Wednesday, March 29, 2023
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 11:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject	**A. March 22, 2023**
Meeting	Mar 29, 2023 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action

2. Site Plan

Subject	**A. DUTCH BROS COFFEE. The proposal involves a commercial development located at 193 East 1000 North.**
Meeting	Mar 29, 2023 - Development Review Committee
Category	2. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.dutchbroscoffee.3-29-2023.pdf (16,006 KB)

3. Zone Change and Preliminary Plat

Subject	**A. CANYON COURT URBAN. The proposal involves changing the current zone and approving a mixed-use development located at 400 North Spanish Fork Parkway.**
Meeting	Mar 29, 2023 - Development Review Committee
Category	3. Zone Change and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments

report.drc.canyoncourturban.3-29-2023.pdf (6,371 KB)

4. Title 15 Amendments

Subject	**A. TITLE 15 AMENDMENTS. The proposal involves various amendments to Municipal Code regarding Title 15 Land Use.**
Meeting	Mar 29, 2023 - Development Review Committee
Category	4. Title 15 Amendments
Access	Public
Type	Action, Discussion

5. Annexations

Subject	**A. GWC 320 ANNEXATION. The proposal involves a request for annexation into the city of approximately 535 acres located at 3800 North 1400 West.**
Meeting	Mar 29, 2023 - Development Review Committee
Category	5. Annexations
Access	Public
Type	Action, Discussion

File Attachments
report.drc.gwc320.3-29-2023.pdf (971 KB)

Subject	**B. ANNEXATION POLICY AMENDMENT. The proposal involves amending the current Annexation Policy boundry.**
Meeting	Mar 29, 2023 - Development Review Committee
Category	5. Annexations
Access	Public
Type	Action, Discussion

6. Preliminary Plat

Subject	**A. WESTRIDGE BUSINESS PARK. The proposal involves approval of a Preliminary Plat creating two lots for a non-residential development located at approximately 3700 North 600 West.**
Meeting	Mar 29, 2023 - Development Review Committee
Category	6. Preliminary Plat
Access	Public
Type	Action, Discussion

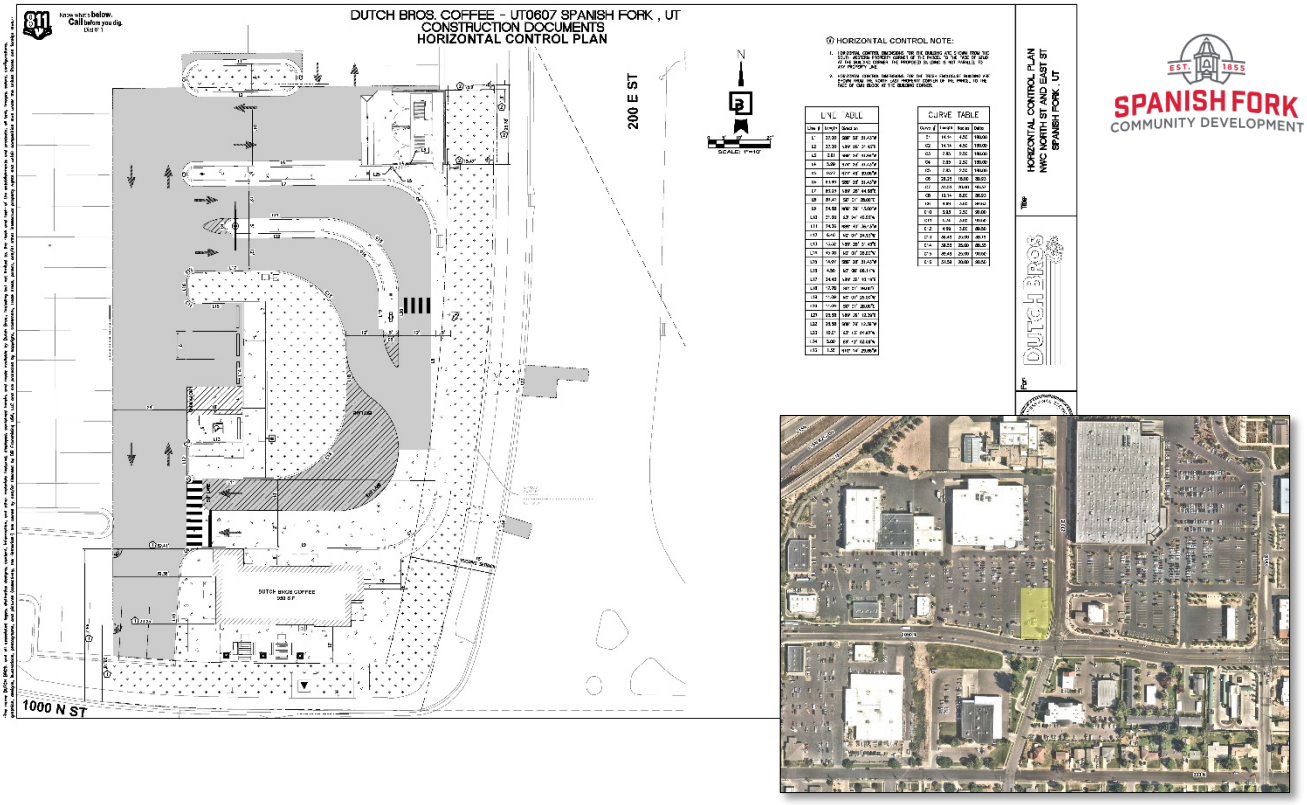
File Attachments

report.drc.westridgebusinesspark.3-29-2023.pdf (7,834 KB)

7. Discussion

Subject	**A. HILLSIDE DEVELOPMENT PROPOSAL.**
Meeting	Mar 29, 2023 - Development Review Committee
Category	7. Discussion
Access	Public
Type	Discussion

8. Adjourn



Dutch Bros Coffee Site Plan Approval Request

March 29, 2023, Development Review Committee Meeting.

Located at 193 East 1000 North, including 0.54 acres.

The subject property is zoned S-C.

The applicant has requested that a Site Plan be approved.

Recommendation

That the proposed Site Plan be approved based on the following finding and subject to the following 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.

Key Issues

1. Parking.
2. Power.
3. Utilities.
4. Landscaping.

Exhibits

1. Proposal.
2. Site Plan.
3. Building Elevations.
4. Landscaping Plan.
5. Traffic Study.
6. Parking Memo.

BARGHAUSEN

PROJECT NARRATIVE

Development Site Plan Review

NWC – East 1000 North and North 200 East
Spanish Fork, UT

Store No. UT-0607

Prepared by:
Barghausen Consulting Engineers, Inc.

November 18, 2022

Our Job No. 22314

BARGHAUSEN
18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425.251.6222 F) 425.251.8782
BRANCH OFFICES: CHEHALIS, WA KLAMATH FALLS, OR LONG BEACH, CA RICHLAND, WA ROSEVILLE, CA
barghausen.com

Project Overview

The project proposes the construction of a new 950 square-foot Dutch Bros. Coffee with dual drive-through lanes to accommodate stacking of up to 16 vehicles. A customer walk-up window is located on the opposite side of the drive-through service window within a large patio space abutting the front building façade. The patio space will include outdoor seating with a large canopy awning above for shade and weather protection. Additional site improvements include surface parking for six (6) vehicles, new interior and perimeter landscape, and the construction of a masonry trash and recycling enclosure.

The project site consists of lot 101 of the Spanish Fork Marketplace 3, Plat A. The property is currently zoned as Shopping Center (S-C). The drive-through use is permitted and an Administrative Development Site Plan Review is required to obtain use approval.

Dutch Bros. Characteristics

Dutch Bros. Coffee, known for their upbeat baristas and genuinely caring service, is a growing drive-through coffee company with more than 500 locations in eleven states and over 12,000 employees. Their three main values include speed, quality, and service. All Dutch Bros. Coffee locations serve Private Reserve Coffee, White Coffee and Decaf Coffee as espresso options, all roasted in Grants Pass, Oregon. Along with coffee, the menu includes a variety of Dutch Bros Blue Rebel energy drinks, lemonade, and tea. Limited packaged food items will be provided such as muffin tops and granola bars.

Parking

This site is located in an existing parking lot adjacent to Macey's. Using the City's GIS maps, the existing building sizes and number of parking spaces were estimated to calculate the parking requirements as shown below.

	Building Size	Ratio	Required	Proposed
Existing Macey's	62,000 SF	1 space per 250 SF (Shopping center/retail)	248	322
Proposed Dutch Bros Coffee	950 SF	1 space per 250 SF (Shopping center/retail)	4	6
Total			**252**	**328**

Queuing and Stacking

Approximately 320 feet of stacking space is available behind the drive-through window to provide queuing for up to 16 vehicles. Dutch Bros. Coffee will implement a runner system at the proposed facility that is designed to increase speed and efficiency in serving drive-through customers. Dutch Bros. Coffee employees travel from vehicle to vehicle to greet customers and take orders. These "runners" utilize a handheld device to transmit customer's orders to the multiple drink stations inside the building. Additionally, runners will take payment from individuals while in line, so by the time they arrive at the service window, they may pick up their order and be on their way. This system decreases wait times, while allowing the runners to have a more personal face-to-face interaction with customers.

The drive-through will not include any speaker boxes. All customer orders are taken in person either at the window or with a runner that carries a handheld device to transmit orders to the kitchen. This ordering process minimizes noise impacts and decreases the amount of vehicle idling at menu boards that are common at traditional drive-through facilities.

Operational Measures

The Dutch Bros. Coffee site is proposing an extensive directional sign package that will direct customers throughout the site. In addition, the layout of the site was designed to create the best possible flow and the maximum queuing possible to reduce spillover onto neighboring properties or the public roads.

All staff are required to attend a monthly shop meeting to discuss traffic plans in detail. In addition, the staff will gather before each shift to ensure the traffic strategy is set.

Approximately three (3) or four (4) staff members will be dedicated to the parking area throughout the day to take orders and receive payments. In addition, one (1) person's sole responsibility will be traffic control. Tactics will include instructing all vehicles to pull forward as close as possible to utilize the maximum queuing available, directing cars into the waiting area or the escape lane if needed, and ensuring no cars are blocking the road or areas they are not allowed to block.

These measures, in addition to implementing the runner system described above, will reduce customers time at the window to 30 to 45 seconds. If customers are taking longer than that timeframe, the drink runners will bring drinks to the customers in line behind the window to allow those customers to exit via the bypass/exit lane. This means customers are not required to reach the drive-through window to receive their order and exit the site. These measures significantly minimize the potential for queuing spillover outside the dedicated drive-through lanes.

The typical business hours for Dutch Bros. Coffee are from 5:00 am to 11:00 pm each day of the week. Please note the proposed facility may extend business hours of operation to 24 hours on a seasonal or permanent basis in the future.

Site Design and Orientation

The Dutch Bros. Coffee building is located in the south-east portion of the site, abutting East 1000 North Street and North 200 East Street. The drive-through lanes start at the north and extend parallel to 200 East Street to reach the drive-through service window on the northern building façade. A large patio awning is opposite of the drive-through service window for a customer walk-up window. An ADA pedestrian path connects the patio and public right-of-way along 1000 North Street. No new access is proposed. The existing driveways and internal drive aisles will be utilized to access the site.

Architecture

The proposed building is visually interesting and will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building. Canopy awnings are provided over all entrances and service doors, including a large 300 square-foot canopy over the customer walk-up service window providing weather protection. The building features modulation with a tower element, building wall articulation, and building materials that are aesthetic and compatible with other newer developments in the community. Colorful and visually interesting wall signs depicting the Dutch Bros. Coffee logos will be installed on all sides of the building.

Signs and Lighting

Signs proposed for use at the project site will conform to the City of Spanish Fork Code. Signs proposed to be installed at the project site include wall, menu, drive-through, parking lot, and directional signs. Signs will be constructed with high-quality materials and properly installed under separate permits.

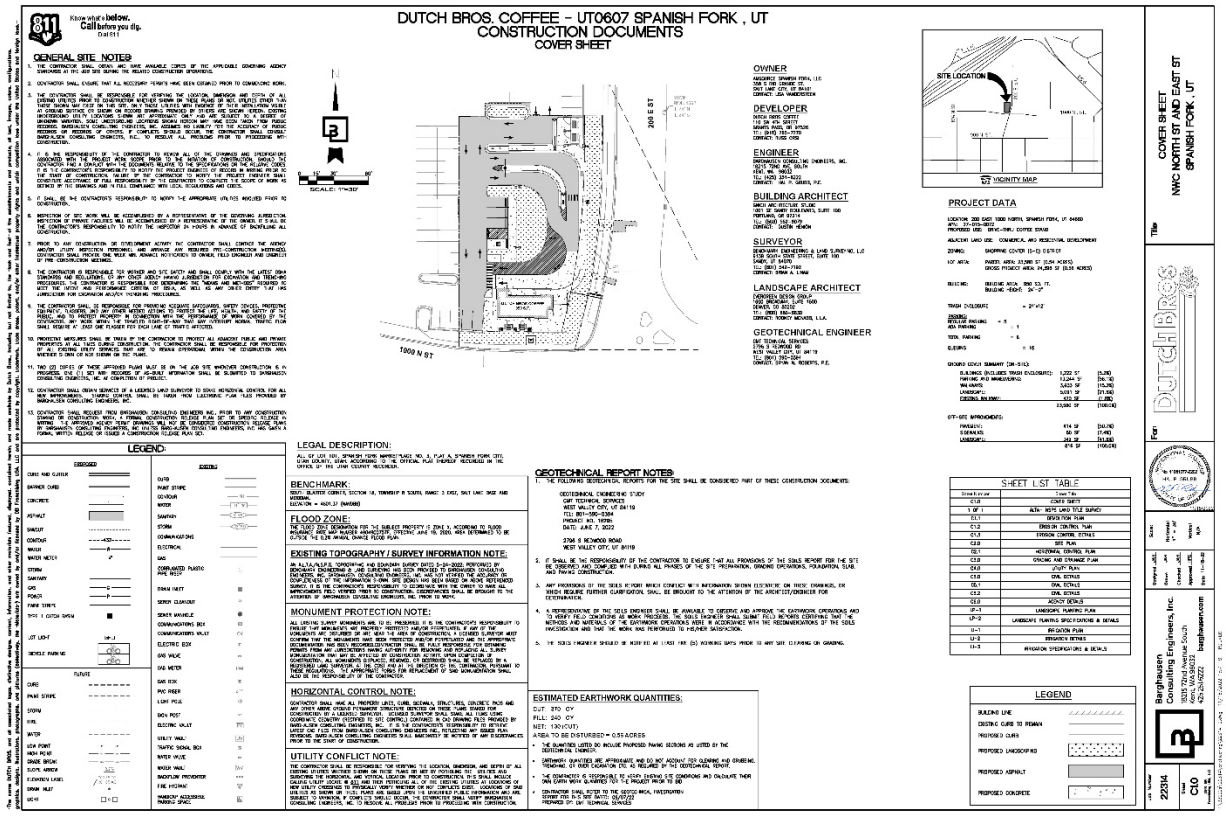
Site lighting is existing and will remain for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and pedestrian scale lighting within the patio space and along the pedestrian pathway. Exterior building lighting will be installed on the building façade. The drive-through area will be provided with security lighting. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

Development Standards

Development Standard	Code Requirement	Proposal
Setbacks	--	--
- Front	25 feet	27 feet
- Side	0 feet	32 feet
- Rear	0 feet	150 feet
- Corner	15 feet	30 feet
Number of Vehicular Parking Spaces	4 parking spaces - 1 parking space per 250 SF of GFA (shopping center/retail)	6 parking spaces
Parking Space Dimensions	9 by 18 feet	9 by 18 feet
Number of Bicycle Parking Spaces	None	None
Building Height	60 feet	24 feet
Landscaped Area	15%	21.6%
Loading Space	None	None

Conclusion

The proposed Dutch Bros. Coffee will enhance the commercial character of the Shopping Center district. Dutch Bros. Coffee is a successful business that will promote improvement of the existing commercial area. Dutch Bros. Coffee locations are known to be clean and well maintained, providing quick service from friendly staff. The proposed coffee shop will provide excellent products and service, along with enhanced landscaping areas, lighting, and pedestrian open space at the project site that will benefit all customers and users in the immediate vicinity and the surrounding areas. The above narrative demonstrates how the proposal will increase the overall quality of the project site and positively impact the citizens and businesses of the surrounding community and the City of Spanish Fork.



DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
CONSTRUCTION DOCUMENTS
COVER SHEET

GENERAL SITE NOTES

LEGEND:

LEGAL DESCRIPTION:

BENCHMARK:

FLOOD ZONE:

EXISTING TOPOGRAPHY / SURVEY INFORMATION NOTE:

MONUMENT PROTECTION NOTE:

HORIZONTAL CONTROL NOTE:

UTILITY CONFLICT NOTE:

GEOTECHNICAL REPORT NOTES:

ESTIMATED EARTHWORK QUANTITIES:
CUT: 370 CY
FILL: 240 CY
NET: 130 (CUT)
AREA TO BE DISTURBED = 0.55 ACRES

OWNER

DEVELOPER

ENGINEER

BUILDING ARCHITECT

SURVEYOR

LANDSCAPE ARCHITECT

GEOTECHNICAL ENGINEER

PROJECT DATA

SHEET LIST TABLE

Sheet Number	Sheet Title
C1.0	COVER SHEET
1 OF 1	ALTA/ NSPS LAND TITLE SURVEY
C1.1	DEMOLITION PLAN
C1.2	EROSION CONTROL PLAN
C1.3	EROSION CONTROL DETAILS
C2.0	SITE PLAN
C2.1	HORIZONTAL CONTROL PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C6.0	AGENCY DETAILS
LP-1	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE PLANTING SPECIFICATIONS & DETAILS
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS
IR-3	IRRIGATION SPECIFICATIONS & DETAILS

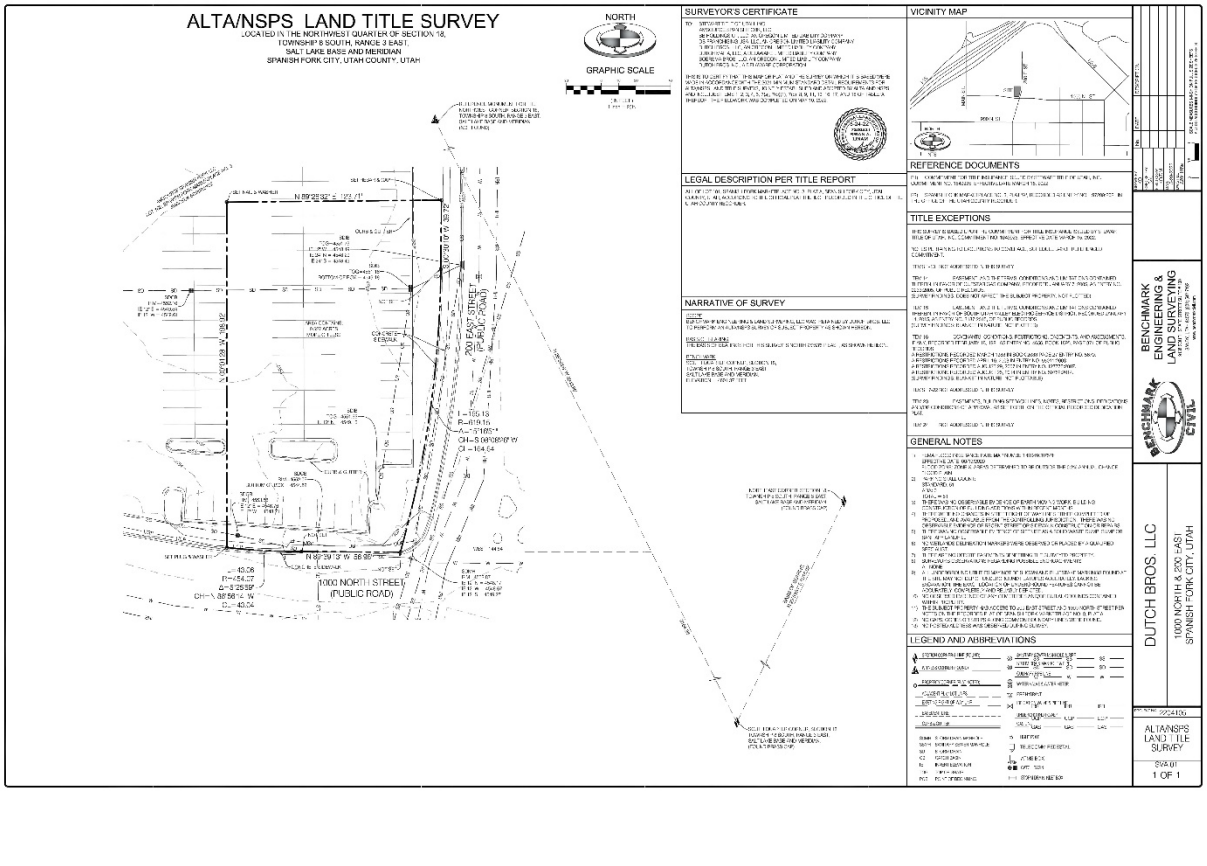
LEGEND

Title: COVER SHEET
NWC NORTH 1ST AND EAST ST
SPANISH FORK , UT

Prepared for: DUTCH BROS

Engineer: Berghaus Civil Engineers, Inc
1035 72nd Avenue South
Kent, WA 98032
425-264-2622 berghauseng.com

Job Number: 22314
Sheet: C1.0



ALTA/NSPS LAND TITLE SURVEY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH

