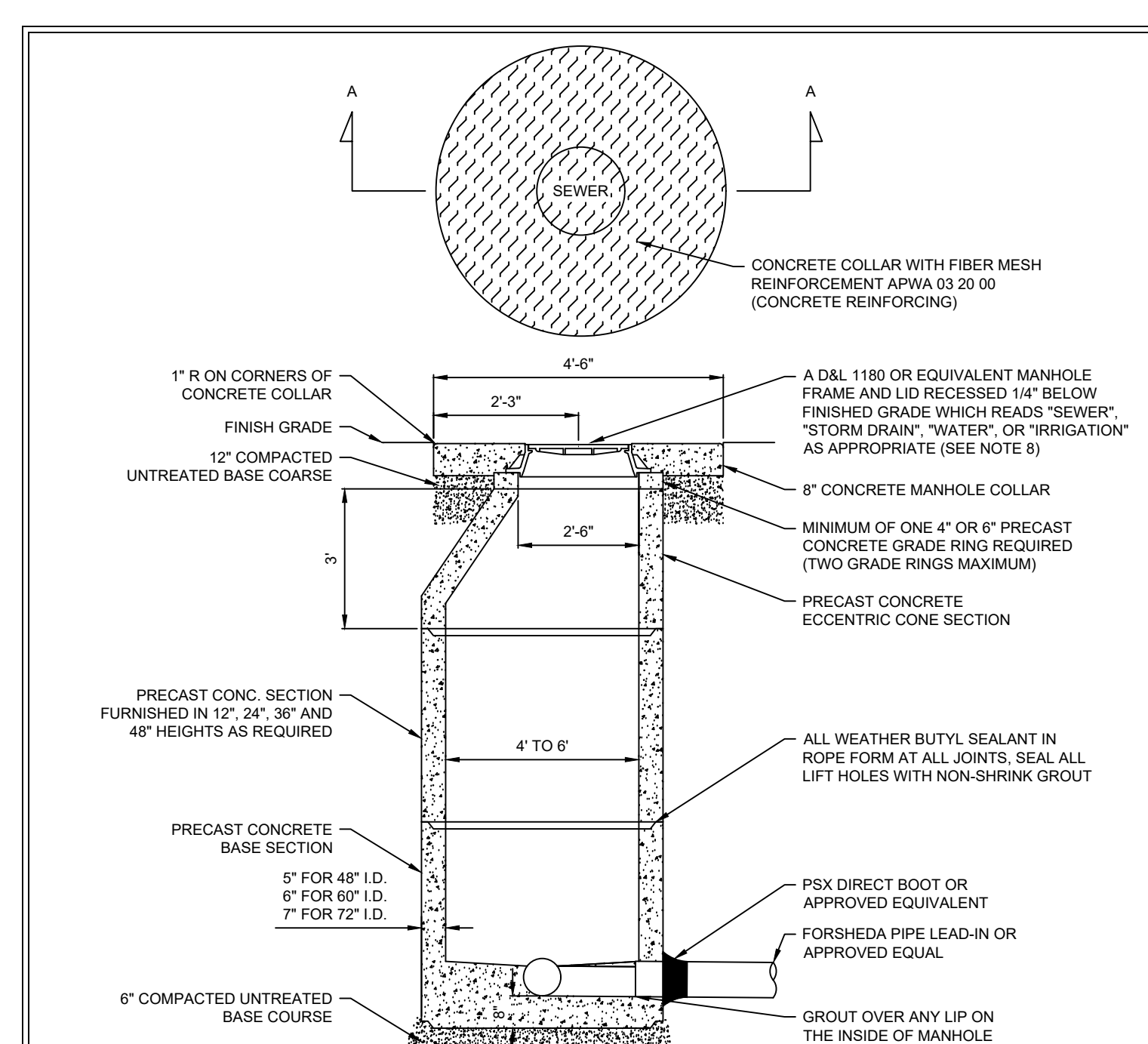
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SHEET
C301



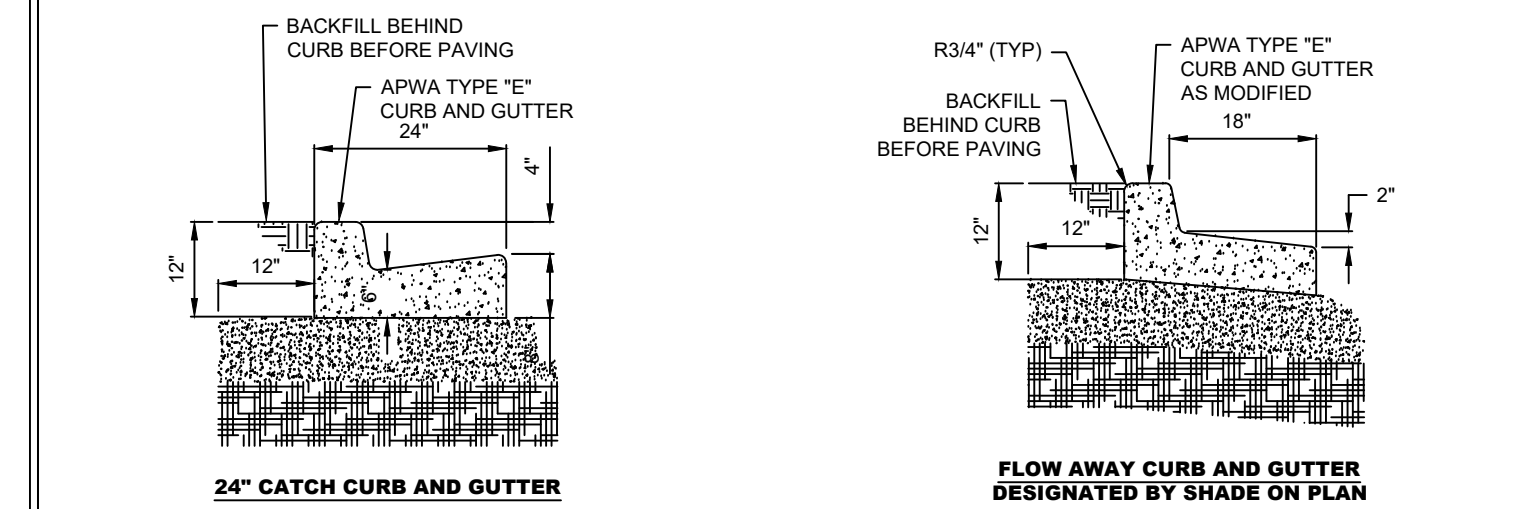
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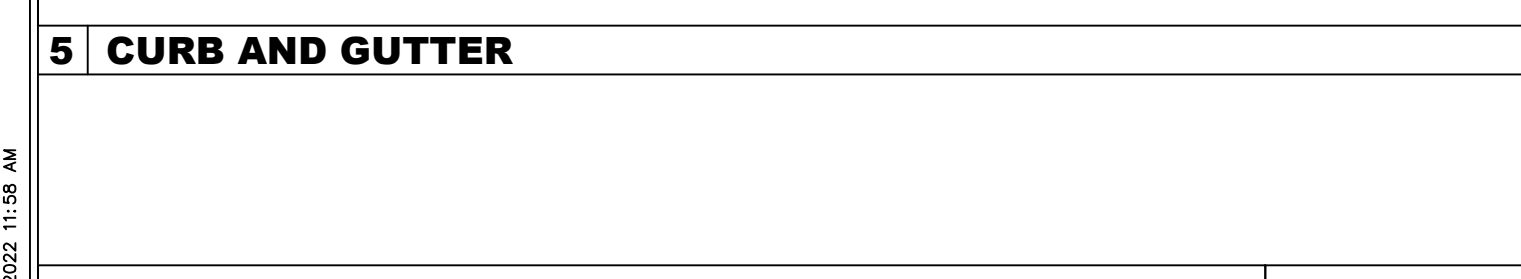
- NOTES:**
1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THAN 18" IN DIAMETER, 5' I.D. MANHOLES FOR MAIN LINES 18" TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
 2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H2O LINE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HISHER DESIGNEE.
 3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
 4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
 5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
 6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
 7. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
 8. IN PAVED AREAS WITH A SLOPE GREATER THAN 2% USE AN E-JAY 3024 TWIST BASE OR APPROVED EQUIVALENT.
 9. FIVE (5) FOOT DIAMETER MANHOLES ARE REQUIRED IN THE FOLLOWING SITUATIONS:
 - a. AT ALL INTERSECTIONS OF 3 OR MORE 8-INCH OR LARGER PIPE LINES.
 - b. WHERE THE DEFLECTION ANGLE OF THE PIPE LINE IS 90 DEGREES OR GREATER.
 - c. IN MANHOLES WITH PIPE SIZES FIFTEEN (15) OR EIGHTEEN (18) INCHES IN DIAMETER.
 - d. IN MANHOLES GREATER THAN FIFTEEN (15) FEET DEEP.
 - e. IN MANHOLES WITH A GRADE GREATER THAN TWENTY (20) PERCENT THROUGH THE MANHOLE, I.E. GREATER THAN
 - f. A ONE (1) FOOT DROP.

1 SEWER MANHOLE

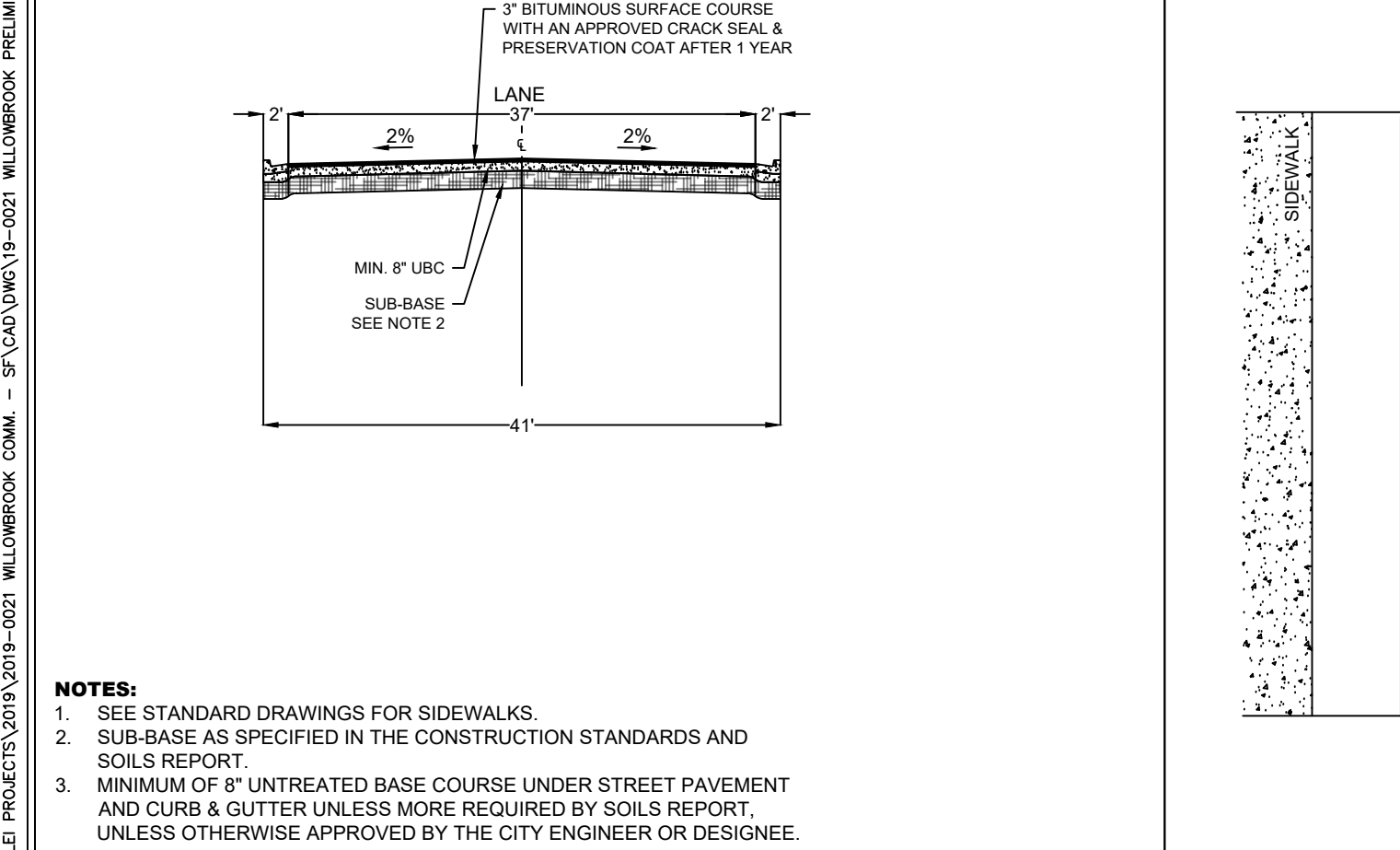


- NOTES:**
1. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
 2. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
 3. TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
 4. TACK SHALL BE APPLIED TO LIP OF CURB AND EXTEND 1' ONTO GRAVEL ROAD BASE.

5 CURB AND GUTTER

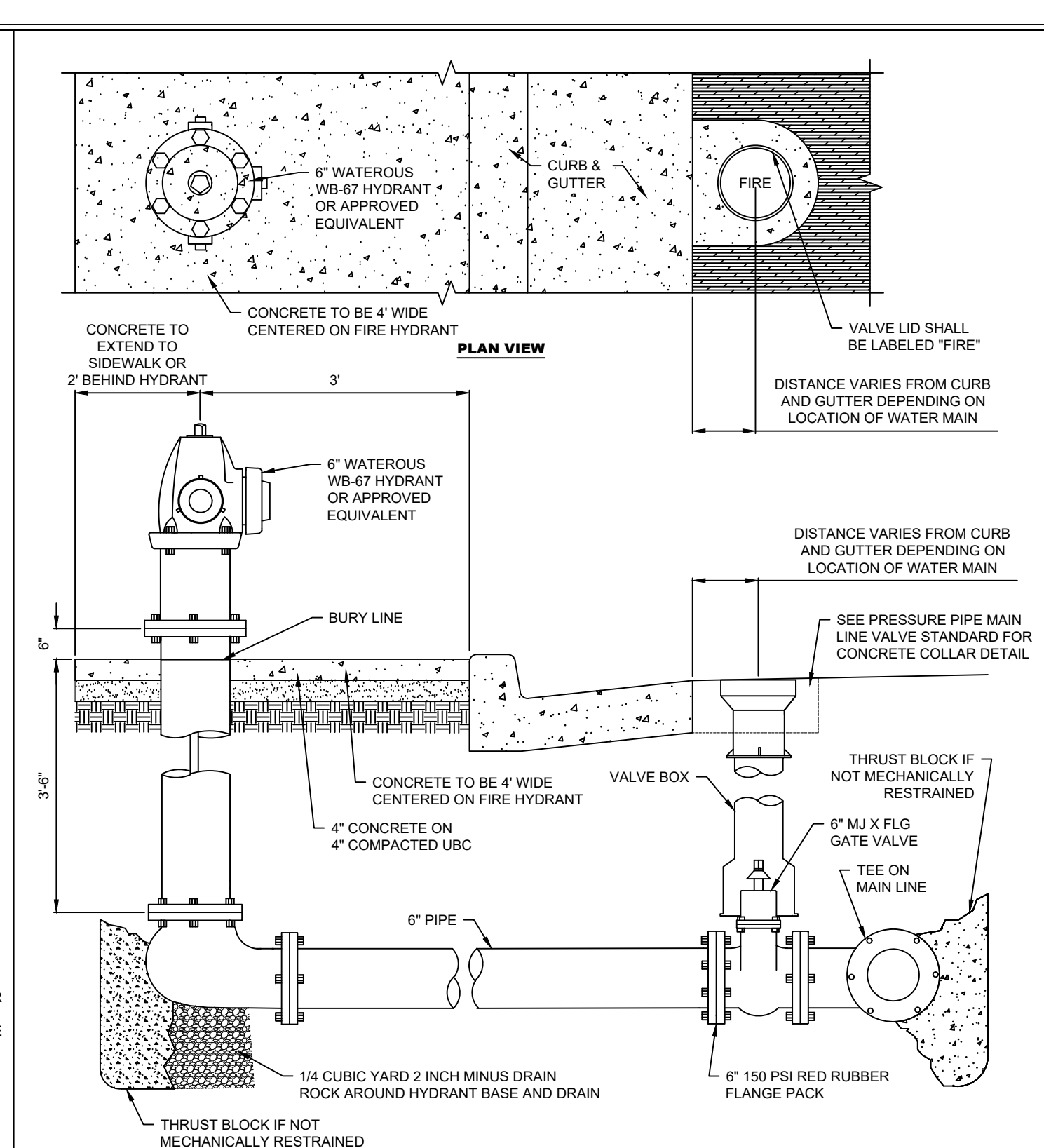


- NOTES:**
1. ALL TREES, SHRUBS AND OTHER VEGETATION SHALL BE REMOVED FROM THE CLEAR ZONE.
 2. CITY SHALL INSPECT EACH BASE COURSE OR FABRIC LAYER BEFORE COVERING.
 3. ALL WEEDS SHALL BE SPRAYED AND KILLED WITH ROUNDUP OR AN APPROVED EQUIVALENT ONE WEEK BEFORE ANY WORK MAY BE PERFORMED. AND WITHIN 3 WEEKS OF THE PLACEMENT OF UNTREATED BASE COURSE.
 4. TRAIL LANES SHALL BE DELINEATED BY A CENTER, SINGLE, DASHED, YELLOW LINE.



