Wednesday, April 12, 2023
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the City Council Chambers, 40 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:00 p.m. and Planning Commission Meeting commencing at 6:30 p.m. on April 12, 2023.
Planning Commissioners

Todd Mitchell
John Mendenhall
Shauna Warnick
Joseph Earnest
Michelle Carroll
Michael Clayson

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1. 5:00pm WORK SESSION -No formal actions are taken in a work session.

2. 6:30 Agenda Items

3. Minutes

A. March 1, 2023

4. Preliminary Plat and Zone Change

A. CANYON COURT URBAN. The proposal involves changing the current zone to allowed a mixed-use Master Planned Development located at 400 North Spanish Fork Parkway.

B. WYNDSONG SUBDIVISION. The proposal involves changing the current zone from Rural Residential to R-1-8 to allow for a Master Planned Development of 19 single-family lots located at 493 East 1350 South.

5. Preliminary Plat

A. MEADOW CREEK RIDGE AMENDED. The proposal involves approval of a residential subdivision for 41 single-family lots located at 1470 East Spanish Fork Parkway.

B. EAGLE HAVEN SUBDIVISION AMENDED. The proposal involves expanding the previously approved Preliminary Plat to allow for seven single-family lots within a Master Planned Development located at 263 South Spanish Fork Parkway.

C. HAMILTON COMMERCE CENTER SPANISH FORK PHASE 1. The proposal involves approval of a Preliminary Plat creating three lots for a non-residential development located at 1600 North 900 West.

D. WESTRIDGE BUSINESS PARK. The proposal involves approval of a Preliminary Plat for a one lot industrial development located at approximately 3800 North 600 West.

6. Annexation

A. ANNEXATION POLICY AMENDMENT. The proposal involves amending the current Annexation Policy boundary.

7. Title 15 Amendment

A. TITLE 15 AMENDMENT. The proposal involves adding language for a Mixed-Use Zone.

B. TITLE 15 AMENDMENT. The proposal involves modifying the Master Planned Development's density description.

C. TITLE 15 AMENDMENT. The proposal involves modifying the Master Planned Development to a Master Planned Development Overlay Zone.

8. Discussion

9. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
March 1, 2023

Commission Members Present: Commissioners John Mendenhall, Shauna Warnick, Joseph Earnest, Mike Clayson. **Absent**: Chairman Todd Mitchell, Michelle Carroll.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Michael Clark, Staff Engineering; Ana Burgi, Assistant City Attorney; Jackson Dille, Planning Intern.

Citizens Present: Nate Rhiner, Jackie Larson, Brad Mabey, Jim Jensen, Logan Jensen, Jake Giles, Spencer Ward.

WORK SESSION

Commissioner Mendenhall called the meeting to order at 6:28 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Clayson led the pledge.

Commissioner Mendenhall excused Commissioner Carroll and Chairman Mitchell who were unavailable for this meeting.

MINUTES

February 1, 2023

Commissioner Warnick moved to approve the minutes from February 1, 2023 .

Commissioner Earnest seconded and the motion passed all in favor.

ZONE CHANGE (Public Hearing)

MUNOZ ZONE CHANGE

Dave Anderson said this is an easy change. These properties have two zones on them. The property owner has requested that the property be changed to all commercial zoning.

Commissioner Mendenhall opened the public hearing at 6:31 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 6:32 p.m.

Commissioner Earnest **moved** to recommend the approval of the Munoz Zone Change to the City Council based on the following findings and conditions.

Findings:

1. That the proposal will establish zoning district lines that follow parcel lines.
2. That the expansion of the commercial zoning on Main Street is needed to facilitate further development.

Conditions:

1. That the boundary line issue be resolved.

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

PRELIMINARY PLAT (Public Hearing)

GLH INDUSTRIAL SUBDIVISION

Dave Anderson explained that the applicants have met the City's requirements and wish to develop on the site.

Dave Anderson mentioned that a lot of industrial development is going on in this area. Dave Anderson said the property owner understands that the City does not have infrastructure to service that property today. They will research financing opportunities to build infrastructure in the area in the future.

He mentioned that road expansions and improvements are also needed to service the area. There are a lot of expensive infrastructure undertakings that the City would need to take before something could be constructed. Much of the infrastructure would come from Third West and Tenth North.

Commissioner Mendenhall asked if there are any utilities at the airport that could be brought over.

Dave Anderson said infrastructure would come from many areas.

Commissioner Warnick asked why the applicant is asking for a Preliminary Plat now if infrastructure will not come soon.

Dave Anderson said they have what they need in order to get a Preliminary Plat approved. Perhaps this approval is their next step for funding.

Commissioner Earnest said other cities would not take this step, and he thinks it's beneficial that Spanish Fork is.

Nate Rhiner with CIR engineering rose to explain that the idea behind the Preliminary Plat application is to help all parties be on the same page and keep moving forward.

Commissioner Mendenhall asked about the anticipated timeline.

Nate Rhiner said if approval is secured tonight, they will begin phase one which would be the three most eastern buildings.

Commissioner Mendenhall asked if service distances are in the plans.

Nate Rhiner said yes, they have it all mapped out.

Jim Jensen lives to the west; he is wondering if a road is planned to come to his house.

Dave Anderson said the purple lines are all public streets. There is one planned to come up to Jim Jensen's house.

Commissioner Mendenhall said they should line up the intersections at that location, it is already a dangerous intersection there.

Jim Jensen agreed.

Commissioner Mendenhall asked how long they have been working on the proposal.

Nate Rhiner stated 3 months.

Commissioner Warnick said she's comfortable with it.

Commissioner Earnest **moved** to approve the GLH Subdivision based on the following findings and 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 continues to work with City staff to formulate a plan to construct the needed infrastructure in the area.
4. That there is an acknowledgement that there is inadequate infrastructure to serve the development today, work including additional studies, design, city approvals and everything associated with getting the deficiencies resolved will have to be addressed before the project can proceed.

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

TITLE 15 AMENDMENTS (Public Hearing)

Title 15 DRC ORGANIZATION

Dave Anderson said they've created a new firefighting department in the city and are clarifying language to more clearly refer to it.

Commissioner Mendenhall opened the public hearing at 6:50 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 6:50 p.m.

Commissioner Warnick moved to recommend to approval of the DRC Amendments.

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

TITLE 15 AMENDMENTS (Public Hearing)

Title 15 Amendments - Landscaping

Dave Anderson explained that changes have been made since the commission last met. He said there is a bill in the state that may restrict the ability of cities to police certain aspects of landscaping in developments. That bill would likely make it so cities cannot bond for unfinished landscaping.

Discussion ensued regarding the political philosophy behind landscaping bonds and local control.

Dave Anderson said that ultimately that is not the reason for these changes. These changes are to make the community more beautiful while conserving water. The language has changed from talking about bonds to talking about deposits.

Commissioner Earnest asked if the city adopted all of his redlines.

Dave Anderson said not all of them, but most all changes suggested in last month's meeting have been made to the proposed code. He has met with a local landscape architecture firm and asked about how these changes would affect their work - they said it would not negatively impact their work. The new code proposal doesn't ask for an irrigation plan.
Dave Anderson thanked the landscape architecture firm PKJ for their time to review the code. He said PKJ is appreciative of the efforts the City is taking on this front. An aspect of the code has designers reference an EPA toolkit that advises water budgets for landscaping in different areas.

Commissioner Mendenhall and Commissioner Earnest shared concern with using an EPA provided toolkit.

Dave Anderson said it is just a tool, there is quite a bit of latitude within it. They want a good amount of plant cover while using a responsible amount of water. PKJ uses their own spreadsheet and said switching to the EPA would not be hard. That comforted Dave that this proposal is not off the walls.

Commissioner Mendenhall asked about a State bill mandating when irrigation watering can happen.

Dave Anderson said he is not aware of this bill.

Commissioner Mendenhall expressed concern about the effect this bill would have on water rights.

Dave Anderson reminded them that the changes would apply to multi-family and not single-family homes.

Commissioner Earnest thanked Dave for synthesizing feedback from last month into a better proposal.

Dave Anderson said they still have some things to go over on this.

Commissioner Warnick asked if tree lists would apply to single-family homes.

Dave Anderson said they already have a list that applies to park strips and powerlines in single-family areas.

Commissioner Warnick said she is concerned about vague language in section two on page three. It should be clearer. She suggested that the language be made clearer and include links and a table of contents.

Dave Anderson said her suggestions make sense.

Commissioner Earnest brought up a section of language where it's not clear if something is a requirement for single-family housing or not.

Dave Anderson agreed and suggested a way for the language to be better worded.

Discussion ensued regarding how to clarify and simplify the proposed code.
Warnick said she loves the content of the proposal; she just wants it to be more clear.

Brandon Snyder mentioned a few other areas where the code needs to be clarified.

Commissioner Mendenhall said that considering all the development coming down the pipeline, this is smart to do.

Dave Anderson said he is not sure what they want to do tonight. They can table to make changes or approve with conditions.

Commissioner Earnest said they have made a lot of good changes. He is comfortable with approving and having staff make changes before city council.

Commissioner Mendenhall said the Council puts a lot of weight on what the Commission says, it should be made clear what changes they want.

Commissioner Warnick also said she is comfortable with approving and asking for changes.

Commissioner Clayson said he thinks the changes are minor enough to approve.

Commissioner Earnest moved to recommend to approve the Landscaping Amendments to the City Council contingent upon another staff deep dive on language surrounding requirements or recommendations, and looking into any changes they may find before it goes to the City Council for a vote.

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

Commissioner Mendenhall thanked staff for their time on developing and reviewing this code.

CONCEPT REVIEW

VESTA TOWNHOMES

Dave Anderson mentioned the site has been discussed before. Mr. Bankhead is here to present the plan.

John Bankhead thanked the Commission for their time and said they have been working hard on this. They've been looking at how to best tie this site in with the industrial development by it. He shared the land use vision for the area. There have been various iterations of the residential element, and want to discuss it with the Planning Commission tonight. The site provides great views but is difficult to develop. It will be adjacent to industrial development and the golf course. They have collaborated with multiple groups. The improvements to the site would cost five to six million dollars. He outlined some major expenses for the site, including retaining walls and new access.

John Bankhead said they can fit about 12 lots within a single-family development. There was consensus amongst the developers they consulted that single-family lots wouldn't fit by industrial, and single-family lot owners wouldn't want townhomes on the top bench looking down on their backyards.

A second option would be to keep the whole site as industrial. They think this isn't a bad plan and has lower costs due to not needing a second road. However, it does not buffer the golf course from industrial uses and eliminates an attractive place for people to live.

The third medium density option helps cover infrastructure costs while still providing home ownership that could be affordable to those who work in the nearby industrial area. These condos would be at a density of about 10 units to the acre. They would design a beautiful product that would look good in a very visible area.

Vesta believes the condo concept plan provides the best balance between preserving views, providing a buffer, and meeting housing demand.

Commissioner Earnest asked how many units are included in this plan.

John Bankhead said 170.

Commissioner Earnest asked if the product would be a three-story stacked flat.

John Bankhead said yes.

Commissioner Earnest asked how many bedrooms would be in the units.

John Bankhead said he can get more details but he believes it will be primarily 2 and 3 bedrooms.

Commissioner Mendenhall said nearby there is a combo of townhomes and single-family homes. He said that John's main purpose is to make money. He asked if they could include some single-family as well.

John Bankhead said more units makes it easier to finance the infrastructure.

Commissioner Mendenhall said it's not the City's job to worry about that. He still feels strongly about having single-family homes in this area. He thinks it would be a more attractive product. He stated that he recognizes that is just his opinion and is not binding.

John Bankhead said they want something architecturally pleasing throughout the whole site.

Commissioner Mendenhall said he understands they may sell part of it and the buyer could redevelop with whatever is cheapest.

John Bankhead said he has thought about how to avoid that situation. They would not sell the land without the details worked out about floor plan and design in order to get approval.

Commissioner Mendenhall asked if he thinks they couldn't sell without those details worked out and plans approved.

John Bankhead said he thinks that due to cost he thinks they couldn't sell it without detailed plans approved.

Mike Clark asked if landscaping would be native.

John Bankhead said there would be a lot of amenities, the landscaping would be a mix of native and manicured.

Discussion ensued regarding street layout. There would be a solid concrete wall to visually and audibly separate the residential and industrial developments.

Commissioner Mendenhall asked about road ownership.

John Bankhead said it would likely be private.

Commissioner Mendenhall mentioned there is a requirement to have two accesses with more than 50 units.

Dave Anderson said he is uncomfortable with a nice residential development sharing a road with heavy industrial development.

Discussion ensued regarding traffic in the area.

Dave Anderson asked the Commission their thoughts on the three-story condos. He thinks it's appropriate but wants their thoughts.

Commissioner Mendenhall said he lives nearby. The area has a lot of single-family homes and some townhomes. The lots are expensive but were able to be developed as a single-family. He wants expensive lots developed for single-family housing on the Vesta site.

Commissioner Warnick said she likes an area nearby with mixed densities and thinks they could go down the middle. She mentioned that the road is steep.

John Bankhead said the entrance will be done well; traffic will be handled well.

Commissioner Earnest said he recognizes the issue of townhomes looking down on homes. He thinks the wall is an important feature. He believes they will need less units to fit parking. He wants more elevation oversight here than most developments. He thinks this could look similar to something in Park City.

John Bankhead said this is based on a product in Mayflower.

Commissioner Earnest said he agrees the entrance could be beautiful. He likes the idea of 6,000 to 7,000 square foot lots.

Commissioner Clayson said he loves the concept but it seems difficult to fit so many people on an already crowded road. He lives nearby too.

Commissioner Earnest said development is an avenue for improving roads. He thinks residential development would help make retail development more feasible there too.

Commissioner Mendenhall asked Mike Clark about an improvement on a road in that general area.

Mike Clark said the funding isn't there for it.

Commissioner Earnest said he likes the industrial lot as well. He thinks residential might be the best use there.

John Bankhead said he also likes the idea of residential, they'll take another look at the plans.

Commissioner Earnest said he's concerned about condos looking down on homes.

Commissioner Warnick said the single-family homes are pretty far away from this site.

Commissioner Mendenhall said he hates to see a nice area tossed away to medium density housing.

Discussion ensued regarding how to make the area beautiful.

Mike Clark asked what is below what would be the new road.

John Bankhead said that's really steep land.

Mike Clark asked about squeezing more units in other places to fit homes in.

John Bankhead said they don't think they can fit anything more into the site.

Dave Anderson asked what John Bankhead should do next before he invests in this.

Commissioner Earnest said he wants to see a more detailed site plan.

Dave Anderson asked if John Bankhead should take away that he has a chance of getting this project approved.

Commissioner Earnest said yes, they are open to the project.

Commissioner Clayson said he needs to be more familiar with the site.

Commissioner Mendenhall reiterated that he wants something beautiful here.

Dave Anderson said he would hate to see someone invest in something that's a dead end.

HALES CONCEPT

Dave Anderson said this project borrows a design from John Smiley.

Discussion ensued regarding the ideal orientation and design of the buildings on site.

Commissioner Earnest said he would rather use landscaping on the north side to add more square footage.

Discussion ensued regarding the landscaped area. A width of ten feet is the law because it allows for trees and other landscaping elements.

Discussion ensued regarding development and the character in the surrounding area.

Commissioner Warnick asked how the new landscaping code would apply to this plan.

Dave Anderson said the development is multi-family and trees would be put in the parkstrips.

Discussion ensued regarding access to the site.

Commissioner Warnick said three units may be better than four for this site.

Commissioner Earnest and Commissioner Mendenhall said they like four units. Four fits on the lots.

Commissioner Warnick proposed changing the orientation of the fourth unit.

Commissioner Earnest said he would be okay with five feet of landscaping on the north.

OTHER BUSINESS

Jackson Dille gave an update on the BYU class project. They are slightly behind schedule, but have a good direction on how to provide a quality product by the end of the semester.

Dave Anderson gave an update on the Canyon Court project. The potential grocery store backed out and will no longer be part of this project.

Commissioner Earnest said that lot should remain zoned as C-2.

Dave Anderson said some on the City Council felt they could move forward with a plan B.

Commissioner Warnick said she is disappointed by the grocery store backing out.

Dave Anderson said retail is hard to predict. Without the residential aspect, there for sure would be no grocery store.

Commissioner Mendenhall said it's like the North Park development. Everyone had their idea of what should go in, but the City cannot force what will go in.

Discussion ensued regarding the difficulty of attracting specific uses.

Commissioner Earnest asked why the City can't say the developer cannot break ground on apartments until a grocery store breaks ground here.

Dave Anderson said that could work. There is no legal option other than saying they can't do anything until a grocery store comes in. They may move forward with just a commercial development.

Commissioner Earnest said he's fine with that.

Discussion ensued regarding the legality of requiring certain developments here.

Dave Anderson said the owners of the Wasatch Pallet site have come up with an application for that site that includes apartments. He brings that up to say that easy projects are gone, most sites being developed now are tricky. He wants suggestions about the best way to go about concept review for tricky projects.

He introduced another potential project proposed near The Barn by the River Bottoms.

Discussion ensued regarding which properties are part of the River Bottoms area.

Commissioner Mendenhall is concerned about development encroaching on the River Bottoms.

Commissioner Warnick said this should be part of the general plan review.

Dave Anderson said they have received funding for a new general plan.

Commissioner Mendenhall asked about sewers in the area.

Mike Clark explained the plans for the sewer in the area.

Discussion ensued regarding the development near The Barn by the River Bottoms.

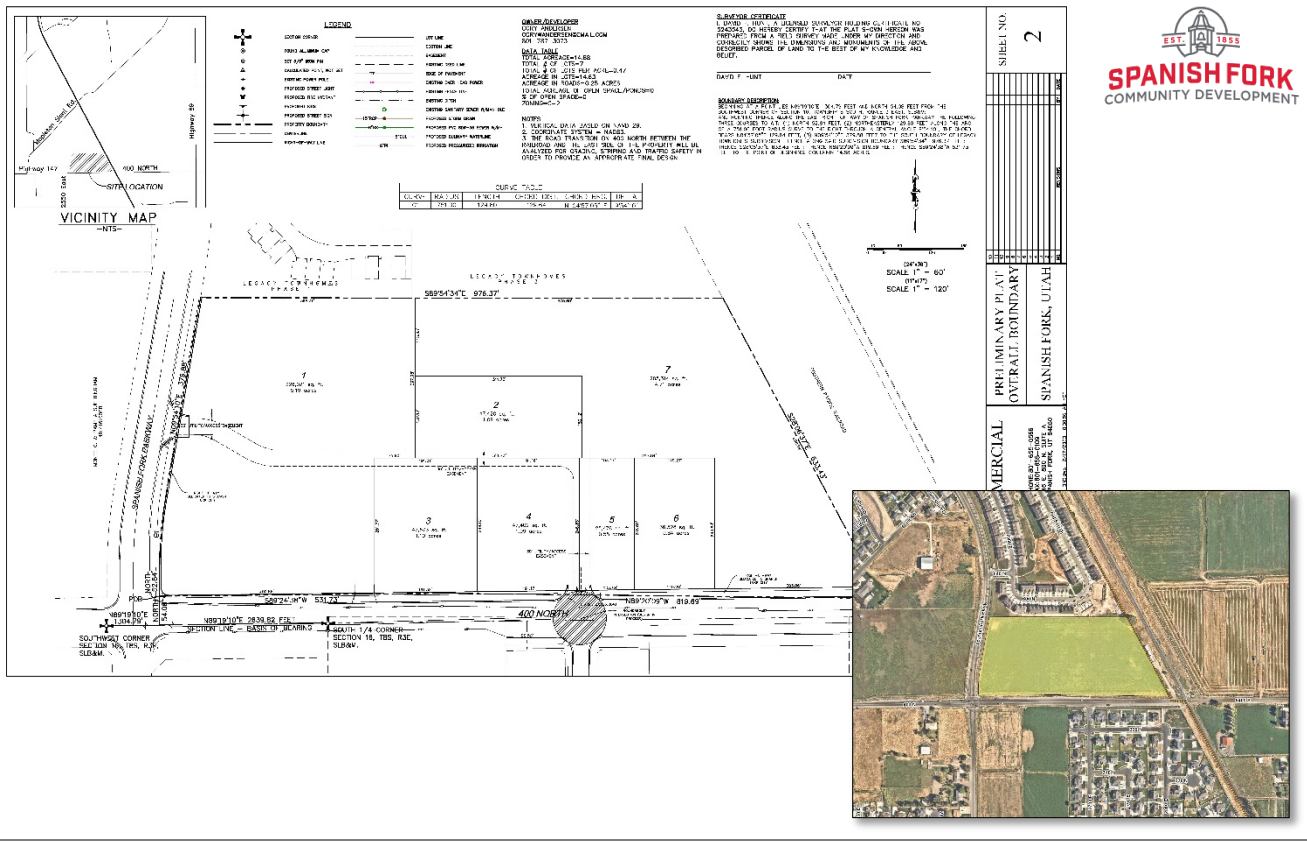
Dave Anderson shared some personal job news about Mike Clark and Jackson Dille. Mike will begin working for a private engineering firm. Jackson has received some great scholarship offers.

Commissioner Warnick moved to adjourn the meeting at 9:40 p.m.

Commissioner Clayson seconded, approved all in favor.

Adopted:

Jackson Dille
Planning Intern



Canyon Court Urban Approval Zone Change and Preliminary Plat Approval Request

April 12, 2023, Planning Commission Meeting.

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.

Exhibits

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

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.
3. That the Mixed-Use Zone text amendment be adopted by the City Council o allow for the development to be possible.
4. That the improvements along 400 North that were discussed by the Engineering Department with regard to the design for the islands and roundabouts be incorporated into the plans, and that the developer construct those improvements.
5. Provided that the City Council approves the proposed Mixed-Use Zone text amendment and proposed Preliminary Plat, that the applicant will enter into a development agreement specific to timing and construction of improvements to the site.

CANYON COURT COMMERCIAL

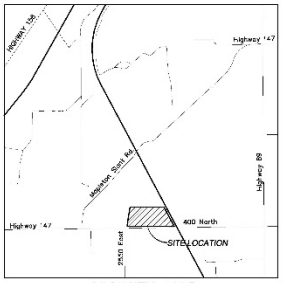
A COMMERCIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-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.

