Wednesday, October 26, 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

A. October 19, 2022

2. Annexation

A. GWC 320 ANNEXATION. Acceptance of the proposed GWC 320 Annexation for further study. The proposed annexation is approximately 320 acres located at 1400 West 3800 North.

3. Site Plan

A. LEAP AHEAD CHILDCARE. The applicant requests to amend an easement condition of the Site Plan approval in order to allow for the conversion of the existing building into a Child Care Center on the site located at 2000 North 300 West.

B. MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION. The proposal involves further industrial development of a parcel located at 1823 North 200 West.

C. MOUNTAIN COUNTRY FOODS PLANT 3. The proposal involves industrial development of a site located at 1826 North 300 West.

4. Concept Review

A. CANYON STONE.

5. Site Plan

A. WASTE WATER RECLAMATION FACILITY. The proposal involves the construction of a Waste Water Reclamation Facility on property located at 2028 North 200 East.

6. Discussion

A. Other Business.

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
October 19, 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; **Matt Romero**, SWMP Administrator; **Kasey Woodard**, Community Development Division Secretary.

Citizens Present: Brandon Lundeen, Rob Weber.

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

MINUTES

October 12, 2022

Dave Anderson **moved** to approve the minutes of October 12, 2022.

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

SITE PLAN

MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION

Brandon Snyder gave a brief description of the site showing the proposed addition, he stated there is no additional parking proposed at this time and suggested that the DRC consider parking needs.

There was discussion regarding parking, and that the site will need to have a parking plan. It was stated there is plenty of room to add the additional parking in the future when it is needed.

Seth Perrins stated now is the time to think about parking in an effort to not be blind to a future need.

There was discussion on Engineering's concerns regarding the grading and drainage plans. Michael Clark has previously included redline comments that call out these concerns.

Jered Johnson stated previous phases of the site have storm drainage beneath the buildings and that was a concern for the City. He stated Michael Clark's comments believed this is a design that does not work.

Dave Anderson stated the City has moved this project at a faster pace than from what is normal. He is comfortable approving this with the condition that Engineering needs to sign off before it can proceed.

Seth Perrins believes the City has a week's worth of things to discuss before anything can move forward.

Dave Anderson agrees.

Jake Theurer stated the applicant needs to identify on the plans where the power is routed through. Jake wanted to avoid creating a conflict with existing underground power lines and the proposed storm drain chambers.

There was a brief discussion about parking requirements in an industrial zone and how many spaces are needed.

Dave Anderson asked when they plan to break ground and it was stated in 2 weeks.

Seth Perrins **moved** to continue the proposed Mountain Country Foods Plant 1 Addition Site Plan.

Jake Theurer **seconded** and the motion to **continue** was all in favor.

FINAL PLAT

ARROWHEAD SUBDIVISION PHASE 1

Brandon Snyder gave a brief description of the project and discussed some of the concerns from the redline comments.

Kimberly Brenneman stated the applicant is still currently working through the preliminary plat conditions of approval including environmental studies and showing what intersection improvements will be made at the intersection of Del Monte and Cal Pac.

There was discussion on the lack of curbing along Del Monte Road and there would be stormwater that could overflow if this is not completed.

Jered Johnson stated staff will need to take a better look at the design regarding stormwater and potential drainage issues.

It was discussed that Sunroc should be present and staff felt comfortable continuing this item until the applicant can be present.

Vaughn Pickell **moved** to continue the proposed Arrowhead Subdivision Phase 1 Final Plat.

Seth Perrins **seconded** and the motion **to continue** was all in favor.

CONDITIONAL USE PERMIT

1150 EAST VERIZON UPGRADE 2022

Dave Anderson stated this project has been in a holding pattern until SFCN and the Spanish Fork City Parks and Recs department can get together to discuss and define what is wanted.

Bart Morrill stated the parks and recs department has communicated with Verizon and there is nothing they would need to do other than stop their landscaping short.

Brandon Snyder presented designs of what the city would want regarding fencing.

Dave Anderson stated this is a good proposal with low impact and good placement.

Vaughn Pickell **moved** to approve the proposed 1150 East Verizon Upgrade 2022 Conditional Use Permit based on the following findings and conditions:

Findings:

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

Conditions:

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

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

SITE PLAN

SFCN FIBER HUT #1

Brandon Snyder gave a brief description of the proposed location and he stated the plans need to be updated to reflect the black vinyl coated chain link fence that was decided on by the DRC on January 9, 2022, to end with a more finished look.

Dave Anderson stated xeriscaping could be harder to maintain than sod.

Bart Morrill stated that a lawnmower is not going to fit in the smaller spaces and so rocks and curbing would be the most ideal landscaping option for the area.

Seth Perrins asked if the second fence against the trail is a worthwhile idea and asked if the design could work without it.

Dave Anderson stated less fencing is better in his opinion and just having grass in the area.

It was discussed that Bart Morrill needs to work with SFCN to design the landscaping.

Jered Johnson stated he and Matt Romero will sit down with Bart to draw up the landscaping design.

Vaughn Pickell **moved** to approve the proposed SFCN Fiber Hut #1 Site Plan based on the following findings and conditions:

Findings:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the outer chain link fence along the trail be removed and that the new fencing match the uncoated chain link fence that is already present.
4. That Bart Morrill works with SFCN on the transition landscaping and the design landscaping around the dog park.

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

SFCN FIBER HUT 2

Brandon Snyder gave a brief description of where the hut is proposed to be located.

There was discussion on the brick colors being matched with the lift station and the exterior wall being completed after the fiber hut has been put in. It was stated there is no PI currently installed.

Seth Perrins stated he is not in favor of installing something that will need to be torn up at a later date.

Jered Johnson asked when the DRC would expect these improvements to be completed.

Dave Anderson stated he is comfortable with waiting on improvements so they will not need to be ripped up at a later date. He stated there are other things that can be done to make the area look better.

Jered Johnson **moved** to approve the proposed SFCN Fiber Hut #2 Site Plan based on the following findings and conditions:

Findings:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. Once the fiber hut is built, the original plan and improvements for the lift station will be built and improved.

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

ZONE CHANGE

LUDLOW DEVELOPMENT ENHANCEMENT OVERLAY 2022

Dave Anderson stated this is a unique proposal zoning located at 103 East 100 South. He stated there has been a lack of parking that was a previous concern. He stated the applicant has provided a letter regarding what they would like to do with the property and how many patrons would be visiting the site on a weekly basis. He feels this is a good fit for the property and a good use. He showed the improvements that would normally be made with regard to the parking concerns.

Vaughn Pickell asked what is the nature of the business.

Fred Ludlow attended the meeting by phone and stated this is a telehealth style business that will not have a lot of in person appointments.

Seth Perrins asked the employee count, and it was stated the business consists of a husband and wife plus one other employee and that none of the employees will be residing on the property.

Dave Anderson stated this will go to the Planning Commission and City Council.

Seth Perrins stated the approval, per Spanish Fork city code, be use specific and that if the use of the property changes there will need to be new approval for the proposed use of the property in order for this enhancement overlay to continue.

Dave Anderson stated he is comfortable with this clarification.

Dave Anderson **moved** to recommend approval of the proposed Ludlow Development Enhancement Overlay 2022 Zone Change (Reapproval) to the City Council based on the following findings and conditions:

Finding:

1. That any approvals are specifically tied to RejuvaRoom LLC as described in the letter by the applicant.
2. That the proposed use as described in the letter from the applicant is appropriate for the site.
3. That the proposed use with the proposed improvements would not adversely impact neighboring properties.

Condition:

1. That the applicant meets any conditions imposed by the City Council.
2. That the applicant receives Site Plan approval from the Development Review Committee.
3. That the approval is tenant specific and when the business is turned over that any new uses of the site and the property will be reviewed again.

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

ZONE CHANGE

ZONING MAP AMENDMENTS 2022

Dave Anderson stated there was discussion with Vaughn Pickell earlier in the week with regard to the change from park zoning to public facilities. He stated the general idea is to have all city owned public spaces be zoned public facilities.

There was a presentation showing city owned properties throughout Spanish Fork.

There was a brief discussion regarding developments that have a mix of housing products and it was decided that zoning should be consistent with the lot sizing. There were several slides shown and it was decided to adjust and clean up boundary lines and lot lines.

Dave Anderson stated he is comfortable with starting the public noticing process.

Vaughn Pickell **moved** to recommend approval of the proposed Zoning Map Amendments 2022 Zone Change to the City Council subject to the Community Development Director making the decisions on which changes are administrative and which will require public hearings.

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

TITLE 15 AMENDMENTS

Title 15 Amendments

Dave Anderson stated there are multiple matters to be discussed today regarding annexations, parking, environmental requirements and master planned developments. He stated there are several changes being proposed in an effort to be clearer on Master Planned Developments and to communicate better to the applicants on what is to be expected of them.

Spanish Fork City no longer allows private streets, and that approval of Master Planned Developments are up to the sole discretion of the City Council.

He then discussed Spanish Forks current parking requirements and he stated there has been concerns that there is an overall lack of parking. He discussed the current requirement for single family homes.

He does not feel there is a perfect number or a perfect fit, this change is an effort to address the voiced concerns.

There was a brief discussion on snow removal and surface parking and the concern it poses with tighter areas.

Dave Anderson stated he is comfortable with placing this on hold until there are developments that this can be tested on before any changes are made, but he would like this to go to the Planning Commission.

Seth Perrins stated he is not comfortable making changes until he sees a development come through that has this kind of parking need.

Dave Anderson is comfortable with moving forward with all the amendments with the exception of the reduction in parking requirements.

Jered Johnson **moved** to recommend approval of the proposed Title 15 Amendments as presented to the City Council for review subject to no reductions be proposed for apartments.

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

Seth Perrins moved to adjourn the meeting at 11:41 a.m.

Adopted:

Kasey Woodard
Division Secretary



GWC 320 Annexation Acceptance Request

October 26, 2022, Development Review Committee Meeting.

Located at approximately 1400 West 3800 North, including approximately 320 acres.

The subject property is currently outside City boundaries as well as being outside of the City's Annexation Policy Boundary. The subject property is currently within Springville City's Annexation Policy Boundary.

The applicant is seeking annexation into Spanish Fork City in order to connect onto Spanish Fork's utilities for development purposes. The City Council of Springville has indicated that they have concerns with being able to provide utility services to this area and are not opposed to Spanish Fork considering annexation of this property.

Accepting this proposal for further study initiates the formal annexation review process without obligating the Spanish Fork City Council to ultimately approve the proposed annexation.

The applicant has requested that the property be annexed into Spanish Fork City with I-1 Zoning.

Recommendation

That the proposed Annexation be accepted for further study:

Findings

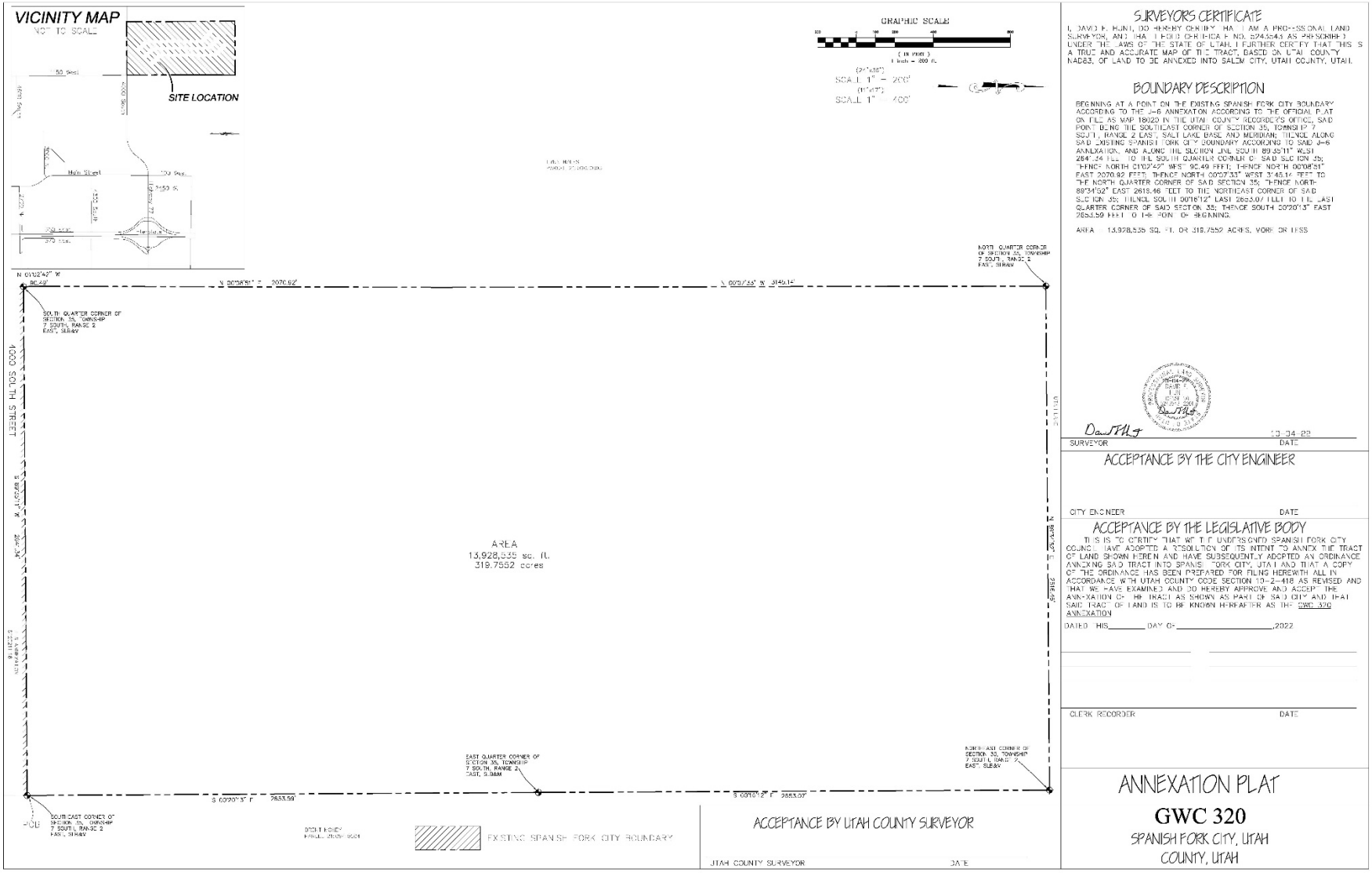
1. That the applicant has requested to annex into Spanish Fork City.
2. That the Springville City Council is not opposed to Spanish Fork's potential annexation of the subject property.

Exhibits

1. Annexation Plat.

Key Issues

1. Policy Boundary
2. Utilities.
3. Zoning.



SURVEYORS CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8245643 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, BASED ON UTAH COUNTY NAD83, OF LAND TO BE ANNEXED INTO SALEM CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE J-6 ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 18020 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID J-6 ANNEXATION, AND ALONG THE SECTION LINE SOUTH 89°35'11" WEST 264.24 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 01°02'42" WEST 90.49 FEET; THENCE NORTH 00°08'51" EAST 2070.92 FEET; THENCE NORTH 00°07'33" WEST 3145.14 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 89°34'52" EAST 2618.46 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 00°16'12" EAST 2653.07 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 00°20'37" EAST 2653.59 FEET TO THE POINT OF BEGINNING.

AREA = 13,928,535 SQ. FT. OR 319.7552 ACRES, MORE OR LESS

10-04-22
SURVEYOR DATE

ACCEPTANCE BY THE CITY ENGINEER

CITY ENGINEER DATE

ACCEPTANCE BY THE LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED SPANISH FORK CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO SPANISH FORK CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH COUNTY CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE GWC 320 ANNEXATION

DATED THIS_____ DAY OF_____,2022

CLERK RECORDER DATE

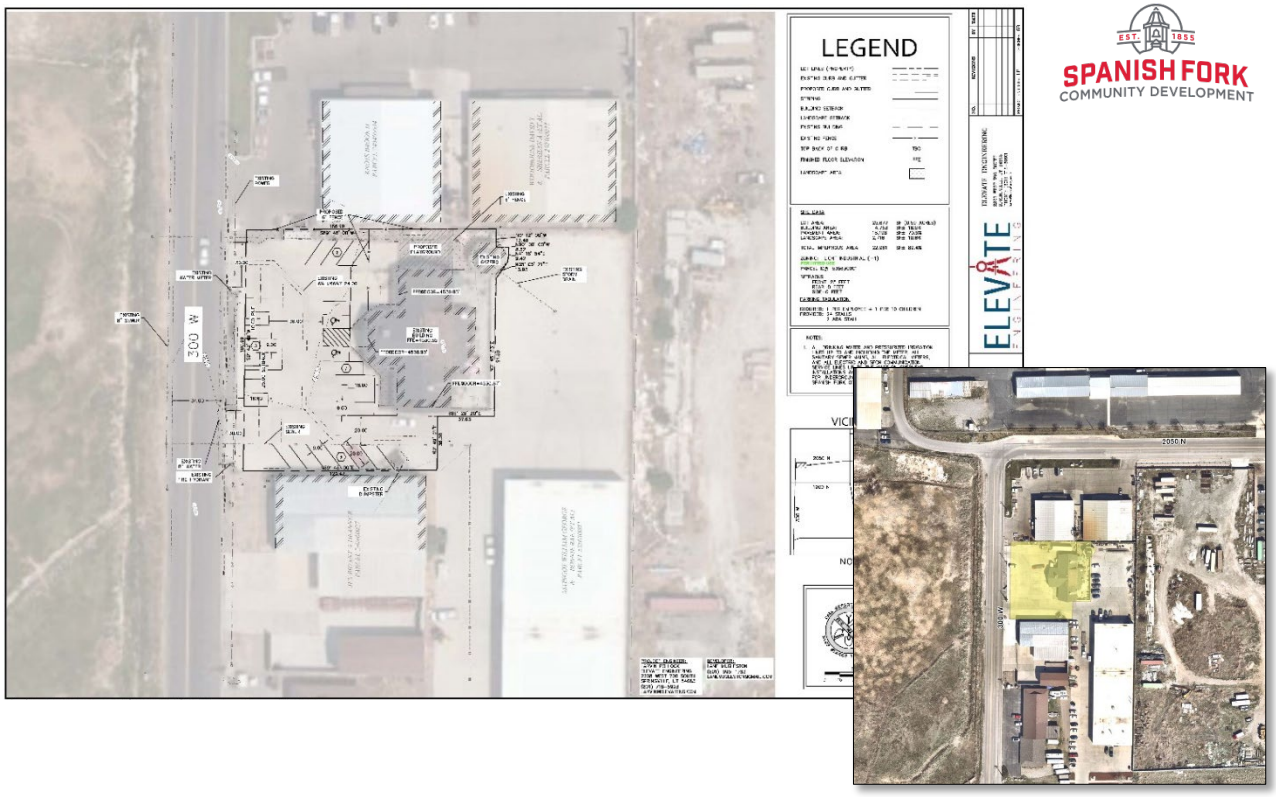
ACCEPTANCE BY UTAH COUNTY SURVEYOR

UTAH COUNTY SURVEYOR DATE

ANNEXATION PLAT

GWC 320

SPANISH FORK CITY, UTAH
COUNTY, UTAH



Leap Ahead Childcare Site Plan Approval Request

October 26, 2022, Development Review Committee Meeting.

Located at 2000 North 300 West, including 0.59 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved in order to allow for the development of a child care center on the site. The Site Plan was recently approved by the DRC on September 28, 2022, with conditions. The applicant has asked the DRC to clarify the access easement condition of approval.

Key Issues

1. Landscaping.
2. Fencing.
3. Access.
4. Gazebo.
5. Building.
6. Activity areas.

Recommendation

That the proposed Site Plan 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

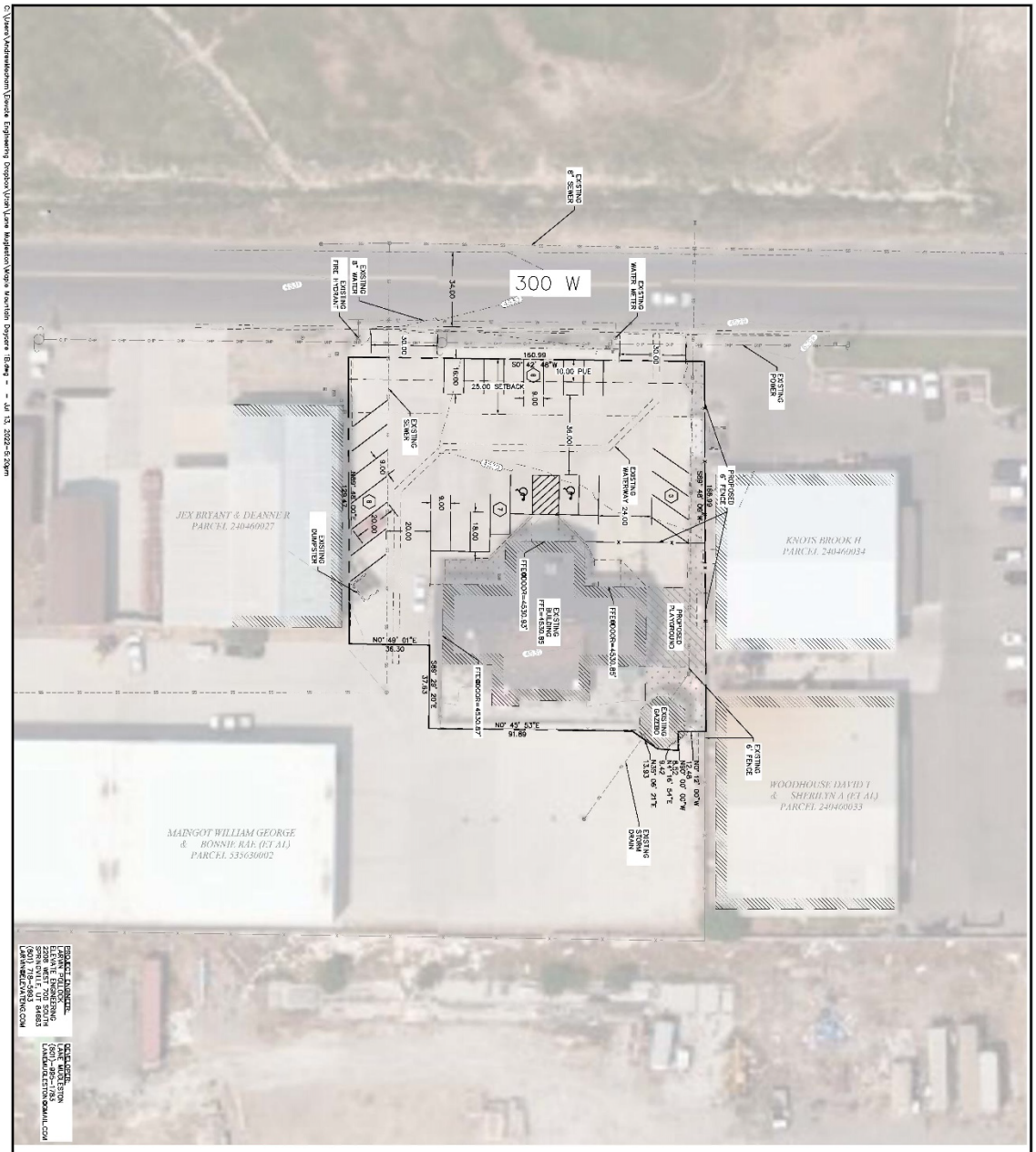
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides a cross access easement for the access to the north off of 300 West. This will be in the name of (favor of) the City so that in the future, when appropriate with a change of use, it can be relinquished.

Exhibits

1. Memo.
2. Plans.
3. Pictures.
4. Fencing.

1. Address DRC conditions of approval from 9-28-2022 in regards to the cross access easement.

We have spoken to a title company and a lawyer about this easement. We have concerns about the proposed easement. After discussing this with a lawyer, we are happy to sign a notarized statement stating that when the property is sold we will add the easement and will record it with the sale of the property. If that is not acceptable we are willing to continue with the easement but will need the Spanish Fork city lawyer to draw up the exact legal description, we will then need the city to sign a notarized statement that the easement will never be exercised either while we own the property, or without written permission from us. Please let me know which scenario you need. We would prefer to sign a statement granting easement when the property is sold.



LEGEND

LOT LINES (PROPERTY)
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
STRIPING
BUILDING SETBACK
LANDSCAPE SETBACK
EXISTING BUILDING
EXISTING FENCE
TOP BACK OF CURB TBC
FINISHED FLOOR ELEVATION FFE
LANDSCAPE AREA

SITE DATA

LOT AREA: 23,877 SF (0.59 ACRES)
BUILDING FOOTPRINT: 15,179 SF 63.5%
PAVEMENT AREA: 2,776 SF 11.6%
LANDSCAPE AREA: 5,921 SF 24.8%
TOTAL IMPERVIOUS AREA: 22,961 SF 96.2%
ZONING: LIGHT INDUSTRIAL (I-1)
PARCEL ID#: 35563001
SETBACKS:
FRONT=25 FEET
REAR=10 FEET
SIDE=0 FEET
PARKING TABULATION
REQUIRED: 1 PER EMPLOYEE + 1 PER 10 CHILDREN
PROVIDED: 24 NEW STALL

NOTES:
1. ALL SERVICING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SEWER LINES UP TO THE MAIN LINE, ELECTRIC AND SITCH COMMUNICATION SERVICE LINES UP TO THE MAST OR OVERHEAD POWER LINES UP TO THE MAST ON UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.