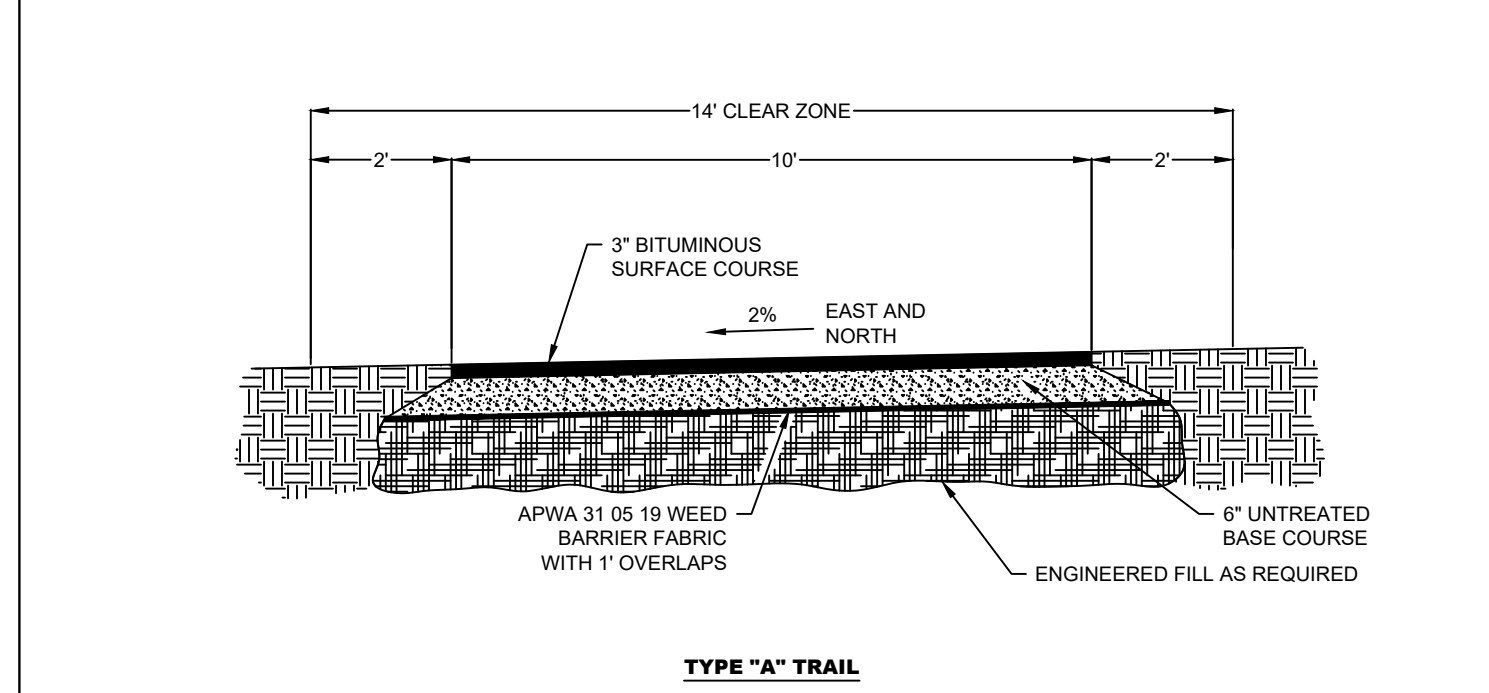
9 ACCESS ROAD X-SECTION

- NOTES:**
1. SEE STANDARD DRAWINGS FOR SIDEWALKS.
 2. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
 3. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER UNLESS MORE REQUIRED BY SOILS REPORT, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.



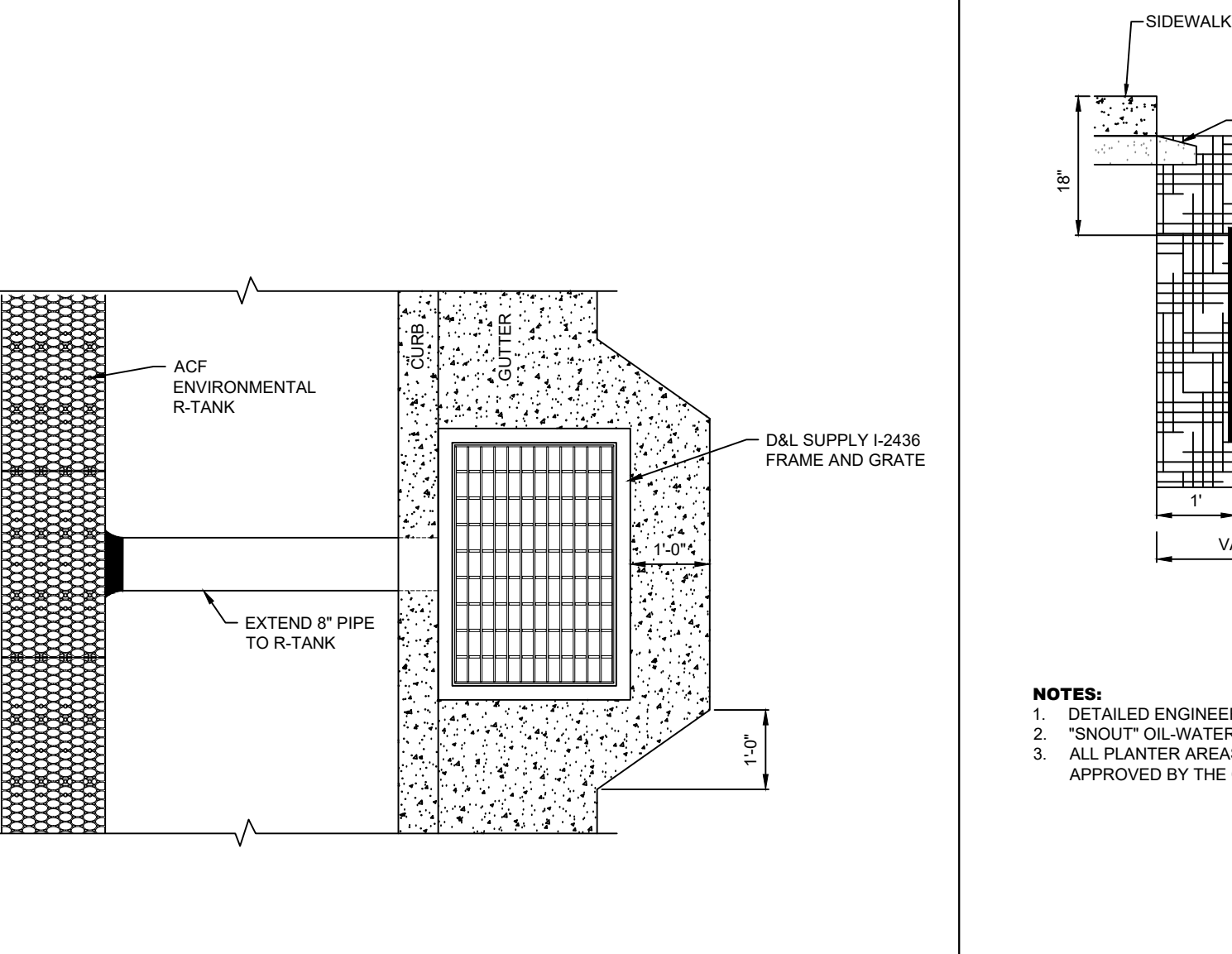
- NOTES:**
1. FIRE HYDRANTS SHALL BE PAINTED RED.
 2. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
 3. IF THERE IS NOT A PLANTER STRIP, THE CENTER OF THE HYDRANT SHALL BE LOCATED 24" BEHIND THE SIDEWALK WITH A 4' BY 4' CONCRETE PAD CENTERED ON THE HYDRANT.
 4. THERE SHALL BE NO OBSTACLES INCLUDING BUT NOT LIMITED TO POLES, UTILITY BOXES, TREES, FENCES, OR WALLS WITHIN 3' OF HYDRANT.
 5. RISERS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER OR HISHER DESIGNEE.

2 FIRE HYDRANT



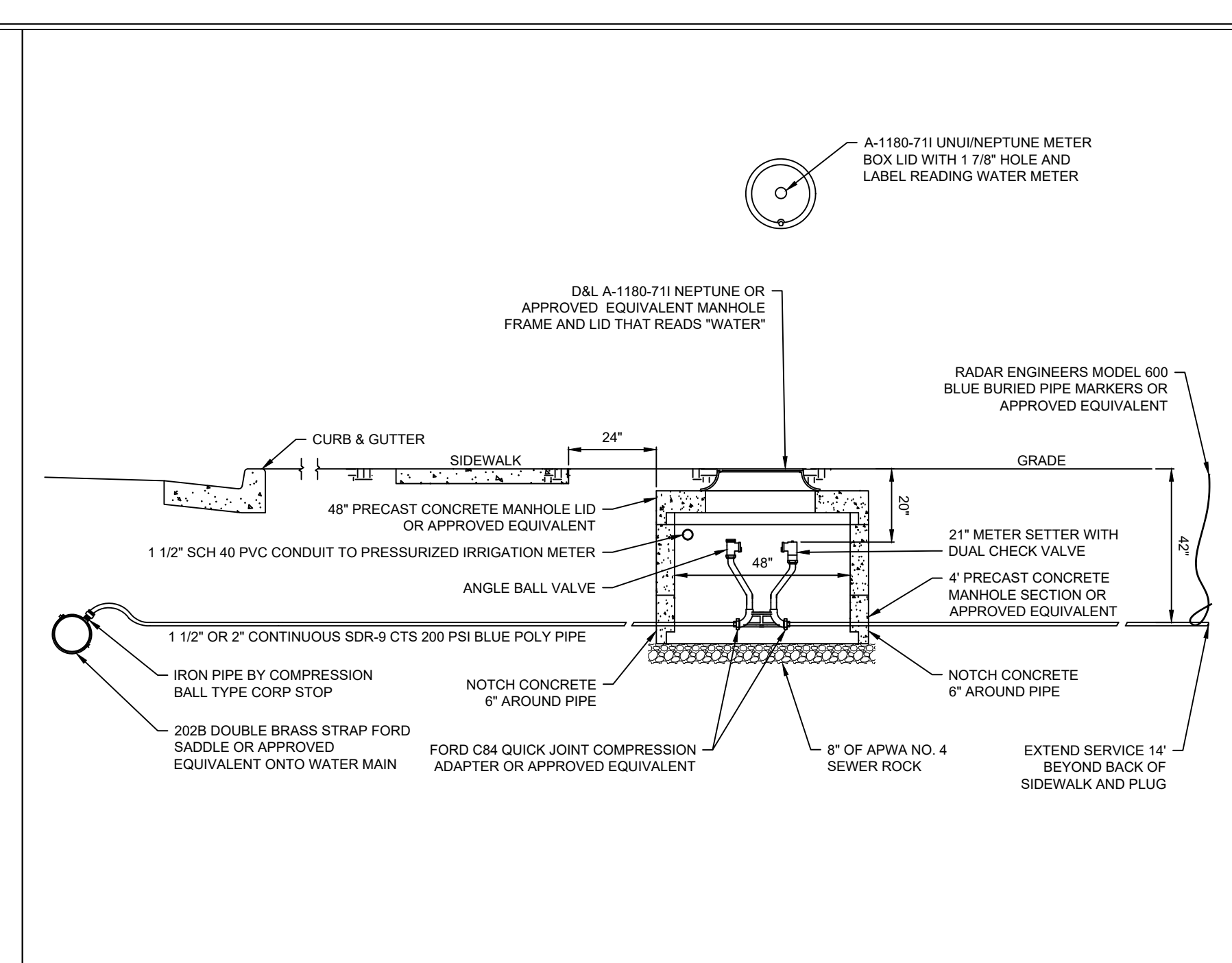
- NOTES:**
1. ALL TREES, SHRUBS AND OTHER VEGETATION SHALL BE REMOVED FROM THE CLEAR ZONE.
 2. CITY SHALL INSPECT EACH BASE COURSE OR FABRIC LAYER BEFORE COVERING.
 3. ALL WEEDS SHALL BE SPRAYED AND KILLED WITH ROUNDUP OR AN APPROVED EQUIVALENT ONE WEEK BEFORE ANY WORK MAY BE PERFORMED. AND WITHIN 3 WEEKS OF THE PLACEMENT OF UNTREATED BASE COURSE.
 4. TRAIL LANES SHALL BE DELINEATED BY A CENTER, SINGLE, DASHED, YELLOW LINE.

6 10' TYPE A TRAIL



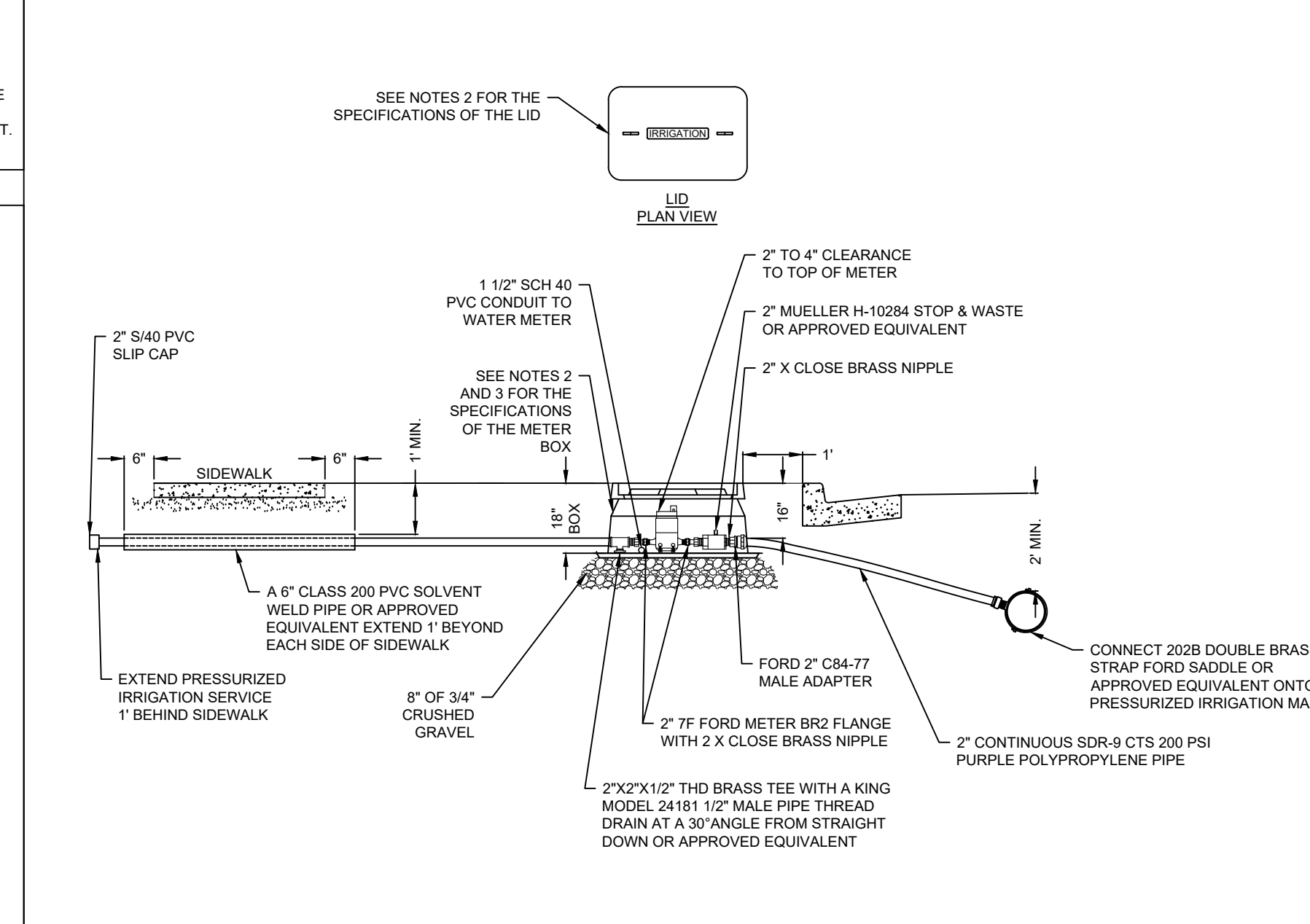
10 R-TANK DETAIL

- NOTES:**
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
 2. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
 3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.



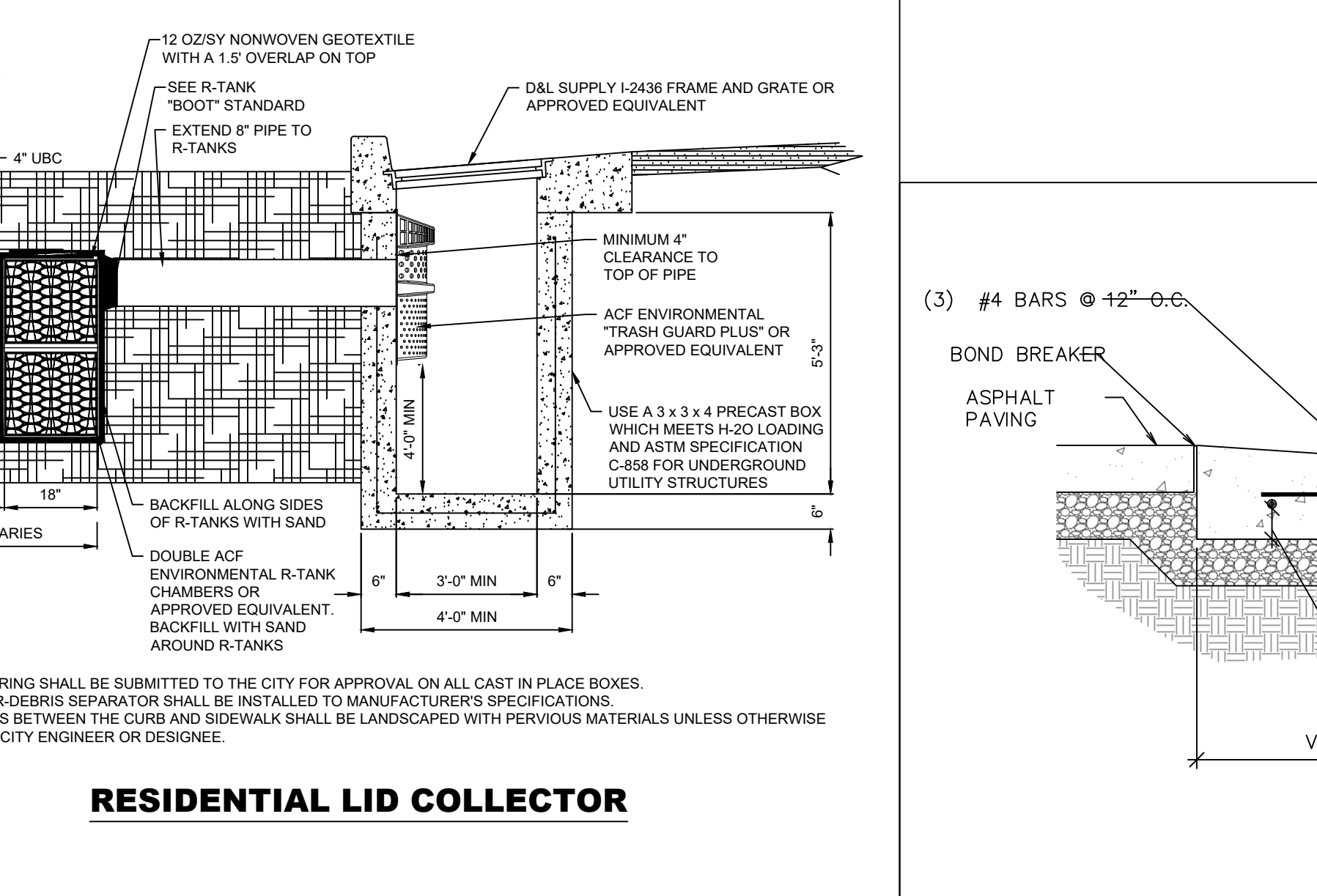
- NOTES:**
1. BURY CONDUIT 18" BELOW GRADE.
 2. CONTRACTOR SHALL INSTALL 1 1/2" AND 2" METERS (METER TO BE PROVIDED BY SPANISH FORK CITY).
 3. TYPE OF METER TO BE USED SHALL BE DETERMINED BY THE CITY.