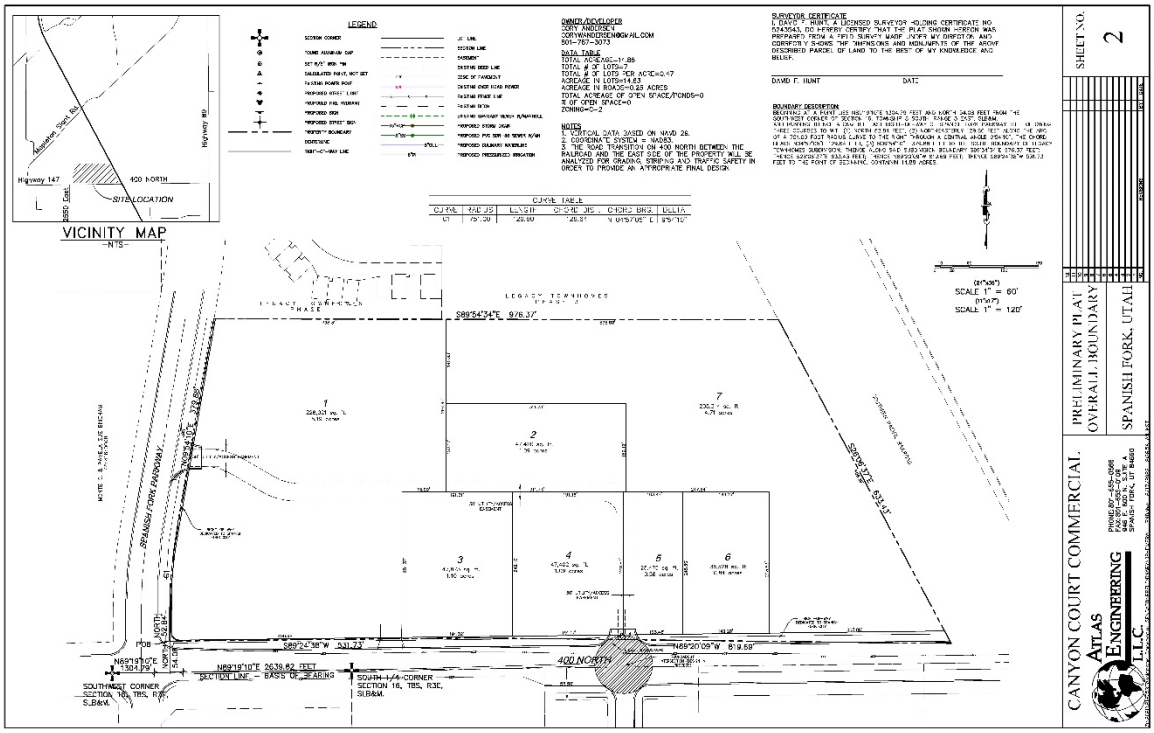
OWNER/DEVELOPER
CORY ANDERSEN
CORYWANDERSEN@GMAIL.COM
801-787-3073

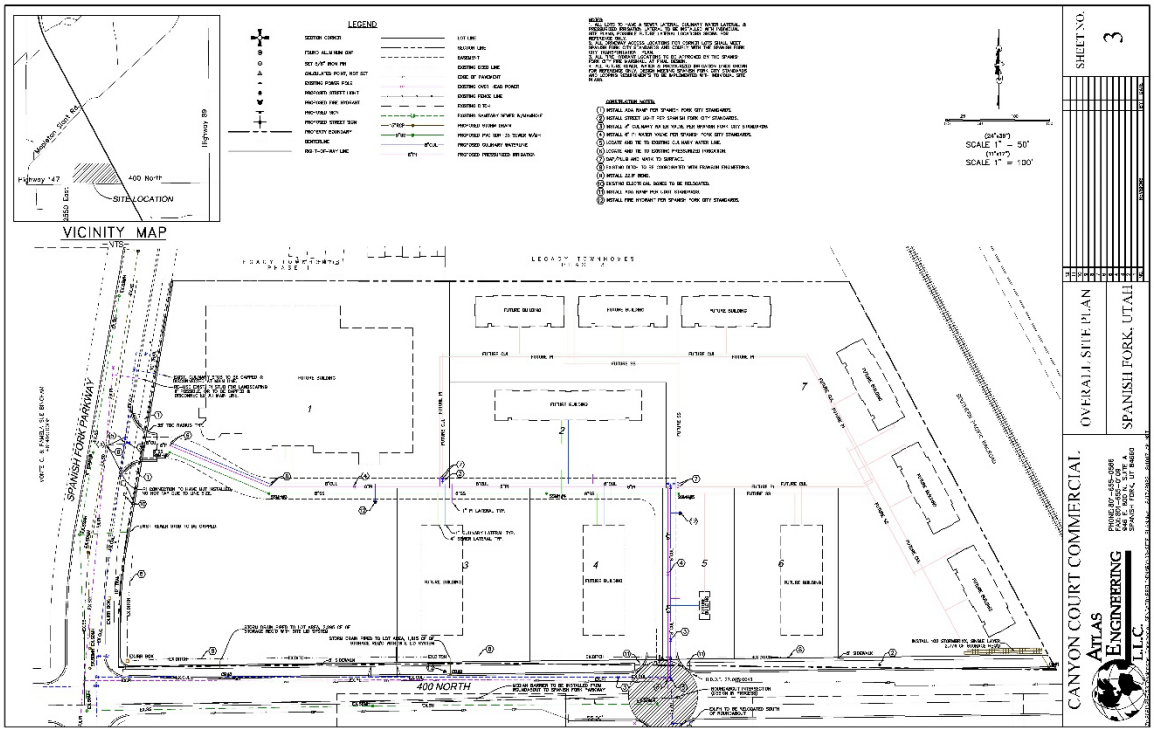


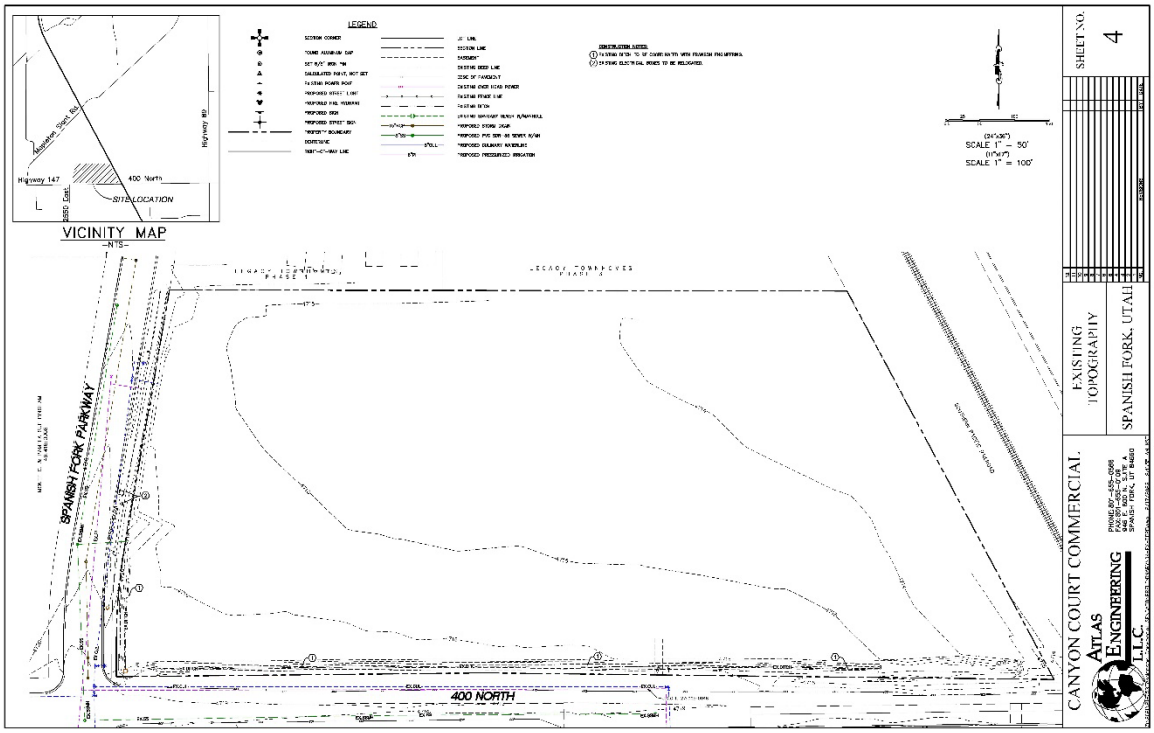
VICINITY MAP
-NTS-

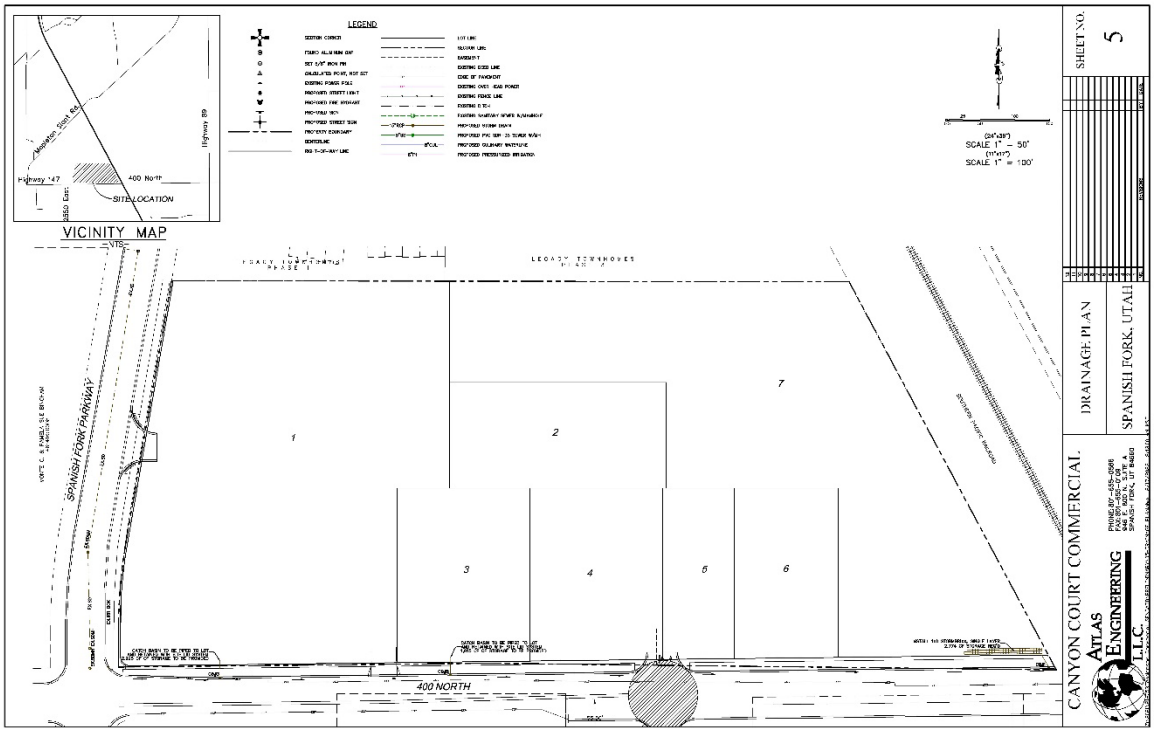
CANYON COURT COMMERCIAL

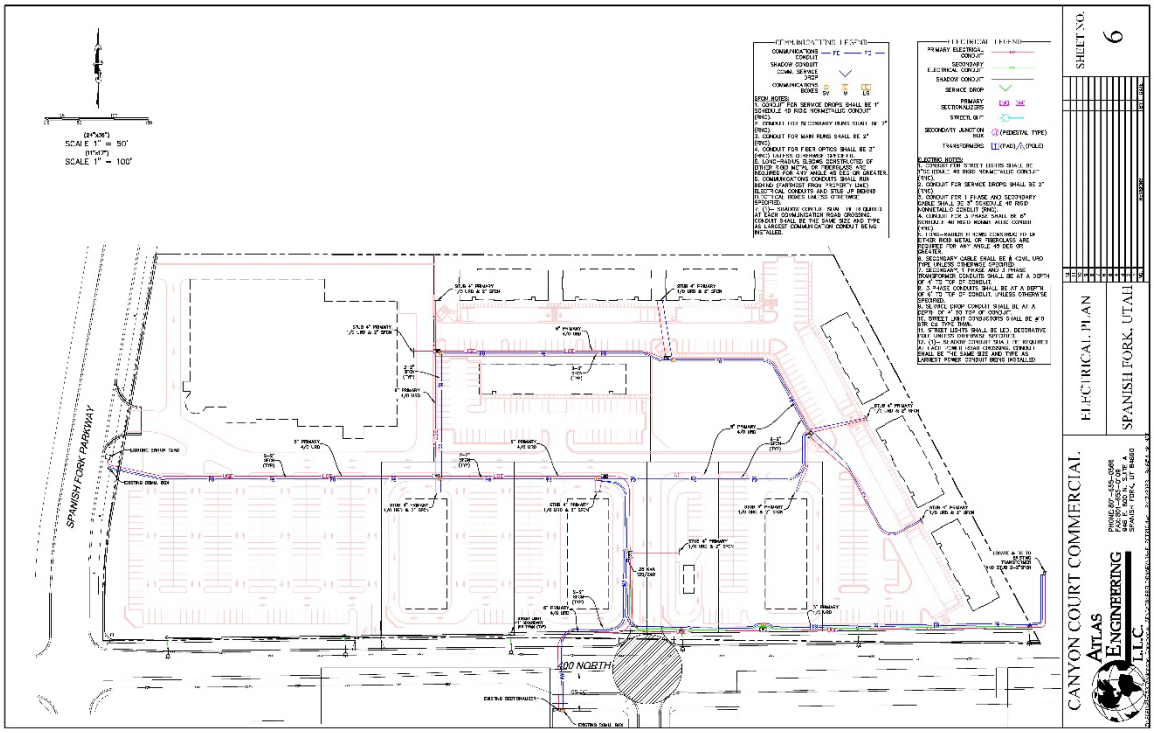
ATLAS ENGINEERING L.L.C.
PHONE 801-655-0566
FAX 801-655-0109
944 E. 800 N. SUITE A
SPANISH FORK, UT 84660



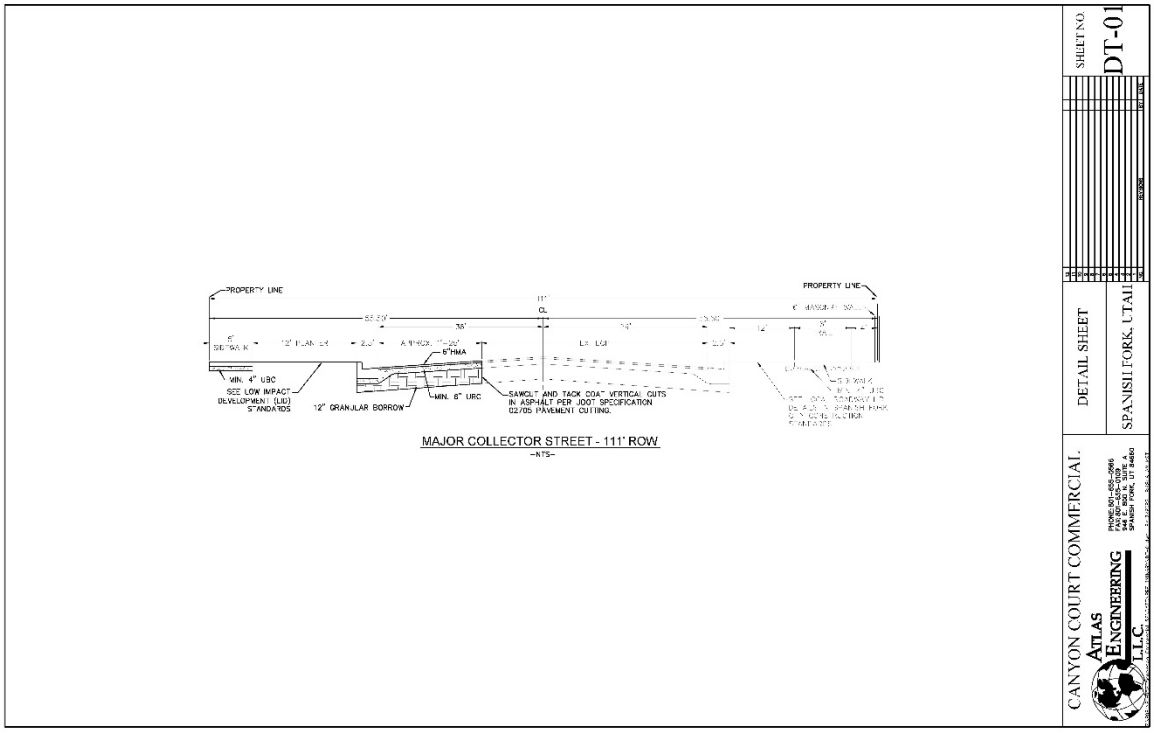

LEGEND
VICINITY MAP
Highway 147
400 North
SITE LOCATION
Highway 89
SPANISH FORK PARKWAY
400 NORTH
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 3
OVERALL SITE PLAN
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING L.L.C.

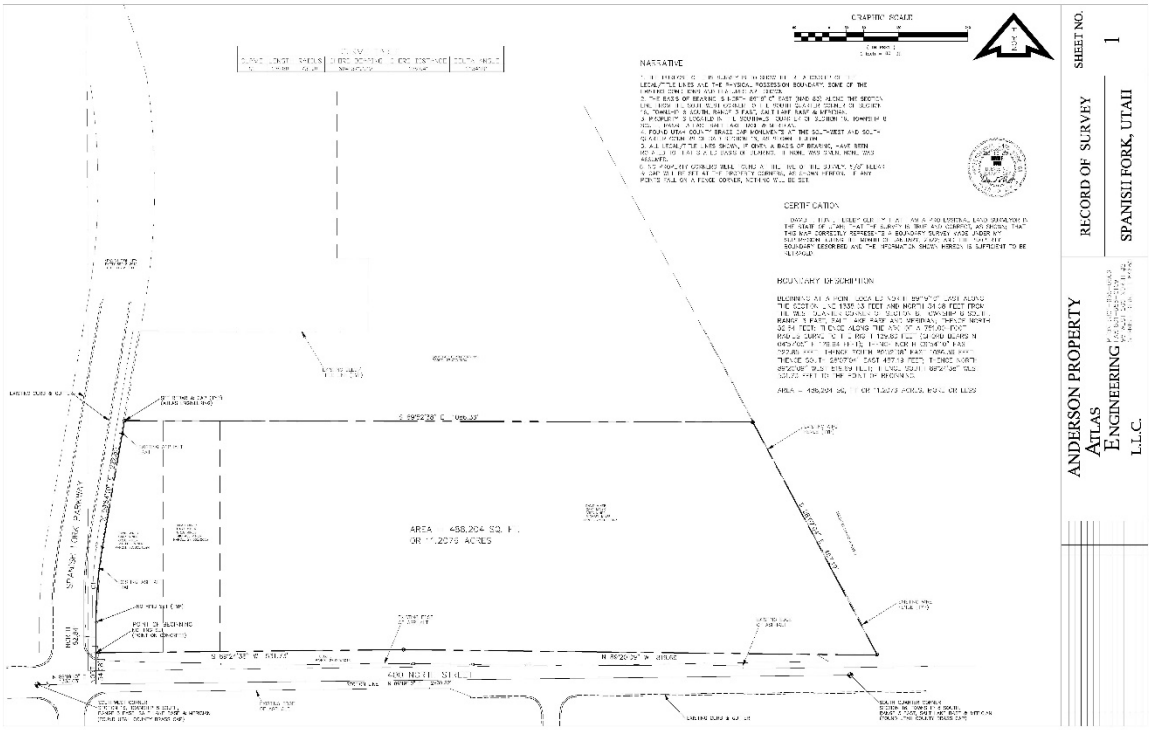

LEGEND
VICINITY MAP
Highway 147
400 North
SITE LOCATION
Highway 89
SPANISH FORK PARKWAY
400 NORTH
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING L.L.C.


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.


COMMUNICATIONS LEGEND
ELECTRICAL LEGEND
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
PLANTER
ASPHALT
6" HMA
MIN. 4" UBC
SIZE 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 = 458,204 SQ. FT.
OR 10.5079 ACRES
400 NORTH STREET
SHEET NO. 1
RECORD OF SURVEY
SPANISH FORK, UTAH
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

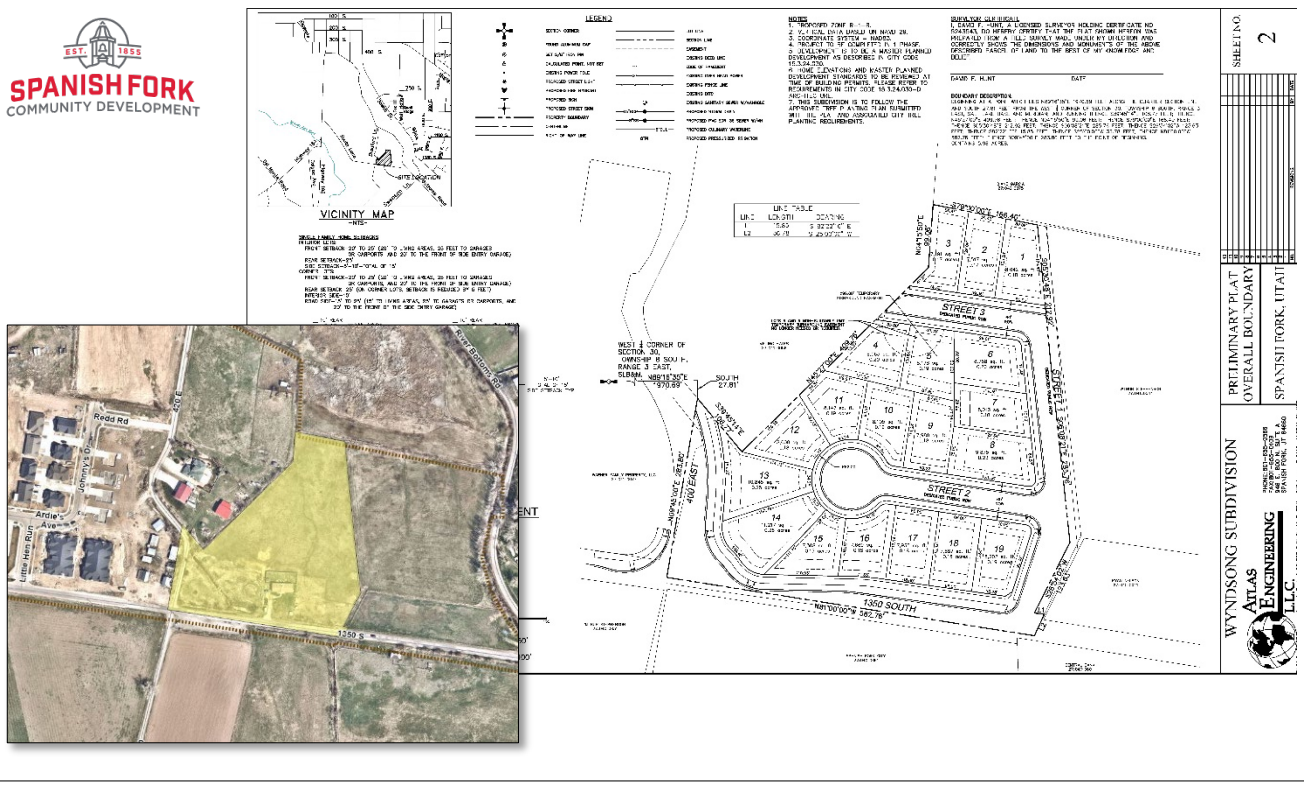









Canyon Court



Wyndsong Subdivision Preliminary Plat and Zone Change Approval Request

April 12, 2023, Planning Commission Meeting.

Located at 493 East 1350 South, including 5.98 acres.

The applicant has requested Preliminary Plat approval for a Master Planned Development that includes nineteen (19) residential lots.

The subject property is zoned R-R and the applicant has requested a change to the R-1-8 zone.

Key Issues

1. Zoning.
2. Density.
3. Access.
4. Street Tree Plan.
5. Walls.
6. Fencing.
7. Utilities.
8. Mill Race Study.
9. Setbacks.

Recommendation

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

Finding

1. That the proposal 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.
3. That no building permits be issued until the Main Street connection to Volunteer Drive is completed.
4. That there be a 6 to 8-foot tall masonry wall constructed on the northern boundary line to preserve the wetlands light sensitivity concern.

Exhibits

1. Preliminary Plat.

WYNDSONG SUBDIVISION

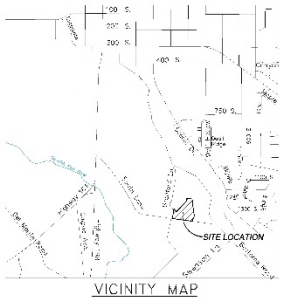
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	UTILITY PLAN
7	STREET TREE PLAN
FS-01	GRADING/FLOOD STUDY
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

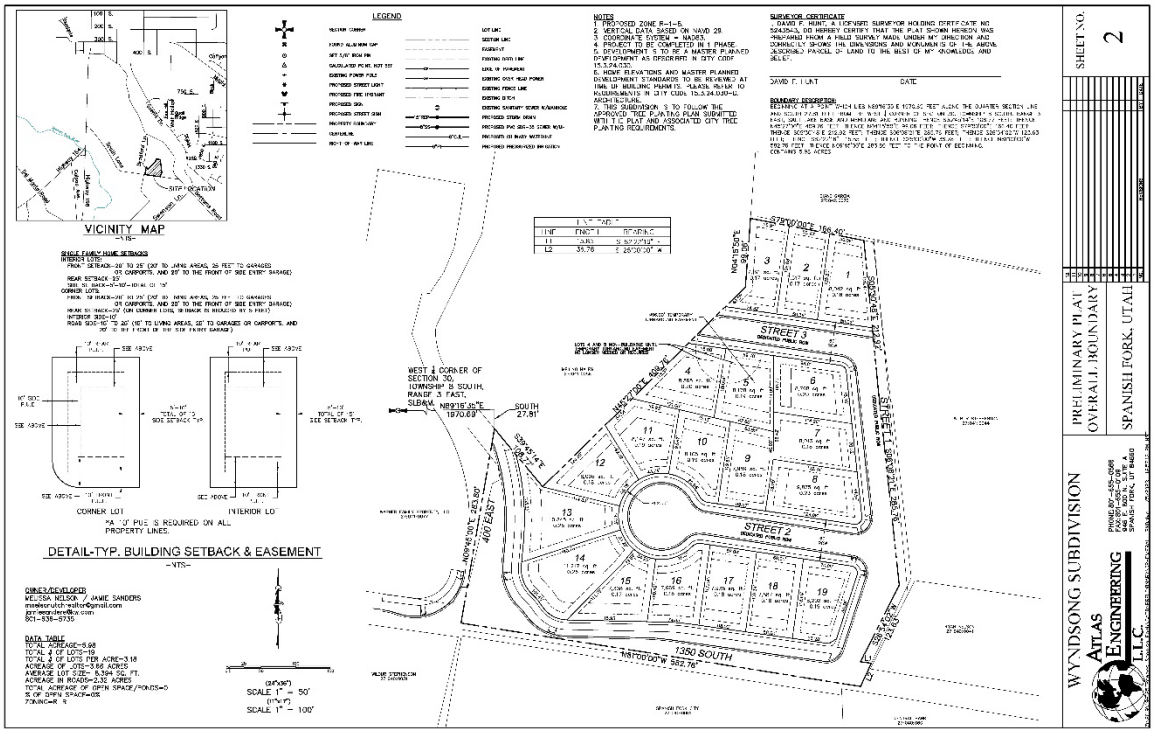
GENERAL NOTES
1. ALL CONSTRUCTION ON THIS SUBDIVISION IS TO COMPLY WITH ALL APPLICABLE SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE SPANISH FORK CITY BENCH MARK SYSTEM AND ARE BASED ON NAVD 88.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, BOTH SHOWN AND NOT SHOWN ON THESE PLANS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. ANY DISCREPANCIES FOUND IN THE FIELD BETWEEN THESE PLANS AND EXISTING CONDITIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SPANISH FORK CITY STANDARD SPECIFICATIONS AND DRAWINGS.
6. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
7. IF NEWER VERSION OF STANDARDS IS RELEASED DURING THE PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE SELECTED AT PRE-CONSTRUCTION MEETING.
8. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT SPECIFICATIONS AND CITY STANDARDS AT DEVELOPERS EXPENSE, INCLUDING BUT NOT LIMITED TO, UPGRADING OF MULTIPLE FASTENER CONCRETE COMMUNICATIONS BOXES, AS DETERMINED BY THE CITY.