VICINITY MAP
NOT TO SCALE
300 W
1800 N
2350 N
MAIN ST
PROJECT LOCATION
2150 N
1600 N
200 E
NORTH
MILLARD LN
I-15

SCALE 1" = 20'
0 10 20 30 40 60
NORTH

DEVELOPER / OWNER:
ZACHARY HOLDSTEIN
ELEVATE ENGINEERING
2268 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 735-5983
ZACH@ELEVATEENG.COM

CIVIL ENGINEER:
LANCE PRESTON
(801) 420-1785
LANCEPRESTON@GMAIL.COM

SHEET: C-1
DATE: Jul 13, 2022

MAPLE MOUNTAIN DAYCARE
SITE PLAN
2000 N 300 W SPANISH FORK, UT 84660

ELEVATE ENGINEERING
2268 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 735-5983

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNED: GB

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2		Crataegus crus-galli	Cockspur Hawthorn	2" Cal. Min. Height	Full Head, Clear Straight Trunk
1		Syringa reticulata	Japanese Tree Lilac	2" Cal. Min. Height	Full Head, Clear Straight Trunk

Plant List (SHRUBS/GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
9		Calamagrostis x 'Acutiflora'	Acutiflora Feather Grass	5 Gallon	24"-30" Height
4		Calamagrostis x 'Karl Foerster'	K. Foerster Feather Grass	5 Gallon	24"-30" Height
3		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	18"-24" Height
15		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 Gallon	18"-24" Spread
2		Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	5 Gallon	24"-30" Height
6		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	6'-8' Height

Planting Notes

1. All sod areas shall receive a 4 inch depth of topsoil, prep areas 4 inch depth. If topsoil is not available on the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consisting of not less than 25% nor more than 75% silt plus clay content and not less than 15% nor more than 25% clay content. Topsoil shall be free of plants, plant parts or weeds, toxic substances, stones, clods, or other extraneous materials harmful to plant growth. Prior to placing topsoil, all areas to be planted shall be cultivated to a depth of 6 inches minimum by ripping, discing, or other approved methods. Remove all rocks, clods, stones, roots, brush, and other objects 2" and larger in any dimension from the topsoil.
2. All plant material shall be installed per the accepted plans and details. Contractor shall stake out locations of all trees, shrubs, and planting beds for review and approval by the owner prior to installation.
3. All plant material shall be planted in accordance with the standards of the American Association of Nurserymen. Do not prune trees before planting. Remove only dead or broken branches after planting. Do not cut the leader of trees. Stake trees only as necessary to maintain plumb position.
4. Prior to planting, all areas to be planted shall be fertilized according to soil analysis recommendations. Fertilizer shall be uniformly applied and mixed into the soil to a depth of 6 inches. Lightly water in fertilizer if rain is not imminent.
5. Mulch all planting areas with 3 inches of approved bark mulch. Do not place mulch within 6 inches of the trunk of trees or within 12 inches of shrubs or perennials.
6. Upon completion of planting operations, a thorough cleaning shall be performed. All excess soil, stones, debris, and trash shall be removed from the site. Any damage to the existing improvements occurring as a result of the landscape operations shall be repaired to the satisfaction of the owner.
7. Stake trees per detail. Use 2 stakes per tree unless otherwise noted. Stakes shall be placed on the windward side of the tree. Attach tree to stakes with 2 strands of 12 gauge wire through reinforced rubber hose. Remove stakes after one growing season.
8. The contractor shall comply with all warranties and guarantees set forth by the owner and in no case shall less periods be less than one year following the date of completion and final acceptance.

Sub-Grade Requirements

1. The landscape contractor shall be responsible for all sub-grade modifications. This shall include the removal and disposal of all extraneous debris and rock, and the amending of soils as needed. Sub-grade shall be uniformly free of all weeds, debris, rock larger than 2" in any dimension, and any other substance which may be detrimental to healthy plant growth. Sub-grade shall be free of compacted soil, hardpan, rock or other impervious layers to a depth of 4 feet below finish grade and to a depth of 6 inches below finish grade for all planting areas. Sub-grade shall be loosened to a depth of 6 inches minimum in all areas by ripping, discing, or other approved methods.
2. Prior to the placement of any topsoil, the landscape contractor shall meet with the owner's representative to review the sub-grade conditions. The contractor shall not proceed with the placement of topsoil until all unsatisfactory conditions have been corrected.
3. **SUB-GRADE COORDINATION.** The landscape contractor shall meet with the site grading contractor in order to ensure that all sub-grades prior to final topsoil placement, with the site grading contractor in order to ensure that all sub-grades prior to final topsoil placement, operations shall not begin until the specified sub-grade elevations have been provided.

General Notes

1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscaping projects of a similar nature. Contractor shall submit a list of 3 projects of similar size and scope with references and phone numbers for review by the owner's representative prior to the award of the bid.
2. The landscape contractor shall verify the location of all utilities prior to the start of any excavation. Any damage to utilities shall be repaired at the contractor's expense.
3. The contractor shall verify the exact location of all existing and proposed utilities and all site conditions prior to the start of any construction. The contractor will be responsible for any damage to existing improvements occurring as a result of the landscape operations.
4. All landscape areas shall be provided with an automatic irrigation system. The irrigation system shall provide adequate coverage to all landscape areas and shall be adjusted to minimize overspray onto walks, roadways or other paved areas. The irrigation system shall be designed to provide adequate water to promote healthy growth of all plant materials. The irrigation system shall be installed and operational prior to the planting of any landscape materials.
5. The contractor shall provide all material, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.

Legend

Symbol	Description	Remarks
	Landscape Boulder (3-4 Thk. Stair / Natural Looking Mixed)	Boulder Type And Color Shall Be From Veteran Local Source And Shall Match Existing Mountain Outcroppings.

Landscape Architect

RC Stephenson
2128 East 3rd Avenue
Salt Lake City, Utah 84103
Phone: (435) 640-0243
Email: rickstephenson@net

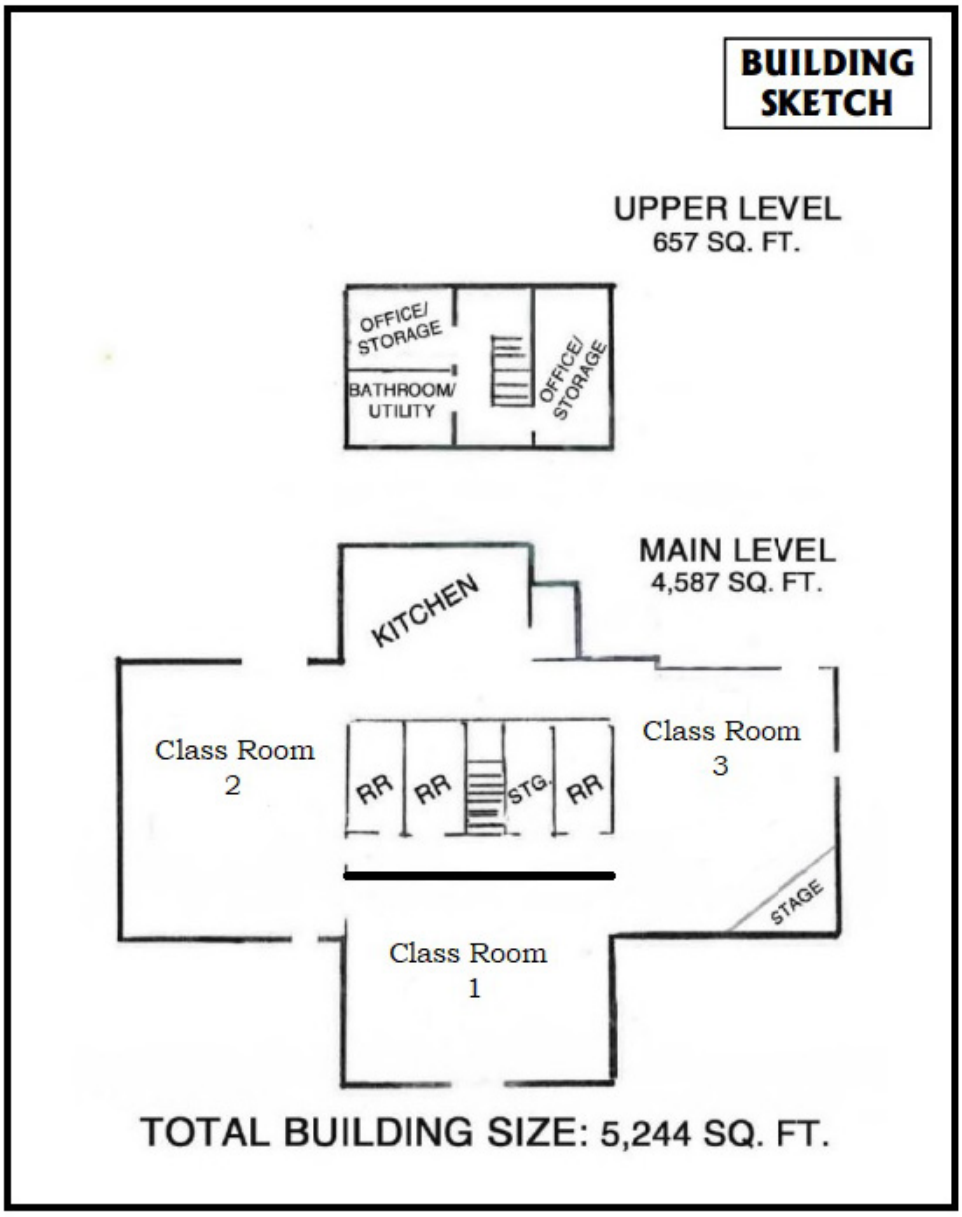
MAPLE MOUNTAIN DAYCARE
LANDSCAPE PLAN
2000 N. 300 W. SPANISH FORK, UT. 84660

ELEVATE ENGINEERING
692 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LF DESIGNER: DF

SHEET: L-1
DATE: 07-05-2022

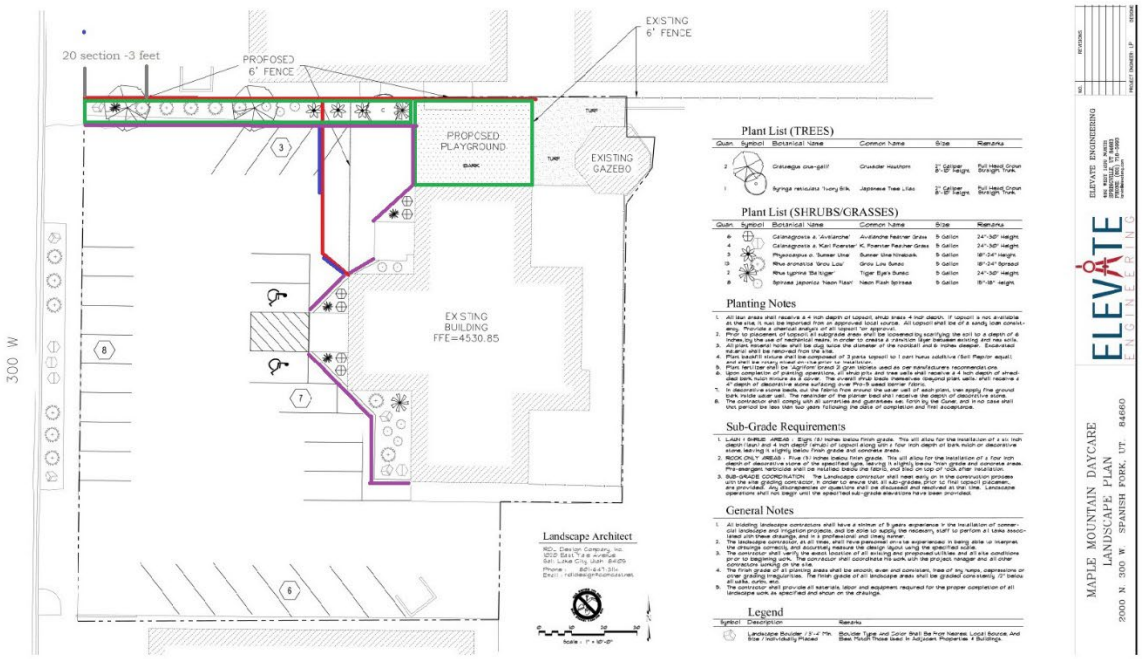

BUILDING SKETCH
UPPER LEVEL
657 SQ. FT.
OFFICE/ STORAGE
BATHROOM/ UTILITY
OFFICE/ STORAGE
MAIN LEVEL
4,587 SQ. FT.
KITCHEN
Class Room 2
RR
RR
STG.
RR
Class Room 3
STAGE
Class Room 1
TOTAL BUILDING SIZE: 5,244 SQ. FT.


GRAND
OPENING









Here is our Demo Plan regarding Concrete and Asphalt and the landscaping site plan.

1. (See Attached) - The areas in Green Boxes are a combination of concrete/Asphalt/Dirt.

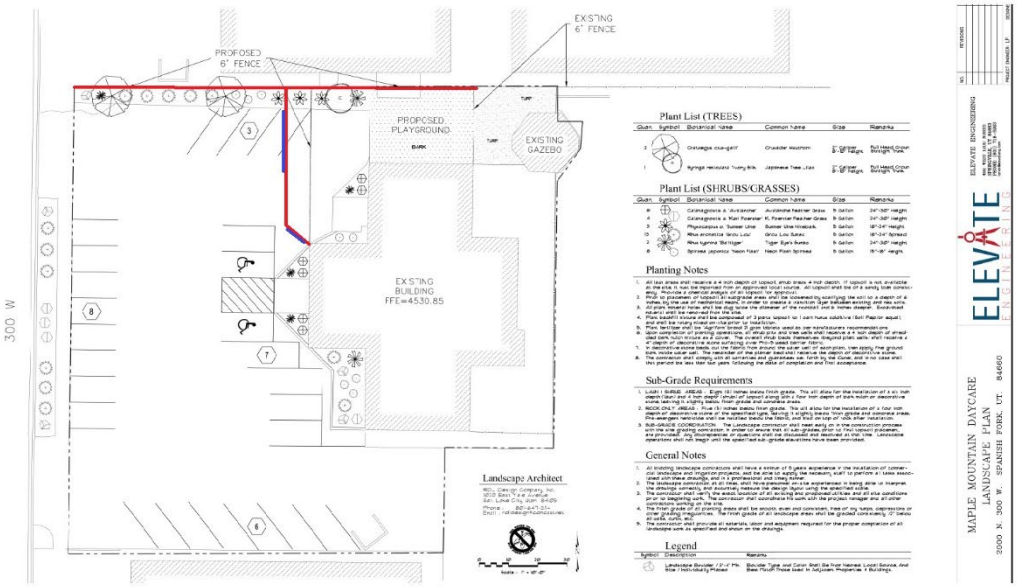
2. Part of our landscaping done by - Joe McCarty HydraLawn Utah Hydroseeding & Sod, Inc. Will be the removal of the concrete and Asphalt.

3. This will need to be done before New landscaping can be done, as well a Drip Line for the new landscaping.

4. Also included on the Landscaping Site plan - is a 6 inch Curb. This is Indicated by the Purple Line. This will separate the parking lot (area) from the landscaping (area). As well the Proposed Playground (area) behind the fence.
- Currently there are RailRoad Ties separating the landscape area that are close to the building.

5. The concrete - will be disposed of at the dump….Where the Asphalt will be picked up by the asphalt recycling center.

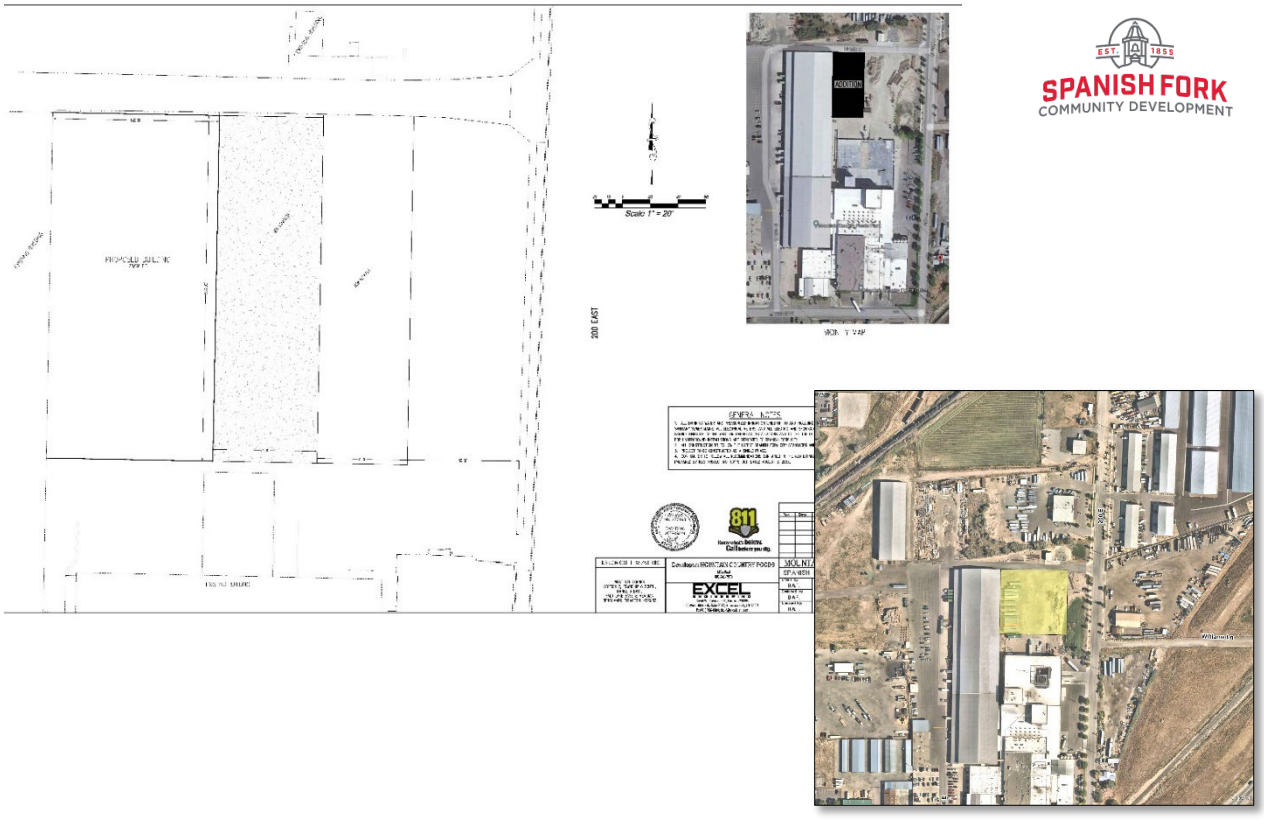
Thank you for understanding and consideration in this manner.



- The RED line is showing the location of the Propose New Fence. This will be between the property to the north of the location.

- The RED/BLUE line is showing where Gates will be located with the proposed New Fence/Gate.

- The Fence will be a 6 Foot Vinyl “privacy” fence. (Tan in color, so something like that)



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.

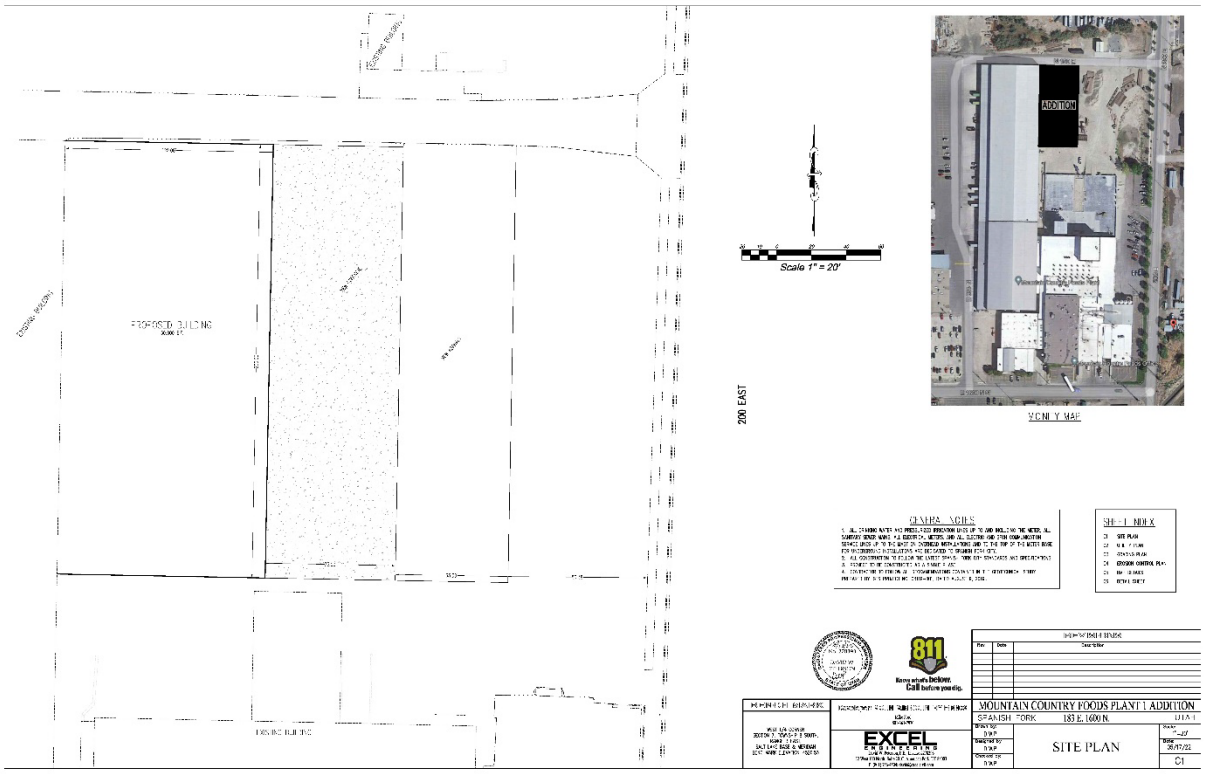
Conditions

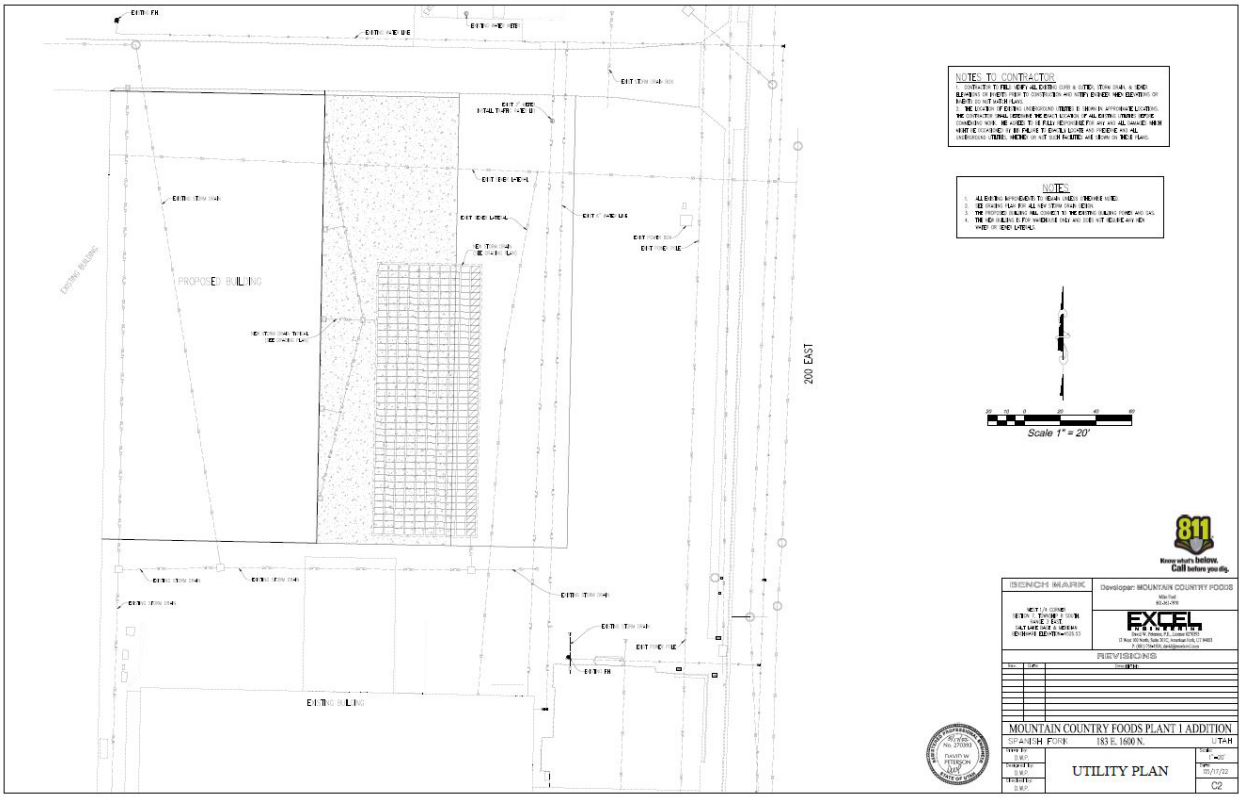
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