NORTH
GRAPHIC SCALE

SURVEYOR'S CERTIFICATE

VICINITY MAP

REFERENCE DOCUMENTS

LEGAL DESCRIPTION PER TITLE REPORT

TITLE EXCEPTIONS

NARRATIVE OF SURVEY

GENERAL NOTES

LEGEND AND ABBREVIATIONS

200 EAST STREET
(PUBLIC ROAD)

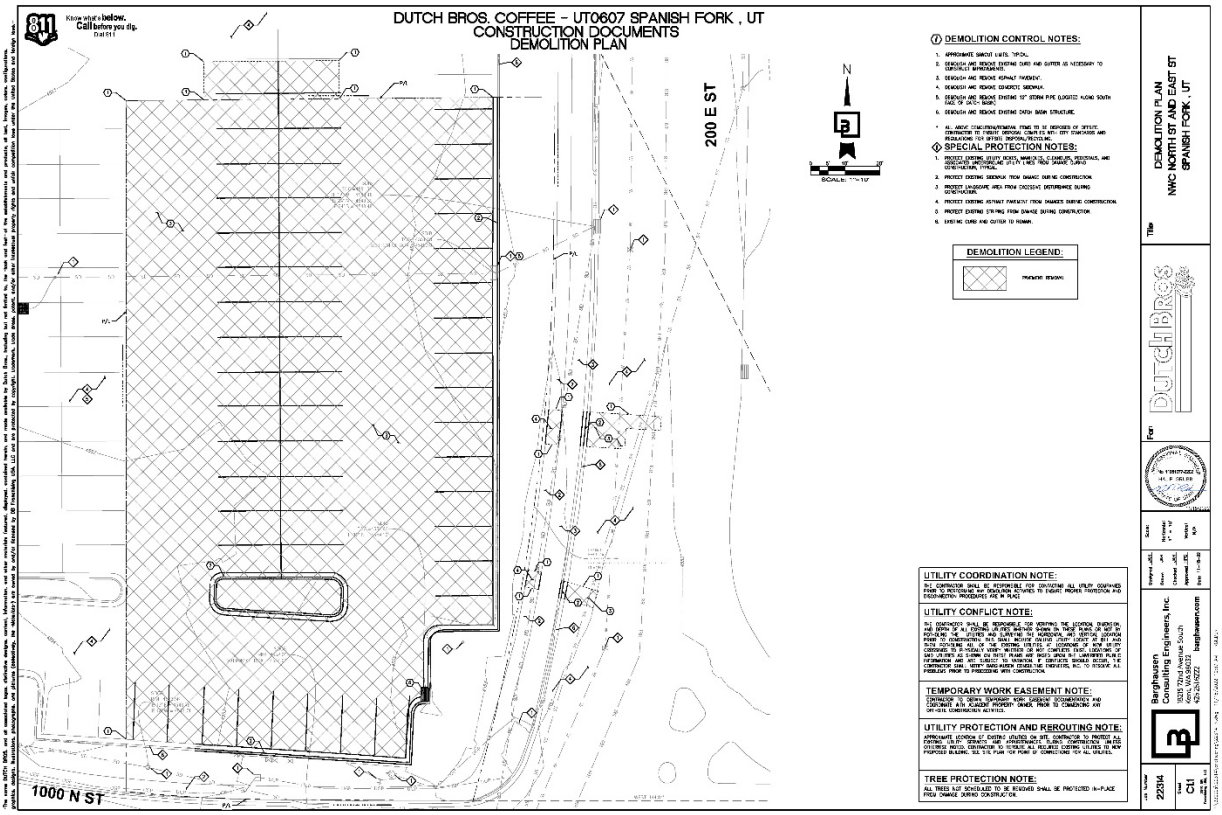
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(PUBLIC ROAD)

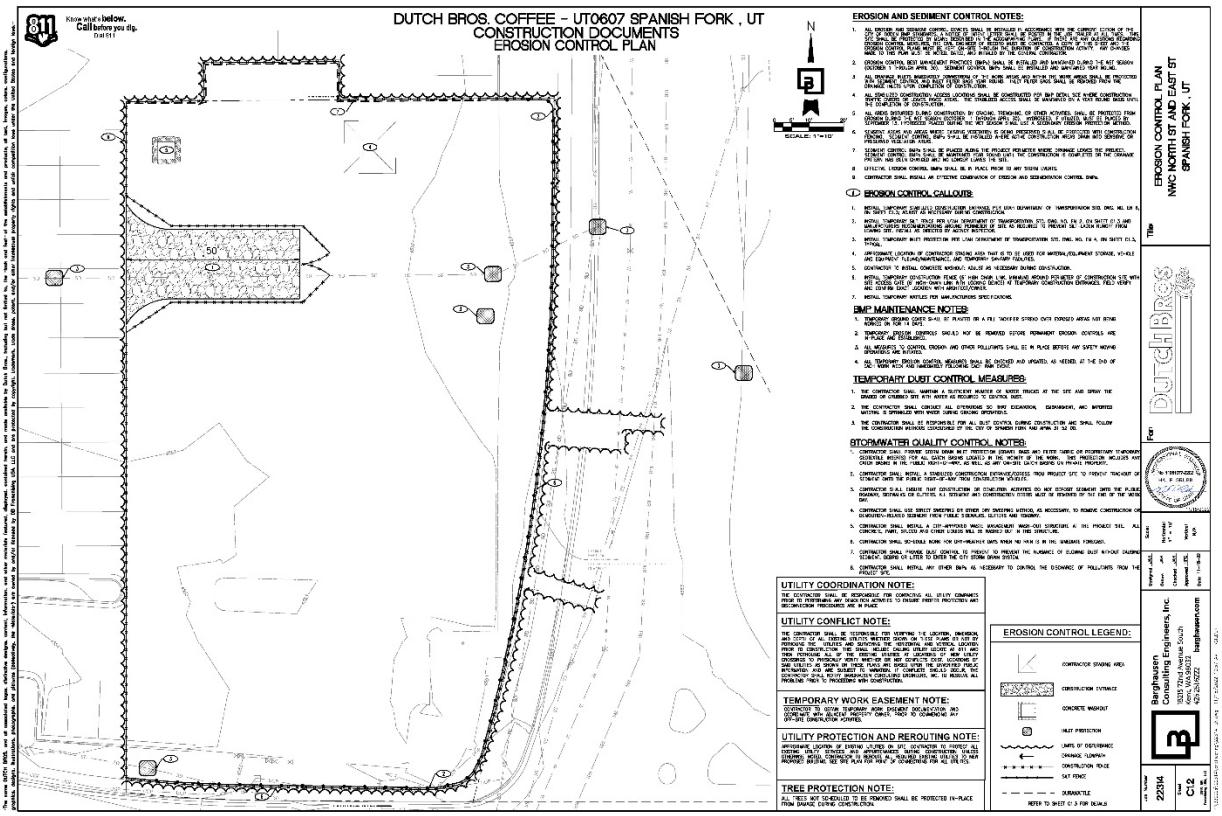
BENCHMARK ENGINEERING & LAND SURVEYING
1000 NORTH & 200 EAST
SPANISH FORK CITY, UTAH

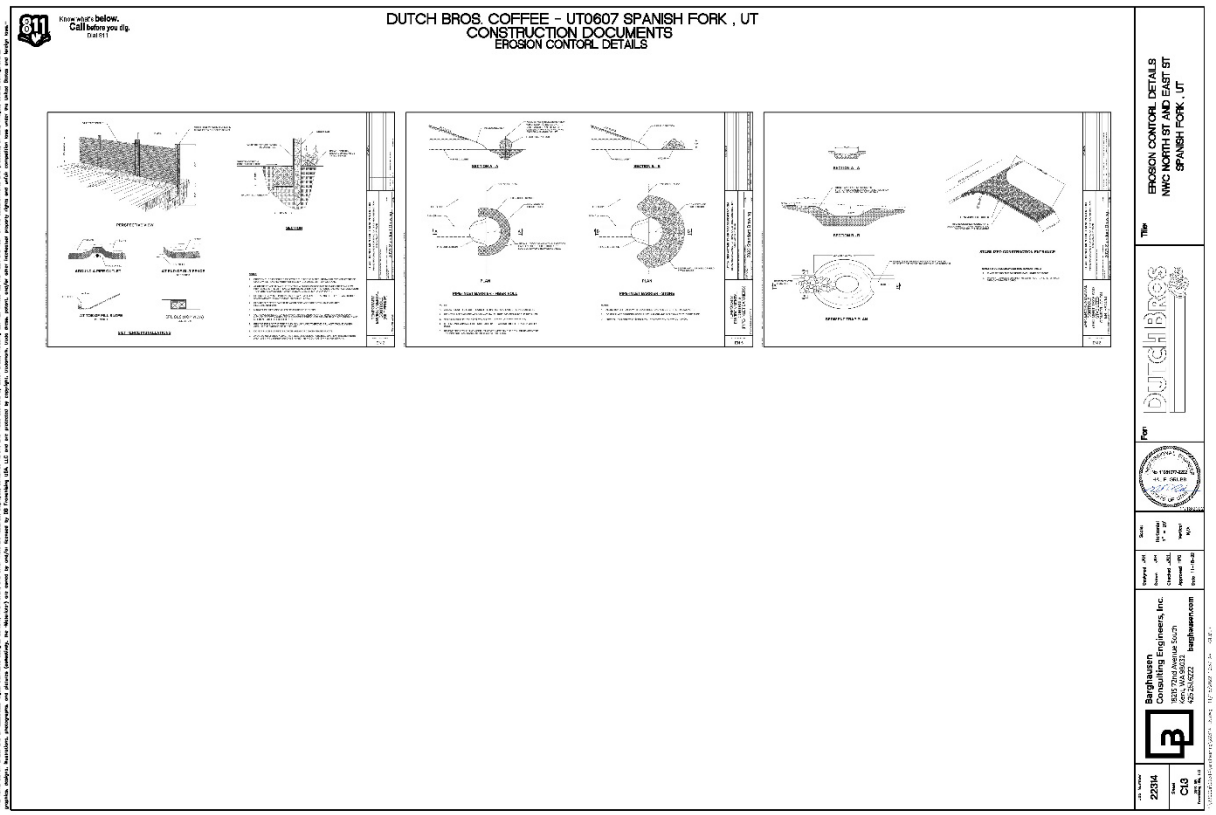
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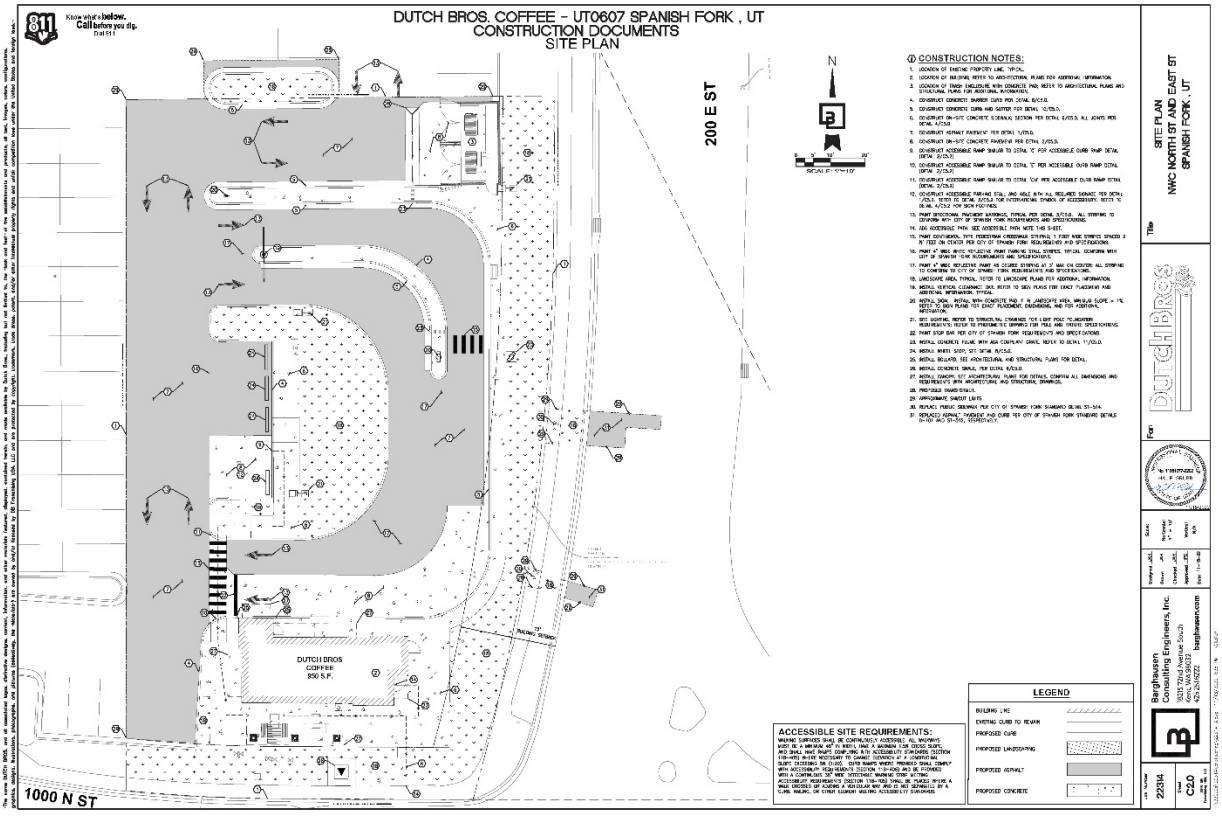
ALTA/NSPS LAND TITLE SURVEY

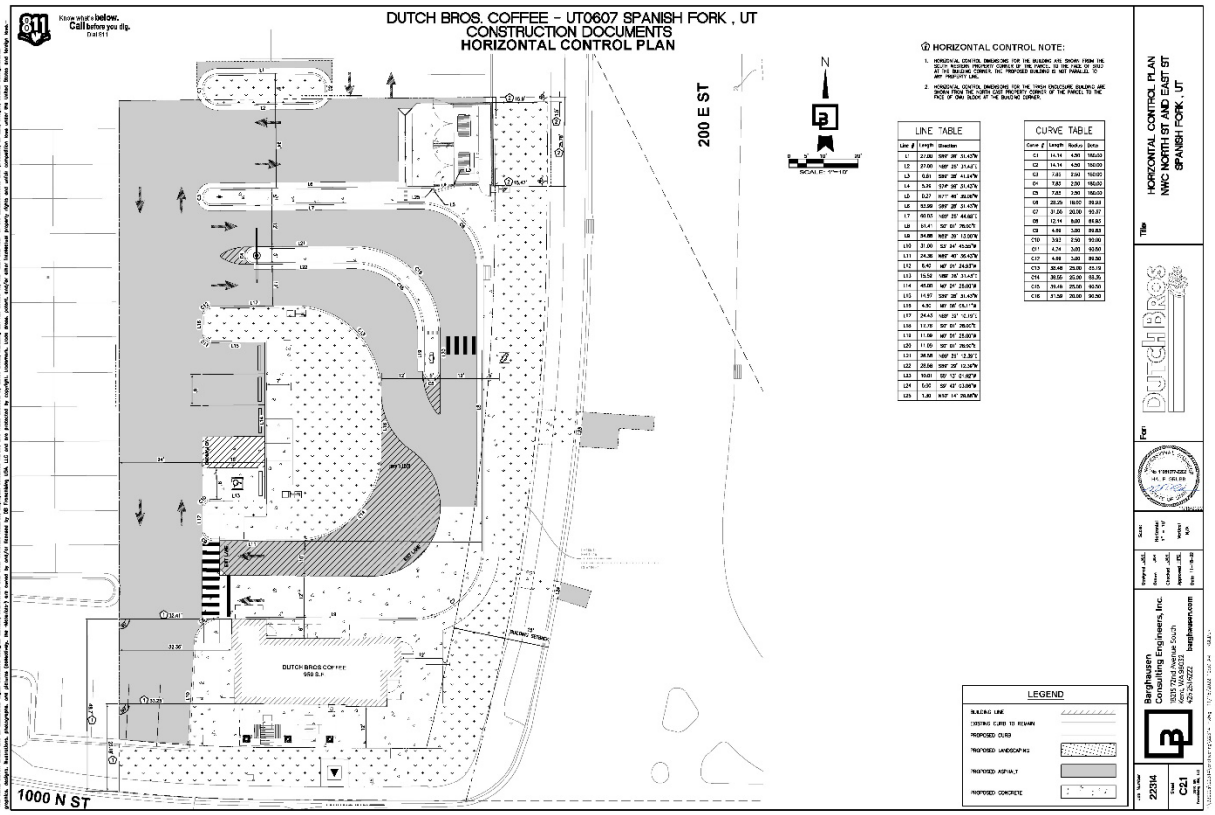
SHEET 1 OF 1

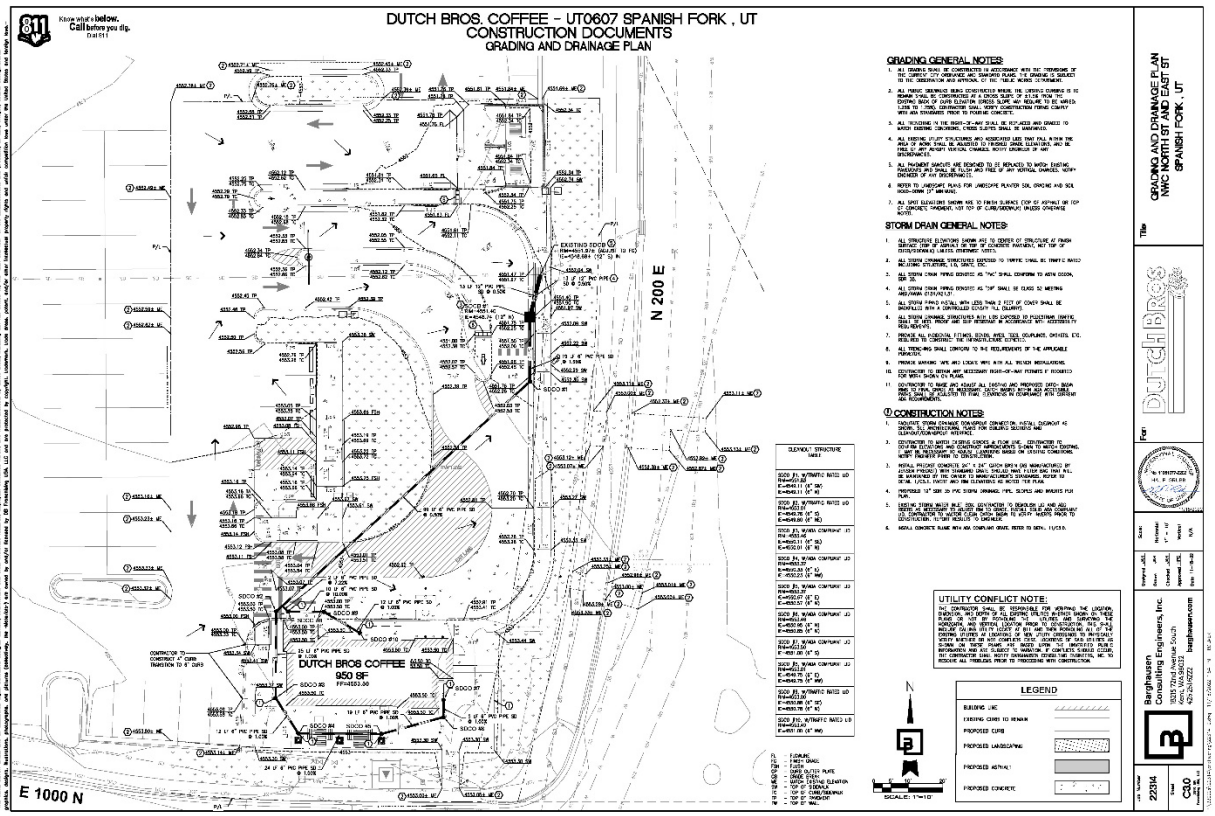

DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
CONSTRUCTION DOCUMENTS
DEMOLITION PLAN
200 E ST
1000 N ST
DEMOLITION CONTROL NOTES:
SPECIAL PROTECTION NOTES:
DEMOLITION LEGEND:
UTILITY COORDINATION NOTE:
UTILITY CONFLICT NOTE:
TEMPORARY WORK EASEMENT NOTE:
UTILITY PROTECTION AND REROUTING NOTE:
TREE PROTECTION NOTE:
DEMOLITION PLAN
NWC NORTH 1ST AND EAST ST
SPANISH FORK , UT
Bangtson Civil Engineers, Inc.
22314
C1

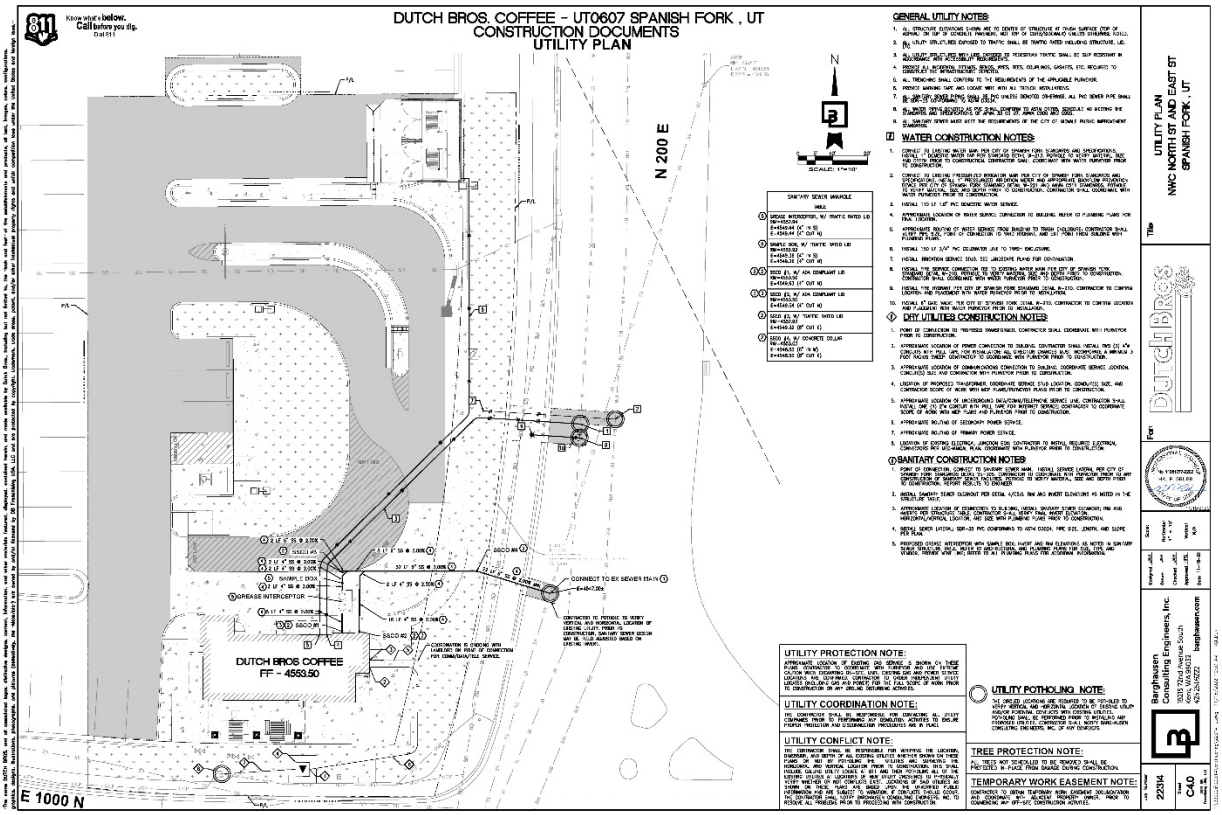

DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
CONSTRUCTION DOCUMENTS
EROSION CONTROL PLAN
EROSION AND SEDIMENT CONTROL NOTES:
EROSION CONTROL CALLOUTS:
BMP MAINTENANCE NOTES:
TEMPORARY DUST CONTROL MEASURES:
STORMWATER QUALITY CONTROL NOTES:
UTILITY COORDINATION NOTE:
UTILITY CONFLICT NOTE:
TEMPORARY WORK EASEMENT NOTE:
UTILITY PROTECTION AND REROUTING NOTE:
TREE PROTECTION NOTE:
EROSION CONTROL LEGEND:
CONTRACTOR STAGING AREA
CONSTRUCTION ENTRANCE
CONCRETE WASHOUT
INLET PROTECTION
LIMITS OF DISTURBANCE
DRAINAGE FLOWPATH
CONSTRUCTION FENCE
SILT FENCE
DURAWATTLE
REFER TO SHEET C1.3 FOR DETAILS
EROSION CONTROL PLAN
NWC NORTH 1ST AND EAST ST
SPANISH FORK , UT
Bangtson Civil Engineers, Inc.
22314
C1.2