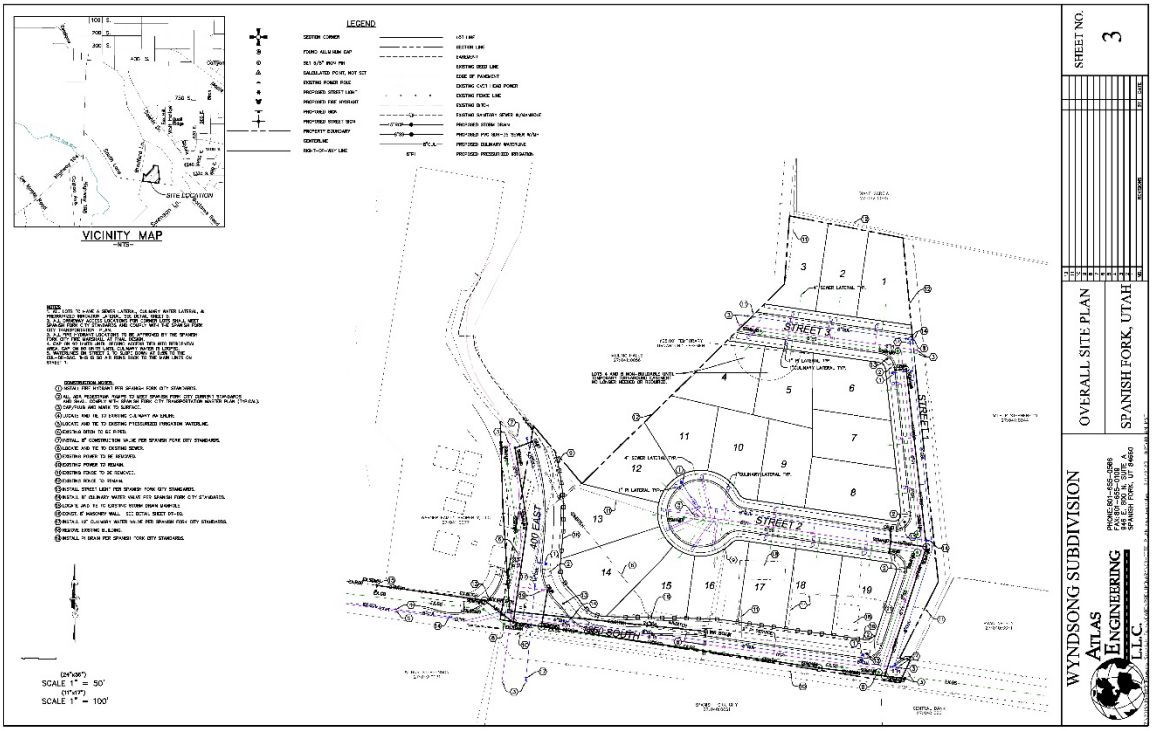
OWNER/DEVELOPER
MELISSA NELSON / JAMIE SANDERS
meleesrutch-realtor@gmail.com
jamiesanders@xmission.com
801-636-9735

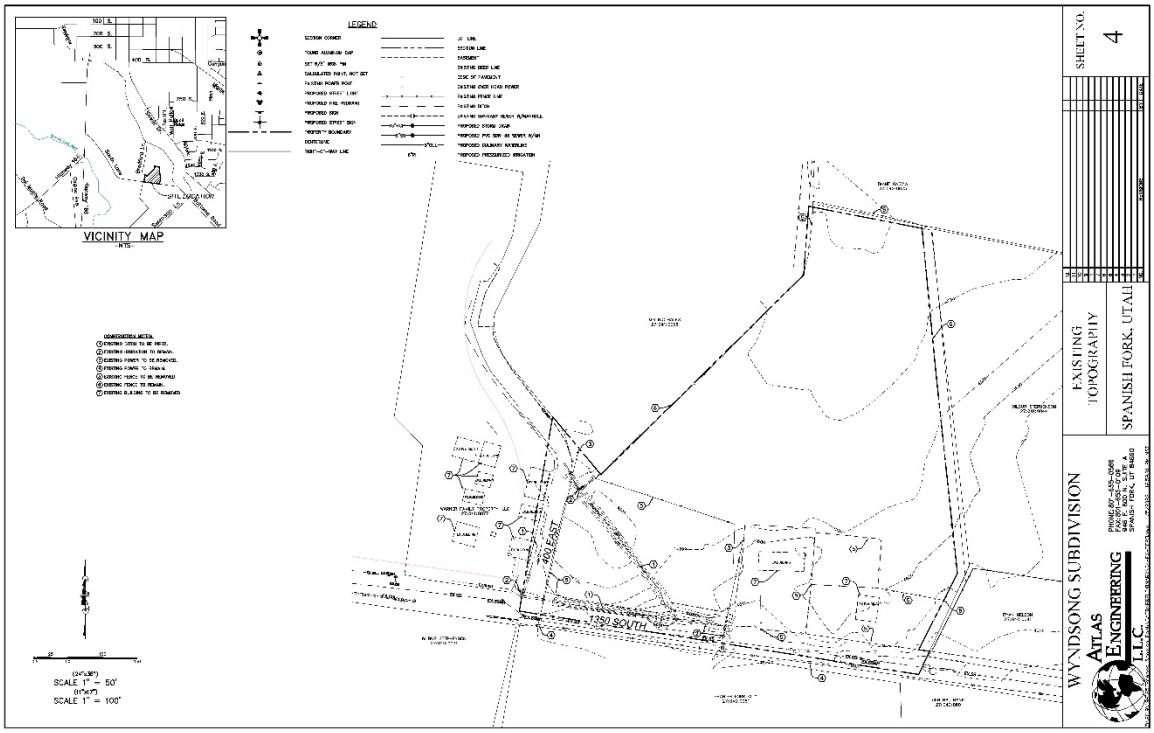


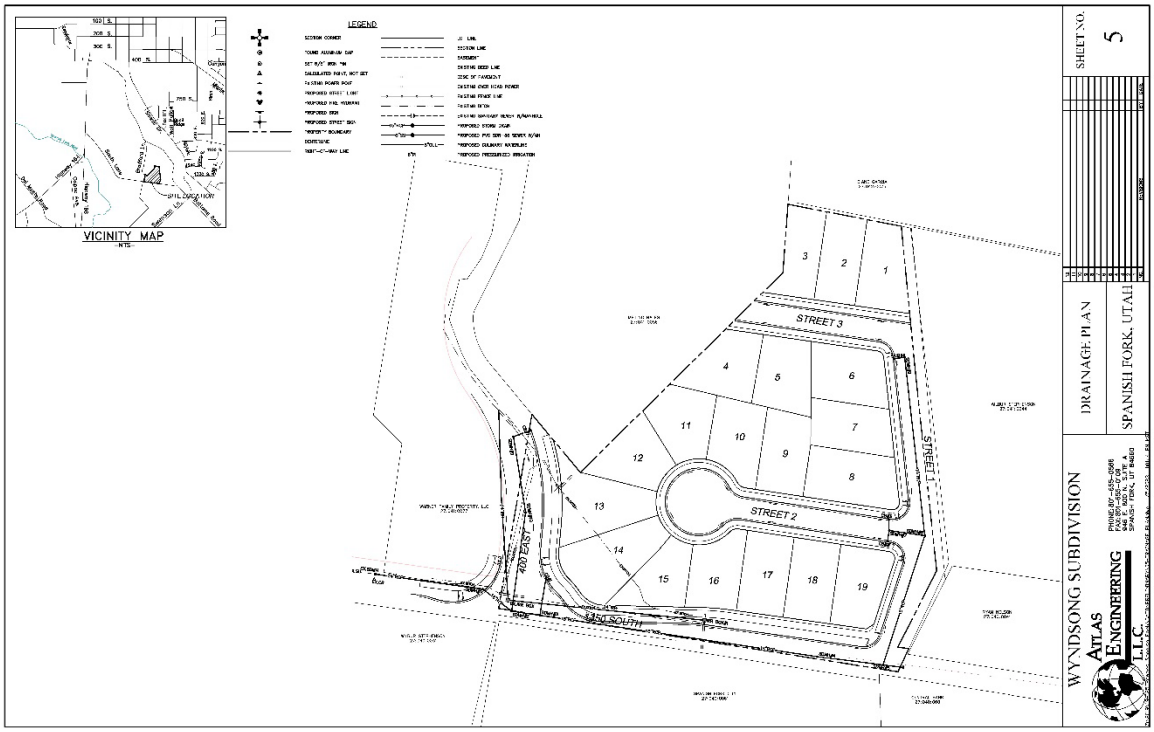
VICINITY MAP
-NTS-

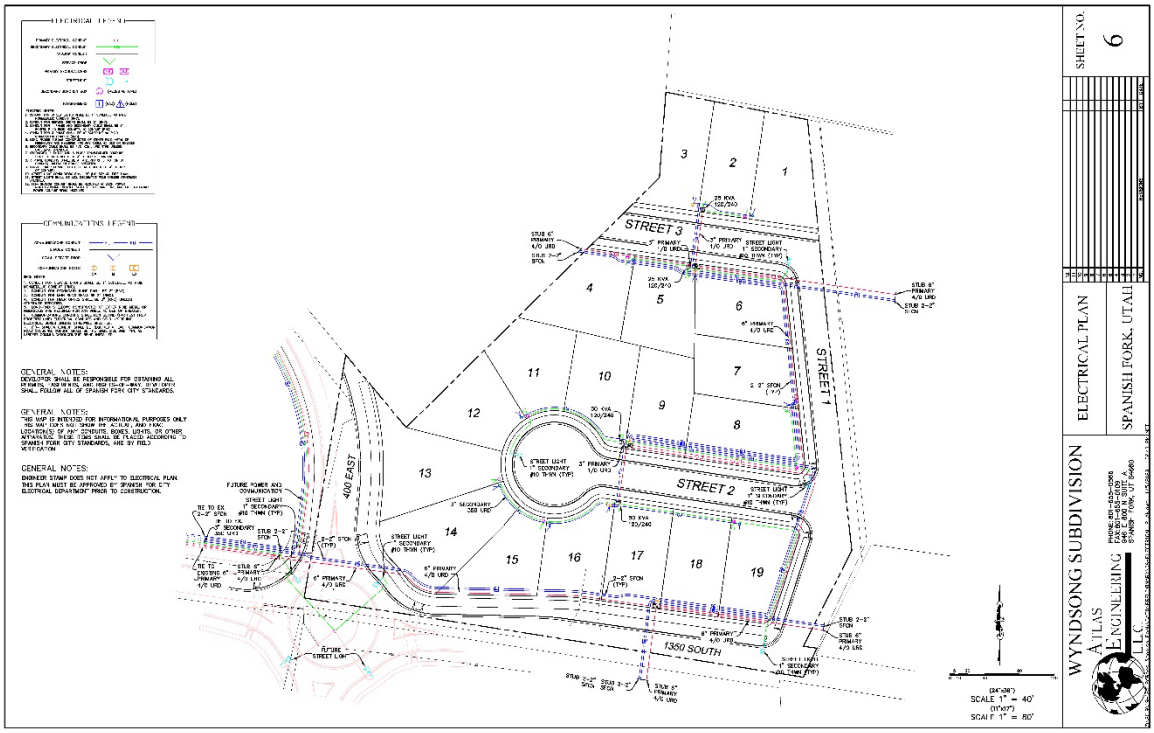
ATLAS ENGINEERING L.L.C.

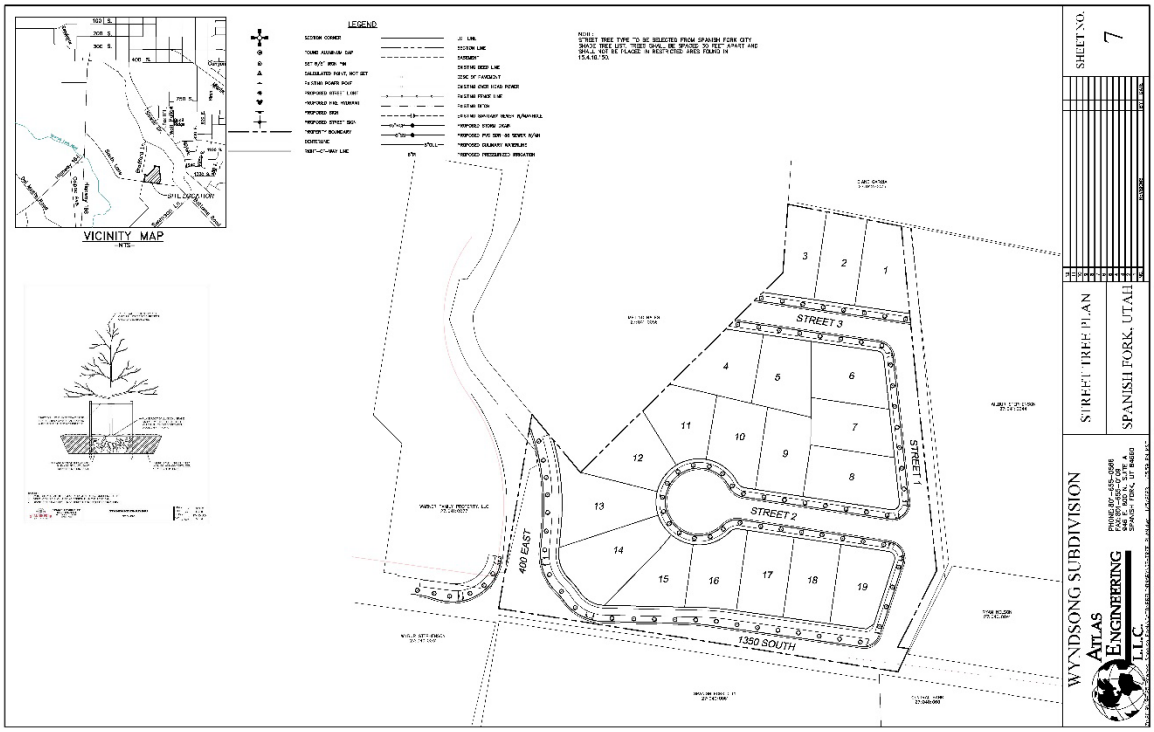


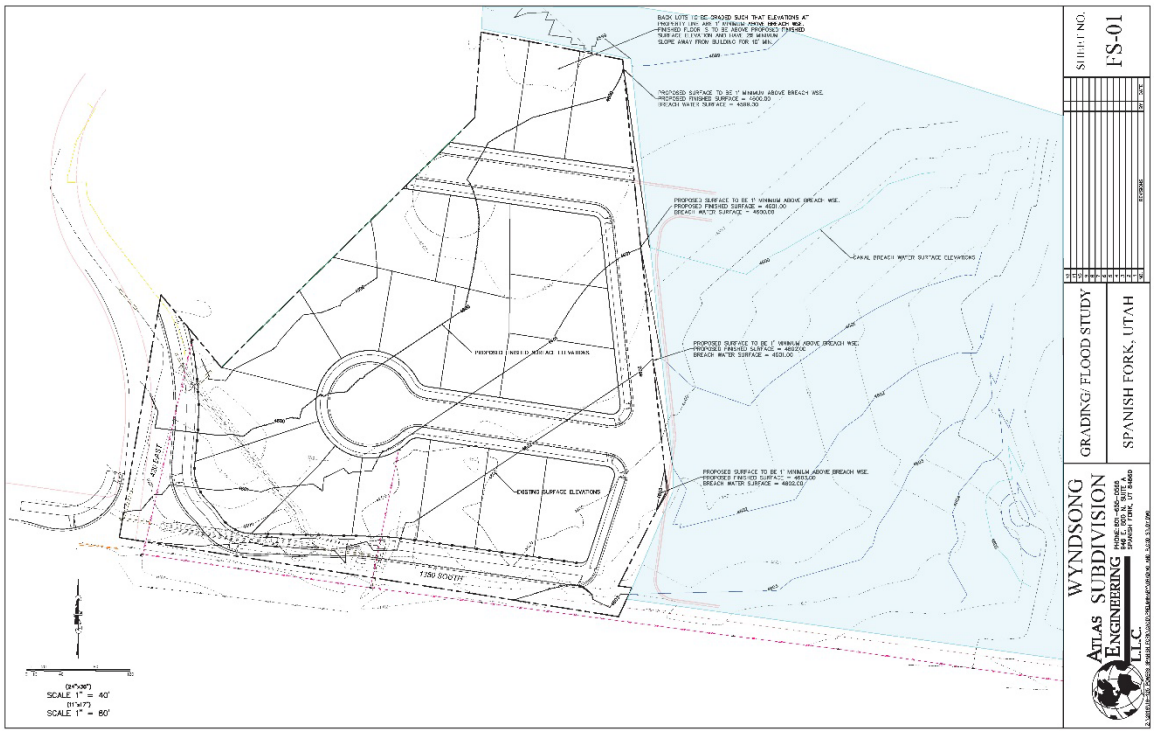

VICINITY MAP
LEGEND
SHEET NO. 3
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.
OVERALL SITE PLAN
SPANISH FORK, UTAH
STREET 1
STREET 2
STREET 3
700 EAST
1350 SOUTH
SCALE 1" = 50'
SCALE 1" = 100'

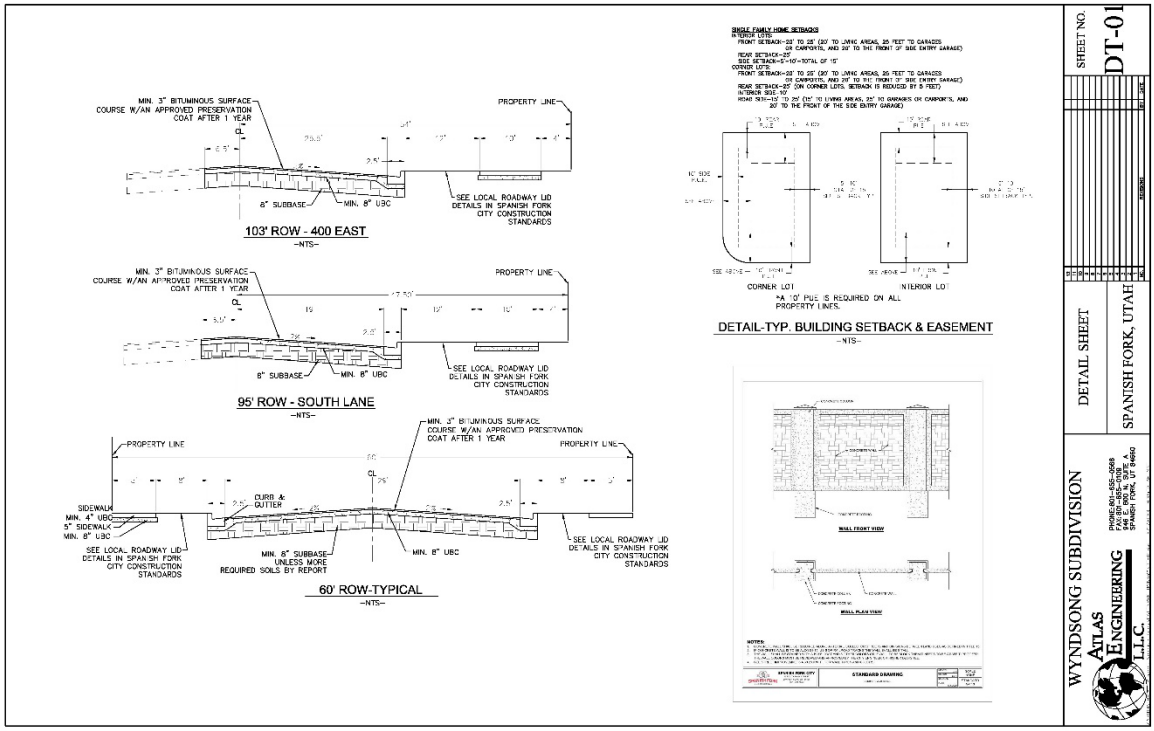

VICINITY MAP
LEGEND
SHEET NO. 4
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
700 EAST
1350 SOUTH
SCALE 1" = 50'
SCALE 1" = 100'

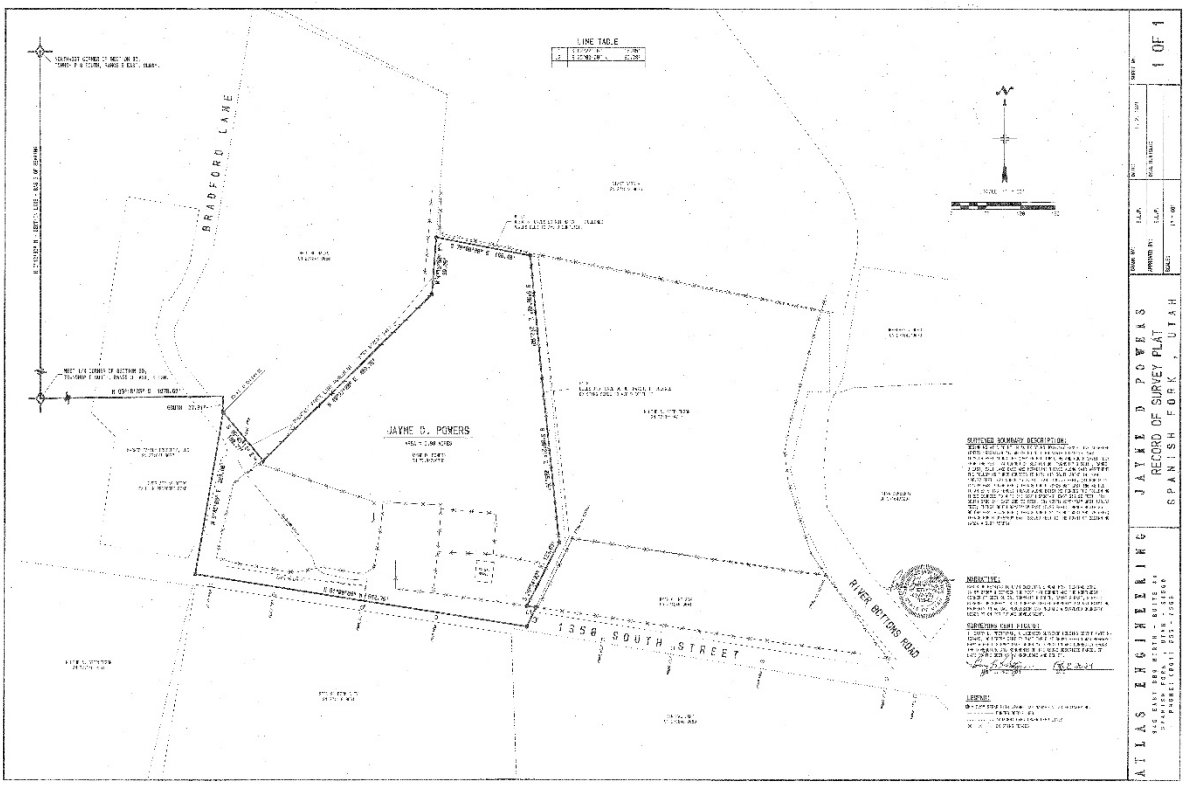

VICINITY MAP
LEGEND
STREET 1
STREET 2
STREET 3
400 EAST
1350 SOUTH
WYNDSONG SUBDIVISION
DRAINAGE PLAN
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SHEET NO. 5


GENERAL NOTES:
STREET 1
STREET 2
STREET 3
400 EAST
1350 SOUTH
WYNDSONG SUBDIVISION
ELECTRICAL PLAN
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SHEET NO. 6


LEGEND
VICINITY MAP
STREET 1
STREET 2
STREET 3
400 EAST
1350 SOUTH
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.
STREET TREE PLAN
SPANISH FORK, UTAH
SHEET NO. 7


EXISTING SURFACE ELEVATIONS
1350 SOUTH
SCALE 1" = 40'
SCALE 1" = 80'
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.
GRADING/ FLOOD STUDY
SPANISH FORK, UTAH
SHEET NO. FS-01


MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
8" SUBBASE
MIN. 8" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
103' ROW - 400 EAST
-NTS-
95' ROW - SOUTH LANE
-NTS-
CURB & GUTTER
SIDEWALK
MIN. 4" UBC
5" SIDEWALK
MIN. 8" UBC
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
60' ROW-TYPICAL
-NTS-
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.


LINE TABLE
BRADFORD LANE
JAYNE D. POWERS
1358 SOUTH STREET
RIVER BOTTOMS ROAD
1 OF 1
JAYNE D POWERS
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH
ATLAS ENGINEERING

SPANISH FORK
PRIDE & PROGRESS

TO: Planning Commission

FROM: Dave Anderson, AICP

DATE: April 12, 2023

RE: Proposed Master Planned Development Overlay Zone

The language provided below is intended to replace language in the City's zoning ordinance that describes Master Planned Developments as a development type. The proposed replacement language would instead require that Master Planned Developments be created only after the Council takes legislative action to approve a zone change.

15.3.20.080 Master Planned Development Overlay District

This district is an alternative to developing property by strict adherence to standard zoning and development requirements, which may only be approved as a Zoning Map Amendment as provided in this section. The Master Planned Development (MDP) Overlay District is not a replacement for a standard subdivision but serves as an option. It is intended to provide an option in order to create residential neighborhoods that will increase in value over time by doing the following:

- allowing for efficient designs that provide needed public infrastructure,
- allowing for deviations from typical zoning standards in order to permit uniquely configured or situated properties to be developed in a functional manner that enhances the City,
- allowing developments to include a total number of units up to the maximum density found in the underlying zone as identified in Table 1 - Residential Development Standards of Title 15,
- establishing residential neighborhoods with a distinct character and sense of unity, and
- allowing for the development of neighborhoods with multi-family homes and a mixture of housing types.

A. Application

1. Applications to establish a Master Planned Development Overlay District shall be processed in the same manner as that for other zoning map amendments. The application shall be accompanied by a complete Preliminary Plat or Site Plan application which includes the following information:
    a. a complete description of the intended nature and character of the development,
    b. a description of all proposed private or public open space areas, including improvements, ownership, and maintenance provisions,
    c. a proposed project phasing,

d. plans representing proposed landscaping, fences, walls, entry treatments, signage and lighting,
e. preliminary conditions, covenants, and restrictions (CC&R's),
f. any variations from the non-Master Planned Development standards,
g. any proposed amended development standards, including such things as variations in setbacks, heights, and lot sizes,
h. a data table which includes total acreage, acreage of sensitive lands, total number of homes and units by type, dwelling units per acre, acreage of open space, percent of acreage in open space, and
i. a phasing plan that specifies the timing of public improvements and residential construction. This plan must be submitted at the submission of the Preliminary Plat or Site Plan. If the sequence of construction of various portions of the development is to occur in stages, then the amenities shall be developed, or committed thereto, in proportion to the number of homes intended to be developed during any given stage of construction.