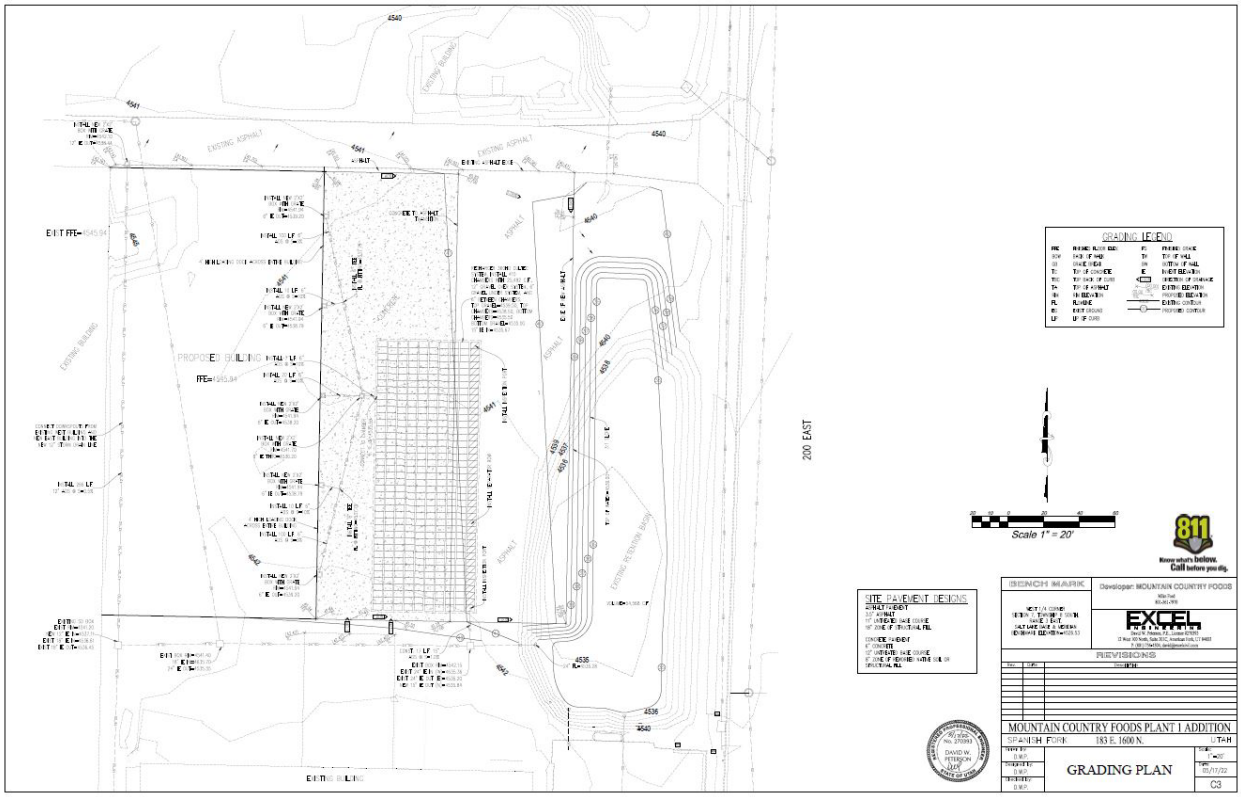
Exhibits

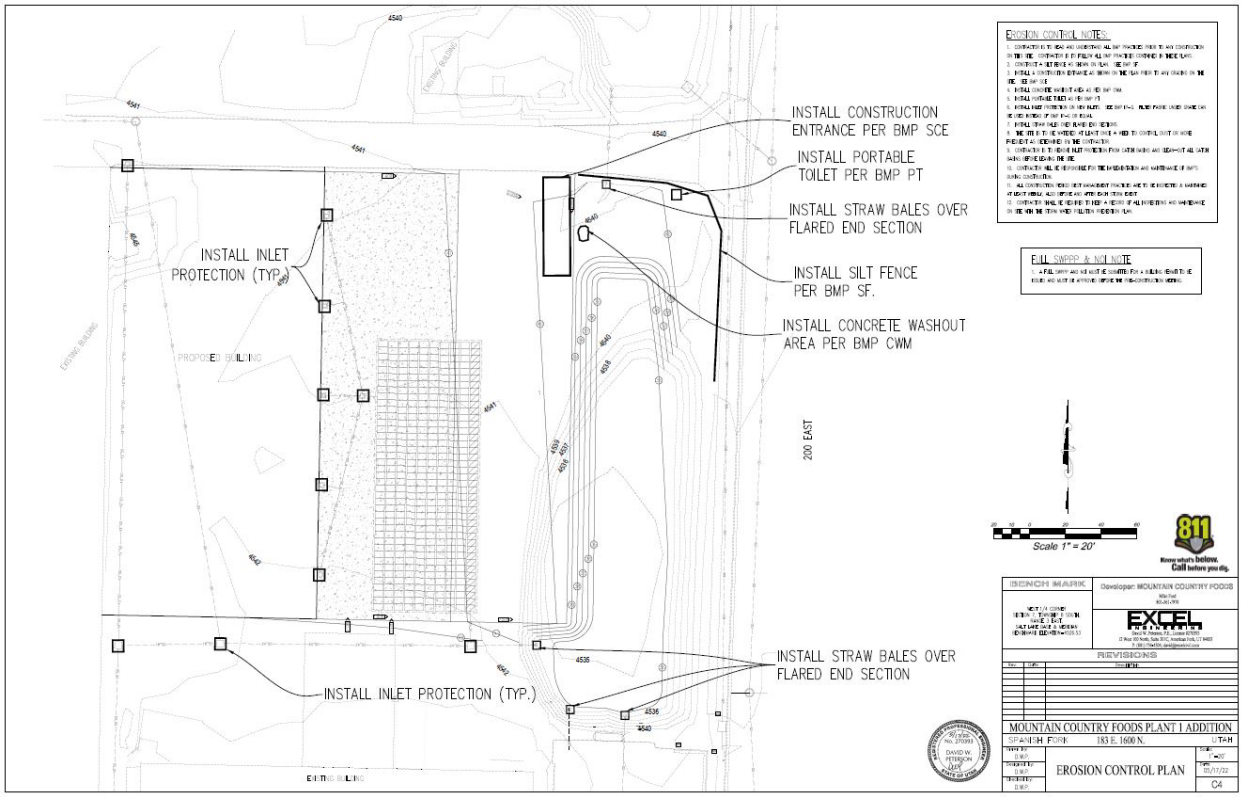
1. Site Plan.
2. Building Elevations.

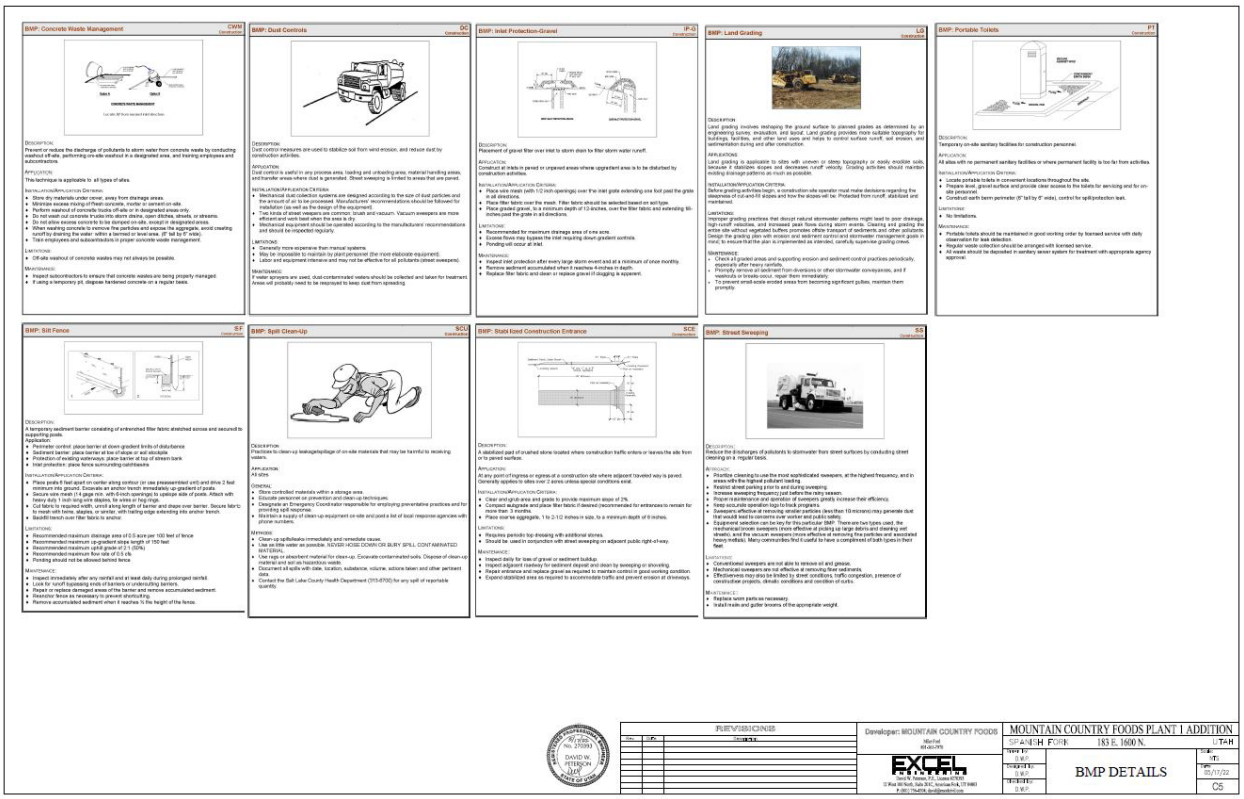
Exhibit 1

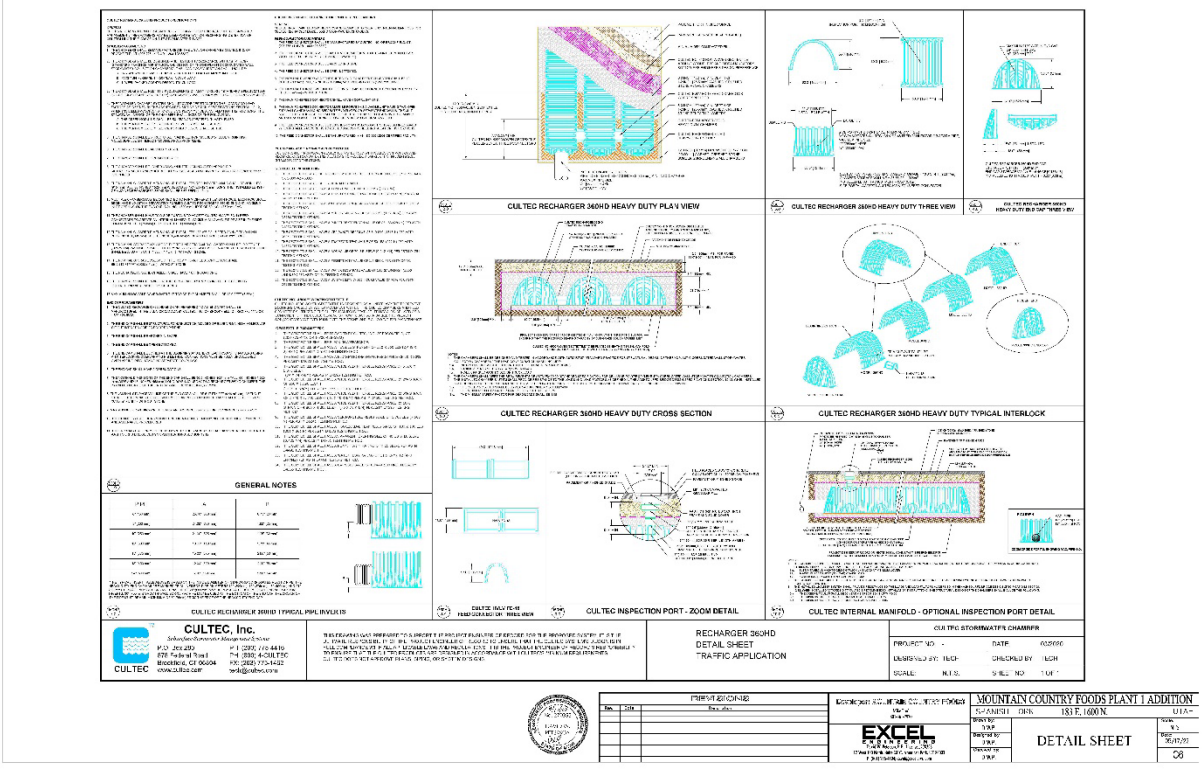

PROPOSED BUILDING
EXISTING BUILDING
Scale 1" = 20'
200 EAST
ADDITION
VICINITY MAP
GENERAL NOTES
SHEET INDEX
MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION
SPANISH FORK
183 E. 1600 N.
UTAH
SITE PLAN
C1


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

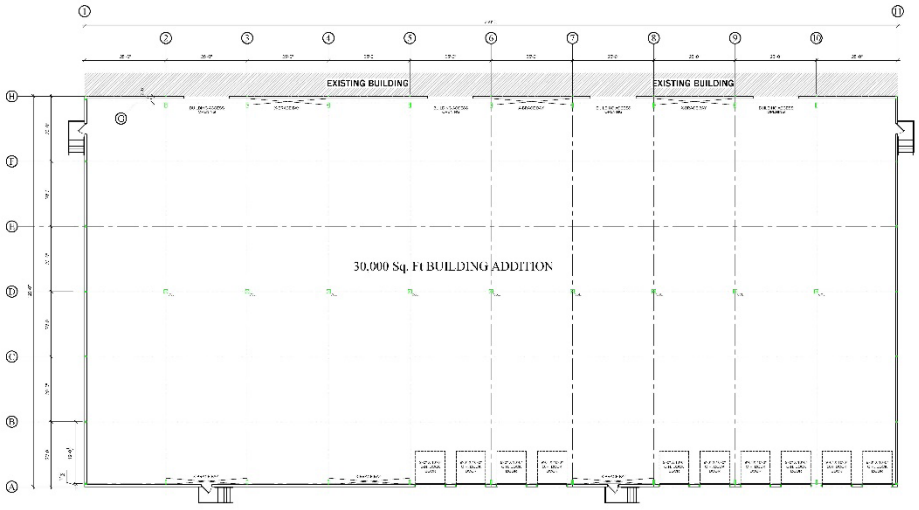
BUILDING SHELL ONLY

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

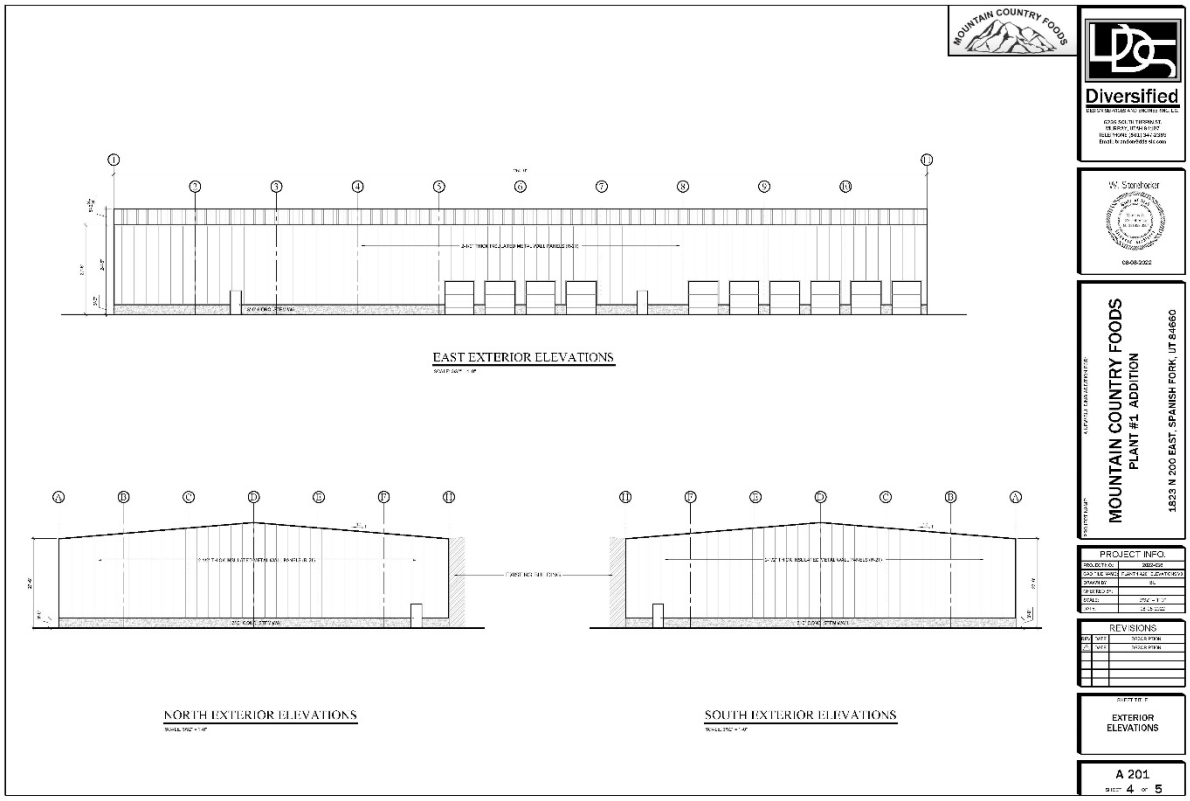
PROJECT INFO.

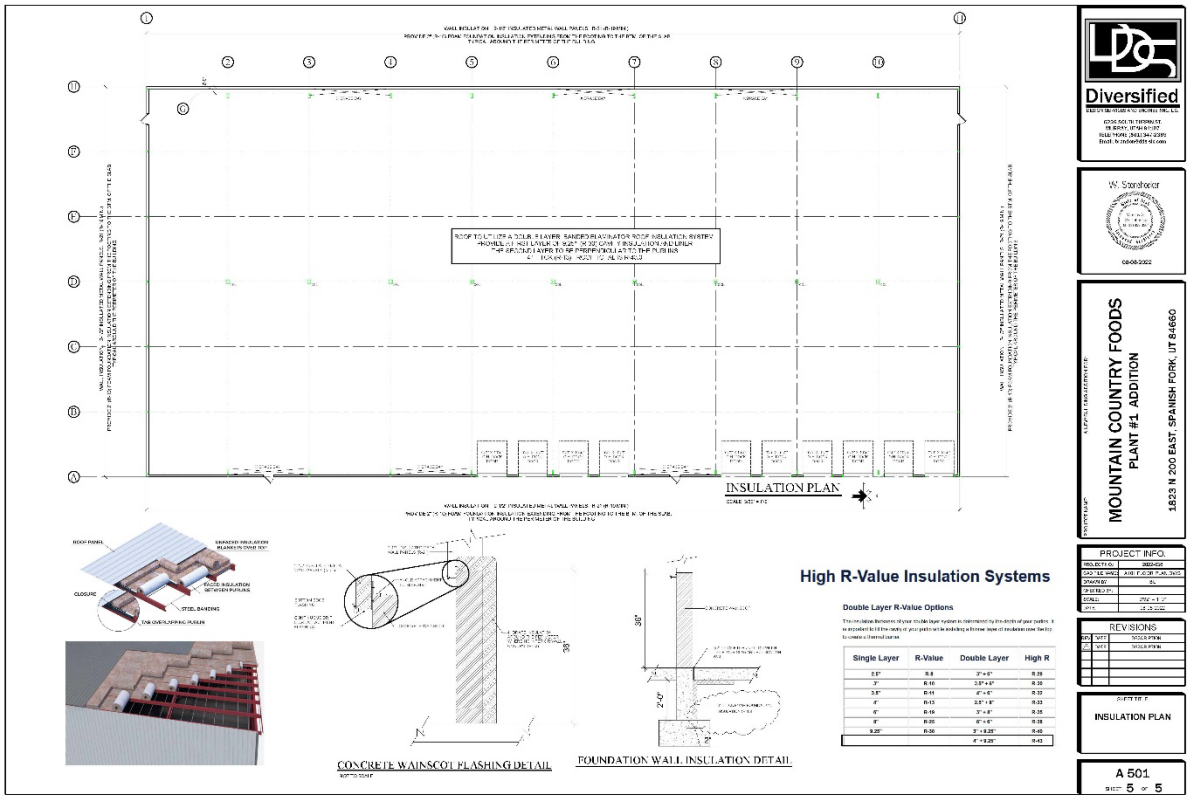
REVISIONS

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



Mountain Country Foods Plant 3 Site Plan Approval Request

October 26, 2022, Development Review Committee Meeting.

Located at 1826 North 300 West, including 16.35 acres.

The subject parcel is currently zoned I-1.

The applicant has requested that a Site Plan be approved. The DRC previously reviewed the Site Plan on 5-18-2022. The item was continued to address pretreatment and other concerns.

Key Issues

1. Road Dedication Plat.
2. Pretreatment (DAF Building).
3. Improvements.
4. Landscaping.
5. Power.
6. Utilities.

Recommendation

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

Finding

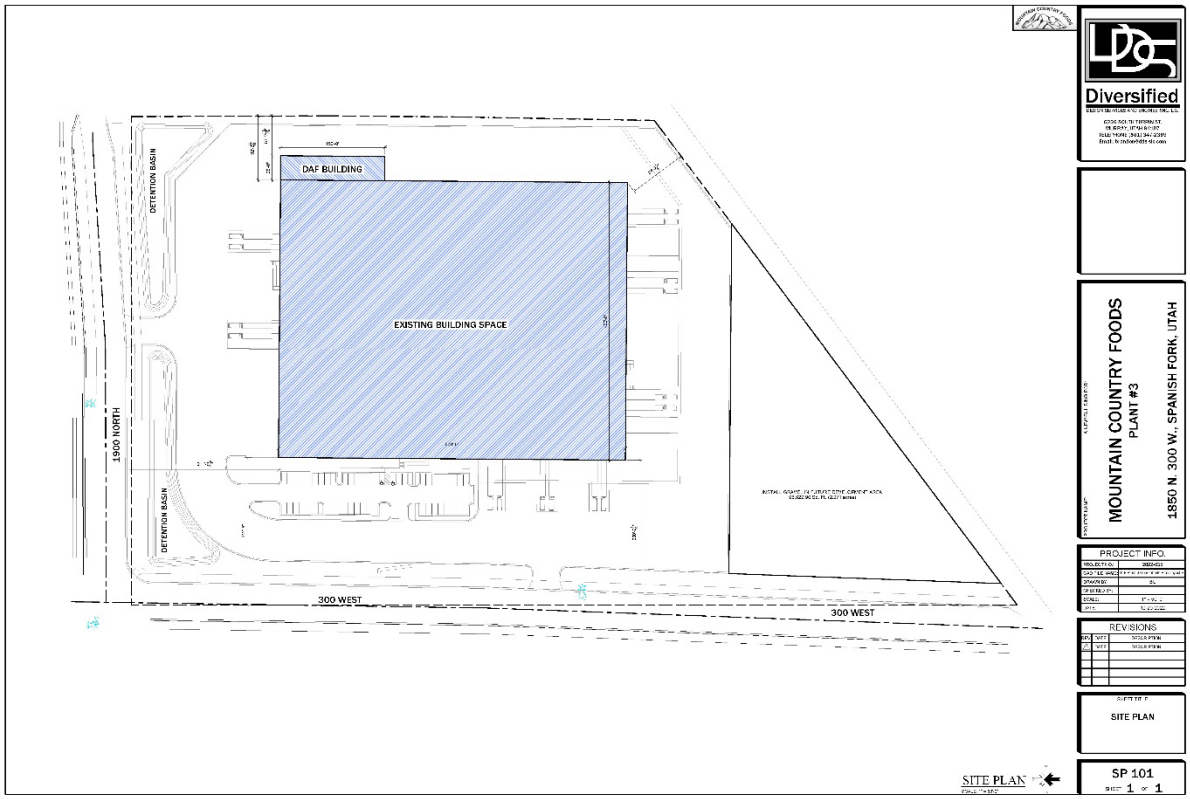
1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions

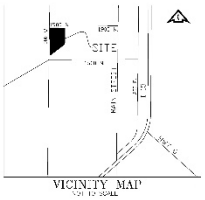
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That prior to occupancy the plat be recorded.