3 2" WATER METER



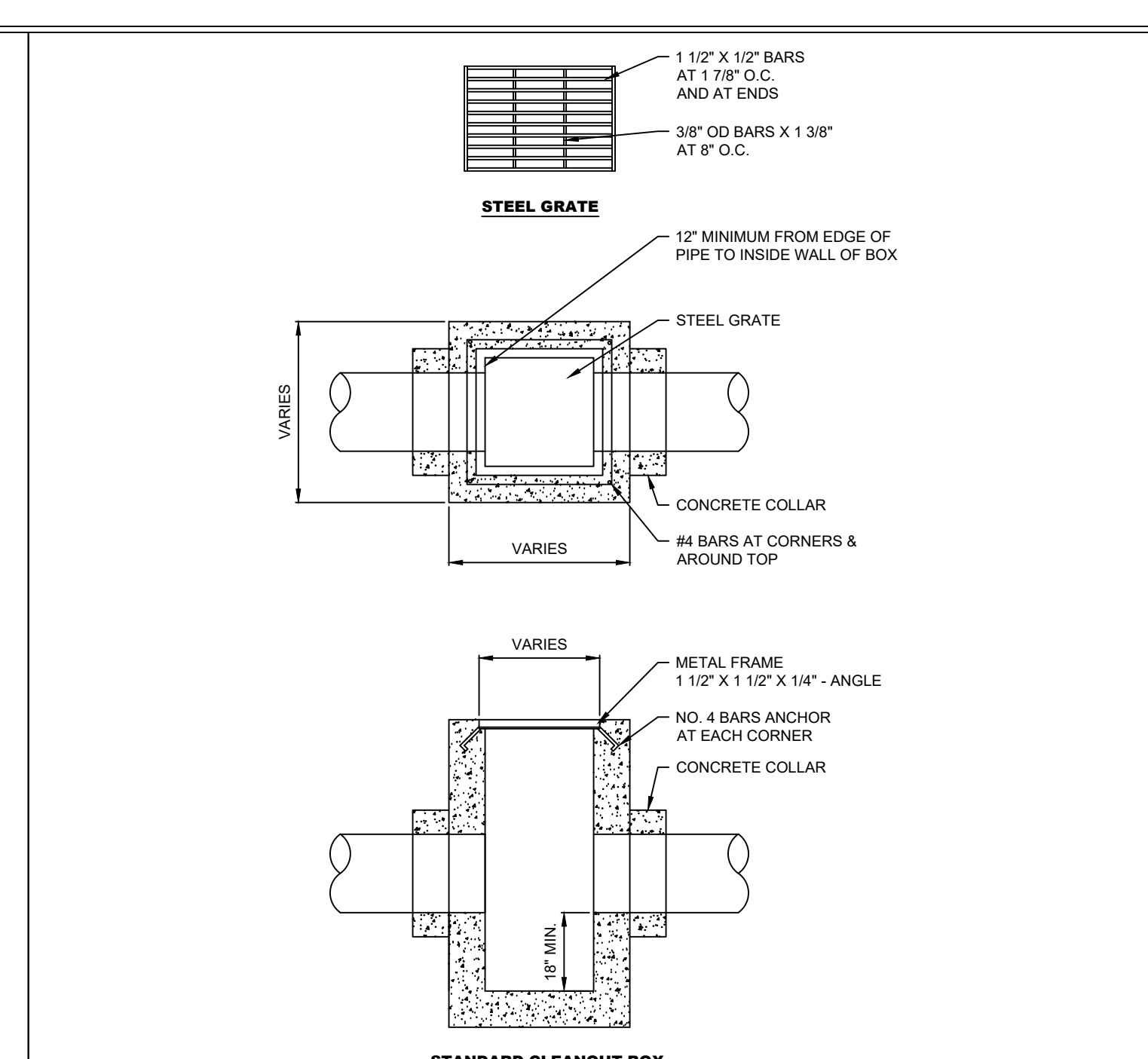
- NOTES:**
1. ADJUST ALL APPURTENANCES TO AN EQUIVALENT 1 1/2" SIZE FOR 1 1/2" SERVICES.
 2. METER BOX SHALL BE A CARSON BROOKS 24X36 1730-18 BOX OR APPROVED EQUIVALENT, WITH A 1730-38 LID OR APPROVED EQUIVALENT.
 3. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
 4. 1-1/2" POLY CONDUIT TO WATER METER SHALL BE BURIED 12" BELOW GRADE.
 5. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
 6. ANY INFIELD RELOCATION OF PI METER BOX IS TO BE APPROVED BY THE CITY ENGINEER.

7 2" PRESSURIZED IRRIGATION METER



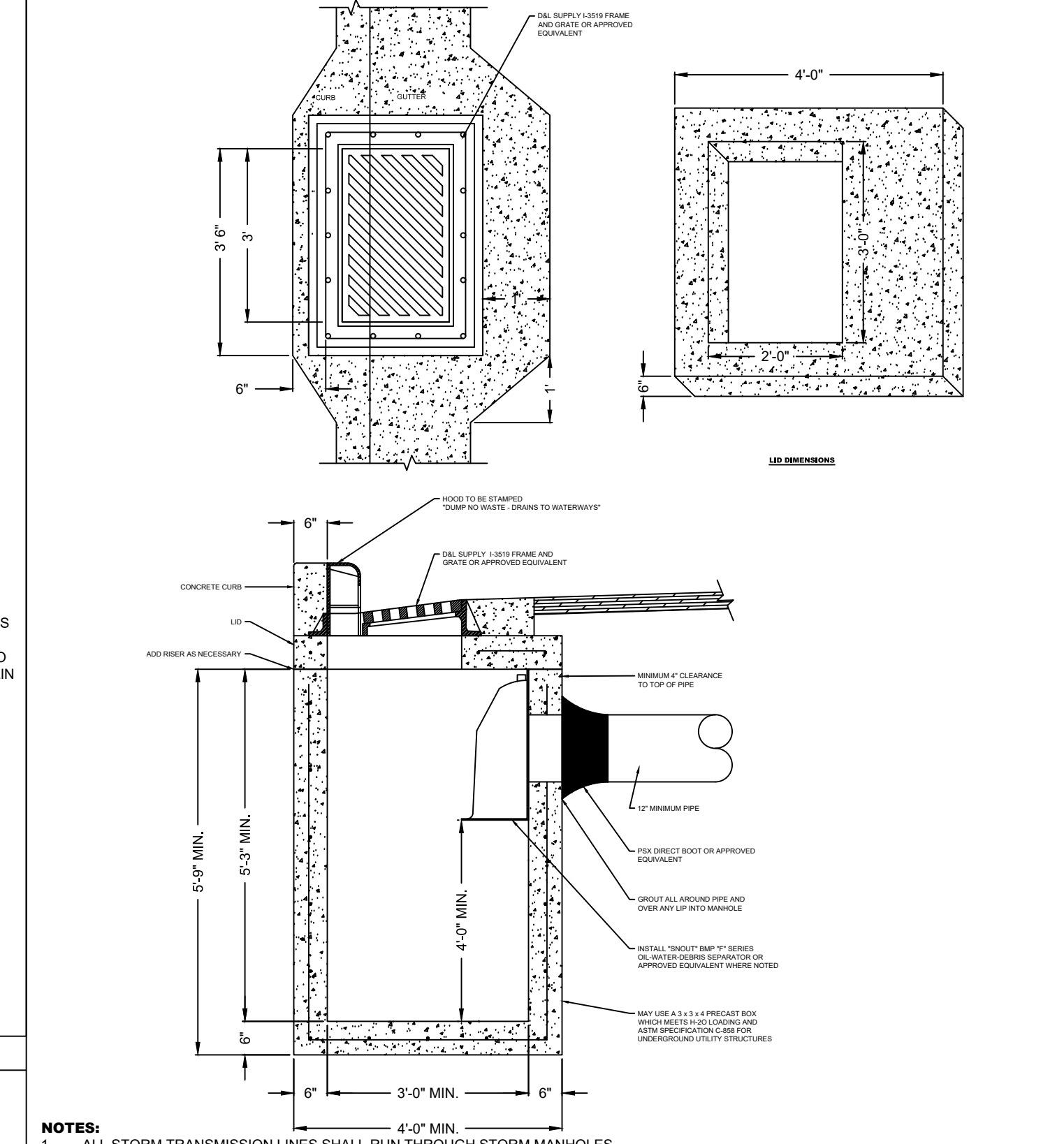
RESIDENTIAL LID COLLECTOR

- NOTES:**
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
 2. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
 3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.



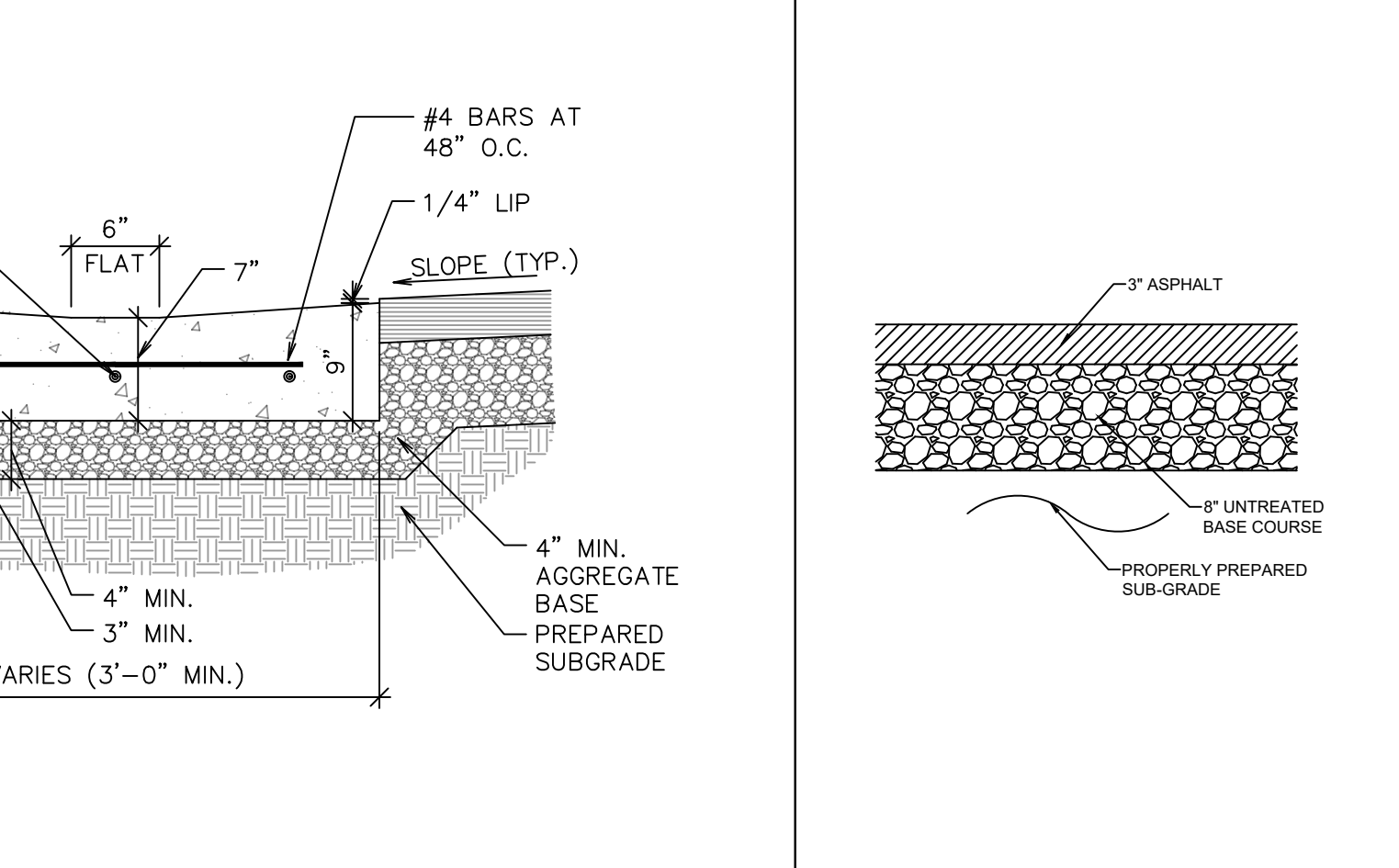
- NOTES:**
1. GRATE SHALL BE BICYCLE SAFE AND TRAFFIC RATED.
 2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #29.

4 STORM DRAIN CLEANOUT BOX



- NOTES:**
1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
 2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #32.
 3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE, ALL REBAR SHALL OVERLAP A MINIMUM OF 14".
 4. KNOCKOUT BOXES SHALL BE ALLOWED WITH CONCRETE COLLARS.

8 STORM DRAIN INLET



11 ASPHALT PAVING SECTION

- NOTES:**
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
 2. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
 3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

LEI

A Utah Corporation

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

WILLOWBROOK PRELIMINARY

SPANISH FORK, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -
6 -

LEI PROJECT #:

2019-0021

DRAWN BY:

BSR

DESIGNED BY:

BTG

SCALE:

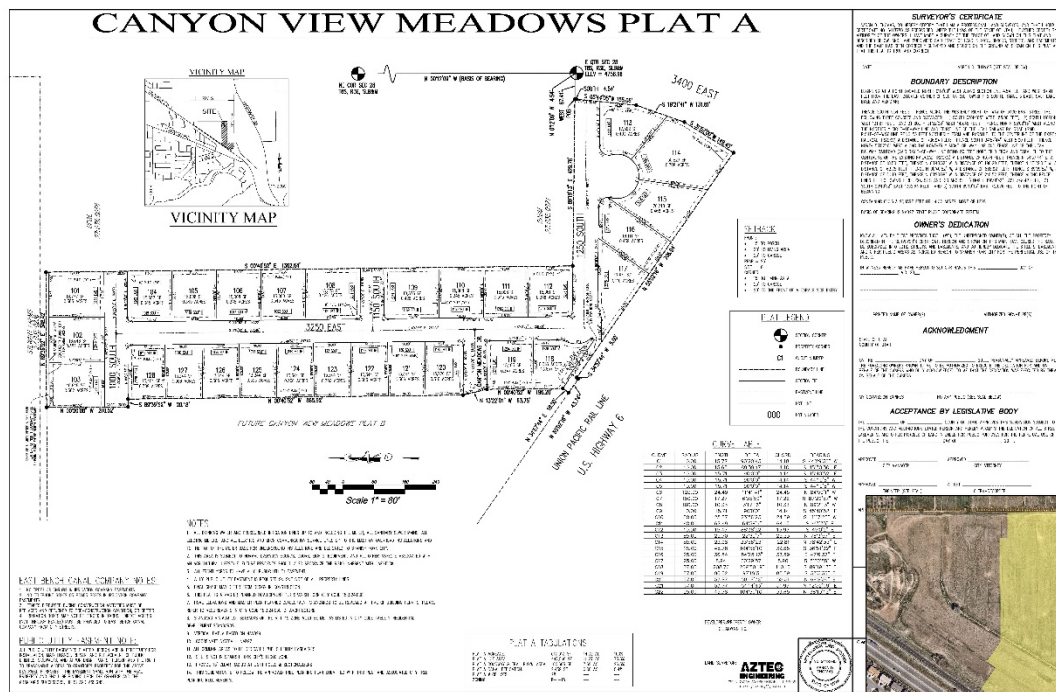
1"=NA

DATE:

11/30/2022

SHEET

C401



Canyon View Meadows Plat A1, Final Plat Approval Request

December 14, 2022, Development Review Committee Meeting.

Located at 1250 South 3400 East, including 14.02 acres.

The subject property is zoned R-1-15.

The applicant has requested that a Final Plat of twenty-eight (28) residential lots be approved.

Key Issues

1. Utilities.
2. Trails.
3. Street Trees.

Recommendation

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

Findings

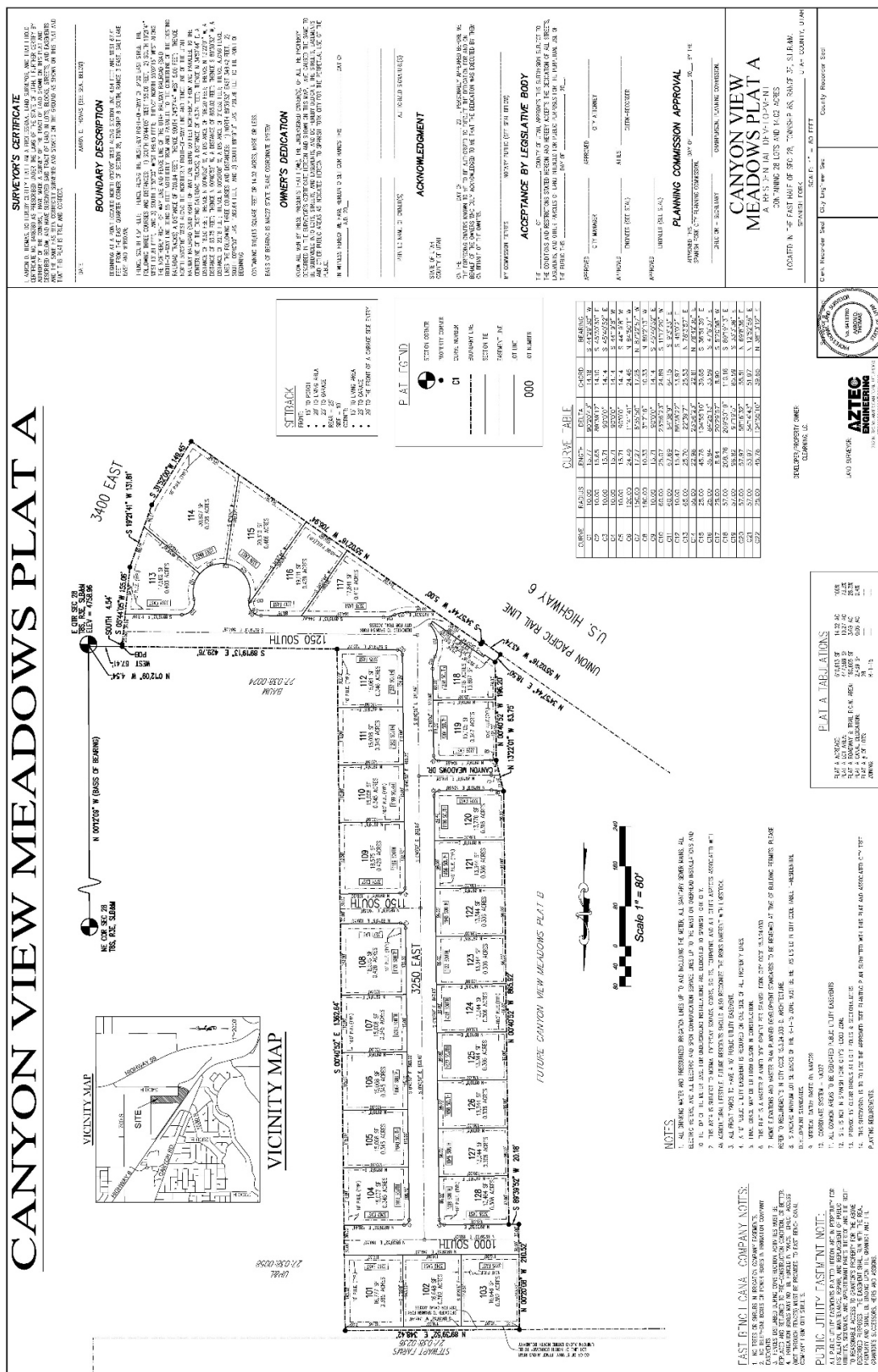
1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

Conditions

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

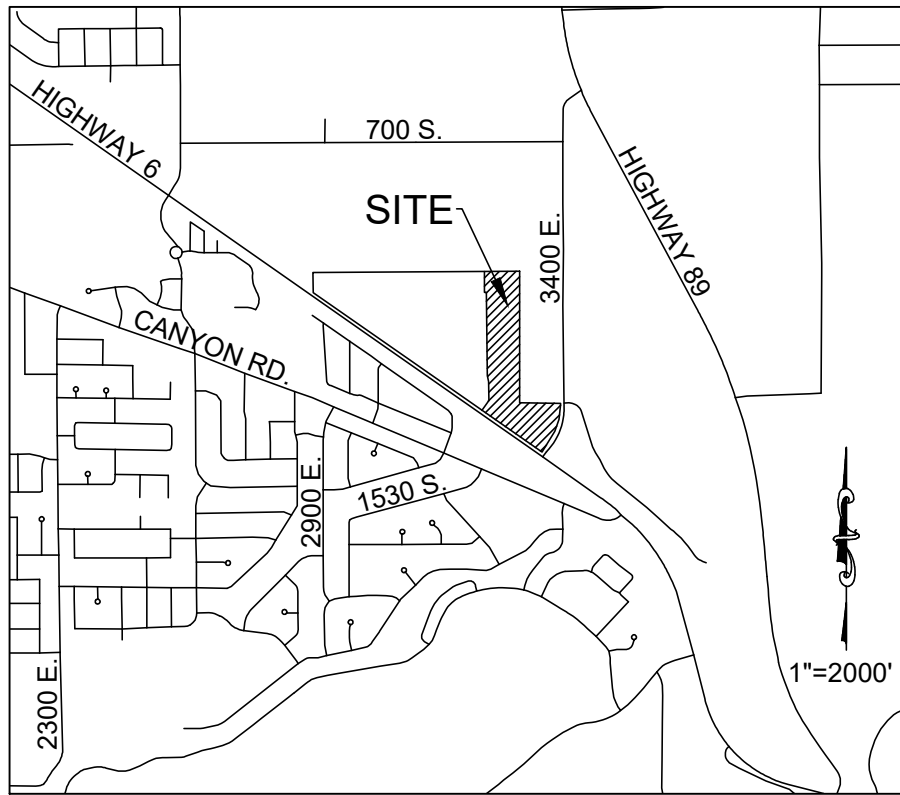
Exhibits

- ### 1. Final Plat.