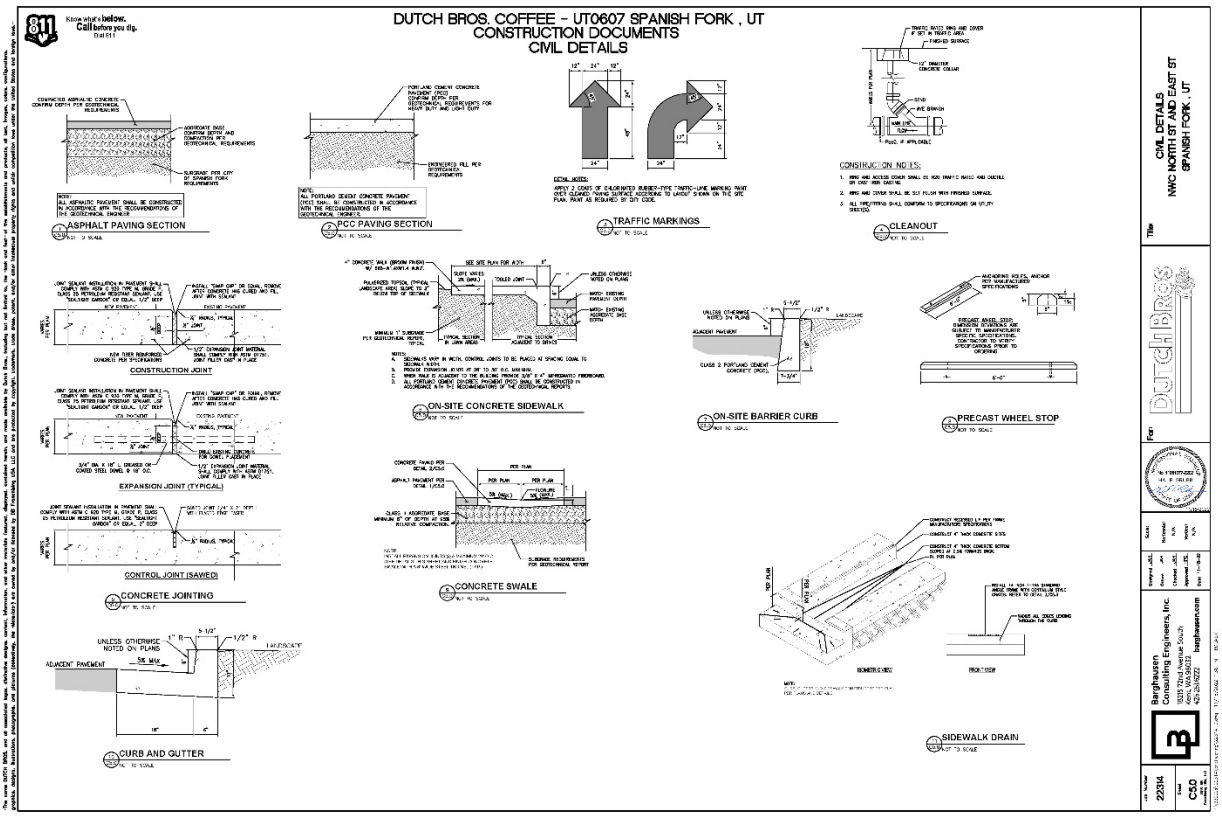

DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
CONSTRUCTION DOCUMENTS
EROSION CONTORL DETAILS
Know what's below. Call before you dig. Dial 811
EROSION CONTORL DETAILS
NWC NORTH 1ST AND EAST ST
SPANISH FORK , UT
DUTCH BROS
Bangtson Civil and Land Engineers, Inc.
1835 72nd Avenue South
Kent, WA 98032
425.251.6222
baghassen.com
22314
C1.0


DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
CONSTRUCTION DOCUMENTS
SITE PLAN
Know what's below. Call before you dig. Dial 811
200 E ST
1000 N ST
DUTCH BROS COFFEE 850 S.F.
CONSTRUCTION NOTES:
ACCESSIBLE SITE REQUIREMENTS:
LEGEND
BUILDING LINE
EXISTING CURB TO REMAIN
PROPOSED CURB
PROPOSED LANDSCAPING
PROPOSED ASPHALT
PROPOSED CONCRETE
SITE PLAN
NWC NORTH 1ST AND EAST ST
SPANISH FORK , UT
DUTCH BROS
Bangtson Civil and Land Engineers, Inc.
1835 72nd Avenue South
Kent, WA 98032
425.251.6222
baghassen.com
22314
C2.0

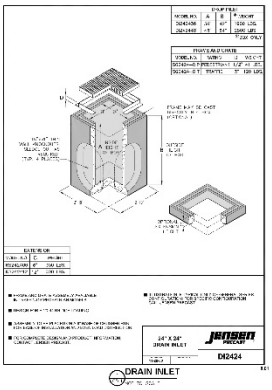

DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN
200 E ST
1000 N ST
DUTCH BROS COFFEE
950 S.F.
HORIZONTAL CONTROL NOTE:
LINE TABLE
CURVE TABLE
LEGEND
HORIZONTAL CONTROL PLAN
NWC NORTH 1ST AND EAST 1ST
SPANISH FORK , UT
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22314
C21


DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
CONSTRUCTION DOCUMENTS
GRADING AND DRAINAGE PLAN
N 200 E
E 1000 N
DUTCH BROS COFFEE
950 SF
GRADING GENERAL NOTES:
STORM DRAIN GENERAL NOTES:
CONSTRUCTION NOTES:
UTILITY CONFLICT NOTE:
LEGEND
GRADING AND DRAINAGE PLAN
NWC NORTH 1ST AND EAST 1ST
SPANISH FORK , UT
Bangtson Civil Engineers, Inc.
22314
C30


DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
CONSTRUCTION DOCUMENTS
UTILITY PLAN
GENERAL UTILITY NOTES:
WATER CONSTRUCTION NOTES:
DRY UTILITIES CONSTRUCTION NOTES:
SANITARY CONSTRUCTION NOTES:
UTILITY PROTECTION NOTE:
UTILITY COORDINATION NOTE:
UTILITY CONFLICT NOTE:
UTILITY POTHOLING NOTE:
TREE PROTECTION NOTE:
TEMPORARY WORK EASEMENT NOTE:
DUTCH BROS COFFEE
FF - 4553.50
N 200 E
E 1000 N
UTILITY PLAN
NWC NORTH 1ST AND EAST ST
SPANISH FORK , UT
Bangtson Civil Engineers, Inc.
22314
C4.0


DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
CONSTRUCTION DOCUMENTS
CIVIL DETAILS
ASPHALT PAVING SECTION
PCC PAVING SECTION
TRAFFIC MARKINGS
CLEANOUT
CONSTRUCTION JOINT
EXPANSION JOINT (TYPICAL)
CONTROL JOINT (SAWED)
CONCRETE JOINTING
CURB AND GUTTER
ON-SITE CONCRETE SIDEWALK
CONCRETE SWALE
ON-SITE BARRIER CURB
PRECAST WHEEL STOP
SIDEWALK DRAIN
CIVIL DETAILS
NWC NORTH 1ST AND EAST ST
SPANISH FORK , UT
Bangtson Civil Engineers, Inc.
22314
C5.0

DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
CONSTRUCTION DOCUMENTS
CIVIL DETAILS

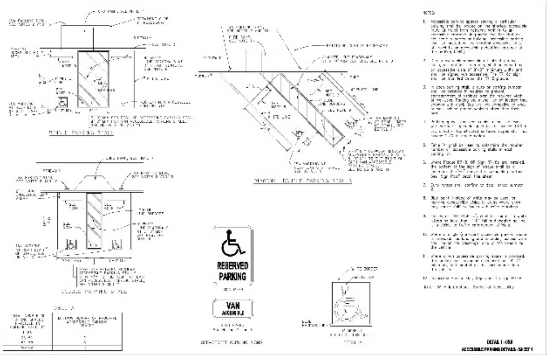


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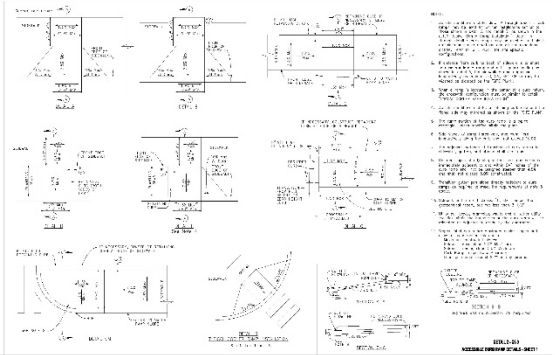
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Job Number 22314 | Sheet C51

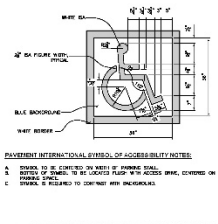
DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
CONSTRUCTION DOCUMENTS
CIVIL DETAILS



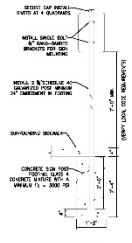
ACCESSIBLE PARKING DETAILS



ACCESSIBLE CURB RAMP DETAILS



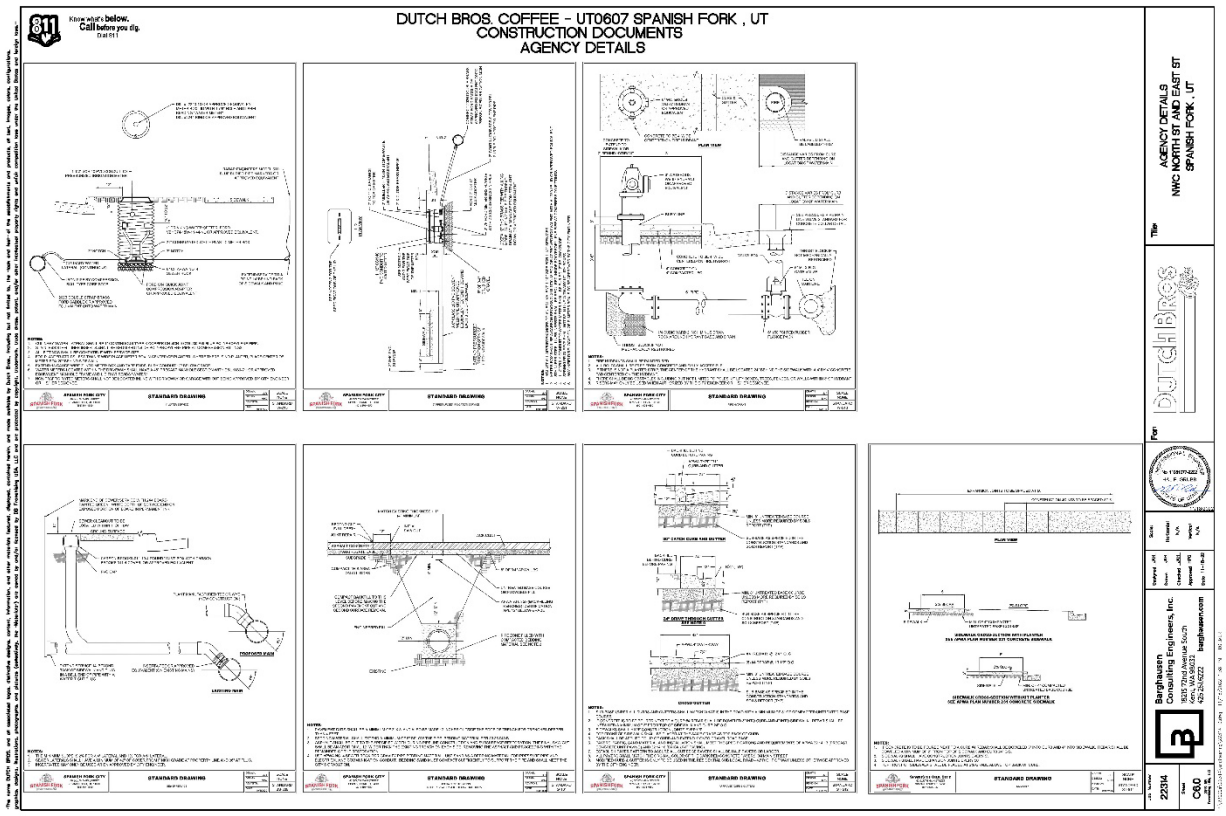
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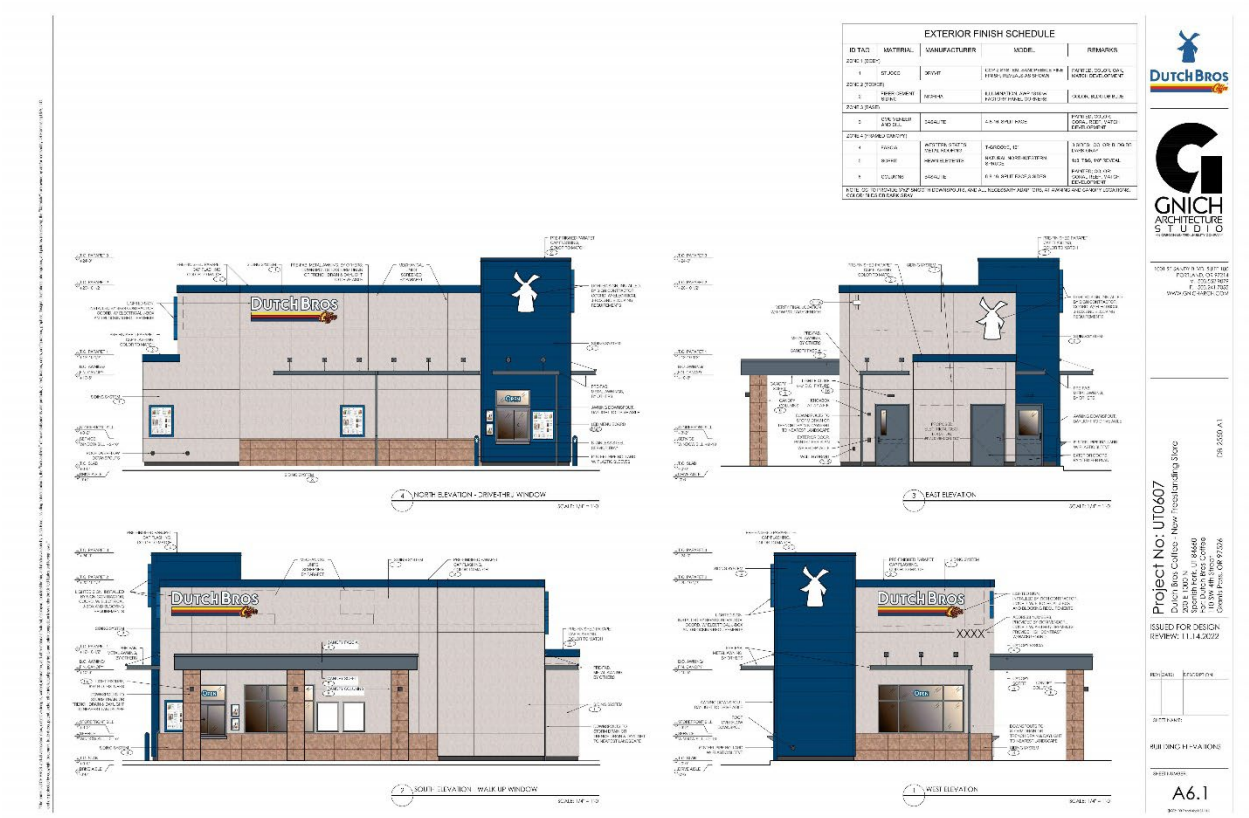