Exhibits

1. Site Plan.
2. Landscaping.
3. Building Elevations.
4. Road Dedication Plat.
5. Minutes.



MOUNTAIN COUNTRY FOODS PLANT 3

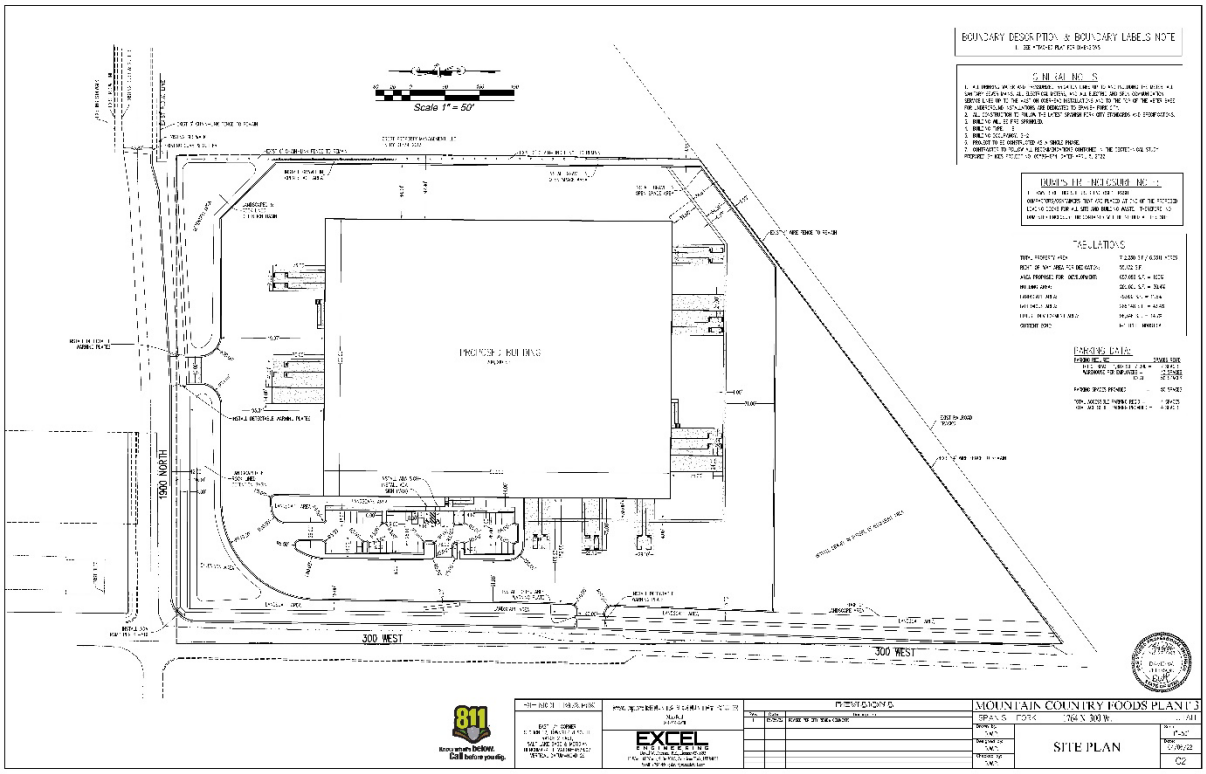


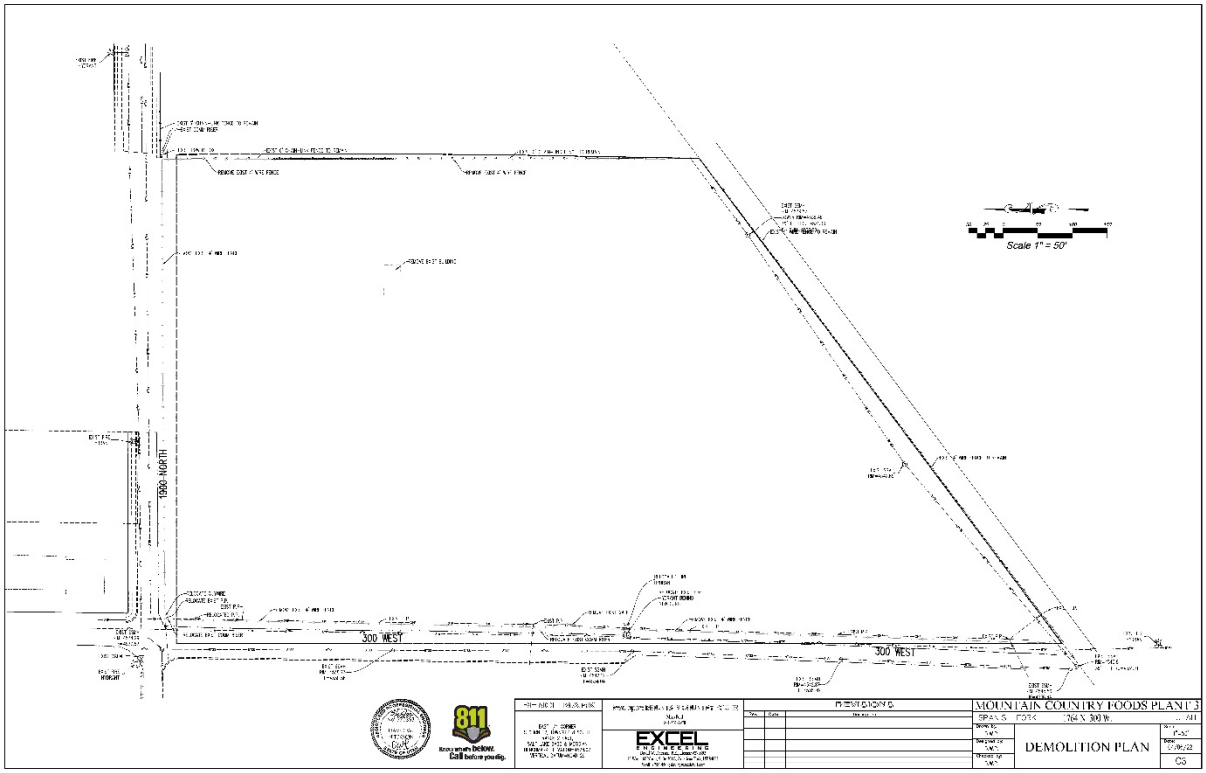
SHEET INDEX

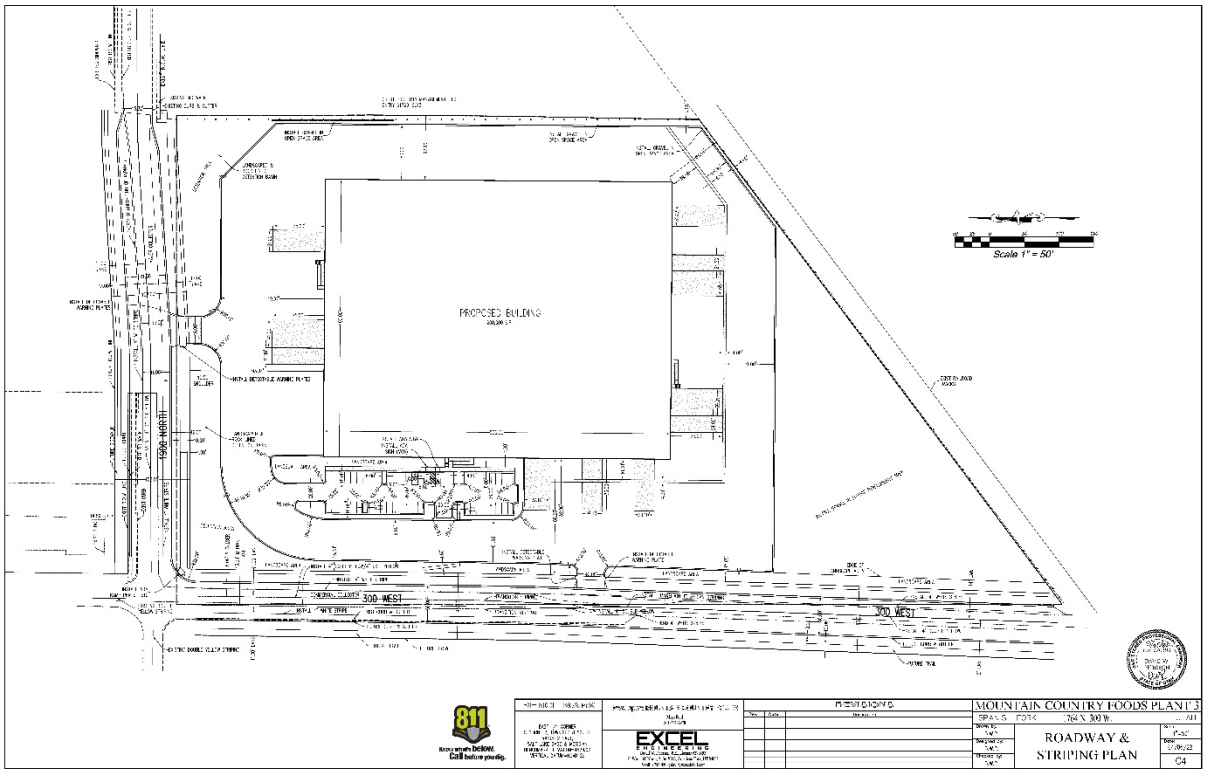
EXCEL ENGINEERING

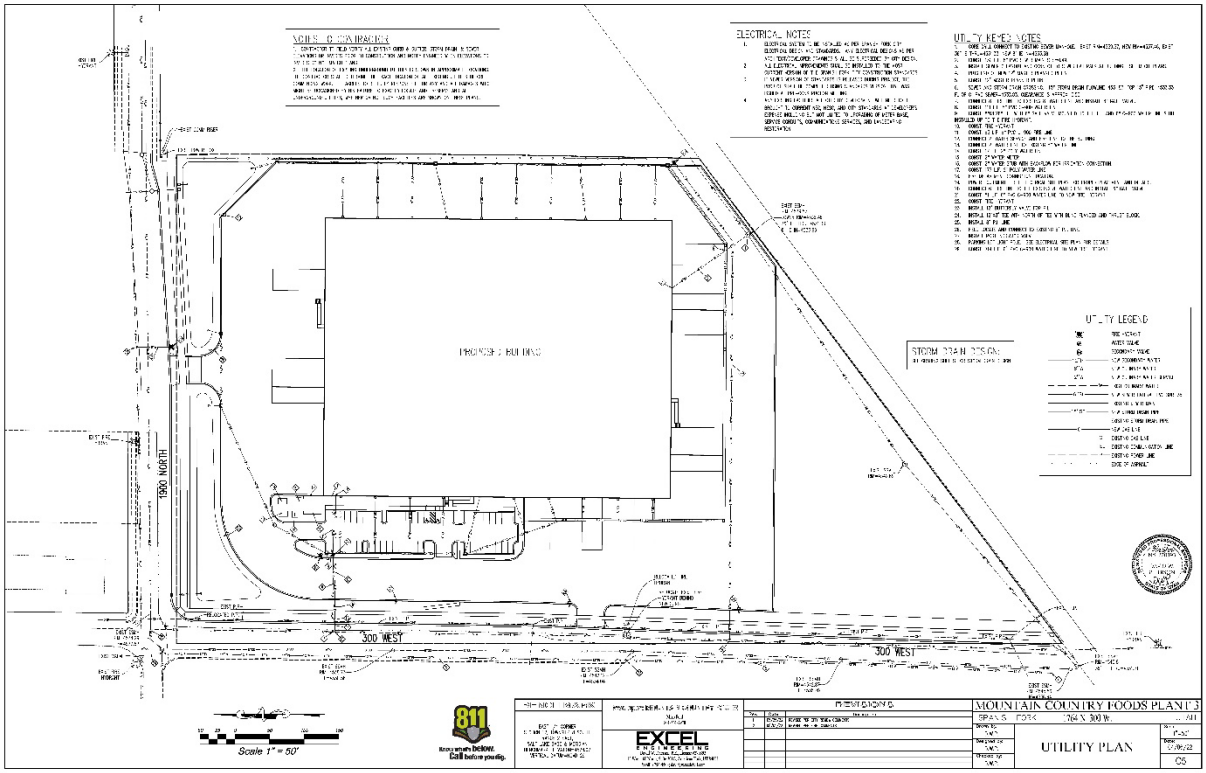
MOUNTAIN COUNTRY FOODS PLANT 3

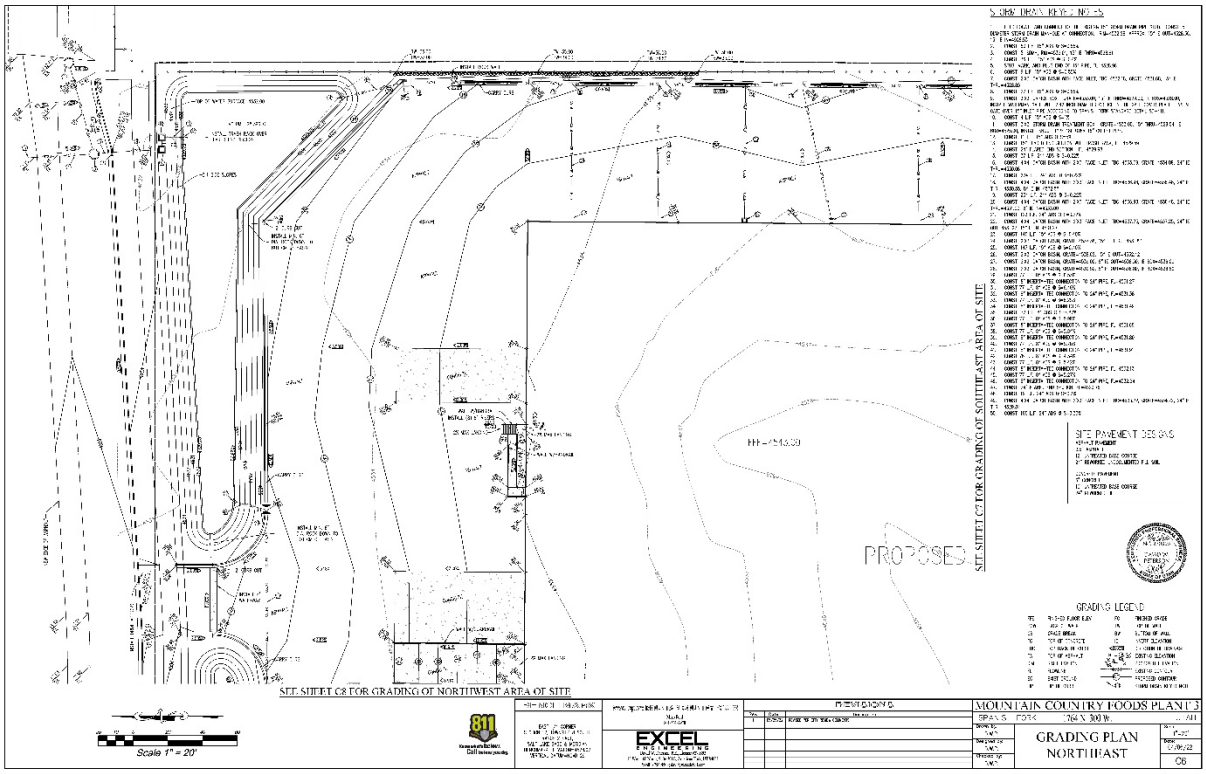
COVER SHEET

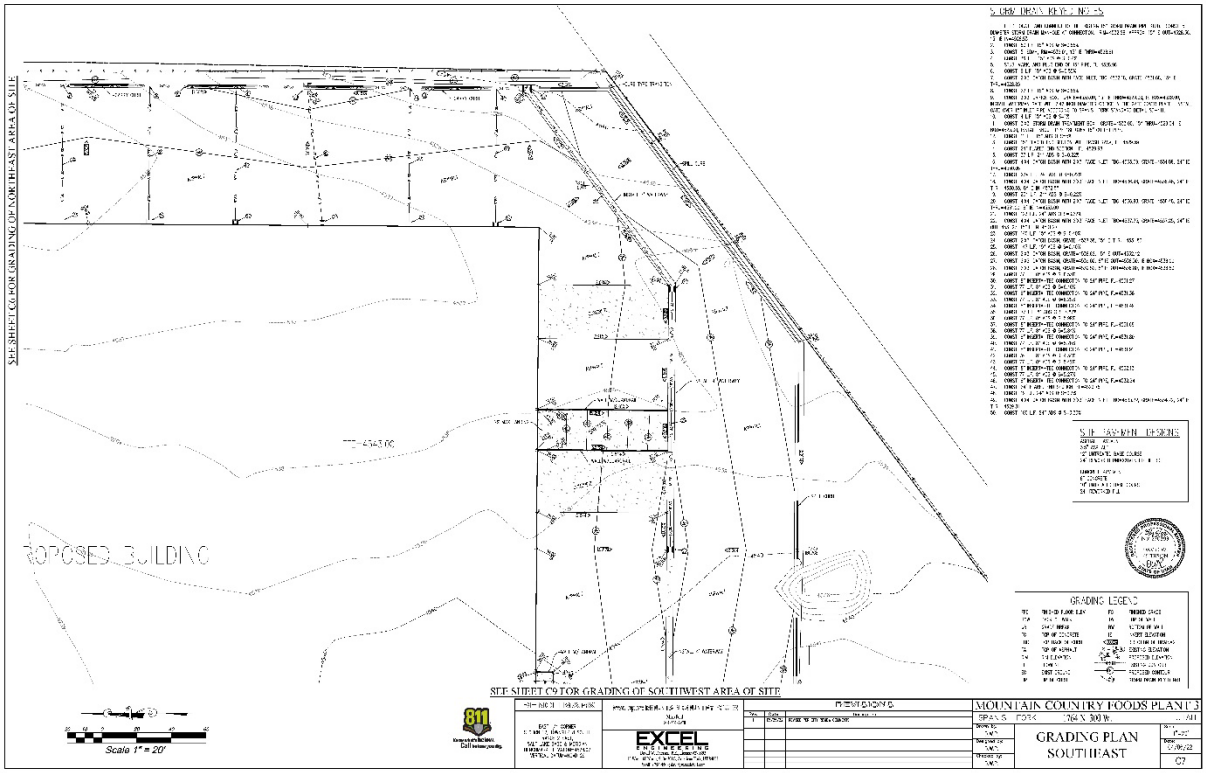

BOUNDARY DESCRIPTION & BOUNDARY LABELS NOTE
GENERAL NOTES
LEGEND FOR INCLUSIONS NOTE
REGULATIONS
PARKING DATA
Scale 1" = 50'
PROPOSED BUILDING
1900 NORTH
300 WEST
300 WEST
811
Know what's below. Call before you dig.
EXCEL ENGINEERING
REVISIONS
MOUNTAIN COUNTRY FOODS PLANT 3
764 N 300 W.
SITE PLAN
C2

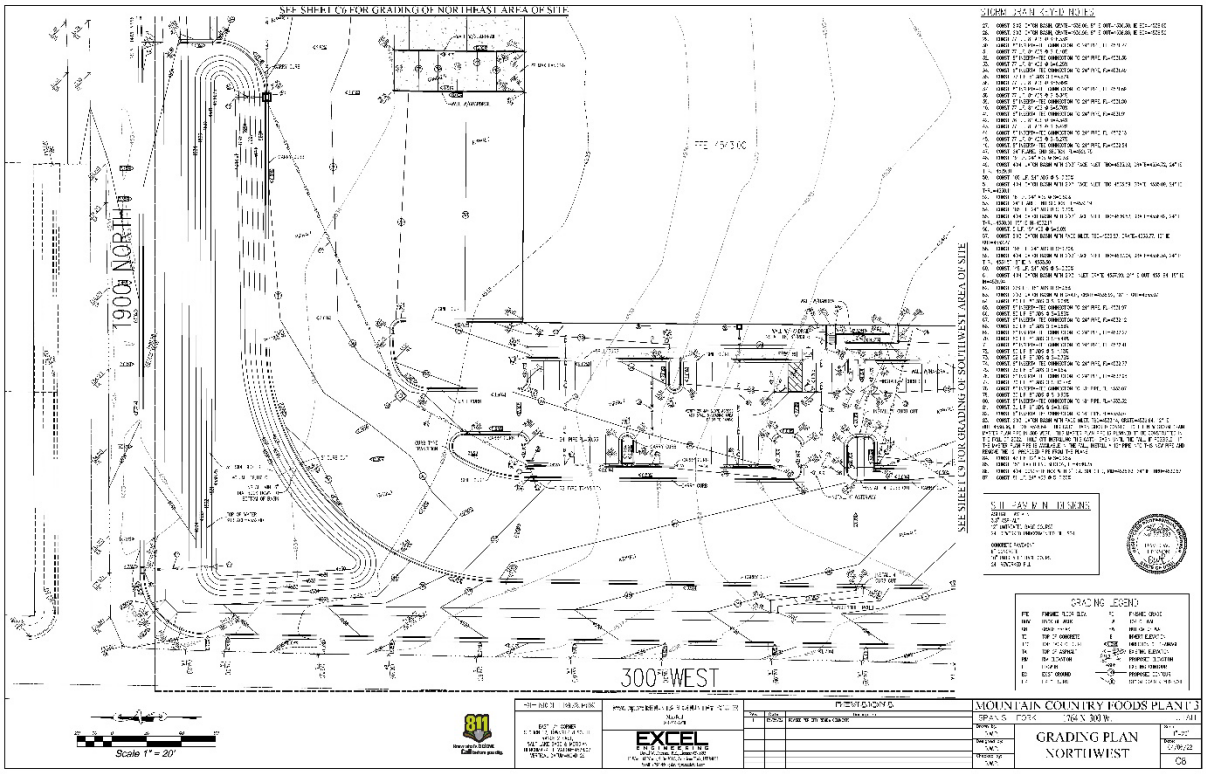

Scale 1" = 50'
1900 NORTH
300 WEST
300 WEST
811
Know what's below. Call before you dig.
EXCEL ENGINEERING
REVISIONS
MOUNTAIN COUNTRY FOODS PLANT 3
764 N 300 W.
DEMOLITION PLAN
C3

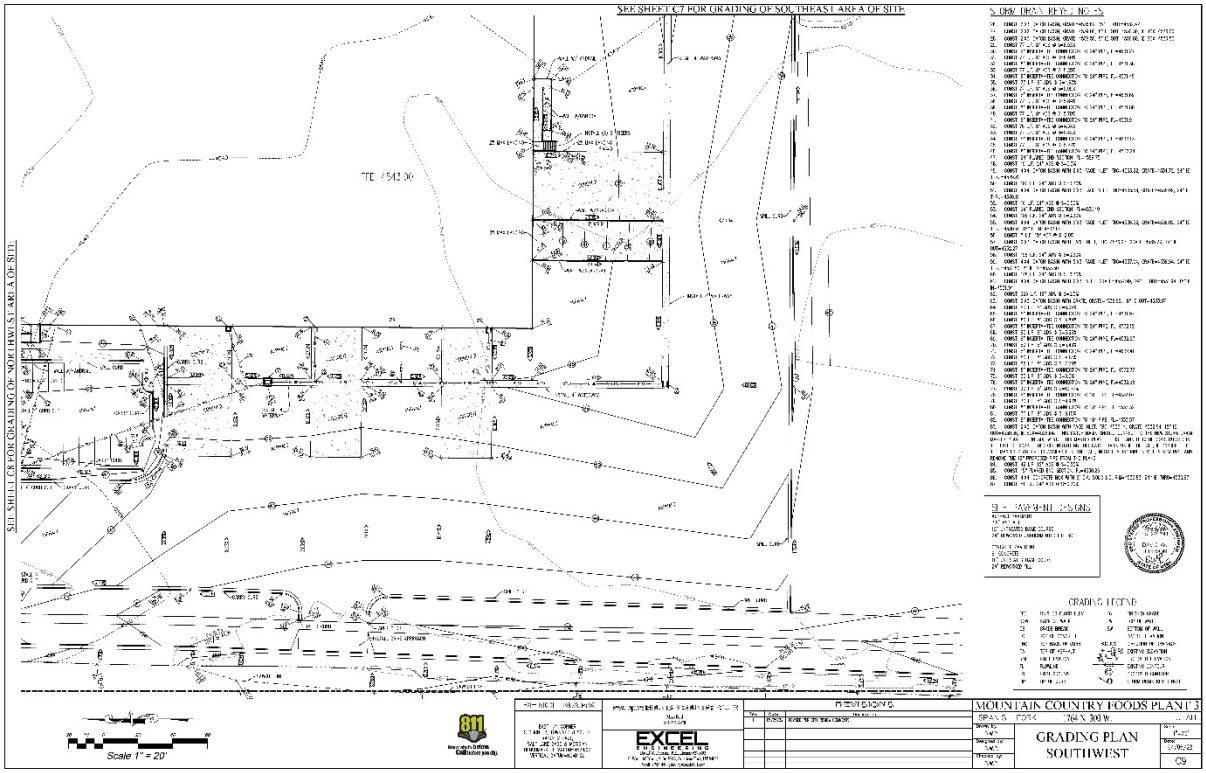

PROPOSED BUILDING
1900 NORTH
300 WEST
300 WEST
Scale 1" = 50'
811
Know what's below. Call before you dig.
EXCEL ENGINEERING
REVISIONS
MOUNTAIN COUNTRY FOODS PLANT 3
764 X 300 W.
ROADWAY & STRIPING PLAN
C4

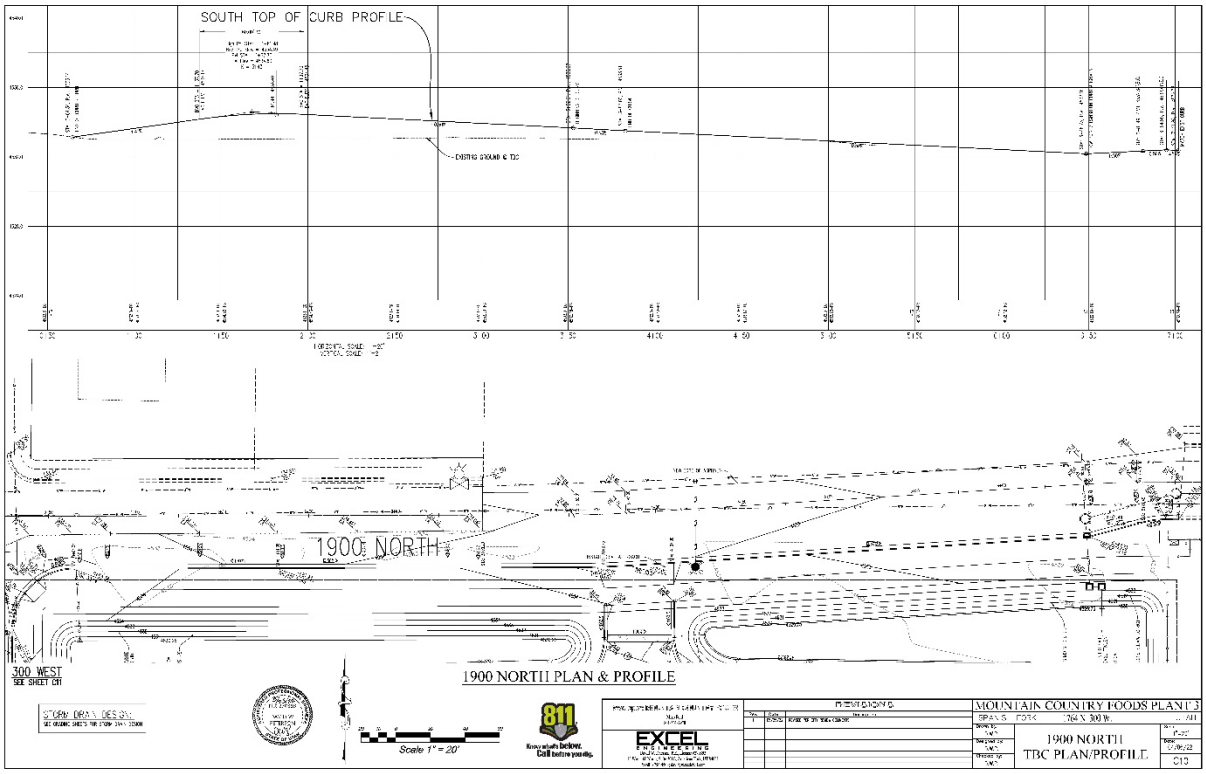

PROPOSED BUILDING
1900 NORTH
300 WEST
300 WEST
ELECTRICAL NOTES
UTILITY LEGEND
STORM DRAIN DESIGN
Scale 1" = 50'
811
Know what's below. Call before you dig.
EXCEL ENGINEERING
REVISIONS
MOUNTAIN COUNTRY FOODS PLANT 3
764 X 300 W.
UTILITY PLAN
C5