B. Performance Standards
1. Permitted Uses
a. All uses listed in R 1, R-3, R-4, and R-5 Districts, subject to the same restrictions or limitations of the use.
b. Multi-family homes.
2. Subdivision Design
a. Project size. The minimum size of a development is five (5) gross contiguous acres in R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30, and R-1-40 Zones. The minimum size of a development in the R-1-6, R-3, and R-5 zones is two (2) gross contiguous acres. The minimum size of a development in the R-4 zone is twelve (12) gross contiguous residential acres. School, church and other non-residential sites are to be excluded from the acreage calculation.
b. Density calculations and lot size. Church sites, school sites, other non-residential uses, sensitive lands and land that is unbuildable by encumbrance or otherwise may not be counted in the density calculations. The average lot size for any development must meet or exceed the minimum lot size required for a standard subdivision in that zone. For projects that include land with multiple zoning districts, the total allowed density will be the sum of the allowed density for each of the distinctly zoned areas. This density may be dispersed throughout the project provided that average lot sizes in the project are commensurate with the distinctly zoned areas. Where projects include features that serve as amenities for the development, plazas, entrance features, private park, the land area of those features may be included in the lot area for purposes of calculating average lot size. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density and average lot size shall be limited to twice the minimum lot size of the Zoning District.
c. Street design. Local streets shall not exceed 600 feet in length without an intersecting street.

d. Infrastructure. Inasmuch as isolated, disconnected developments and their public infrastructure systems are an undesirable, inefficient, and in some cases a dangerous condition, developments shall provide infrastructure necessary to serve the MPD and to connect it to surrounding developments, undeveloped property, and anticipated future growth. The MPD must enhance infrastructure connectivity between the MPD and its surroundings by providing road and utility stubs where appropriate. Infrastructure that is intended for public use shall be dedicated to the City. Design, arrangement, and layout of developments may be adjusted by the City to achieve the goals of this section.

1. Architecture

a. Minimum house sizes, finished area (square feet). For the purposes of calculating required finished area, square footage in basements shall not qualify. For split level homes, finished area on floors that are at least 50% below the finished grade of the lot shall not count towards the required finished area.

Minimum Finished Floor Area R-1 and R-3 Zones (see 15.3.16.032 and 15.3.16.033 for R-4 and R-5 Zone requirements)		
Minimum Lot Size and Multi-family	One Story	Multi-Level
80,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
60,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
40,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
30,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
20,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
15,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
12,000 sq. ft.	1,400 sq. ft.	2,000 sq. ft.
9,000 sq. ft.	1,300 sq. ft.	1,600 sq. ft.
8,000 sq. ft.	1,200 sq. ft.	1,500 sq. ft.
6,000 sq. ft.	1,100 sq. ft.	1,400 sq. ft.
Multi-family	1,000 sq. ft. (one level)	1,200 sq. ft. (multi-level)

b. Distinct designs. Development shall include a variety of home styles to ensure a diverse and interesting streetscape. Neighborhoods that have repetitive single-family homes constructed along the same street are not allowed. In order to ensure that the neighborhood is non-repetitive, the same street facing elevation shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another. Different elevations shall be characterized by elements such as, but not limited to, distinct footprints, rooflines,

cladding materials or architectural features which contribute to home designs that are easily distinguishable from other home designs along the same street.

c. Parking. Developments in the R-4, R-3, R-1-6, R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30, and R-1-40 zones shall provide at least 2.5 parking spaces per home in the development. Developments in the R-5 zone shall provide at least 2.25 parking spaces per home in the development. A two (2) car garage for each single-family residence is required. Townhomes and multi-family units must have one (1) attached or detached garage (minimum 12 feet x 20 feet) per unit. Developments shall include no less than one-half (0.5) guest parking spaces per home. Developments that include, with each home, a two (2) car garage and driveway space for two (2) vehicles shall not be required to provide additional guest parking. When required guest parking shall be located within 200 feet of each home.

d. Roofs. Single-family homes in the development shall have at least a 6/12 pitched roof on the main portion of the roof unless it is determined by the Community Development Department that a lesser pitch roof is essential to maintain the integrity of a particular architectural style and that the style is a substantial improvement to what would be built in a standard subdivision.

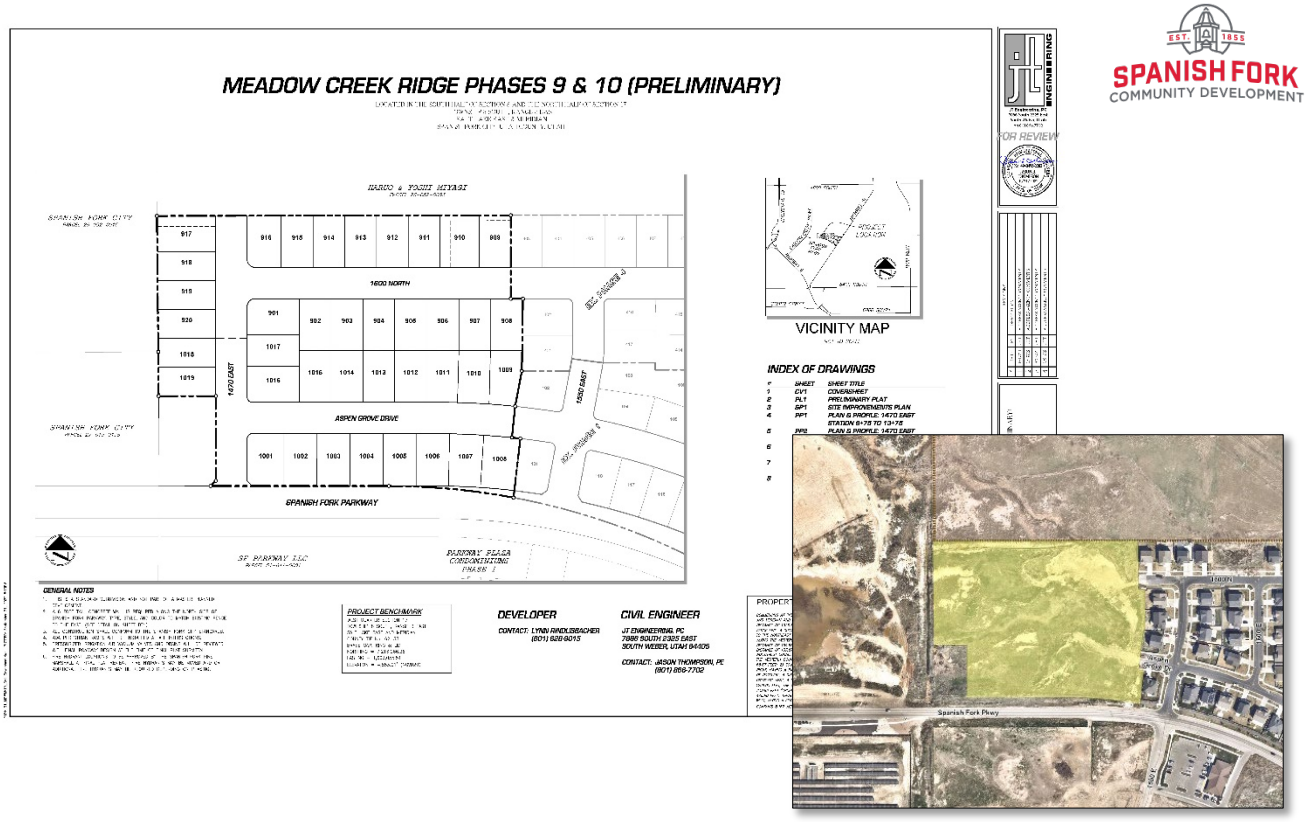
e. Exterior materials. Homes shall be clad in masonry, or masonry-based materials or a chemically-treated, wood-based, nail-on, lap siding that has at least a 50-year warranty. The City Council may grant a waiver of this requirement based upon superior architectural design plans which involve other materials.

2. Landscaping

a. Developments shall meet all applicable landscaping requirements including those found in 15.4.16.130. Applications for Master Planned Developments shall also include a Street Tree Plan that identifies where trees shall be installed in the parkstrips of public rights-of-way throughout the development. Trees include in the Plan shall be spaced 30 feet apart, shall not be placed in restricted areas found in 15.4.16.150 and shall be selected from the Spanish Fork City Shade Tree List. Street trees in Master Planned Developments shall be installed prior to a Certificate of Occupancy being granted for the adjacent lot unless provisions are made for the developer to provide financial assurance to the City that the trees will be installed at a later time.

C. Findings: the following findings must be made by the Council before approving any Master Planned Development Overlay District:

1. That the proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the application of the provisions of the underlying zone.
2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.
3. That any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.
4. That the development will improve infrastructure connectivity.



Meadow Creek Ridge Amended Preliminary Plat Approval Request

April 12, 2023, Planning Commission Meeting.

Located at 1470 East Spanish Fork Parkway, including 7.74 acres.

The Subject property is zoned R-1-6.

The applicant has requested Preliminary Plat approval for a standard subdivision that includes thirty-nine (39) residential lots.

Key Issues

1. Wetlands.
2. Grading.
3. Access.
4. Connectivity.
5. Easements.
6. Utilities.
7. Landscaping.
8. Walls.

Recommendation

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

Findings

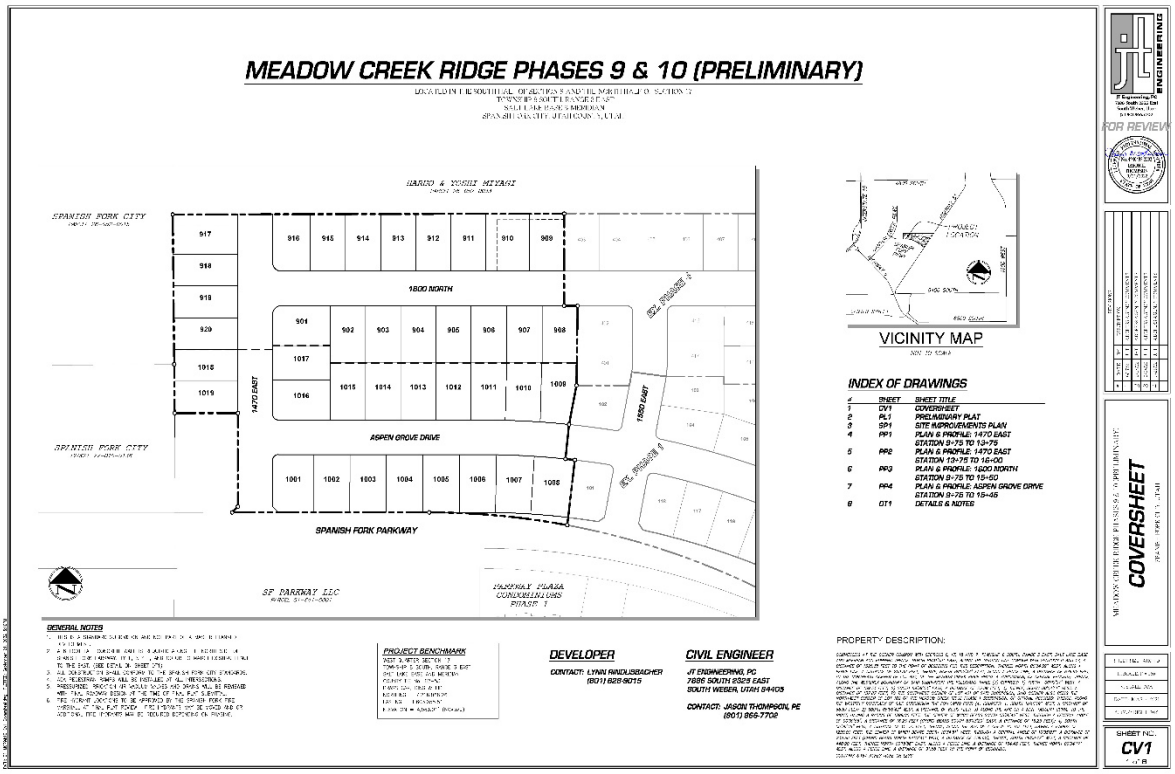
1. That the application conforms to the City's General Plan Designation and Zoning Map.

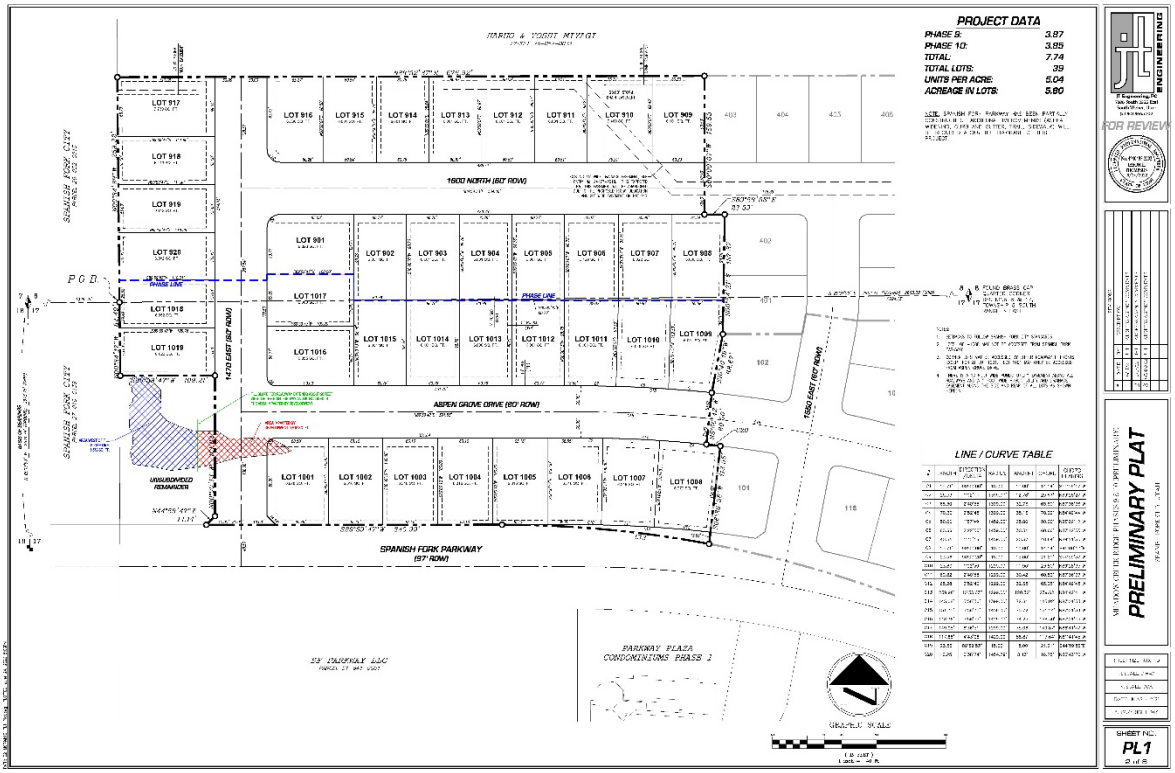
Conditions

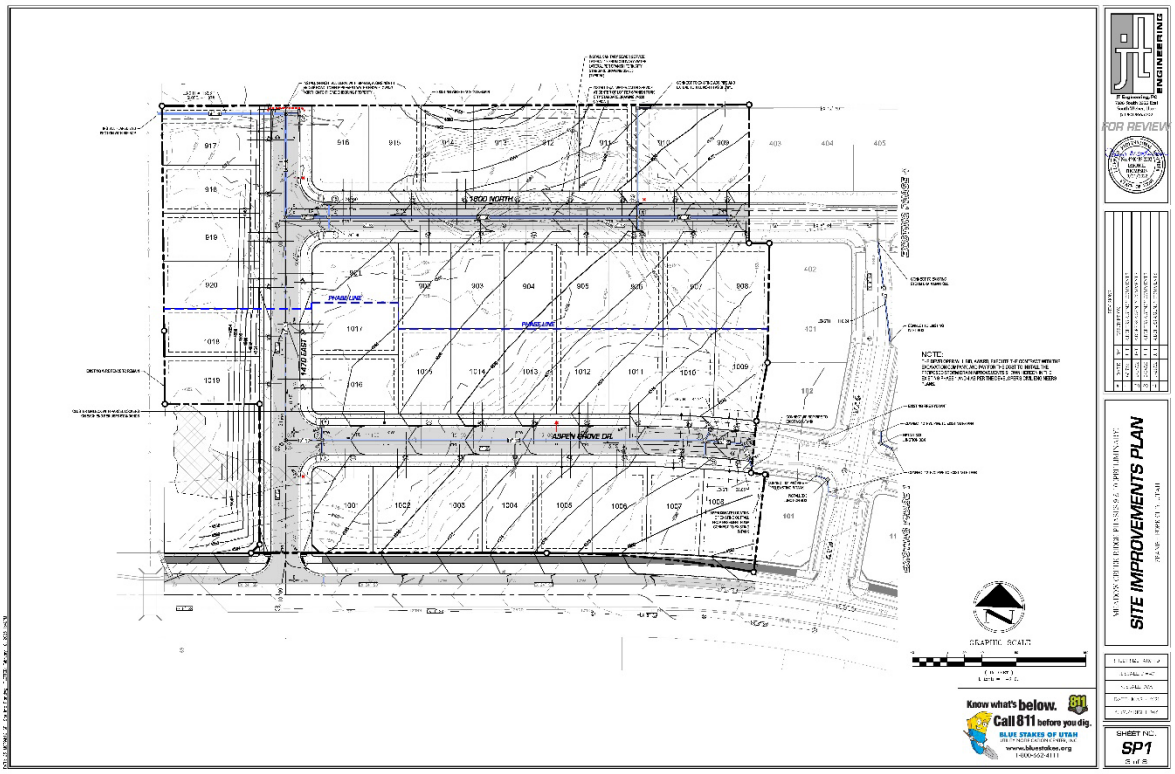
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any redlines.

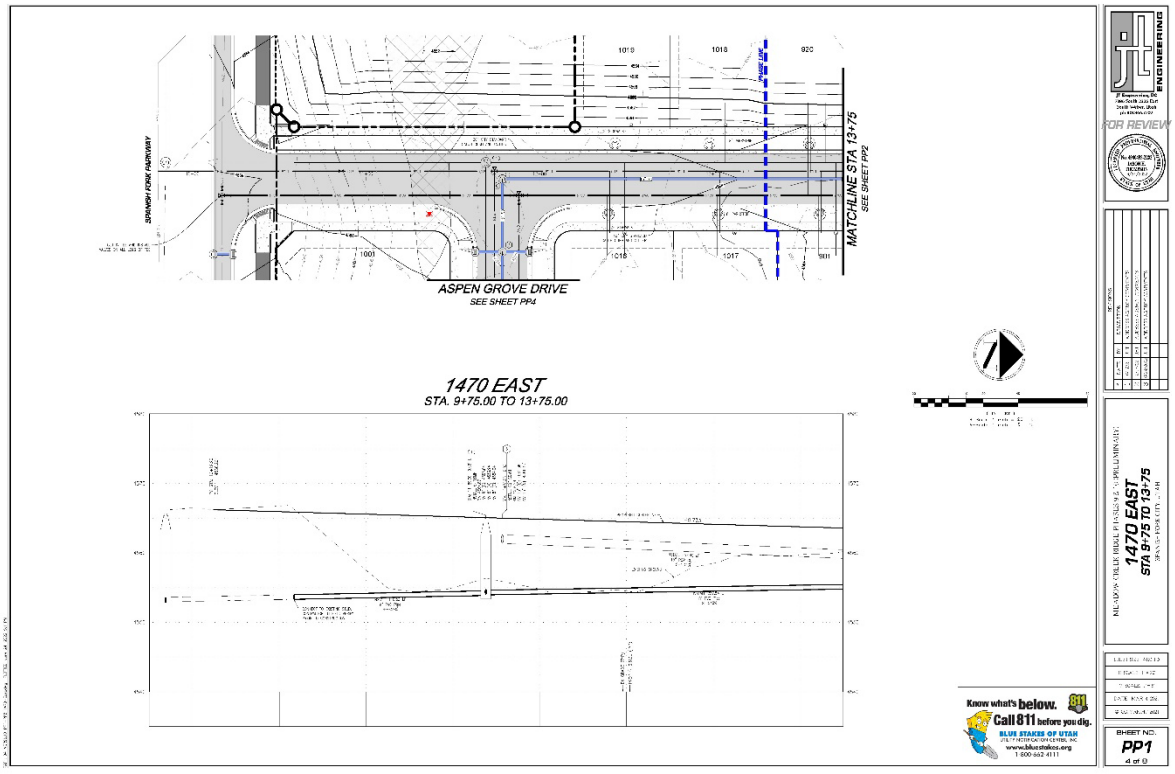
Exhibits

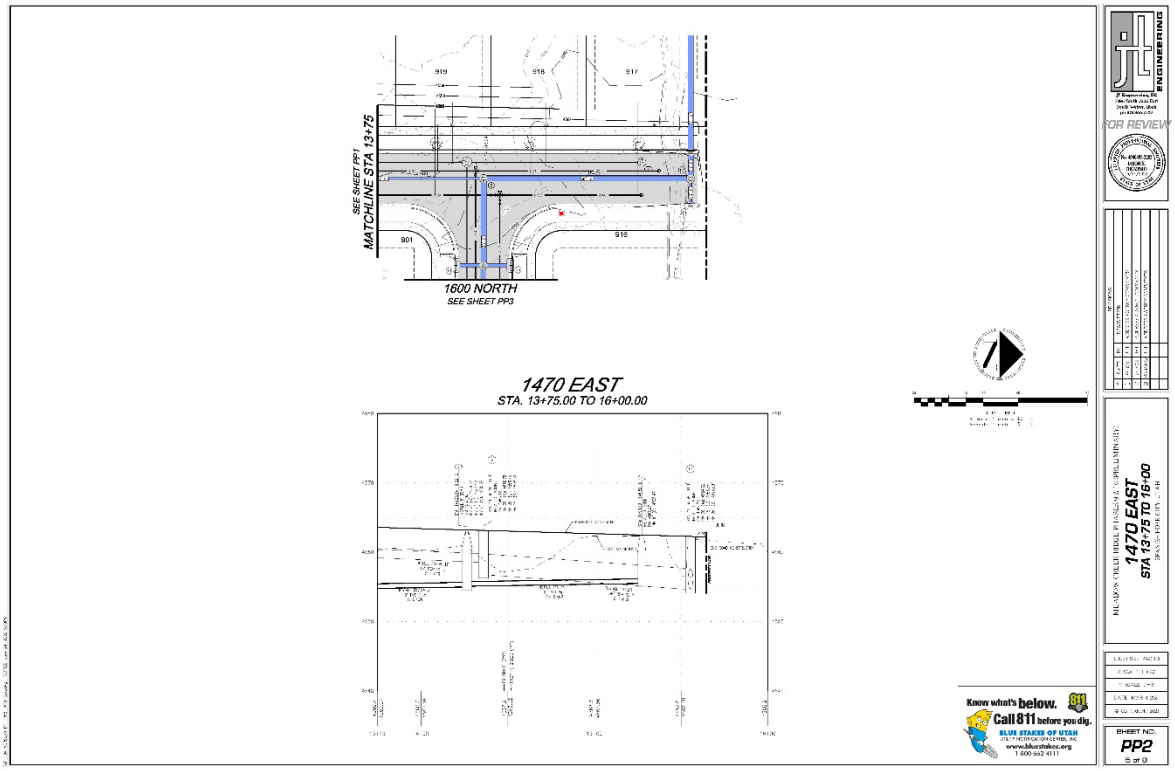
1. Preliminary Plat.