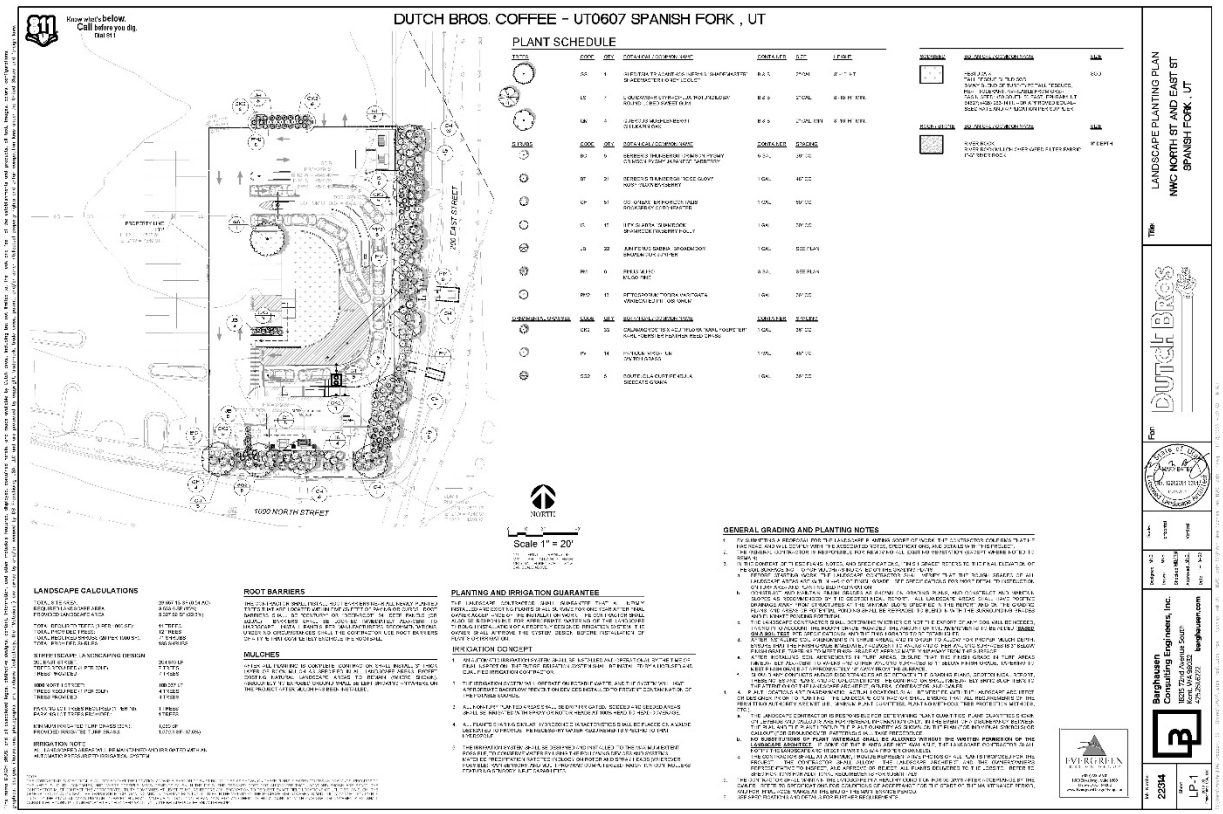
SIGN POST

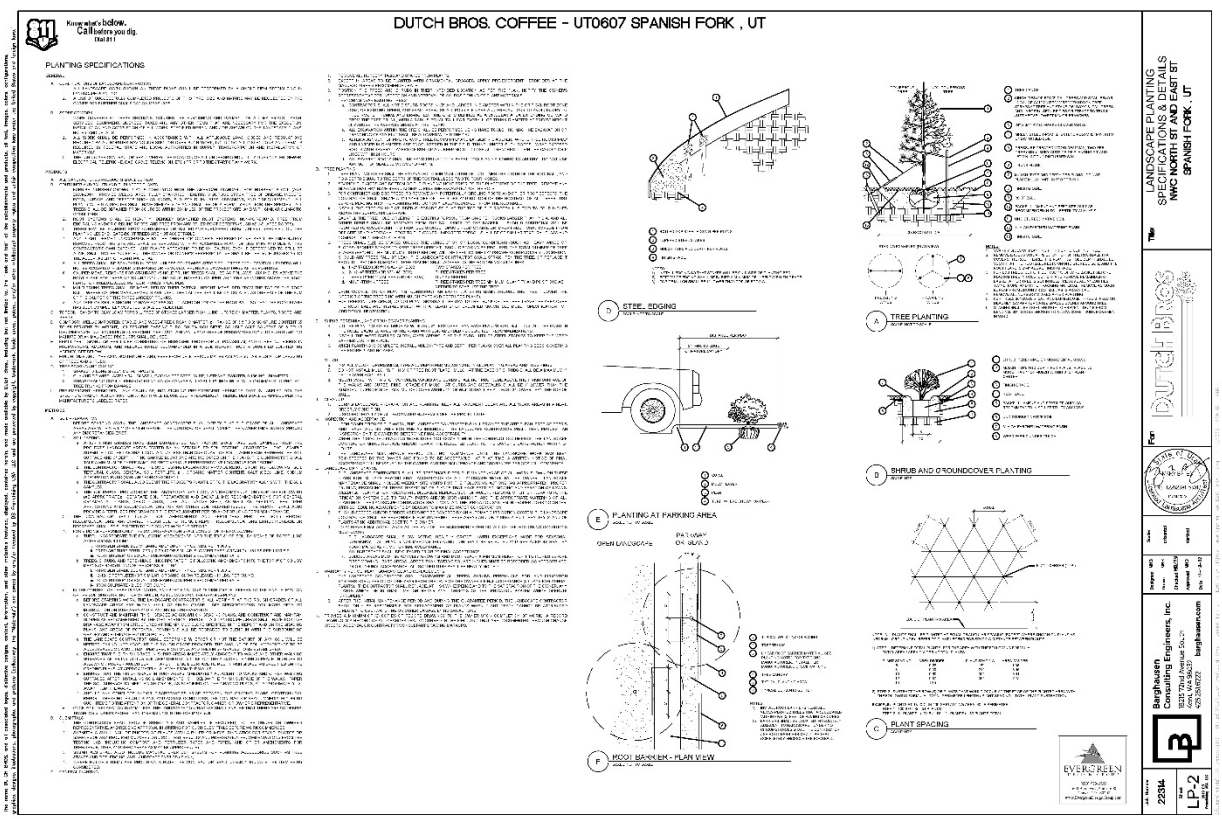
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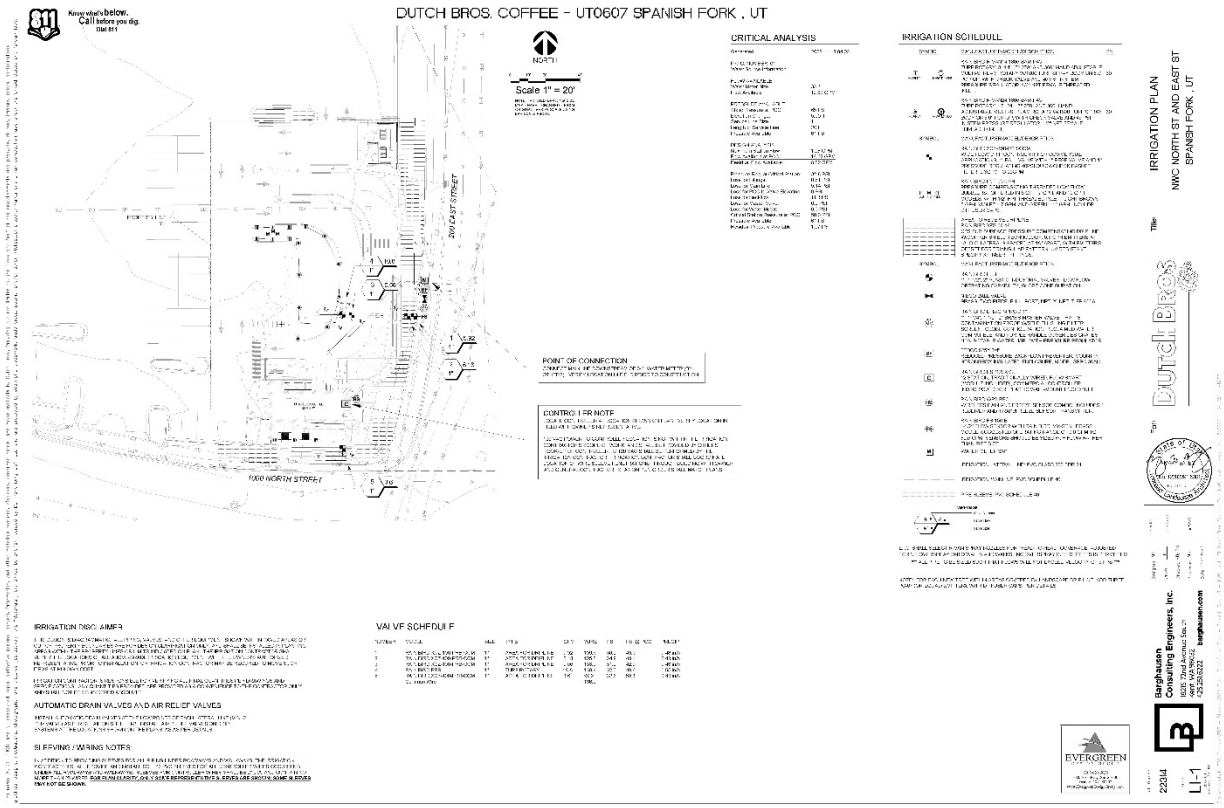
Job Number 22314 | Sheet C52

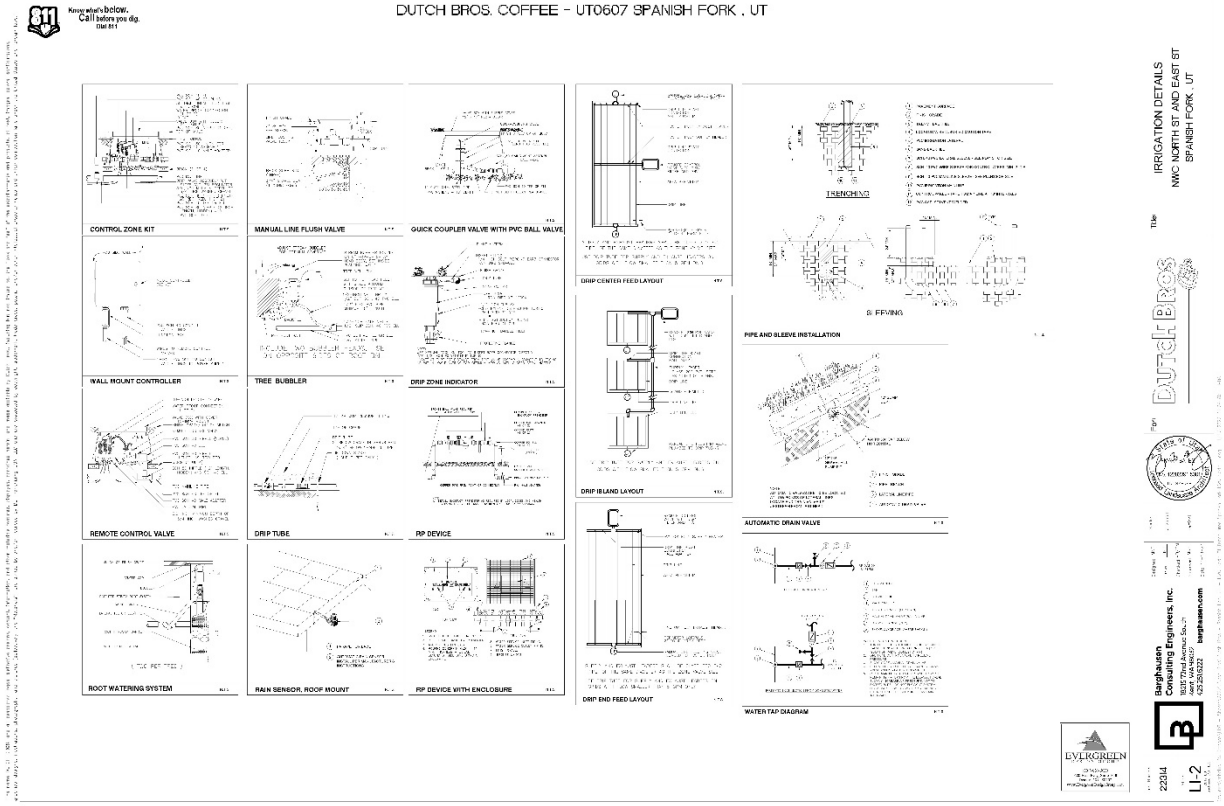

DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
CONSTRUCTION DOCUMENTS
AGENCY DETAILS
Know what's below. Call before you dig. Dial 811
AGENCY DETAILS
NWC NORTH 1ST AND EAST ST
SPANISH FORK , UT
Bergkvam Consulting Engineers, Inc
22314
C6.0

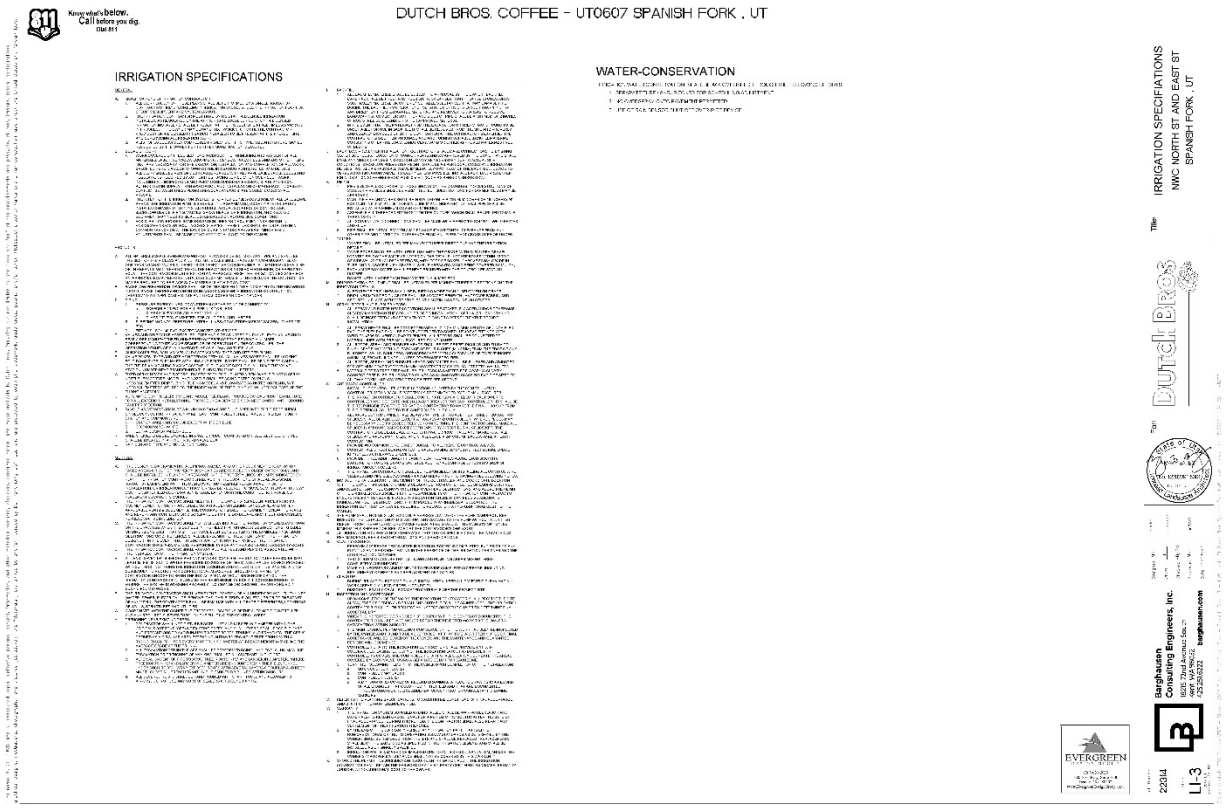

EXTERIOR FINISH SCHEDULE
ID TAG
MATERIAL
MANUFACTURER
MODEL
REMARKS
DUTCH BROS
GNICH ARCHITECTURE STUDIO
Project No: UT0607
Dutch Bros Coffee - New Freestanding Store
ISSUED FOR DESIGN REVIEW: 11.14.2022
BUILDING ELEVATIONS
A6.1
4 NORTH ELEVATION - DRIVE-THRU WINDOW
3 EAST ELEVATION
2 SOUTH ELEVATION - WALK UP WINDOW
1 WEST ELEVATION


DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
PLANT SCHEDULE
GENERAL GRADING AND PLANTING NOTES
LANDSCAPE CALCULATIONS
ROOT BARRIERS
MULCHES
PLANTING AND IRRIGATION GUARANTEE
IRRIGATION CONCEPT
1000 NORTH STREET
200 EAST STREET
PROPERTY LINE
NORTH
Scale 1" = 20'
LANDSCAPE PLANTING PLAN
NWC NORTH ST AND EAST ST
SPANISH FORK , UT
Barghausen Consulting Engineers, Inc.
LP-1


DUTCH BROS. COFFEE – UT0607 SPANISH FORK , UT
PLANTING SPECIFICATIONS
STEEL EDGING
TREE PLANTING
SHRUB AND GROUNDCOVER PLANTING
PLANTING AT PARKING AREA
PLANT SPACING
ROOT BARRIER - PLAN VIEW
LANDSCAPE PLANTING SPECIFICATIONS & DETAILS
NWC NORTH ST AND EAST ST
SPANISH FORK , UT
Barghausen Consulting Engineers, Inc.
LP-2


DUTCH BROS. COFFEE - UT0607 SPANISH FORK , UT
Know what's below. Call before you dig. Dial 811
NORTH
Scale 1" = 20'
200 EAST STREET
1900 NORTH STREET
POINT OF CONNECTION
CONTROLLER NOTE
CRITICAL ANALYSIS
IRRIGATION SCHEDULE
IRRIGATION DISC AIMER
VALVE SCHEDULE
AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES
SLEEVING / WIRING NOTES
IRRIGATION PLAN
NWC NORTH ST AND EAST ST
SPANISH FORK , UT
Title
Dutch Bros
Sarghausen Consulting Engineers, Inc
1835 72nd Avenue South
Kent WA 98032
425.250.0222
sargh.com
EVERGREEN
22314
LI-1


DUTCH BROS. COFFEE - UT0607 SPANISH FORK , UT
Know what's below. Call before you dig. Dial 811
CONTROL ZONE KIT
MANUAL LINE FLUSH VALVE
QUICK COUPLER VALVE WITH PVC BALL VALVE
WALL MOUNT CONTROLLER
TREE BUBBLER
DRIP ZONE INDICATOR
REMOTE CONTROL VALVE
DRIP TUBE
RP DEVICE
ROOT WATERING SYSTEM
RAIN SENSOR, ROOF MOUNT
RP DEVICE WITH ENCLOSURE
DRIP CENTER FEED LAYOUT
DRIP IB LAND LAYOUT
DRIP END FEED LAYOUT
TRENCHING
SLEEVING
PIPE AND SLEEVE INSTALLATION
AUTOMATIC DRAIN VALVE
WATER TAP DIAGRAM
IRRIGATION DETAILS
NWC NORTH ST AND EAST ST
SPANISH FORK , UT
Title
Dutch Bros
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425.250.0222
sargh.com
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22314
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DUTCH BROS. COFFEE - UT0607 SPANISH FORK , UT
IRRIGATION SPECIFICATIONS
WATER-CONSERVATION
IRRIGATION SPECIFICATIONS
NWC NORTH ST AND EAST ST
SPANISH FORK , UT
Dutch Bros
Barghausen
Consulting Engineers, Inc
EVERGREEN
22314
LI-3

FINAL REPORT



DUTCH BROS COFFEE PROJECT
TRAFFIC IMPACT STUDY

Prepared for
DUTCH BROS COFFEE
OF GRANTS PASS, OR

by LARSON Engineering, Kurt G. Larson, PE, PTOE

REGISTERED PROFESSIONAL ENGINEER #170897 KURT G. LARSON STATE OF UTAH

Professional Engineer in Utah
Civil Engineer (C.E.)
License No. 170897

November 16, 2022

9071 Quail Run Drive, Sandy, UT 84093 801-694-6554
www.larson-engineering.com

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Conclusions and Recommendations 5

Appendix 7

Introduction

The intent of this traffic study is to establish and analyze existing and expected levels of traffic for proposed development of the property known as "Dutch Bros Coffee, Spanish Fork". This traffic study determines the traffic impacts of the project on the existing street system for existing conditions. This study utilized traffic counts taken by Larson Engineering during the AM peak hour on Thursday, November 10, 2022. The impact of the project on the intersection of 1000 North at 200 East in the project vicinity was analyzed.

Project Description

The proposed project includes the development of the following:

- 950 Sqft Coffee Shop



Figure 1 Project Vicinity Map and Land Uses

The Dutch Bros Coffee project will have connective roadway access to 200 East and to 1000 North for the 950 sqft. Coffee Shop. 1000 North is designated with a arterial classification and 200 East is classified as a collector roadway. The specific land use being proposed and project site are defined in Figure 1, which is a summary of the trip generation characteristics of the project, as well as the size of building proposed for construction. The proposed project site layout and vicinity map are shown in Figure 2.

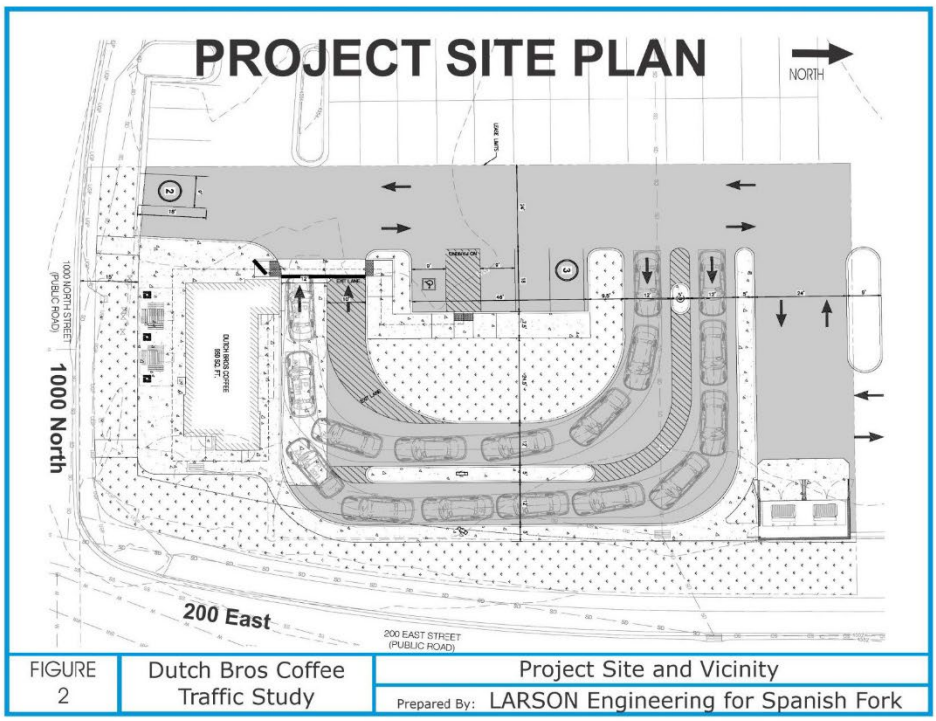


FIGURE 2	Dutch Bros Coffee Traffic Study	Project Site and Vicinity
		Prepared By: LARSON Engineering for Spanish Fork

9071 Quail Run Drive, Sandy, UT 84093 801-694-6554
www.larson-engineering.com

Project Trip Generation and Distribution

A trip is defined as a one-way vehicular movement with either the origin or destination within the proposed development. The most complete reference of expected trip information for new developments is based on average rates found in "Trip Generation", Ninth Edition, developed by the Institute of Transportation Engineers (ITE). We have used the ITE Coffee Shop (Land Use-938) data to calculate the project trips for this report.

Traffic generated by the Dutch Bros Coffee project is shown in Table 1 which reflects the conditions found in the City of Spanish Fork.

Table 1
Trip Generation for Dutch Bros Coffee Project

Land Use	Quantity	Average Daily Trip Rate	Average Daily Trips	AM Peak Hour Trip Rate	AM Peak Hour Trips
Coffee Shop	1 KSF	1800	1800	300	300
PM Peak Hour Total >>>			**1800**		**300**

Source: Trip Generation Manual, Ninth Addition
LARSON Engineering

The time when greatest traffic impacts take place is typically the midweek AM peak hour between 7:00-9:00 AM. The project's trip generation during the AM peak hour of an average midweek day is the focus of this analysis, as this is the critical period.

The table shows approximately 1800 trips will be generated each weekday by the proposed project. When building construction is completed, 150 vehicles are expected to enter, and 150 vehicles are expected to exit the Dutch Bros Coffee development during the AM peak hour.

Because of the location of this development and the direction that customers will desire to travel, each weekday, approximately 810 daily trips will enter and leave the area via 1000 North to Eastern destinations, 810 daily trips will enter and leave the area via 1000 North to Western destinations, and 180 daily trips will enter and leave the area via 200 East to Southern destinations.

The intersection capacity analysis found in the Appendix shows the existing roadway capacity for the signalized controlled intersection of 1000 North at 200 East. The intersection of 1000 North at 200 East currently operates at Level of Service "A" with an average vehicular delay of 7.3 seconds per vehicle during the AM peak hour.

Larson Engineering counts taken on November 10, 2022 indicate approximately 950 vehicles per day use 200 East, North of 1000 North, 920 vehicles per day use 200 East, South of 1000 North. Also, approximately 4830 vehicles per day use 1000 North, West of 200 East and approximately 5220 vehicles per day use 1000 North, East of 200 East in the project vicinity.

Queuing Analysis

Our queuing analysis was performed on August 12th, 2021 during the AM peak hour (7:00 AM to 9:00 AM) at the Dutch Bros Coffee located at 3843 W. 7800 S., in West Jordan, Utah. This location was chosen because it is one of the first Dutch Bros Coffee locations in the Salt Lake Valley and currently has a strong sales history.

During the AM peak hour period, vehicular queues were found to vary from 3 to 5 vehicles for most of the study period. The maximum queue was 9 vehicles at approximately 7:45 AM and for about a 10-minute period varied between 5 and 8 vehicles just before 8:00 AM. Projecting these queues to the Spanish Fork City site shows the queue lengths will be nicely accommodated with-in the Dutch Bros Coffee project site as currently designed.

Product Delivery Analysis

Dutch Bros Coffee has a somewhat unique order collection and product delivery system. All customer orders are taken in person either at the window or with a runner that carries a mobile handheld device that takes payments and transmits orders to product preparation stations inside the building. The design is such that by the time the customer arrives at the service window their order is ready for picked up.