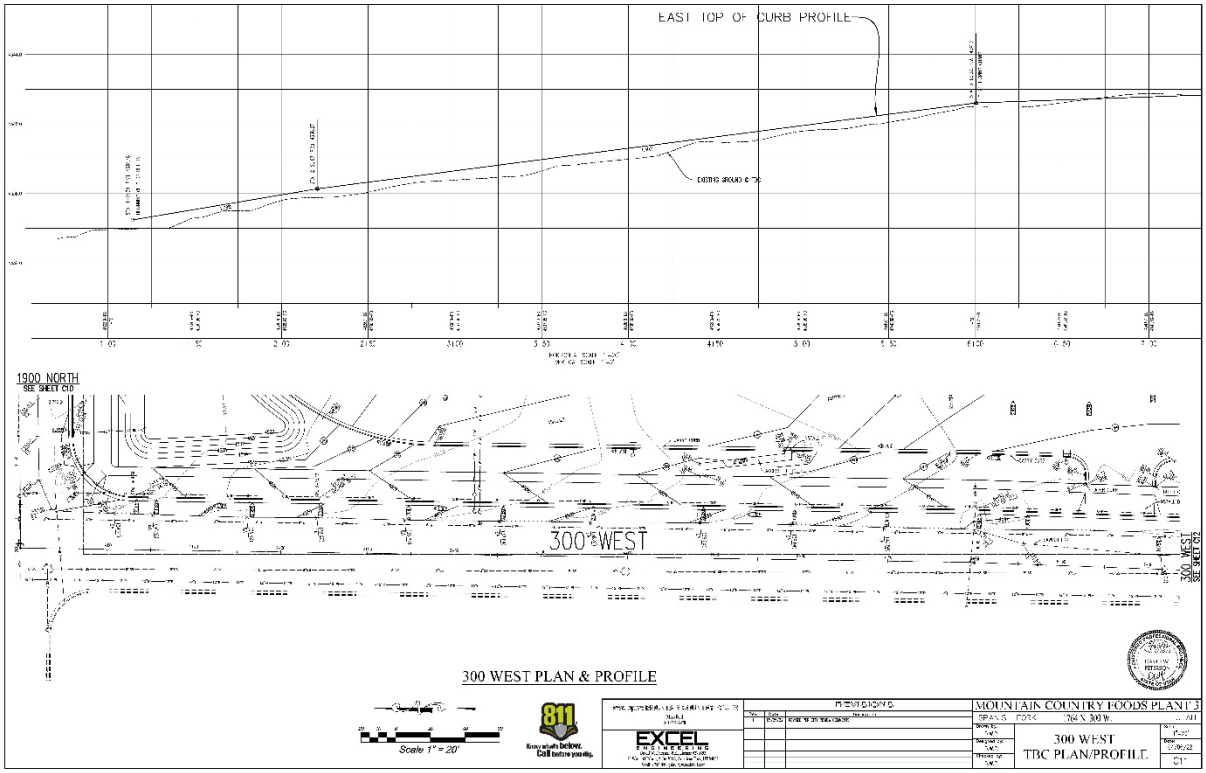

SEE SHEET C8 FOR GRADING OF NORTHWEST AREA OF SITE
SEE SHEET C7 FOR GRADING OF SOUTHEAST AREA OF SITE
PROPOSED
GRADING LEGEND
SITE PAVEMENT DESIGNS
Scale 1" = 20'
MOUNTAIN COUNTRY FOODS PLANT 3
GRADING PLAN NORTHEAST
C6

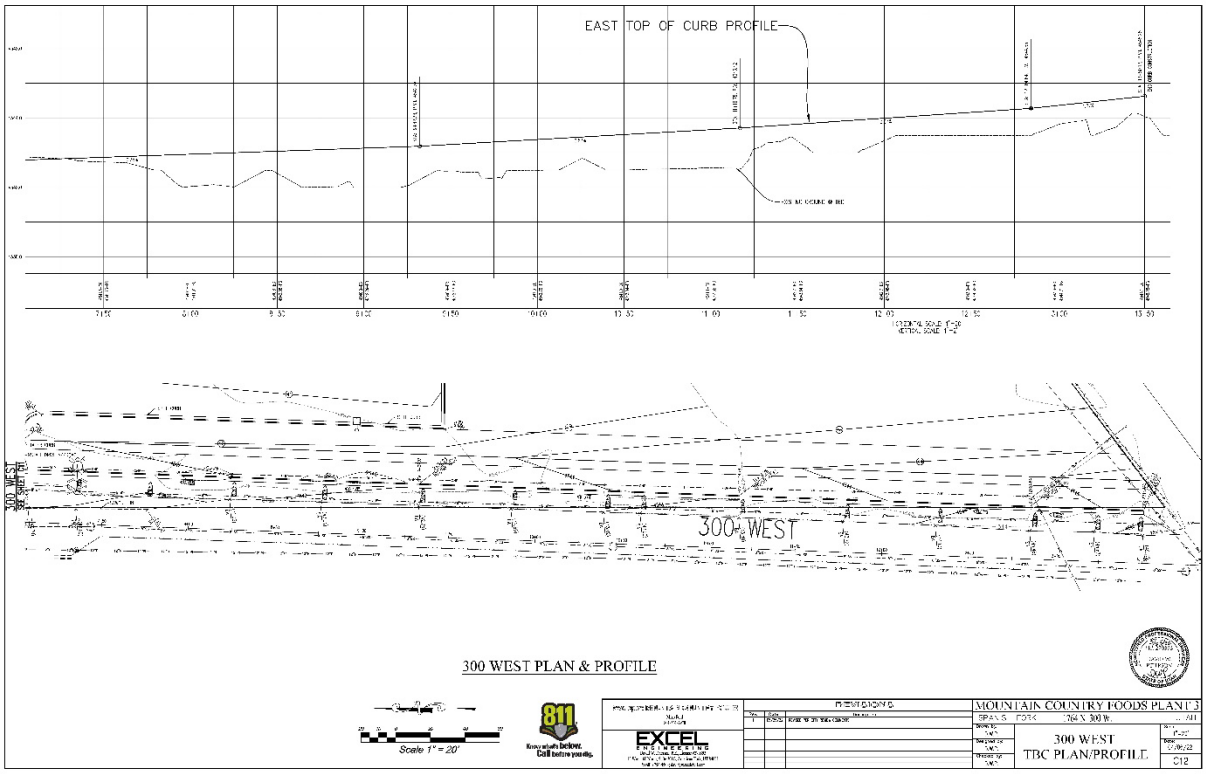

SEE SHEET C6 FOR GRADING OF NORTHEAST AREA OF SITE
PROPOSED BUILDING
SEE SHEET C7 FOR GRADING OF SOUTHWEST AREA OF SITE
GRADING LEGEND
SITE PAVEMENT DESIGNS
Scale 1" = 20'
MOUNTAIN COUNTRY FOODS PLANT 3
GRADING PLAN SOUTHEAST
C7

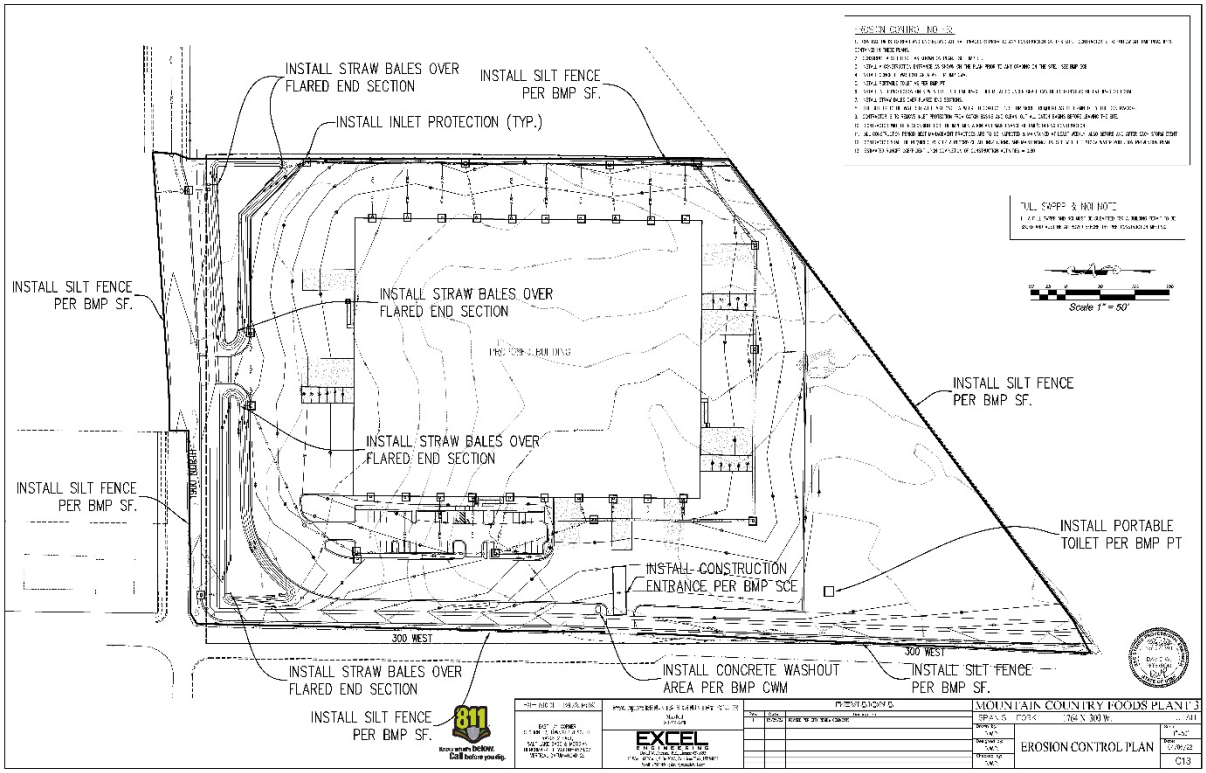

SEE SHEET C6 FOR GRADING OF NORTHEAST AREA OF SITE
1900 S NORTH
300 W WEST
SEE SHEET C8 FOR GRADING OF SOUTHWEST AREA OF SITE
STORM DRAIN KEYED NOTES
GRADING LEGEND
Scale 1" = 20'
MOUNTAIN COUNTRY FOODS PLANT 3
GRADING PLAN NORTHWEST
C8

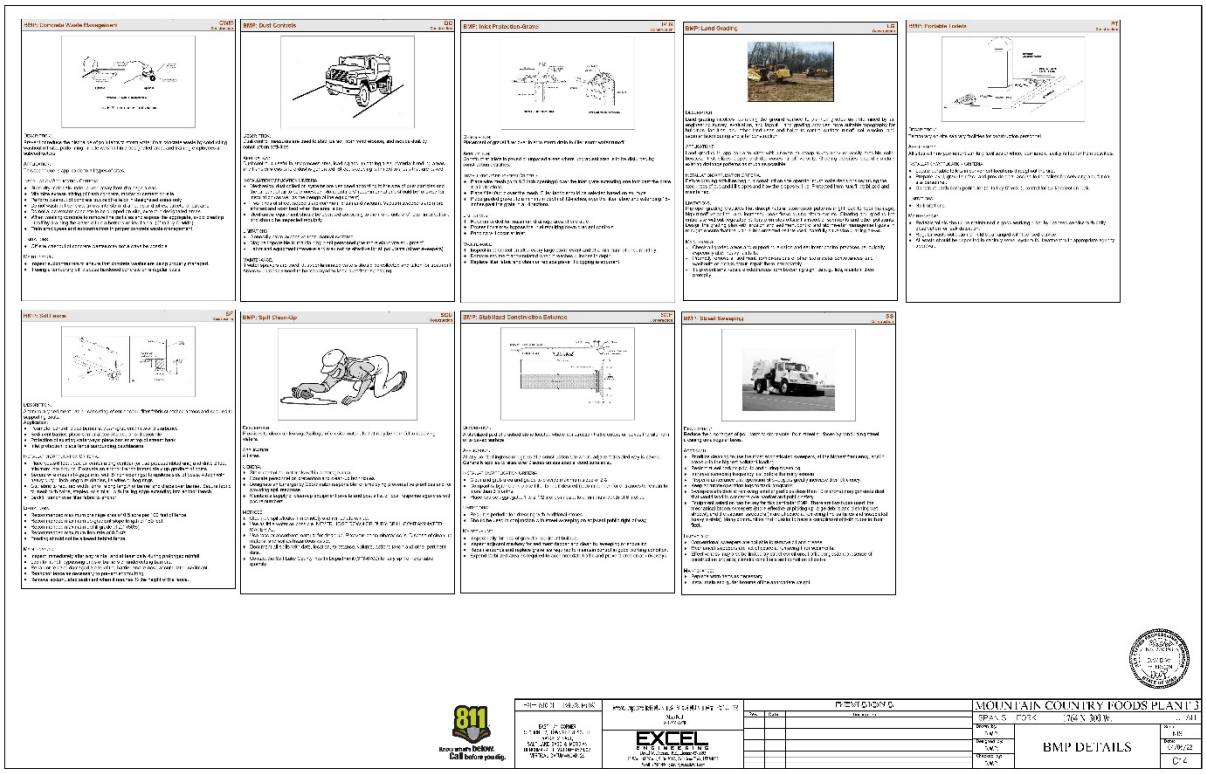

SEE SHEET C7 FOR GRADING OF SOUTHEAST AREA OF SITE
SEE SHEET C6 FOR GRADING OF NORTHWEST AREA OF SITE
STORM DRAIN KEYED NOTES
GRADING LEGEND
Scale 1" = 20'
MOUNTAIN COUNTRY FOODS PLANT 3
GRADING PLAN SOUTHWEST
C9

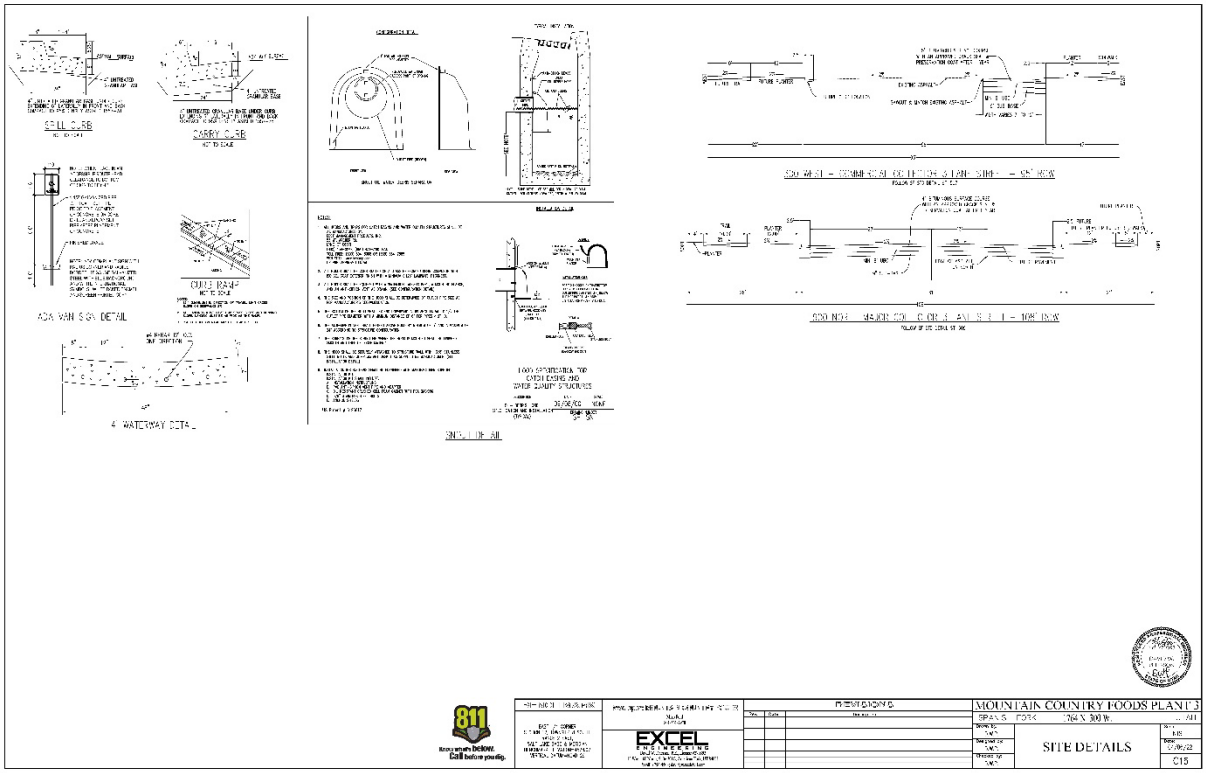

SOUTH TOP OF CURB PROFILE
EXISTING GROUND @ TOC
1900 NORTH
300 WEST
SEE SHEET C01
1900 NORTH PLAN & PROFILE
Scale 1" = 20'
811
Know what's below. Call before you dig.
EXCEL ENGINEERING
REVISIONS
MOUNTAIN COUNTRY FOODS PLANT 3
SPANISH FORK 764 N 300 W.
1900 NORTH
TBC PLAN/PROFILE
C10

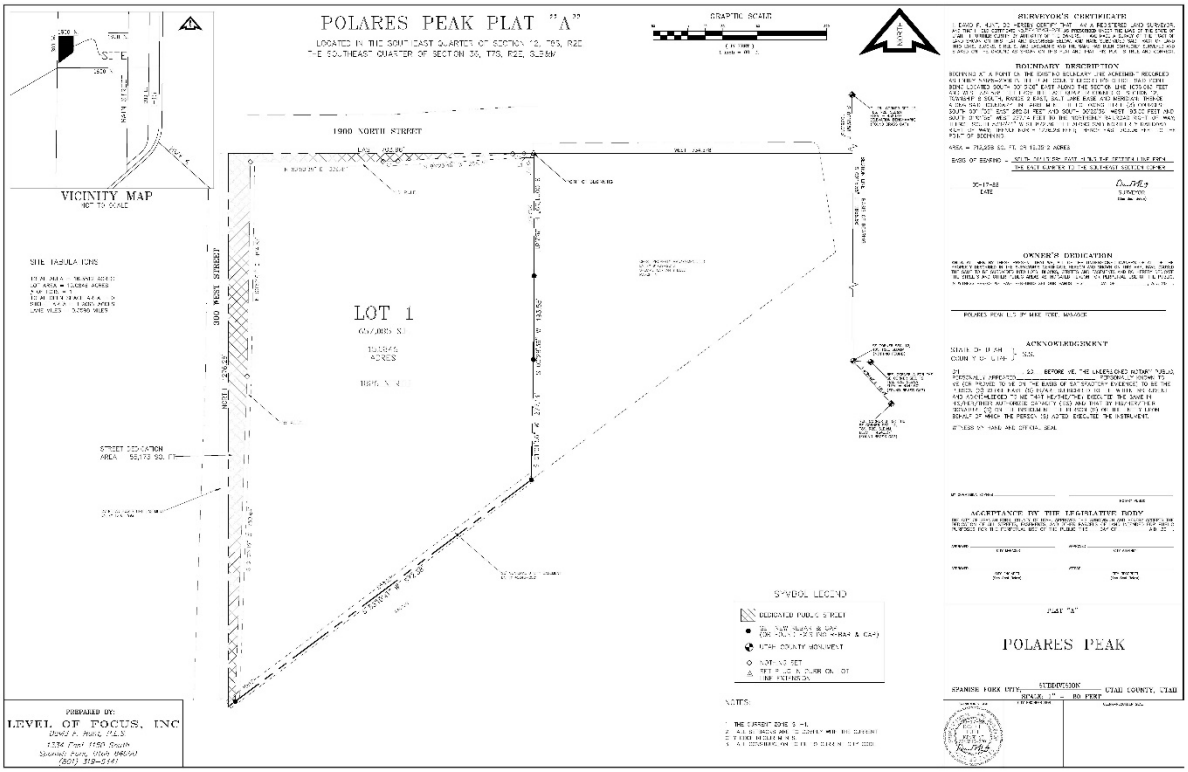

EAST TOP OF CURB PROFILE
EXISTING GROUND @ TOC
1900 NORTH
SEE SHEET C10
300 WEST
300 WEST
SEE SHEET C12
300 WEST PLAN & PROFILE
Scale 1" = 20'
811
Know what's below. Call before you dig.
EXCEL ENGINEERING
REVISIONS
MOUNTAIN COUNTRY FOODS PLANT 3
SPANISH FORK 764 N 300 W.
300 WEST
TBC PLAN/PROFILE
C11


EAST TOP OF CURB PROFILE
300 WEST
300 WEST PLAN & PROFILE
Scale 1" = 20'
MOUNTAIN COUNTRY FOODS PLANT 3
300 WEST
TBC PLAN/PROFILE
C12

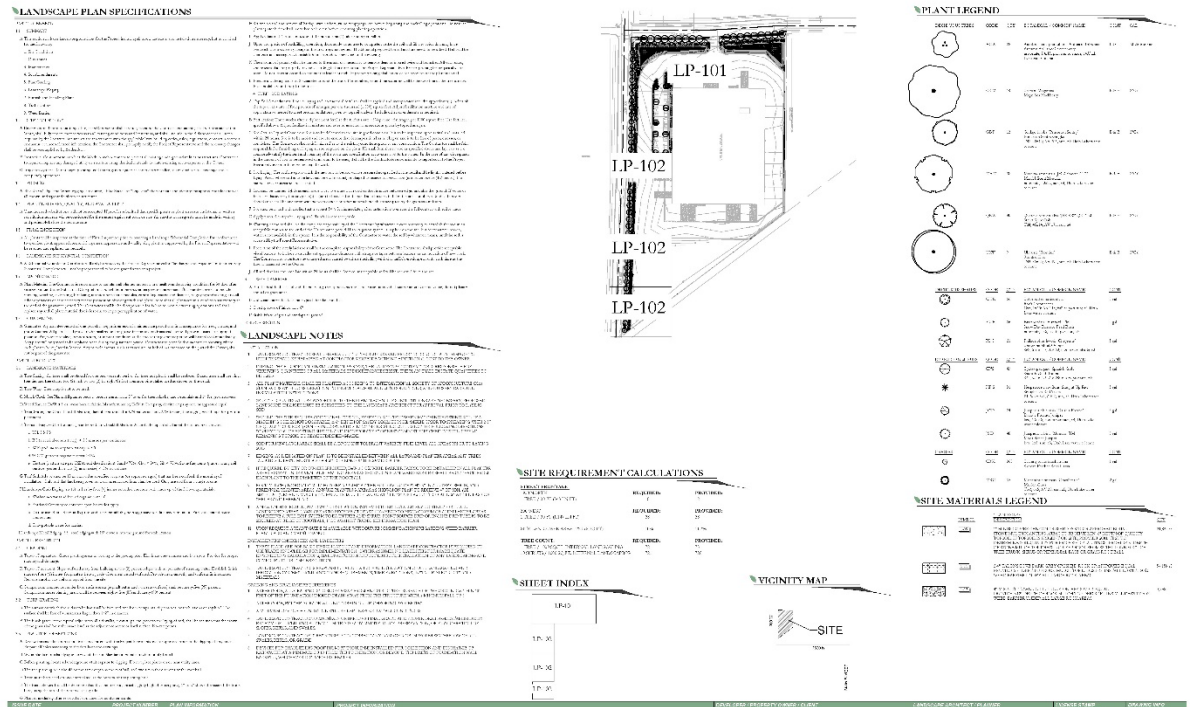

INSTALL STRAW BALES OVER FLARED END SECTION
INSTALL SILT FENCE PER BMP SF.
INSTALL INLET PROTECTION (TYP.)
INSTALL SILT FENCE PER BMP SF.
INSTALL STRAW BALES OVER FLARED END SECTION
INSTALL STRAW BALES OVER FLARED END SECTION
INSTALL SILT FENCE PER BMP SF.
INSTALL SILT FENCE PER BMP SF.
INSTALL PORTABLE TOILET PER BMP PT
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
300 WEST
INSTALL STRAW BALES OVER FLARED END SECTION
INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL SILT FENCE PER BMP SF.
INSTALL SILT FENCE PER BMP SF.
Scale 1" = 50'
MOUNTAIN COUNTRY FOODS PLANT 3
EROSION CONTROL PLAN
C13

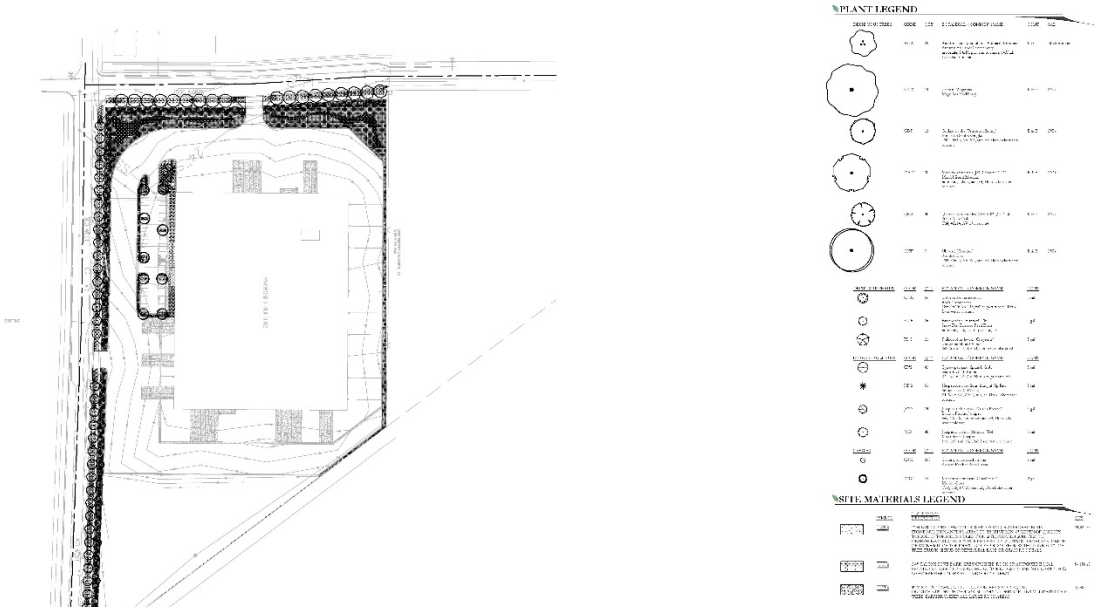

BMP: Concrete Waste Management
BMP: Dust Controls
BMP: Inlet Protection-Gravel
BMP: Land Grading
BMP: Portable Toilets
BMP: Silt fence
BMP: Spill Clean-Up
BMP: Stabilized Construction Entrance
BMP: Street Sweeping
MOUNTAIN COUNTRY FOODS PLANT 3
BMP DETAILS
EXCEL ENGINEERING