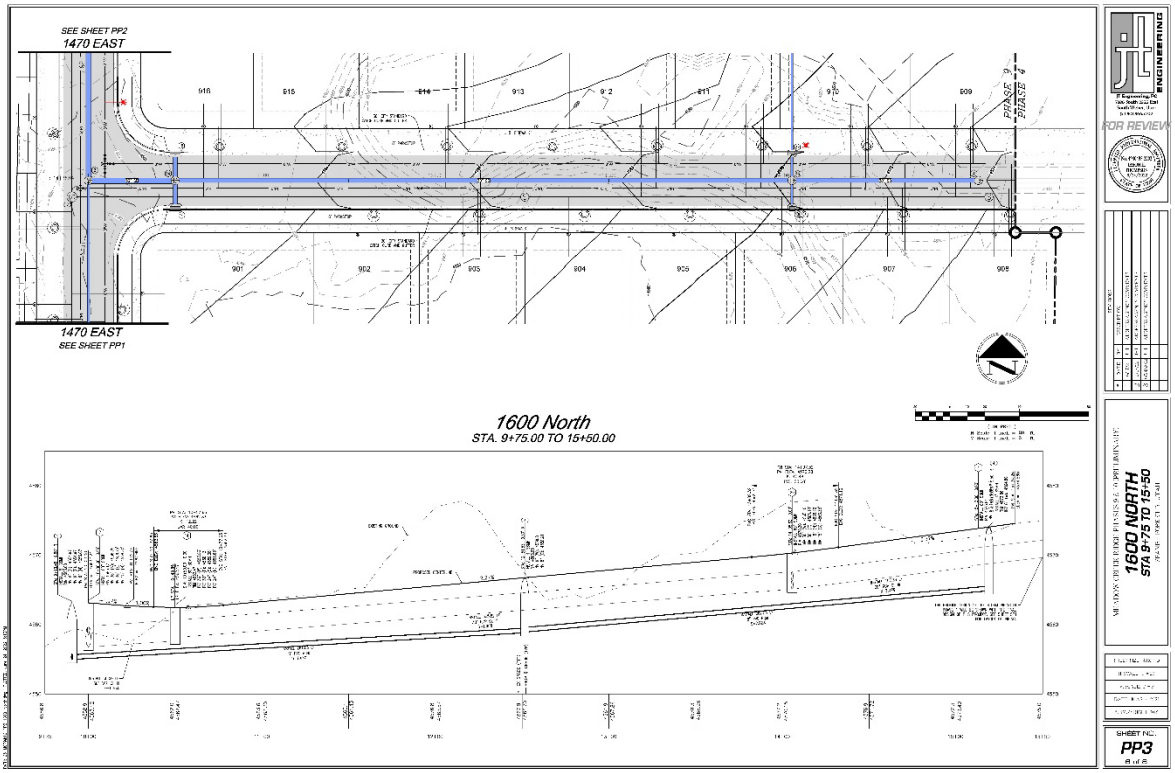

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)
SPANISH FORK CITY
1600 NORTH
ASPEN GROVE DRIVE
SPANISH FORK PARKWAY
1470 EAST
1580 EAST
VICINITY MAP
INDEX OF DRAWINGS
GENERAL NOTES
PROJECT BENCHMARK
DEVELOPER
CONTACT: LYNN RADLOSBACHER
(801) 628-9015
CIVIL ENGINEER
JT ENGINEERING, PC
7886 SOUTH 2525 EAST
SOUTH WEBER, UTAH 84405
CONTACT: JASON THOMPSON, PE
(801) 866-7702
PROPERTY DESCRIPTION:
FOR REVIEW
COVERSHEET
SHEET NO.
CV1

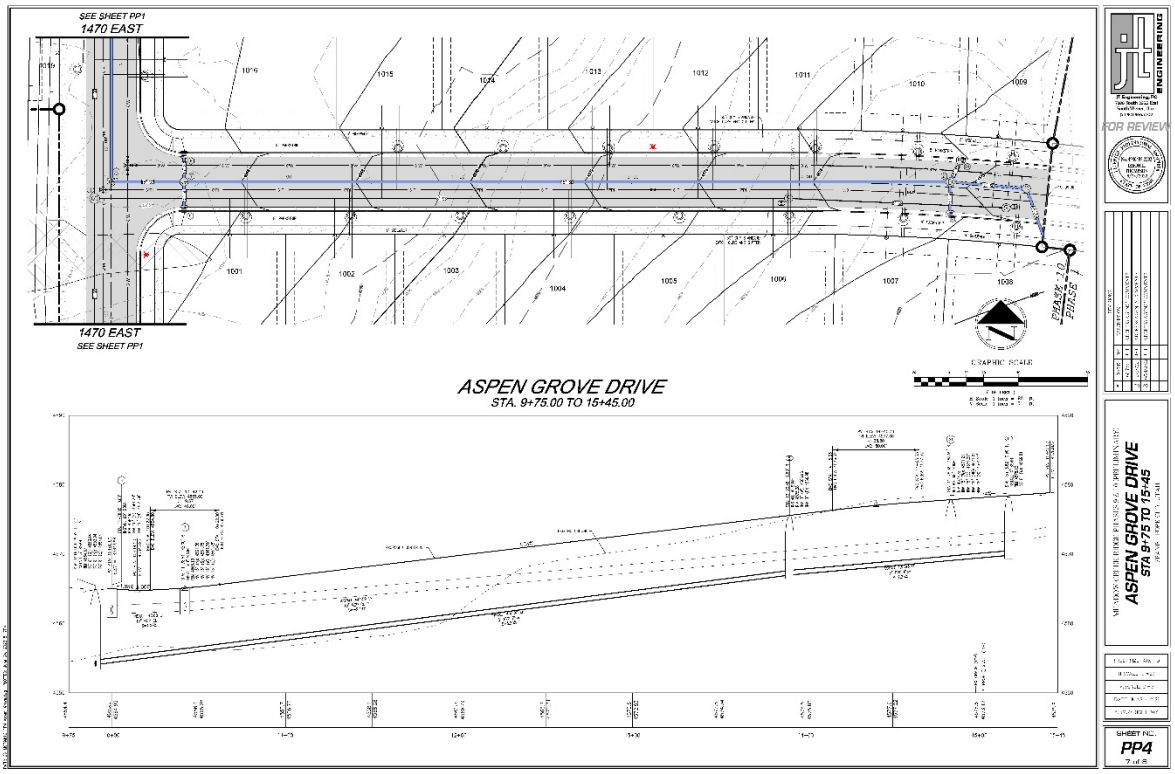

PROJECT DATA
PHASE 9: 3.87
PHASE 10: 3.85
TOTAL: 7.74
TOTAL LOTS: 39
UNITS PER ACRE: 5.04
ACREAGE IN LOTS: 5.80
1600 NORTH (80' ROW)
ASPEN GROVE DRIVE (60' ROW)
SPANISH FORK PARKWAY (97' ROW)
1470 EAST (80' ROW)
1580 EAST (80' ROW)
P.O.B.
PHASE LINE
LINE / CURVE TABLE
FOR REVIEW
PRELIMINARY PLAT
SHEET NO.
PL1

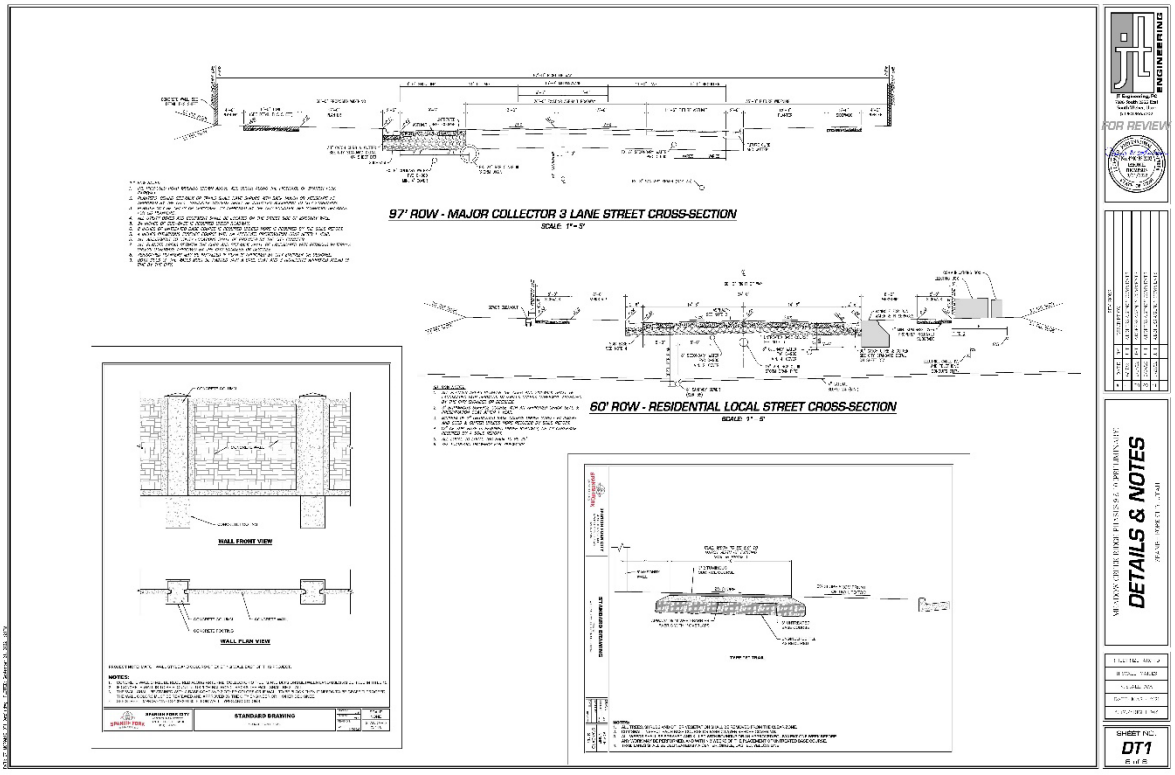

1600 NORTH
1470 EAST
ASPEN GROVE DR.
PROPOSED SIDEWALK
PROPOSED CURB & GUTTER
PROPOSED ASPHALT
PROPOSED CONCRETE
GRAPHIC SCALE
Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
FOR REVIEW
SITE IMPROVEMENTS PLAN
SHEET NO.
SP1

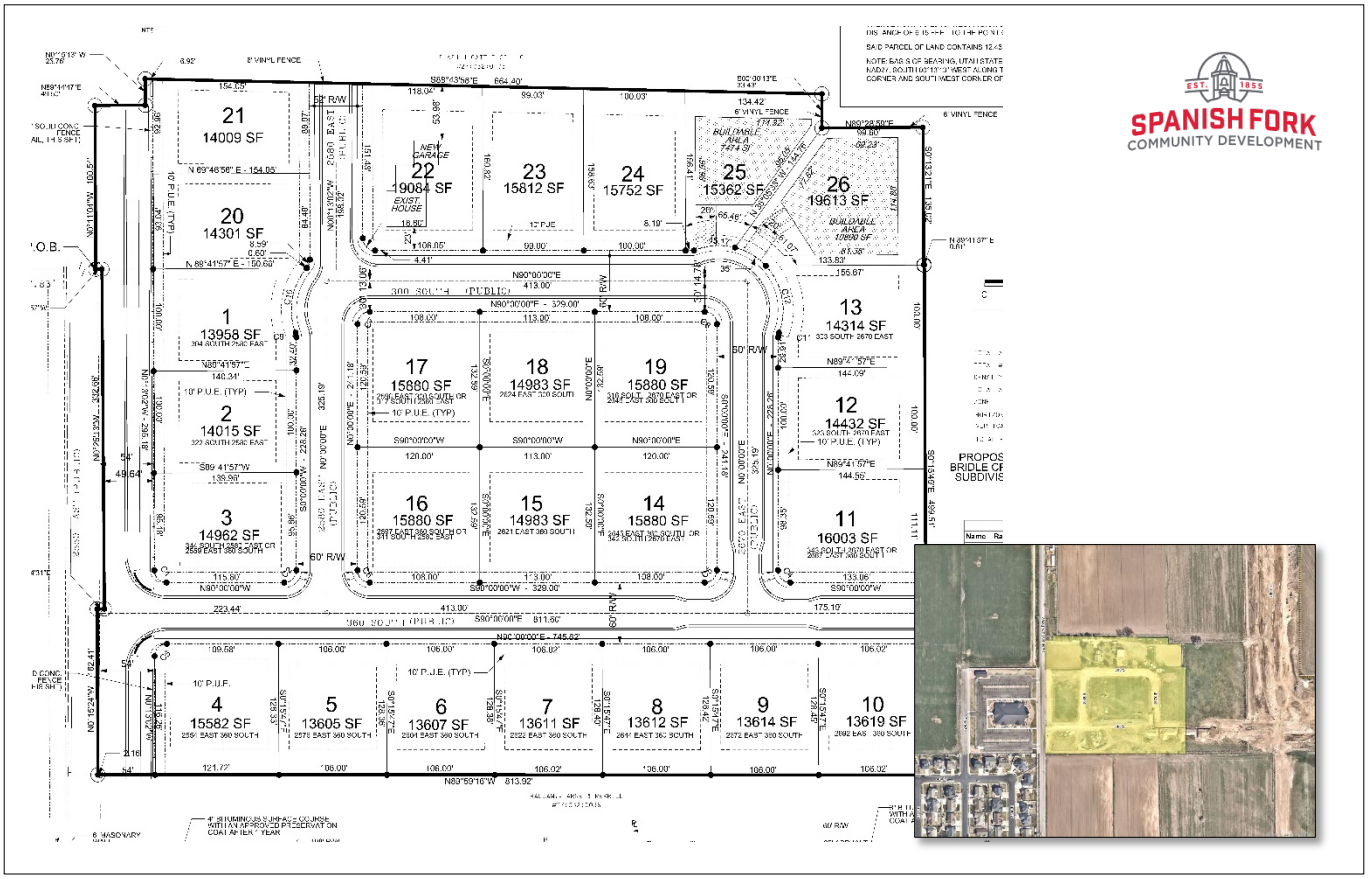

SPANISH FORK PARKWAY
MATCHLINE STA 13+75
SEE SHEET PP2
ASPEN GROVE DRIVE
SEE SHEET PP4
1470 EAST
STA. 9+75.00 TO 13+75.00
Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111
ENGINEERING
FOR REVIEW
1470 EAST
STA 9+75 TO 13+75
SHEET NO.
PP1


SEE SHEET PP1
MATCHLINE STA 13+75
1600 NORTH
SEE SHEET PP3
1470 EAST
STA. 13+75.00 TO 16+00.00
Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
FOR REVIEW
1470 EAST
STA 13+75 TO 16+00
PP2


SEE SHEET PP2
1470 EAST
1470 EAST
SEE SHEET PP1
1600 North
STA. 9+75.00 TO 15+50.00
FOR REVIEW
1600 NORTH
STA 9+75 TO 15+50
PP3


SEE SHEET PP1
1470 EAST
1470 EAST
SEE SHEET PP1
ASPEN GROVE DRIVE
STA. 9+75.00 TO 15+45.00
FOR REVIEW
ASPEN GROVE DRIVE
STA 9+75 TO 15+45
SHEET NO.
PP4


97' ROW - MAJOR COLLECTOR 3 LANE STREET CROSS-SECTION
60' ROW - RESIDENTIAL LOCAL STREET CROSS-SECTION
WALL FRONT VIEW
WALL PLAN VIEW
STANDARD DRAWING
FOR REVIEW
DETAILS & NOTES
SHEET NO.
DT1



Eagle Haven Amended Preliminary Plat Approval Request

April 12, 2023, Planning Commission Meeting.

Located at 263 South Spanish Fork Parkway, including an additional 3.11 acres (total 12.43 acres).

The subject property is zoned R-1-15.

In May of 2020, approval was granted for 19 lots. The applicant is now requesting that a Preliminary Plat Amendment for 7 additional lots, for a total of 26 lots within a Master Planned Development, be approved.

Key Issues

1. Setbacks.
2. Canals.
3. Infrastructure.
4. Utilities.
5. Power.
6. Connectivity.
7. Residence.

Exhibits

1. Amended Preliminary Plat.
2. Recorded Final Plat.
3. Landscaping Plan.

Recommendation

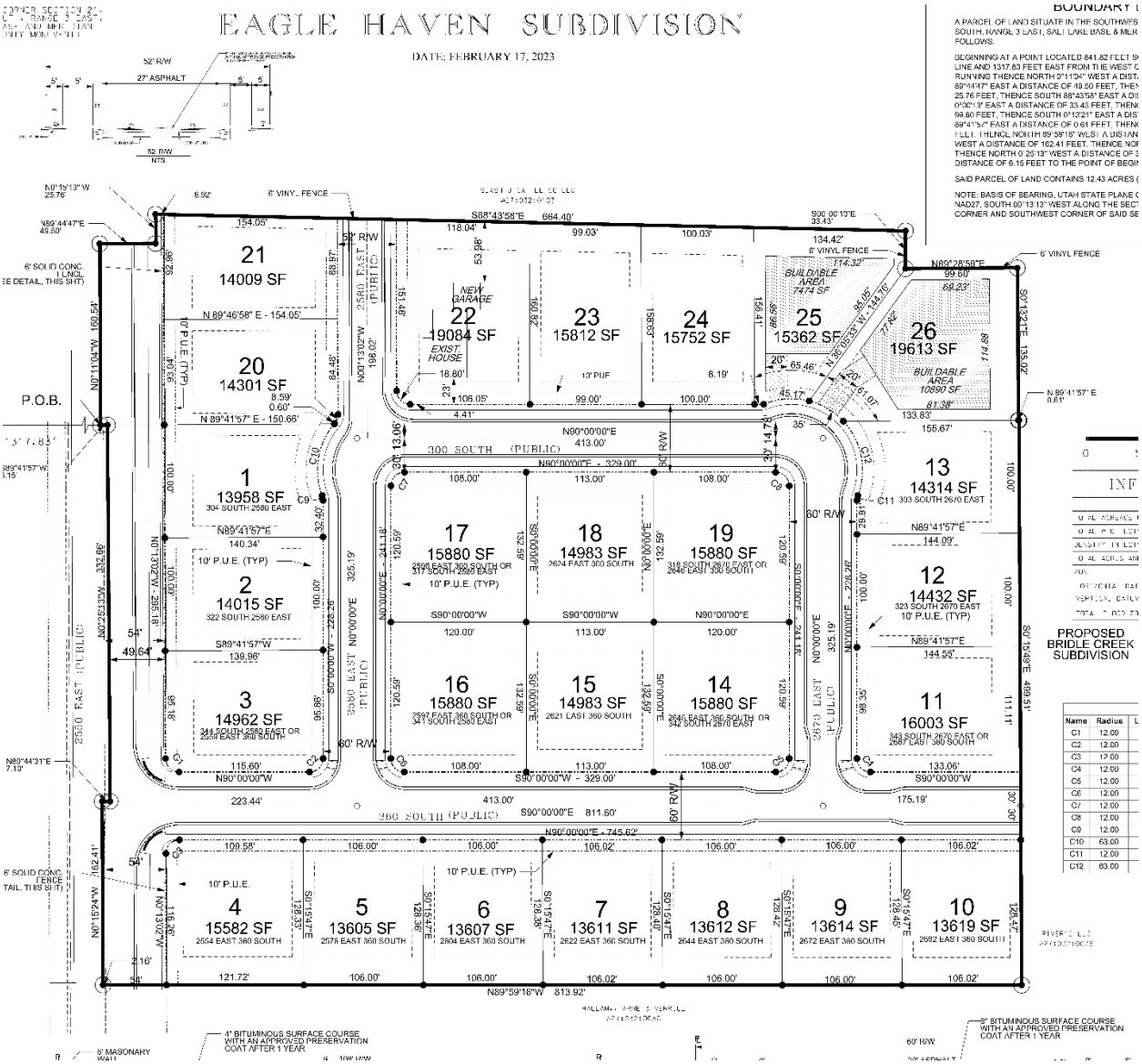
That the proposed Preliminary Plat Amendment be recommended for approval based on the following findings and subject to the following conditions:

Findings

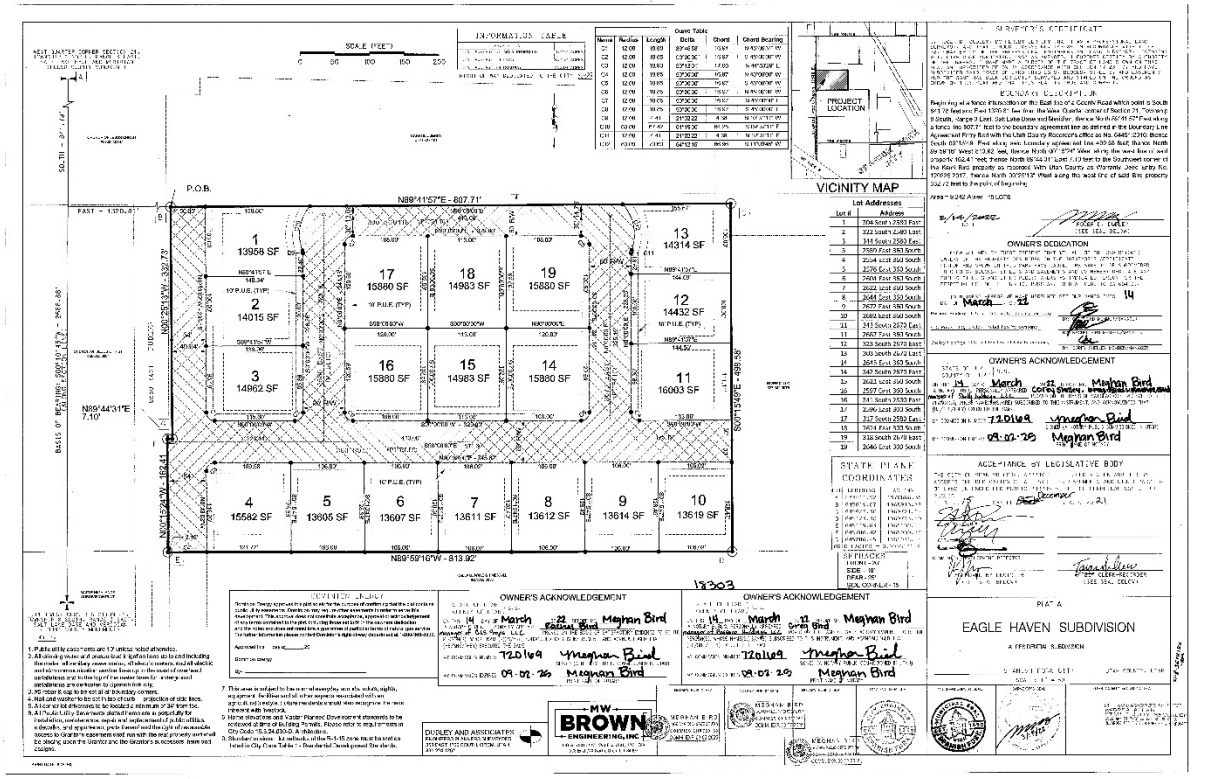
1. That the application conforms to the City's General Plan Designation and Zoning Map.

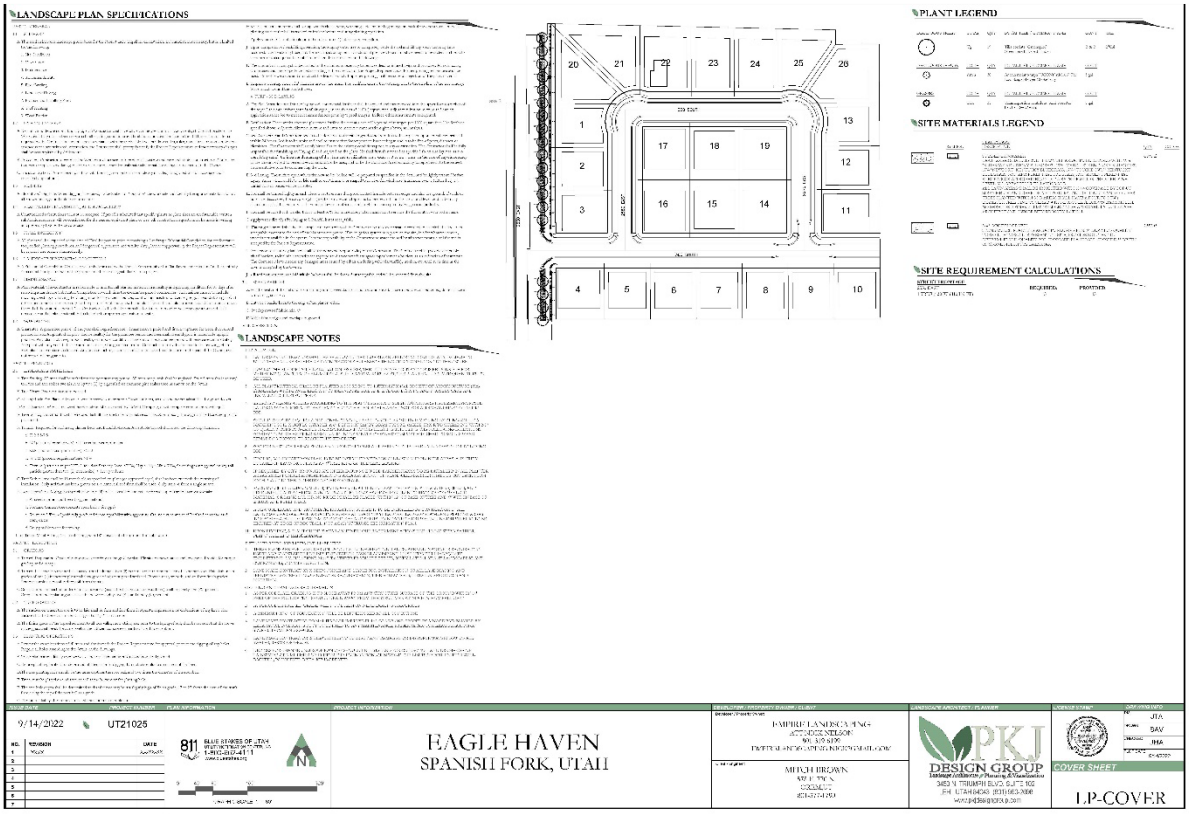
Conditions

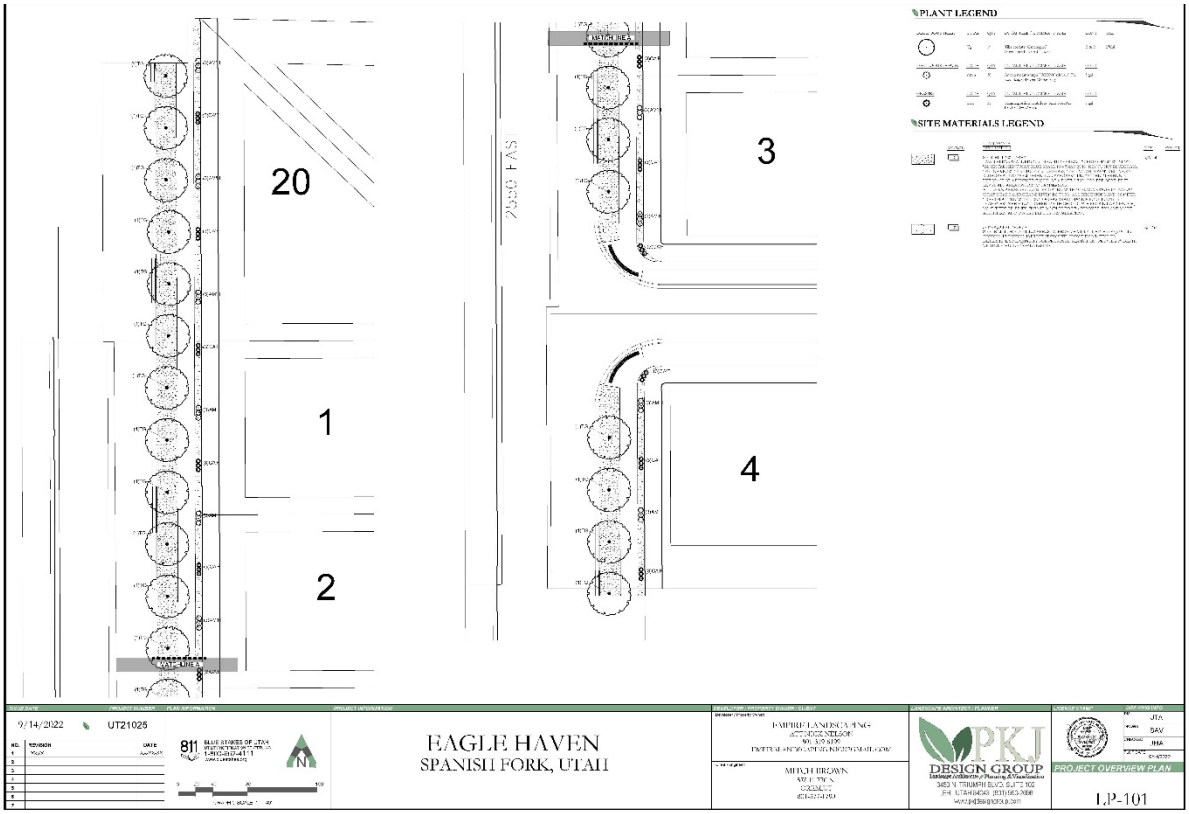
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any redlines.
3. That the applicant complies with the standard setback requirements of the R-1-15 Zone.
4. That the City Council approves a change to the maximum allowed density for master planned developments in the R-1-15 zone.
5. That the applicant provides an updated utility plan that meets the city standards.