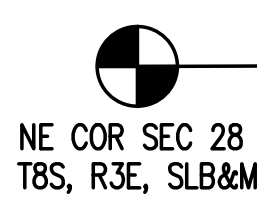


CANYON VIEW MEADOWS PLAT A

VICINITY MAP



VICINITY MAP



NE COR SEC 28
T8S, R3E, SLB&M

N 00°12'09" W (BASIS OF BEARING)

E QTR SEC 28
T8S, R3E, SLB&M
ELEV = 4758.96

N 01°20'9" W 4.54'

WEST 67.41'

S 05°44'05" W 155.06'

S 19°21'41" W 131.81'

S 31°52'00" W 149.45'

S 87°56'54" W 180.37'

S 89°19'13" E 429.76'

S 89°19'13" E 597.30'

S 89°19'13" E 244.82'

S 89°19'13" E 310.47'

S 89°19'13" E 114.88'

S 89°19'13" E 104.66'

S 89°19'13" E 144.68'

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SETBACK

FRONT:

- 15' TO PORCH
- 20' TO LIVING AREA
- 25' TO GARAGE

REAR = 25'

SIDE = 10'

CORNER:

- 15' TO LIVING AREA
- 25' TO GARAGE
- 20' TO THE FRONT OF A GARAGE SIDE ENTRY

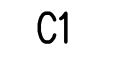
PLAT LEGEND



SECTION CORNER



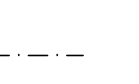
PROPERTY CORNER



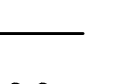
CURVE NUMBER



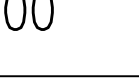
BOUNDARY LINE



SECTION TIE



EASEMENT LINE



LOT LINE



LOT NUMBER

CURVE TABLE

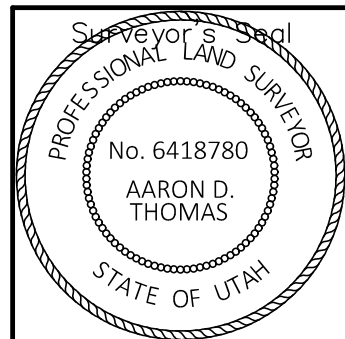
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	10.00	15.77	90°20'43"	14.18	S 44°29'30" W
C2	10.00	15.65	89°39'17"	14.10	S 45°30'30" E
C3	10.00	15.71	90°0'0"	14.14	S 45°40'52" E
C4	10.00	15.71	90°0'0"	14.14	S 44°19'8" W
C5	10.00	15.71	90°0'0"	14.14	S 44°19'8" W
C6	120.00	24.49	11°41'41"	24.45	N 84°50'1" W
C7	150.00	17.27	6°35'50"	17.26	N 87°22'57" W
C8	180.00	10.33	3°17'16"	10.33	N 89°2'13" W
C9	10.00	15.71	90°0'0"	14.14	S 45°40'52" E
C10	60.00	25.07	23°56'23"	24.89	S 11°17'20" W
C11	60.00	67.69	64°38'9"	64.15	S 9°3'33" E
C12	10.00	15.47	88°38'22"	13.97	S 45°0'2" E
C13	65.00	25.70	22°39'7"	25.53	N 78°3'57" E
C14	55.00	22.98	23°56'23"	22.81	N 78°42'35" E
C15	25.00	45.78	104°55'10"	39.65	S 36°51'39" E
C16	25.00	36.84	84°25'13"	33.59	S 47°6'37" E
C17	25.00	8.94	20°29'57"	8.90	S 52°0'58" W
C18	57.00	208.76	209°50'19"	110.16	S 89°19'13" E
C19	57.00	96.82	97°19'5"	85.59	S 33°3'36" E
C20	57.00	57.97	58°16'32"	55.51	N 69°8'36" E
C21	57.00	53.97	54°14'43"	51.97	N 12°52'58" E
C22	25.00	45.78	104°55'10"	39.65	N 38°13'12" E

DEVELOPER/PROPERTY OWNER:
CLEARWING, LC.

LAND SURVEYOR:

AZTEC
ENGINEERING

732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com



SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 01°2'09" WEST ALONG SECTION LINE 4.54 FEET AND WEST 67.41 FEET FROM THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE SOUTH 4.54 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF 3400 EAST STREET THE FOLLOWING THREE COURSES AND DISTANCES: 1) SOUTH 05°44'05" WEST 155.06 FEET, 2) SOUTH 19°21'41" WEST 131.81 FEET, AND 3) SOUTH 31°52'00" WEST 149.45 FEET; THENCE NORTH 55°02'16" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE AND FENCE LINE OF THE UTAH RAILWAY RAILROAD (SAID RIGHT-OF-WAY LINE BEING 55 FEET NORTHERLY FROM AND PARALLEL TO THE CENTERLINE OF THE EXISTING RAILROAD TRACKS) A DISTANCE OF 706.94 FEET; THENCE SOUTH 34°57'44" WEST 5.00 FEET; THENCE NORTH 55°02'16" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE AND FENCE LINE OF THE UTAH RAILWAY RAILROAD (SAID RIGHT-OF-WAY LINE BEING 50 FEET NORTHERLY FROM AND PARALLEL TO THE CENTERLINE OF THE EXISTING RAILROAD TRACKS) A DISTANCE OF 43.74 FEET; THENCE N 34°57'44" E, A DISTANCE OF 18.50 FEET; THENCE N 00°40'52" W, A DISTANCE OF 196.20 FEET; THENCE N 13°22'01" W, A DISTANCE OF 63.75 FEET; THENCE N 00°40'52" W, A DISTANCE OF 865.92 FEET; THENCE S 89°39'52" W, A DISTANCE OF 20.18 FEET; THENCE N 00°20'08" W, A DISTANCE OF 210.52 FEET; THENCE ALONG FENCE LINES THE FOLLOWING THREE COURSES AND DISTANCES: 1) NORTH 89°39'52" EAST 348.42 FEET, 2) SOUTH 00°40'52" EAST 1362.64 FEET, AND 3) SOUTH 89°19'13" EAST 429.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 610,613 SQUARE FEET OR 14.02 ACRES, MORE OR LESS.

BASIS OF BEARING IS NAD27 STATE PLANE COORDINATE SYSTEM

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I (WE), THE UNDERSIGNED OWNER(S), OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SPANISH FORK CITY FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__

PRINTED NAME OF OWNER(S)

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME THE FOREGOING OWNERS KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGED TO ME THAT THE DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20__.

APPROVED _____ CITY MANAGER
APPROVED _____ CITY ATTORNEY

APPROVED _____ ENGINEER (SEE SEAL)
ATTEST _____ CLERK-RECORDER

APPROVED _____ ENGINEER (SEE SEAL)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__, BY THE
SPANISH FORK CITY PLANNING COMMISSION.

DIRECTOR - SECRETARY

CHAIRPERSON, PLANNING COMMISSION.

CANYON VIEW MEADOWS PLAT A

A RESIDENTIAL DEVELOPMENT

CONTAINING 28 LOTS AND 14.02 ACRES

LOCATED IN THE EAST HALF OF SEC 28, TOWNSHIP 8S, RANGE 3E, S.L.B.&M.

SPANISH FORK

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

Clerk Recorder Seal

City Engineer Seal

County-Recorder Seal

EAST BENCH CANAL COMPANY NOTES:

- NO TREES OR SHRUBS IN IRRIGATION COMPANY EASEMENTS.
- NO TELEPHONE BOXES OR POWER BOXES IN IRRIGATION COMPANY EASEMENTS.
- FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
- IRRIGATION BOXES MAY NOT BE FENCED IN YARDS. DIRECT ACCESS (NOT THROUGH FENCES) MUST BE PROVIDED TO EAST BENCH CANAL COMPANY FROM CITY STREETS.

PUBLIC UTILITY EASEMENT NOTE:

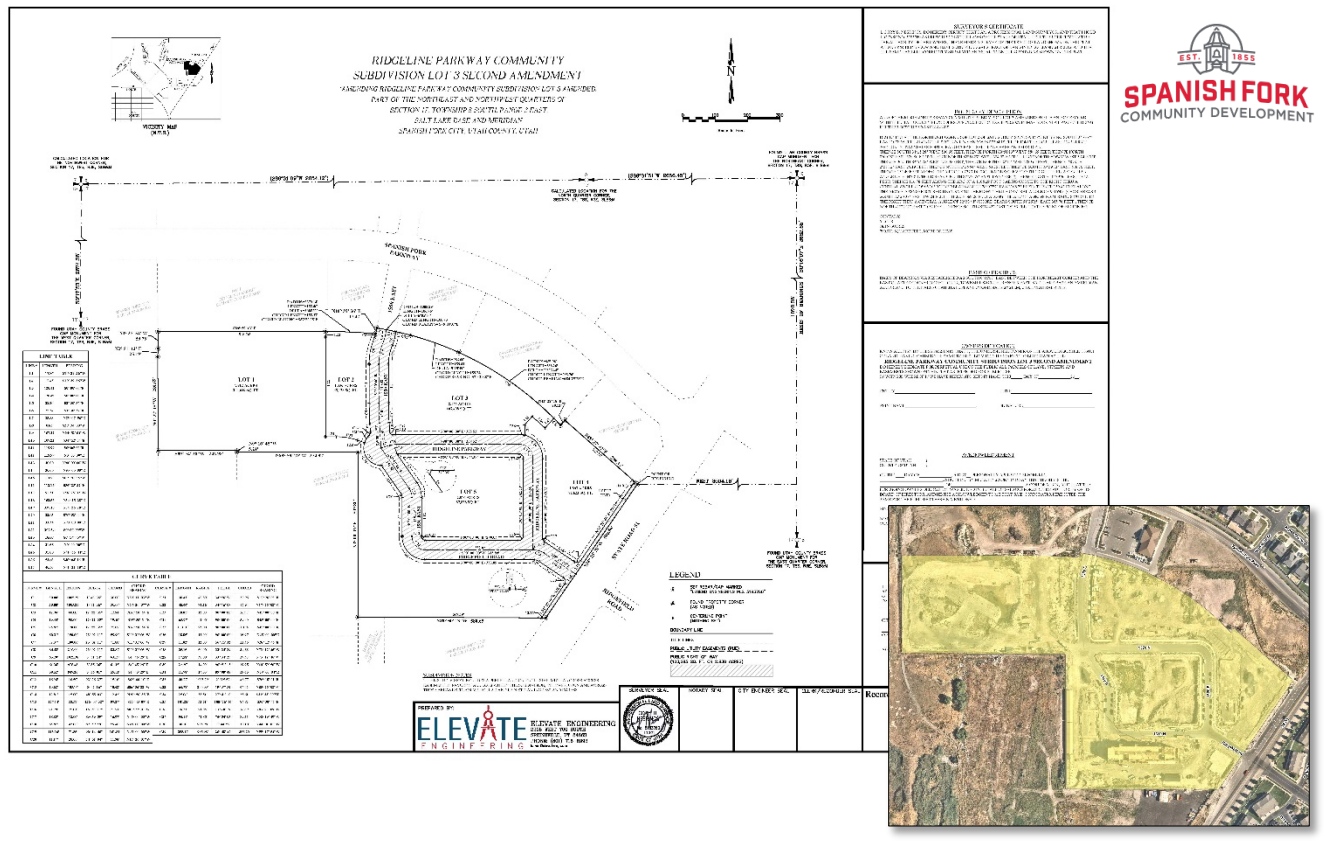
ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

NOTES

- ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFON 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.
- THIS AREA IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- ALL FRONT YARDS TO HAVE A 10' PUBLIC UTILITY EASEMENT.
- A 10' PUBLIC UTILITY EASEMENT IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.
- FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
- THIS PLAT IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030.
- HOME ELEVATIONS AND MASTER PLAN PLANNED DEVELOPMENT STANDARDS TO BE REVIEWED AT TIME OF BUILDING PERMITS. PLEASE REFER TO REQUIREMENTS IN CITY CODE 15.3.24.030-D, ARCHITECTURE.
- STANDARD MINIMUM LOT SETBACKS OF THE R-1-15 ZONE MUST BE MET AS LISTED IN CITY CODE TABLE 1-RESIDENTIAL DEVELOPMENT STANDARDS.
- VERTICAL DATUM BASED ON NAVD29
- COORDINATE SYSTEM = NAD27
- ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS
- SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE
- PROVIDE 15' CLEAR RADIUS AT LIGHT POLES & SECTIONALIZERS
- THIS SUBDIVISION IS TO FOLLOW THE APPROVED TREE PLANTING PLAN SUBMITTED WITH THIS PLAT AND ASSOCIATED CITY TREE PLANTING REQUIREMENTS.

PLAT A TABULATIONS

PLAT A ACREAGE:	610,613 SF	14.02 AC	100%
PLAT A LOT AREA:	447,569 SF	10.27 AC	73.3%
PLAT A ROADWAY & TRAIL R.O.W. AREA:	160,605 SF	3.69 AC	26.3%
PLAT A CANAL DEDICATION:	2,439 SF	0.06 AC	0.4%
PLAT A # OF LOTS:	28	--	--
ZONING:	R-1-15	--	--



Ridgeline Parkway Community Subdivision Lot 3 Second Amendment Final Plat Re-Approval Request

December 14, 2022, Development Review Committee.

Located at 1347 North 1620 East, including 18.16 acres.

The subject property is zoned R-4.

The applicant has requested that a Final Plat of five (5) lots be approved.

Key Issues

1. SWPPP.
2. Power.

Recommendation

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

Findings

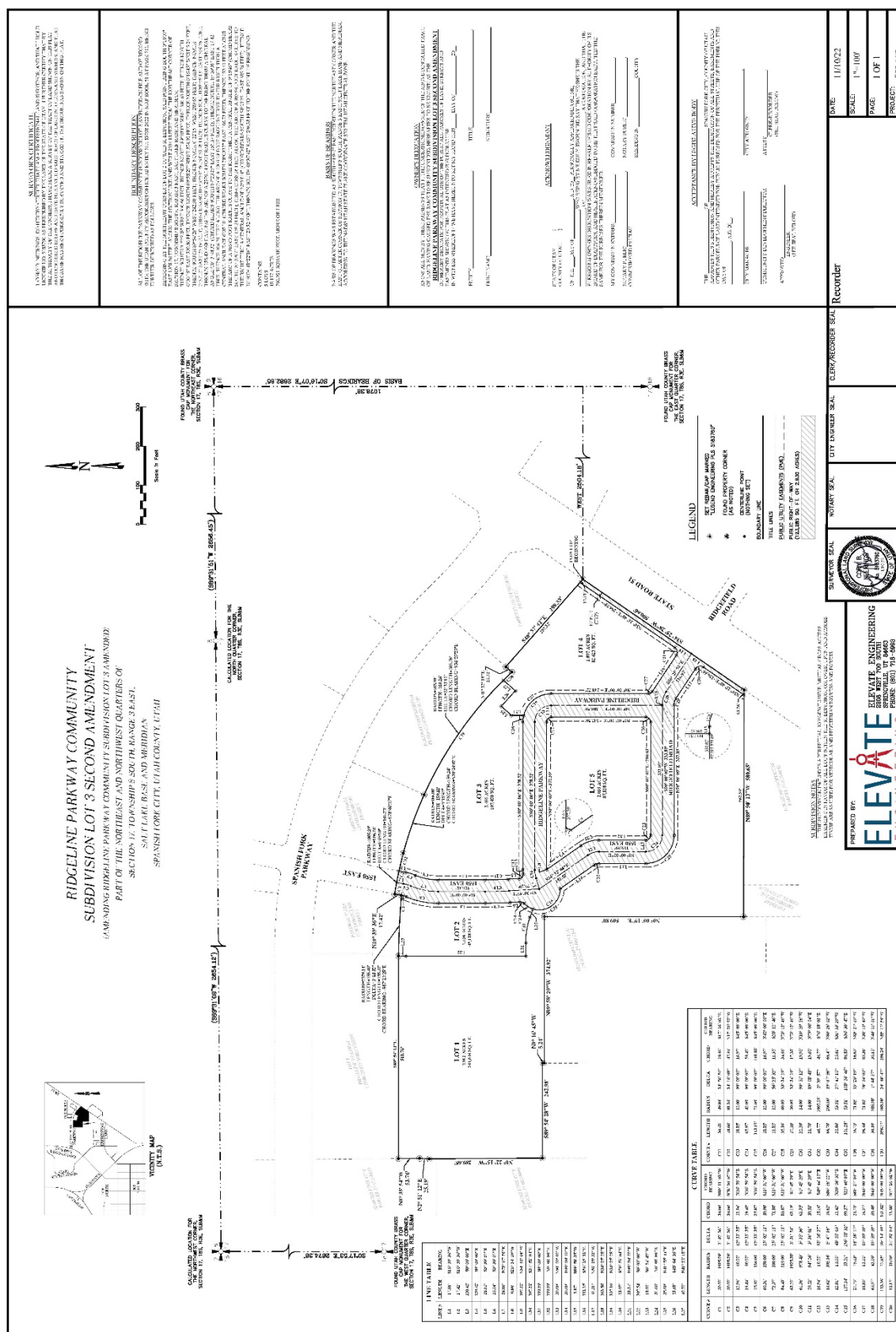
1. That the application conforms to the City's General Plan Designation and Zoning Map.