STILL CASE
CURBY CASE
ADA VAN SIGN DETAIL
CURB RAMP
4' WATERWAY DETAIL
SIDEWALK - COMMERCIAL DRIVE APPROACH - STEEP GRADE
MOUNTAIN COUNTRY FOODS PLANT 3
SITE DETAILS
EXCEL ENGINEERING


POLARES PEAK PLAT "A"
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, T6S, R2E
THE SOUTHEAST QUARTER OF SECTION 30, T5S, R2E, SLB&M
GRAPHIC SCALE
1900 NORTH STREET
300 WEST STREET
LOT 1
STREET DEDICATION
AREA 55,173 SQ. FT.
VICINITY MAP
NOT TO SCALE
SITE
SITE TABULATIONS
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
ACKNOWLEDGEMENT
ACCEPTANCE BY THE LEGISLATIVE BODY
SYMBOL LEGEND
NOTES
PREPARED BY:
LEVEL OF FOCUS, INC
1336 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5141
PLAT "A"
POLARES PEAK
SPANISH FORK CITY, UTAH COUNTY, UTAH


PLANT LEGEND
SITE MATERIALS LEGEND
4/13/2022
UT22061
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
EXCEL ENGINEERING
DAVID W. PETERSON, P.E.
PKJ DESIGN GROUP
LANDSCAPE PLAN COLOR
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COLOR


LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
LP-101
LP-102
LP-102
LP-102
SITE REQUIREMENT CALCULATIONS
SHEET INDEX
VICINITY MAP
SITE
PLANT LEGEND
SITE MATERIALS LEGEND
4/13/2022
UT22061
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
EXCEL ENGINEERING
DAVID W. PETERSON, P.E.
PKJ DESIGN GROUP
LANDSCAPE PLAN COVER
PERMIT SET
LP-100



4/13/2022 UT22061

811 BLUE STAKES OF UTAH 1-800-662-4111

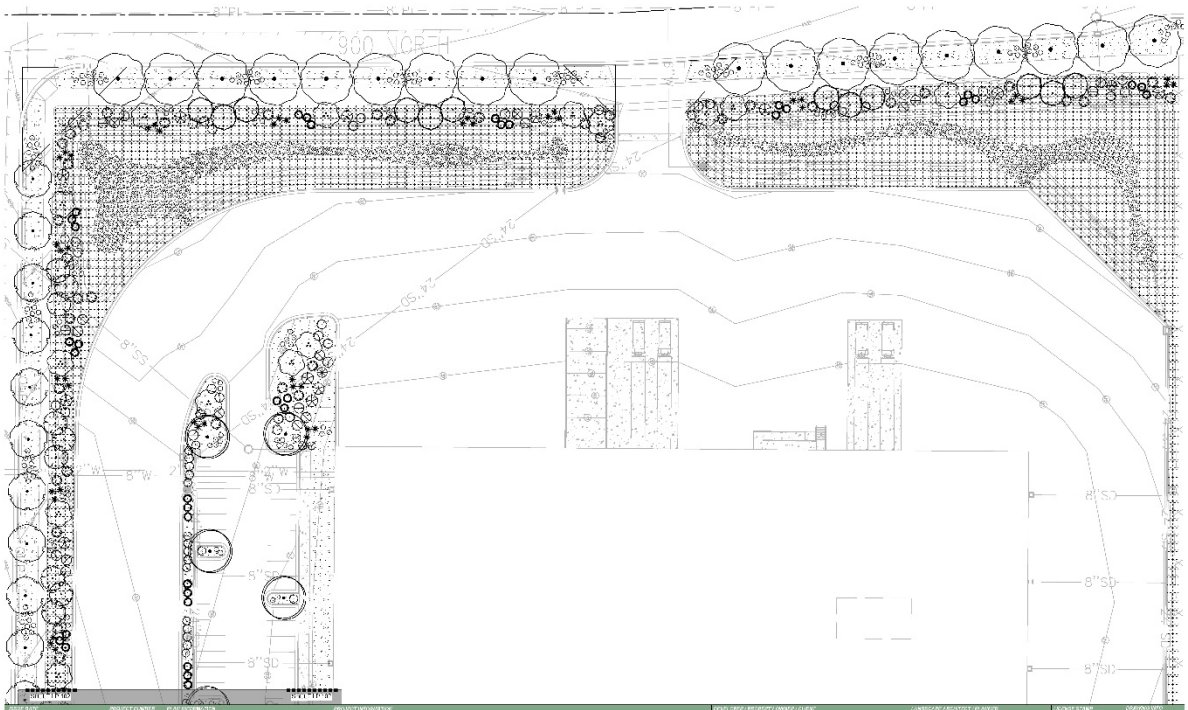
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH

EXCEL ENGINEERING
DAVID W. PETERSON, P.E.

PKJ DESIGN GROUP
Landscape Architecture & Planning & Consulting Inc.
3463 N. TRIUMPH BLVD., SUITE 102
LEHI, UTAH 84043 (801) 753-3944
www.pkjdesigngroup.com

JTA
ACP
JMA

LANDSCAPE PLAN OVERALL
PERMIT SET
LP-O



1/13/2023 UT22061

811 BLUE STAKES OF UTAH 1-800-662-4111

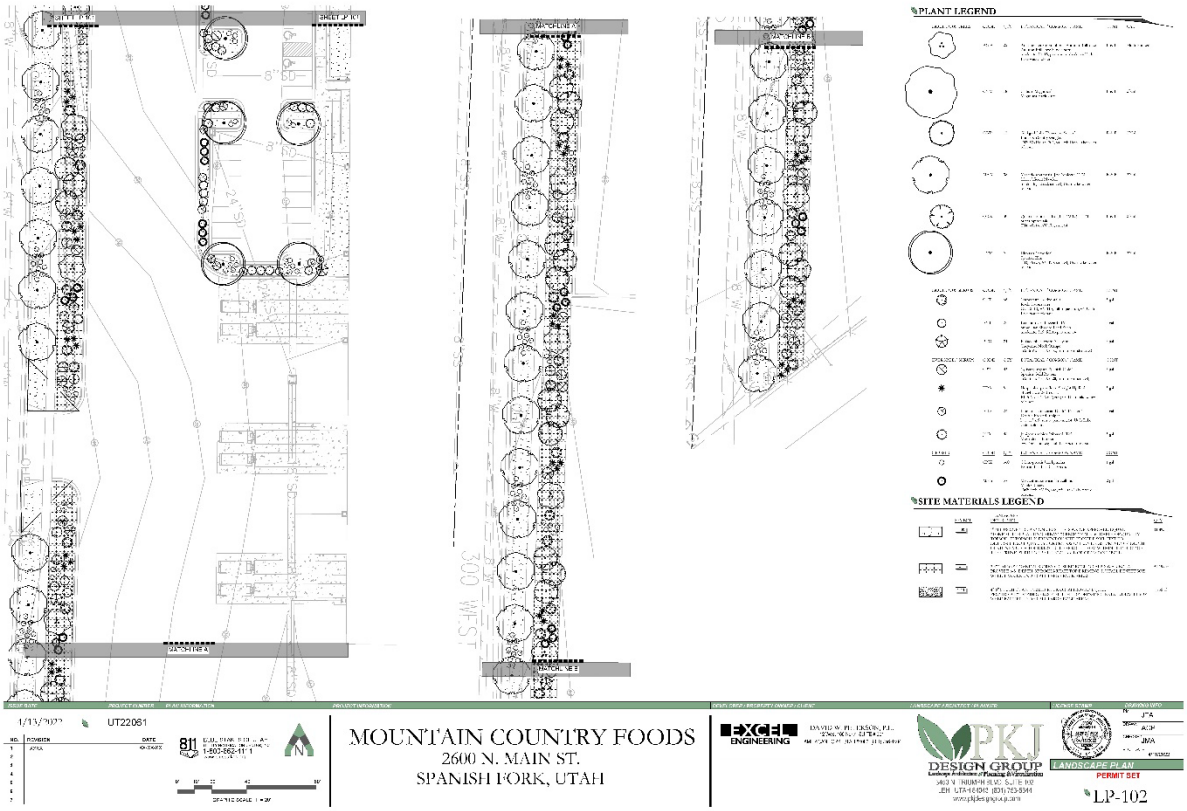
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH

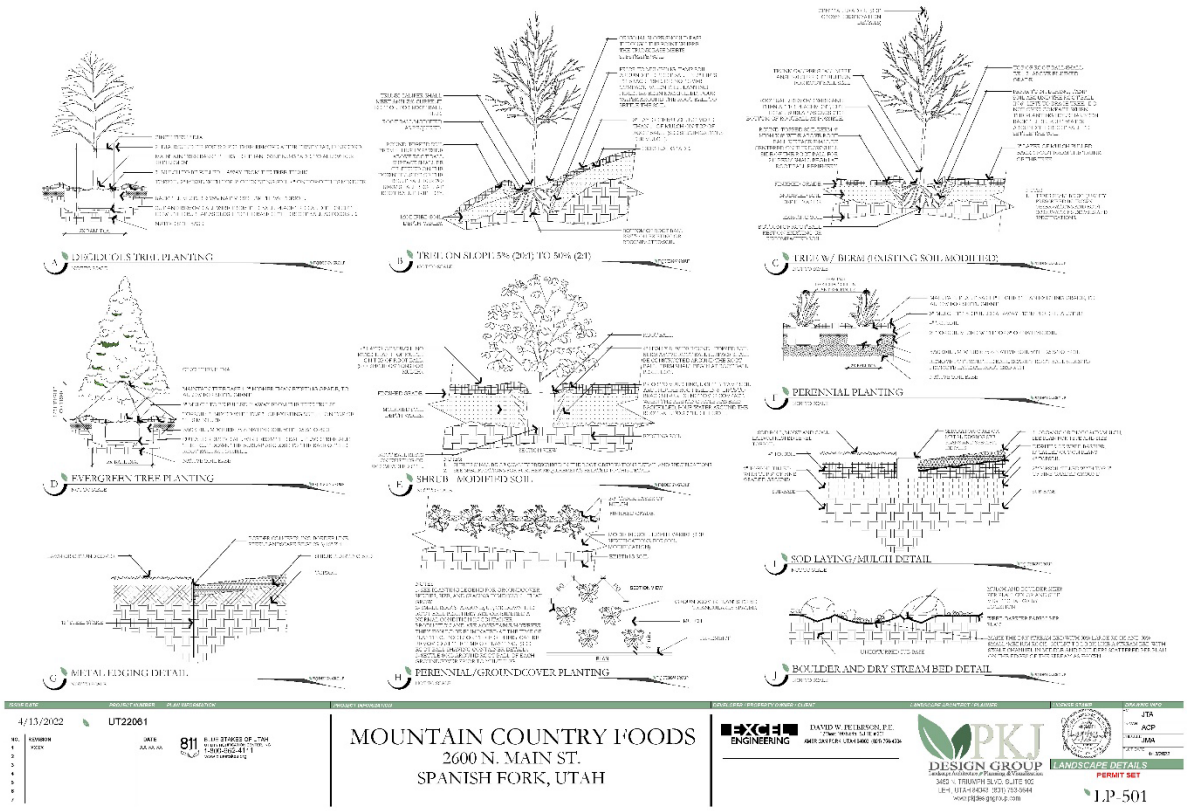
EXCEL ENGINEERING
DAVID W. PETERSON, P.E.

PKJ DESIGN GROUP
Landscape Architecture & Planning & Consulting Inc.
3463 N. TRIUMPH BLVD., SUITE 102
LEHI, UTAH 84043 (801) 753-3944
www.pkjdesigngroup.com

JTA
ACP
JMA

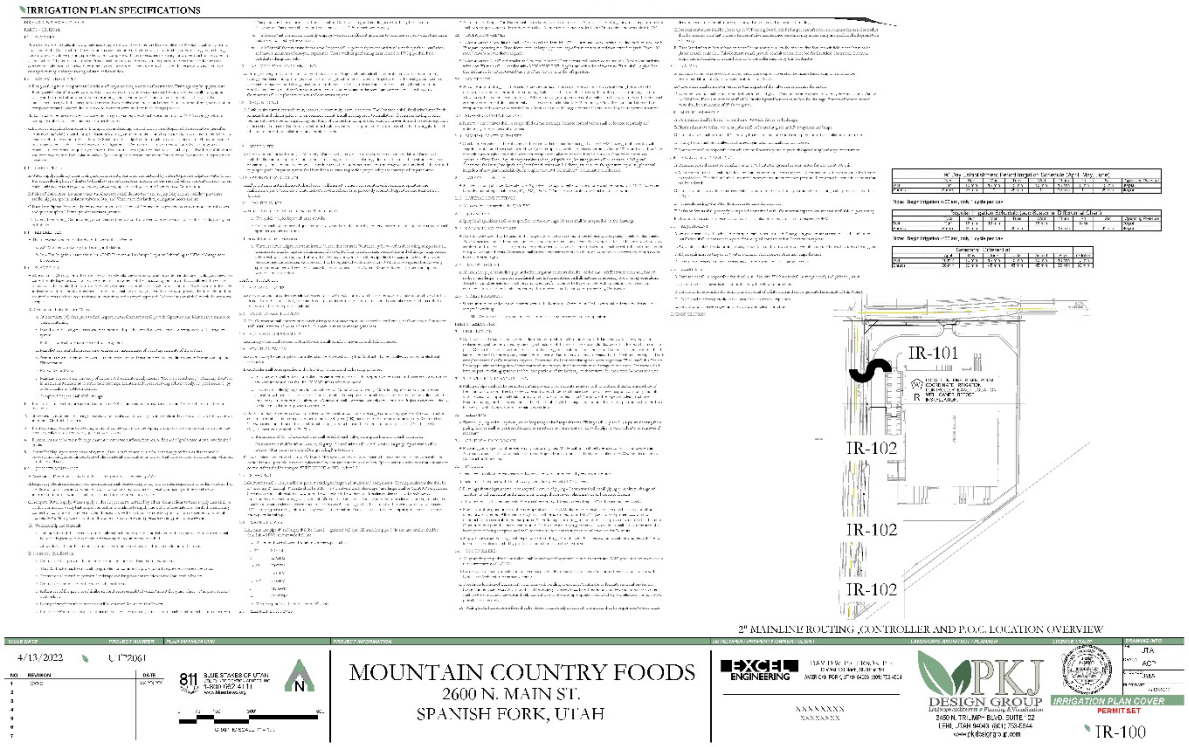
LANDSCAPE PLAN
PERMIT SET
LP-101

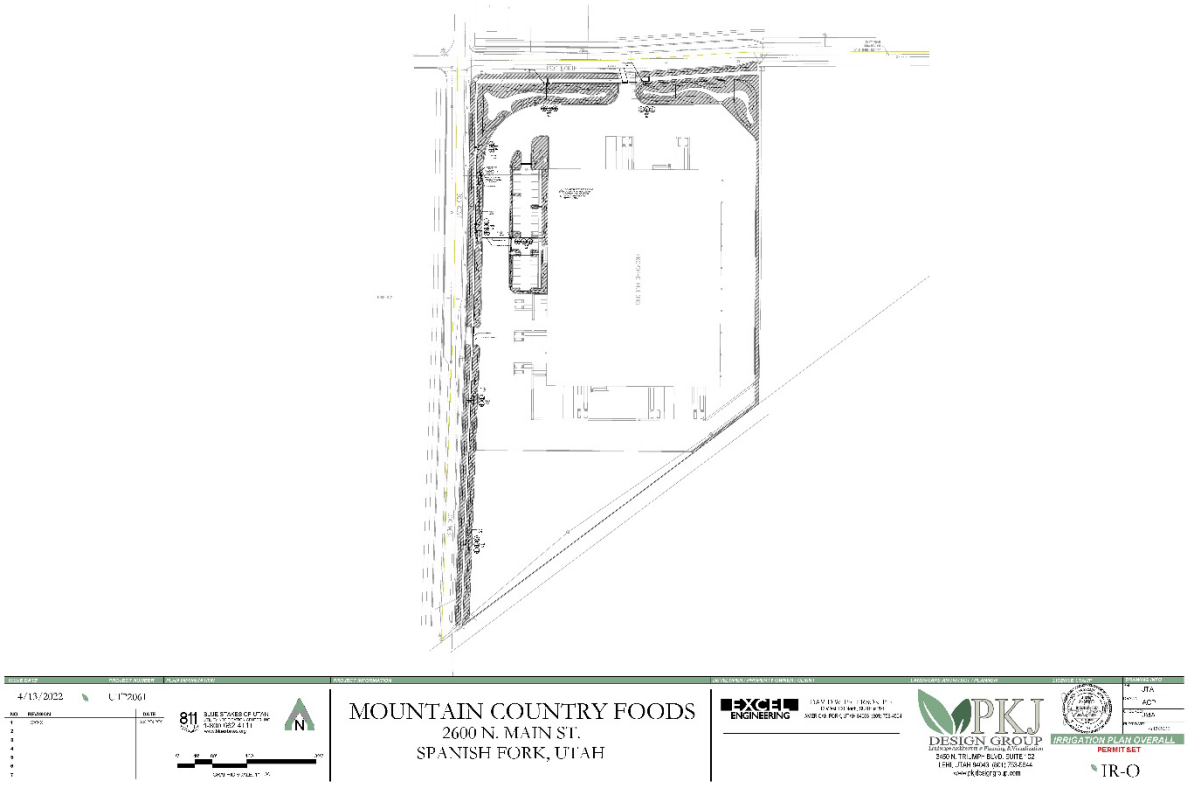

PLANT LEGEND
SITE MATERIALS LEGEND
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
LANDSCAPE PLAN
PERMIT SET
LP-102

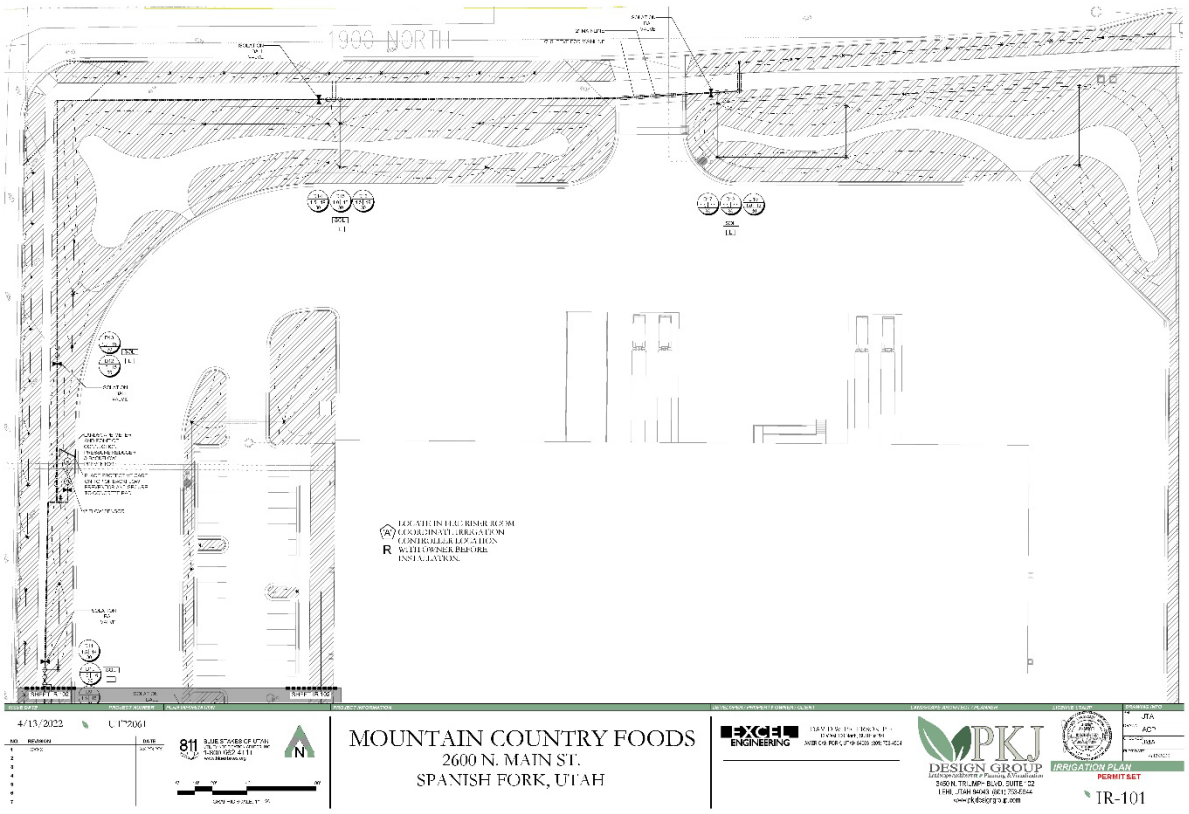

DECIDUOUS TREE PLANTING
TREE ON SLOPE 5% (20:1) TO 50% (2:1)
TREE W/ BERM (EXISTING SOIL MODIFIED)
EVERGREEN TREE PLANTING
SHRUB W/ MODIFIED SOIL
PERENNIAL PLANTING
METAL EDGING DETAIL
PERENNIAL/GROUNDCOVER PLANTING
SOD LAYING/MULCH DETAIL
BOULDER AND DRY STREAM BED DETAIL
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
LANDSCAPE DETAILS
PERMIT SET
LP-501