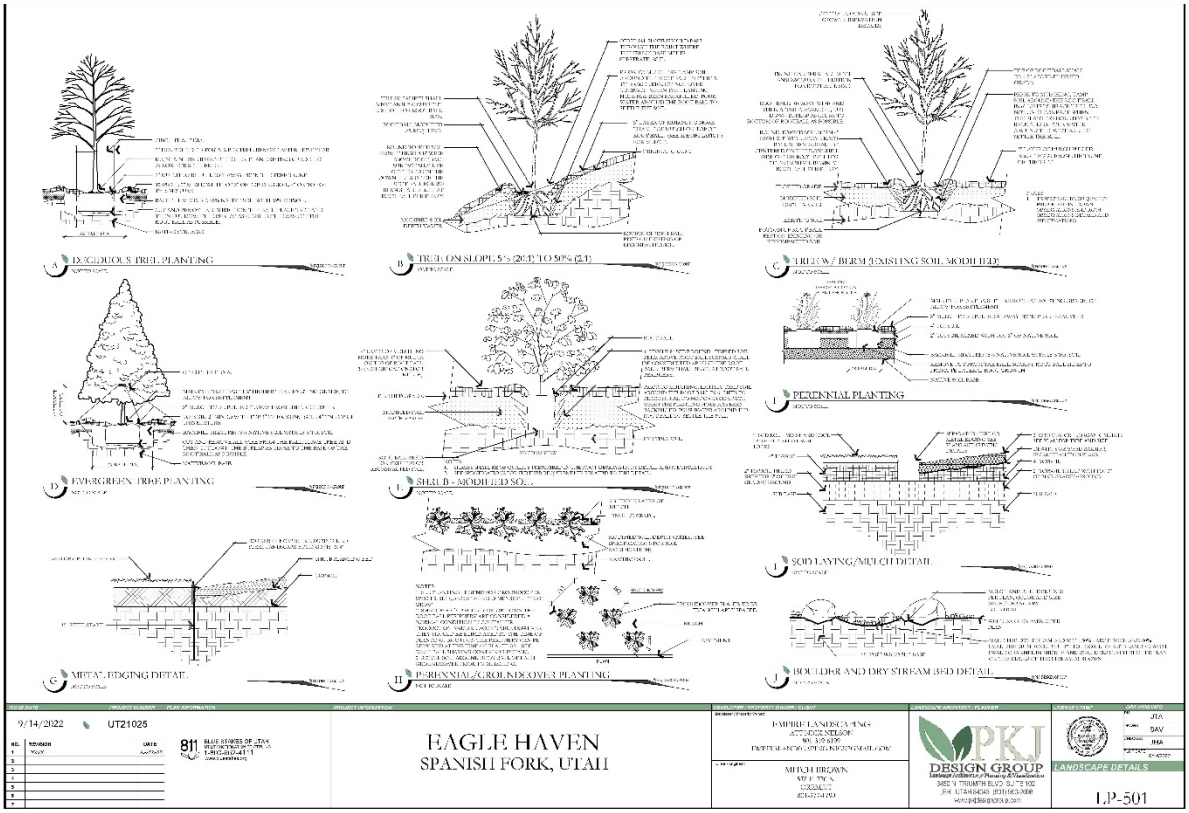


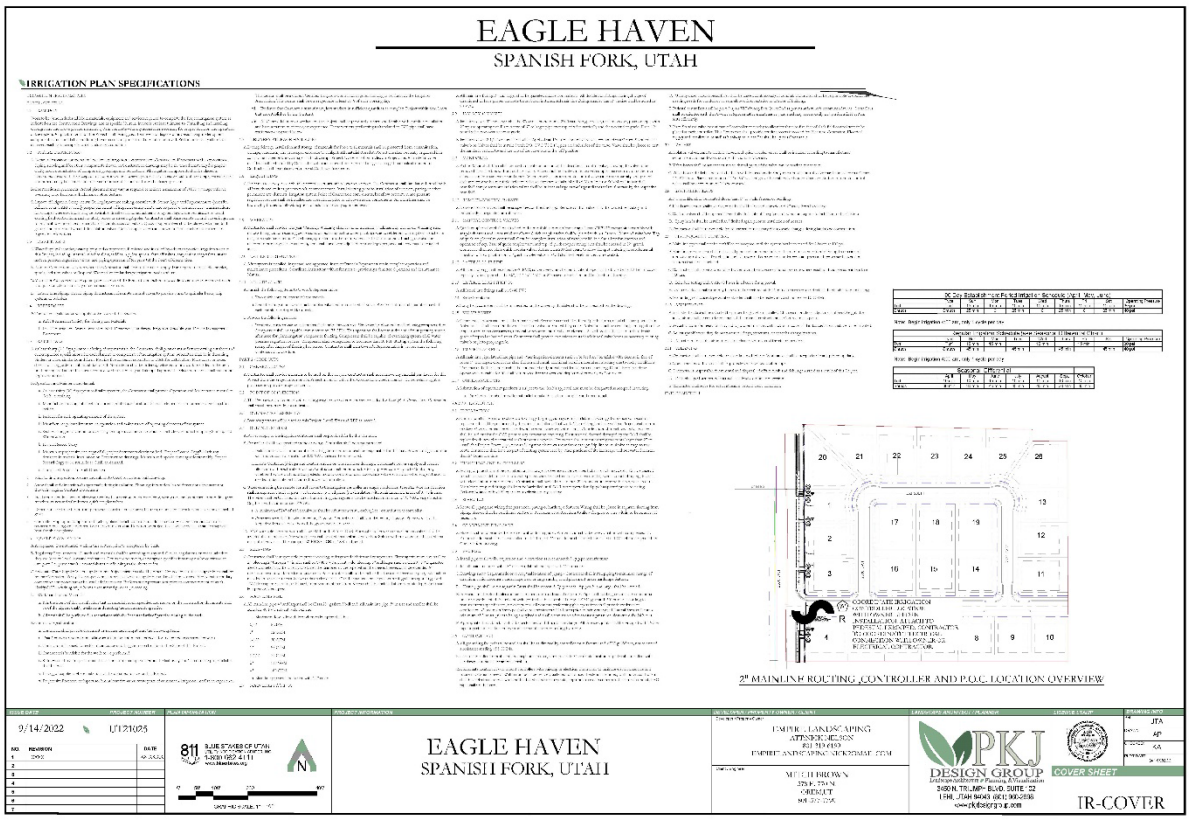
Name	Radius
C1	12.00
C2	12.00
C3	12.00
C4	12.00
C5	12.00
C6	12.00
C7	12.00
C8	12.00
C9	12.00
C10	63.00
C11	12.00
C12	63.00

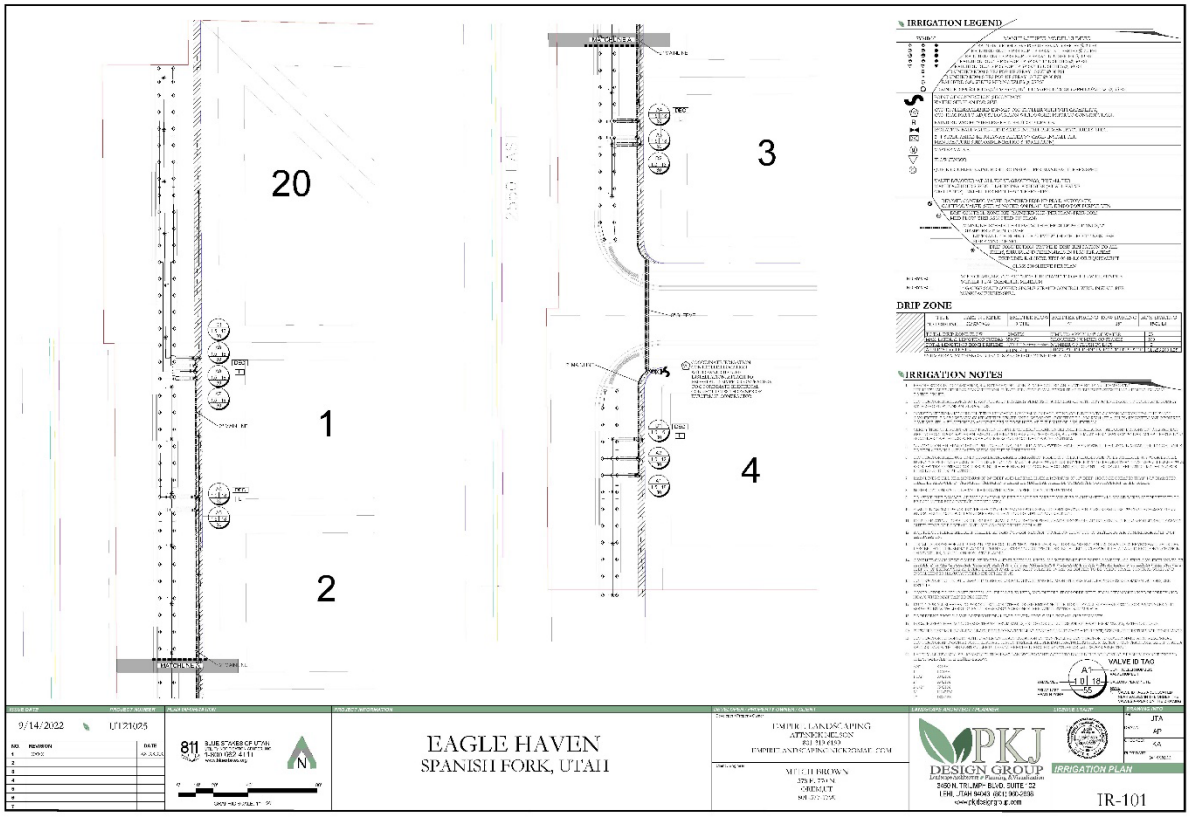

SCALE (FEET)
0 50 100 150 250
VICINITY MAP
PROJECT LOCATION
P.O.B.
N89°41'57"E - 807.71'
N89°59'16"W - 813.92'
1 13958 SF
2 14015 SF
3 14962 SF
4 15582 SF
5 13605 SF
6 13607 SF
7 13611 SF
8 13612 SF
9 13614 SF
10 13619 SF
11 16003 SF
12 14432 SF
13 14314 SF
14 15880 SF
15 14983 SF
16 15880 SF
17 15880 SF
18 14983 SF
19 15880 SF
Lot Addresses
STATE PLANE COORDINATES
OWNER'S DEDICATION
OWNER'S ACKNOWLEDGEMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLAT A
EAGLE HAVEN SUBDIVISION
A PLANNED R.S.DIVISION
DUDLEY AND ASSOCIATES
MW BROWN ENGINEERING, INC

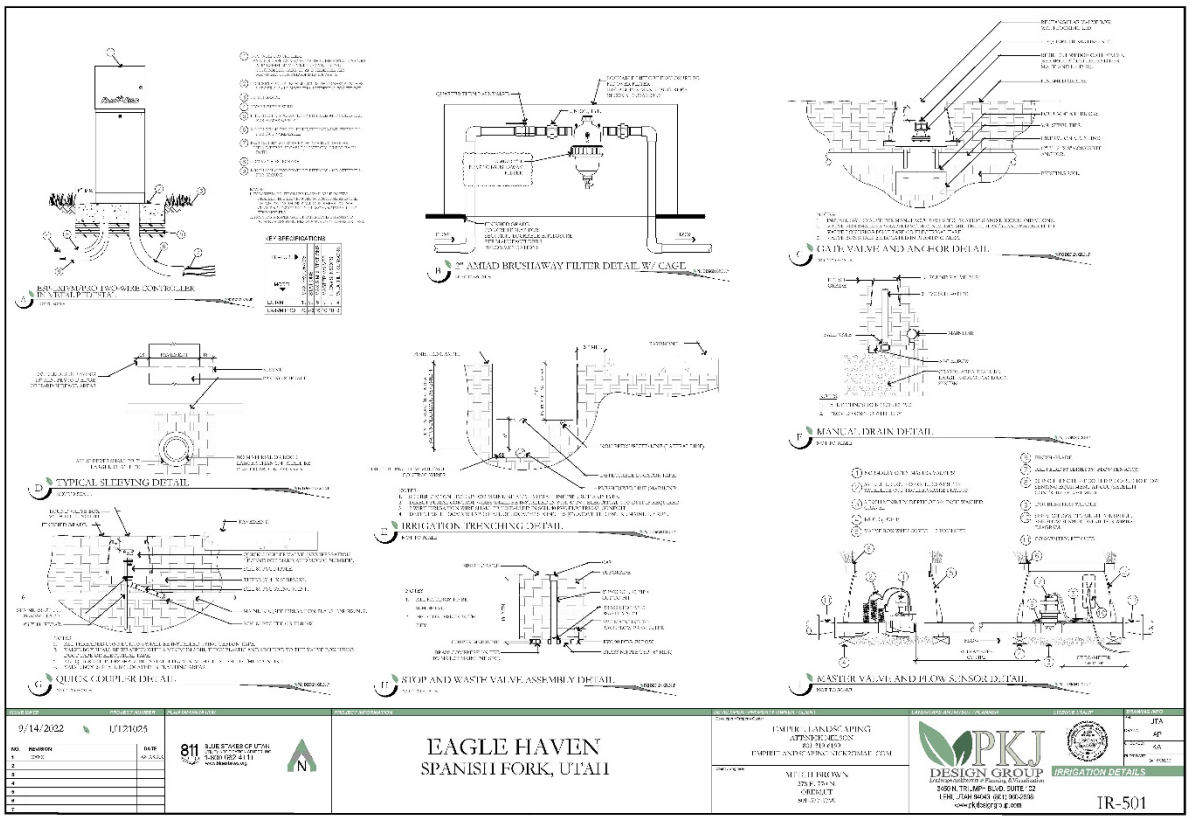

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
PLANT LEGEND
SITE MATERIALS LEGEND
SITE REQUIREMENT CALCULATIONS
9/14/2022
UT21025
EAGLE HAVEN
SPANISH FORK, UTAH
PKJ DESIGN GROUP
COVER SHEET
LP-COVER

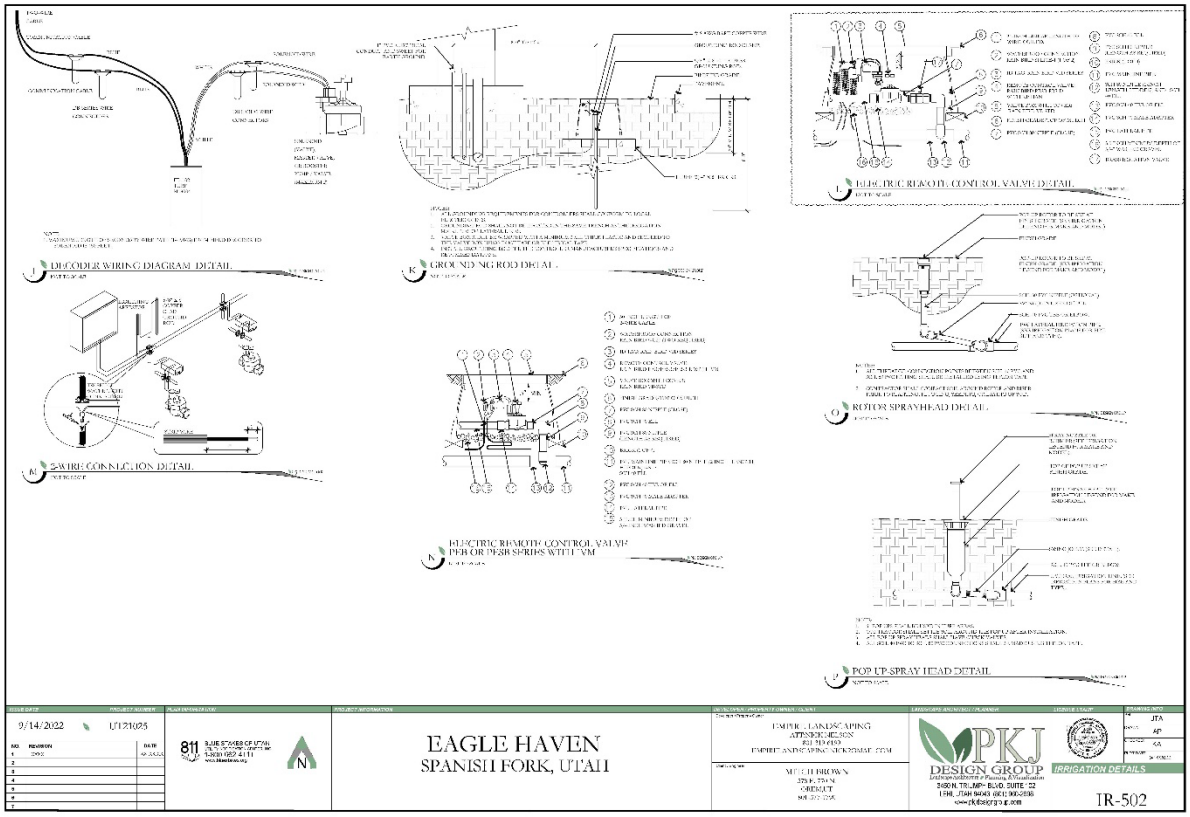

20
1
2
3
4
PLANT LEGEND
SITE MATERIALS LEGEND
9/14/2022
UT21025
EAGLE HAVEN
SPANISH FORK, UTAH
PKJ DESIGN GROUP
PROJECT OVERVIEW PLAN
LP-101

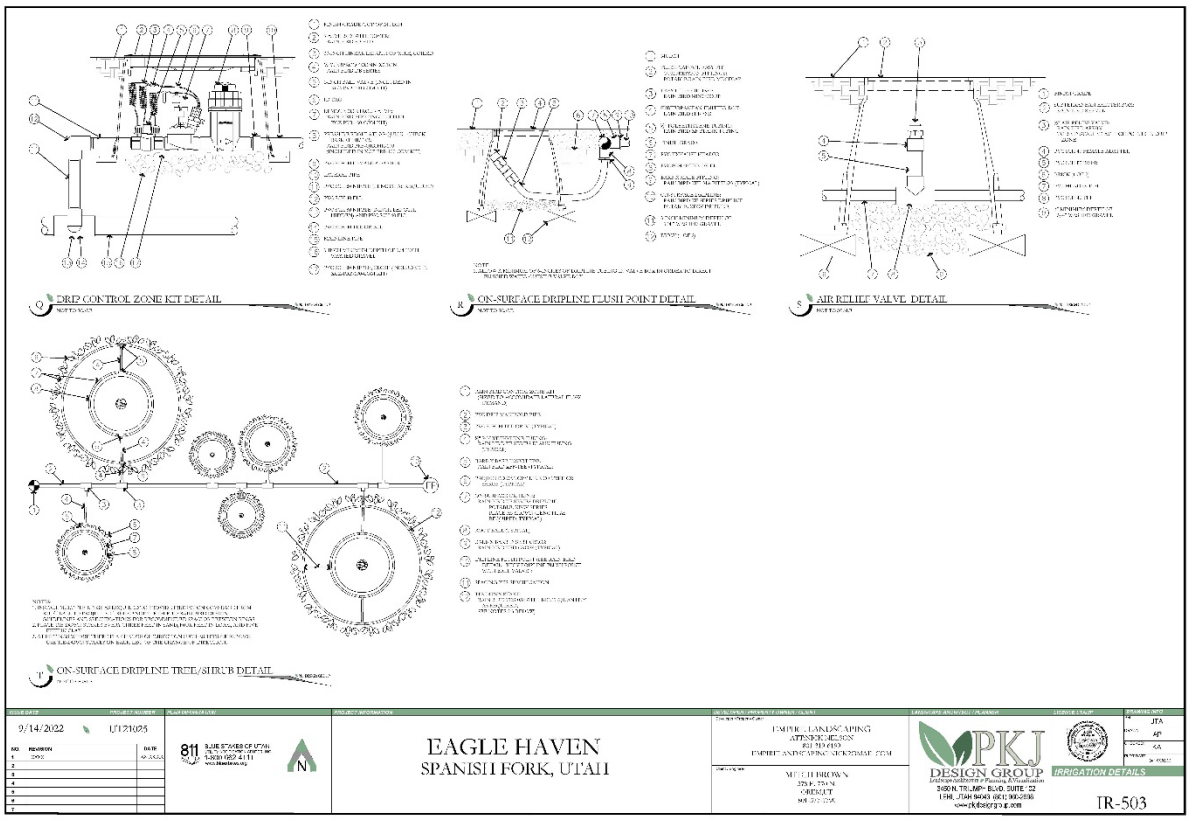

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5's (20%) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
I SHRUB - MODIFIED SO...
J PERENNIAL PLANTING
E MBTAC EDGING DETAIL
H PERENNIAL/GROUNDCOVER PLANTING
J SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAM BED DETAIL
9/14/2022
UT21025
811
BLUE STAKES OF UTAH
EAGLE HAVEN
SPANISH FORK, UTAH
EMPIRE LANDSCAPING
MITCH BROWN
PKJ DESIGN GROUP
LANDSCAPE DETAILS
LP-501

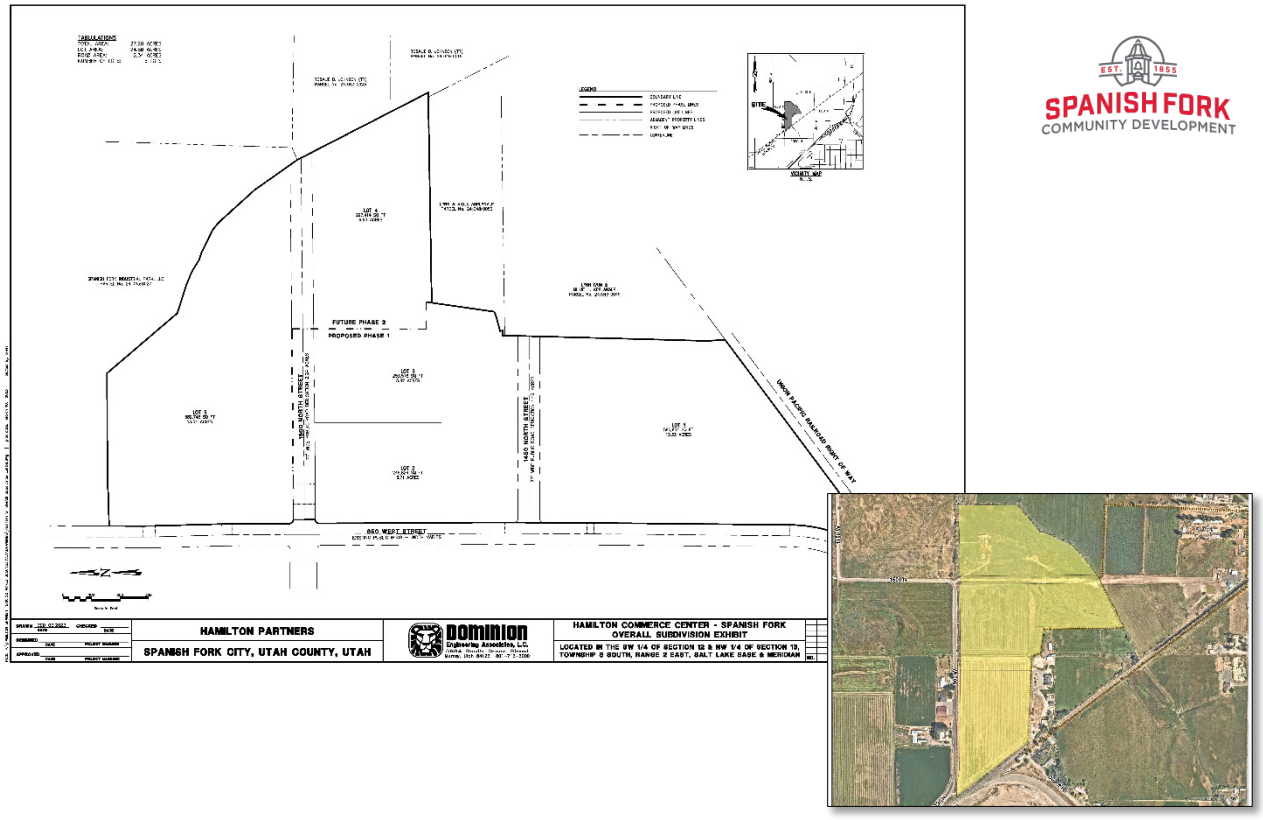

EAGLE HAVEN
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
2" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW
9/14/2022
UT21025
811
BLUE STAKES OF UTAH
EAGLE HAVEN
SPANISH FORK, UTAH
EMPIRE LANDSCAPING
MITCH BROWN
PKJ DESIGN GROUP
COVER SHEET
IR-COVER


20
1
2
3
4
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
9/14/2022
U121025
811
EAGLE HAVEN
SPANISH FORK, UTAH
EMPIRE LANDSCAPING
ATTENTION:JASON
435.703.0193
EMPIRE.LANDSCAPING@GMAIL.COM
MITCH BROWN
270 E. 770 N.
OREM,UT
801.372.2705
PKJ DESIGN GROUP
Landscape Architecture & Planning, & Visualization
2480 N. TRUMP BLVD. SUITE 22
FERN, UTAH 84043 (801) 362-0586
www.pkjdesign.com
IRRIGATION PLAN
IR-101


24V ARMADILLO TWO WIRE CONTROLLER DETAIL
SPECIFICATIONS
2" AMIAD BRUSHAWAY FILTER DETAIL W/ CAGE
GATE VALVE AND ANCHOR DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
9/14/2022
U121025
811
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www.pkjdesign.com
IRRIGATION DETAILS
IR-501


I DECODER WIRING DIAGRAM DETAIL
K GROUNDING ROD DETAIL
J ELECTRIC REMOTE CONTROL VALVE DETAIL
M 2-WIRE CONNECTION DETAIL
N ELECTRIC REMOTE CONTROL VALVE PEB OR PESB SERIES WITH ECVM
O ROTOR SPRAYHEAD DETAIL
P POP UP SPRAY HEAD DETAIL
9/14/2022
U121025
811 BLUE STAKES OF UTAH
EAGLE HAVEN
SPANISH FORK, UTAH
EMPIRE LANDSCAPING
ATTENDICHESON
801.709.6935
EMPIRELANDSCAPING@GMAIL.COM
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270 E. 775 N.
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LEHI, UTAH 84043 (801) 362-0586
www.pkjdesigngroup.com
JTA
AP
KA
IRRIGATION DETAILS
IR-502


Q DRIP CONTROL ZONE KIT DETAIL
R ON-SURFACE DRIPLINE FLUSH POINT DETAIL
S AIR RELIEF VALVE DETAIL
T ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
9/14/2022
U121025
811 BLUE STAKES OF UTAH
EAGLE HAVEN
SPANISH FORK, UTAH
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JTA
AP
KA
IRRIGATION DETAILS
IR-503



SPANISH FORK COMMUNITY DEVELOPMENT

Hamilton Commerce Center Preliminary Plat Approval Request

April 12, 2023, Planning Commission meeting.