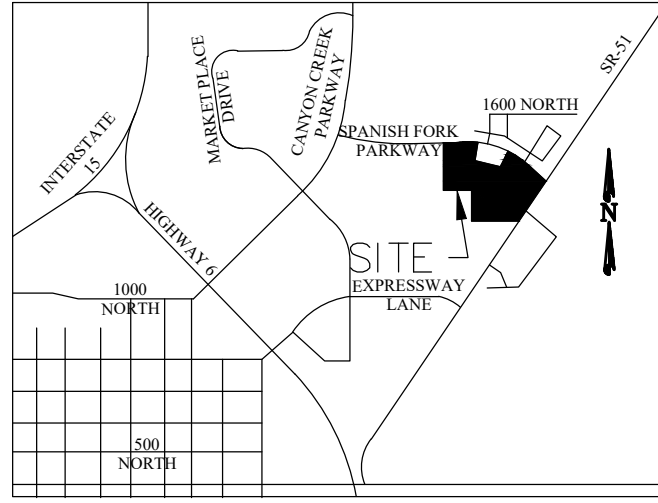
Conditions

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

Exhibits

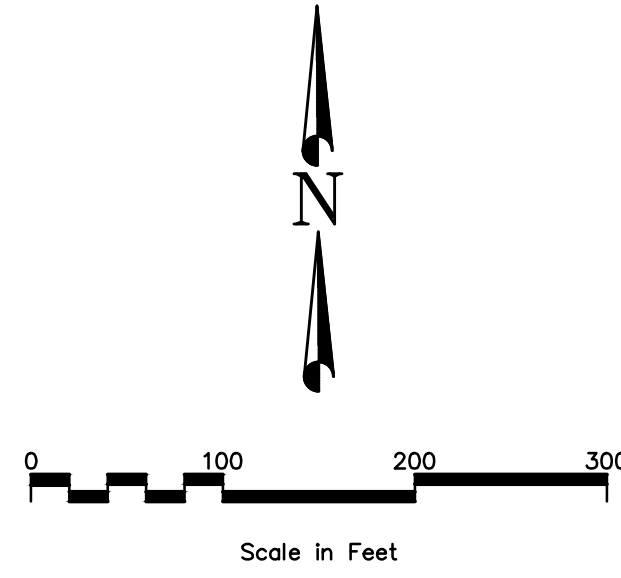
1. Final Plat.





VICINITY MAP
(N.T.S.)

**RIDGELINE PARKWAY COMMUNITY
SUBDIVISION LOT 3 SECOND AMENDMENT**
(AMENDING RIDGELINE PARKWAY COMMUNITY SUBDIVISION LOT 3 AMENDED)
PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF
SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH



CALCULATED LOCATION FOR
THE NORTHWEST CORNER,
SECTION 17, T8S, R3E, SLB&M

FOUND UTAH COUNTY BRASS
CAP MONUMENT FOR
THE NORTHEAST CORNER,
SECTION 17, T8S, R3E, SLB&M

CALCULATED LOCATION FOR THE
NORTH QUARTER CORNER,
SECTION 17, T8S, R3E, SLB&M

CONTAINS
5 LOTS
18,157 ACRES
790,921 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS
BASIS OF BEARINGS WAS ESTABLISHED AS SOUTH 0°16'07" EAST BETWEEN THE NORTHEAST CORNER AND THE
EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,
ACCORDING TO THE NAD83 UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT
OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE
RIDGELINE PARKWAY COMMUNITY SUBDIVISION LOT 3 SECOND AMENDMENT
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND
EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I / WE HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 20__.

ENTITY _____ TITLE _____
PRINT NAME _____ SIGNATURE _____

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF UTAH }
ON THE ____ DAY OF _____, A.D. 20__ PERSONALLY APPEARED BEFORE ME,
_____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE
_____, A CORPORATION, AND THAT THE
FOREGOING OWNERS DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS
BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE
SAME FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____ COMMISSION NUMBER _____
NOTARY PUBLIC _____ NOTARY PUBLIC _____
COMMISSIONED IN UTAH _____ RESIDING IN _____ COUNTY

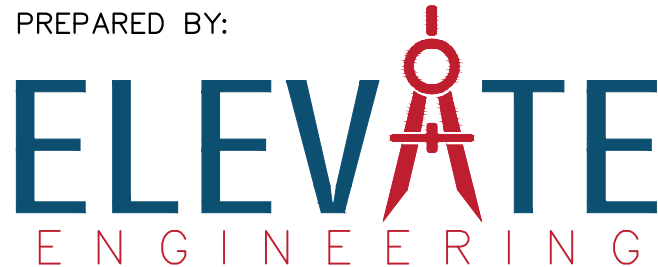
ACCEPTANCE BY LEGISLATIVE BODY
THE _____ OF _____, SPANISH FORK CITY, COUNTY OF UTAH,
APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND
OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS
DAY OF _____, A.D. 20__.
CITY MANAGER _____ CITY ATTORNEY _____
COMMUNITY DEVELOPMENT DIRECTOR _____ ATTEST _____
_____, CLERK-RECORDER
(SEE SEAL BELOW)
APPROVED _____
ENGINEER
(SEE SEAL BELOW)

LINE TABLE	
LINE #	BEARING
L1	17.86' S10°39'36"W
L2	17.42' S10°39'36"W
L3	120.42' S0°00'00"E
L4	120.42' S0°00'00"E
L5	28.10' S3°30'57"E
L6	25.54' S3°30'57"E
L7	28.88' N73°07'56"E
L8	0.86' S20°34'00"W
L9	107.22' N34°52'04"W
L10	107.22' S34°52'04"E
L11	119.99' S0°00'00"E
L12	119.99' N0°00'00"E
L13	30.00' N90°00'00"W
L14	30.00' N90°00'00"E
L15	1.87' S89°58'35"W
L16	112.15' S60°25'32"E
L17	91.31' N56°25'32"W
L18	163.56' N34°25'28"E
L19	337.10' N34°25'28"E
L20	23.05' S70°52'04"E
L21	33.34' N90°00'00"E
L22	307.54' S0°00'00"W
L23	18.00' S0°54'45"W
L24	31.66' N0°00'00"E
L25	35.00' N41°55'44"E
L26	53.68' S48°04'16"E
L27	40.50' N41°22'18"E

CURVE TABLE									
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE #	LENGTH	RADIUS	DELTA
C1	30.00'	1005.29'	1°42'36"	30.00'	N80°11'03"W	C21	30.43'	49.89'	34°56'56"
C2	30.00'	1005.29'	1°42'36"	30.00'	N78°30'07"W	C22	48.66'	81.36'	34°16'08"
C3	12.96'	60.00'	12°22'35"	12.94'	N16°50'54"E	C23	18.85'	12.00'	90°00'00"
C4	19.44'	90.00'	12°22'35"	19.40'	N16°50'54"E	C24	65.97'	42.00'	90°00'00"
C5	25.92'	120.00'	12°22'35"	25.87'	N16°50'54"E	C25	113.10'	72.00'	90°00'00"
C6	60.31'	150.00'	23°02'11"	59.90'	S11°31'06"W	C26	18.85'	12.00'	90°00'00"
C7	72.37'	180.00'	23°02'11"	71.88'	S11°31'06"W	C27	11.82'	12.00'	56°25'32"
C8	84.43'	210.00'	23°02'11"	83.87'	S11°31'06"W	C28	35.16'	60.00'	33°34'29"
C9	63.20'	1025.38'	3°31'54"	63.19'	S1°45'29"E	C29	17.58'	30.00'	33°34'29"
C10	61.36'	978.43'	3°35'36"	61.35'	S1°45'29"E	C30	22.20'	14.00'	90°51'12"
C11	59.52'	947.26'	3°36'01"	59.51'	S1°45'29"E	C31	21.78'	14.00'	89°08'48"
C12	16.94'	10.50'	92°26'27"	15.16'	S49°44'10"E	C32	46.77'	1005.29'	2°39'57"
C13	10.62'	105.16'	5°47'16"	10.62'	S86°56'22"W	C33	66.78'	200.00'	19°07'56"
C14	12.81'	15.00'	48°55'03"	12.42'	N20°56'35"E	C34	25.86'	53.51'	27°41'10"
C15	127.14'	53.51'	136°08'32"	99.27'	S22°40'09"E	C35	101.28'	53.51'	108°26'46"
C16	21.79'	75.03'	16°38'17"	21.71'	S81°27'10"W	C36	16.73'	71.85'	13°20'19"
C17	18.85'	12.00'	89°59'59"	16.97'	N45°00'00"W	C37	96.44'	71.85'	76°54'05"
C18	65.97'	42.00'	89°59'59"	59.40'	N45°00'00"W	C38	30.10'	985.98'	1°44'57"
C19	113.16'	71.85'	90°14'40"	101.82'	N45°00'00"W	C39	358.17'	985.98'	20°48'47"
C20	12.17'	20.00'	34°52'04"	11.98'	N17°26'02"W				

SUBDIVISION NOTES
1. THE SUBDIVISION INCLUDES A PERPETUAL, NON-EXCLUSIVE, MUTUAL CROSS ACCESS
EASEMENT IN FAVOR OF ALL LOTS WITHIN THE SUBDIVISION, ON, OVER, UPON AND ACROSS
THOSE AREAS USED FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.

PREPARED BY:



ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

SURVEYOR SEAL



NOTARY SEAL

CITY ENGINEER SEAL

CLERK/RECORDER SEAL

Recorder

DATE: 11/10/22
SCALE: 1"=100'
PAGE: 1 OF 1
PROJECT: S22-092



PROJECT DATA:	
SITE AREA:	
	GROSS: 50.30 AC 2,190,908 SF
BUILDING AREA:	
BUILDING 1	227,880 SF
BUILDING 2	99,840 SF
BUILDING 3	99,840 SF
TOTAL FOOTPRINT:	
427,560 SF	

BUILDING 1	
▲ DOCK-HIGH DOORS	70
○ GRADE-LEVEL DOORS	4
AUTO PARKING	195 STALLS @0.86/1000 SF
REQ. ACCESSIBLE	6 STALLS
TRAILER STALLS	12 STALLS
BUILDING 2	
▲ DOCK-HIGH DOORS	32
○ GRADE-LEVEL DOORS	8
AUTO PARKING	155 STALLS @1.55/1000 SF
REQ. ACCESSIBLE	6 STALLS
BUILDING 3	
▲ DOCK-HIGH DOORS	33
○ GRADE-LEVEL DOORS	6
AUTO PARKING	137 STALLS @1.37/1000 SF
REQ. ACCESSIBLE	5 STALLS

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



SP9.0

Conceptual Site Plan

Spanish Fork Industrial
Spanish Fork, Utah

WARE MALCOMB

DEN22-0058-00
12-07-2022

SHEET
1



Memo

To: Mayor and City Council
From: Chris Thompson P.E., Public Works Director
Date: June 20, 2023
Re: Ordinance Construction Standards Revision (22.04)

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.

- Adding dual metering requirements to electrical services.
- Modifies cast-iron ada plates to galvanized steel.
- Modifies to water standards numbering & alternate 1" water service
- Modifies 2" pressurized irrigation service



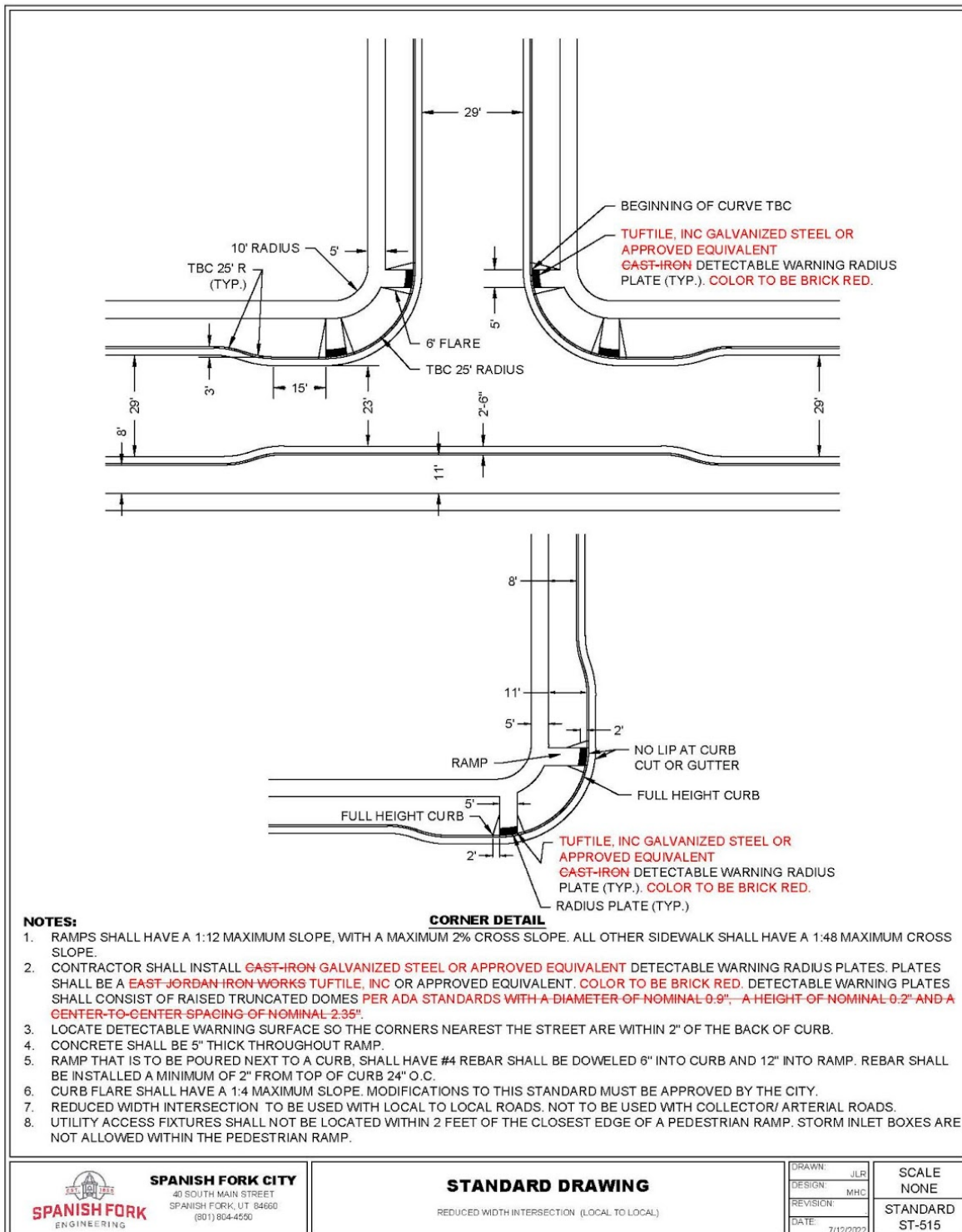
40 South Main Street
Spanish Fork City, Utah 84660
(801) 804-4550