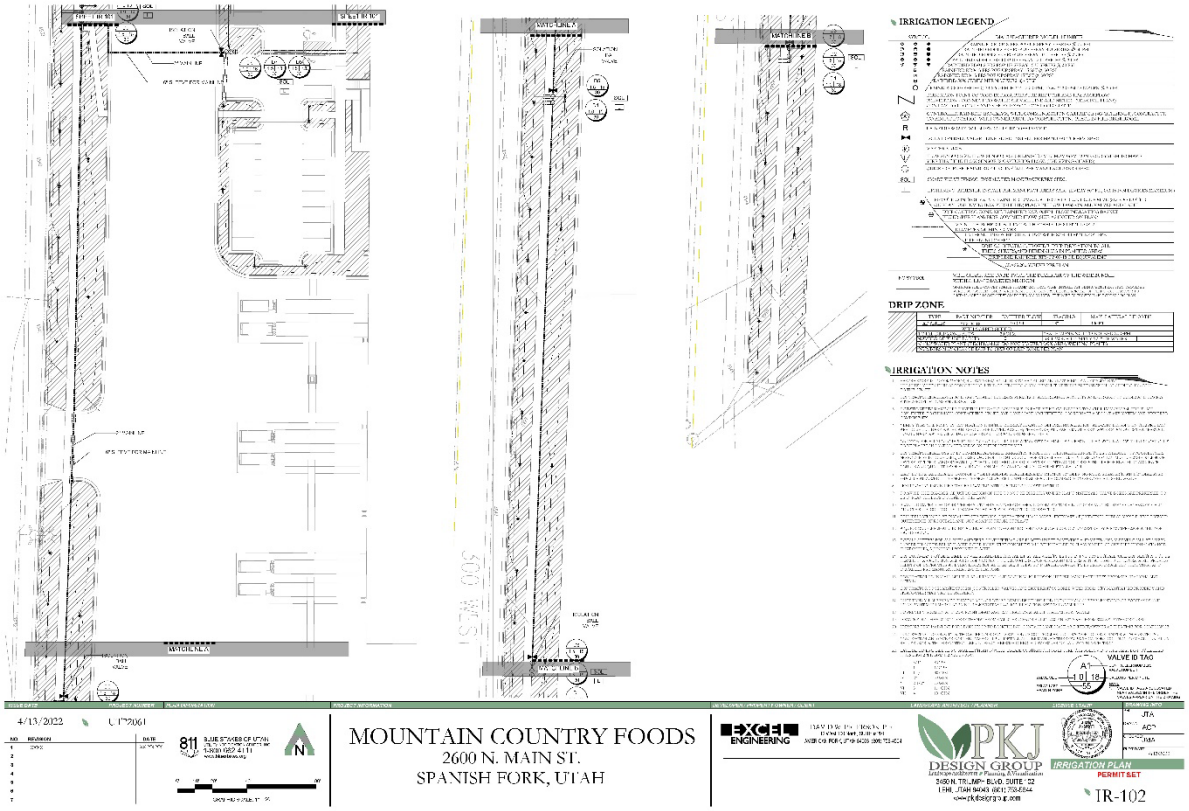
MOUNTAIN COUNTRY FOODS

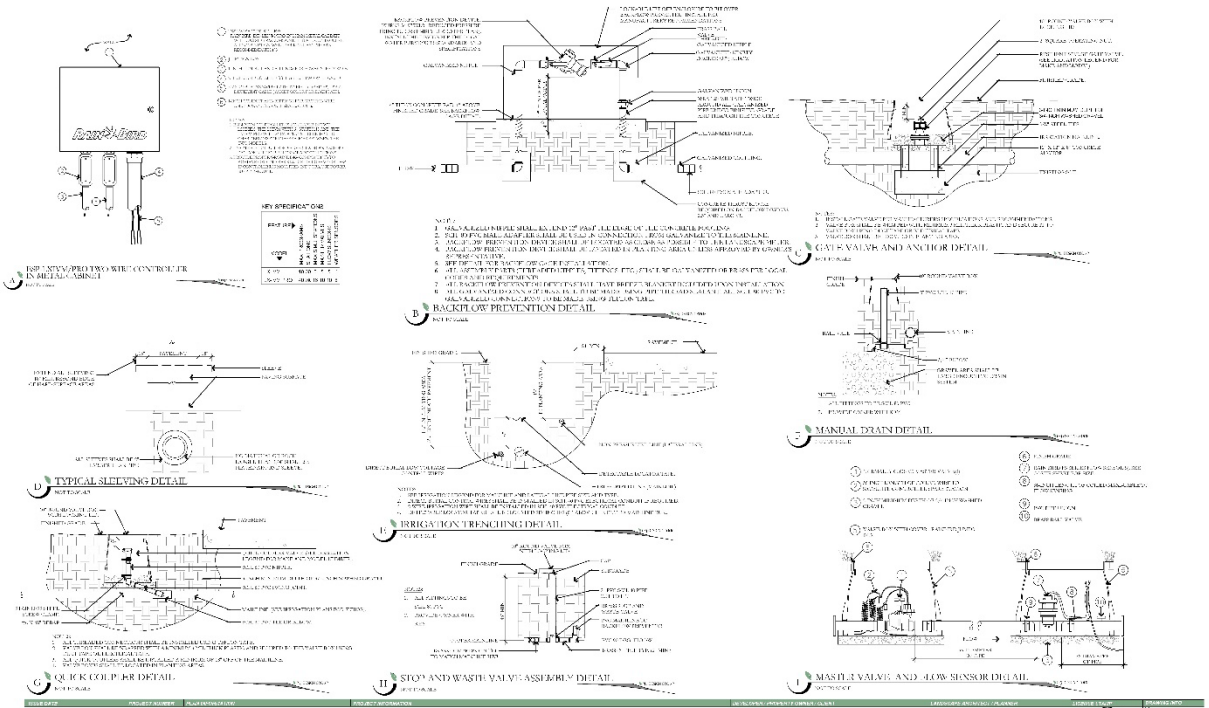
SPANISH FORK, UTAH






1900 NORTH
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ DESIGN GROUP
IRRIGATION PLAN
PERMIT SET
IR-101


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ DESIGN GROUP
IRRIGATION PLAN
PERMIT SET
IR-102



4/13/2022 U 172061

811 BLUE STAKES OF UTAH 1-(800) 662-4111

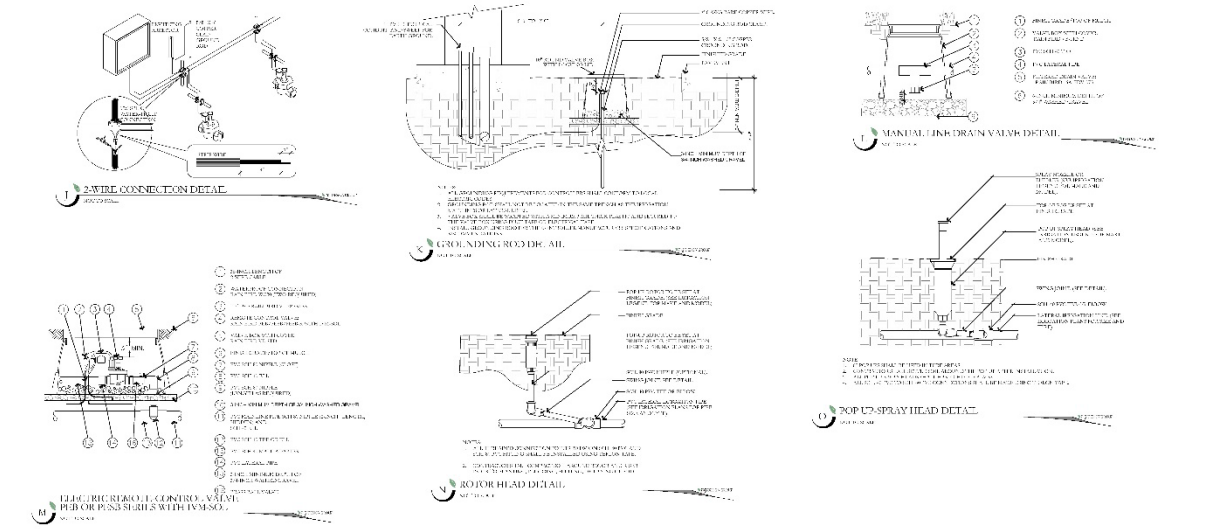
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH

EXCEL ENGINEERING

PKJ DESIGN GROUP
2490 N. TRUMP BLVD. SUITE 22
FERN, UTAH 84043 (801) 753-4544

IRRIGATION DETAILS
PERMIT SET

IR-501



4/13/2022 U 172061

811 BLUE STAKES OF UTAH 1-(800) 662-4111

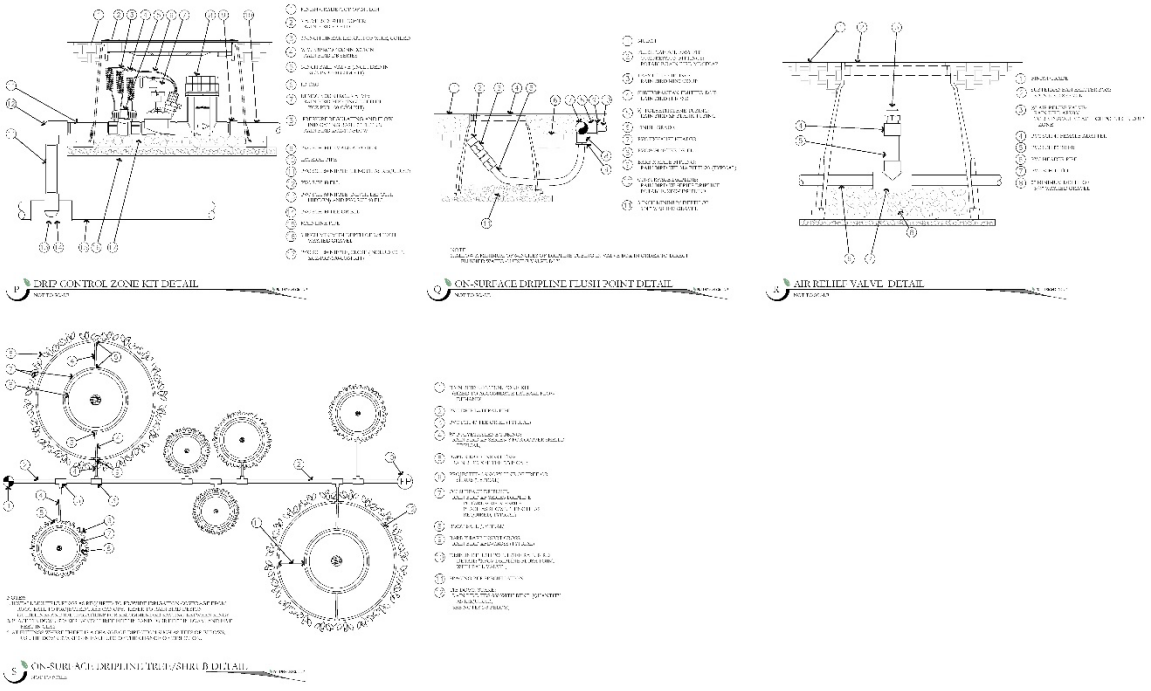
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH

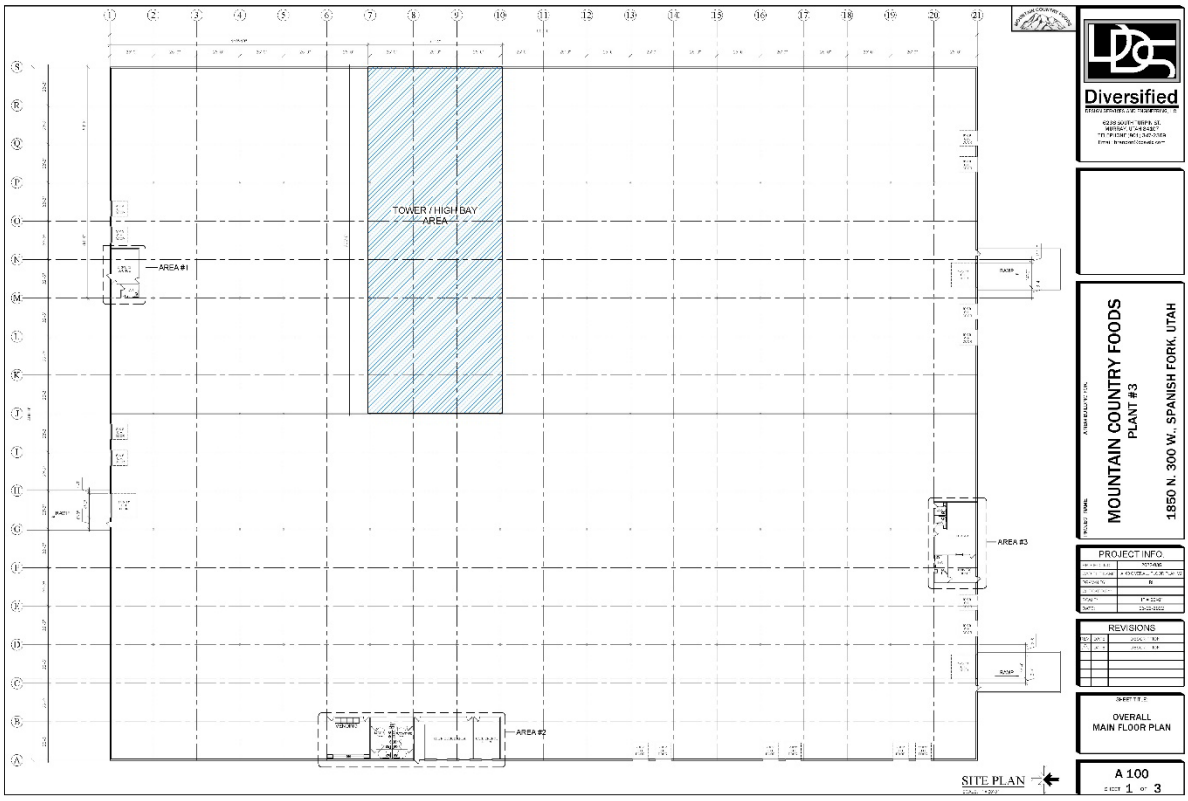
EXCEL ENGINEERING

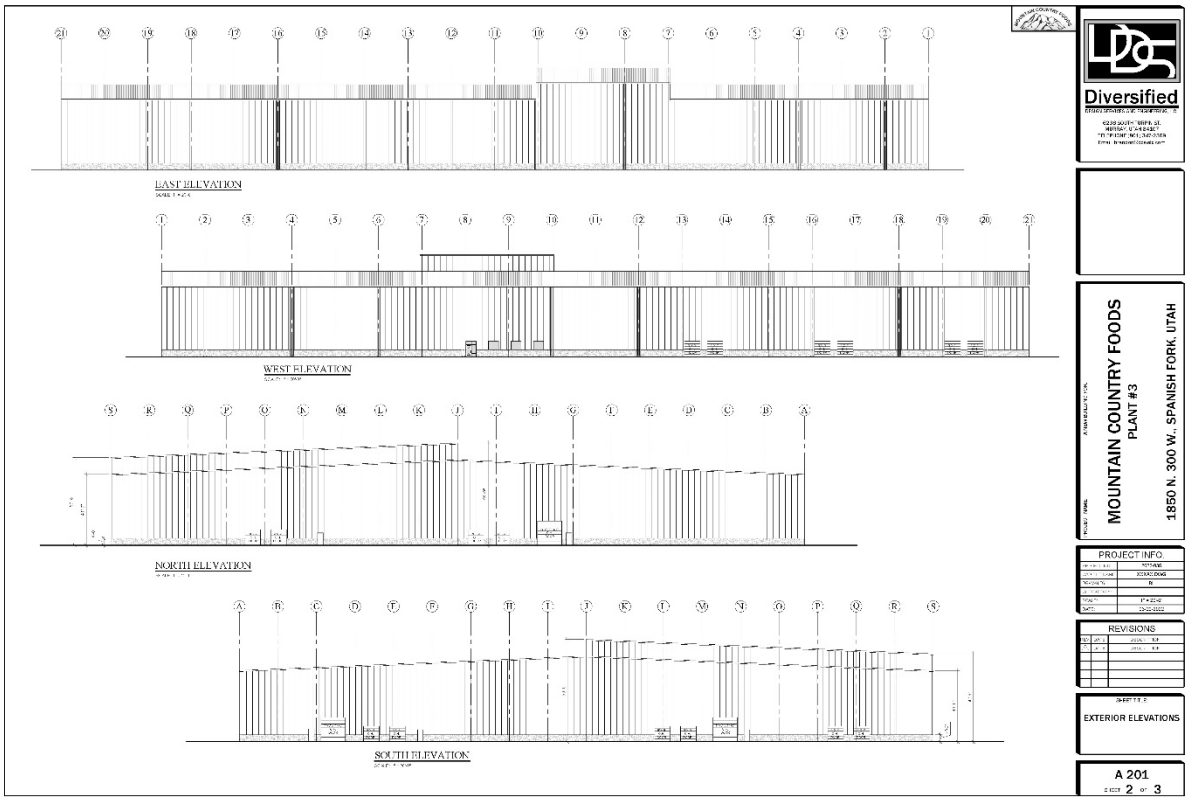
PKJ DESIGN GROUP
2490 N. TRUMP BLVD. SUITE 22
FERN, UTAH 84043 (801) 753-4544

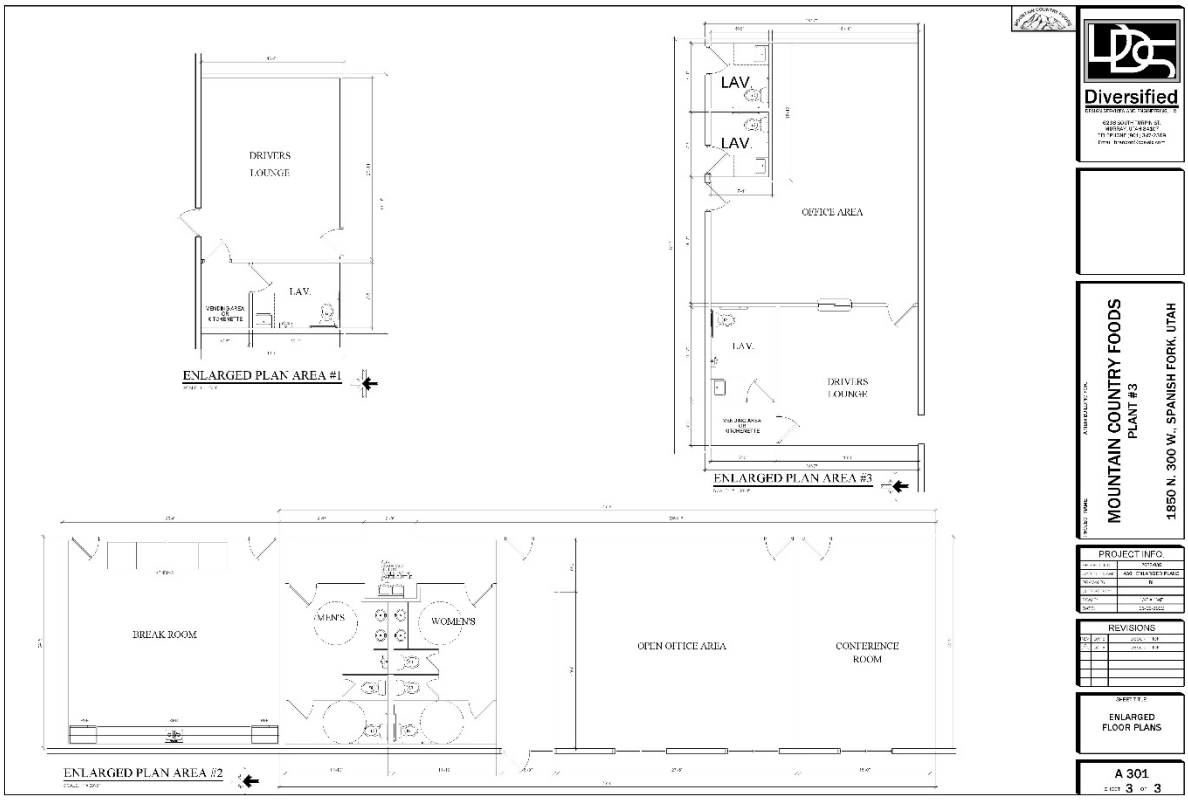
IRRIGATION DETAILS
PERMIT SET

IR-502


DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TRIBUTARY DETAIL
4/13/2022
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
PERMIT SET
IR-503

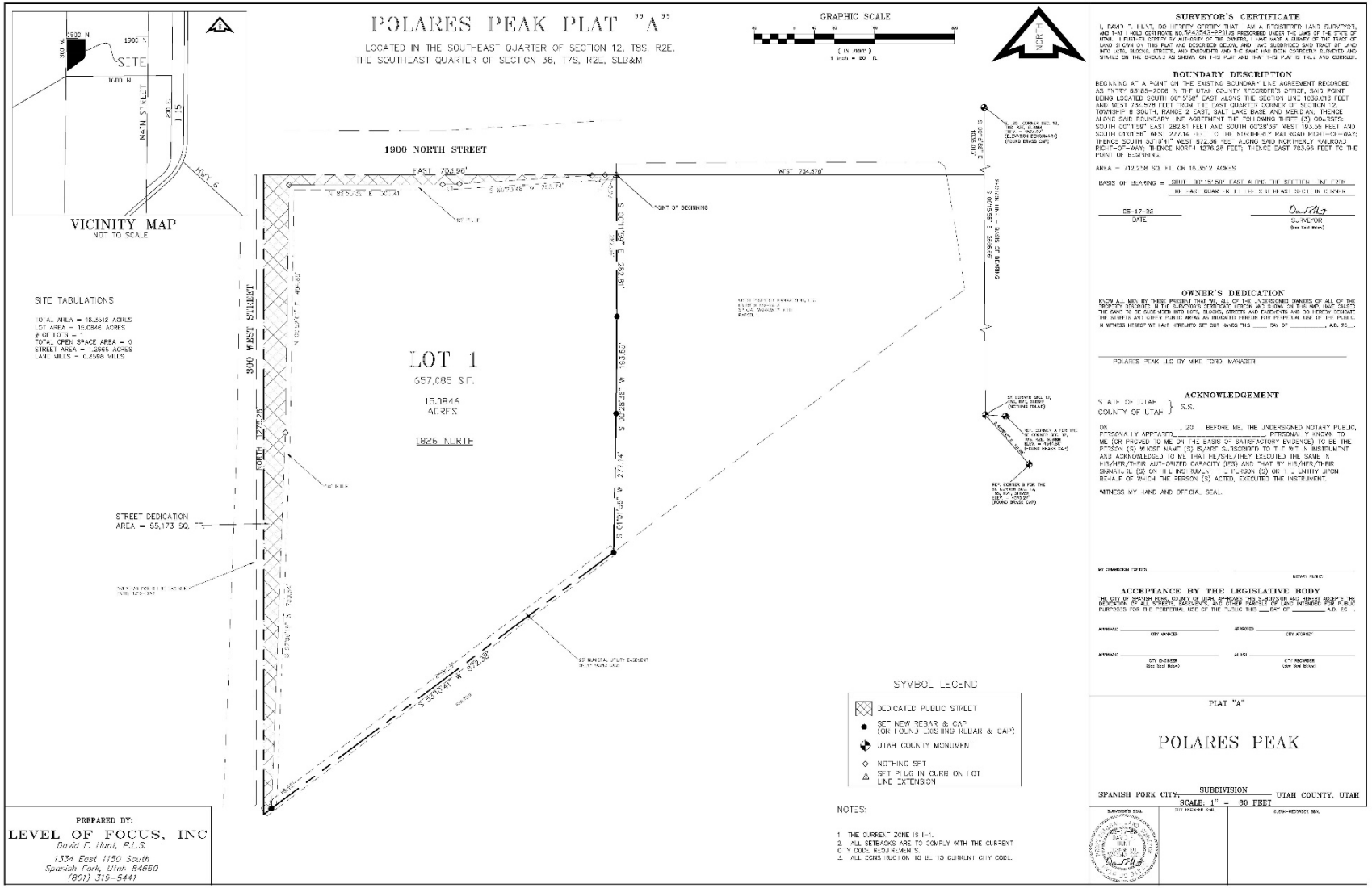

TOWER / HIGH BAY AREA
AREA #1
AREA #2
AREA #3
SITE PLAN
Diversified
MOUNTAIN COUNTRY FOODS
PLANT #3
1850 N. 300 W., SPANISH FORK, UTAH
PROJECT INFO.
REVISIONS
OVERALL MAIN FLOOR PLAN
A 100
SHEET 1 OF 3


EAST ELEVATION
WEST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
Diversified
MOUNTAIN COUNTRY FOODS
PLANT #3
1850 N. 300 W., SPANISH FORK, UTAH
PROJECT INFO.
REVISIONS
EXTERIOR ELEVATIONS
A 201
SHEET 2 OF 3


DRIVERS
LOUNGE
LAV.
ENLARGED PLAN AREA #1
LAV.
LAV.
OFFICE AREA
LAV.
DRIVERS
LOUNGE
ENLARGED PLAN AREA #3
BREAK ROOM
MEN'S
WOMEN'S
OPEN OFFICE AREA
CONFERENCE
ROOM
ENLARGED PLAN AREA #2
Diversified
MOUNTAIN COUNTRY FOODS
PLANT #3
1850 N. 300 W., SPANISH FORK, UTAH
PROJECT INFO.
REVISIONS
ENLARGED
FLOOR PLANS
A 301
SHEET 3 OF 3

POLARES PEAK PLAT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, T8S, R2E,
THE SOUTHEAST QUARTER OF SECTION 36, T7S, R2E, SLB&M



SURVEYOR'S CERTIFICATE

I, DAVID T. HUNT, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO.5143543-2201 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 INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING BOUNDARY LINE AGREEMENT RECORDED AS ENTRY 63185-2008 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED SOUTH 00°11'56" EAST ALONG THE SECTION LINE 1039.013 FEET AND WEST 734.578 FEET FROM THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: SOUTH 00°11'56" EAST 282.87 FEET AND SOUTH 06°29'35" WEST 193.52 FEET AND SOUTH 01°07'58" WEST 277.14 FEET TO THE NORTHERLY RAILROAD RIGHT-OF-WAY; THENCE SOUTH 30°10'41" WEST 872.38 FEET ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY; THENCE NORTH 1275.28 FEET; THENCE EAST 783.96 FEET TO THE POINT OF BEGINNING.

AREA = 722,258 SQ. FT. OR 16.5812 ACRES

BASIS OF BEARING = SOUTH 00°11'56" EAST ALONG THE SECTION LINE FROM MONUMENT AT THE NORTHEAST CORNER OF SECTION 12 TO THE EAST QUARTER OF SECTION 12

05-17-22
DATE

DAVID T. HUNT
(See Seal Below)

OWNER'S DEDICATION

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

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

POLARES PEAK, LC BY MIKE FORD, MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON _____, 20__ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES) AND THAT BY HIS/HER/THEIR SIGNATURE (S) ON THE INSTRUMENT, THE PERSON (S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES

NOTARY PUBLIC

ACCEPTANCE BY THE LEGISLATIVE BODY

THE CITY OF SPANISH FORK, 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__.

APPROVED _____ CITY MANAGER
APPROVED _____ CITY ATTORNEY
APPROVED _____ CITY ENGINEER (See Seal Below)
ATTEST _____ CITY RECORDER (See Seal Below)

PLAT "A"

POLARES PEAK

SPANISH FORK CITY, ____ SUBDIVISION ____ UTAH COUNTY, UTAH
SCALE: 1" = 80 FEET

SURVEYOR'S SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL

PREPARED BY:
LEVEL OF FOCUS, INC
David T. Hunt, P.L.S.
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
May 18, 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; **Marcie Clark**, Engineering Division Secretary; **James Darling**, Engineering SWMPA; **Zach Hendrickson**, Outside Plant Manager; **Jake Theurer**, Power and Light Superintendent; **Garrett Elmer**, Power and Light Assistant Superintendent; **Bart Morrill**, Parks Maintenance Supervisor. **John Little**, Chief Building Official, **Kasey Woodard**, Division Secretary. **Jason Turner**, Fire Marshall

Citizens Present: Ryan Christofferson, Shawn Herring, BJ Ryan, Scott Peterson, Howie Nelson.

Chris Thompson called the meeting to order at 10:00 A.M.

FINAL PLAT
ESCALA PLAT B

Brandon Snyder stated that this is the second and final phase of an overall project and there are no concerns.

Dave Anderson stated that this phase will finish the improvements on the west side of Del Monte aside from a small gap on the south end. He said we will work on trying to fix this.

There was discussion on whether the developer would be connecting the sidewalk to curb and gutter or leaving a gap.

Dave Anderson said it is not just the sidewalk but it's also curb, gutter and road improvements.

BJ Ryan said they paved the main road, did road widening, and then they will work on the trails for park space.

Dave Anderson **moved** to continue the proposed Nelson Meadows Plat A Minor Subdivision Plat to the City Council based on the following finding and conditions:

Finding:

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.