Our observations found most of the time runners were delivering orders to the vehicles that were 2, 3 & 4 cars back from the pick-up window allowing them to use the escape lane for immediate exit. This process dissipates the queue in a quick and orderly fashion. Runners are also trained to keep vehicles moving forward so queue gaps are continually minimized. This

keeps the overall queue length as short as possible. Our studies found peak queues were never longer than 13 vehicles.

Conclusions and Recommendations

1. The proposed 950 square foot Dutch Bros Coffee located at approximately 190 E 1000 North will generate approximately 1800 trips each weekday. After the coffee shop is constructed, 45% or about 810 trips are expected to use 1000 North to the West, 45% or about 810 trips are expected to use 1000 North to the East, and 180 trips are expected to use 200 East to the South of the project site each day.
2. The intersection of 1000 North at East is currently operating at a Level of Service "A" with an intersection delay of 7.3 seconds per vehicle during the PM peak hour. After construction of the project the intersection Level of Service will remain at Level of Service "A" and the delay will be 8.9 seconds per vehicle.
3. The access provided for the proposed project is adequate for trip entrance and exit of the project. There are 3 existing access points that will be used with one connection to 200 East and 2 connections to 1000 North.
4. The queues to the Spanish Fork site shows the anticipated queue lengths will be nicely accommodated with-in the Dutch Bros Coffee project site as currently designed.
5. The projects projected 300 AM peak hour trips will have no significant impact to the existing intersection capacities in the vicinity of the project.

APPENDIX

Level of Service (Existing Conditions)

HCM Signalized Intersection Capacity Analysis
1: 1000 North & 200 East 11/14/2022

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00	1.00	1.00		1.00	1.00	
Frt	1.00	0.99		1.00	1.00	0.85	1.00	0.91		1.00	0.90	
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	3511		1770	3539	1583	1770	1687		1770	1681	
Flt Permitted	0.91	1.00		0.91	1.00	1.00	0.74	1.00		0.73	1.00	
Satd. Flow (perm)	1693	3511		1693	3539	1583	1386	1687		1368	1681	
Volume (vph)	15	215	12	25	212	35	17	12	20	15	6	12
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	16	234	13	27	230	38	18	13	22	16	7	13
RTOR Reduction (vph)	0	10	0	0	0	31	0	12	0	0	7	0
Lane Group Flow (vph)	16	237	0	27	230	7	18	23	0	16	13	0
Turn Type	Perm			Perm		Perm	Perm			Perm		
Protected Phases		4			8			2			6	
Permitted Phases	4			8		8	2			6		
Actuated Green, G (s)	4.4	4.4		4.4	4.4	4.4	10.0	10.0		10.0	10.0	
Effective Green, g (s)	4.4	4.4		4.4	4.4	4.4	10.0	10.0		10.0	10.0	
Actuated g/C Ratio	0.20	0.20		0.20	0.20	0.20	0.45	0.45		0.45	0.45	
Clearance Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	333	690		333	695	311	619	753		611	750	
v/s Ratio Prot		c0.07			0.06			c0.02			0.01	
v/s Ratio Perm	0.01			0.02		0.02	0.01			0.01		
v/c Ratio	0.05	0.34		0.08	0.33	0.02	0.03	0.03		0.03	0.02	
Uniform Delay, d1	7.3	7.8		7.3	7.7	7.3	3.5	3.5		3.5	3.5	
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.1	0.3		0.1	0.3	0.0	0.0	0.0		0.0	0.0	
Delay (s)	7.4	8.1		7.5	8.0	7.3	3.5	3.5		3.5	3.5	
Level of Service	A	A		A	A	A	A	A		A	A	
Approach Delay (s)		8.0			7.9			3.5			3.5	
Approach LOS		A			A			A			A	

Intersection Summary			
HCM Average Control Delay	7.3	HCM Level of Service	A
HCM Volume to Capacity ratio	0.14		
Actuated Cycle Length (s)	22.4	Sum of lost time (s)	8.0
Intersection Capacity Utilization	27.3%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Dutch Bro Coffee Spanish Fork UT 7:30 am 1/10/2022 Existing Conditions Synchro 6 Report

Level of Service (Existing + Project Conditions)

HCM Signalized Intersection Capacity Analysis
1: 1000 North & 200 East 11/14/2022

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
Lane Util. Factor	1.00	0.95		1.00	0.95	1.00	1.00	1.00		1.00	1.00	
Frt	1.00	0.99		1.00	1.00	0.85	1.00	0.92		1.00	0.87	
Flt Protected	0.95	1.00		0.95	1.00	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	3511		1770	3539	1583	1770	1716		1770	1618	
Flt Permitted	0.55	1.00		0.60	1.00	1.00	0.69	1.00		0.73	1.00	
Satd. Flow (perm)	1032	3511		1115	3539	1583	1283	1716		1359	1618	
Volume (vph)	55	215	12	25	212	109	17	18	20	55	12	86
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	60	234	13	27	230	118	18	20	22	60	13	93
RTOR Reduction (vph)	0	9	0	0	0	91	0	14	0	0	61	0
Lane Group Flow (vph)	60	238	0	27	230	27	18	28	0	60	45	0
Turn Type	pm+pt			pm+pt		Perm	Perm			Perm		
Protected Phases	7	4		3	8			2			6	
Permitted Phases	4			8		8	2			6		
Actuated Green, G (s)	9.1	7.8		7.7	7.1	7.1	10.6	10.6		10.6	10.6	
Effective Green, g (s)	9.1	7.8		7.7	7.1	7.1	10.6	10.6		10.6	10.6	
Actuated g/C Ratio	0.29	0.25		0.25	0.23	0.23	0.34	0.34		0.34	0.34	
Clearance Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	334	883		290	811	363	439	587		465	553	
v/s Ratio Prot	c0.01	0.07		0.00	0.06			0.02			c0.07	
v/s Ratio Perm	0.05			0.02		0.07	0.01			0.04		
v/c Ratio	0.18	0.27		0.09	0.28	0.07	0.04	0.05		0.13	0.08	
Uniform Delay, d1	8.0	9.3		8.9	9.9	9.4	6.8	6.8		7.0	6.9	
Progression Factor	1.00	1.00		1.00	1.00	1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.3	0.2		0.1	0.2	0.1	0.0	0.0		0.1	0.1	
Delay (s)	8.3	9.5		9.0	10.0	9.5	6.8	6.9		7.1	7.0	
Level of Service	A	A		A	B	A	A	A		A	A	
Approach Delay (s)		9.2			9.8			6.9			7.0	
Approach LOS		A			A			A			A	

Intersection Summary			
HCM Average Control Delay	8.9	HCM Level of Service	A
HCM Volume to Capacity ratio	0.24		
Actuated Cycle Length (s)	31.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	29.4%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Dutch Bro Coffee Spanish Fork UT 7:30 am 11/10/2022 Existing + Project Conditions Synchro 6 Report

SPANISH FORK
PRIDE & PROGRESS

TO: file

FROM: Jackson Dille

DATE: December 5, 2022

RE: Dutch Bros, Macey's Parking

The purpose of this review is to ensure that the proposed construction of a Dutch Bros Coffee on the southeast corner of the Macey's site is in compliance with the City's parking standards.

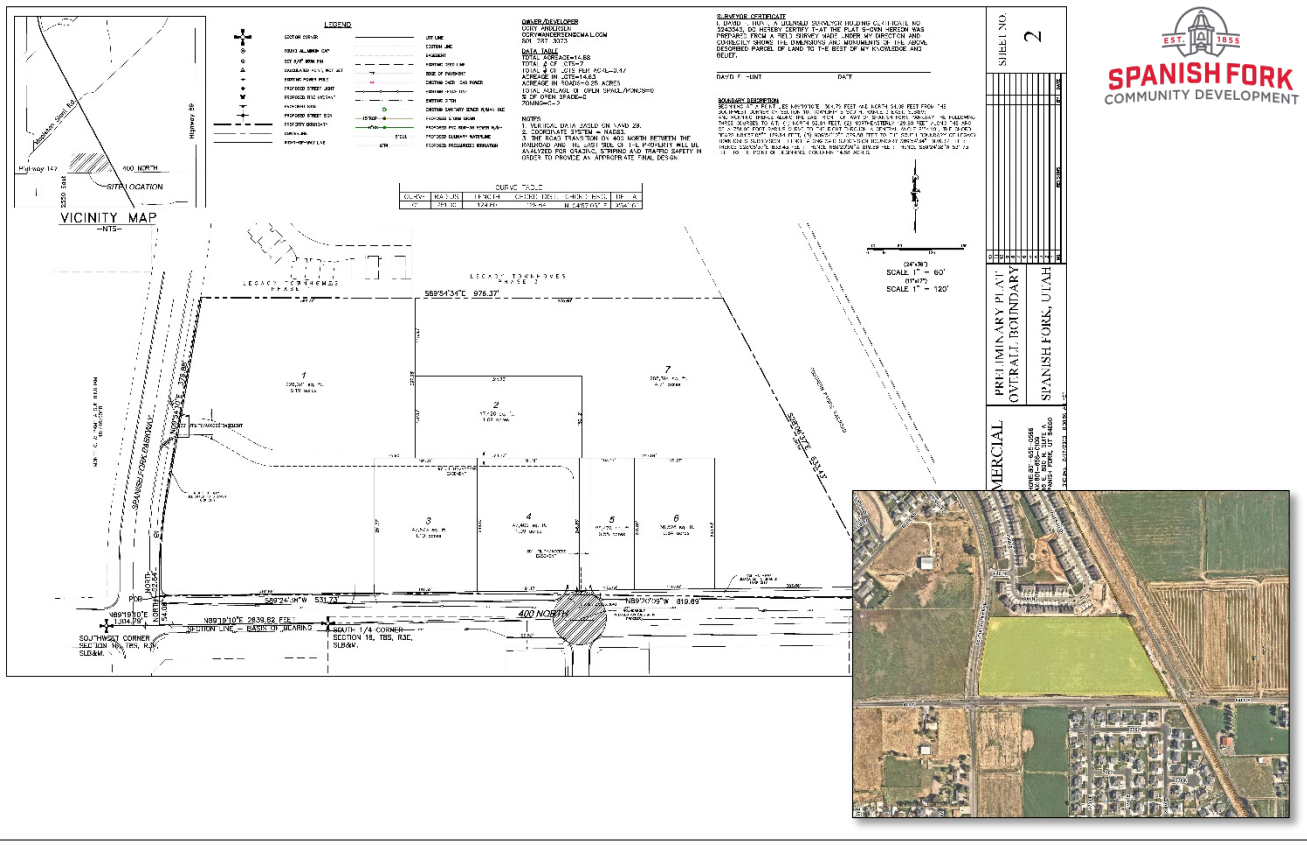
A review of Macey's currently provided parking has found a total of 374 parking stalls on site. The Dutch Bros development as currently proposed would remove 46 parking stalls. This would leave Macey's with 328 parking stalls.

A rough calculation of Macey's square footage found the building to be approximately 66,500 square feet. Based on Spanish Fork's requirement of 1 parking stall per 250 square feet of a retail center, Macey's should be providing roughly 266 parking stalls. This would mean that Macey's has a current surplus of 108 parking stalls, and would retain a 62 stall surplus under the proposed Dutch Bros development plan.

It should be noted that the 328 parking stall count includes 6 parking stalls that would be retained on the Dutch Bros site. The Dutch Bros building is currently proposed to be 950 square feet, which would lead to a requirement of 10 parking stalls under the City's 1:100 parking requirement for restaurants. This means the Dutch Bros site would be operating with a 4 stall deficiency. However, the site is surrounded by additional parking stalls and it is expected that Dutch Bros and Macey's will have peak hours that are compatible to shared parking between the two uses.

Staff's conclusion is that there is sufficient parking on-site to accommodate both uses and maintain a significant parking surplus.

40 SOUTH MAIN STREET | SPANISH FORK, UT 84660 | SPANISHFORK.ORG



SPANISH FORK COMMUNITY DEVELOPMENT

Canyon Court Urban Approval Zone Change and Preliminary Plat Approval Request

March 29, 2023, Development Review Committee.

Located at 400 North Spanish Fork Parkway, including 15 acres.

The subject property is zoned C-2 and R-3.

The applicant has requested that a Zone Change and a Preliminary Plat be approved. The proposal is designed to have commercial buildings, residential buildings, and buildings that may have both commercial and residential uses.

Key Issues

1. Commercial Uses.
2. Public Improvements.
3. Zoning exhibit.
4. General Plan.
5. Utilities.
6. Optional layout.

Recommendation

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

Finding

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

Conditions

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

Exhibits

1. Preliminary Plat.
2. Landscaping Plans.
3. Elevations.

CANYON COURT COMMERCIAL

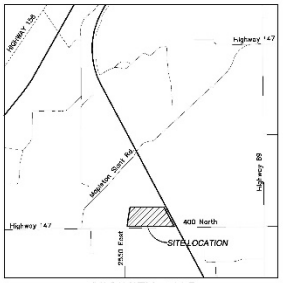
A COMMERCIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	ELECTRICAL PLAN
7	STRIPING PLAN
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