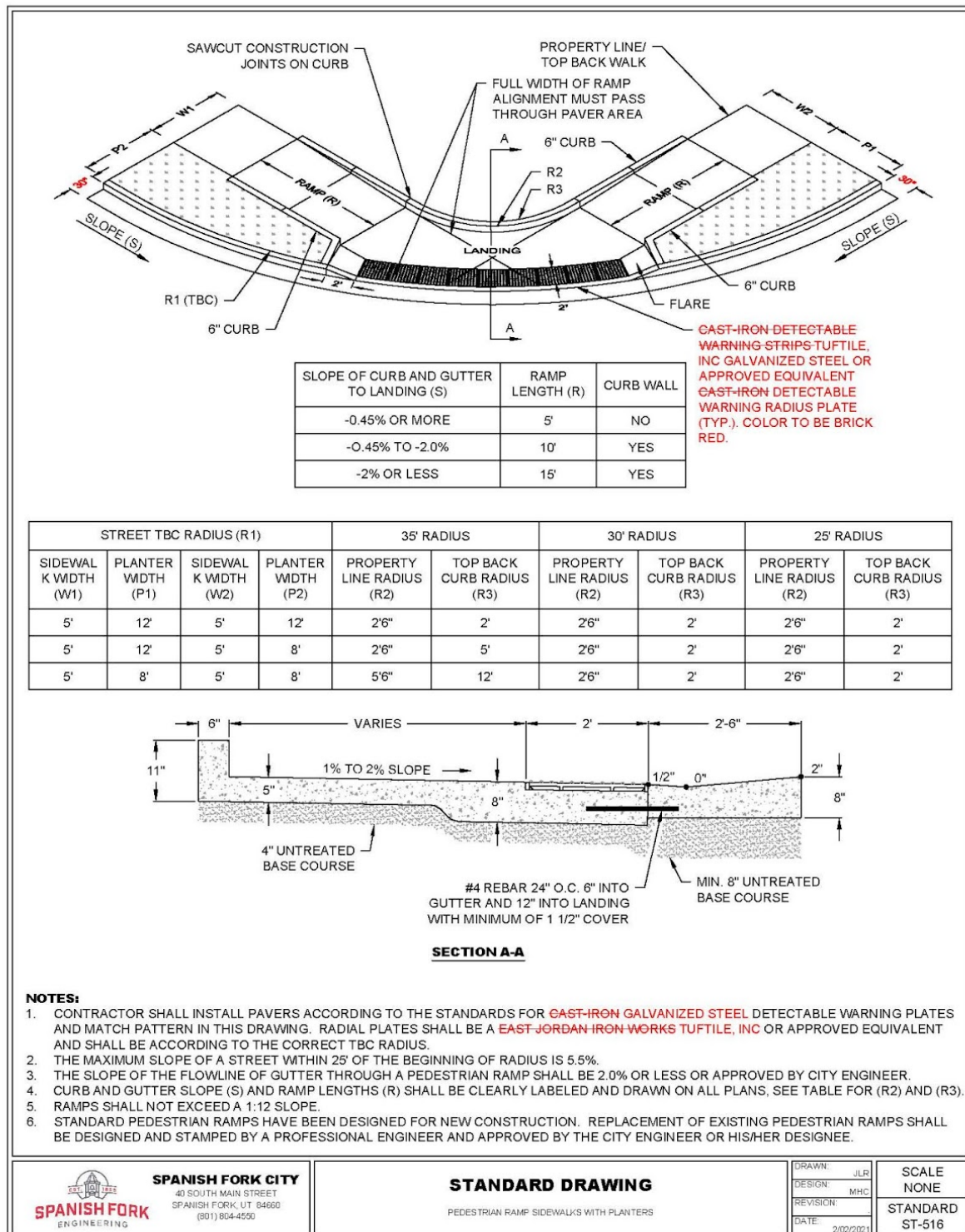
CONSTRUCTION STANDARDS

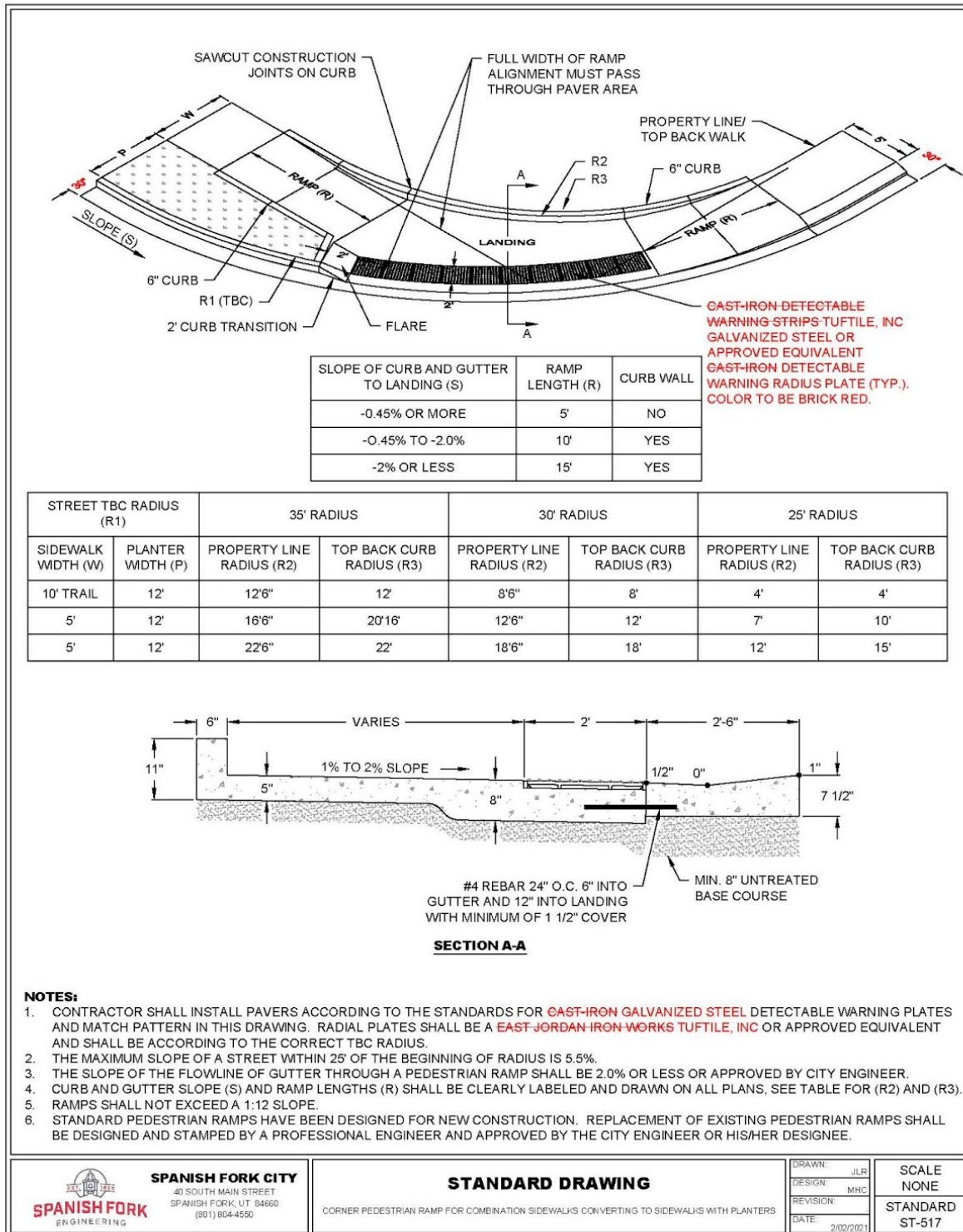
4.39.70.070. Metering

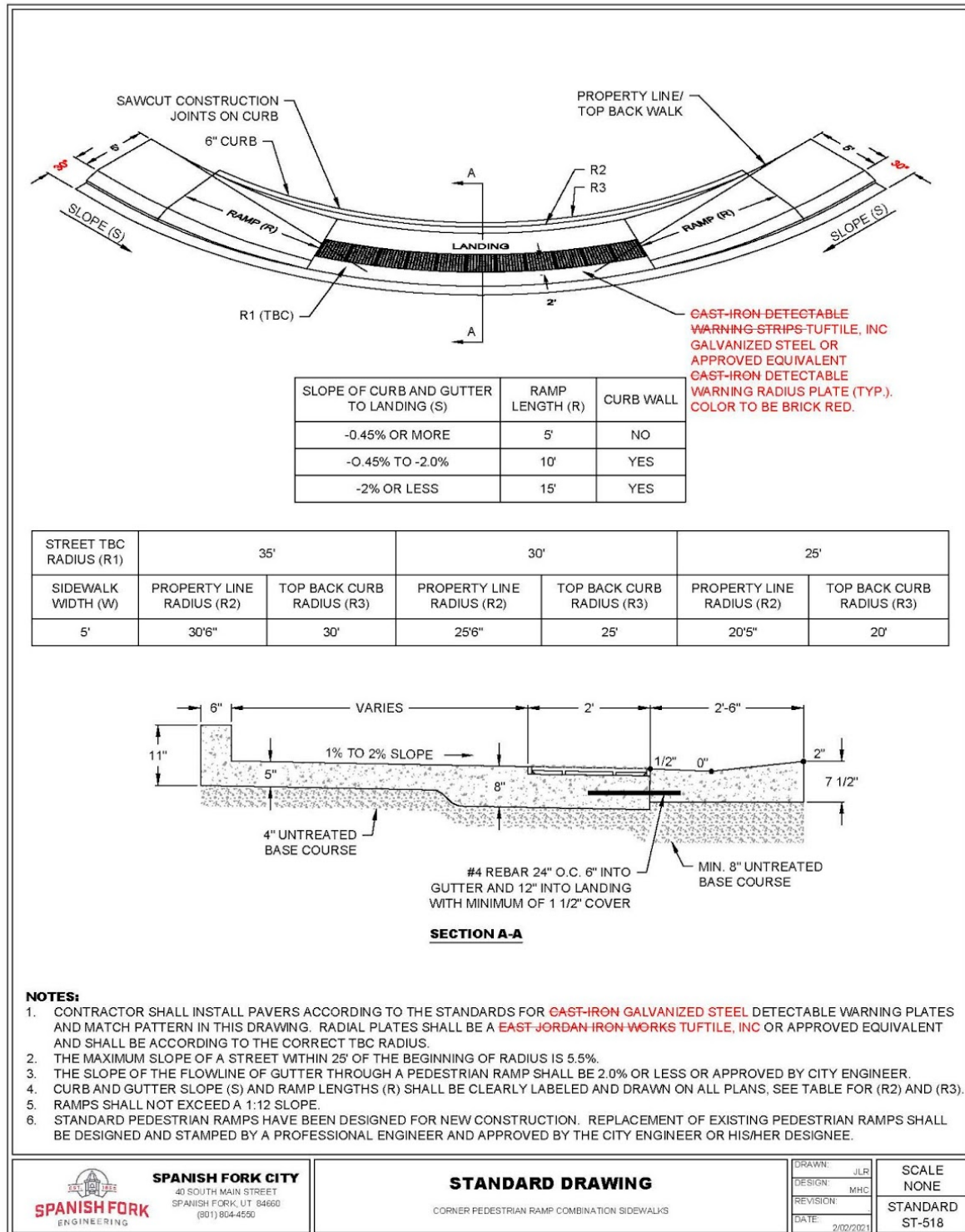
B. Location. The City shall approve the location of service entrance and meter. The following conditions must be met for the location of all meters & services:

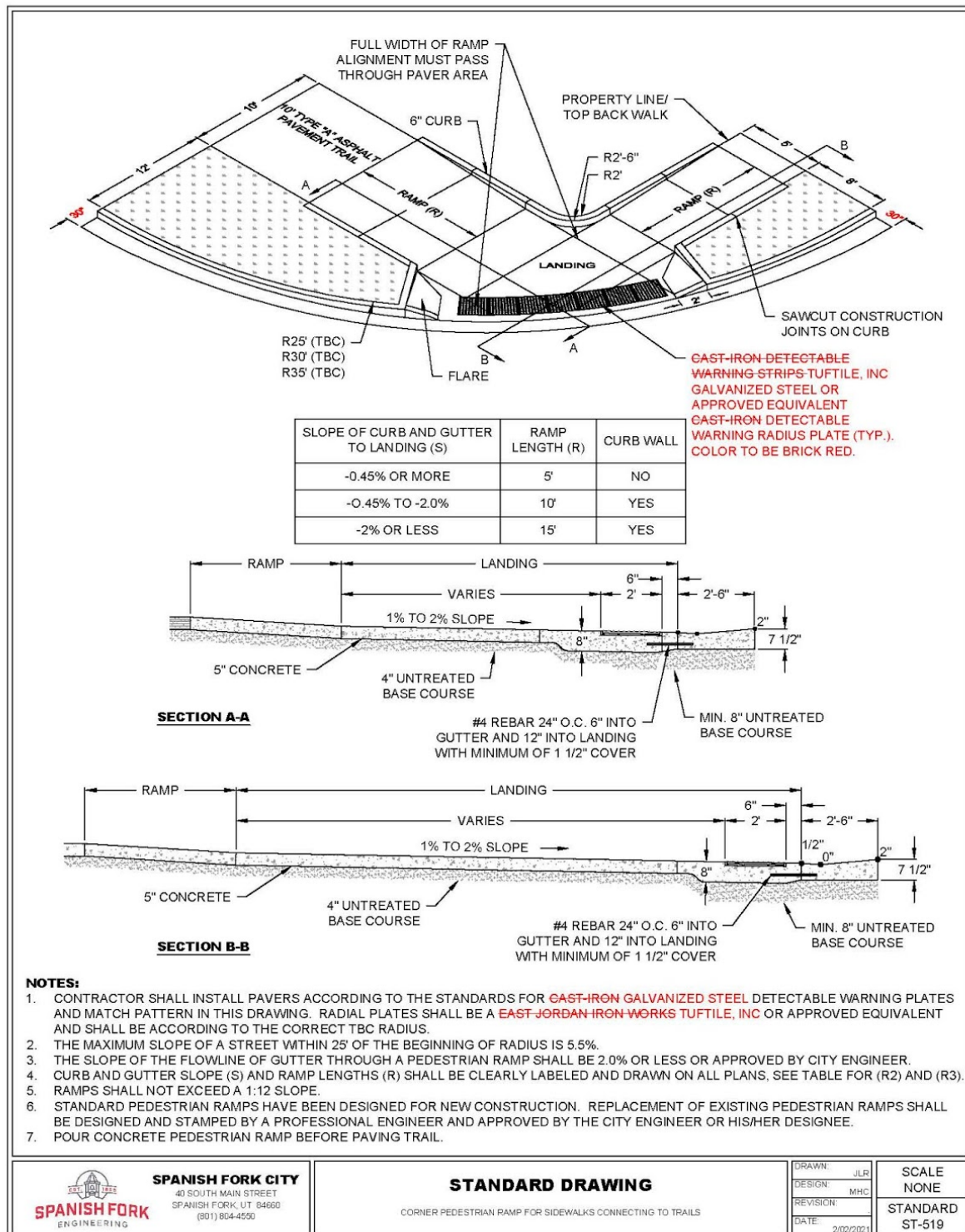
1. Visibility. All entrance wiring connections shall not be concealed and shall always be in plain view for inspection by the City.
2. Residential properties shall have the point of service externally installed on the primary residence of the property. If a residential property is needing multiple services the amount of services must be approved by the City and be contained in one location inside one meter base that is located on the exterior of the primary residence
3. Industrial/Commercial businesses are allowed to have up to two points of service with multiple meters at each location. If more than two points of service are required due to the original design of the property or the property is expanded then the campus will be required to install a primary metering cabinet. Electrical service to the property will be delivered at the City's distribution voltage. The location of the primary metering cabinet will be determined by the City. The City will maintain ownership and control of the metering cabinet but all conductors feeding out of the metering cabinet will be owned and maintained by the property owner.
4. A property that is undergoing renovation and has pulled a building permit or new construction will be required to relocate the electrical meter and main disconnect point (MDP) of the building to the outside of the building. The metering equipment and MDP shall be mounted to the building if under 801 amps. If service is 801 amps or greater than a freestanding MDP switchgear cabinet will be required. The MDP switchgear cabinet will need to be approved by the Power & Light Department before equipment order is placed by the contractor.
5. ~~2.~~ Protection. No meter or service equipment shall be installed in any location where it may be unnecessarily exposed to heat, cold, dampness or other cause of damage, or in any unduly dirty or inaccessible location.
6. ~~3.~~ Height. The meter socket shall be mounted at a height of not less than 4½ feet, no more than 6 feet above finished grade, as the case may be. Where multiple meters are installed, care shall be taken to ensure the lowest meter is no less than 4 ½' and no higher than 6' from finished grade.