Located at approximately 1600 North 900 West, including 27.6 acres.

The subject property is zoned I-1.

The applicant has requested Preliminary Plat approval for a three (3) lot industrial subdivision.

Key Issues

1. Access.
2. Annexation Agreement.
3. Utilities.

Recommendation

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

Finding

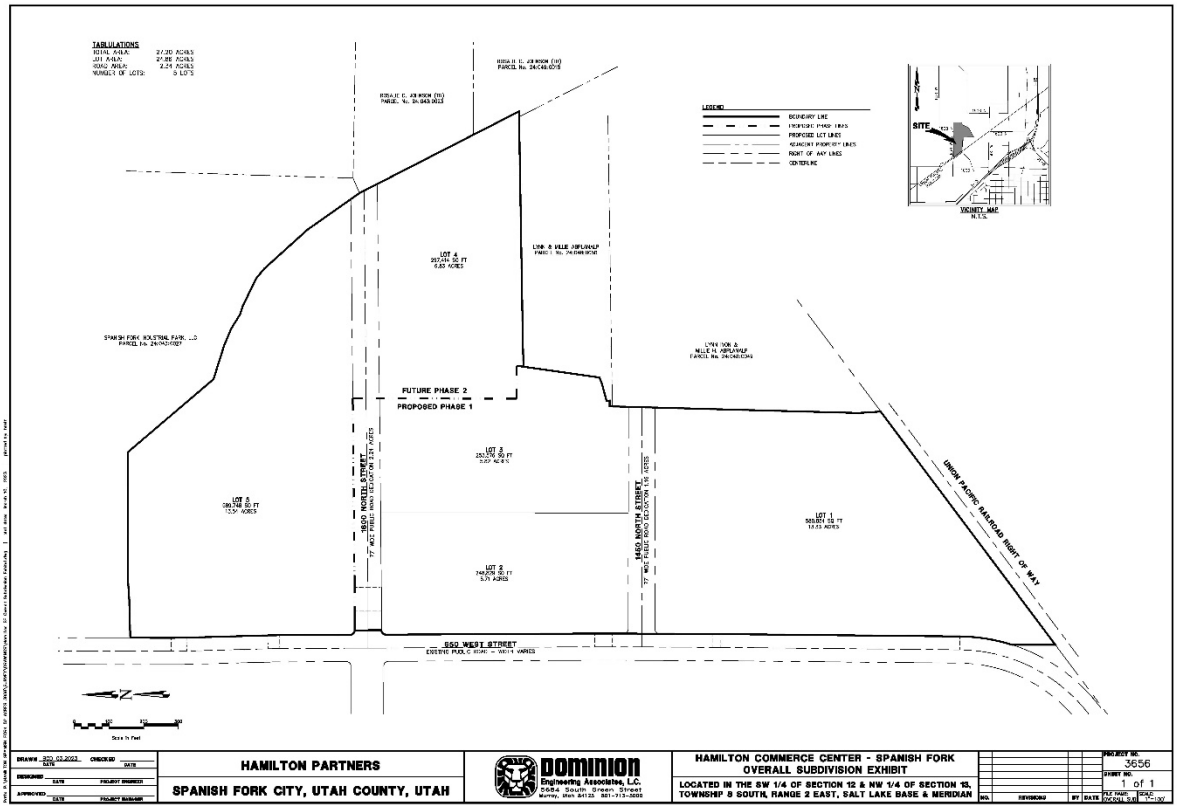
1. That the application conforms to the City's General Plan Designation and Zoning Map.

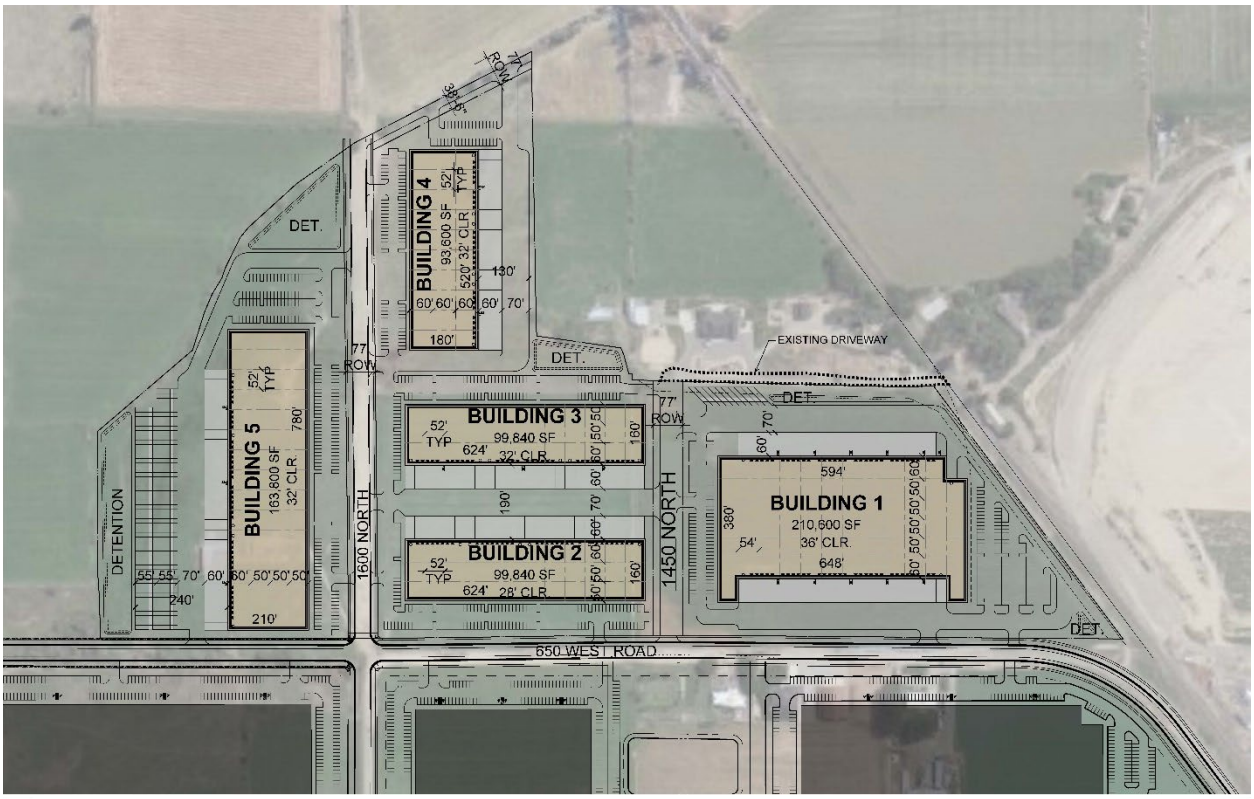
Conditions

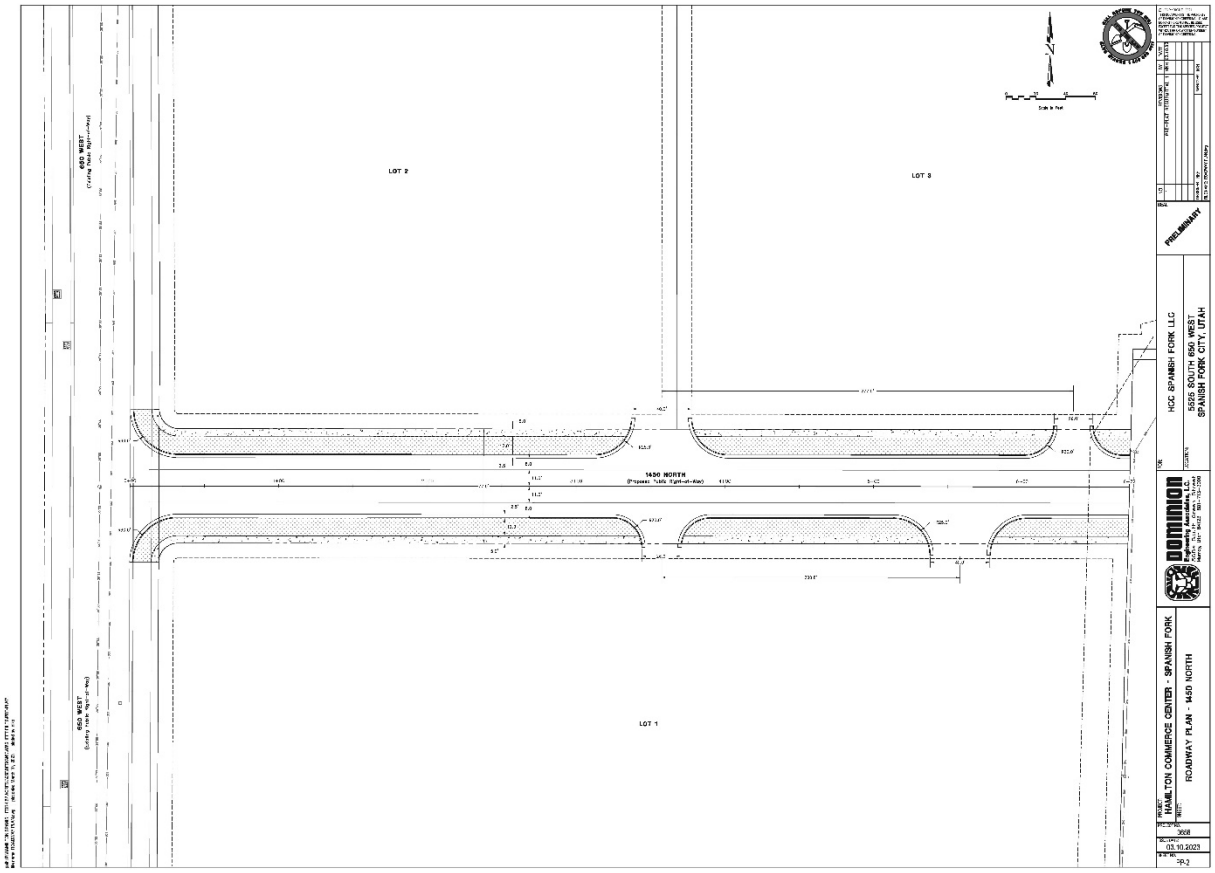
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

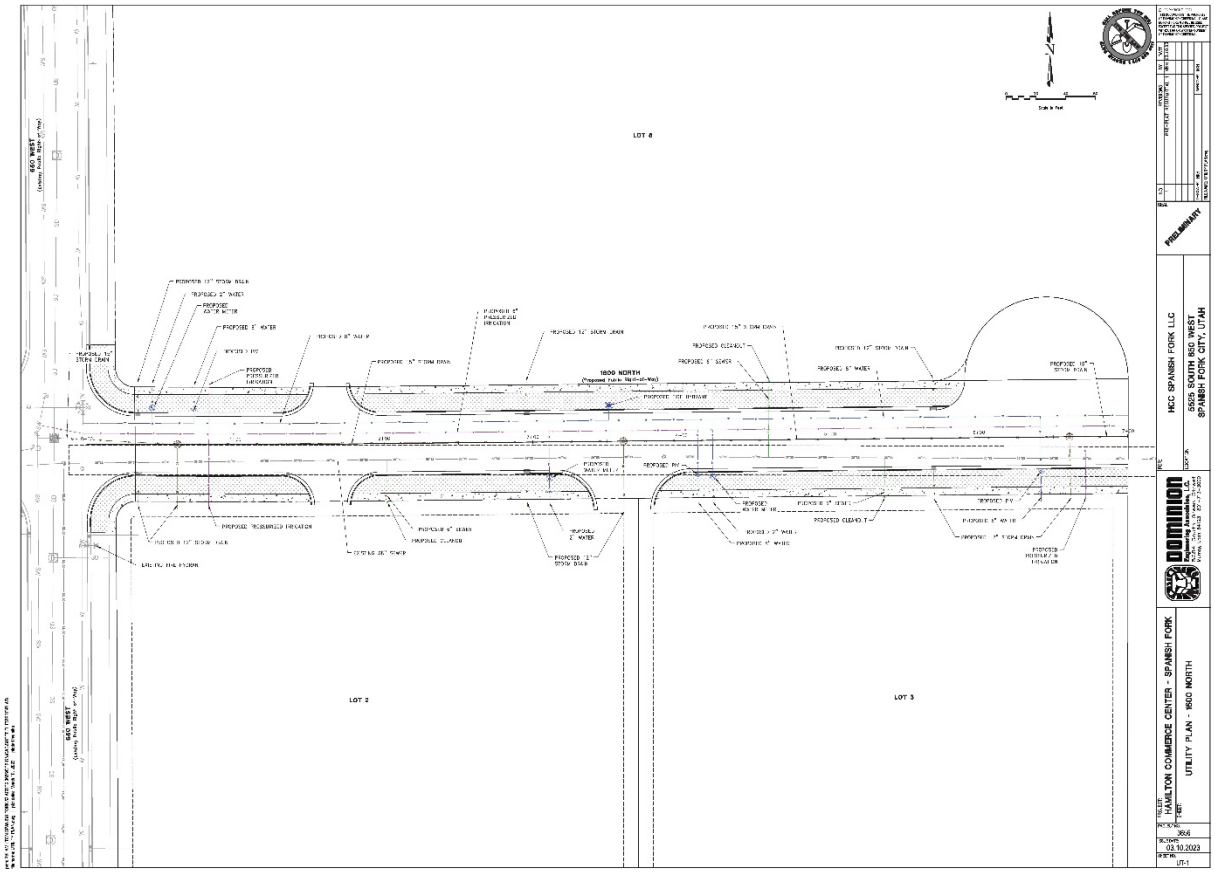
Exhibits

1. Plat.
2. Plans.


TABULATIONS
TOTAL AREA: 27.20 ACRES
LOT AREA: 27.05 ACRES
ROAD AREA: 0.24 ACRES
NUMBER OF LOTS: 5 LOTS
LEGEND
BOUNDARY LINE
PROPOSED PHASE LINES
PROPOSED LOT LINES
SEASONAL PROPERTY LINES
RIGHT OF WAY LINES
CENTERLINE
VICINITY MAP
N.T.S.
SITE
LOT 4
257,444 SQ FT
5.91 ACRES
LOT 5
590,748 SQ FT
13.56 ACRES
LOT 3
252,276 SQ FT
5.79 ACRES
LOT 2
748,200 SQ FT
17.18 ACRES
LOT 1
561,874 SQ FT
12.90 ACRES
FUTURE PHASE 2
PROPOSED PHASE 1
1600 NORTH STREET
77' WIDE PUBLIC ROAD DEDICATION
1460 NORTH STREET
77' WIDE PUBLIC ROAD DEDICATION
650 WEST STREET
EXISTING PUBLIC ROAD - WIDTH VARIES
UNION PACIFIC RAILROAD RIGHT OF WAY
HAMILTON PARTNERS
SPANISH FORK CITY, UTAH COUNTY, UTAH
DOMINION
Engineering Associates, L.C.
HAMILTON COMMERCE CENTER - SPANISH FORK
OVERALL SUBDIVISION EXHIBIT
LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
PROJECT NO.
3656
SHEET NO.
1 of 1


BUILDING 4
93,600 SF
32' CLR.
BUILDING 5
163,800 SF
32' CLR.
BUILDING 3
99,840 SF
32' CLR.
BUILDING 2
99,840 SF
28' CLR.
BUILDING 1
210,600 SF
36' CLR.
DET.
DETENTION
EXISTING DRIVEWAY
1600 NORTH
1450 NORTH
650 WEST ROAD
77' ROW


LOT 1
LOT 2
LOT 3
1450 NORTH
650 WEST
HCC SPANISH FORK LLC
5555 SOUTH 650 WEST
SPANISH FORK CITY, UTAH
HAMILTON COMMERCE CENTER - SPANISH FORK
ROADWAY PLAN - 1450 NORTH
03.10.2023


LOT 8
660 WEST
1800 NORTH
LOT 2
LOT 3
PRELIMINARY
MCC SPANISH FORK LLC
555 SOUTH 860 WEST
SPANISH FORK CITY, UTAH
DOMINION
HAMILTON COMMERCE CENTER - SPANISH FORK
UTILITY PLAN - 1800 NORTH
3506
03.10.2023
UT-1

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NO.	REVISIONS	BY	DATE
1	PRE-PLAT RESUBMITTAL 1	MKH	03.10.23

DESIGNER: MKH | MANAGER: MKH

FILE NAME: ROADWAY PLAN.dwg

SEAL

PRELIMINARY

FOR:
HCC SPANISH FORK LLC

LOCATION:
5625 SOUTH 650 WEST
SPANISH FORK CITY, UTAH

Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT:
HAMILTON COMMERCE CENTER - SPANISH FORK

SHEET:
ROADWAY PLAN - 1450 NORTH

PROJECT No. 3656
ISSUE DATE: 03.10.2023
SHEET NO. PP-2

CALL BEFORE YOU DIG!
BLUE STAKES
811 or 800 662 4111

N

0 20 40 60
Scale in Feet

LOT 3

LOT 2

LOT 1

1450 NORTH
(Proposed Public Right-of-Way)

650 WEST
(Existing Public Right-of-Way)

650 WEST
(Existing Public Right-of-Way)

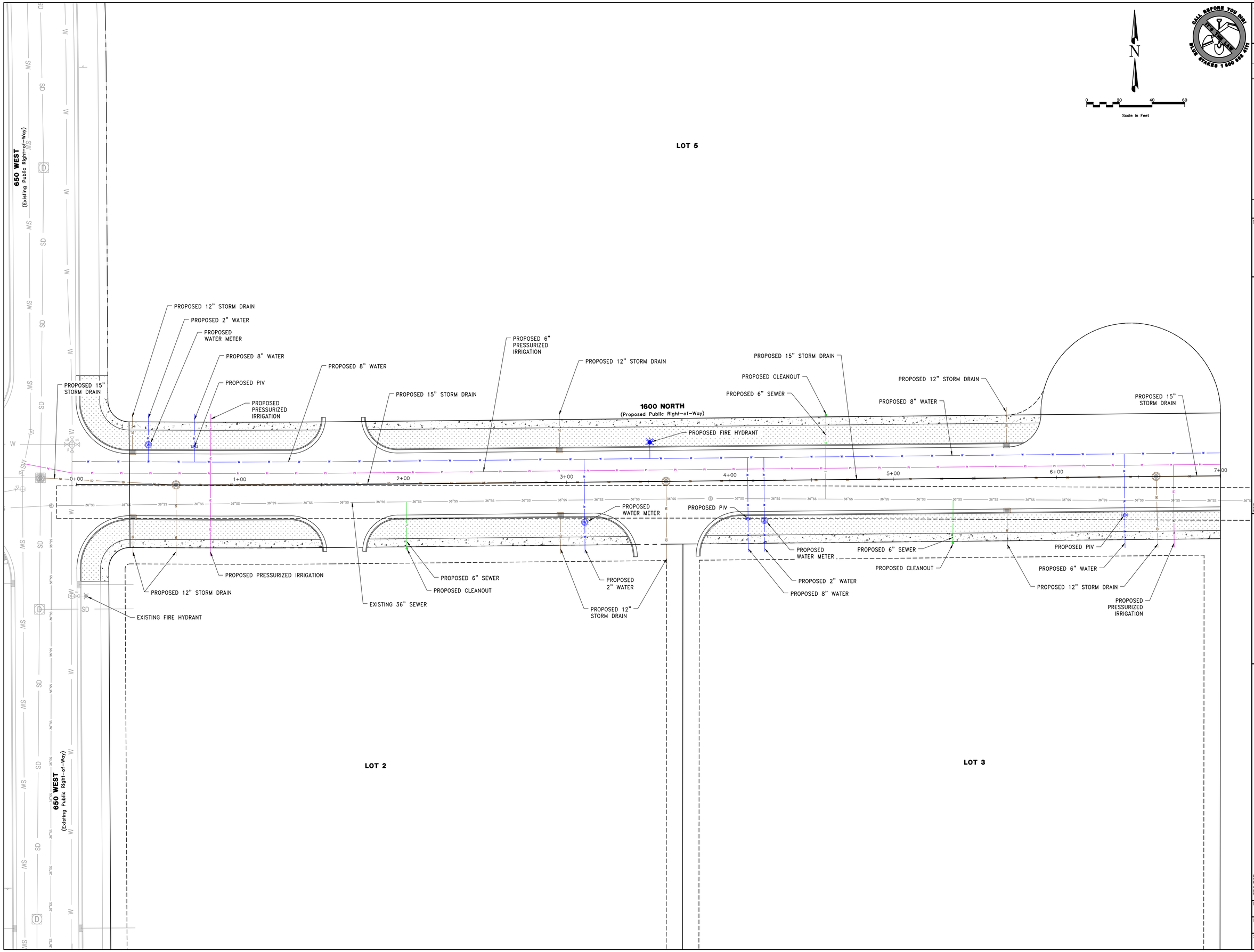
0+00 1+00 2+00 3+00 4+00 5+00 6+00 6+72

277.0'
40.0'
200.8'
40.0'
26.0'
77.0'
26.0'
5.0'
12.0'
2.5'
8.0'
11.0'
11.0'
8.0'
2.5'
12.0'
5.0'

R20.0'
R25.0'
R30.0'
R30.0'
R25.0'
R20.0'

OHE
UGT
36"SS

path: P:\HAMILTON SPANISH FORK 52 ACRES 3656\DESIGN\CAD\SHEET FILES\PRE-PLAT\
file name: ROADWAY PLAN.dwg | plot date: March 10, 2023 | plotted by: mko



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NO.	REVISIONS	BY	DATE
1	PRE-PLAT RESUBMITTAL 1	NKH	03.10.23

DESIGNER: NKH
MANAGER: NKH
FILE NAME: UTILITY PLAN.dwg

SEAL

PRELIMINARY

FOR:

LOCATION:

HCC SPANISH FORK LLC

5525 SOUTH 650 WEST
SPANISH FORK CITY, UTAH

Dominion Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT:
HAMILTON COMMERCE CENTER - SPANISH FORK

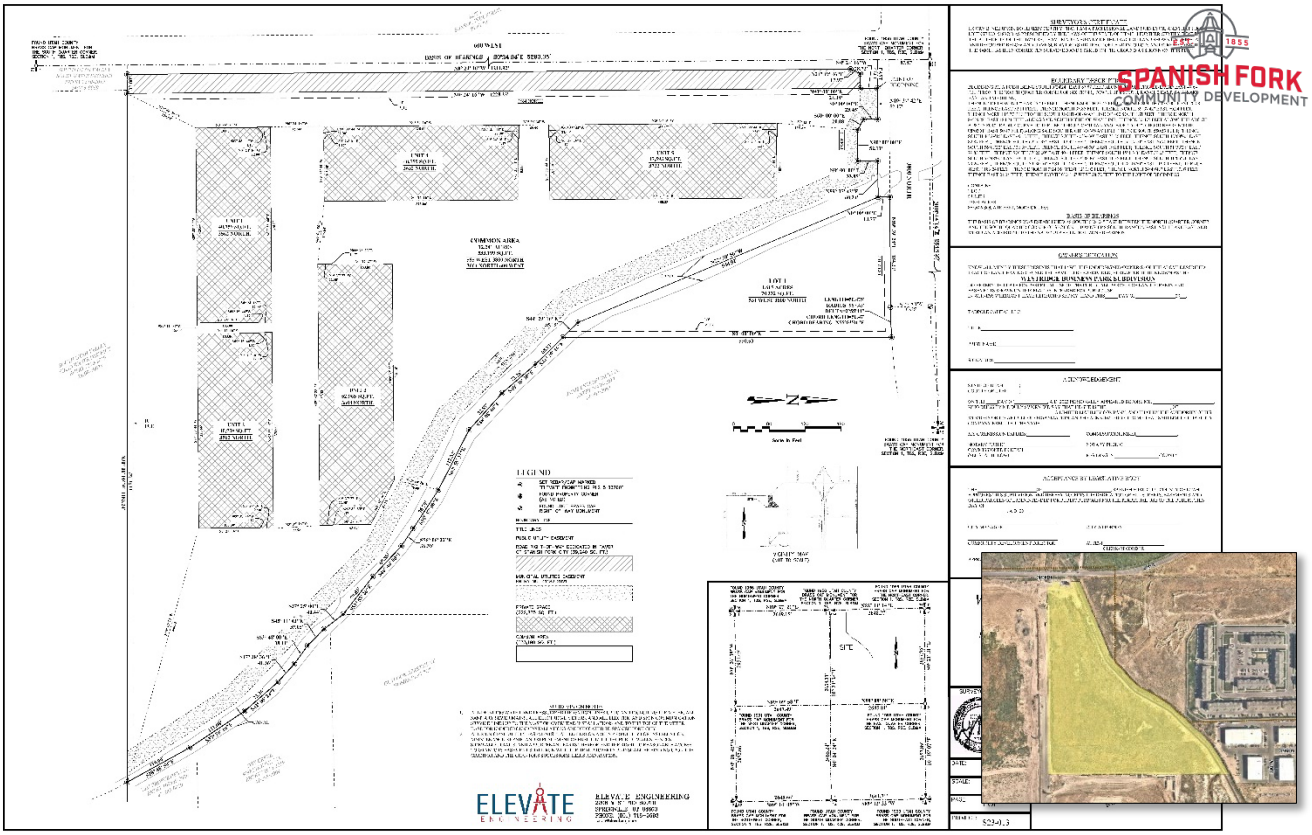
SHEET:
UTILITY PLAN - 1600 NORTH

PROJECT NO.
3656

ISSUE DATE:
03.10.2023

SHEET NO.
UT-1

path: P:\HAMILTON SPANISH FORK 52 ACRES 3656\DESIGN\CAD\SHEET FILES\PRE-PLAT\
file name: UTILITY PLAN.dwg | plot date: March 10, 2023 | plotted by: niko



Westridge Business Park Preliminary Plat Approval Request

April 12, 2023, Planning Commission 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 five industrial buildings (units) be approved.