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

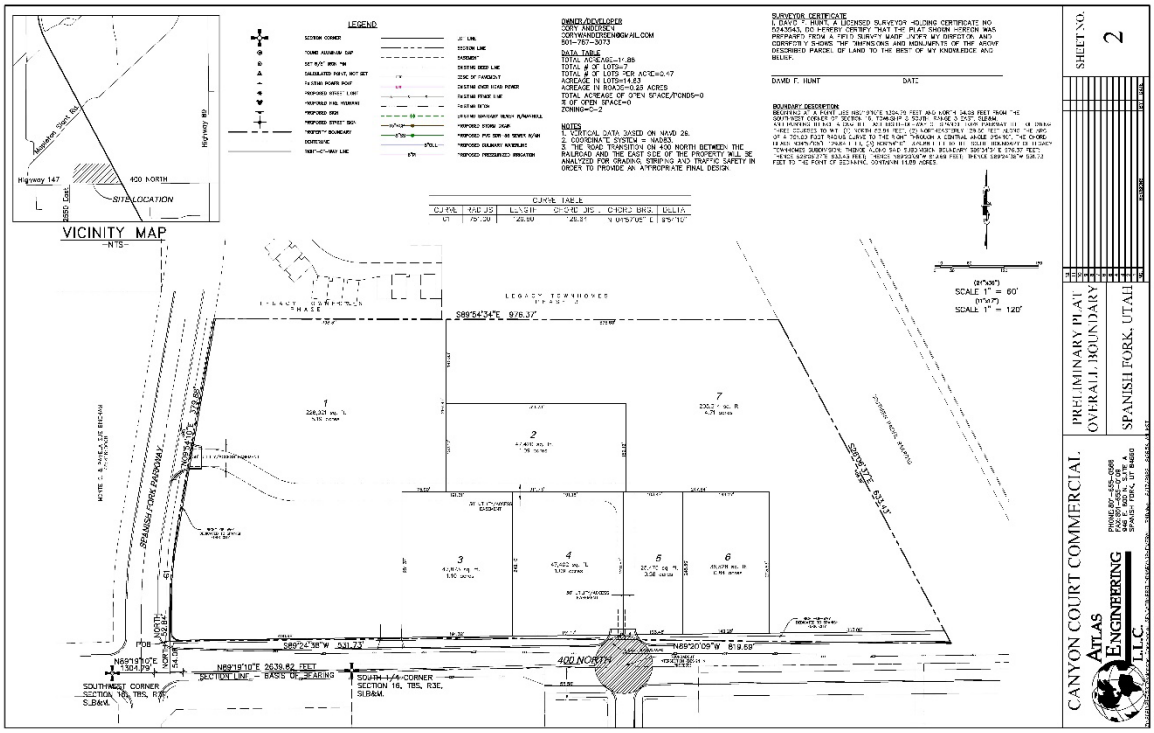
OWNER/DEVELOPER
CORY ANDERSEN
CORYWANDERSEN@GMAIL.COM
801-787-3073

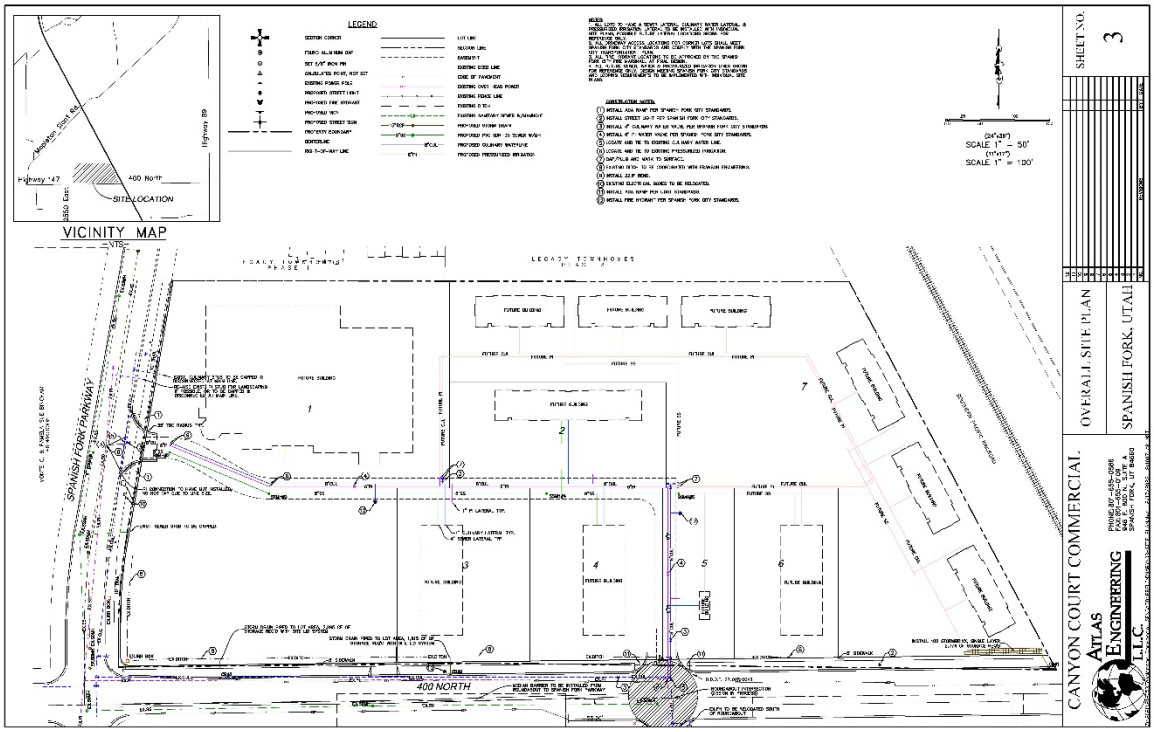


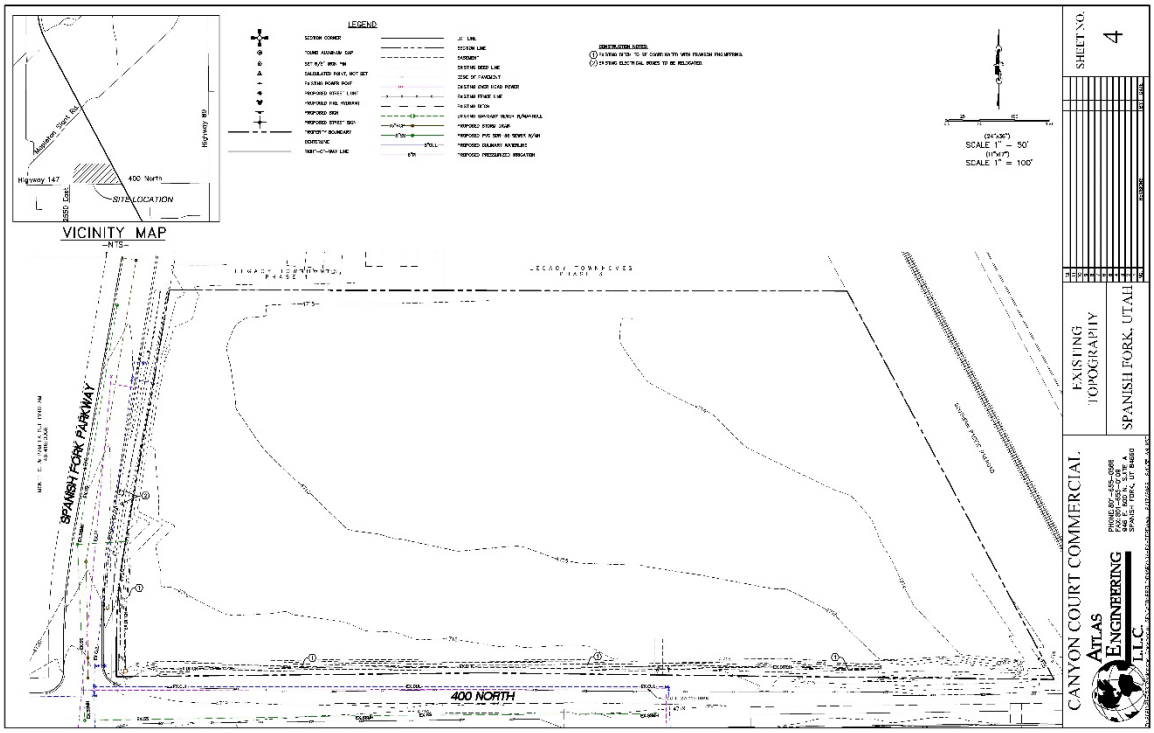
VICINITY MAP
-NTS-

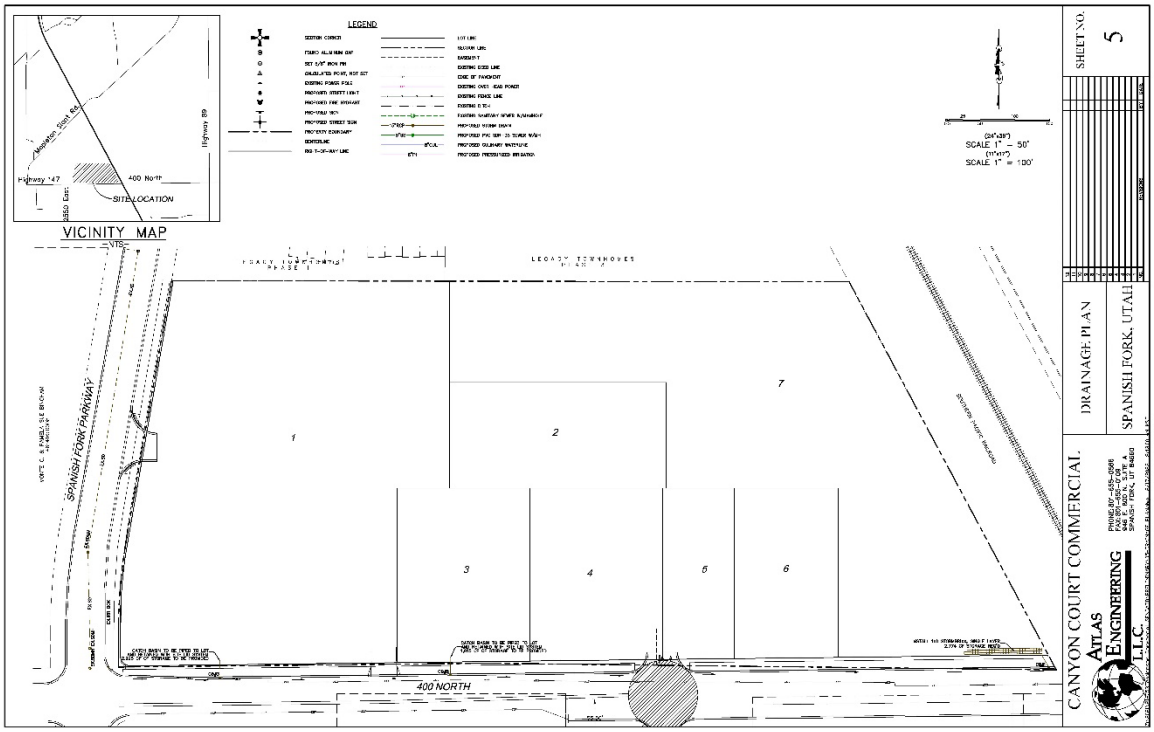
CANYON COURT COMMERCIAL

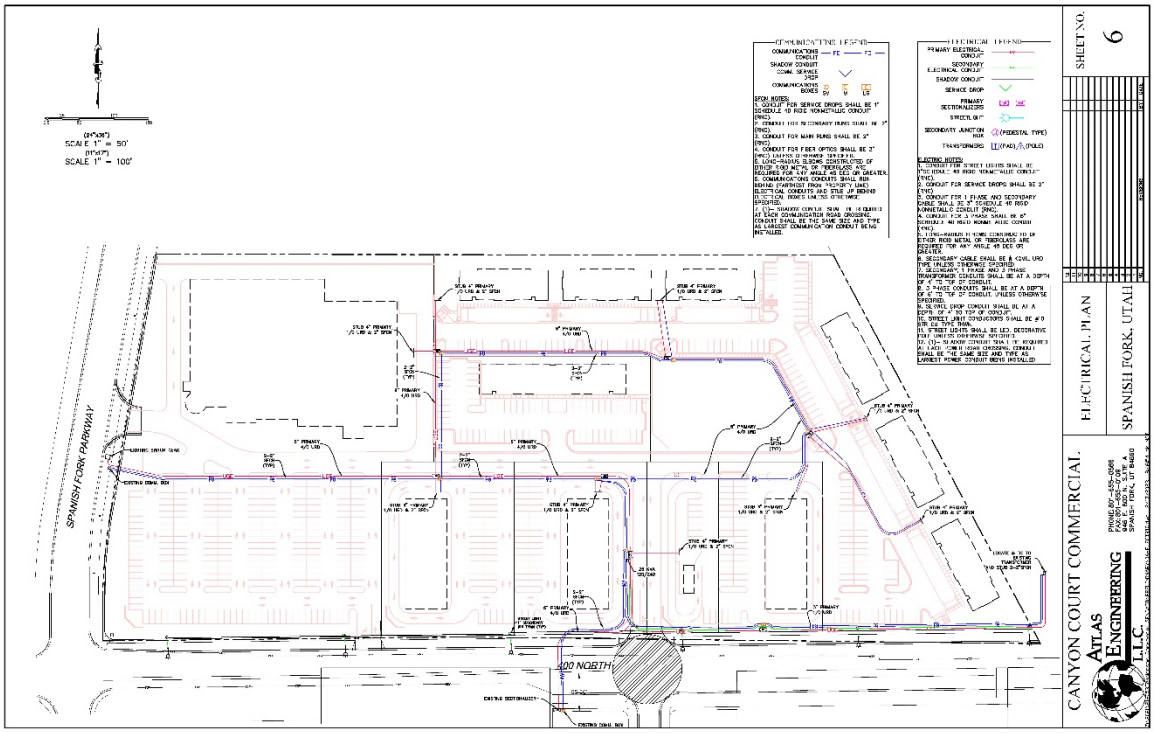
ATLAS ENGINEERING L.L.C.
PHONE 801-655-0566
FAX 801-655-0109
944 E. 800 N. SUITE A
SPANISH FORK, UT 84660



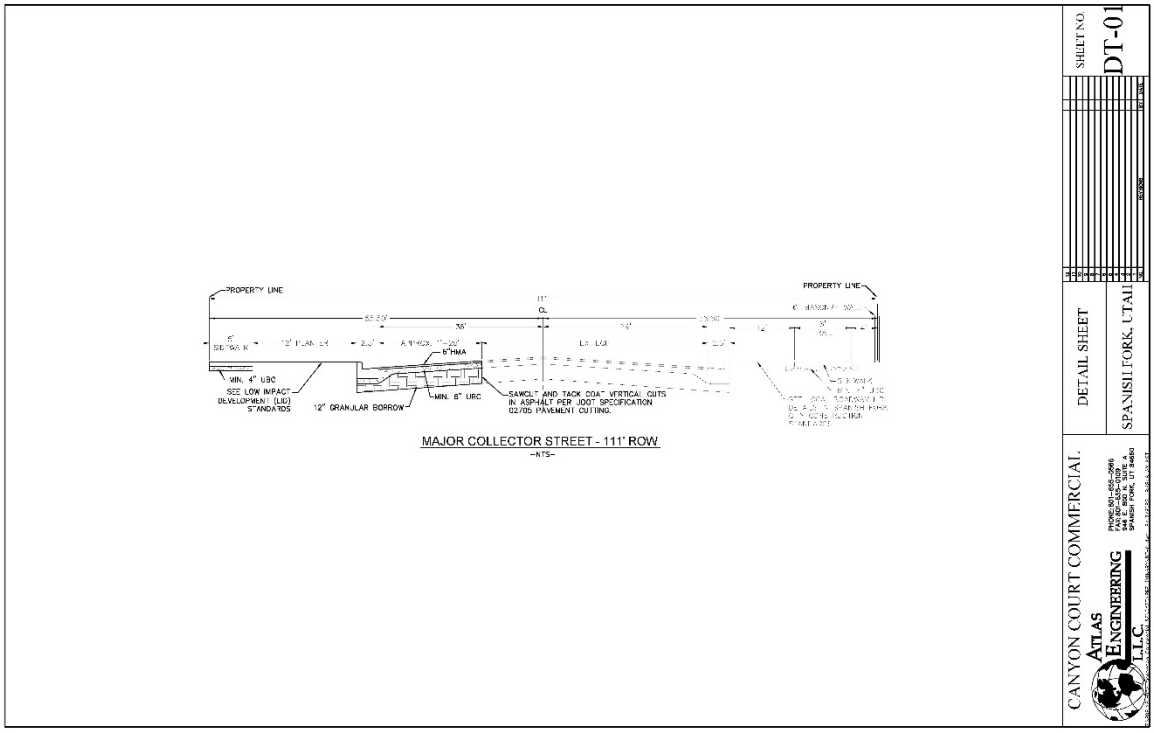

LEGEND
VICINITY MAP
Highway 147
400 North
SITE LOCATION
Highway 89
SPANISH FORK PARKWAY
400 NORTH
LEGACY TOWNHOMES
FUTURE BUILDING
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 3
OVERALL SITE PLAN
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING L.L.C.

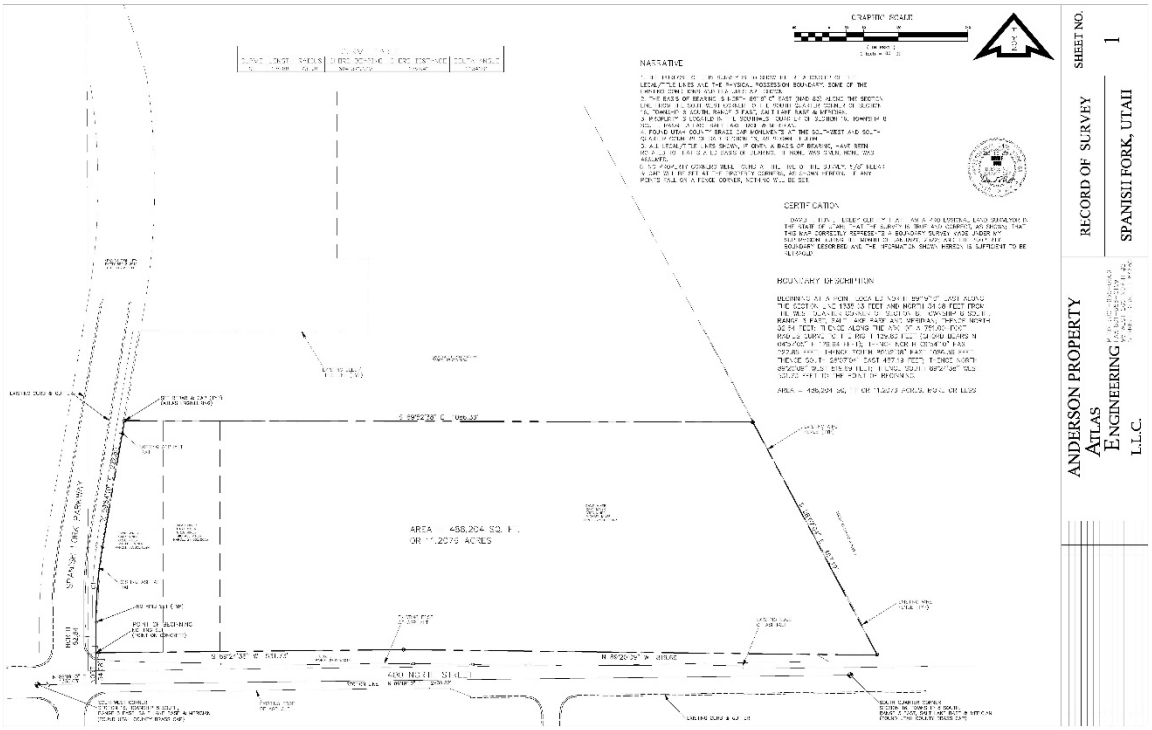

LEGEND
VICINITY MAP
Highway 147
400 North
SITE LOCATION
Highway 89
SPANISH FORK PARKWAY
400 NORTH
LEGACY TOWNHOMES
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING L.L.C.


LEGEND
VICINITY MAP
Highway 147
400 North
SITE LOCATION
SCALE 1" = 50'
SCALE 1" = 100'
SPANISH FORK PARKWAY
400 NORTH
1
2
3
4
5
6
7
SHEET NO. 5
DRAINAGE PLAN
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING L.L.C.


SCALE 1" = 50'
SCALE 1" = 100'
SPANISH FORK PARKWAY
400 NORTH
SHEET NO. 6
ELECTRICAL PLAN
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING L.L.C.


SCALE 1" = 50'
SCALE 1" = 100'
PAVEMENT SECTION FOR STATE HIGHWAY
SPANISH FORK PARKWAY
400 NORTH
1
2
3
4
5
6
7
SHEET NO.
7
STRIPING PLAN
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING L.L.C.


PROPERTY LINE
PROPERTY LINE
SIDEWALK
12' PLANTER
8' ASPHALT
6" HMA
MIN. 4" UBC
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
12" GRANULAR BORROW
MIN. 6" UBC
SAWCUT AND TACK COAT VERTICAL CUTS IN ASPHALT PER 1001 SPECIFICATION 02705 PAVEMENT CUTTING.
MAJOR COLLECTOR STREET - 111' ROW
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING L.L.C.


NARRATIVE
BOUNDARY DESCRIPTION
AREA = 488,204 SQ. FT.
OR 11.2079 ACRES
400 NORTH STREET
RECORD OF SURVEY
SPANISH FORK, UTAH
SHEET NO. 1
ANDERSON PROPERTY
ATLAS ENGINEERING L.L.C.


CANYON COURT
LEGEND
PRIMARY CIRCULATION
SECONDARY CIRCULATION
INTERSECTION POINTS
LARGE CORNER SIGN
SMALL BUSINESS SIGN
WAY FINDING SIGN
MONUMENT WATER FEATURE SIGN
LARGE CORNER SIGN
SMALL BUSINESS SIGN
WAY FINDING SIGN
MONUMENT WATER FEATURE SIGN
PKJ DESIGN GROUP
COREY ANDERSEN DEVELOPMENT
ATT: COREY ANDERSEN

CANYON COURT




PARK AREA


MASTER PLAN


PARK AREA


BUILDINGS

PKJDESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com

COREY ANDERSEN DEVELOPMENT
ATT: COREY ANDERSEN

GRAPHIC SCALE: 1" = 40'

N








Art
Info


Business Name
Business Logo


Business Name




Canyon Court

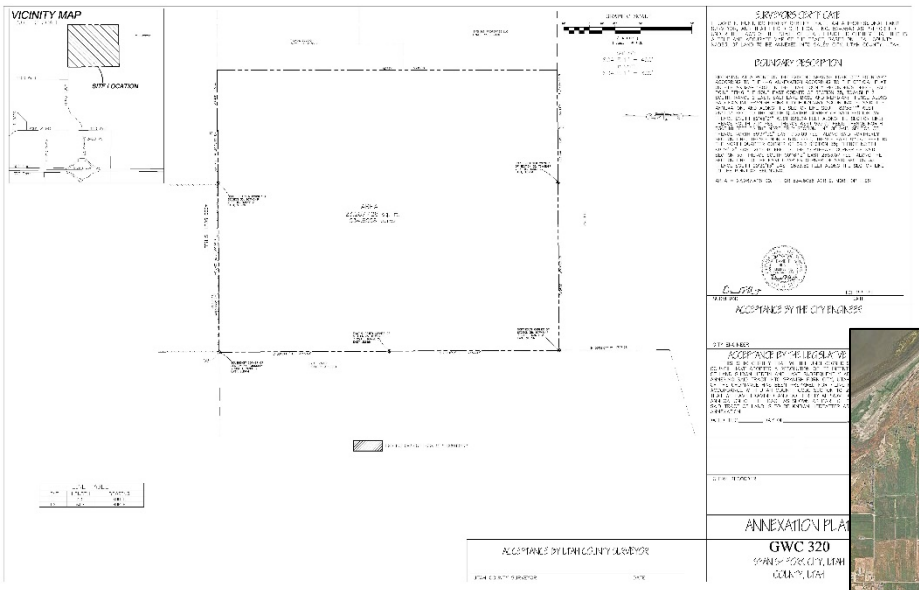









Canyon Court





GWC 320 Annexation Approval Request

March 29, 2023, Development Review Committee Meeting.

Located at approximately 1400 West 3800 North, including approximately 535 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 the annexation of this property.

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

Key Issues

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

Recommendation

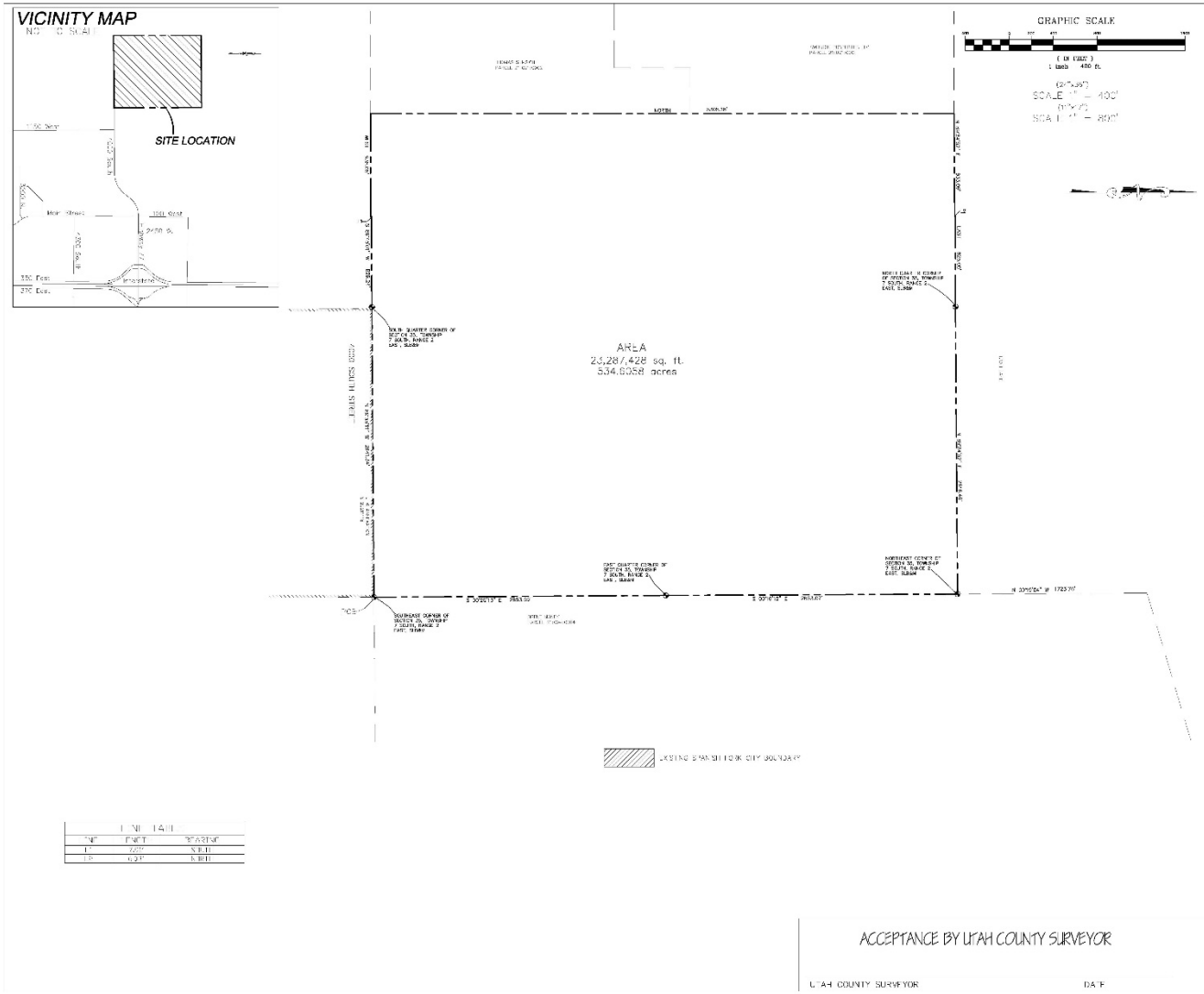
That the proposed Annexation be approved with Rural Residential zoning based on the following findings:

Findings

1. That the Springville City Council is not opposed to Spanish Fork's potential annexation of the subject property.
2. That Spanish Fork City is servicing industrial developments adjacent to the area.
3. That industrial development on this site is in line with Spanish Fork City's General Plan for the surrounding area.