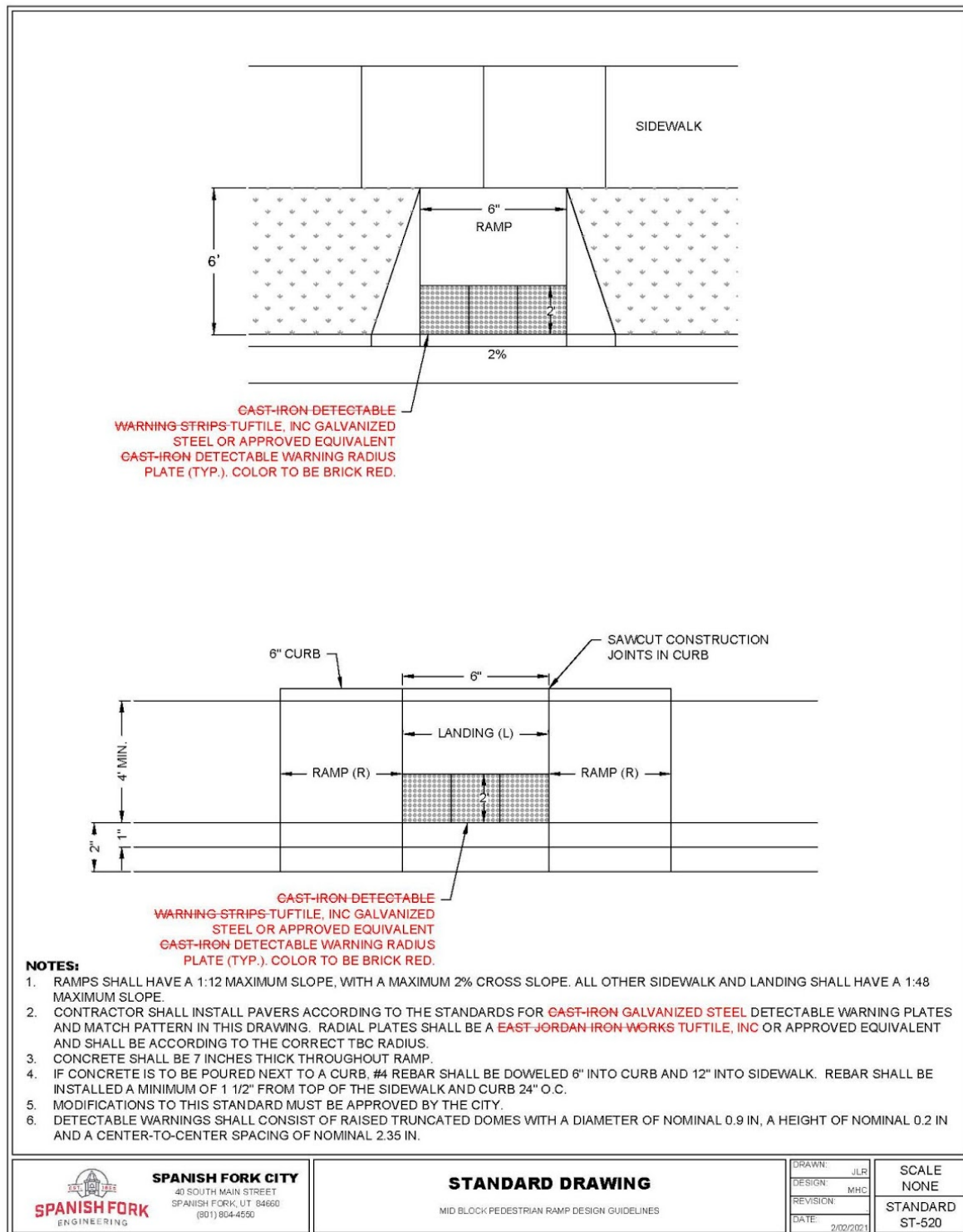


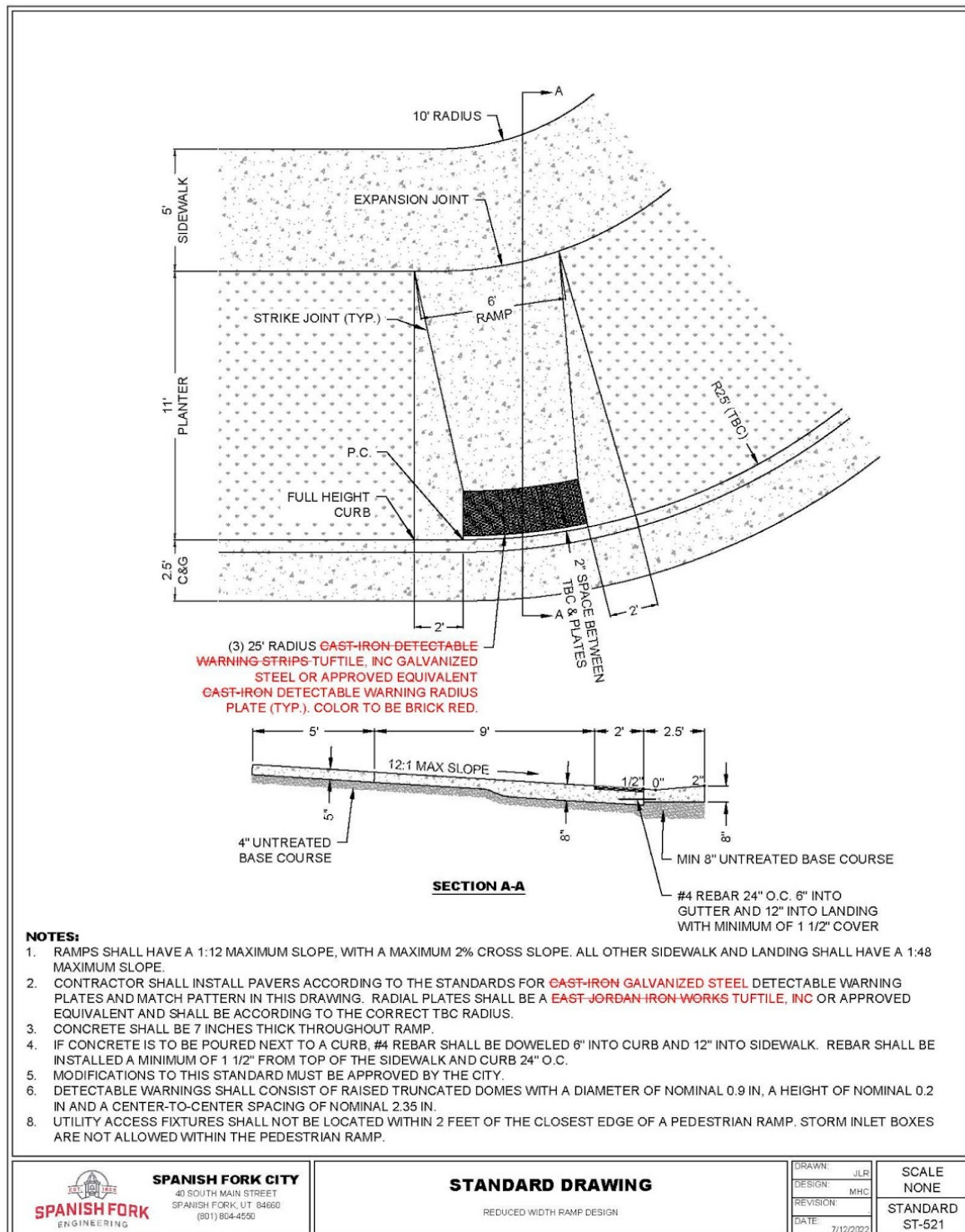


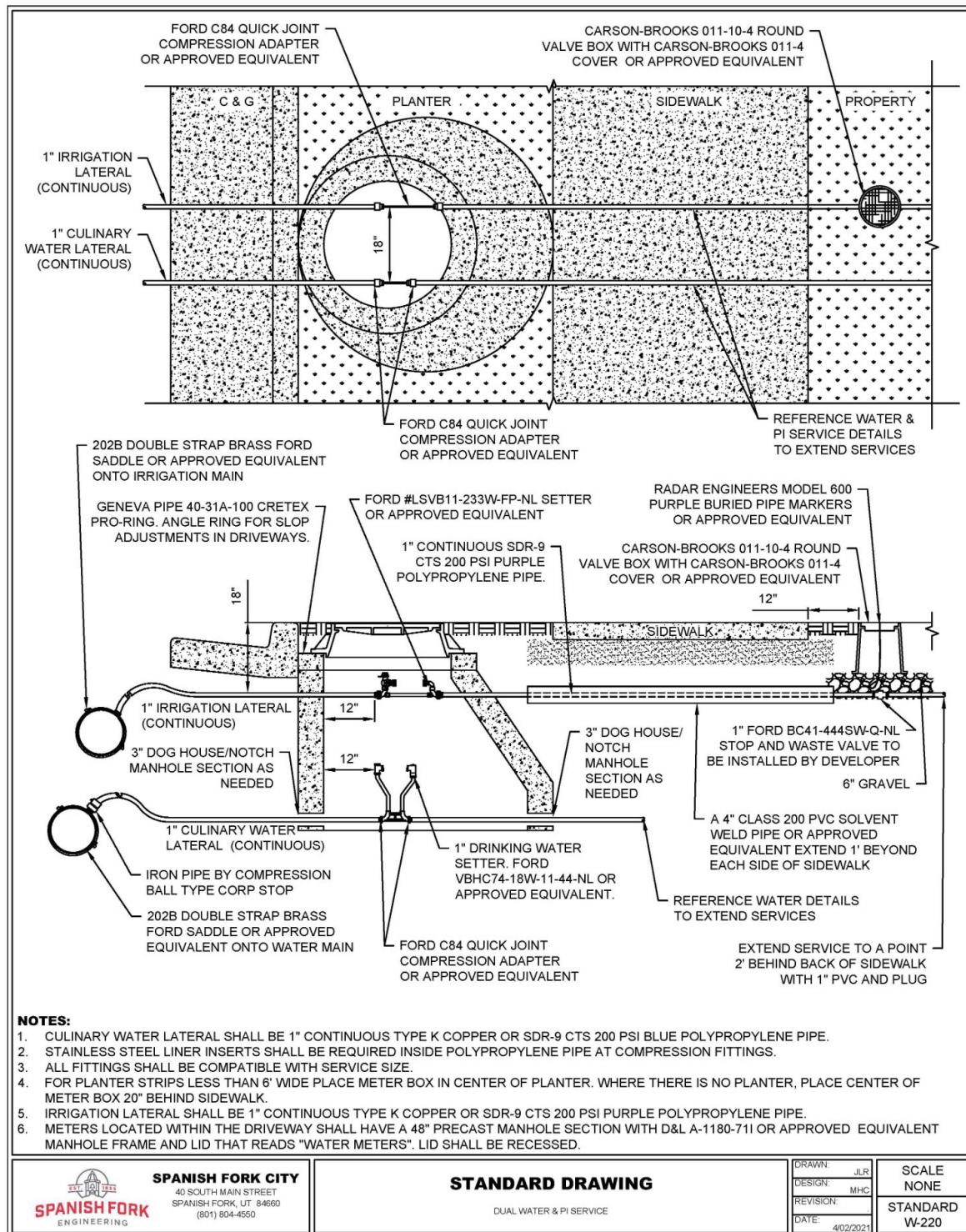




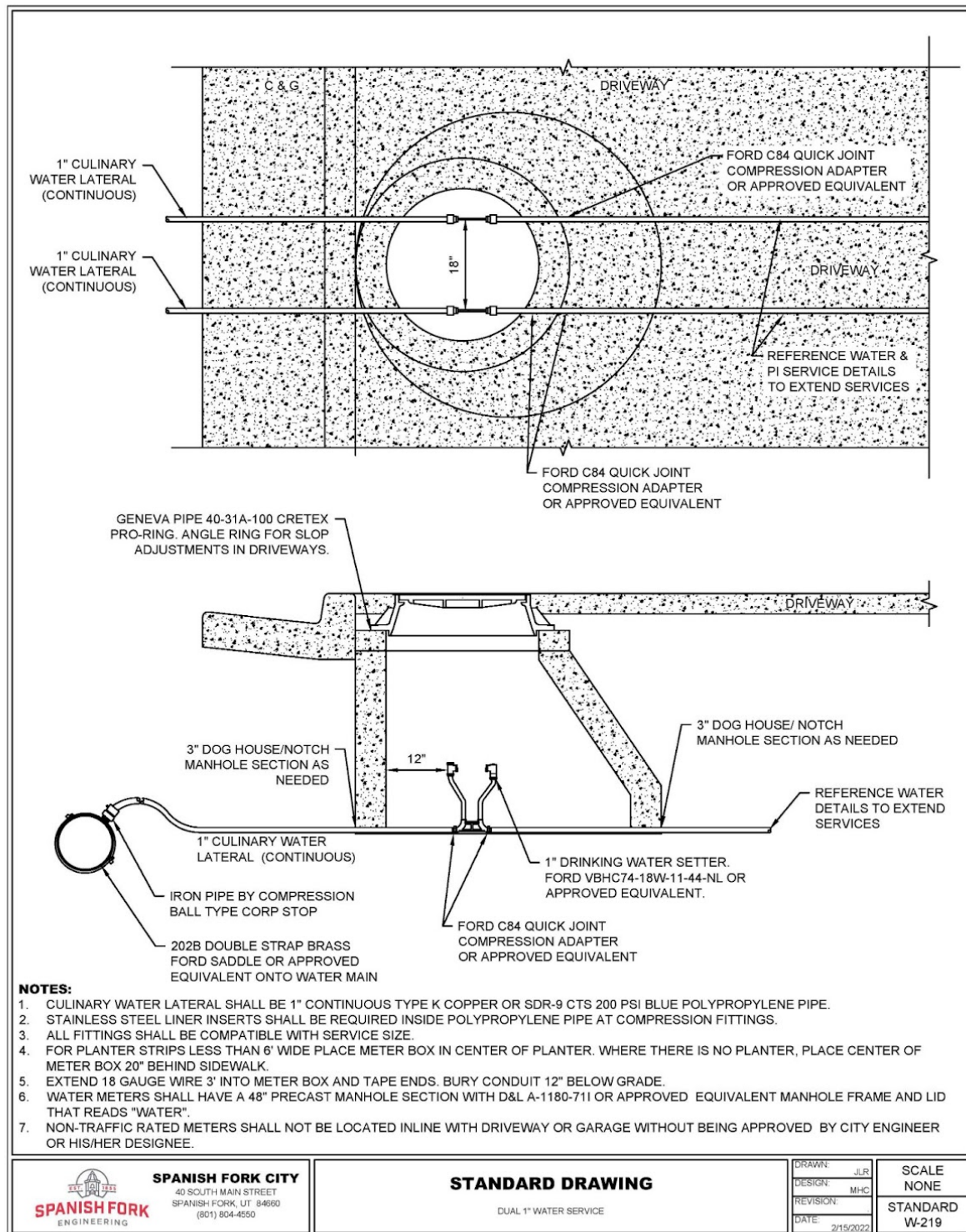


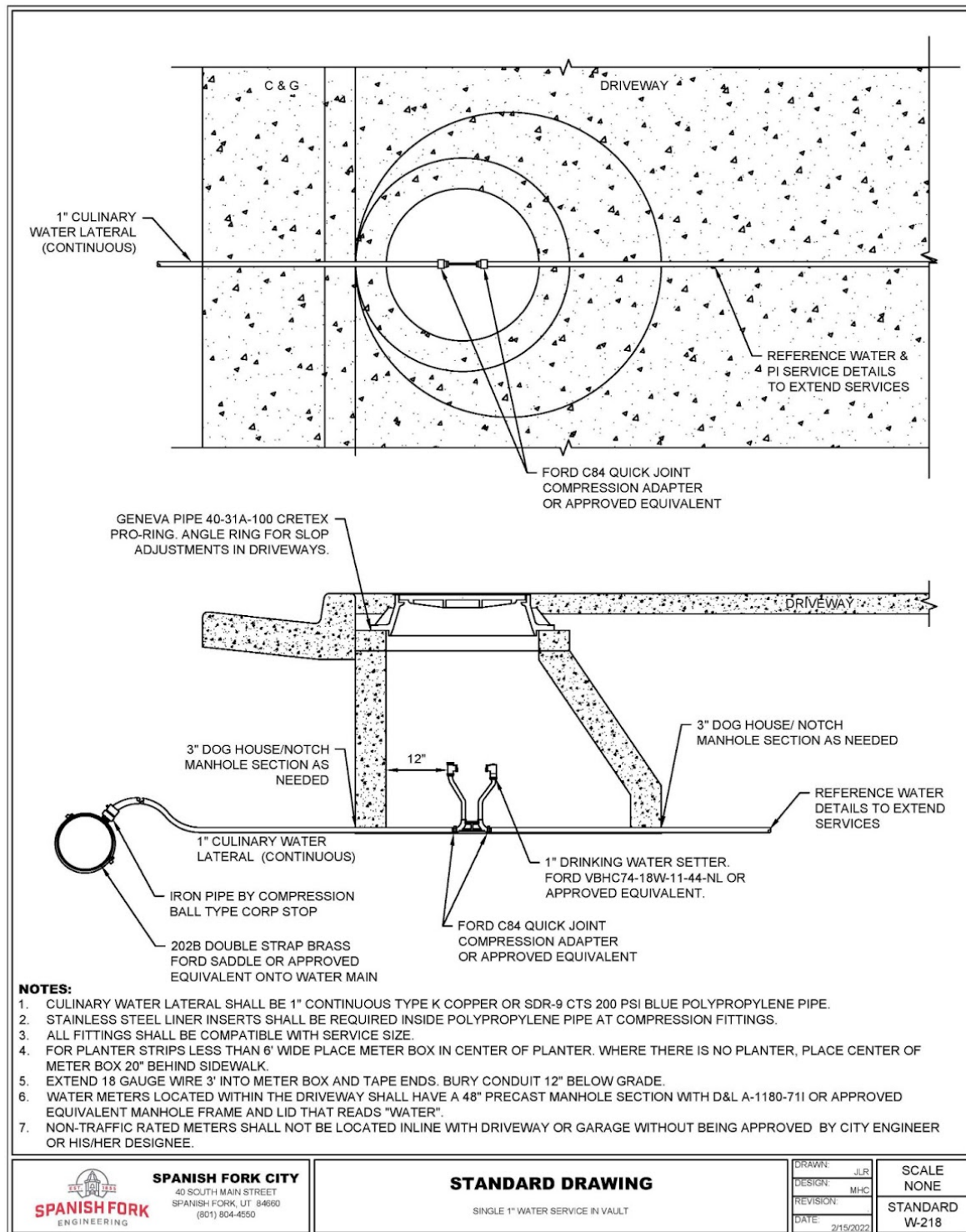




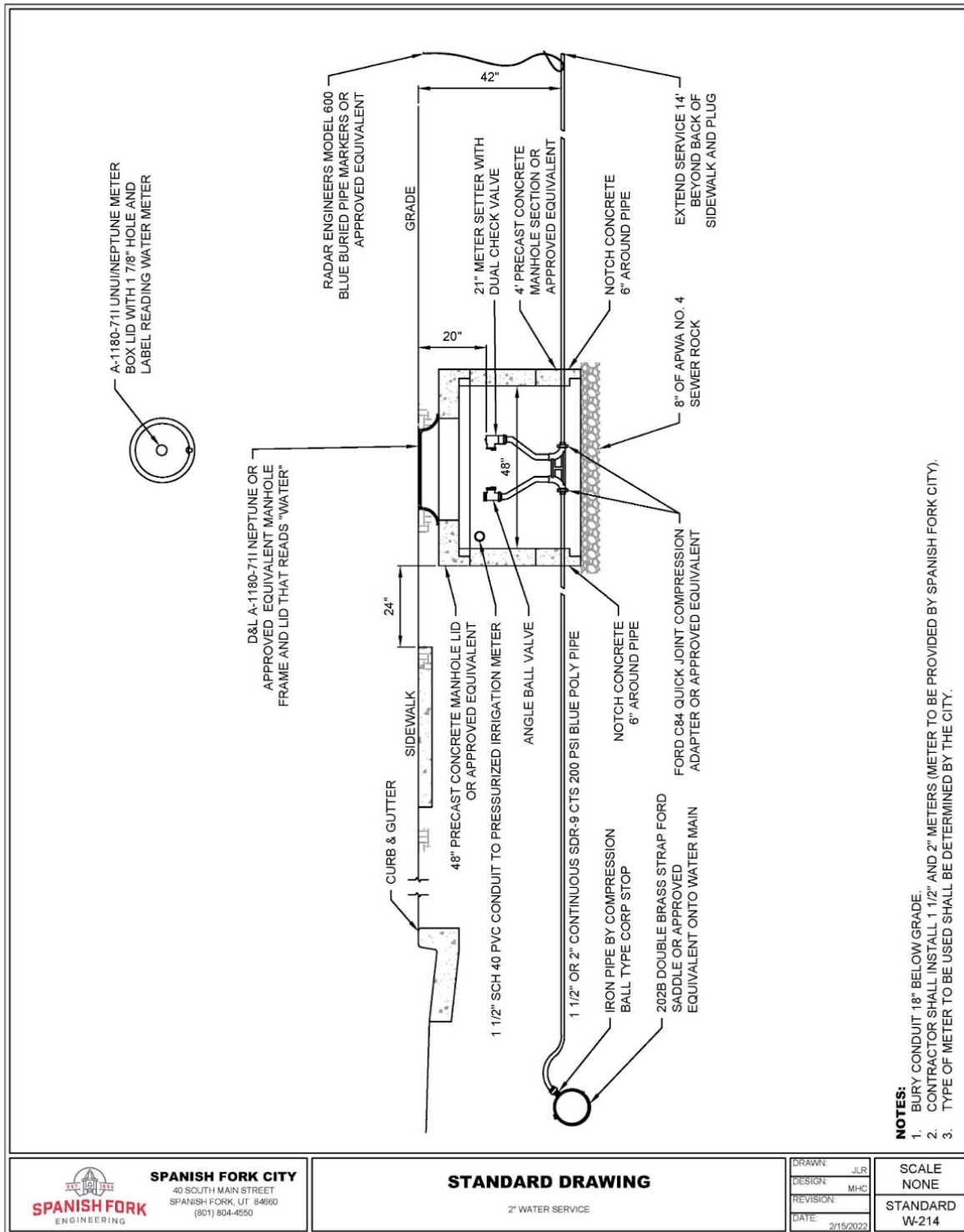


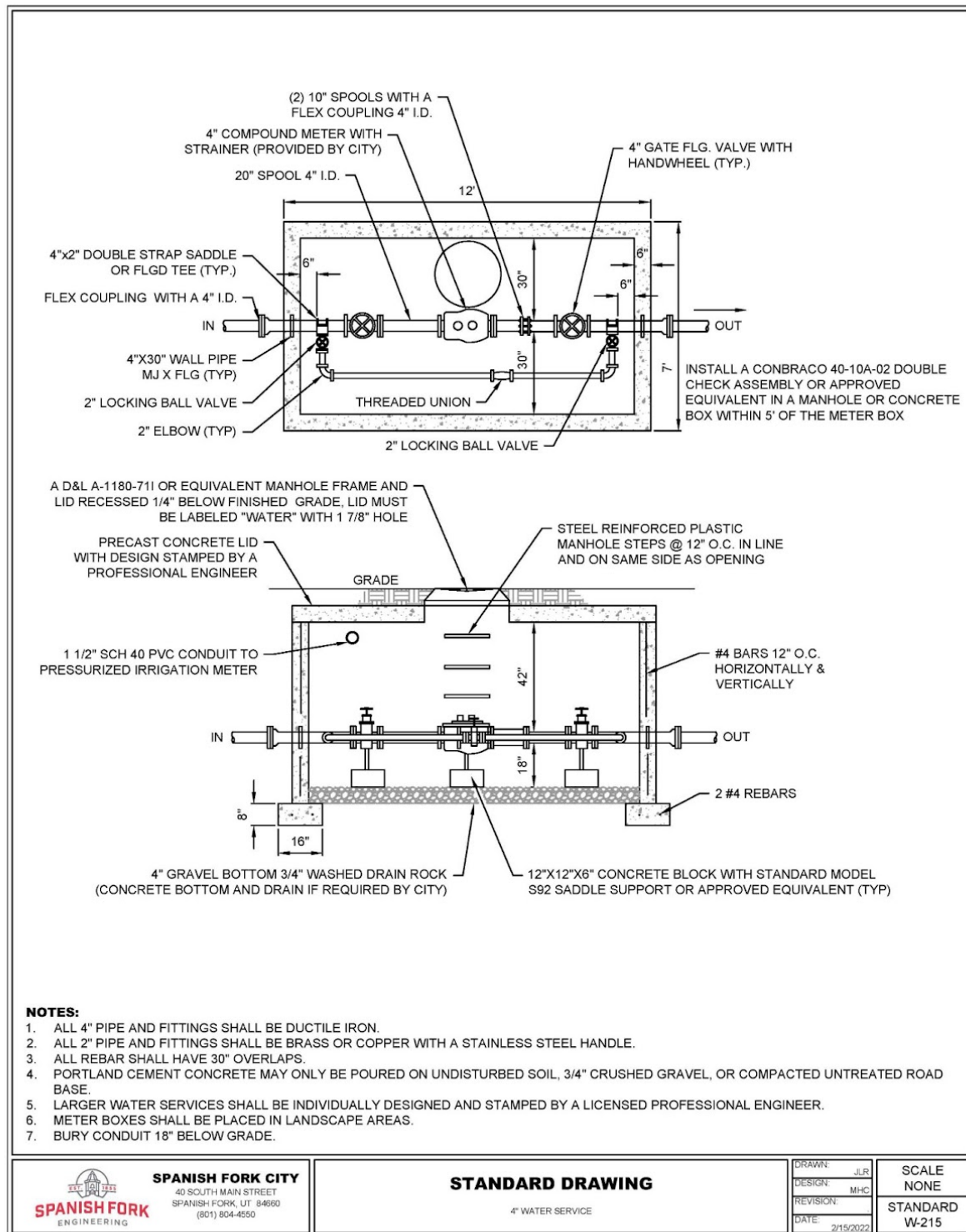