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

SITE PLAN
MOUNTAIN COUNTRY FOODS PLANT 3

Brandon Snyder said this is taking an existing piece of property and making road connections and improvements. The applicant is proposing a reload dedication plat with the Site Plan, he stated that there are a few redline clarifications that are being worked on with the applicant. He stated this will be a large warehouse that will be 200,000 square feet with around 150-200 employee parking stalls.

James Darling said there are a few minor redlines that they are currently working on but there are no major issues. He stated they are working on the storm drain to connect it out on 1900 North and over to Main Street. He stated they are working on having the sewer flow south to the existing current line along the tracks.

Chris Thompson asked James Darling if there is a DAF building location as that was a concern and it is needed from the beginning with this.

Seth Perrins said he does not think there is a DAF building included in the Site Plan and feels that is something that needs to be addressed in the comments. He stated that if the applicant wants to get it to the trunk line, they need to address pretreatment capabilities.

Dave Anderson stated that the applicant has a contract and if they do not start construction soon, it will create significant issues with regard to the contract. It is

imperative they begin concrete work, and he proposed a pre-approval and asked if it would interfere with anything.

Chris Thompson suggested making an approval condition that a DAF will be in place prior to construction.

Seth Perrins stated that he would be comfortable with this idea, and he feels it will be in staff's best interest to meet with the applicant's engineer regularly to address these concerns.

Dave Anderson suggested not approving the Site Plan until improvements like sewer treatments are in. He said they should allow John Little to issue a building permit for some of the fundamental concrete work. DAF equipment is on order and can provide a delivery date.

Dave Anderson **moved** to continue the proposed Mountain Country Foods Plant 3 Site Plan.

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

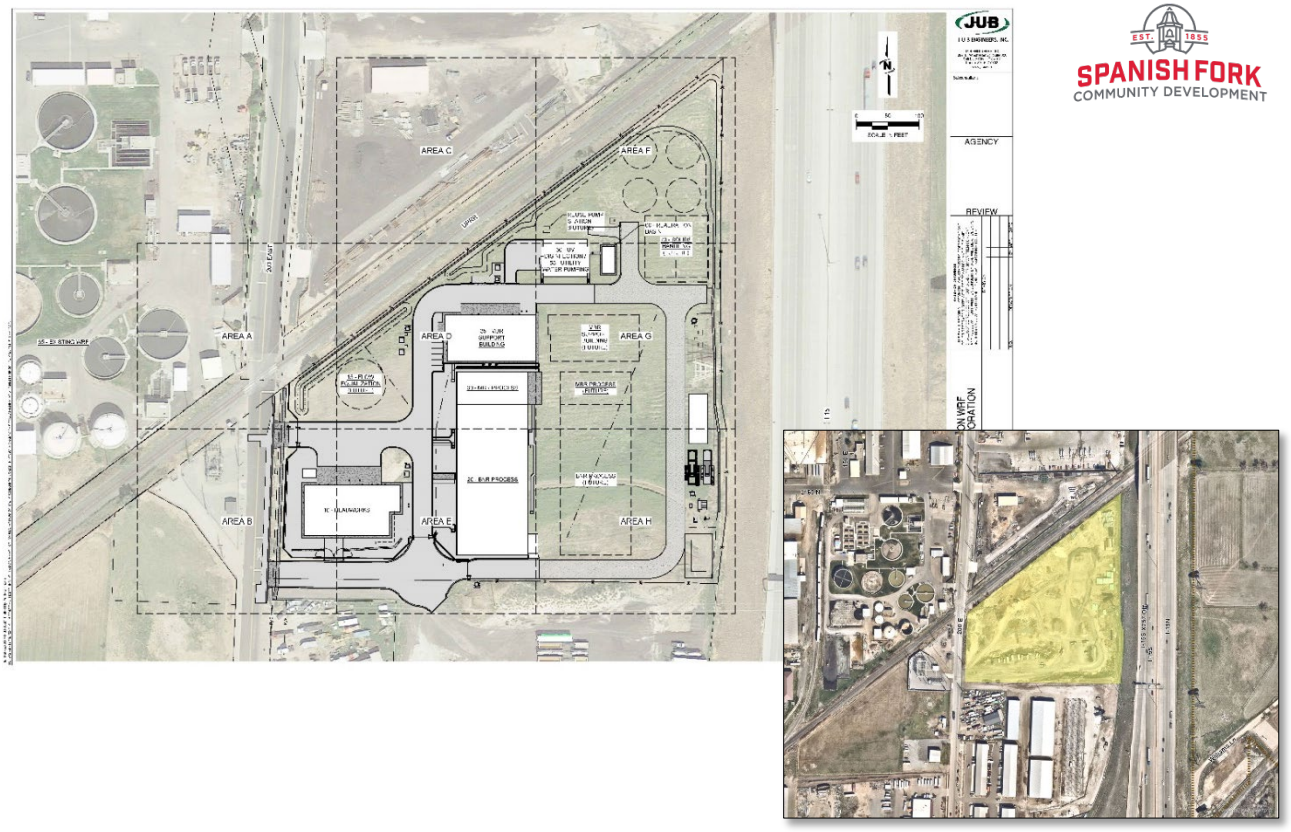
ZONE CHANGE AND PRELIMINARY PLAT
ARROWHEAD SUBDIVISION

Brandon Snyder stated that the applicant has submitted a Zone Change application with a Preliminary Plat application for the master planned development. The Zone Change application will expand the commercial area, with the remaining portion of the property being subdivided for residential lots. He stated that it has been previously noted there is no park space or open space plan. He said Michael Clark had additional questions he would like addressed, including trying to avoid double frontage lots.

There was discussion that the City does not want streets developed half at a time.

Scott Peterson stated that it is their intent to do the length of the road not width.

Chris Thompson stated that the DRC does not want reduced width on intersections that come to a T as there is no reason to slow down traffic that comes to a T.



Waste Water Reclamation Facility Site Plan Approval Request

October 26, 2022, Development Review Committee Meeting.

Located at 2028 North 200 East, including approximately 9.3 acres.

The subject parcel is currently zoned I-1.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Utilities.
2. Walls.
3. Fencing.

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.

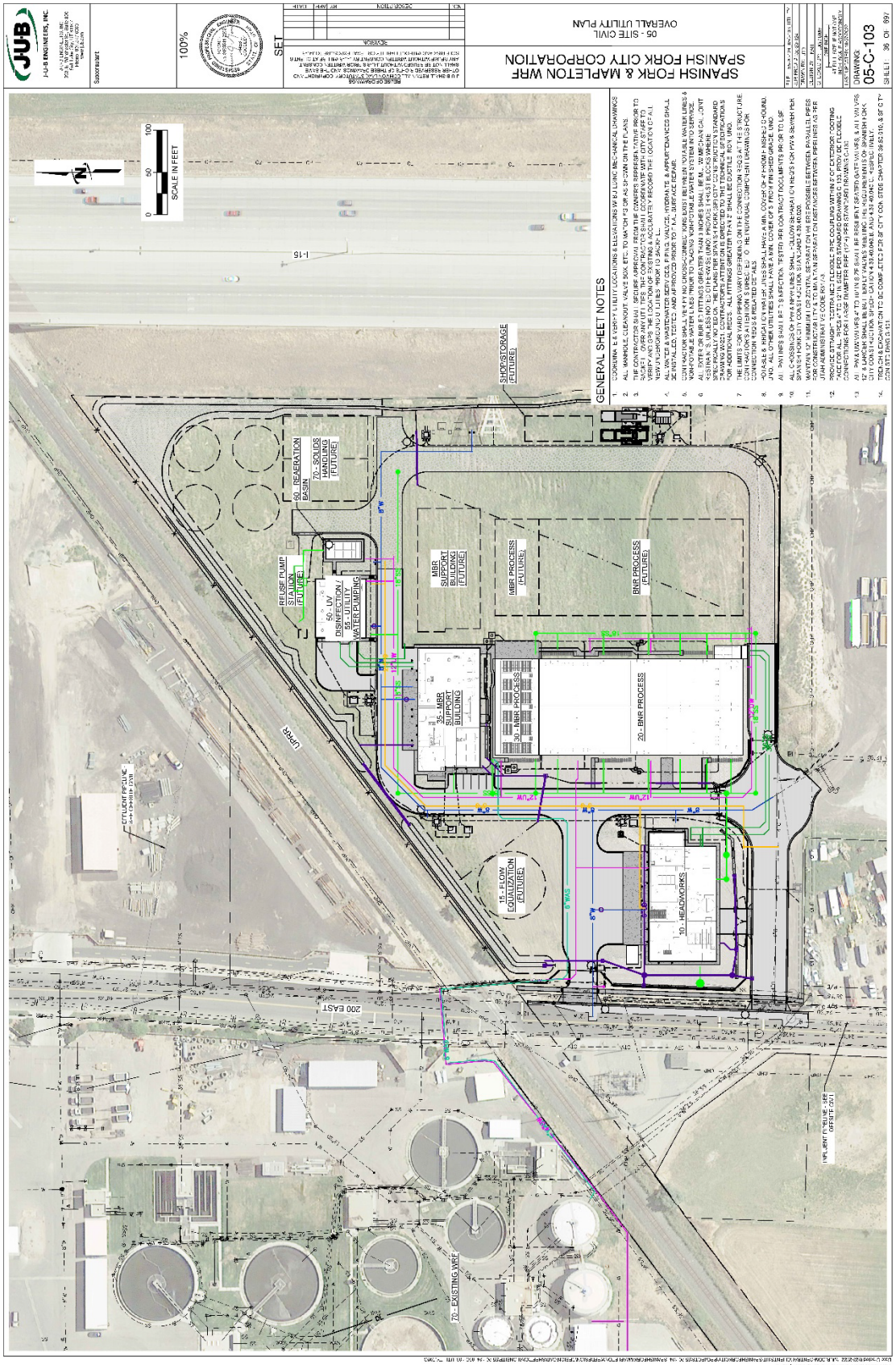
Conditions

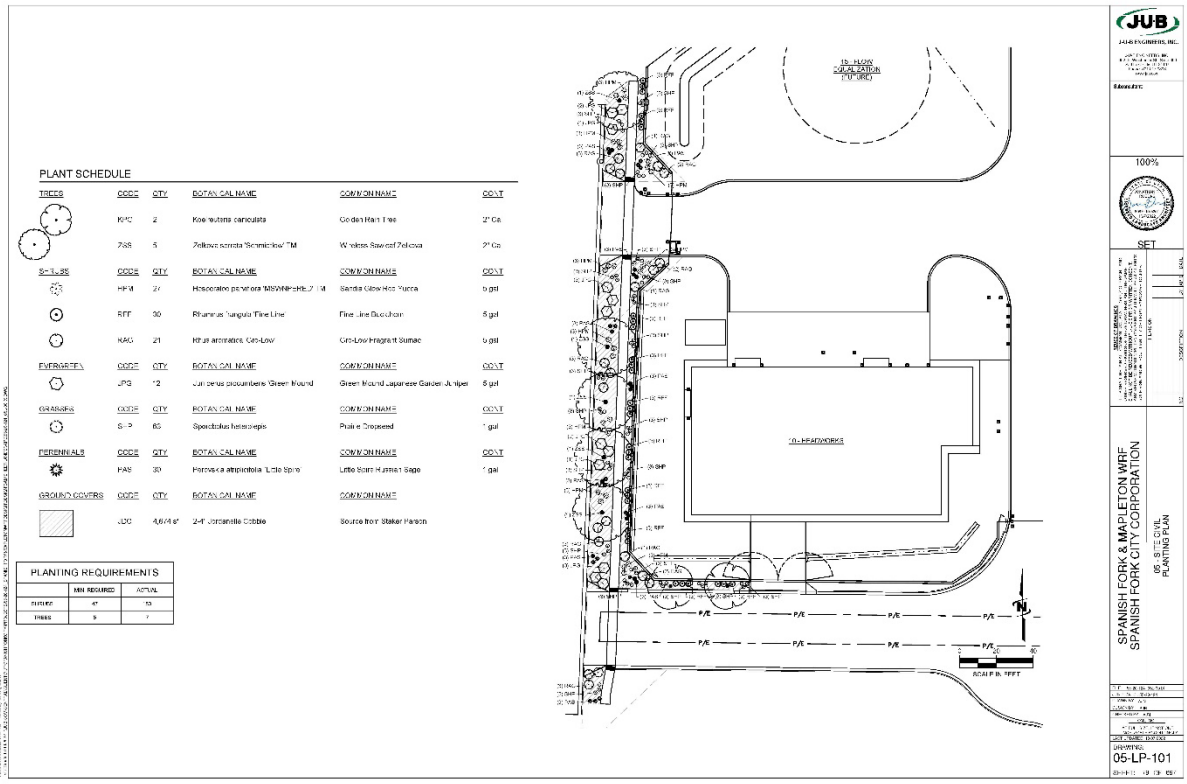
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

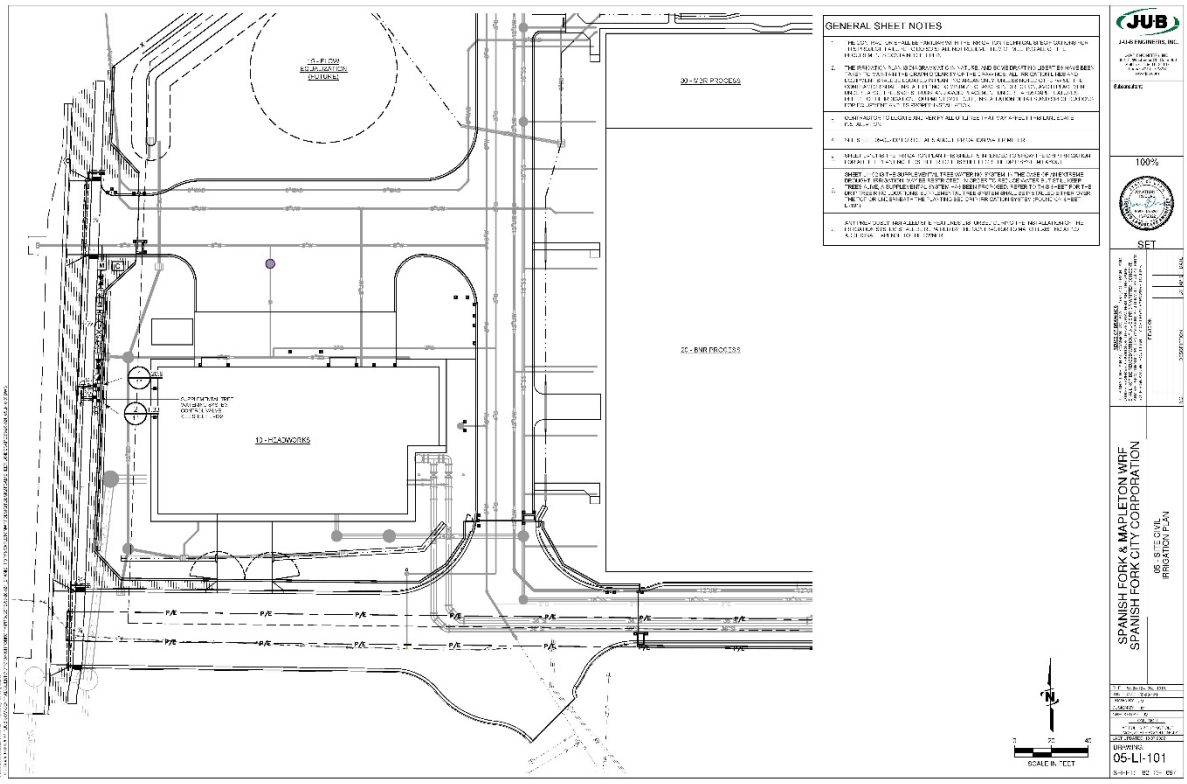
Exhibits

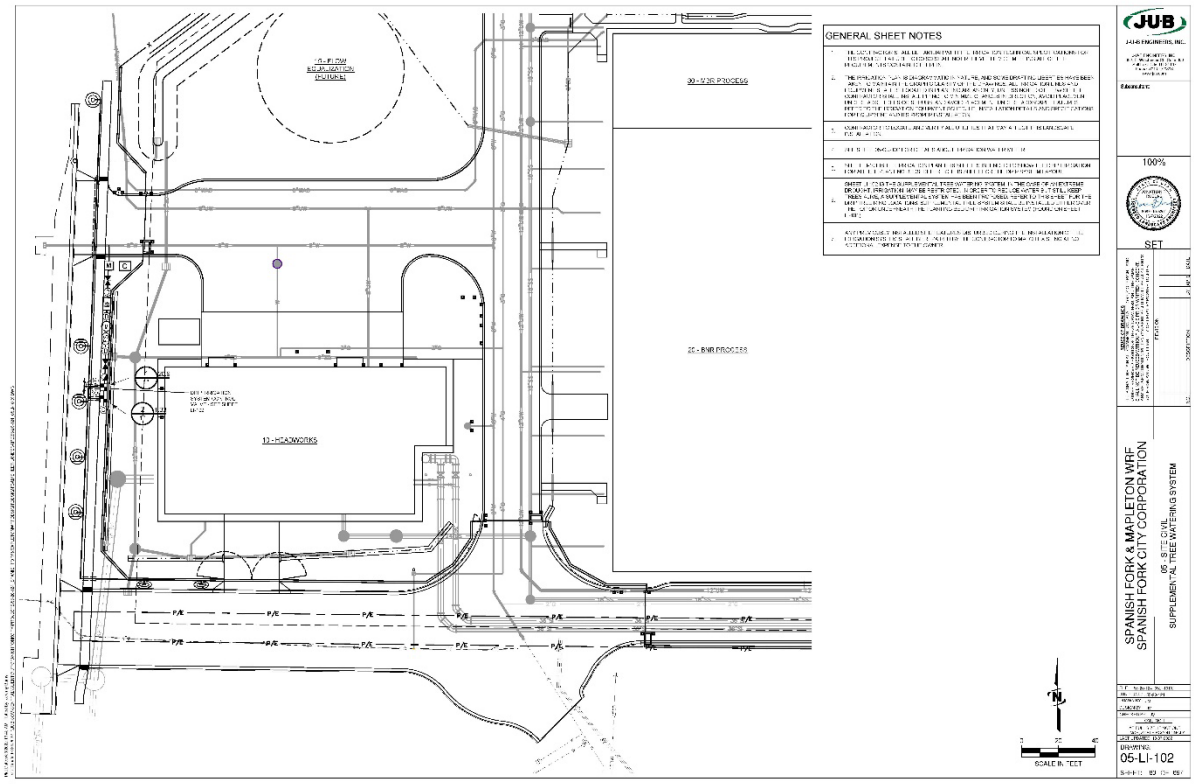
1. Site Plan.
2. Landscaping.
3. Elevations.

Exhibit 1


SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION
05 - SITE CIVIL
OVERALL UTILITY PLAN
DRAWING
05-C-103
SET
100%
GENERAL SHEET NOTES
SCALE IN FEET
SHOP/STORAGE (FUTURE)
60 - REAERATION BASIN
70 - SOLIDS HANDLING (FUTURE)
REUSE PUMP STATION (FUTURE)
50 - UV DISINFECTION / 55 - UTILITY WATER PUMPING
MBR SUPPORT BUILDING (FUTURE)
MBR PROCESS (FUTURE)
BNR PROCESS (FUTURE)
35 - MBR SUPPORT BUILDING
30 - MBR PROCESS
20 - BNR PROCESS
10 - HEADWORKS
15 - FLOW EQUALIZATION (FUTURE)
UPRR
200 EAST
EFFLUENT PIPELINE
INFLUENT PIPELINE - SEE DRAWING C-201
70 - EXISTING WRF


PLANT SCHEDULE
TREES CODE QTY BOTAN.CAL NAME COMMON NAME CONT
KPC 2 Koelreuteria paniculata Golden Rain Tree 2" Ca
ZAS 5 Zelkova serrata 'Schmidtlow' TM Wireless Sawleaf Zelkova 2" Ca
SHRUBS CODE QTY BOTAN.CAL NAME COMMON NAME CONT
HFM 27 Hesperaloe parviflora 'MSWNRedHeLy' TM Sandia Glow Red Yucca 5 gal
RRT 30 Rhamnus frangula 'Fine Line' Fine Line Buckthorn 5 gal
RAC 21 Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac 5 gal
EVERGREEN CODE QTY BOTAN.CAL NAME COMMON NAME CONT
JPG 12 Juniperus procumbens 'Green Mound' Green Mound Japanese Garden Juniper 5 gal
GRASSES CODE QTY BOTAN.CAL NAME COMMON NAME CONT
SHE 65 Sporobolus heterolepis Prairie Dropseed 1 gal
PERENNIALS CODE QTY BOTAN.CAL NAME COMMON NAME CONT
PAS 30 Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage 1 gal
GROUND COVERS CODE QTY BOTAN.CAL NAME COMMON NAME
JDC 4,674 sf 2-4" Jordanelle Cobble Source from Staker Parson
PLANTING REQUIREMENTS
MIN REQUIRED ACTUAL
SHRUBS 47 53
TREES 5 7
15 - FLOW EQUALIZATION (1.0 MG)
10 - HEADWORKS
20 - MBR PROCESS
P/E
SCALE IN FEET
JUB ENGINEERS, INC.
100%
SET
SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION
05 - SITE CIVIL
PLANTING PLAN
DRAWING
05-LP-101

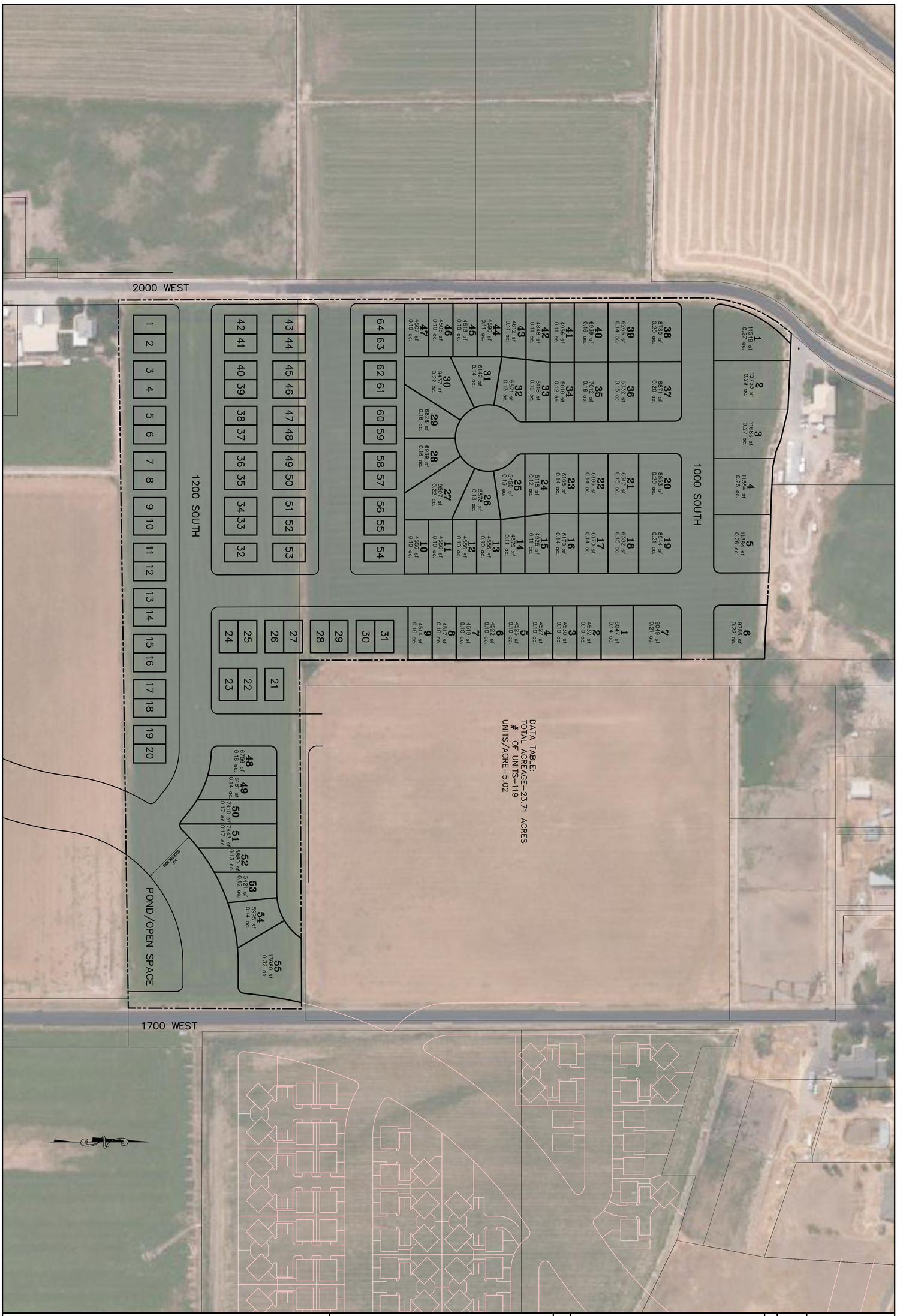

GENERAL SHEET NOTES
15 - FLOW EQUALIZATION (FUTURE)
20 - MBR PROCESS
10 - HEADWORKS
P/E
SCALE IN FEET
JUB ENGINEERS, INC.
100%
SET
SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION
05 - SITE CIVIL
IRRIGATION PLAN
DRAWING
05-LI-101


GENERAL SHEET NOTES
10 - HEADWORKS
20 - MBR PROCESS
SCALE IN FEET
SPANISH FORK & MAPLETON WRF
SPANISH FORK CITY CORPORATION
05 - SITE CIVIL
SUPPLEMENTAL TREE WATERING SYSTEM
05-LI-102









CANYON STONE SUBDIVISION

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

Z:\2022\22-040 CANYON STONE SPANISH FORK\CADD\CONCEPT\CONCEPT2.DWG

CONCEPT PLAN

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

SHEET NO.

1