Exhibits

1. Annexation Plat.
2. Floodplain Report.



LINE TABLE		
NO.	LENGTH	BEARING
L1	70.71'	S78°11'E
L2	6.23'	S.89°11'

SURVEYORS CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5343543 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 ORIGINAL PLAT ON FILE AS MAP 18920 IN THE UTAH COUNTY RECORDERS 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°36'11" WEST 2641.34 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 89°43'01" WEST 826.24 FEET ALONG THE SECTION LINE; THENCE SOUTH 7.91 FEET; THENCE WEST 325.00 FEET; THENCE NORTH 5°50'18" EAST TO THE NORTHERLY SECTION LINE OF SAID SECTION 35; THENCE NORTH 89°36'02" EAST 933.09 FEET ALONG SAID NORTHERLY SECTION LINE; THENCE NORTH 8.03 FEET; THENCE EAST 825.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 89°34'52" EAST 2676.48 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 00°16'12" EAST 2654.07 FEET ALONG THE SECTION LINE TO THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 00°20'13" EAST 2653.56 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

AREA = 23,287,428 SQ. FT. OR 534.6058 ACRES, MORE OR LESS

SURVEYOR — DATE 03-22-23

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 AMENDED 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

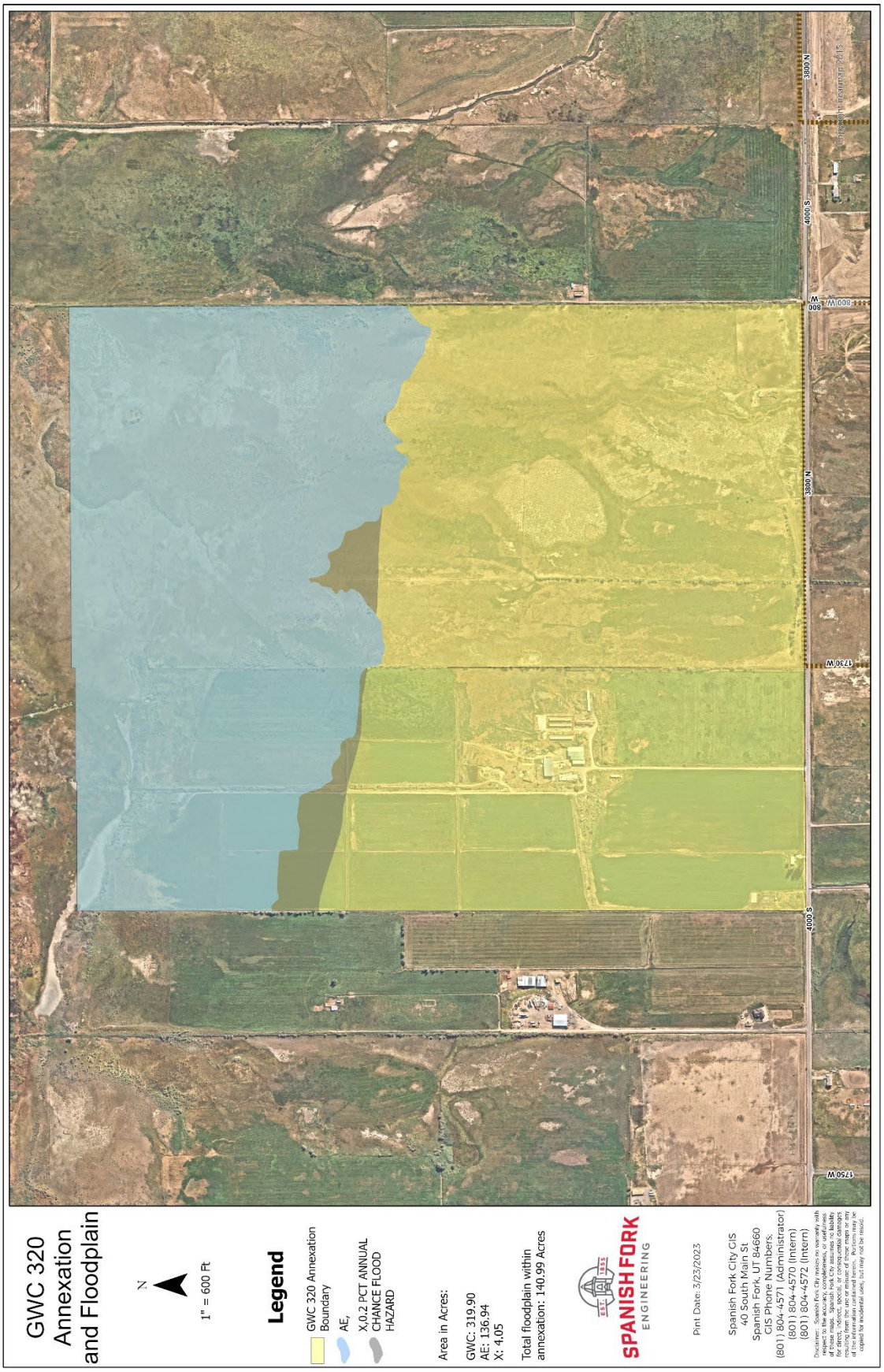
ACCEPTANCE BY UTAH COUNTY SURVEYOR

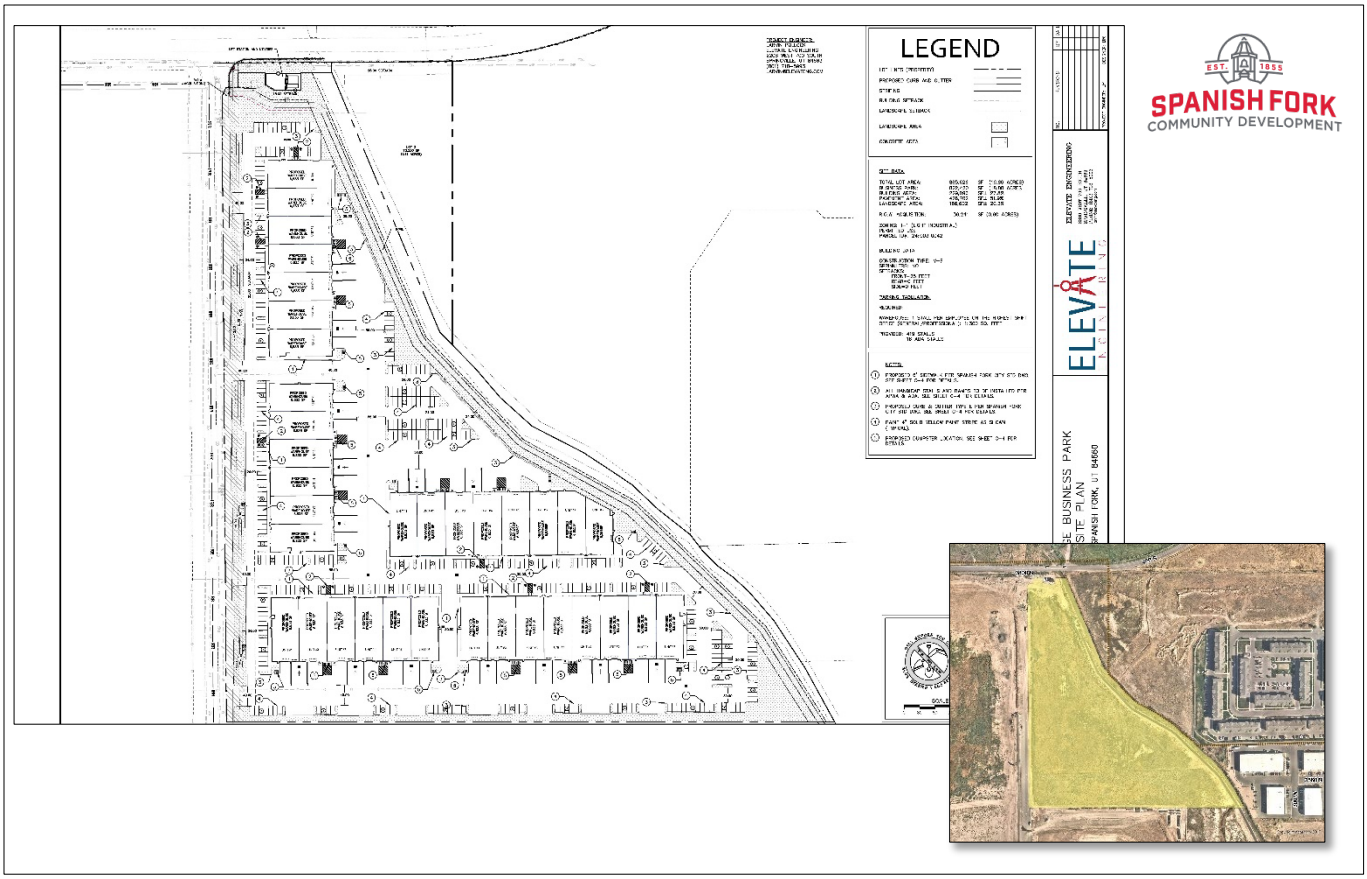
UTAH COUNTY SURVEYOR — DATE

ANNEXATION PLAT

GWC 320

SPANISH FORK CITY, UTAH
COUNTY, UTAH


GWC 320
Annexation
and Floodplain
N
1" = 600 Ft
Legend
GWC 320 Annexation Boundary
AE,
X,0.2 PCT ANNUAL CHANCE FLOOD HAZARD
Area in Acres:
GWC: 319.90
AE: 136.94
X: 4.05
Total floodplain within annexation: 140.99 Acres
SPANISH FORK
ENGINEERING
Print Date: 3/23/2023
Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)
Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use of these maps. Portions of the information contained herein. Portions may be copied for incidental uses, but may not be resold.
4000 S
3800 N
800 W
1750 W
1730 W



Westridge Business Park Preliminary Plat Approval Request

March 29, 2023, Development Review Committee Meeting.

Located at 3700 North 600 West, including 19.86 acres.

The subject property is zoned I-1.

The applicant has requested that a Preliminary Plat for two industrial lots be approved.

Recommendation

Staff recommends that the Preliminary Plat be approved based on the following finding and subject to the following conditions:

Finding

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

Conditions

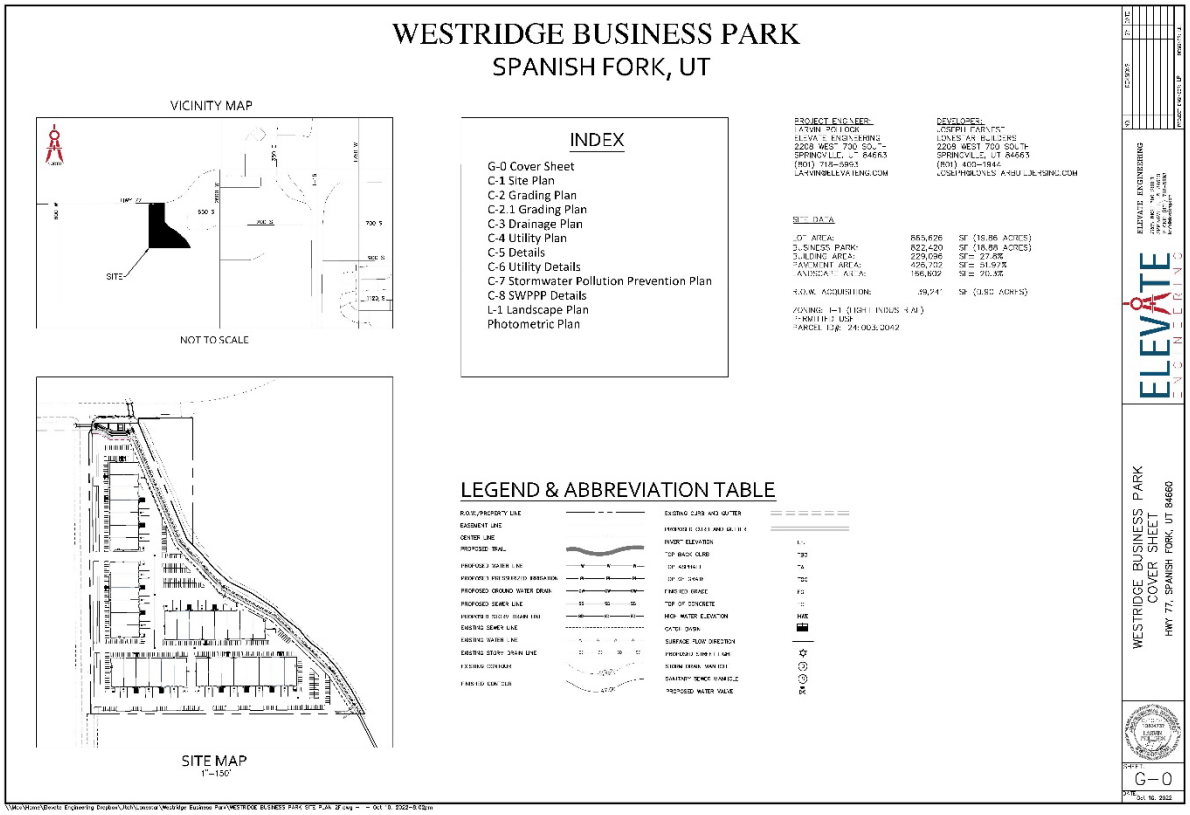
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

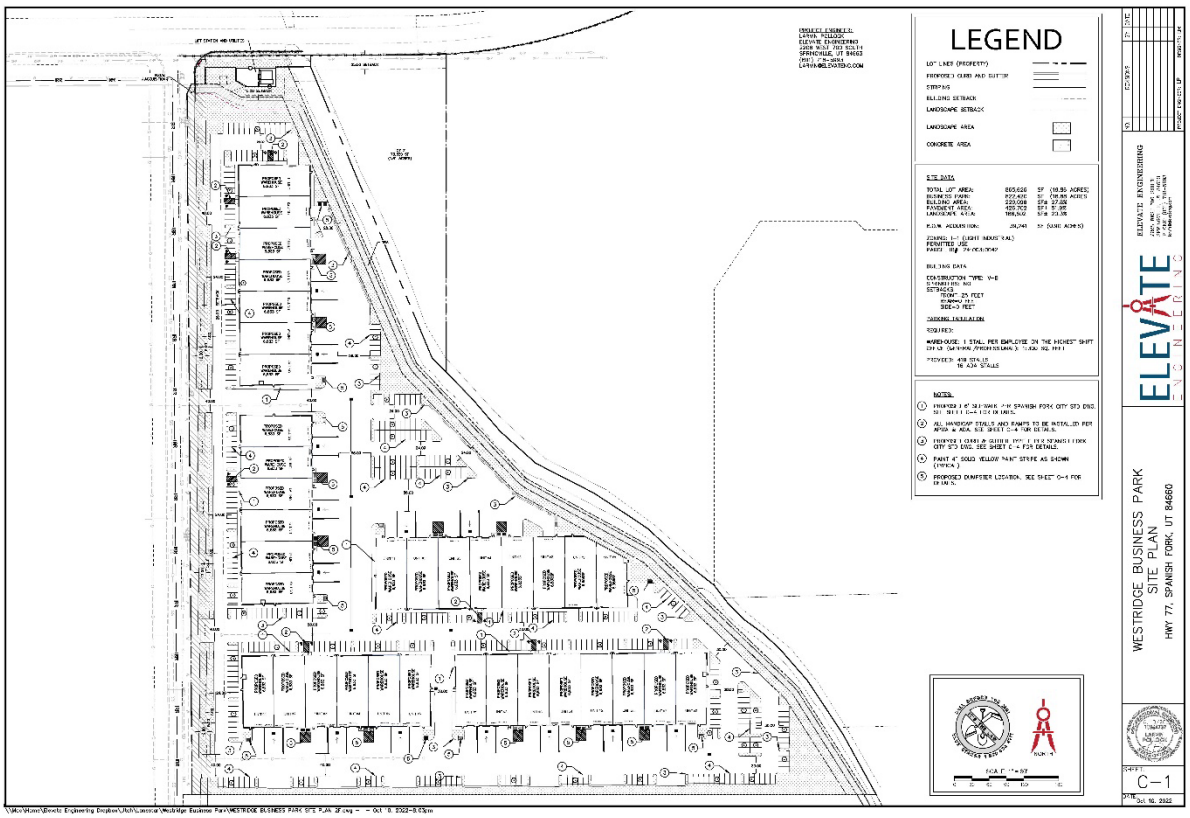
Key Issues

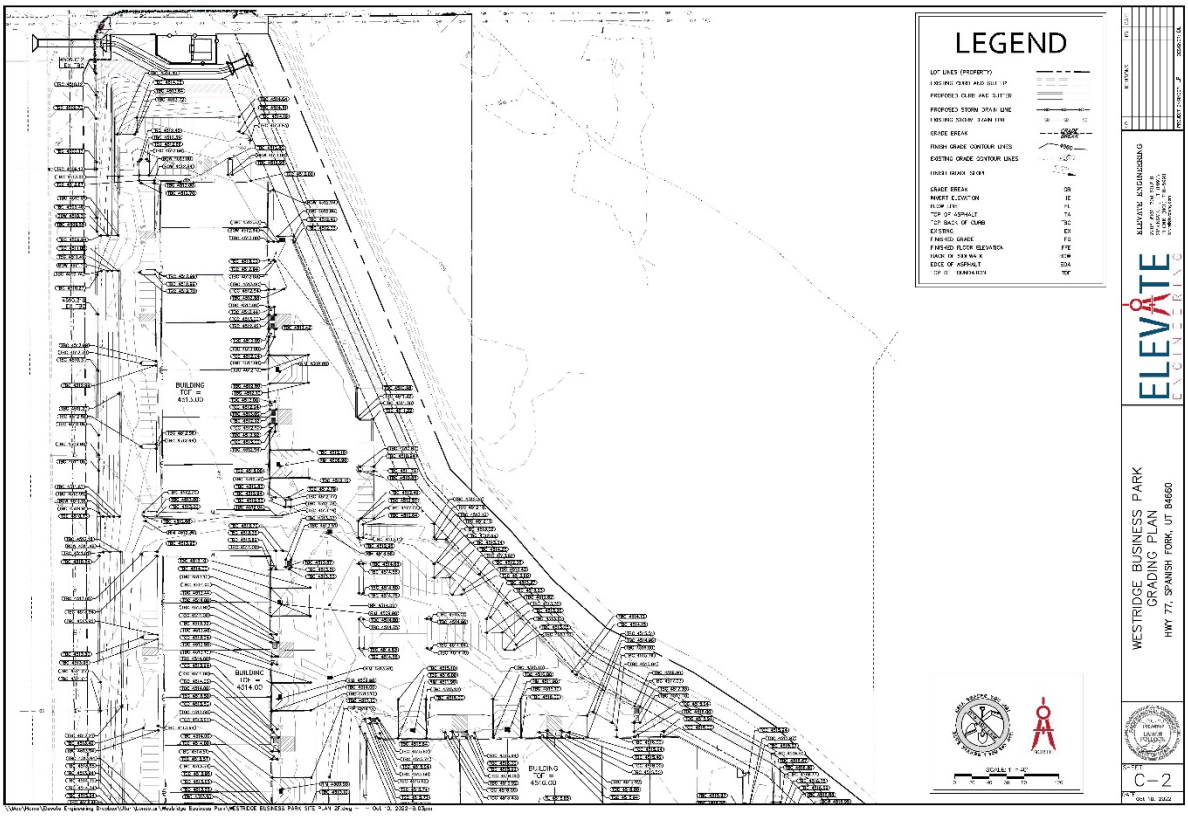
1. Preliminary Plat.
2. Access.
3. Utilities.
4. Easements.
5. Landscaping.

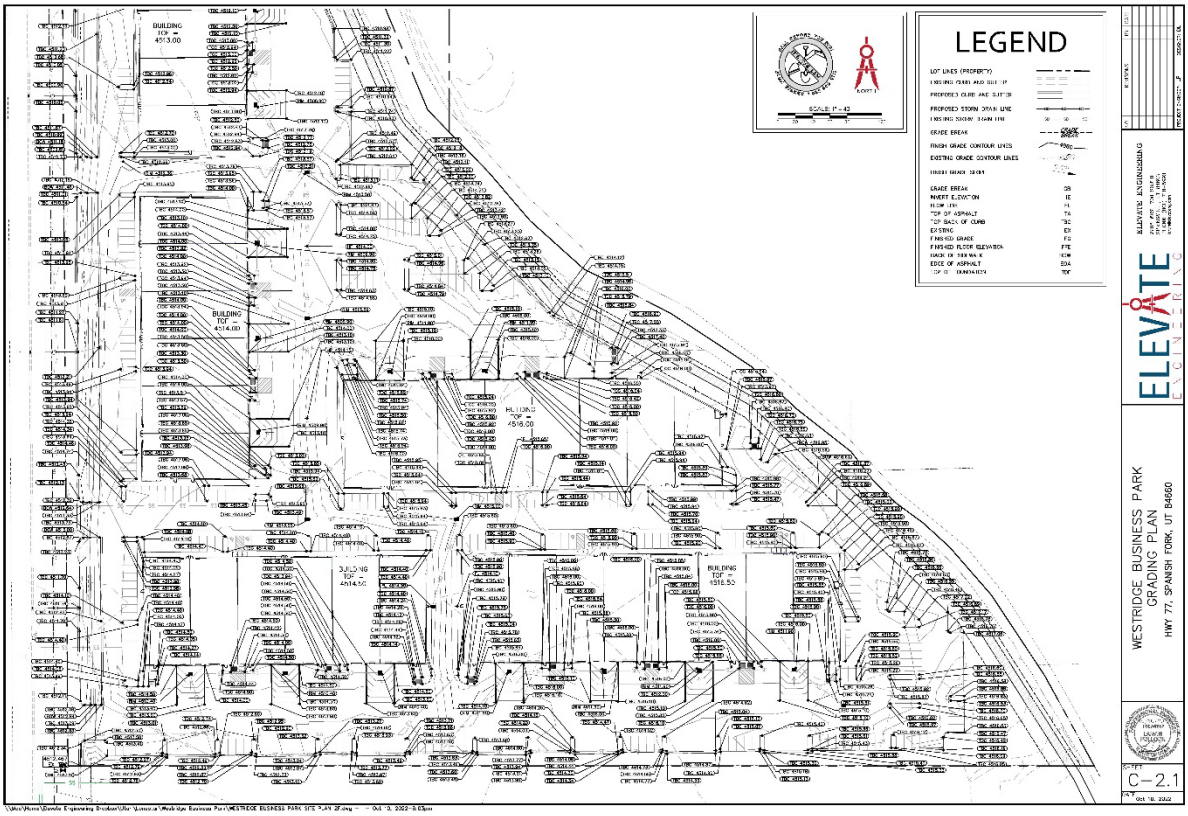
Exhibits

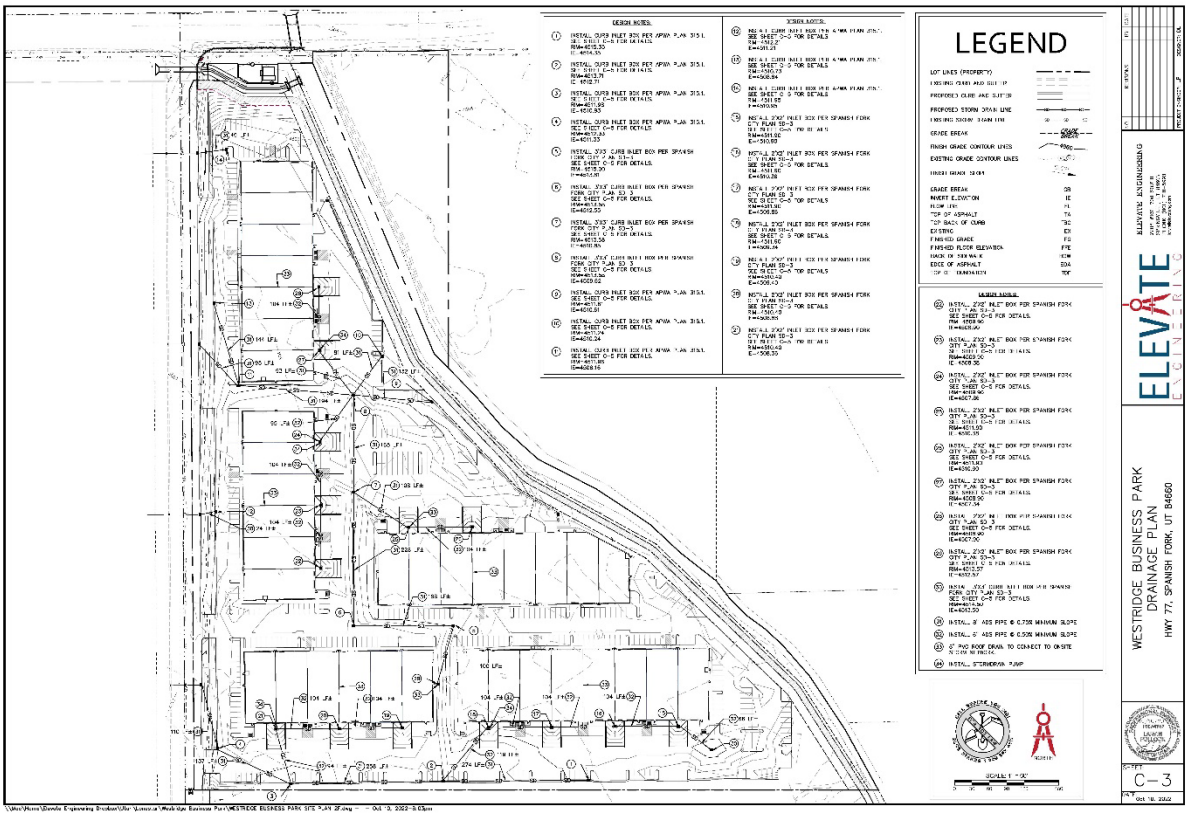
1. Preliminary Plat.
2. Landscape Plan.