W-213



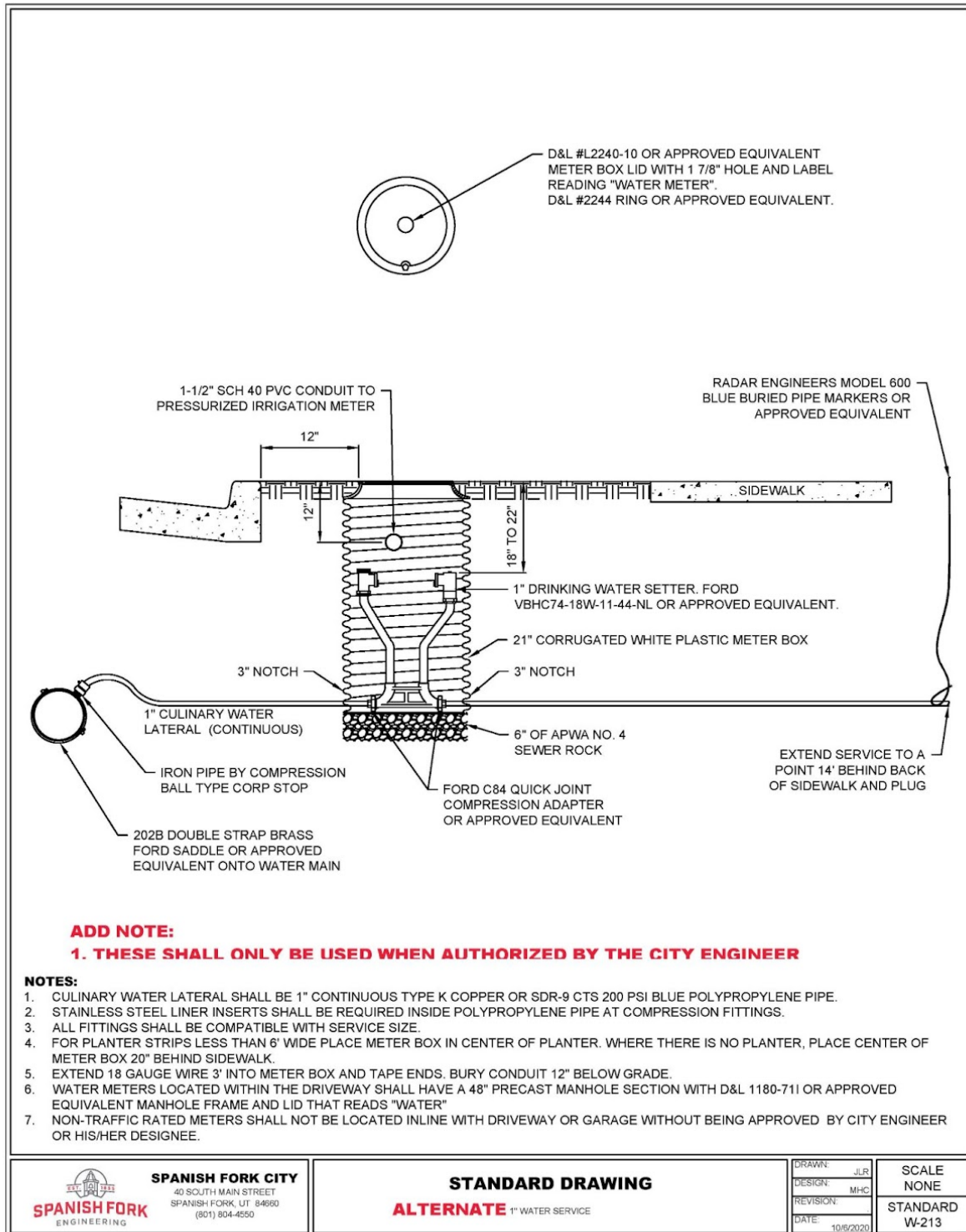


W-215

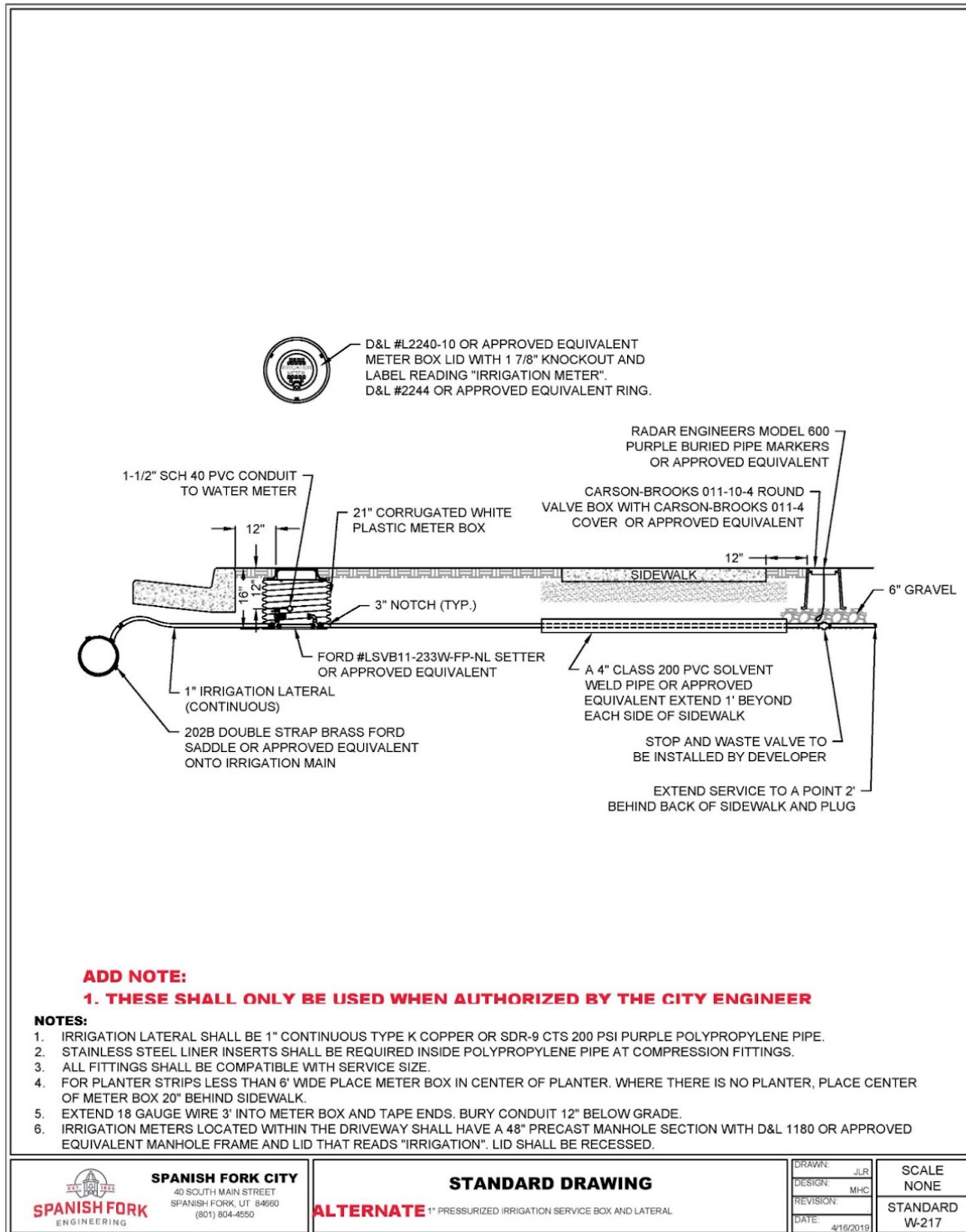


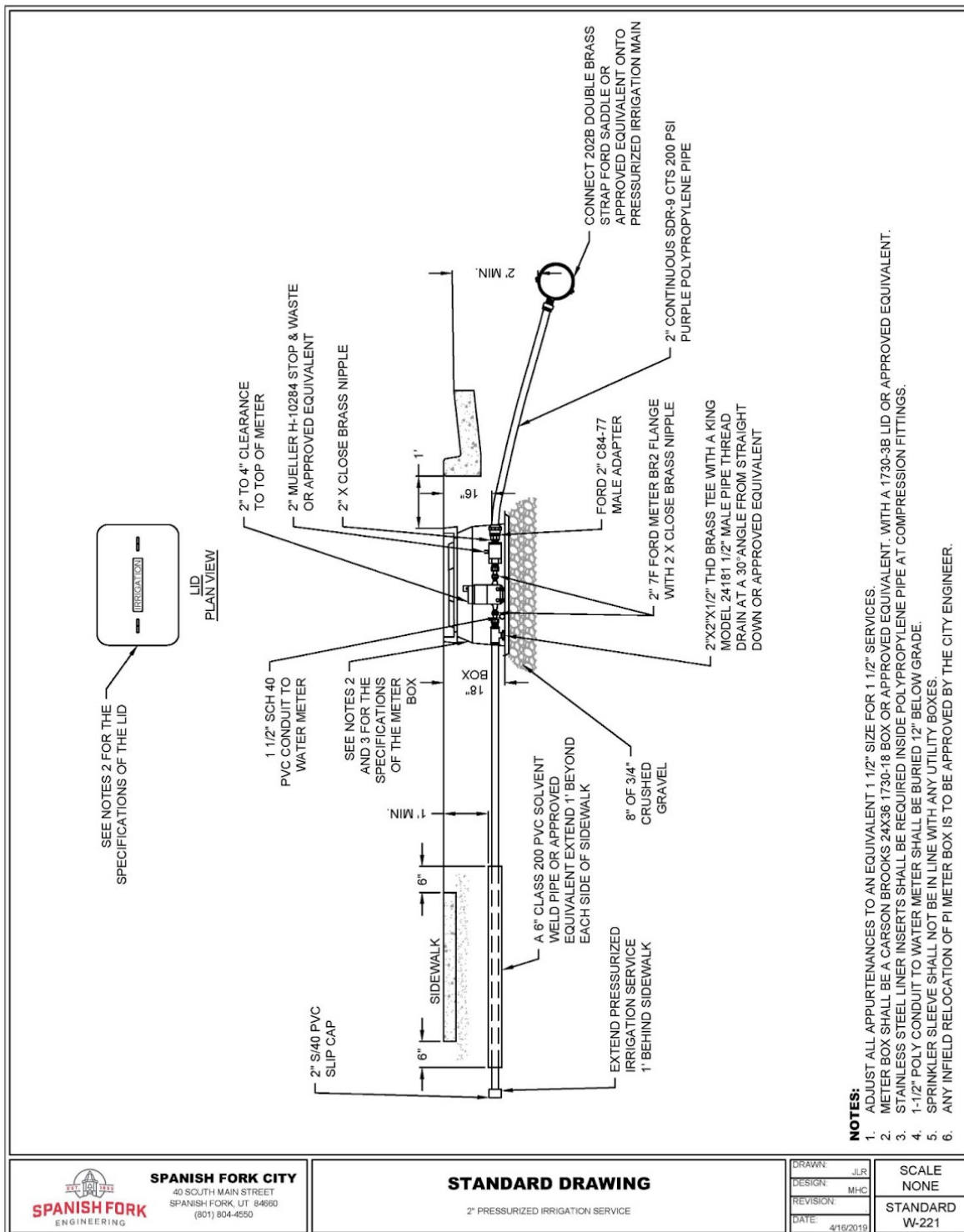


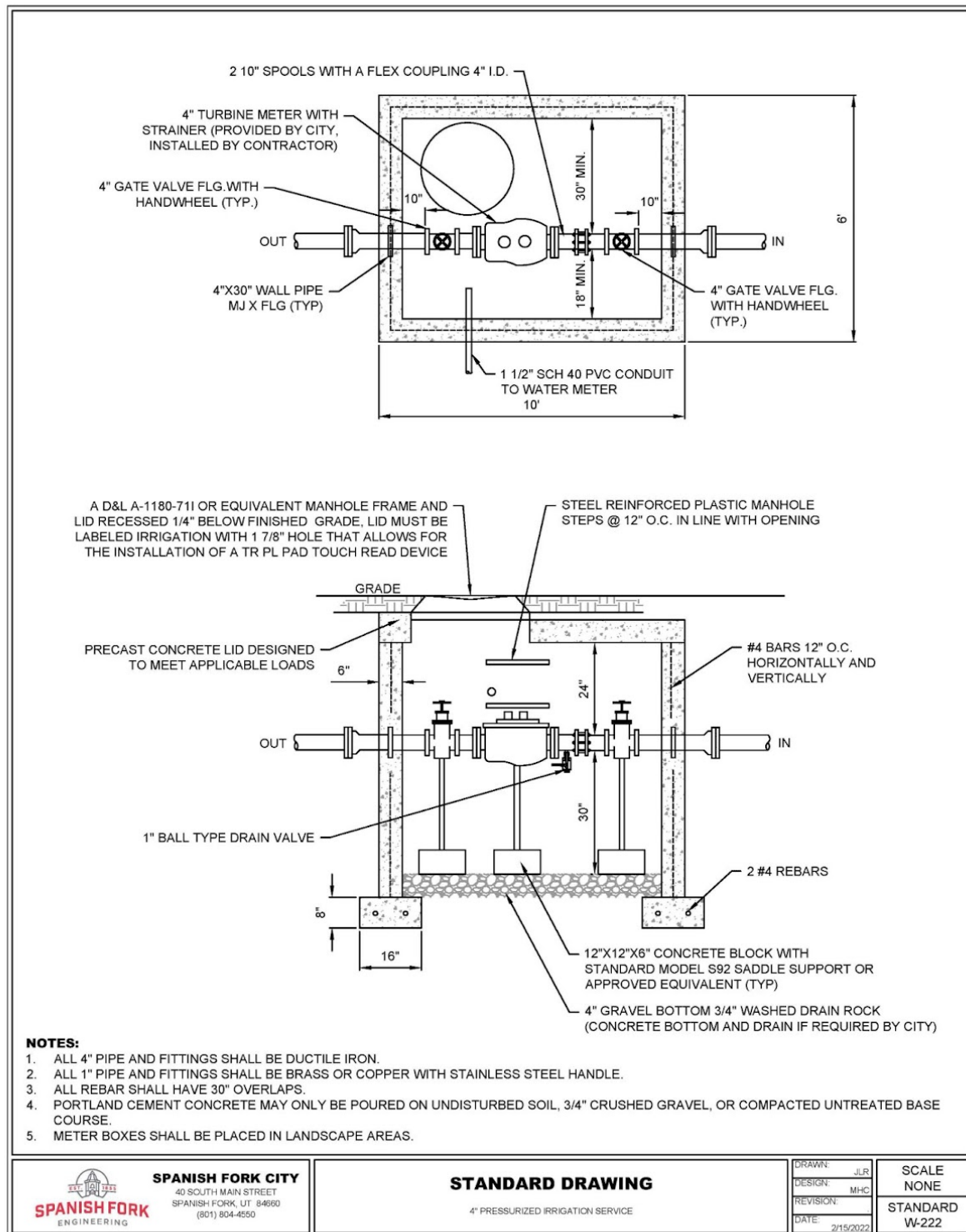
W-217



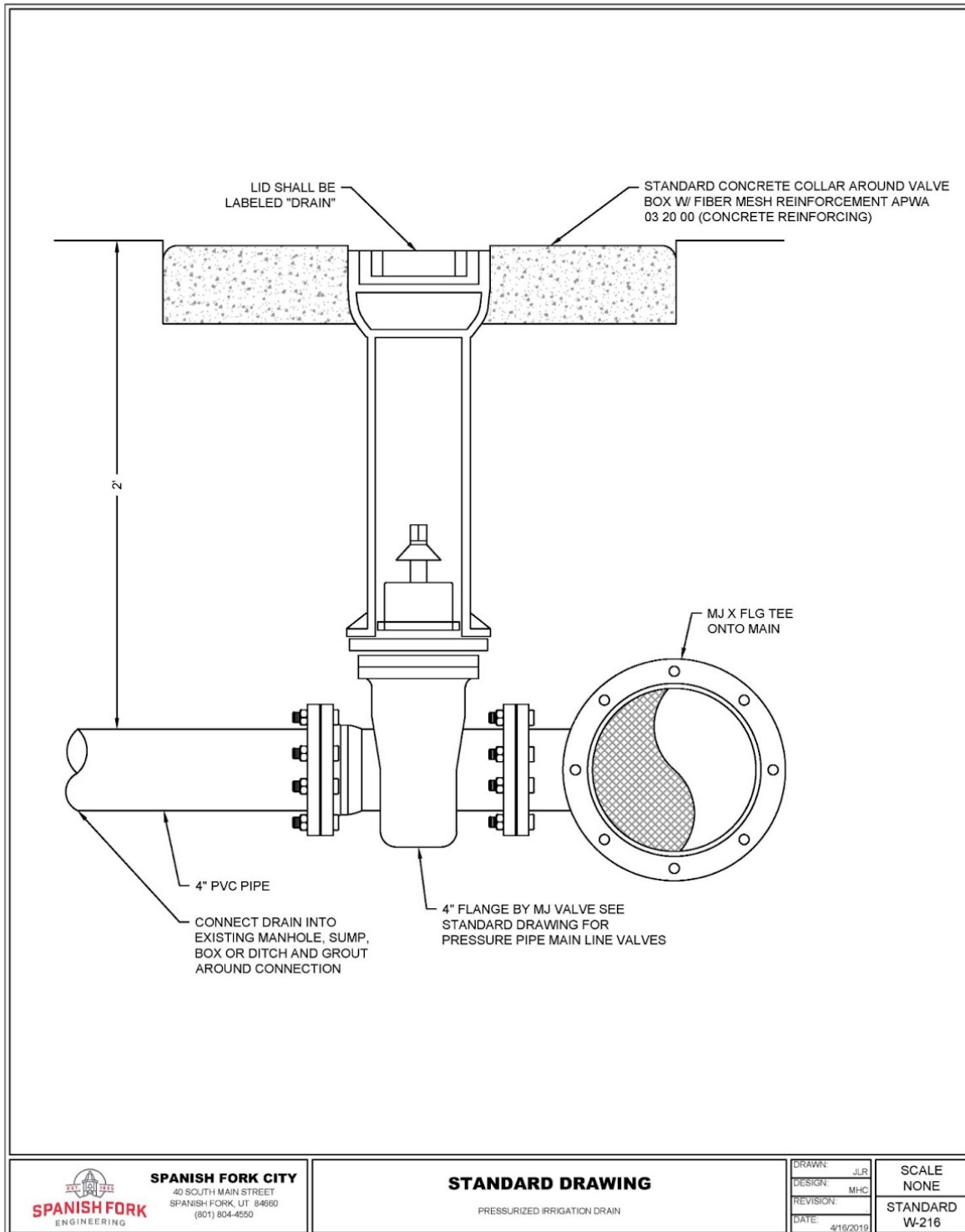
W-218







W-221



W-222