Key Issues

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

Exhibits

1. Preliminary Plat.
2. Landscape Plan.

Recommendation

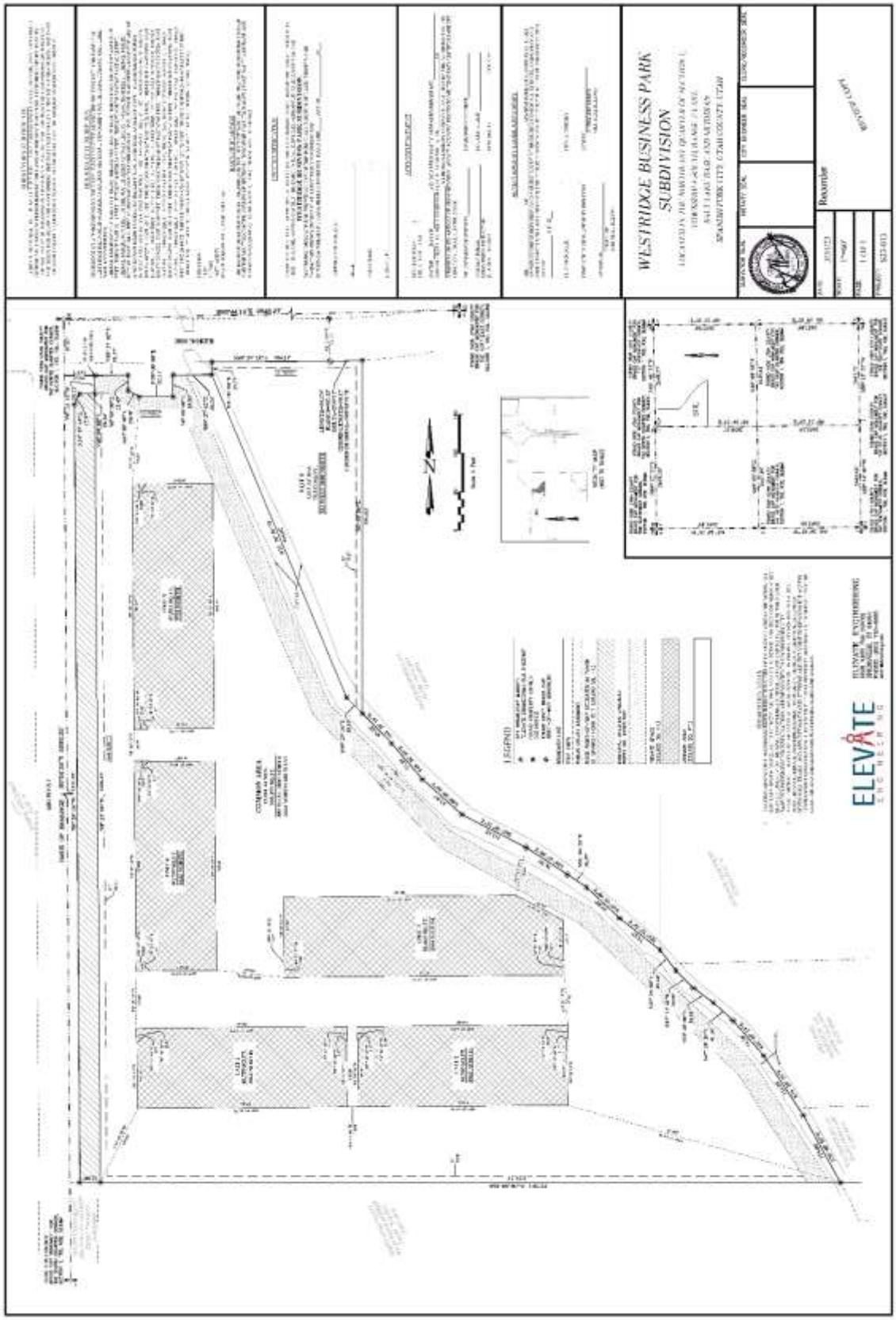
Staff recommends that the Preliminary Plat be approved based on the following finding and subject to the following conditions:

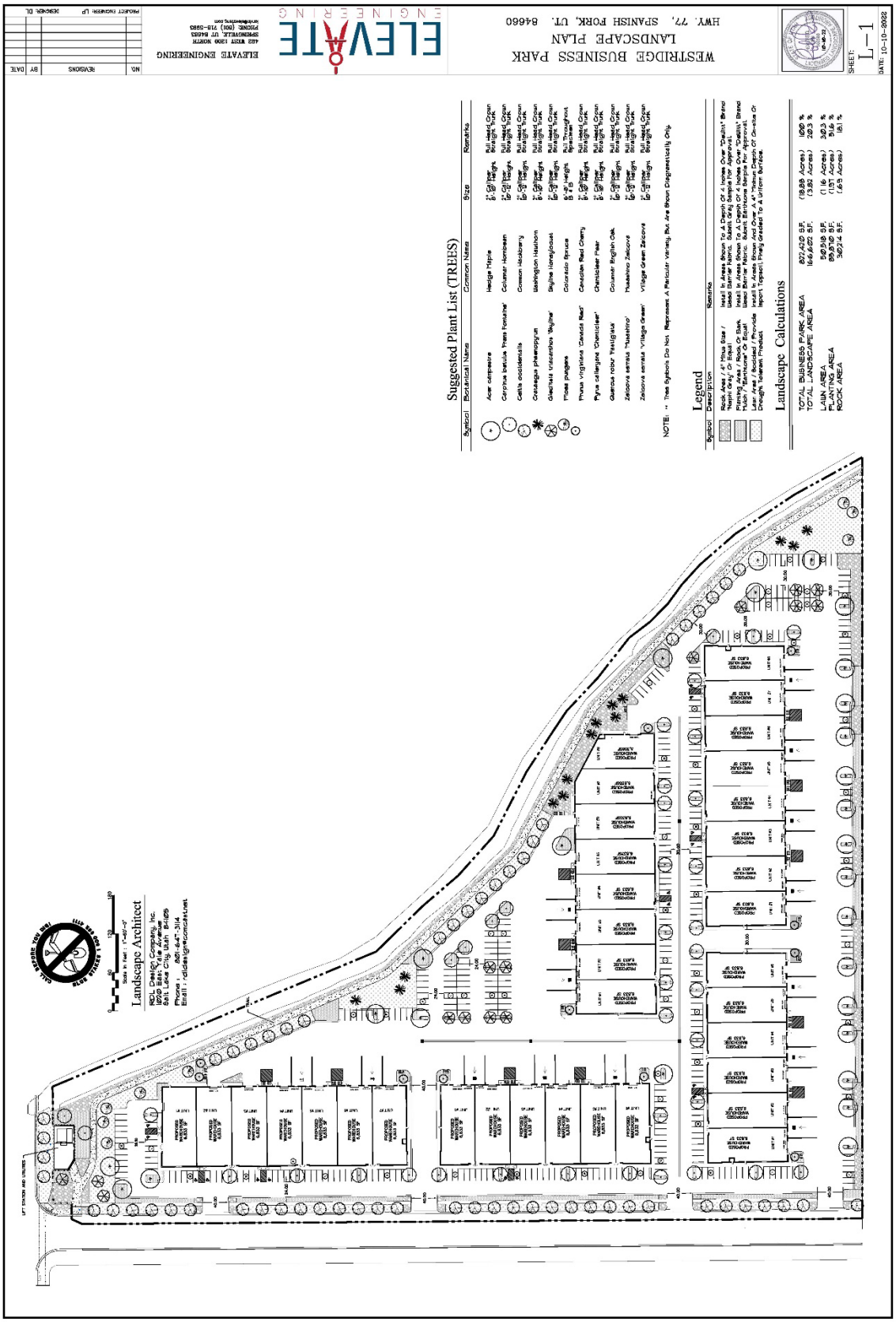
Finding

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 redlines.
3. That the applicant labels the lot on the eastside of Dry Creek as a future phase.
4. That the applicant conforms to Dry Creek Drainage Study that is being completed by Spanish Fork City and Springville.


WESTRIDGE BUSINESS PARK
SUBDIVISION
ELEVATE
ENGINEERING


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



2023.1 Annexation Policy Plan Amendment

April 12, 2023 Planning Commission Meeting.

Located at approximately 1400 West 3800 North, including approximately 535 acres.

The subject property is currently outside City Boundary as well as being outside of the City's Annexation Policy Boundary but is included in a proposed annexation to Spanish Fork. The subject property is currently within Springville City's Annexation Policy Boundary.

The parcels included in the proposed Amendment are known as: 21:090:0001, 21:090:0003, 21:092:0001 and 21:092:0002.

Key Issues

1. Property owners request.
2. Utilities.
3. Zoning.

Recommendation

That the proposed Amendment to the City's Annexation Policy Boundary be approved based on the following findings:

Findings

1. That the Springville City Council is not opposed to Spanish Fork's potential annexation of the properties included in the proposed Amendment.
2. That Spanish Fork City is servicing industrial developments adjacent to the area and can potentially serve the area included in the proposed Amendment.
3. That the owners of property included in the proposed Amendment have expressed an interest in annexing to Spanish Fork.
4. That industrial development on this site is in line with Spanish Fork City's General Plan for the surrounding area.

SPANISH FORK
PRIDE & PROGRESS

TO: Planning Commission

FROM: Dave Anderson, AICP

DATE: April 12, 2023

RE: Proposed Mixed Use Zone

The language provided below is a draft proposal that, if adopted, would provide a new zoning district for the purpose of permitting developments that contain both residential and non-residential uses. If the Council is inclined to create a new Mixed Use Zone, it may be best to remove the Urban Village Commercial Zone from Title 15.

15.3.16.100 MU Mixed Use

This district is intended to provide controlled and compatible settings for a wide range of commercial and residential uses in the same area, uses designed to serve neighborhood, community and regional needs. Uses may be freestanding or integrated into mixed use buildings. Developments in this district will be designed with pedestrian activity in mind. Development designs and construction methods will establish a cohesive look that creates a distinct sense of place.

A. Permitted Uses:
    1. Child Care Centers
    2. Financial Institutions.
    3. Health, Fitness, and Recreation Facilities.
    4. Instructional Studios.
    5. Residential multi-family.
    6. Museums.
    7. Offices.
    8. Personal Service businesses.
    9. Restaurants.
    10. Retail Uses.
B. Uses Subject to Conditions:
    1. Home Occupations (as described in §5.40.010 et seq.).
    2. Master Planned Developments (as described in §15.3.24.030 et seq.).
    3. Subdivision Model Home Complexes (as described in §15.3.24.060 et seq.).
    4. Temporary office or construction trailers (as described in §15.3.24.040 et seq.).
C. Uses Subject to Conditional Use Permit (see §15.3.08.060):

1. Wireless communication facilities on existing structures, with the intent to make them stealth facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

D. Accessory Buildings and Uses (see §15.3.24.090).

E. Development Standards.
   1. Density shall not exceed 12 units per acre. For purposes of calculating allowed density, sensitive lands, unbuildable lands, church sites and school sites may not be included in the density calculations. Areas devoted to other non-residential uses may be included in the density calculations as long as they are integrated into the same development as the residential uses.
   2. Minimum project size is 12 acres.
   3. Projects with a residential component will be required to have at least 30% of the project's gross total building square footage dedicated to commercial or office uses. The City will require that this ratio be maintained with each phase of the development.
   4. At least 25% of the project's area shall be landscaping or amenities.
   5. Parking shall be provided for non-residential uses in the MU zone as defined in §15.4.16.120. Minimum parking for residential uses shall include two and one-half (2.5) spaces for each unit in the development. Enclosed garages shall be provided for 60% of the residential units. Parking provided to satisfy the requirement for non-residential uses may be counted to provide up to 30% of the required parking for residential uses provided that the following provisions are met:
      a. That a perpetual parking/cross access easement is granted for the shared parking.
      b. That clearly identified, well-lit, and otherwise safe pedestrian connections are provided throughout the parking area.
   6. Minimum finished living space for residential uses shall be provided as follows:
      a. Other residential units, 600 square feet for each studio unit, 800 square feet for each one-bedroom unit, 900 square feet for each two-bedroom unit, 1,000 square feet for each unit with three or more bedrooms.
      b. All projects must have an average home size of 960 square feet or larger.
      c. Useable space on balconies may count towards the minimum living space requirement.
   7. Curb, gutter, and sidewalk shall be provided in accordance with the City's Development Standards.

F. Landscaping, Buffering, Walls (see §15.4.16.130).

G. Signs (see §5.36.101 et seq.).

H. Solid Waste Receptacle Areas (see §15.4.16.140).

I. Project Design.
   1. Non-residential areas of MU developments shall adhere to the following criteria:
      a. Outdoor Sales, Display and Storage. The outdoor permanent sales or display of merchandise shall not encroach into areas of required parking, sidewalks, or landscaping.

b. Lighting. On-site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in a manner to prevent glare on adjacent properties and be designed for pedestrians. All lighting should have the same design elements throughout the development.
c. Location of Service Areas. All loading docks and other service activities shall be located away from view of any public street. Exceptions to this requirement may be approved through the Site Plan process. If such activities are permitted adjacent to a public street, visual screening is required.

2. Residential Building Design: MU projects shall include design features that differentiate adjoining units and create identity for each unit by meeting the following requirements:
    a. Residential projects shall include a variety of unit sizes.
    b. Residential projects shall include elements that engage public right-of-way and common areas.
        (1) Where possible, units shall have direct access to a public right-of-way.
        (2) Balconies and porches shall be provided.
    c. Residential projects shall include a variety of heights with a maximum height of 50 feet.
        (1) Long, continuous rooflines and ridgelines greater than 50 feet shall not be permitted.
        (2) Where projects abut property that is zoned R-1 or R-3, the maximum height shall be 40 feet within 50 feet of the property boundary line.
    d. The front facade of residential structures shall exhibit visual relief through an array of architectural features such as roof dormers, hips, gables, balconies, porches, wall projections and fenestration.
    e. MU projects shall include a variety of building colors and materials. A minimum of three (3) colors per elevation is required. MU project proposals may be required to submit a sample board containing examples of all exterior surfacing materials and colors.
    f. Side-by-side residential structures, that are attached horizontally, shall not exceed six (6) attached units per building.
    g. Exposed foundation walls shall not exceed four (4) feet above finished grade at any point.
3. Project Design: MU projects shall meet the following requirements:
    a. All exposed sides of residential structures shall have framed windows.
    b. Side and rear elevations that are visible from public and private streets shall match the architectural detailing of the front facade.
    c. Building materials for residential structures shall consist of at least 50% brick, stone, synthetic stone or masonry, or cementitious lap siding on all sides of the structure. No more than 25% of the structure may be clad in stucco or similar material.
    d. Street oriented facades shall protrude beyond garage doors by at least five (5) feet.

e. Shared entrances for residential structures shall be centrally located, accentuated with architectural detailing and well lit.
f. Utility and mechanical equipment extending from residential structures shall be clustered and screened. When the project architecture contains pitched roofs, the roof mounted utility equipment shall be situated on the back side of the roof pitch.
g. Carports and garages shall complement the project architecture in terms of design, materials and colors.

4. Residential Building Placement and Orientation: MU projects shall meet the following requirements:
    a. Setbacks shall be as follows for all primary buildings:
        (1) Front yard, 20 feet from public right-of-way or 12 feet from a shared driveway to living space.
        (2) Corner side yard, 15 feet to living space.
        (3) Interior side yard, 10 feet, provided 15 feet exists between buildings.
        (4) Rear yard, 15 feet.
        (5) Accessory buildings, 5 feet to property lines and other structures.
        (6) Garage doors, 20 feet from public right-of-way.
    b. Interior fencing for residential projects shall be limited to encourage shared open space, pedestrian access, and project integration into the surrounding neighborhood. Private fencing (owned by an owner of an individual unit) shall only be permitted when the fence extends directly from the unit to delineate between common and private space. Fencing shall be uniform in design and construction.
    c. Required guest parking shall be evenly distributed throughout MU projects and be easily accessible.
    d. Parking areas shall be broken into smaller parking clusters of 12 spaces or less.
5. Open Space: no less than 25% of the gross project area shall be open space. Applicants shall submit landscape plans for all open space. Landscape plans shall meet all applicable landscaping requirements including those found in 15.4.16.130 and shall include a plant schedule, planting plan, irrigation plan, fencing plans, planting details, and plans for any proposed structures or features. Required open space may include the following:
    a. Areas available to everyone residing in the boundaries of the development.
    b. Open space may include pathways and outdoor amenities.
    c. Open space excludes private balconies, decks, patio areas, recreation buildings, indoor amenities, vehicle parking, streets and streetscape sidewalks.
    d. Open space should be not be located in isolated or secluded areas of a development.
    e. Open space should be clustered to create the most beneficial and efficient use of space.
6. Amenities: centrally located amenities shall be provided for MU projects.

a. Projects of fewer than 50 homes shall provide an amenities package appropriate for the project size and location. Projects of 50 units or greater shall provide amenities as follows:
    (1) MU projects shall include at least one amenity per 50 units from the following list:
        a. Community garden.
        b. Courtyard with benches.
        c. Other active or passive recreational areas that meet the intent of this guideline.
        d. Picnic tables and BBQ area with shade structures.
        e. Sports courts (i.e., tennis, basketball, volleyball).
        f. Swimming pool (indoor or outdoor).
        g. Tot lot with play structure.
    (2) Projects of 51 to 100 homes shall include the following amenities in addition to those required in subsection 15.3.16.032(F)(5)(a)(i).
        a. A minimum of one (1) inside, centrally located, fully functional social area, no less than 1,000 square feet in size, or a minimum of one (1) outside social function area, no less than 2,000 square feet in size.
    (3) Projects of 101 or more homes shall include the following amenities in addition to those required in subsection 15.3.16.032(F)(5)(a)(i) and (ii).
        a. A minimum of one (1) inside, centrally located, fully functional social area, no less than 1,000 square feet in size.
        b. A minimum of one (1) outside social function area, no less than 2,000 square feet in size.

7. Access: street connectivity should be enhanced with a MU development and connections to surrounding neighborhoods.
    a. A traffic impact study may be required for MU projects.
    b. The number of street connections and access points for a MU project shall be proportional to the number of units.
    c. Local streets shall not exceed 600 feet in length without an intersecting street.
    d. Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, and parking areas. Pedestrian access points should be installed between the project and the surrounding neighborhood.
    e. All MU projects shall submit a photo-metric lighting plan.
8. Development Agreements: In order to ensure conformity to approved plans and conditions of approval, and to give assurance that any successor in interest is bound by the same plans and conditions, the City may require applicants to enter into project-specific development agreements with covenants which run with the land. A notice of the development agreement will be recorded against the land.

SPANISH FORK
PRIDE & PROGRESS

TO: Planning Commission

FROM: Dave Anderson, AICP

DATE: April 12, 2023

RE: Proposed Amendment to Density Description

This proposal would modify the density allowed in Master Planned Developments. This would happen by changing the formula used to calculate density. The specific change to the formula involves the percentage of an acre that is removed to account for roads and other unbuildable space. Currently, the portion removed is 28% of an acre. This proposal would change that portion to 26.5%. If approved, this change would allow for a slight density increase in Master Planned Developments and provide a way to resolve an issue that recently arose with a proposed development.

The chart on the next page identifies the specific changes needed to put this proposal into effect, the chart on the page after that provides more description of the calculations that are the basis for the proposal.

Table 1 - Residential Development Standards										
District	Maximum Density Per Acre	Minimum lot dimensions			Minimum Setback				Max Building Height[5]	
		Lot Area	Width	Depth	Front[6]	Rear[7]	Side	Corner	Principal Building	Accessory Building[1]
A-E	N/A	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	N/A	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	~~.39~~ .4 units	80,000 sf	180'	200'	40'	80'	20'	30'	35'	20'
R-1-60	~~.52~~ .53 units	60,000 sf	160'	200'	40'	60'	20'	30'	35'	20'
R-1-40	~~.78~~ .8 units	40,000 sf	140'	200'	30'	40'	20'	30'	35'	20'
R-1-30	~~1.05~~ 1.07 units	30,000 sf	130'	150'	40'	40'	15'	25'	35'	20'
R-1-20	~~1.57~~ 1.60 units	20,000 sf	125'	150'	30'	30'	15'	25'	35'	20'
R-1-15	~~2.09~~ 2.13 units	15,000 sf	100'	125'	20-25'[2]	25'	10'	15-25'[4]	35'	20'
R-1-12	~~2.61~~ 2.67 units	12,000 sf	100'	100'	20-25'[2]	25'	10'	15-25'[4]	35'	20'
R-1-9	~~3.48~~ 3.56 units	9,000 sf	85'	90'	15-25'[2]	25'	10'	15-25'[4]	35'	20'
R-1-8	~~3.92~~ 4 units	8,000 sf	75'	90'	15-25'[2]	25'	10'	15-25'[4]	35'	20'
R-1-6	~~5.23~~ 5.34 units	6,000 sf	50'	90'	15-25'[2]	25'	5-10'[3]	15-25'[4]	35'	20'
R-3	12 units	6,000 sf	50'	90'	15-25'[2]	25'	5-10'[3]	15-25'[4]	35'	20'
R-4	20 units	6,000 sf	50'	90'	15-25'[2]	25'	5'-10'[3]	15-25'[4]	45'	20'
R-5	18 units	6,000 sf	50'	90'	10-20'[8]	15'	15'	15'	40'	20'
R-O	N/A	6,000 sf	50'	90'	15-25'[2]	25'	5-10'[3]	15-25'[4]	35'	20'

Current and Proposed Density Calculations for Zoning Districts

zone	current density (homes per acre)	density at 73.5% developable (26.5% removed for streets and other exclusions) (homes per acre)	minimum lot size (in square feet)	proposed rounded density at 73.5% developable (homes per acre)
R-1-80	0.39	0.4002075	80,000	0.40
R-1-60	0.52	0.53361	60,000	0.53
R-1-40	0.78	0.800415	40,000	0.80
R-1-30	1.05	1.06722	30,000	1.07
R-1-20	1.57	1.60083	20,000	1.60
R-1-15	2.09	2.13444	15,000	2.13
R-1-12	2.61	2.66805	12,000	2.67
R-1-9	3.48	3.5574	9,000	3.56
R-1-8	3.92	4.002075	8,000	4.00
R-1-6	5.23	5.3361	6,000	5.34
R-3	12	12	6,000	12.00
R-4	20	20	6,000	20.00
R-5	18	18	6,000	18.00