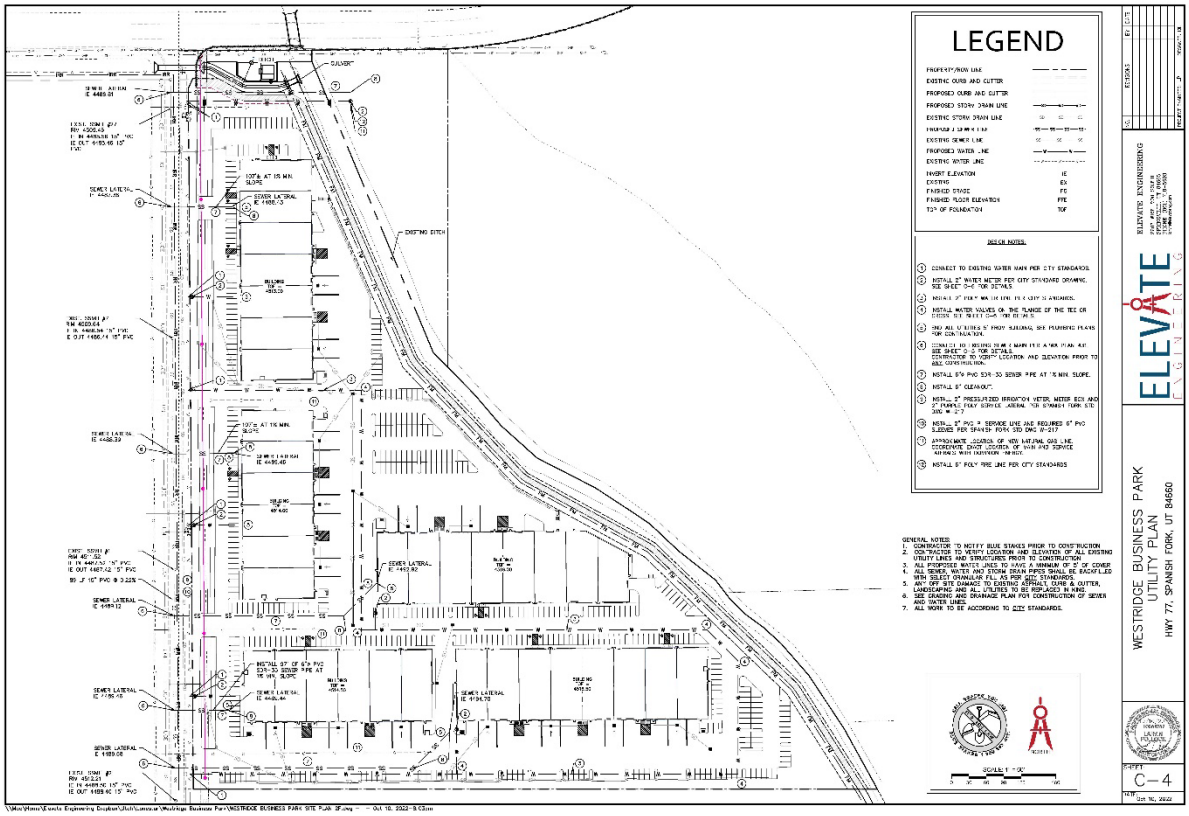

WESTRIDGE BUSINESS PARK
SPANISH FORK, UT
VICINITY MAP
SITE
NOT TO SCALE
INDEX
G-0 Cover Sheet
C-1 Site Plan
C-2 Grading Plan
C-2.1 Grading Plan
C-3 Drainage Plan
C-4 Utility Plan
C-5 Details
C-6 Utility Details
C-7 Stormwater Pollution Prevention Plan
C-8 SWPPP Details
L-1 Landscape Plan
Photometric Plan
PROJECT ENGINEER:
DEVELOPER:
SITE DATA
LEGEND & ABBREVIATION TABLE
SITE MAP
1"=150'
WESTRIDGE BUSINESS PARK
COVER SHEET
HWY 77, SPANISH FORK, UT 84660
G-0

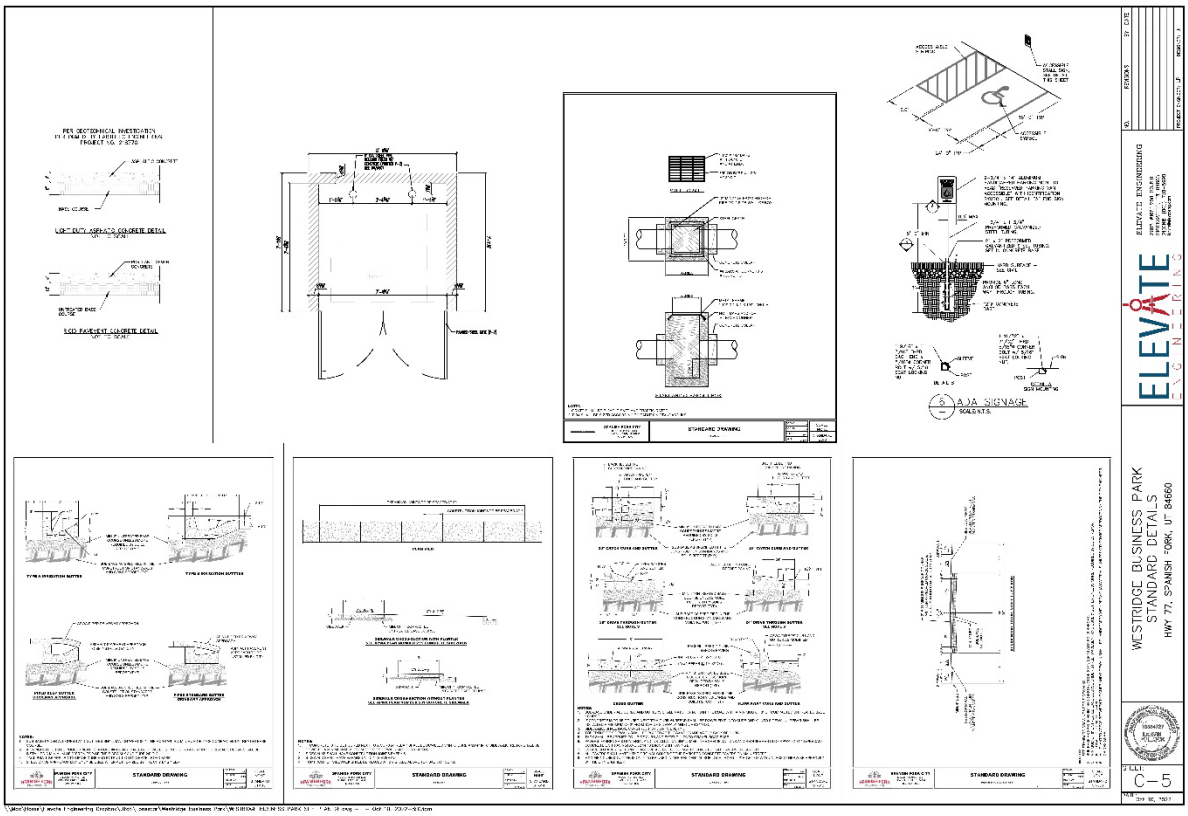

LEGEND
SITE DATA
NOTES
WESTRIDGE BUSINESS PARK
SITE PLAN
HWY 77, SPANISH FORK, UT 84660
C-1

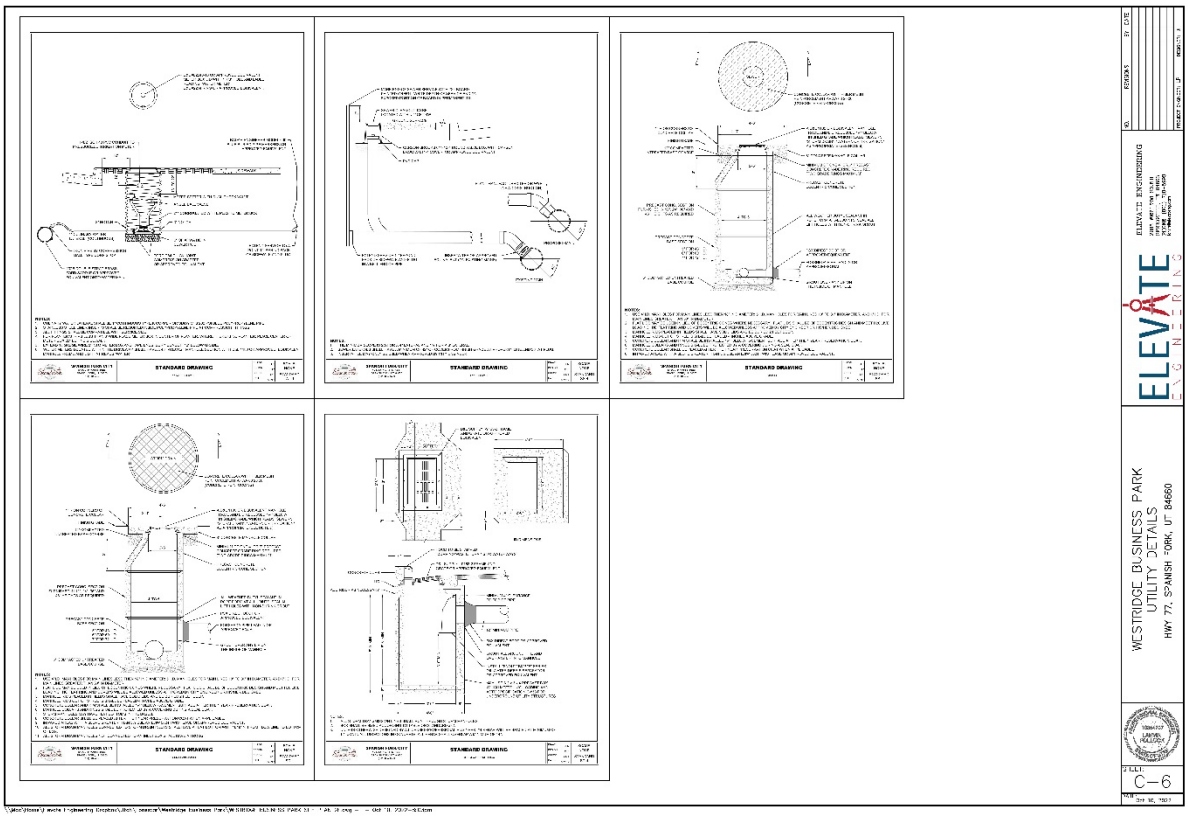

LEGEND
WESTRIDGE BUSINESS PARK
GRADING PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-2

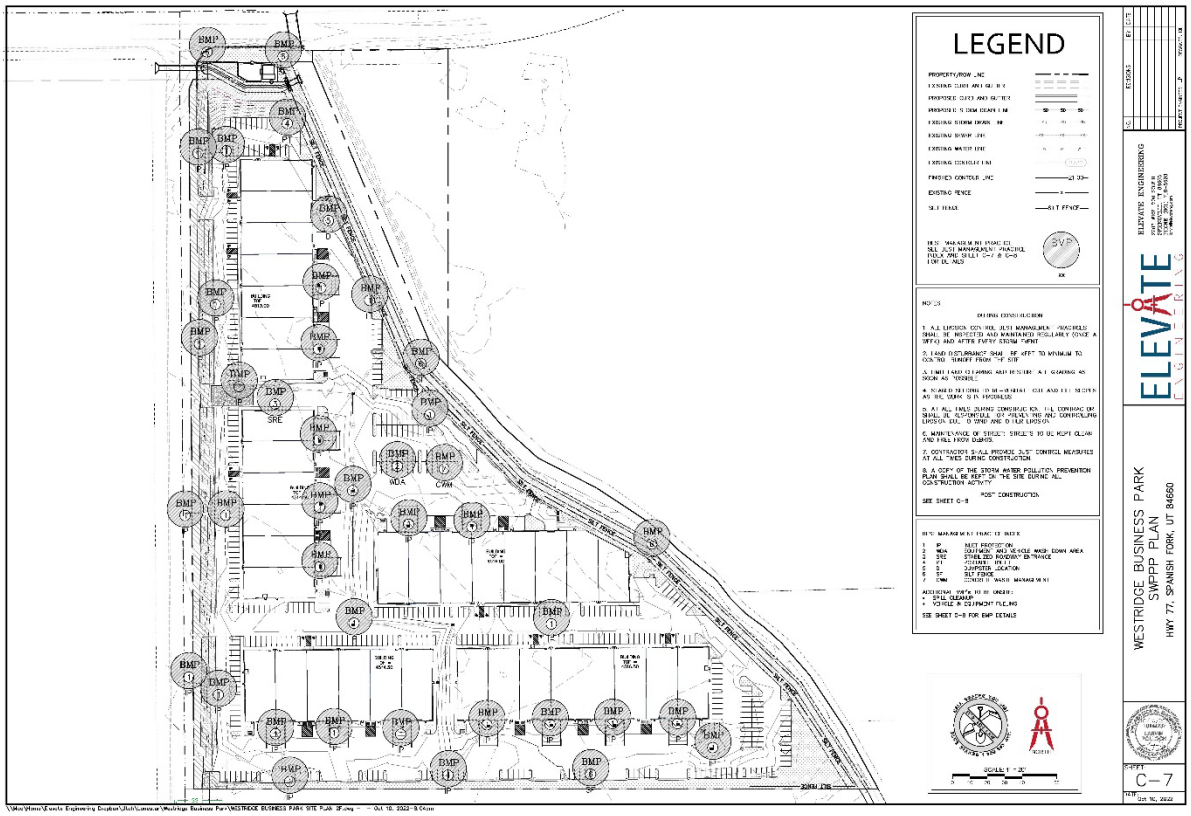

LEGEND
WESTRIDGE BUSINESS PARK
GRADING PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-2.1

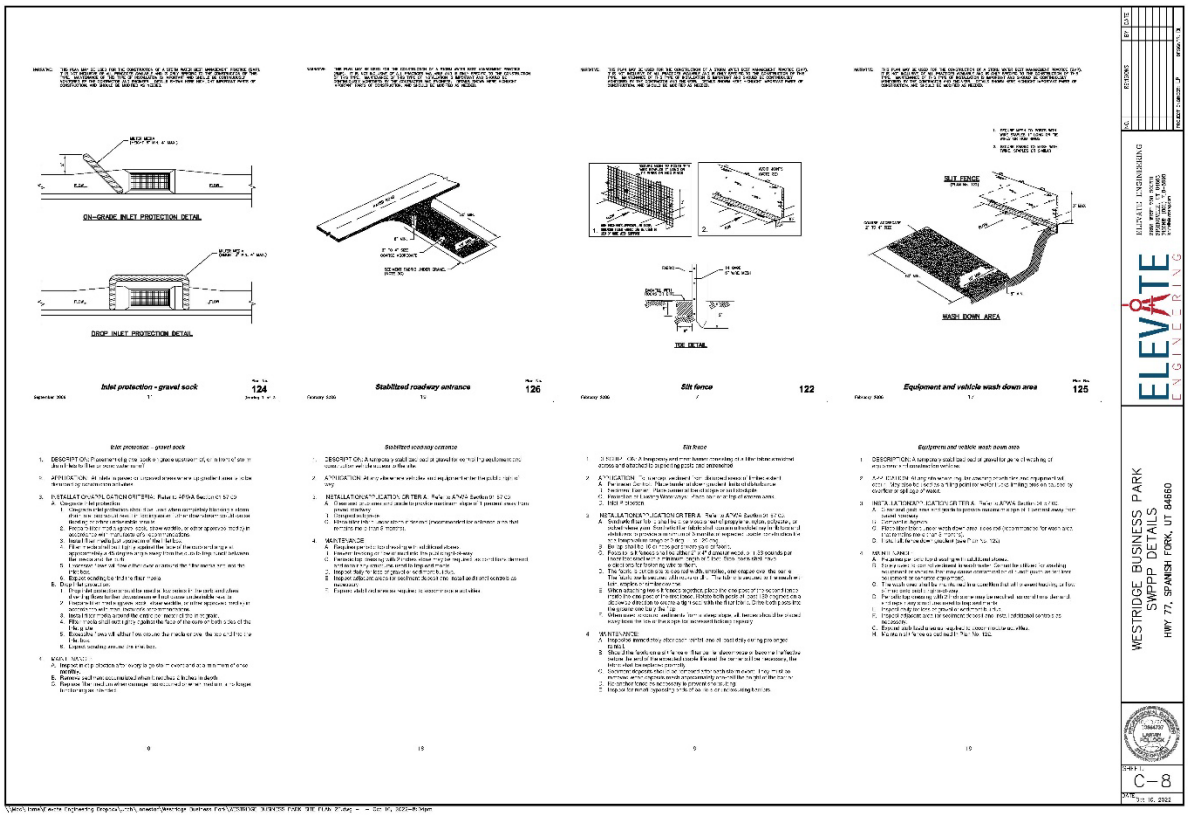

LEGEND
WESTRIDGE BUSINESS PARK
DRAINAGE PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-3


LEGEND
WESTRIDGE BUSINESS PARK
UTILITY PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-4

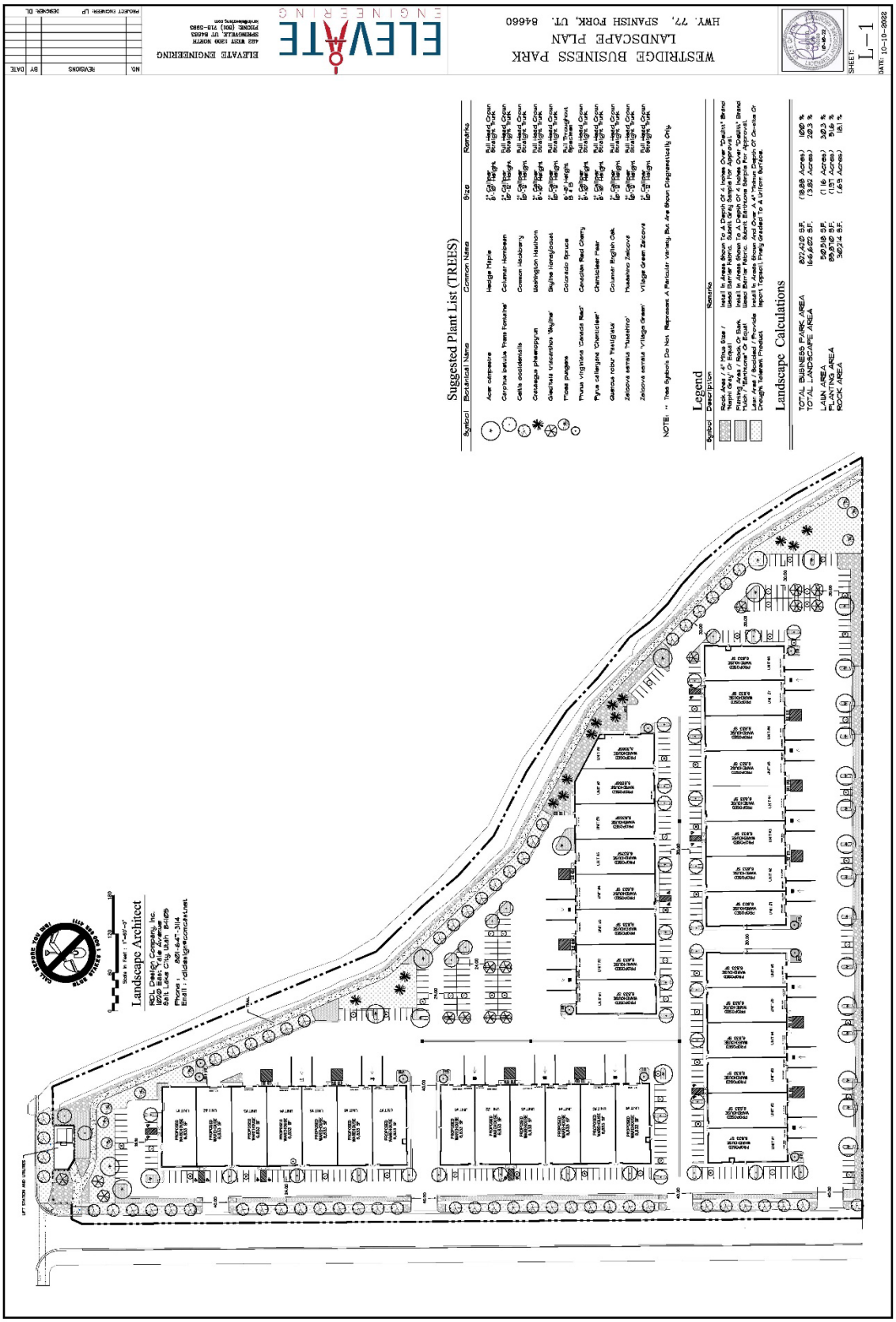

WESTRIDGE BUSINESS PARK
STANDARD DETAILS
HWY 77, SPANISH FORK, UT 84660
C-5


WESTRIDGE BUSINESS PARK
UTILITY DETAILS
HWY 77, SPANISH FORK, UT 84660
C-6


LEGEND
WESTRIDGE BUSINESS PARK
SWPPP PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-7


Inlet protection - gravel sock
Stabilized roadway entrance
Silt fence
Equipment and vehicle wash down area
ON-GRADE INLET PROTECTION DETAIL
DROP INLET PROTECTION DETAIL
SILT FENCE
WASH DOWN AREA
WESTRIDGE BUSINESS PARK
SWPPP DETAILS
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-8


MRS
XWM


WESTRIDGE BUSINESS PARK
LANDSCAPE PLAN
HWY. 77, SPANISH FORK, UT. 84660
ELEVATE ENGINEERING
Suggested Plant List (TREES)
Legend
Landscape Calculations
Landscape Architect